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HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 8 OCTOBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:38 PM

Commissioners	**Quorum – Present / Absent**
David Bucek, Chair	Present
John Cosgrove, Vice Chair	Present
Shantel Blakely	Present
Robert Browning	Present
Josh Broadbeck	*Absent*
Becky Davis	Present
Zion Escobar	Present, left at 6:01 during Item C
Craig Garcia	Present, left at 4:59 during Item A.8
David Craig Hille	*Absent*
Ashley Jones	Present
Sam Seidel	Present
Carl Smith	Present, left at 5:20 during Item A.12
Vonn Tran, Director for Planning and Development	Present

Legal Department • Heather Cook
Ex-Officio Members • Marta Crinejo, Mayor's Liaison to HAHC
Ginger Berni, Architectural Archivist, HHRC

Chair's Report, David Bucek, Chair, announced speaker rules and meeting procedures.

Director's Report, Vonn Tran, Secretary and Director for the Planning and Development Department,
Announced numbers for the month of September: 6 pre-application design review requests were received, 21 new Certificate of Appropriateness (COA) applications were submitted; year-to-date totals now stand at 30 pre-application reviews and 242 COA submissions. Staff administratively approved 4 COAs during this cycle, bringing the year-to-date administrative approval total to 65.
Congratulated Chair Bucek, on receiving the AIA Houston Award for Career Distinction he will be recognized in his work, AIA Houston is raising funds to acquire an architect-designed object in his honor for the museum's permanent design collection. The object will be unveiled at the AIA Houston's annual Holiday Party in December at the museum's Cullinan Hall. In closing you can reach the Houston Office of Preservation hotline and website for other questions, 8 3 2 – 3 9 3 – 6 5 5 6, HoustonPlanning.com

Mayor Liaison's Report – a brief update on the status of Protected Landmark and Landmark designation items. City Council approved the motion to set the public hearing, and that hearing is scheduled for October 28. Following the hearing, within the next one to two weeks—depending on how quickly all required paperwork is completed—Council will take formal action to set all designations. By the end of November, the hearing will have been completed, and all the associated items will be officially designated.

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APPROVAL OF MINUTES

Consideration of September 10, 2026, HAHC meeting minutes
Commission action: Approved.
Motion: Garcia Second: Cosgrove Vote: Unanimous

A. CONSIDERATION AND POSSIBLE ACTION ON THE FOLLOWING APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS; ONE OR MORE ITEMS MAY BE TAKEN IN ONE MOTION AS CONSENT ITEMS:

#	ADDRESS	APPLICATION TYPE	HISTORIC DISTRICT OR LANDMARK	STAFF RECOMMENDATION (SUBJECT TO COMMISSION ACTION)
1	221 Emerson St.	New Construction – Single Family Residential	Westmoreland	Approval
2	509 Euclid St.	Alteration – Addition	Woodland Heights	Approval
3	815 Arlington St.	Alteration – Addition	Houston Heights South	Denial of COA, COR
4	2002 Bolsover St.	Alteration – Addition	Landmark: Lackner House	Denial
5	1505 Tulane St.	Alteration – Addition	Houston Heights West	Approval
6	1505 Tulane St.	New Construction – Garage	Houston Heights West	Approval
7	844 Cortlandt St.	Alteration – Additon	Houston Heights South	Approval w/ Cond.
8	1021 Main St.	Alteration – Other	Landmark: First City National Bank-	Approval
9	229 W 16th St.	Alteration – Addition	Houston Heights West	Approval
10	229 W 16th St.	New Construction – Garage or Carport	Houston Heights West	Approval
11	414 Woodland St.	Alteration – Additon	Woodland Heights	Approval
12	515 Columbia St.	New Construction – Garage or Carport	Houston Heights South	Denial
13	1119 Walling St.	Alteration – Garage or Carport	Norhill	Approval
14	539 Harvard St.	Alteration – Other	Houston Heights South	Denial
15	1139 W Melwood St.	Alteration – Windows	Norhill	Approval

Staff recommendation: Approval of all Item A. No.'s, 1, 3, 4, 13, 14, and 15.
Commission action: Accepted staff recommendations for Item A. No.'s 1, 3, 4, 13, 14, and 15 Certificates of Appropriateness (COA) and Certificates of Remediation (COR).
Motion: Cosgrove Vote: Unanimous
Second: Escobar Opposed: None

ITEM(S) A. 2, 5, 6, 7, 8, 9, 10, 11, 12 WERE REMOVED FOR SEPARATE CONSIDERATION

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A.2. 509 Euclid Street

Staff recommendation: Approval.
Commission action: Approved with recommendation, the saddle roof slope is modified to 3:12 instead of 6:12.
Speaker(s): Edis Hobson, applicant, Nancy Wood, Paul Whitehouse, Jane Buchanan – opposed, Sam Gianukos – supportive

Motion: Escobar Second: Jones Vote: Carried Opposed: Cosgrove

ITEMS A. 5 AND 6 WERE TAKEN TOGETHER AT THIS TIME

A.5. 1505 Tulane Street
A.6. 1505 Tulane Street

Staff recommendation: Approval.
Commission action: Deferred.
Speaker(s): Justin Patterson, agent, Anthony Leavitt – opposed

Motion: Cosgrove Second: Smith Vote: Unanimous

A.7. 844 Cortlandt Street

Staff recommendation: Approve with conditions;

1. All windows on the addition must be 1-over-1.
2. The fish-scale shingles and finials must be removed from the addition.
3. Columns on the first-floor porch must be simplified, and decorative detailing must be removed from the first-floor transoms.
4. The proposed ridge height be at 32’

Commission action: Defer, to allow time for the staff and applicant to work through the necessity of the intentions behind the shingles and the ornamentation and finding a balance.
Speaker(s): Nadia Palacios, applicant

Motion: Escobar Second: Blakely Vote: Unanimous

A.8. 1021 Main Street

Staff recommendation: Approval with Conditions: Approval is contingent upon City Council granting Landmark designation for the property.
Commission action: Accepts staff’s recommendation.
Speaker(s): Marcs Guttierez, applicant

Motion: Cosgrove Second: Jones Vote: Unanimous

ITEMS A. 9 AND 10 WERE TAKEN TOGETHER AT THIS TIME

A.9. 229 W 16th Street
A.10. 229 W 16th Street

Staff recommendation: Approval.
Commission action: Approved.
Speaker(s): Sam Gianukos, applicant

Motion: Blakely Second: Browning Vote: Unanimous

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A.11. 414 Woodland Street

Staff recommendation: Approval.
Commission action: Approved.
Speaker(s): Sam Gianukos, Bradley Adams, Gail Priest

Motion: Escobar Second: Seidel Vote: Unanimous

A.12 515 Columbia Street

Staff recommendation: Partial Approval: Denial of carport, approval of porch renovation.
Commission action: Partial Approval: Denial of carport, approval of porch renovation.
Speaker(s): Judith Joines

Motion: Cosgrove Second: Browning Vote: Unanimous

AGENDA WAS TAKEN OUT OF ORDER, ITEM C WAS HEARD AT THIS TIME.

C. Presentation and Update on the Norhill Design Guidelines

No action will be taken at this time.

- Staff will present the proposed redline
- This presentation is for information and discussion
- No HAHC action is requested today
- Proposed redlines of the guidelines could be considered at the November meeting

2026 Timeline Review

- June: HAHC approved the guidelines with conditions
- July: Staff presented revisions. HAHC did not reach consensus that the conditions were met
- August: HAHC rescinded approval. Subcommittee formed to resolve conditions
- September & October: Subcommittee work

Norhill Design Guideline Tasks 1. Address the outstanding conditions from the June meeting: • Refine the floor-area-ratio (FAR) • Reconcile attic and garage spaces with exterior massing • Resolve building plate and ridge height 2. Verify FAR feasibility under proposed setbacks 3. Copy edit for consistency and typographical corrections Staff-Commissioner Working Progress • Iterative & collaborative • Focused on technical refinements & feasibility checks • Informal meetings • Shaped by both internal reviews & public feedback • Addressed both technical and community concerns Sources of Public Feedback • Norhill poll April–May 2024; • Norhill June 2025 survey; • Testimony given at HAHC public hearings; • Online public comment feedback received August 14–	• **Current draft:** up to 528 sf. may be exempted for a detached garage and 528 sf. for a detached garage apartment • Area above those exemptions counts toward FAR • These calculations do not guarantee approval of a specific project Exterior Massing |Attic and Garage Space • The June conditions called for excluding air-conditioned attics and garages from FAR • Air-conditioning an attic or garage does not itself increase exterior massing • The current draft excludes attic space and provides detached garage and garage-apartment exemptions • Setbacks, height limits, spacing, and building configuration still limit what fits on a lot Plate and Ridge Height Standards • No Change to garage ridge limits: 17 ft. for one story

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September 8, 2026; and • Feedback received from the September 3, 2026 Council District H Norhill Design Guidelines Community Meeting. Norhill by the Numbers • 855 parcels within the Norhill Historic District • Approximately 75% of residential lots are 5,000 or 5,200 sf • Garage apartments average approximately 520 sf Proposed FAR Charts |June – Current • Problematic cliffs with June chart • All drafts allow 2,300 sf. on a typical 5,000 sf. lot • Proposed chart simplified metrics and remove problematic cliffs FAR Exemptions | June and Current Draft • Both drafts allow 2,300 sf. on a typical 5,000 sf. lot • **June draft:** up to 585 sf. may be exempted from FAR for detached buildings	24 ft. for two stories garage 28 ft. max for main structure • Consistent with previously approved COAs Significant Copy Edits • Grade definition tied to the crown of the street • Narrowed context area from district to block & opposing block face • Replaced terminology "Habitable space" with "conditioned space" • Continued to apply setbacks, height and width limits • Kept accessory buildings at the rear, subject to compatibility standards Proposed Improvements • Add purpose of design guidelines in Intro Section • Add supporting illustrations • Reorganize existing content for easier use • Clarifying accessory structure cap language

Next Steps

- October 8: HAHC feedback
- November 5: Discussion & possible HAHC consideration, subject to remaining revisions
- City Council Quality of Life Committee presentation: date to be determined
- City Council consideration: date to be determined

B. PUBLIC COMMENTS

Speaker(s): Karen Stokes, Bret Baccus, Tiffany Till, Adam Till, Virginia Kelsay, Emily Ardion, Lai Ming Ho, Terry McGuire, Laura Diaz, Sister Ellenor Dickmann, Gillian Steinhouer, Duane Bradley

D. COMMENTS FROM THE HAHC

Commissioner Jones, October is Archeology Month in Texas. There are archeology-related events happening statewide, including in Harris County. The public can visit the Texas Historical Commission (THC) website to find a list of all events occurring throughout the month.
Commissioner Davis is distancing the commissioners from an unexpected detail in the draft, explaining that staff produced that draft, and reiterating that this is still a work-in-progress document.

E. HISTORIC PRESERVATION OFFICER'S REPORT – none

F. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:42 PM.

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David Bucek
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David Bucek, Chair

Signed by:
Vonn Tran
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Vonn Tran, Secretary