

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 12 December 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order at 2:32 PM by David Bucek, Chair

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present, left at 5:08 during Item B
Shantel Blakely	<i>Absent</i>
John Cosgrove	Present
Steven Curry	Present
Tanya Debose	<i>Absent</i>
Ashley Jones	Present
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	<i>Absent</i>
Dominic Yap	Present
Vonn Tran, Secretary	Present

Legal Department Kim Mickelson

Ex-Officio Members Marta Crinejo, Mayor’s Liaison to HAHC Ginger
Berni, Architectural Archivist, HHRC

Chair’s Report, David Bucek – announced process of this meeting.

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced City Council approvals for five new Historic Landmark Designations.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Commission approved the November 7, 2024, HAHC meeting minutes.

Motion: Wiedower Jackson

Vote: Unanimous

Second: Jones

Abstaining: None

**A. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATE OF APPROPRIATENESS
APPLICATIONS FOR CONSENT AGENDA:**

#	Address	Application Type	Historic District/PLM/LM	Staff Recommendation
1	1120 E 14th Street	Demolition – Single Family Residential	Norhill	Denial – does not satisfy criteria
2	1907 Decatur Street	Alteration – Siding	Old Sixth Ward	Denial – does not satisfy criteria and issuance of COR as applied for due to work starting without a COA
3	707 Arlington Street	Alteration – Addition, Siding, Front Porch	Houston Heights South	Defer
4	1026 Fugate Street	Alteration – Doors, Windows	Norhill	Approval
5	7954 Glenvista Street	Alteration – Doors, Windows, Roof	Glenbrook Valley	Denial of COA, Issuance of COR to reframe roof to original form and rebuild front elevation to match the original
6	1115 W Gardner Street	Alteration – Windows, Siding	Norhill	Approval
7	1819 Heights Blvd	Alteration – Siding or Trim, Doors	Houston Heights East	Approval
8	1314 Tulane Street	Alteration – Addition, Doors	Houston Heights West	Approval
9	1341 Allston Street	Alteration – Addition	Houston Heights West	Approval
10	1341 Allston Street	New Construction – Garage	Houston Heights West	Approval
11	610 Marshall Street	Alteration – Addition	Audubon Place	Defer
12	505 E 9th Street	Alteration – Addition	Houston Heights South	Approval with conditions that the second-floor roof of addition be hipped
13	1115 E 11th Street	Alteration – Doors, Windows, Awning or Canopy	Norhill	Approval with conditions: retain and repair wood frames of windows and transoms, finish with primer and paint. No windows transoms, or frames to be replaced without approval from the historic preservation staff
14	3115 Beauchamp Street	New Construction – Single Family Residential	Woodland Heights	Approval
15	2023 Arlington Street	New Construction – Garage	LM: Allbach House	Denial – does not satisfy criteria
16	609 Sabine aka 1802 State Street	Revision – SFR	Old Sixth Ward	Approval

Staff recommendation: Approve recommendations for Item(s) A. 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, and 16.

Commission action: Accepted staff recommendations for all items listed above including changes, Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): None

Motion: Cosgrove

Vote: Unanimous

Second: Yap

Abstaining: None

A. 5. 7954 GLENVISTA STREET

Staff recommendation: Denial of COA, Issuance of COR to reframe roof to original form and rebuild front elevation to match the original.

Commission action: Deferred.

Speaker(s): Ana Sofia Gamez – applicant, Jana Garza, owner

Motion: Koush

Vote: Carried

Second: Yap

Opposed: Cosgrove, Wiedower Jackson

A.1. 1120 E 14TH STREET

Staff recommendation: Denial – does not satisfy criteria.

Commission action: Deferred.

Speaker(s): Virginia Kelsey, Harp Singh, applicant

Motion: McNiel

Vote: Carried

Second: Wiedower Jackson

Abstaining: Yap

A.13. 1115 E 11th Street

Staff recommendation: Approval with conditions: retain and repair wood frames of windows and transoms, finish with primer and paint. No windows transoms, or frames to be replaced without approval from the historic preservation staff.

Commission action: Accepted staff’s recommendation with the exception that the awning be brought back to the commission for review once a final proposed design has been determined, and that the walls be built back to the original floor plan with the same square footage which will not increase.

Speaker(s): Virginia Kelsey

Motion: Cosgrove

Vote: Unanimous

Second: McNiel

Abstaining: None

A.15. 2023 ARLINGTON STREET

Staff recommendation: Denial – does not satisfy criteria.

Commission action: Accepts staff recommendation for denial, does not satisfy criteria.

Speaker(s): None

Motion: Cosgrove

Vote: Unanimous

Second: Yap

Abstaining: None

B. PRESENTATION AND DISCUSSION OF GLENBROOK VALLEY WINDOW DATA, 2018-2024

Staff member Samantha de Leon compiled and presented data from all COAs submitted in the Glenbrook Valley Historic District from 2018 to 2024. More than half of the COAs submitted were for windows and for contributing structures. Most window applications were denied and given Certificates of Remediation. Samantha would conduct site visits on several homes that were given CORs to see if they came to compliance and will report back to HAHC Commissioners on the status of the findings.

C. COMMENTS FROM THE PUBLIC

Concise summary of discussion:

Amanda Reynolds (Norhill Neighborhood Association) inquired about the ramifications of violating deed restrictions. Kim Mickelson (Legal Counsel) clarified that COAs do not override deed restrictions, and valid restrictions must be considered during permitting. If COA-required changes impact structure, they may return to HAHC.

Commissioner Curry noted the commission's limited familiarity with neighborhood deed restrictions but emphasized ongoing relationships. Virginia Kelsey (Norhill Neighborhood Association) requested that the Historic Planning Department notify the association of applications in their area. Legal Counsel added neighborhood services enforce some deed restrictions but not aesthetic standards.

Historic Division Manager, Roman McAllen stated, while legally, reviews take 45 days, completion depends on the Planning Director. Staff will notify neighborhood associations about new applications. Historic Staff Member Yasmin Arslan mentioned that staff monitor emails and encourage applicants to consult civic associations.

Commissioners Koush and Yap discussed using the Preservation Tracker for deed restriction searches and project approvals. Legal Counsel noted zoning does not enforce deed restrictions. Virginia Kelsey (Norhill Neighborhood Association) reiterated the request for official notifications from Historic Planning staff.

D. COMMENTS FROM THE HAHC –

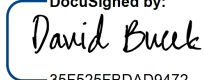
Staff member Roman McAllen, believes staff can ask if HPT, Houston Preservation Tracker, can develop a tool to automatically notify neighbor associations of an application.

E. HISTORIC PRESERVATION OFFICER'S REPORT –

The next Norhill neighborhood design guideline is December 18, go to Let's Talk Houston. In January there will be a public meeting for the Old 6th Ward guidelines. Preservation Houston is working on a real-estate course.

ADJOURNMENT

There being no further business brought before the Commission; Chair David Bucek adjourned the meeting at 5:47 PM.

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David Bucek, Chair

Signed by:

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Vonn Tran, Secretary