

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 9 OCTOBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Cosgrove at 2:33 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	<i>Absent</i>
John Cosgrove, Chair	Present
Shantel Blakely	<i>Absent</i>
Robert Browning	Present
Josh Broadbeck	Present, at 2:38 during Item A
Becky Davis	Present
Zion Escobar	Present
Craig Garcia	<i>Absent</i>
David Craig Hille	Present
Ashley Jones, Vice Chair	Present
Sam Seidel	Present
Carl Smith	Present
Mark Smith	Present
Robert Williamson, Acting Secretary	Present

Legal Department • Kim Mickelson
Ex-Officio Members • Marta Crinejo, Mayor’s Liaison to HAHC
Ginger Berni, Architectural Archivist, HHRC

Chair’s Report, John Cosgrove, Chair, announced speaker rules and meeting procedures.

Director’s Report, Robert Williamson, Secretary and Deputy Director for the Planning and Development Department, we are working to bring items to City Council for a public hearing for this year’s landmarks designations and historical district reclassifications. Planning department is close to finalizing Norhill Design Guidelines and will have a public hearing scheduled in November before bringing them to HAHC for consideration.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Consideration for the September 11, 2025, Houston Archaeological and Historical Commission meeting minutes

Commission action: Approved.

Motion: Davis

Second: Hille

Vote: Unanimous

Opposed: None

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR GREATER ROSE HILL MISSIONARY BAPTIST CHURCH AT 3029 HOLMAN STREET, HOUSTON, TX, 77004

Commission action: The Houston Archaeological and Historical Commission recommends to City Council the Protected Landmark Designation of the Greater Rose Hill Missionary Baptist Church at 3029 Holman Street, Houston, Tx, 77004.

Speaker(s): Emily Ryan, speaker with Preservation Houston

Motion: Jones

Second: Browning

Vote: Unanimous

Opposed: None

B. 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 Recommendations
1	1138 Fugate St	New Construction – Single Family Residence	Norhill	Denial of COA
2	824 Courtlandt St	Alteration – Addition	Houston Heights South	Approval with conditions
3	824 Courtlandt St	Alteration – Garage or Carport	Houston Heights South	Approval
4	3412 Audubon Pl	New Construction – Single Family Residence	Audubon Place	Approval
5	1531 Harvard St	Alteration – Addition	Houston Heights East	Approval
6	832 W. Melwood St	Alteration – Addition	Norhill	Approval
7	832 W. Melwood St	Alteration – Garage or Carport	Norhill	Approval
8	2903 Houston Ave	New Construction – Garage or Carport	Germantown	Deferred, per applicant
9	206 Stratford St	Alteration – Windows, Siding	Avondale East	Denial of COA, Issuance of COR
10	2310 Decatur St	Alteration – Signage	Old Sixth Ward	Denial of COA, Issuance of COR

Staff recommendation: Approve Item B, numbers, 2, 3, 5, and 9.

Commission action: Accepted staff recommendations for Item B, numbers, 2, 3, 5, and 9 Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Hille

Second: Seidel

Vote: Carried

Opposed: Brodbeck

ITEM(S) 1, 4, 6, 7 AND 10 WERE REMOVED FOR SEPARATE CONSIDERATION

AGENDA WAS TAKEN OUT OF ORDER AT THIS TIME, ITEM B.1 MOVED TO THE END.

B4. 3412 AUDUBON PLACE

Staff recommendation: Approval.

Commission action: Approved, accepts staff's recommendations for approval.

Speaker(s): Scott Frankel, Brian Freed – applicant

Motion: Davis

Second: Brodbeck

Vote: Carried

Abstained: Jones

ITEM(S) B6 AND B7 WERE PRESENTED AND DISCUSSED TOGETHER WITH TWO SEPARATE VOTES

B6. 832 W. MELWOOD STREET

Staff recommendation: Approval.

Commission action: Approved, accepts staff's recommendations for approval.

Speaker(s): Sam Gianukos, applicant, Virginia Kelsey, Mary Emily Schultz, Tiffany Till, Adam Till, Gillian Steinhauer – opposed

Motion: Browning

Second: Jones

Vote: Unanimous

Opposed: Brodbeck, CSmith

B7. 832 W. MELWOOD STREET

Staff recommendation: Approval.

Commission action: Approve with conditions to lower the roof line by one (1) foot.

Motion: Browning

Second: Escobar

Vote: Carried

Opposed: Brodbeck

B10. 2310 DECATUR STREET

Staff recommendation: Denied the Certificate of Appropriateness (COA), Issuance of Certificate of Remediation (COR), approval of sign as installed, with conditions sign not be internally illuminated.

Commission action: Approved as presented in the Certificate of Appropriateness (COA).

Speaker(s): Shaya Surpeet – applicant

Motion: Davis

Second: Brodbeck

Vote: Unanimous

B1. 1138 FUGATE STREET

Staff recommendation: Denial of COA, does not satisfy criteria.

Commission action:

Speaker(s): Emiliano Zazueta – applicants, Virginia Kelsey, Brian Wilson, Adam Till, Mary Emily Schultz – opposed

Motion: Escobar

Second: Brodbeck

Vote: Carried

Abstaining: Seidel

C. COMMENTS FROM THE PUBLIC –

Speaker(s): Virginia Kelsey, expressed concern about developers and contractors bypassing Homeowners Associations and not obtaining approval from the neighborhood.

Sam Gianukos expressed discontent with the Norhill Neighborhood Association.

Acting Chair Cosgrove asked to not use this time as a forum to air grievance between parties.

Adam Till announced there are design guidelines in Norhill.

D. HISTORIC PRESERVATIONS OFFICER’S REPORT –

Staff member Terrance Jackson - Interim Historic Preservation Officer, Preservation Tracker is underway, and they are hopeful the bugs are corrected soon. Historic Landmarks, there are 9 items going to city council this month. The Lions Avenue grant received, draft has been completed (Stantec) and will move forward with the nominations. Norhill Design Guild Lines are in the final draft and will be coming soon, maybe sometime around November 12.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 4:33 PM.

John Cosgrove, Chair

Robert Williamson, Secretary