

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION

MINUTES

THURSDAY, 15 JANUARY 2026

CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Cosgrove at 2:34 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
John Cosgrove, Chair	<i>Absent</i>
Shantel Blakely	Present
Robert Browning	Present
Josh Broadbeck	Present, at 2:40 during Directors Report
Becky Davis	Present
Zion Escobar	Present
Craig Garcia	Present
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 • Matthew Mendoza

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, Robert Williamson, Secretary and Deputy Director for the Planning and Development Department, welcomed attendees to the new year and highlighted key updates. City Council has received public comment on last year's proposed landmarks and reclassifications, with no opposition, and is expected to vote next week. Staff are developing new internal policies on historic district context areas and siding materials to improve clarity and consistency in reviews. The final draft of the Norhill Design Guidelines is being prepared for HAHC review, incorporating neighborhood feedback. Future monthly reports will include summaries of design review applications and administrative approvals to better reflect staff workload. The report concluded with recognition of staff contributions, including the departure of team member Cara Quigley, and provided contact information for public inquiries.

Mayor Liaison's Report – None

APPROVAL OF MINUTES

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

Commission action: Approved.

Motion: Hille

Second: CSmith

Vote: Unanimous

Opposed: None

A. 2025 END-OF-YEAR COA REPORT

Samantha de Leon presents the 2025 end-of-year Certificate of Appropriateness (COA) report, summarizing all COA activity for the year. In 2025, staff reviewed 355 applications. Of these, 39% were approved by the Historic and Archaeological Commission, 32% were administratively approved, 12% were withdrawn, 5% resulted in Certificates of Objection, and only 3% were denied. Staff also completed 54 design reviews.

Applications were received from nearly all historic districts, with the highest number from Houston Heights, Norhill, and Woodland Heights. Most applications involved contributing properties (72%), followed by non-contributing properties (18%) and landmarks or protected landmarks outside historic districts (10%). The Commission reviewed 176 COAs, approving 88%, deferring 9%, and denying 3%, with few appeals and only four overturns.

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 Recommendation
1	919 Henderson St	New Construction – Single Family Residential	Old Sixth Ward	Approval w/Conditions
2	1225 Ashland St	Alteration – Addition	Houston Heights West	Approval w/Conditions
3	2924 Watson St	New Construction – Single Family Residence	Woodland Heights	Approval
4	4620 Oak Ridge St	Alteration – Addition, Windows	Norhill	Approval
5	1334 Allston St	Alteration – Addition, Windows	Houston Heights West	Approval
6	519 Bayland Ave	Alteration – Addition	Woodland Heights	Approval
7	417 Highland St	Alteration – Addition	Woodland Heights	Approval
8	727 Key St	Alteration – Addition	Norhill	Approval
9	825 W Melwood St	Alteration – Addition	Norhill	Approval
10	825 W Melwood St	New Construction – Garage or Carport	Norhill	Approval
11	1016 Algregg St	Alteration – Other	Norhill	Approval
12	700 Euclid St	Alteration – Addition	Woodland Heights	Approval
13	2611 Hopkins St	Alteration – Windows	Avondale West	Approval
14	1024 Arlington St	Alteration – Siding or Trim, Doors, Windows, Porch or Balcony, Roof	Houston Heights South	Approval of COA and Issuance of COR

Staff recommendation: Approve Item B No's. 5, 11, 13, and 14.

Commission action: Accepted staff recommendations for Item B No's. 5, 11, 13, and 14 Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Broadbeck

Second: Garcia

Vote: Carried

Abstaining: Sidel – 9, 10

ITEM(S) B. 1, 2, 3, 4, 6, 7, 8, 9, 10, AND 12 WERE REMOVED FOR SEPARATE CONSIDERATION

B. 1. 919 HENDERSON STREET

Staff recommendation: Approve with conditions (of option 2): The eave heights be brought down to match the 27'-0" as stated in the Old Sixth Ward design guidelines, as result the ridge heights and parapet heights will decrease as well. The rear setback to abide by City of Houston code of 3'-0" to 5'-0". A setback less than the 5'-0" setback shall have a firewall, per city code.

Commission action: Approved staff's recommendation with conditions.

Speaker(s): Kyle Hatcher – applicant, supportive, available for questions

Motion: Garcia
Second: Brodbeck

Vote: Carried
Opposed: Blakely

B.2. 1225 ASHLAND STREET

Staff recommendation: Approval with Conditions: The proposed windows for the addition are to be wood or wood clad windows (inset and recessed). The proposed door is to be approved by staff prior to purchase or installation. Staff to verify the condition of the existing siding and if it should be removed.

Commission action: Approved staff's recommendations with the condition of one over one windows in the new addition.

Speaker(s): None

Motion: Brodbeck
Second: CSmith

Vote: Unanimous
Opposed: None

B.3. 2924 WATSON STREET - APPROVE WITH CONDITIONS.

Staff recommendation: Approval.

Commission action: Approved.

Speaker(s): Anthony Monaco, applicant – supportive – Adrienne Ruthven – opposed

Motion: Seidel
Second: Garcia

Vote: Carried
Opposed: Brodbeck, Hille

B.4. 4620 OAK RIDGE STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Sam Gianukos – applicant, Virginia Kelsey – opposed

Motion: Hille
Second: Seidel

Vote: Carried
Opposed: Brodbeck

B.6. 519 BAYLAND AVENUE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Brianna Mayes, Sam Gianukos – applicant

Motion: Garica
Second: Blakely

Vote: Unanimous
Opposed: None

B.7. 417 HIGHLAND STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Bob Roninowitz, Justin Chichester – applicant

Motion: CSmith
Second: Escobar

Vote: Carried
Opposed: Brodbeck

B.8. 727 KEY STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Bob Roninowitz – applicant, Virginia Kelsey – opposed

Motion: Garcia
Second: Davis

Vote: Carried
Opposed: Brodbeck

ITEM(S) B. 9 AND B. 10 WERE TAKEN TOGETHER AT THIS TIME.

B.9. 825 W. MELWOOD STREET

B.10. 825 W. MELWOOD STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Sam Gianukos – applicant, Robert Behringer, Stacy Behringer, Virginia Kelsey

Motion: Davis
Second: Blakely

Vote: Carried
Abstaining: Seidel

B.12. 700 EUCLID STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Sam Gianukos – applicant

Motion: Garcia
Second: Escobar

Vote: Unanimous
Opposed: None

C. COMMENTS FROM THE PUBLIC –

Virginia Kelsey suggests, before adopting the Norhill guidelines, if possible, could there be a public forum or meeting that would allow HAHC members to visit Norhill and better understand the neighborhood. She notes, while we all understand there are legal requirements for such a visit, she and the neighborhood are willing to offer a proper meeting.

Emily Argon, Preservation Houston has announced its annual awards recognizing outstanding historic preservation projects completed within the last five years. This year there are 16 award winners, selected by an independent jury, including several protected landmarks and contributing buildings in historic districts, many of which were reviewed by the Commission. The speaker highlights that several projects utilized state and federal historic tax credits and mentions a few notable winning projects. The awards will be presented at the Cornerstone Dinner on 27 February, and the full list is available on Preservation

Houston's website. She also announced this year's President's Award will be given to former commissioner Steve Curry for his significant contributions to preservation efforts in Houston.

D. HISTORIC PRESERVATIONS OFFICER'S REPORT –

Yasmine Arslan, Interim Preservation Officer, presents the first Preservation Officer's Report for 2026. She reports that City Council recently held a public hearing on eight proposed landmark designations and reclassifications, which are scheduled for a final vote at an upcoming Council meeting. Staff is incorporating public feedback into revisions of the Norhill Design Guidelines and plans to hold a special public hearing in March before moving toward adoption later in 2026.

She also notes ongoing improvements to the Houston Preservation Tracker, including bug fixes and an upcoming applicant survey. She also recognizes and thanks staff member Cara Quigley for her significant contributions to the preservation program as she departs the office.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 4:45 PM.

David Bucek, Chair

Robert Williamson, Secretary