

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
TUESDAY, 23 APRIL 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

Call to Order and Roll Call by Chair Bucek at 2:43 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
John Cosgrove, Vice Chair	Present
Shantel Blakely	Present
Robert Browning	<i>Absent</i>
Josh Brodbeck	Present
Becky Davis	Present
Zion Escobar	<i>Absent</i>
Craig Garcia	Present
David Craig Hille	Present
Ashley Jones	Present
Sam Seidel	Present
Carl Smith	<i>Absent</i>
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, opened with two main announcements, Norhill Design Guidelines and New Application Submission Deadlines. Norhill Design Guidelines update, on March 24 a public meeting was held to gather feedback. Staff are reviewing all comments and preparing a revised draft for a final hearing and vote before being forwarded to City Council for approval. Housekeeping notes: “New Application Submission” in February staff instituted a hard cut-off on applicants’ material, submittals will be end of the day on Wednesday, one week before each HAHC meetings. This will allow staff time to finalize reports and allow commissioners, as well as the public, to review beforehand. Applicants can, however, present revised information during the meeting as well. Commissioners can choose to consider it immediately or defer. This change also supports the commission's longstanding policy of only allowing commissioners to abstain from conflicts of interest items. Lastly, application and activity updates, since our February meetings: 9 pre-application design review requests were received. 40 new COA (Certificate of Appropriateness) applications were submitted; year-to-date totals are now 20 pre-design reviews and 99 COA applications. Staff also administratively approved 10 COAs during the cycle, bringing the year-to-date administrative approvals to 22.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Consideration for the February 12, 2026 HAHC meeting minutes

Commission action: Approved.

Motion: Brodbeck

Vote: Unanimous

Second: Jones

Opposed: None

A. PUBLIC HEARING AND CONSIDERATION OF AND POSSIBLE ACTION ON A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE HOUSE AT 1317 RUTHVEN STREET, HOUSTON, TX 77019.

Staff recommendation: Approve the item per staff report and recommend forwarding to City Council for Protected Landmark designation consideration.

Commission action: Approved.

Speaker(s): Emily Ardoin

Motion: Cosgrove

Vote: Unanimous

Second: Jones

Opposed: None

B. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES FOR STYLE IN STEEL TOWNHOUSES, HOUSTON, HARRIS COUNTY, TEXAS, 4156, 4158, 4160 MEYERWOOD DRIVE, HOUSTON, TEXAS, 77025.

Staff recommendation: Approve the item per staff report and forward it to the National Register of Historic Places.

Commission action: Approved.

Speaker(s): None

Motion: Cosgrove

Vote: Unanimous

Second: Blakely

Opposed: None

C. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES FOR OLIVEWOOD CEMETERY, HOUSTON, HARRIS COUNTY, TEXAS, 1300 COURT STREET, HOUSTON, TEXAS, 77007.

Staff recommendation: Approve the item per staff report and forward it to the National Register of Historic Places.

Commission action: Approved.

Speaker(s): None

Motion: Broadbeck

Vote: Unanimous

Second: Garcia

Opposed: None

D. 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	1246 Allston St	New Construction – Garage or Carport	Houston Heights West	Approval
2	1235 Yale St	Alteration – Siding or Trim, Doors, Windows, Porch or Balcony, Awning or Canopy	Houston Heights West	Approval
3	528 Woodland St	Alteration – Addition	Woodland Heights	Approval w/Conditions
4	1521 Columbia St	Alteration – Addition	Houston Heights East	Approval w/Conditions
5	1521 Columbia St	New Construction – Garage or Carport	Houston Heights East	Approval
6	405 Highland St	Alteration – Addition	Woodland Heights	Denial
7	607 Harvard St	Alteration – Addition	Houston Heights South	Approval w/Conditions
8	607 Harvard St	Alteration – Garage or Carport	Houston Heights South	Approval
9	1519 South Blvd	Alteration – Addition	Boulevard Oaks	Approval
10	1108 Victor St	Relocation – Accessory Building	PLM – Mount Horeb Missionary Baptist Church	Approval
11	1108 Victor St A	Alteration – Siding or Trim, Windows, Roof	PLM – Mount Horeb Missionary Baptist Church	Approval
12	1108 Victor St B	Alteration – Siding or Trim, Windows, Roof	PLM – Mount Horeb Missionary Baptist Church	Approval
13	1108 Victor St C	Alteration – Siding or Trim, Windows, Roof	PLM – Mount Horeb Missionary Baptist Church	Approval
14	815 W Cottage St	Alteration – Foundation	Norhill	Denial of COA, Issuance of COR
15	415 Harvard St	Alteration – Addition	Houston Heights South	Approval
16	415 Harvard St	Alteration – Garage or Carport	Houston Heights South	Approval
17	202 E 31 st ½ St	New Construction – Single Family Residential	Starkweather	Denial
18	528 Columbia St	Demolition – Siding or Trim, Windows, Porch or Balcony	Houston Heights South	Denial of COA, Issuance of COR
19	528 Columbia St	Alteration – Siding or Trim, Windows, Porch or Balcony	Woodland Heights	Approval w/Conditions
20	525 Teetshorn St	Alteration – Siding or Trim, Doors, Porch or Balcony	Woodland Heights	Approval
21	1118 Tulane St	Alteration – Addition	Houston Heights West	Approval
22	824 W Temple St	Demolition – Garage or Carport	Norhill	Approval
23	824 W Temple St	New Construction – Garage or Carport	Norhill	Approval
24	1316 Harvard St	Alteration – Addition	Houston Heights East	Approval
25	1316 Harvard St	Alteration – Garage or Carport	Houston Heights East	Approval
26	505 Sul Ross St	Alteration – Windows, Siding or Trim	First Montrose Commons	Approval w/Conditions
27	300 Main St	Alteration – Doors, Windows, Sign	Main Street Market Square	Approval
28	1907 Decatur St	New Construction – Garage or Carport	Old Sixth Ward	Approval
29	2110 Decatur St	Alteration – Patio or Balcony, Windows	Old Sixth Ward	Approval
30	1112 Jerome St	Alteration – Porch or Balcony	Norhill	Approval
31	3709 Montrose Blvd	Alteration – Sign	Audubon Place	Approval

Staff recommendation: Approve Item D., No's 1, 2, 9, 15, 16, 17, 20, 22, 23, 24, 25, 27, 28, 29, 30, and 31.

Commission action: Accepted staff recommendations for Item D., No's 1, 2, 9, 15, 16, 17, 20, 22, 23, 24, 25, 27, 28, 29, 30, and 31, Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: Brodbeck

Vote: Carried

Second: Jones

Abstaining: Garcia, 2

ITEM(S) D. 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 21, AND 26 WERE REMOVED FOR SEPARATE CONSIDERATION.

D.3. 528 WOODLAND STREET

Staff recommendation: Approval.

Commission action: Accepted staff's recommendation.

Speaker(s): Sam Gianukos – applicant, Martina Stevens – owner, Sam Stevens – owner.

Motion: Blakely

Second: Seidel

Vote: Carried

Opposed/Abstained: Brodbeck

ITEM(S) D. 4 AND 5 WERE PRESENTED TOGETHER AT THIS TIME WITH TWO SEPARATE VOTES

Commission action: A motion was taken to hear Items D. 4 and 5 at the same time with two separate votes.

Motion: Cosgrove

Second: Brodbeck

Vote: Unanimous

D.4. 1521 COLUMBIA STREET

Staff recommendation: Approval with conditions that the front (east) elevation to feature a single tapered column at the porch rather than the proposed double-column configuration.

Commission action: Approved the applicant's application as originally submitted.

Speaker(s): Sam Gianukos – applicant, Lisa Osborne – owner

Motion: Garcia

Second: Seidel

Vote: Unanimous

D.5. 1521 COLUMBIA STREET

Staff recommendation: Approval.

Commission action: Accepted staff's recommendation.

Speaker(s): None

Motion: Blakely

Second: Seidel

Vote: Unanimous

AGENDA WAS TAKEN OUT OF ORDER AT THIS TIME.

ITEM(S) D. 10, 11, 12, AND 13 WERE PRESENTED TOGETHER AT THIS TIME

Commission action: A motion was taken to hear Items D. 10, 11, 12, and 13 at the same time with one vote.

Motion: Cosgrove

Second: Jones

Vote: Unanimous

- D.10. 1108 VICTOR STREET
- D.11. 1108 VICTOR STREET A
- D.12. 1108 VICTOR STREET B
- D. 13 1108 VICTOR STREET C

Staff recommendation: Approval.

Commission action: Approved, per staff's recommendation.

Speaker(s): Sharon Fletcher – applicant, Gregory Lake – architect

Motion: Cosgrove

Second: Garcia

Vote: Unanimous

D. 6 405 HIGHLAND STREET

Staff recommendation: Denial – does not satisfy criteria 10 and 11.

Commission action: Deferred.

Speaker(s): Ariel Pragner – owner, Sam Gianukos – applicant, Martina Stevens – in support, Sam Stevens – in support

Motion: Cosgrove

Second: Garcia

Vote: Carried

Opposed: Davis, Smith

ITEM(S) D. 7 AND 8 WERE PRESENTED TOGETHER AT THIS TIME

Commission action: A motion was taken to hear Items D. 7 and 8 at the same time with one vote.

Motion: Cosgrove

Second: Brodbeck

Vote: Unanimous

D. 7 607 HARVARD STREET

Staff recommendation: Approval with conditions: inset for two feet at the original corner on the south elevation facing White Oak Street.

D. 8 607 HARVARD STREET

Staff recommendation: Approval.

Commission action: Accepted staff's recommendation for each as presented.

Speaker(s): Sam Gianukos – applicant

Motion: Davis

Second: Cosgrove

Vote: Unanimous

D. 14 815 W COTTAGE STREET

Staff recommendation: Denial of COA, issuance of COR: remove brick from the chimney prior to lowering the home. Once the lowering is complete the applicant must rebuild the chimney as it was prior to the damage.

Commission action: Accepted staff's recommendation.

Speaker(s): None

Motion: Cosgrove

Second: Jones

Vote: Unanimous

ITEM(S) D. 18 AND 19 WERE PRESENTED TOGETHER AT THIS TIME

Commission action: A motion was taken to hear Items D. 18 and 19 at the same time with one vote.

Motion: Cosgrove

Second: Jones

Vote: Unanimous

D. 18 828 COLUMBIA STREET

Staff recommendation: Denial of COA, issuance of COR: install 3/4 inch plywood in place of removed shiplap, install wood bevel siding, front porch steps and brick pony wall on original structure, and restore existing windows with original light pattern.

D. 19 828 COLUMBIA STREET

Staff recommendation: Approval with conditions: install wood or wood composite on the proposed addition. Install 3/4 inch plywood in place of removed shiplap, install wood bevel siding, front porch steps and brick pony wall on original structure, and restore existing windows with original light pattern.

Commission action: Accepted staff’s recommendation for each as presented.

Speaker(s): Sebas Leal – applicant, Alia de Anda – applicant

Motion: Brodbeck Second: Cosgrove Vote: Unanimous

D. 21 1118 TULANE STREET

Staff recommendation: Approval.

Commission action: Deferred.

Speaker(s): None

Motion: Brodbeck Second: Cosgrove Vote: Unanimous

D. 26 505 SUL ROSS STREET

Staff recommendation: Approval with conditions: applicant must submit sample of dash finished stucco for staff approval before proceeding.

Commission action: Accepted staff’s recommendation.

Speaker(s): Katy Garvey – applicant; Dr. Stephen Longmire – in support

Motion: Cosgrove Second: Brodbeck Vote: Unanimous

E. COMMENTS FROM THE PUBLIC – None

F. HISTORIC PRESERVATIONS OFFICER’S REPORT –

Staff member Yasmin Arslan - Interim Historic Preservation Officer, highlighted key updates. Despite no HAHC meeting in March, staff remained busy with Pre-Design applications, site visits, and administrative approvals. Ethics training for HAHC commission members took place March 12. Public hearing for the Norhill Design Guidelines held on March 24. Staff continuing to test Preservation Tracker website; a survey was sent to applicants to gather feedback. Link to survey is on our website.

Acknowledged HOP staff for working overtime to meet current workload demands and support. Stated that a significant portion of preservation review occurs behind the scenes and is not reflected in the final agenda.

G. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 5:48 PM.

David Bucek, Chair

Robert Williamson, Secretary