

**HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 14 AUGUST 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002**

Call to Order and Roll Call by Chair Bucek at 2:32 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present
Shantel Blakely	<i>Absent</i>
John Cosgrove	Present
Steven Curry	<i>Absent</i>
Ashley Jones	Present
Ben Koush	Present
Stephen McNiel	Present
Rhonda Sepulveda	<i>Absent</i>
Charles Stava	Present
Dominic Yap	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, David Bucek, Chair, announced speaker rules and meeting procedures.

Director’s Report, Robert Williamson, Secretary and Deputy Director for the Planning and Development Department, announced State Legislator passed House Bill 1522 amending the Texas Open Meetings Act. This bill will impact our notice postings to the public. Effective 1st of September, the 72-hour notice will be changed to 3 business days prior to a meeting. Four mayoral appointment members commission whose terms have expired are rotating from this commission and this will be their last meeting. Beth Wiedower Jackson, Rhonda Sepulveda, Stephen McNiel and Steven Curry were thanked for their service.

Mayor Liaison’s Report – None

APPROVAL OF MINUTES

Consideration for the July 17, 2025, Houston Archaeological and Historical Commission meeting minutes

Commission action: Approved.

Motion: Cosgrove

Vote: Unanimous

Second: Yap

Opposed: None

A. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES FOR FIRST CITY NATIONAL BANK, AT 1021 MAIN STREET AND 1101 FANNIN STREET, HOUSTON, TX, 77002

Commission action: Supports staff's recommendation on the nomination to recommend First City National Bank, at 1021 Main Street and 1101 Fannin Street, Houston, Tx, 77002 to the National Register of Historic Places.

Speaker(s): None

B. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES FOR INWOOD MANOR, AT 3711 SAN FELIPE STREET, HOUSTON, TX 77027

Commission action: Supports staff's recommendation on the nomination to recommend Inwood Manor, at 3711 San Felipe Street, Houston, Tx 77027 to the National Register of Historic Places.

Speaker(s): None

C. CONSIDERATION OF AND POSSIBLE ACTION ON REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES FOR MARGARETT ROOT BROWN COLLEGE, AT 6100 MAIN STREET, HOUSTON, TX 77005

Commission action: Supports staff's recommendation on the nomination to recommend Margaret Root Brown College, at 6100 Main Street, Houston, Tx 77005 to the National Register of Historic Places.

Speaker(s): Emily Ryan

D. CONSIDERATION AND POSSIBLE ACTION ON THE RECLASSIFICATION OF 320 E. 20TH STREET, HOUSTON, TX 77008 IN HOUSTON HEIGHTS EAST HISTORIC DISTRICT FROM CONTRIBUTING TO NON-CONTRIBUTING.

Commission action: Deferred.

Speaker(s): Becky Davis, Patsy Kelly, Kyle Kelly, Amy Gray

Moton: Yap

Vote: Carried

Second: Stava

Opposed: McNiel

E. CONSIDERATION OF AND POSSIBLE ACTION ON CERTIFICATES OF APPROPRIATENESS APPLICATIONS:

#	Address	Application Type	Historic District or Landmark	Staff Recommendations
1	410 Main Street	Alteration – Awning or Canopy	Main Street Market Square	Approval with Conditions
2	3312 Beauchamp St.	Alteration – Addition	Woodland Heights	Approval with Conditions
3	702 Euclid Street	New Construction – Single Family Residential	Woodland Heights	Approval with Conditions
4	702 Euclid Street	New Construction – Garage	Woodland Heights	Approval
5	811 Branard Street	New Construction – Single Family Residential	First Montrose Commons	Approval
6	1222 Rutland Street	Alteration – Addition	Houston Heights West	Approval with Conditions
7	925 Cortlandt Street	Alteration – Siding or Trim, Doors, Windows, Porch or Balcony, Roof	Houston Heights South	Approval with Conditions
8	309 Bayland Ave.	Alteration – Addition	Woodland Heights	Approval
9	201 W 15th Street	Alteration – Signage	Houston Heights West	Approval with Conditions
10	918 Columbia Street	Alteration – Windows	Houston Heights South	Denial, COR
11	417 Highland Street	Relocation – Single Family Residential	Woodland Heights	Approval
12	2040 W Gray Street	Alteration – Signage	LM: River Oaks Theatre & Shopping Center	Approval
13	1050 Yale Street	Alteration – Signage	Houston Heights South	Approval
14	1225 Oxford Street	Alteration – Addition, Doors, Porch or Balcony, Roof	Houston Heights East	Approval
15	2010 State Street	New Construction – Single Family Residential	Old Sixth Ward	Approval
16	516 W Main Street	Alteration – Addition	First Montrose Commons	Approval
17	1020 E 16th Street	Alteration – Doors, Other	Norhill	Denial, COR

Staff recommendation: Approve Item(s) E. 4, 5, 6, 7, 12, 13, 14, 15, 16, and 17.

Commission action: Accepted staff recommendations for Item(s) E. 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, and 17, Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): None

Motion: Yap
Second: Stava

Vote: Unanimous
Opposed: None

ITEM(S) E. 1, 2, 3, 8, 9, 10 AND 11 WERE PULLED FOR SEPARATE CONSIDERATION

E1. 410 MAIN STREET

Staff recommendation: Approval with conditions: 1. Transoms need to be included in the design; 2. Balcony to be as wide as canopy shown on Sanborn; 3. Remove vertical and horizontal joints on second floor facade; and 4. Simplify the storefront per historic documentation.

Commission action: Accepts staff's recommendations with conditions to 1, 2 and 3, with 4 being that applicant meet and consult with staff and a commission member on how to move forward after viewing.

Speaker(s): Sam Gianukos, Anne Kalas Vastakis – applicant

Motion: Koush

Second: Cosgrove

Opposed: None

E2. 3312 BEAUCHAMP STREET

Staff recommendation: Approval with conditions: to remove the proposed screened porch located at the front from the proposed design and remove the brick skirt detail.

Commission action: Approved, accepting project as presented with a change to a slightly lower roof pitch on the screened in porch, (1 in 12), stucco on the house all the way to the ground without the skirt and no stucco on the addition.

Speaker(s): Sam Gianukos, Patrick McConnell – applicant

Motion: Koush

Second: Wiedower Jackson

Opposed: None

E3. 702 EUCLID STREET

Staff recommendation: Approval with conditions: that the second floor's front wall be pushed back to align with the first floor's front wall and for the roof pitch to be 7/12.

Commission action: Accepts staff recommendation and adding in the 26-foot set back.

Speaker(s): Sam Gianukos – applicant, Adam Turner, Glen Sementelli, Adrienne Ruthven – opposed

Motion: Koush

Second: McNiel

Vote: Carried

Opposed: Stava

E8. 309 BAYLAND AVENUE

Staff recommendation: Approval.

Commission action: Accept the project with the conditions of the windows to be simplified at one over one on the addition, the shingles be taken off the gable and the skirt be simplified, straight down.

Speaker(s): Michael Zertuche – applicant, Nathan N.

Motion: Koush

Second: Stava

Opposed: None

E9. 201 W 15TH STREET

Staff recommendation: Approval with conditions: that the sign be illuminated indirectly.

Commission action: Approve with the condition it be a neon sign and applicant work with staff to ensure it meets the Hights Design Guidelines, 4.77.

Speaker(s): John Shepherd, applicant

Motion: McNiel

Second: Wiedower Jackson

Opposed: None

E10. 918 COLUMBIA STREET

Staff recommendation: Denial - does not satisfy criteria 1, 3, 4, 5,6, 7, 9, and 10 and issuance of COR to remove the vinyl windows on 2nd floor.

Commission action: Deferred, to clarify from staff on which windows are and should be replaced after inspection.

Speaker(s): Ed Bonder, applicant

Motion: McNiel

Second: Koush

Opposed: None

E11. 417 HIGHLAND STREET

Staff recommendation: Approval.

Commission action: Denied.

Speaker(s): Christine Chivhester, applicant

Motion: Koush

Second: Yap

Opposed: None

F. COMMENTS FROM THE PUBLIC –

Speaker(s): Veronica Cabrera (Art in the Heart) Spoke about what are some options to save The Granada Theater building located on 9231 Jensen Dr. 77093

Discussion with trying to save this structure and process of saving this building. Commissioner Wiedower Jackson offered her services in helping guide them with steps to help preserve this building.

G. COMMENTS FROM THE HAHC FROM COMMISSIONERS –

Commissioner McNiel expressed pleasure working with the commission.

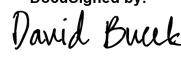
Kim Mickelson, chimed in on serving this commission and how nominations will be made.

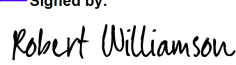
H. HISTORIC PRESERVATION OFFICER’S REPORT –

Staff member Yasmin Arslan expressed gratitude to the commissioners whose time had expired with the HAHC. On July 31st the Houston Office of Preservation met with some residences of the 5th Ward Neighborhood. This meeting was to inform them on the grant our office was awarded to nominate a four-block stretch of Lyons Avenue as a National Register of Historic Places.

I. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 5:50 PM.

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David Bucek, Chair

Signed by:

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Robert Williamson, Secretary