

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION MINUTES
THURSDAY, 17 JULY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:31 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
Beth Wiedower Jackson, Vice Chair	Present
Shantel Blakely	Present at 2:48 during Item 1
John Cosgrove	Present
Steven Curry	Present
Ashley Jones	Present
Ben Koush	Present, left at 6:53 during Item D
Stephen McNiel	Present, left at 6:53 during Item D
Rhonda Sepulveda	Present at 3:49 during Item 1, left at 6:12 during Item 15
Charles Stava	Present, left at 6:49 during Item D
Dominic Yap	Present
Robert Williamson, 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, Completions are under way with the Norhill Design Guideline, more details coming soon.

The Office of Preservation was awarded a matching grant to have a National Register of Historic District created of Lyons Avenue in the Fifth Ward. Part of this grant was to bring in a consulting firm (Stantec) to conduct fieldwork, survey the area, conduct research, etc. Part of this initial phase is having a public meeting to kick start community involvement. The public meeting is scheduled to take place on Thursday, July 31, 6:30pm-8:00pm at the Fifth Ward Multi-Service Center, 4014 Market Street, Houston, TX 77020. Office of Preservation is co-hosting the process for listing a 4-block portion of Lyons Avenue on the National Register of Historic Places. This stems from the Certified Local Government grant the office was awarded to prepare the listing.

Welcomed Benjamin Valdez, summer inter.

Mayor Liaison's Report – None

APPROVAL OF MINUTES

Consideration of June 5, 2025, HAHC meeting minutes

Motion: Wiedower Jackson

Second: Cosgrove

Vote: Unanimous

Opposed: None

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

#	Address	Application Type	Historic District PLM/LM	Staff Recommendation
1	10 Courtlandt Pl	New Construction – SFR	Courtlandt Place	Approval
2	3376 Inwood Dr	Alteration – Addition	PLM: William L. Clayton Summer House	Approval
3	3376 Inwood Dr	New Construction – Garage	PLM: William L. Clayton Summer House	Approval
4	908 Key St	Alteration – Other	Norhill	Partial Approval
5	701 Key St	Alteration – Other	Norhill	Approval w/Conditions
6	1108 E. 16th St	Alteration – Windows	Norhill	Denial
7	1138 Fugate St	Demolition – Single Family Residence	Norhill	Denial, Issuance of COR
8	2009 W Gray St	Alteration – Sign	LM: River Oaks Theatre & Shopping Center	Approval
9	7618 Cayton Ave	Alteration – Addition	Glenbrook Valley	Defer, per Applicant
10	1215 Ashland St	Alteration – Addition	Houston Heights West	Approval
11	2111 Union St	Alteration – Addition & Roof	Old Sixth Ward	Approval
12	417 Highland St	New Construction – Garage/GarApt	Woodland Heights	Approval
13	7735 Meadville St	Alteration – Windows, Siding	Glenbrook Valley	Withdrawn
14	1534 Allston St	Alteration – Addition	Houston Heights West	Approval w/Conditions
15	625 Cortlandt St	Alteration – Addition	Houston Heights South	Denial
16	7907 Glen Prairie St	Alteration – Windows, Siding	Glenbrook Valley	Denial, Issuance of COR
17	817 Columbia St	Alteration – Addition	Houston Heights South	Approval w/Conditions

Staff recommendation: Approve Item(s) A. 2, 3, 4, 5, 8, 9, 13, 14, 16 and 17.

Commission action: Accepted staff recommendations for Item(s) A. 2, 3, 4, 5, 8, 9, 13, 14, 16 and 17, Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Speaker(s): None

Motion: Cosgrove

Second: Koush

Vote: Unanimous

Opposed: None

A.1. 10 COURTLANDT PLACE

Staff recommendation: Approval.

Commission action: Accepts staff recommendation for approval, with the condition, the roof on the right-side addition be flat or low pitch and all the balustrades in the front of the house are the same height and the entire house be set back in line with the front of No. 8 (believed to be somewhere between 5-10 feet). Adding the two windows between the pilers east side elevation, would have 2 windows installed on the east elevation, the windows to be installed on the east elevation that match the 3 windows or fixed doors on the front elevation, and finally staff it to review the final submission before issuing the COA.

Speaker(s): Todd Blitzer, Anna Peikert – applicant, Glenn Rennels, Natalie Roff, Ginger Napier, Robert Parke, August Lander

Motion: McNiel

Second: Cosgrove

Vote: Carried

Opposed: Blakely, Stava, Wiedower Jackson

Abstained: Sepulveda

A.6. 1108 E. 16TH STREET

Staff recommendation: Denial.

Commission action: Denied.

Speaker(s): Virginia Kelsey

Motion: Yap

Vote: Unanimous

Second: Stava

Opposed: None

ITEMS WERE TAKEN OUT OF ORDER; ITEM 10 WAS TAKEN AT THIS TIME.

Motion: Cosgrove

Vote: Unanimous

Second: Wiedower Jackson

Opposed: None

A.10. 1215 ASHLAND STREET

Staff recommendation: Approval.

Commission action: Accepts staff's recommendation with the condition to lower the first-floor plate height, in the addition, be reduced from 10 to 9 feet and the second-floor plate height be reduced from 9 to 8 feet, adding to remove the two brackets from the addition façade.

Speaker(s): Toufic Halabi – applicant

Motion: Wiedower Jackson

Vote: Carried

Second: Cosgrove

Opposed: Curry, Yap

A.7. 1138 FUGATE STREET

Staff recommendation: Denial of COA, and Issuance of COR for demolition.

Commission action: Accepts staff recommendation, issuance of COR for the illegal demolition of the property, the revocation of the previously approved COA, any new construction will be brought back to this commission to meet all applicable codes.

Speaker(s): Virginia Kelsey, Pete Stockton

Motion: Koush

Vote: Unanimous

Second: McNiel

Opposed: None

A.11. 2111 UNION STREET

Staff recommendation: Approval with conditions: that the skirt board & cap be retained on new walls as well as the horizontal wide trim board at the top of the walls and the vertical trim board be retained as drawn differentiating original house from non-original addition.

Commission action: Approved, to accept staff's recommendation with the condition of an off set of 4" on both sides.

Speaker(s): None

Motion: Stava

Second: McNiel

Vote: Carried

Opposed: Wiedower Jackson

A.12. 417 HIGHLAND STREET

Staff recommendation: Approval with condition that the addition be pushed back to the original opening to the screen porch at the rear of the left elevation.

Commission action: Defer, to have applicant come back with a better plan that will not include moving the historic home.

Speaker(s): Nick Eronko, applicant

Motion: Koush

Second: McNiel

Vote: Unanimous

Opposed: None

A.15. 625 CORTLANDT STREET

Staff recommendation: Denial does not satisfy criteria.

Commission action: Approve, with the condition to move back 2 feet and lower it by 1 foot.

Speaker(s): Mark Schartz

Motion: Koush

Second: Curry

Vote: Carried

Opposed: Yap

B. COMMENTS FROM THE PUBLIC – Virginia Kelsey, asked where the new guidelines will be posted, invited commission to join their neighborhood meetings.

C. COMMENTS FROM THE HAHC –

Cosgrove, asked status on a property, staff member Cara Quigly, address property on 721

Columbia Street, is on hold. Looking for better ways to preserve this property

Dominic Yap expressed his due diligence on the process of the commission meetings.

Wiedower Jackson wanted to clarify who is in charge, it is to move forward with meetings for discussion with the two commissions, HAHC & HPAB. Discussion around the horseshoe was the consensus of what will be discussed.

D. HISTORIC PRESERVATION OFFICER’S REPORT – Roman McAllen, addressed comments of the HAHC on Item C.

E. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:56 PM.

David Bucek, Chair

Robert Williamson, Secretary