

HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION
MINUTES
THURSDAY, 13 AUGUST 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX 77002

Call to Order and Roll Call by Chair Bucek at 2:35 PM

Commissioners	Quorum – Present / Absent
David Bucek, Chair	Present
John Cosgrove, Vice Chair	<i>Absent</i>
Shantel Blakely	Present
Robert Browning	Present
Josh Broadbeck	<i>Absent</i>
Becky Davis	Present
Zion Escobar	Present
Craig Garcia	Present
David Craig Hille	Present
Ashley Jones	Present
Sam Seidel	<i>Absent</i>
Carl Smith	Present, left at 5:39 during Item G
Mark Smith	<i>Absent</i>
Vonn Tran, Director for Planning and Development	Present

Legal Department • Heather Cook
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, Vonn Tran, Secretary and Director for the Planning and Development Department, Welcomed Mayor's Liaison to HAHC Marta Crinejo as well as Heather Cook with Legal. For the month of August; 9 pre-application design review requests were received, 41 new Certificate of Appropriateness (COA) applications were submitted, year-to-date totals now stand at 24 pre-application reviews and 221 COA submissions. Staff administratively approved 6 COAs during this cycle, bringing the year-to-date administrative approval total to 61. Concluded with directing the public to the Houston Office of Preservation hotline and website for questions, 8 3 2 – 3 9 3 – 6 5 5 6, HOUSTONPLANNING.COM

Mayor Liaison's Report – None

APPROVAL OF MINUTES

Consideration of June 18, 2026, HAHC meeting minutes

Commission action: Approved.

Motion: Garcia

Second: Hille

Vote: Unanimous

A. CONSIDERATION OF REFERRAL TO TEXAS HISTORICAL COMMISSION FOR NOMINATION TO THE NATIONAL REGISTER OF HISTORIC PLACES FOR LYONS AVENUE HISTORIC DISTRICT, HOUSTON, HARRIS COUNTY, TEXAS, ROUGHLY BOUNDED BY LYONS AVENUE BETWEEN BENSON AND YATES STREET

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approves and recommends Lyons Avenue between Benson and Yates Street be forwarded to City Council for consideration for to the National Register of Historic Places.

Speaker(s): None

Motion: Escobar

Vote: Unanimous

Second: Jones

Opposed: None

B. PUBLIC HEARING AND CONSIDERATION OF A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE BEREAN SEVENTH-DAY ADVENTIST CHURCH, 2119 ST. EMANUEL STREET, HOUSTON, TX 77003

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approves and recommends The Berean Seventh-Day Adventist Church be forwarded to City Council for consideration for the Protected Landmark Designation.

Speaker(s): None

Motion: Garcia

Vote: Unanimous

Second: Escobar

Opposed: None

C. PUBLIC HEARING AND CONSIDERATION OF A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE DONEY-MCELWAIN-FREEMAN HOUSE, 2522 CALUMET STREET, HOUSTON, TX 77004

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approves and recommends Doney-Mcelwain-Freeman House be forwarded to City Council for consideration for the Protected Landmark Designation.

Speaker(s): Deavion Wallace with Preservation Houston – supportive

Motion: Escobar

Vote: Unanimous

Second: Jones

Opposed: None

D. PUBLIC HEARING AND CONSIDERATION OF A PROTECTED LANDMARK DESIGNATION APPLICATION FOR THE BUFFALO BAYOU PARK CISTERN, 105-B SABINE STREET, HOUSTON, TX 77007

Staff recommendation: Approve the item per staff report and forward to City Council.

Commission action: Approves and recommends Buffalo Bayou Park Cistern be forwarded to City Council for consideration for the Protected Landmark Designation.

Speaker(s): Emily Ardoin, applicant with Preservation Houston, Alison Duran with Buffalo Bayou Partnership – supportive

Motion: Jones

Vote: Carried

Second: Garcia

Abstaining: Escobar

AGENDA WAS TAKEN OUT OF ORDER TO MOVE, ITEM G BEFORE F

Motion: Jones
Second: Blakely

Vote: Unanimous
Opposed: None

E. 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	202 E 31st ½ Street	Demolition – Single Family Residential	Starkweather	Denial of demolition COA. Options
2	509 Euclid Street	Alteration – Addition	Woodland Heights	Approval
3	1118 Tulane St	Alteration – Addition	Houston Heights	Approval
4	914 Main Street	Alteration – Other	Main Street Market Square	Approval
5	1424 Ashland Street	New Construction – Garage or Carport	Houston Heights West	Approval
6	1424 Ashland Street	Alteration – Addition	Houston Heights West	Approval
7	719 Woodland Street	New Construction – Garage or Carport	Woodland Heights	Approval
8	719 Woodland Street	Alteration – Addition	Woodland Heights	Approval
9	529 Euclid Street	Alteration – Addition	Woodland Heights	Approval w/conditions
10	3400 White Oak Dr	Alteration – Doors, Windows	Houston Heights South	Approval
11	1624 Heights Blvd	New Construction – Garage or Carport	Houston Heights East	Approval
12	1624 Heights Blvd	Alteration – Addition	Houston Heights East	Approval
13	119 E 20th Street	Alteration – Doors, Porch or Balcony, Ramp	PLM: Jonathan E. Banta House	Approval
14	1819 Lubbock Street	Alteration – Siding or Trim, Doors, Windows, Roof	Old Sixth Ward	Approval
15	823 Pizer Street	Alteration – Porch or Balcony	Norhill	Denial of COA, Issuance of COR
16	1927 South Blvd	Alteration – Doors, Windows, Other	Boulevard Oaks	Approval
17	509 Sul Ross Street	Alteration – Addition	First Montrose Commons	Approval
18	1136 Algregg Dr	Alteration – Windows	Norhill	Approval
19	1139 W Melwood St	Alteration – Windows	Norhill	Approval
20	425 Columbia St	New Construction – Garage or Carport	Houston Heights South	Approval
21	1925 Washington Ave	Alteration – Sign	Old Sixth Ward	Approval

Staff recommendation: Approval of all Item(s) E. No.'s, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 20.
Commission action: Accepted staff recommendations for Item E., No's 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 20 Certificates of Appropriateness (COA) and Certificates of Remediation (COR).

Motion: CSmith

Vote: Unanimous

Second: Hille

Opposed: None

ITEM(S) E. 1, 2, 3, 4, 18, 19, AND 21 WERE REMOVED FOR SEPARATE CONSIDERATION

E.1. 202 E 31ST ½ STREET

Staff recommendation: Denial of demolition COA. Options: i) issue Permit Moratorium; or ii) issue COR for repair, reconstruct, or restore all or part of the demolished structure using as much salvaged material, or iii) relocate a contributing structure to site with conditions.

Commission action: Deny the demolition COA, adding the permit moratorium choosing option i); preventing development for two years after date of demolition.

Speaker(s): Jeffrey Sturman – applicant, Ty Kekoa, Council Member for District H, Mario Castillo Office, Tonia Wells, Sabrina Norman, Yvette Leno

Motion: Escobar

Vote: Unanimous

Second: Jones

Opposed: None

E.2. 509 EUCLID STREET

Staff recommendation: Approval.

Commission action: Deny, based on massing.

Speaker(s): Edis Hobson – applicant, Michael Conner, Jane Buchanan, Nancy Wood, Paul Whitehouse, Travis Boyde – opposed

Motion: Browning

Vote: Unanimous

Second: CSmith

Opposed: None

E.3. 1118 TULANE STREET

Staff recommendation: Approval.

Commission action: Approve with the condition the stone be retained and replaced only when necessary, with the same or like material.

Speaker(s): Steven Robinson, applicant – supportive

Motion: Davis

Vote: Carried

Second: Hille

Opposed: Browning

E.4. 914 MAIN STREET

Staff recommendation: Approval, (HAHC to determine if Option 1 or Option 2 is recommended)

Commission action: Approved, HAHC selected Option 2.

Speaker(s): None

Motion: Hille

Vote: Carried

Second: Garica

Abstaining: Bucek

E.18. 1136 ALGREGG DRIVE

Staff recommendation: Approval.

Commission action: Accepts staff's recommendation for approval.

Speaker(s): Laurance Febo, Drew Lauer – supportive

Motion: Jones

Second: CSmith

Vote: Unanimous

Opposed: None

E.19. 1139 W MELWOOD STREET

Staff recommendation: Approval.

Commission action: Deferred.

Speaker(s): None

Motion: CSmith

Second: Hille

Vote: Unanimous

Opposed: None

E.21. 1925 WASHINGTON AVENUE

Staff recommendation: Approval.

Commission action: Defer and to work with the applicant to revise the proposed sign so that its placement, design, and illumination comply with the Sixth Ward guidelines, and ensure that the installation does not make irreversible or difficult-to-reverse alterations to the building.

Speaker(s): None

Motion: Hille

Second: Jones

Vote: Carried

Abstaining: Garcia

AGENDA WAS TAKEN OUT OF ORDER TO MOVE, ITEM H BEFORE G

Motion: Jones

Second: Garcia

Vote: Unanimous

Opposed: None

H. PUBLIC COMMENTS

Speaker(s): Mary Schultz, Duane Bradley, John Santerilli, Patti Proietti, Virginia Kelsey, Candi Cardona

G. POSSIBLE RECONSIDERATION OF THE NORHILL DESIGN GUIDELINES THAT WERE APPROVED WITH CONDITIONS AT THE JUNE 18, 2026 HAHC MEETING

Commission action: Resend June's conditional tentative approval of the Norhill Guidelines, which were previously approved with conditions, and move forward with a select committee to be formed, at the Chair's discretion, to identify any remaining issues and work with staff to develop language addressing the required changes, including:

- Clarifying and cleaning up the FAR language;
- Clarifying the language regarding attic plate height and effective ridge height;
- Clarifying how the resulting FAR is calculated in relation to the prescribed setbacks; and
- Removing any remaining inconsistencies within the guidelines.

Motion: Jones

Second: Blakely

Vote: Unanimous

Opposed: None

F. REVIEW OF THE REVISED RULES OF PROCEDURE FOR HAHC

Legal Counsel Heather Cook, stated the changes are primarily housekeeping updates to make the rules consistent with current practice and law, while eliminating unnecessary material.

I. COMMENTS FROM THE HAHC

Blakely, asking for plans in packets can be side by side scale drawings. Big drawings are printed out and not to be shrined. Staff will work to incorporate requests.

J. HISTORIC PRESERVATION OFFICER'S REPORT

Interim Historic Preservation Officer; Vonn Tran spoke about saving Harper School.

K. ADJOURNMENT

There being no further business brought before the Commission, Chair David Bucek adjourned the meeting at 6:16PM.

David Bucek, Chair

Vonn Tran, Secretary