

**AGENDA ITEM: Ib**

HPO File no. 100902

**SITE NAME:**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

**Owner:** Tim Daponte

**Applicant:** Kimberly Bearden, Allegro Builders

Time Frame	Date Accepted	90-day Waiver
	September-09-2010	N/A

**SITE INFORMATION:**

Tracks 17B & 18B, Block 174, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a two story garage apartment building.

**TYPE OF APPROVAL REQUESTED:**

The owner and applicant requests approval of a certificate of appropriateness for the following work:

- Demolish existing two-story garage apartment building.

**HISTORY AND SIGNIFICANCE:**

At the time of the Houston Heights Historic District West survey, the garage apartments, built circa 1920's, was listed on the inventory as "potentially-contributing."

The property is contained within the boundary of the Houston Heights Historic District West. The Historic District is contained within the boundaries of Houston Heights, which was designated as a Multiple Resource Area (MRA) on June 22, 1983 by the National Park Service. Houston Heights was designated as a MRA because it was at one time an independent municipality of less than 50,000 inhabitants (1896-1918), a requirement of the designation, and the area also contains a large number of buildings that have been individually listed in the National Register of Historic Places, another requirement. On April 10, 1991 in conjunction with the Houston Heights Centennial Celebration that year, Houston City Council designated the entire Houston Heights Subdivision as Houston Heights Historic District of the City of Houston (Resolution No. 91-15). The resolution proclaimed Houston Heights as "one of the first planned communities in the State of Texas ... the largest intact historic district in the city .... tangible evidence of Houston's architectural and historical legacy .... an area with great potential for enhancement and revitalization as a point of interest in the city." While that designation granted no powers or conferred no rights or privileges associated with the designation, it was the second of such resolutions passed by City Council to recognize neighborhoods in Houston for their historical and architectural significance to the city. After the passage of the city's Historic Preservation Ordinance in 1995 by City Council, many buildings have been designated also as City of Houston Landmarks and Protected Landmarks.

Houston Heights was so well planned from its inception by the Omaha and South Texas Land Company in 1891, and as the result, it became very attractive to investors, and Houston Heights grew rapidly and eventually was incorporated as a city in 1896. It flourished as a distinct municipality until 1918 when the residents, by vote, agreed to be annexed to the City of Houston. The reason that the citizens of Houston Heights voted for the annexation to Houston was primarily to guarantee a broader tax base with which to support their public schools. Houston Heights grew rapidly in the 20th century, but continued to maintain its unique identity, which was reflected in its original planning. Today the area still maintains the feeling of a distinctive, self contained "small town" with its predominantly small 19<sup>th</sup> century, one-story cottages and larger, two-story Victorian-era homes, and numerous early 20<sup>th</sup> century bungalow style buildings. It also boasts a thriving business district on 19<sup>th</sup> Street (now predominantly antique shops, retail and restaurants) and a large industrial district west of the business section. The neighborhood also contains the original city hall of Houston Heights (also the fire station and jail). Also located

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

there are a number of historic churches, theatres, corner stores, private and public parks, fraternal halls and schools.

**APPROVAL CRITERIA FOR DEMOLITION:**

Sec. 33-247. Same--Demolition of landmark, protected landmark, contributing structure, potentially contributing structure or within archaeological site.

(a) The issuance of a certificate of appropriateness for the demolition of a landmark, a contributing structure or a potentially contributing structure, or for demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment by the applicant of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

(3) Determination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:

S D NA S - satisfies D - does not satisfy NA - not applicable

(a) That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of an historic district, if applicable;

**The property located at 409 W. 13<sup>th</sup> Street was originally part of the adjoining property at 1301 Rutland and the existing structure was originally built as a garage. City of Houston Directories and Sanborn Fire Insurance Maps indicate the structure was utilized as a dwelling beginning in 1922 with one tenant. Since 1922 the building has been expanded into a 3 unit apartment building.**

**Historically, garages, barns, and other “out buildings” were constructed with lower grade materials and with less attention paid to craftsmanship than the primary residence. This hierarchy in materials and craftsmanship was also symbolic of the building’s secondary importance. The structure at 409 W. 13<sup>th</sup> Street, although currently utilized as apartments, was not built to the same standards as a primary residence and is in deteriorating condition. The building does not reinforce the historic character of the property or the integrity of the Historic District.**

(b) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

**Applicant states they plan to construct a new one and a half story bungalow that will be in keeping with the historic character of the neighborhood.**

(c) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness.

**CERTIFICATE OF APPROPRIATENESS**

---

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

---

---

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

**Site Location Map  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**

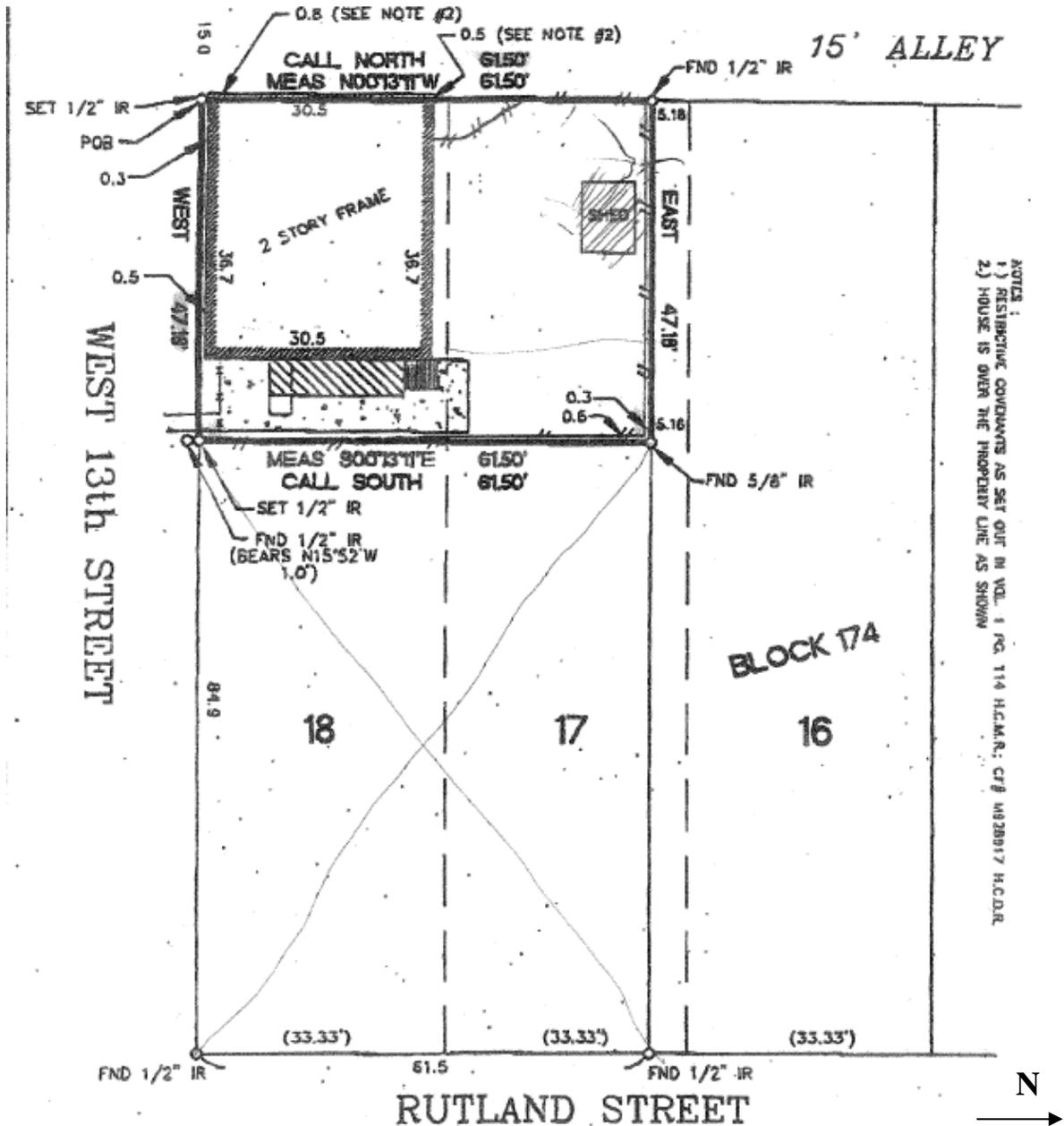
# AGENDA ITEM: Ib

SITE NAME:

HPO File no. 100902

SITE LOCATION: 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

## Site Plan Not to Scale



Photographs Showing Current Condition

# CERTIFICATE OF APPROPRIATENESS

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

---



**View from street**

**Photographs Showing Current Condition**

---

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

---



**View from alley**

---

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

**Photographs Showing Current Condition**



**West Elevation**

---

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

**Photographs Showing Current Condition**



**East Elevation**

**CERTIFICATE OF APPROPRIATENESS**

**AGENDA ITEM: Ib**

**SITE NAME:**

**HPO File no. 100902**

**SITE LOCATION:** 409 W. 13<sup>th</sup> Street – Houston Heights Historic District West

---

**Photographs Showing Current Condition**



**North Elevation**

---

**CERTIFICATE OF APPROPRIATENESS**