

AGENDA ITEM: Ig

HPO File no. 100907

SITE NAME:

SITE LOCATION: 1319 Rutland – Houston Heights Historic District West

Owner: Michael Newburn

Applicant: Harvard Heights

Time Frame	Date Accepted	90-day Waiver
	September-07-2010	N/A

SITE INFORMATION:

Lot 12, Track 11, Block 174, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site contains a historic, one and one half story wood frame house.

TYPE OF APPROVAL REQUESTED:

The applicant seeks approval of a Certificate of Appropriateness for the following work:

- Demolish existing non-contributing carport which does not require a certificate of appropriateness; Construct a new, detached one-story carport and garage at the rear of the lot; The proposed garage will be built on slab foundation and will be set back 99'-0" from east front property line; Garage and carport will measure 42'-0" in width, facing Rutland and 32'-0" in length; The garage will feature a hipped roof covered in composition shingles and exterior walls will be clad with horizontal lap fiber cement siding; Carport will feature square wood columns
- East Elevation (front facing Rutland): Elevation will feature one roll up type window, Please see elevation drawings for fenestration details
- South Elevation (facing side property): Elevation will feature one pedestrian door with multiple panels and one overhead roll up type garage door; Please see elevation drawings for fenestration details
- North and West Elevations (facing side and rear property); Elevations will not feature any window or door openings

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District West survey, the Bungalow, construction in 1920, was classified on the inventory as "potentially-contributing" due to the front entry door and porch columns.

The property is contained within the boundary of the Houston Heights Historic District West, which was designated as a historic district by City Council on December 19, 2007. 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

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Houston for their historical and architectural significance to the city. The resolution designating Houston Heights had also been recommended to City Council by the Houston Archaeological and Historical Commission (HAHC) at the request of the Houston Heights Association (HHA). The action taken by City Council was also warranted as Houston Heights had been honored previously in 1988 when the Houston Heights Urban Main Street Project on West 19th Street was established by the Texas Historical Commission and the National Trust for Historic Preservation. The program successfully achieved economic development and at the same time preserved the historic buildings which enhanced the success and made it unique. The Texas Historical Commission approved a Recorded Texas Historical Landmark (Subject Marker) for Houston Heights which was dedicated during the Centennial Celebration in 1991. Many other sites and buildings in Houston Heights have been designated as Recorded Texas Historical Landmarks as well. 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 voted "dry" in 1912, guaranteeing that alcohol may not be sold – an extremely unique ordinance adopted by Houston Heights and continuously enforced by the City of Houston. 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 19th century, one-story cottages and larger, two-story Victorian-era homes, and numerous early 20th century bungalow style buildings. It also boasts a thriving business district on 19th 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 there are a number of historic churches, theatres, corner stores, private and public parks, fraternal halls and schools.

APPROVAL CRITERIA FOR NEW CONSTRUCTION:

Sec. 33-242. Same-New construction in historic district.

(a) The HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

- (1) The new construction must be compatible with the setbacks along the blockface and facing blockface(s);
- (2) The exterior features of new construction must be compatible with the exterior features of structures along the block face and facing blockface(s); and
- (3) The proportions of the new construction, including height, width, length, and roofline, must be compatible with structures and objects along the blockface and facing blockface(s).

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

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Site Location Map
Not to scale



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Current Photograph of Residence and Existing Carport



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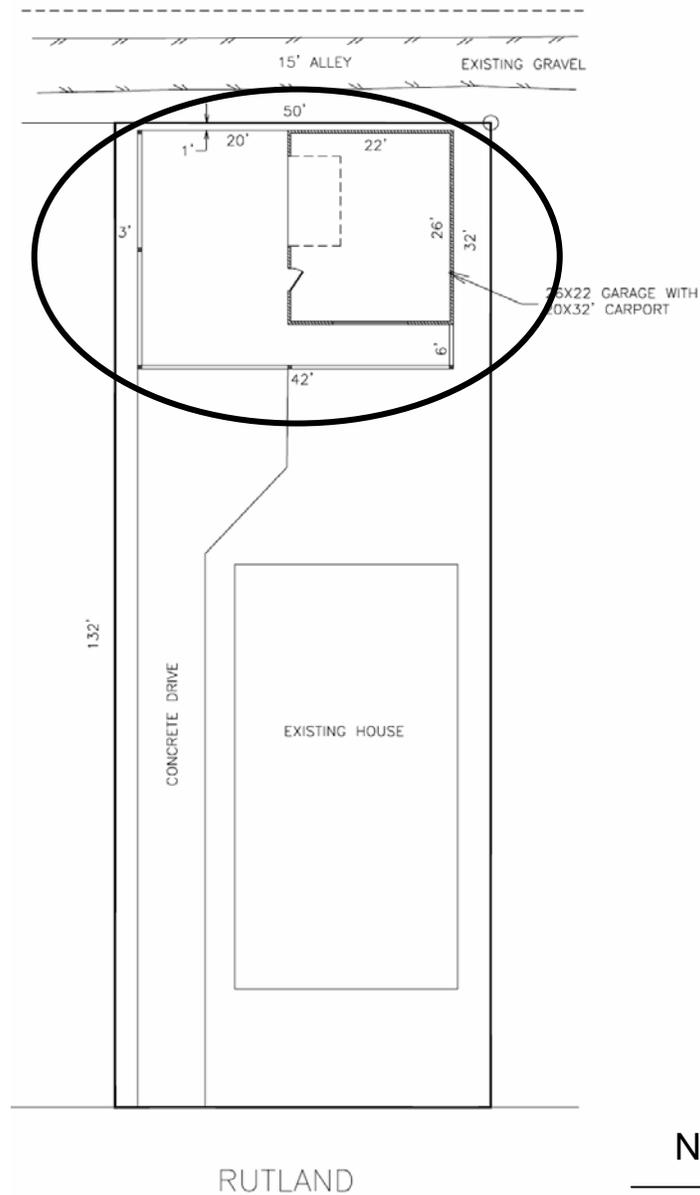
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**Site Plan
Not to scale**



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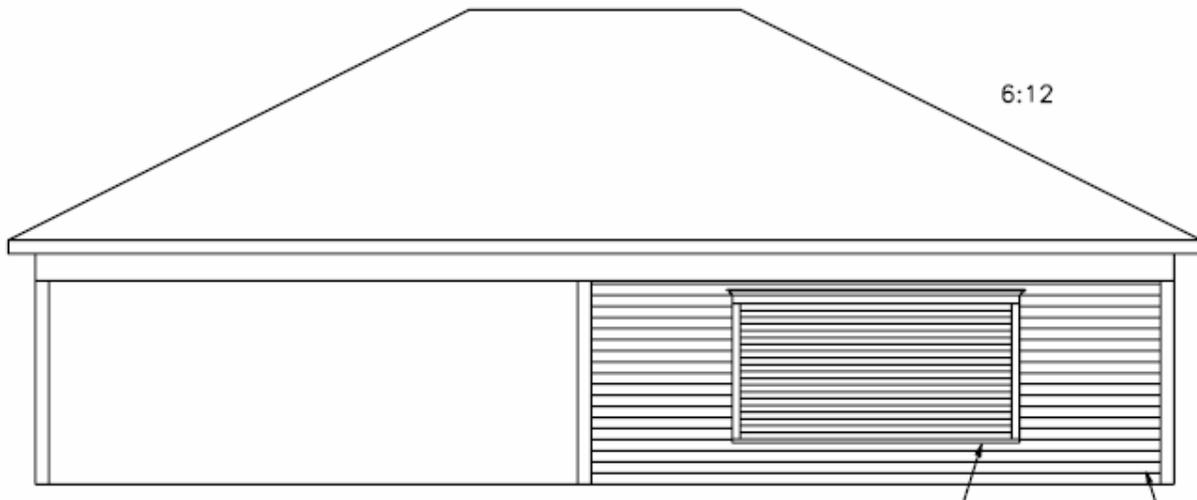
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**East (front) Elevation
Facing Rutland Street
Not to scale**



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**South (side) Elevation
Not to scale**



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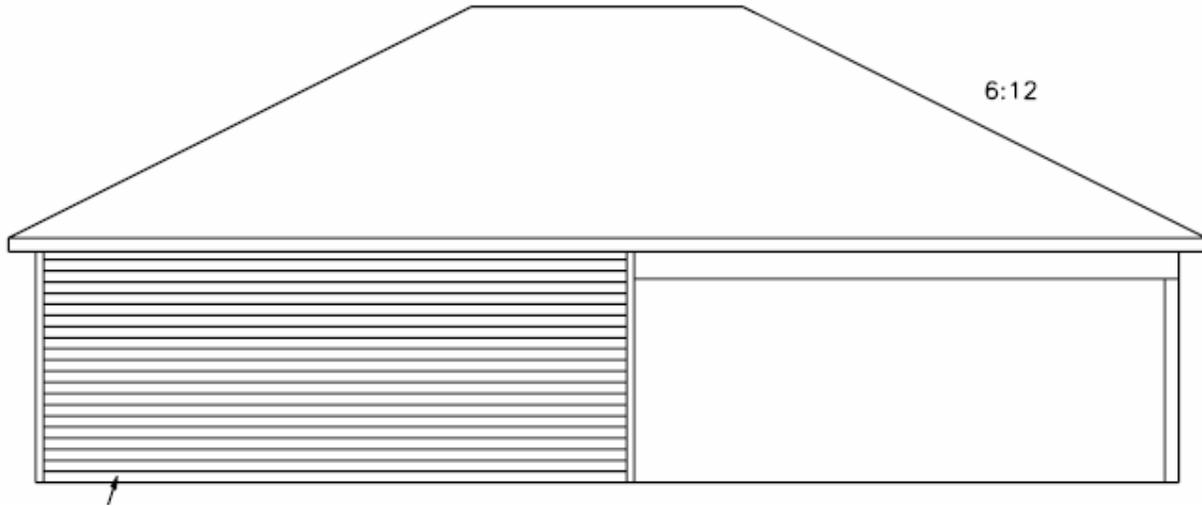
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**North (side) Elevation
Not to Scale**



West (rear) Elevation

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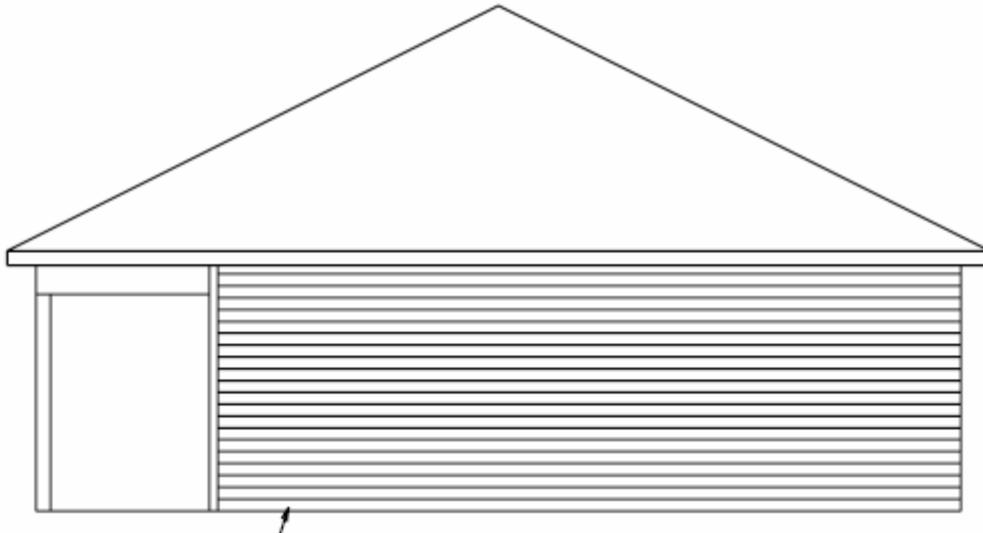
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Facing Alley
Not to scale



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