

AGENDA ITEM: li

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

Owner: Robert Braastad

Applicant: Estrella Remodeling

| Time Frame | Date Accepted | 90-day Waiver |
|------------|---------------|---------------|
| | Oct-05-2010 | N/A |

SITE INFORMATION:

Tracts 10A, 11A & 12A, Block 137, Houston Heights Subdivision, Houston, Harris County, Texas. The site contains a one-story frame residence, and a one-story frame detached garage.

TYPE OF APPROVAL REQUESTED:

The applicant was approved a Certificate of Appropriateness at the February 11, 2010 HAHC meeting for the construction of a new detached garage apartment, but the proposed work never commenced. The applicant requests approval of a certificate of appropriateness for the following work which is a revision from the previously approved plan:

- At the rear of the primary residence, construct a new 750 square foot detached one-story workshop; Workshop will be set back 72'-0" from the front property line, 3'-0" from both the rear and south side property line and 17'-0" from the north side property line; Garage will be constructed on a slab foundation and will feature a gable roof; Exterior will be clad in horizontal lap fiber cement type siding; Roof will be clad with asphalt composition shingles; Garage will measure 30'-0" in width facing E 15th Street and 25'-0" in length facing the side property; Overall height to roof ridge will be approximately 16'-0";
- West Elevation (facing alley): Workshop will feature one pedestrian door and two sash windows with 1/1 lites; Please see elevation drawings for fenestration details
- South Elevation (facing E. 15th Street): Workshop will feature two sash windows with 1/1 lites; Roof will feature two gable dormers which will have two sash windows with 1/1 lites; Please see elevation drawings for fenestration details
- East Elevation (facing side property line): Workshop will feature two sash windows with 1/1 lites; Please see elevation drawings for fenestration details
- North Elevation (facing rear property line, not visible from right-of-way): Workshop will feature two sash windows with 1/1 lites; Roof will feature two gable dormers which will have two sash windows with 1/1 lites; Please see elevation drawings for fenestration details

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District East survey, the primary residence, a Craftsman Bungalow built in 1919, was classified on the inventory as "potentially-contributing."

The property is contained within the boundary of the Houston Heights Historic District East which was designated by City Council on February 21, 2008. 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

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: II

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

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. 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 as requested by the applicant.

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: ii

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

**Site Location Map
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: li

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

**Current Photograph
Not to scale**

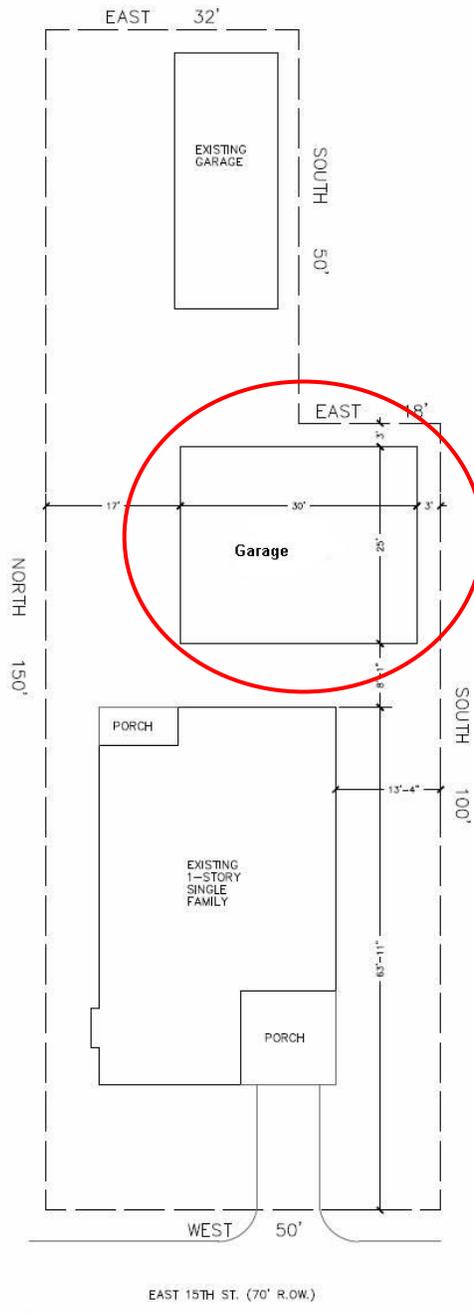


CERTIFICATE OF APPROPRIATENESS

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

**Site Plan
Showing Proposed Garage
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

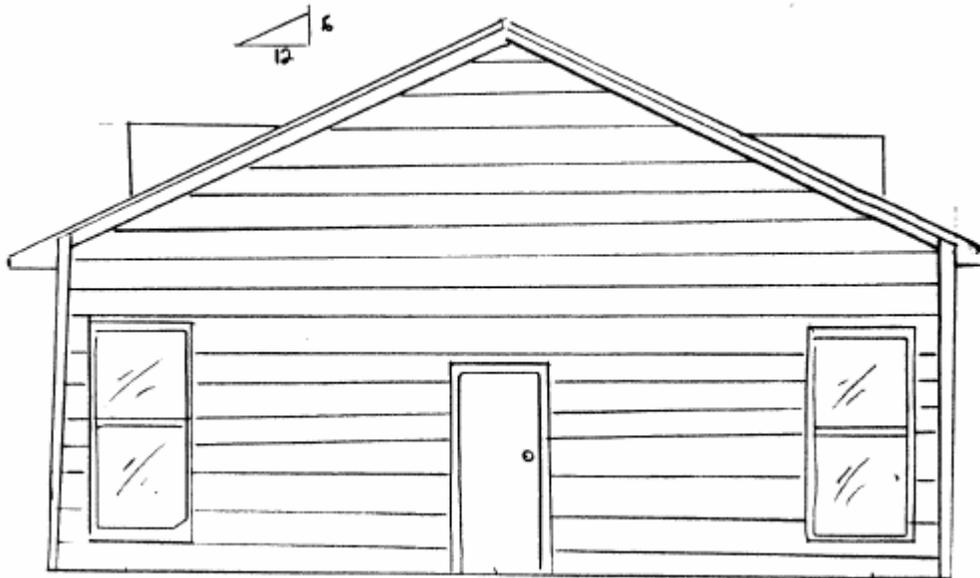
AGENDA ITEM: ii

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

**West Elevation
Facing Alley
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

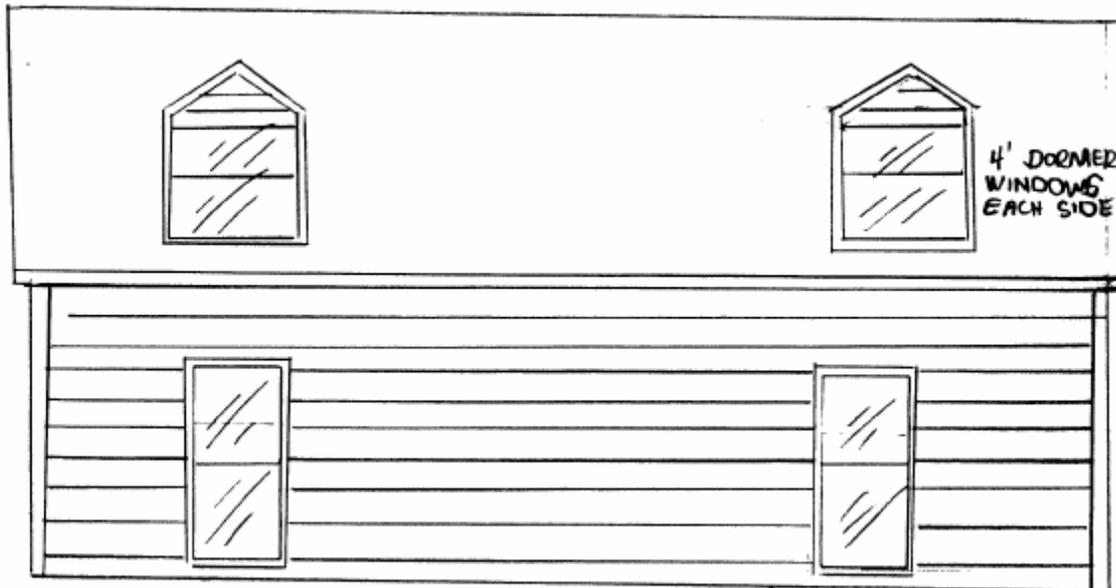
AGENDA ITEM: ii

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

**South Elevation
Facing E. 15th Street
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

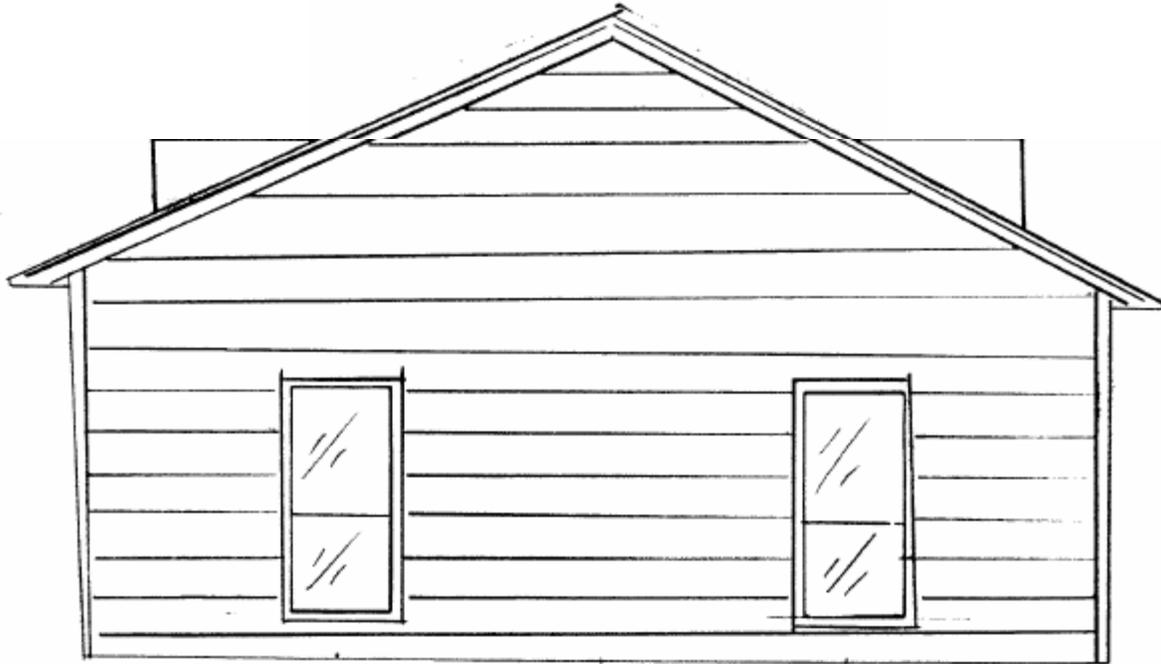
AGENDA ITEM: ii

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

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



CERTIFICATE OF APPROPRIATENESS

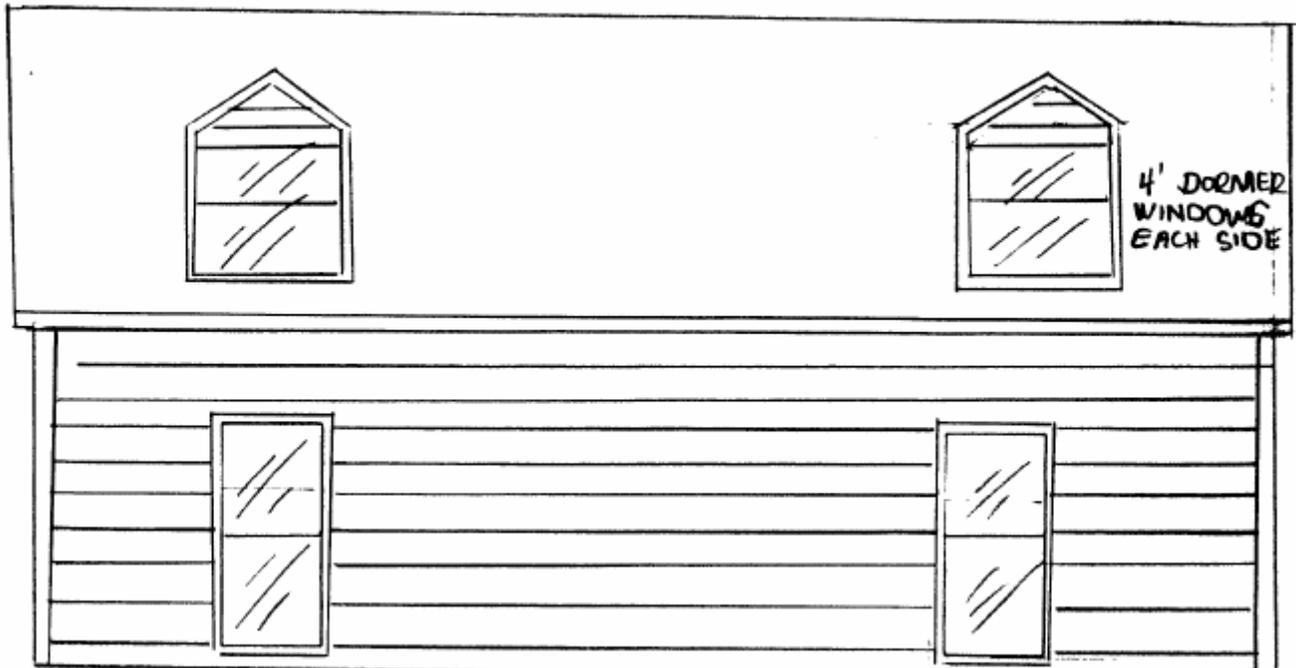
AGENDA ITEM: ii

HPO File No. 101010

SITE NAME:

SITE LOCATION: 411 E. 15th Street – Houston Heights Historic District East

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



CERTIFICATE OF APPROPRIATENESS