

**AGENDA ITEM: IVe**

**HPO File No. 101105**

**SITE NAME:**

**SITE LOCATION:** 1240 Ashland Street – Houston Heights Historic District West

**Owner:** Kristine Vu

**Applicant:** Miguel Talamantes

Time Frame	Date Accepted	90-day Waiver
	November-1-2010	N/A

**SITE INFORMATION:** Lot 19, Block 185, Houston Heights, Houston, Harris County Texas. The site includes a historic one story wood framed house and detached one story garage.

**TYPE OF APPROVAL REQUESTED:**

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

- Construct a new detached garage at the rear of the property which will be located entirely behind existing house; The proposed garage will be covered by a hipped roof with an approximate overall height to roof ridge of 16'-0" and will be clad in horizontal lap wood or cementitious siding; The proposed garage will be 22' in width and 21' in depth and will be located completely behind the existing house;
- East Elevation (Front - Facing Ashland Street); Proposed garage will feature a single pedestrian door;
- South Elevation (Facing Side Property Line); Elevation will not feature any doors or windows;
- North Elevation (Facing Side Property Line): Elevation will not feature any doors or windows;
- West Elevation (Facing Rear Property Line): Garage will feature a single overhead roll up type garage door.

**HISTORY AND SIGNIFICANCE:**

At the time of the Houston Heights Historic District West survey, the hipped gable front cottage, constructed circa 1915, was classified on the inventory as "Contributing".

The property is contained within the boundary of the Houston Heights Historic District. 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. 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 19<sup>th</sup> 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

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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.

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 match the typical setbacks of existing contributing structures in the historic district
(2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
(3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
(4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
(5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

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**Site Location Map  
Not to Scale**



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**Photo of House  
Showing Current Condition**



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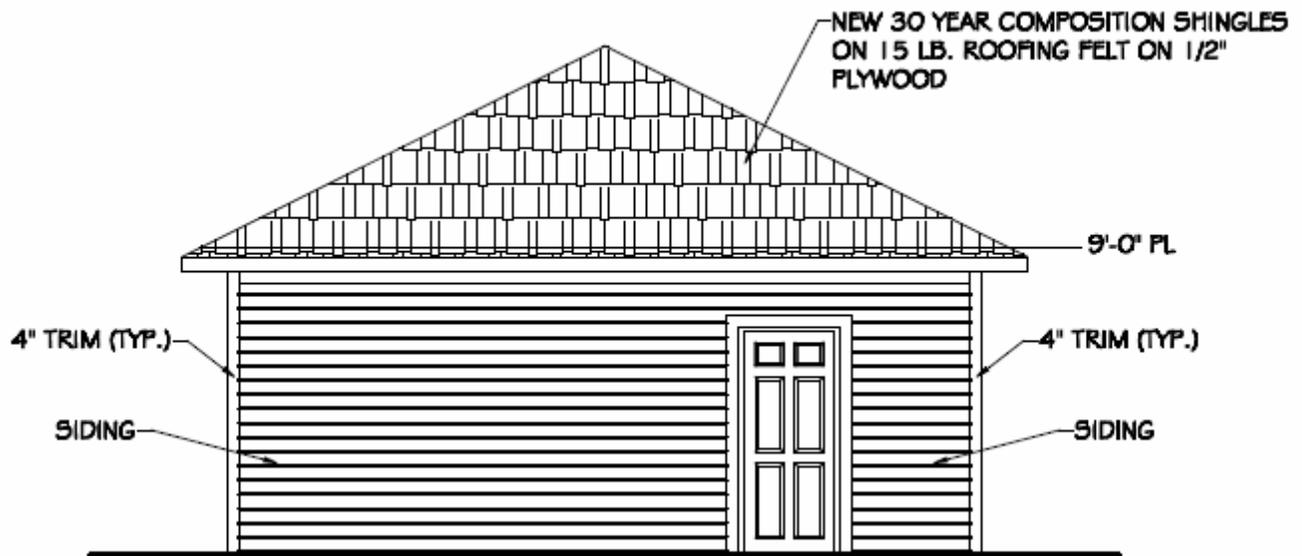
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**East Elevation  
Facing Ashland  
Not to Scale**



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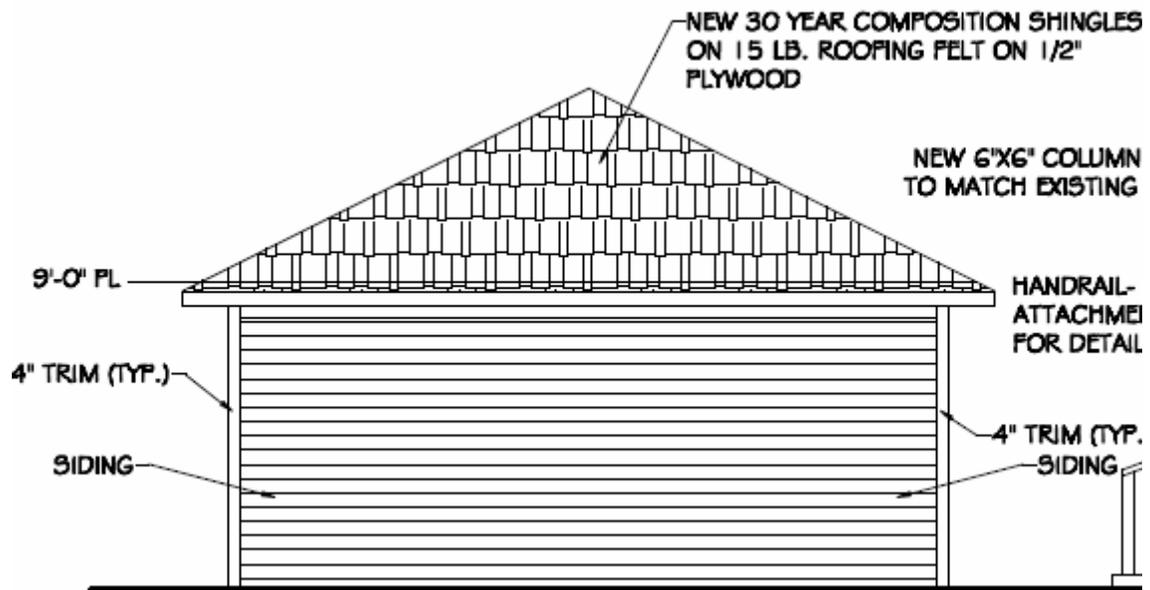
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**South Elevation  
Facing Side Property Line  
Not to Scale**



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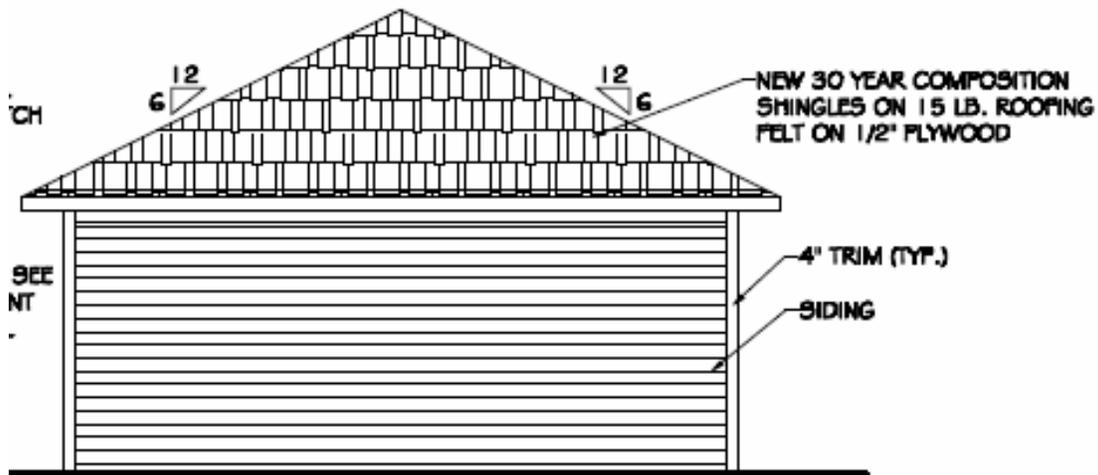
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**North Elevation  
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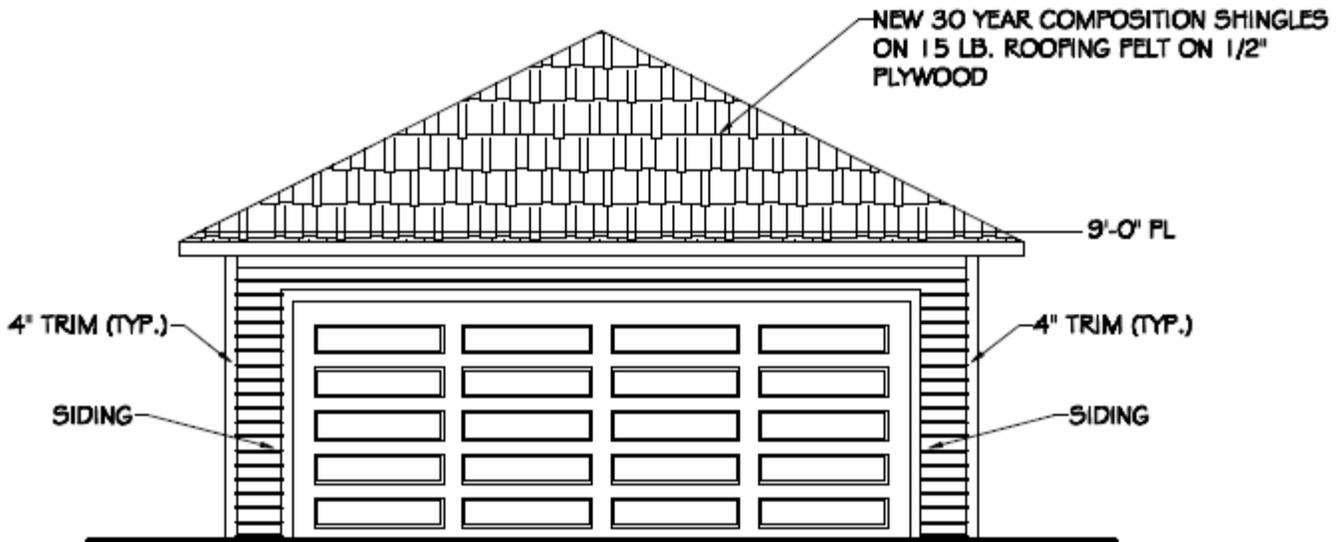
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**West Elevation  
Facing Rear Property Line  
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