

AGENDA ITEM: 1e
HPO File No. 110305

SITE NAME:

SITE LOCATION: 716 Sabine Street – Old Sixth Ward Historic District

Owner: Lee Roeder

Applicant: Kirby Mears, architect

Time Frame	Date Accepted	90-day Waiver
	March-9-2010	N/A

SITE INFORMATION:

Lots 1 and 2, Block 1, Sabine Street Addition, being a re-plat of lot 12 Renner Addition, an unrecorded subdivision, City of Houston, Harris County, Texas. The site is vacant.

TYPE OF APPROVAL REQUESTED:

The applicant was approved a certificate of appropriateness to relocate the Gottlieb Eisele House to this site at the January 2011 HAHC meeting. The applicant requests approval of a certificate of appropriateness for the following work:

- The house will be placed on a raised pier and beam foundation approximately 20" in height; Piers will be a concrete block clad in stucco; House will be set back 25' from Sabine Street which will require a variance from the Houston Planning Commission; The 25' set back is compatible with the set backs of other existing historic homes on the block and block face; Please see attachment
- Restore the Gottlieb Eisele house to its circa 1872 appearance; Prior to the relocation of the house, the existing hipped roof, which is a later alteration, was removed and the house was cut in to two pieces to facilitate the relocation; The applicant proposes to reconstruct the roof to its circa 1872 appearance which featured a side facing gable roof with roof ridge parallel to the street with closed eaves; Rear additions, which constitute later construction phases will be re-configured and will be covered by a new gable roof which will intersect with the main roof ridge; Roof will be clad in standing seam metal; On front and side elevations, restore existing wood sash windows with 6/6 lites and jig cut eave details which are original to the house;
- West (front) Elevation: Reconstruct the front porch to its circa 1872 appearance; The front porch was altered when the historic building was remodeled to its present Bungalow appearance; New porch will feature a forward facing applied gable roof to be supported by a pair of square wood columns; Porch will feature a wood stick perimeter handrail; Install new louvered wood shutters on each of the forward facing windows to match ones seen on historic photo;
- South Elevation (facing Side property line): Rear addition will feature one double hung wood window with 6/6 glass lite; Install new louvered wood shutters on each of the side facing windows to match front;
- North Elevation (facing Side property line): Construct a new pedestrian entry door opening which will be accessed by a small wood stoop which will feature a simple wood stick handrail and will be covered by a shed roof awning; Door will be a solid wood paneled door; Window closest to Sabine will be shortened approximately 20";
- East Elevation (facing rear property line): Rear addition will be covered by tandem gable roofs which will intersect with the main roof ridge at same height and pitch; Rear elevation will feature three double hung wood sash windows with 6/6 glass lites;

HISTORY AND SIGNIFICANCE:

The subject property is to be relocated is located within the boundary of the Old Sixth Ward Historic District which was created when the Historic Preservation Ordinance was amended by City Council on August 1, 2007. The property is also located within the Old Sixth Ward Historic District listed in the National Register of Historic Places on January 23, 1978. Said property is currently vacant.

CERTIFICATE OF APPROPRIATNESS

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Originally part of the Fourth Ward until 1876, the Old Sixth Ward Historic District today has one of the largest concentrations of Victorian-era buildings in Houston. The area maintains the feeling of a modest, self-contained neighborhood with its predominantly small 19th-century, one-story cottages, two-story Victorian-era homes, and some early 20th-century bungalow style buildings. The neighborhood also contains fire stations, churches, corner stores, and a school.

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
(11) The proposed activity will comply with any applicable deed restrictions.

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

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NOTE: The applicant will be required to re-plat the existing two lots, which themselves are a re-plat of an earlier unrecorded plat. The existing re-plat is comprised of two residential lots each 37' in width and 150'-0" in depth. The new lot configuration will have a residential lot which faces Sabine Street, which is the site of the relocated historic house and an easement to the south side of it which will provide access to the new residential structure to be constructed at the rear of the lot. A variance will be required for the 25' set back due to an additional 10' in street width dedication at the time the lot was originally re-platted. The variance will allow the house to be located forward of the 30' setback to be in line with the other existing historic houses on the block face.

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**Site Location Map
Not to scale**

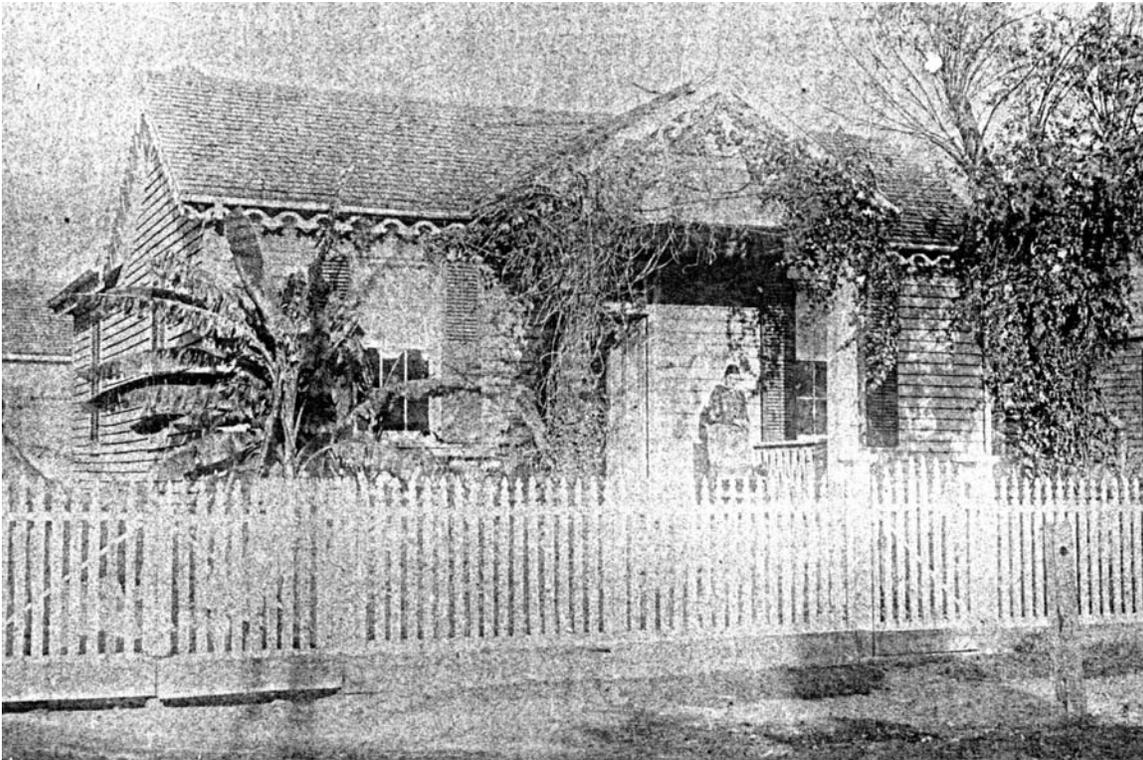


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**Historic Photo of Gottlieb Eisele House
Circa 1880**



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**Photo of Gottlieb Eisele House Prior to Relocation
Showing Altered Roof and Porch**



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**Photo of Gottlieb Eisele House
After Relocation to 716 Sabine Street**

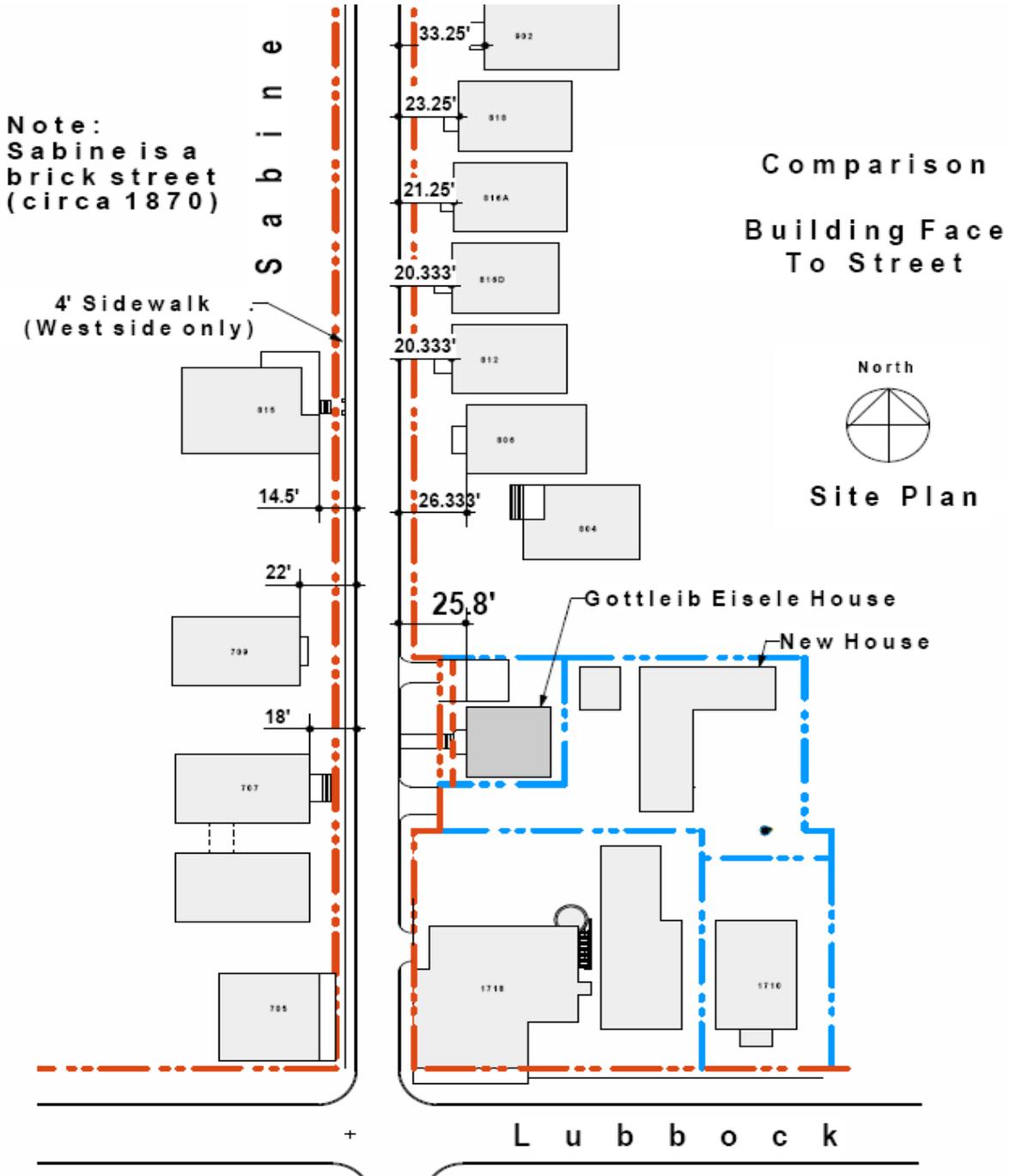


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Proposed Site Plan
Showing Existing Set Backs Along Sabine St.
Not to scale

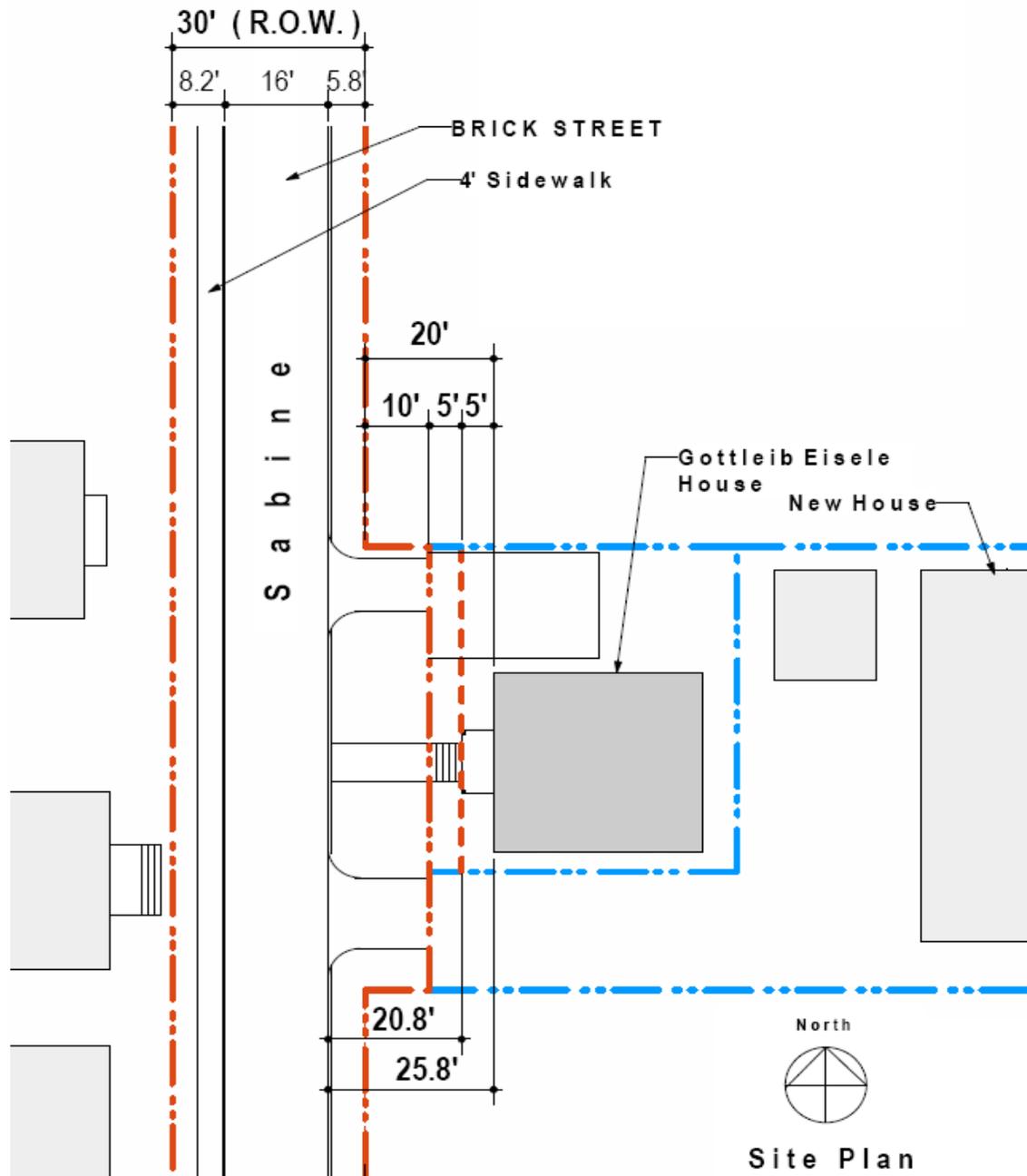


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Proposed Relocation Site Plan
Showing Historic Gottlieb Eisele House Facing Sabine St.
Not to scale



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West Elevation
Facing Sabine Street
(Elevation shows new roof with restoration of eave and porch details)
Not to Scale



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South Elevation
Facing Side Property Line
Not to Scale



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North Elevation
Facing Side Property Line
Not to Scale



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**East Elevation
Facing Rear Property Line
Not to Scale**



CERTIFICATE OF APPROPRIATNESS