

AGENDA ITEM: In

HPO File No. 110314

SITE NAME:

SITE LOCATION: 1401 Tulane Street - Houston Heights Historic District West

Owner: Teriann Miller

Applicant: Dave Tonetti – Builder/Scott Palermo-Architect

Time Frame	Date Accepted	90-day Waiver
	March-9-2011	N/A

SITE INFORMATION:

Lot 18 & TR 17, Block 152, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one story, wood frame residence.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a Certificate of Appropriateness for the following work to the north detached residential unit:

- Construct a new detached, one and one half story garage at the rear of the lot facing West 14th Street; The new garage will be set back 11'-0" from W. 14th street and will be accessed from the adjacent alley at the west property line; The proposed garage will feature an intersecting gable roof with overall height to the roof ridge of approximately 23'-0"; The proposed garage will be 24'-0" in width facing 14th Street and will contain parking for three cars and 620 square feet of conditioned living space on the second floor; The exterior of the building will be clad in horizontal lap fiber cement or wood siding and the roof will be covered in composition shingles.
- South Elevation (facing W. 14th Street): The proposed garage will feature one fixed window in the gable end; Gable end will feature vertical board and batten type siding (please see elevation drawings for fenestration details)
- West Elevation (facing the alley): Elevation will feature two overhead roll up carriage house style garage doors; Garage doors will feature thin vertical panels and divided upper glass; Gable end will feature a Palladian window and the same vertical board and batten type siding used on the other gable ends. (please see elevation drawings for fenestration details)
- East Elevation (facing rear of house): Garage will feature two window openings (please see elevation drawings for fenestration details)
- East Elevation (facing side property line): Garage will feature a single pedestrian door with solid panels; Gable end will feature one window to match south elevation and will feature vertical board and batten type siding. (please see elevation drawings for fenestration details)

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District West survey the Queen Anne cottage, built circa 1915, was classified 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

CERTIFICATE OF APPROPRIATENESS

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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 19th Street was established by the Texas Historical Commission and the National Trust for Historic Preservation. 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.

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 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

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**Site Location Map
Not to Scale**



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Current Photographs

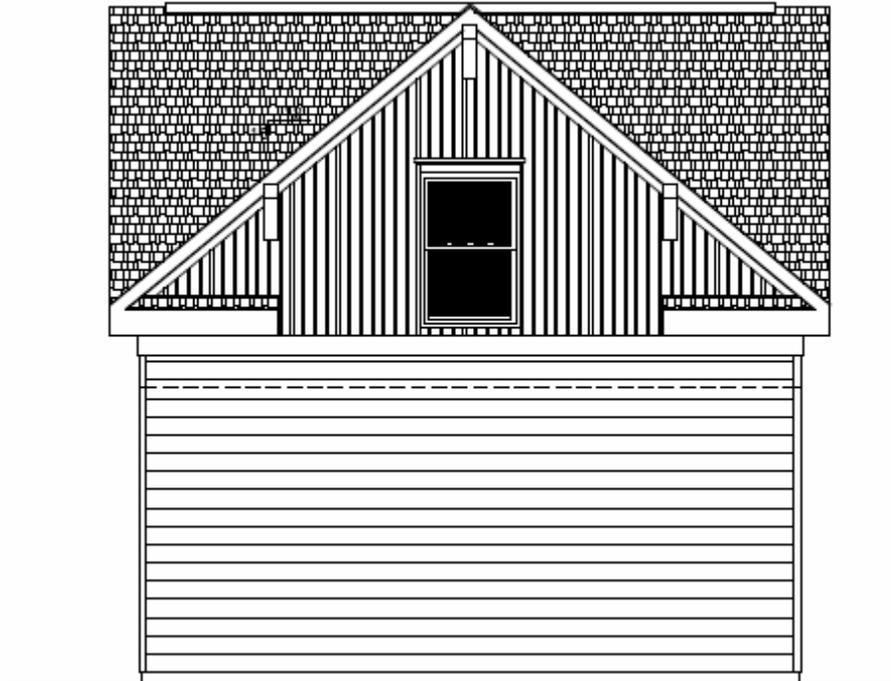


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**South Elevation
Facing 14th Street
Not to Scale**

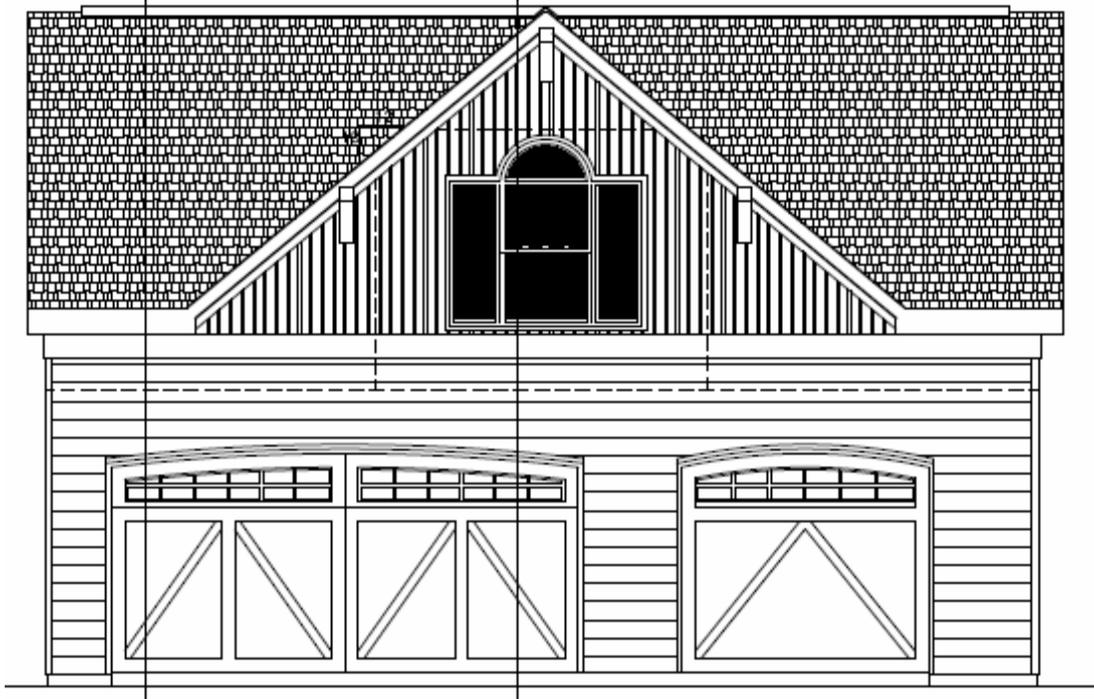


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**West Elevation
Facing Rear Alley
Not to Scale**

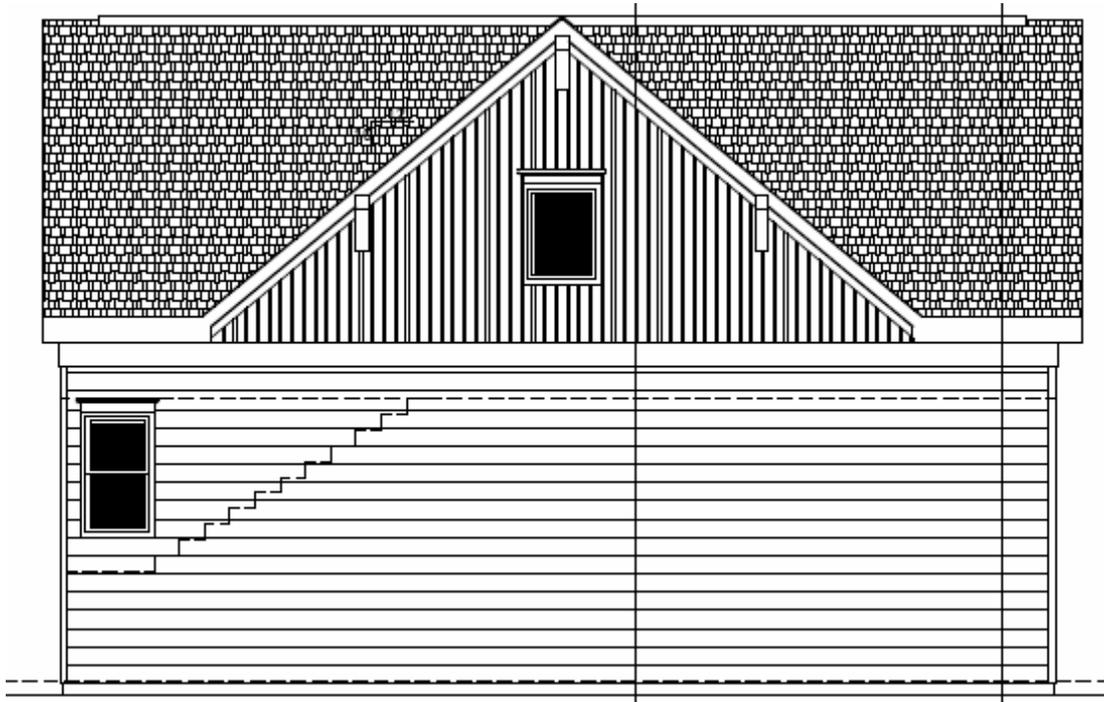


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**East Elevation
Facing Rear of House
Not to Scale**



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



CERTIFICATE OF APPROPRIATENESS