

AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

Owner: Mason Street Co, Inc

Applicant: Tim Leppard

Time Frame	Date Accepted	90-day Waiver
	February-01-2011	N/A

SITE INFORMATION:

Lot 9 & 10, Block 146, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a two story, wood frame residential duplex.

TYPE OF APPROVAL REQUESTED:

The property was approved an alteration to convert the existing duplex into two detached dwellings at the February 16, 2011 meeting of the Houston Archaeological and Historical Commission. The applicant has since made revisions and now requests a certificate of appropriateness for the following work which is a revision to the original proposal:

- During a previous alteration the second floor balcony was enclosed, the applicant proposes to restore the balcony by removing the existing horizontal lap wood siding; New balcony support columns will consist of square wood supports; Bottom half of the supports will feature rectangular panels and square caps, the upper half will feature square capitals; Balcony will also feature a simple stick wood railing; Previous alterations for first floor porch columns called for brick bases with tapered wood porch supports, applicant now proposes to install square wood support columns to match second floor balcony
- East Elevation (front facing Ashland): Second floor will feature one pedestrian door with multiple lites and transom, one pair of wood sash windows with multiple lites and one fixed window with multiple lites (please see elevation drawing for fenestration details)
- North and South Elevation (side facing property line): Revised elevations feature a series of wood sash windows and fixed windows with multiple lites (please see the elevation drawings for fenestration details)

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District West survey the Craftsman duplex, built circa 1925, 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 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

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

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 ALTERATION:

Sec. 33-241. 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 any exterior alterations or addition 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

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

the blockface and facing blockface(s);

- (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

**Site Location Map
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

Current Photograph



CERTIFICATE OF APPROPRIATENESS

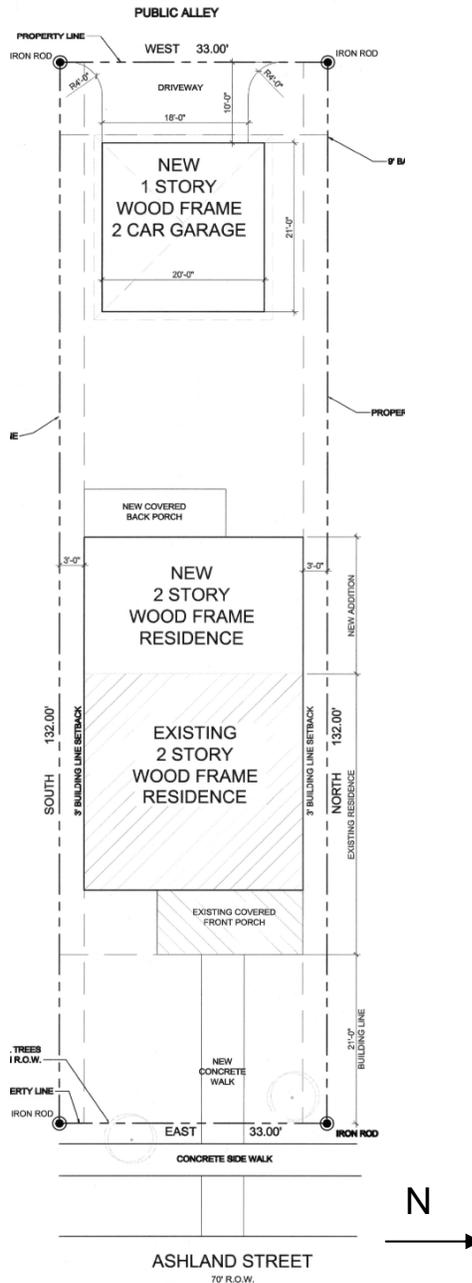
AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

**Site Plan
1527 Ashland
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

**East (front) Elevation
Facing Ashland Street
Not to Scale**



Original Proposed Alteration

CERTIFICATE OF APPROPRIATENESS

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

**East (front) Elevation
Facing Ashland Street
Not to Scale**



Revised Proposed Alteration

CERTIFICATE OF APPROPRIATENESS

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

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



Original Proposed Alterations



Revised Proposed Alterations

CERTIFICATE OF APPROPRIATENESS

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

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



Original Proposed Alterations



Revised Proposed Alterations

CERTIFICATE OF APPROPRIATENESS

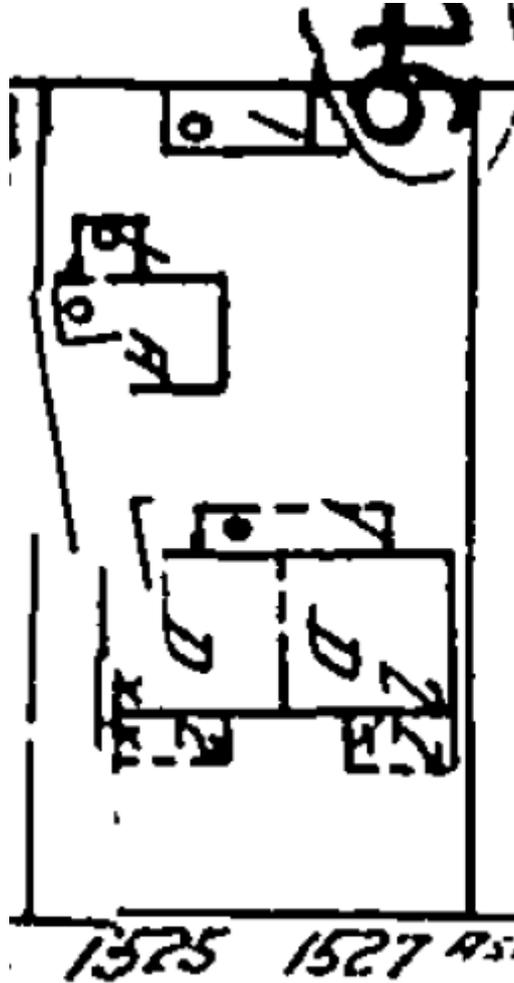
AGENDA ITEM: It

HPO File No. 110320

SITE NAME:

SITE LOCATION: 1527 Ashland Street - Houston Heights Historic District West

Sanborn Fire Insurance Map
Showing Second Floor Balcony



CERTIFICATE OF APPROPRIATENESS