

AGENDA ITEM: Ih

HPO File No. 110508

SITE NAME:

SITE LOCATION: 302 W. 13th Street aka 1243 Allston - Houston Heights Historic District West

Owner: Stefanie Silvano

Applicant: Glenn Eckett – Brittex

Time Frame	Date Accepted	90-day Waiver
	May-3-2011	N/A

SITE INFORMATION:

TRS 1B & 2B, Block 184, Houston Heights Subdivision, City of Houston, Harris County, Texas. The subject of the application is the detached garage apartment, located behind the main residence.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a Certificate of Appropriateness for the following work to the detached residential garage apartment located behind the main residence:

- Remove all existing horizontal lapped 12” cement fiber board, masonite, and T-111 siding from all elevations; Install new 12” horizontal lapped cement fiber board siding on all elevations; Remove existing single hung aluminum frame windows; In same locations install new double hung, insulated, wood sash windows with 1/1 glass lites; Install new 4” trim boards to match existing.

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District West survey the garage apartment, built circa 1940, 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 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. 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

CERTIFICATE OF APPROPRIATENESS

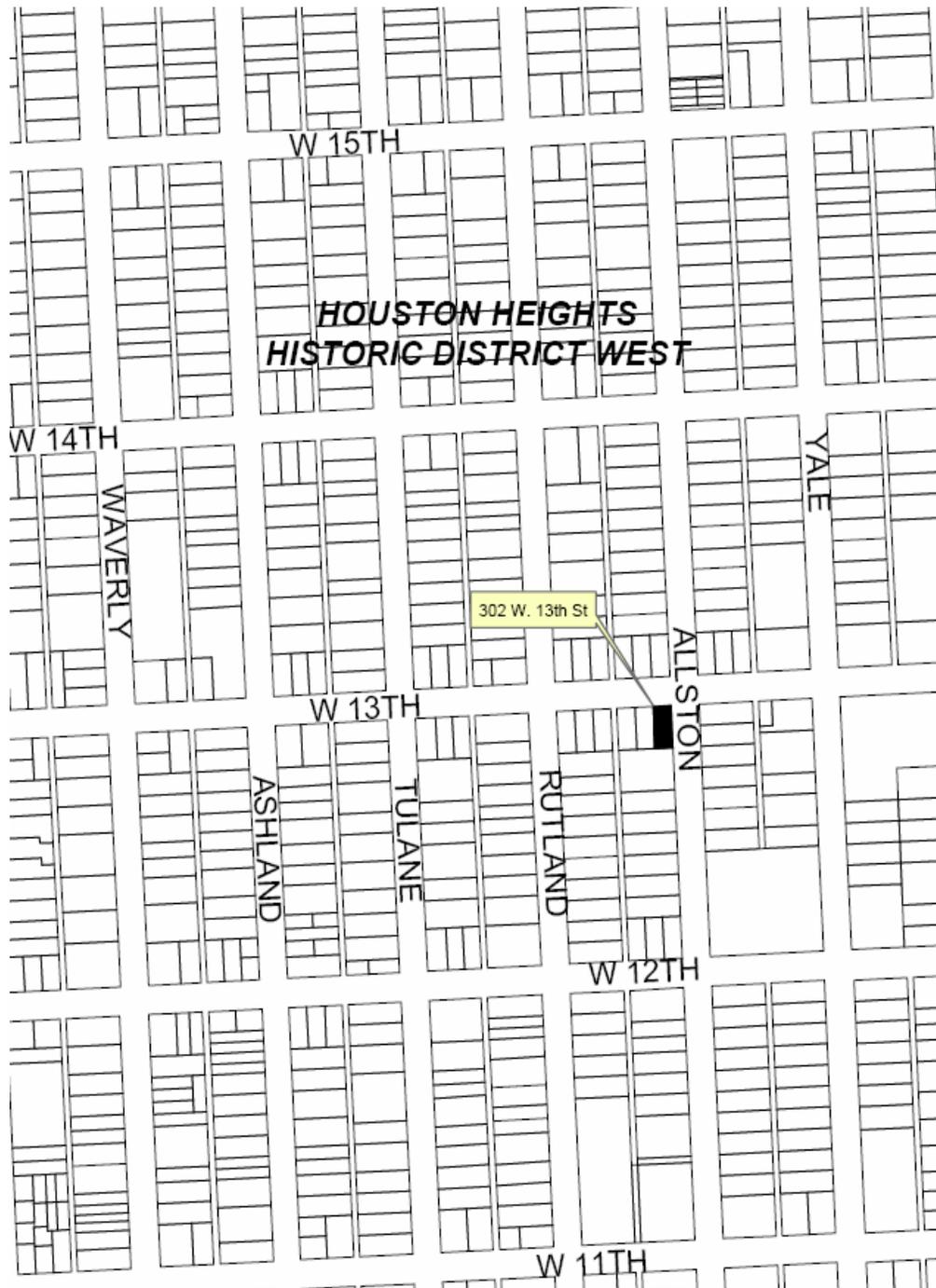
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**Site Location Map
Not to Scale**



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Photograph Showing Existing Condition



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Existing Condition Photos



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