

SITE NAME:

SITE LOCATION: 1326 Tulane Street - Houston Heights Historic District East

Owner: Greg Goodman & Roxanne Claire

Applicant: John Dang, Moduluxe LLC

Time Frame	Date Accepted	90-day Waiver
	April-25-2011	N/A

SITE INFORMATION:

Lot 30, Tract 29, Block 174, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one-story wood frame residence with two-story rear addition.

TYPE OF APPROVAL REQUESTED:

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

- At the rear of the lot, construct a new 320 square foot detached, one-story storage shed to be setback 109'-0" from front property line; Proposed shed will be constructed using two standard sized metal shipping containers in an L configuration; Shed will sit on seven concrete pads welded to anchored plates slightly above grade; Total width of shed, facing Tulane, will be 28'-0", a majority of which will be located behind the existing residence; Total length will be 20'-0"; Shed will feature a flat roof with a wood panel parapet which will mimic a gable roof; Total height including parapet is 11'-6"; Container doors will be clad with horizontal wood paneling
- West Elevation (front facing Tulane Street): Elevation will feature one 8' x 8' sliding door (please see elevation drawings for fenestration details)
- East Elevation (rear facing alley): Elevation will feature one fixed window (please see elevation drawings for fenestration details)
- North and South (facing side property lines): Elevations will not feature any door or window openings

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District West survey the Bungalow, built circa 1920, was classified as "potentially-contributing."

The property is contained within the boundary of the Houston Heights Historic District East. 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

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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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Photograph from Historic District Inventory

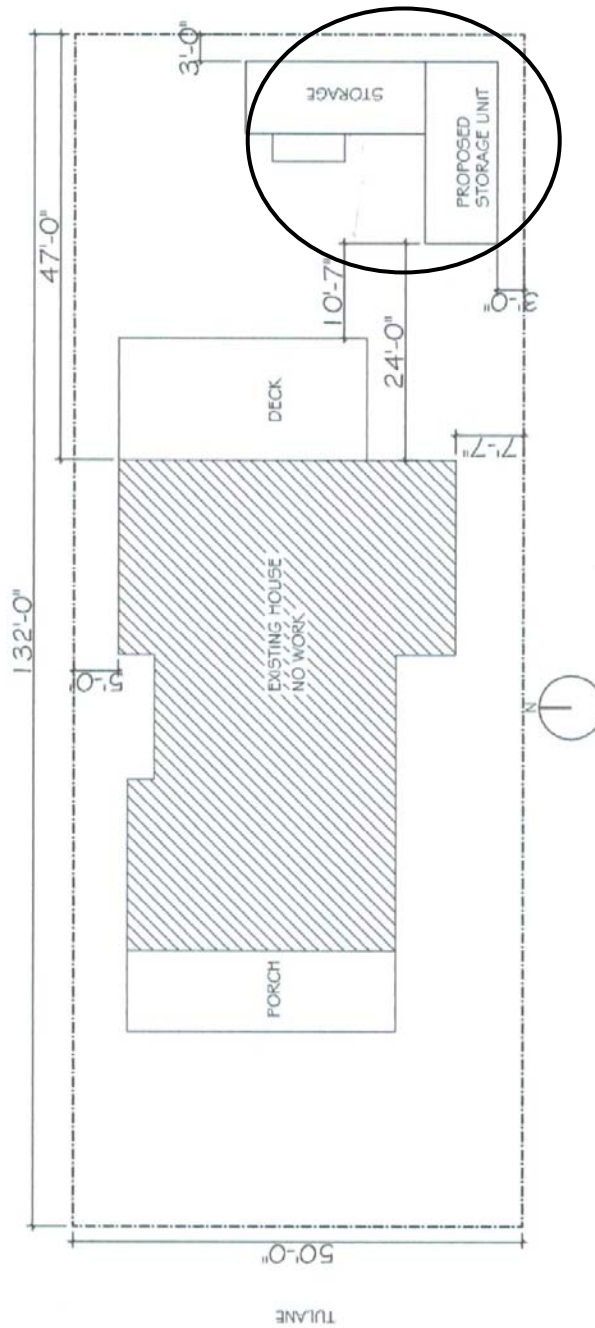


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**Site Plan
Not to Scale**

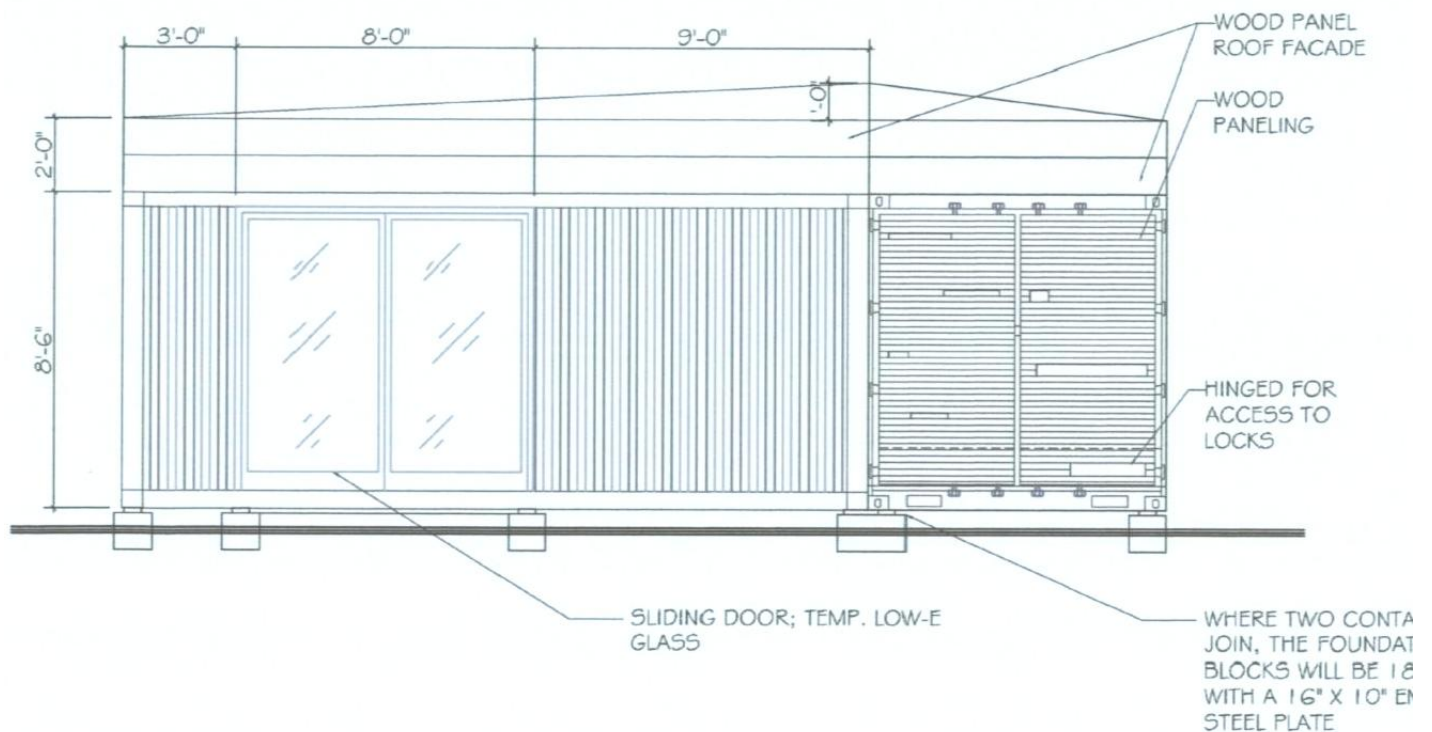


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**West (front) Elevation
Facing Tulane Street
Not to Scale**

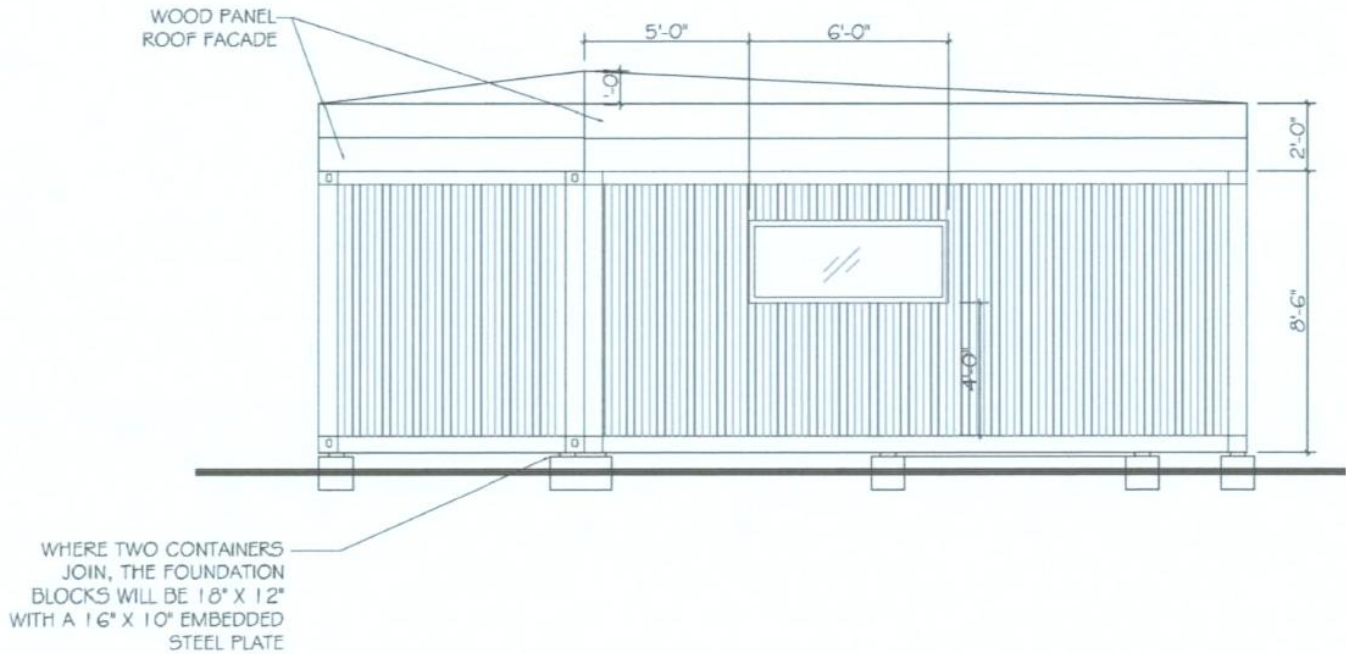


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**East (rear) Elevation
Not to Scale**

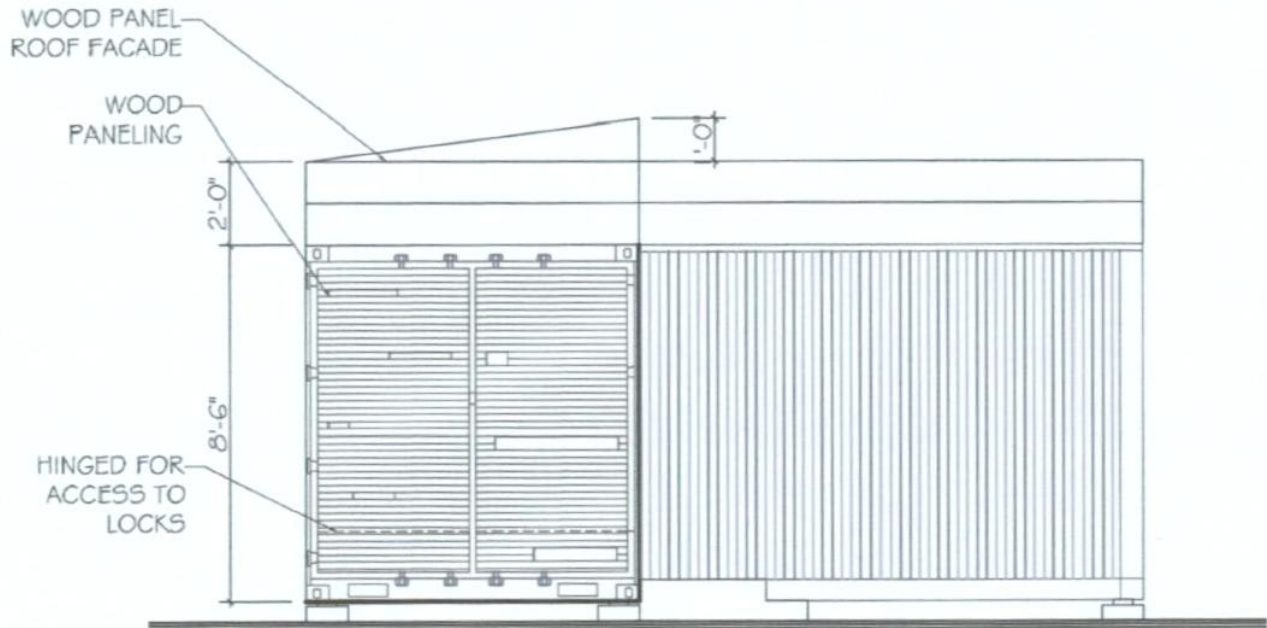


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North (side) Elevation
Not to Scale

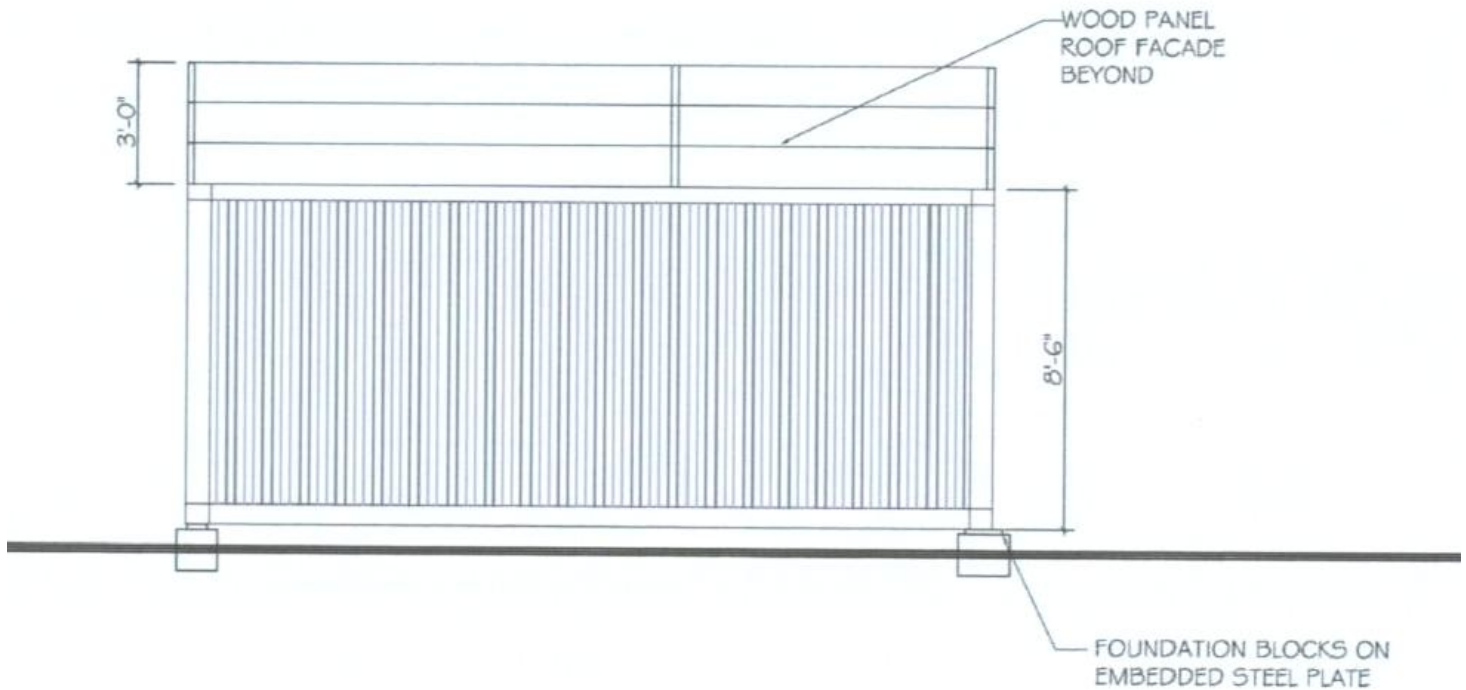


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**South (side) Elevation
Not to Scale**



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