

AGENDA ITEM: Iq

HPO File No. 110517

SITE NAME:

SITE LOCATION: 1245 Tulane Street - Houston Heights Historic District West

Owner: Betty McCormick

Applicant: Bill Jordan

Time Frame	Date Accepted	90-day Waiver
	May-03-2011	N/A

SITE INFORMATION:

Lot 1 & TR 2A, Block 182, 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:

- Construct a new 990 square foot one-story addition to the rear of the existing residence, proposed addition will wrap around the southwest corner of the building; Addition will begin 25'-11" from the front exterior wall, plate height of existing residence will be raised 1'-0" where addition begins; Addition will extend 13'-9" towards the south side property line and 19'-3" towards the rear property line and will meet all setback requirement; Addition will feature a cross gable and hipped roof covered in composition shingles with a total height to roof ridge of 25'-10" (height of existing house is 20'-2"); Exterior of addition will be covered in horizontal lap fiber cement siding
- East Elevation (facing Tulane Street): Remove existing turned balustrade and install a simple stick wood balustrade; Addition will feature an open deck to be accessed by a set of wood stairs; Deck will have a simple stick wood balustrade to match front porch
- North Elevation (facing W. 14th Street): On addition, install two wood sash windows with 1/1 glass lites (please see elevation drawings for fenestration details)
- South Elevation (facing side property line): Addition will feature one pedestrian door with upper glass lites to be accessed via a wooden stoop; Stoop will feature a simple stick balustrade and wood stairs with simple stick hand rail; Addition will also have two wood sash windows with 1/1 lites (please see elevation drawings for fenestration details)
- West Elevation (facing side rear line): Rear elevation will feature a small inset porch under the gable roof of the proposed addition; Gable end will feature horizontal lap fiber cement siding; Elevation will feature a new pedestrian door with upper glass lites and a series of wood sash windows with 1/1 lites to match other elevations; Porch will feature two round wood columns supported by wood square bases and a simple stick balustrade (please see elevation drawings for fenestration details)

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 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

CERTIFICATE OF APPROPRIATENESS

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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 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;

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(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

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**Site Location Map
Not to Scale**



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Facing Tulane Street



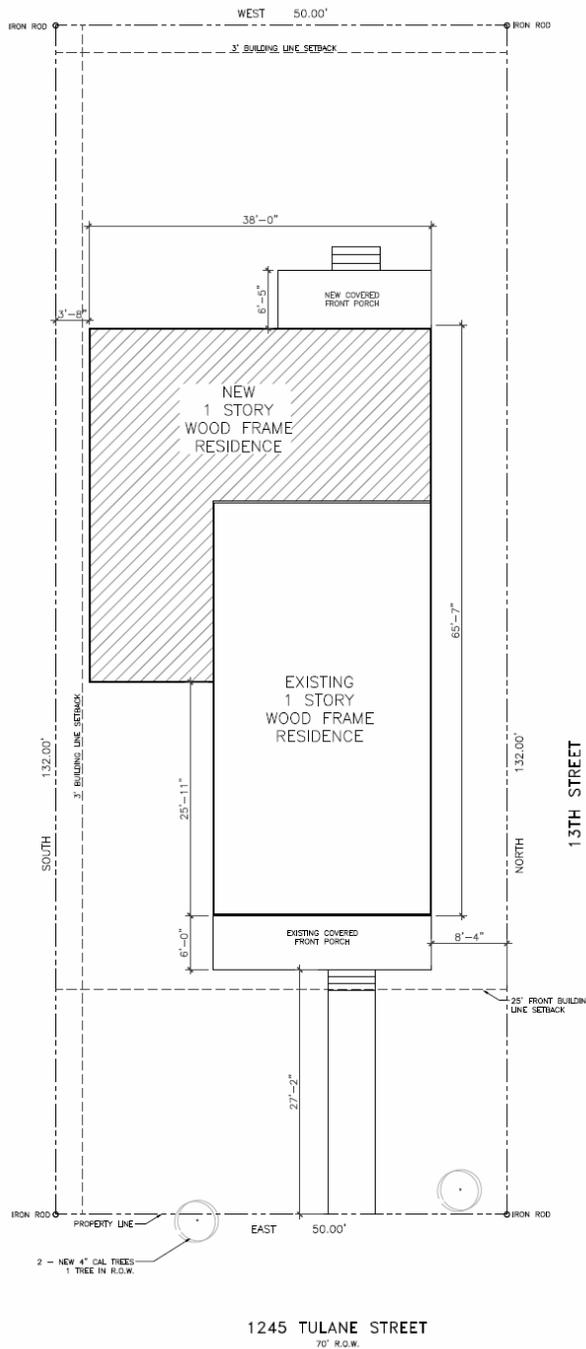
Facing W. 13th Street

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Site Plan
Not to Scale



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



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**North (side) Elevation
Facing W. 13th Street
Not to Scale**



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



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