

CITY OF HOUSTON

Planning and Development Department



HISTORIC DISTRICT RECONSIDERATION

DISTRICT NAME: HOUSTON HEIGHTS WEST
DATE OF DESIGNATION: 12/19/2007
RECONSIDERATION APPLICATION ACCEPTED: 11/17/2010
PUBLIC MEETING DATE: 12/8/2010
RECONSIDERATION SURVEY DEADLINE: 12/23/2010

BACKGROUND

An application for reconsideration was received on November 17, 2010, and was signed by the required minimum 10% of property owners in favor of reconsideration. A public meeting was held at Reagan High School on December 8, 2010, and survey forms were due back by December 23, 2010. Surveys were allowed to be turned in at the end of the meeting, email, mail, fax or hand delivered to the Planning and Development Department.

CRITERIA FOR HISTORIC DISTRICT RECONSIDERATION

According to Ordinance No. 2010-813, the Director shall consider each request for historic district reconsideration pursuant to:

1. The criteria for designation of the historic district;
2. The provisions of Article VII of Chapter 33 of the Code that were applicable to the percentage of property owners required to initiate an application;
3. Any changed circumstances identified in the request for reconsideration; and
4. The current level of support for repeal of the designation.

The ordinance also requires the director to make findings with each request for reconsideration and report the findings to the City Council. The director may recommend that City Council:

1. Take no action with respect to the designation of the historic district;
2. Repeals the resolution creating the historic district if the owners of 51 percent of the tracts in the Designated Historic District indicate that they do not support the continued designation of the Designated Historic District; or
3. Amend the resolution designating the historic district to reduce its boundaries.

HISTORIC DISTRICT SIGNIFICANCE SUMMARY

Houston Heights, established in 1891 and named for its elevation 23 feet above that of downtown Houston, was one of the earliest planned communities in Texas. It flourished as a distinct municipality until 1918 when it was annexed to the City of Houston. Despite rapid redevelopment in the 20th century, Houston Heights still maintains the feel of a small town with its historic Victorian and bungalow-style homes. Also found in Houston Heights are historic churches, theatres, corner stores, parks, fraternal halls, schools, a library, and a business district on W. 19th Street. The neighborhood boasts many buildings listed in the National Register of Historic Places. Many Heights structures have also been designated as Recorded Texas Historical Landmarks and City of Houston landmarks. Houston Heights Historic District West, designated in 2007, covers a

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portion of the original town of Houston Heights located west of Yale Street and north of W. 11th Street to W. 16th Street.

APPROVAL CRITERIA FOR HISTORIC DISTRICT DESIGNATION

To qualify for designation, an historic district must satisfy one or more of eight criteria. The Houston Heights Historic District West met the following **six** criteria:

- The building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation.
- The building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation.
- The building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city.
- The building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood.
- The building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation.
- The building, structure, object or site has value as a significant element of community sentiment or public pride.

In addition, at the time of designation, **71.34%** of buildings in Houston Heights Historic District West were at least 50 years old and classified as contributing or potentially contributing to the historic district.

PROPERTY OWNER SUPPORT TO INITIATE AN APPLICATION

The application for designation of Houston Heights Historic District West required the support of at least 51% of the property owners who owned at least 51% of the land area. Houston Heights Historic District West received the support of **52.55%** of property owners, who owned **51.58%** of the land area.

CHANGED CIRCUMSTANCES

The only changed circumstances identified in the request for reconsideration were the October 13, 2010 amendments to the Historic Preservation Ordinance.

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SUPPORT FOR REPEAL OF HISTORIC DISTRICT DESIGNATION

The results of the survey are as follows:

Total Tracts	Signed for Repeal	Percentage Owners for Repeal
476	125	26.26%

DIRECTOR FINDINGS/RECOMMENDATION

The surveys requesting repeal of the district designation were dispersed throughout the district. The reconsideration of the district designation was not supported by the owners of 51% of the tracts in the district, therefore a repeal of the historic district designation is not recommended. The Director recommends taking no action with respect to the designation of the historic district.

Houston Heights Historic District West

-  Repeal - 26.26%
-  Contributing
-  Noncontributing
-  Landmark
-  Landmark / Natl Register
-  Protected Landmark
-  Protected LM / Natl Register
-  Natl Register

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