CERTIFICATE OF APPROPRIATENESS

Application Date: July 3, 2018

Applicant: Alex Ridgway, Brickmoon Design for Sebastian and Marina Pellizer, owners

Property: 1411 Oxford St, Lot 10, Block 161, Houston Heights Subdivision. The property includes a historic 1,484 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow craftsman residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition *deferral*
This project was deferred at the July 2018 HAHC meeting so the Commission had additional time to review the staff report.

- The proposed two-story 2,161 square-foot addition will measure 32' wide by 59' deep with a ridge height of 28' and an eave height of 21', and includes 1,681 square-feet of living space and a 480 square-foot alley loading garage.
- The residence has an existing one-story addition
- The proposed addition starts at the rear wall of the original house and will be built on top of the existing addition before extending back towards the rear of the lot
- The addition will feature 1-over-1 windows and will be clad in cementitious siding with a 5½" reveal
- All existing historic windows will remain

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: -

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

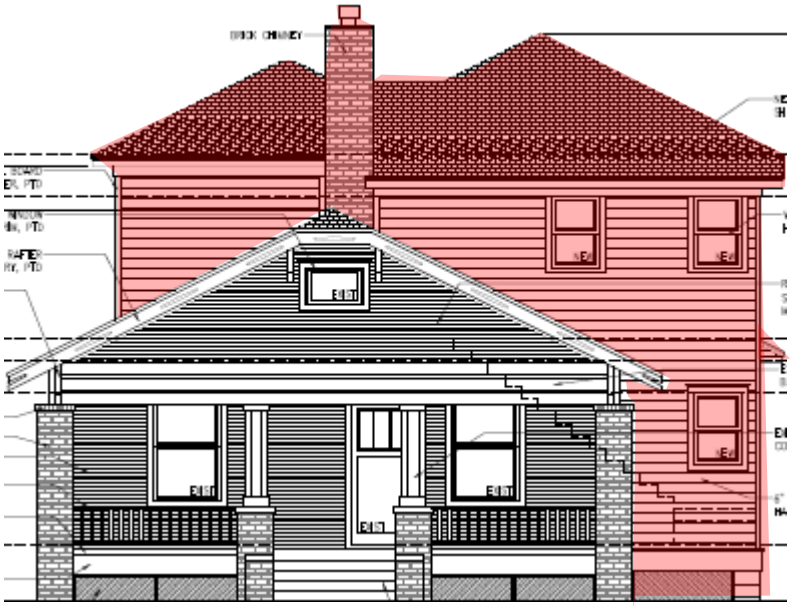
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

EAST ELEVATION – FRONT FACING OXFORD

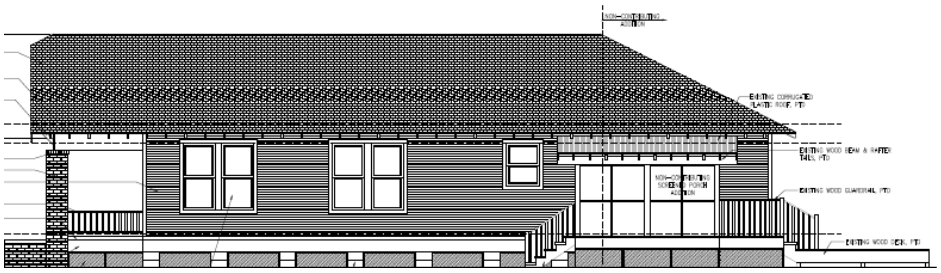
EXISTING

PROPOSED



NORTH SIDE ELEVATION

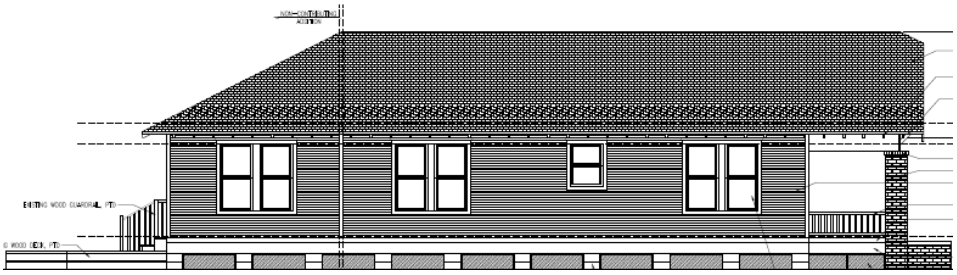
EXISTING



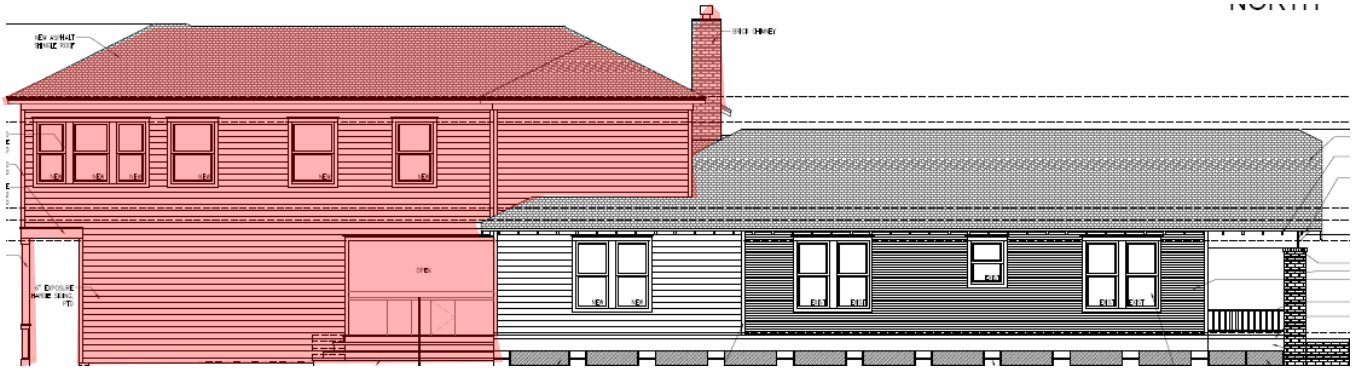
PROPOSED

SOUTH SIDE ELEVATION

EXISTING

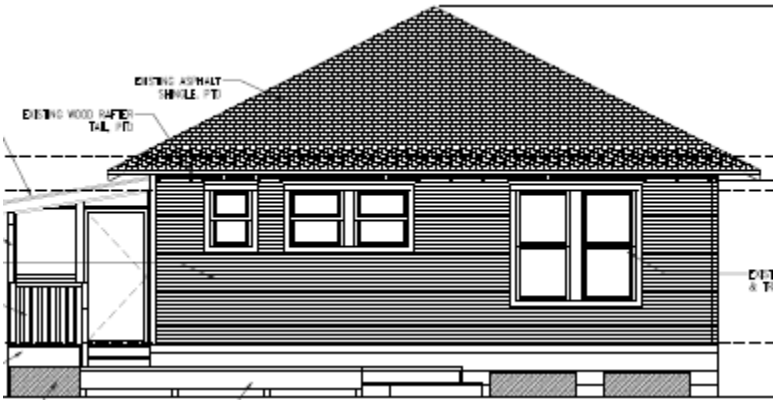


PROPOSED



WEST (REAR) ELEVATION

EXISTING



PROPOSED

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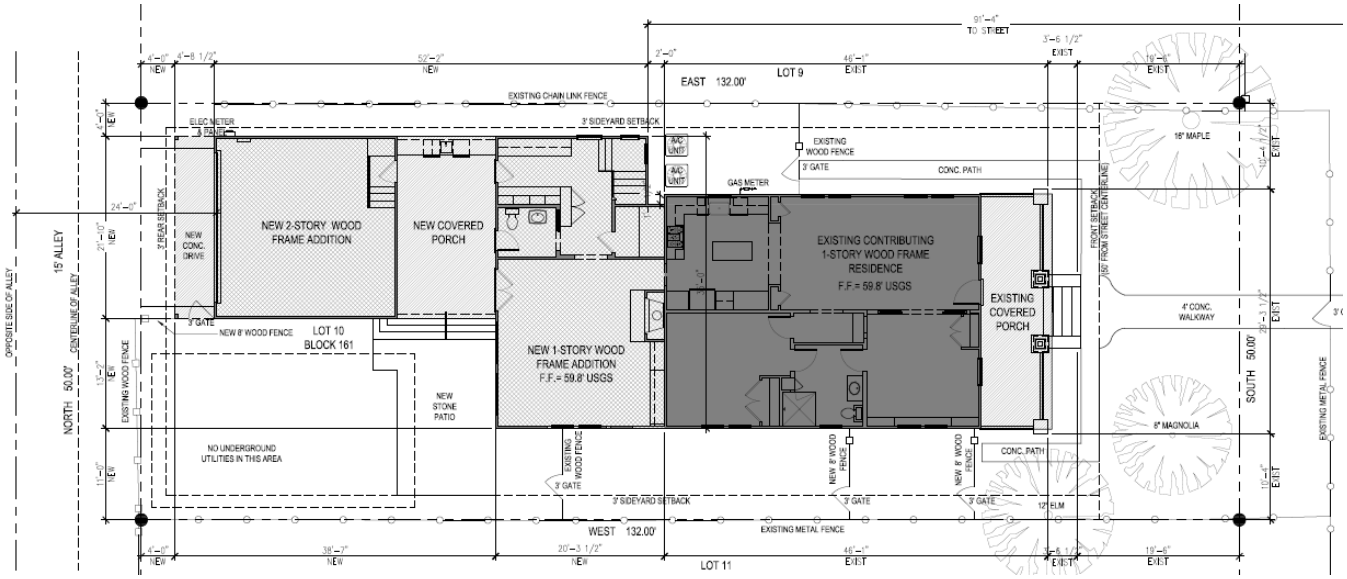
SITE PLAN

EXISTING/PROPOSED



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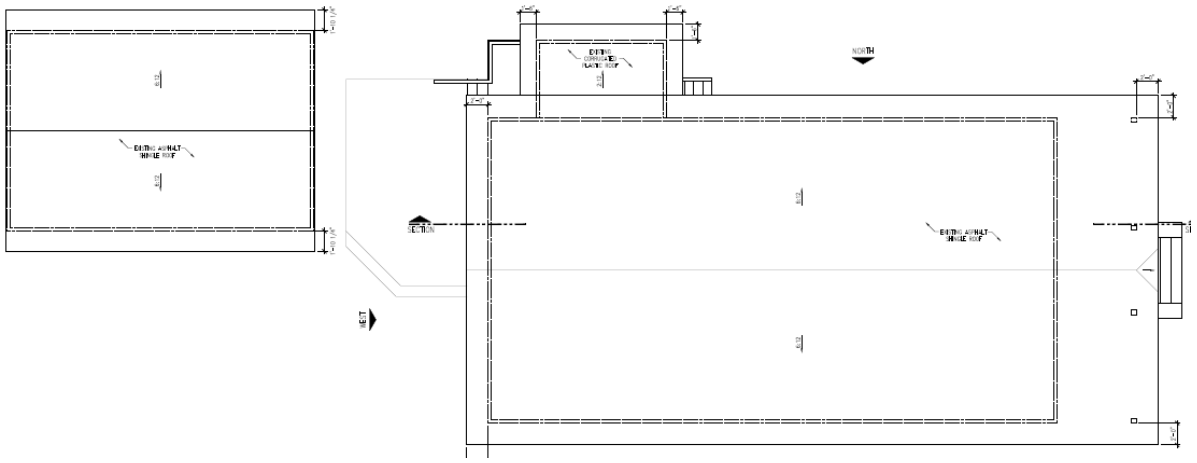
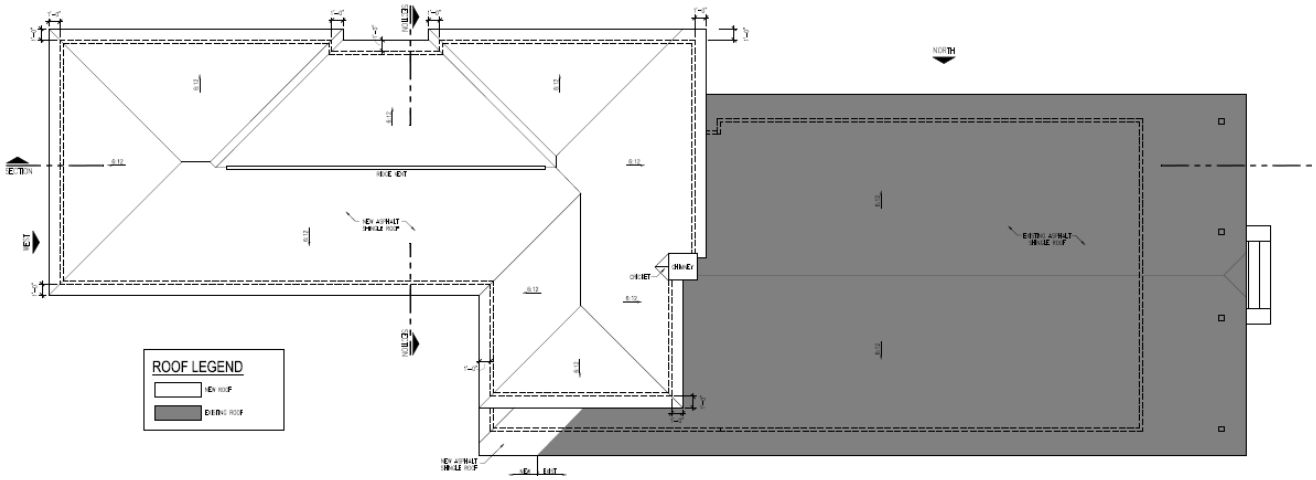
ROOF PLAN

EXISTING



PROPOSED



FIRST FLOOR PLAN

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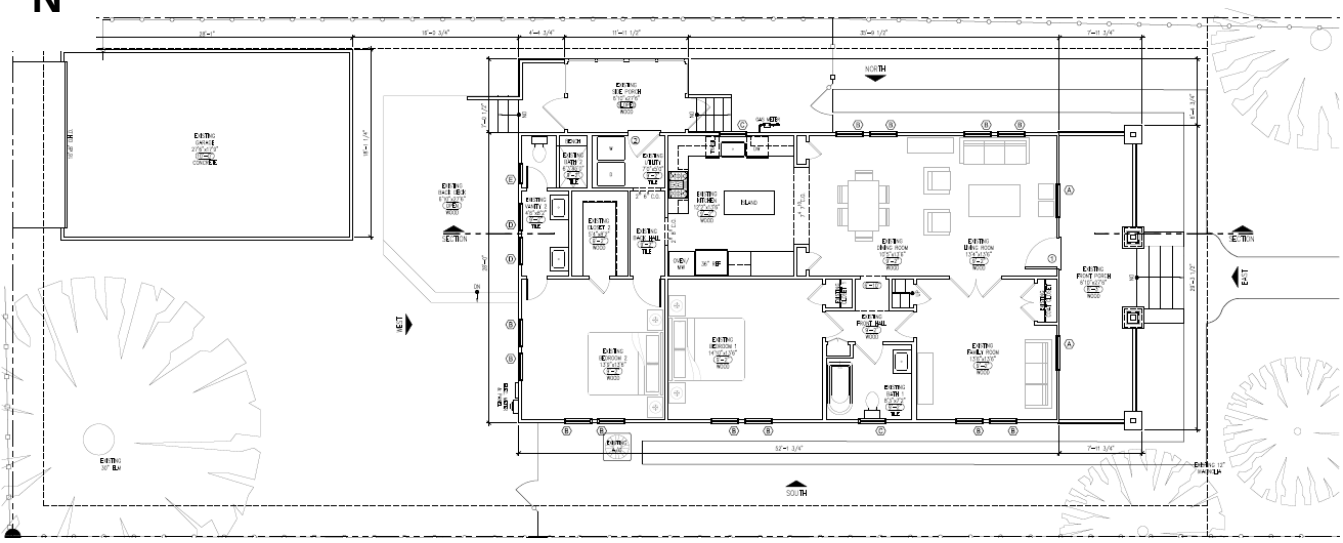
EXISTING



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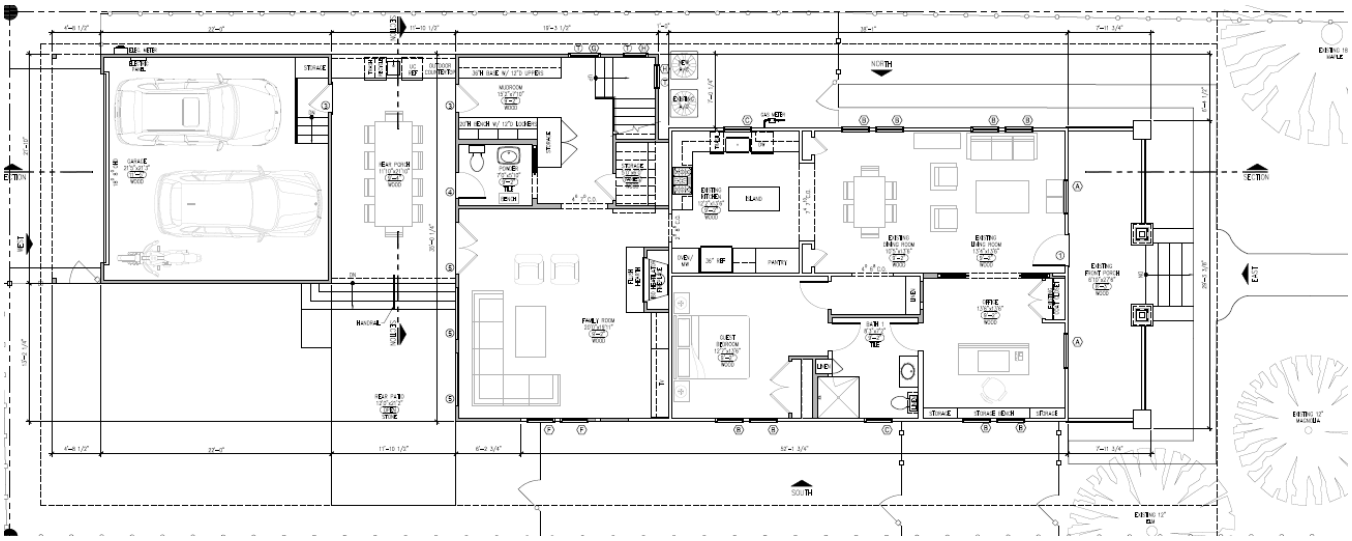

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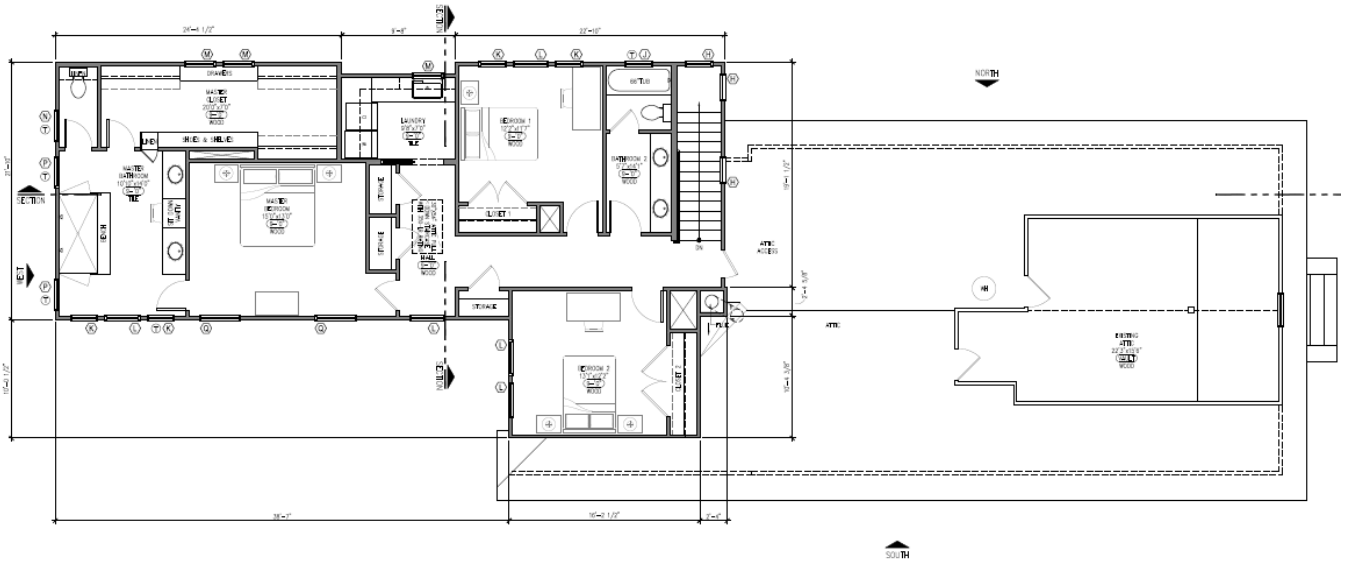
SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

NEW WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
F	2	2'–8"	5'–6"	SINGLE HUNG	2X4	FAMILY
G	1	3'–0"	5'–6"	SINGLE HUNG	2X4	MUDROOM T
H	5	2'–4"	3'–6"	SINGLE HUNG	2X4	STAIRWELL; 2 UNITS TEMPERED
J	1	2'–4"	3'–0"	SINGLE HUNG	2X4	BATHROOM 2 T
K	4	2'–4"	5'–0"	SINGLE HUNG	2X4	BEDROOM 1, M. BATHROOM; 1 UNIT TEMPERED
L	5	3'–0"	5'–0"	SINGLE HUNG	2X4	BEDROOM 1, M. BATHROOM, HALL, BEDROOM 2
M	3	2'–8"	3'–6"	SINGLE HUNG	2X4	LAUNDRY, M. CLOSET
N	1	2'–8"	3'–0"	SINGLE HUNG	2X4	MASTER WATER CLOSET T
P	2	2'–8"	5'–0"	SINGLE HUNG	2X4	M. BATHROOM T
Q	2	3'–6"	5'–0"	SINGLE HUNG	2X4	MASTER BEDROOM

NEW DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
3	2	2'–8"	7'–0"	EXTERIOR	2X4	GARAGE, MUDROOM
4	1	2'–6"	7'–0"	EXTERIOR	2X4	POWDER
5	3	(2)2'–6"	7'–0"	EXTERIOR	2X4	FAMILY ROOM

PROJECT DETAILS

Shape/Mass: The existing 1,464 square-foot one-story structure has a maximum depth of 65'-4" and a maximum width of 35'.

The proposed 2,161 square-foot addition includes 1,681 square feet of living space and a 480 square-foot garage and will have a ridge height of 28'. See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 23'-10"; a north side setback of 10'-5"; a south side setback of 11'; and a rear (west) setback of 38'-7".

The proposed addition will be setback 69'-2" from the front (east) property line; have a north side setback of 4'; a south side setback of 11'; and a rear (west) setback of 4'-9". See drawings for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 2'-9".

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-9"; the garage portion features a 6" slab-on-grade foundation. See drawings for more details.

Windows/Doors: The existing house features original 1-over-1 and single-lite picture wood windows.

The proposed addition will feature new 1-over-1 wood windows. See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad in 117 siding.

The addition will feature cementitious siding with a 5.5" reveal. Wood steps with a hand rail be located on the south side of the addition. See drawings for more detail.

Roof: The existing house features a composition shingle gable roof with an 6:12 pitch and an eave height of 10'-9".

The proposed addition will have a composition shingle gable roof with a 6:12 pitch and an eave height of 21'-5". See drawings for more detail.