

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 1123 Oxford St, Houston TX 77008

Historic District / Landmark Houston Heights East

HCAD # 0201920000007

Subdivision Houston Heights

Lot 7

Block 196

## DESIGNATION TYPE

- Landmark  
 Protected Landmark  
 Archaeological Site  
 Contributing  
 Noncontributing  
 Vacant

## PROPOSED ACTION

- Alteration or Addition  
 Restoration  
 New Construction  
 Relocation  
 Demolition  
 Excavation

## DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name

Company Echelon Interest Group LLC

Mailing Address 2607 North Fwy  
Houston, TX 77009

Phone 832.391.8084

Email

Signature

Date 6/30/2015

## APPLICANT (if other than owner)

Name Emiliano J Zazueta

Company

Mailing Address 1214 East 23rd St, Houston TX 77009

Phone (832) 646-2042

Email

Signature

*Emiliano J Zazueta*

Date 06/30/2015

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



PLANNING &  
DEVELOPMENT  
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms. [www.houstontx.gov/HistoricPreservationManual](http://www.houstontx.gov/HistoricPreservationManual)

Historic Preservation Office	832.393.6556	historicpreservation@houstontx.gov
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## SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

## MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2015 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 29	January 7	January 19
February 26	February 4	February 16
March 26	March 4	March 16
April 23	April 1	April 13
May 21	April 29	May 11
June 18	May 27	June 8
July 22 (Wednesday)	June 30	July 12
August 27	August 5	August 17
September 24	September 2	September 14
October 22	September 30	October 12
November 19	October 28	November 9
December 16 (Wednesday)	November 24	December 6

# CERTIFICATE OF APPROPRIATENESS APPLICATION PART I – GENERAL FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## DEFINITIONS

**Addition:** any expansion to an existing building, structure or object.

**Alteration:** any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

**Demolition:** an act or process that destroys in whole, or a majority of, any building, structure, object or site.

**Excavation:** to expose, uncover, or remove by digging, cutting or hollowing out.

**Exterior Feature:** an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.

**Mandatory Repair:** a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

**New Construction:** the erection of a new building, structure, or object, on a lot, site, or other property.

**Relocation:** any change in the location of a building, structure, or object.

**Restoration:** accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

To be completed by  
PLANNING STAFF:

Application received by:  
Accepted as complete by:

Date:

Date:

# CERTIFICATE OF APPROPRIATENESS APPLICATION

1123 Oxford St  
Houston, TX 77008  
Checklist

## 1. General Checklist

- A. Photos are attached to this document.
- B. Set of plans with proposed Elevations and Plans are attached to this document.
- C. Description of proposed changes as follows:

### General Description

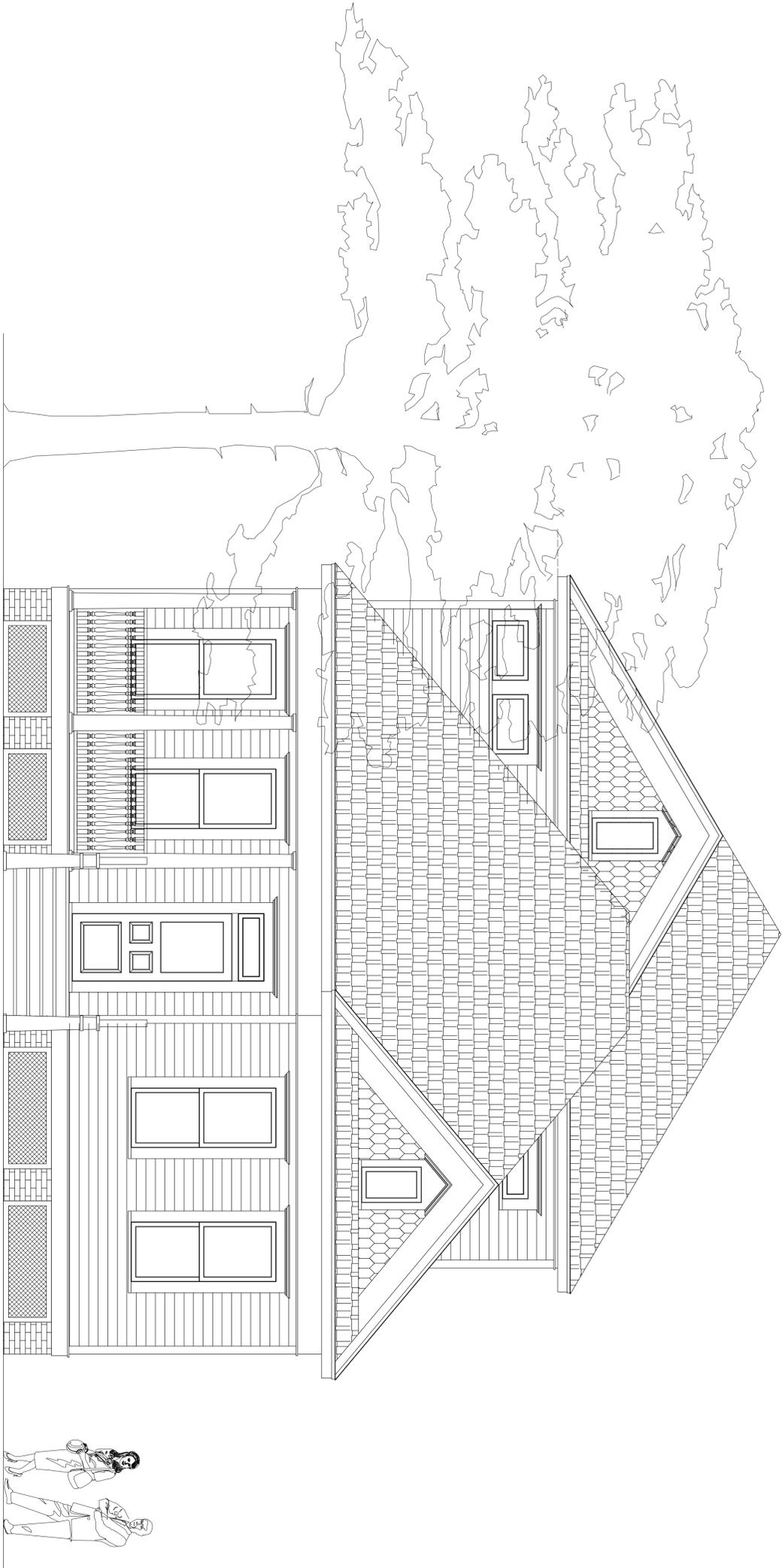
Addition & Remodel of a One Story to become Two Story Residential Home with Attached Garage on the Alley side (15' Wide) on the back of the property:

The addition will consist on the following:

- A. 2'-0" Extended to the North of the Property, this extension will start 28'-8-1/2" from the front corner of the house (Existing Living Room) and 7'-3" from the North of the property. New Gabled Roof will be created on top of new addition on 1<sup>st</sup> Floor (New Kitchen).
- B. Kitchen Addition will include a new Shutter Window facing North
- C. On the South side of the existing House, a window not original will be removed and we will be adding a new 2'-6" -6'-0" to match existing window configurations & height.
- D. Addition of 61'-7" X 27'-11' to the East (Back of the House) starting from the original back wall to the back of the property. This addition includes a Master Suite, Two car Garage with Alley access and a side porch facing north side of the property.
- E. Second Story Addition: The Addition on the second story will start 40'-2" back from the Front of the House (Front Porch) and 58'-3" from the Front of the property.
- F. Second Story Addition will be for 4 Bedrooms and 4 Full Baths and Laundry Room.

### Exterior & Interior materials to be used on this project as follows:

- 1. Trim package includes doors and windows with wide casing and detailed capitals, wide base molding with base cap, site built solid wood cabinets and vanities, and solid wood doors.
- 2. Exterior siding to be Beveled Cypress siding to match existing.
- 3. Pine floors throughout the new attic, stained and two coats of polyurethane applied and tile in bathroom.
- 4. Lighting Fixtures – extensive use of canned lighting (see electric plan), ceiling fans and designer specified chandeliers and sconces. Canned light fixtures include trim for the cans, all light bulbs, all other fixtures, fans, and chandeliers.
- 5. Plumbing Fixtures – Traditional line of lavatory faucets and shower setups. Master shower faucets and sinks will come from allowance. Specify 8" centers on all lavatories and sinks.
- 6. Tile – This includes bath (floors & shower).
- 7. Hardware – Style and brand of all door knobs and cabinet pulls to be determined by client.
- 8. Roofing will be 30 year asphalt shingles to match existing.
- 9. Insulation – R-13 in walls and R-19 in attic.
- 10. New Windows – JELD-WEN wood window as per plans.
- 11. Paint Exterior: 2 colors, Interior: 2 colors
- 12. Water heater – Tank-less.



1123 OXFORD ST  
 HOUSTON, TX 77008  
 06/30/2015



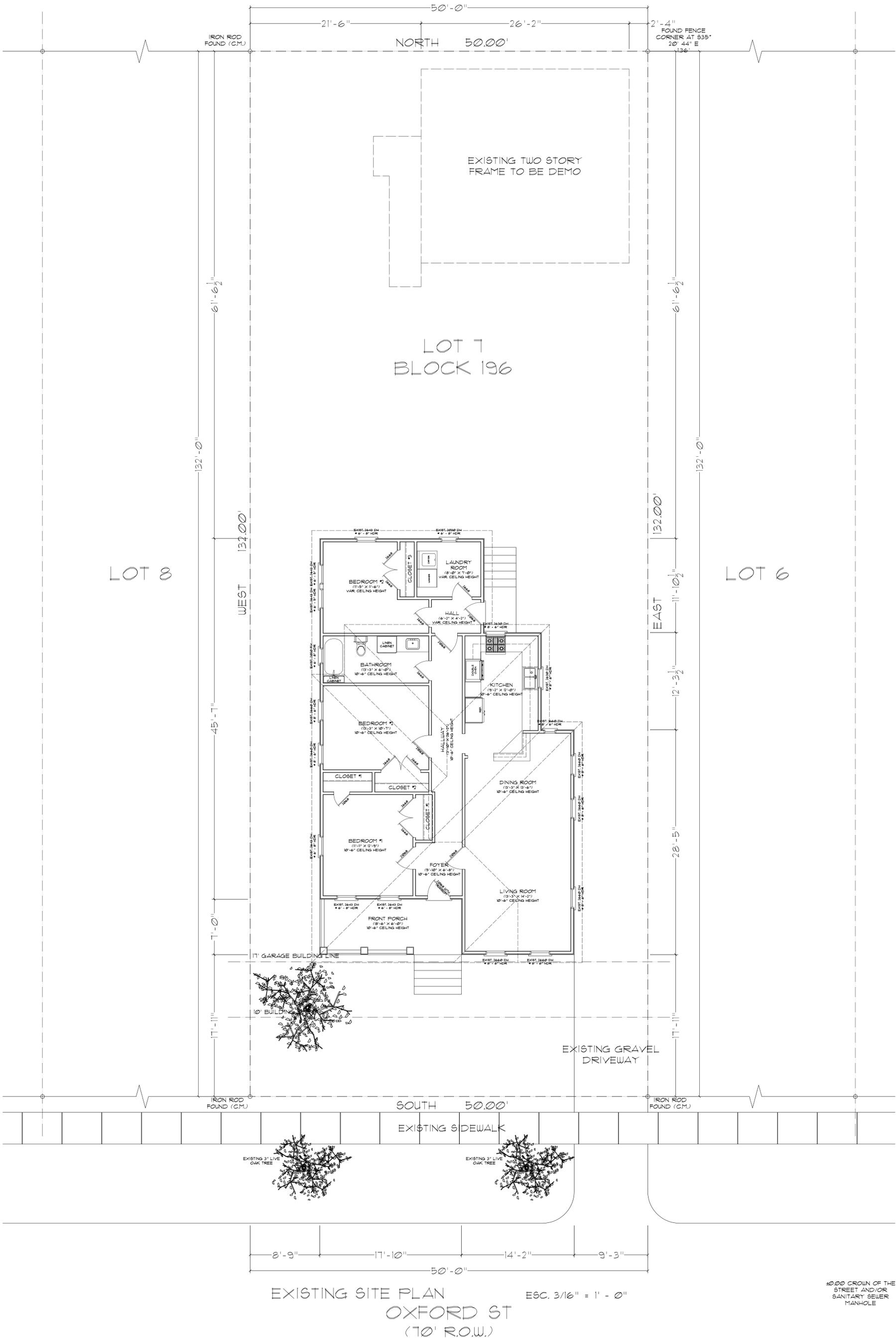
PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008

No.	DATE	DESCRIPTION
REV	06/30/15	PRELIMINARY SET OF PLANS

COVER PAGE

DESIGNER	EDT
DRAWN BY	EDT
SCALE	3/8" = 1' - 0"
DATE	06-15-15
PROJECT NO.	1123-0
SHEET NO.	A-1

15' ALLEY



EXISTING SITE PLAN  
 OXFORD ST  
 (70' R.O.W.)

ESC. 3/16" = 1' - 0"

10.00 CROWN OF THE STREET AND/OR SANITARY SEWER MANHOLE

DESIGNER	EDH
DRAWN BY	EDH
SCALE	3/16" = 1' - 0"
DATE	05-13-15
PROJECT NO.	123-0
REVISIONS	
DATE	
BY	

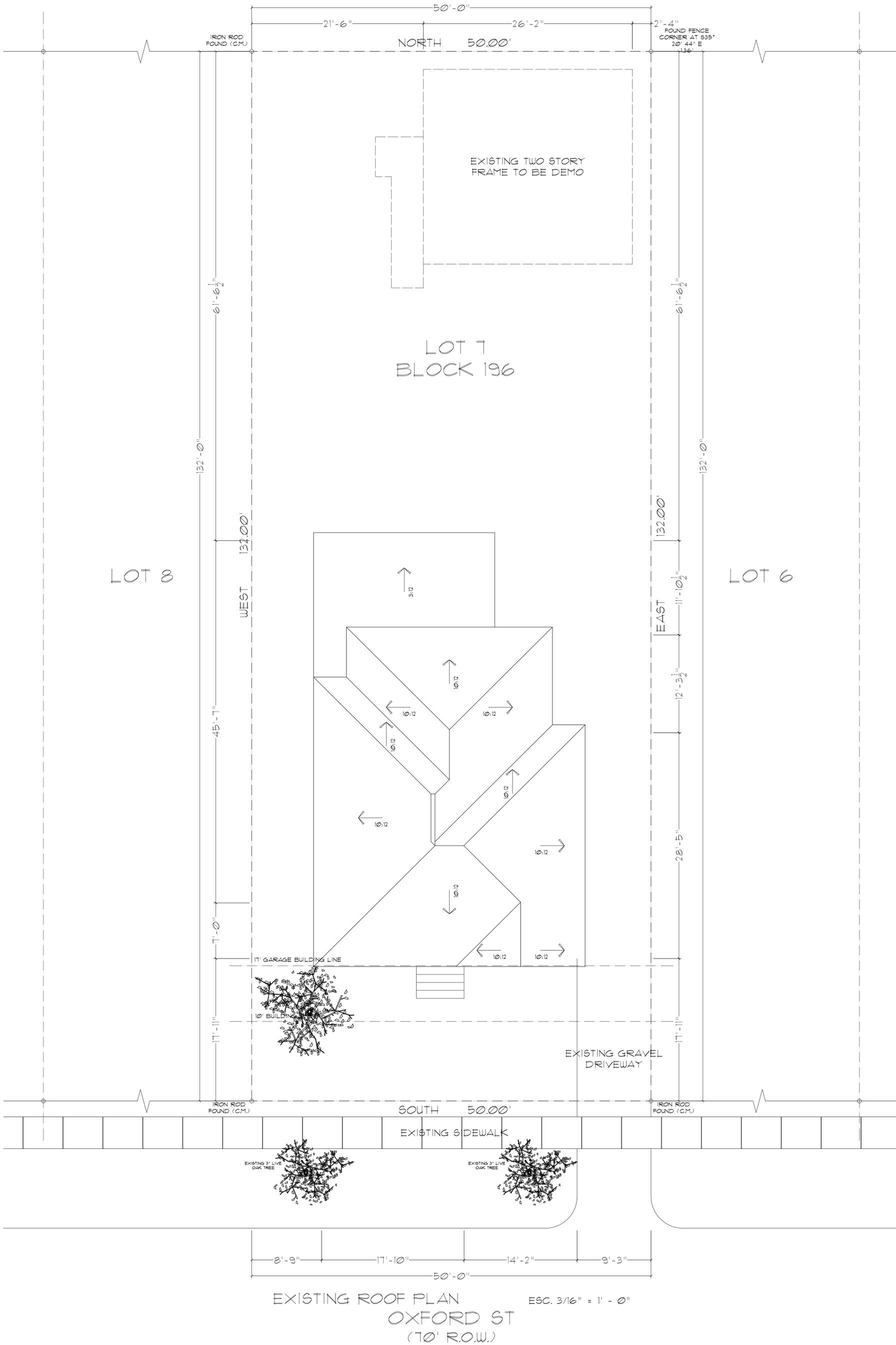
EXISTING SITE PLAN

NO.	DATE	DESCRIPTION
REV. 01	05-05-15	PRELIMINARY SET OF PLANS

PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008



15' ALLEY



EXISTING ROOF PLAN  
 OXFORD ST  
 (70' R.O.W.)  
 ESC. 3/16" = 1' - 0"

REVISION	DATE	DESCRIPTION

EXISTING ROOF PLAN

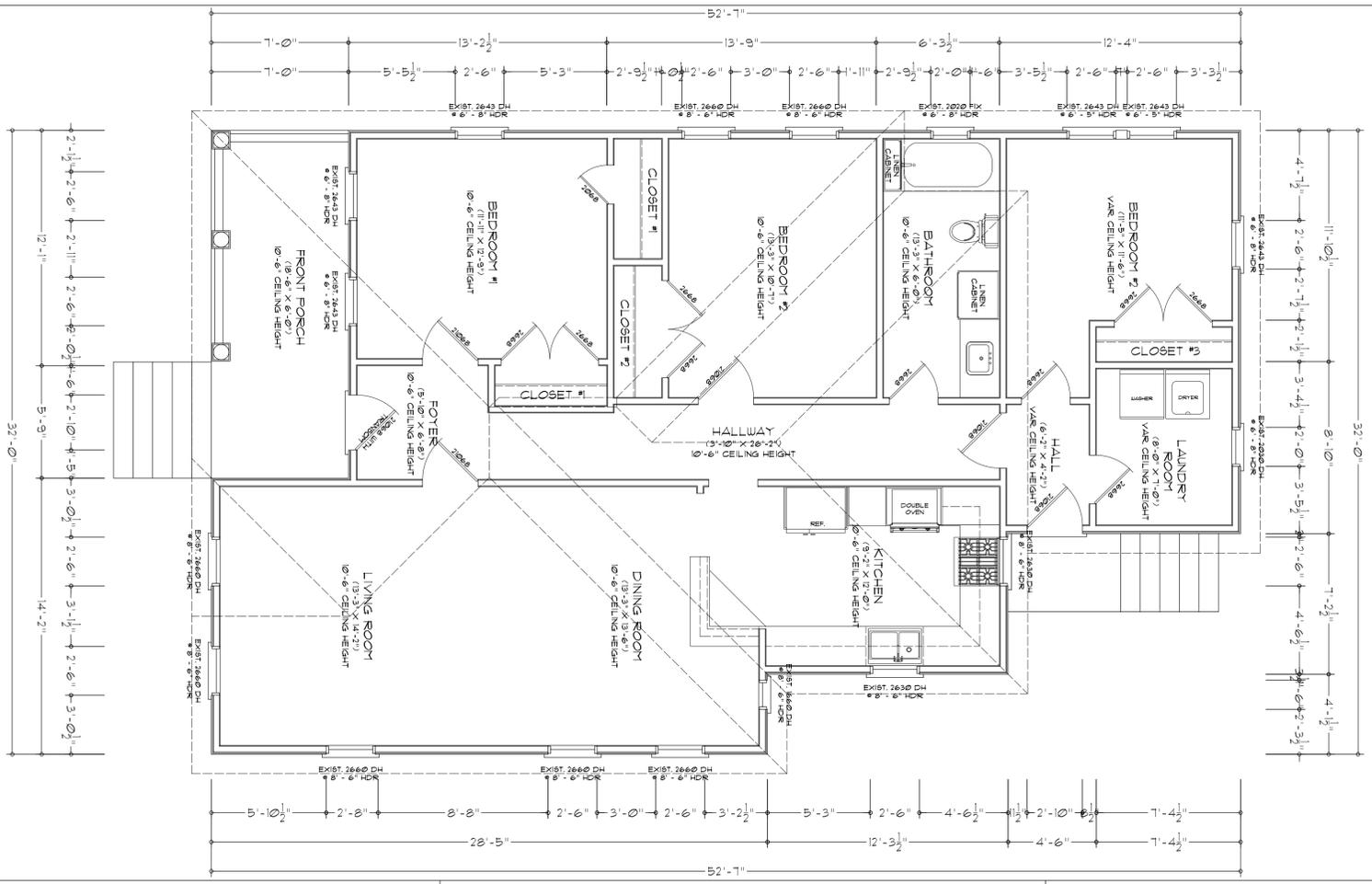
NO.	DATE	DESCRIPTION
1	02-02-20	PRELIMINARY SET OF PLANS

PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008



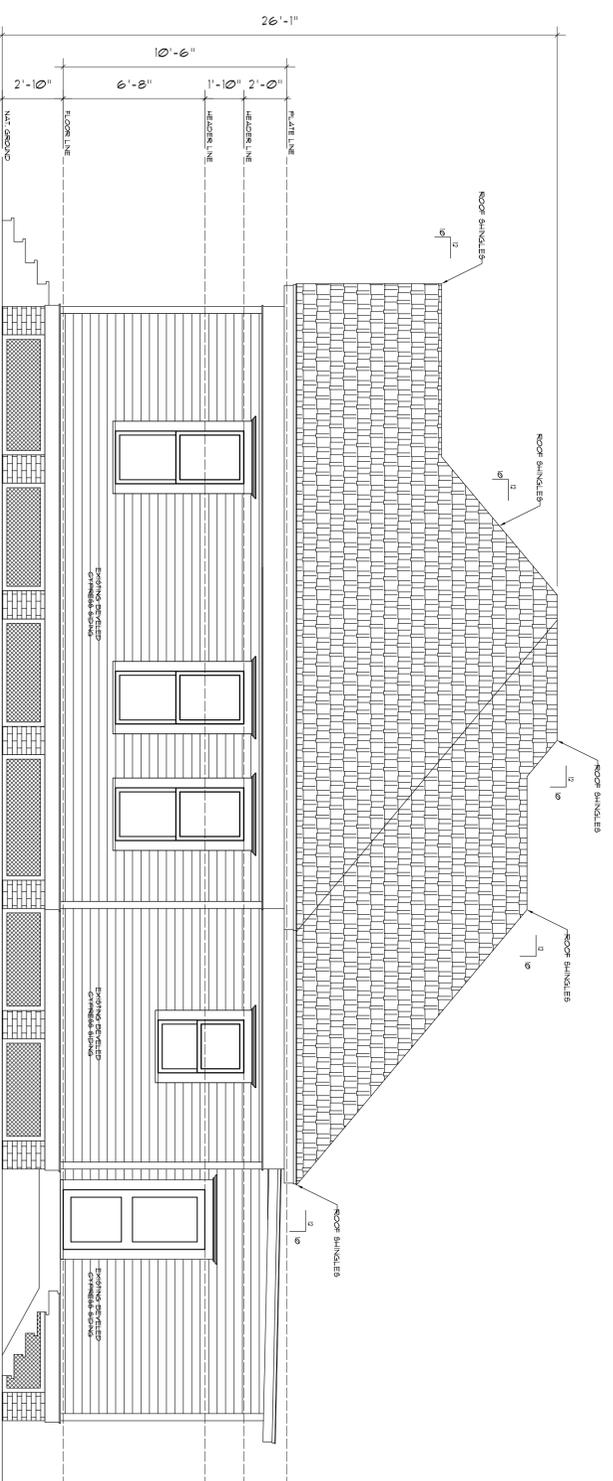






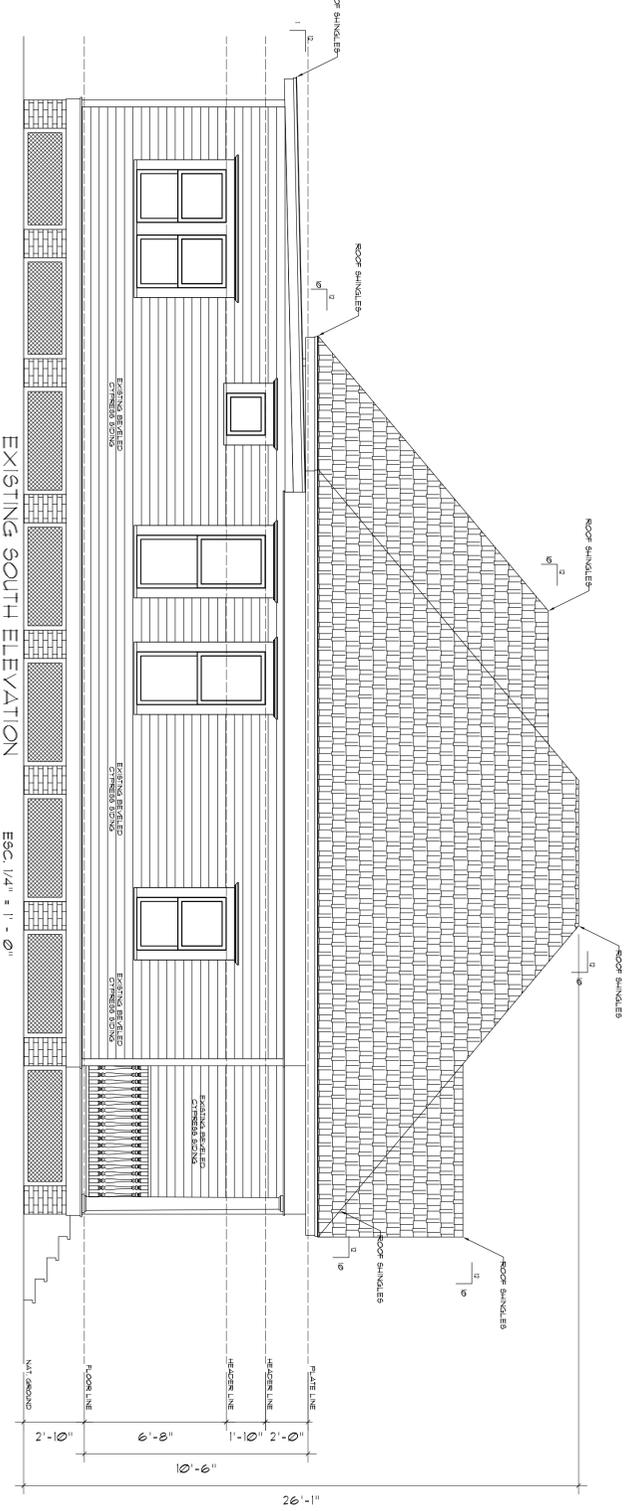
EXISTING FLOOR PLAN

ESC 1/4" = 1' - 0"



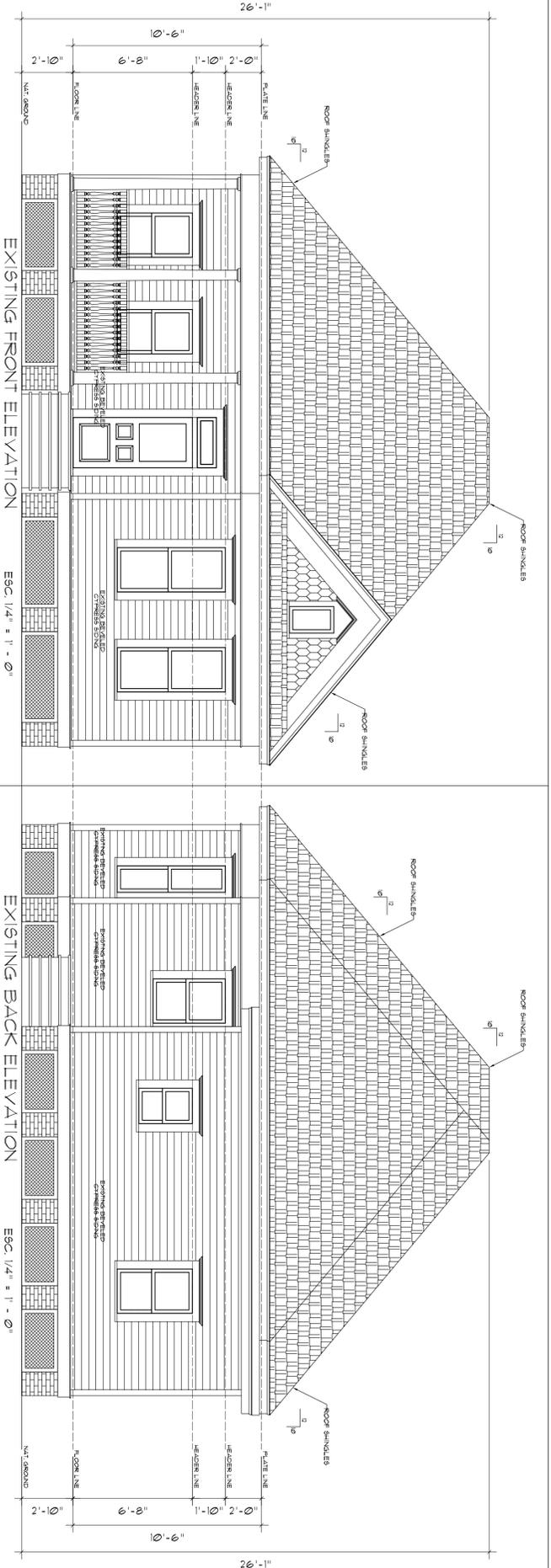
EXISTING NORTH ELEVATION

ESC 1/4" = 1' - 0"



EXISTING SOUTH ELEVATION

ESC 1/4" = 1' - 0"



EXISTING FRONT ELEVATION

ESC 1/4" = 1' - 0"

EXISTING BACK ELEVATION

ESC 1/4" = 1' - 0"

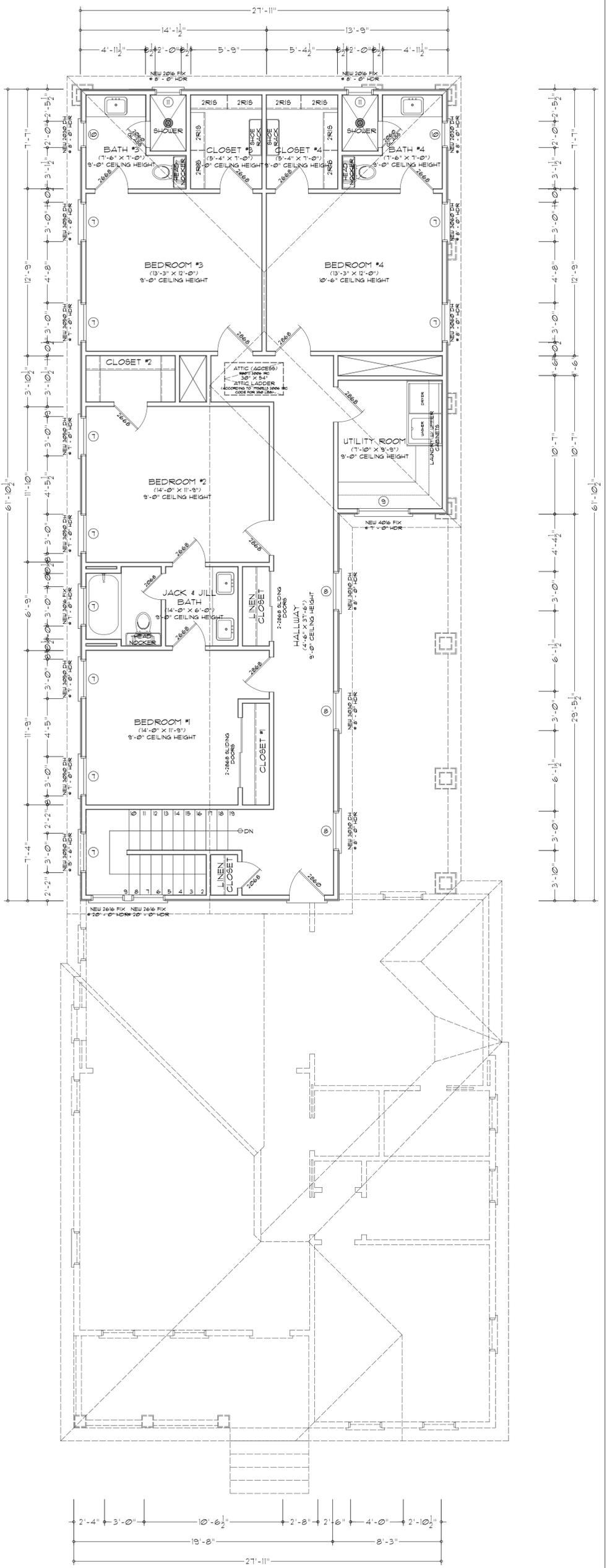
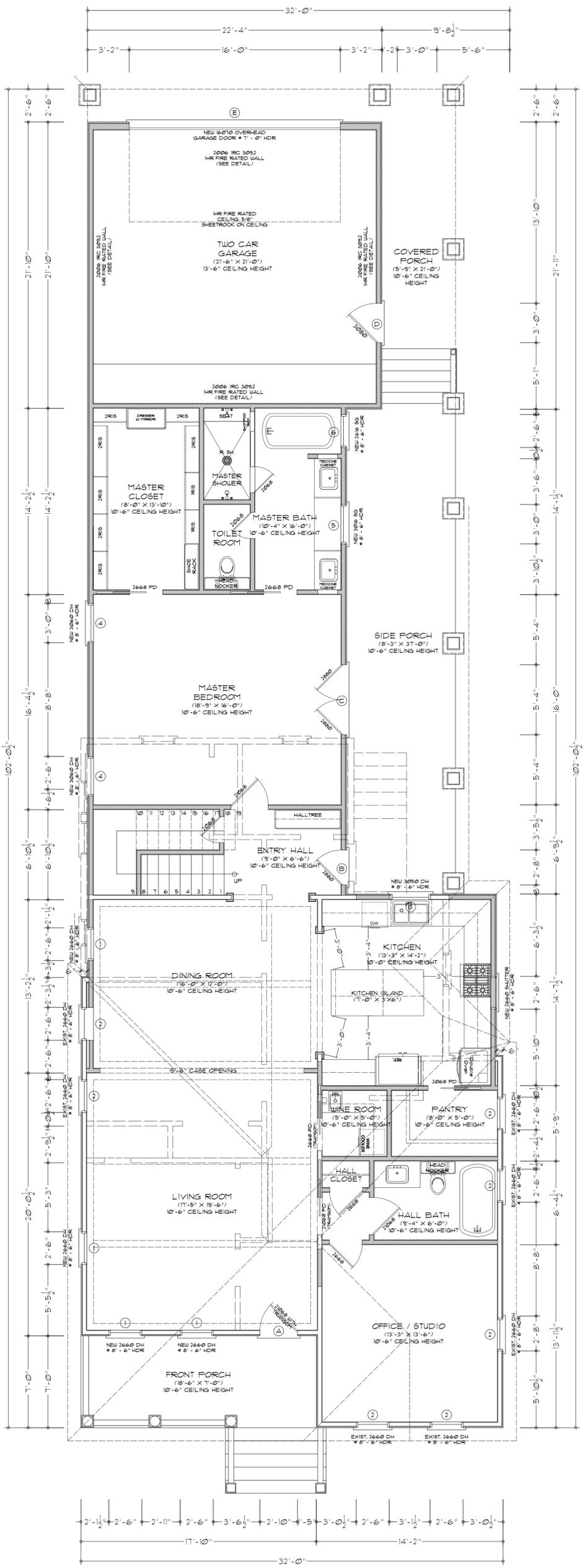
PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 11008



NO.	DATE	REVISION
1	05-13-18	PREPARE SET OF PLANS

PROJECT  
**EXISTING FLOOR PLAN & ELEVATIONS**

DESIGNED BY: EBT  
 DRAWN BY: EBT  
 SCALE: 1/4" = 1' - 0"  
 DATE: 05-13-18  
 PROJECT NO.: 123-0  
 SHEET NO.: A-6

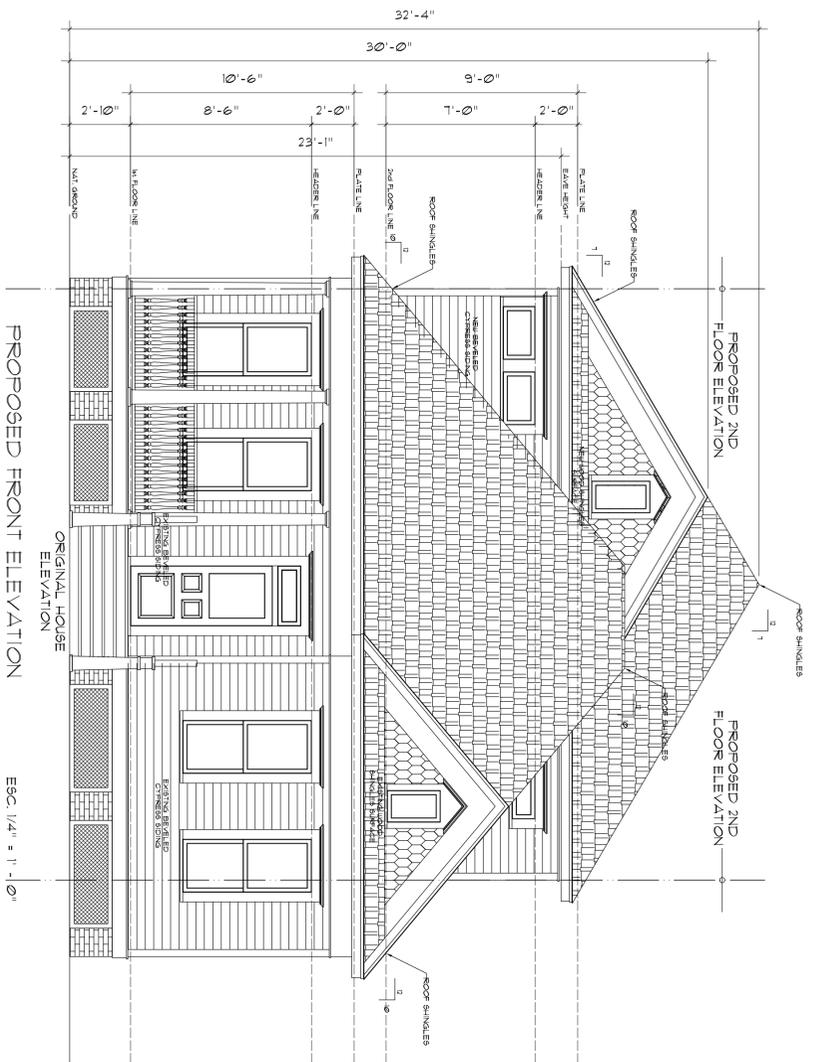


EXISTING 1ST FLOOR LIVING AREA = 1380.00 sqf	TOTAL EXISTING & PROPOSED LIVING AREA = 3605.00 sqf
EXISTING FRONT PORCH COVERED AREA = 125.00 sqf	TOTAL FRONT PORCH COVERED AREA = 125.00 sqf
PROPOSED 1ST FLOOR LIVING AREA = 825.00 sqf	TOTAL COVERED PORCH AREA = 425.00 sqf
PROPOSED 2ND FLOOR LIVING AREA = 1400.00 sqf	PROPOSED COVERED GARAGE AREA = 480.00 sqf
PROPOSED 2ND FLOOR ATTIC AREA = 600.00 sqf	
PROPOSED COVERED PORCH AREA = 425.00 sqf	
PROPOSED COVERED GARAGE AREA = 480.00 sqf	

REVISION	DATE	DESCRIPTION
1	05-15-18	1/4" = 1' - 0"
2	05-15-18	1/4" = 1' - 0"
3	05-15-18	1/4" = 1' - 0"
4	05-15-18	1/4" = 1' - 0"
5	05-15-18	1/4" = 1' - 0"
6	05-15-18	1/4" = 1' - 0"
7	05-15-18	1/4" = 1' - 0"
8	05-15-18	1/4" = 1' - 0"
9	05-15-18	1/4" = 1' - 0"
10	05-15-18	1/4" = 1' - 0"

NO.	DATE	DESCRIPTION
1	05-15-18	PRELIMINARY SET OF PLANS
2	05-15-18	PRELIMINARY SET OF PLANS
3	05-15-18	PRELIMINARY SET OF PLANS
4	05-15-18	PRELIMINARY SET OF PLANS
5	05-15-18	PRELIMINARY SET OF PLANS
6	05-15-18	PRELIMINARY SET OF PLANS
7	05-15-18	PRELIMINARY SET OF PLANS
8	05-15-18	PRELIMINARY SET OF PLANS
9	05-15-18	PRELIMINARY SET OF PLANS
10	05-15-18	PRELIMINARY SET OF PLANS

**PROJECT**  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008

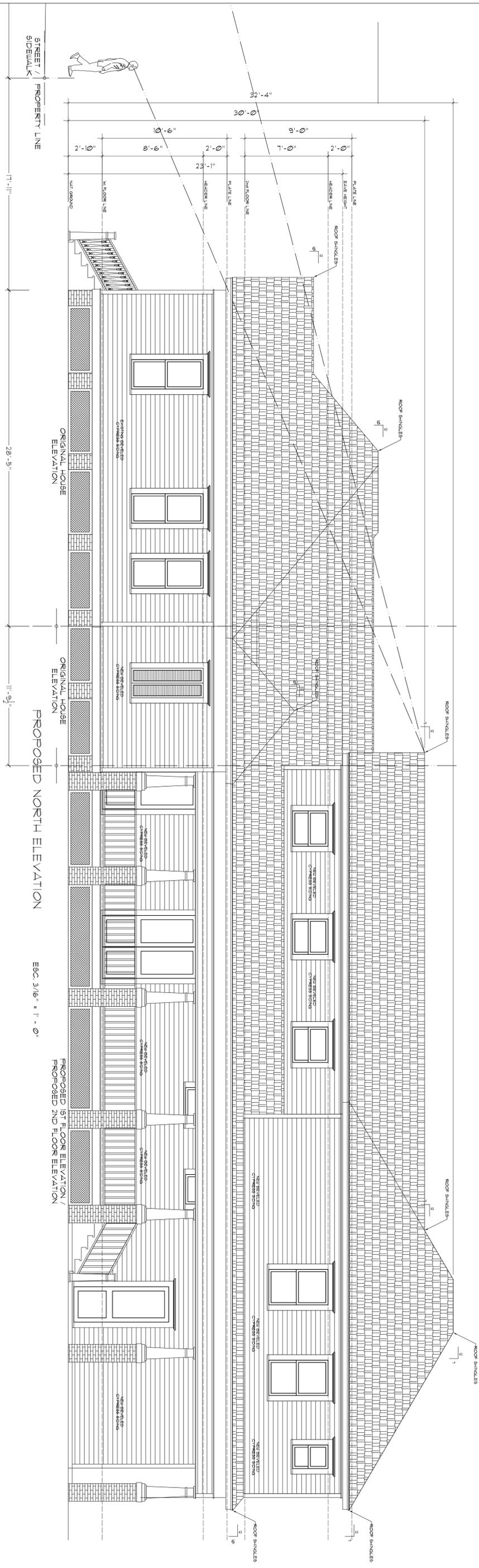


**DOOR SCHEDULE**

MARK	TYPE	WIDTH	HEIGHT	MATERIAL
(A)	EXISTING	2'-10"	6'-8"	WOOD FRAME
(B)	NEW	2'-8"	8'-0"	4 TRANSLOM
(C)	NEW	5'-4"	8'-0"	WOOD FRAME
(D)	NEW	3'-0"	8'-0"	WOOD FRAME
(E)	NEW	16'-0"	7'-0"	WOOD FRAME

**WINDOW SCHEDULE**

MARK	TYPE	WIDTH	HEIGHT	MATERIAL
(1)	NEW	2'-6"	6'-0"	WOOD FRAME
(2)	EXISTING	2'-6"	6'-0"	WOOD FRAME
(3)	NEW	3'-0"	5'-0"	WOOD FRAME
(4)	NEW	3'-0"	6'-0"	WOOD FRAME
(5)	NEW	3'-0"	1'-6"	WOOD FRAME
(6)	NEW	2'-6"	1'-6"	WOOD FRAME
(7)	NEW	3'-0"	3'-0"	WOOD FRAME
(8)	NEW	3'-0"	3'-0"	WOOD FRAME
(9)	NEW	4'-0"	1'-6"	WOOD FRAME
(10)	NEW	2'-0"	3'-0"	WOOD FRAME
(11)	NEW	2'-0"	1'-6"	WOOD FRAME

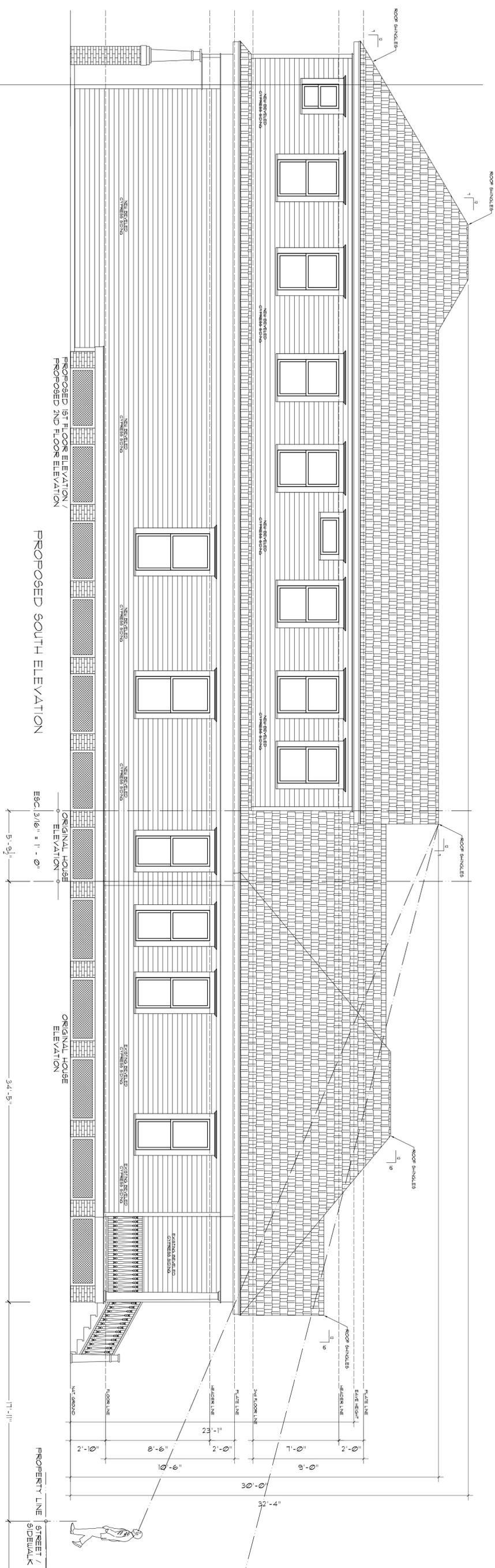
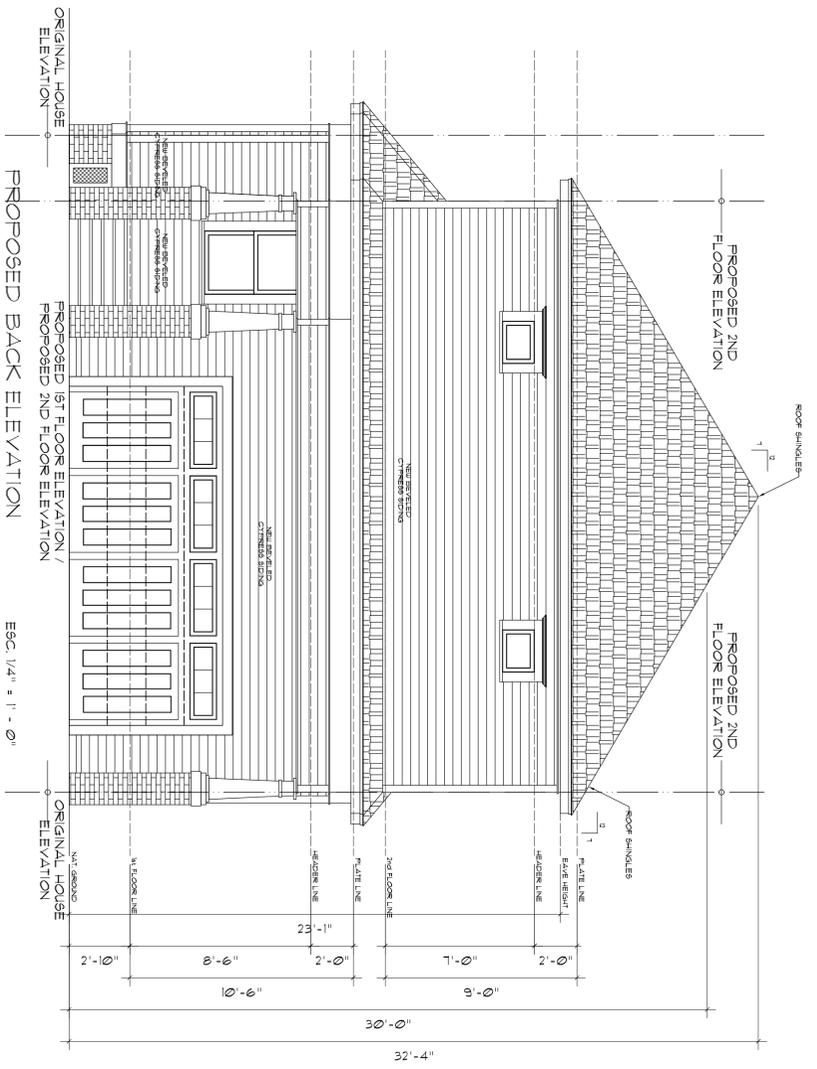


PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 11008

NO.	DATE	DESCRIPTION
1	05-13-18	PRELIMINARY SET OF PLANS
2		
3		

PROPOSED  
 FRONT &  
 NORTH  
 ELEVATIONS

DESIGNER: E2H  
 DRAWN BY: E2H  
 SCALE: 1/4" = 1'-0"  
 DATE: 05-13-18  
 PROJECT NO: 123-0  
 SHEETS: A-8

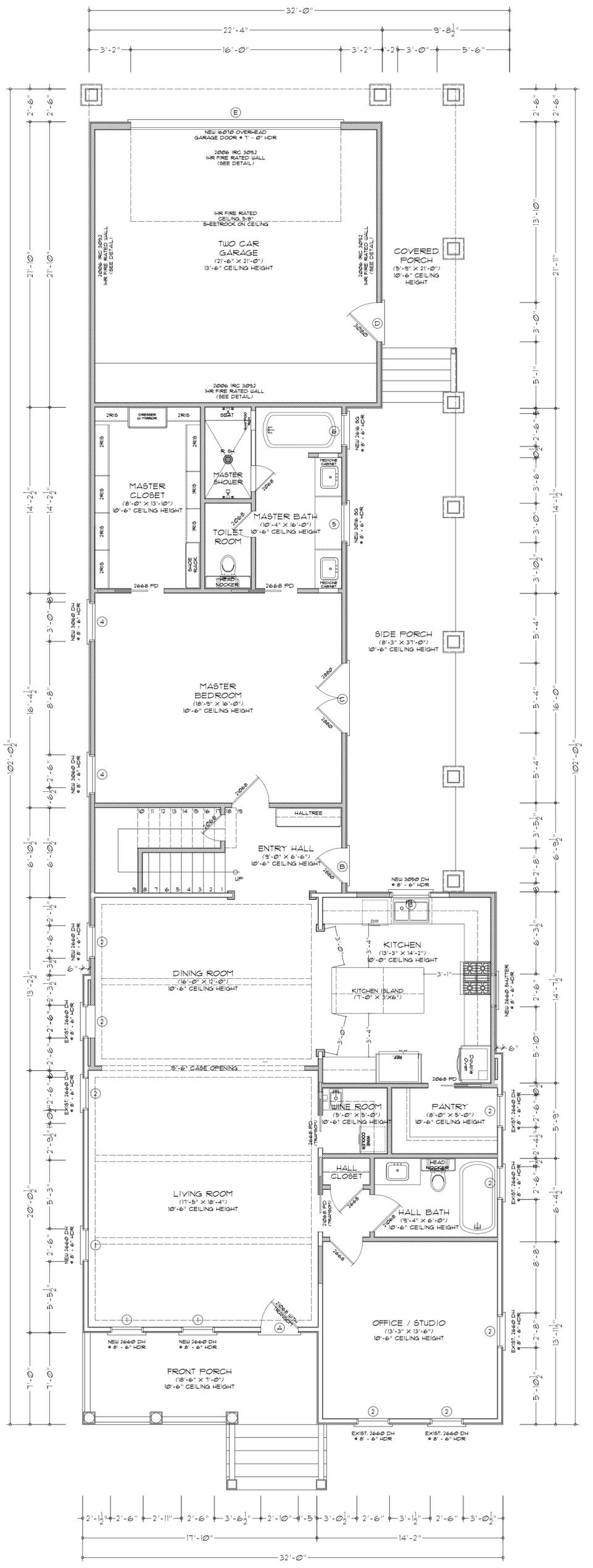
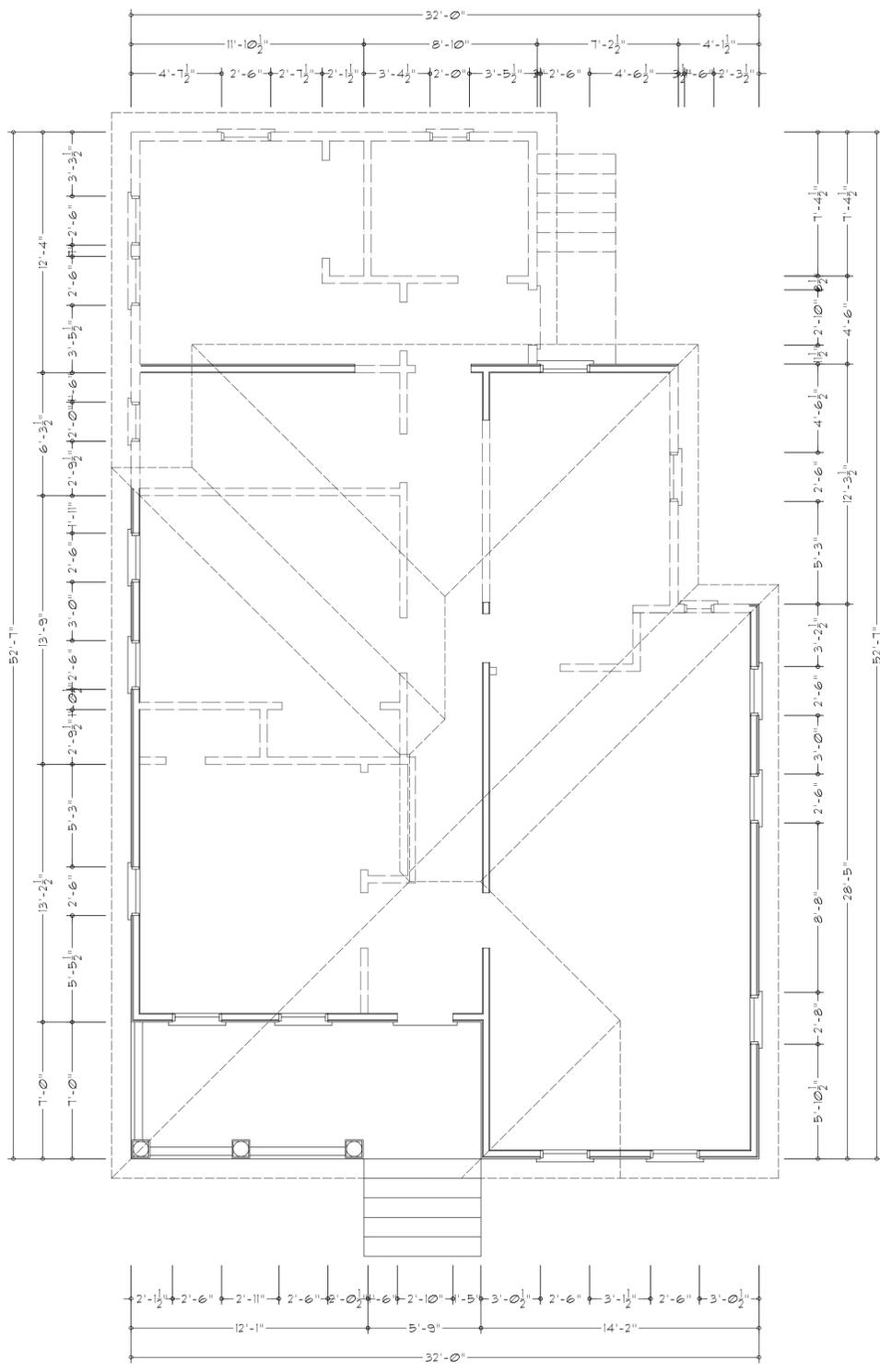


PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008

NO.	DATE	DESCRIPTION
REV 1	02-20-23	HELPING SET OF PLANS

PROPOSED  
 BACK &  
 SOUTH  
 ELEVATIONS

DESIGNED BY: EBT  
 DRAWN BY: EBT  
 SCALE: 1/4" = 1' - 0"  
 DATE: 02-13-23  
 PROJECT NO: 123-0  
 SHEET NO: A-9



REVISION	DATE	DESCRIPTION

DEMO PLAN & PROPOSED 1ST FLOOR PLAN

NO.	DATE	DESCRIPTION
1	05-15-18	PRELIMINARY SET OF PLANS

PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008

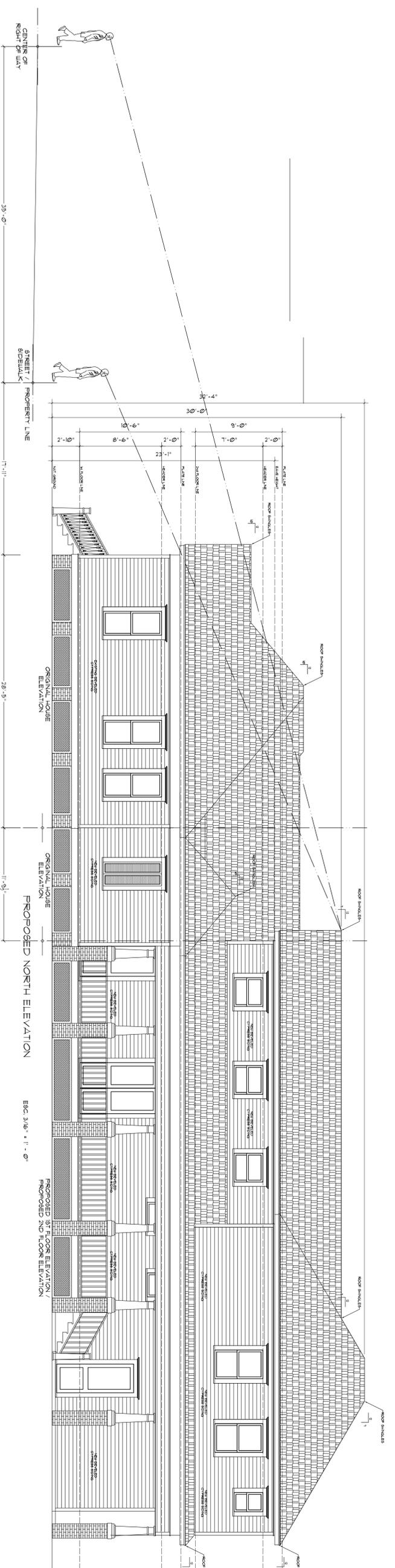
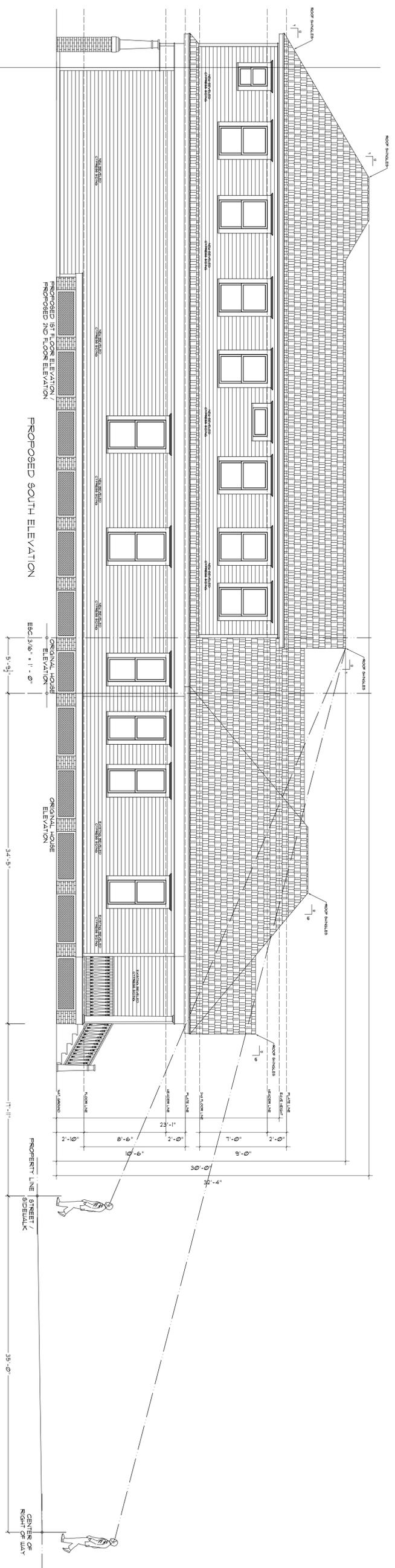




PROJECT  
**OXFORD'S RESIDENCE**  
 1123 OXFORD ST  
 HOUSTON, TX 77008

NO.	DATE	DESCRIPTION
REV 1	02-20-20	REPLACE SET OF PLANS

DESIGNER	EDY
DRAWN BY	EDY
SCALE	1/4" = 1' - 0"
DATE	05-15-18
PROJECT NO.	123-0
REVISIONS	



**CERTIFICATE OF APPROPRIATENESS APPLICATION**

1123Oxford St  
Houston, TX 77008  
Pictures  
**FRONT VIEW**



**FRONT VIEW (NORTH-WEST)**



**FRONT VIEW (SOUTH-WEST)**



**BACK VIEW**



**BACK VIEW**



**BACK VIEW (NORTH-WEST)**

