

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2016

Applicant: Gary Trentham, Trentham Contractors Corp., for 1515 Oxford LLC, owner

Property: 1515 Oxford St, Tracts 8 and 9A, Block 136, Houston Heights Subdivision. The property is on an 8,250 square foot (62.5' x 132') vacant interior lot. Interior lots in Houston Heights were platted as 50' wide lots, although parcel lines have moved over the years so that many properties, including 1515 Oxford contain portions of multiple platted lots.

Significance: Vacant lot located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a 4,264 square foot two-story residence and rear attached garage. The project was denied at the January 2016 HAHC meeting.

- The structure has an overall width of 45' and height of 35' with a 25' eave height.
- The front porch has an eave height of 14'.
- The foundation height is 3'.
- The residence has a 20' setback from the front, a 7'-6" setback from the south side and 10' from the north side. The attached garage is set back 7'-6" from the south side and 8' from the rear.
- The windows are 9-over-1 and 1-over-1 wood windows with simulated divided lites.
- The roof is hipped, at 4-over-12 pitch, with a standing seam metal roof covering proposed for the first floor and composition roofing material on the second
- A two-story three-car garage is attached at the rear and will have alley access.
- Details include brick skirting and shingles in the gable.

See enclosed application materials and detailed project description on p. 4-23 for further details.

Context Area: The project's context area is the west side of the 1500 block of Oxford Street. The east side of the block is excluded as it is not located within the historic district.

Although no two story contributing houses exist on the 1500 block of Oxford, staff looked at contributing two story structures throughout the district to determine typical measurements for two-stories in Houston Heights East for comparison should HAHC find that two-story new construction is appropriate on this blockface.

Public Comment: No comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Deferral

HAHC Action: Deferred

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
The proposed setbacks are 20' from the front, 7'-6" from the south side, and 10' from the north side. These setbacks are within typical range for contributing structures in the context area.
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
Brick skirting around the foundation, fixed and 9-lite windows are not compatible features found on contributing houses within the area. The side elevations are almost entirely lacking in window openings. The lack of fenestration, uneven porch column spacing coupled with the craftsman-style windows and the Victorian-style shingles in the gable also result in incompatible features. If the elements were removed or simplified, and appropriate window openings added to the side elevations, the new construction would meet this criterion.
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
There are no two-story contributing houses in the context area. Typical contributing structures in Houston Heights, whether one or two stories, have a width of 25'-35'. The proposed width of 45' is atypical and greatly out of scale with contributing houses in the area. This 45' overall width combined with the atypically high 25' eave height, 34'-8" ridge height, 14' porch eave height and 3' foundation results in massing and proportions that are incompatible with those of contributing structures within the context area. A house of these proportions will be significantly larger and more imposing than other existing contributing houses in the context area. If the proportions were reduced to meet typical, the new construction would meet this criterion.
The applicant states that the lot is atypically wide, and that therefore a larger, wider house is appropriate. Staff disagrees that a larger house is appropriate because the lot is slightly wider than average. The Sanborn map on p. 18 demonstrates that the original house on this lot was no larger than the other contributing houses on the blockface. This is true also of the lot immediately south of 1515 Oxford, which has the same lot width and also contained a house of average proportions. Past analysis by staff determined that larger lots were not historically unusual in Houston Heights, but they typically contained houses with similar dimensions to the houses on smaller lots. This pattern is still visible with still extant contributing houses on larger lots.
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
The context area has six existing one-story contributing structures. A typical height for one-story structures in the district is 20' with an eave height of 10'-12', and a porch eave height of 9'-11'. The proposed first-story of the residence has a porch eave height of 14' that is driven by a 3' foundation height and an 11' plate height. If these dimensions were reduced to bring the first story in proportion

with other one-story residences, the new construction would meet this criterion.

Although there are no two-story contributing houses in the context area, staff looked to contributing two-stories in the district overall to determine that typical height of two-story houses is 30', with typical eave heights of '22-23'.

(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST



CURRENT PHOTO



CONTEXT AREA



1519 Oxford – Contributing – 1920 (neighbor)



1531 Oxford – Contributing – 1900



1505 Oxford – Contributing – 1915



1543 Oxford – Contributing – 1915



1501 Oxford – Contributing – 1920



1545 Oxford – Contributing – 1920
29' Width
26' Ridge

BLOCK PHOTOS PROVIDED BY APPLICANT



3D RENDERINGS

DENIED 1/28/16



PROPOSED



3D RENDERINGS

DENIED 1/28/16



PROPOSED



EAST ELEVATION – FRONT FACING OXFORD STREET

DENIED 1/28/16



PROPOSED



NORTH SIDE ELEVATION

DENIED 1/28/16



PROPOSED



SOUTH SIDE ELEVATION

DENIED 1/28/16



PROPOSED



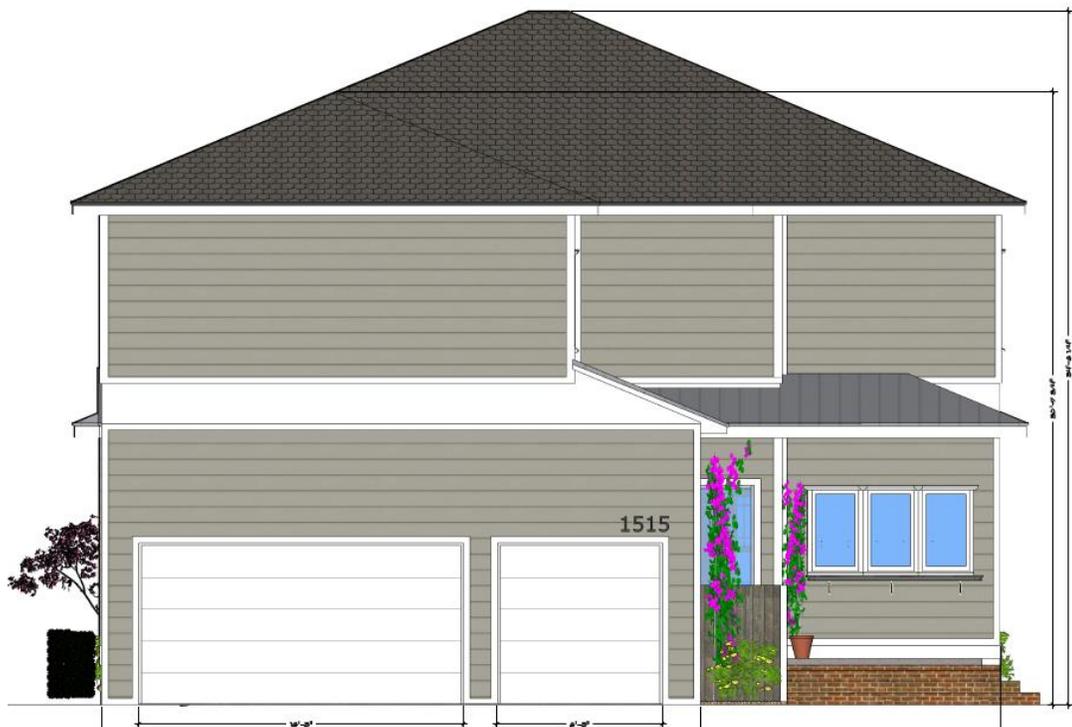
WEST (REAR) ELEVATION

DENIED 1/28/16

(NOT TO SCALE)

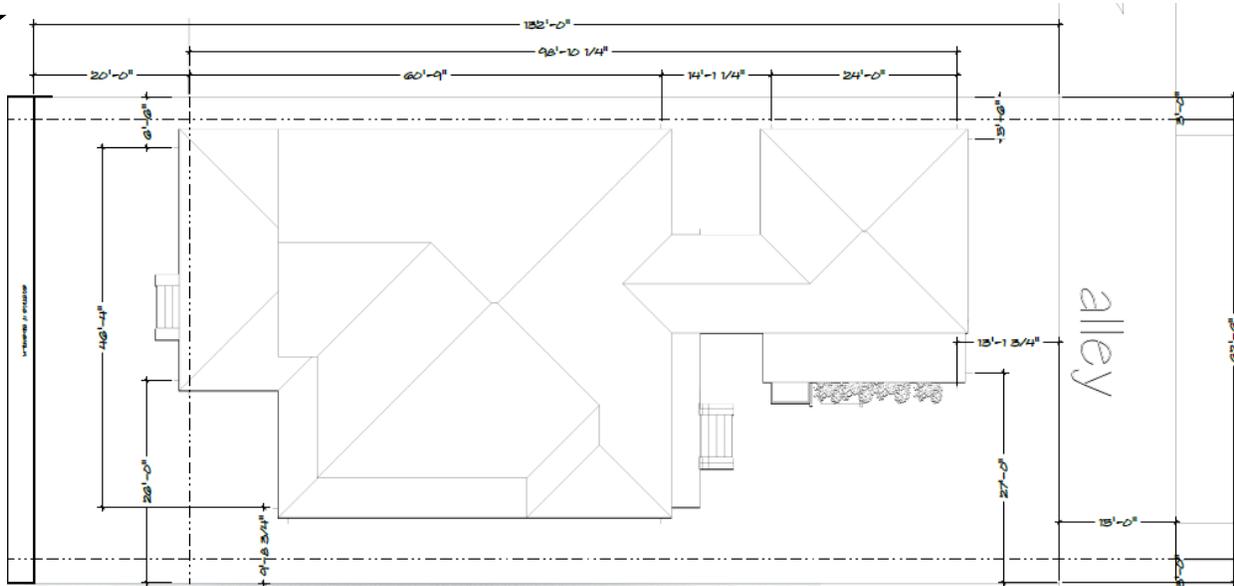


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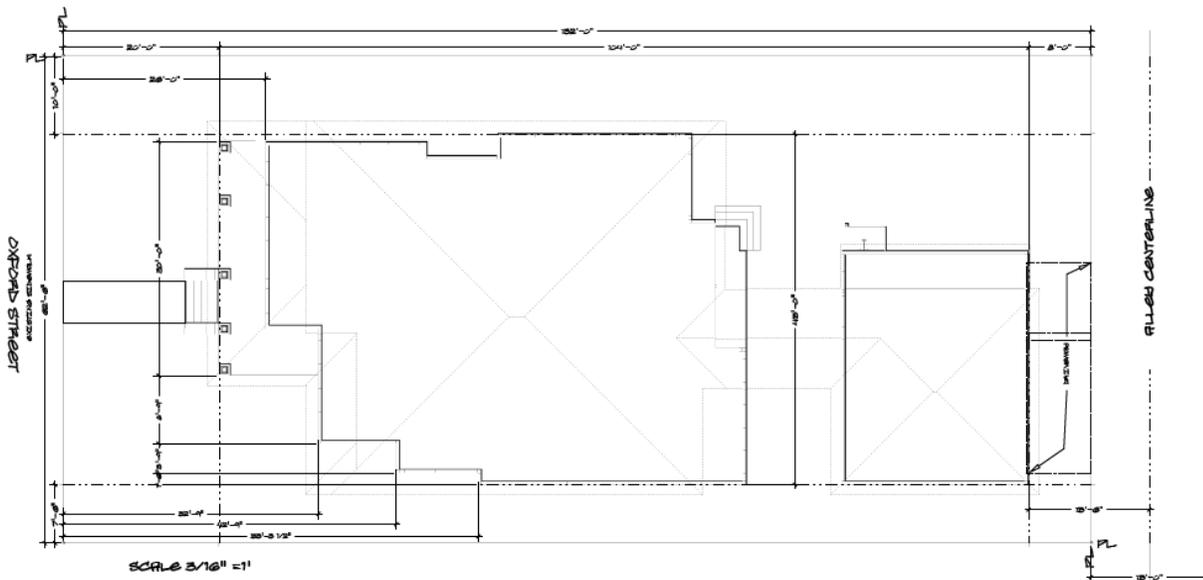


SITE PLAN/ROOF PLAN

DENIED 1/28/16

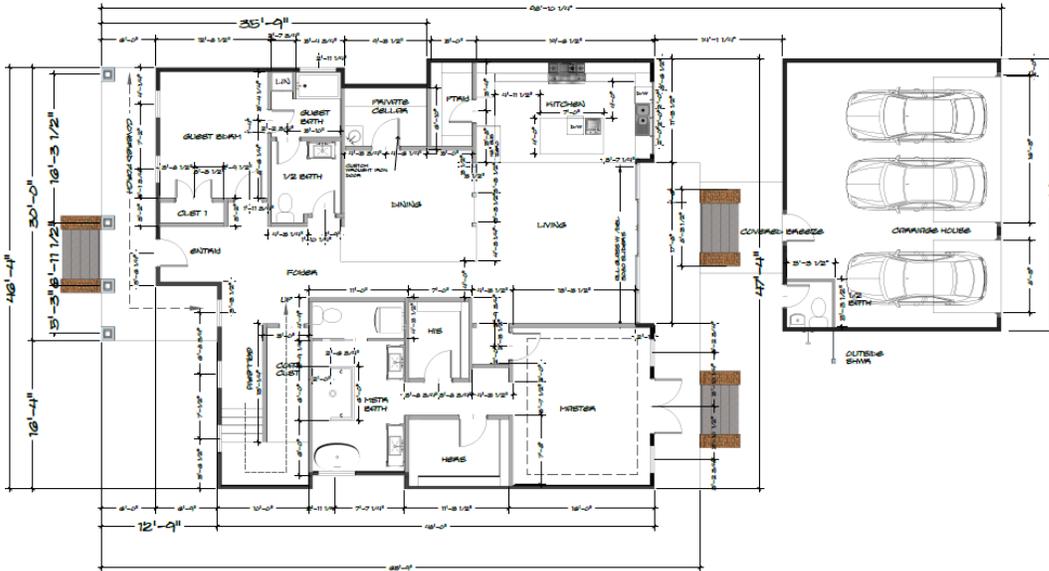


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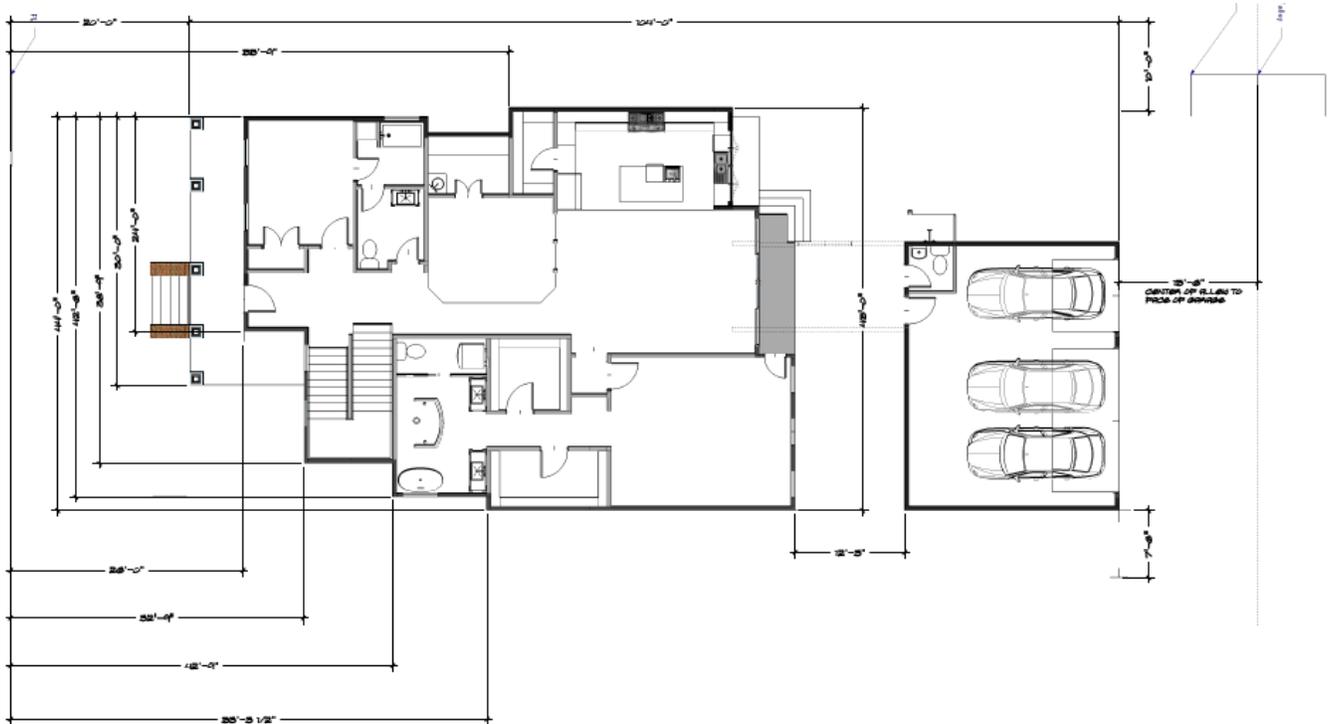


FIRST FLOOR PLAN

DENIED 1/28/16

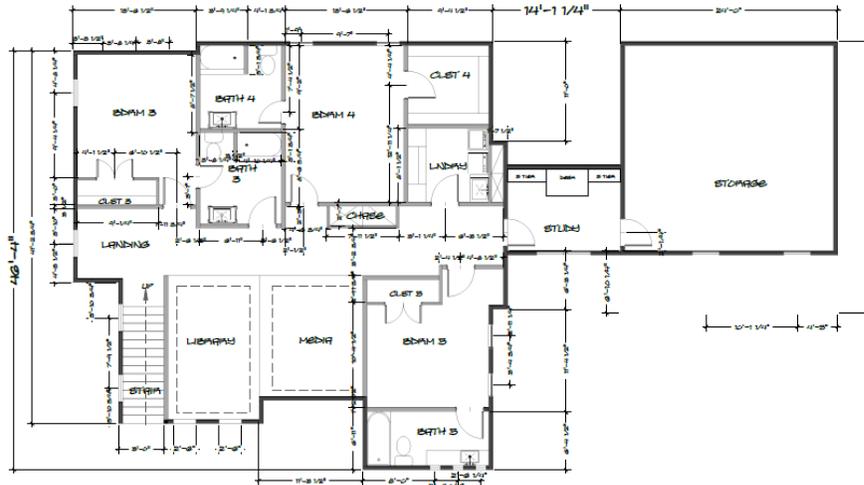


PROPOSED

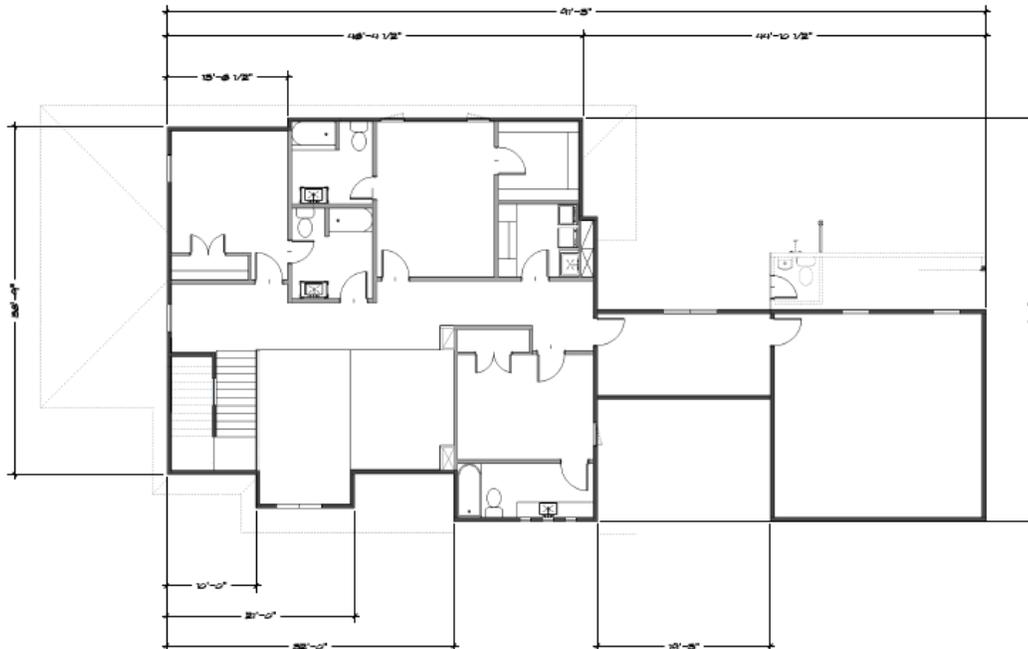


SECOND FLOOR PLAN

DENIED 1/28/16



PROPOSED



WINDOW/DOOR SCHEDULE

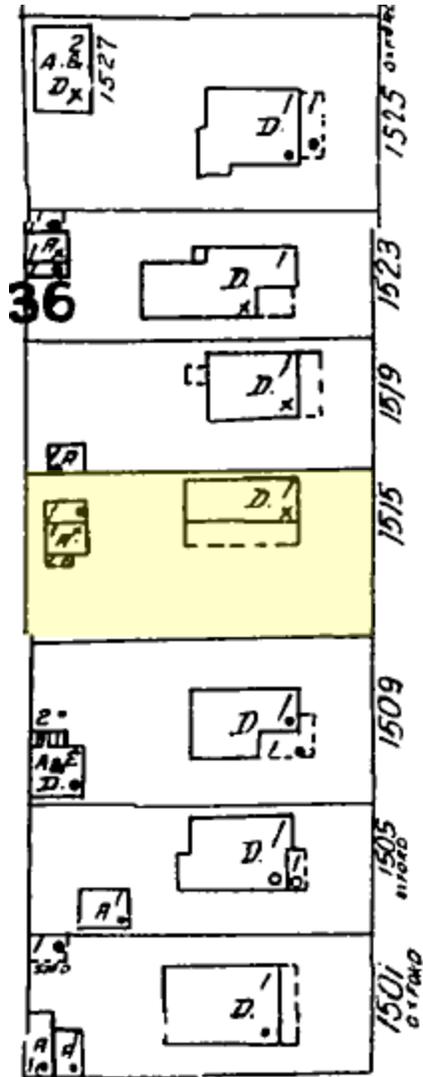
DENIED 1/28/16



PROPOSED



SANBORN MAP
Volume 7 Sheet 31
1925 – May 1950



PROJECT DETAILS

Shape/Mass: The residence measures 30' at the front porch, stairsteps back 23'-3 1/2" on the north side, and approximately 25'-9" on the south side, then bumps out to a total 45' wide. The residence and attached garage measures 104' deep and 34'-8 1/4" to the ridge with a 25' eave. The first floor plate height is 11' and the second-floor plate height is 9'. The attached garage measures 30' wide by 24' deep.

Setbacks: The residence has a 20' setback from the front, a 7'-6" setback from the south side and is 10' from the north side. The attached garage is set back 7'-6" from the south side and 8' from the rear.

Foundation: The residence features a pier and beam foundation with brick skirting that measures 2' with a finished floor height of 3'.

Windows/Doors: The residence and garage feature wood 9-over-1 windows, wood 1-over-1 windows a wood fixed window and a wood 1-lite door with transom.

Exterior Materials: The residence is clad in 8 1/4" cementitious siding with cementitious shakes in the gable. The garage is clad in cementitious siding and brick.

Roof: The roof is hipped with a front-gable and measures 34'-8 1/4" to the ridge, with a 14' first floor eave and a 25' second story eave with a 4-over-12 pitch.

Front Elevation: The residence contains four 9-1 windows and one fixed 9-lite window on the first floor and three 9-1 windows and a fixed window on the second floor. See elevation drawings for details.

(East)

Side Elevation: The residence contains a fixed window on the first floor. There are two 1-over-1 windows and three fixed windows on the second floor. See elevation drawings for details.

(North)

Side Elevation: The residence contains no windows on the first floor and six fixed 1-over-1 windows on the second floor. The first floor of the garage also features two pairs of closed shutters and the first floor of the residence contains one glass door. See elevation drawings for details.

(South)

Rear Elevation: Not visible from public right-of-way. See elevation drawings for details.

(West)