CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Emiliano J Zazueta for Echelon Interest Group LLC, owner

Property: 1123 Oxford Street, Lot 7, Block 196, Houston Heights Subdivision. The property includes a historic 2,146 square foot, one-story wood frame single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne Cottage residence, constructed circa 1905, located in the Houston Heights Historic District East.

Proposal: Alteration – The applicant was denied a COA at the June and July HAHC meetings to construct a rear 1-story side addition and a rear 2-story addition to a 1-story residence. The applicant has resubmitted the application with one change from the July submission:

- The depth of the rear 2-story addition has been reduced by 4', from 61'-10½" to 57'-10½". The two-story addition will now measure 27'-11" wide overall, 57'-11" deep, 23' to the eave, 30' to the front ridge, and 32' to the rear ridge.

June 18, 2015 denied scope of work:

- The existing house is 52'-7" deep, including a rear non-original addition that will be removed. The historic house is 45'-3" deep.
- The one-story side addition will begin 28'-5" back from the front elevation and will infill the rear northwest corner of the existing residence. It will measure 13' wide and 15' deep. The rear north inset wall will be bumped out 4'-2" to be in line with the existing north wall. The 1-story addition will feature a side gable roof and the proposed wall will feature a set of closed shutters.
- The 2-story addition will begin 33'-3" back from the front wall at the original rear wall and will measure 22' wide on the first floor and 28' wide on the second floor, 62' deep, and will have a front ridge height of 30' and the rear ridge height of 32'.
- Three non-original aluminum windows, 2 on the front elevation and 1 on the south, side elevation will be removed and replaced with three wood 1-over-1 sash windows.
- The addition will feature wood beveled lap siding, and 1-over-1 wood sash windows and single lite wood fixed windows.

July 22, 2015 denied revisions to June scope:

- The one-story side addition on the north elevation will be inset 3'-8" from the existing north wall and the proposed gable roof and set of shutters have been removed. The one-story addition will measure 8'-3" wide and 12'-4" deep.
- The rear addition will be inset 6" on the south elevation at the original rear corner.

See enclosed application materials and detailed project description on p. 6-25 for further details.

Public Comment: Two opposed. See Attachment A, p. 26-27.

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: HAHC Approval
Effective: August 27, 2015

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to 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 - 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; *The proposed addition begins at the original rear wall of the existing historic residence and will have an overall width of 27'-11" which is 4'-1" narrower than the existing residence. The existing residence has a ridge height of 26' and the proposed addition will be 4' taller than the existing residence at the front gable and 6' taller than the existing at the rear ridge. By insetting the proposed addition the original hip roof form and rear corners are preserved. The original wood beveled lap siding and wood 1-over-1 sash windows will be retained.*
☒	☐	☐	(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; *Distinguishing exterior features such as the existing original wood beveled lap siding and original wood 1-over-1 sash windows will be retained and the original hip roof form will be preserved.*
☒	☐	☐	(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; *The proposed two-story addition will begin at the original rear wall of the existing residence and will be inset 6" in order to retain the original rear corner. The one-story side addition will begin at the existing north elevation rear wall and be inset 3'-7" in order to preserve the original hip roof form and retain the existing rear corner. The proposed additions do not encroach on the existing original structure and preserve the original wood beveled lap siding and wood 1-over-1 sash windows. By beginning at the existing rear wall and in setting the additions the form and the integrity of the building is left unimpaired.*
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition 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; *All original wood beveled lap siding and wood 1-over-1 sash windows will be retained; the original hip roof form will be preserved. The proposed 2-story addition and one-story side addition will be*

inset from the rear corners of the existing residence and will be 4'-1" narrower than the existing residence. The existing Queen Anne residence has a ridge height of 26', the proposed 2-story addition will have a front ridge height of 30', 4' taller than the existing and a rear ridge height of 32', approximately 81' back from the front wall.

☒ ☐ ☐ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CURRENT PHOTO

NEIGHBORING PROPERTIES

1119 Oxford – Contributing – 1905 (neighbor)

1127 Oxford – Contributing – 1905 (neighbor)

1109 Oxford– Noncontributing – 2007 (blockface)

1115 Oxford– Contributing – 1920 (blockface)

1129 Oxford– Noncontributing – 2001-02 (blockface)

1131 Oxford– Noncontributing – 2009 (blockface)

3D RENDERING – FRONT FACING OXFORD STREET

PROPOSED

REAR (NORTHWEST) ELEVATION

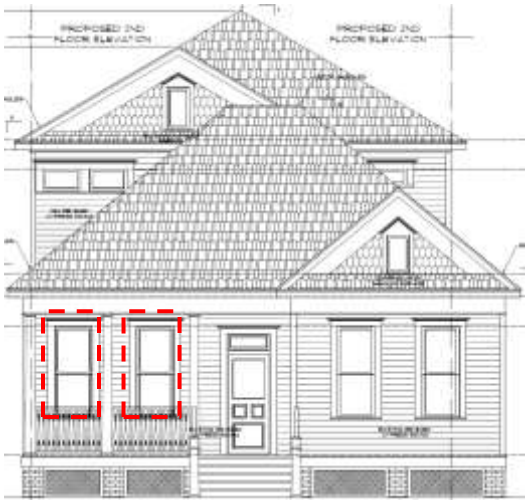
EAST ELEVATION – FRONT FACING OXFORD STREET

EXISTING

NON-ORIGINAL ALUMINUM WINDOWS

DENIED – 6/18/15

DENIED – 7/22/15 ***– NO** PROPOSED CHANGES*



NORTH SIDE ELEVATION

EXISTING

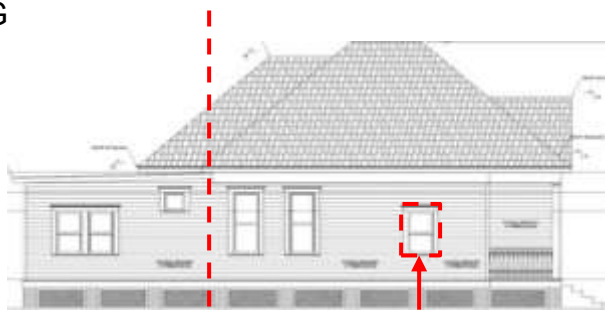
DENIED – 6/18/15

DENIED – 7/22/15

PROPOSED – addition is 4' shorter in total length

SOUTH SIDE ELEVATION

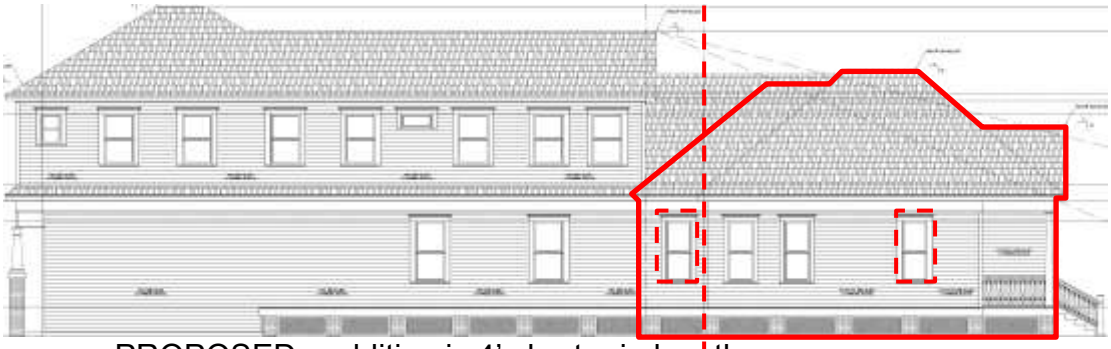
EXISTING



NON-ORIGINAL ALUMINUM WINDOW

DENIED – 6/18/15

DENIED – 7/22/15



PROPOSED - addition is 4' shorter in length

ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING

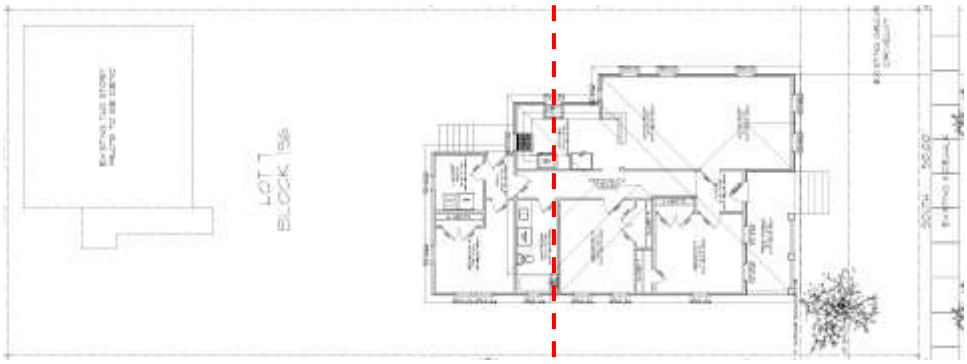
DENIED – 6/18/15

DENIED – 7/22/15 **–** *NO PROPOSED CHANGES*

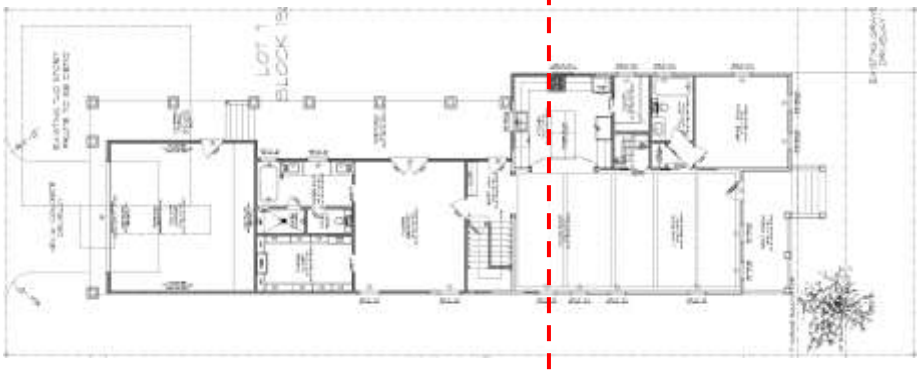
N

SITE PLAN

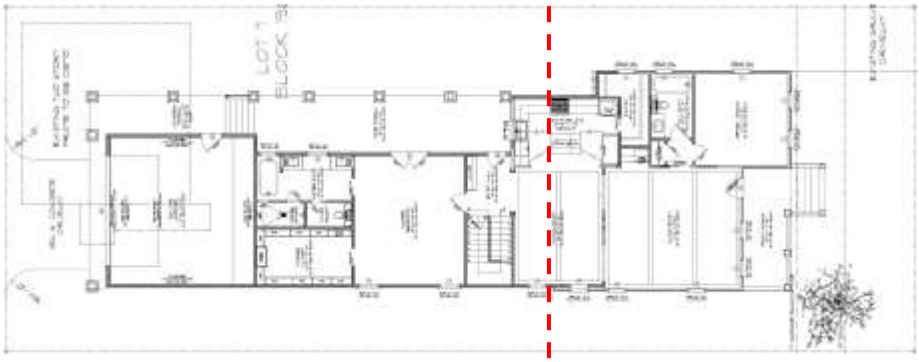
EXISTING



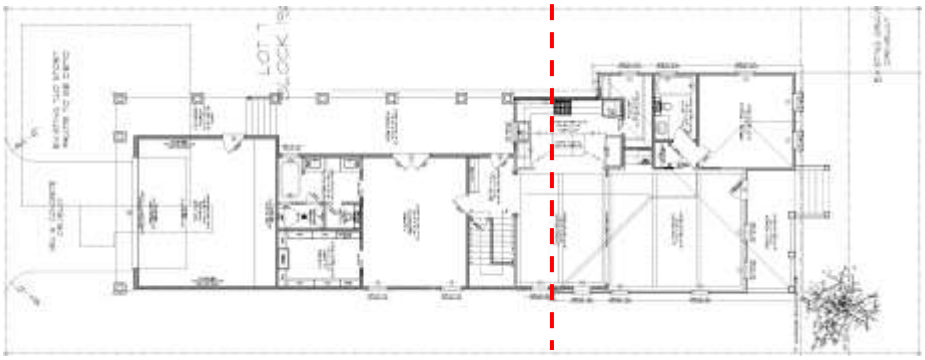
DENIED – 6/18/15



DENIED – 7/22/15



PROPOSED - addition is 4' shorter in total length

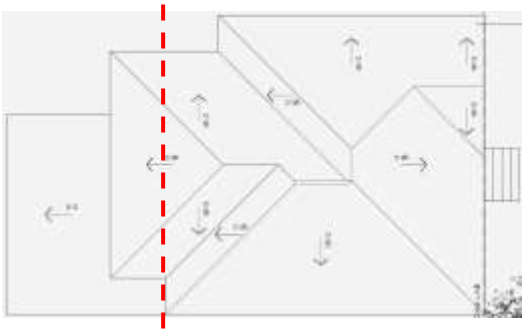


ORIGINAL REAR WALL

N

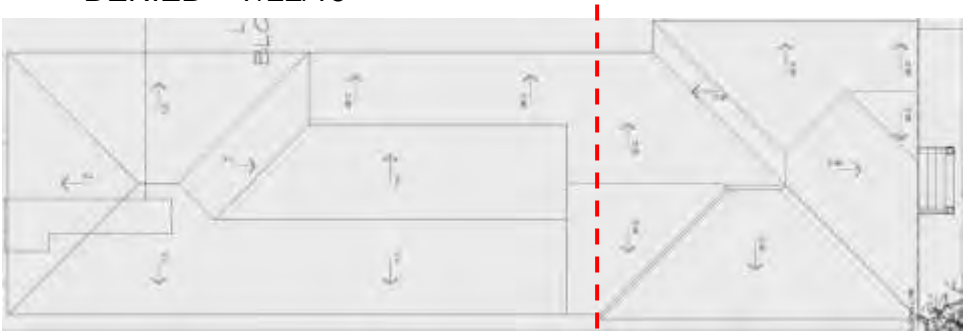
ROOF PLAN

EXISTING

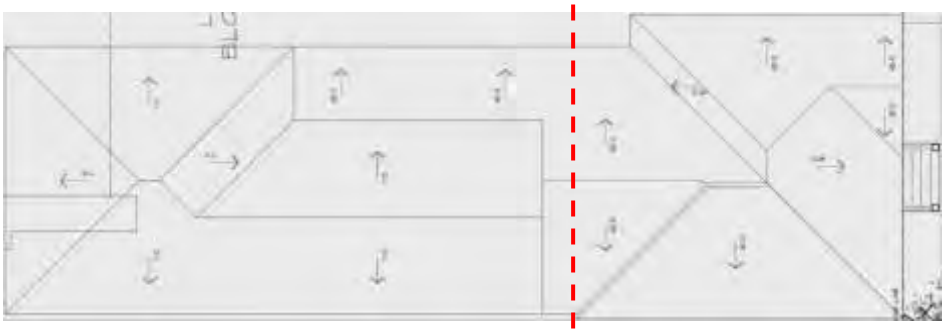


DENIED – 6/18/15

DENIED – 7/22/15



PROPOSED - addition is 4' shorter in total length

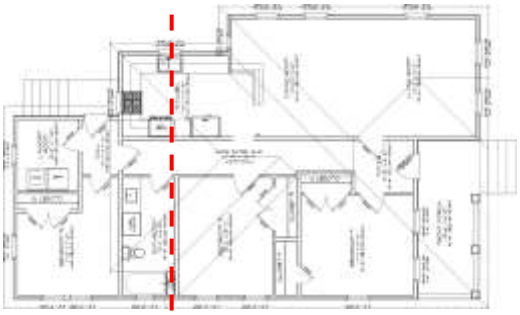


ORIGINAL REAR WALL

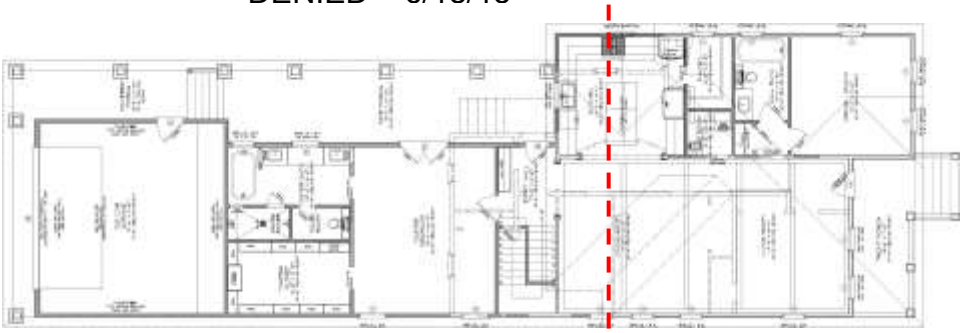
N

FIRST FLOOR PLAN

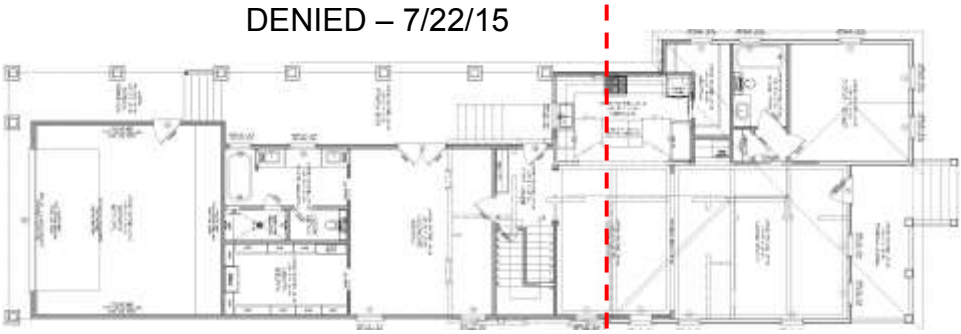
EXISTING



DENIED – 6/18/15



DENIED – 7/22/15



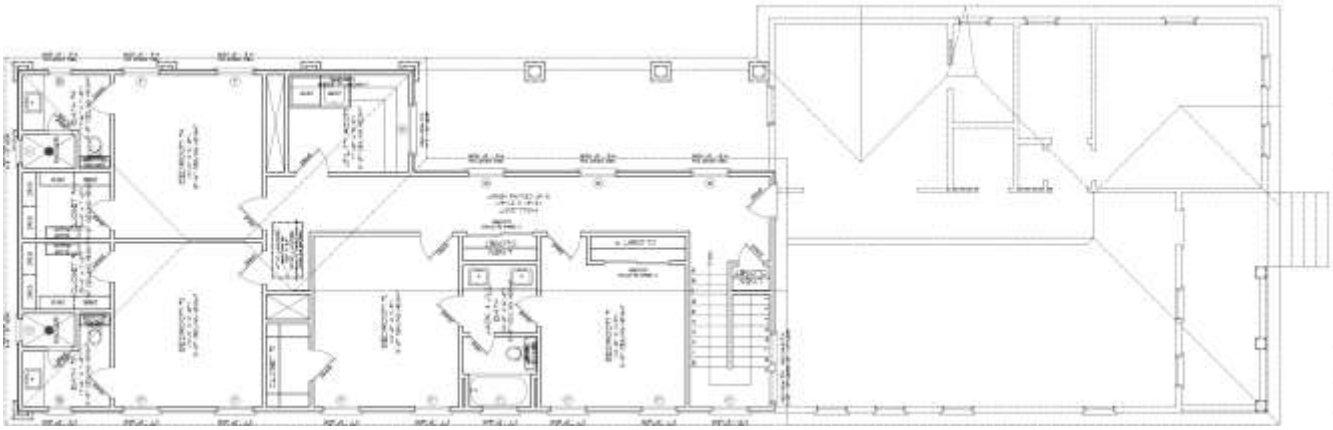
PROPOSED - addition is 4' shorter in length

ORIGINAL REAR WALL

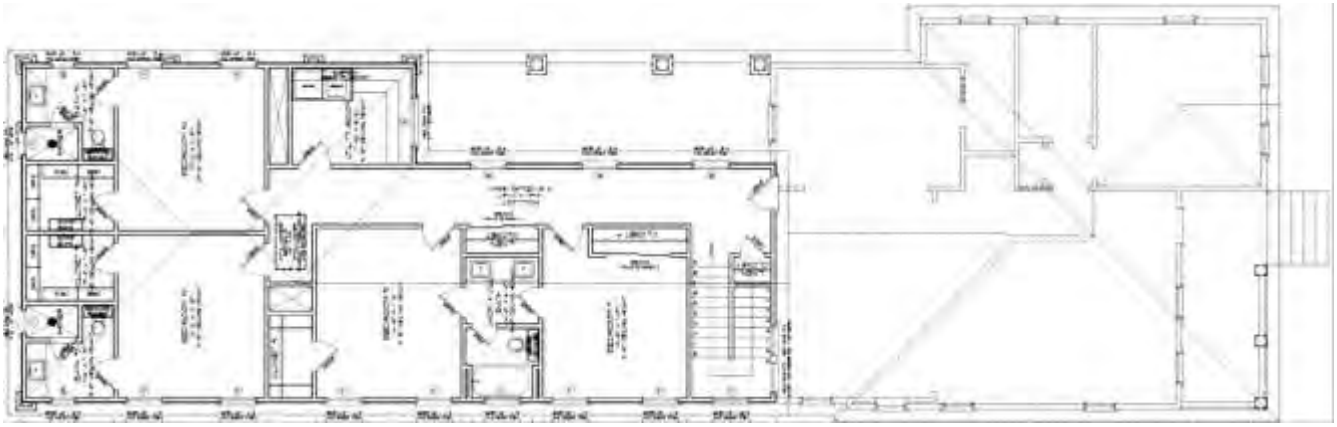
N

SECOND FLOOR PLAN

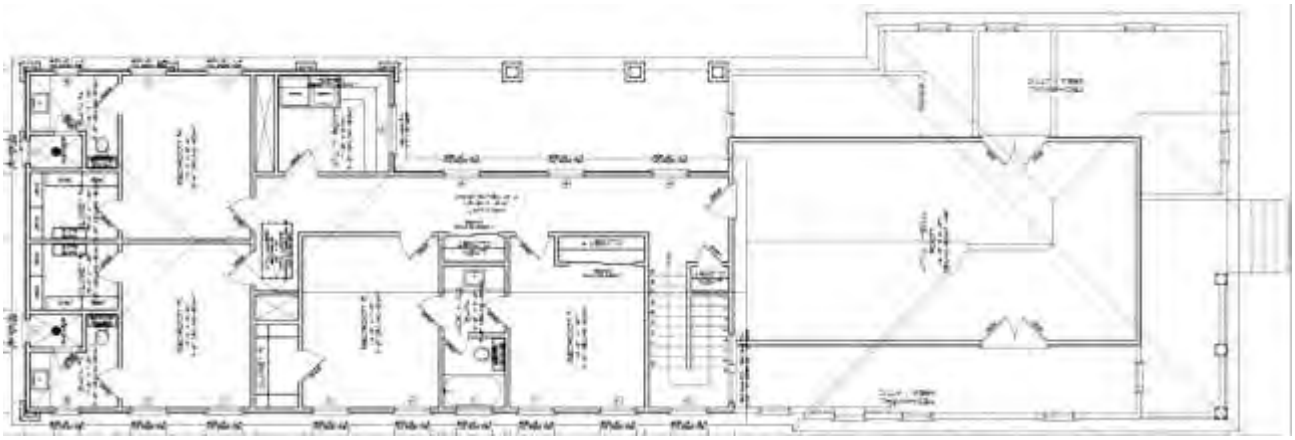
DENIED – 6/18/15



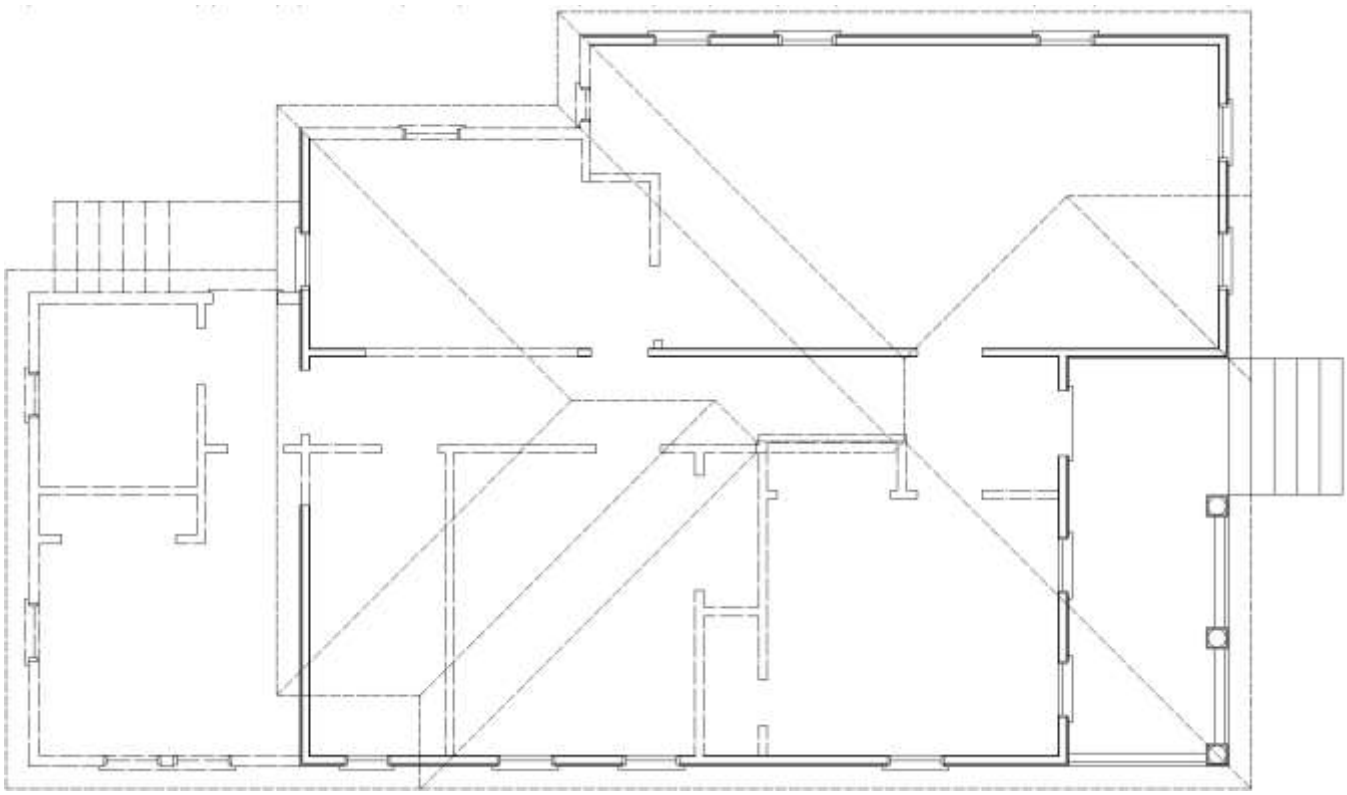
DENIED – 7/22/15



PROPOSED - addition is 4’ shorter in total length



DEMO PLAN



WINDOW / DOOR SCHEDULE

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"	5'-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

DOOR SCHEDULE

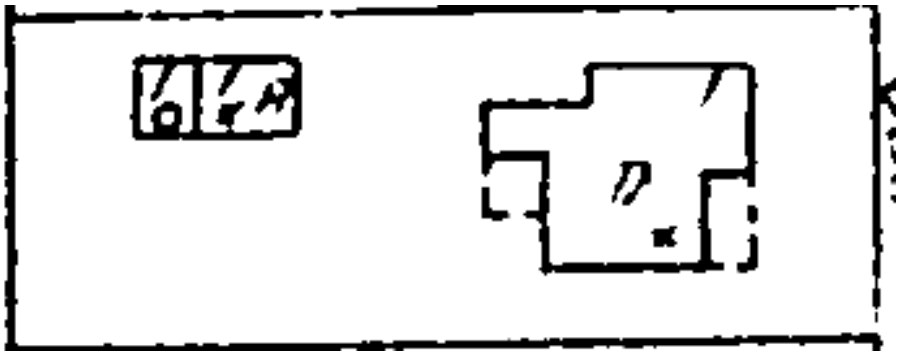
MARK	TYPE	WIDTH	HEIGHT	MATERIAL
A	EXISTING	2'-10"	6'-8"	WOOD FRAME & TRANSOM
B	NEW	2'-8"	8'-0"	WOOD FRAME
C	NEW	5'-4"	8'-0"	WOOD FRAME
D	NEW	3'-0"	8'-0"	WOOD FRAME
E	NEW	16'-0"	7'-0"	WOOD FRAME

LINE OF SIGHT

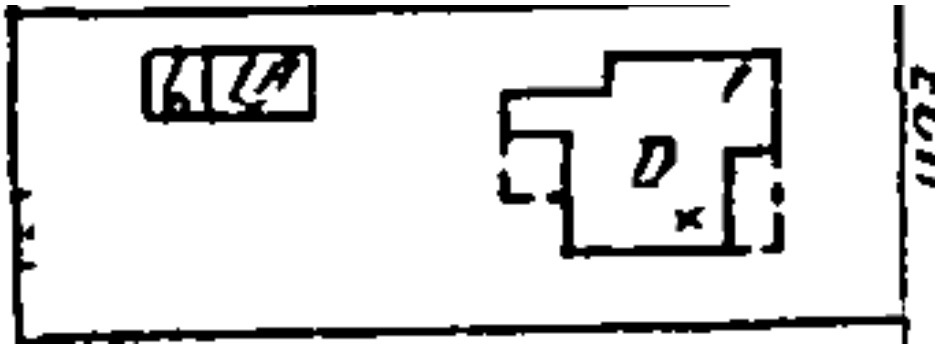
SANBORN FIRE INSURANCE MAPS

1919

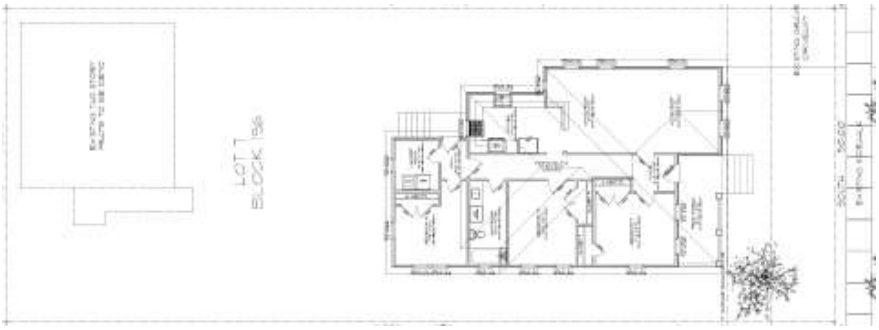
1924-1950



1925-1951



CURRENT SITE PLAN



PHOTOS SUBMITTED BY APPLICANT

FRONT (EAST) ELEVATION

NORTH (SIDE) ELEVATION

SOUTHEAST CORNER

WEST (REAR) ELEVATION

NORTHWEST CORNER

PROJECT DETAILS

Shape/Mass: The residence measures 32' wide, 52'-7" deep, 13'-4" to the eave, and 26'-1" to the ridge. The residence features a non-original rear addition measuring 20'-9" wide and 12'-4" deep; the addition will be removed. The one-story addition will begin 28'-5" back from the front elevation and will be in set 3'-8" from the existing north wall. The one-story addition will measure 8'-3" wide and 12'-4" deep.

The 2-story portion of the addition will begin 45'-3" back from the front wall at the original rear wall and the south wall of the addition will be inset 6" from the existing south wall. The two-story addition will measure 22'-4" wide overall on the first floor and 27'-11" wide overall on the second floor, 57'-11" deep *(previously proposed 61'-11" deep)*, and to 23'-1" the eave. The front ridge will have a height of 30' and the rear ridge will measure 32'-4" in height. The addition will feature a side porch measuring 8'-3" wide and 34' deep *(previously proposed 37' deep)*.

Setbacks: The residence is setback 17'-11" from the front property line, 9'-3" from the north, side property line, 8'-9" from the side, south property line, and 61'-7" from the rear property line. The addition will be setback 58'-8" from the front property line, 9'-3" and 13'-5" from the side, north property line, 8'-9" from the side, south property line, and 16'-1" from the rear property line *(previously proposed 14'-7" from the rear property line).*

Foundation: The residence is built on a pier and beam foundation with a height of 2'-10". The proposed addition will be built on a pier and beam foundation with a height of 2'-10", to match the existing pier and beam foundation. The attached garage will be built on a slab foundation.

Windows/Doors: The residence features original wood 1-over-1 sash windows, and non-original aluminum windows. The residence features an original single lite wood paned entry door with a single lite transom. All of the original wood sash windows and original door will be retained with the exception of two wood sash windows located on the northwest corner that will be removed due to the one-story addition. The three non-original aluminum windows, two on the front elevation and one on the south elevation, will be replaced with wood 1-over-1 sash windows. The addition will feature wood 1-over-1 sash windows, single lite wood fixed windows, and single lite entry doors. The attached garage will feature a sectional overhead garage door. The one-story addition will feature a set of wood shutters.

Exterior Materials: The residence is clad with wood beveled lap siding; all original siding will be retained and repaired. The front porch features original round columns, wood guardrails, and concrete steps with non-original metal handrails; the columns, guardrails, and steps will be retained. The metal handrails will be replaced with wood handrails that match the existing guardrails. The addition will be clad with wood beveled lap siding and will feature a porch with wood square tapered columns with brick piers, wood guardrails, and steps with wood handrails.

Roof: The residence features a 10/12 gable on pyramid hip roof. The non-original addition features a 3/12 shed roof. The roof is clad with composite shingles. The one-story addition will tie into the proposed first floor 10/12 hip roof. The 2-story addition will feature a 7/12 gable on hip roof. The roof will be clad with composite shingles.

Front Elevation: (East) Please see elevation drawings on pg. 6

Side Elevation: (North) Please see elevation drawings on pg. 7

Side Elevation: (South) Please see elevation drawings on pg. 8

Rear Elevation: (West) Please see elevation drawings on pg. 9

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Aug-15 Date of Report: 25-Aug-15

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1123 Oxford St.	Emiliano J Zazueta	Echelon Group LLC	Alteration - Addition Resubmittal	Support No Object Object	2
	1248 Harvard St.	Mark Van Doren	Kellie Elder	Alteration - Addition	Support No Object Object	1 1
	1626 Heights Blvd.	Thomas Frausto	Owner	New Construction - Garage	Support No Object Object	1

See Attached Detailed Response

From: Charlie
Sent: Tuesday, August 18, 2015 2:05 PM
To: Kent Marsh
Subject: Re: August HAHC

1123 Oxford - Deny - too big of an addition

1248 Harvard - approved

Charlie

Houston Heights East Historic District

Certificate of Appropriateness Applications for August 2015 HAHC Review

Comments by J. Kent Marsh, AICP CUD

1123 Oxford – Alteration/Addition Re-submittal

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.

J. Kent Marsh, AICP CUD
1538 Arlington, HHEHD

PUBLIC COMMENT 7/22/2015

My review of the 6 applications for Certificate of Appropriateness for the month of July within the Houston Heights East Historic District is as follows:

Agenda # 31 – 1123 Oxford – I OBJECT to the granting of a Cof A for this proposal based on one issue. The applicant proposes to alter the roof line of the existing structure by the addition of a roof portion at the side of the original structure. This will alter the character of the existing structure and is not compatible with the unique style of the existing house.

J. Kent Marsh, AICP CUD, 1538 Arlington St., Houston Heights East Historic District

J. Kent Marsh, AICP CUD
Vice President

marshdarcy

8955 Katy Freeway, Suite 315
Houston, Texas 77024
tel 713.647.9880, ext. 301 | fax 713.647.5448
cell 832.444.4132
www.marshdarcypartners.com

From: Charlie
Sent: Monday, July 20, 2015 3:09 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt - Objection - too big of an addition
1301 Arlington - Support
1447 Oxford - Support
1616 Cortlandt - Support
110 W.12 - Support
1123 Oxford - Objection - too big of an addition

Charlie

From: Jonathan Smulian
Sent: Tuesday, July 21, 2015 12:54 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt -OBJECT -gross overdevelopment of the site.Proposed addition dominates existing bungalow and destroys historical scale and character
1301 Arlington, 1447 Oxford,1616 Cortlandt , NO OBJECTION
110-112 W. 12th -SUPPORT
1127 Oxford- OBJECT -overdevelopment of site and domination of existing bungalow by proposed addition destroys historic scale and character
. Overdevelopment of historic lots in the Heights has lead and continues to lead to serious loss of of green areas; destruction of existing mature trees and loss of shade which affects micro climate and ambient temperatures; increased need and costs of airconditioning and minimizes on -site area into which rain water can percolate leading to increased run off into streets and the need for additional drainage expenditures at site , neighborhood, and city level.
On 7/20/2015 10:23 AM, Kent Marsh wrote:

From: Brie Kelman
Sent: Tuesday, July 21, 2015 11:51 AM
To: Kent Marsh
Subject: Re: July HAHC Meeting

31. 1123 Oxford St. Alteration-Addition *Resubmittal*

Support - why is a deferral being recommended? If they have submitted a complete application, they are entitled to a recommendation. The addition starts behind the original rear wall of the house, so I'm not sure why there are any grounds for denial. In any event, I support this addition.

PUBLIC COMMENT 6/18/2015

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Jun-15 Date of Report: 16-Jun-15

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC
	1227 Harvard	Katherine Peterson Langston	NA	Alteration - Addition Non-contributing	**Support** **No Object** **Object**	4 1
	1518 Columbia	Alexander Ridgway	Brickmoon Design	Addition/Foundation Revision	**Support** **No Object** **Object**	4 1
	1620 Arlington	Nick Eronko	Bungalow Revival	Alteration-Addition	**Support** **No Object** **Object**	4 1
	1534 Cortlandt	Darcie Durham	NA	Alteration - Porch	**Support** **No Object** **Object**	4 1
	1123 Oxford	Emiliano J Zazueta	Echelon Interest Group	Alteration-Addition	**Support** **No Object** **Object**	2 3
	1115 Arlington	Ronald Shane Brown	Cowside Properties	Alteration-Addition Revision	**Support** **No Object** **Object**	 1 3*

* This application is supported with the staff recommendation if the new siding is replaced with original salvage material

See Attached Detailed Response

From: Jonathan Smulian
Sent: Monday, June 15, 2015 11:17 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

1227 Harvard -no objection
1518 Columbia- no objection
1620 Arlington -no objection
1534 Cortlandt-no objection
1341 Cortlandt - no report ?
1123 Oxford -Object
1115 Arlington - no objection if conditional approval implemented

From: Charlie
Sent: Monday, June 15, 2015 8:55 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

1227 Harvard - Approve
1518 Columbia - Approve
1620 Arlington - Approve
1534 Cortlandt - Approve
1341 Cortlandt - no app
1123 Oxford - too big addition - Deny
1115 Arlington - Approve

From: Zucker, Jim
Sent: Saturday, June 13, 2015 12:38 PM
To: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian; Brie Kelman
Subject: RE: June HAHC Meeting

1227 Harvard—Recommend approval.

1518 Columbia—Recommend approval.

1620 Arlington—Recommend approval.

1534 Cortlandt—Recommend approval.

1341 Cortlandt—No report is linked.

1123 Oxford—I recommend approval except for the gable on the one-story addition. The two story addition should not have to be inset any more than depicted on the proposed plans.

From: Brie Kelman
Sent: Monday, June 15, 2015 2:32 PM
To: Zucker, Jim
Cc: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;
Subject: Re: June HAHC Meeting

1227 Harvard—Support

1518 Columbia—Support

1620 Arlington—Support

1534 Cortlandt— Support. Although I'm surprised that Staff is recommending approval for this. I am glad they are recommending approval.

1341 Cortlandt—No report is linked.

1123 Oxford— Support as drawn. I like the small 1-st story gable on the North wall because that helps the addition meet criteria 5: "*the proposed activity must maintain or replicate distinctive stylistic exterior features or example of skilled craftsmanship that characterize the building, structure, object or site.*" This small detail makes the final product MUCH better looking that the boring boxes the commission/staff is forcing people to build. I like Criteria 5, and think that recommending the owner to remove this great architectural detail is directly counter to Criteria 5. If the Ordinance was supposed to force people to build boring boxes, then it needs to say that. This addition starts at the back of the original structure, so I do not understand the basis for which they are being recommended for denial.

1115 Arlington - No objection. I would be interested to hear the owner's defense to the accusations. They claim there was termite damage beyond repair.

June 18, 2015 HAHC Meeting
Houston Heights East Historic District
Comments by J. Kent Marsh, 1538 Arlington HHEHD

Agenda item # 23 – 1123 Oxford

I OBJECT to granting a Certificate of Appropriateness for this application. The addition of a gable feature to the existing Queen Anne simplistic style historical house will provide a different visual characteristic not usually found in this type of architecture and would essentially be introducing a different style feature to the historic house. New additions to existing historic structures should be visually differentiated from the existing structure either by insetting the new addition or some other visual cue. This proposal would extend the existing structure without differentiation so that the new addition would seem to be a part of the existing historic structure which is the antithesis of intent. An addition to an existing historic structure should be a visual backdrop to the existing structure and allow the addition to be visually secondary to the predominant existing historical house.

J. Kent Marsh, AICP CUD
1538 Arlington, Houston Heights East Historic District