

CERTIFICATE OF APPROPRIATENESS

Application Date: July 30, 2014

Applicant: Aldo Rojas, owner

Property: 1209 Oxford Street, Lot 10, Block 191, Houston Heights Subdivision. The property includes a contributing historic 918 square foot one-story wood frame single-family residence and a detached carport (with enclosed storage space) situated on a 6,600 square foot interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 545 square foot one-story addition beginning at the rear wall of the existing structure. The addition will extend 24'-7" towards the rear and 7'-1/2" to the south.

See enclosed application materials and detailed project description on p. 6-17 for further details.

Public Comment: Five in favor. See Attachment A.

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 28, 2014



**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.

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 | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1209 Oxford

INVENTORY PHOTO



NEIGHBORING PROPERTIES



521 E. 12th – Contributing – c.1897 (neighbor (facing E. 12th))



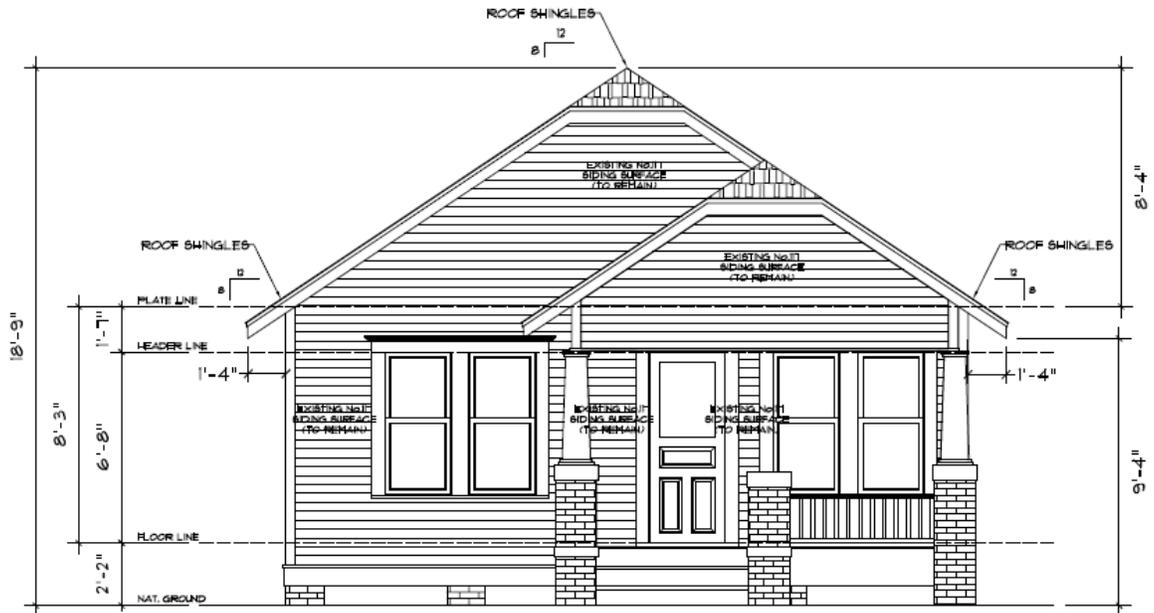
1213 Oxford – Contributing – c.1920 (neighbor)



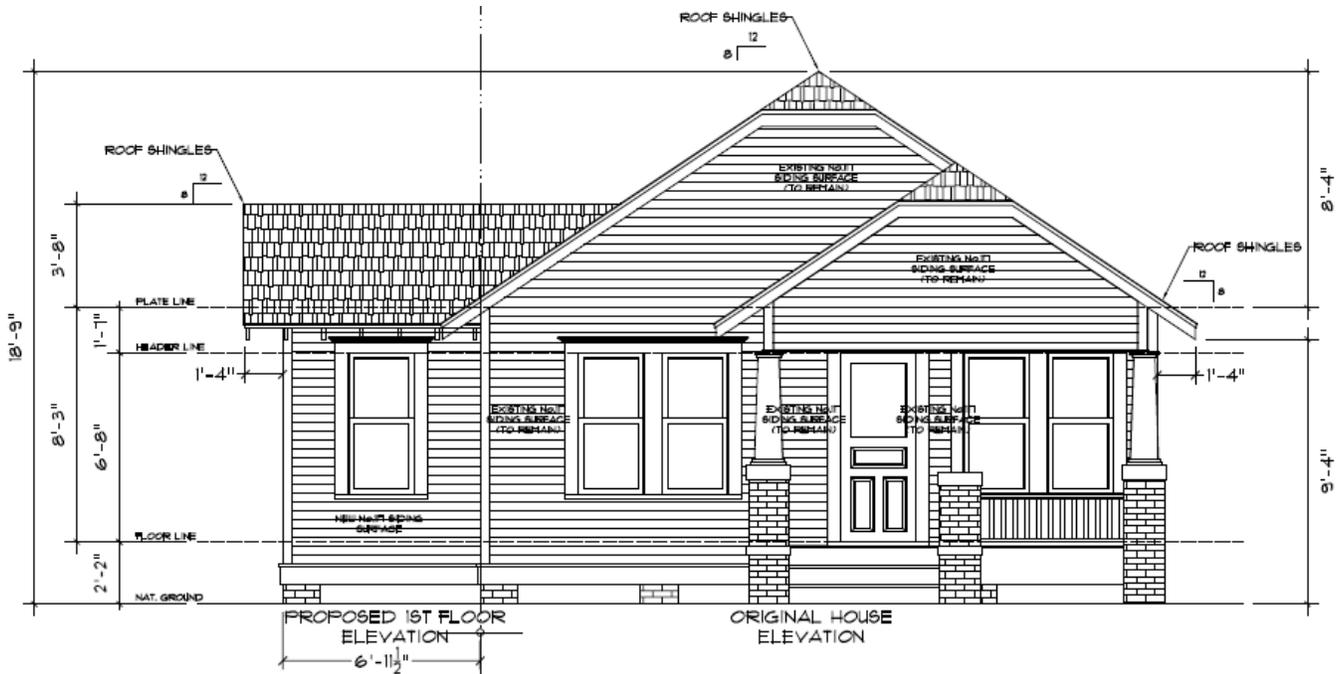
521 E. 12th – Noncontributing –c.1897 (neighbor (facing Oxford))

EAST ELEVATION – FRONT FACING OXFORD STREET

EXISTING

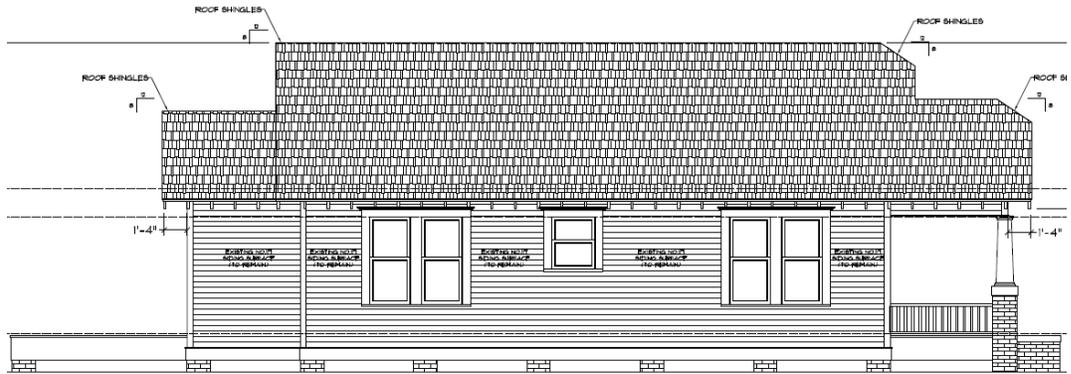


PROPOSED

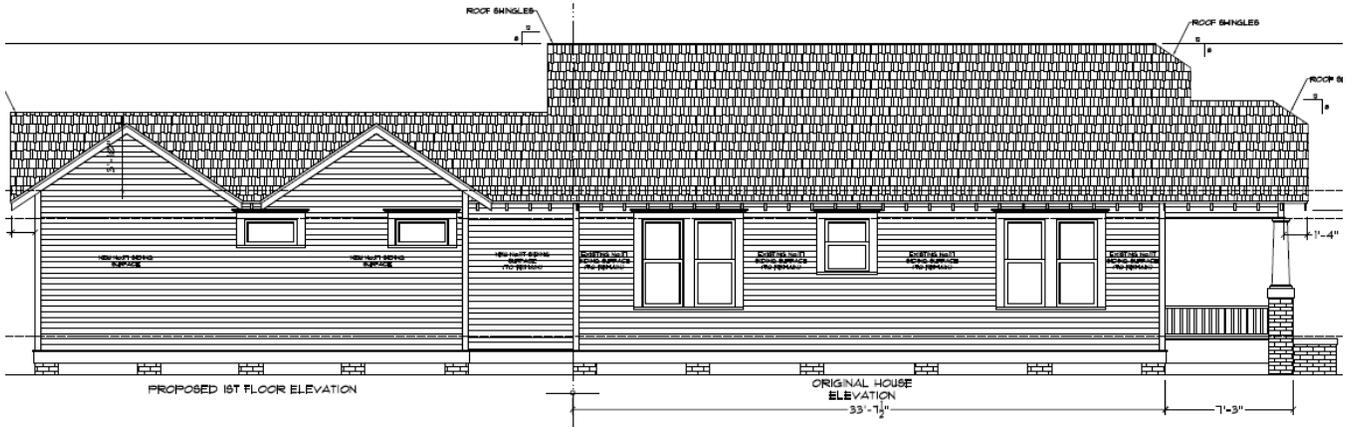


SOUTH SIDE ELEVATION

EXISTING



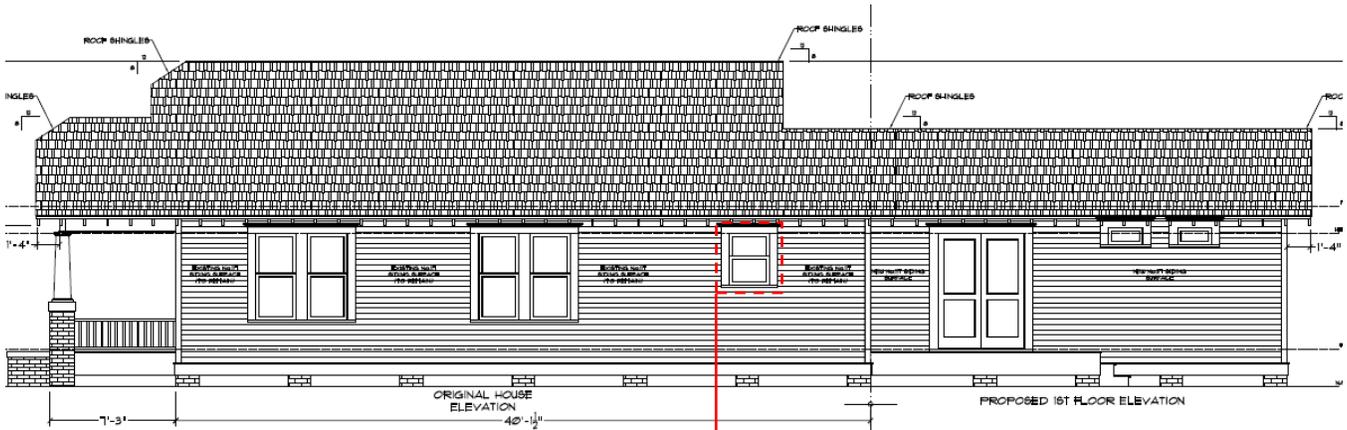
PROPOSED



**NORTH SIDE ELEVATION
EXISTING**



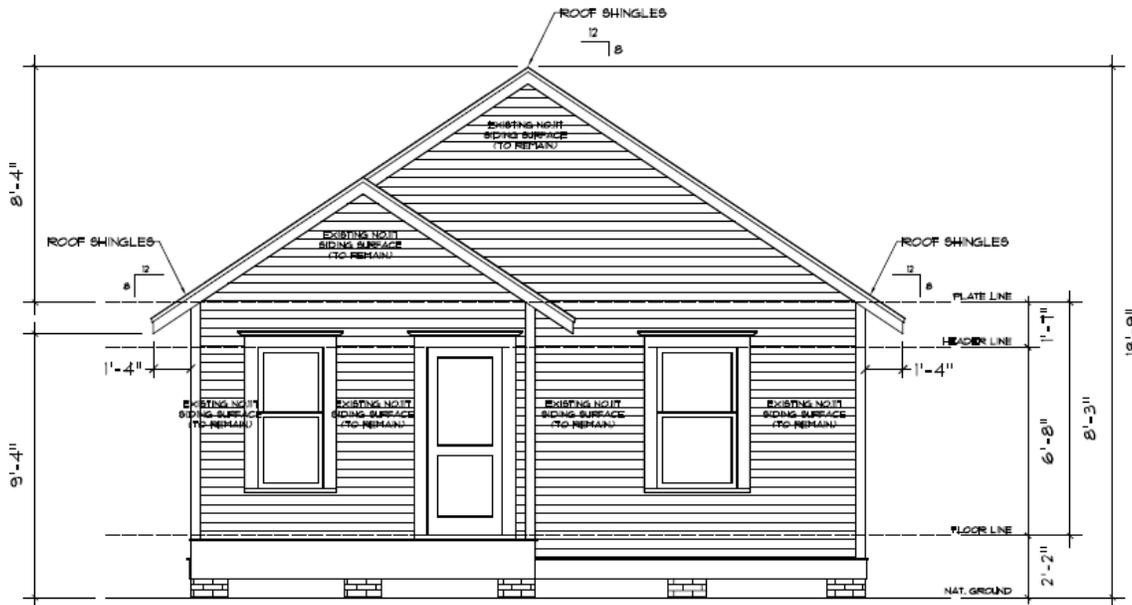
PROPOSED



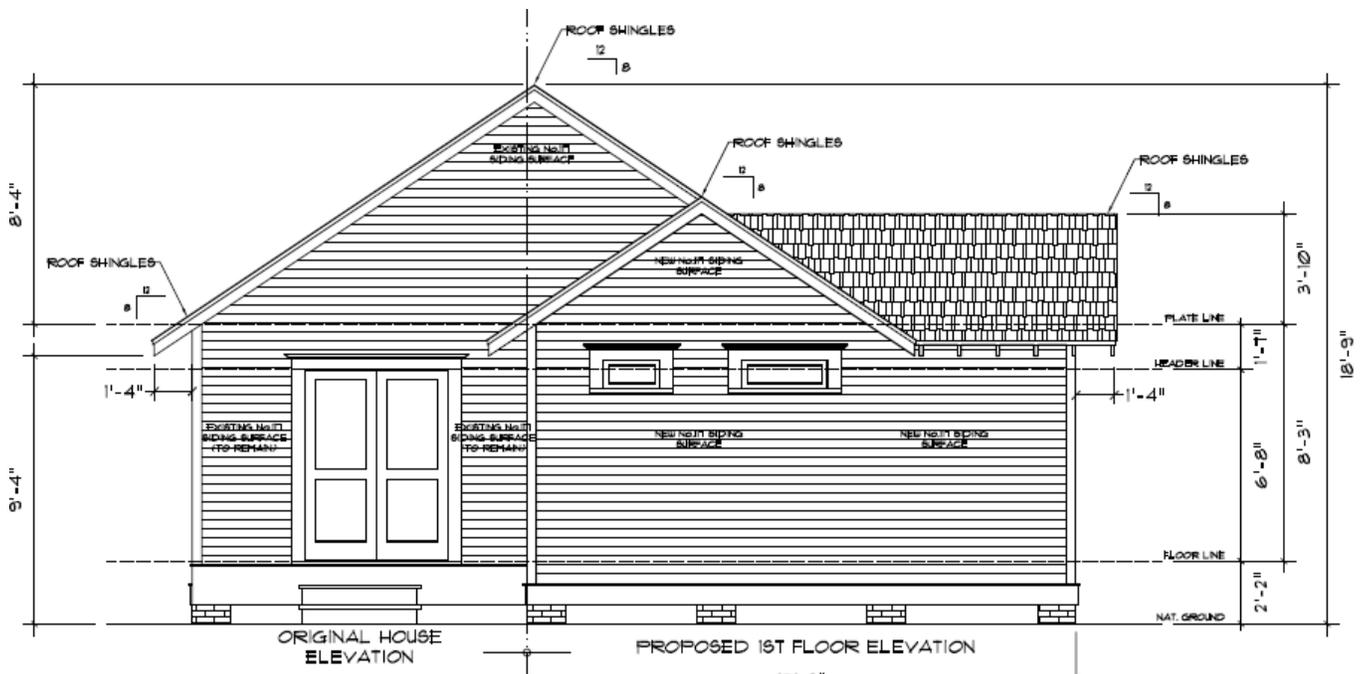
*Existing window opening
being shifted 34 1/2" west*

WEST (REAR) ELEVATION

EXISTING



PROPOSED

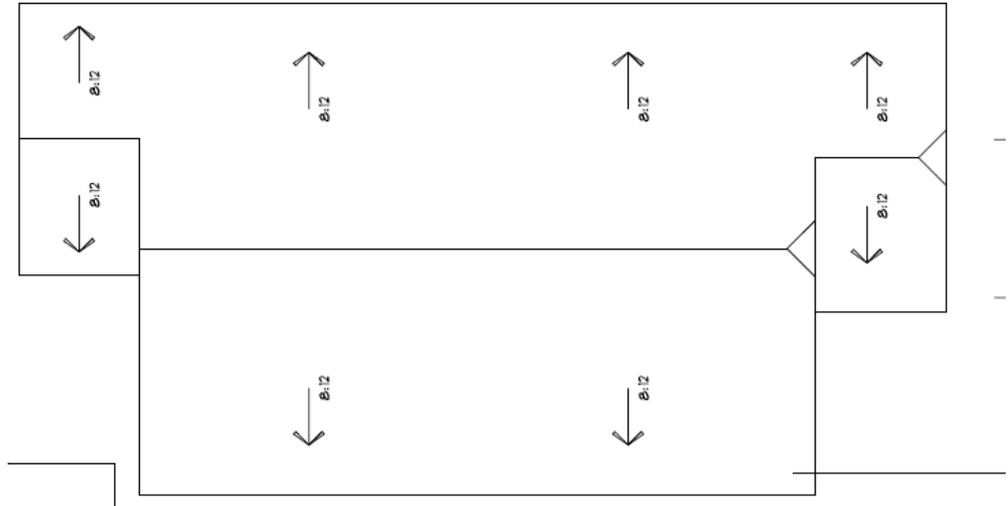


ORIGINAL HOUSE
ELEVATION

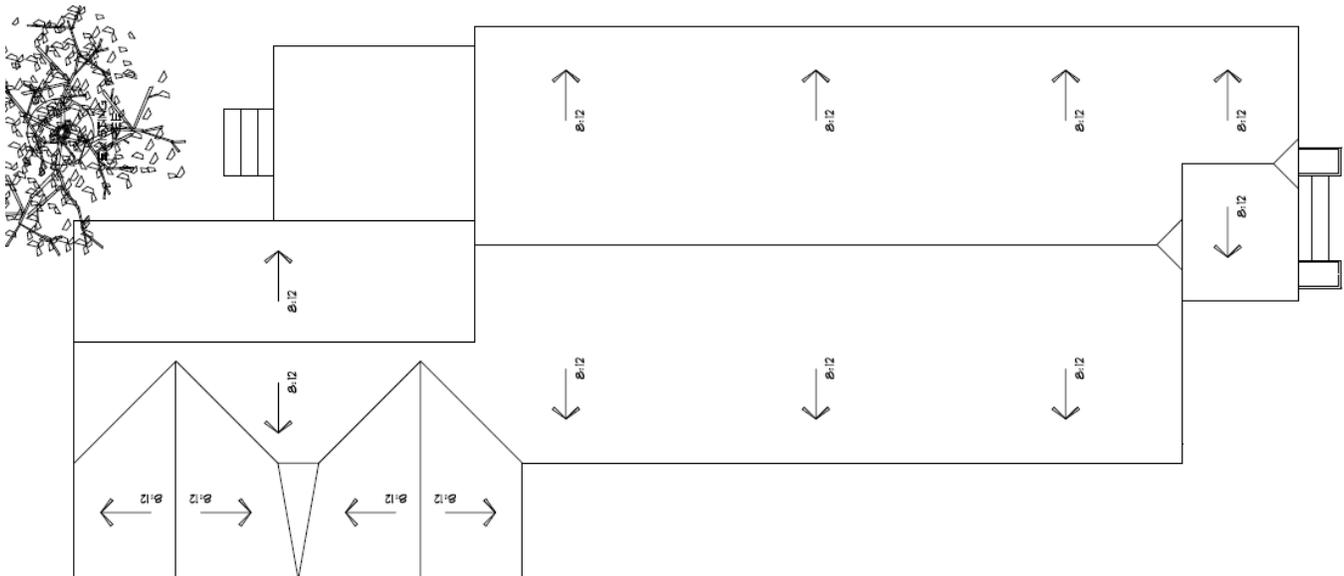
PROPOSED 1ST FLOOR ELEVATION



ROOF PLAN
EXISTING



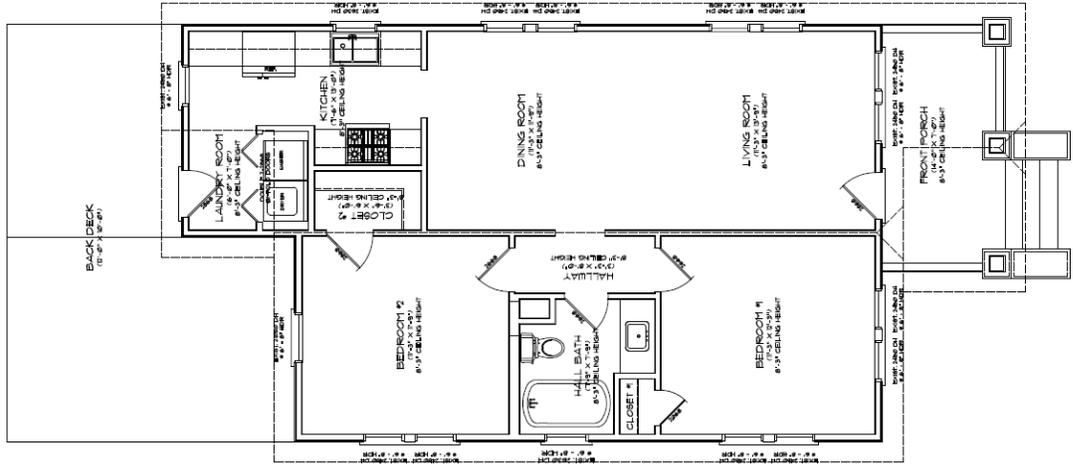
PROPOSED



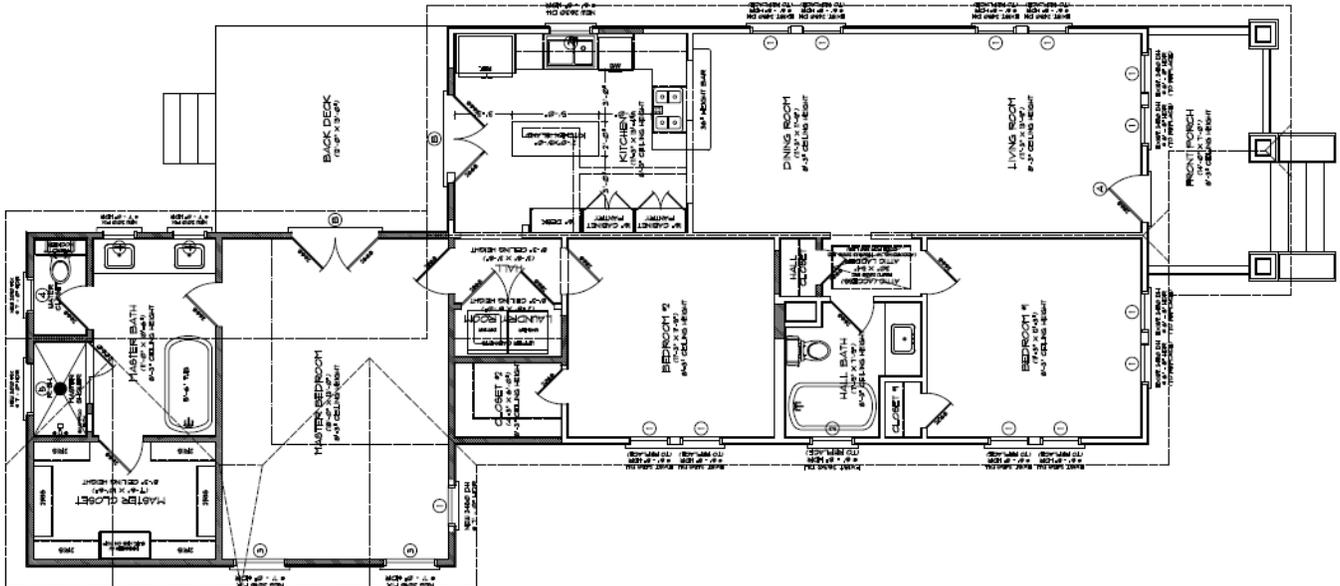


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE**DOOR SCHEDULE**

MARK	TYPE	WIDTH	HEIGHT	MATERIAL
(A)	EXISTING	2'-8"	6'-8"	WOOD FRAME
(B)	NEW	5'-0"	6'-8"	WOOD FRAME
(C)	NEW	3'-0"	6'-8"	WOOD FRAME

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	CONFIGURATION
(1)	EXISTING	2'-4"	5'-0"	WOOD FRAME	ONE OVER ONE
(2)	EXISTING	2'-6"	3'-0"	WOOD FRAME	ONE OVER ONE
(3)	NEW	3'-0"	1'-6"	WOOD FRAME	SINGLE PANE
(4)	NEW	2'-0"	1'-0"	WOOD FRAME	SINGLE PANE
(5)	NEW	3'-0"	1'-0"	WOOD FRAME	SINGLE PANE
(6)	NEW	3'-0"	5'-0"	VYNIL	ONE OVER ONE

PROJECT DETAILS

Shape/Mass: The existing historic residence features 880 square feet of living space. The structure has a maximum width of 23'-10½" and a maximum depth of 47'-1½" (including the 7'-0" deep porch). The existing ridge height is 18'-9".

The proposed addition will begin at the existing rear of the structure, filling in an inset portion on the southern half of the rear (extending 33'-9" back on the southern half, 40'-1½" on the northern half). The addition will have a maximum width of 19'-2" and depth of 30'-5" (including the 5'-10" southern inset portion). Vertical trim board will delineate the original structure from the addition. See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 21'-4"; a south side setback of 11'-10"; a north side setback of 14'-4"; and a rear (west) setback of 53'-7".

The proposed addition will have a front (east) setback of 21'-4"; a south side setback of 4'-10½"; a north side setback of 14'-4" (26'-0" to the addition); and a rear (west) setback of 39'-6½". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a 2'-2" finished floor.

The foundation of the addition will match existing. See drawings for more detail.

Windows/Doors: The existing residence features 16 original 1-over-1 double hung wood windows.

All existing windows and the front door will be retained. The addition will feature single frame wood windows. See drawings and window and door schedule for more detail.

Exterior Materials: The existing residence is clad in wood 117 siding.

The proposed addition will be clad in wood 117 siding to match existing. Vertical trim board will be installed to delineate the existing from the addition. See drawings and window schedule for more detail.

Roof: The existing structure features a composition shingle clipped front gable roof with a roof pitch of 8:12 and an eave height of 9'-4". The roof features exposed rafter tails.

The proposed addition will have a composition shingle gable roof with pitch of 8:12 and a height ranging from 14'-3" and 14'-10". See drawings for more detail.

Front Elevation: The façade existing residence can be divided into two bays. The northern bay features the front porch. The porch is supported by brick piers and tapered wood columns. It is topped by a clipped front gable roof. The front door and a pair of windows are located on this bay. The southern bay features a pair of windows. The house is topped by a front facing clipped gable roof.

(East)

The proposed addition will not impact the existing two bay to the original structure, but will extend 6'-11" towards the southern property line. The addition will feature a single window and will be topped by a side gable roof. See drawings for more detail.

Side Elevation: The eastern portion of the existing south elevation of the residence features the side of the front porch supported by brick piers and tapered wood columns. To the west of the porch is a pair of windows followed by a smaller single window and then another pair of windows. A small bump-out is inset at the rear of the house. The residence is topped by a clipped gable roof in the front which is not clipped at the rear.

(South)

The proposed addition will fill in the notch created by the rear bump-out. This new wall will be flush with the southern wall but will be delineated from the original by vertical trim board. The addition will extend towards the rear and will have two small horizontally oriented windows. The addition will have a lower ridge height than the existing structure and will be topped by a multi gable roof. See drawings for more detail.

Side Elevation: The eastern portion of the existing north elevation of the residence features the side of the front porch supported by brick piers and tapered wood columns. To the west of the porch are two pairs of windows followed by a single smaller window towards the rear. A small bump-out, flush with the north wall, is located at the rear. The residence is topped by a clipped gable roof in the front which is not clipped at the rear.

(North)

The proposed addition will begin at the rear wall of the existing structure and extend towards the rear. The addition will have a set of double doors and a pair of horizontally oriented windows. The small original window located at the rear of the structure will be shifted 34½" to the west. The addition will have a lower ridge height than the existing structure and will be topped by a multi gable roof. Additionally, all the existing original wood windows will be replaced with new wood windows to match existing. See drawings for more detail. The addition will have a lower ridge height than the existing structure and will be topped by a multi gable roof. Additionally, all the existing original wood windows will be replaced with new wood windows to match existing. See drawings for more detail. The addition will have a lower ridge height than the existing structure and will be topped by a side gable roof. See drawings for more detail.

Rear Elevation: The rear elevation features two bays. The northern bay features the rear bump-out containing a door and a window. The southern bay contains a single window. The residence is topped by a gable roof.

(West)

The southern bay will be filled in to be flush with the southern wall. The southern bay will then extend an addition 6'-11" towards the southern property line and extend back towards the rear. The northern bay will have a pair set of double doors while the southern bay will have two horizontally oriented windows. The addition will have a lower ridge height than the existing structure and will be topped by a multi gable roof. See drawings for more detail.

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-14

Date of Report: 26-Aug-14

<u>HAHC Action</u>	<u>Site Address</u>	<u>APPLICANT</u>	<u>COMPANY</u>	<u>PROPOSED ACTIVITY</u>	<u>DRC Response</u>	<u>DRC Vote</u>
	1209 Oxford St	Aldo Rojas, Owner		Alteration: 1-story addition	Support No Object Object	5 0 0
	1209 Oxford St	Aldo Rojas, Owner		NC: 1-story detached garage	Support No Object Object	5 0 0
	1226 Heights Blvd			Revision - front porch	Support - Either Proposal Support - 6" Porch No Object Object	2 2 0 0
	1820 Heights Blvd	Tommy Watts, Owner	Kevin Watson, Robert Sanders Homes	NC: 1-story detached garage	Support No Object Object	5 0 0
	110-112 W 12th St	Gerald W. Bodzy, Owner	Gary Chandler	Alteration: New windows and other misc changes	Support No Object Object	4 0 0
	128 W 17th St			NC - 3 story office/house	Support No Object Object	2 0 3

*NC = New Construction

Below please find my recommendations for the East Houston Heights August HAHC proposed COA applications.

1209 Oxford (Item B.32) - Support

1209 Oxford (Item B.33) - Support

1820 Heights (Item B.35) - Support

110-112 W 12th (Item B.36) - I am a little confused about the south (rear) wall. According to the plans, it looks as if the entire wall will be demolished, a portion will be extended 4" and a new fenestration added to the new wall. However, the written description states "new windows will be installed in existing window openings" which lead me to believe that the wall will not be demolished. If that is the case, then why is the entire fenestration changing?

128 W 17th (Item B. 37) - Objection - the proposed new construction remains out of scale and out of proportion and is not compatible with the existing historic district.

1226 Heights (Item B.34) - No report available at this time

Thank you,
Joy Tober

ATTACHMENT A
Public Comment (Continued)

1209 Oxford –support
1209 Oxford –garage –support
1226 Heights Blvd.–support
1820 Heights Blvd –support
110-112 W. 12th –support-Fabulous- Finally
128 W 17th –object - Will continue to object
Charlie Thorp

1209 Oxford –support
1209 Oxford –garage –support
1226 Heights Blvd. –support
1820 Heights Blvd –support
110-1012 W. 12th –support
128 W 17th –object Building form and materials not compatible with adjacent buildings on south side block face of 17th street between Heights Boulevard and Yale.
This property was included in the historic district specifically to complement and complete the form and character of this block face .

On Tue, Aug 26, 2014 at 10:50 AM, Brie Kelman [REDACTED] wrote:
Thank you for the clarification, Diana. If I don't receive a specific response for option 1 or 2, I will assume that folks support both when I compile the results.

For the record, here are my responses.

1209 Oxford: Support.

1209 Oxford Garage: Support.

1226 Heights: Support Option 2 to allow a reduced front building line. A 3.5 ft porch would not provide a contemporary use, nor be compatible with the porches in the neighborhood (my original porch is 8" deep). Also, no one would ever notice this for 2 reasons: 1) most would assume the sidewalk is the property line (I'm still confused why the property line is 2 ft behind the sidewalk). 2) there is a huge apartment building next to it that is basically built directly on the property line - significantly further forward than this front porch.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support; the proposal fits with the scale, volume, and massing found on Yale St., as well as the early 1900's property next door (the proposed building is only 1 ft taller than the historic house next door). This will be a beautiful building that will dramatically improve this corner - an old ugly car wash, another vacant lot and a vet clinic.