

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: New Construction – Construct a new one-story detached 400 square foot alley loading garage. See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: Five in favor. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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 new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



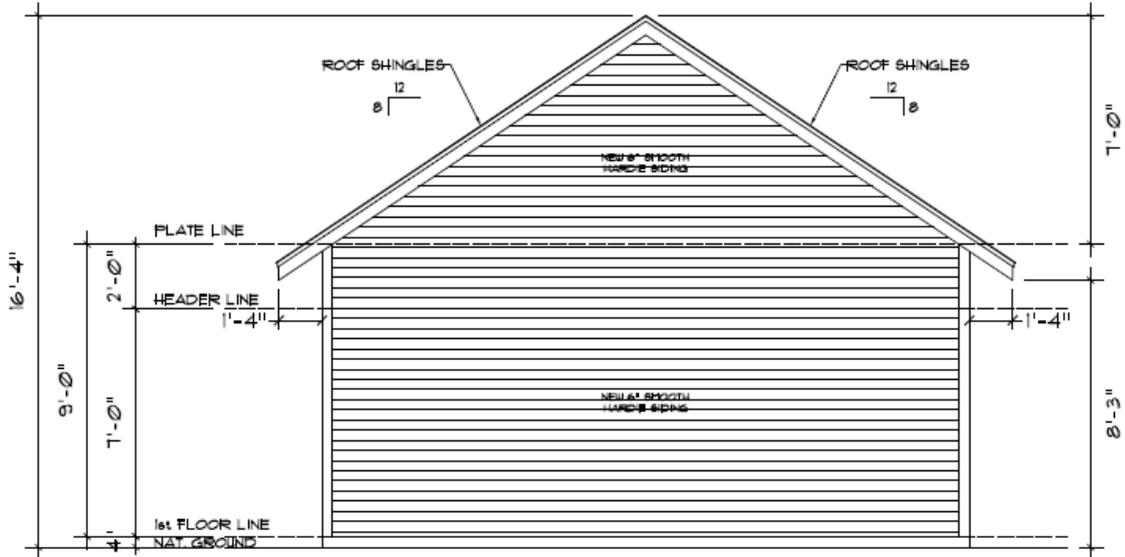
1209 Oxford

INVENTORY PHOTO



EAST ELEVATION –FACING OXFORD STREET

PROPOSED

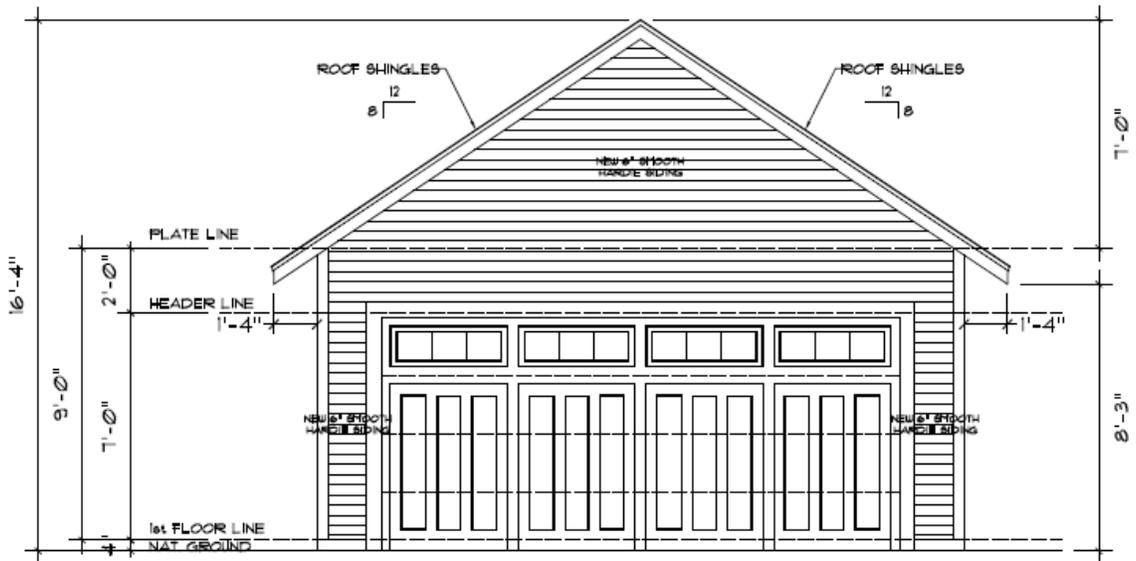


PROPOSED GARAGE BACK ELEVATION

ESC. 1/4" = 1' - 0"

WEST ELEVATION –FACING ALLEY

PROPOSED

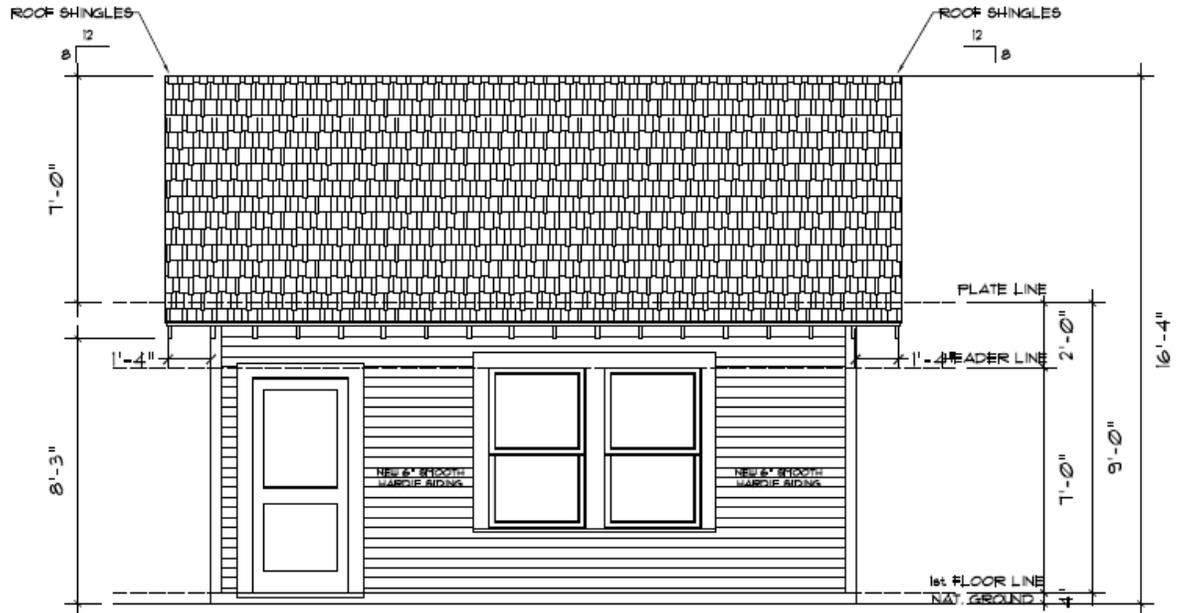


PROPOSED GARAGE FRONT ELEVATION

ESC. 1/4" = 1' - 0"

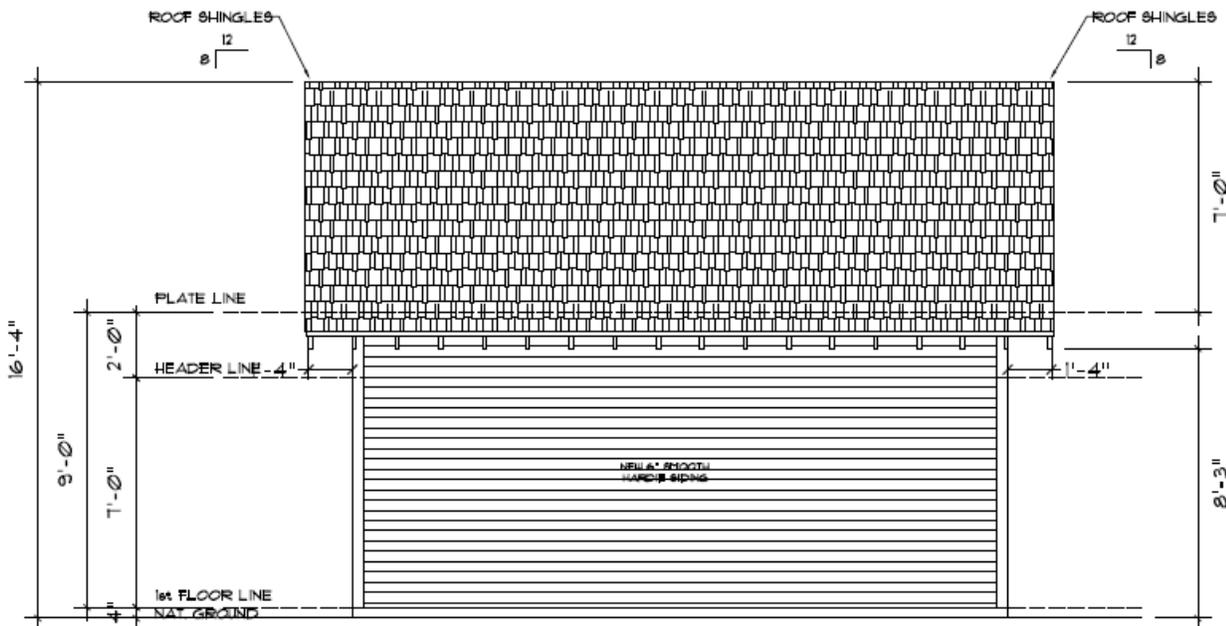
NORTH SIDE ELEVATION

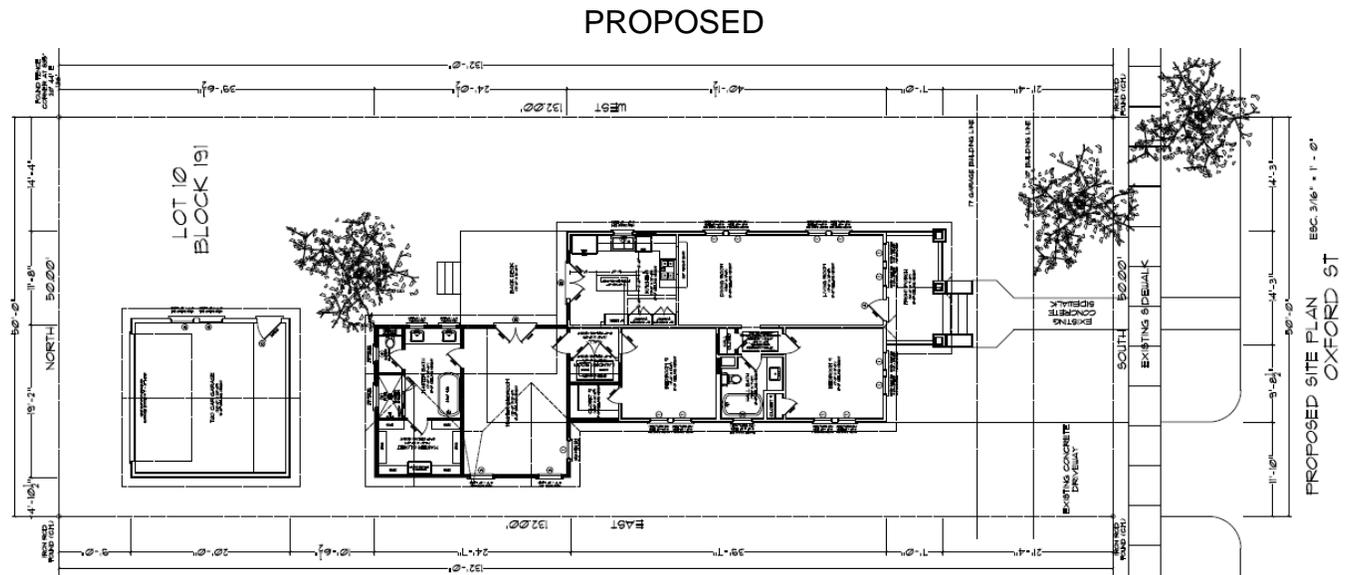
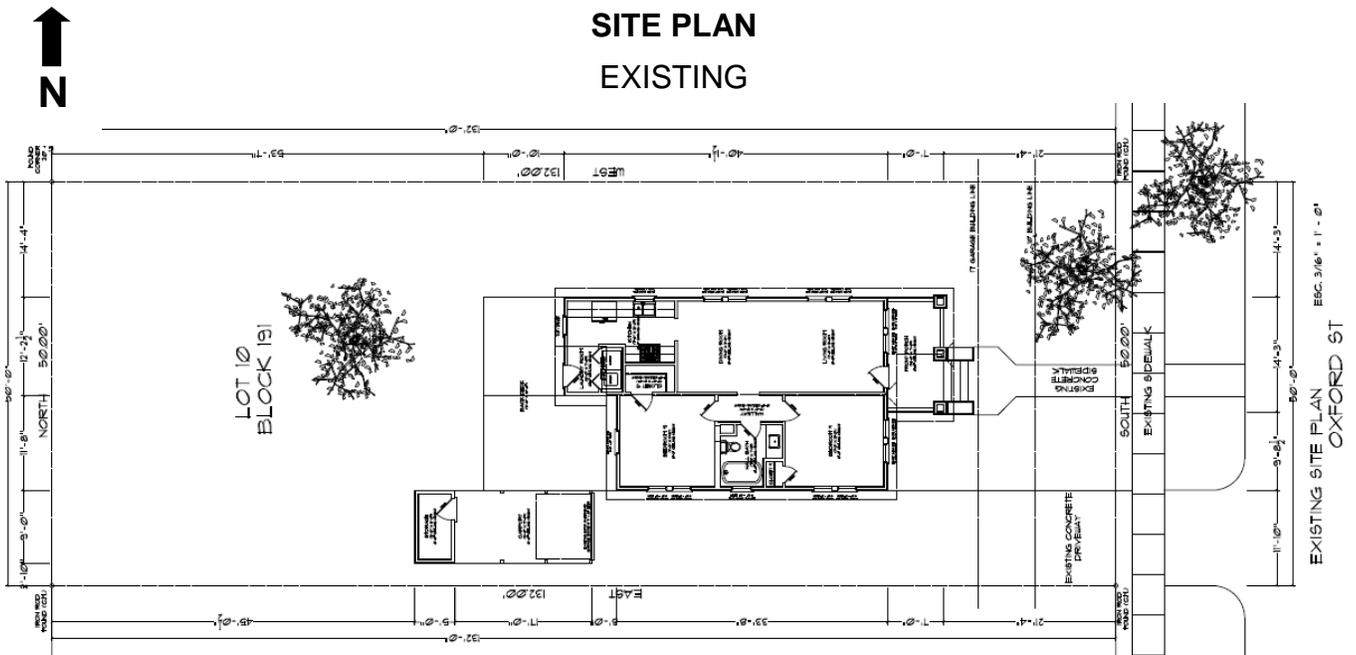
PROPOSED



SOUTH SIDE ELEVATION

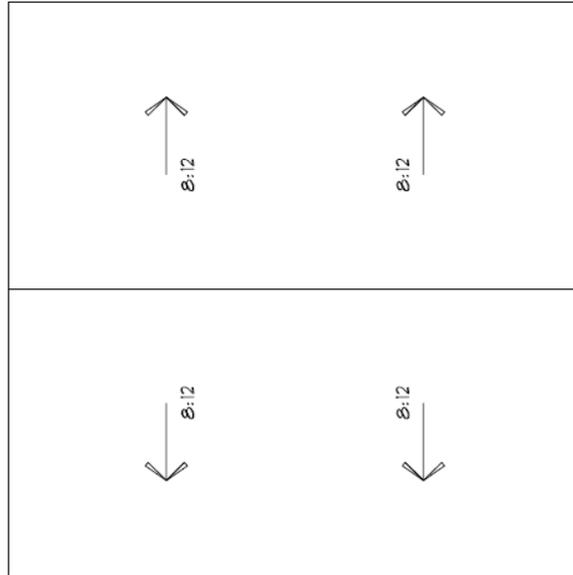
PROPOSED



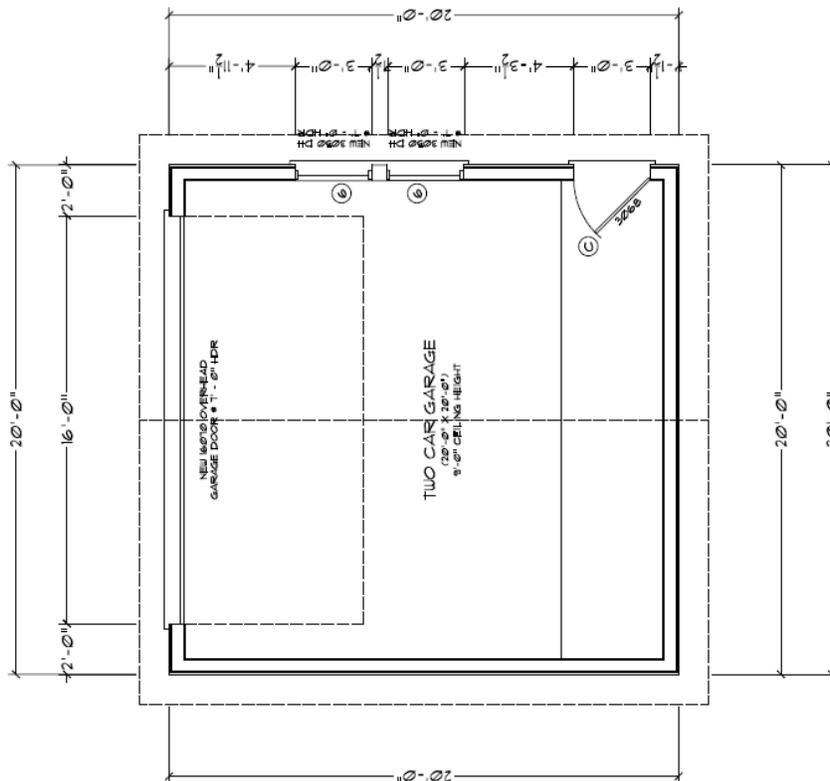




ROOF PLAN
PROPOSED



FIRST FLOOR PLAN
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

Garage Door

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	CONFIGURATION
(1)	NEW	2'-4"	5'-0"	WOOD FRAME	ONE OVER ONE
(2)	NEW	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

Garage Windows

PROJECT DETAILS

Shape/Mass: The proposed garage will be 20' wide by 20' deep. The proposed ridge height will be 16'-4". See drawings for more detail.

Setbacks: The proposed garage will have a front (east) setback will be 103'-0"; the south setback will be 4'-10½"; the north side setback will be 24'-10½"; and the rear (west) setback will be 9'-0". See drawings fore detail.

Foundation: The proposed garage will have a 4" exposed concrete slab foundation. See drawings fore detail.

Windows/Doors: The proposed garage will have a pair of 1-over-1 double hung vinyl windows. These windows will be on the north elevation along with a 30"x68" paneled and glazed overhead garage door. The proposed alley facing paneled garage door will be 160"x70". See window/door schedule and drawings for more detail.

Exterior Materials: The proposed garage will be clad in cementitious siding with a 6" reveal. See drawings for more detail.

Roof: The proposed front facing gable roof will have composition shingles and a pitch of 8:12. The roof will feature exposed rafter tails with an eave height of 8'-3" and an eave overhang of 1'-4". See drawings for more detail.

Front Elevation: The proposed east elevation features a front facing gable and no fenestration. This elevation will
(East) be mostly obscured by the proposed addition. See drawings for more detail.

Side Elevation: The proposed north elevation will feature a pair of 1-over-1 double hung windows and a single
(North) door. See drawings for more detail.

Side Elevation: The proposed south elevation will not feature any fenestration. See drawings for more detail.
(South)

Rear Elevation: The rear elevation will feature the paneled and glazed overhead garage door. See drawings for
(West) 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 contnue 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 .

n 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.