

CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Mark Van Doren, APD Design for Christopher Burton, owner

Property: 1531 Oxford St, Lot 4, Block 136, Houston Heights Subdivision. The property includes a historic 1,000 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne cottage residence, constructed circa 1900, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

- Construct an approximately 1,700 square foot addition (conditioned space) at the rear wall of the original residence.
- The addition will have a maximum width of 41', a maximum depth of 43', and will be inset 6" at the northwest and southwest corners of the original residence.
- The portico portion of the addition will have a 67' front setback.
- The primary portion of the addition will have an eave height of 22' and a ridge height of 29'
- Remove a non-historic rear addition
- Remove a non-historic covered concrete porch and porch elements, and replace with a reconstructed wood porch
- Remove non-original siding from the side elevations and replace with cementitious siding to match the reveal of the historic wood siding on the front elevation. The addition will be clad in 6" cementitious siding
- Replace non-original aluminum windows on the side elevations with 1/1 double-hung wood windows to fit within the existing openings
- Cover the addition's roof with composition shingles, or re-roof the original residence with standing seam metal to be replicated on the addition. Staff finds either course of action to be appropriate

See enclosed application materials and detailed project description on p. 7-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

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: July 28, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

Recommendation: Approval

HAHC Action: Approved

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | |



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



1531 Oxford

INVENTORY PHOTO



CONTEXT AREA



1527 Oxford – Noncontributing – 2007 (neighbor)



1527 Oxford – Noncontributing – 1935 (neighbor)



1545 Oxford– Contributing – 1920 (neighboring)



1543 Oxford– Contributing – 1915 (neighboring)



1519 Oxford– Contributing – 1920 (neighboring)



1505 Oxford– Contributing – 1915 (neighboring)



1501 Oxford – Contributing – 1920 (neighboring)

3D RENDERING – FRONT FACING OXFORD

PROPOSED



EAST ELEVATION – FRONT FACING OXFORD

EXISTING

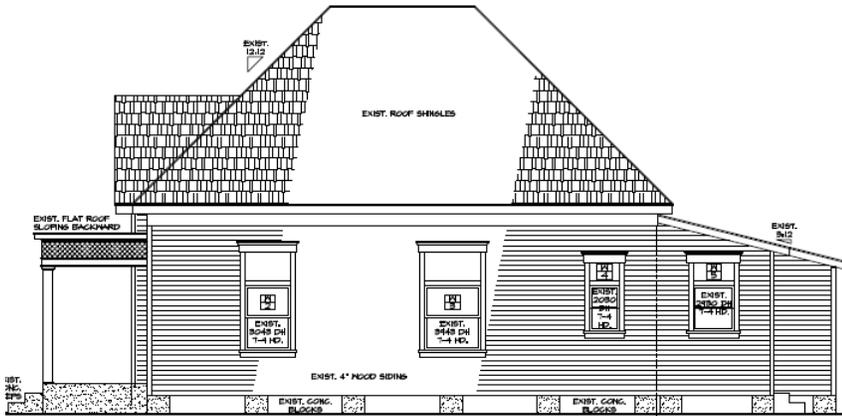


PROPOSED

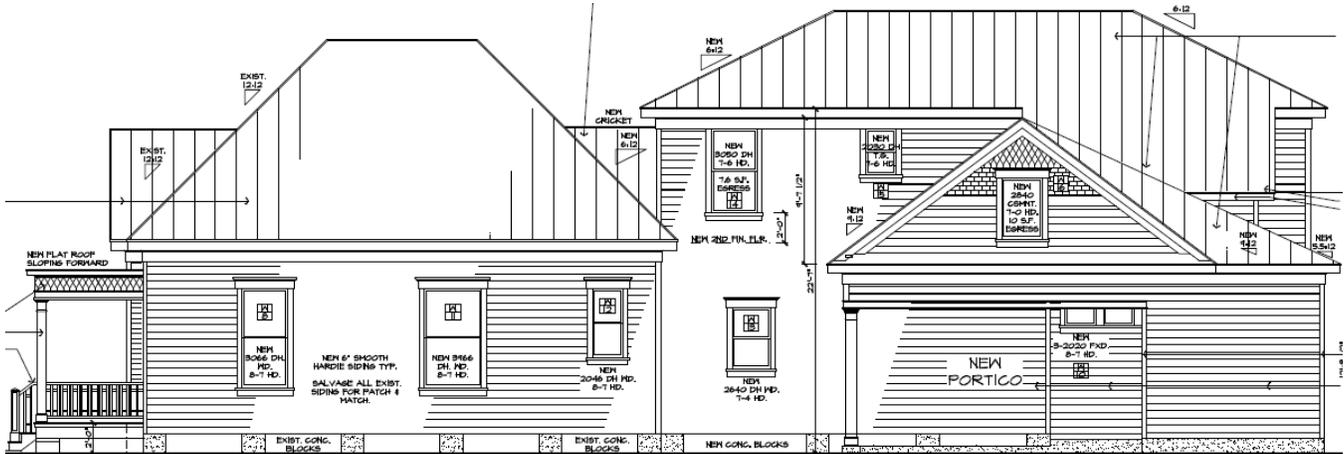


NORTH SIDE ELEVATION

EXISTING

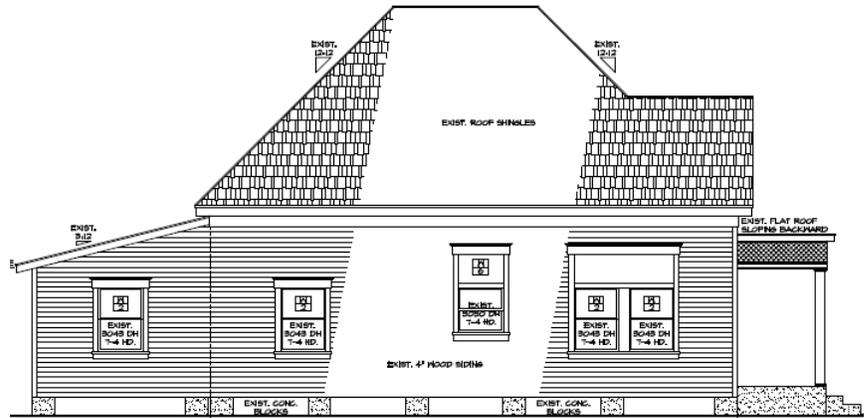


PROPOSED

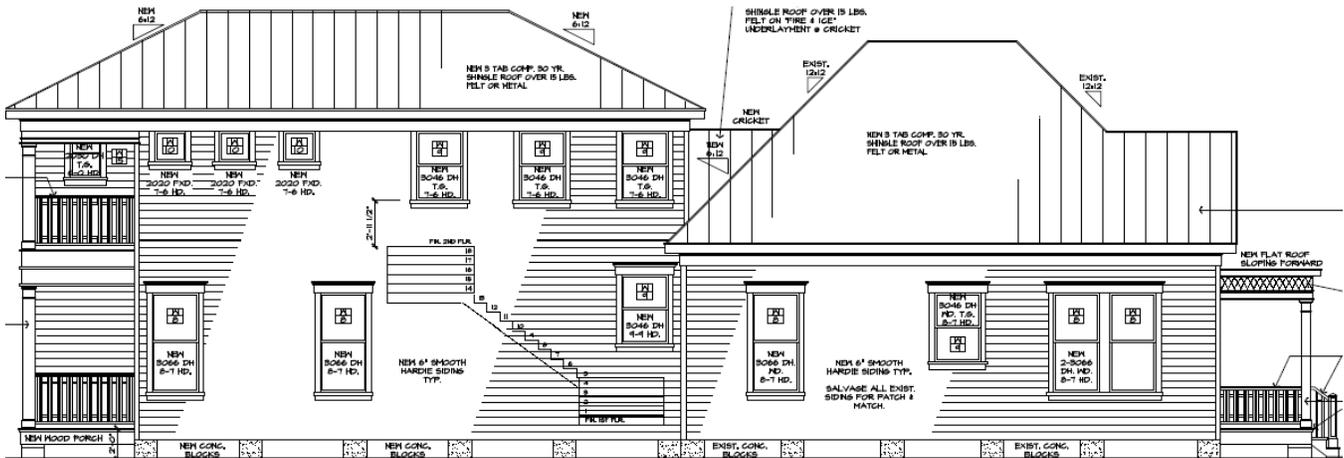


SOUTH SIDE ELEVATION

EXISTING

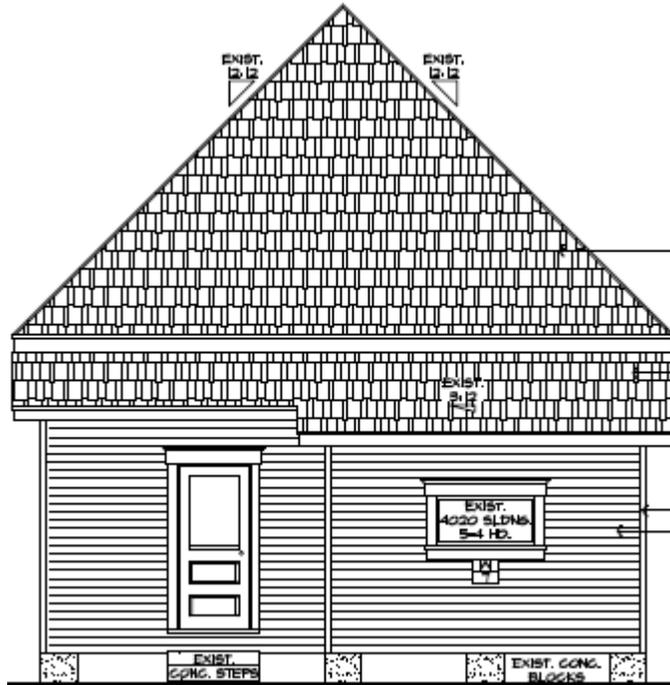


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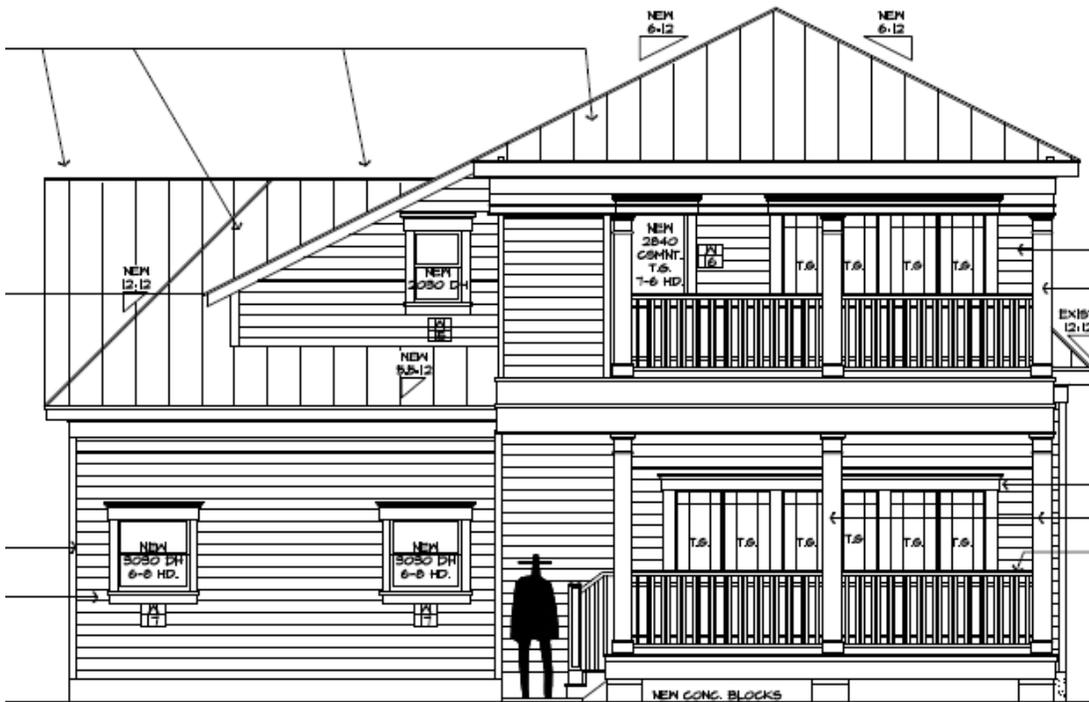


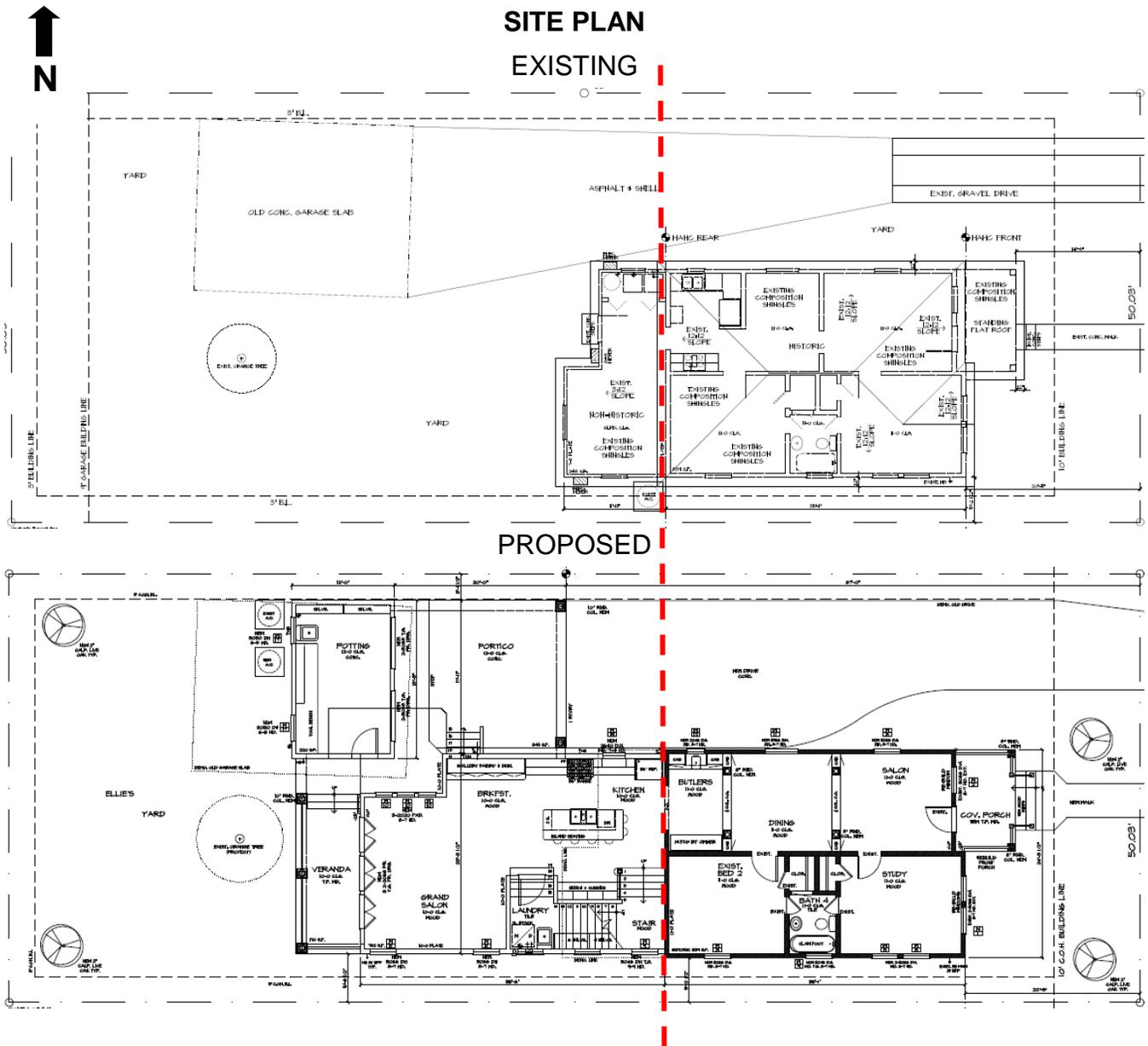
WEST (REAR) ELEVATION

EXISTING



PROPOSED

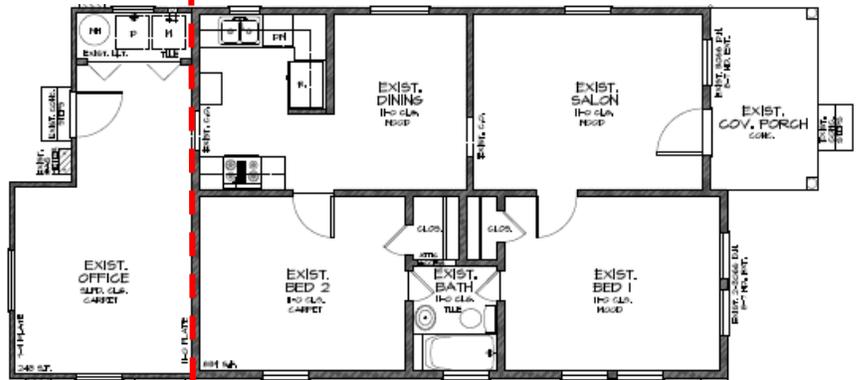




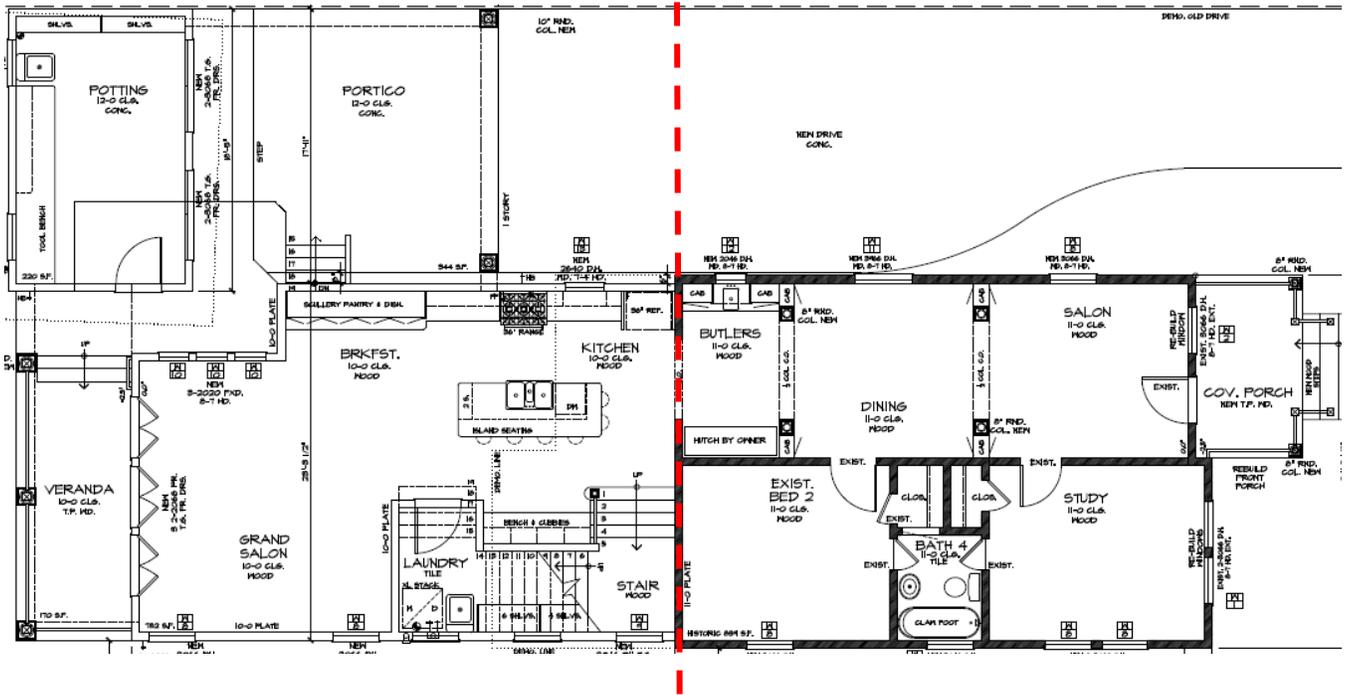


FIRST FLOOR PLAN

EXISTING



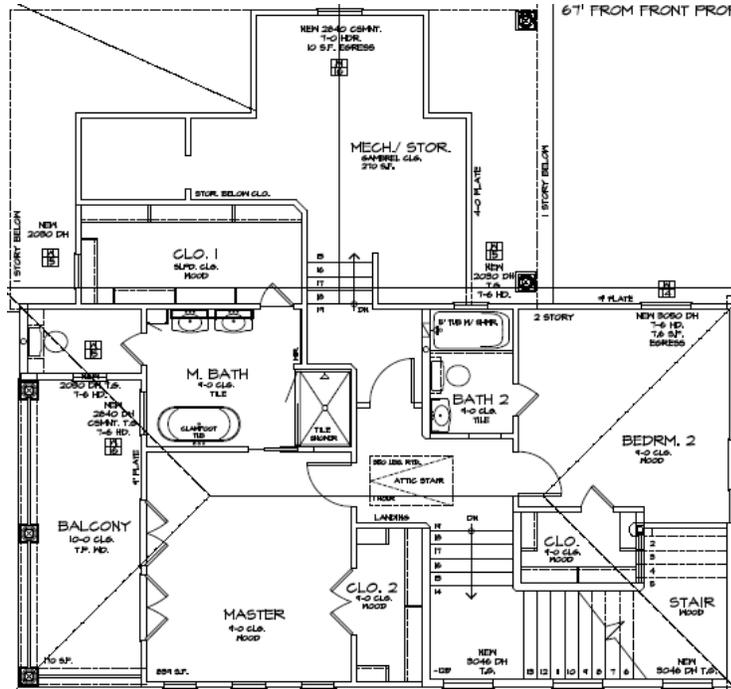
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW SCHEDULE

WINDOW SCHEDULE RI

DEMO. ALL ALUM. WINDOWS

W #	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
W 1	EXIST. 2'-3'-0" X 6'-6" DBL. HUNG W/D; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	RE-BUILD
W 2	EXIST. 3'-0" X 4'-3" DBL. HUNG; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	RE-BUILD
W 3	EXIST. 3'-4" X 4'-3" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 4	EXIST. 2'-0" X 3'-0" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 5	EXIST. 2'-4" X 3'-0" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 6	EXIST. 3'-0" X 3'-0" SINGLE HUNG ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 7	EXIST. 4'-0" X 2'-0" SLIDING ALUM.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 8	NEW 3'-0" X 6'-6" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 9	NEW 3'-0" X 4'-6" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 10	NEW 2'-0" X 2'-6" FIXED; WOOD;	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 11	NEW 3'-4" X 6'-6" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 12	NEW 2'-0" X 4'-6" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 13	NEW 2'-6" X 4'-0" DH; WOOD	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 14	NEW 3'-0" X 5'-0" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 15	NEW 2'-0" X 3'-0" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 16	NEW 2'-8" X 4'-0" CASEMENT; WOOD;	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.
W 17	NEW 3'-0" X 3'-0" DOUBLE HUNG; WOOD; 1-OVER-1	PT. W/D.	PT. W/D.	YES	PER MANUFACTURER	W/D.	PTD.	JELDWIN OR APPROVED EQ.

JELDWIN DBL. GLAZED WOOD WINDOWS OR EQUAL OR GREATER

APPLICANT PHOTOS
NON-HISTORIC REAR ADDITION



PROJECT DETAILS

Shape/Mass: The existing one-story residence is approximately 1,000 square feet with a maximum width of 24' and a maximum depth of 47'. The residence has an eave height of 14' and a ridge height of 27'. The non-original covered concrete porch is approximately 12' wide and 6' deep. A non-historic rear addition will be removed.

The proposed two-story addition will be approximately 1,700 square feet of conditioned space and approximately 1,000 square feet of unconditioned space. The addition will be inset 6" at the northwest and southwest corners of the original residence. The addition will have a maximum width of 41' and a maximum depth of 43'. The primary portion of the addition will have an eave height of 22' and a ridge height of 29'. The portico portion of the addition will have an eave height of 12' and a ridge height of 22'. The non-original covered concrete porch and porch elements will be replaced with a reconstructed wood porch with new round wood columns and 32" railings.

Setbacks: The existing residence has a front setback of 14'-6" to the covered porch and is setback 5' from the side (south) property line.

The portico portion of the addition has a front setback of 67', and the addition as a whole has a side (north) setback of 6' and a side (south) setback of 6'.

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

The primary portion of the addition will also have a pier and beam foundation with a 2' finished floor height. The portico portion of the addition will have a slab-on-grade foundation.

Windows/Doors: The existing residence will retain its historic front door. The portico portion of the addition will feature two sets of French doors at the rear of the portico facing the street. All other doors are not visible from the public right of way.

The existing residence has three 1/1 double-hung wood windows on the east (front) elevation which will be repaired and retained. Non-original aluminum windows and infill on the north and south elevation will be removed and replaced with 1/1 double-hung wood windows dimensioned to fit within the historic openings. The addition will feature a variety of wood windows including fixed, casement, and 1/1 double-hung styles.

Exterior Materials: The existing residence is clad in 4" wood siding. The side elevations are clad in non-original siding (yellow pine) installed when the non-historic rear addition was added. The front-facing gable is accented with wood shingles.

The 4" wood siding will be removed from the north and south elevation, and used to patch and repair the historic 4" siding on the front elevation that will remain. The existing residence will be re-clad on the north and south elevation in cementitious siding with a 4" reveal. The addition will be clad in 6" cementitious siding. The reconstructed wood porch will feature a new shake siding accent.

Roof: The existing residence has a hipped roof with a 12/12 pitch and is covered with composition shingles. The roof has a 1' eave overhang with an enclosed soffit. The existing porch has a flat roof.

The primary portion of the addition will have a hipped roof with a 6/12 pitch. The roof will have a 1' eave overhang with an enclosed soffit. The portico portion of the addition will have a gable roof with 9/12 pitch. The roof will have a 1' eave overhang with an enclosed soffit. The applicant proposes to either cover the addition's roof with composition shingles, or re-roof the original residence with standing seam metal to be replicated on the addition. Staff finds either course of action to be appropriate. The reconstructed porch will have a flat roof.

Front Elevation: The existing residence has one original door and three 1/1 double-hung wood windows that will remain. The façade features a front-facing gable accented with a fixed window and decorative

(East) wood shingles. The non-original covered concrete porch will be removed, and replaced with a reconstructed wood porch. The primary portion of the addition and the portico portion of the addition will visually affect the front elevation, but will begin at the rear wall of the original residence.

Side Elevation: The existing residence has four non-original aluminum windows to be replaced with 1/1 double-hung wood windows. A non-original addition (containing one of the four aluminum windows) will be removed. The addition will begin at the rear wall of the original residence, and will feature a variety of window types. For further detail, see Window Schedule.

(North)

Side Elevation: The existing residence has five non-original aluminum windows to be replaced with 1/1 double-hung wood windows. A non-original addition (containing one of the five aluminum windows) will be removed. The addition will begin at the rear wall of the original residence, and the portico portion of the addition will be setback 67' from the front (east) property line. The addition will feature a variety of window types. For further detail, see Window Schedule.

(South)

Rear Elevation: The rear elevation is not visible from the public right of way.

(West)