

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 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 – Construct a rear 1 and 2-story addition with an attached garage to a contributing one-story residence.

- 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.

See enclosed application materials and detailed project description on p. 6-21 for further details.

Public Comment: Two in favor and Three opposed. See Attachment A, p. 22-26.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 4, 5, 8, and 9

HAHC Action: Denied

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 | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The proposed one-story side gable addition located at the northwest corner of the one-story residence significantly changes the form of the pyramid hip roof, which alters the character of the one-story Queen Anne residence.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The proposed one-story addition results in the alteration of the essential form of pyramid hip roof. The change in the original roof structure results in the loss of a distinguishing character of the Queen Anne Cottage.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The one-story addition results in the loss of the essential form of the original pyramid hip roof, which is a distinct feature that contributes to the character of the Queen Anne residence. The proposed one and two-story addition should be inset in order to maintain the existing roof condition and delineate between the historic residence and the proposed addition.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Although the two-story portion of the proposed addition begins at the original rear wall, the proposed one-story portion of the addition at the northwest corner results in a significant alteration to the existing roof structure that alters the essential form. If both the one and two-story additions were inset, the rear corners would be left intact to delineate between the original structure and the proposed addition and the form of the existing roof structure would be retained.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The proposed one-story addition alters the essential form of pyramid hip roof resulting in the loss of a distinguishing character of the 1905 Queen Anne residence.</i> |

- (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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1123 Oxford St

INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



1119 Oxford – Contributing – 1905 (neighbor)



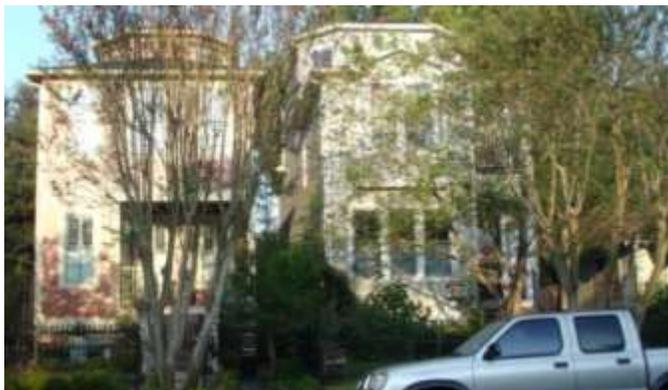
1127 Oxford – Contributing – 1905 (neighbor)



1109 Oxford – Noncontributing – 2007 (blockface)



1115 Oxford – Contributing – 1920 (blockface)



1129 Oxford – Noncontributing – 2001-02 (blockface)



1131 Oxford – Noncontributing – 2009 (blockface)

EAST ELEVATION – FRONT FACING OXFORD STREET

EXISTING



NON-ORIGINAL ALUMINUM WINDOWS

PROPOSED



NORTH SIDE ELEVATION

EXISTING

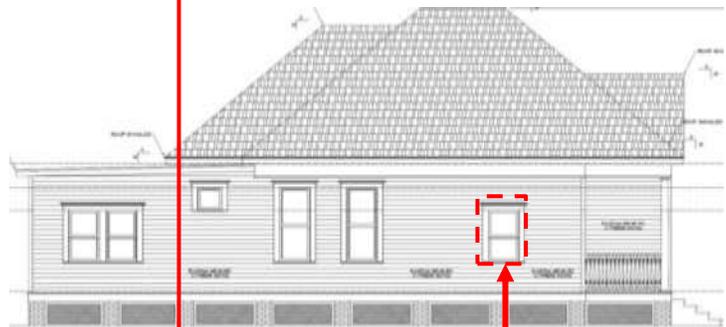


PROPOSED



SOUTH SIDE ELEVATION

EXISTING



NON-ORIGINAL ALUMINUM WINDOW

PROPOSED



ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING

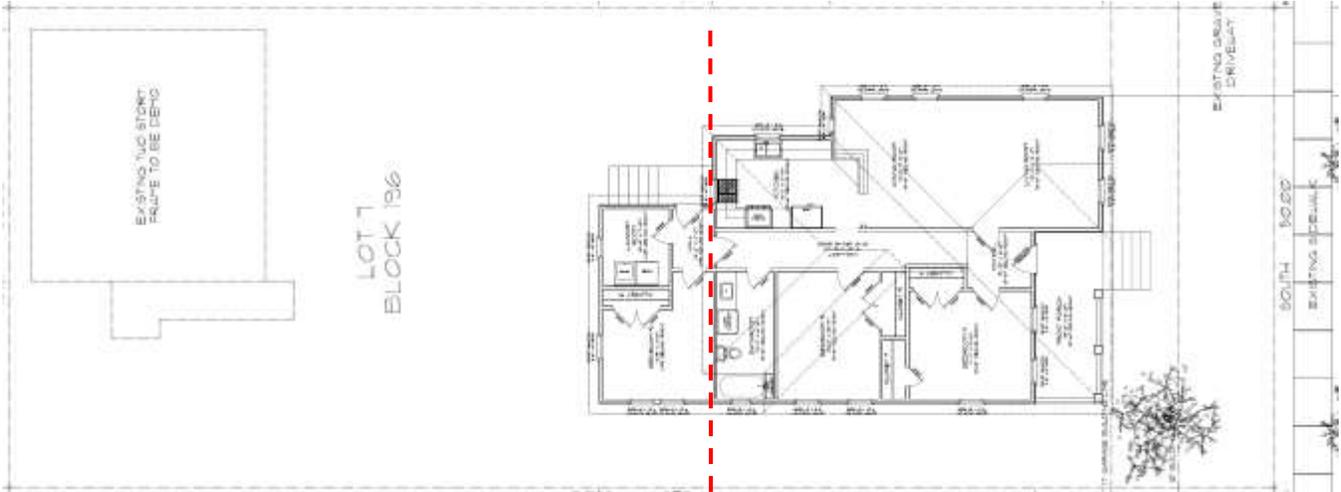


PROPOSED

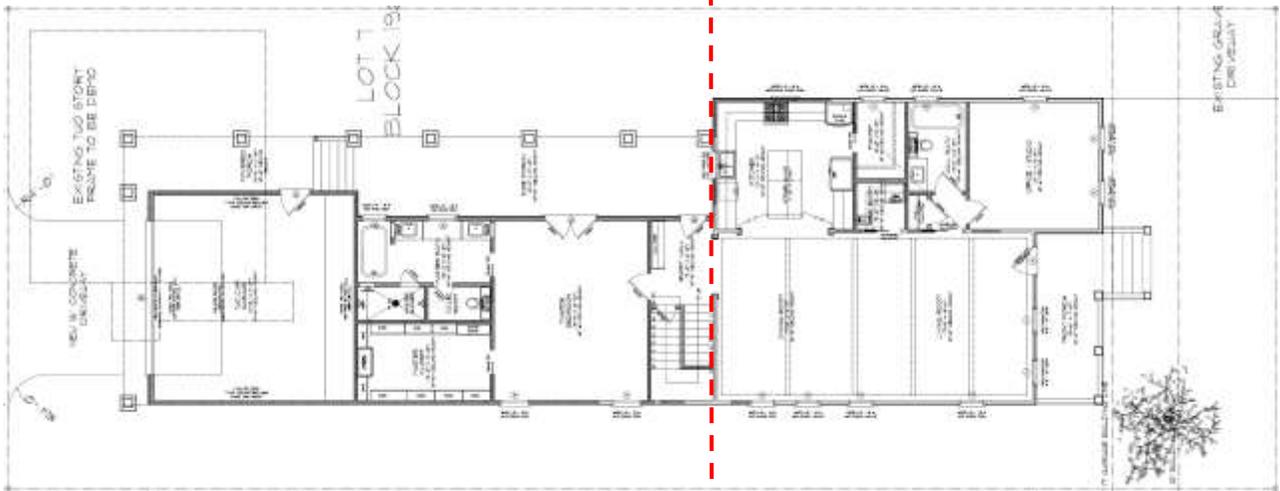




SITE PLAN
EXISTING



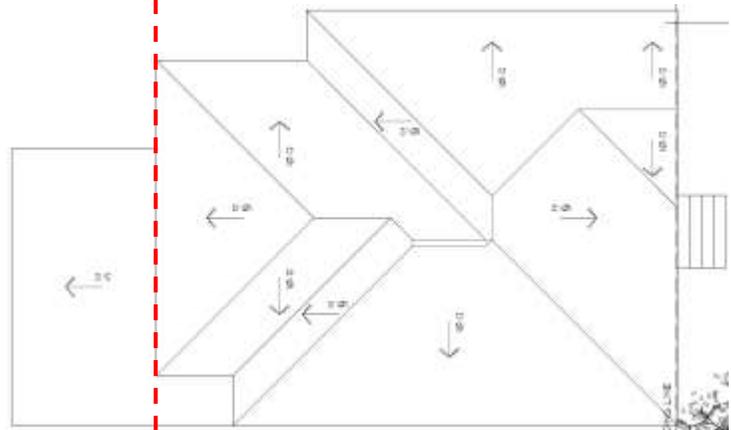
PROPOSED



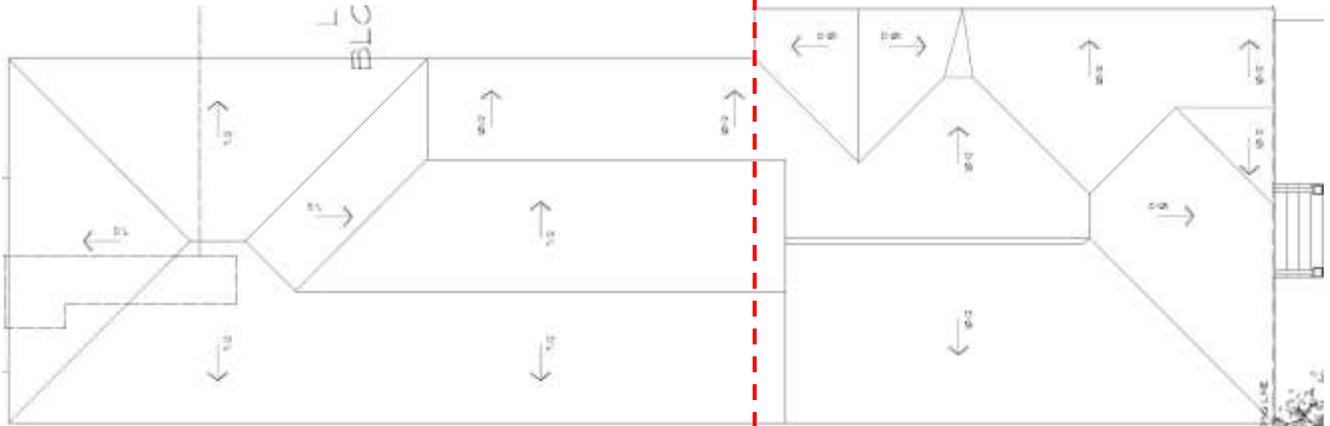
ORIGINAL REAR WALL



ROOF PLAN
EXISTING



PROPOSED

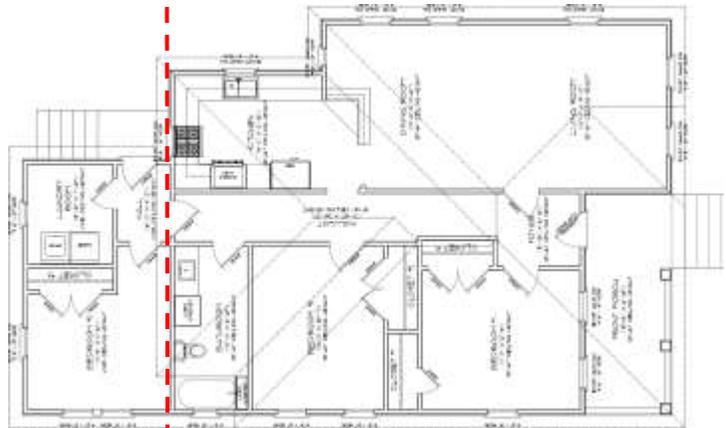


ORIGINAL REAR WALL

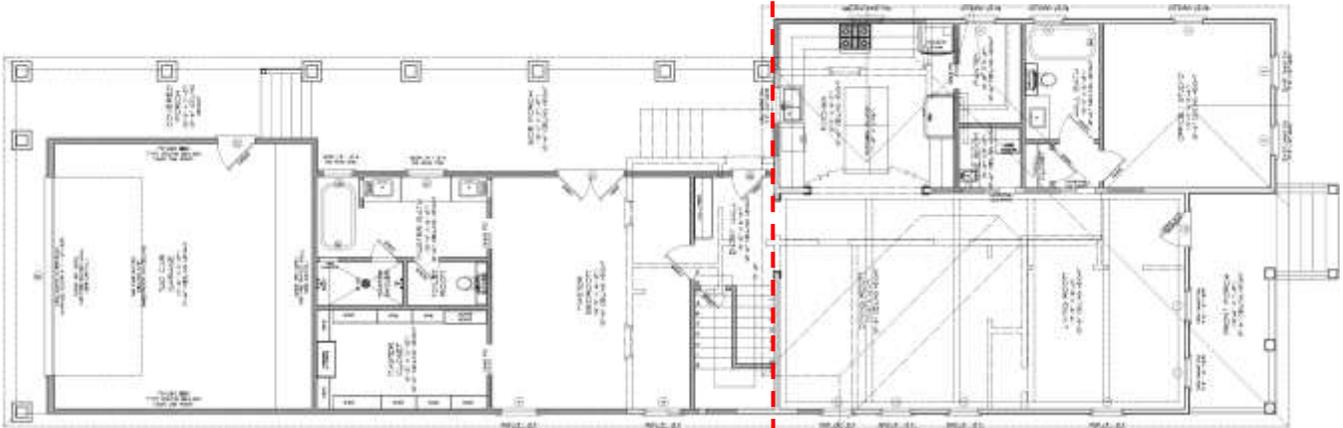


FIRST FLOOR PLAN

EXISTING



PROPOSED

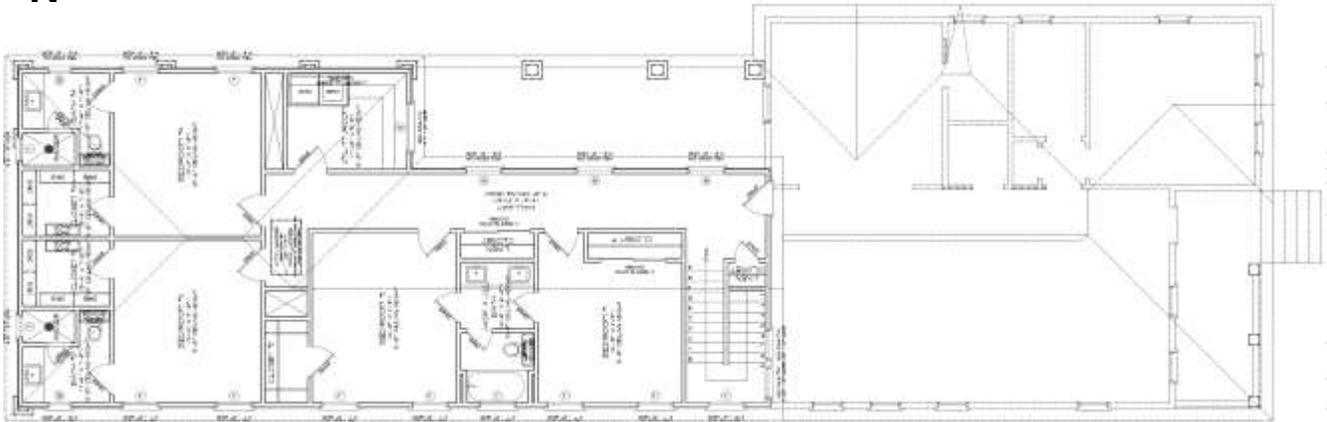


ORIGINAL REAR WALL

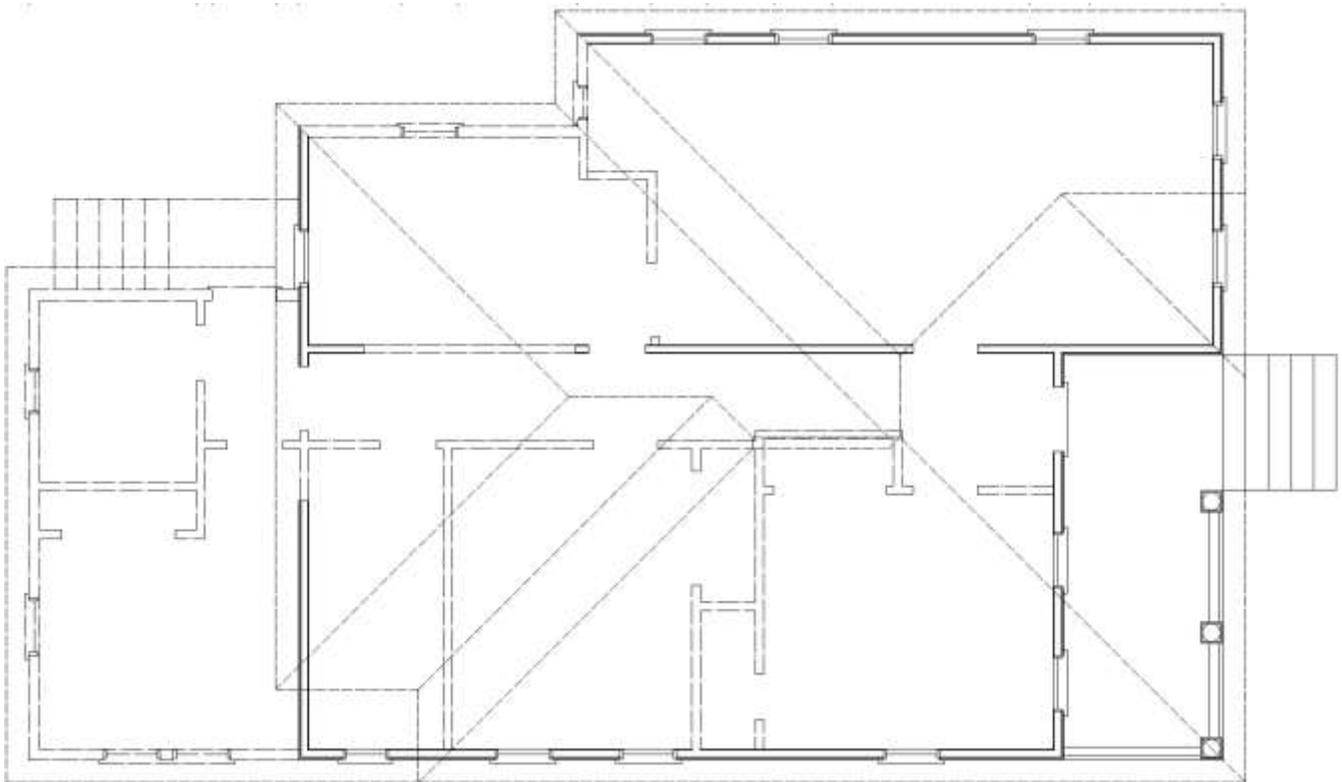


SECOND FLOOR PLAN

PROPOSED



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

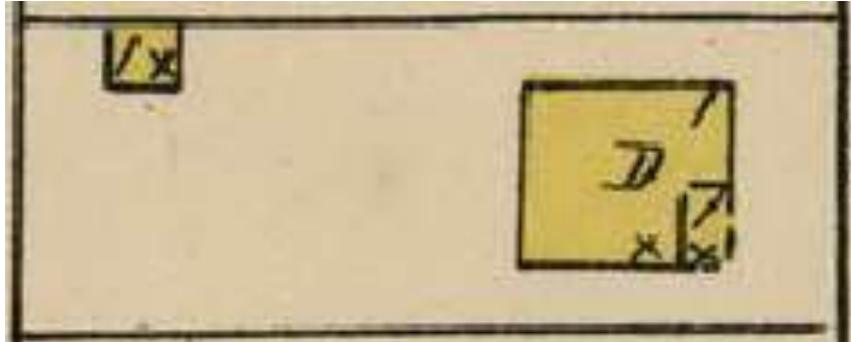
MARK	TYPE	WIDTH	HEIGHT	MATERIAL
Ⓐ	EXISTING	2'-10"	6'-8"	WOOD FRAME & TRANSOM
Ⓑ	NEW	2'-8"	8'-0"	WOOD FRAME
Ⓒ	NEW	5'-4"	8'-0"	WOOD FRAME
Ⓓ	NEW	3'-0"	8'-0"	WOOD FRAME
Ⓔ	NEW	16'-0"	7'-0"	WOOD FRAME

LINE OF SIGHT

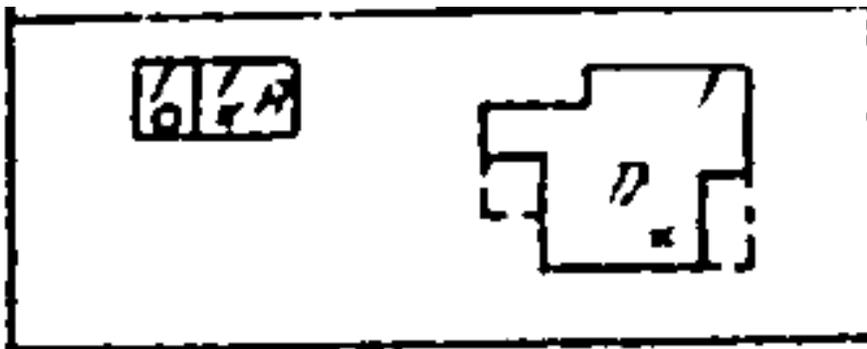


SANBORN FIRE INSURANCE MAPS

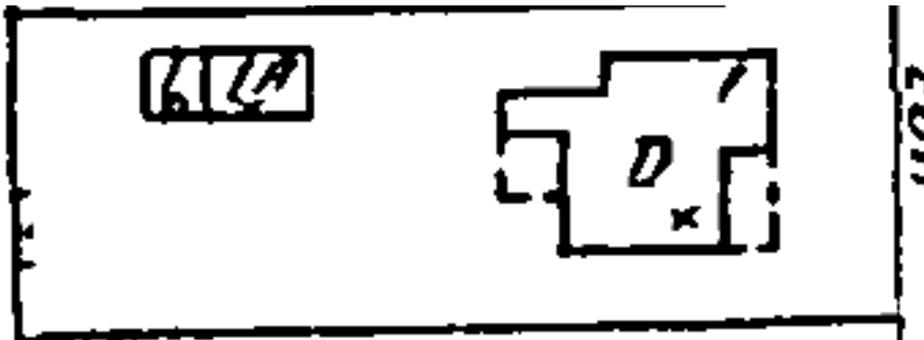
1919



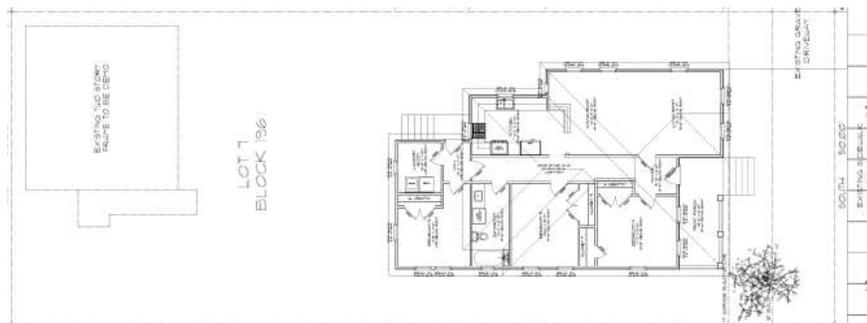
1924-1950



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 infill the rear northwest corner of the existing residence and will measure 12'-11" wide and 14'-8" deep. The 2-story portion of the addition will begin 45'-3" back from the front wall at the original rear wall and will measure 22'-4" wide overall on the first floor and 27'-11" wide overall on the second floor, 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 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 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.

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 feature a side gable roof with a 10/12 pitch. The 2-story addition will feature a 7/12 gable on hip roof. The roof will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg. 7
(East)

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

Side Elevation: Please see elevation drawings on pg. 9
(South)

Rear Elevation: Please see elevation drawings on pg. 10
(West)

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: Jun-15

Date of Report: 16-Jun-15

HAHC Action	Site Address	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.

June 18, 2015

1123 Oxford Street

HPO File No. 150623

Houston Heights East

From: Brie Kelman [REDACTED]
Sent: Monday, June 15, 2015 2:32 PM
To: Zucker, Jim
Cc: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian; [REDACTED]
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 than 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 inseting 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