

CERTIFICATE OF APPROPRIATENESS

Application Date: September 28, 2016

Applicant: Nick Eronko, Bungalow Revival for Jonathan Bowman, owner

Property: 439 Oxford, Lot 2, Block 305, Houston Heights South Subdivision. The property includes a historic 1,723 square foot, one-story wood frame single-family residence and detached garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1924, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition

- The existing house is 30' wide by 56' deep, with a 20' ridge height. The house has an existing rear addition that was constructed in 2009, measuring 13' -10" wide by 41'- 11" long, by 20'-4 ¾" tall.
- The applicant proposes to construct a rear addition that will be flush with an existing rear addition. The proposed addition will measure approximately 44' wide by 12' deep on the north elevation; 7' deep on the south elevation and will have a 19' ridge height.
- Raise entire house one block. The existing house has a finished floor height of 2'-1"; the proposed floor height will be raised to 2'-9".
- Reopen the front porch and construct a new staircase and hand rails.
- Remove the wood siding from an existing non-original chimney and re-clad with brick.
- Construct a pergola and wood patio in front of the existing addition on the north elevation. The patio will measure 8' long by approximately 5' deep by 9' tall.

See enclosed application materials and detailed project description on p. 3-13 for further details.

Public Comment: No public comment received at this time.

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: October 20, 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.

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(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;
(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;
(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.
(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
(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 HISTORIC DISTRICT SOUTH



439 Oxford

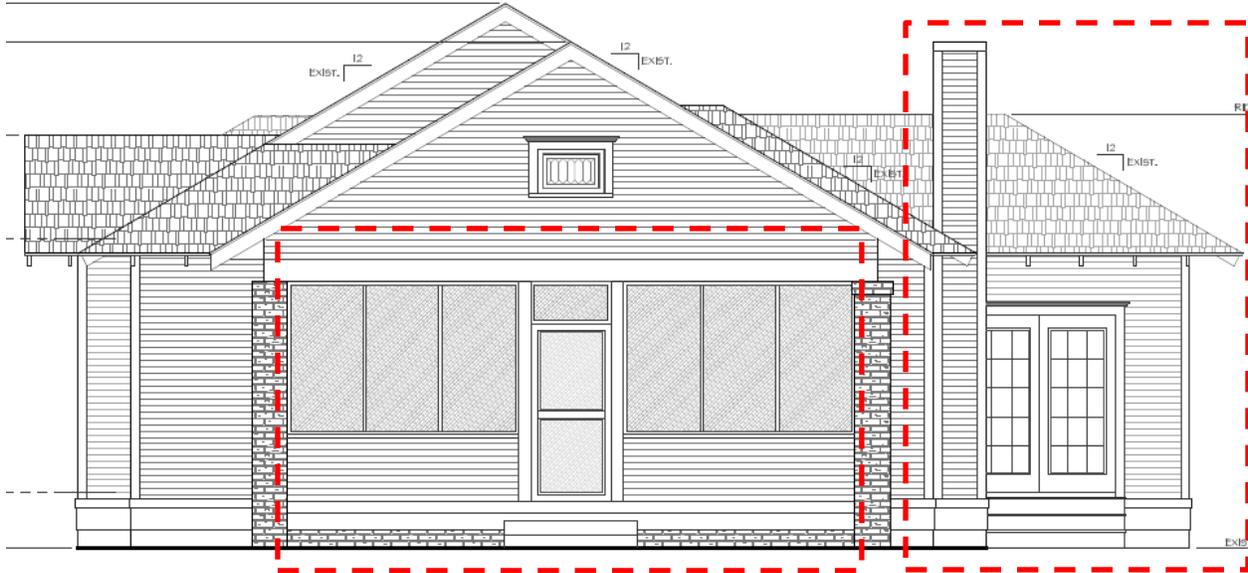
- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO

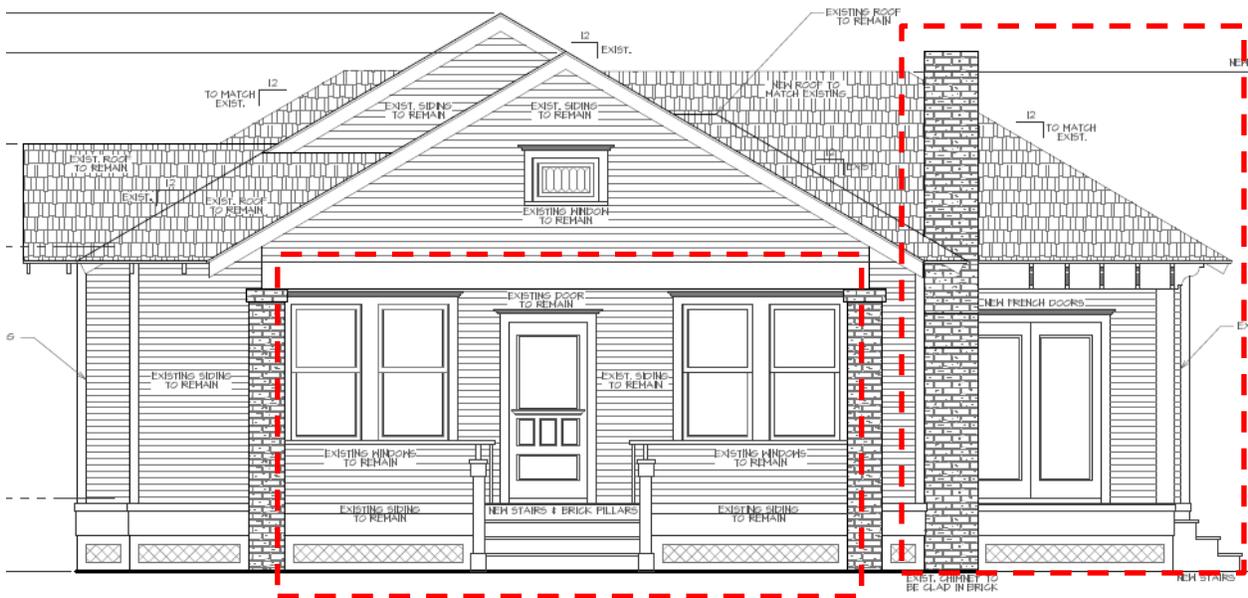


EAST ELEVATION – FRONT FACING OXFORD STREET

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING

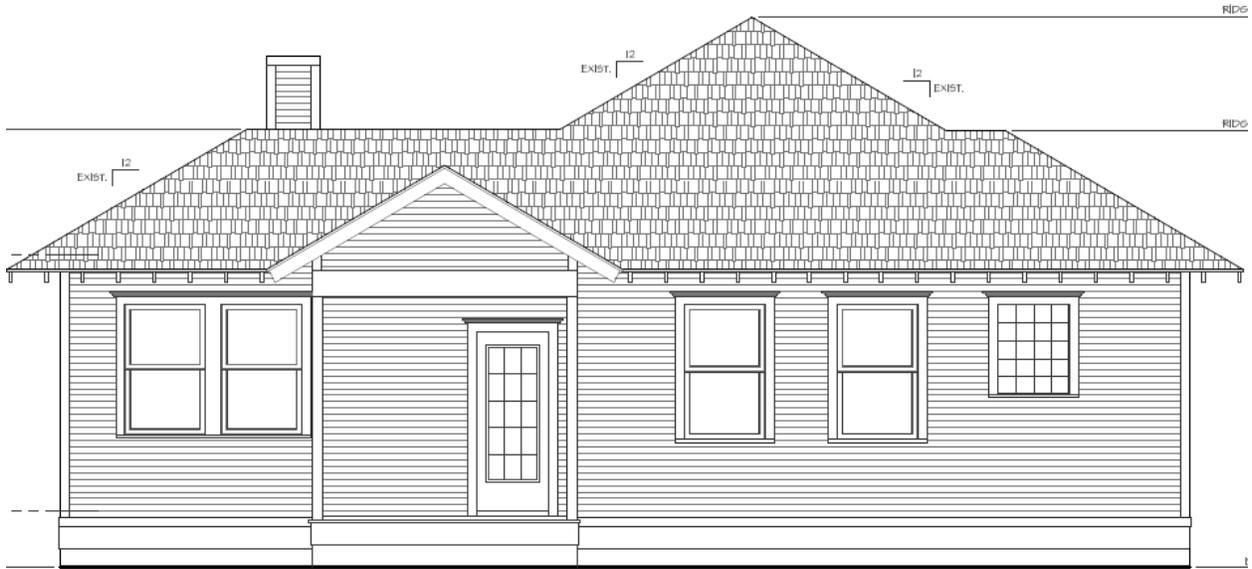


PROPOSED



WEST (REAR) ELEVATION

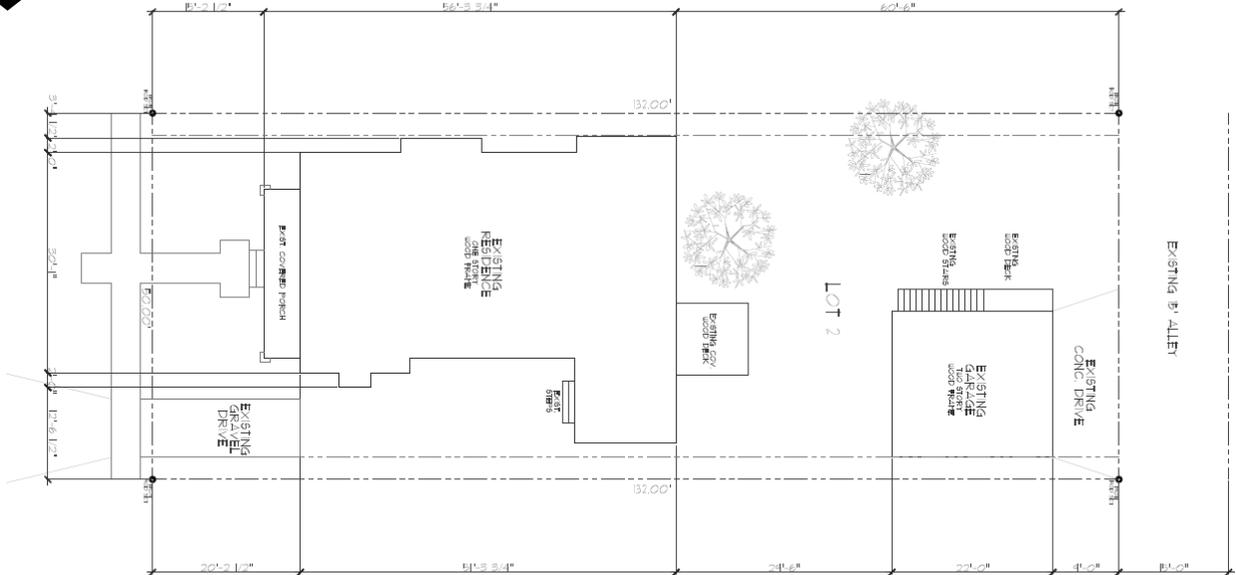
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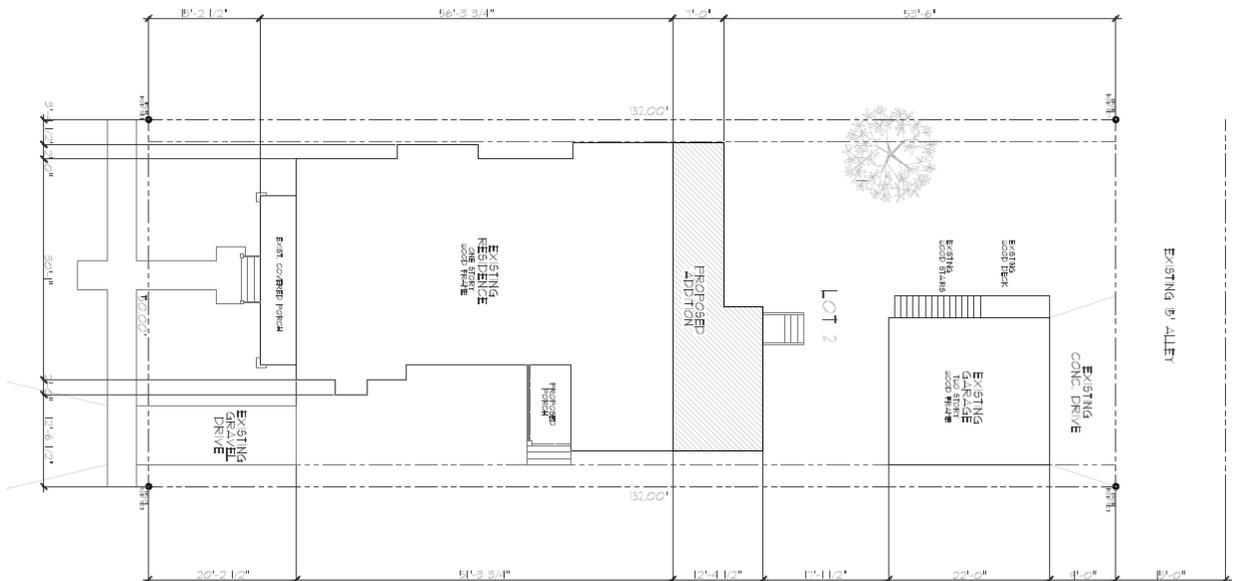
PROPOSED



**SITE PLAN
EXISTING**

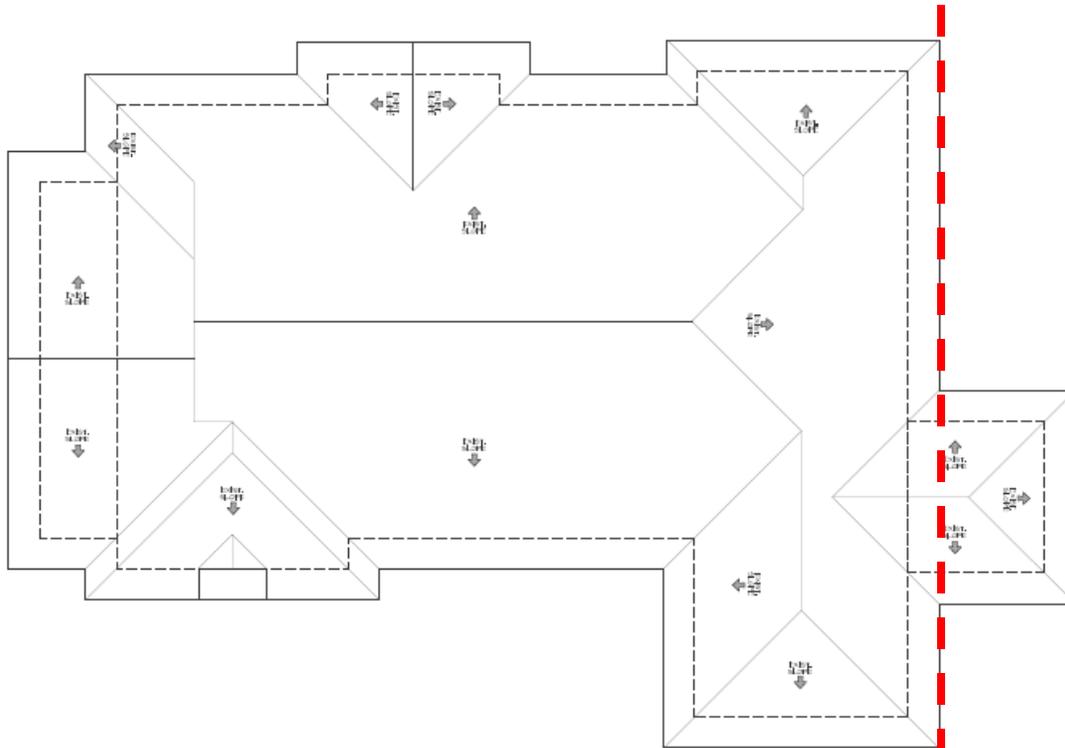


PROPOSED

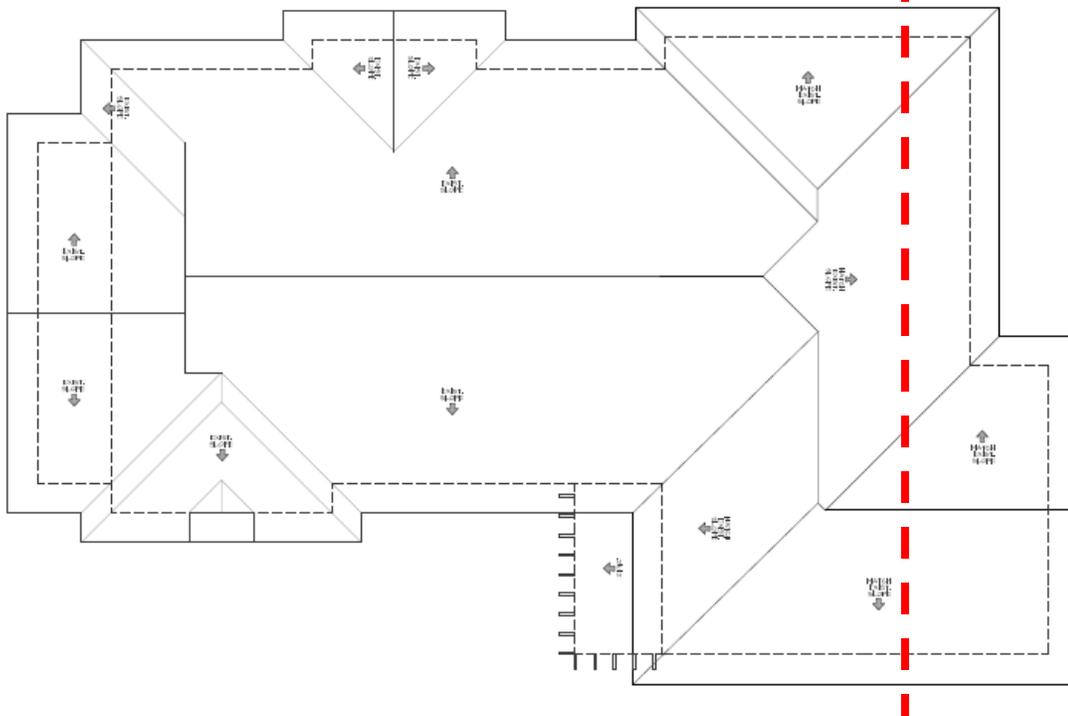


ROOF PLAN

EXISTING

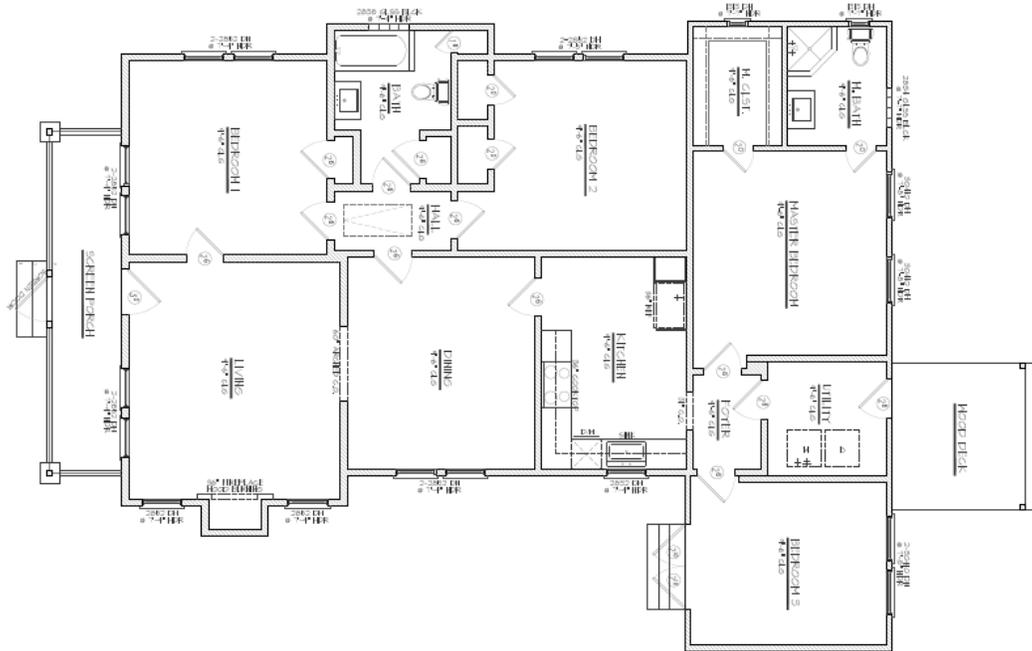


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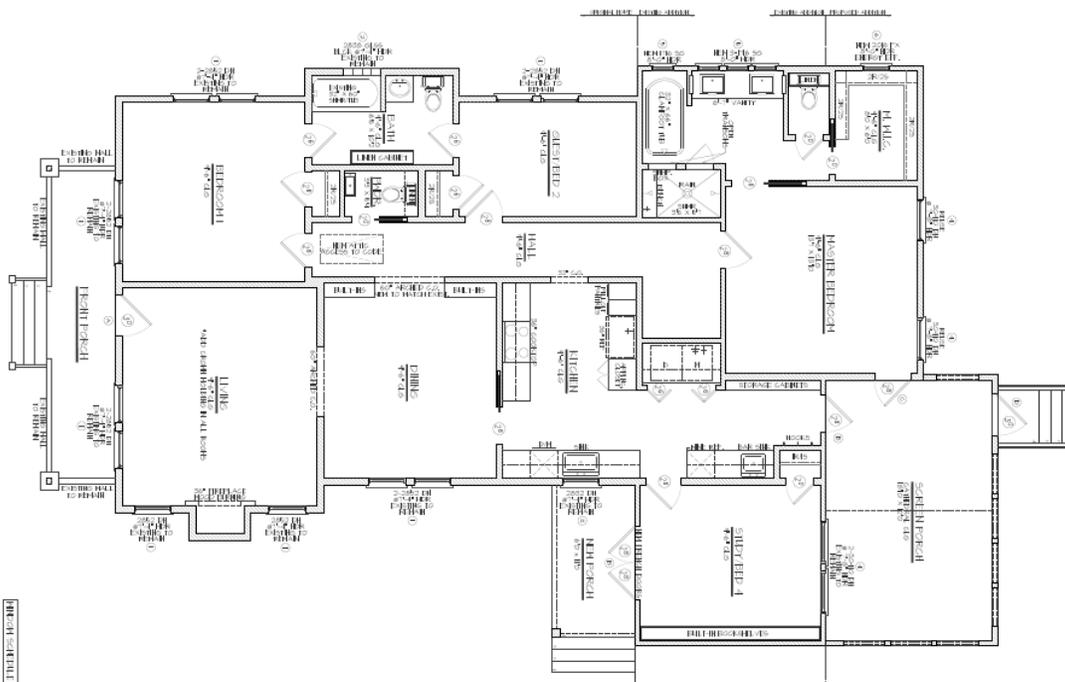


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
TAG	SIZE	QTY	TYPE	MATERIAL	GLAZING	TRIM
1	2852	12	DOUBLE HUNG	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
2	2838	1	FIXED	WOOD SASH	GLASS BLOCK	ORIGINAL TO REMAIN
3	2832	1	DOUBLE HUNG	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
4	30410	4	DOUBLE HUNG	WOOD SASH	DOUBLE PANE	ORIGINAL TO REMAIN
5	1716	4	STAINED GLASS	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
6	2016	1	STAINED GLASS	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL

DOOR SCHEDULE						
TAG	SIZE	QTY	TYPE	MATERIAL	LITE	TRIM
A	3068	1	SINGLE PANE	ORIGINAL SOLID WOOD	SINGLE LITE	ORIGINAL TO REMAIN
B	2868	3	DOUBLE PANE	SOLID WOOD	TWO LITE	TO MATCH ORIGINAL
C	2868	1	SOLID NO GLASS	SOLID WOOD	NONE	TO MATCH ORIGINAL
D	3068	1	SCREEN	SOLID WOOD	NONE	TO MATCH ORIGINAL

PROJECT DETAILS

Shape/Mass: Existing: The property includes a historic 1,723 square foot, one-story wood frame single-family residence and a detached garage apartment. The existing house is 30'-1" wide by 56'-3 ¾" long, with a 20'-4 ¾" ridge height.

Proposed: The alteration will add an additional 159 square feet on the rear of the house. The addition will be flush with an existing rear addition and will measure 41'-11" wide by 20'-7 1/2" deep by 20'-4 ¾" tall and will match the existing ridge height.

Setbacks: Existing: The house is situated 20'-2 1/2" from the front (east), 60'-6" from the west, 6'-8" from the south; 14'-6 1/2" from the north property lines.

Proposed: The proposed addition will retain the south and north setbacks and will be situated property lines and begins approximately 56' from the front wall and 53'-6" from the west property line.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 2'-1". The proposed addition will match existing. The existing house has settled into the ground and needs to be raised one block. The house will have a new finished floor height of 2'-9" tall.

Windows/Doors: The existing house features 1-over-1 wood windows, all existing windows will remain. The proposed windows will match the existing 1-over-1 wood windows. A set of non-original French doors on the addition that will be replaced with new French doors. Please refer to window and door schedule.

Exterior Materials: The existing house is clad in 117 wood siding and the addition will match. Vertical trim board will be installed to delineate the new addition from the existing addition.

Roof: The existing house has a front facing gable roof with a ridge height of 21' and an eave height of 9'-6", with a roof pitch of 7:12. The proposed addition will match the existing roof's conditions.

Front Elevation: The existing east elevation has a screened in porch, one original door opening and four original 1-over-1 wood windows. The applicant proposes to reopen the screened front porch and construct a new set of stairs and hand rails that lead to the front porch. No other alterations will be made to the east elevation. Please see drawings for more detail.

Side Elevation: The north elevation has five original 1-over-1 wood windows. All original windows to remain. On the north elevation of the existing addition, a new wood patio will be constructed and will measure 7'-7 1/2" long by approximately 5'-2" deep by 9'-6" tall. A new set of French doors on the addition will replace an existing pair. The applicant proposes to remove the wood siding on a non-original chimney which will be re-clad in brick. Please see drawings for more detail.

Side Elevation: The south elevation has four original 1-over-1 wood windows, one glass block window opening, and two fixed window openings on the existing rear addition. All windows in original house will remain. There will be no alteration to the original portion of the house on the south elevation. Five new window openings will be created on the existing and proposed additions. All windows will be fixed wood windows. Please see drawings for more detail.

Rear Elevation: The west elevation has four non-original 1-over-1 wood windows, one glass block window opening, and one non-original wood door. The new, 150 square foot addition will be constructed on the west elevation. The addition will measure 41'-11" wide by 20'-7 1/2" deep with a ridge height of 20'-4 ¾" tall to match the existing ridge. Two wood one-over-one double hung windows and two wood fixed windows will be installed on the west elevation. A new screened porch that is part of the proposed addition will also be installed. Please see drawings for more detail.

Houston Archaeological & Historical Commission

October 20, 2016

HPO File No. 161027

ITEM B.8

439 Oxford Street

Houston Heights South
