

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. 6-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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

- (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 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;
- (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



1209 Oxford

INVENTORY PHOTO



NEIGHBORING PROPERTIES



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



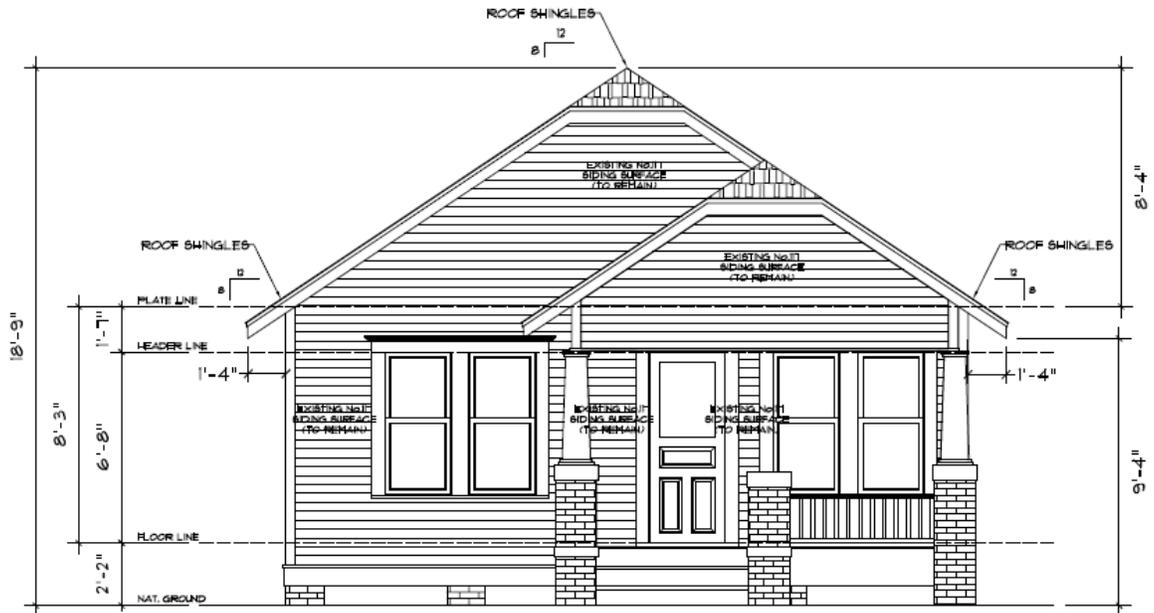
1213 Oxford – Contributing – c.1920 (neighbor)



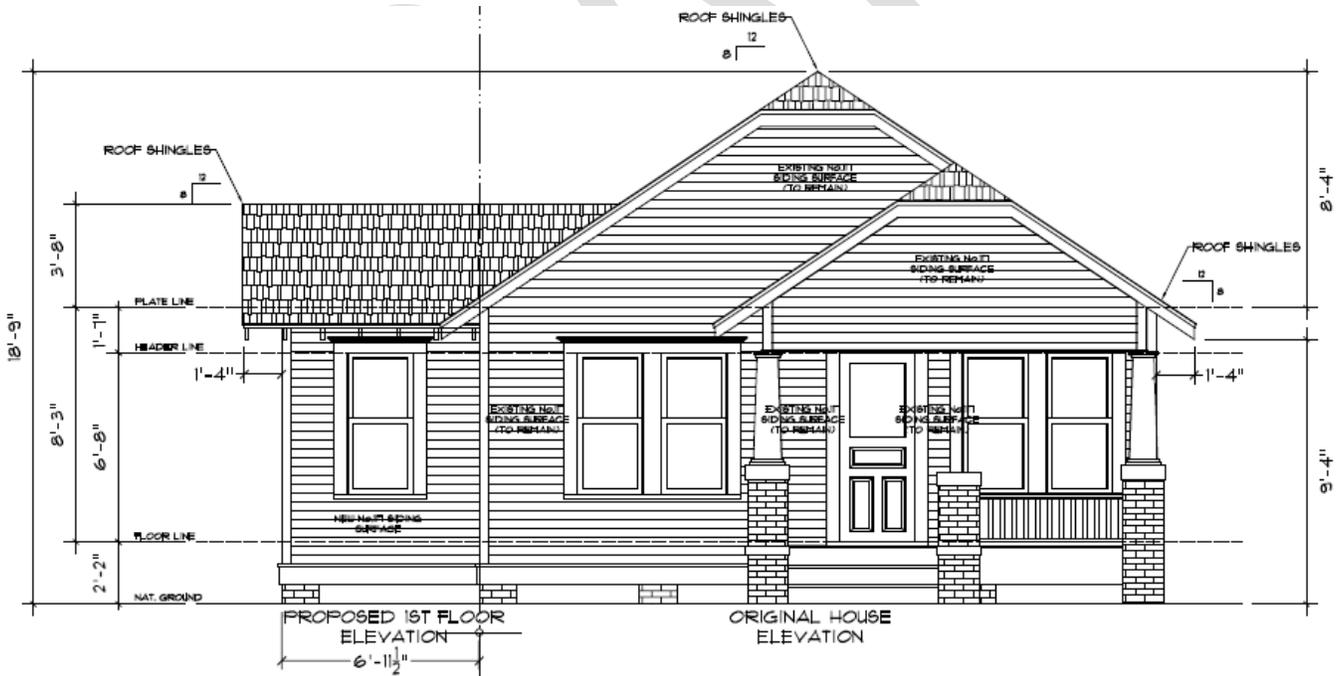
521 E. 12th – Noncontributing –c.1897 (neighbor (facing Oxford))

EAST ELEVATION – FRONT FACING OXFORD STREET

EXISTING

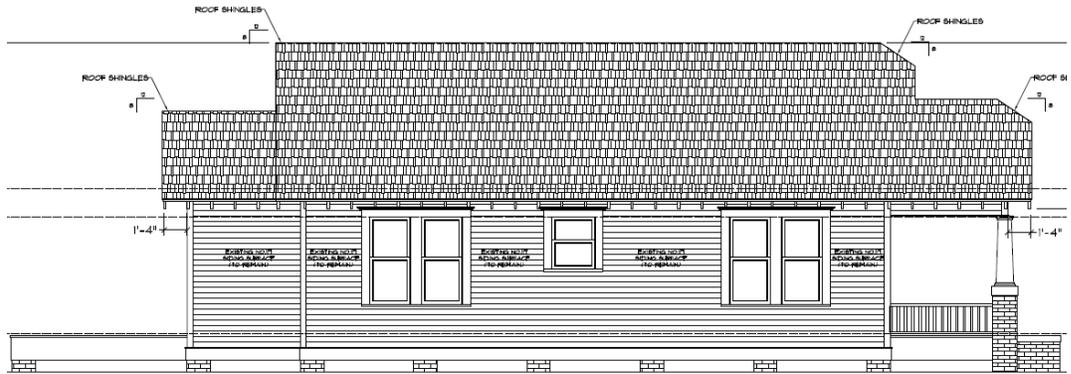


PROPOSED

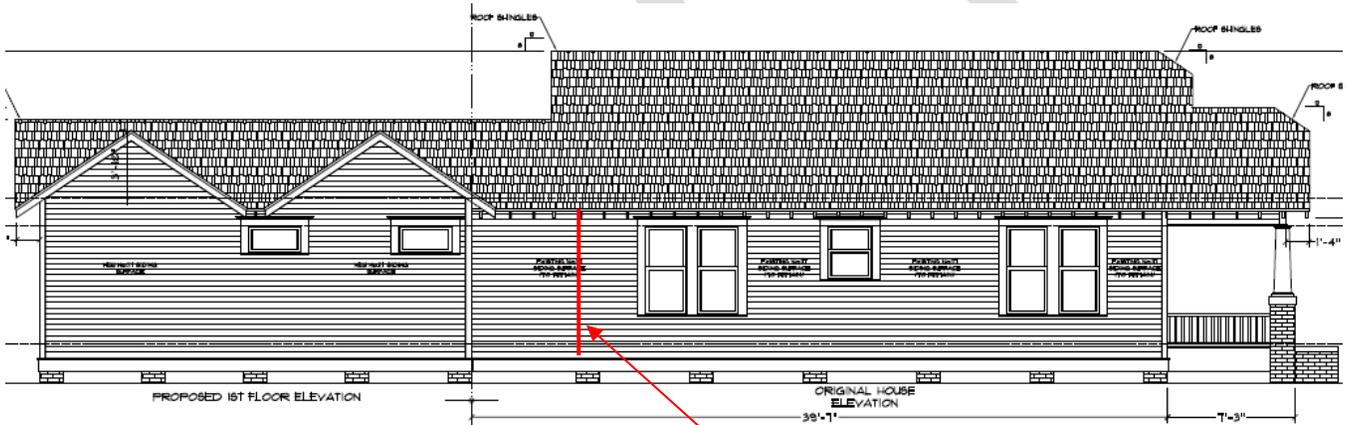


SOUTH SIDE ELEVATION

EXISTING



PROPOSED

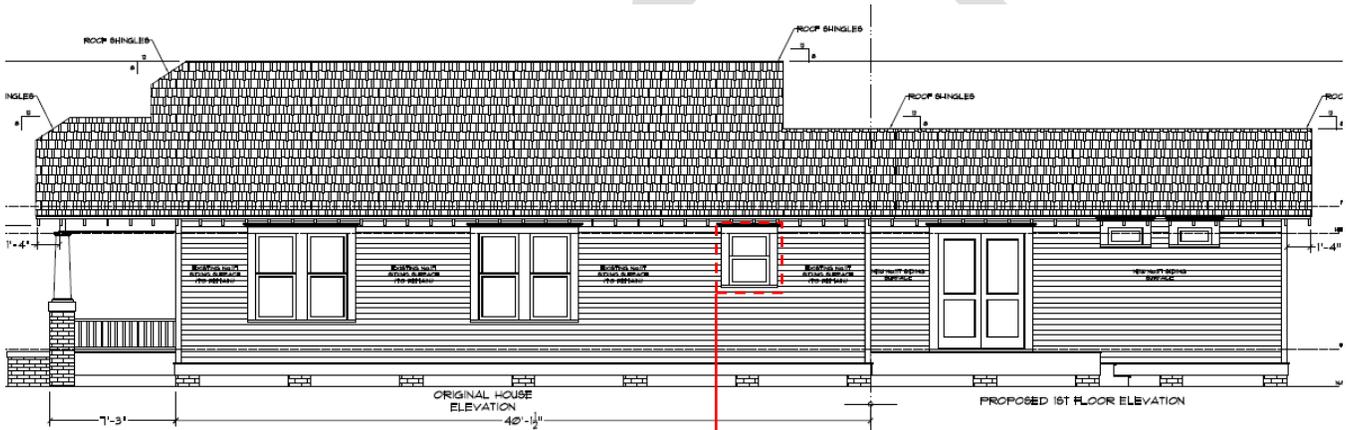


Proposed Trim Board

**NORTH SIDE ELEVATION
EXISTING**



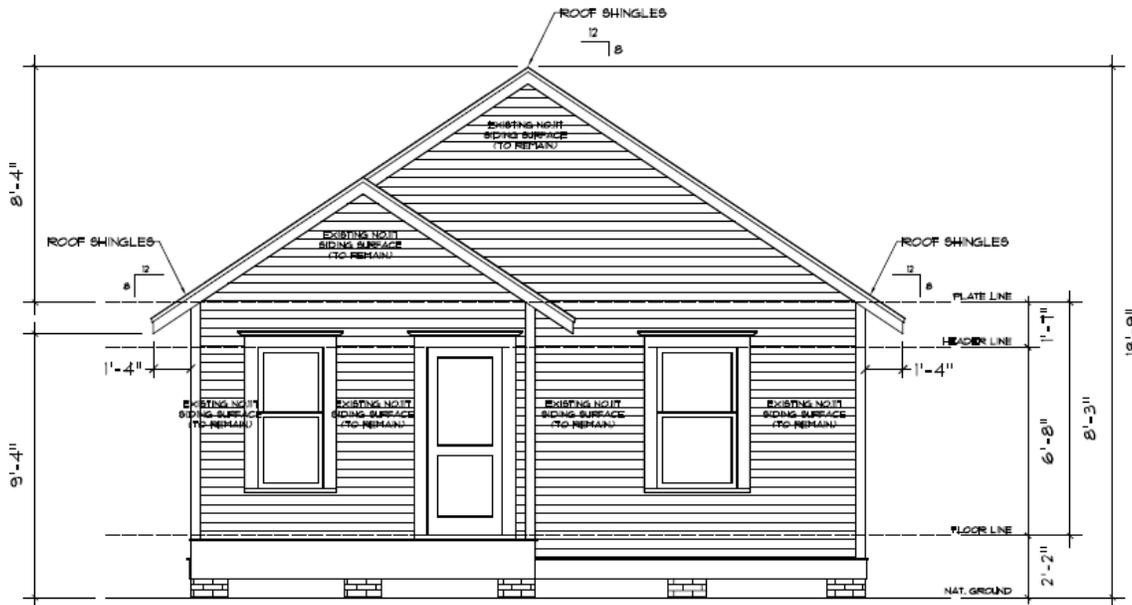
PROPOSED



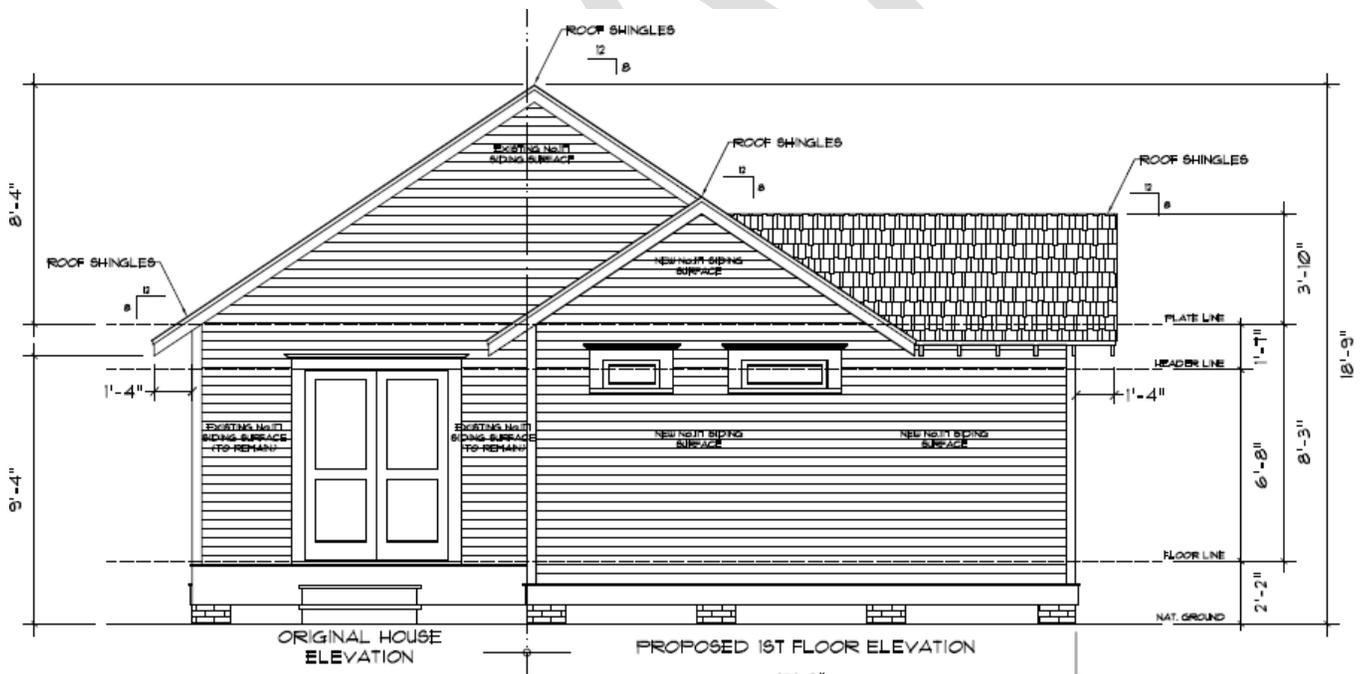
*Existing window opening
being shifted 34 1/2" west*

WEST (REAR) ELEVATION

EXISTING



PROPOSED



ORIGINAL HOUSE
ELEVATION

PROPOSED 1ST FLOOR ELEVATION

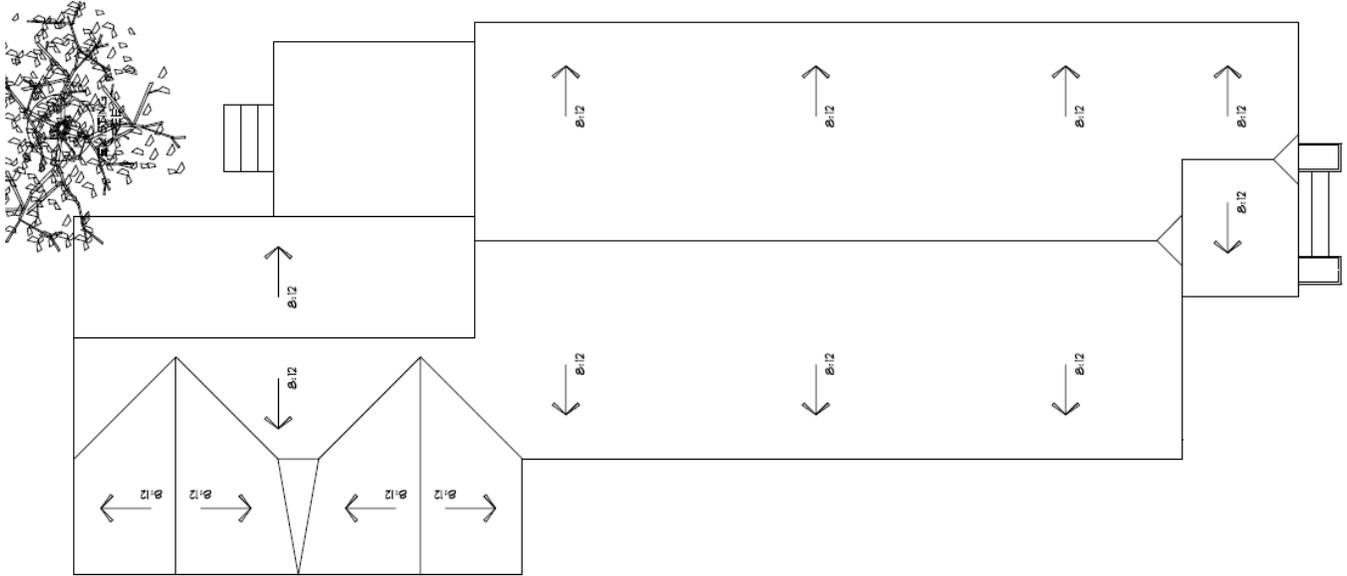


ROOF PLAN

EXISTING

existing site plan/survey. Drawings on page should have same scale, fill page but do not exceed 7" wide.

PROPOSED

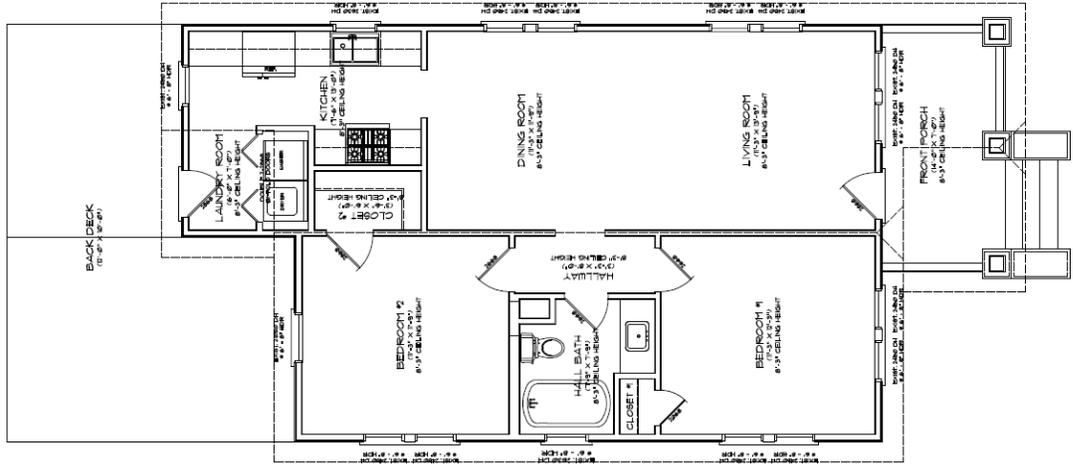


DRAFT

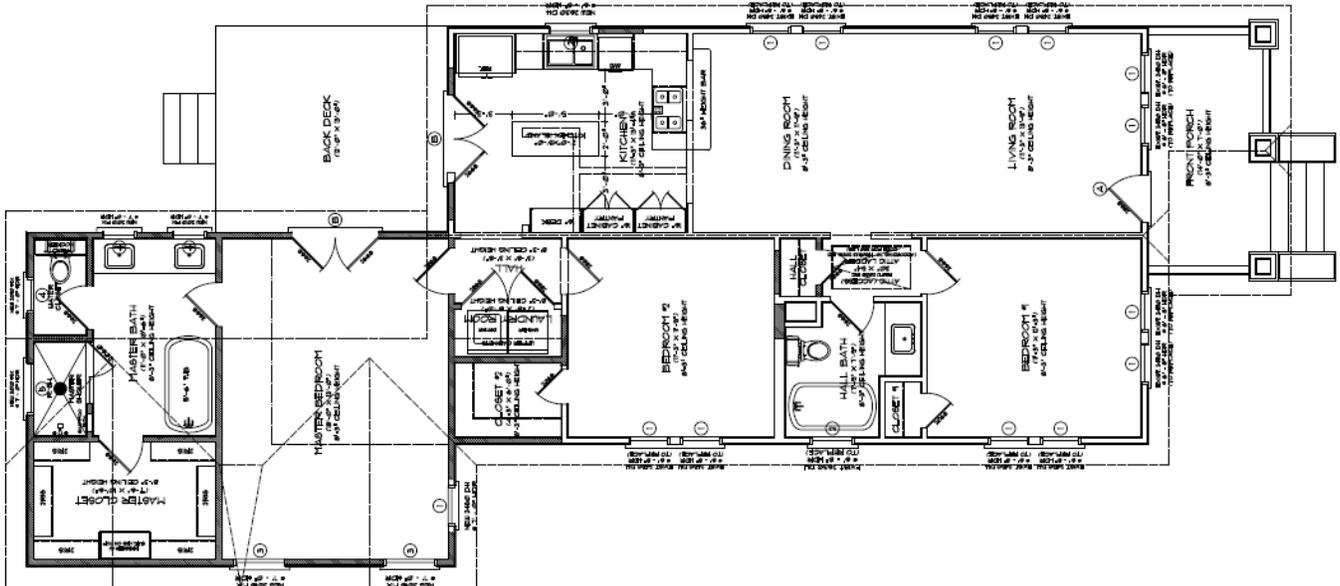


FIRST FLOOR PLAN

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 (East): 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.

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.