

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Sheryl Kolasinski, owner

Property: 1447 Oxford St, Lot 1, Block 161, Houston Heights Subdivision. The property includes a historic 1,498 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (66' x 100') corner lot.

Significance: Contributing Bungalow-style residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 325 square foot, 27'-2" wide by 12' deep screened in porch at the rear of the structure. The applicant received approval in November 2013 for the porch and proposes to revise the flat roof on the porch to a shed galvanized roof and increase the width from 25'-5" to 27'-2".

See enclosed application materials and detailed project description on p. 4-11 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 |
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- (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



1447 Oxford

CURRENT PHOTO



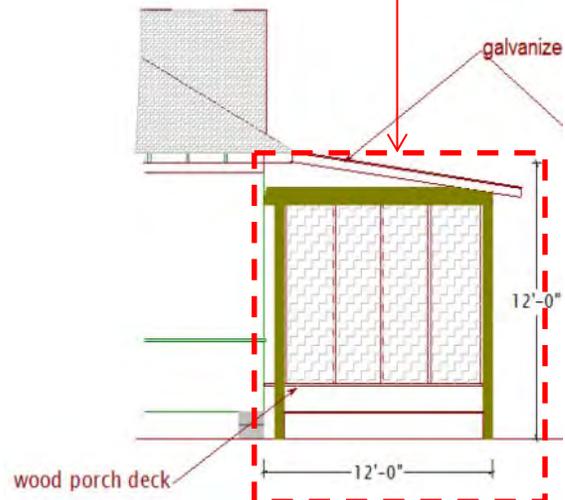
NORTH SIDE ELEVATION FACING E 15TH STREET
EXISTING



APPROVED – 11/7/2013



PROPOSED



SOUTH SIDE ELEVATION

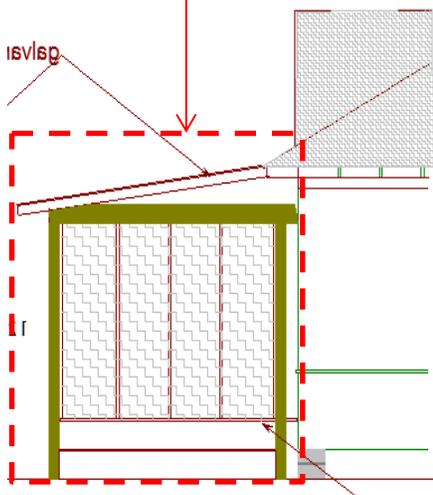
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APPROVED – 11/7/2013



PROPOSED



WEST (REAR) ELEVATION

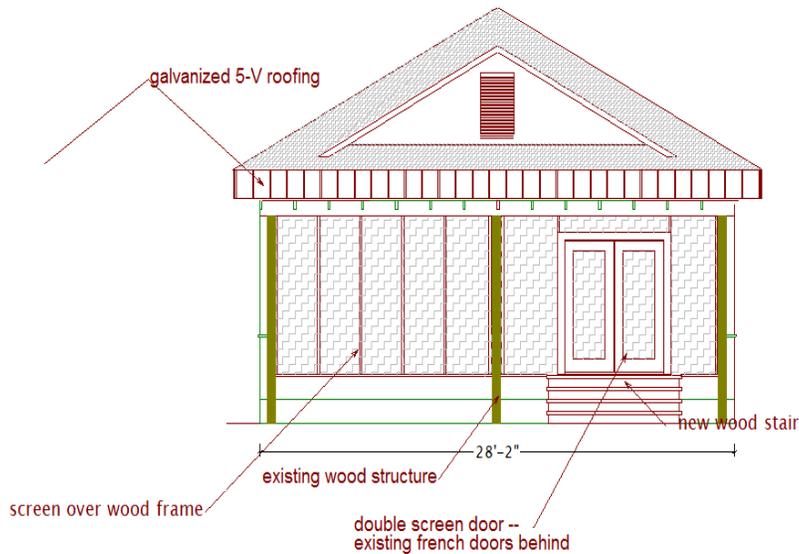
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APPROVED – 11/7/2013

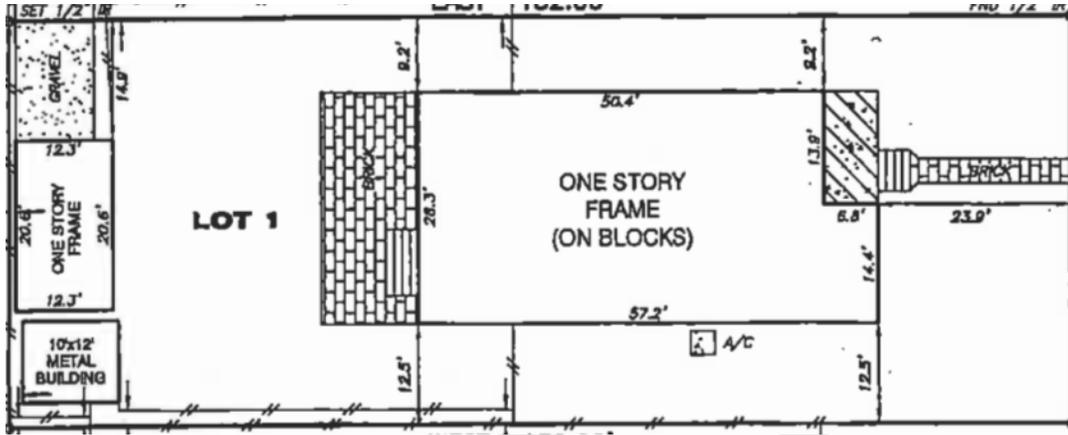


PROPOSED

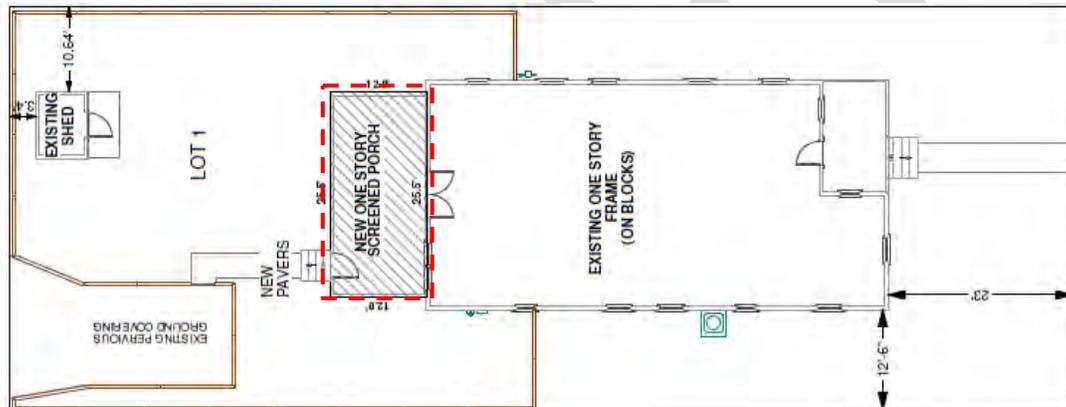




**SITE PLAN
EXISTING**



APPROVED – 11/7/2013 / PROPOSED



PHOTOS PROVIDED BY APPLICANT
NORTH SIDE FACING E 15TH STREET



PHOTOS PROVIDED BY APPLICANT

WEST (REAR)



PROJECT DETAILS

Shape/Mass: The existing residence is 28'-2" wide and 57' at its deepest. The screened in porch measures 27'-2" wide, 12' deep and 12' to the highest part of the ridge. It is set in from the side walls 6" on each side.

Foundation: Pier and beam to match existing.

Windows/Doors: The screened in porch will have a pair of screened double doors located on the rear.

Exterior Materials: The screened porch will use wood 6" by 6" posts, metal roof and screening material.

Roof: The roof is a shed galvanized metal roof that extends from the rear wall and measures 12' at its tallest point to 11'-3" at the eave.

Front Elevation: No change to this elevation.
(East)

Side Elevation: The porch extends 12' from the back wall to the rear with five wood posts and railing.
(North)

Side Elevation: The porch extends 12' from the back wall to the rear with five wood posts and railing.
(South)

Rear Elevation: The porch contains a pair of wood, screened double doors and a stair.
(West)