CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 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 – The applicant was denied a COA at the June HAHC meeting to construct a rear 1 and 2-story addition with an attached garage to a contributing one-story residence. The applicant resubmitted the application with two revisions to the original proposal:

- The one-story side addition on the north elevation will be inset 3'-8" from the existing north wall and the proposed gable roof and set of shutters have been removed. The one-story addition will measure 8'-3" wide and 12'-4" deep.
- The rear addition will be inset 6" on the south elevation at the original rear corner.

6/18/2015 denied scope of work:

- 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: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park

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)

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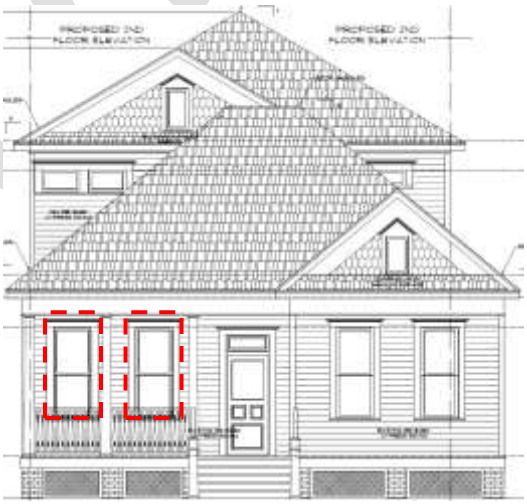
EAST ELEVATION – FRONT FACING OXFORD STREET

EXISTING

NON-ORIGINAL ALUMINUM WINDOWS

DENIED – 6/18/15

PROPOSED



NORTH SIDE ELEVATION

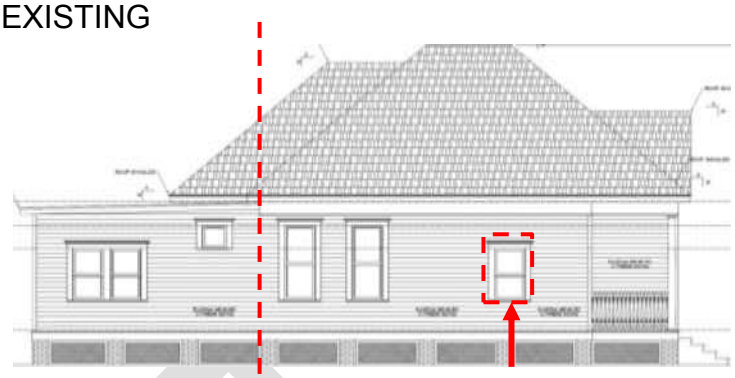
EXISTING

DENIED – 6/18/15

PROPOSED

SOUTH SIDE ELEVATION

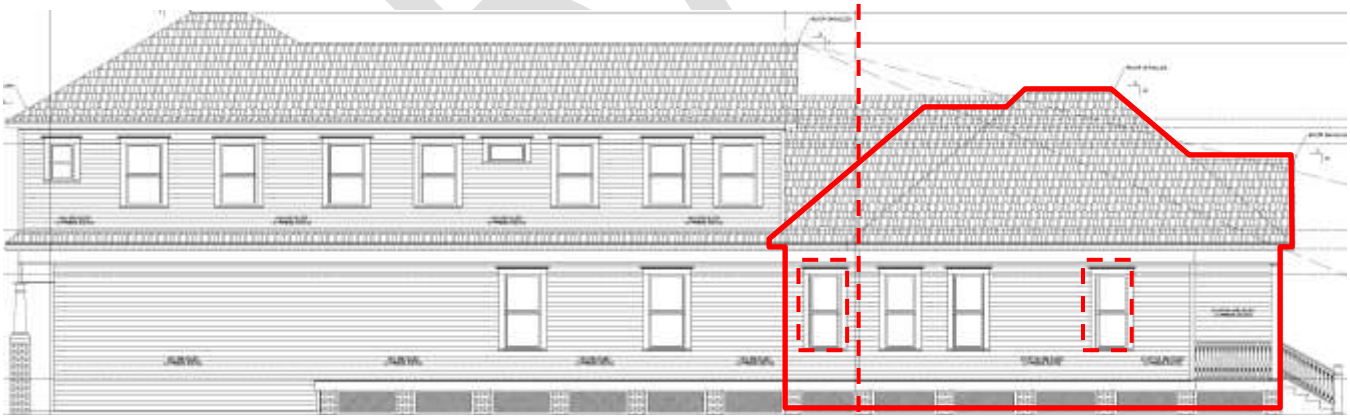
EXISTING



NON-ORIGINAL ALUMINUM WINDOW

DENIED – 6/18/15

PROPOSED



ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING

DENIED – 6/18/15

PROPOSED

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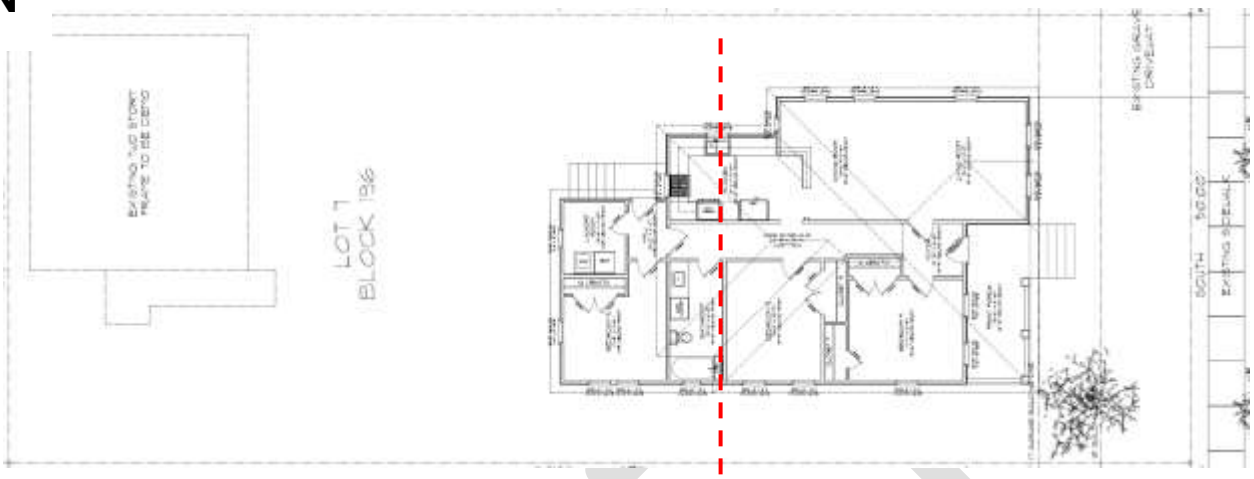
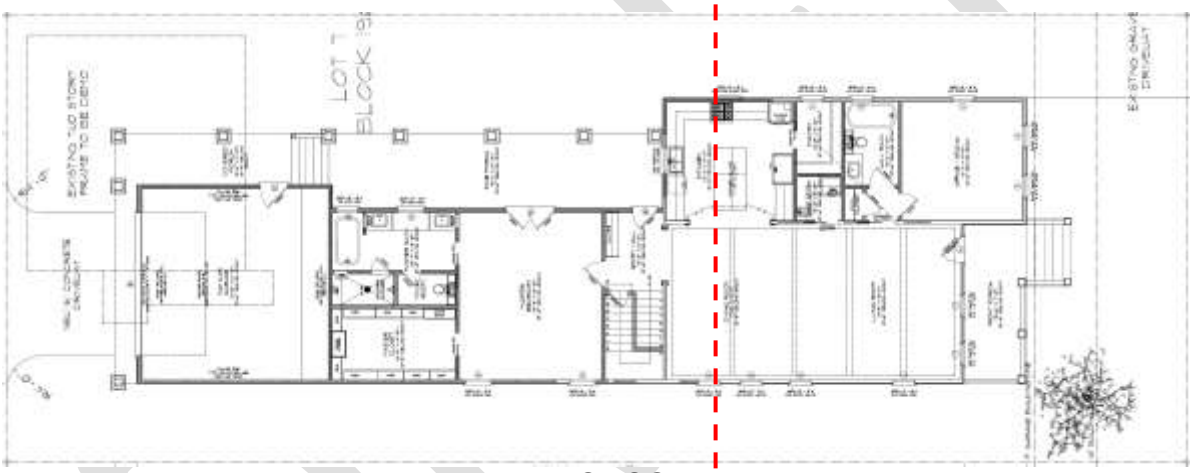
SITE PLAN

N

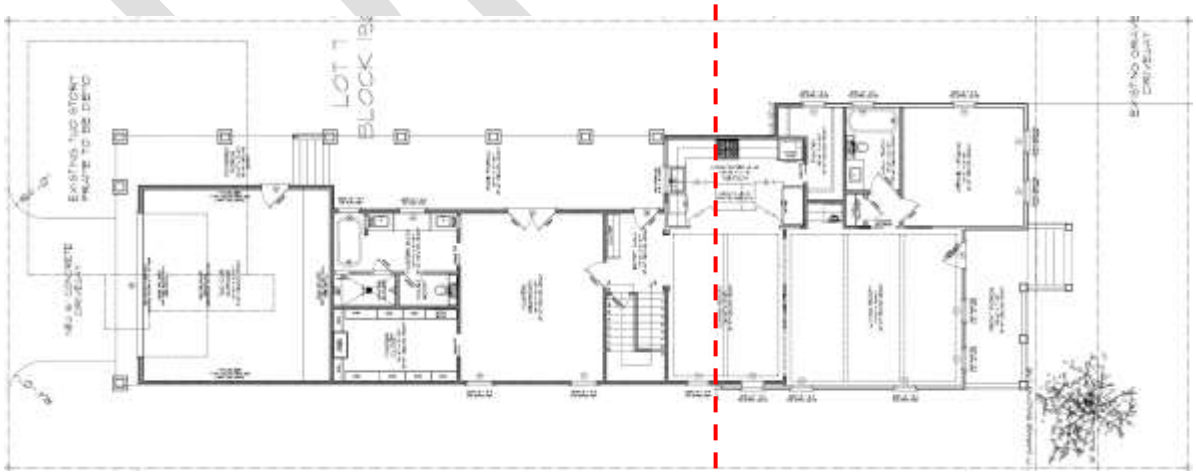
EXISTING



DENIED – 6/18/15



PROPOSED

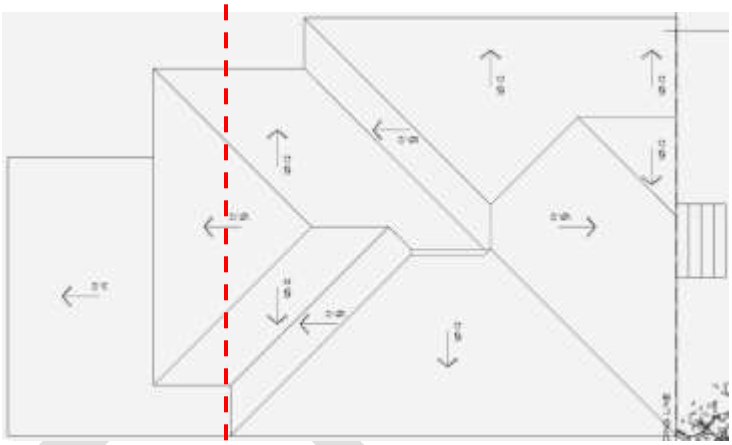


ORIGINAL REAR WALL

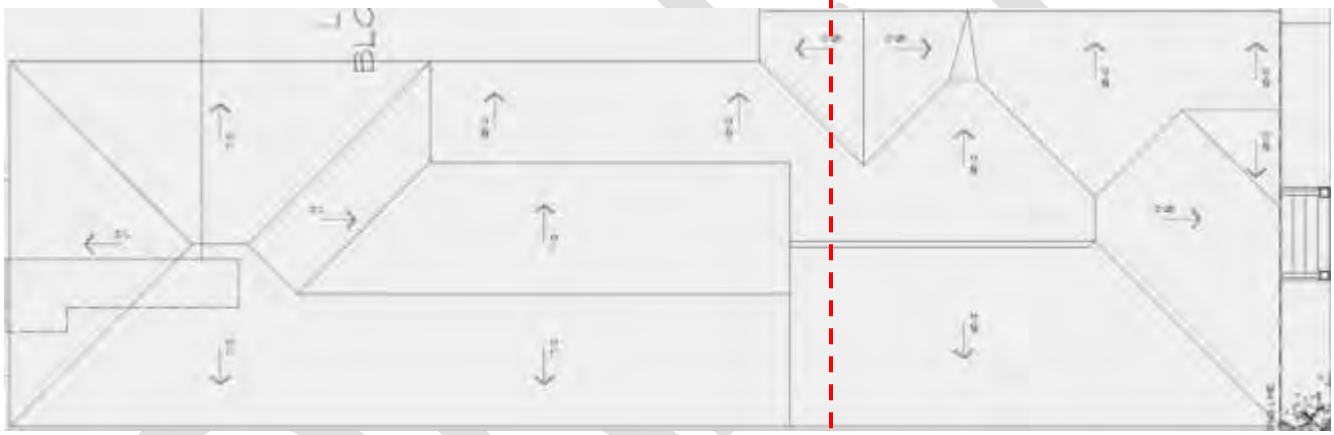
N

ROOF PLAN

EXISTING



DENIED – 6/18/15



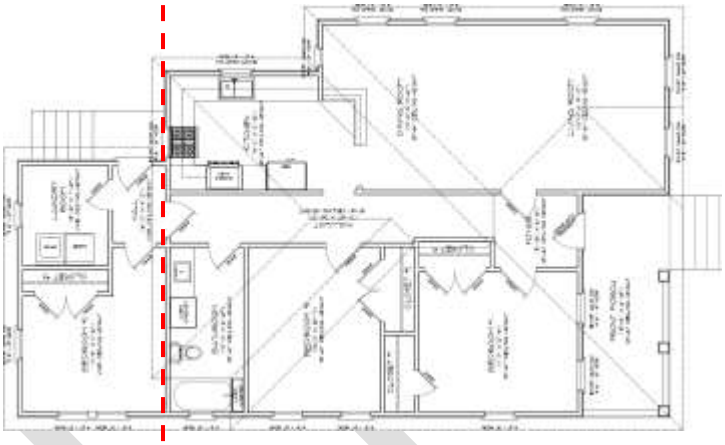
PROPOSED

ORIGINAL REAR WALL

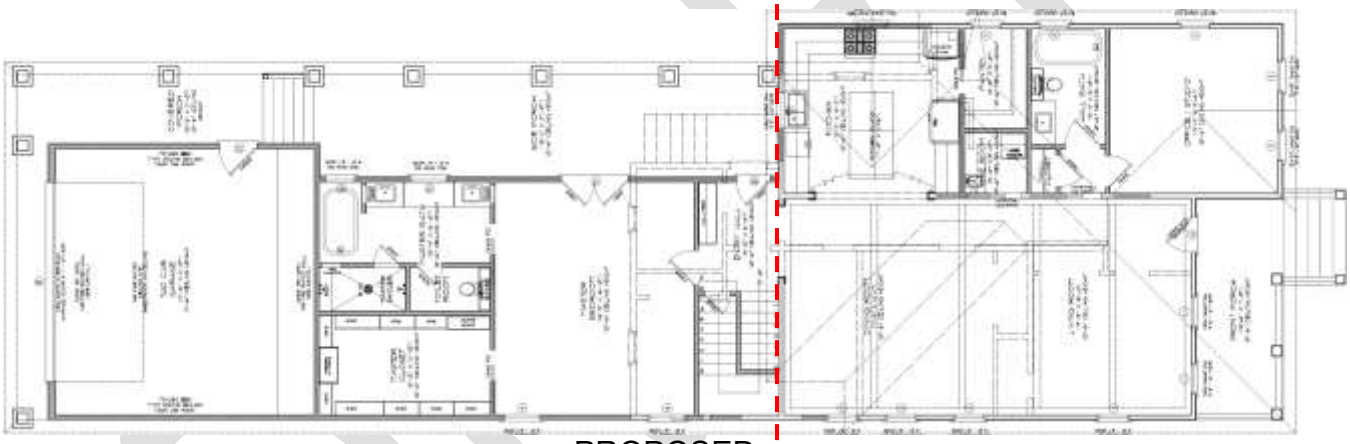
N

FIRST FLOOR PLAN

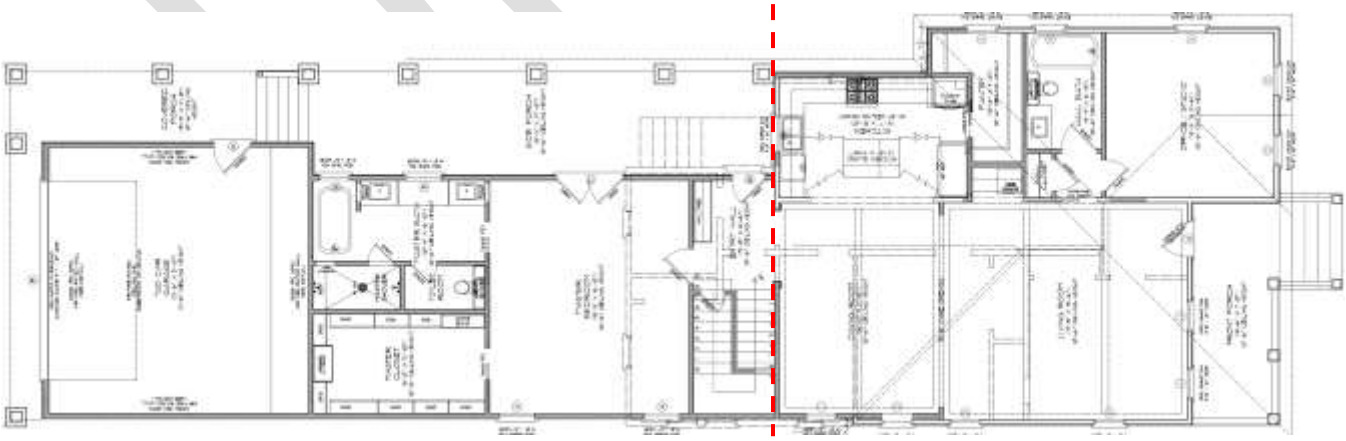
EXISTING



DENIED – 6/18/15



PROPOSED

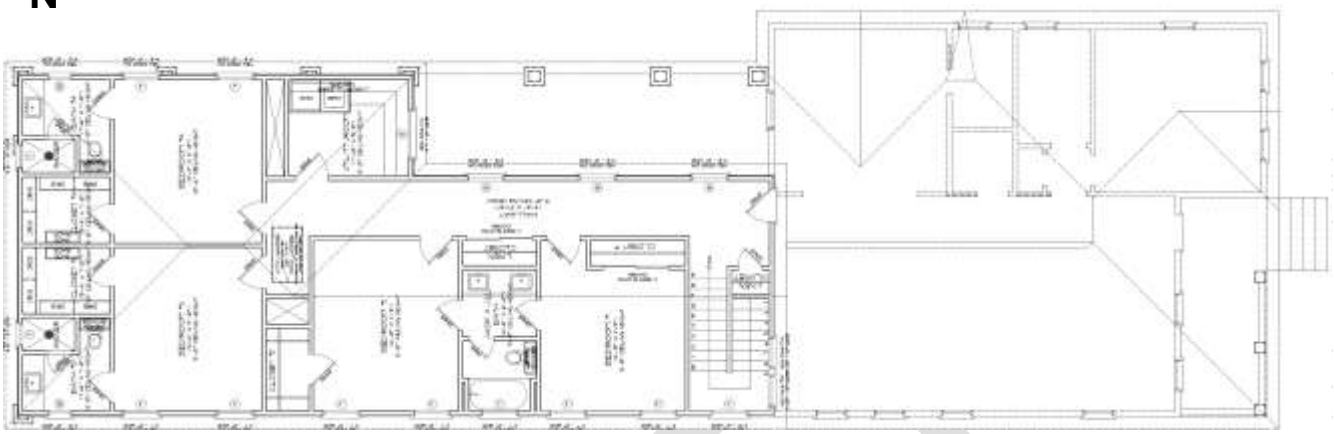


ORIGINAL REAR WALL

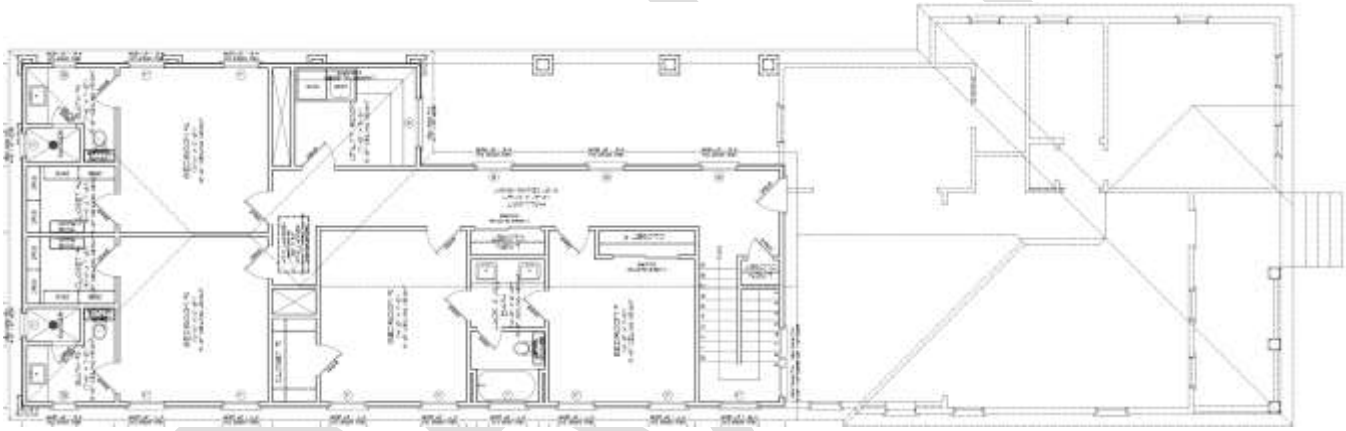
N

SECOND FLOOR PLAN

DENIED – 6/18/15



PROPOSED



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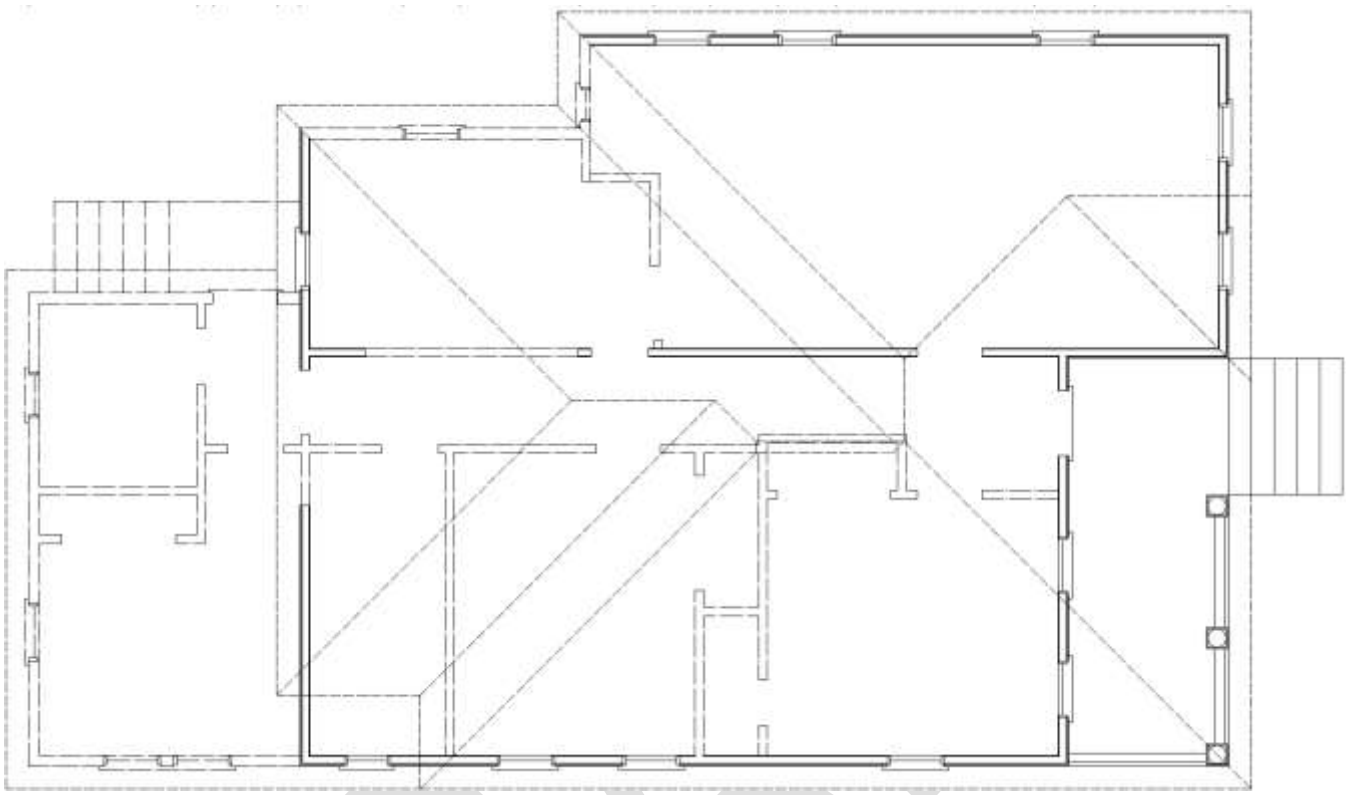
DEMO PLAN



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WINDOW / DOOR SCHEDULE

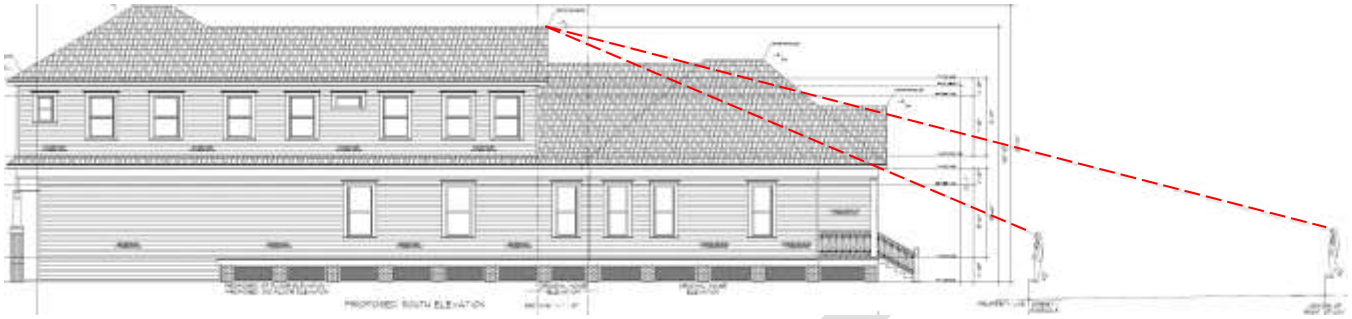
WINDOW SCHEDULE

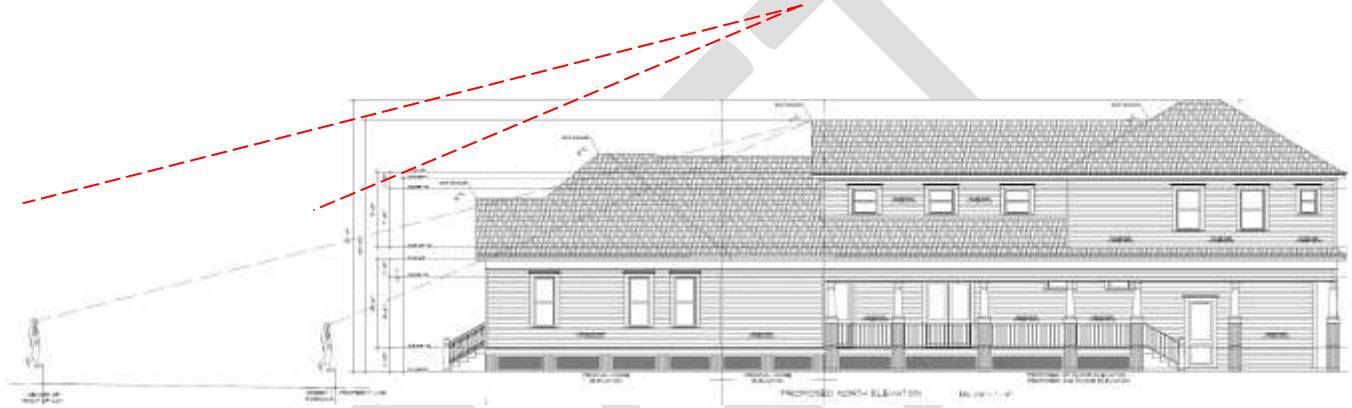
MARK	TYPE	WIDTH	HEIGHT	MATERIAL
1	NEW	2'-6"	6'-0"	WOOD FRAME
2	EXISTING	2'-6"	6'-0"	WOOD FRAME
3	NEW	3'-0"	5'-0"	WOOD FRAME
4	NEW	3'-0"	6'-0"	WOOD FRAME
5	NEW	3'-0"	1'-6"	WOOD FRAME
6	NEW	2'-6"	1'-6"	WOOD FRAME
7	NEW	3'-0"	5'-0"	WOOD FRAME
8	NEW	3'-0"	3'-0"	WOOD FRAME
9	NEW	4'-0"	1'-6"	WOOD FRAME
10	NEW	2'-0"	3'-0"	WOOD FRAME
11	NEW	2'-0"	1'-6"	WOOD FRAME

DOOR SCHEDULE

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

LINE OF SIGHT





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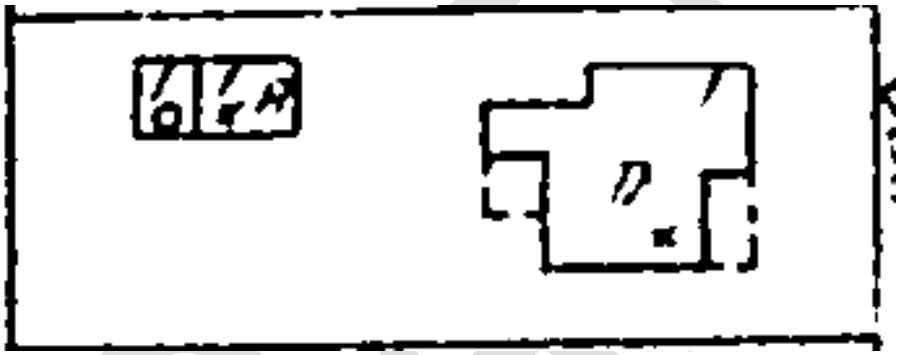
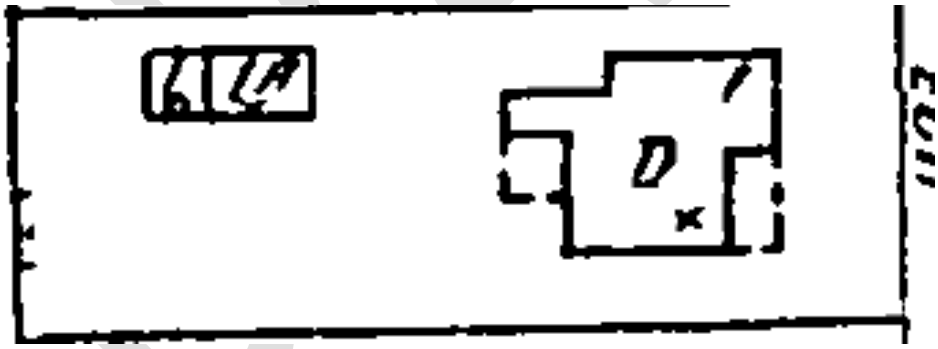
SANBORN FIRE INSURANCE MAPS

1919

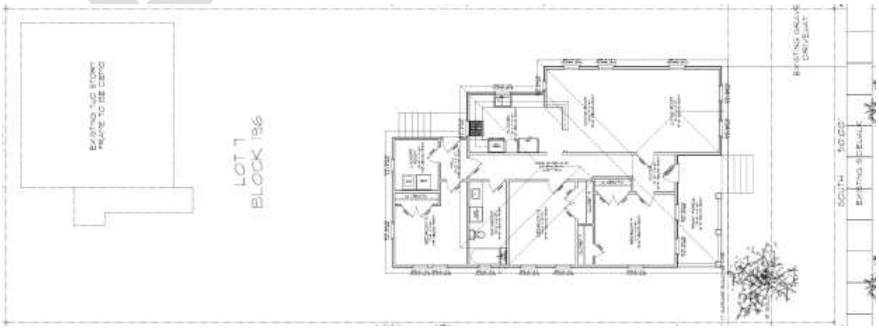
1924-1950



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 be in set 3'-8" from the existing north wall (previously proposed the rear north inset wall will be bumped out 4'-2" to be in line with the existing north wall, infilling the rear northwest corner of the existing residence)* . The one-story addition will measure *8'-3" wide (previously approved 12'-11" wide)* and *12'-4" deep (previously proposed 11'-10" deep)*. The 2-story portion of the addition will begin 45'-3" back from the front wall at the original rear wall and the *south wall of the addition will be inset 6" from the existing south wall*. The two-story addition 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. The one-story addition will feature a set of wood shutters.

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 *tie into the proposed first floor 10/12 hip roof (previously proposed* 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: (East) Please see elevation drawings on pg. 6

Side Elevation: (North) Please see elevation drawings on pg. 7

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

Rear Elevation: (West) Please see elevation drawings on pg. 9

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PUBLIC COMMENT 6/18/2015

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 Addresss	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.

DRAFT

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

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