

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 2-story addition to a contributing one-story residence. A rear non-original addition will be removed and the addition will begin back from the front wall and will measure wide, deep, to the eave, and to the ridge.

- Three non-original aluminum windows will be removed and replaced with three wood 1-over-1 sash windows.
- The rear north inset wall will be bumped out to be in line with the existing north wall and a side gable roof will be constructed. The proposed wall will feature a set of closed shutters.
- The addition will feature wood beveled lap siding, and 1-over-1 wood sash windows.

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

Public Comment: No public comment received.

Civic Association: No comment received.

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

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 | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <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 residence.</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.</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 result in a significant change 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 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.

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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



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED

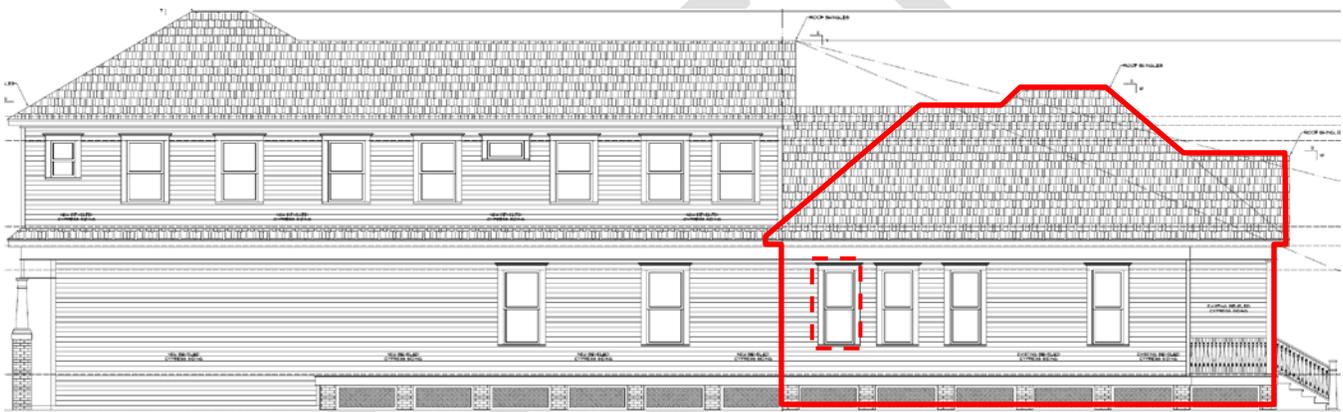


SOUTH SIDE ELEVATION

EXISTING



PROPOSED



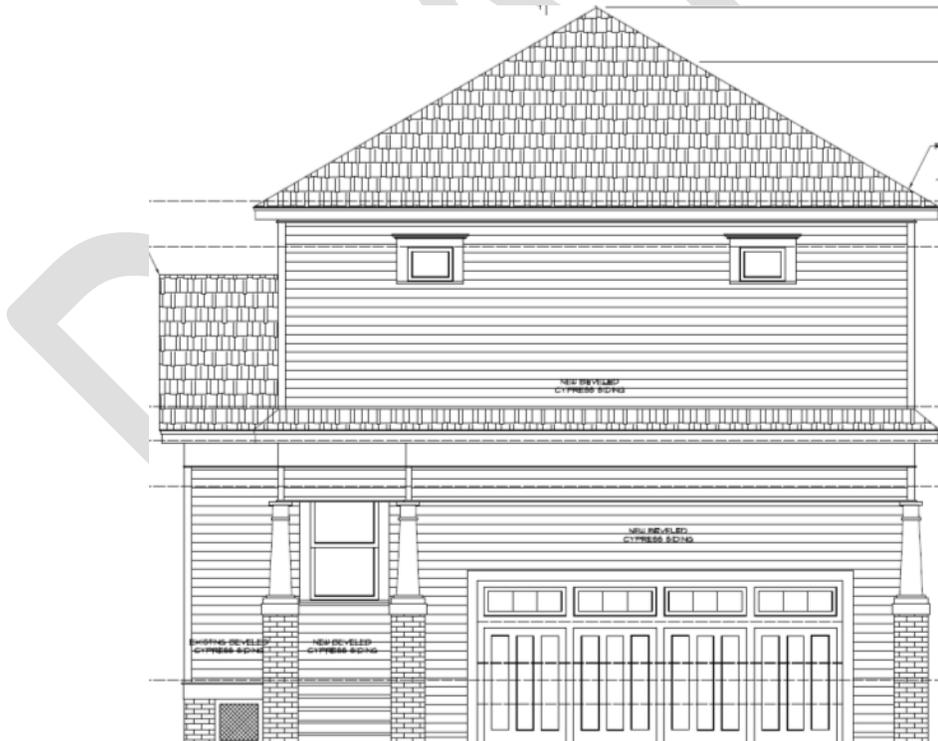
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WEST (REAR) ELEVATION

EXISTING

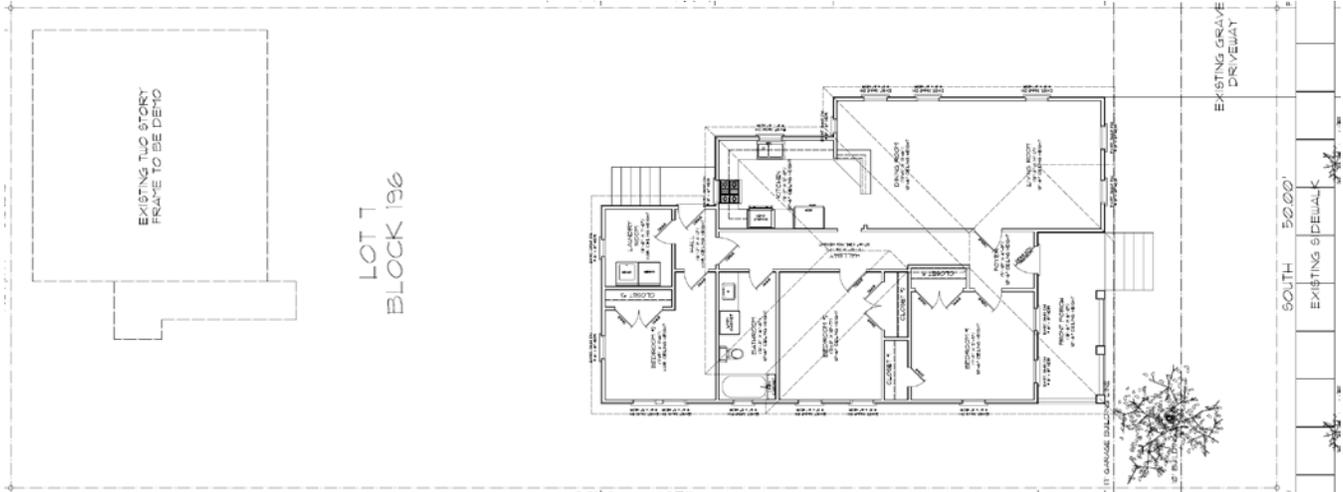


PROPOSED





SITE PLAN
EXISTING

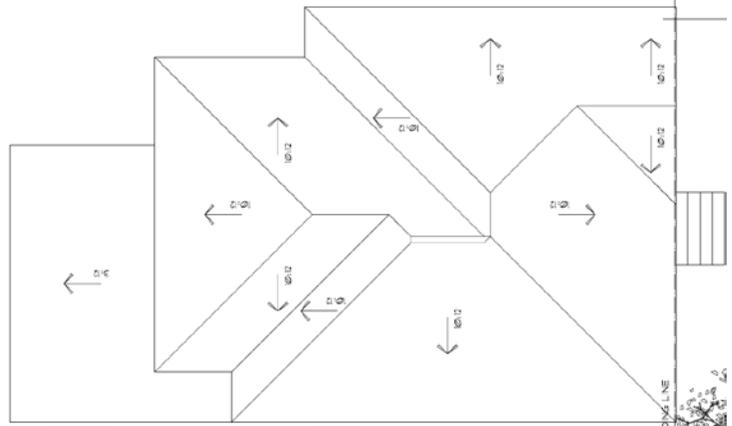


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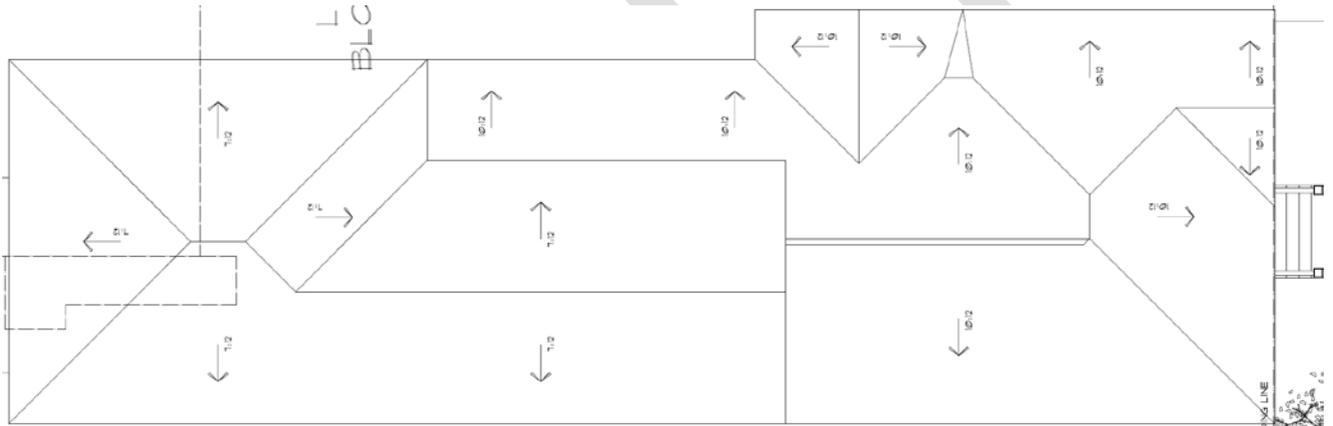




ROOF PLAN
EXISTING

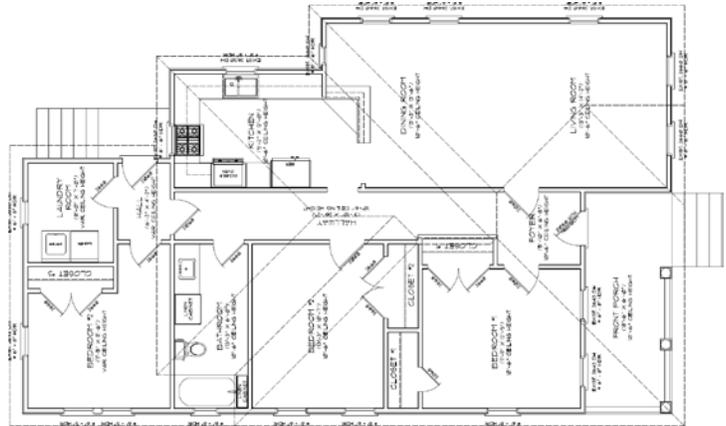


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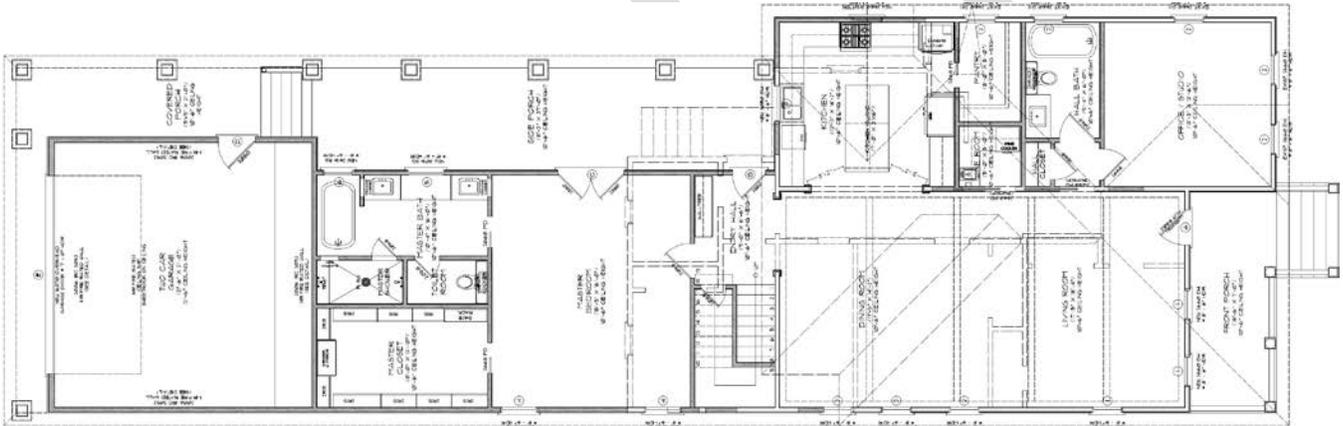




**FIRST FLOOR PLAN
EXISTING**



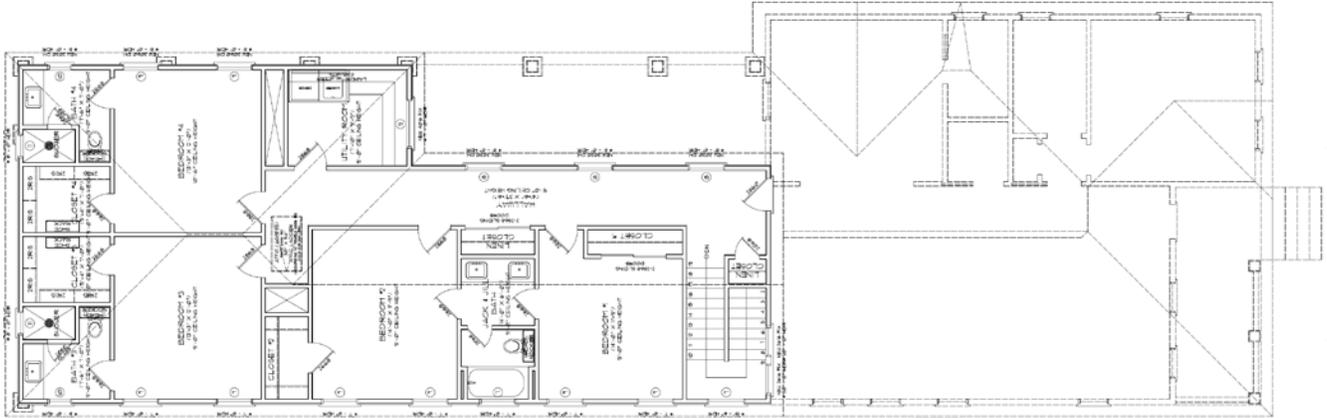
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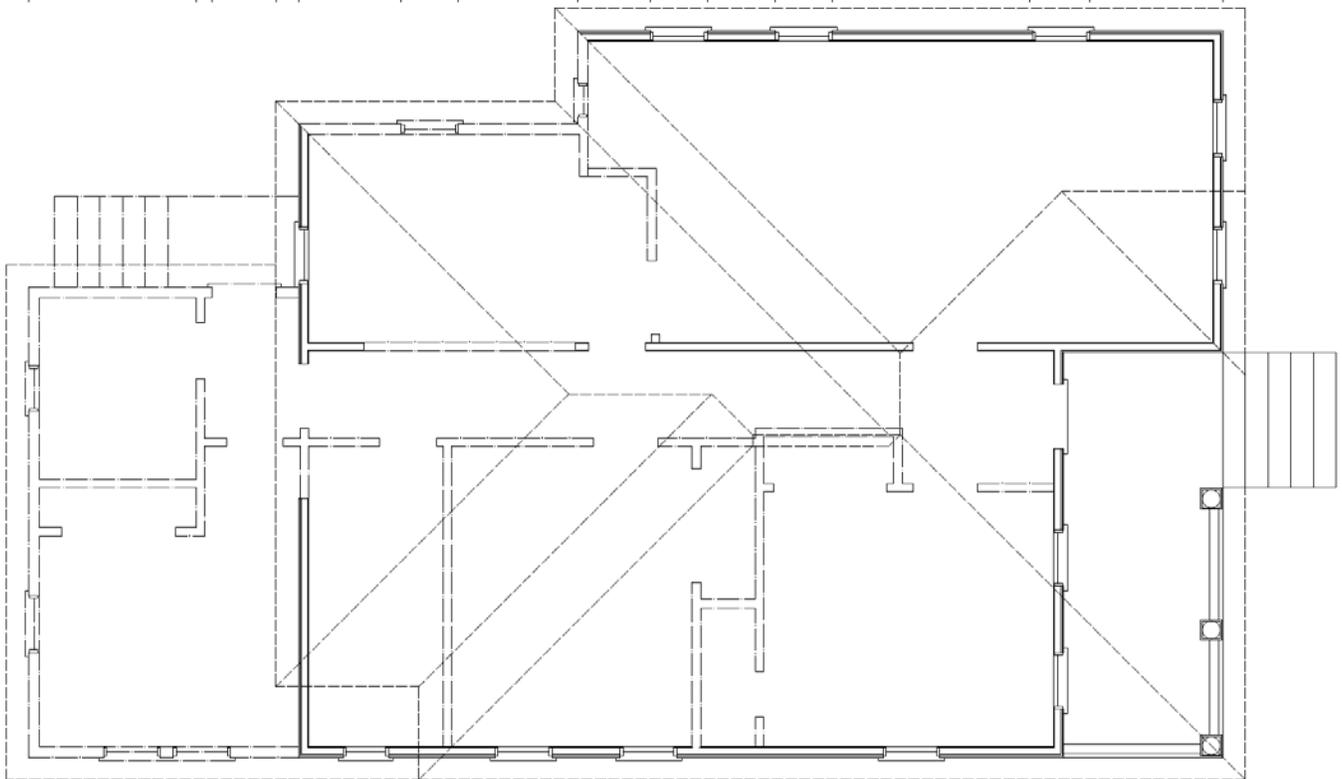


SECOND FLOOR PLAN

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



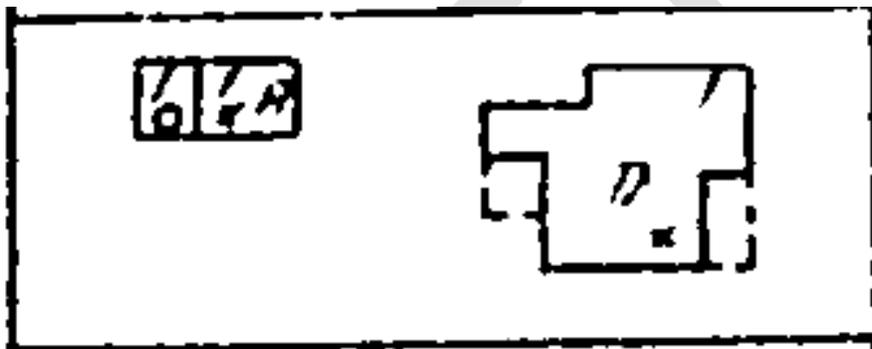
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SANBORN FIRE INSURANCE MAPS

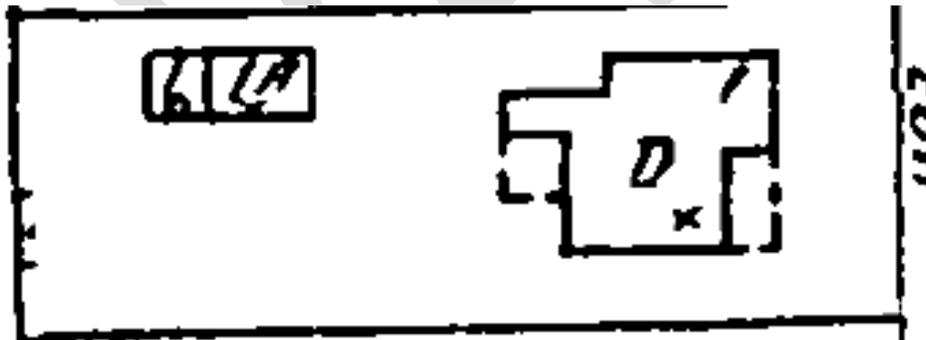
1919



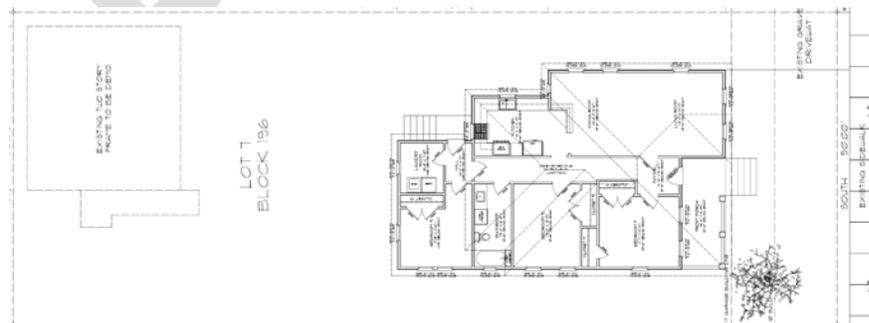
1924-1950



1925-1951



CURRENT SITE PLAN



PHOTOS SUBMITTED BY APPLICANT

SUB-HEADING



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PROJECT DETAILS

Shape/Mass:

Setbacks:

Foundation:

Windows/Doors:

Exterior Materials:

Roof:

**Front Elevation:
(East)**

**Side Elevation:
(North)**

**Side Elevation:
(South)**

**Rear Elevation:
(West)**

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