

AGENDA ITEM: Im

HPO File No. 110313

SITE NAME:

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

Owner: Drew and Kristin Platt

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	March-9-2011	N/A

SITE INFORMATION:

Lot 6, Block 281, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one-story, wood frame single family residence.

TYPE OF APPROVAL REQUESTED:

The subject property is currently undergoing restoration based on the historic home located next door at 625 Harvard which was constructed in an identical style to the subject property and will serve as the guide for all restoration work. The house at 625 Harvard retains many elements which have been lost from the subject property or otherwise altered. This work includes the installation of turned wood porch columns, construction of a new pent roof located at the gable end, as well as the installation of a pair of double hung wood sash windows below the pent roof. Please see photographs for details. The applicant requests approval of a certificate of appropriateness for the following work:

- East Elevation (facing Harvard Street): Install new perimeter hand railing at front porch; Original porch railing is missing and does not appear on the adjacent property at 625 Harvard or in a 1965 photograph of the house: New hand rail will be 36" in height and will feature individual turned wood balusters spaced 6" on center; Install a new ball and dowel spandrel to the front porch soffit perimeter; Spandrel will be 7 1/2" tall and will be located between each of the new turned wood columns;
- On all elevations enclose the existing crawl space with a painted wood lattice.

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District South survey, the vernacular cottage, constructed circa 1910, was classified on the inventory as "potentially contributing." The property is contained within the boundary of the Houston Heights Historic District South which is the subject of a pending Historic District application which was received by Planning Department staff on June 2, 2010

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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;

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Im

HPO File No. 110313

SITE NAME:

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

- (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

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

CERTIFICATE OF APPROPRIATENESS

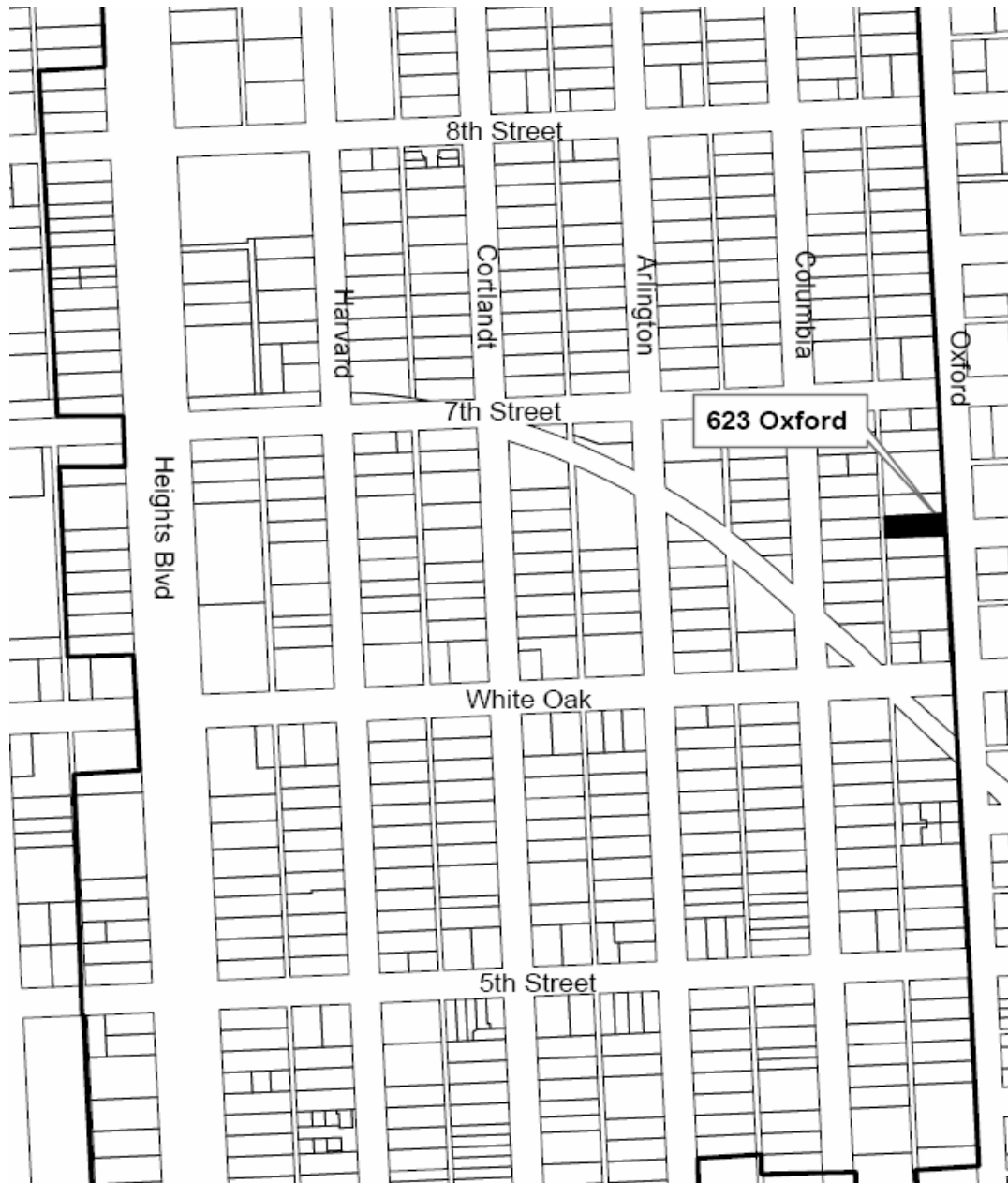
AGENDA ITEM: Im

SITE NAME:

HPO File No. 110313

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

**Site Location Map
Not to scale**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Im

SITE NAME:

HPO File No. 110313

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

**Current Photograph
Showing Inappropriate Columns and Missing Pent Roof**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Im

SITE NAME:

HPO File No. 110313

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

**Photo of Subject Property in 1965
Showing Original Porch Columns
And Alterations to Pent Roof and Windows**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: Im

SITE NAME:

HPO File No. 110313

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

**Photo of Adjacent Property at 625 Oxford
Showing Original Porch Columns, Windows and Pent Roof**



CERTIFICATE OF APPROPRIATENESS

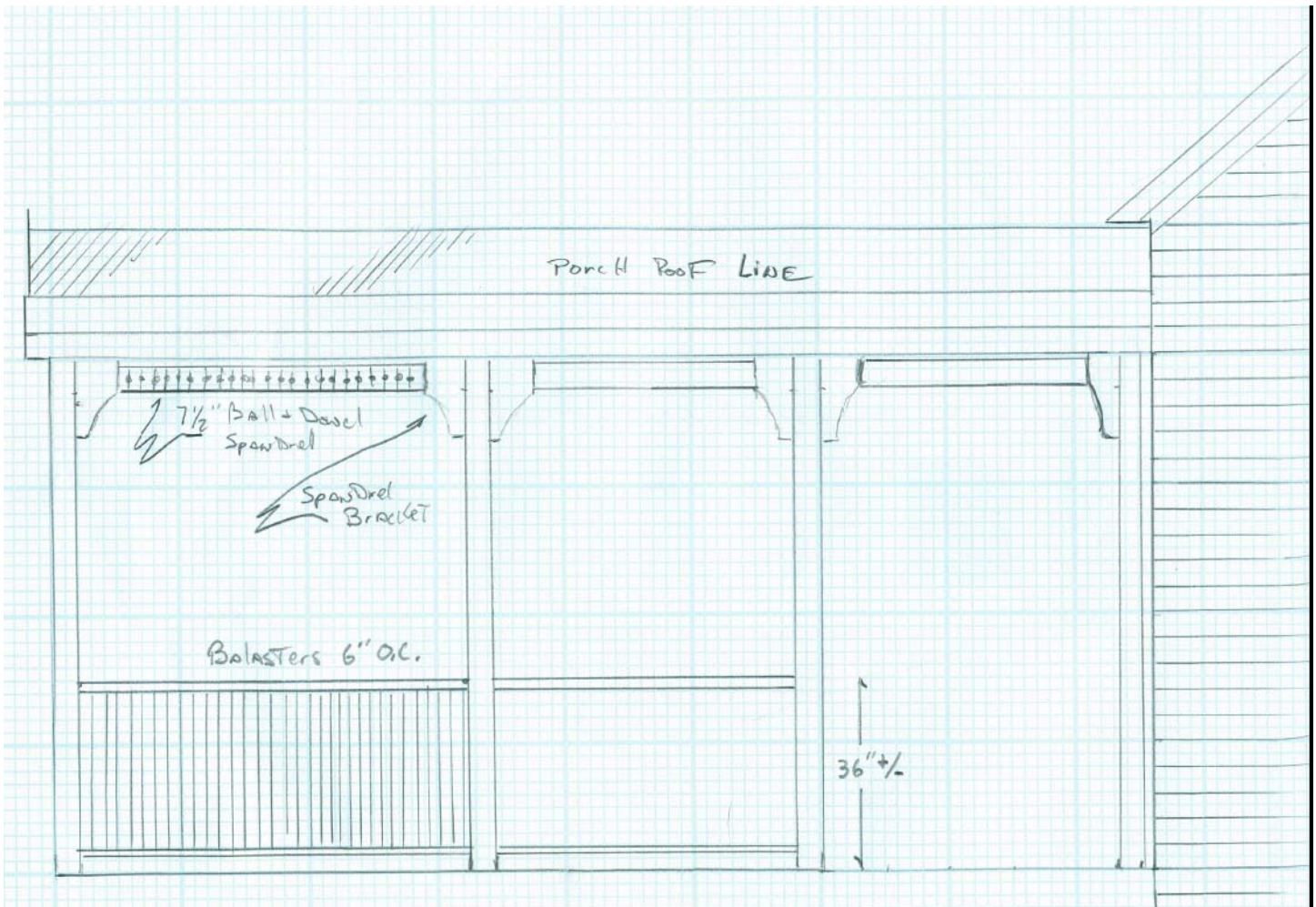
AGENDA ITEM: Im

SITE NAME:

HPO File No. 110313

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

**East (front) Elevation
Facing Oxford Street**



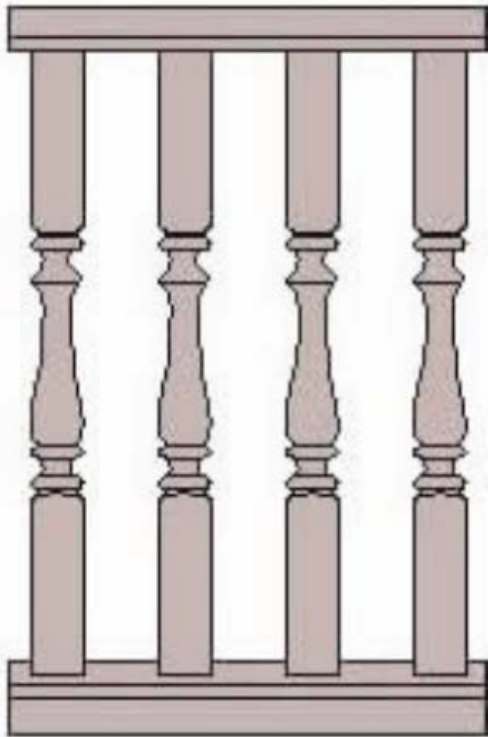
CERTIFICATE OF APPROPRIATENESS

SITE NAME:

HPO File No. 110313

SITE LOCATION: 623 Oxford Street– Houston Heights Historic District South – (Pending)

**Porch Details
Not to Scale**



6" OC Spacing



Spandrel Brackets



7-1/2" Ball & Dowel

CERTIFICATE OF APPROPRIATENESS