

**AGENDA ITEM: Iy**

**SITE NAME:** HPO File no. 110325  
**SITE LOCATION:** 633 Oxford Street - Houston Heights Historic District South (PENDING)

**Owner:** Chancellor Properties, Inc.

**Applicant:** Reid Johnson, TW Builders

Time Frame	Date Accepted	90-day Waiver
	March-04-2011	N/A

**SITE INFORMATION:**

Lot 3 & 4, Block 281, Houston Heights, City of Houston, Harris County, Texas. The site includes a non-contributing one story brick house, a non-contributing two-story detached garage apartment and non-contributing one-story detached storage building.

**TYPE OF APPROVAL REQUESTED:**

Applicant was approved at the November 18, 2010 meeting of the Houston Archaeological and Historical Commission for construction of a two-story residence and one-story detached garage. The applicant has since revised those plans and now requests a certificate of appropriateness for the following work:

- At the rear of the lot, construct a new detached 840 square foot two story garage, 420 square feet will be conditioned space; The new garage will feature a hipped roof which will be covered in composition shingles with an overall height to the roof ridge of approximately 27'-0"; The proposed garage will be 20'-0" in width facing Oxford Street and 21'-0" in length; The exterior of the building will be clad in horizontal lap fiber cement siding
- East Elevation (front facing Oxford Street): First floor will feature one overhead roll up garage door; Second floor will feature three sash windows with 1/1 lites; Elevation will also feature a hipped dormer with composition shingles; Exterior of dormer will be clad in fiber cement shingles and will feature an arched opening with louvers (please see elevation drawing for fenestration details)
- North Elevation (facing side property lines): Garage will feature two pedestrian doors, one sash window with 1/1 lites and wood stairs with wood hand rail to access second floor (please see elevation drawing for fenestration details)
- South (side) and West (rear) Elevation: Elevations will not feature any window or door openings

**HISTORY AND SIGNIFICANCE:**

At the time of the Houston Heights Historic District South (pending) survey, the subject property, which includes a one-story brick house built in 1975 and two-story detached garage apartment, was classified on the inventory as "non-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 NEW CONSTRUCTION:**

**Sec. 33-242. Same-New construction in historic district.**

(a) The HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**CERTIFICATE OF APPROPRIATENESS**

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S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness

# CERTIFICATE OF APPROPRIATENESS

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**Site Location Map**  
**Not to scale**



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**Current Photograph**



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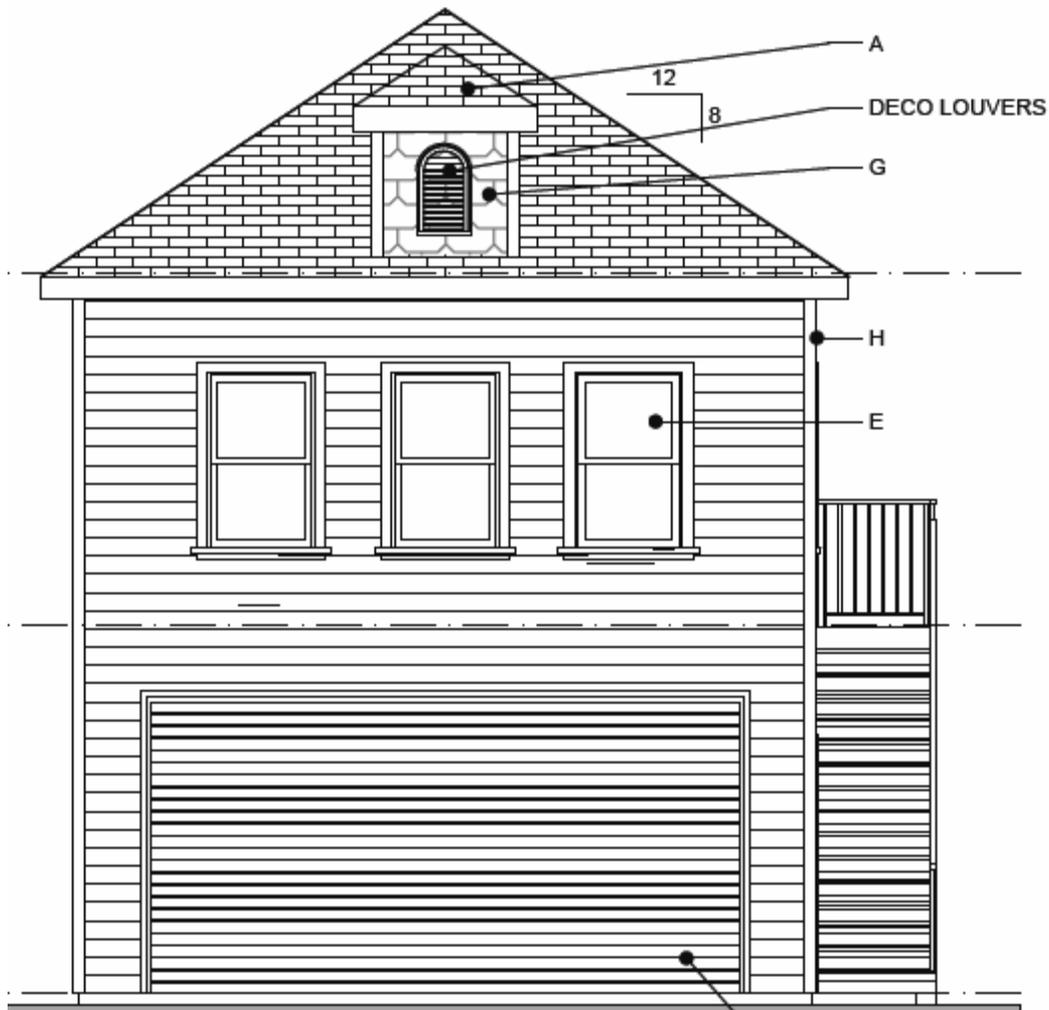
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**East (front) Elevation  
Facing Harvard  
Not to Scale**



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**North (side) Elevation  
Not to Scale**



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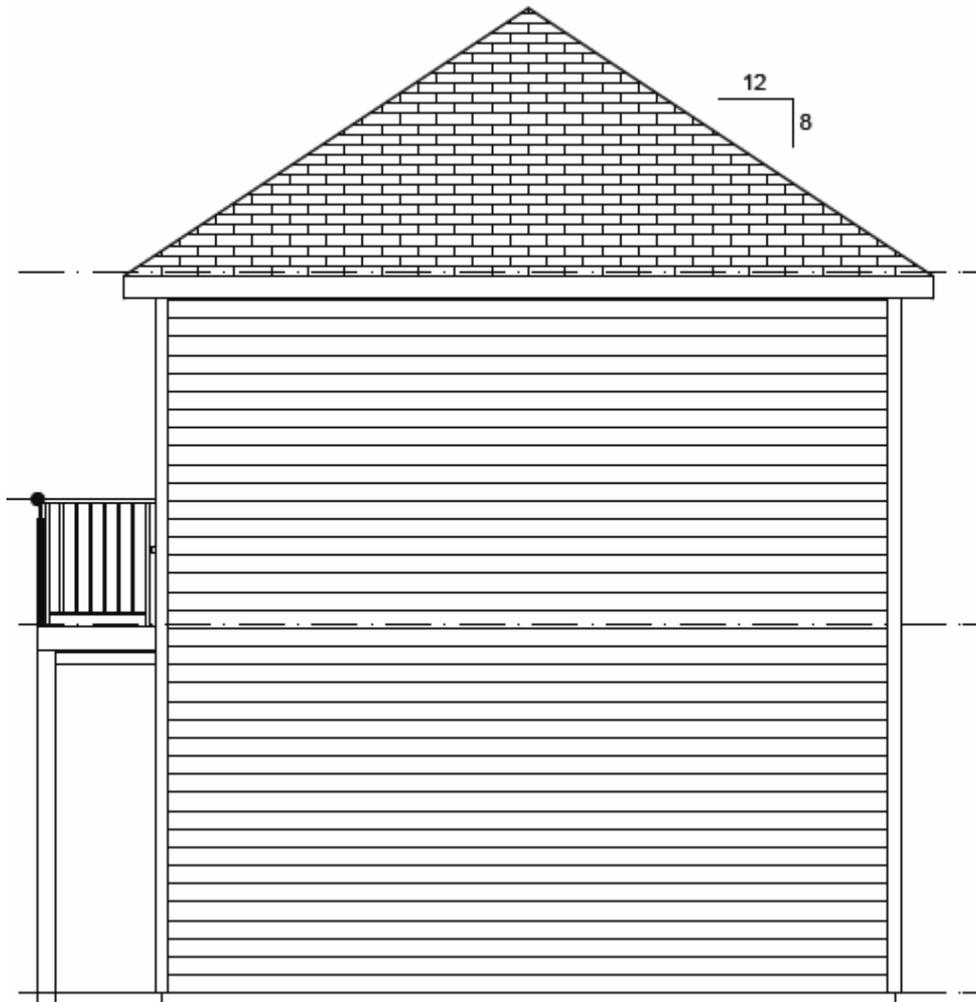
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**South (side) Elevation  
Not to Scale**



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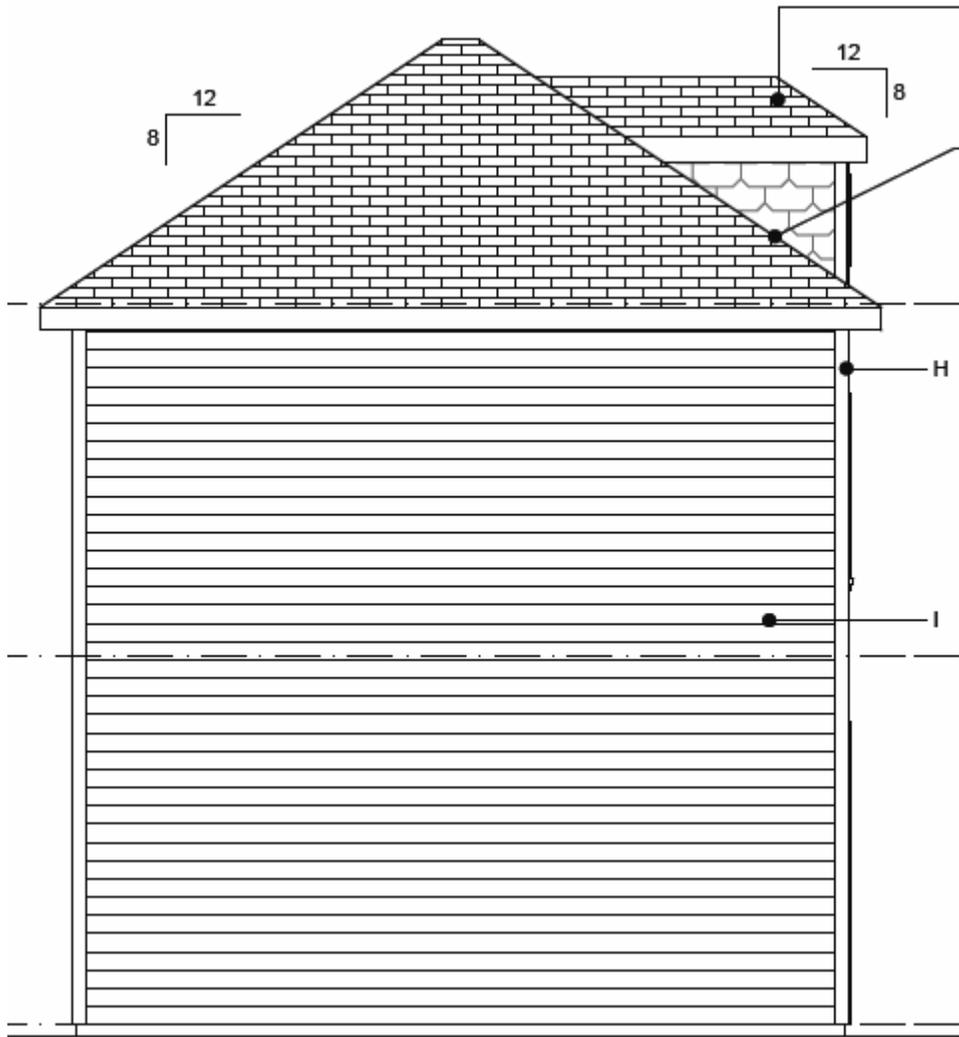
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**West (rear) Elevation  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**