

AGENDA ITEM: If

HPO File No. 110506

SITE NAME:

SITE LOCATION: 1005 Oxford Street– Houston Heights Historic District South – (Pending)

Owner: Barbara Echard

Applicant: Bill Baldwin

Time Frame	Date Accepted	90-day Waiver
	April-06-2011	N/A

SITE INFORMATION:

Lot 11, Block 221, 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 applicant was approved for alteration to the existing fenestration and construction of a rear addition at the February 16, 2010 and subsequent revision at the April 21, 2011 HAHC meeting. The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new detached garage with guest quarters; The proposed garage apartment will be two stories in height with an overall height of approximately 21' to the roof ridge of the gable roof; The garage will contain covered parking for two cars which will take access from the adjacent alley with 528 square feet of conditioned living space on the second floor; The garage apartment will be located approximately 98'-0" from the front property line, 4'-2" from the side property line (exclusive of the exterior stairs which will be set back approximately 1'-0" from the side property and which will require a 1 hour fire rated assembly), and 9'-2" from the rear property line; The building will be largely concealed behind the existing residence;
- East Elevation (facing Oxford St.): Elevation will not feature any door or window openings;
- North Elevation (facing side property line): Elevation will feature an open stair which will lead to a covered second story landing; Covered landing will feature an intersecting gable roof which will be supported by round columns which will rest on square paneled bases; Stairs and landing will feature a handrail with stick balustrade 42" in height per code;
- West Elevation (facing rear property line): Elevation is not visible from a public right-of-way (see elevation drawings for details)
- South Elevation (facing side property line): The ground floor will feature a single pedestrian door which will be covered by a cantilevered gable roof; the second floor will feature a series of 2/1 single hung windows(see elevation drawings for details)

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 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:

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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: **** of the certificate of appropriateness

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**Site Location Map
Not to scale**



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Current Photograph



CERTIFICATE OF APPROPRIATENESS

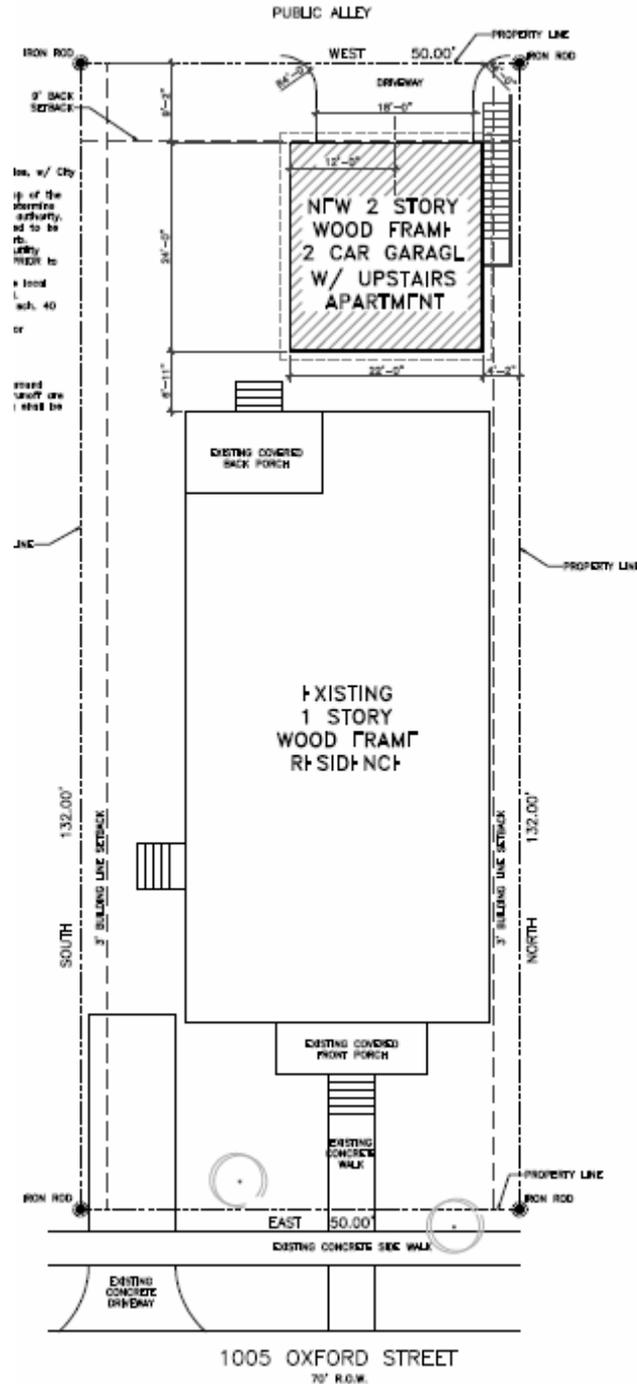
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Site Plan
Not to Scale



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



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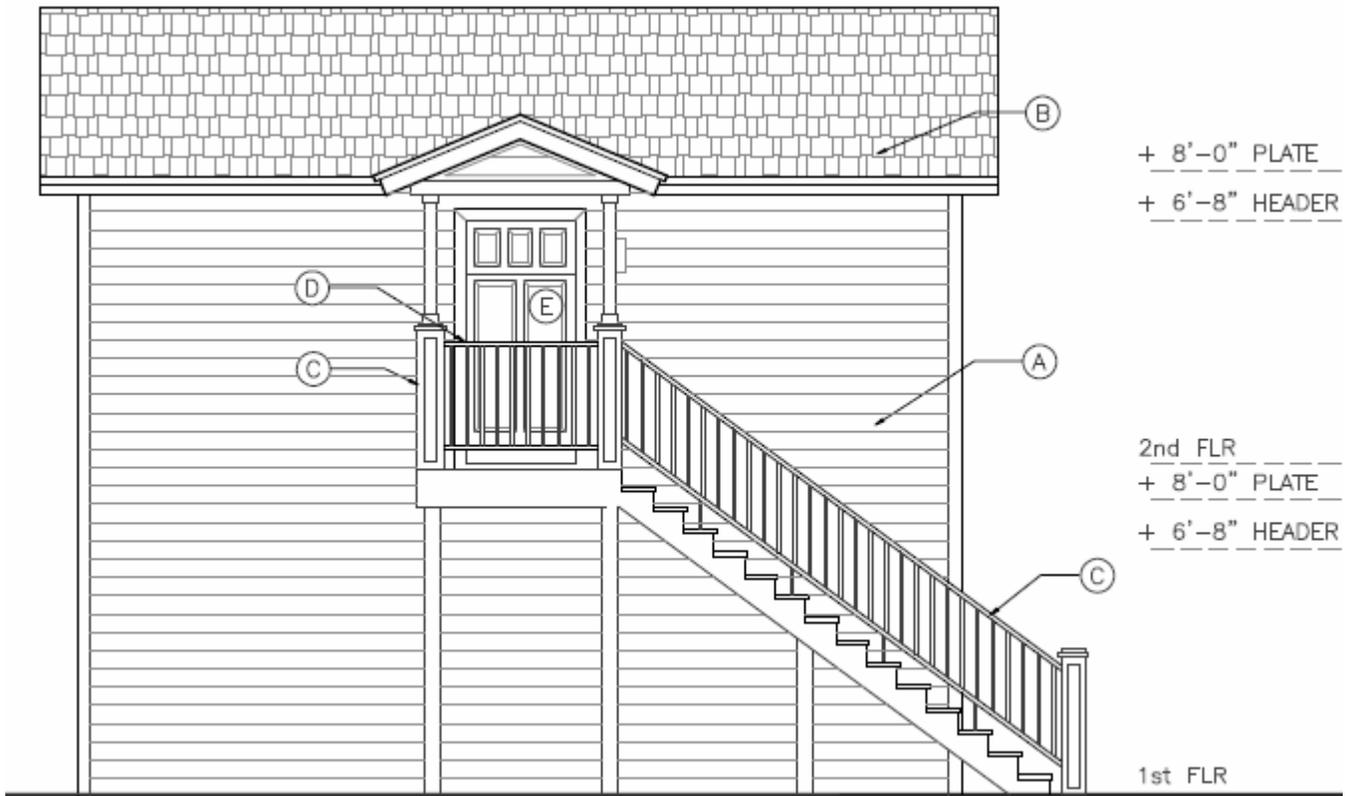
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**North (side) Elevation
Not to Scale**



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**West (rear) Elevation
Not to Scale
Not Visible From a Public Right-of-Way**



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



CERTIFICATE OF APPROPRIATENESS