

CERTIFICATE OF APPROPRIATENESS

Application Date: January 23, 2024

Applicant: Jeanine Duncan, owner

Property: 1819 Oxford Street, Lot 9, Block 108, Houston Heights Neighborhood Subdivision. The property includes a historic 1,952 square foot, two-story wood single-family residence and detached garage situated on a 6,600 square foot interior lot.

Significance: Contributing Craftsman Style residence, constructed circa 1915, and non-contributing garage structure located in the Houston Heights East Historic District.

Proposal: Alteration – Siding, Doors, Windows, Porch, Canopy, Garage, Pergola

The applicant proposes various modifications to the existing structure(s) to align the property aesthetically with the other contributing properties in the context area. The project details include the following alterations:

- Alterations
o Siding
o Front Porch
o Windows and Doors
o Garage Conversion
o Pergola

Recommendation: Approval with conditions: First floor east (front) elevation fenestration alteration to be reviewed and approved by staff; if after the removal of synthetic siding determines a previous door opening existed at the proposed central location, then the proposed door and window relocation will be approved. If there is no evidence of a previous opening, the existing door is to remain as is.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

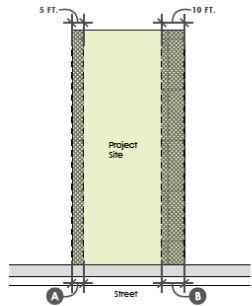
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

**S D NA**

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

Side Setbacks (Addition and New Construction - Pergola)



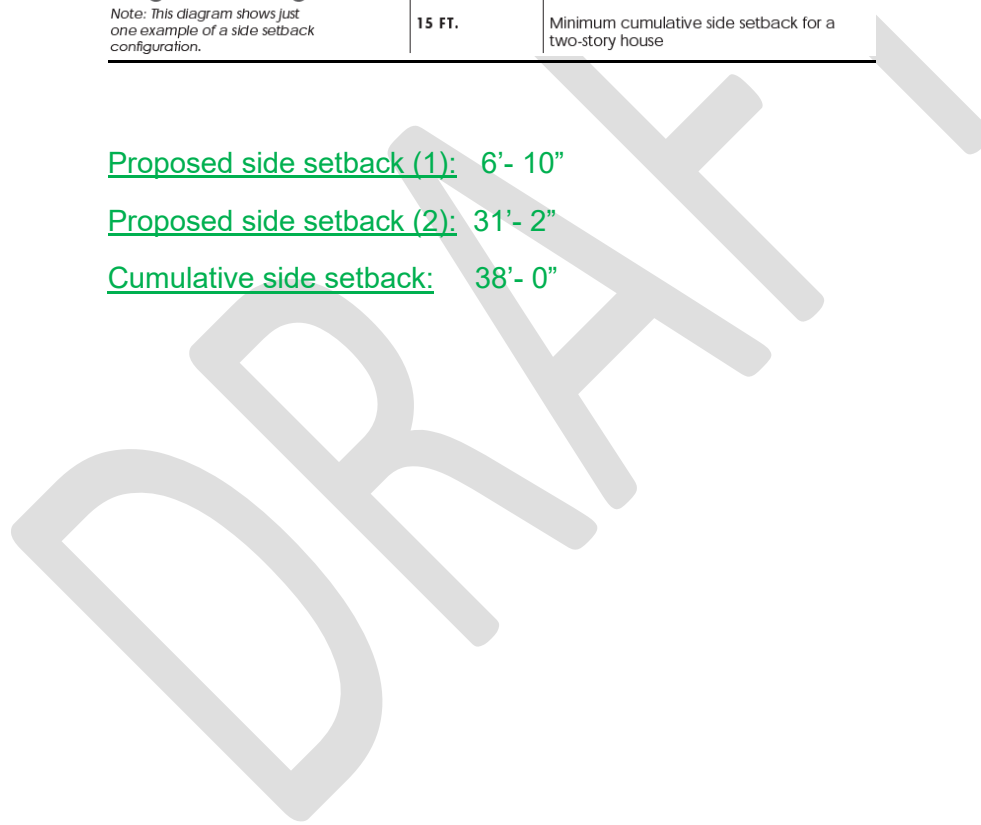
Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
<b>A</b>	<b>3 FT.</b>	Minimum distance between side wall and the property line for lots less than 35 feet wide
	<b>5 FT.</b>	Minimum distance between the side wall and the property line
<b>B</b>	<b>REMAINING</b>	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	<b>6 FT.</b>	Minimum cumulative side setback for lots less than 35 feet wide
<b>C</b>	<b>10 FT.</b>	Minimum cumulative side setback for a one-story house
	<b>15 FT.</b>	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 6' - 10"

Proposed side setback (2): 31' - 2"

Cumulative side setback: 38' - 0"



DISTRICT MAP



Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008  
 Source: GIS Services Division  
 Date: May 1, 2013  
 Reference: pj17025\_Heights\_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

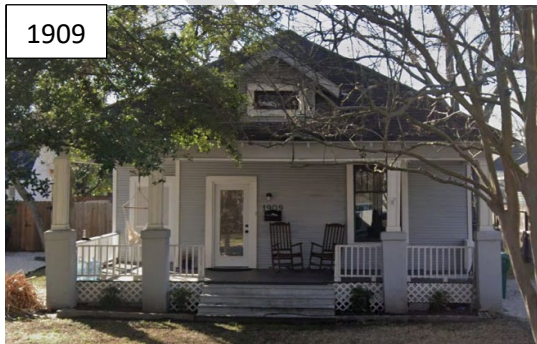


PLANNING & DEVELOPMENT DEPARTMENT

INVENTORY PHOTO

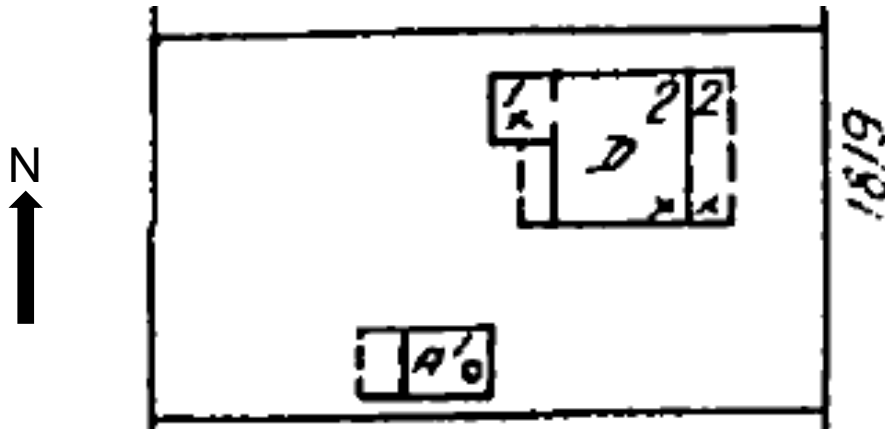


CONTEXT AREA – OXFORD ST



HISTORIC DOCUMENTS

1950 SANBORN - VOL 7, SHEET 731



BLA – OCTOBER, 1967



BLA

Map No. _____ Addition <u>Houston Hts</u>	No. Sq. Ft. <u>2176</u>	Price Per Sq. Ft. <u>170</u>	\$ <u>3700</u>																
Block <u>108</u> Lot <u>9</u>	<table border="1"> <tr> <td>Percent Good</td> <td><u>60</u></td> <td><u>2220</u></td> </tr> <tr> <td>Other Bldgs.</td> <td><u>gar 80</u></td> <td></td> </tr> <tr> <td>Total All Bldgs.</td> <td></td> <td><u>2300</u></td> </tr> </table>			Percent Good	<u>60</u>	<u>2220</u>	Other Bldgs.	<u>gar 80</u>		Total All Bldgs.		<u>2300</u>							
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OWNER <u>Jalook Realty Co</u>																			
ADDRESS <u>1819 Oxford St.</u>	<p><b>IMPROVEMENTS</b></p> <p>TYPE OF PROPERTY <u>Res.</u> OCCUPIED VACANT</p> <p>BASEMENT, Whole Part _____ FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____</p> <p>FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, _____</p> <p>WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____</p> <p>ROOF CONS., Concrete, Steel, Wood Truss _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____</p> <p>ROOF, Hip, Gable, Mansard, Flat _____ LIGHTING, Electricity _____</p> <p>ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. _____ PLUMBING, Sewer, Water, Baths _____</p> <p>EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____ ELEVATORS _____</p> <p>CONDITION, Good, Fair, Bad, Obsolete _____</p>																		
PERMIT DATE _____ NO. _____ AMT. _____	<p><b>LAND VALUE</b></p> <table border="1"> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - \$</th> </tr> <tr> <td><u>58 x 132</u></td> <td><u>110</u></td> <td><u>113.13</u></td> <td><u>570</u></td> </tr> <tr> <td colspan="3"></td> <td><b>TOTAL</b></td> </tr> <tr> <td colspan="3"></td> <td><u>220-900</u></td> </tr> </table>			Front x Depth	Unit Value	Factor	Front Ft. Value - \$	<u>58 x 132</u>	<u>110</u>	<u>113.13</u>	<u>570</u>				<b>TOTAL</b>				<u>220-900</u>
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BLA - 1956

<p>46-79-0-7</p> <p>Harris County BUILDING ASSESSMENT Houston, Texas</p> <p>Vol <u>20</u> Page <u>104</u> Permit No. <u>city</u> Inspector _____ Date _____ 19 _____</p> <p>Owner _____ No. <u>1819 Oxford</u> Street Survey or Addition <u>Houston Heights</u> Abst. _____ Lot or Tr. <u>9</u> Blk <u>108</u> Type _____ Residential _____ Commercial _____ Industrial _____ Prefab _____</p> <p>Exterior: Permalene - Rock - Brick Venner - Frame - Stucco - Concrete Tile - Claytile - Cedar Shakes - Composition - Shingle - Redwood. Interior: Sheetrock - Plastered - Paneled - Cellotex - Plywood - None. <u>paper</u> Floors: Oak - Plywood - Cement - Tile - Pine - Atrock - Higgins - Terrazo - None. Roofing: Shingle - Asbestos - Terra-Cotta - Tile - Composition - Slate - Copper - C-Iron, Tar and Gravel. Foundation: Concrete Slab - Pier - Blocks, Beams - Brick - Piers-Wood. Plumbing: <u>2</u> - 2 Yrs - 3 Tile - Other - None. Classifiers: Dool. Pomp. Ac-Tans. Airc-Ventilation - Central Heat Unit - Gas Stoves - None. Electrical Equipment: Part - All - Sprinklers. Condition: New - Good - Fair - Poor - Obsolete. Remarks: <u>1957</u> <u>1819</u> <u>1530</u> <u>330</u> No. Sq. Ft. <u>5,145</u> Per Sq. Ft. _____ Assessed Value of Building <u>920</u></p>	<p>GROUND PLAN EXISTING</p> <p>Street - Paved - Shell - Dirt</p> <p>Name _____ (Give full particulars of condition of street and area)</p> <table border="1"> <tr> <td>No. Sq. Ft.</td> <td>Rate</td> <td>\$</td> </tr> <tr> <td>No. Sq. Ft.</td> <td>Rate</td> <td>\$</td> </tr> <tr> <td>No. Sq. Ft.</td> <td>Rate</td> <td>\$</td> </tr> <tr> <td>No. Sq. Ft.</td> <td>Rate</td> <td>\$</td> </tr> <tr> <td>No. Sq. Ft.</td> <td>Rate</td> <td>\$</td> </tr> <tr> <td>100% Value</td> <td></td> <td>\$</td> </tr> <tr> <td>40% Value</td> <td></td> <td>\$</td> </tr> </table>	No. Sq. Ft.	Rate	\$	No. Sq. Ft.	Rate	\$	No. Sq. Ft.	Rate	\$	No. Sq. Ft.	Rate	\$	No. Sq. Ft.	Rate	\$	100% Value		\$	40% Value		\$
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100% Value		\$																				
40% Value		\$																				

BLA - 1967

**HARRIS COUNTY BUILDING ASSESSMENT**

204-175 66 204-175 66 BUILDING ASSESSMENT DEPARTMENT  
City of Houston, Texas

Map No. 9A Sect. No. HP-79-0-7

Permit No. REV Date 10/12/67

Owner WILLS GA.

Street No. 1819 OXFORD

Address HOU HTS Section

Lot No. 9 Block No. 12F

SEQUENCE NO. 1000 1000 1000 1000

NEW OWNER  
Wornack, Bruce

1968 New Lot 750.

CLASS 2 WOOD WITH

EXISTING APPRAISALS, IF ANY - 100% Value - without depreciation -

1172	480	5040
900	300	2700
OP 120	120	140
SP 120	250	300
GAR 2EP	120	350
XB 1	400	400
XK 1	400	400
		9200
DEPR 50		5400
		3780

Appraiser's name & date  
GODFREY  
2/12/67

TOTAL VALUE \$ 9780

FOR 100% FOR \$ 1470 City School  
53% 1970

Co 20 for 750

BLA - 1976

**HARRIS COUNTY BUILDING ASSESSMENT**

BUILDING ASSESSMENT  
CITY OF HOUSTON, TEXAS

ACN 048-079-00-007-9

OWNER BRUGHAN PAUL A

ADDRESS LOT 9 BLK 12F HOUSTON HTS

LAND VALUE IMPROVEMENTS 2050 + Alc ch 3720

SEQUENCE NO. 1000 1000 1000 1000

NEW OWNER  
City Board

1978 New Total Value 7430

CLASS 2 WOOD WITH

EXISTING APPRAISALS, IF ANY - 100% Value - without depreciation -

1172	480	5040
900	300	2700
OP 120	120	140
SP 120	250	300
GAR 2EP	120	350
XB 1	400	400
XK 1	400	400
		9200
DEPR 50		5400
		3780

Appraiser's name & date  
L J. Batera 12-17-76

TOTAL VALUE \$ 9350

FOR 100% FOR \$ 1470 City School  
53% 1970

Acct # 048-079-00-007-9  
9350  
x 250 City factor  
23,380 = new 100% mt  
value for 1976  
Co. 32% = 7430

reworked

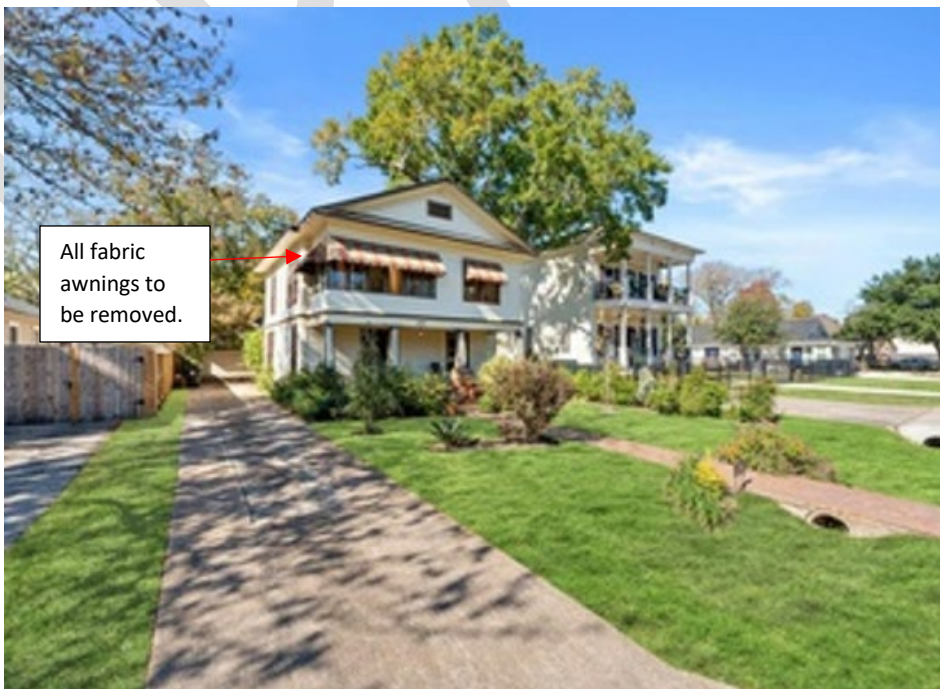


**CURRENT PHOTOS**

**EAST (FRONT) ELEVATION**



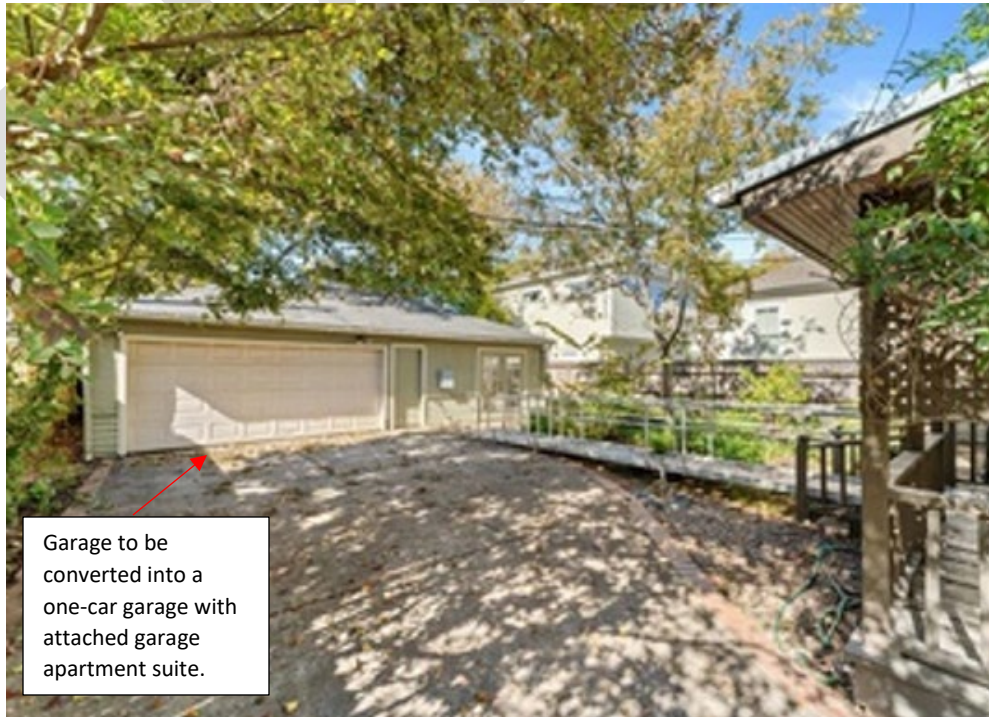
**OBLIQUE EAST (FRONT) ELEVATION**



EAST ELEVATION FRONT STEPS



REAR GARAGE - EAST (FRONT) ELEVATION



OBLIQUE WEST (REAR) ELEVATION



WEST (REAR) ELEVATION



**CURRENT CONDITION PHOTOS**

**EAST (FRONT) ELEVATION**



Non-original brick paved porch to be covered with wood tongue and groove decking material. Steps will be repaired and replaced in kind with new brick pavers.

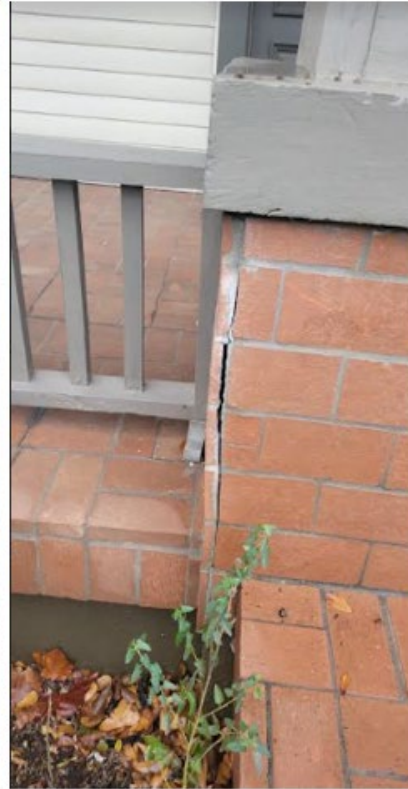
metal railing to be removed and replaced by two wooden railings on either side of the steps.

SOUTH (LEFT) ELEVATION – SIDING



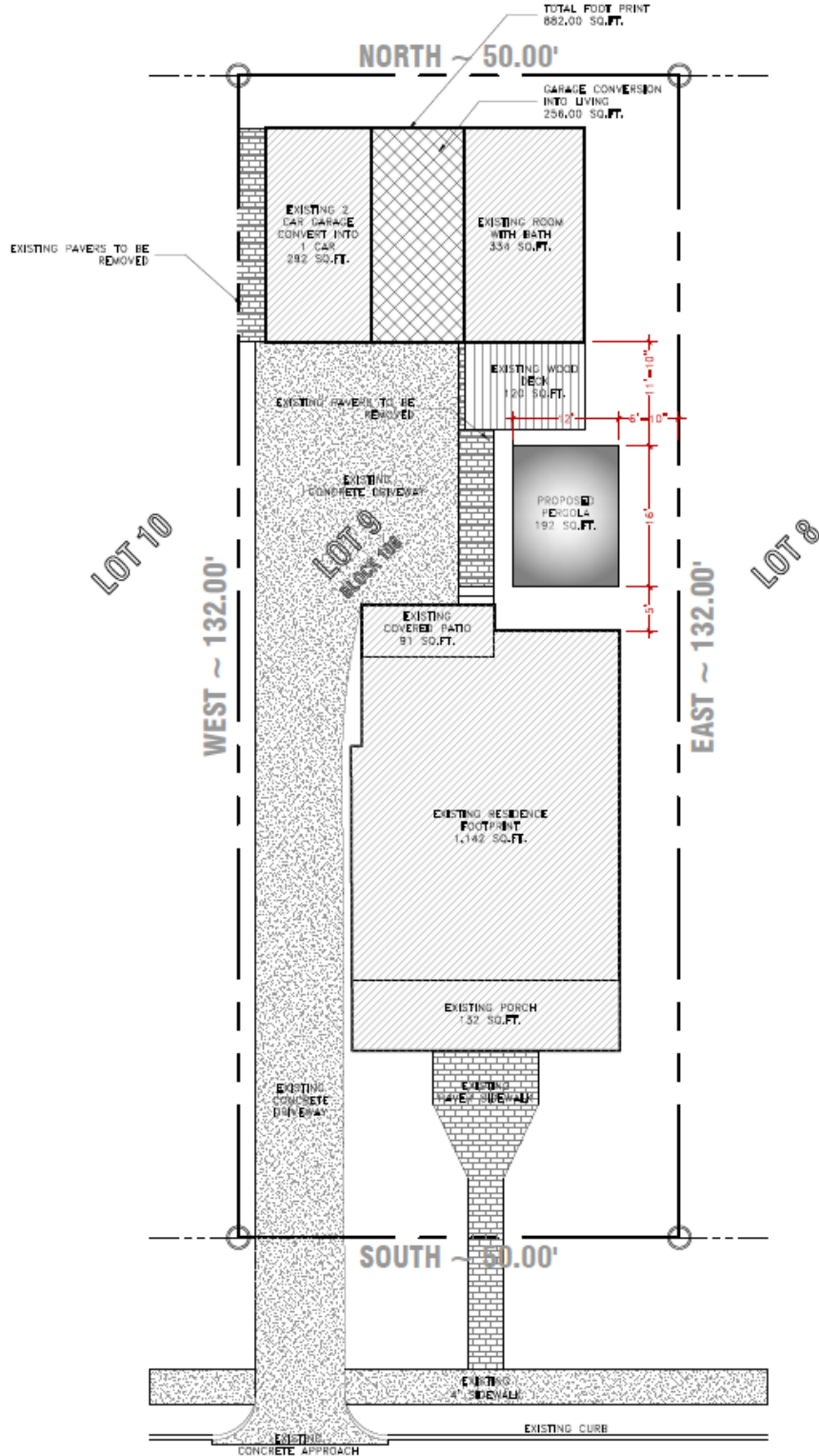
The existing siding is all vinyl. Once all this synthetic material has been removed, the condition of the original wood siding below will be determined in order to prescribe the most appropriate repair and replacement strategy. Any repair section will be replaced with 117 wood siding.

FRONT PORCH CONDITIONS



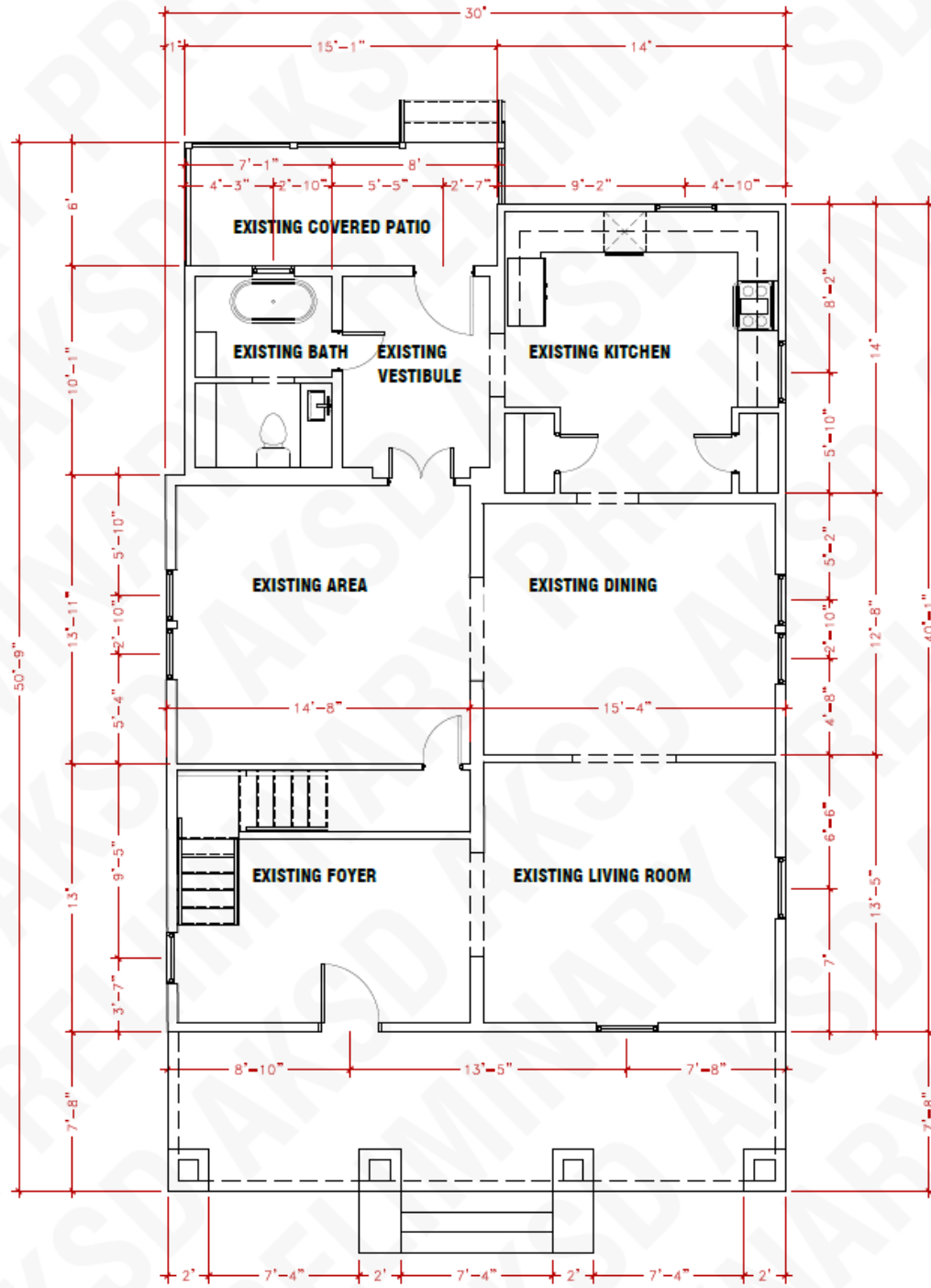
SITE PLAN

EXISTING & PROPOSED



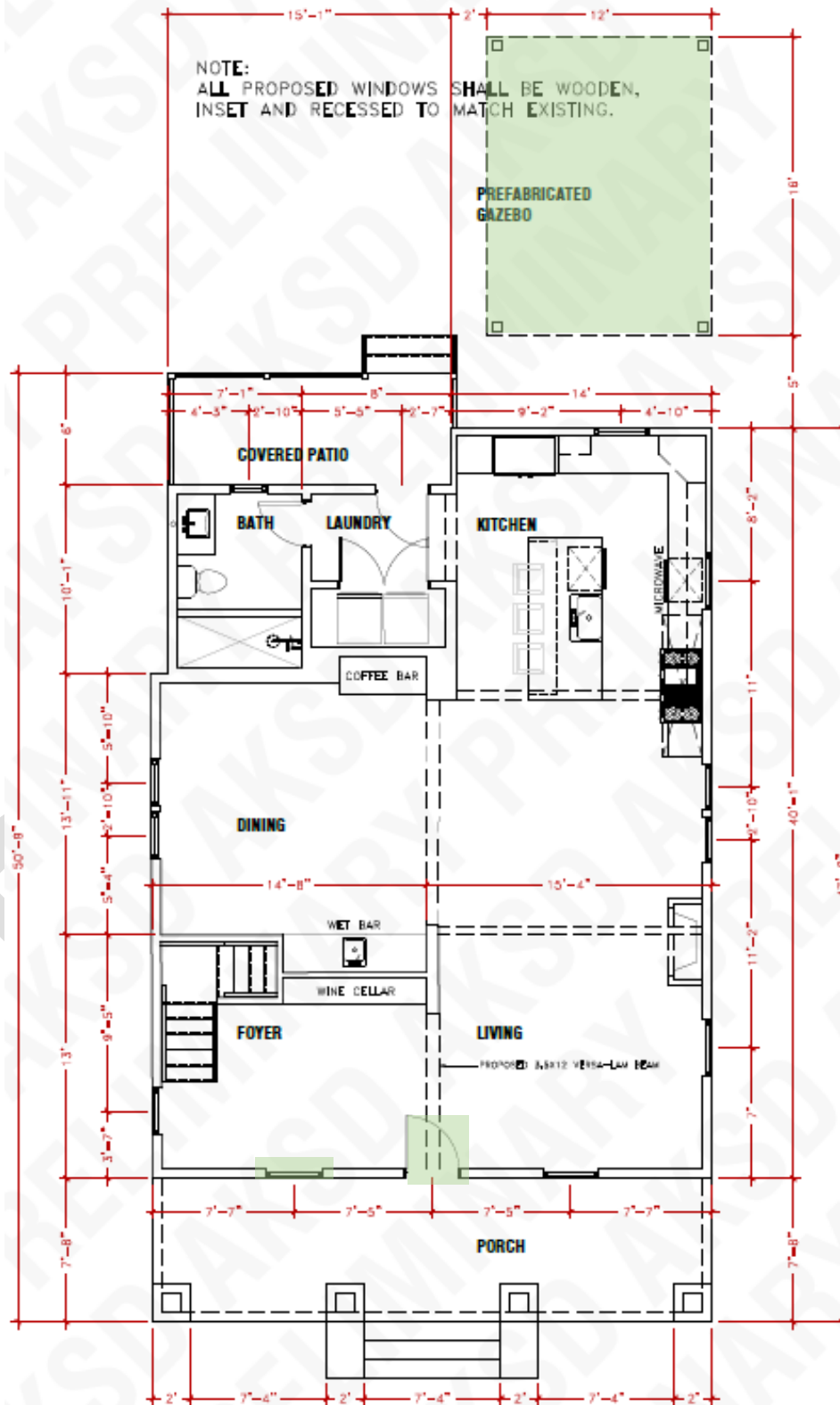
### FIRST FLOOR PLAN

### EXISTING



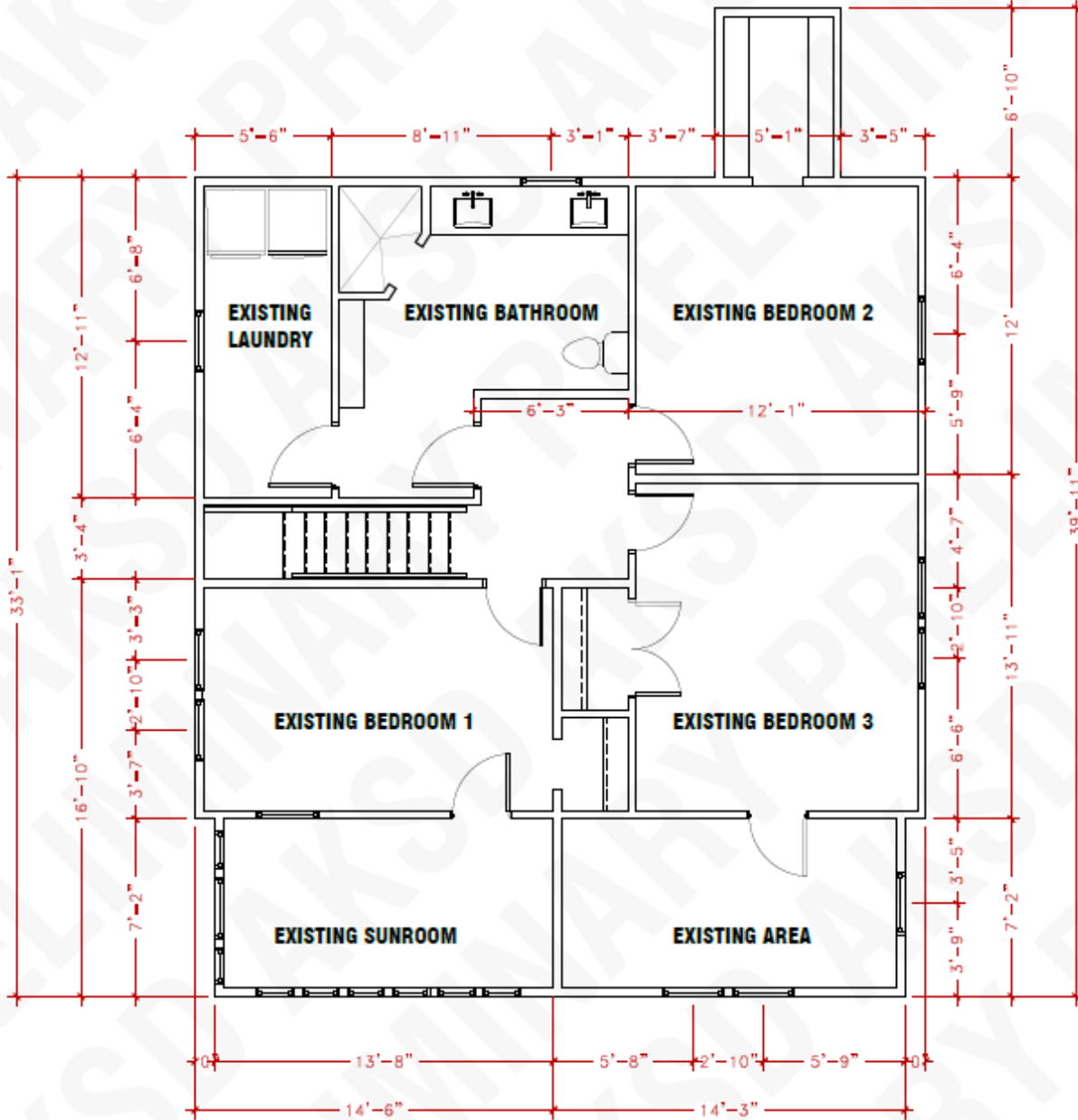


PROPOSED

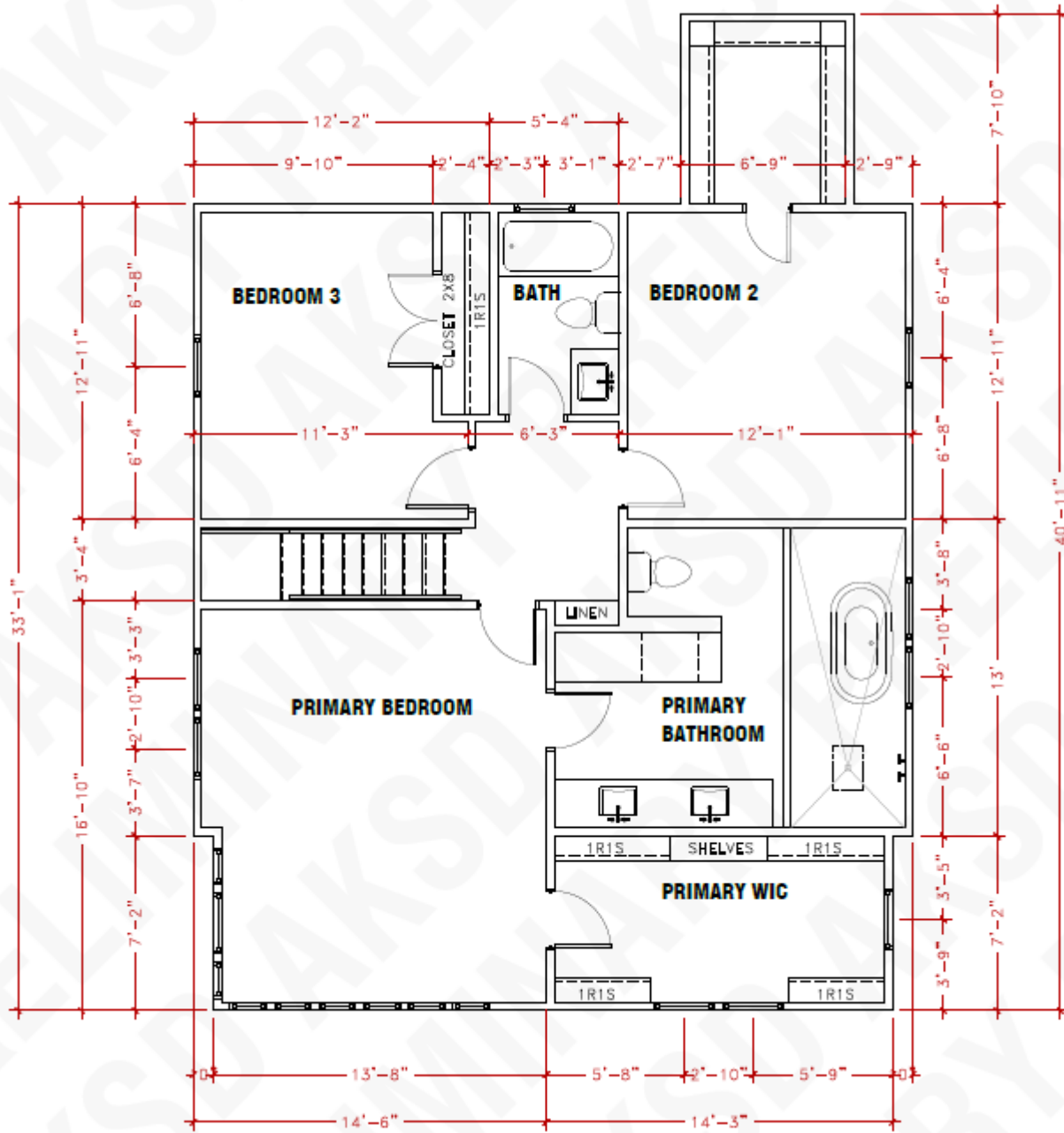


**SECOND FLOOR PLAN**

EXISTING



PROPOSED (NO CHANGE VISIBLE FROM EXTERIOR)



### EAST (FRONT) ELEVATION

#### EXISTING



#### PROPOSED



SOUTH (LEFT) ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING



PROPOSED

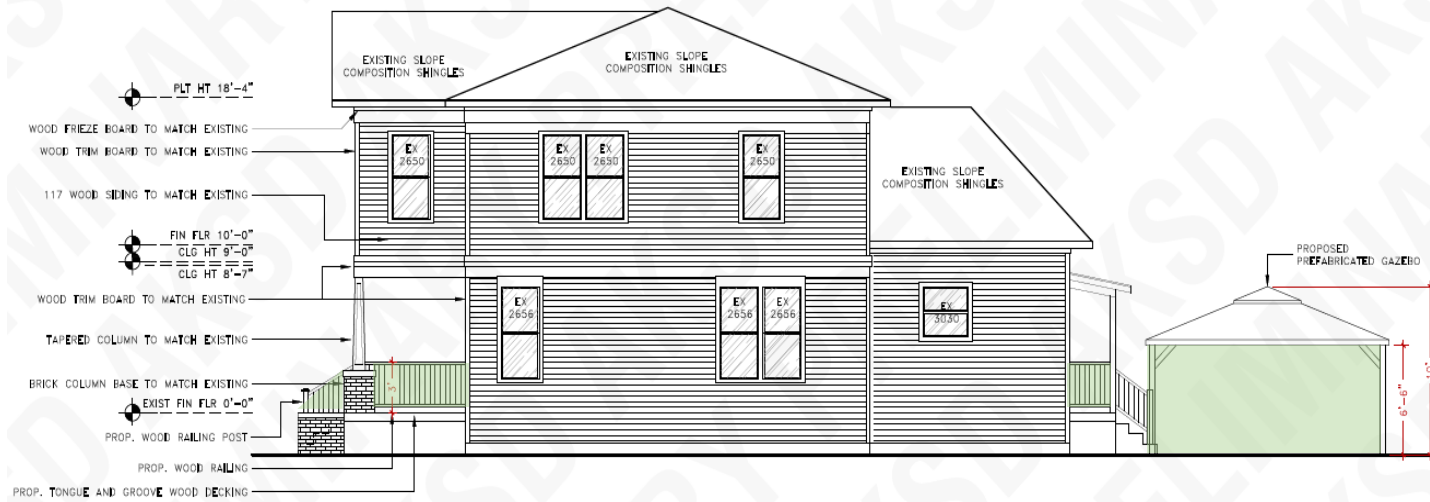


NORTH (RIGHT) ELEVATION

EXISTING

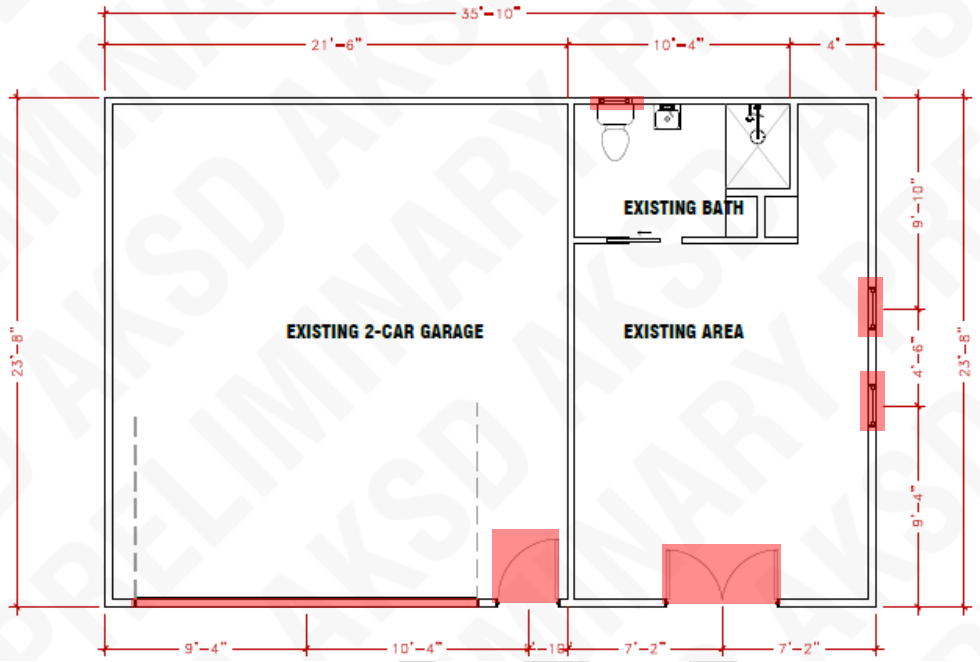


PROPOSED

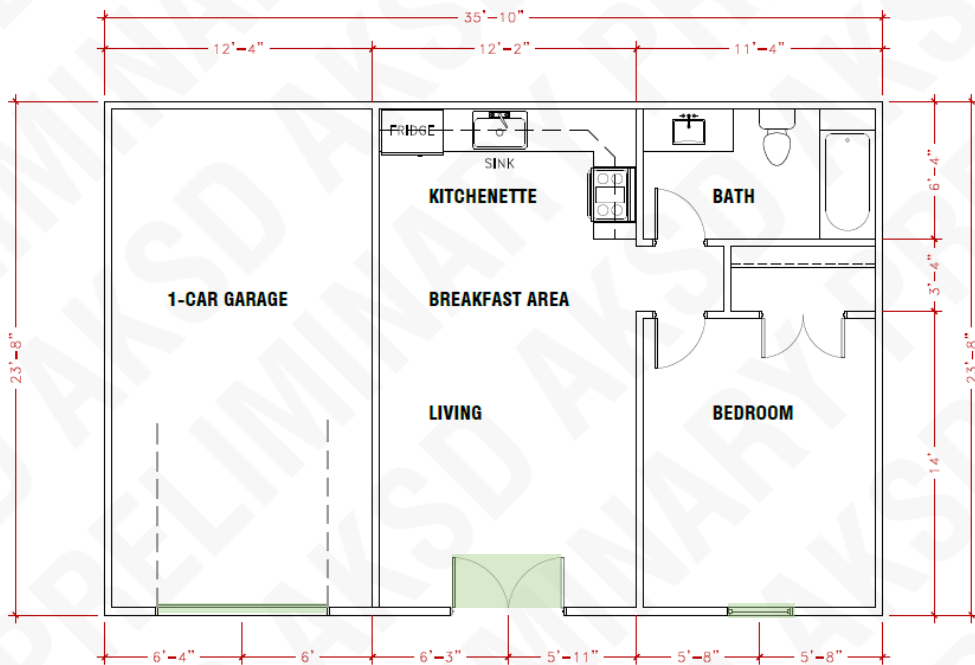


### GARAGE - FLOORPLAN

#### EXISTING



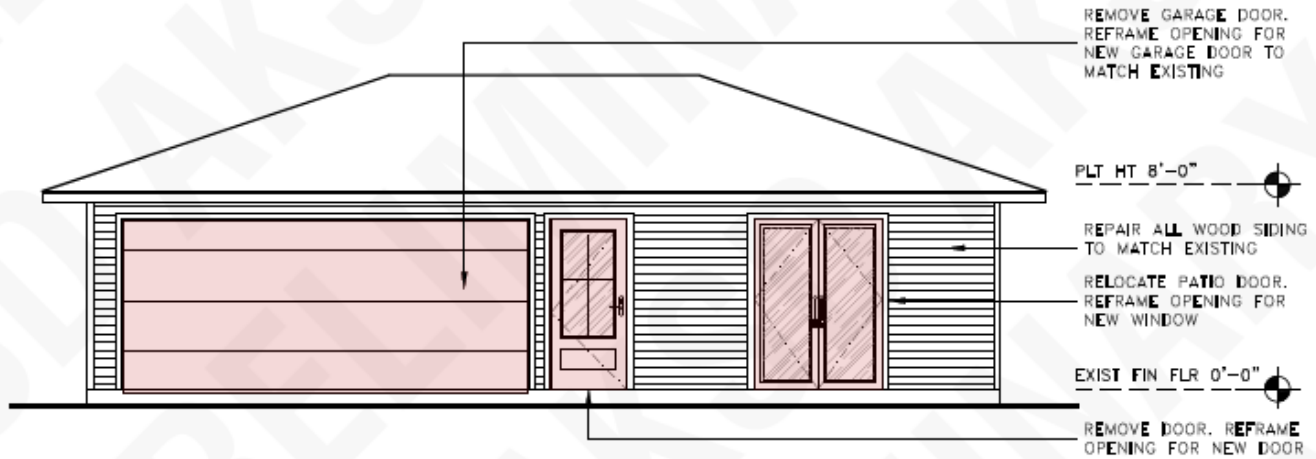
#### PROPOSED



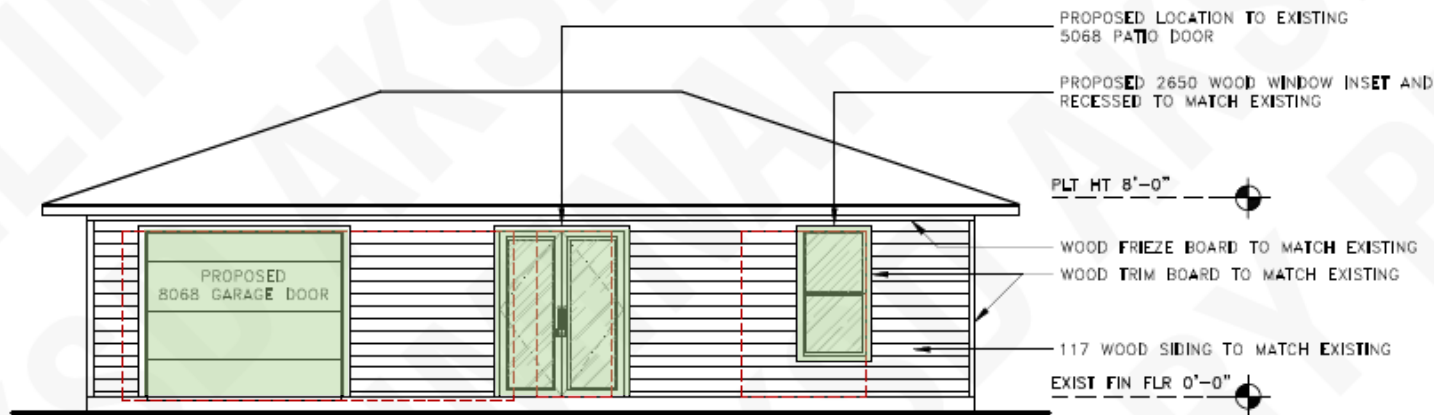


**GARAGE EAST ELEVATION**

**EXISTING**

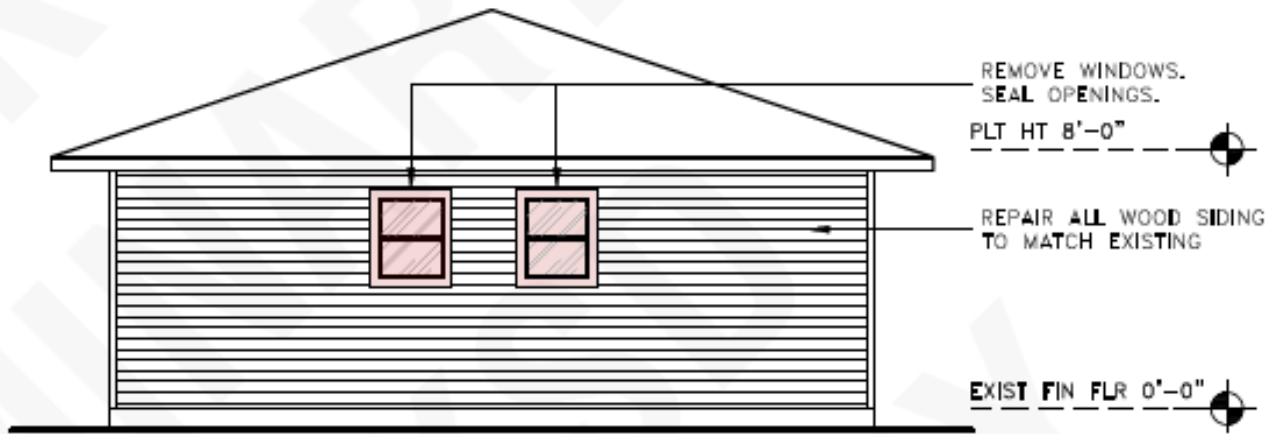


**PROPOSED**

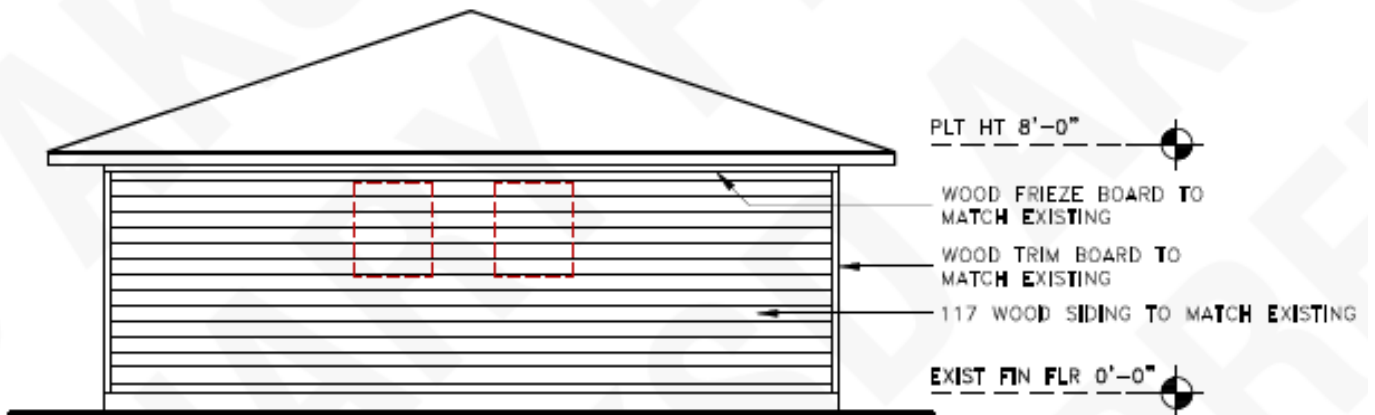


**GARAGE NORTH (RIGHT) ELEVATION**

EXISTING

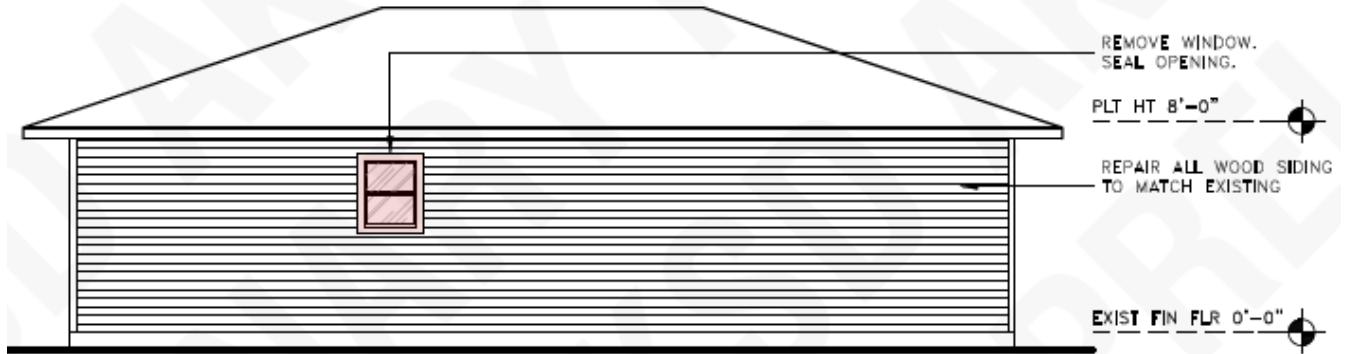


PROPOSED

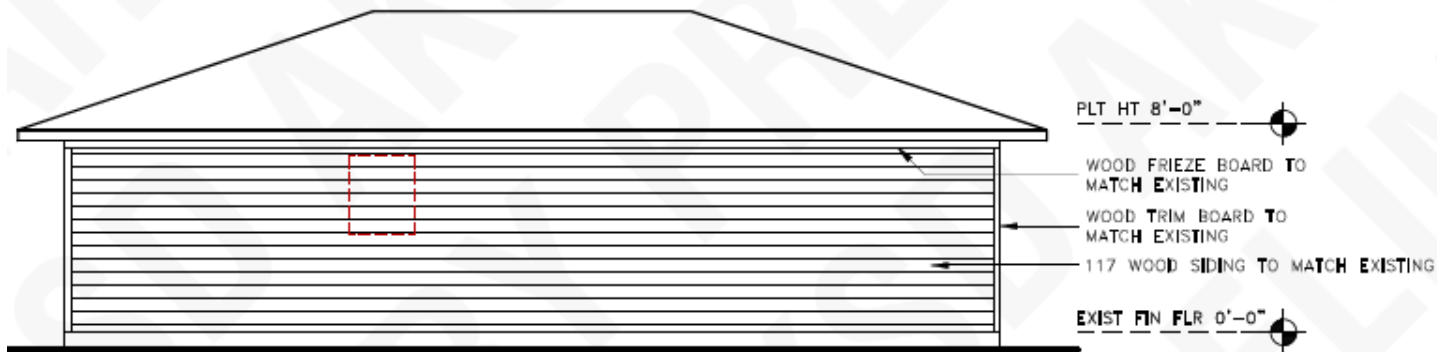


**GARAGE WEST (REAR) ELEVATION**

EXISTING

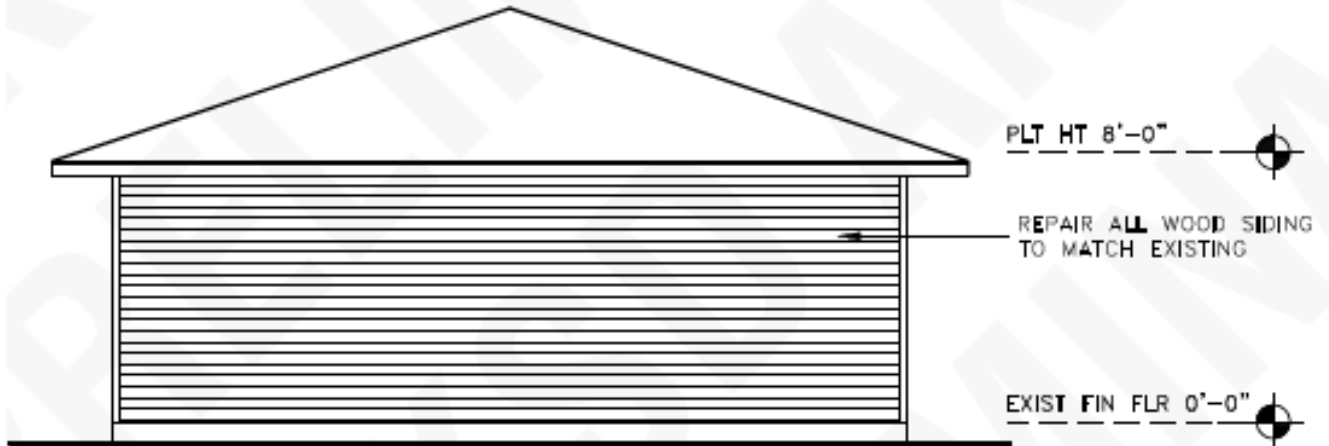


PROPOSED

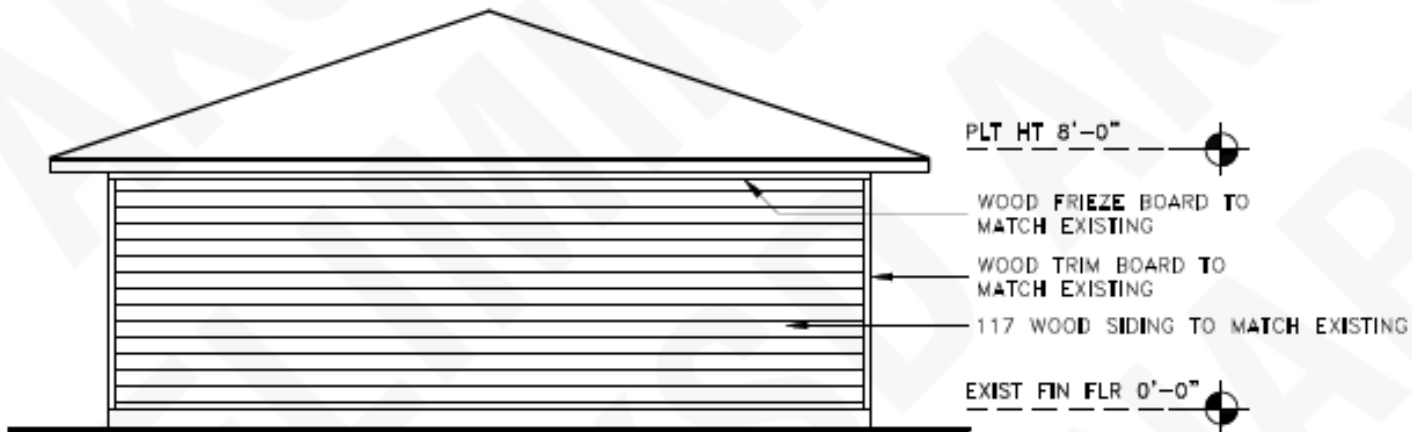


**GARAGE NORTH (LEFT) ELEVATION**

EXISTING

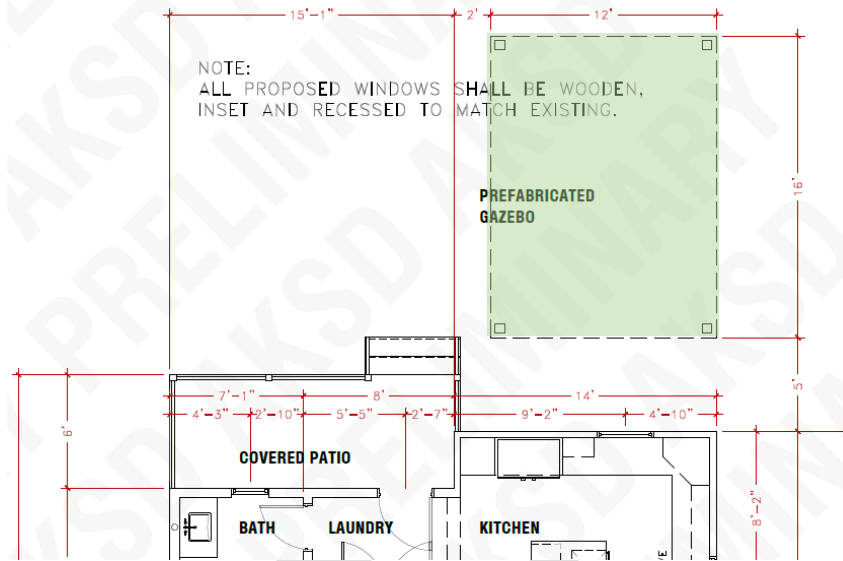


PROPOSED (NO CHANGE)

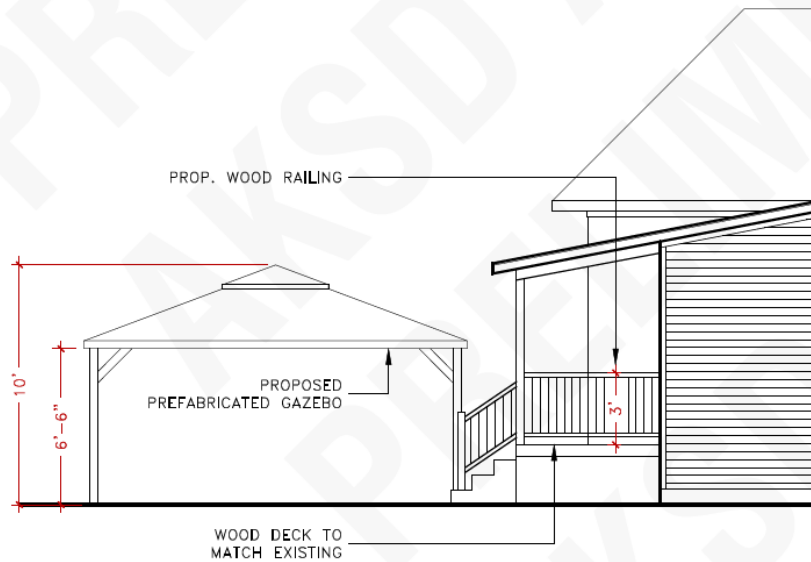


**PERGOLA – NEW CONSTRUCTION**

**FOOTPRINT**



**PROPOSED SOUTH ELEVATION**



PERGOLA DETAILS FROM HOME DEPOT

Alexander 12 ft. D x 9 ft. H x 16 ft. W Aluminum Hardtop Gazebo w/Galvanized Steel Roof, Mosquito Net & Privacy Curtain

★★★★★ (128) Questions & Answers (136)



12' X 16' DIMENSIONS



\$367.00 /mo† suggested payments with 6 monthst financing Apply Now

- Frame made of aluminum to ensure durability
- Air vents with netting help air flowing and keep out mosquito
- Sophisticated design elevates your outdoor space
- [View More Details](#)

Coverage Area (sq. ft.): 192 sq ft

120 sq ft 144 sq ft 168 sq ft 192 sq ft 216 sq ft 240 sq ft

Width (ft) x Depth (ft): 12x16

10x12 12x12 12x14 12x16 12x18 12x20

Pickup at League City

Delivering to 77573

Ship to Store

Feb 9 - Feb 14

126 available

FREE

Delivery

Feb 13 - Feb 15

126 available

DRAFT