

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 22, 2024

Applicant: Bernado Rios, agent for Warren Smith, owner

Property: 429 Oxford Street, Lot 5, Block 305, Houston Heights Neighborhood Subdivision. The property includes a historic 1,394 SF, one-story wood single-family residence and detached garage situated on a 6,600 SF (50' x 132') corner/interior lot.

Significance: Contributing bungalow style residence, constructed circa 1924, located in the Houston Heights South Historic District.

Proposal: New Construction – Garage or Carport

- Demolish existing garden shed for proposed 669 SF two-story alley-loading detached garage with above 696 SF garage apartment and recessed wood Jeld-Wen windows
 - 6-1/4” Hardi Plank with a 5” reveal
 - Asphalt shingles with soffitted eaves
 - Ridge height: 25’-11 3/4”
 - Eave height: 17’ – 11”
 - 14’ dormer with 1’ reveal on rear-facing elevation
 - Staircase on left garage elevation leading up to apartment

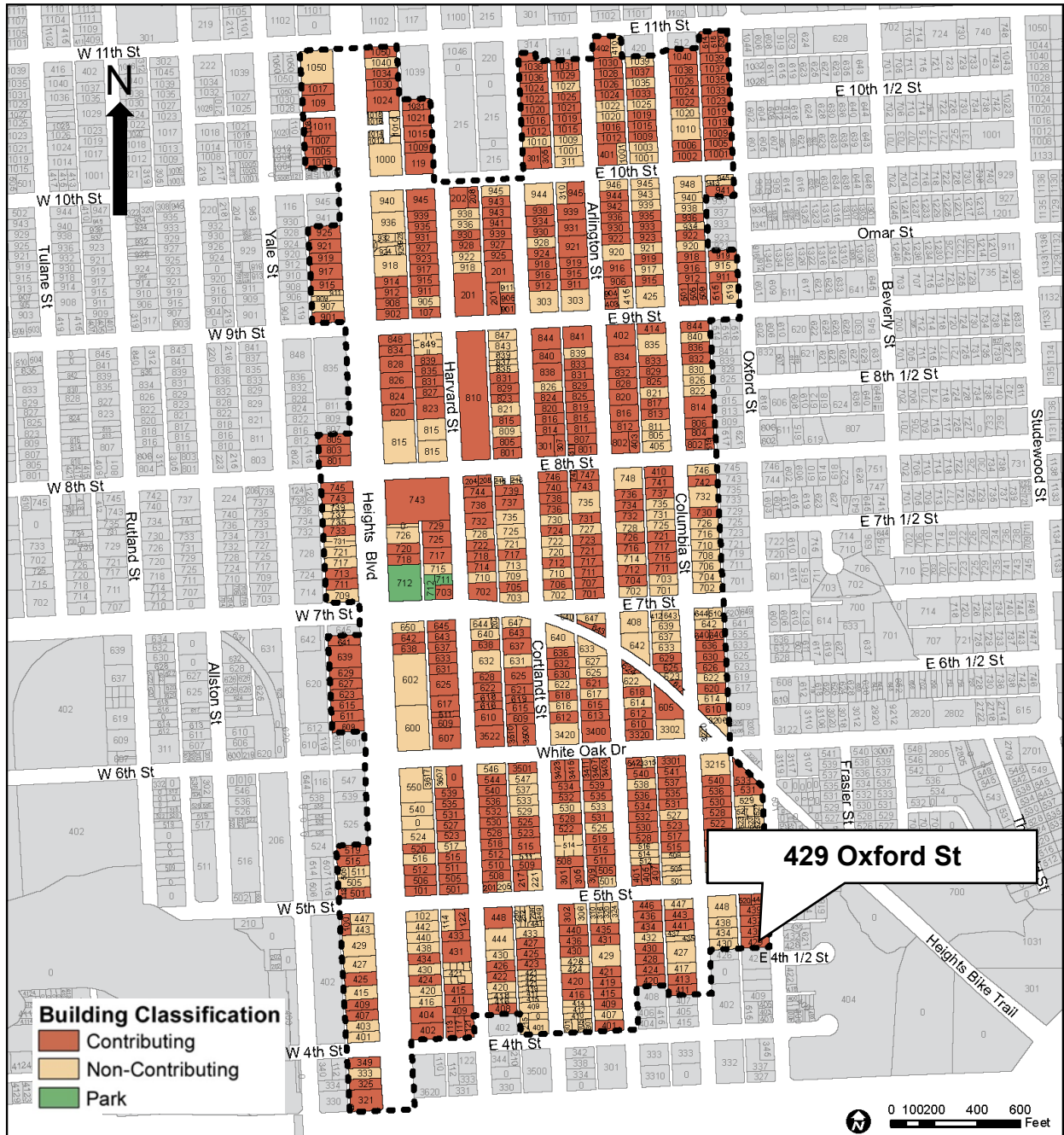
Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

PROPERTY LOCATION



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



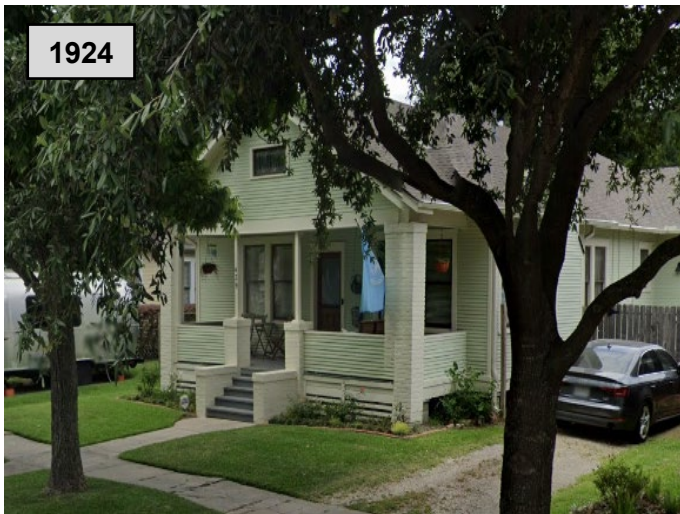
1924

435 Oxford St. – Contributing



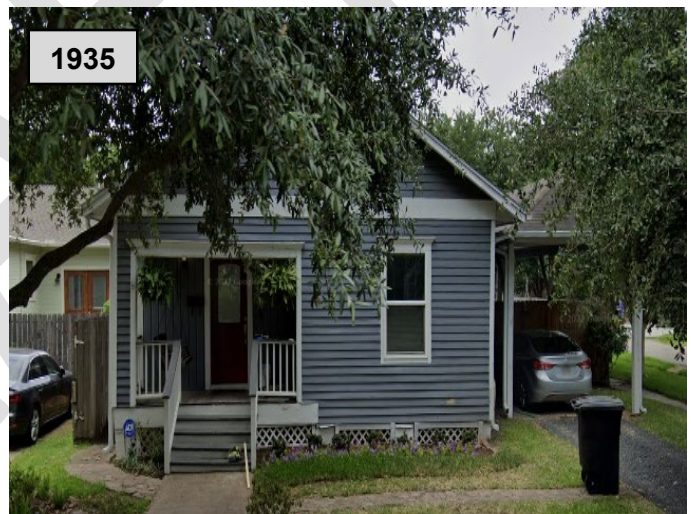
1924

437 Oxford St. -- Contributing



1924

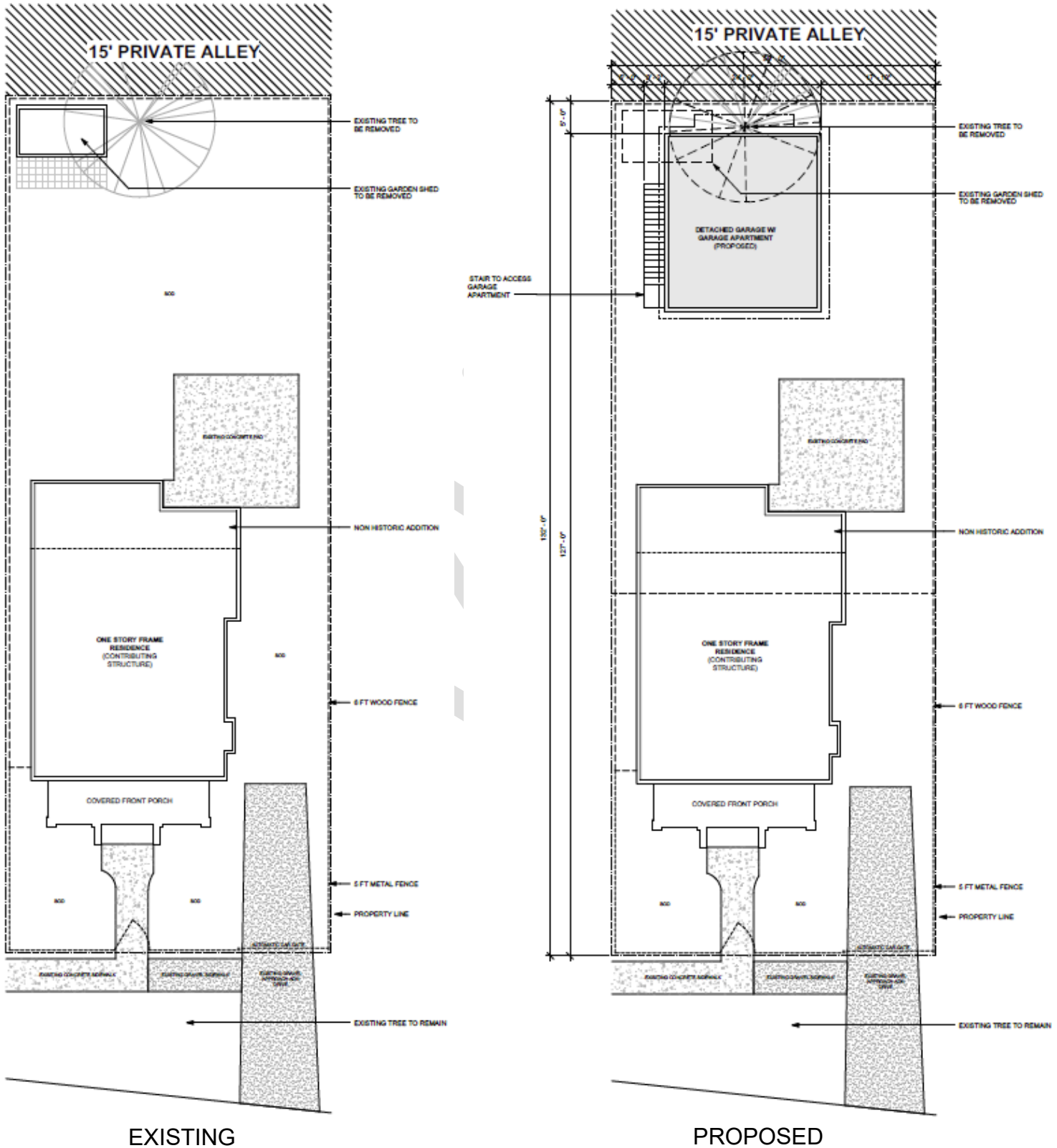
439 Oxford St. – Contributing



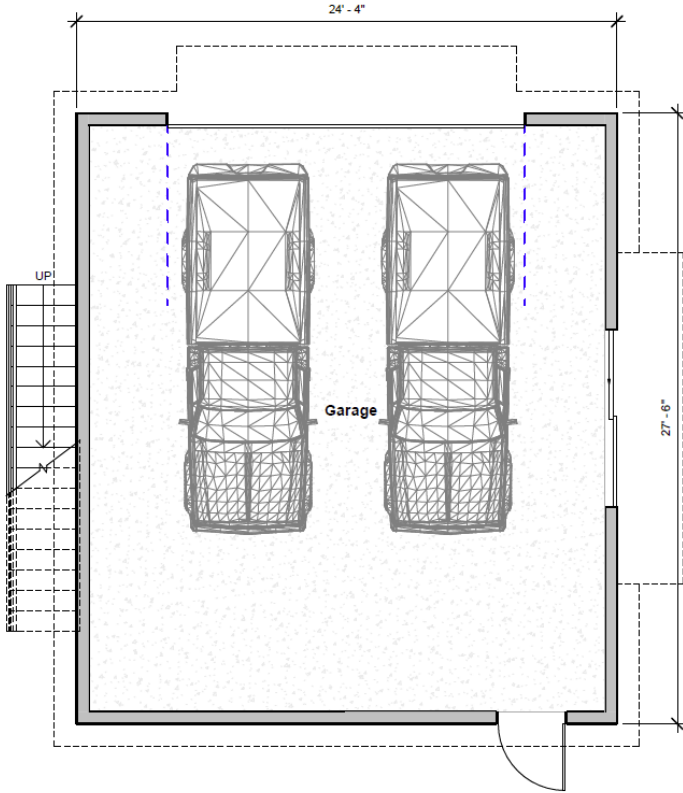
1935

441 Oxford St. – Contributing

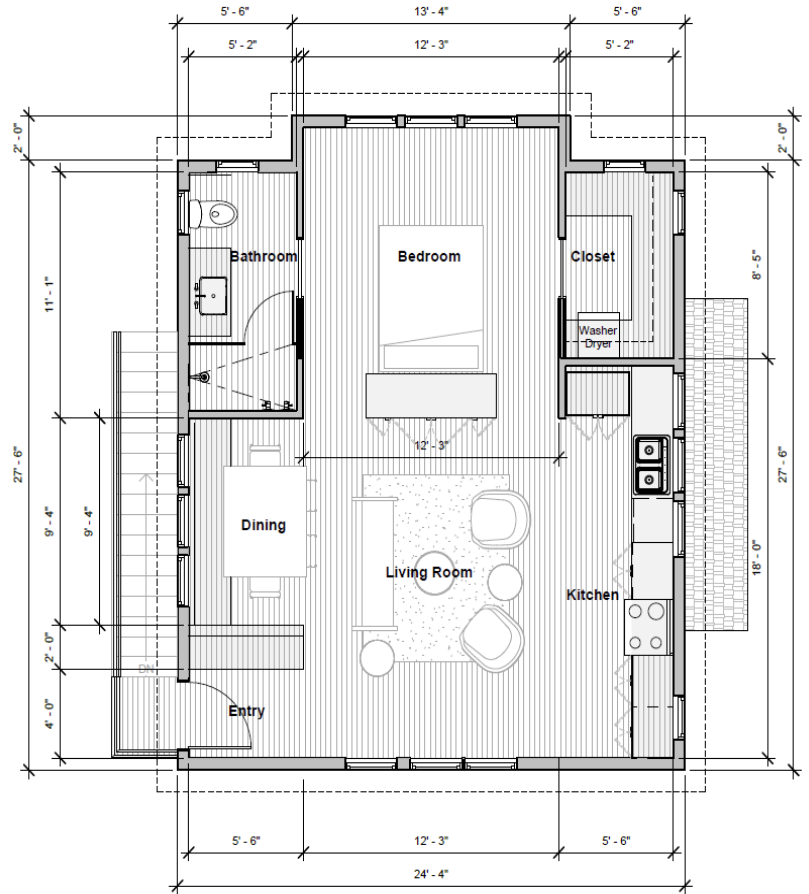
SITE PLAN



FLOOR PLAN

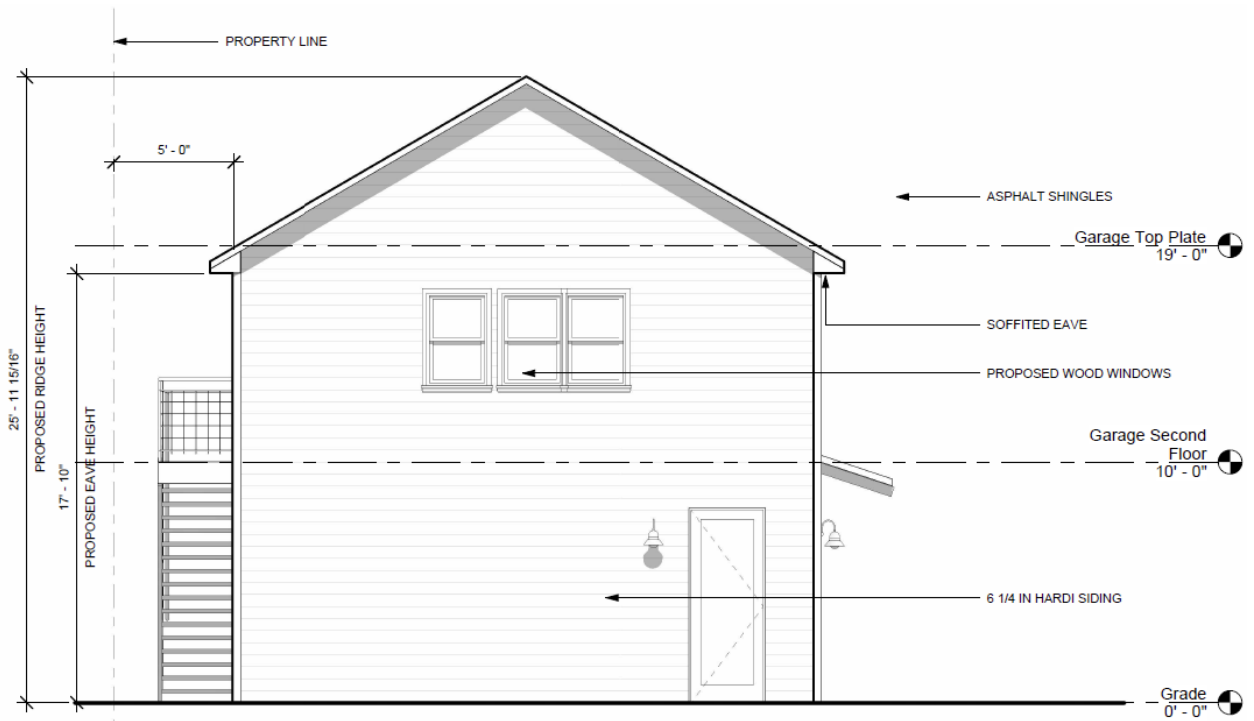


PROPOSED FIRST FLOOR



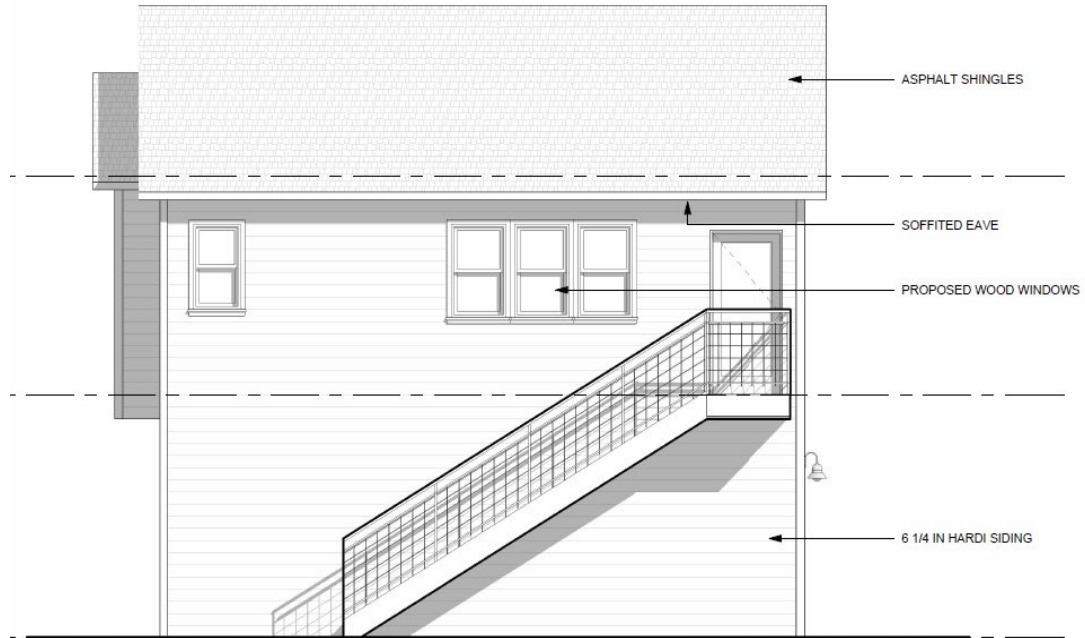
PROPOSED SECOND FLOOR

FRONT (EAST) ELEVATION



PROPOSED

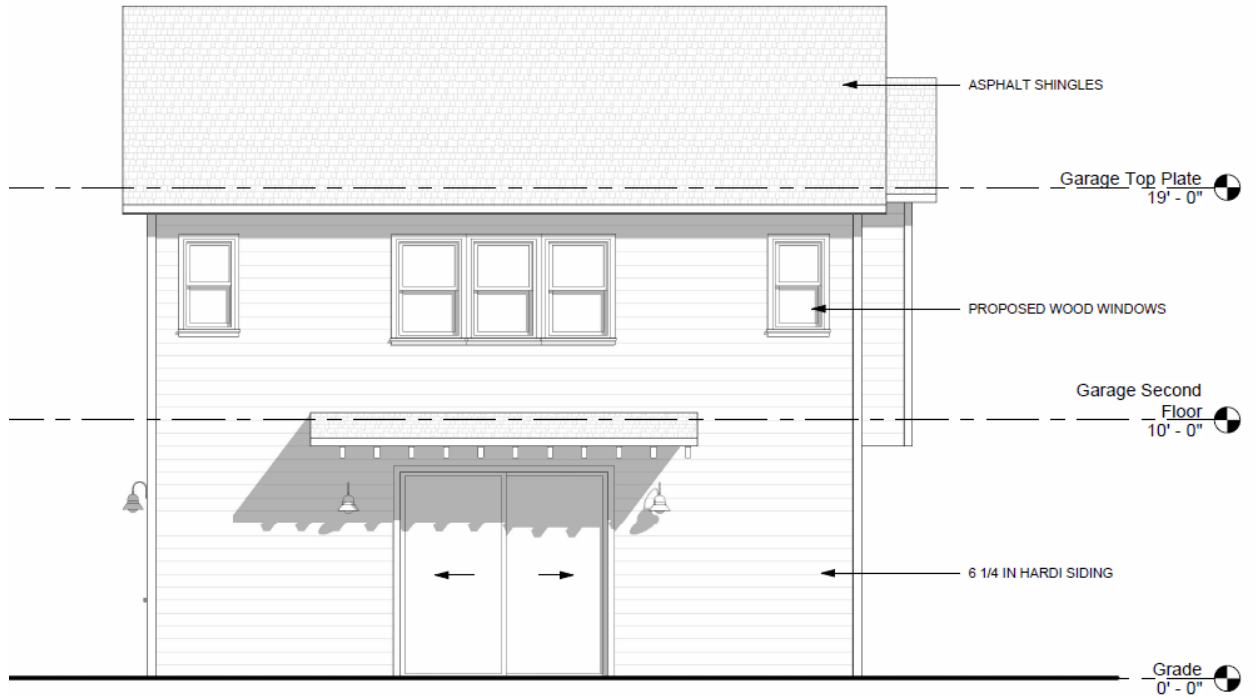
LEFT (SOUTH) ELEVATION



PROPOSED

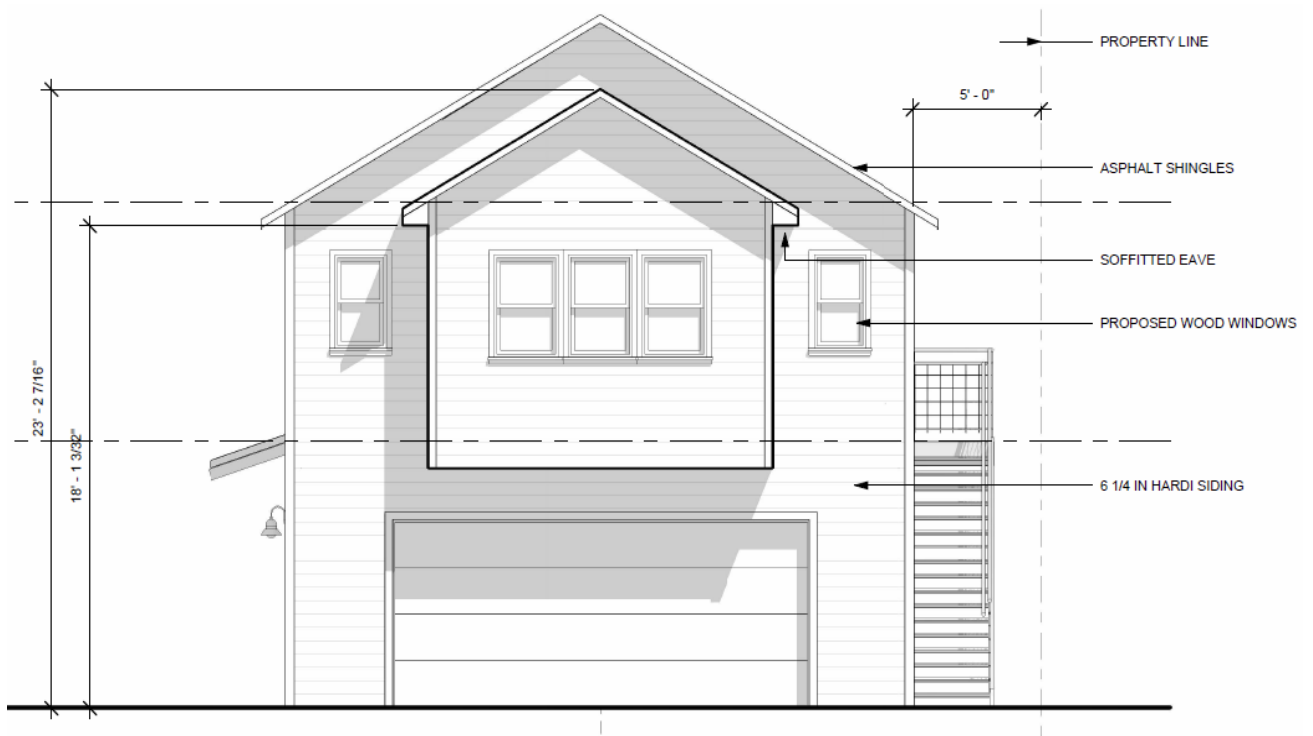
DRAFT

RIGHT (NORTH) ELEVATION



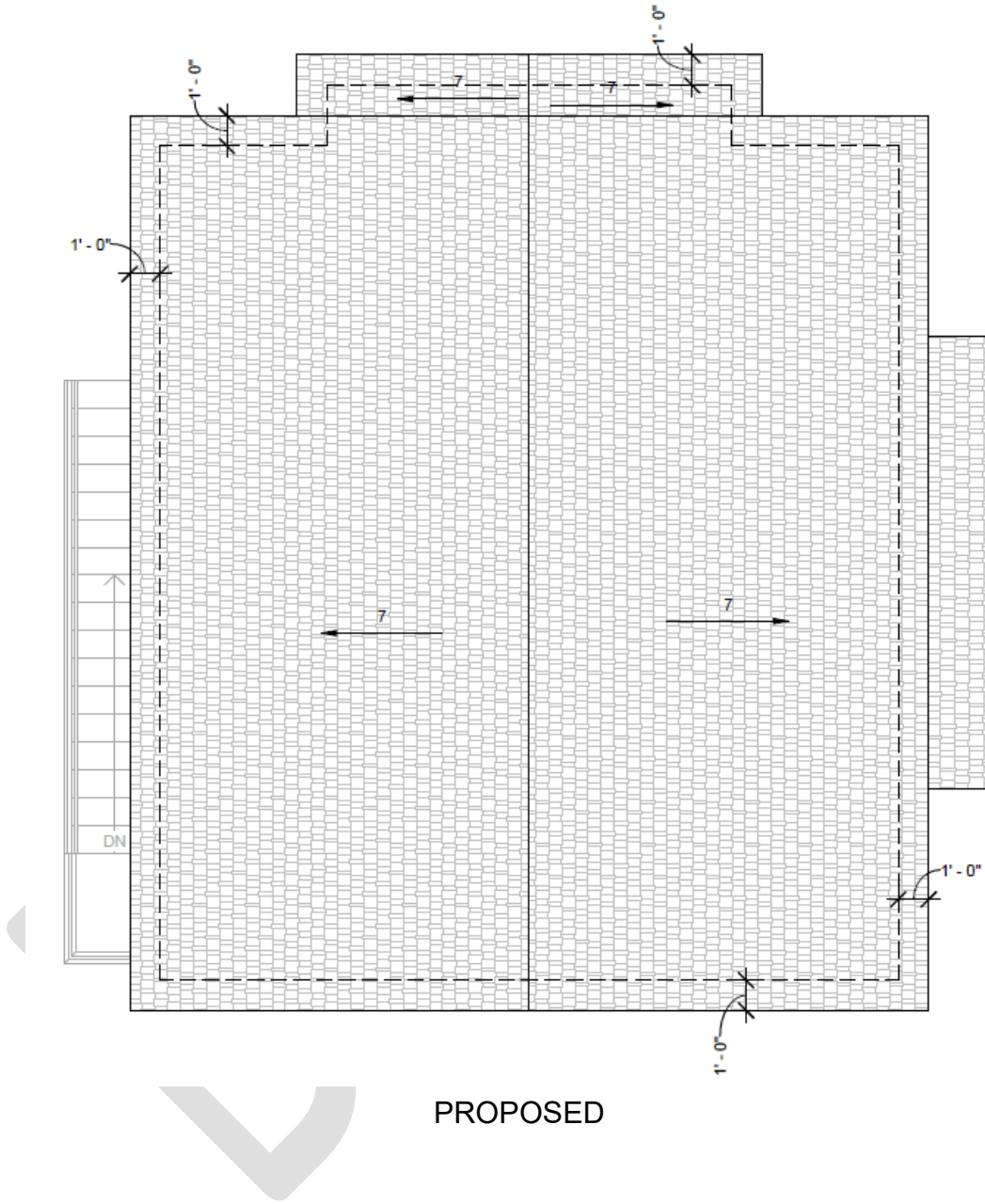
PROPOSED

REAR (WEST) ELEVATION



PROPOSED

ROOF PLAN



PROPOSED

WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
2.1	Wood	1/1	DH	30x46	Recessed	Jeld-Wen	
2.2	Wood	1/1	DH	30x46	Recessed	Jeld-Wen	
2.3	Wood	1/1	DH	30x46	Recessed	Jeld-Wen	
2.4	Wood	1	Fixed	24x24	Recessed	Jeld-Wen	
2.5	Wood	1	Fixed	24x44	Recessed	Jeld-Wen	
2.6	Wood	1	Fixed	24x44	Recessed	Jeld-Wen	
2.7	Wood	1	Fixed	24x44	Recessed	Jeld-Wen	
2.8	Wood	1/1	DH	32x46	Recessed	Jeld-Wen	
2.9	Wood	1/1	DH	32x46	Recessed	Jeld-Wen	

PROPOSED WINDOW SCHEDULE							
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<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
2.10	Wood	1/1	DH	30x46	Recessed	Jeld-Wen	
2.11	Wood	1/1	DH	30x46	Recessed	Jeld-Wen	
2.12	Wood	1/1	DH	30x46	Recessed	Jeld-Wen	
2.13	Wood	1	Fixed	24x44	Recessed	Jeld-Wen	
2.14	Wood	1	Fixed	24x44	Recessed	Jeld-Wen	
2.15	Wood	1	Fixed	24x44	Recessed	Jeld-Wen	
2.16	Wood	1	Fixed	24x24	Recessed	Jeld-Wen	