

CERTIFICATE OF APPROPRIATENESS

Application Date: Feb. 26, 2025

Applicant: Phuong Nguyen, agent for Melanie Harris, owner

Property: 435 Oxford Street, Lot 4, Block 305, Houston Heights Neighborhood Subdivision. The property includes a historic 1,156 SF, one-story wood single-family residence and detached garage situated on a 6,600 SF (132' x 50') interior lot.

Significance: Contributing bungalow style residence, constructed circa 1924, located in the Houston Heights South Historic District. 484 SF detached garage approved June 2021.

Proposal: Alteration – Door, Addition

Applicant is proposing to replace non-original front door, a 182 SF side porch and a 850 SF 1-story rear addition.

- Removal of existing vinyl siding; restore 117 wood siding underneath
- Add new wood trim to all windows
- Relocate existing 2840 window in existing bath to new laundry; propose new 2830 wood window in existing bath
- Ridge: 19' – 6.5"

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: -</p> <p>HAHC Action: -</p>

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

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 2,255

Remaining Amount: 385

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,739

Remaining Amount: 165

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

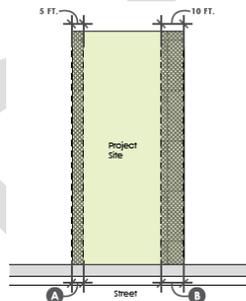
Side Wall Length: 69' – 2 1/2" (inset after 38'-4 3/4")

Inset Length: 6'

Inset on North side: 1'

Inset on South side: 1'

Side Setbacks (Addition and New Construction)



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

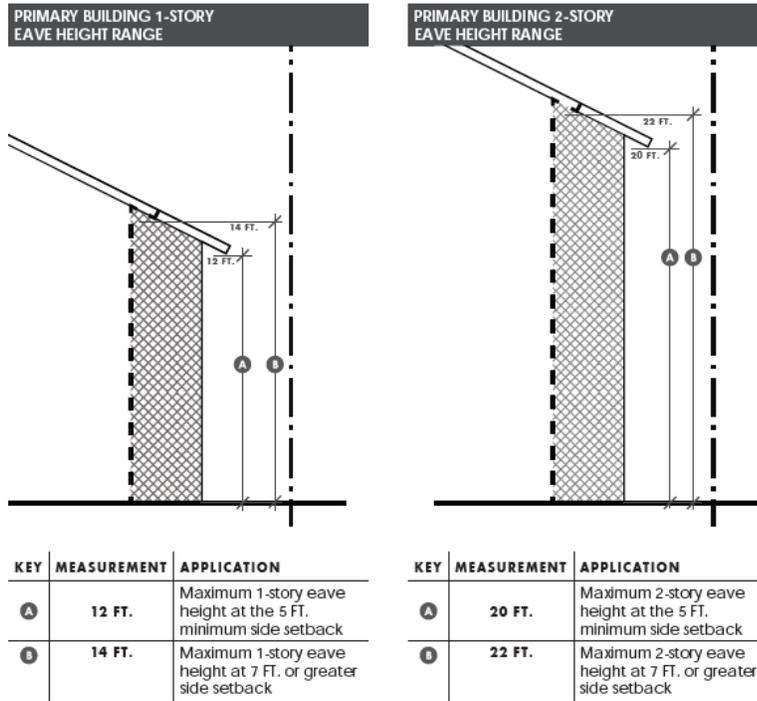
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum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

Proposed side setback (1): 7'-0"

Proposed side setback (2): 5'-0"

Cumulative side setback: 12'

Eave Height (Addition and New Construction)



Proposed eave height: 11'

Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 42'-9 1/2"

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

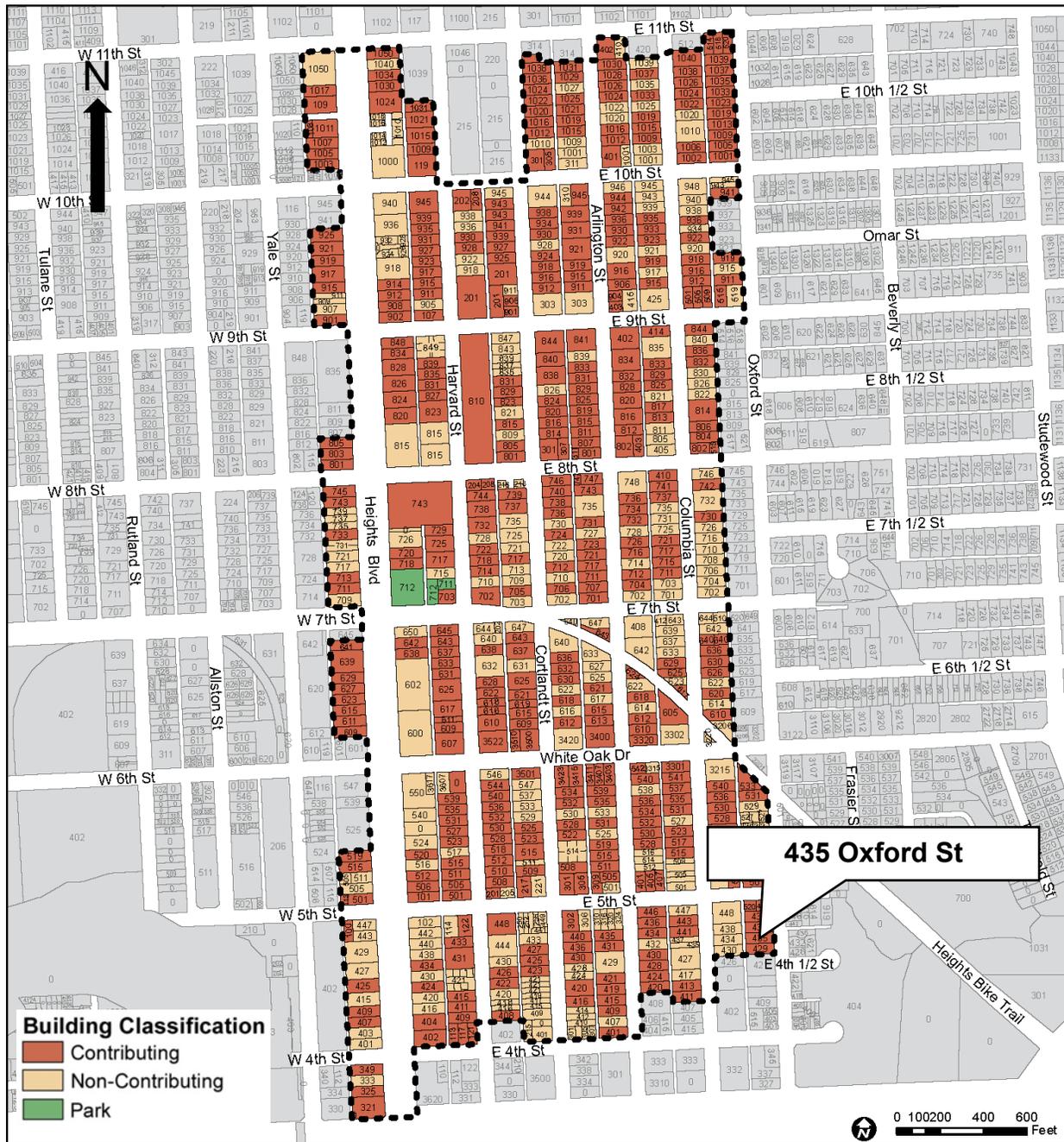
Proposed porch eave height: 11'

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed first floor plate height: 9'

PROPERTY LOCATION



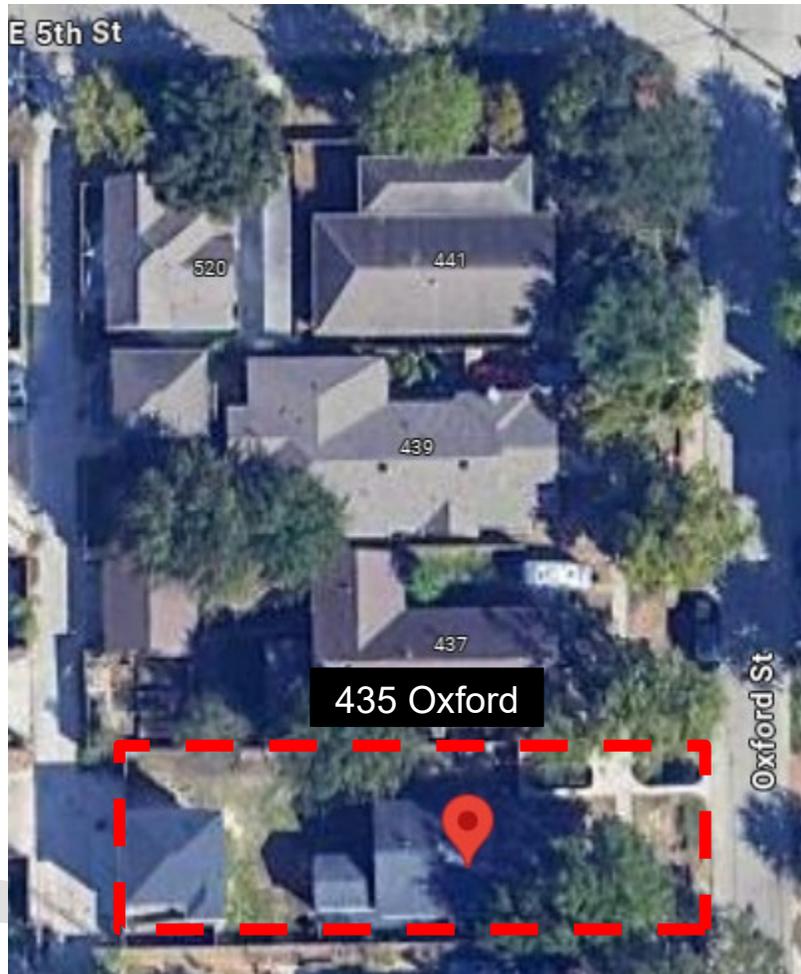
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



429 Oxford St – Contributing – 1924

Located directly to left of property

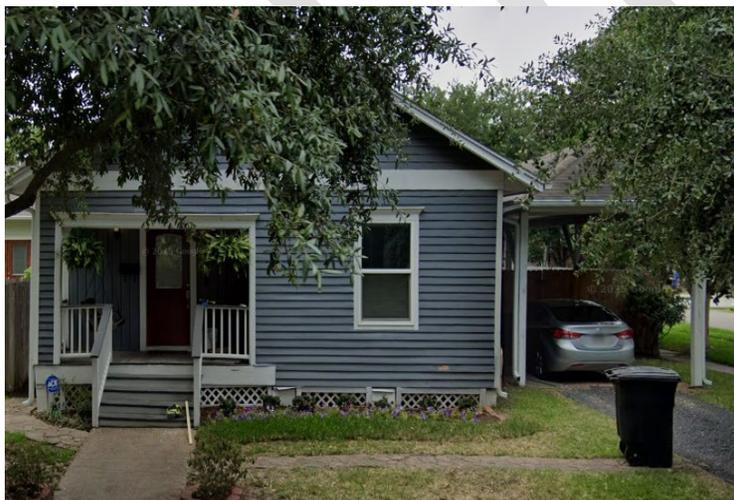
437 Oxford St – Contributing – 1924

Located directly to right of property

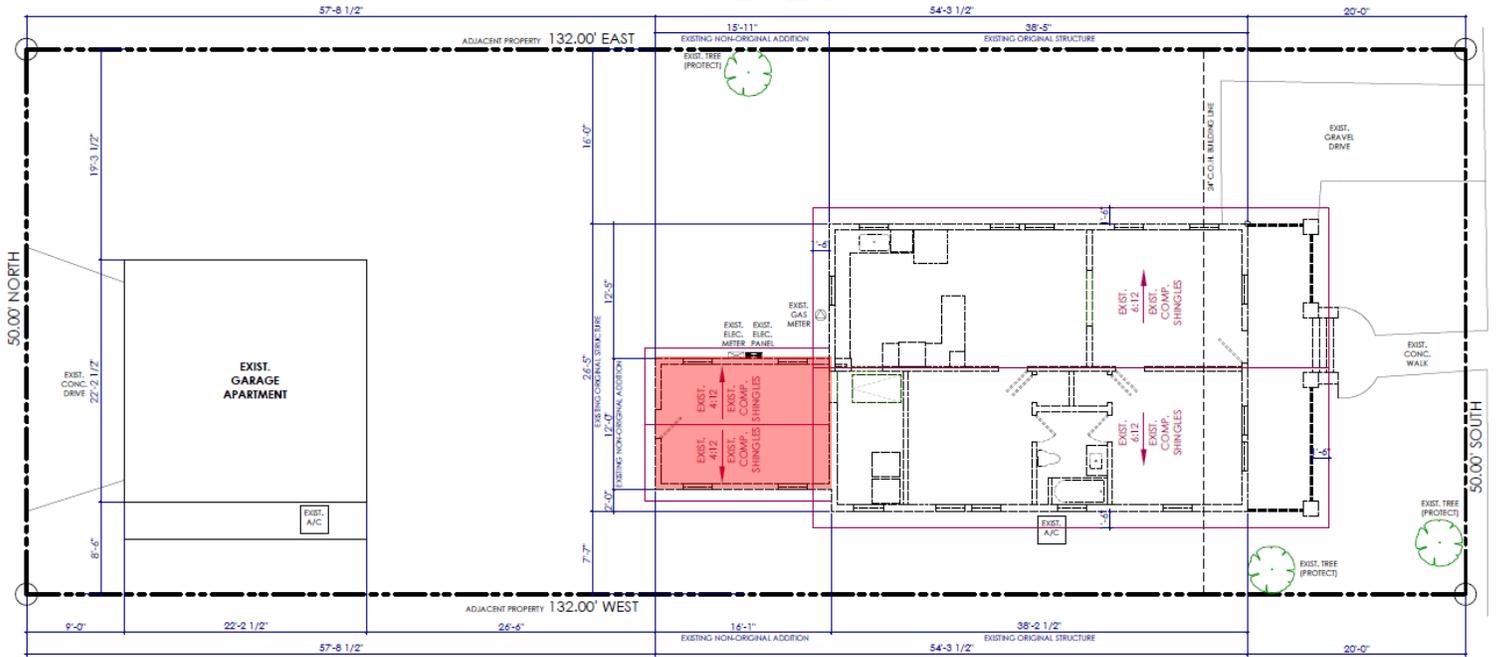


441 Oxford St – Contributing – 1935

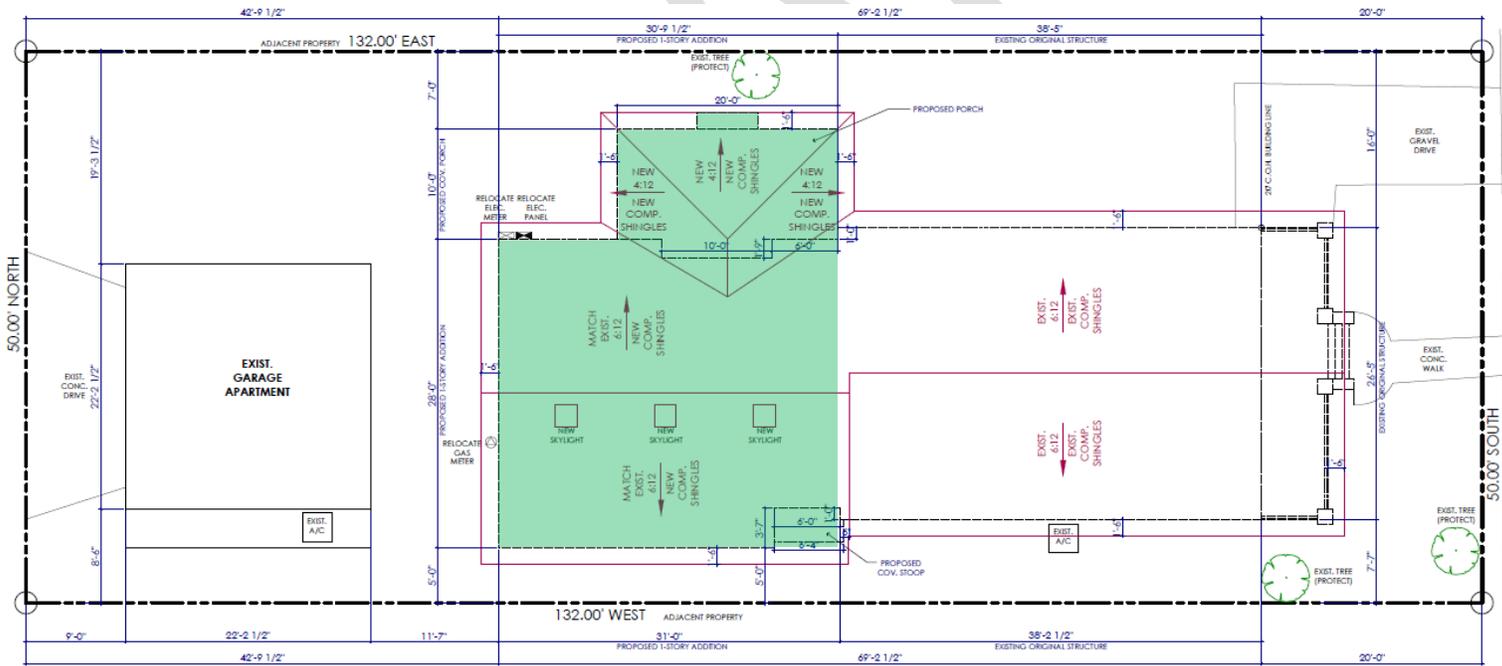
Located at end of blockface



SITE PLAN

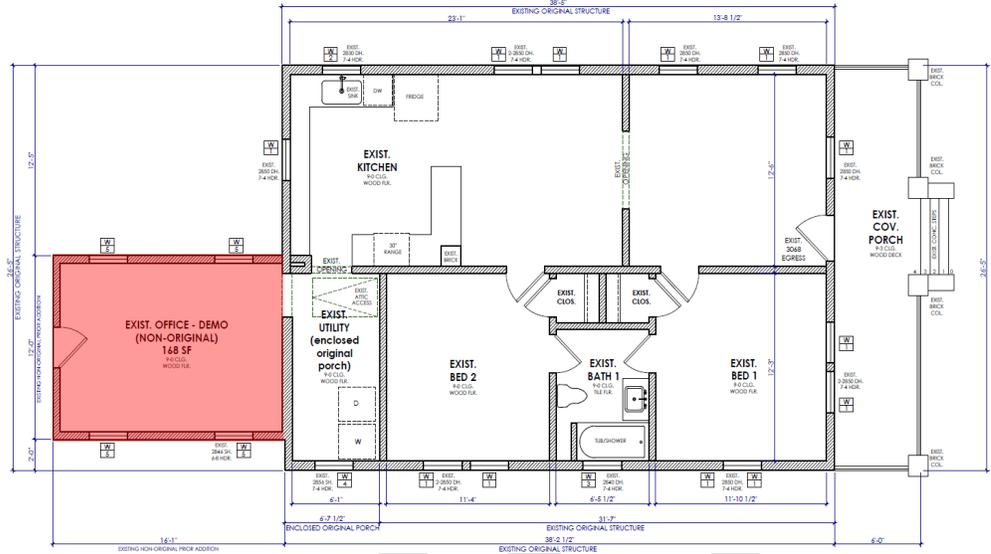


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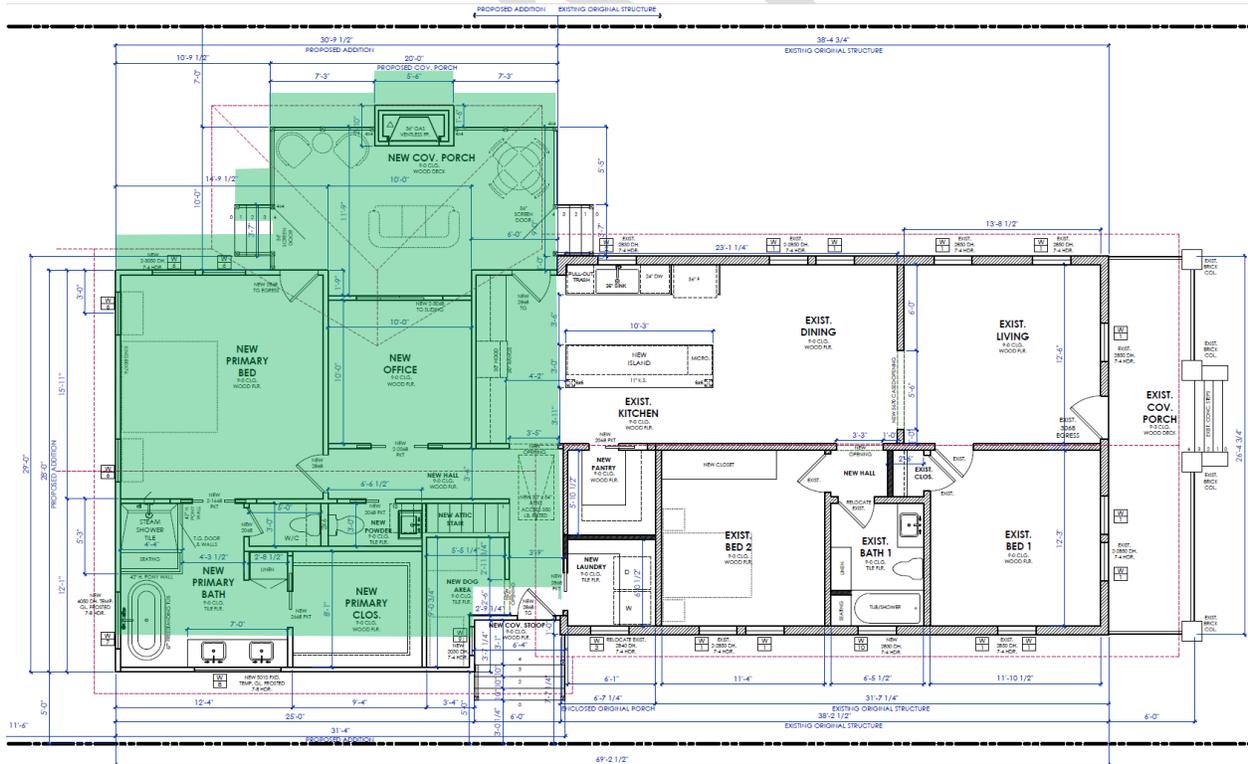


PROPOSED

FLOOR PLAN

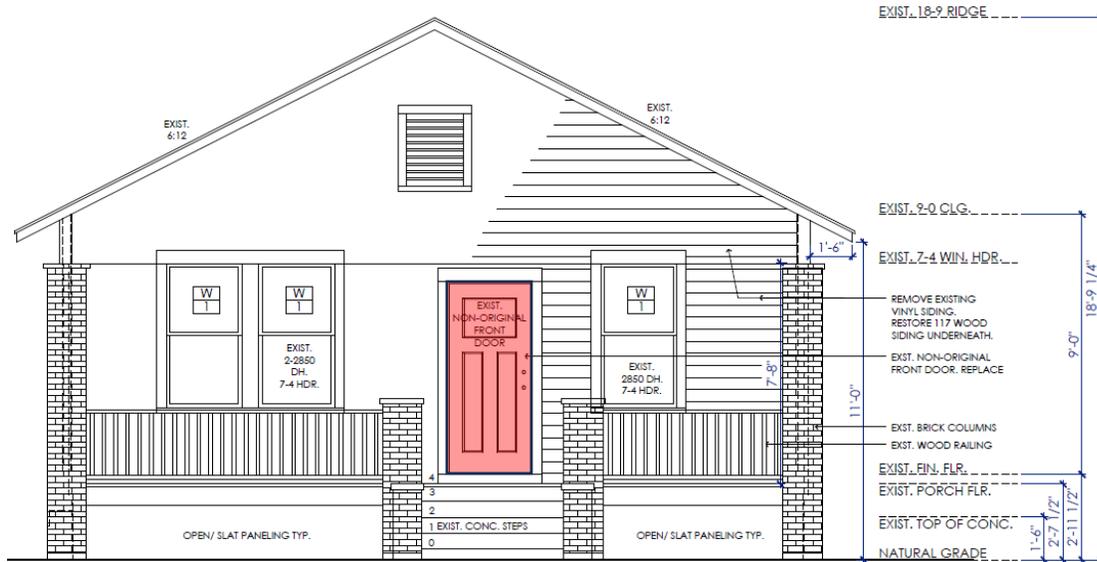


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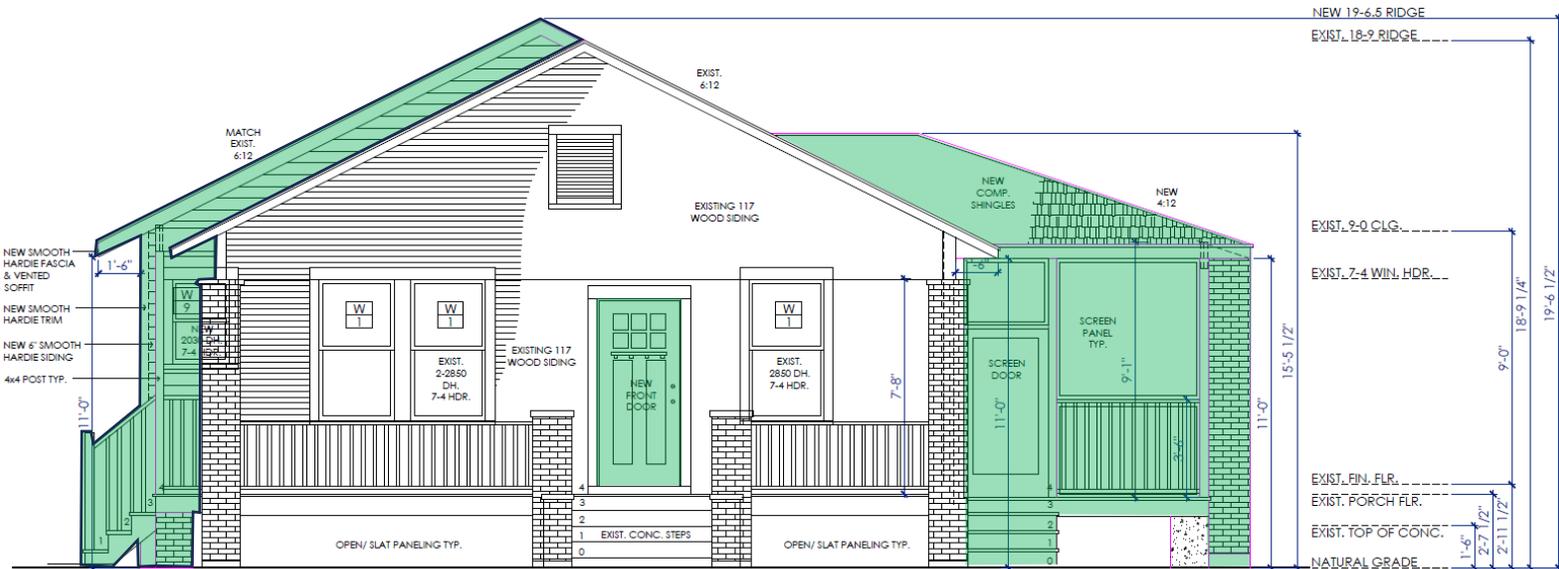


PROPOSED

FRONT ELEVATION

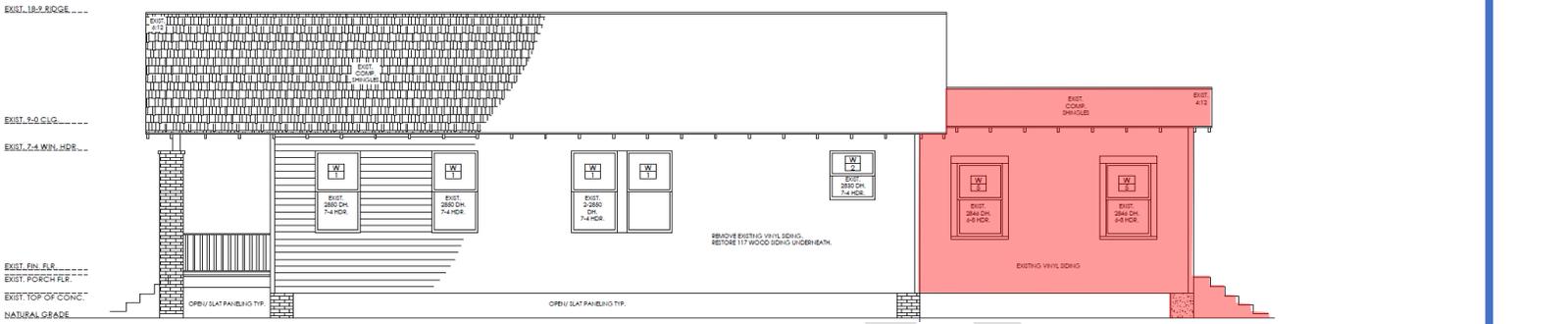


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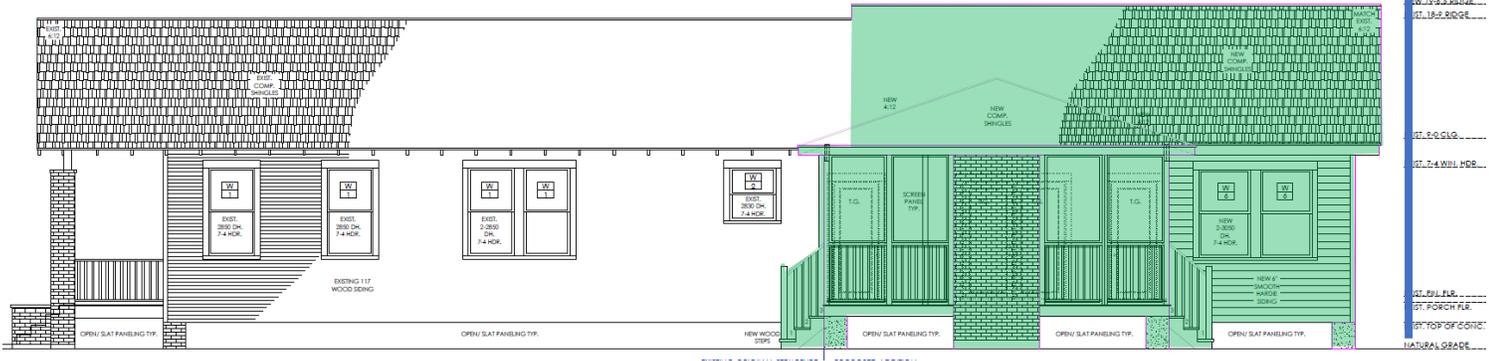


PROPOSED

RIGHT ELEVATION

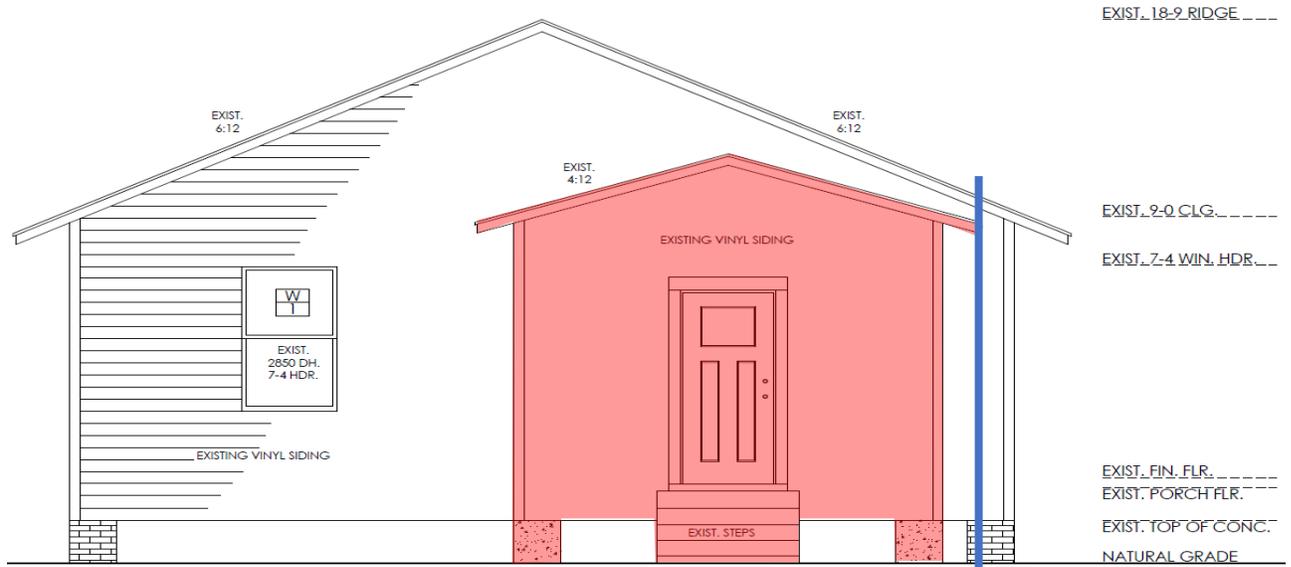


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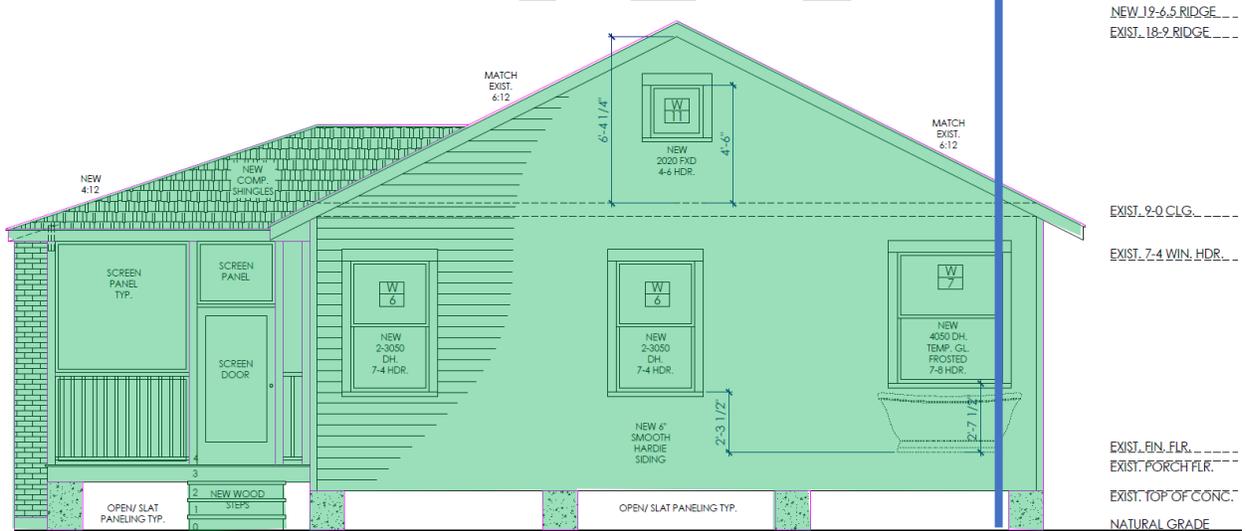


PROPOSED

REAR ELEVATION



EXISTING



PROPOSED

WINDOW SCHEDULE

<table border="1"> <tr> <td>W</td> </tr> <tr> <td>?</td> </tr> </table>	W	?	WINDOW TYPE	MATERIAL	FINISH	REMARKS
W						
?						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>1</td> </tr> </table>	W	1	EXIST. 2'-8" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	EXIST.
W						
1						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>2</td> </tr> </table>	W	2	EXIST. 2'-8" X 3'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	EXIST.
W						
2						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>3</td> </tr> </table>	W	3	EXIST. 2'-8" X 4'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	EXIST.
W						
3						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>4</td> </tr> </table>	W	4	EXIST. 2'-8" X 5'-6" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	NOT ORIGINAL. LOCATED IN ENCLOSED ORIGINAL PORCH.
W						
4						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>5</td> </tr> </table>	W	5	EXIST. 2'-8" X 4'-6" SINGLE HUNG 1-OVER-1	VINYL	EXIST.	NOT ORIGINAL.
W						
5						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>6</td> </tr> </table>	W	6	NEW 3'-0" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W						
6						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>7</td> </tr> </table>	W	7	NEW 4'-0" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W						
7						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>8</td> </tr> </table>	W	8	NEW 5'-0" X 1'-0" FIXED	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W						
8						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>9</td> </tr> </table>	W	9	NEW 2'-0" X 3'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W						
9						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>10</td> </tr> </table>	W	10	NEW 2'-8" X 3'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W						
10						
<table border="1"> <tr> <td>W</td> </tr> <tr> <td>11</td> </tr> </table>	W	11	NEW 2'-0" X 2'-0" FIXED	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W						
11						

DOOR SCHEDULE

