

CERTIFICATE OF APPROPRIATENESS

Application Date: January 23, 2023

Applicant: Jose Cordova, Brickmoon Design, for Pavel C. Chin, owner

Property: 1229 Oxford St, Lot 5, Block 191, Houston Heights Subdivision. The property includes a historic 1,127square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Brick Bungalow residence, constructed circa 1930, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

The applicant is proposing to construct a two-story addition at the rear. The second floor will sit on top of the first-floor addition.

The addition will be 27'-9" with a 6:12 hip gable roof. It will be clad in 5" hardie siding.

All proposed windows will be inset and recessed.

The addition meets Houston Heights measurable standards.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with condition: to retain the two original windows on the north elevation and work with staff on the design and location of the two smaller windows in the rear.**

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 |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) | The proposed replacement of missing 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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; The proposal as submitted will destroy two original windows and historic brick which are historic material. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

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Maximum Lot Coverage (Addition and New Construction)

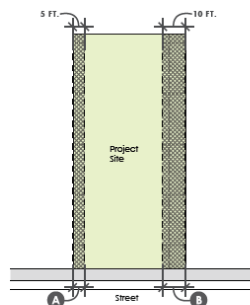
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)



Existing Lot Size: 6,600 sqft
Proposed Lot Coverage: 2,139 sq ft
Proposed Percentage: 32.40%

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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): 5'
Proposed side setback (1): 12'

Cumulative side setback: 17'

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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 sq ft
Proposed Sq Ft: 2,766 sq ft

Proposed FAR: 41.90%

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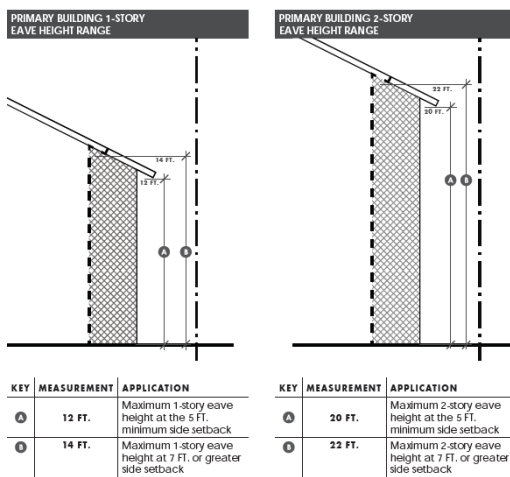
Side Wall Length and Insets (Addition and New Construction)

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

Inset Length: 11'-9 3/4"

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Eave Height (Addition and New Construction)



Proposed eave height: 21'-8 7/8"

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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 finished floor: 1'-7 1/8"

Proposed first floor plate height: 9"



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

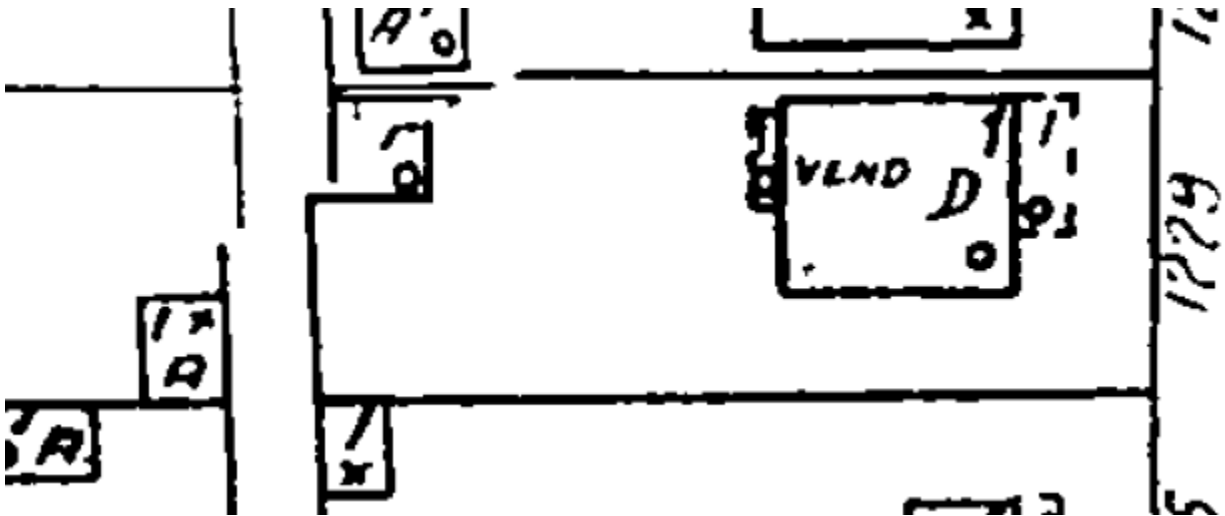


Figure 1- SANBORN MAP 1924

CONTEXT AREA



1225 Oxford – Contributing –(neighbor)



1219 Oxford – Contributing – (neighboring)



1213 Oxford – Contributing – (neighboring)



1209 Oxford – Contributing – 1915 (neighboring)

EXISTING PHOTOS



FRONT ELEVATION



RIGHT VIEW OF FRONT ELEVATION

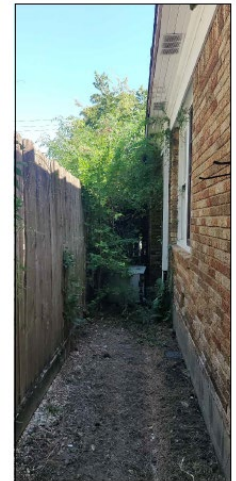


RIGHT VIEW OF FRONT ELEVATION

RIGHT ELEV.



REAR ELEV.



EXISTING NON CONTRIBUTING ADDITION



REAR ELEVATION

EXISTING NON CONTRIBUTING ADDITION



WINDOW (A) - EXISTING DINING ROOM

3D RENDERING – FRONT FACING OXFORD

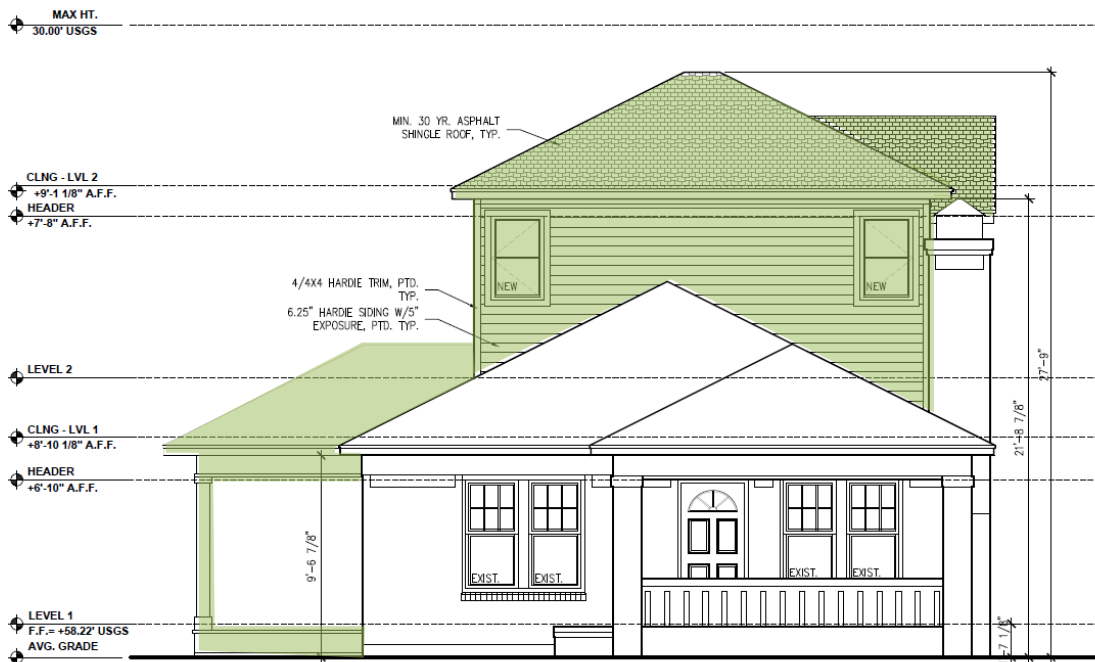


EAST ELEVATION – FRONT FACING OXFORD

EXISTING



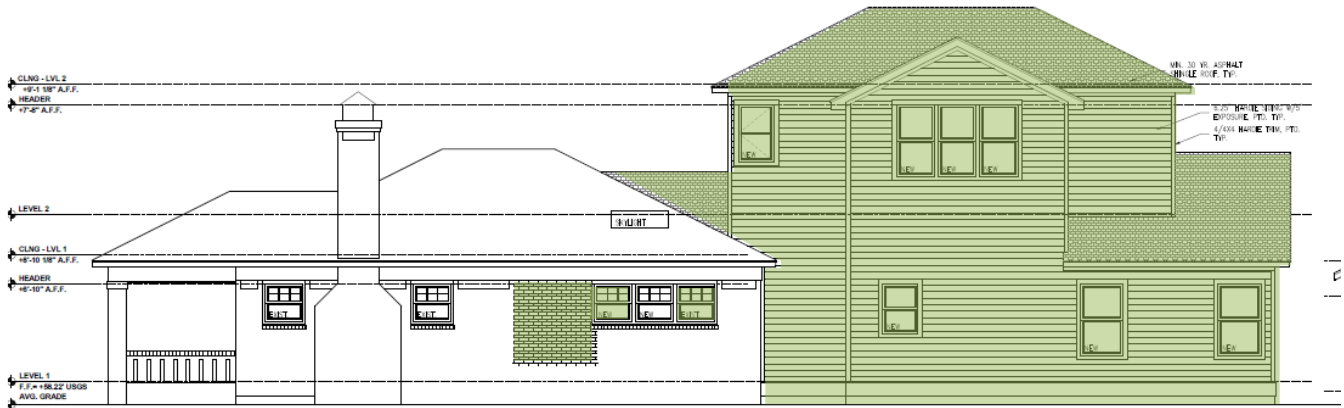
PROPOSED



**NORTH SIDE ELEVATION
EXISTING**



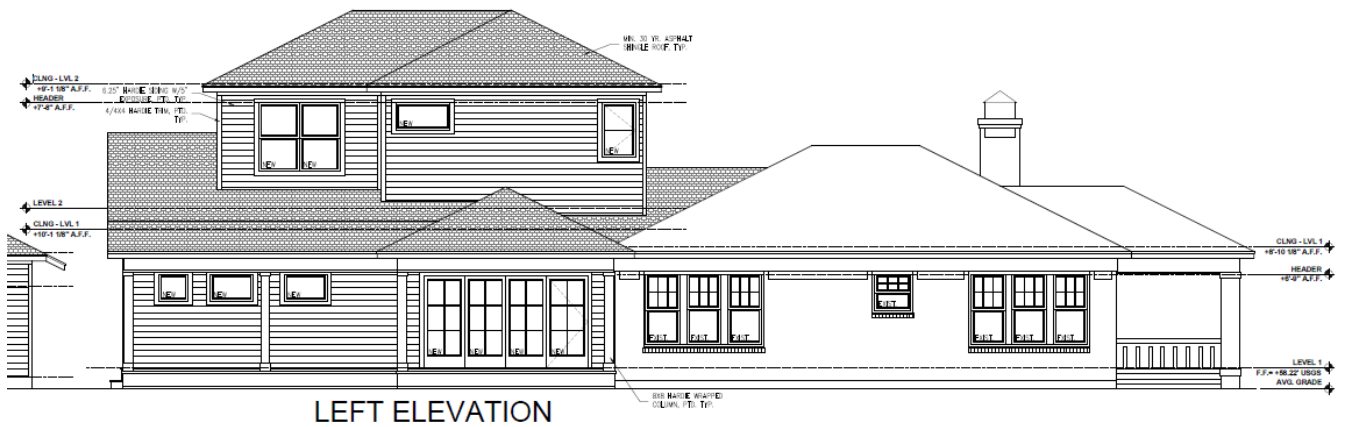
PROPOSED



SOUTH SIDE ELEVATION
 EXISTING



PROPOSED



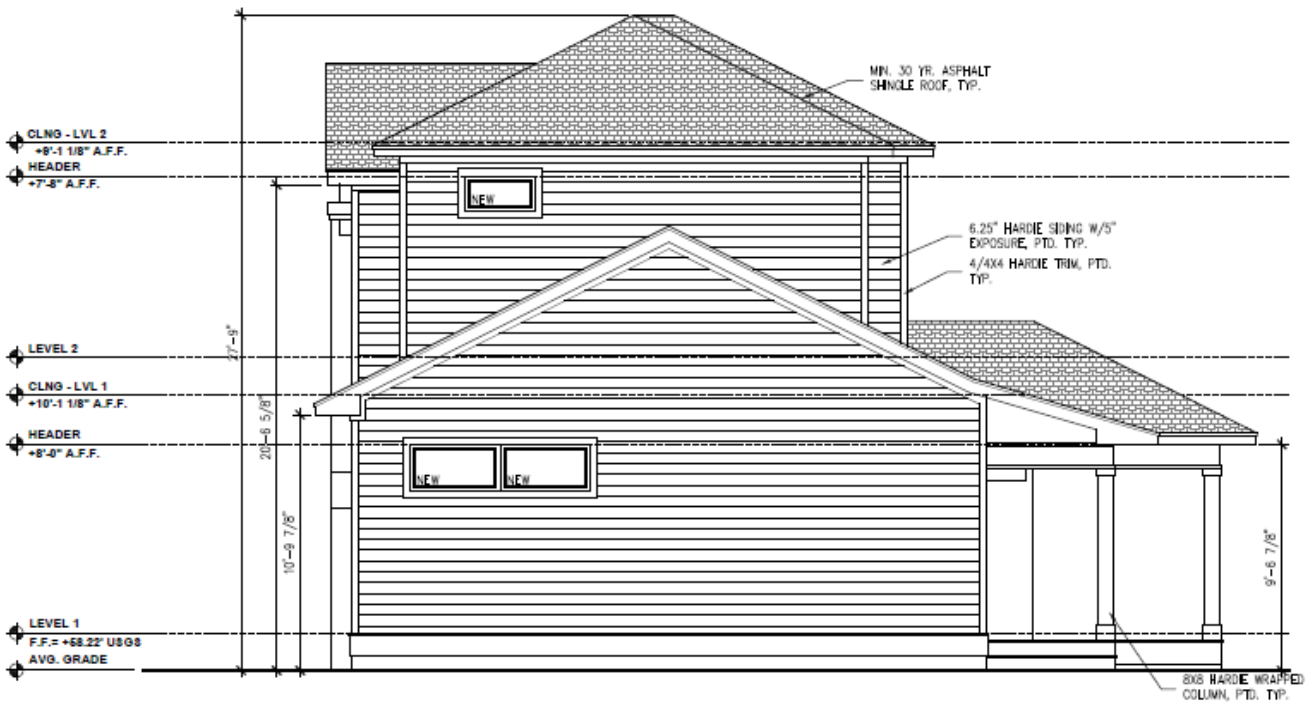
LEFT ELEVATION

WEST (REAR) ELEVATION

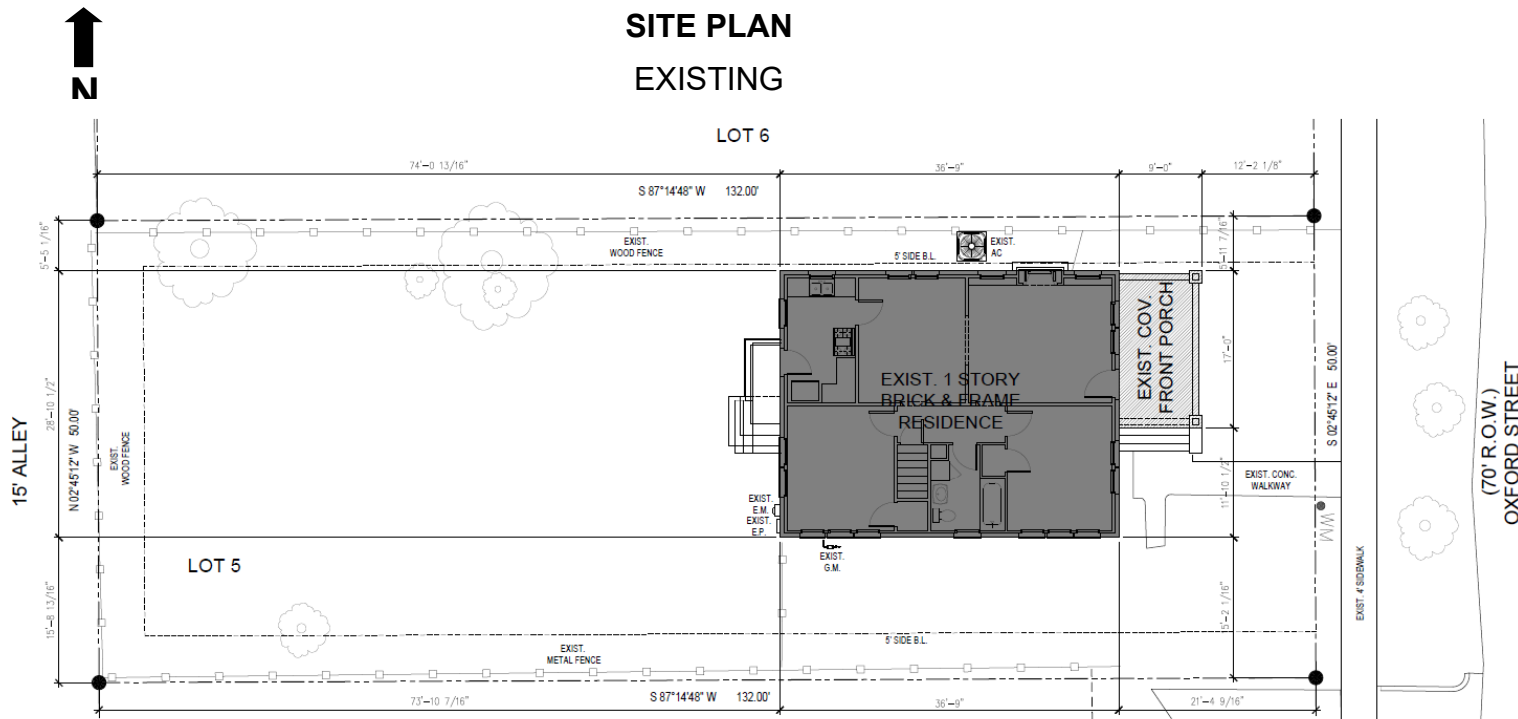
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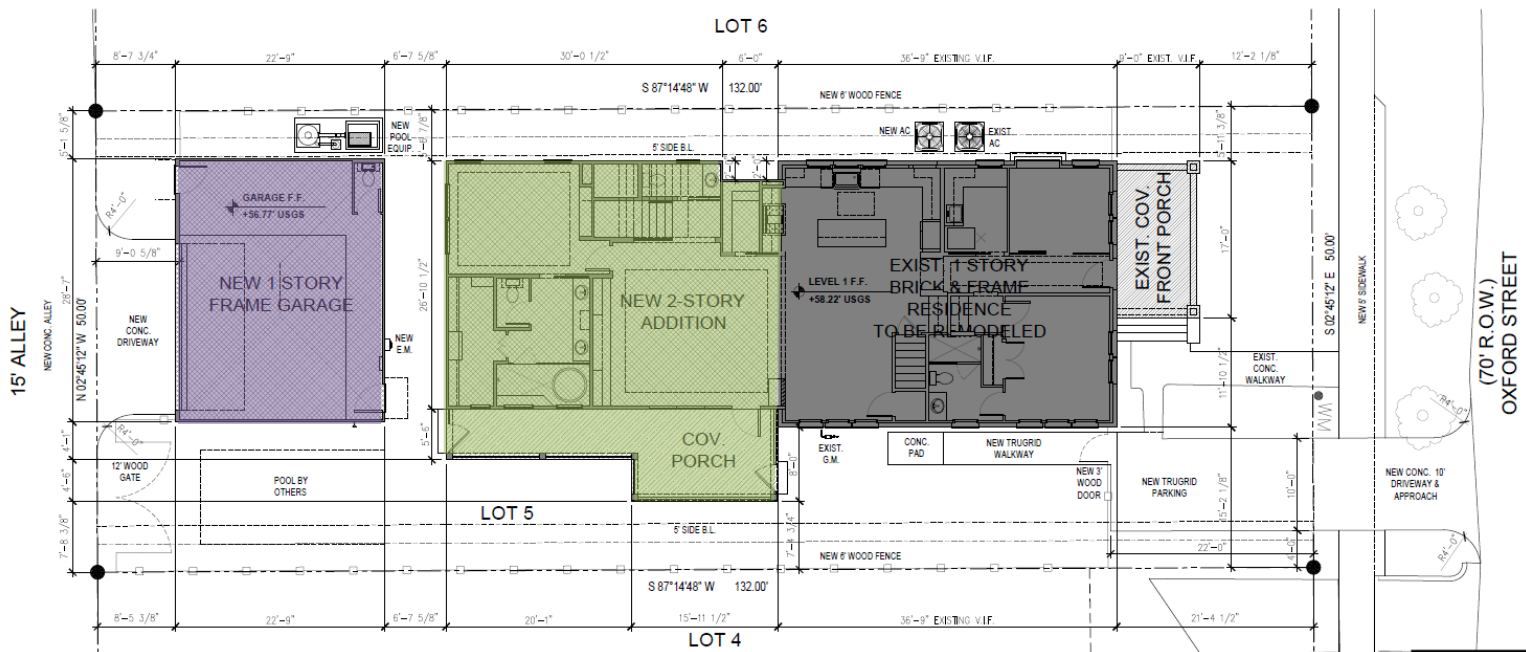
PROPOSED



**SITE PLAN
 EXISTING**



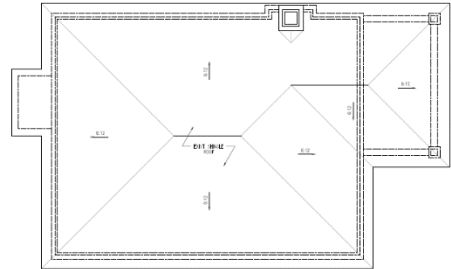
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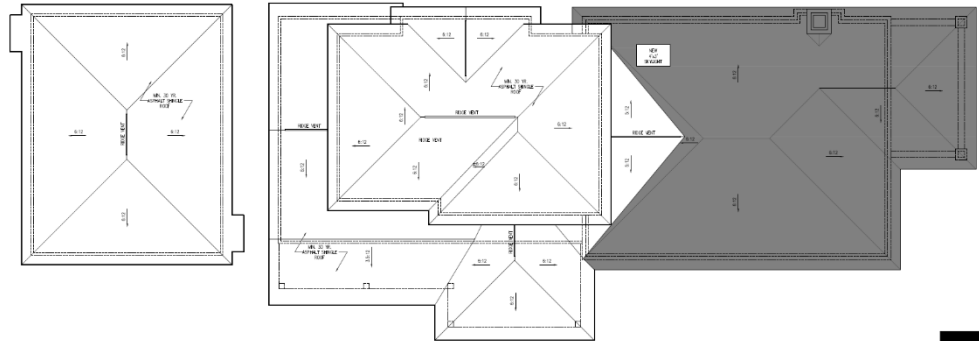


ROOF PLAN

EXISTING

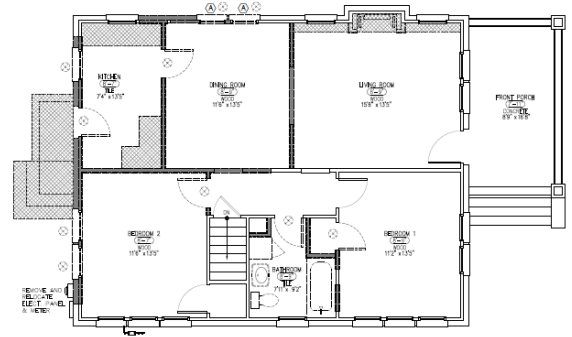


PROPOSED

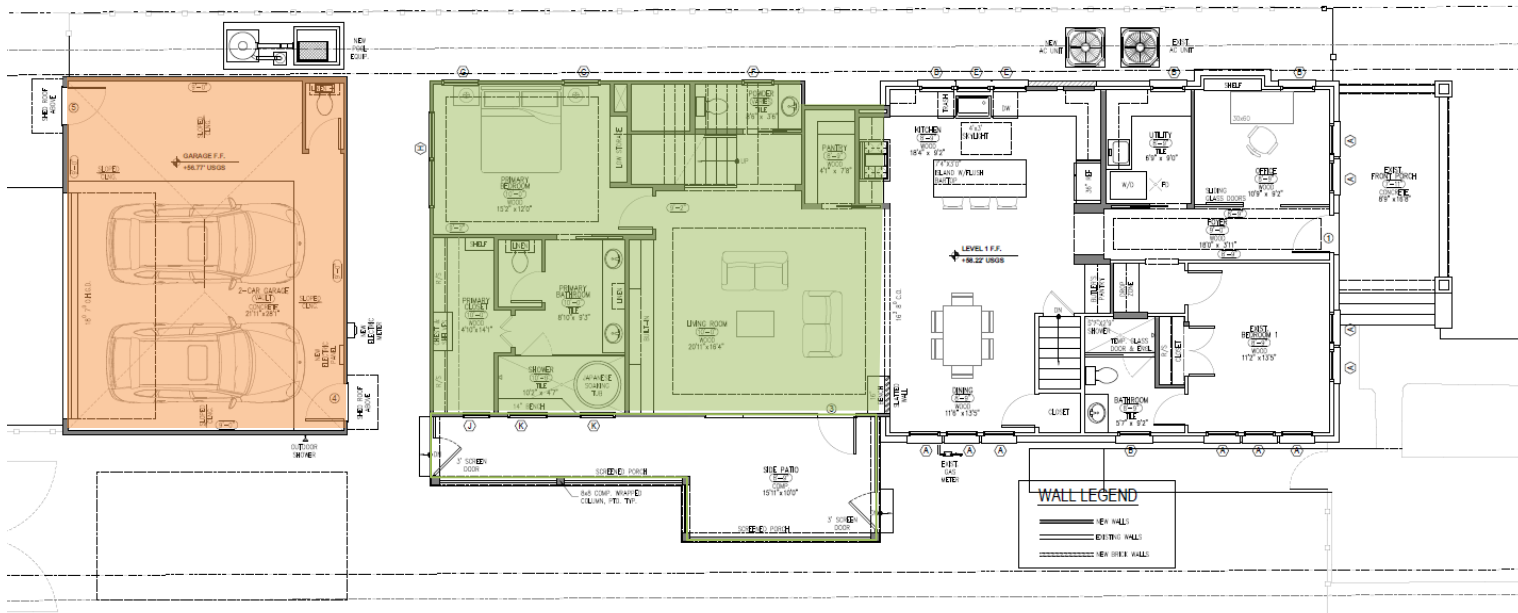




FIRST FLOOR PLAN
EXISTING



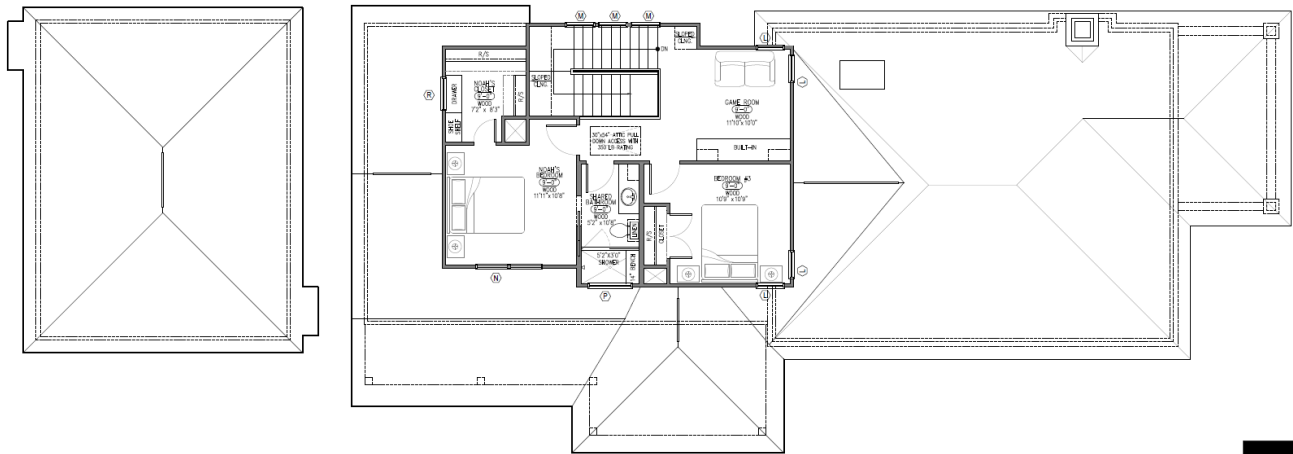
PROPOSED





SECOND FLOOR PLAN

PROPOSED



CALCULATIONS OF IMPERVIOUS COVERAGE - COH	
UNDER ROOF	3,522 SQ. FT.
DRIVEWAY, SIDEWALK, & STEPS	524 SQ. FT.
TOTAL IMPERVIOUS COVERED	4,046 SQ. FT.
LOT AREA	6,600 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA (65% MAXIMUM)	61.30%

LEGAL DESCRIPTION
LOT 5, BLOCK 191
HISTORIC HOUSTON HEIGHTS

CALCULATIONS OF FLOOR AREA RATIO	
FIRST AND SECOND FLOOR	2,644 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	122 SQ. FT.
DETACHED GARAGE APT. (OVER 528 SQ. FT.)	0 SQ. FT.
TOTAL FLOOR AREA	2,766 SQ. FT.
LOT AREA	6,600 SQ. FT.
F.A.R. RATIO (44% MAXIMUM)	41.90%

CALCULATIONS OF LOT COVERAGE - HEIGHTS	
FIRST FLOOR	2,017 SQ. FT.
DETACHED GARAGE (OVER 528 SQ. FT.)	122 SQ. FT.
TOTAL LOT COVERAGE	2,139 SQ. FT.
LOT AREA	6,600 SQ. FT.
MAX. LOT COVG. RATIO (40% MAXIMUM)	32.40%

WINDOW AND DOOR SCHEDULE

EXISTING

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	12	2'-6"	5'-2"	SINGLE HUNG	2x4	BEDROOM 1 (5), LIVING ROOM (2)-TO BE REMOVED, DINING ROOM (2), BEDROOM 2 (5)
(B)	4	2'-8"	2'-8"	SINGLE HUNG	2x4	LIVING ROOM (2), KITCHEN, BATHROOM
(C)	1	2'-10"	3'-5"	SINGLE HUNG	2x4	KITCHEN - TO BE REMOVED
(D)	2	2'-10"	5'-2"	SINGLE HUNG	2x4	BEDROOM 2 - TO BE REMOVED
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR	2x4	LIVING ROOM
(2)	1	2'-8"	6'-8"	EXTERIOR	2x4	KITCHEN - TO BE REMOVED

NEW

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(E)	2	2'-8"	2'-8"	SINGLE HUNG	2x4	KITCHEN
(F)	1	2'-6"	3'-6"	SINGLE HUNG	2x4	POWDER
(G)	2	3'-0"	5'-0"	SINGLE HUNG	2x4	PRIMARY BEDROOM
(H)	1	(2)3'-10"	2'-0"	FIXED	2x4	PRIMARY BEDROOM
(J)	1	2'-2"	2'-0"	FIXED	2x4	PRIMARY CLOSET
(K)	2	3'-2"	2'-0"	FIXED	2x4	PRIMARY SHOWER
(L)	4	2'-6"	4'-0"	CASEMENT	2x4	BEDROOM 3, GAME ROOM
(M)	3	2'-8"	5'-0"	DOUBLE HUNG	2x4	STAIR HALL
(N)	1	(2)3'-0"	5'-0"	DOUBLE HUNG	2x4	NOAH'S BEDROOM
(P)	1	4'-0"	2'-0"	FIXED	2x4	SHARED BATHROOM
(R)	1	3'-0"	1'-6"	FIXED	2x4	NOAH'S CLOSET
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(3)	1	(4)3'-0"	6'-8"	EXTERIOR	2x4	LIVING ROOM - 1 UNIT OPERABLE
(4)	1	3'-0"	6'-8"	EXTERIOR	2x4	GARAGE
(5)	1	3'-0"	6'-8"	EXTERIOR	2x6	GARAGE