

**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:** New Construction – Garage

The applicant is proposing to construct a 122 SF one story garage at the rear of the lot.

The structure will be clad in 5” hardie smooth siding with a 6:12 asphalt shingle gable roof.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA**

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

(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

**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**

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**Maximum Lot Coverage (Addition and New Construction)**

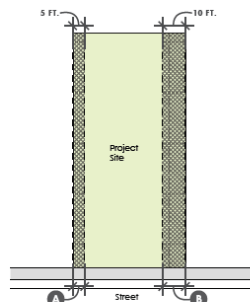
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)



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%

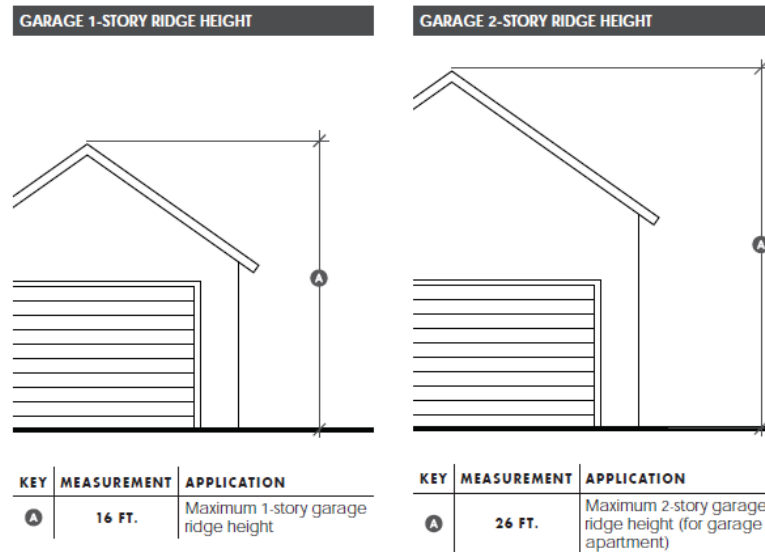
Rear Setbacks (Addition and New Construction)

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: 9' 0 5/8"

\*\*With a 15' alley, this gives 24' 0 5/8" of clearance\*\*



Proposed max ridge heights is 16'-1"

Proposed max eave height is 9'-4 3/8"

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: 11" and proposed first floor height is 9'



PROPERTY LOCATION  
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

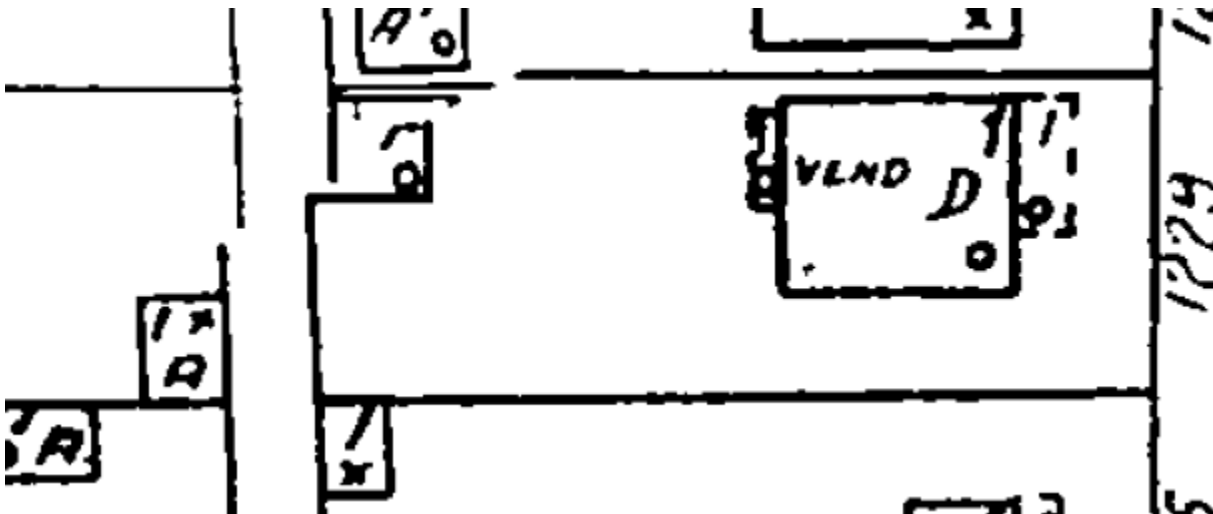


Figure 1- SANBORN MAP 1924



CONTEXT AREA



1225 Oxford – Contributing –(neighbor)



1219 Oxford – Contributing – (neighboring)



1213 Oxford – Contributing – (neighboring)



1209 Oxford – Contributing – 1915 (neighboring)

**3D RENDERING – FRONT FACING OXFORD**





WEST ELEVATION

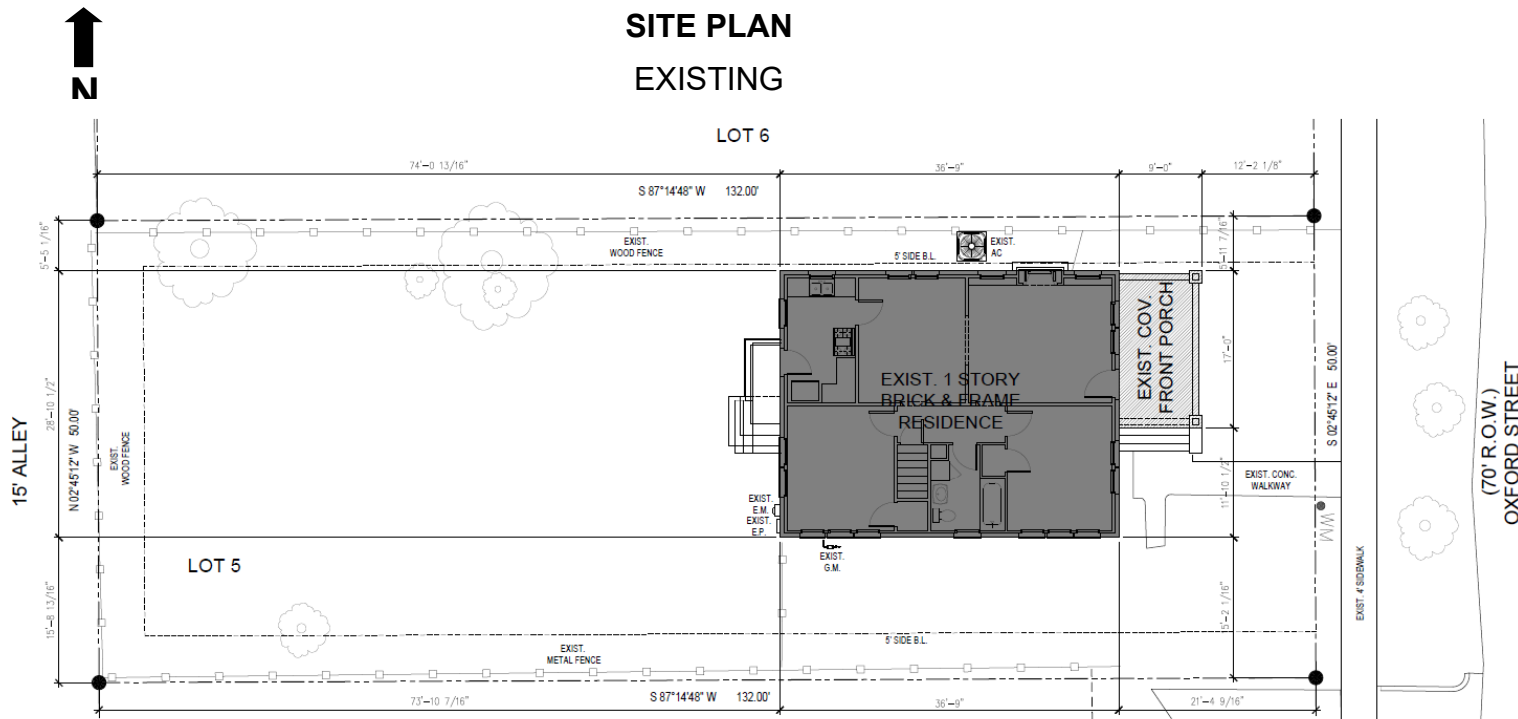


REAR ELEVATION W/GARAGE

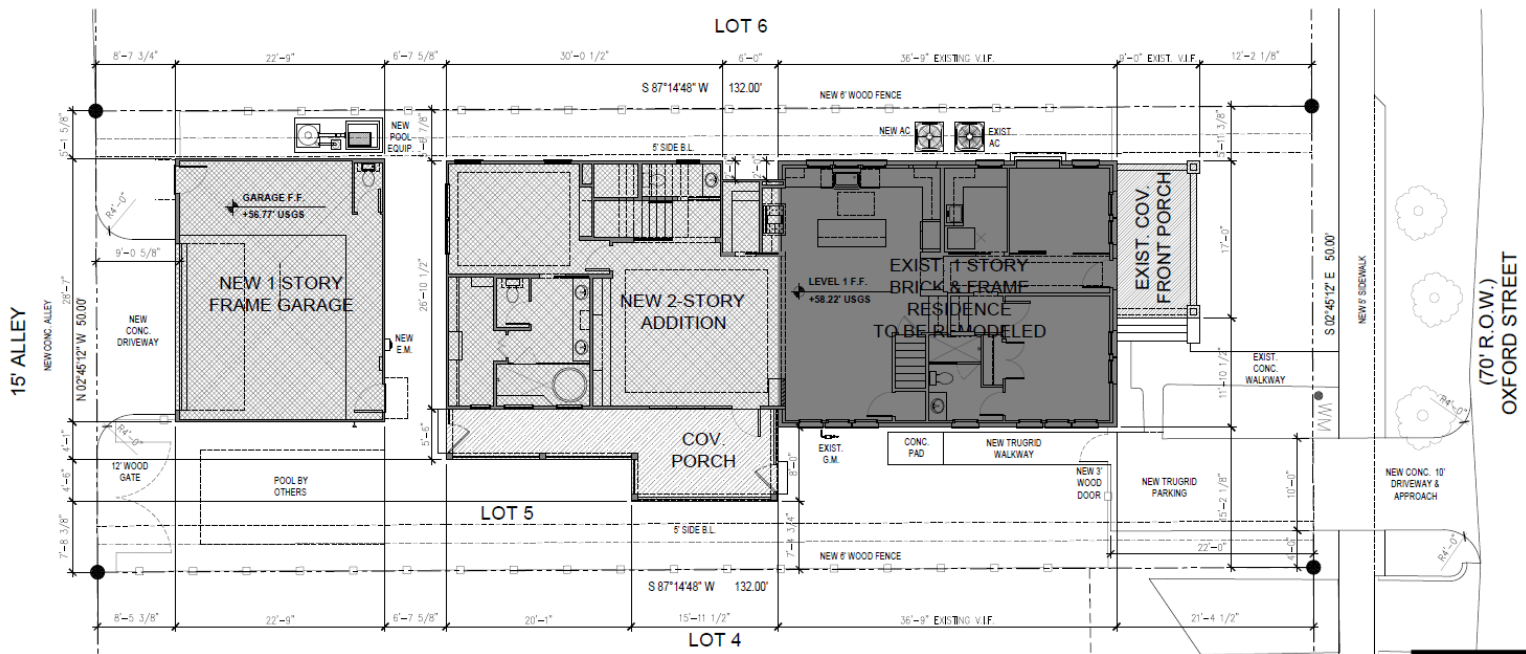
NORTH & SOUTH SIDE ELEVATION



**SITE PLAN  
 EXISTING**

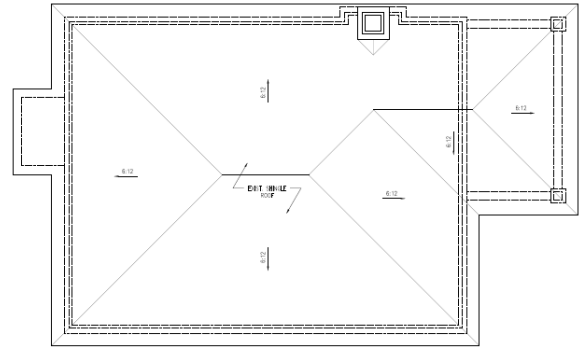


**PROPOSED**

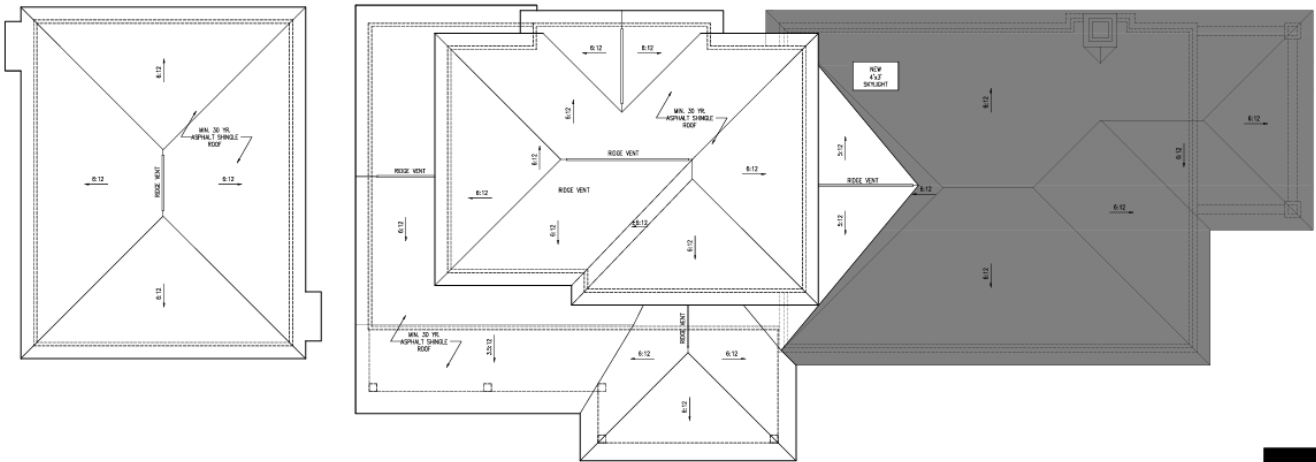




ROOF PLAN  
EXISTING

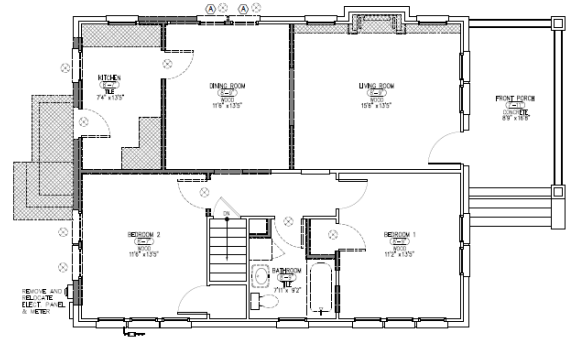


PROPOSED





FIRST FLOOR PLAN  
 EXISTING



PROPOSED

