

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Emiliano J Zazueta for Echelon Interest Group LLC, owner

**Property:** 1123 Oxford Street, Lot 7, Block 196, Houston Heights Subdivision. The property includes a historic 2,146 square foot, one-story wood frame single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Queen Anne Cottage residence, constructed circa 1905, located in the Houston Heights Historic District East.

**Proposal:** Alteration – The applicant was denied a COA at the June and July HAHC meetings to construct a rear 1-story side addition and a rear 2-story addition to a 1-story residence. The applicant has resubmitted the application with one change from the July submission:

- The depth of the rear 2-story addition has been reduced by 4', from 61'-10½" to 57'-10½". The two-story addition will now measure 27'-11" wide overall, 57'-11" deep, 23' to the eave, 30' to the front ridge, and 32' to the rear ridge.

June 18, 2015 denied scope of work:

- The existing house is 52'-7" deep, including a rear non-original addition that will be removed. The historic house is 45'-3" deep.
- The one-story side addition will begin 28'-5" back from the front elevation and will infill the rear northwest corner of the existing residence. It will measure 13' wide and 15' deep. The rear north inset wall will be bumped out 4'-2" to be in line with the existing north wall. The 1-story addition will feature a side gable roof and the proposed wall will feature a set of closed shutters.
- The 2-story addition will begin 33'-3" back from the front wall at the original rear wall and will measure 22' wide on the first floor and 28' wide on the second floor, 62' deep, and will have a front ridge height of 30' and the rear ridge height of 32'.
- Three non-original aluminum windows, 2 on the front elevation and 1 on the south, side elevation will be removed and replaced with three wood 1-over-1 sash windows.
- The addition will feature wood beveled lap siding, and 1-over-1 wood sash windows and single lite wood fixed windows.

July 22, 2015 denied revisions to June scope:

- The one-story side addition on the north elevation will be inset 3'-8" from the existing north wall and the proposed gable roof and set of shutters have been removed. The one-story addition will measure 8'-3" wide and 12'-4" deep.
- The rear addition will be inset 6" on the south elevation at the original rear corner.

See enclosed application materials and detailed project description on p. 6-21 for further details.

**Public Comment:** One opposed. See Attachment A, p. 22.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
|                                     |                          |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
  - Non-Contributing
  - Park



1123 Oxford St

INVENTORY PHOTO



CURRENT PHOTO



**NEIGHBORING PROPERTIES**



1119 Oxford – Contributing – 1905 (neighbor)



1127 Oxford – Contributing – 1905 (neighbor)



1109 Oxford – Noncontributing – 2007 (blockface)



1115 Oxford – Contributing – 1920 (blockface)



1129 Oxford – Noncontributing – 2001-02 (blockface)



1131 Oxford – Noncontributing – 2009 (blockface)

**EAST ELEVATION – FRONT FACING OXFORD STREET**

EXISTING



*NON-ORIGINAL ALUMINUM WINDOWS*

**DENIED – 6/18/15**



**DENIED – 7/22/15 – NO PROPOSED CHANGES**



**NORTH SIDE ELEVATION**

EXISTING



DENIED – 6/18/15



DENIED – 7/22/15

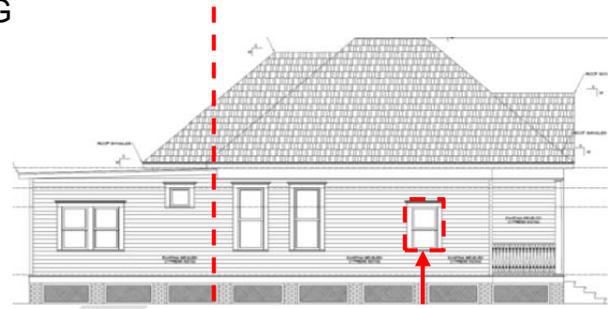


PROPOSED – addition is 4' shorter in total length



**SOUTH SIDE ELEVATION**

EXISTING



*NON-ORIGINAL ALUMINUM WINDOW*

DENIED – 6/18/15



DENIED – 7/22/15



PROPOSED - addition is 4' shorter in length



*ORIGINAL REAR WALL*

**WEST (REAR) ELEVATION**

EXISTING



DENIED – 6/18/15

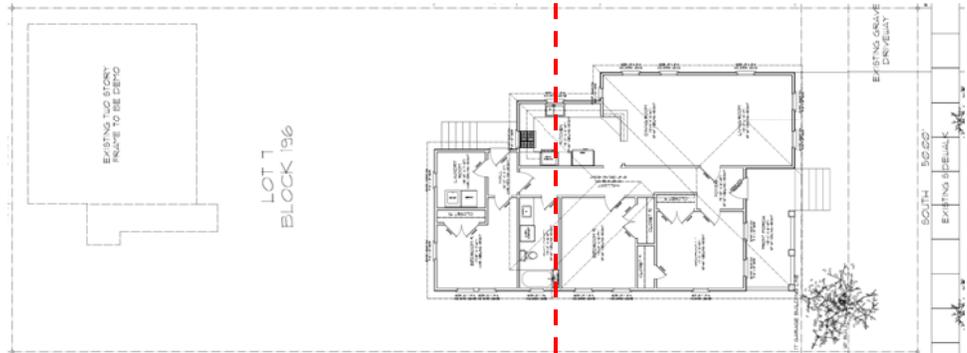


DENIED – 7/22/15 – NO PROPOSED CHANGES





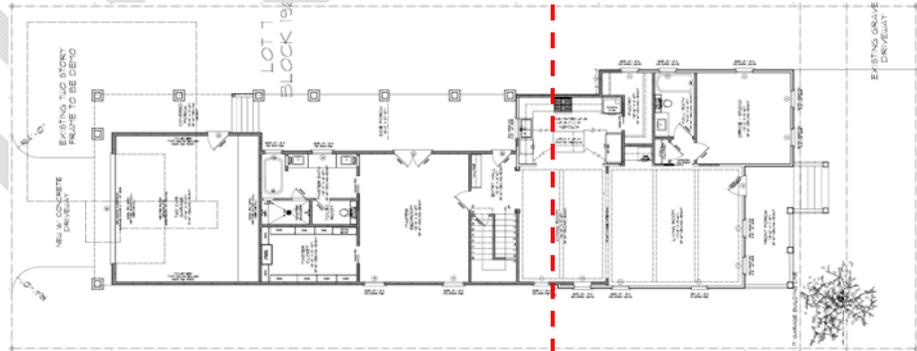
**SITE PLAN  
EXISTING**



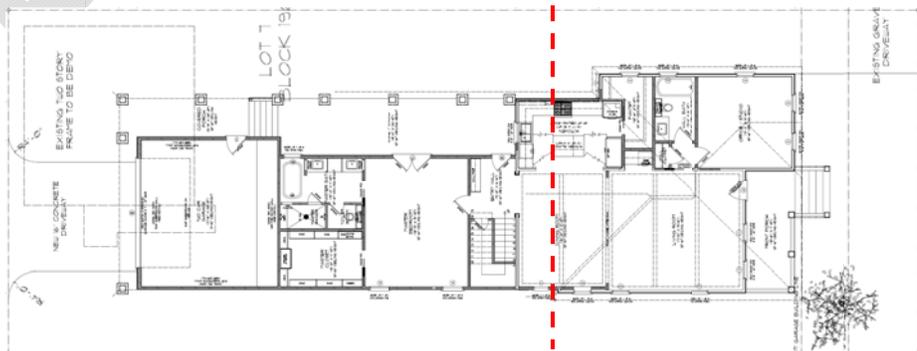
**DENIED - 6/18/15**



**DENIED - 7/22/15**



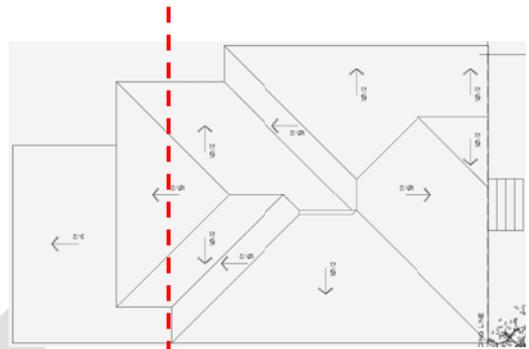
**PROPOSED - addition is 4' shorter in total length**



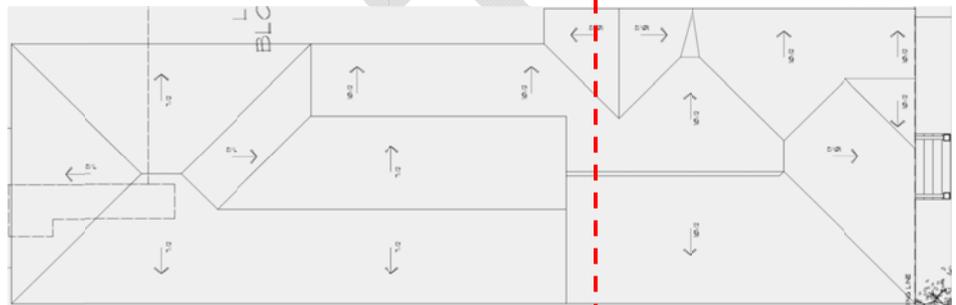
**ORIGINAL REAR WALL**



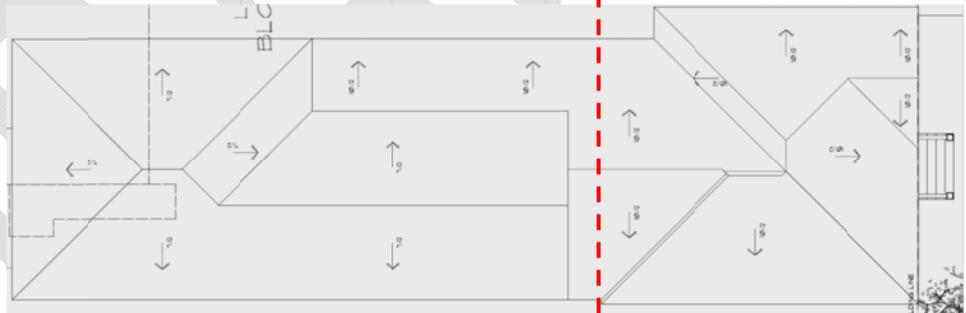
**ROOF PLAN  
EXISTING**



**DENIED – 6/18/15**



**DENIED – 7/22/15**



**PROPOSED - addition is 4' shorter in total length**

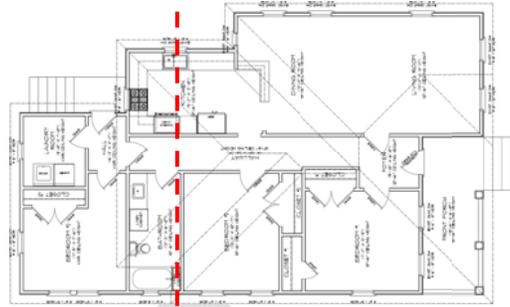


**ORIGINAL REAR WALL**



**FIRST FLOOR PLAN**

EXISTING



DENIED – 6/18/15



DENIED – 7/22/15



PROPOSED - addition is 4' shorter in length

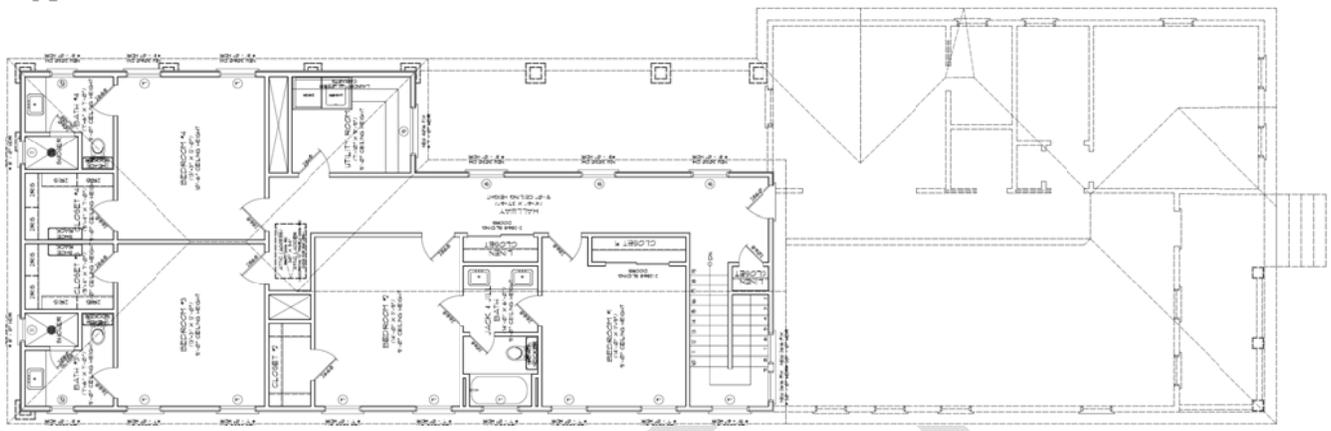


**ORIGINAL REAR WALL**

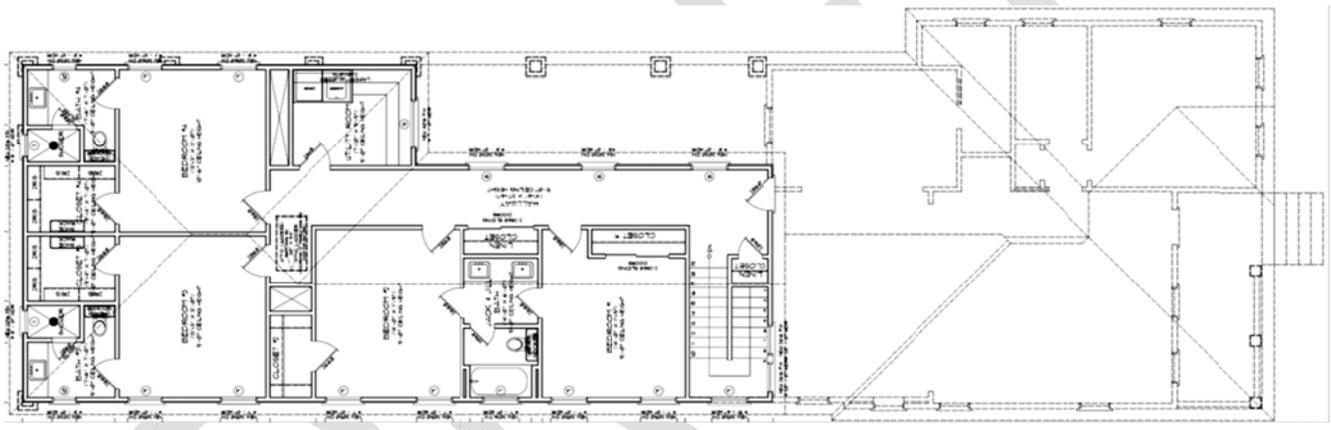


**SECOND FLOOR PLAN**

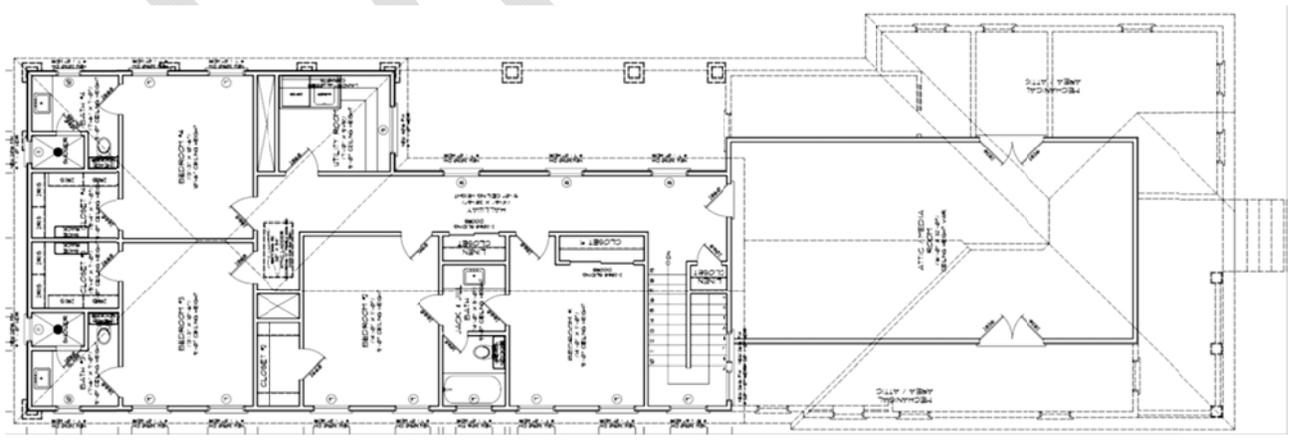
DENIED – 6/18/15



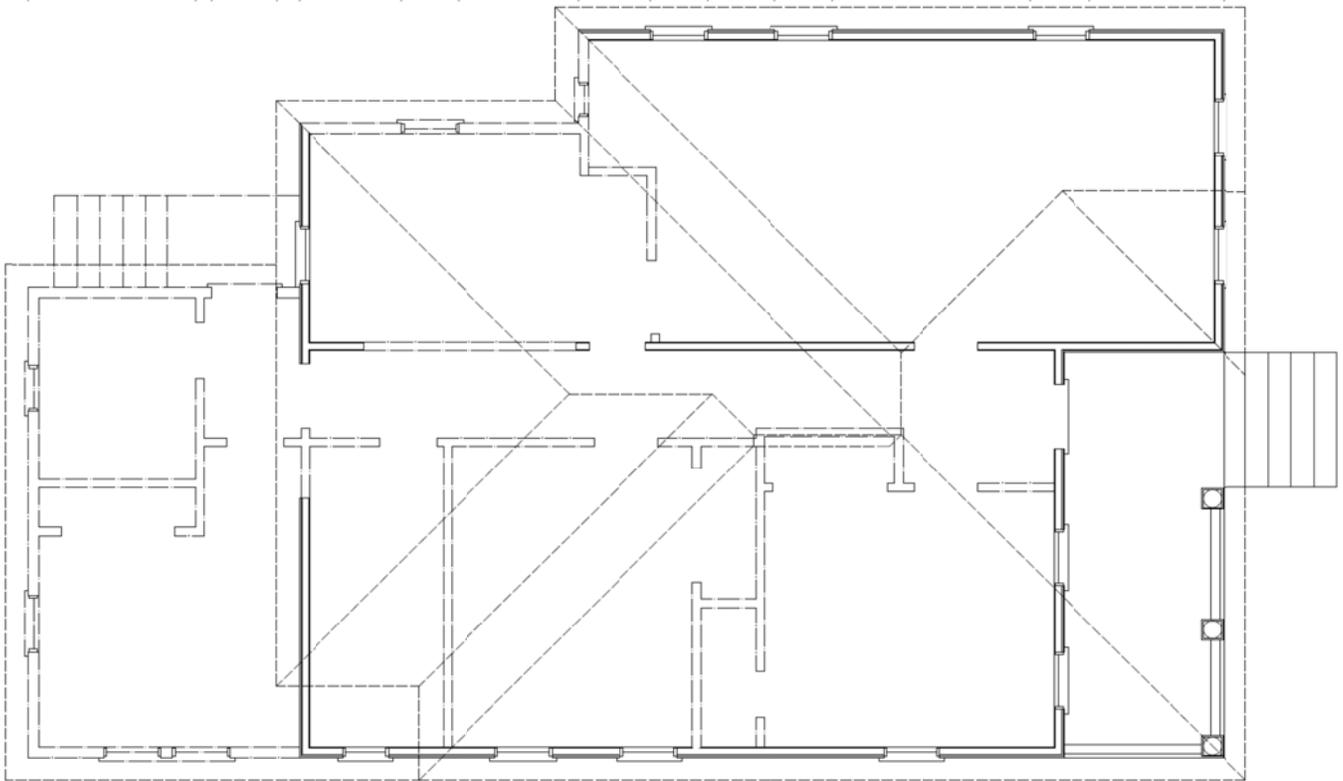
DENIED – 7/22/15



PROPOSED - addition is 4' shorter in total length



**DEMO PLAN**



DRAFT

**WINDOW / DOOR SCHEDULE**

## WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	MATERIAL
①	NEW	2'-6"	6'-0"	WOOD FRAME
②	EXISTING	2'-6"	6'-0"	WOOD FRAME
③	NEW	3'-0"	5'-0"	WOOD FRAME
④	NEW	3'-0"	6'-0"	WOOD FRAME
⑤	NEW	3'-0"	1'-6"	WOOD FRAME
⑥	NEW	2'-6"	1'-6"	WOOD FRAME
⑦	NEW	3'-0"	5'-0"	WOOD FRAME
⑧	NEW	3'-0"	3'-0"	WOOD FRAME
⑨	NEW	4'-0"	1'-6"	WOOD FRAME
⑩	NEW	2'-0"	3'-0"	WOOD FRAME
⑪	NEW	2'-0"	1'-6"	WOOD FRAME

## DOOR SCHEDULE

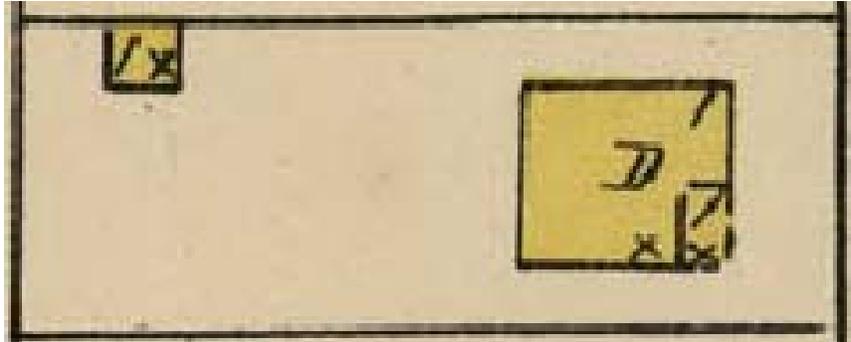
MARK	TYPE	WIDTH	HEIGHT	MATERIAL
Ⓐ	EXISTING	2'-10"	6'-8"	WOOD FRAME & TRANSOM
Ⓑ	NEW	2'-8"	8'-0"	WOOD FRAME
Ⓒ	NEW	5'-4"	8'-0"	WOOD FRAME
Ⓓ	NEW	3'-0"	8'-0"	WOOD FRAME
Ⓔ	NEW	16'-0"	7'-0"	WOOD FRAME

LINE OF SIGHT

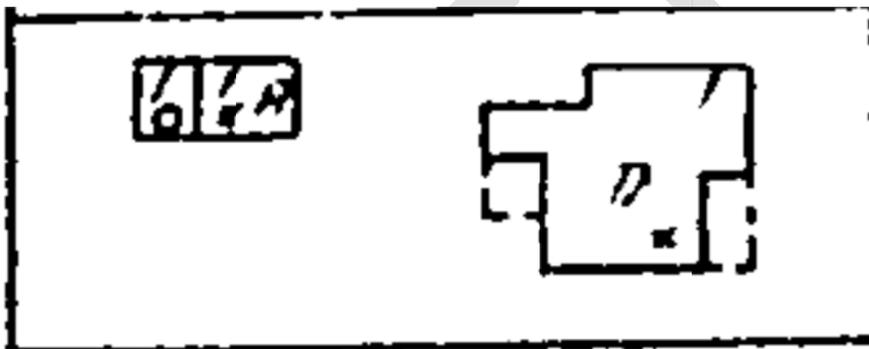


**SANBORN FIRE INSURANCE MAPS**

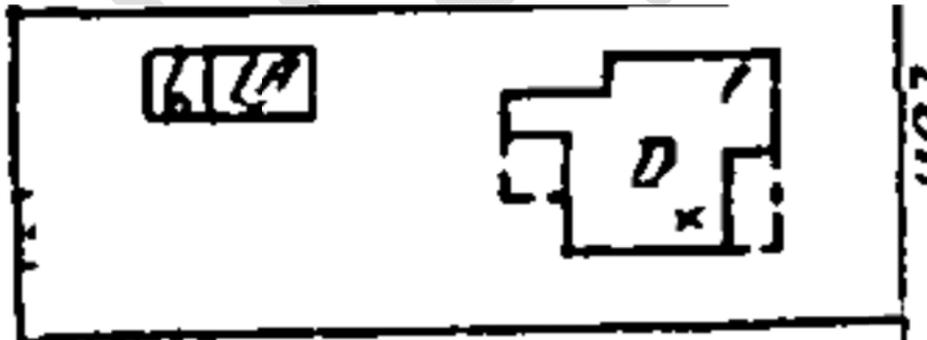
1919



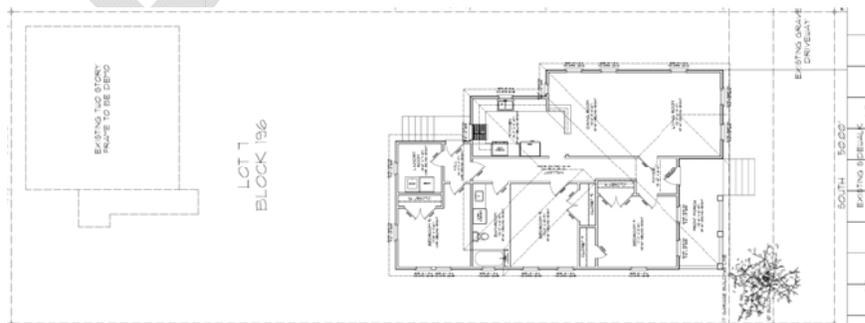
1924-1950



1925-1951



**CURRENT SITE PLAN**



**PHOTOS SUBMITTED BY APPLICANT**

**FRONT (EAST) ELEVATION**



NORTH (SIDE) ELEVATION



SOUTHEAST CORNER



WEST (REAR) ELEVATION



NORTHWEST CORNER



## PROJECT DETAILS

**Shape/Mass:** The residence measures 32' wide, 52'-7" deep, 13'-4" to the eave, and 26'-1" to the ridge. The residence features a non-original rear addition measuring 20'-9" wide and 12'-4" deep; the addition will be removed. The one-story addition will begin 28'-5" back from the front elevation and will be inset 3'-8" from the existing north wall. The one-story addition will measure 8'-3" wide and 12'-4" deep.

The 2-story portion of the addition will begin 45'-3" back from the front wall at the original rear wall and the south wall of the addition will be inset 6" from the existing south wall. The two-story addition will measure 22'-4" wide overall on the first floor and 27'-11" wide overall on the second floor, 57'-11" deep (*previously proposed 61'-11" deep*), and to 23'-1" the eave. The front ridge will have a height of 30' and the rear ridge will measure 32'-4" in height. The addition will feature a side porch measuring 8'-3" wide and 34' deep (*previously proposed 37' deep*).

**Setbacks:** The residence is setback 17'-11" from the front property line, 9'-3" from the north, side property line, 8'-9" from the side, south property line, and 61'-7" from the rear property line. The addition will be setback 58'-8" from the front property line, 9'-3" and 13'-5" from the side, north property line, 8'-9" from the side, south property line, and 16'-1" from the rear property line (*previously proposed 14'-7" from the rear property line*).

**Foundation:** The residence is built on a pier and beam foundation with a height of 2'-10". The proposed addition will be built on a pier and beam foundation with a height of 2'-10", to match the existing pier and beam foundation. The attached garage will be built on a slab foundation.

**Windows/Doors:** The residence features original wood 1-over-1 sash windows, and non-original aluminum windows. The residence features an original single lite wood paned entry door with a single lite transom. All of the original wood sash windows and original door will be retained with the exception of two wood sash windows located on the northwest corner that will be removed due to the one-story addition. The three non-original aluminum windows, two on the front elevation and one on the south elevation, will be replaced with wood 1-over-1 sash windows. The addition will feature wood 1-over-1 sash windows, single lite wood fixed windows, and single lite entry doors. The attached garage will feature a sectional overhead garage door. The one-story addition will feature a set of wood shutters.

**Exterior Materials:** The residence is clad with wood beveled lap siding; all original siding will be retained and repaired. The front porch features original round columns, wood guardrails, and concrete steps with non-original metal handrails; the columns, guardrails, and steps will be retained. The metal handrails will be replaced with wood handrails that match the existing guardrails. The addition will be clad with wood beveled lap siding and will feature a porch with wood square tapered columns with brick piers, wood guardrails, and steps with wood handrails.

**Roof:** The residence features a 10/12 gable on pyramid hip roof. The non-original addition features a 3/12 shed roof. The roof is clad with composite shingles. The one-story addition will tie into the proposed first floor 10/12 hip roof. The 2-story addition will feature a 7/12 gable on hip roof. The roof will be clad with composite shingles.

**Front Elevation:** Please see elevation drawings on pg. 6  
(East)

**Side Elevation:** Please see elevation drawings on pg. 7  
(North)

**Side Elevation:** Please see elevation drawings on pg. 8  
(South)

**Rear Elevation:** Please see elevation drawings on pg. 9  
(West)

**ATTACHMENT A**

**PUBLIC COMMENT**

**Houston Heights East Historic District**

Certificate of Appropriateness Applications for August 2015 HAHC Review

**Comments by J. Kent Marsh, AICP CUD**

**1123 Oxford – Alteration/Addition Re-submittal**

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.



J. Kent Marsh, AICP CUD  
1538 Arlington, HHEHD

**PUBLIC COMMENT 7/22/2015**

My review of the 6 applications for Certificate of Appropriateness for the month of July within the Houston Heights East Historic District is as follows:

Agenda # 31 – 1123 Oxford – I OBJECT to the granting of a Cof A for this proposal based on one issue. The applicant proposes to alter the roof line of the existing structure by the addition of a roof portion at the side of the original structure. This will alter the character of the existing structure and is not compatible with the unique style of the existing house.

J. Kent Marsh, AICP CUD, 1538 Arlington St., Houston Heights East Historic District

J. Kent Marsh, AICP CUD  
Vice President



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**From:** Charlie [redacted]  
**Sent:** Monday, July 20, 2015 3:09 PM  
**To:** Kent Marsh  
**Subject:** Re: July HAHC Meeting

- 1548 Cortlandt - Objection - too big of an addition.
- 1301 Arlington - Support
- 1447 Oxford - Support
- 1616 Cortlandt - Support
- 110 W.12 - Support
- 1123 Oxford - Objection - too big of an addition**

Charlie

**From:** Jonathan Smulian [redacted]  
**Sent:** Tuesday, July 21, 2015 12:54 PM  
**To:** Kent Marsh  
**Subject:** Re: July HAHC Meeting

1548 Cortlandt -OBJECT -gross overdevelopment of the site.Proposed addition dominates existing bungalow and destroys historical scale and character  
1301 Arlington, 1447 Oxford,1616 Cortlandt , NO OBJECTION  
110-112 W. 12th -SUPPORT

**1127 Oxford- OBJECT -overdevelopment of site and domination of existing bungalow by proposed addition destroys historic scale and character . Overdevelopment of historic lots in the Heights has lead and continues to lead to serious loss of of green areas; destruction of existing mature trees and loss of shade which affects micro climate and ambient temperatures; increased need and costs of airconditioning and minimizes on -site area into which rain water can percolate leading to increased run off into streets and the need for additional drainage expenditures at site , neighborhood and city level.**

On 7/20/2015 10:33 AM, Kent Marsh wrote:

**From:** Brie Kelman [REDACTED]  
**Sent:** Tuesday, July 21, 2015 11:51 AM  
**To:** Kent Marsh  
**Subject:** Re: July HAHC Meeting

31. [1123 Oxford St. Alteration-Addition Resubmittal](#)

Support - why is a deferral being recommended? If they have submitted a complete application, they are entitled to a recommendation. The addition starts behind the original rear wall of the house, so I'm not sure why there are any grounds for denial. In any event, I support this addition.

**PUBLIC COMMENT 6/18/2015**

**Houston Heights East Historic District Development Review Committee (ad-hoc)**

**Monthly Review Report**

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Jun-15	Date of Report:	16-Jun-15			
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC
	1227 Harvard	Katherine Peterson Langston	NA	Alteration - Addition Non-contributing	Support No Object Object	4 1
	1518 Columbia	Alexander Ridgway	Brickmoon Design	Addition/Foundation Revision	Support No Object Object	4 1
	1620 Arlington	Nick Eronko	Bungalow Revival	Alteration-Addition	Support No Object Object	4 1
	1534 Cortlandt	Darcie Durham	NA	Alteration - Porch	Support No Object Object	4 1
	1123 Oxford	Emiliano J Zazueta	Echelon Interest Group	Alteration-Addition	Support No Object Object	2 3
	1115 Arlington	Ronald Shane Brown	Cowside Properties	Alteration-Addition Revision	Support No Object Object	1 3*

\* This application is supported with the staff recommendation if the new siding is replaced with original salvage material.

See Attached Detailed Response

**From:** Jonathan Smulian [REDACTED]  
**Sent:** Monday, June 15, 2015 11:17 AM  
**To:** Kent Marsh  
**Subject:** Re: June HAHC Meeting

1227 Harvard -no objection  
1518 Columbia- no objection  
1620 Arlington -no objection  
1534 Cortlandt-no objection  
1341 Cortlandt - no report ?

**1123 Oxford -Object**

1115 Arlington - no objection if conditional approval implemented

**From:** Charlie [REDACTED]  
**Sent:** Monday, June 15, 2015 8:55 AM  
**To:** Kent Marsh  
**Subject:** Re: June HAHC Meeting

1227 Harvard - Approve  
1518 Columbia - Approve  
1620 Arlington - Approve  
1534 Cortlandt - Approve  
1341 Cortlandt - no app

**1123 Oxford - too big addition - Deny**

1115 Arlington - Approve

**From:** Zucker, Jim  
**Sent:** Saturday, June 13, 2015 12:38 PM  
**To:** Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian; Brie Kelman  
**Subject:** RE: June HAHC Meeting

1227 Harvard—Recommend approval.

1518 Columbia—Recommend approval.

1620 Arlington—Recommend approval.

1534 Cortlandt—Recommend approval.

1341 Cortlandt—No report is linked.

1123 Oxford—I recommend approval except for the gable on the one-story addition. The two story addition should not have to be inset any more than depicted on the proposed plans.

DRAFT

**From:** Brie Kelman [REDACTED]  
**Sent:** Monday, June 15, 2015 2:32 PM  
**To:** Zucker, Jim  
**Cc:** Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;  
[REDACTED]  
**Subject:** Re: June HAHC Meeting

1227 Harvard—Support

1518 Columbia—Support

1620 Arlington—Support

1534 Cortlandt— Support. Although I'm surprised that Staff is recommending approval for this. I am glad they are recommending approval.

1341 Cortlandt—No report is linked.

1123 Oxford— Support as drawn. I like the small 1-st story gable on the North wall because that helps the addition meet criteria 5: "*the proposed activity must maintain or replicate distinctive stylistic exterior features or example of skilled craftsmanship that characterize the building, structure, object or site.*" This small detail makes the final product MUCH better looking than the boring boxes the commission/staff is forcing people to build. I like Criteria 5, and think that recommending the owner to remove this great architectural detail is directly counter to Criteria 5. If the Ordinance was supposed to force people to build boring boxes, then it needs to say that. This addition starts at the back of the original structure. so I do not understand the basis for which they are being recommended for denial.

1115 Arlington - No objection. I would be interested to hear the owner's defense to the accusations. They claim there was termite damage beyond repair.

June 18, 2015 HAHC Meeting

Houston Heights East Historic District

Comments by J. Kent Marsh, 1538 Arlington HHEHD

Agenda item # 23 – 1123 Oxford

I OBJECT to granting a Certificate of Appropriateness for this application. The addition of a gable feature to the existing Queen Anne simplistic style historical house will provide a different visual characteristic not usually found in this type of architecture and would essentially be introducing a different style feature to the historic house. New additions to existing historic structures should be visually differentiated from the existing structure either by inseting the new addition or some other visual cue. This proposal would extend the existing structure without differentiation so that the new addition would seem to be a part of the existing historic structure which is the antithesis of intent. An addition to an existing historic structure should be a visual backdrop to the existing structure and allow the addition to be visually secondary to the predominant existing historical house.

J. Kent Marsh, AICP CUD

1538 Arlington, Houston Heights East Historic District

DRAFT