

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Daniel S. Turner, architect for Travis Player, owner

**Property:** 1023 Oxford Street, Lot 5, Block 221, Houston Heights Subdivision. The property includes a historic 1,880 square foot two-story wood frame single family residence and detached garage situated on a 6,650 square foot interior lot.

**Significance:** Contributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** Alteration –Addition

The rear / alley facade will feature a new addition to the home consisting of a mixture of pier and beam with slab on grade foundation. The single-story addition contains the primary bedroom, primary dressing room, primary restroom, and mud room. The addition will be cladded in smooth siding and a metal roof. The existing structure will receive a new sliding door assembly in the living room area. All four original corners of the home are to remain intact.

See enclosed detailed project description and drawings for further details

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

**Civic Association:** No comment received.

**Recommendation:** -

**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

- (1) The proposed activity must retain and preserve the historical character of the property; Staff criteria comments 10pt. italic, red. Delete bottom sections if DGs don't apply.
(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.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



1023 Oxford

Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



**CURRENT PHOTO**



**EAST ELEVATION – FRONT FACING OXFORD STREET**

**EXISTING**



**02** EXISTING EAST (OXFORD STREET) ELEVATION  
1/4" = 1'-0"

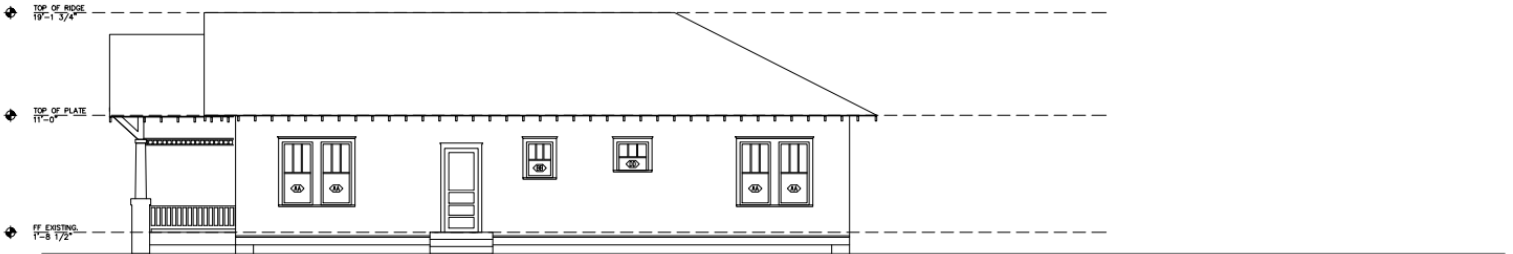
**PROPOSED**



**01** PROPOSED EAST (OXFORD STREET) ELEVATION  
1/4" = 1'-0"

**NORTH SIDE ELEVATION**

**EXISTING**



02 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

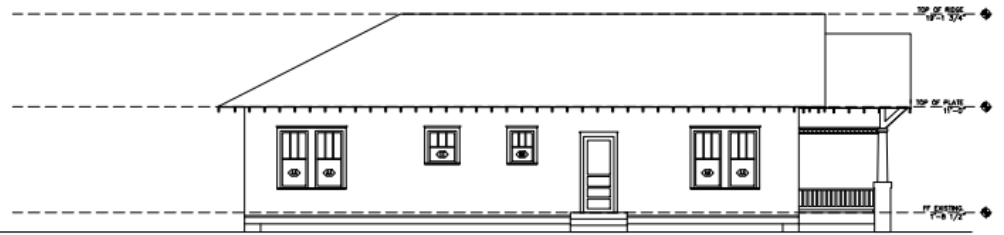
**PROPOSED**



01 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

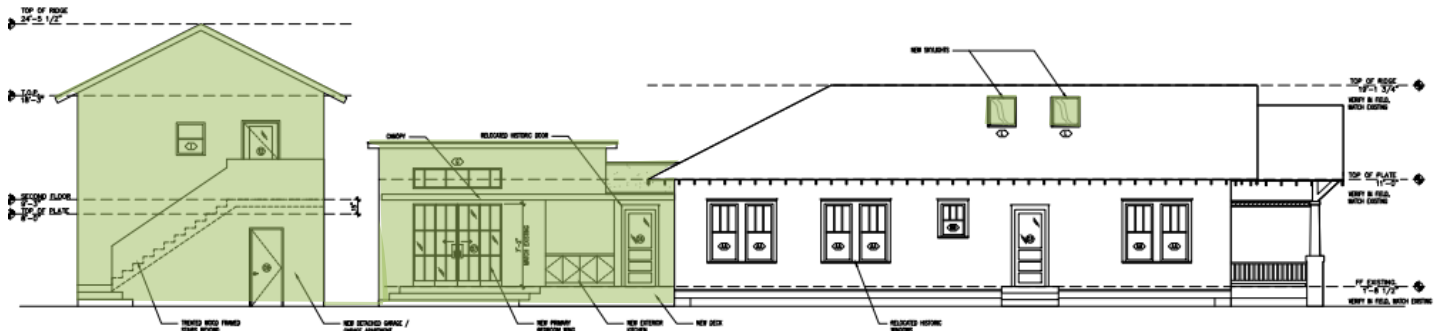
**SOUTH SIDE ELEVATION**

EXISTING



02 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

PROPOSED



01 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

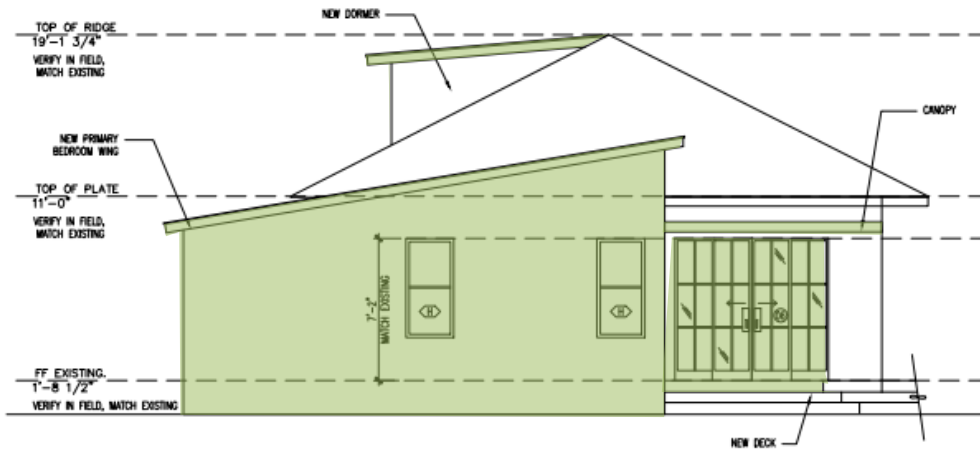
**WEST (REAR) ELEVATION**

EXISTING



04 EXISTING WEST ELEVATION  
1/4" = 1'-0"

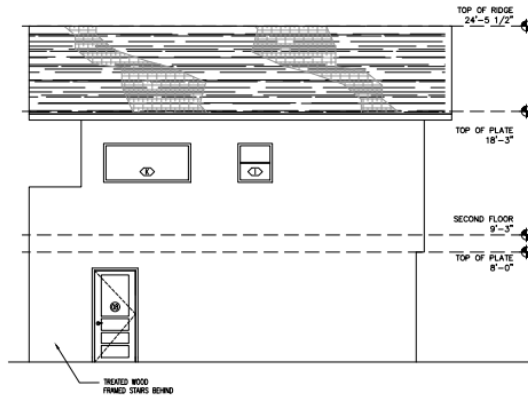
PROPOSED



03 PROPOSED WEST ELEVATION  
1/4" = 1'-0"

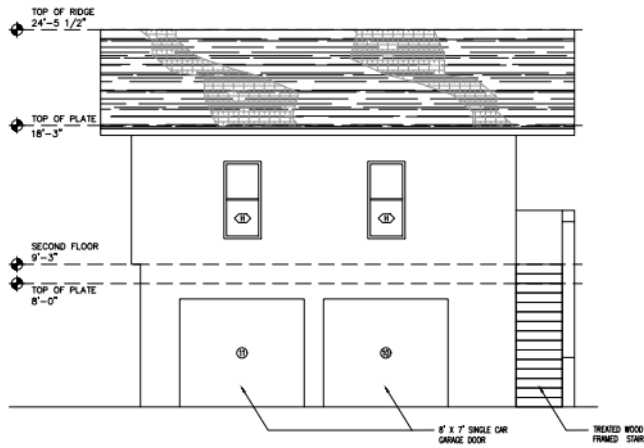


**EAST (ALLEY) ELEVATION**  
**PROPOSED**



01 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

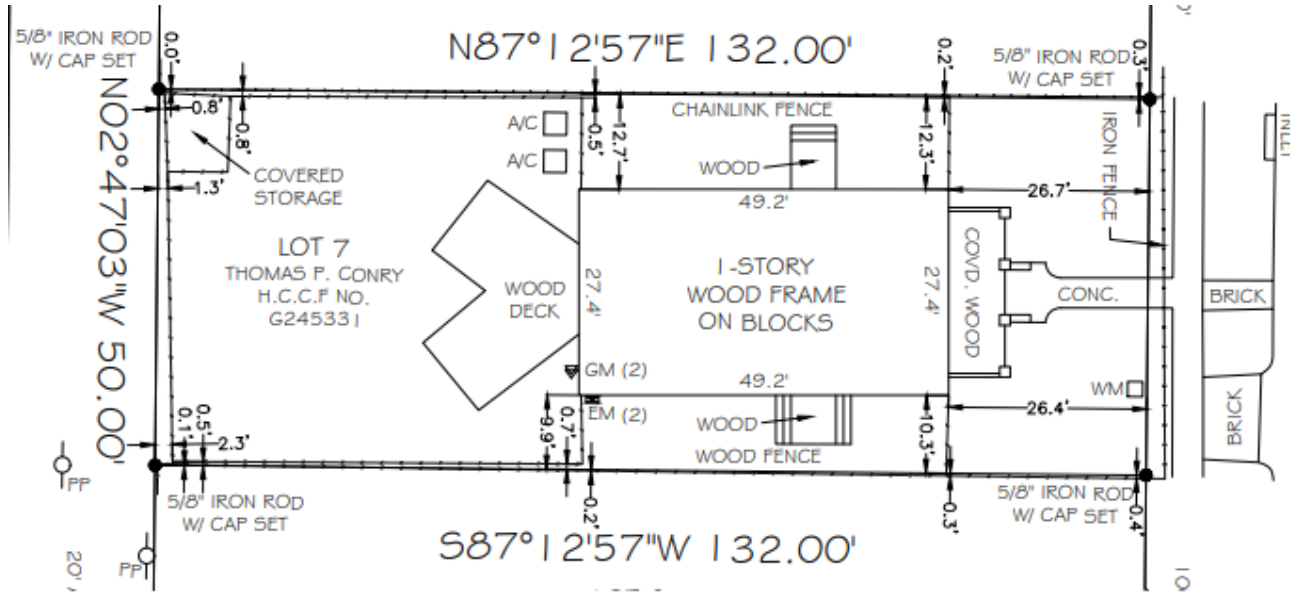
**WEST (ALLEY) ELEVATION**  
**PROPOSED**



01 PROPOSED WEST (ALLEY) ELEVATION  
1/4" = 1'-0"

SITE PLAN

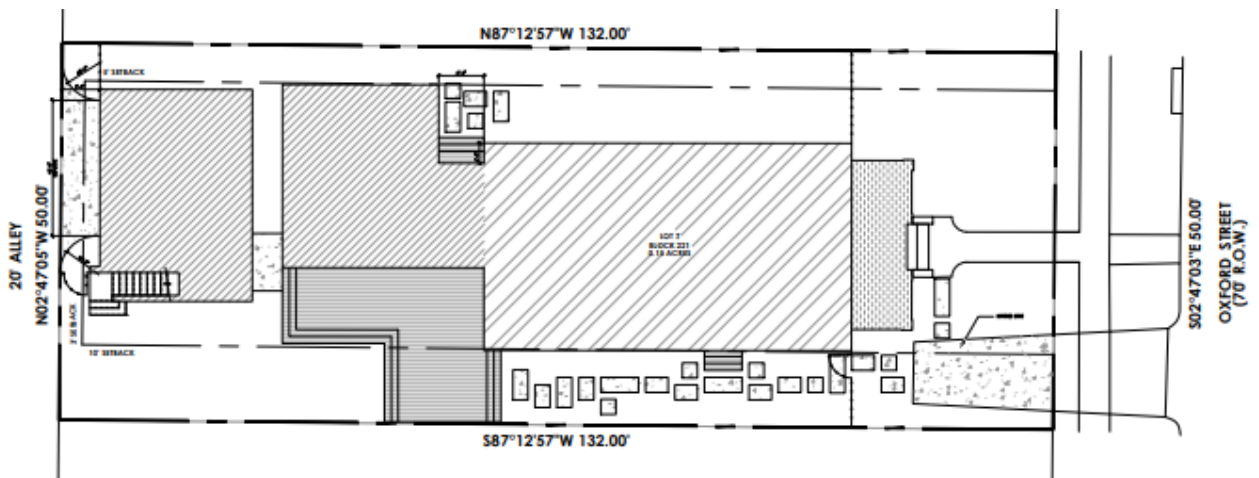
EXISTING



02 EXISTING SITE PLAN  
1/4" = 1'-0"



PROPOSED

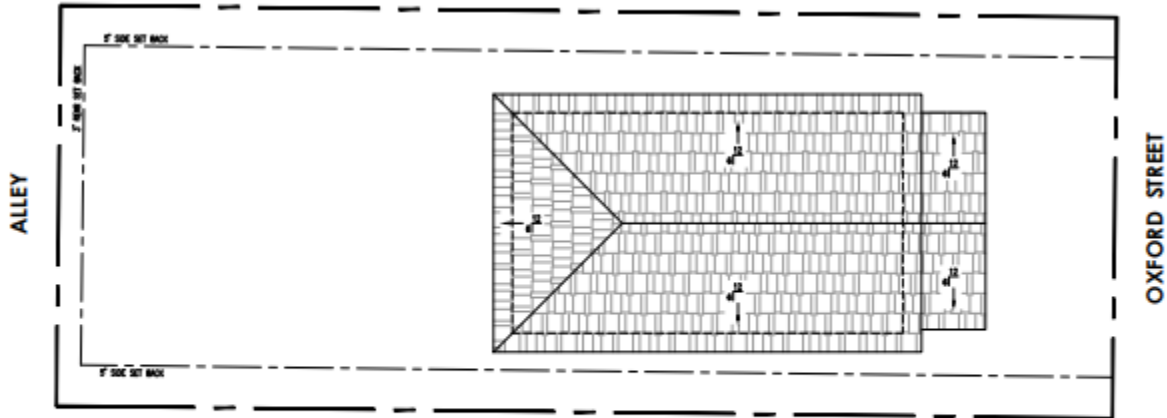


01 PROPOSED SITE PLAN  
1/4" = 1'-0"



### ROOF PLAN

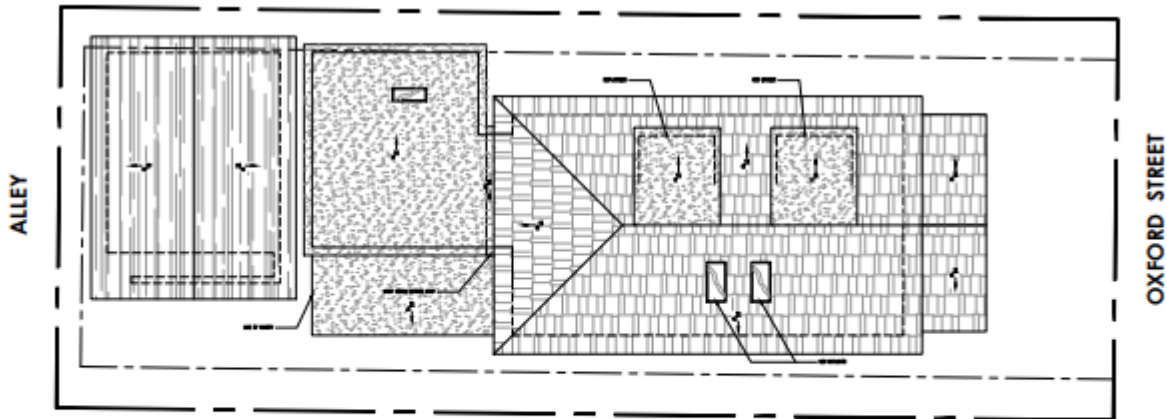
EXISTING



02 EXISTING ROOF PLAN  
1/4" = 1'-0"



PROPOSED

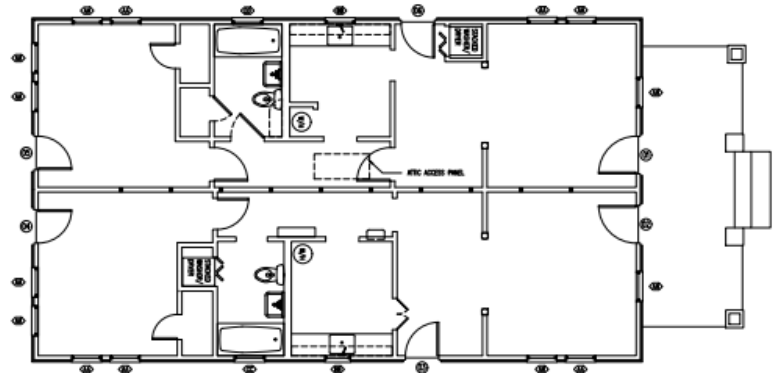


01 PROPOSED ROOF PLAN  
1/4" = 1'-0"



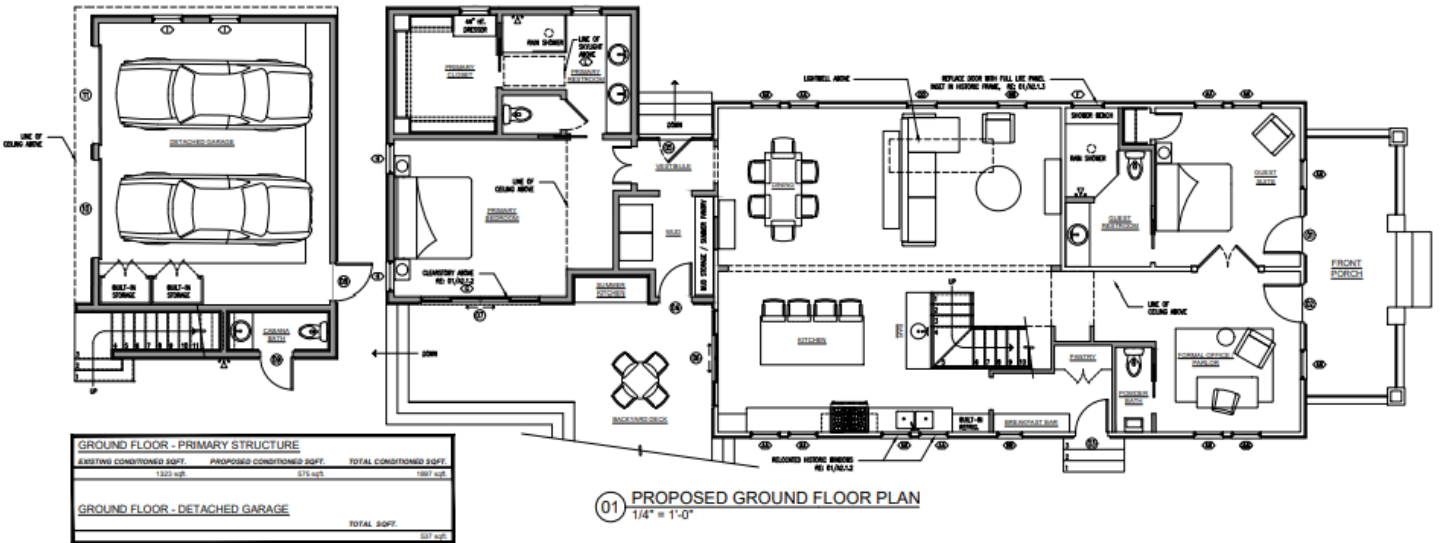
FIRST FLOOR PLAN

EXISTING



02 EXISTING GROUND FLOOR PLAN  
1/4" = 1'-0"

PROPOSED



01 PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"

SECOND FLOOR PLAN

PROPOSED

