

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: New Construction –Garage

The applicant is proposing to construct a 572 detached garage and a 492 detached garage apartment. The detached garage / apartment is a two story, new construction which is accessible from the alley to the west of the site, it is a two-car garage. The roof pitch is 6/12 to match the original home.

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

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.



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"

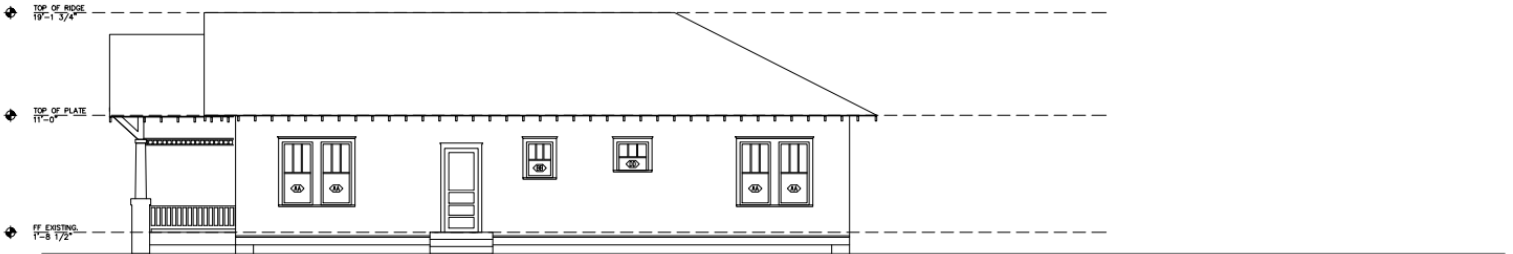
PROPOSED



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

NORTH SIDE ELEVATION

EXISTING



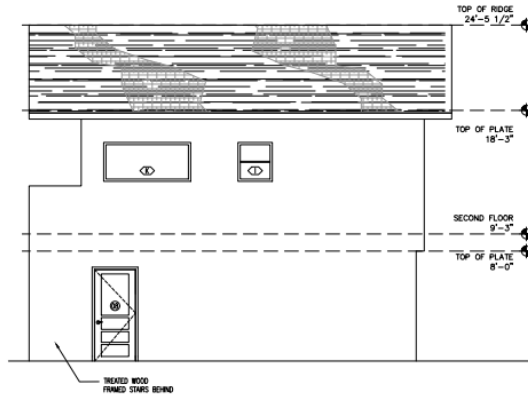
02 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED



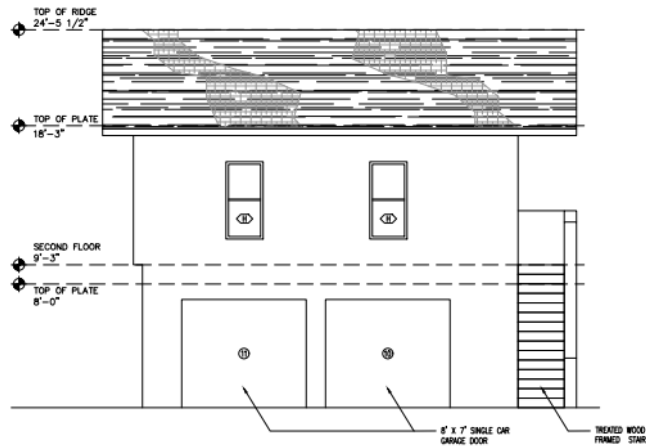
01 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

EAST (ALLEY) ELEVATION
PROPOSED



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

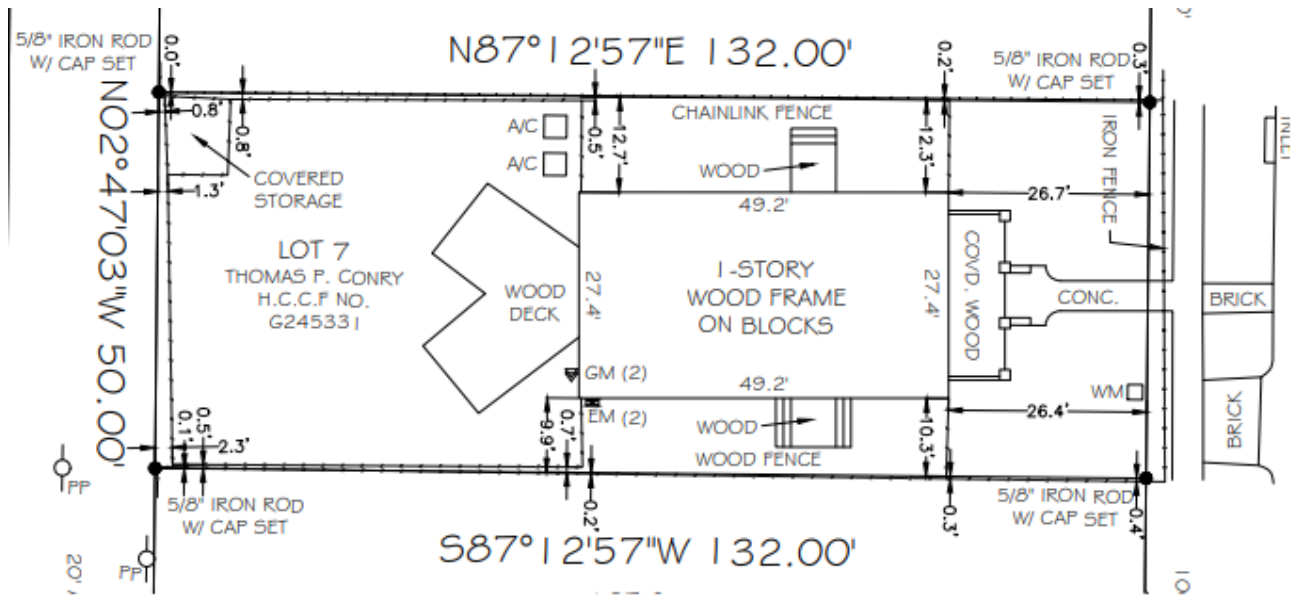
WEST (ALLEY) ELEVATION
PROPOSED



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

SITE PLAN

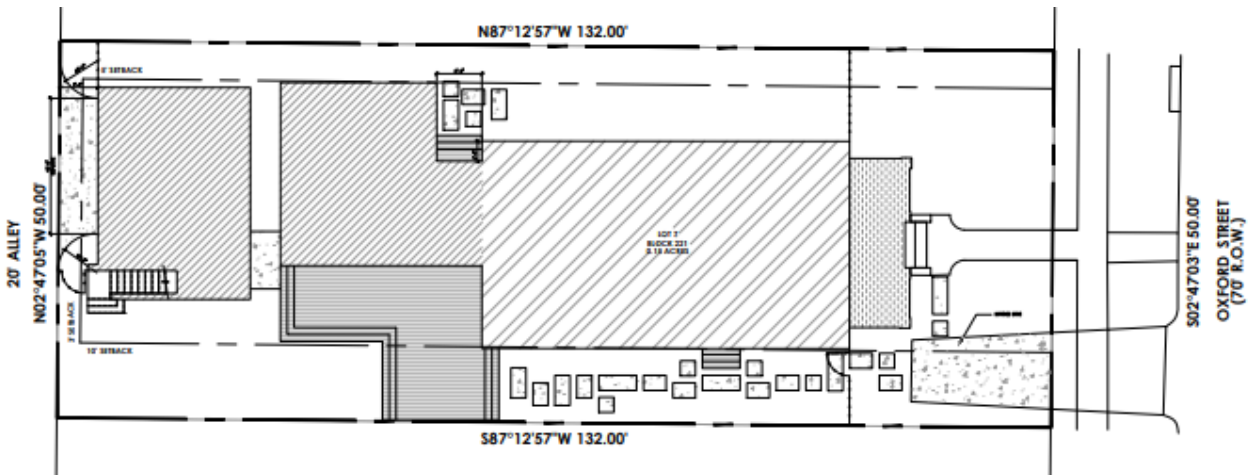
EXISTING



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



PROPOSED

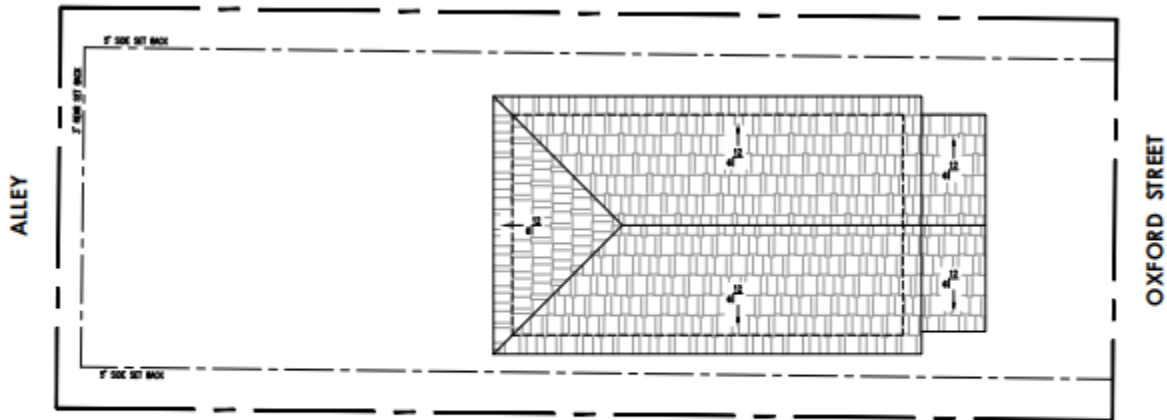


01 PROPOSED SITE PLAN
1/4" = 1'-0"



ROOF PLAN

EXISTING



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

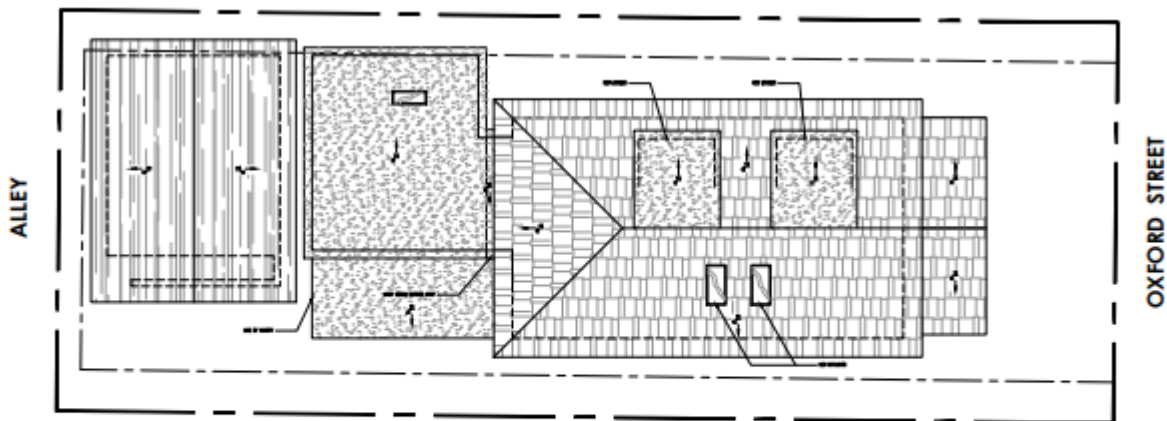


TRUE NORTH



PLAN NORTH

PROPOSED



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



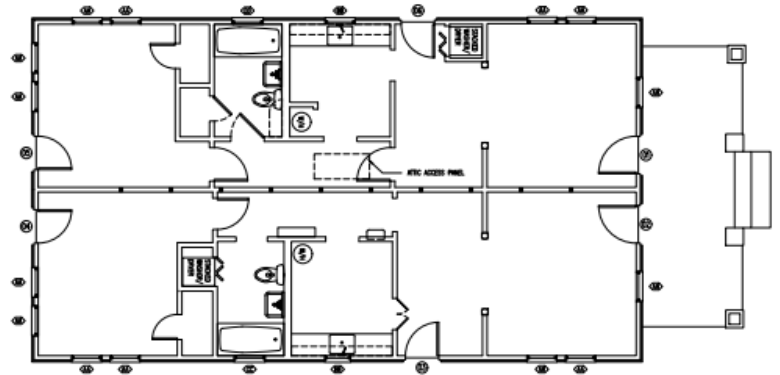
TRUE NORTH



PLAN NORTH

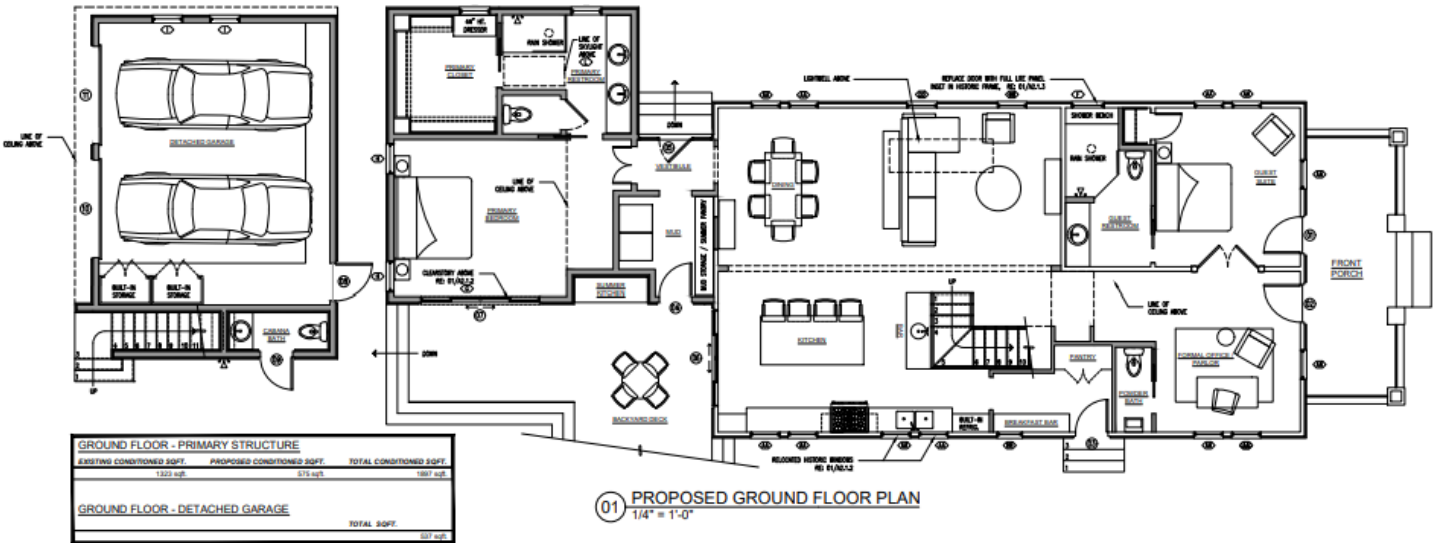
FIRST FLOOR PLAN

EXISTING



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

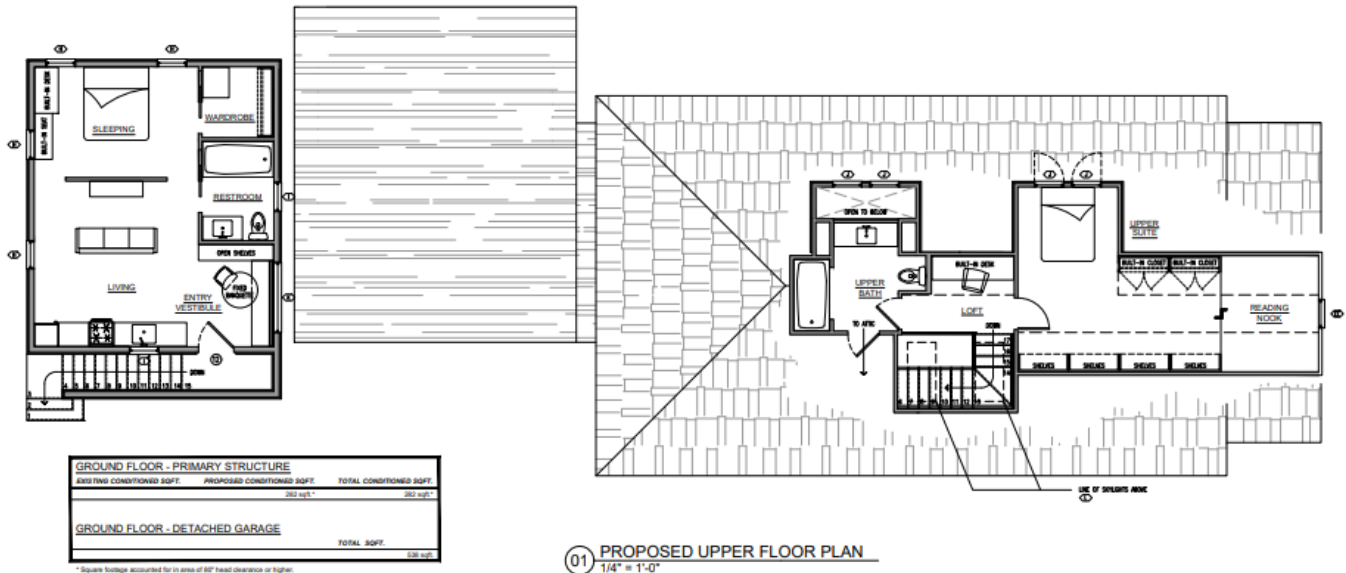
PROPOSED



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

SECOND FLOOR PLAN

PROPOSED



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