

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 31, 2021

**Applicant:** Mark Van Doren, agent for, Ronnie Blandford, owner

**Property:** 1515 Oxford Street, Tract 8 & 9a, Block 136, Houston Heights Neighborhood Subdivision. This a vacant property situated on an 8,250 square foot (62.50' x 132') interior lot.

**Significance:** The property is a vacant lot located in the Houston Heights East Historic District. Denied COA for new construction at 1-28-2016 HAHC. Denied COA for new construction at 7-25-2018 HAHC. Approved COA for new construction at 10-18-2018 HAHC. Denied COA for new construction at 7-25-2018 HAHC.

**Proposal:** New Construction – Single Family Residential

- 2,112 first floor sq. ft. and 978 second floor sq. ft.
- 20' front setback; 48' rear setback; 9' 4-1/2" North side setback; 6'-8" South side setback
- Ridge height 29' 3-1/2"
- First floor roof pitch 4:12; Second floor roof pitch 6:12
- Standing seam metal roof
- Concrete front porch steps
- Mix of board & batten and smooth Hardie plank siding
- four-over-one, inset & recessed, wood JELD-WEN windows
- Concrete foundation made to look like pier-on-beam with vents
- Finished floor height of 2'

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

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions:**                      **Make the foundation of the front porch in the side and front elevation appear to be at the same height of the foundation of the main house.**

**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

[X] [ ] [ ] (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; The setbacks move the building mass towards the center of the lot. See measurable standards setbacks below.

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

[X] [ ] [ ] (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; The proportions are similar to the existing contributing structures in the context area.. The new construction aligns with the historic structures in the context area through the height of its foundation, porch, porch eaves, plate heights, and eaves.

The context area has six remaining one-story contributing structures. Typical eave heights are 10'-12' and a porch eave height of 9'-11'. The typical contributing structures have a width of 25'-35'. Typical front setbacks are 20'. Typical ridge height 2-story in HHE is 27'.

[X] [ ] [ ] (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 The F.F.E., porch eave height, first floor plate heights are proportionally similar to the existing contributing structures in the context area. This vacant lot is atypical in lot size (62.50'x132') which has a longer width than the typical lots that are 50' wide.

HEIGHTS DESIGN GUIDELINES

[X] [ ] [ ] In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

(Houston Heights Design Guidelines: Qualitative Guidelines for New Construction)

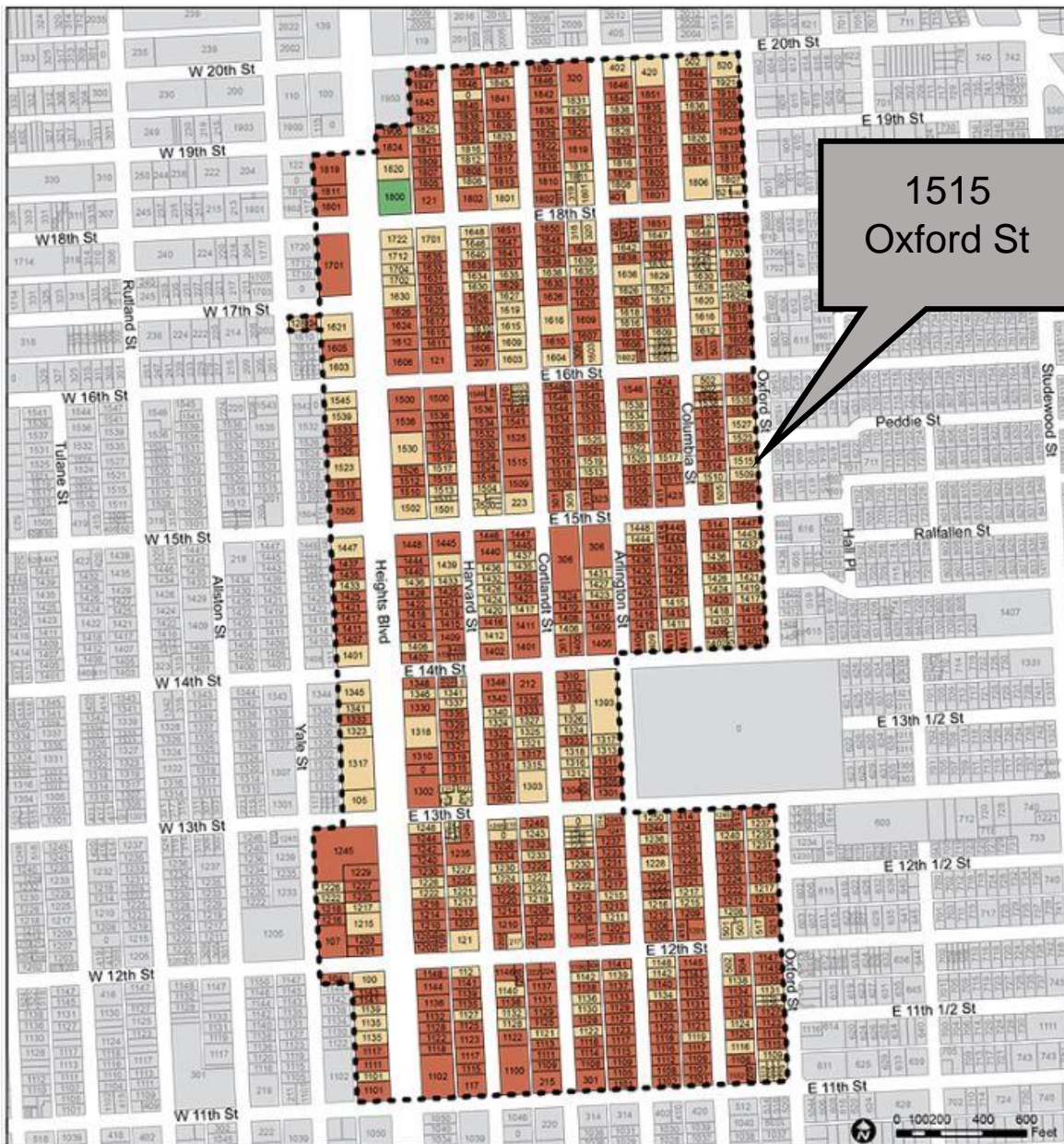
(Sec.7-1) Design a new building to reflect contemporary trends in architecture. New construction should reflect the time period in which the building is built. While many people think that new buildings in a historic district should look "historic," best practices in historic preservation — in place for more than 50 years and applied all over the United States — encourage new buildings and additions to look new. Designs should be "differentiated but compatible." Attempts to design new "historic" buildings often fail because of inaccurate

scale, proportions, and detailing. In addition to failed recreations of historic buildings, even an accurate design of a historic style is inappropriate since it confuses history and the understanding of the district.

(Sec.7-4) Either horizontal siding or vertical board-and-batten siding are allowed. The guidelines does not state whether a mix of the two are inappropriate nor does the guidelines state that only one or the other must be used. The proposed mix of horizontal siding and vertical board-and-batten siding will differentiate it from the historic structures.

(p.7-6) A new building may be built on a slab-on-grade foundation...as long as it is detailed to look like pier-on-beam construction.

District Map



1515  
Oxford St

Houston Heights East Historic District

Historic District Boundary

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

Established: February 20, 2008

Source: GIS Services Division

Date: May 1, 2013

Reference: pj17025\_Heights\_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Current Photo**



**Context Area – Contributing Structures**

**1501 Oxford St**



**1505 Oxford St**



**Context Area – Contributing Structures**

**1519 Oxford St**



**1531 Oxford St**

Front Setback to wall 20' Front Width 24' 3" F.F.E. 2' First Floor Plate Height 10' Ridge Height 27' 4" Roof Pitch 12:12 Eave Height 14'



**1543 Oxford St**

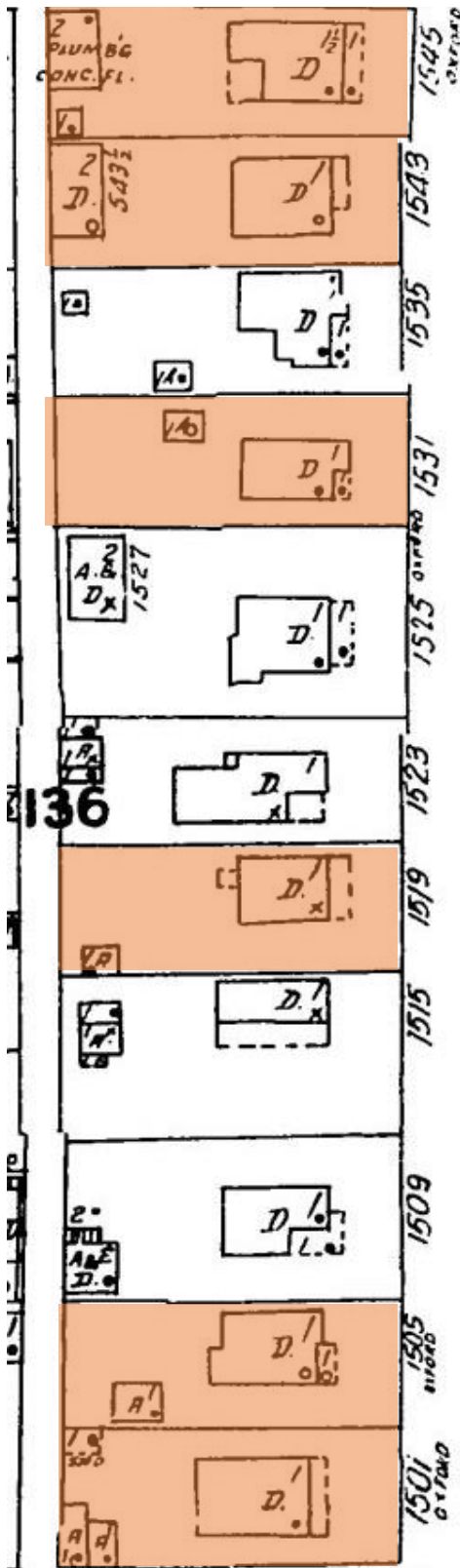


**1545 Oxford St**

Front Setback to wall 26' Front Width 24' 3" F.F.E. 2' First Floor Plate Height 10' Ridge Height 27' 4" Roof Pitch 12:12



Context Area – Highlighted Structures Are Contributing



**Contributing Structures in Houston Heights East Historic District**





**Contributing Structures in Houston Heights East Historic District**



1825 Arlington - Contributing



1432 Arlington - Contributing

**Non-Contributing Structures in Houston Heights East Historic District**



1612 Columbia – Non-Contributing



1621 Columbia – Non-Contributing

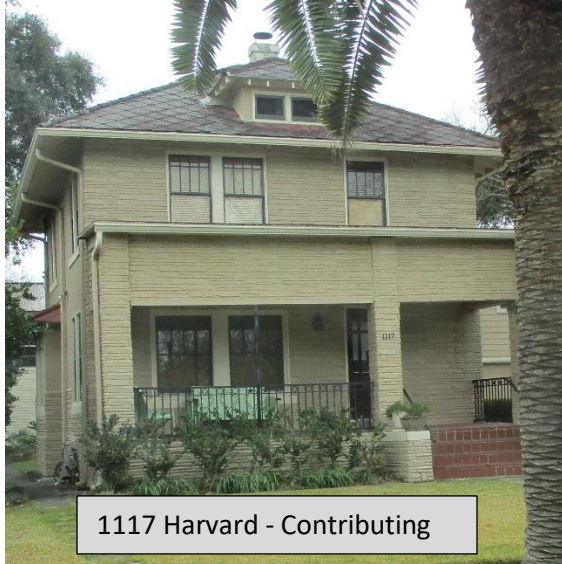
Photos Provided By Applicant



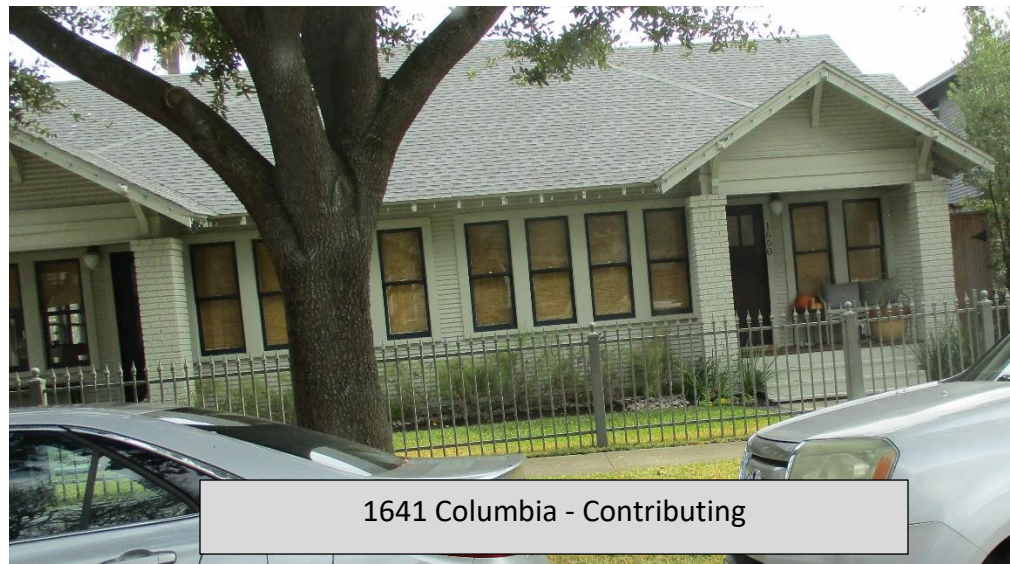
1615 Oxford - Contributing



1719 Oxford - Contributing



1117 Harvard - Contributing



1641 Columbia - Contributing

Photos Provided By Applicant



**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

S D NA

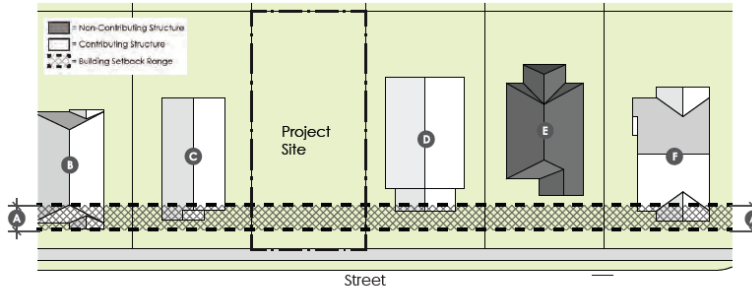
S - satisfies D - does not satisfy NA - not applicable

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: 8,250  
 Max. Allowed Lot Coverage: 3,135  
 Proposed Lot Coverage: 2,232  
 Remaining Amount: 903

Front Setbacks (New Construction) The setback is the distance from the property line to the front wall, porch, or exterior feature.



KEY	MEASUREMENT	APPLICATION
A	RANGE	Locate the front of the primary building within the range of front setbacks for contributing buildings within the context area.

Proposed front setback: 20' (to porch) 29' 6" (to front wall)

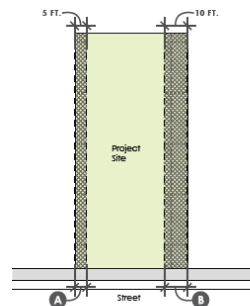
Rear Setbacks (Addition and New Construction)

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" (Garage/Garage Apt) (15' alley plus 9' rear setback gives a 24' clearance)

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
	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
	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
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (south): 6'-8"

Proposed side setback (north): 9' 4-1/2"

Cumulative side setback: 16'-1/2"

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: 8,250

Max. FAR Allowed: 3,300

Proposed FAR: 3,207

Remaining Amount: 93

Side Wall Length and Insets (Addition and New Construction) The design standards establish how long a wall can be before a portion of a wall must be inset.

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

Side Wall Length: 25' 8" (North)

Inset Length: 15' 10" (North)

Side Wall Length: 21' 1/2" (South)

Inset Length: 20' 6" (South)

**HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS**

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Building Wall (Plate) Height (Addition and New Construction)

Sec. 5-16: Two-story new construction must not exceed the plate height limits shown in the table below.

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: 2' 0"  
 Proposed first floor plate height: 10'  
 Proposed second floor plate height: 9'

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Eave Height (Addition and New Construction)

**PRIMARY BUILDING 1-STORY  
EAVE HEIGHT RANGE**

**PRIMARY BUILDING 2-STORY  
EAVE HEIGHT RANGE**

KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 22' 0"

Porch Eave Height (Addition and New Construction)(Measured from eave to ground)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 10' 10-1/2"

Front Wall Width and Insets (New Construction)

MEASUREMENT	APPLICATION
30 FT.	Maximum front wall width before inset
4 FT.	Minimum width of inset section of front wall
40 FT.	Maximum width of 1-story building for lots </= 50 ft wide
35 FT.	Maximum width of 2-story building for lots </= 50 ft wide
50 FT.	Maximum width of building for lots > 50 ft wide

Proposed front wall width: 36' 4" (Max. width of building for lots greater than 50' wide)  
This lot is 62.50' wide.

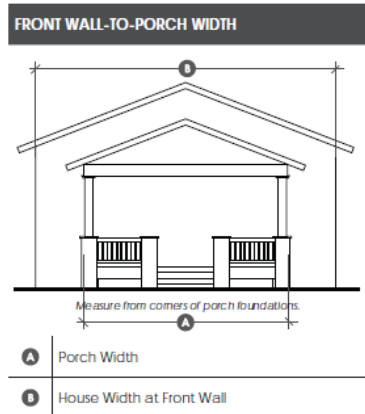


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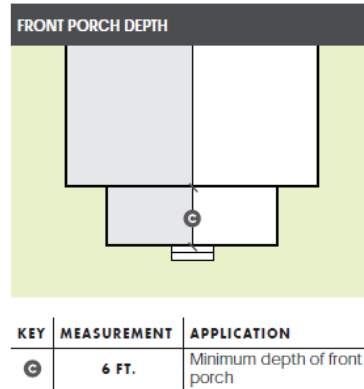
Front Porch Width and Depth (Addition and New Construction)

The width of a porch is measured between the corners of the porch foundation at the front of the porch.

A front porch must be at least 6' deep.



KEY	MEASUREMENT	APPLICATION
<b>A</b>	50%	Minimum percentage of front wall width that is covered by porch



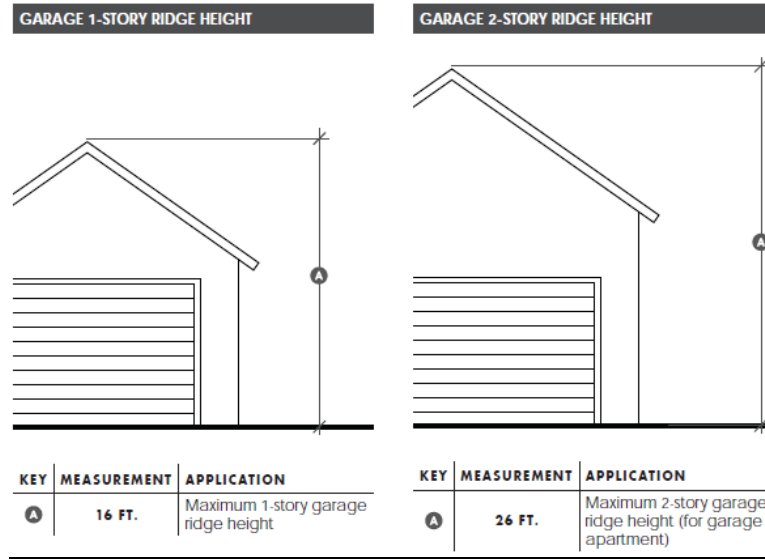
Proposed front porch width: 36' 4" (Design a new residential bldg. with a one-story front porch that is at least half as wide as the front wall of the house. Two-story front porch may not be more than half as wide as the front of the house (sec. 5-19)

Proposed front porch depth: 9'-1"

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Detached Garage Ridge Height (New Construction)

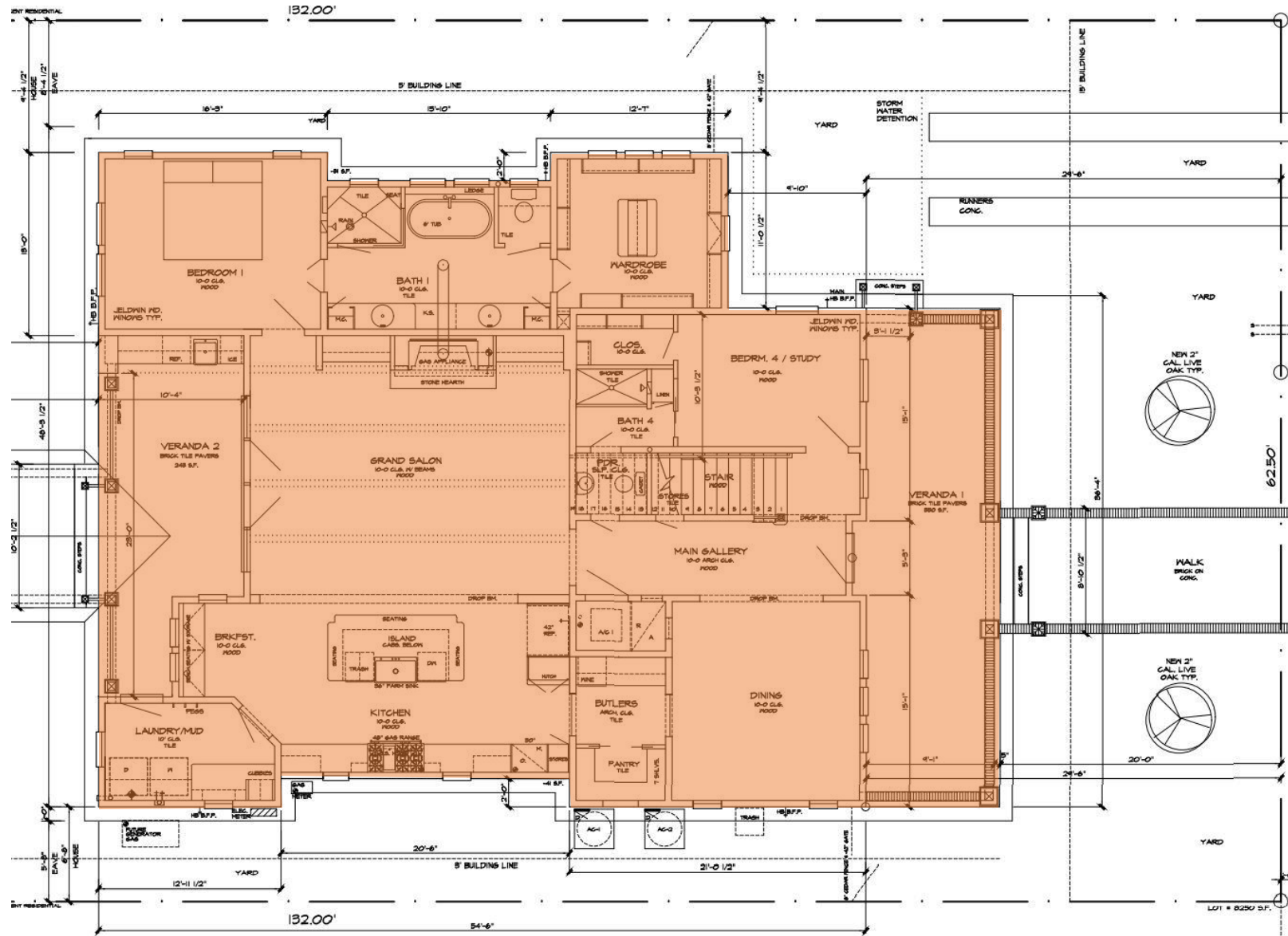
Ridge height is the distance from grade to the top of point of the roof (the ridge).



Proposed ridge height: 25' 8"

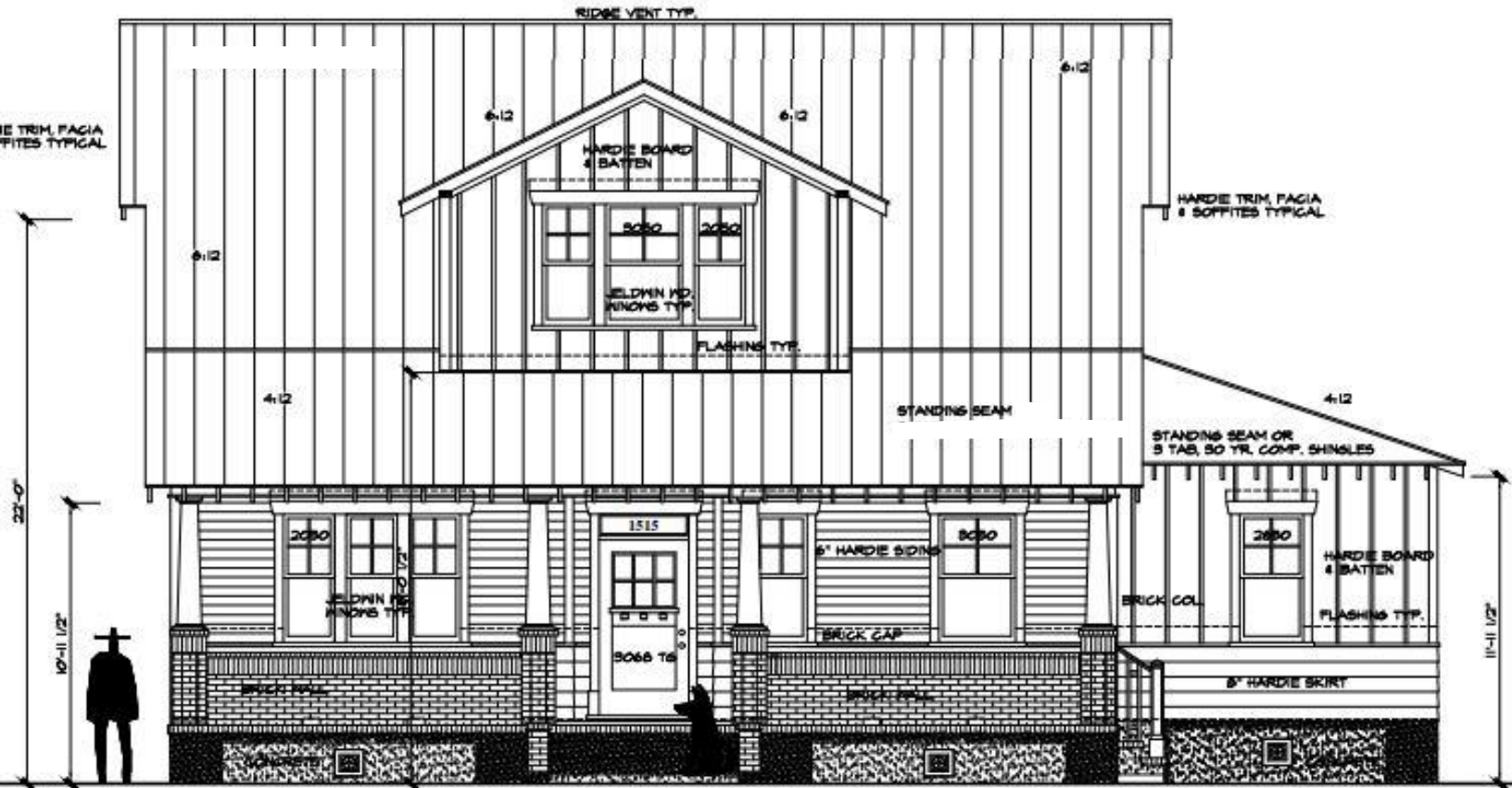


Proposed First Floor Plan

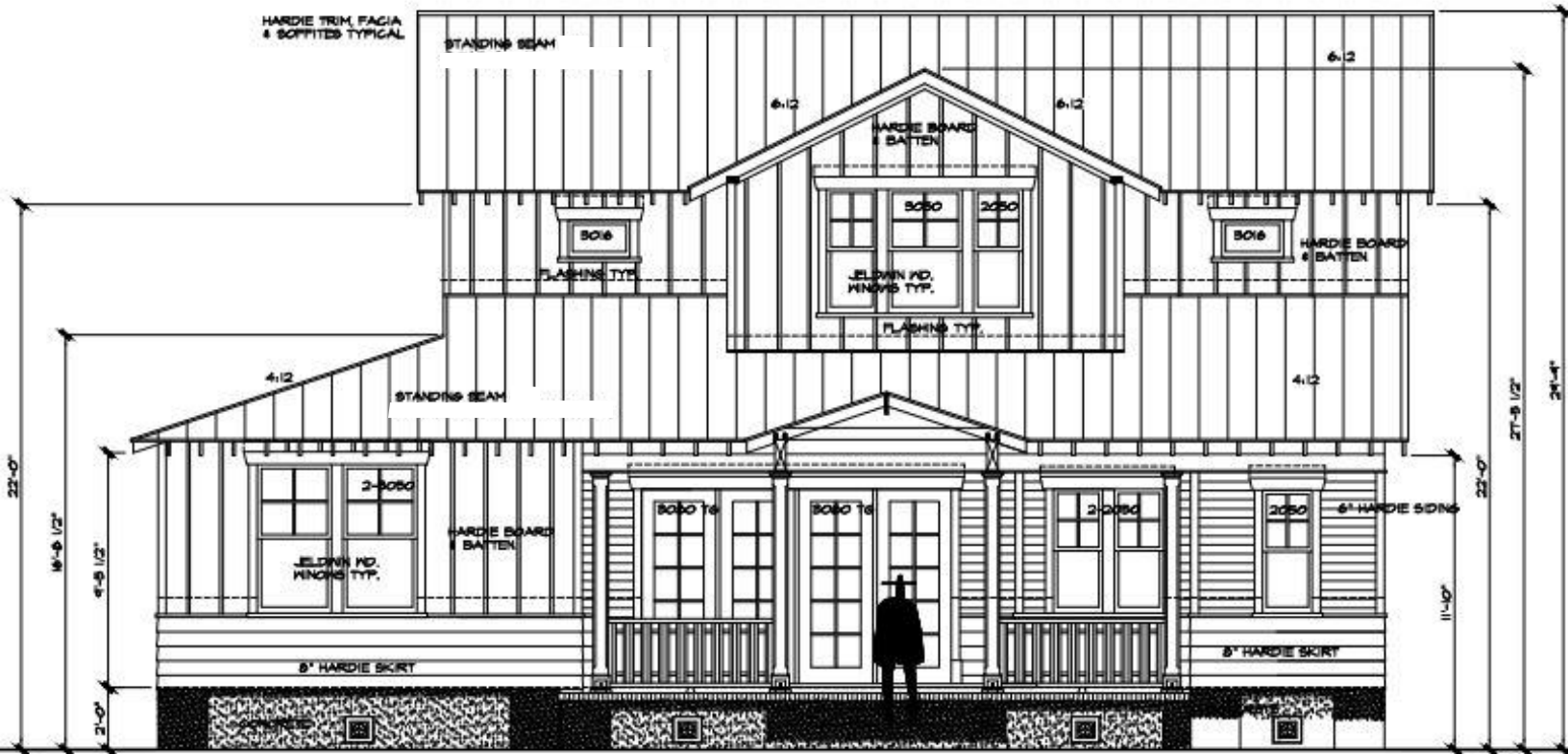




Proposed Front (East) Elevation



Proposed Rear (West) Elevation



Proposed South Elevation



Proposed North Elevation

