

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 – Garage and Garage Apartment

- 648 first floor sq. ft. and 648 second floor sq. ft. (24'x27')
- 9' rear setback; 31' 6" North side setback; 5' South side setback
- Ridge height 25' 8" and roof pitch 5:12
- Standing seam metal roof
- Smooth Hardie plank siding
- four-over-one, inset & recessed, wood Jeld-Wen windows

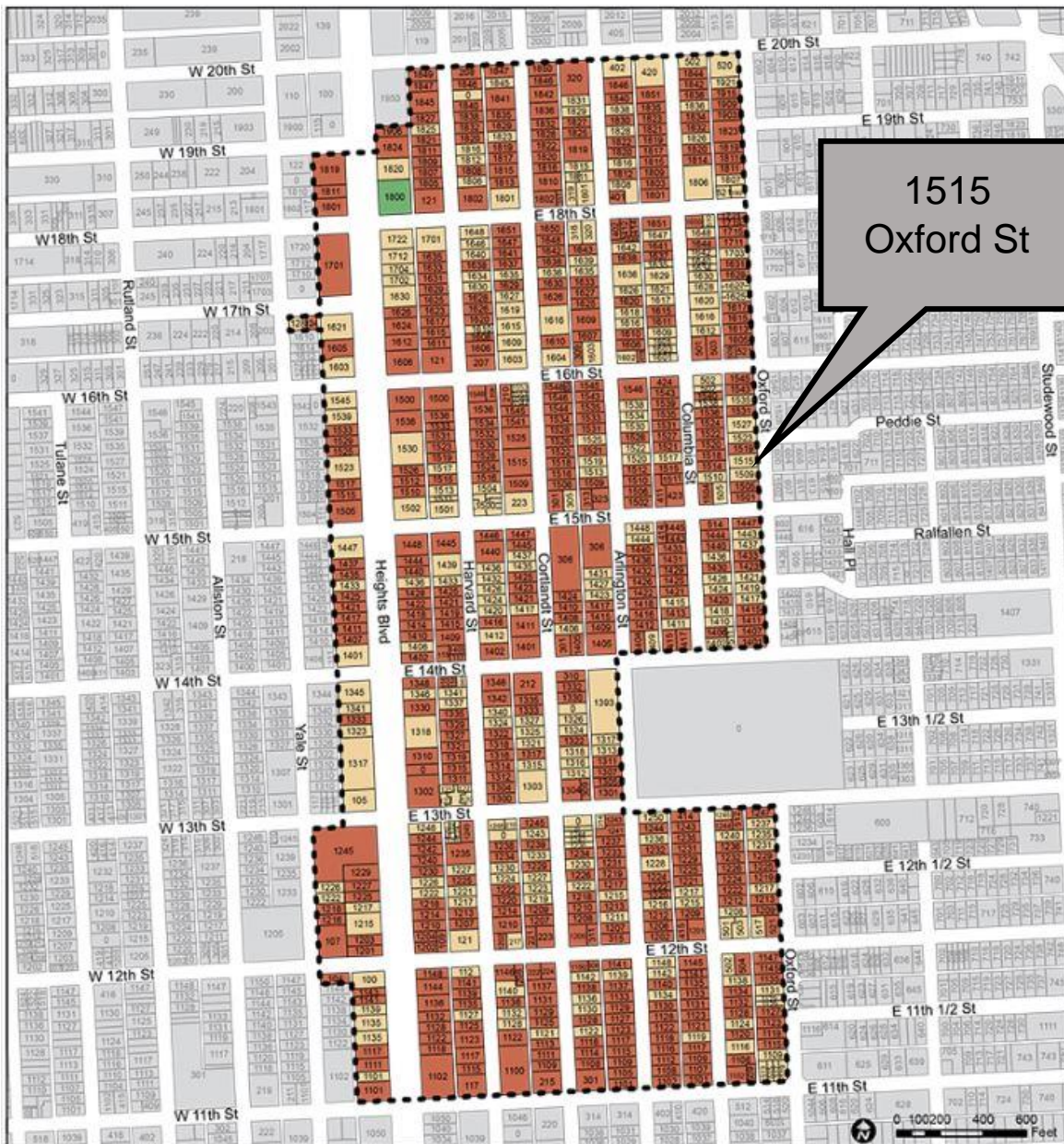
Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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.



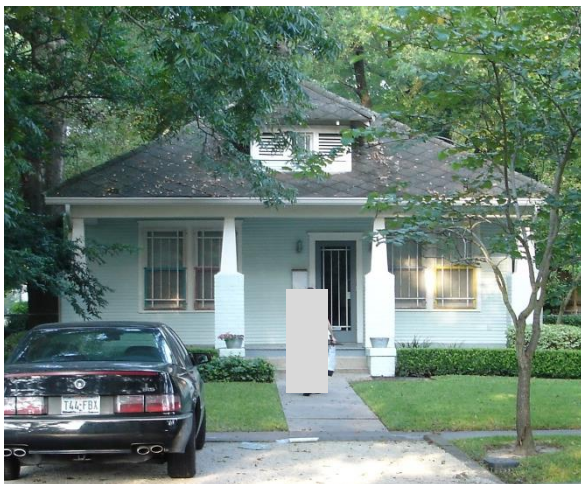
PLANNING &
DEVELOPMENT
DEPARTMENT

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

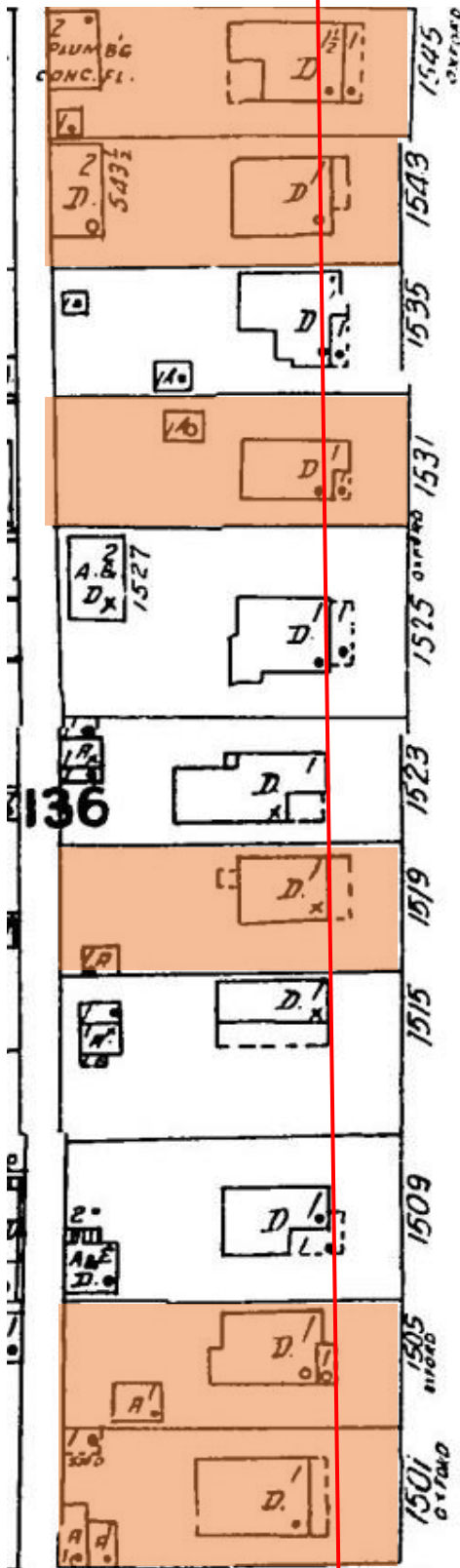


1545 Oxford St

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



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

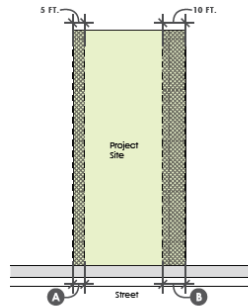
Rear Setbacks (Addition and New Construction)

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): 5'

Proposed side setback (north): 31' 6"

Cumulative side setback: 36'-6"

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

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: 1' 0"
 Proposed first floor plate height: 9'
 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

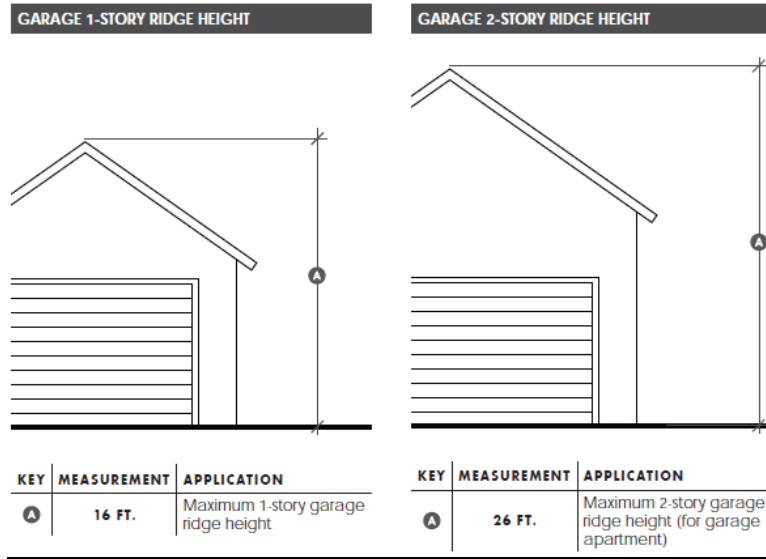
KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 19' 6"

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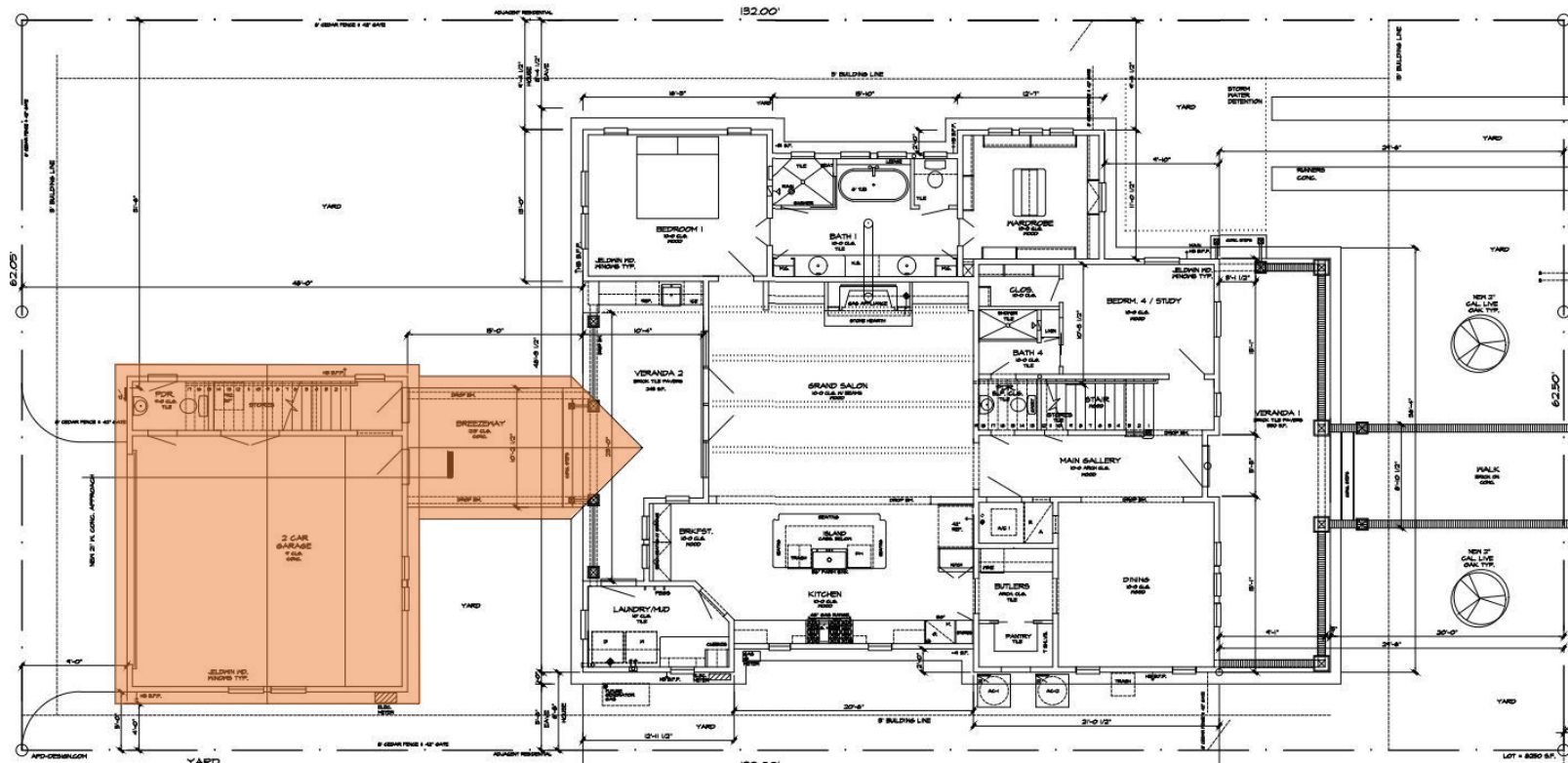
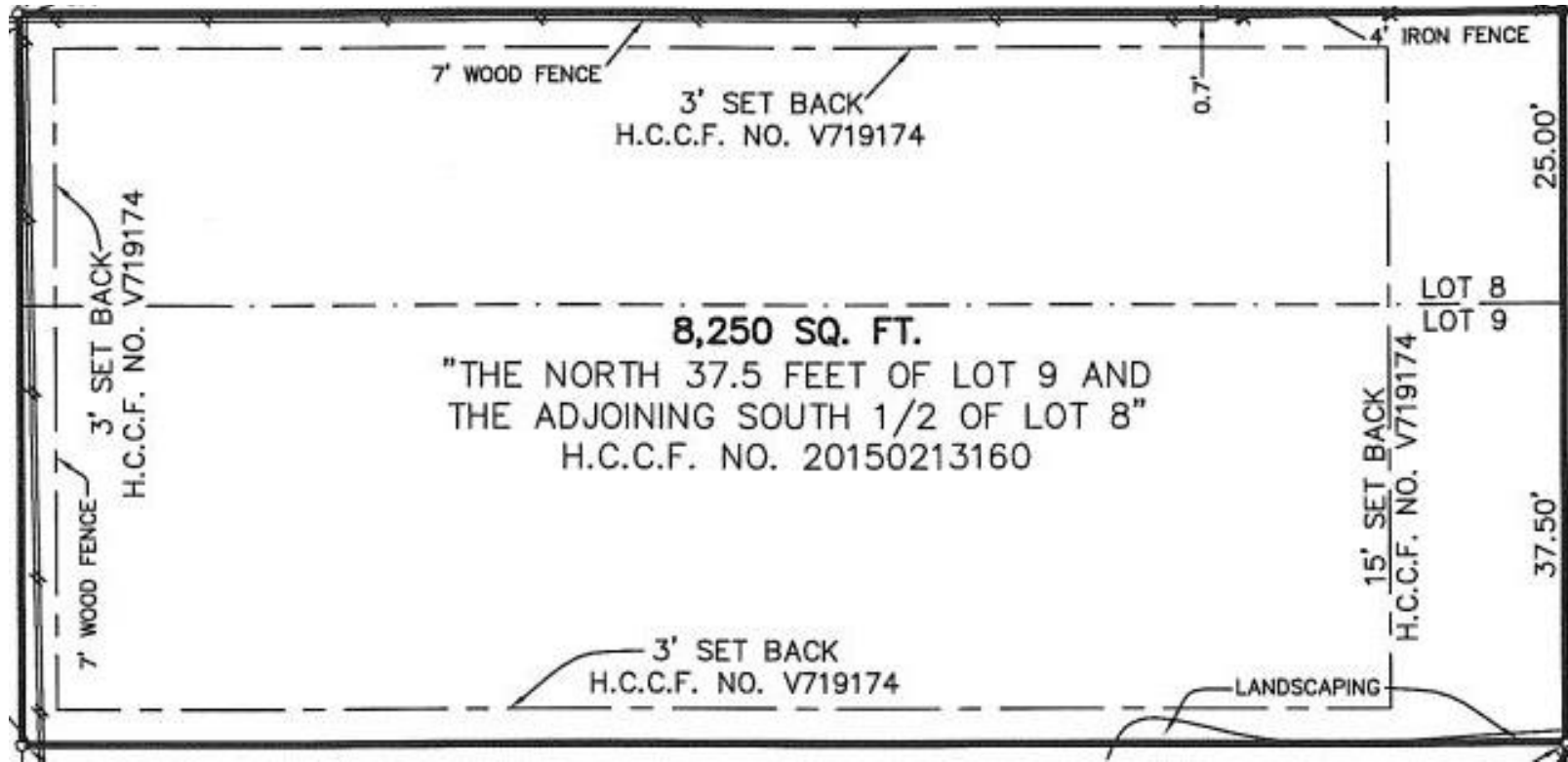
Detached Garage Ridge Height (New Construction)

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

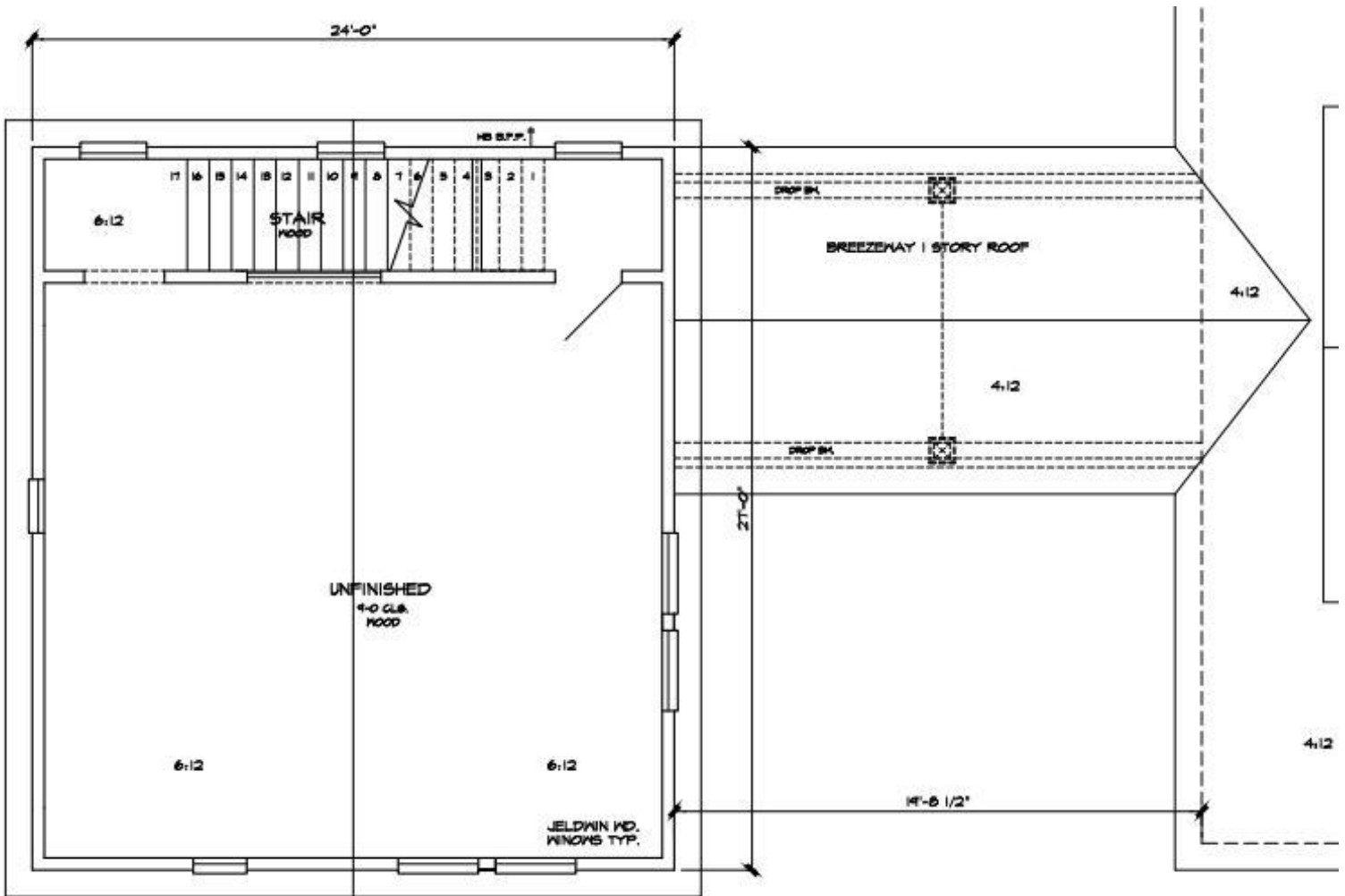


Proposed ridge height: 25' 8"

Proposed Site Plan



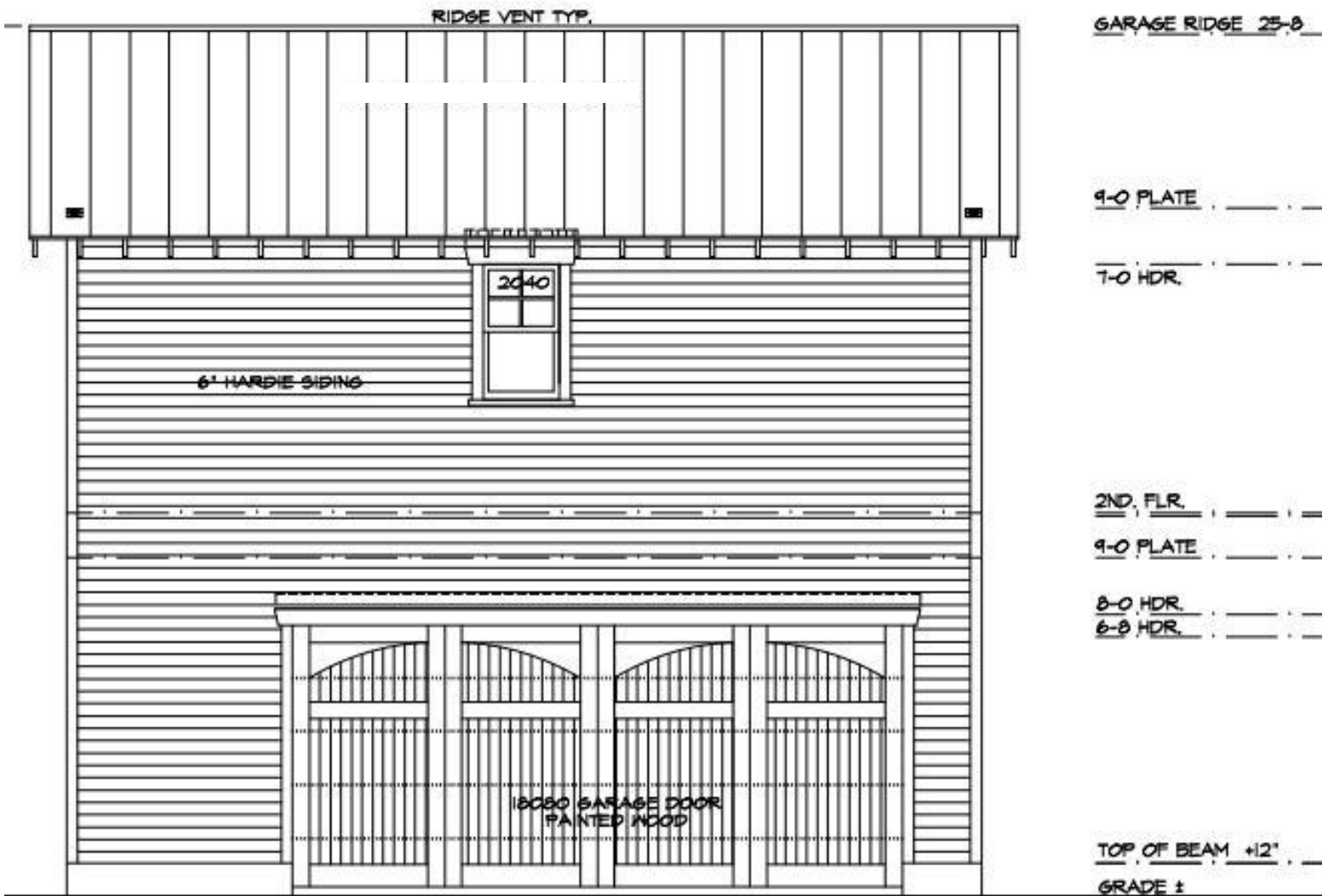
Proposed Second Floor Plan



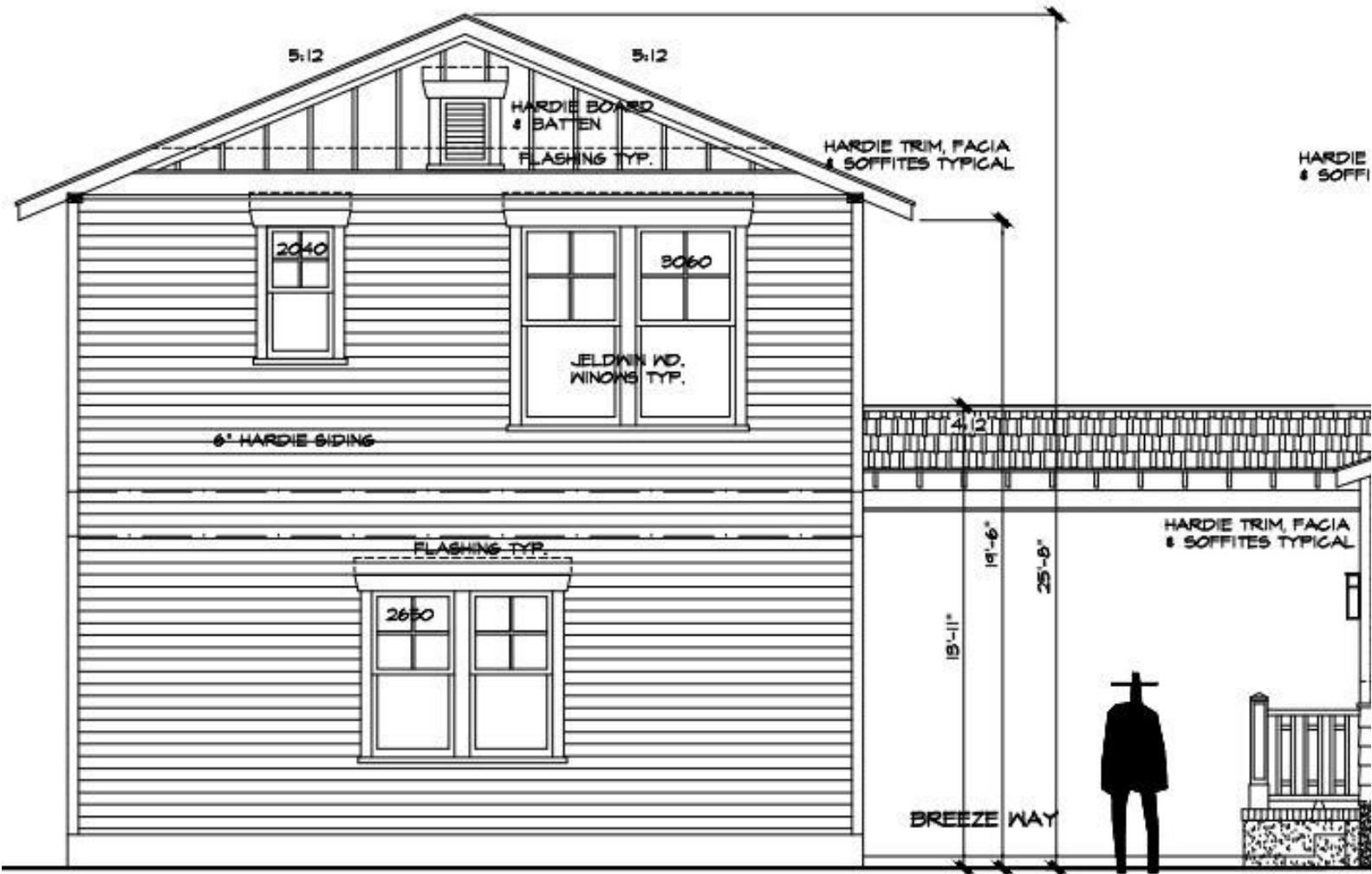
Proposed Front (East) Elevation



Proposed Rear (West) Elevation



Proposed South Elevation



Proposed North Elevation

FENCES TYPICAL

25'-8" RIDGE

