HPO File No. 2024 0015

429 Oxford St Houston Heights South

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 22, 2024

Applicant: Bernado Rios, agent for Warren Smith, owner

Property: 429 Oxford Street, Lot 5, Block 305, Houston Heights Neighborhood

Subdivision. The property includes a historic 1,394 SF, one-story wood single-family residence and detached garage situated on a 6,600 SF (50' x

132') corner/interior lot.

Significance: Contributing bungalow style residence, constructed circa 1924, located in

the Houston Heights South Historic District.

Proposal: New Construction – Garage or Carport

Demolish existing garden shed for proposed 669 SF two-story alleyloading detached garage with above 696 SF garage apartment and recessed wood Jeld-Wen windows

6-1/4" Hardi Plank with a 5" reveal.

Asphalt shingles with soffitted eaves

o Ridge height: 25'-11 3/4"

Eave height: 17' – 11"

o 14' dormer with 1' reveal on rear-facing elevation

Staircase on left garage elevation leading up to apartment

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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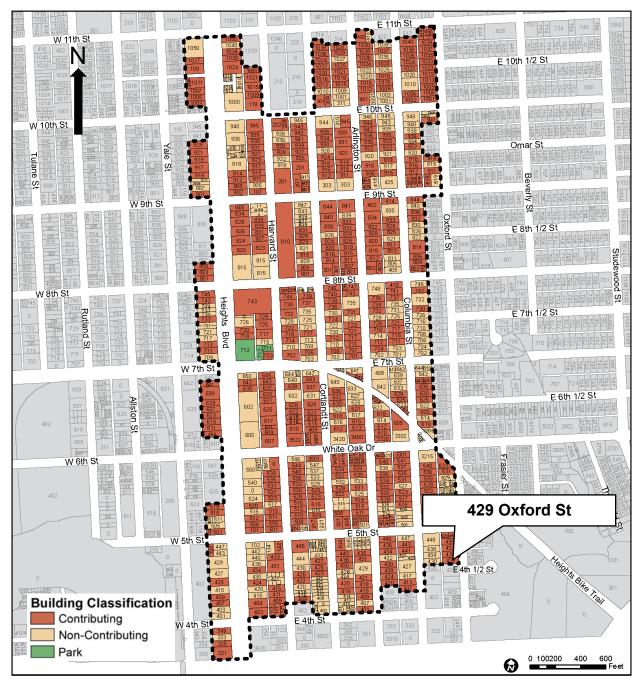
APPROVAL CRITERIA

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	ט	NA		S - satisfies D - does not satisfy NA - not applicable
\boxtimes			(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;
\boxtimes			(2)	The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
\boxtimes			(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;
\boxtimes			(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
\boxtimes				In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

PROPERTY LOCATION



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429 Oxford St Houston Heights South

CURRENT PHOTO



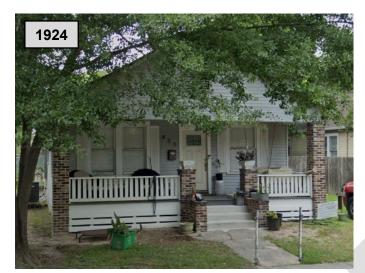
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429 Oxford St Houston Heights South

AERIAL VIEW OF PROPERTY



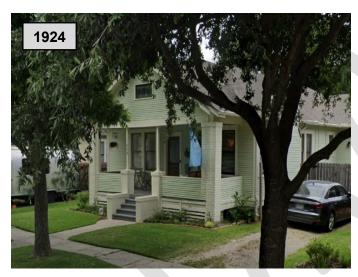
CONTEXT AREA



435 Oxford St. - Contributing



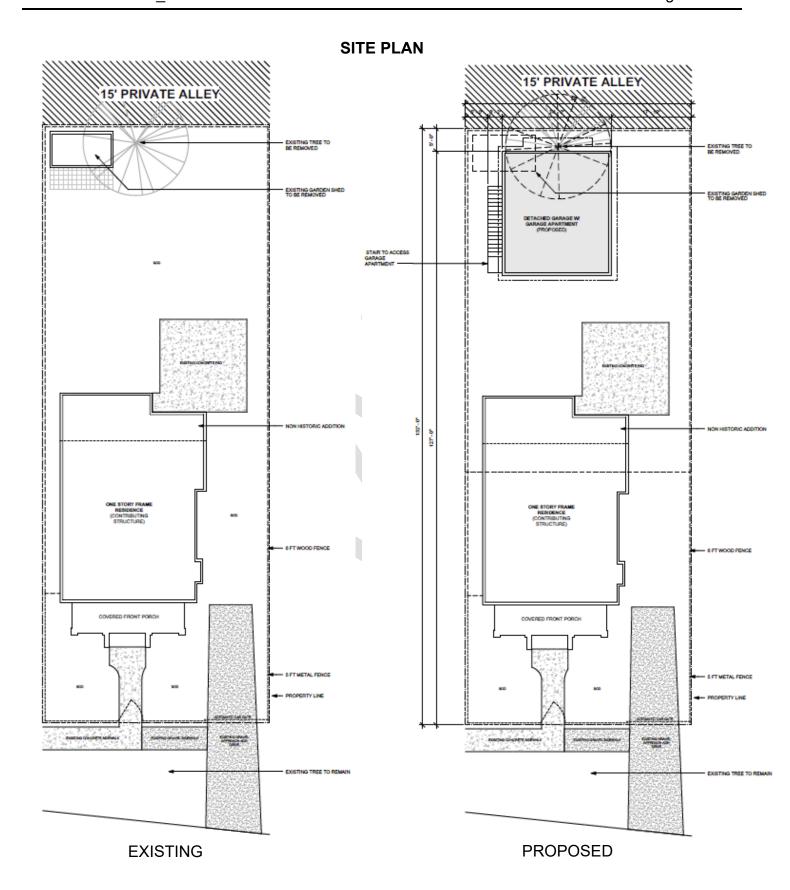
437 Oxford St. -- Contributing



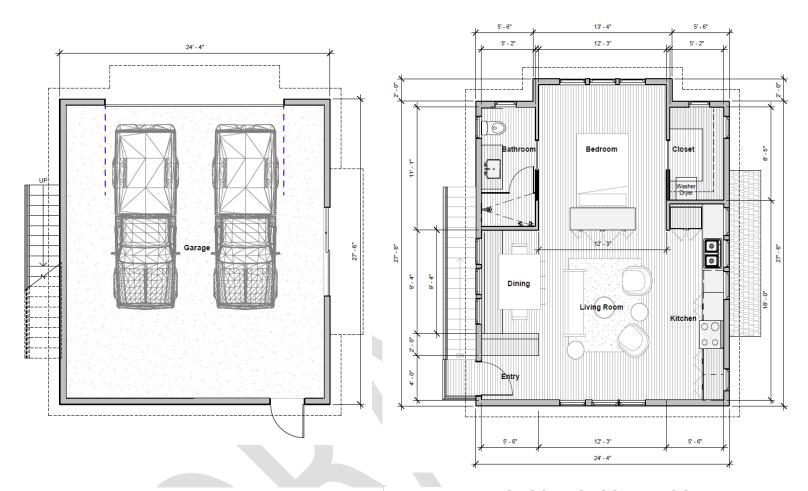
439 Oxford St. - Contributing



441 Oxford St. - Contributing



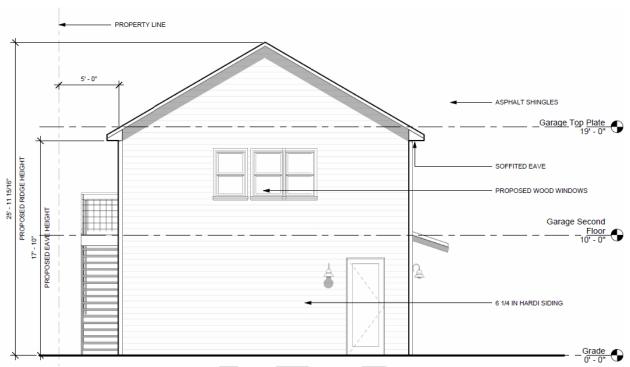
FLOOR PLAN



PROPOSED FIRST FLOOR

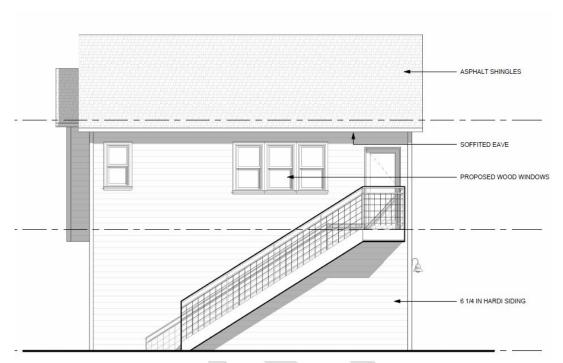
PROPOSED SECOND FLOOR

FRONT (EAST) ELEVATION



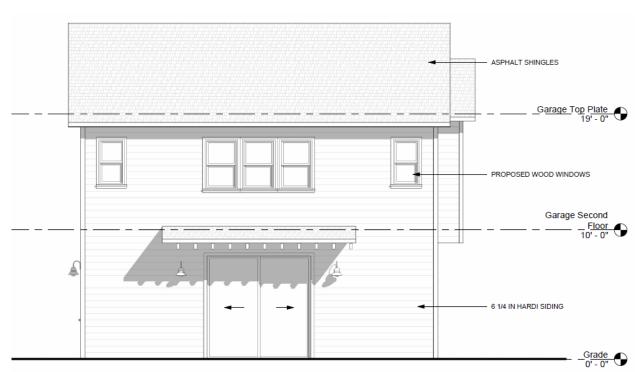
PROPOSED

LEFT (SOUTH) ELEVATION



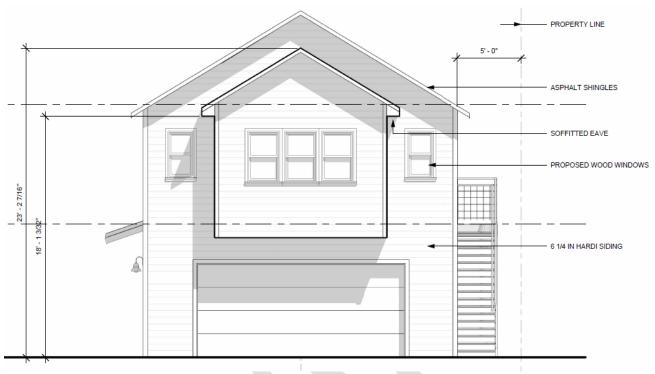
PROPOSED

RIGHT (NORTH) ELEVATION



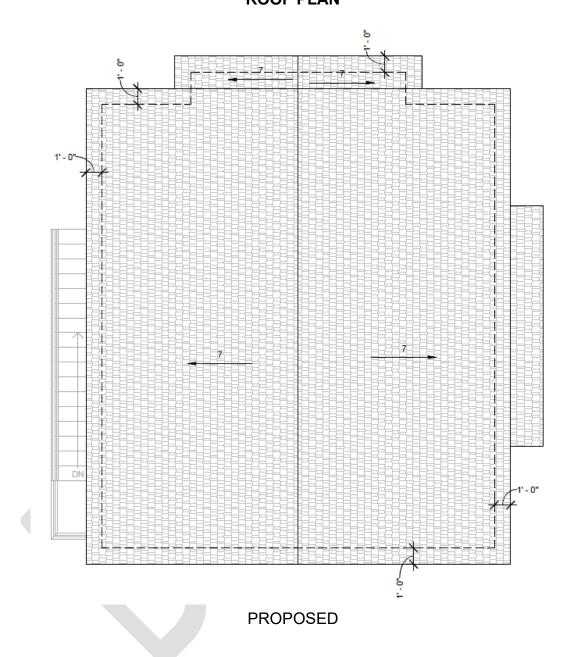
PROPOSED

REAR (WEST) ELEVATION



PROPOSED

ROOF PLAN



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WINDOW SCHEDULE

PROPOSED WINDOW SCHEDULE										
Window	Material	Lite	Style	Dimensions	Recessed/	Brand/	Other			
		Pattern			Inset	Vendor				
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem				
2.1	Wood	1/1	DH	30x46	Recessed	Jeld-Wen				
2.2	Wood	1/1	DH	30x46	Recessed	Jeld-Wen				
2.3	Wood	1/1	DH	30x46	Recessed	Jeld-Wen				
2.4	Wood	1	Fixed	24x24	Recessed	Jeld-Wen				
2.5	Wood	1	Fixed	24x44	Recessed	Jeld-Wen				
2.6	Wood	1	Fixed	24x44	Recessed	Jeld-Wen				
2.7	Wood	1	Fixed	24x44	Recessed	Jeld-Wen				
2.8	Wood	1/1	DH	32x46	Recessed	Jeld-Wen				
2.9	Wood	1/1	DH	32x46	Recessed	Jeld-Wen				

PROPOSED WINDOW SCHEDULE										
Window	Material	Lite	Style	Dimensions	Recessed/	Brand/	Other			
		Pattern			Inset	Vendor				
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem				
2.10	Wood	1/1	DH	30x46	Recessed	Jeld-Wen				
2.11	Wood	1/1	DH	30x46	Recessed	Jeld-Wen				
2.12	Wood	1/1	DH	30x46	Recessed	Jeld-Wen				
2.13	Wood	1	Fixed	24x44	Recessed	Jeld-Wen				
2.14	Wood	1	Fixed	24x44	Recessed	Jeld-Wen				
2.15	Wood	1	Fixed	24x44	Recessed	Jeld-Wen				
2.16	Wood	1	Fixed	24x24	Recessed	Jeld-Wen				