CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Josh Jones, AIA, Joshua I.F. Jones, Architect, for Gerald F. & Stephanie F. Willinger, owners

Property: 1626 North Boulevard, Lot 5, Block 2, Edgemont Subdivision. The property includes a historic 3,384 square foot, two-story brick veneer single-family residence and detached garage. Situated on a 14,100 square foot (94' x 150') interior lot. The detached 1-story wood frame garage is noncontributing.

Significance: Contributing Colonial Revival/Craftsman residence, constructed circa 1931, located in the Boulevard Oaks Historic District. The existing detached garage, the focus of this COA, is classified as noncontributing.

Proposal: New Construction – Demolish the existing detached noncontributing one-story wood frame garage and construct a new 1½-story garage at the rear of the property. The proposed garage will:

- Have a width of 42.5' and depth of 29.5'
- Have a ridge height of 28' and an eave height of 20.5'
- Be clad in cementitious lap siding

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received.

Civic Association: Edgemont Civic Association is in support of the project. See Attachment A.

Recommendation: **Approval**

HAHC Action: **-**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 16, 2015

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official **Date**

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:

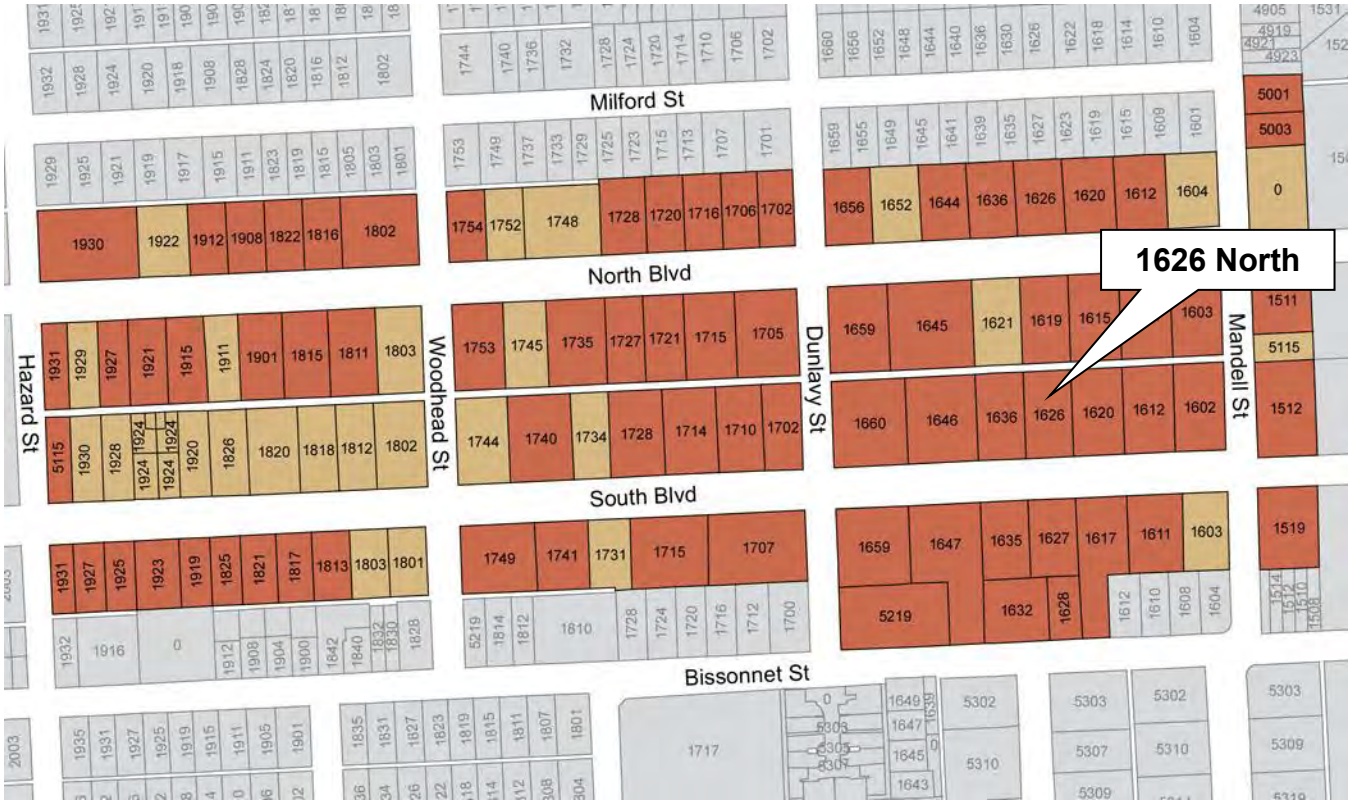
S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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; and objects in the historic district;
☒	☐	☐	(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.

N

PROPERTY LOCATION

BOULEVARD OAKS HISTORIC DISTRICT



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO (RESIDENCE)

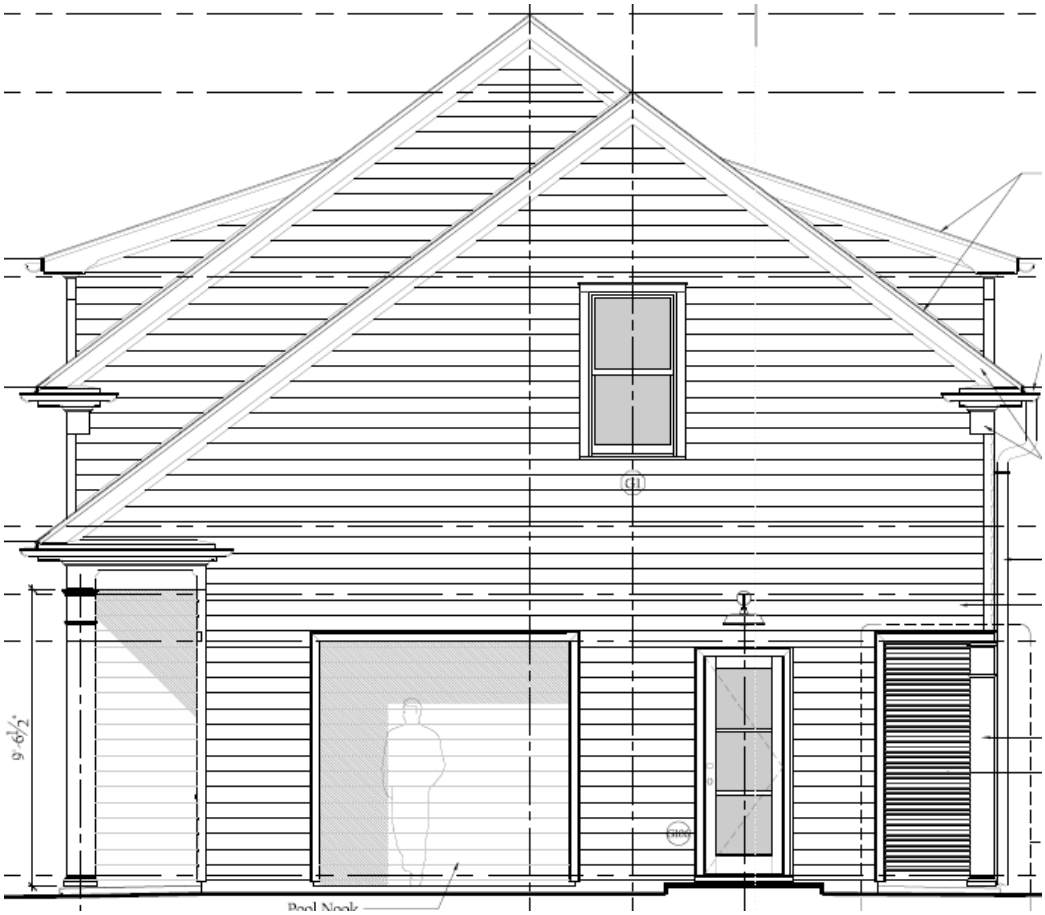
CURRENT PHOTO (GARAGE)

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

PROPOSED

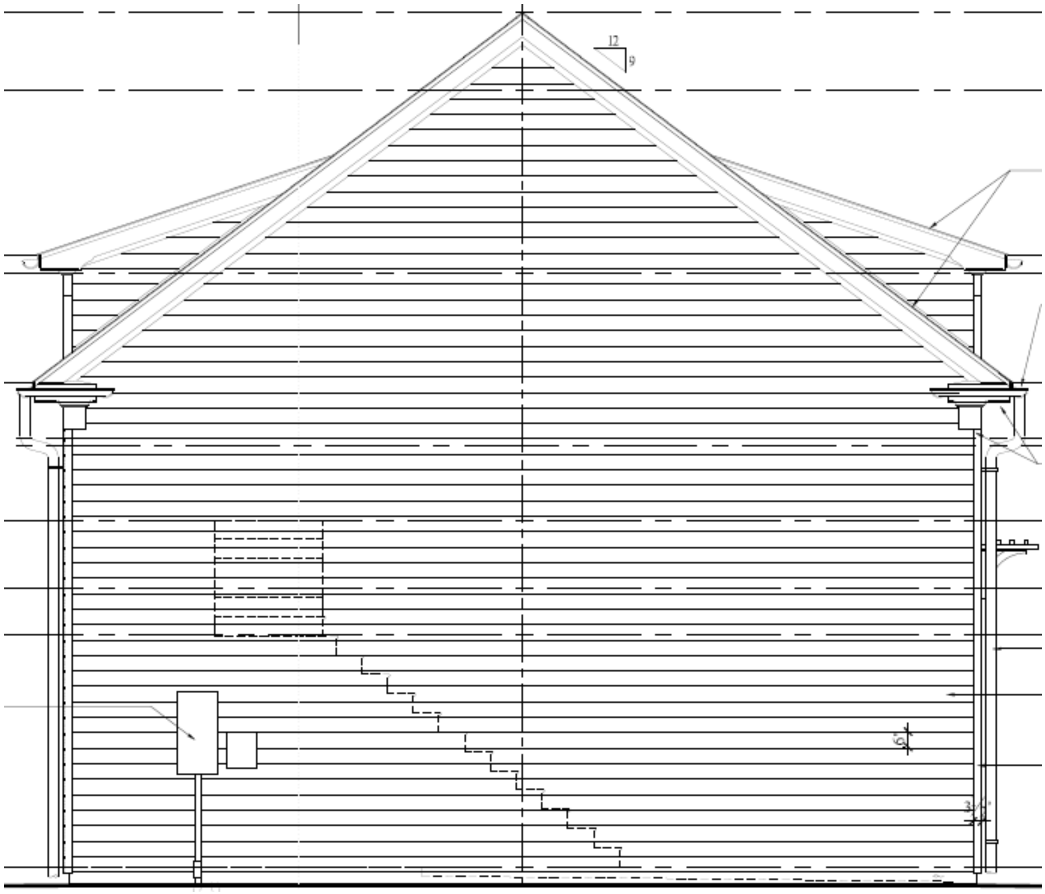
EAST SIDE ELEVATION

PROPOSED



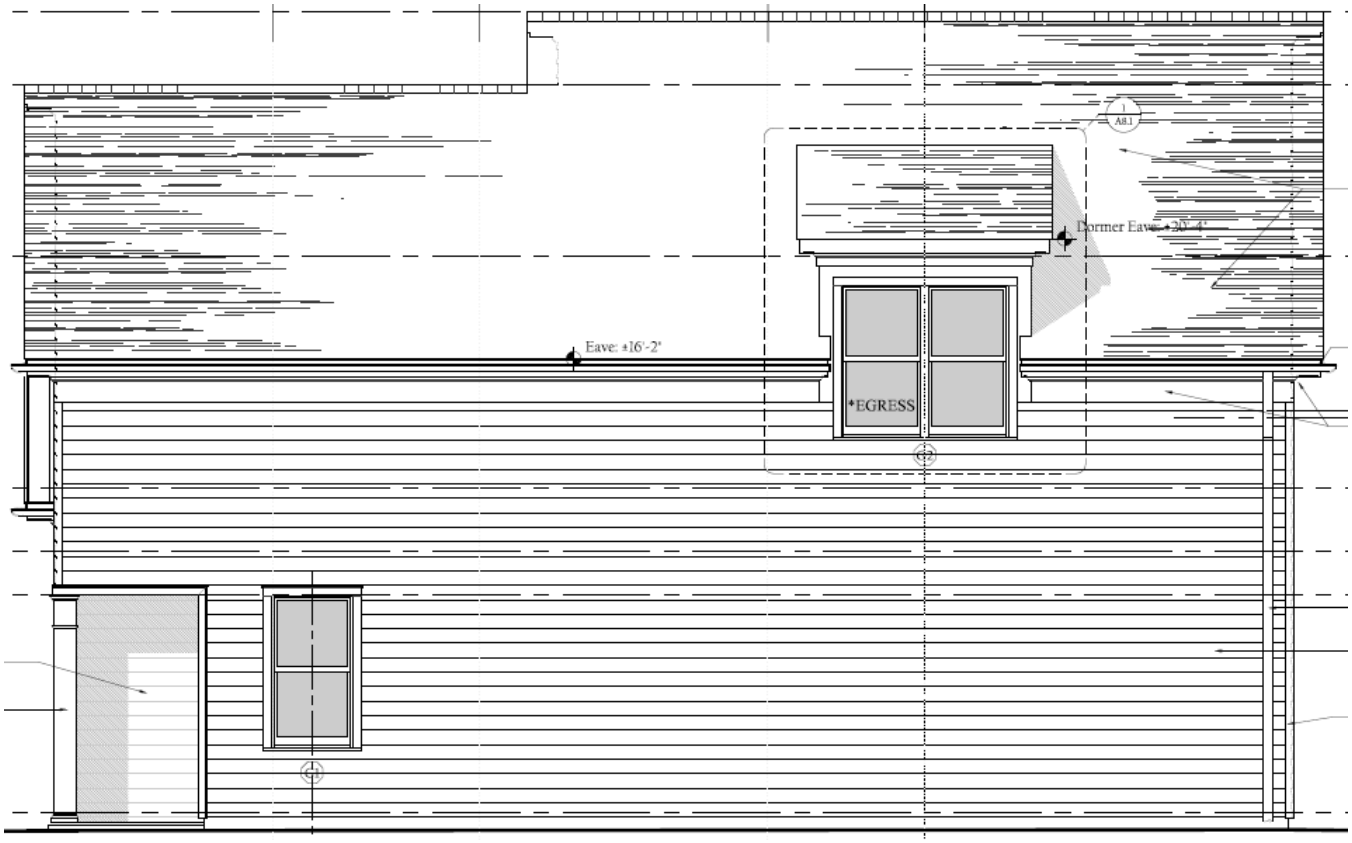
WEST SIDE ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

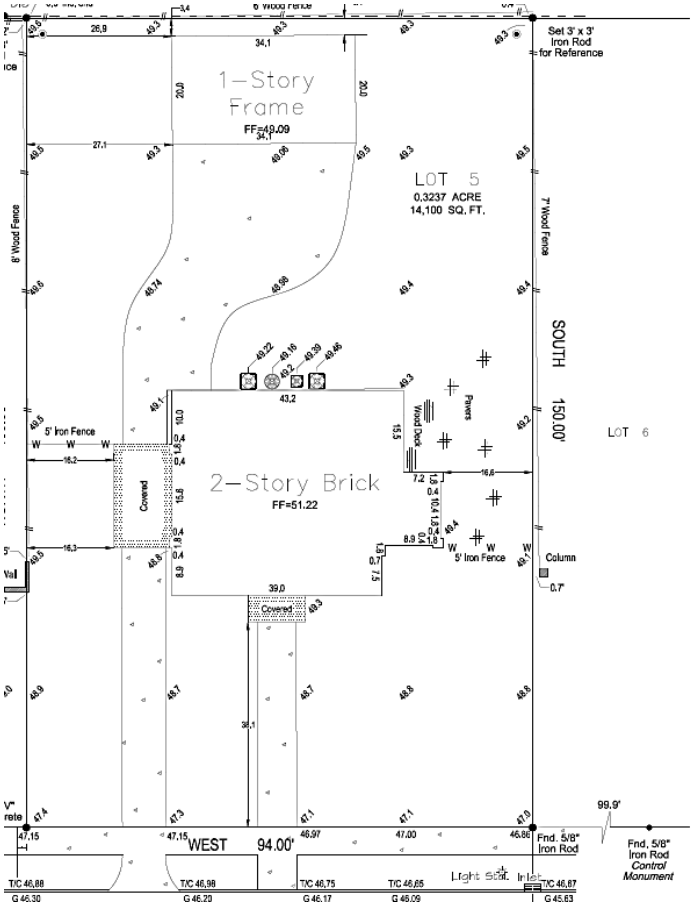
PROPOSED



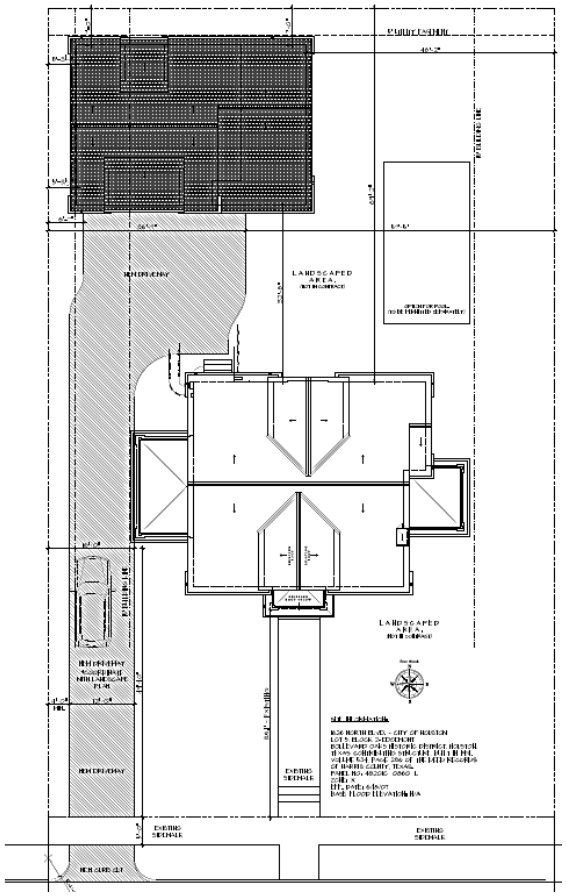
SITE PLAN

N

EXISTING



PROPOSED



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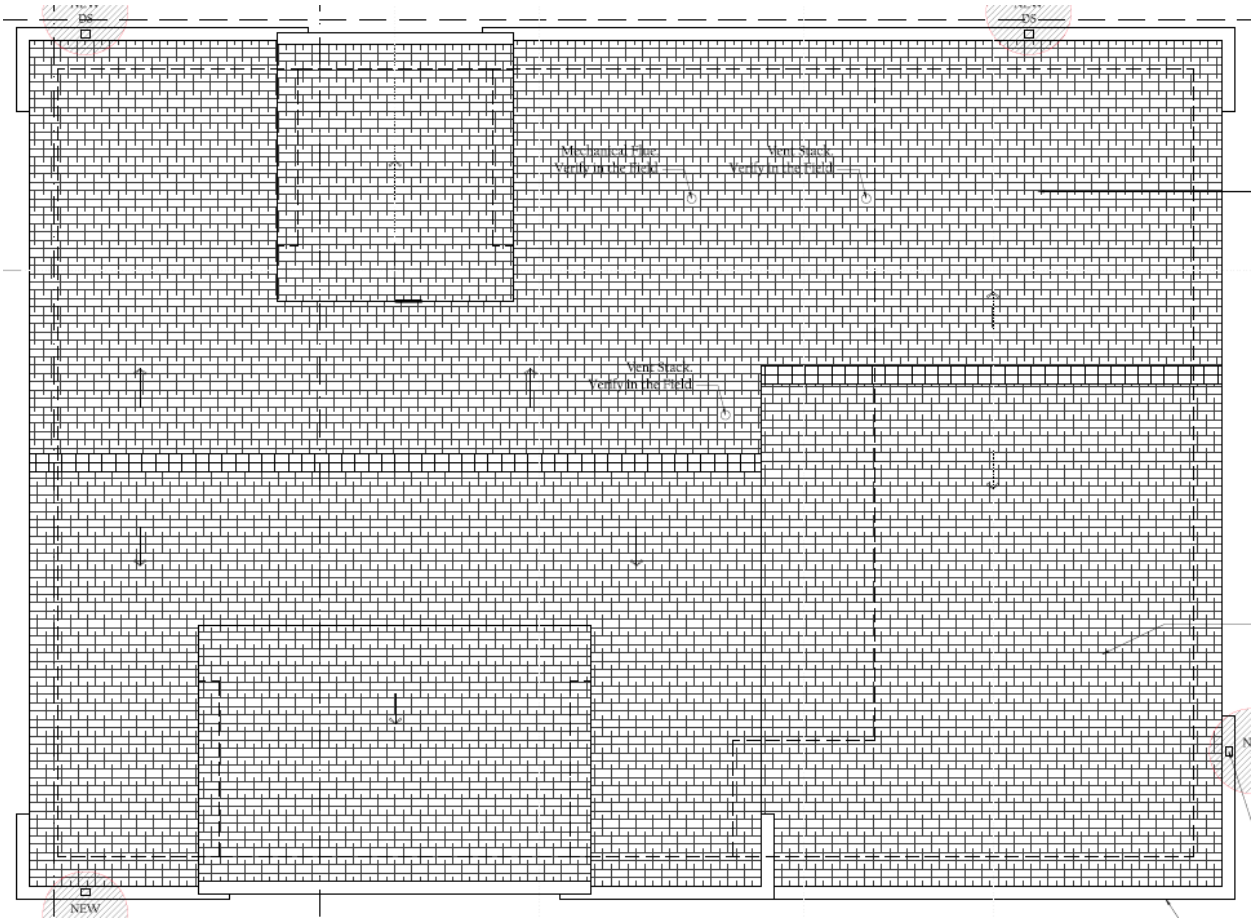
ROOF PLAN

PROPOSED



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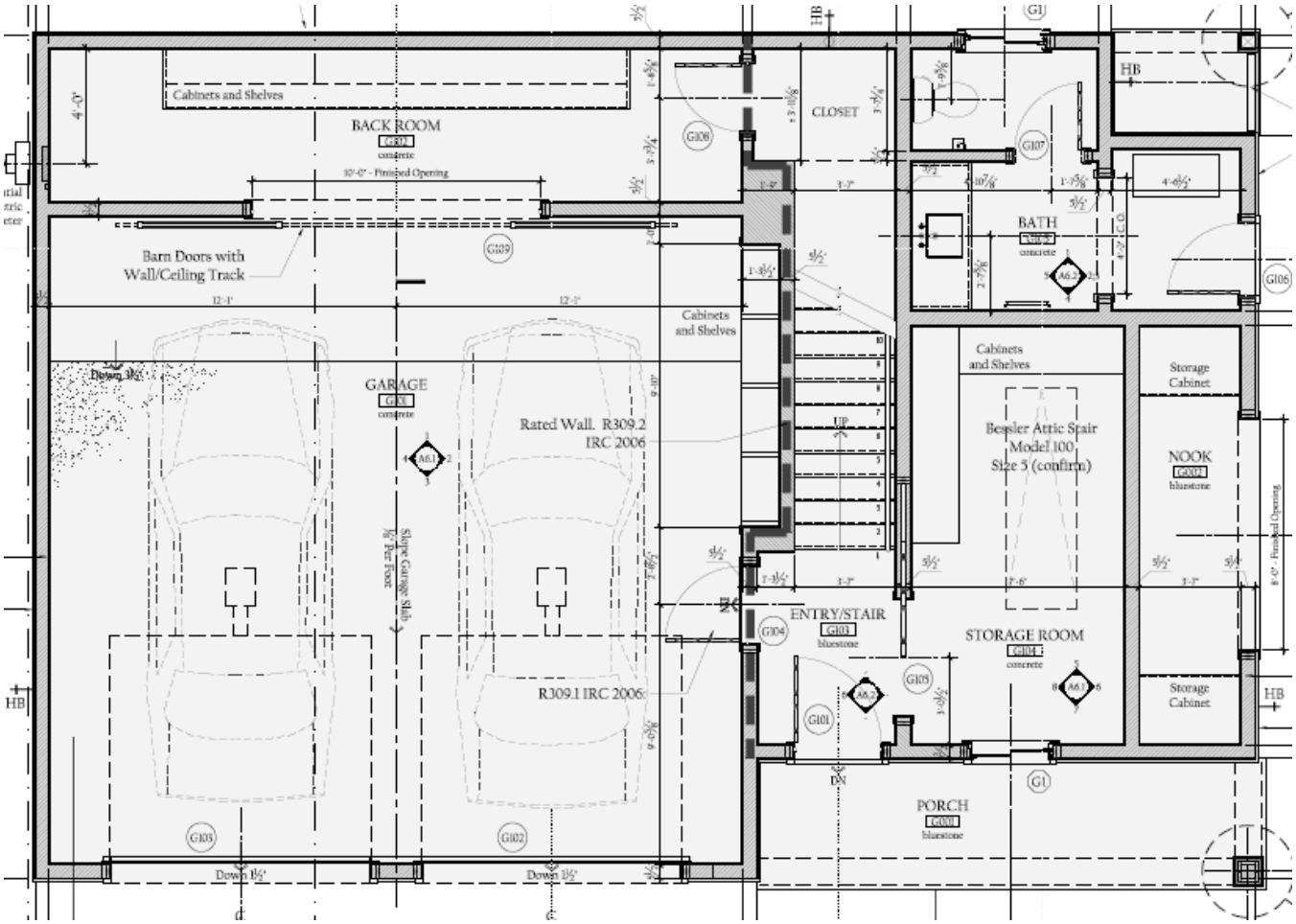
FIRST FLOOR PLAN

PROPOSED



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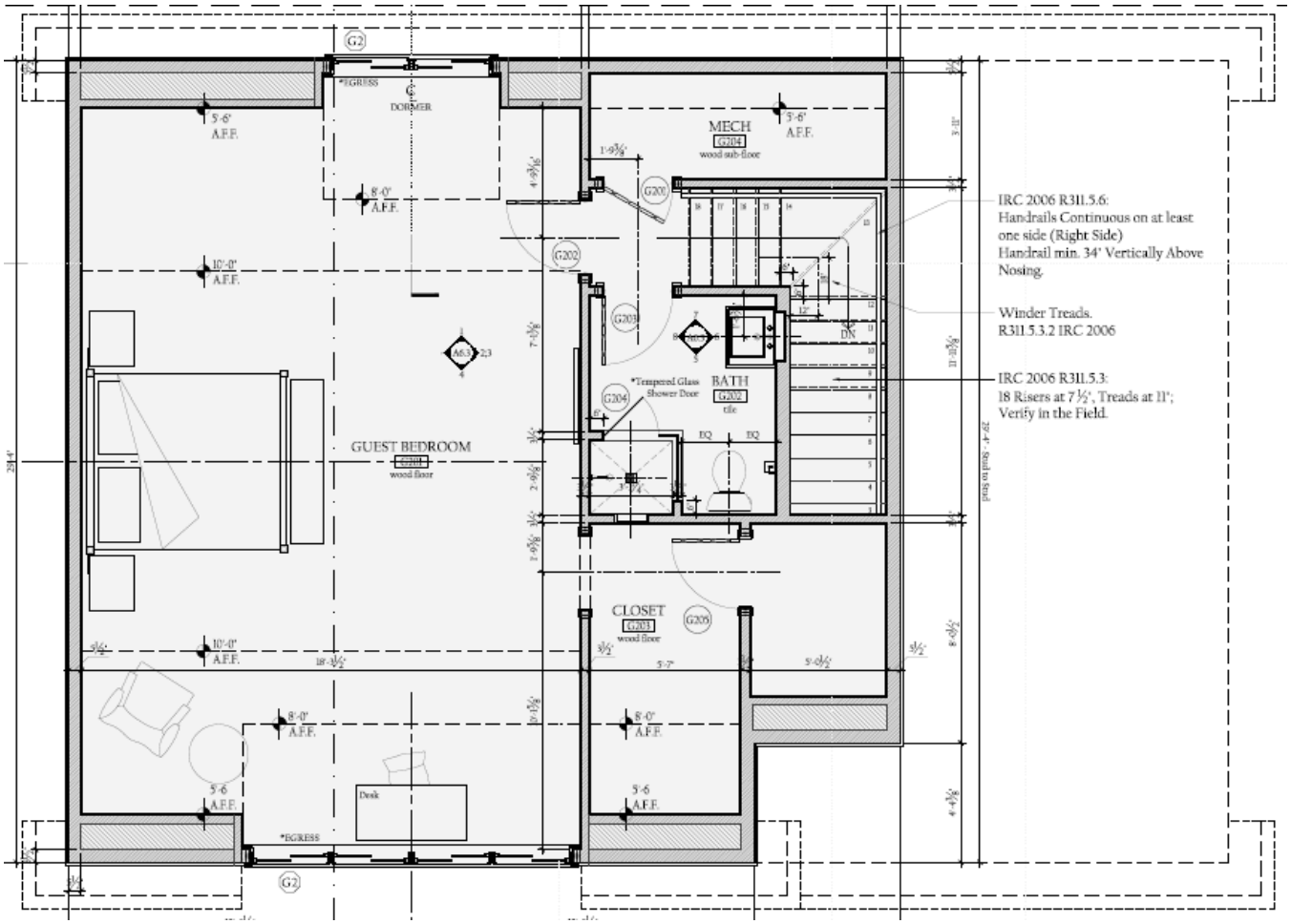
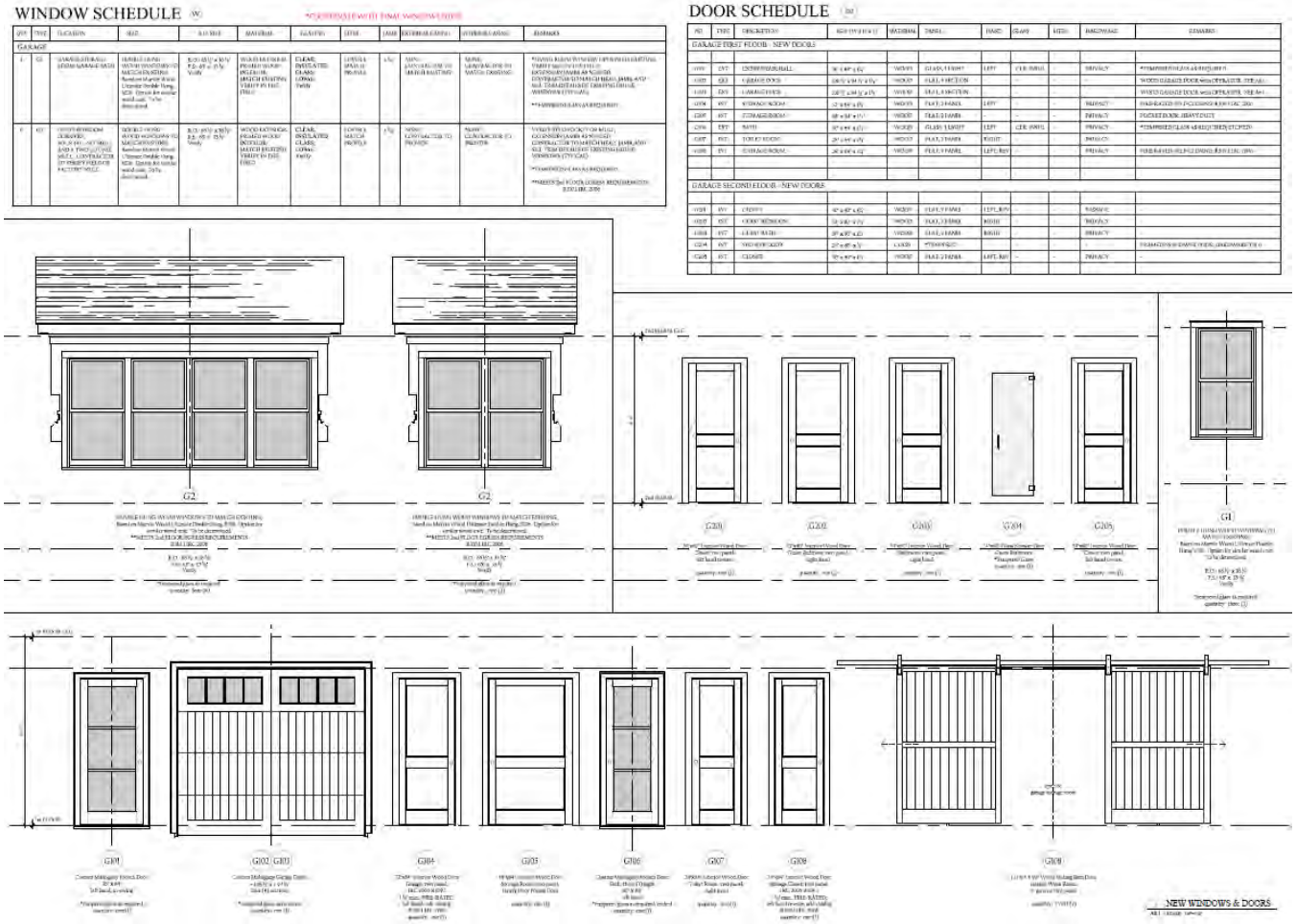
SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE



APPLICANT PHOTOS

APPLICANT PHOTOS

PROJECT DETAILS

Shape/Mass: The proposed garage will have a maximum width of 42'-5" and a maximum depth of 29'-4". The proposed garage will have a ridge height of 28'-2" on the main portion of the structure and a height of 25'-8" on secondary portion. See drawings for more detail.

Setbacks: The proposed garage will have a front (south) setback of 32'-8" (to the house); an east side setback of 46'-2"; a west side setback of 5'-3½"; and a rear (north) setback of 7'-0". See drawings for more detail.

Foundation: The proposed garage will have a concrete slab foundation. See draining for more detail.

Windows/Doors: The proposed garage will feature double-hung, 1-over-1 wood windows along with wood pedestrian and garage doors. See window/door schedule and drawings for more detail.

Exterior Materials: The proposed garage will be clad in cementitious lap siding with a 6" reveal. See drawings for more detail.

Roof: The proposed garage will have a side gable roof punctuated with shed roof dormers. The roof will have composition shingles with a pitch of 9:12 and an eave height of 16'-2: on the main portion and 11'-2" on the secondary portion. The gables will have an eave height of 20'-4". See drawings for more detail.

Front Elevation: (South) The main (western) portion of the front elevation will be comprised of two garage doors topped by a shed roof dormer with four windows. The secondary (eastern) portion of the garage will consist of a pedestrian door and a single window. The secondary portion will be lower than the primary portion. See drawings for more detail.

Side Elevation: (East) The east elevation will feature a square opening followed by a single door on the first-story. The second-story will feature a single window. See drawings for more detail.

Side Elevation: (West) The west elevation features no fenestration. See drawings for more detail.

Rear Elevation: (North) The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

Edgemont civic Association
1731 South Blvd.
Houston, TX 77098

11/23/15

Re: Approval by the Edgemont Civic Association Architectural Committee of proposed Garage drawings and plans, as submitted to the committee by Joshua Jones, on or about 10/9/15, for the property located at 1626 North Blvd in Houston, TX

To Whom It Concerns:
Please be advised that this notice confirms the Approval by the Edgemont Civic Association Architectural Committee of proposed Garage drawings and plans, as submitted to the committee by Joshua Jones, on or about 10/9/15, for the property located at 1626 North Blvd in Houston, TX.

Committee Acting Chairman,

Tony Riedel