

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Christopher Robertson, Robertson Design for James Robertson, owner

Property: 1748 North Boulevard, Lot 3, Block 5, Ormond Place Subdivision. The property is a vacant 10,500 square foot (75' x 140') interior lot.

Significance: The property is a vacant lot located in the Boulevard Oaks Historic District.

Proposal: New Construction – Construct a 6,062 square foot two story residence.

- The residence will be clad primarily with brick with a matching clay tile roof
- The front porch, partial screen and attached carport will be painted steel
- The residence will measure 56' wide by 95' deep with a 24'-3" eave height and a 34'-2" ridge height

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: No public comment received.

Civic Association: The Ormond Place Civic Association is in support of this project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 21, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

APPROVAL CRITERIA

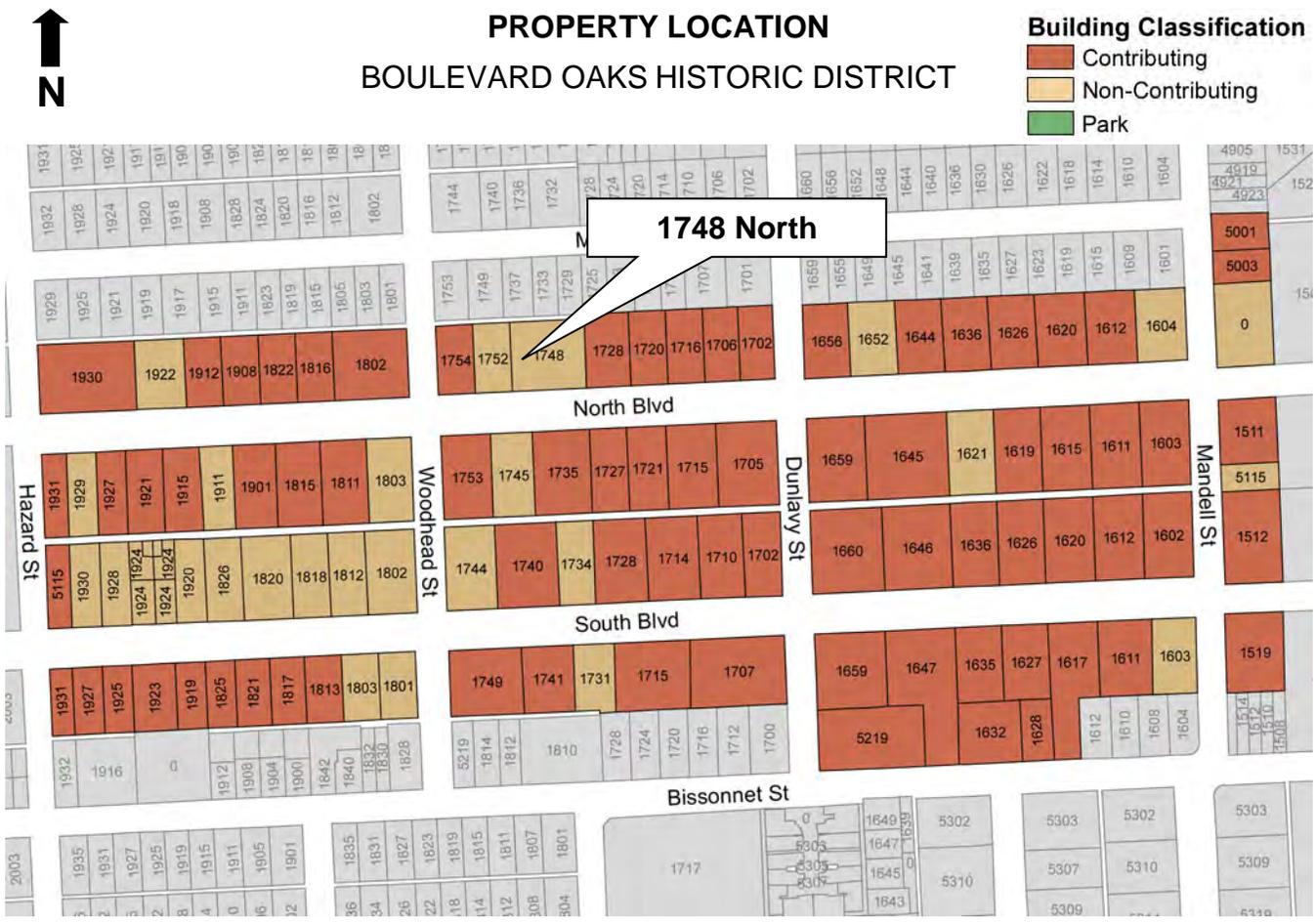
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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 new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



CURRENT PHOTO



NEIGHBORING PROPERTIES



1748 North Boulevard – Vacant/Subdivided – 2015 (neighbor)



1752 North Boulevard – Noncontributing – 1994 (neighbor)



1753 North Boulevard – Contributing – 1931 (across street)



1745 North Boulevard – Noncontributing – 1994 (across street)



1735 North Boulevard – Contributing – 1942 (across street)



1727 North Boulevard – Contributing – 1937 (across street)

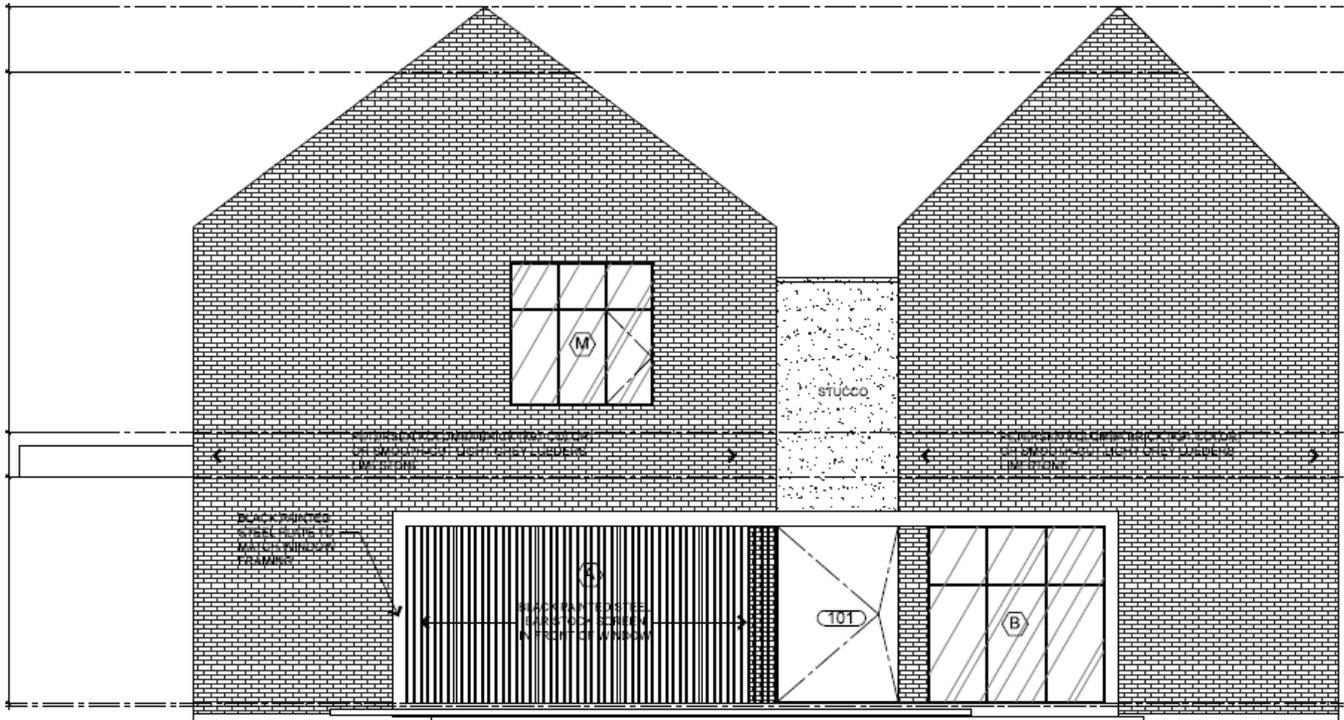
3D RENDERING – FRONT FACING NORTH BOULEVARD

PROPOSED



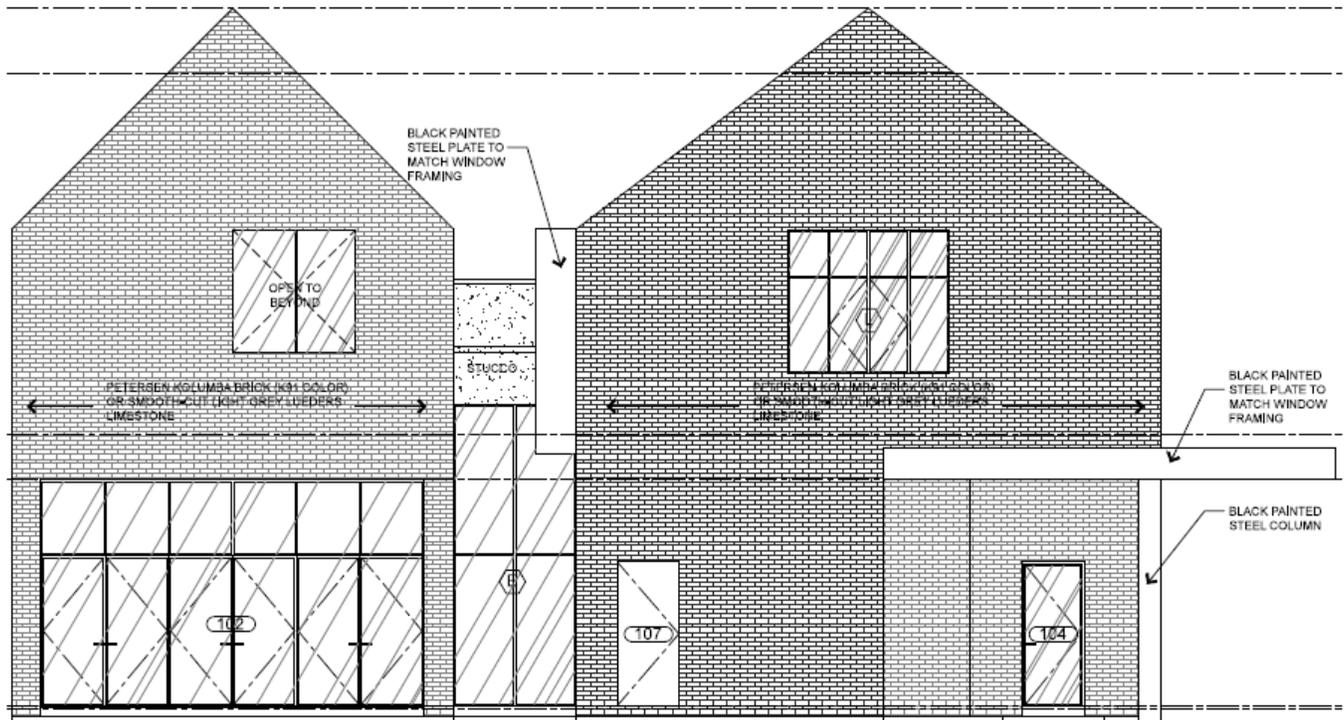
SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

PROPOSED



NORTH (REAR) ELEVATION

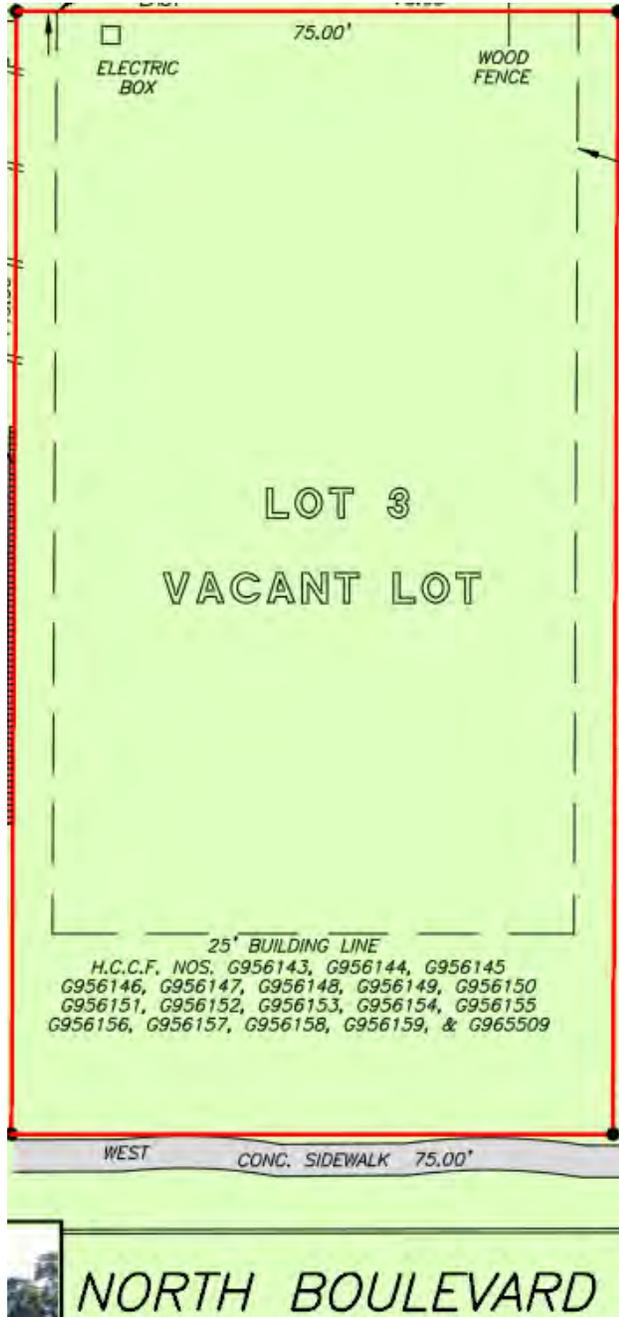
PROPOSED



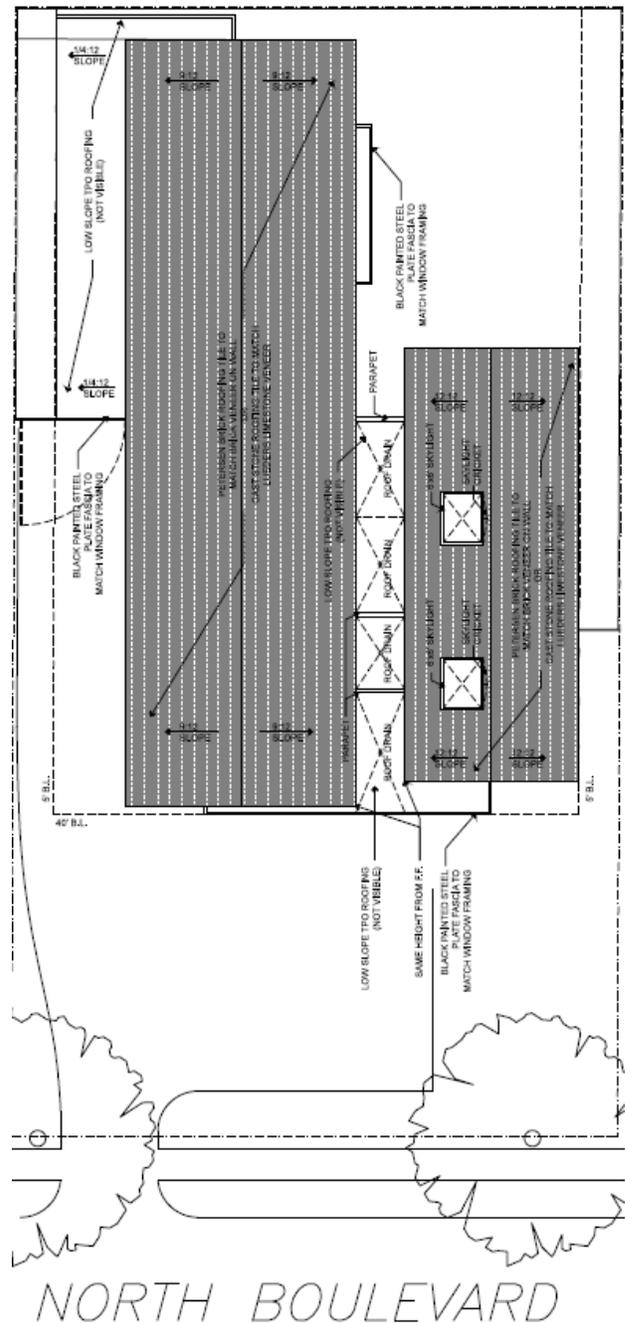


SITE PLAN

EXISTING

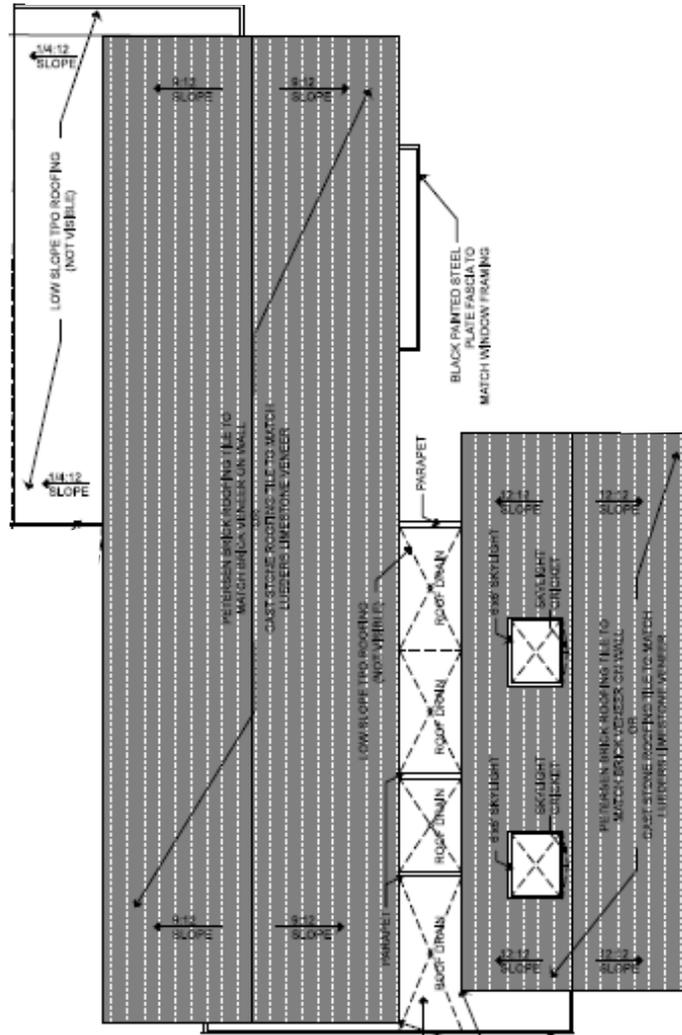


PROPOSED





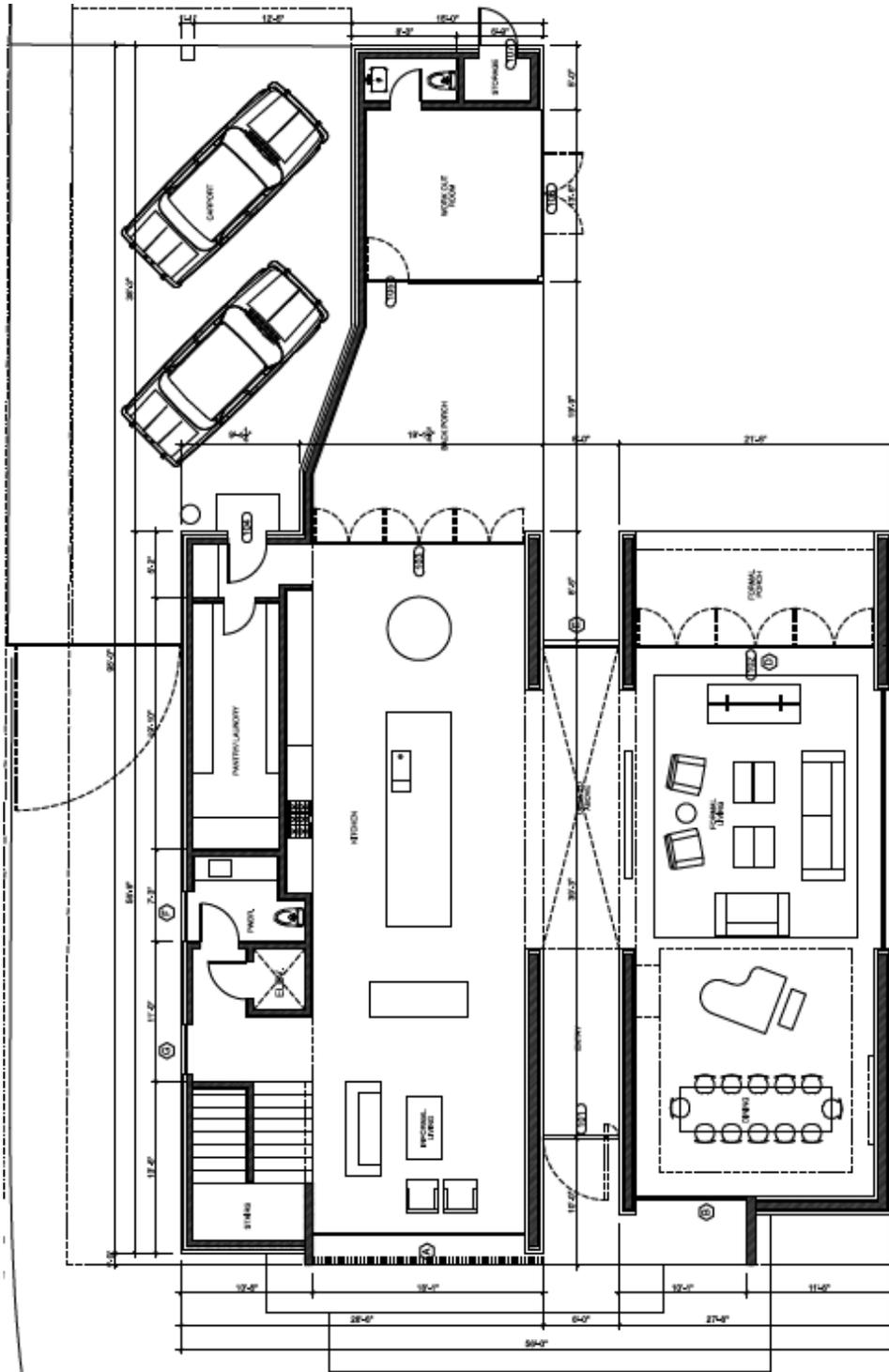
ROOF PLAN
PROPOSED





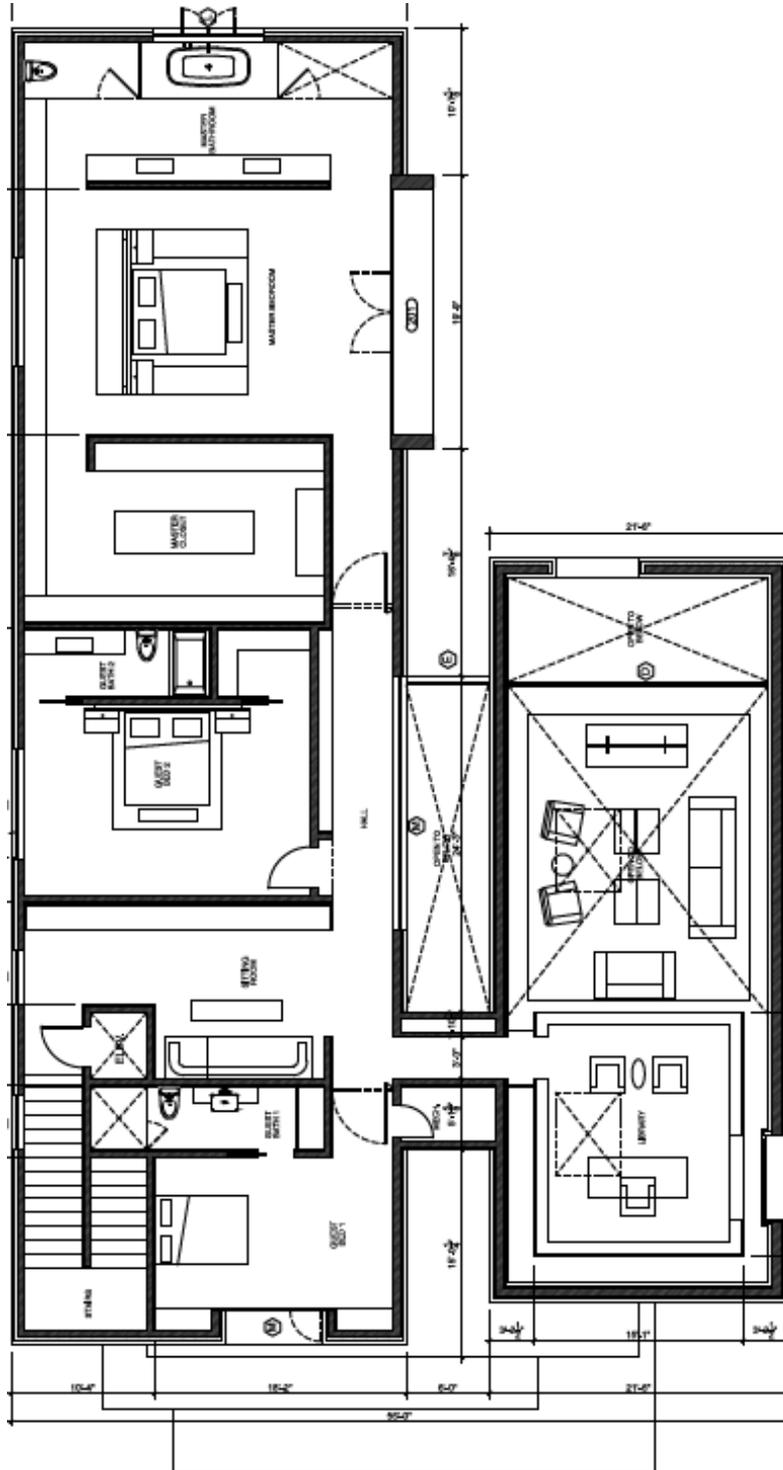
FIRST FLOOR PLAN

PROPOSED



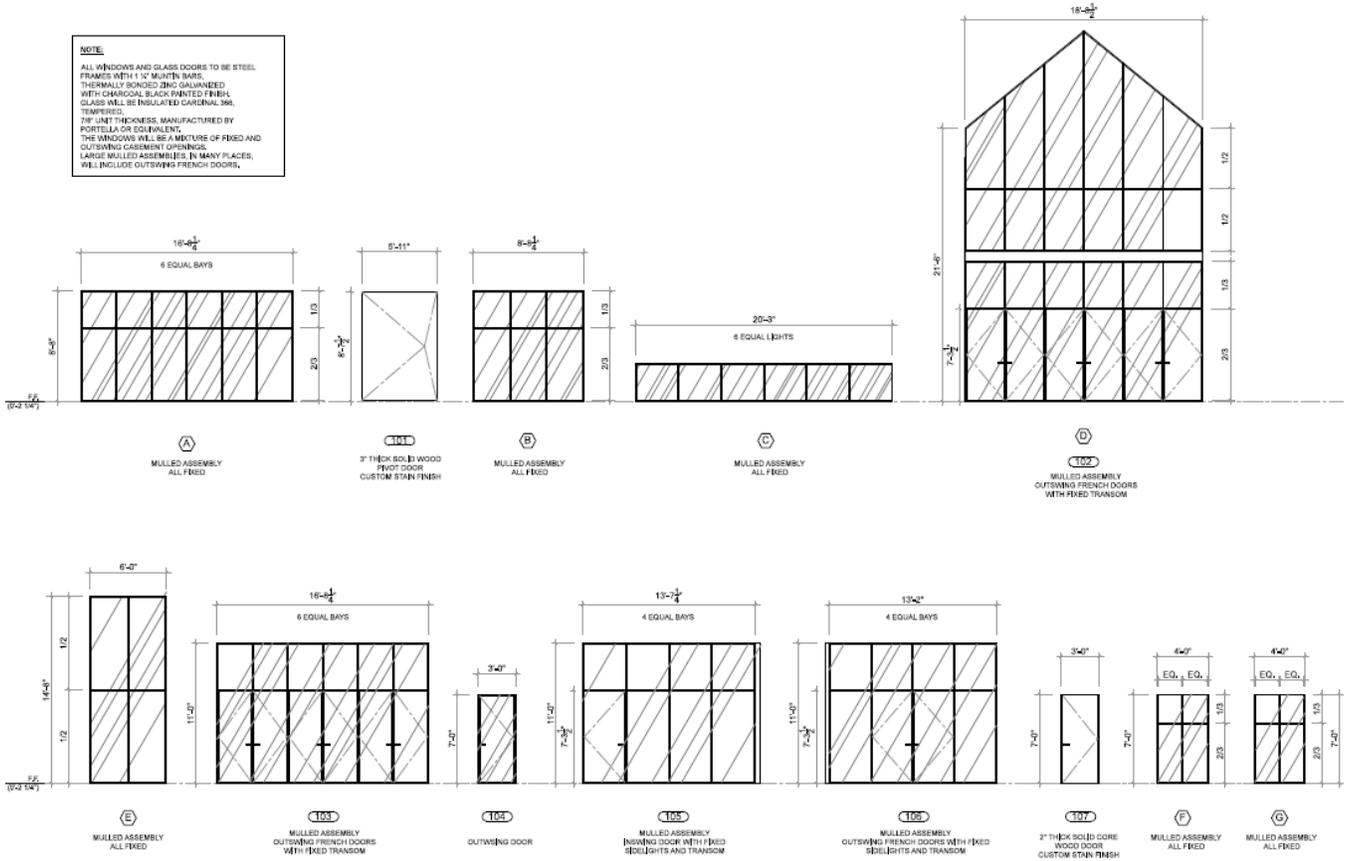


SECOND FLOOR PLAN
PROPOSED



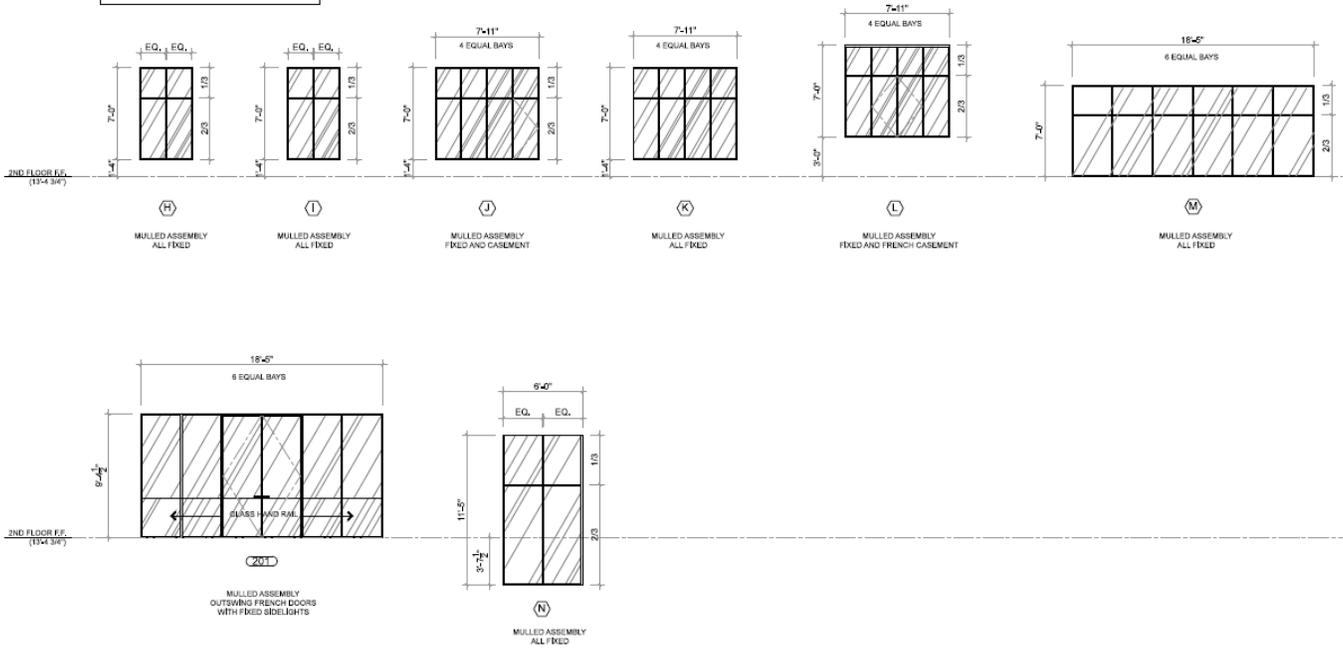
WINDOW / DOOR SCHEDULE
 FIRST FLOOR

NOTE:
 ALL WINDOWS AND GLASS DOORS TO BE STEEL FRAMES WITH 1/2" MUNTIN BARS. THERMALLY BONDED ZING GALVANNEED WITH CHROMIUM BLACK PAINTED FINISH. GLASS WILL BE INSULATED CARDINAL 3M, TEMPERED. 7/8" UNIT THICKNESS, MANUFACTURED BY PORTELLA OR EQUIVALENT. THE WINDOWS WILL BE A MIXTURE OF FIXED AND OUTSWING CASSEMENT OPENINGS. LARGE MULLED ASSEMBLIES, IN MANY PLACES, WILL INCLUDE OUTSWING FRENCH DOORS.



WINDOW / DOOR SCHEDULE
 SECOND FLOOR

NOTE:
 ALL WINDOWS AND GLASS DOORS TO BE STEEL
 FRAMES WITH 1 1/2" MUNTIN BARS,
 THERMALLY BONDED ZINC GALVANIZED
 WITH CHARCOAL BLACK PAINTED FINISH,
 GLASS WILL BE INSULATED CARBONAL 36,
 TEMPERED,
 7/8" UNIT THICKNESS, MANUFACTURED BY
 PORTILLOE EQUIVALENT.
 THE WINDOWS WILL BE A MIXTURE OF FIXED AND
 OUTSWING CASEMENT OPENINGS.
 LARGE MULLED ASSEMBLIES, IN MANY PLACES,
 WILL INCLUDE OUTSWING FRENCH DOORS,



PROPOSED EXTERIOR BRICK



Format	German, yellow
Color	20.8 x 4.3 x 1.5 in
Faces	see photo
Bricks required	4
Mortar required	38 pcs/m ²
	3 kg/brick l/m ²

Products | **K91**

Pictures

Product picture - K91

References - K91

Visualization - K91

Document downloads

Declaration of Performance no. 6 528x108x37 - K91

Dataark - K91

Product list

K4 | K11 | K23 | K36 | K40 | K41 | K44 | K46 | K47 |
 K49 | K60 | K96 | K97 | K21 | K22 | K31 | K33 | K43 |
 K48 | K50 | K51 | K54 | K55 | K56 |
 K57 Royal Playhouse | K58 | K70 | K71 | K91 | K92 |
 Mix K21, K22 | Mix K21, K22, K33 |
 Mix K21, K22, K33, K70 | Mix K21, K22, K70 |
 Mix K21, K70 | Mix K21, K70, K91 | Mix K43, K57 |
 Mix K43, K57, K58 | Mix K51, K54, K55 |
 Mix K54, K55 | Mix K70, K71, K91 | Mix K71, K91 |
 Mix K91, K92

Petersen Kolumba™

Kolumba™ was developed in cooperation with the Swiss architect Peter Zumthor for the Kolumba Museum in Cologne, Germany.

Kolumba™ comes in the standard dimensions specified but can be produced in custom sizes upon request against an extra charge. Furthermore, the brick can be manufactured in special colours upon request also against an extra charge.

For delivery times and information about acid washing, please contact Petersen Tegl A/S on +45 7444 1236 or by e-mail to info@petersen-tegl.dk

The colours on the photographs are indicative only.

PROJECT DETAILS

Shape/Mass: The residence will be composed of two masses with a central connection. The western mass will measure 28'-6" wide by 95' deep, with the final 38'-3" of depth set back between 9'-4" and 13'-6" at the first floor, supported by one 1'-1" square steel column. The eastern mass will measure 21'-6" wide by 53'-9" deep and will be 3' further back on the site. Both masses will feature a 24'-3" eave height and a 34'-2" ridge height. A one story porch measuring 34'-2" wide will be centered on the front façade, 10' from the west wall of the western mass and 10' from the east wall of the eastern mass. The central connector will be 9' back from the front wall of the western mass and measure 6' wide by 39'-3" deep. An attached carport on the west side will extend 8'-9" to the west, 48' from the front wall.

Setbacks: The house will be set back 40' from the south (front) property line, 5' from the east property line, 5' from the north (rear) property line, 13'-9" from the west property line at the main house exterior and 5' from the west property line at the carport overhang.

Foundation: The residence will feature a concrete slab with a finished floor height of 1'-6" above grade.

Windows/Doors: The house will feature windows and exterior doors primarily of steel frames with 1 ¼" muntin bars, thermally bonded zinc galvanized with painted finish. The windows will be a mixture of fixed and outswing casement openings. Large mulled assemblies, in many places, will include outswing French doors. The front entry door will be a 3" thick solid wood pivot door.

Exterior Materials: The house will feature brick as the primary exterior material. The house will also feature painted stucco and vertical tongue-and-groove wood siding on some side and interior elevations. The carport and front porch will feature painted steel plate to match steel window framing. The porch will also feature a partial painted metal bar stock screen.

Roof: The residence will feature two gables with a 9/12 and 12/12 pitch and no overhang clad in clay tiles to match the brick siding. The central portion of the residence will feature a low slope/flat roof with four centrally located drains clad with TPO material. The attached carport will feature a shed roof with a 0.25/12 pitch clad with TPO material.

Front Elevation: The residence will feature two gables above 24'-3" tall ones. The west wall will measure 28'-6" wide and feature one window on the second floor and a ribbon window behind a steel bar stock screen on the first floor. The east wall will measure 21'-6" wide and feature one window on the first floor. Both walls will be clad with brick. A central flat-roof portion between the two gabled sections measuring 6' wide will be clad with stucco will feature a wood entry door on the first floor. A painted steel porch measuring 34'-2" wide will be centered on the composition.

Side Elevation: The wall will measure 95' wide by 24'-3" tall with the final 38'-3" set back for parking on the ground floor. The ground floor will feature two windows and the second floor will feature four. The wall will be clad with brick and the roof will feature a matching clay tile. A painted steel carport measuring 47' wide will begin 48' from the front wall.

Side Elevation: The wall, clad with brick with matching roof tile, will measure 53'-9" wide by 24'-3" tall and feature a ribbon of windows on the first floor and one window on the second floor. The first 3' and last 38'-3" of the eastern wall of the western mass will be visible behind with a ribbon of windows on the second floor and a section of vertical wood siding and two windows and a pair of doors with transoms on the first floor. The painted steel front porch will extend 4' to the west.

Rear Elevation: Not visible from public right of way. Please see elevation drawings for details.
(North)

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

ORMOND PLACE CIVIC ASSOCIATION

*1753 Milford
Houston, TX 77098*

May 14, 2015

Mr. Christopher Robertson
Robertson Designs
136 East 23rd Street
Houston, TX 77008

Email: [REDACTED]

RE: 1748 NORTH BLVD

Mr. Robertson:

This letter is to serve as approval of the Ormond Place Civic Association's agreement to the plans referenced as "05.12.15 For Review" for the house located at 1748 NORTH BLVD.

The plans have been reviewed only for deed restriction compliance and any other compliances are independent and beyond our purview.

Sincerely,



Samuel F. Bowen
President
Ormond Place Civic Association

cc: James Vick, AIA

[REDACTED]
SWA Group
1245 West 18th Street
Houston, TX 77008