

CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Josh Jones, AIA, Joshua I.F. Jones, Architect, for Mark A. & Mary K. Rothwell, owners

Property: 1506 South Boulevard, Lot 7, Broadacres Subdivision. The property includes a historic 7,556 square foot two-story, brick single-family residence and detached carriage house situated on a 41,106 square foot (222' x 186.5') corner lot.

Significance: Contributing Eclectic with Georgian Revival Influence residence, constructed circa 1938-1939, located in the Broadacres Historic District.

Proposal: Alteration – Remove and reverse previous alterations made to the front of the structure. Construct additions at the rear and west walls of the existing structure.

- Western addition will be inset 8’ and 17.5’ wide by 30’ deep with a ridge height of 33’
- Rear addition will be 45’ wide by 36’ deep and have a ridge height of 28’
- Rear addition/garage will be attached to the existing residence with a one-story connector
- Total addition area will be 3,741 square feet (1,691 square feet added to the main residence and a 2,050 square foot 2-story attached garage)

See enclosed application materials and detailed project description on p. 4-20 for further details.

Public Comment: No public comment received.

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

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 19, 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**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
BROADACRES HISTORIC DISTRICT



Building Classification

-  Contributing
-  Non-Contributing
-  Park

CURRENT PHOTO



RENDERING – SOUTH FACING SOUTH BOULEVARD

PROPOSED



RENDERING – EAST FACING WEST BOULEVARD



RENDERING – EAST SIDE



RENDERING – NORTH FACING REAR

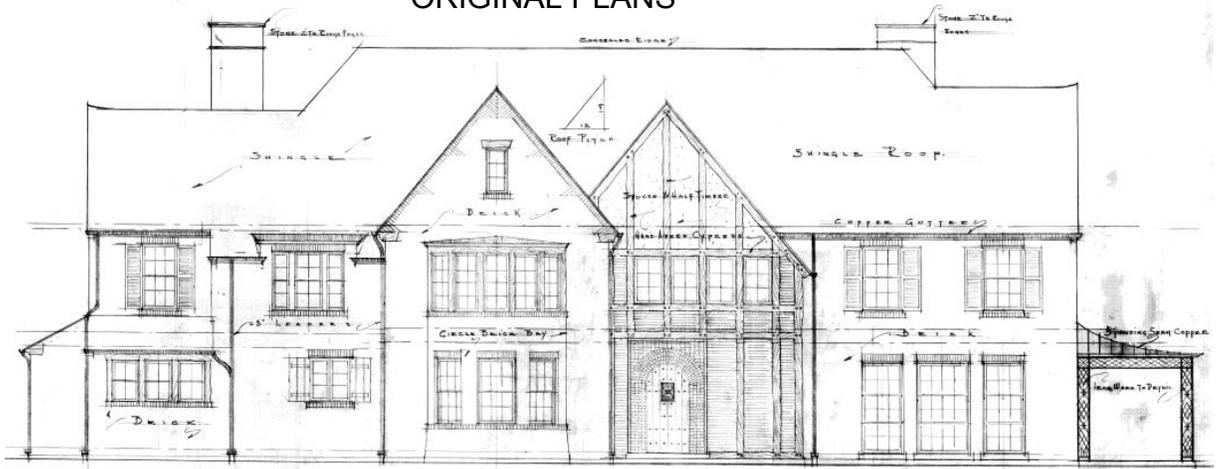


3D RENDERING



SOUTH ELEVATION – FRONT FACING SOUTH BOULEVARD

ORIGINAL PLANS



EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED

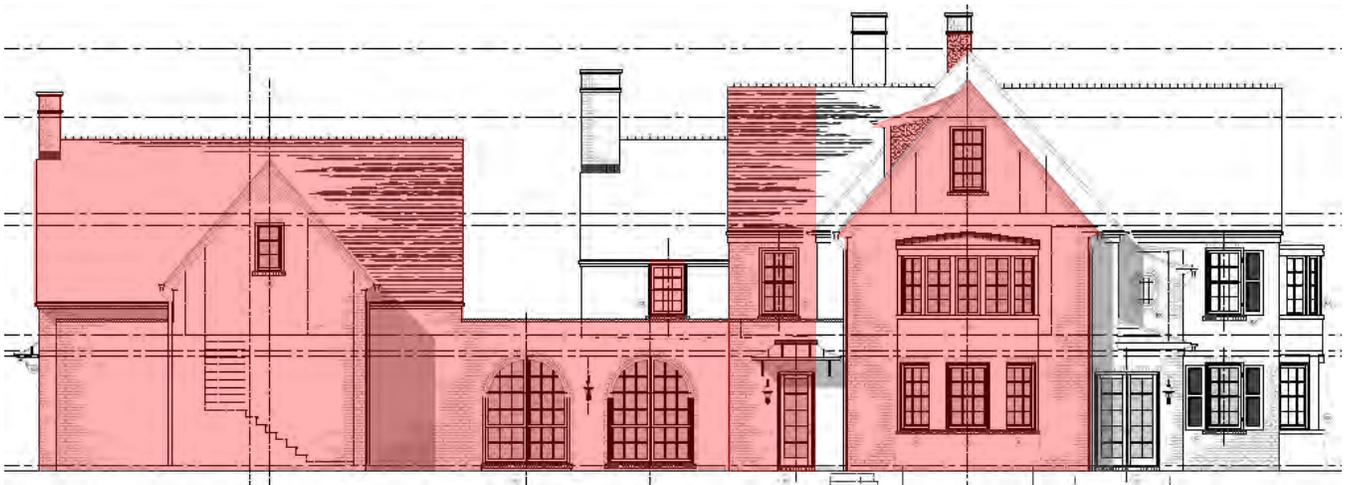


WEST SIDE ELEVATION

EXISTING



PROPOSED

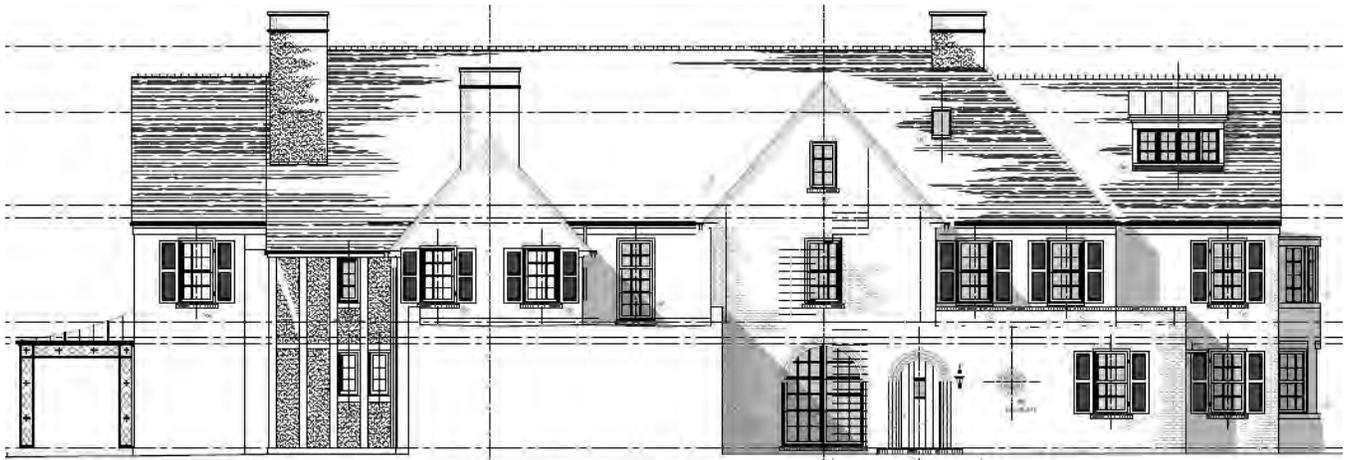


NORTH (REAR) ELEVATION

EXISTING

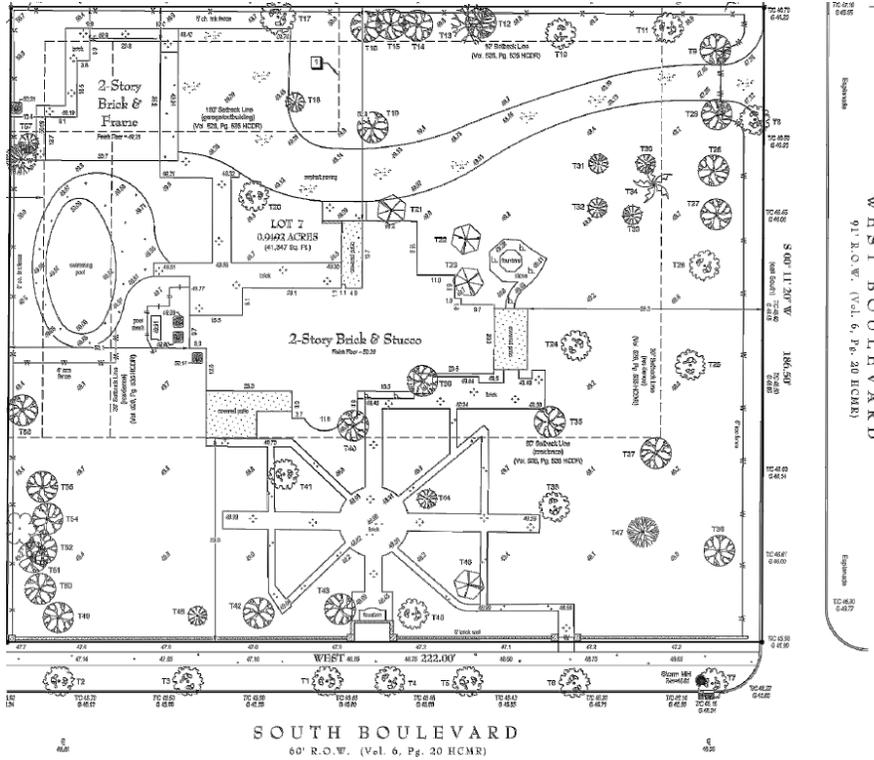


PROPOSED

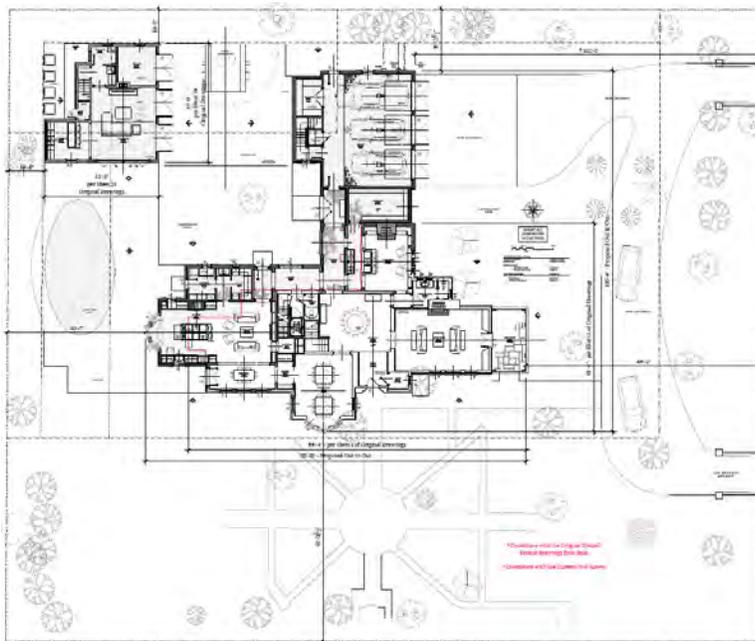




SITE PLAN EXISTING

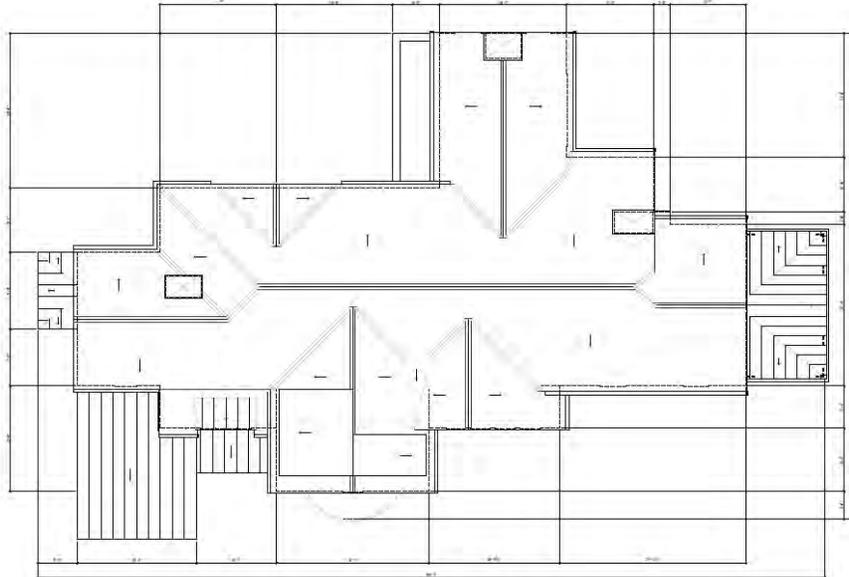


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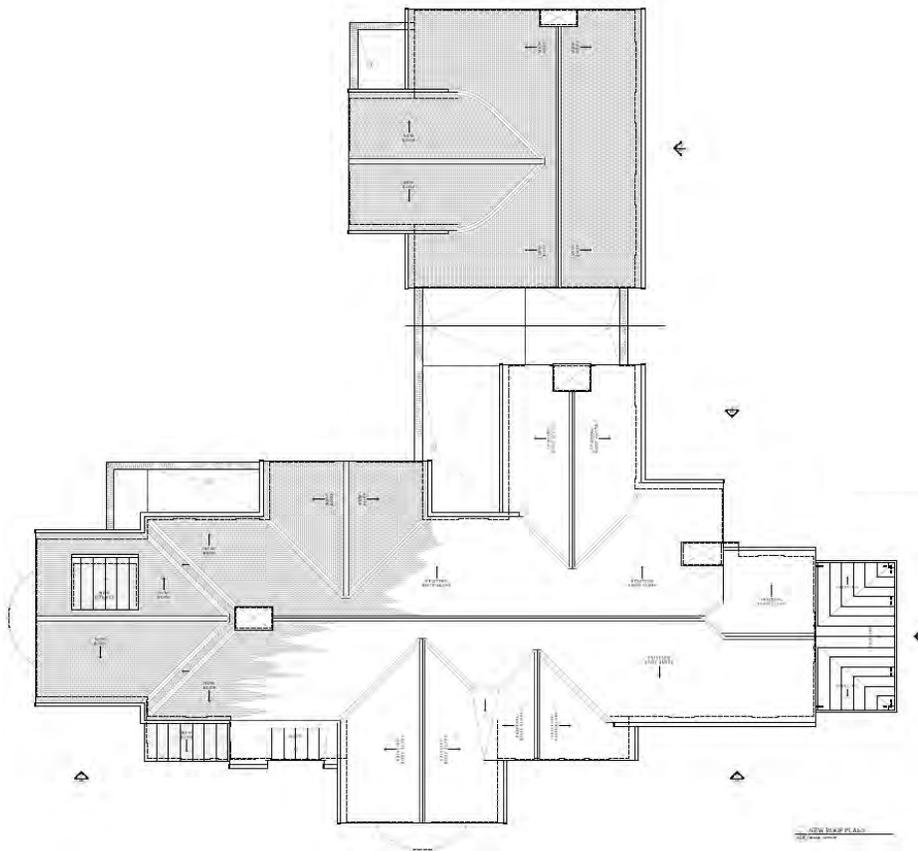




ROOF PLAN
EXISTING



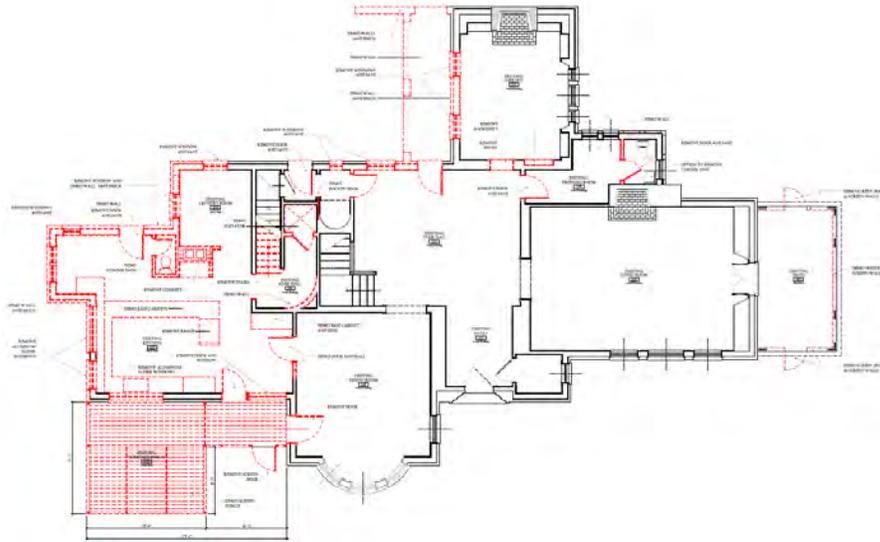
PROPOSED



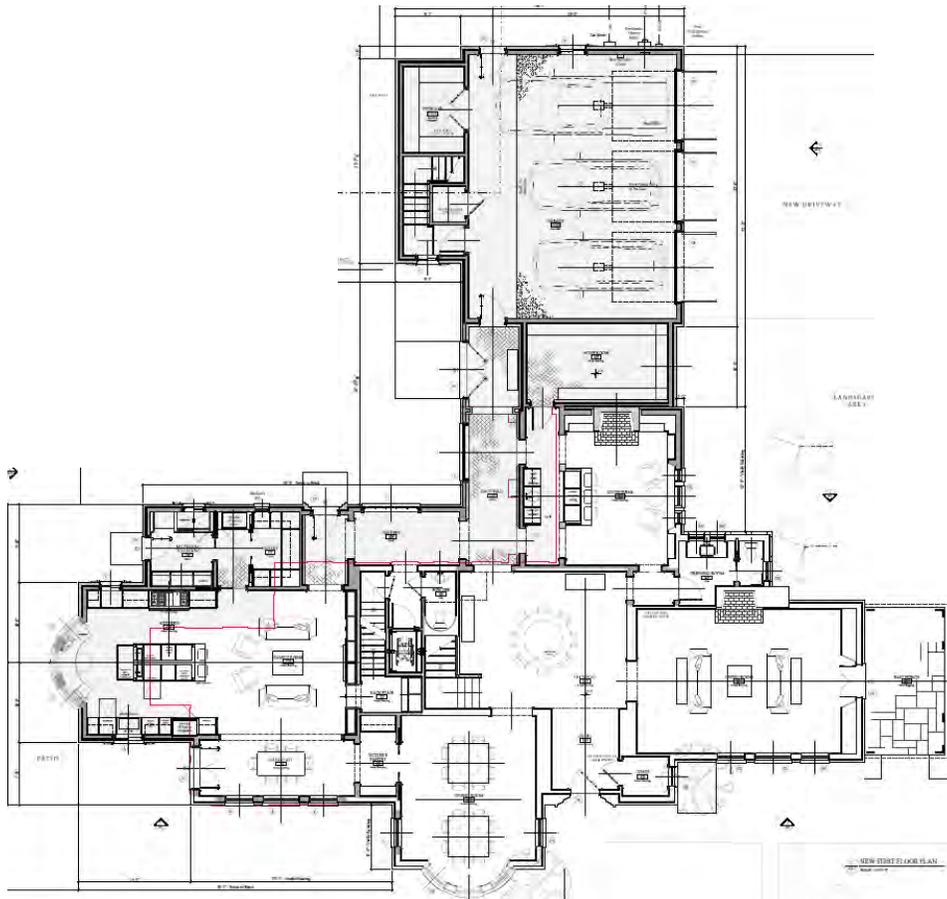


FIRST FLOOR PLAN

EXISTING/DEMO



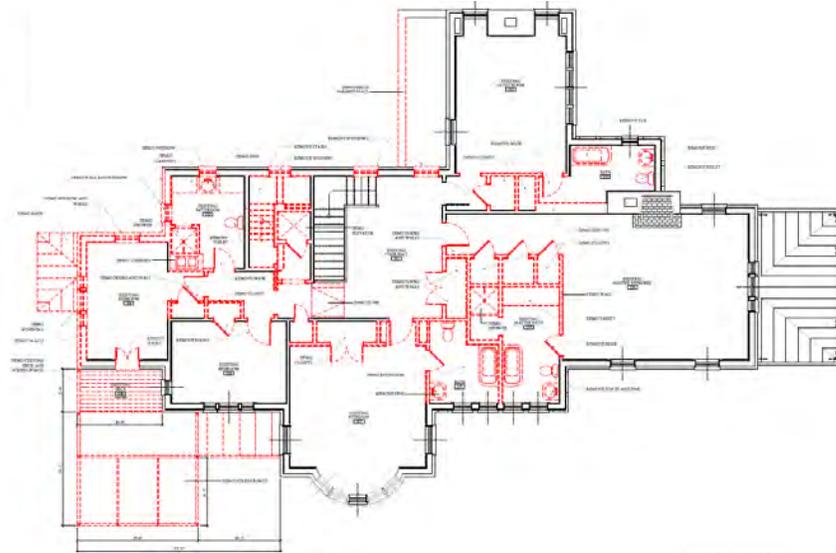
PROPOSED





SECOND FLOOR PLAN

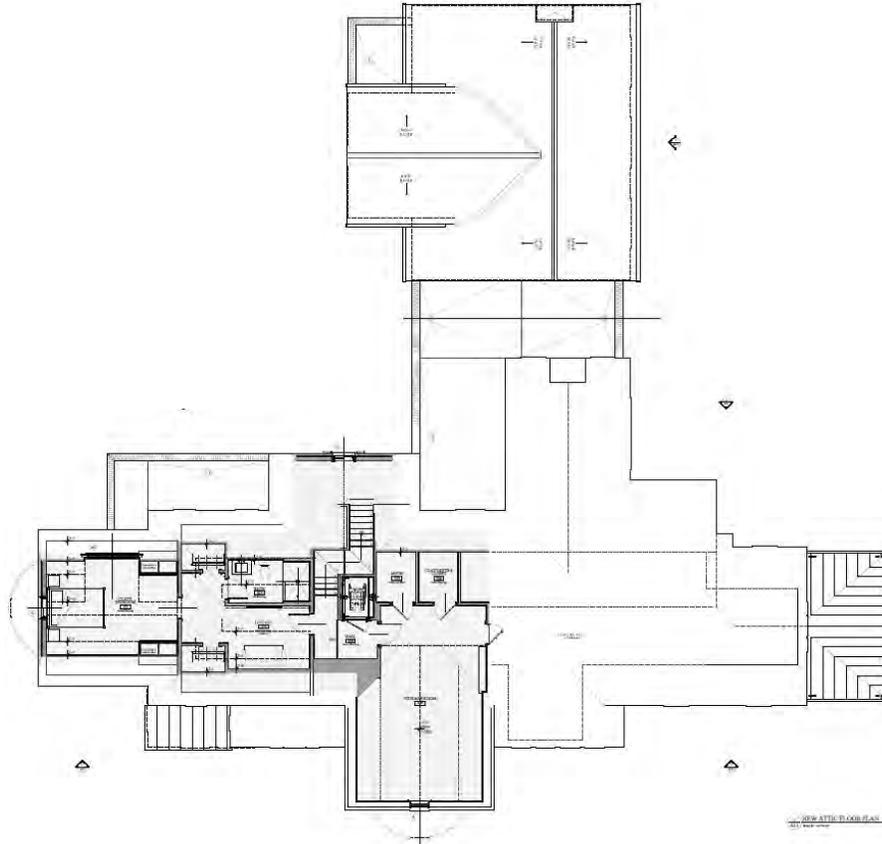
EXISTING/Demo



PROPOSED

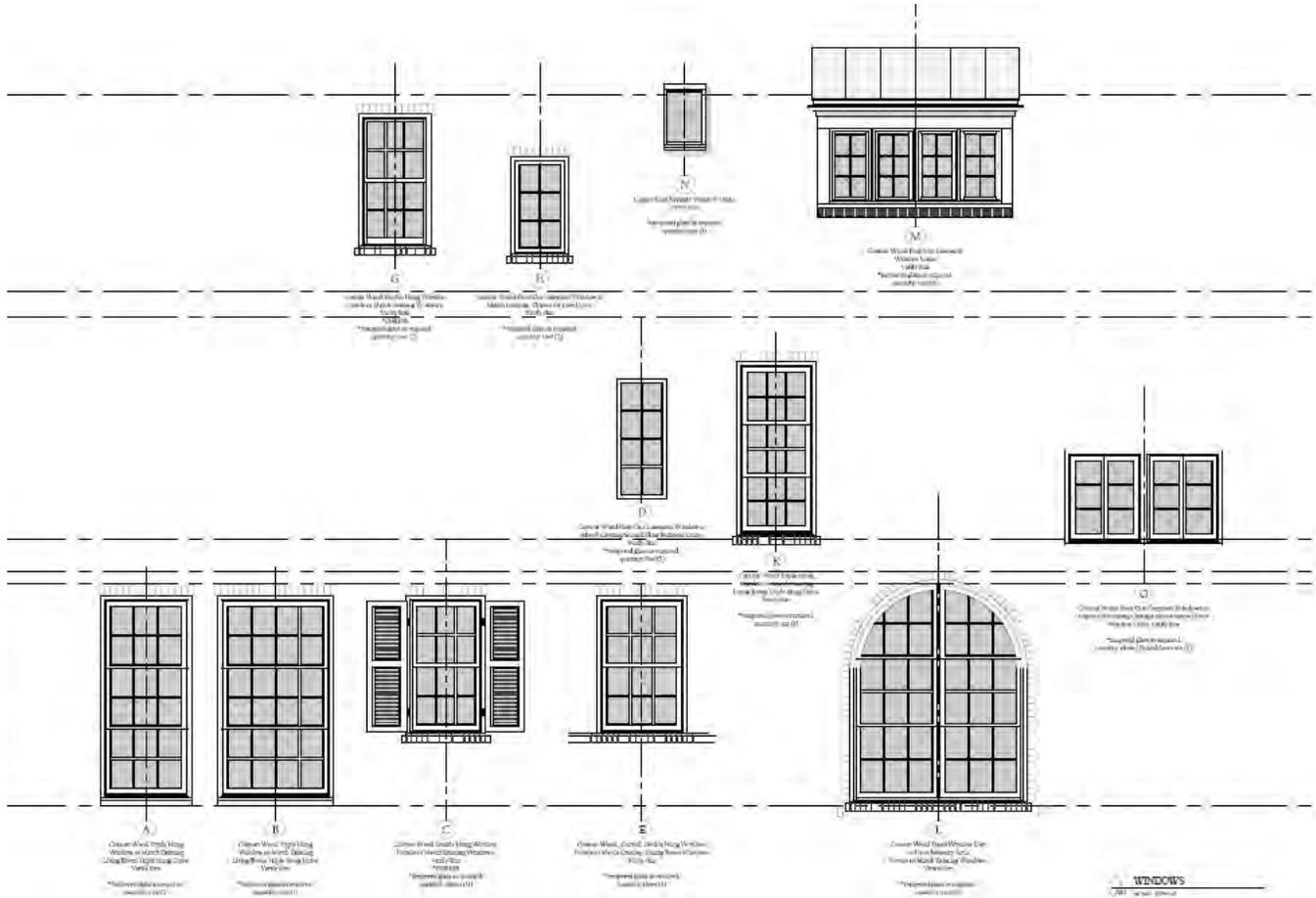


THIRD FLOOR PLAN
PROPOSED

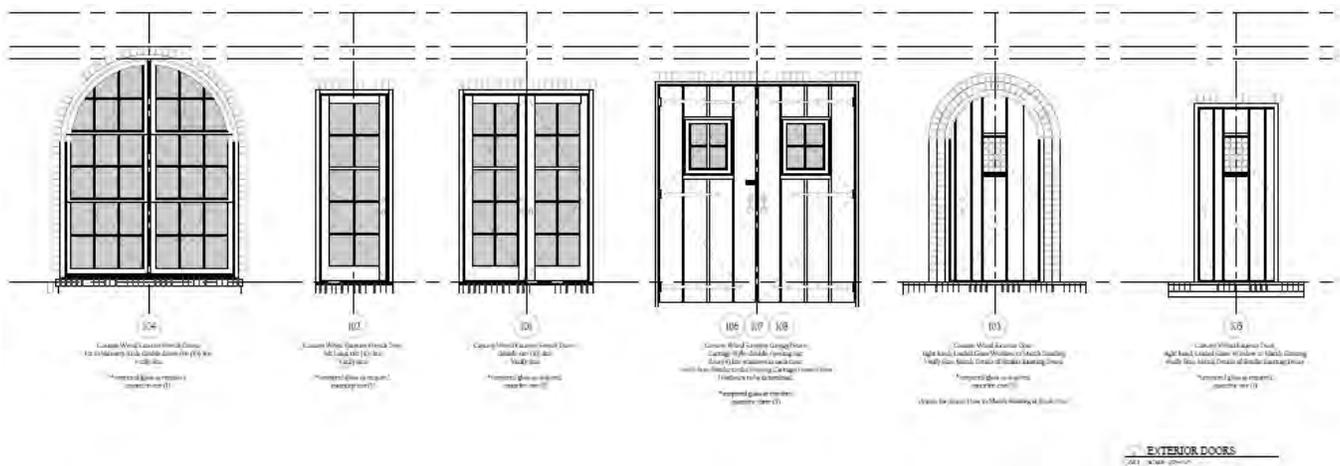


WINDOW / DOOR SCHEDULE

WINDOWS



DOORS



PROJECT DETAILS

Shape/Mass: The existing residence has a maximum width of 99'-4" and a maximum depth of 61'-4". The existing ridge height is 35'-3". The residence is made up of several slightly offset bays, including two prominent front facing gables. Two large dormers have been installed on the western gable. The western bays of the structure have been altered and are now obscured with a large two-story screened-in porch. The screened-in porch is 25'-2" wide and 14'-1" deep. Several chimneys punctuate the roof.

The non-original screened-in porch will be removed and the 25'-2" first-story of the western portion of the façade will be rebuilt (not to match the original design). The proposed addition will be inset 7'-10" and extend out from the existing western wall. The addition will be 17'-6" wide by 29'-10" deep. The main ridge line will be extended, but the ridge of the addition will be lower at 32'-9". As part of the rear addition, a new garage will be attached at the rear of the structure. The garage will open to West Boulevard. The rear addition will have a maximum width of 45'-0" and a maximum depth of 36'-2". The garage will have a width of 35'-0" and a depth of 28'-0". The ridge of the proposed attached garage will be 28'-1". To the west of the garage, the stair and storage portion will have a width of 25'-8" and a depth of 8'-2". The garage will be attached by a 12'-0" high by 10'-0" wide one-story connector. The connector piece will be inset 1'-6" from the main house. The total width of the house (including the addition) will now be 111'-10". The total depth of the house (including the added attached garage) will be 106'-4". See drawings for more detail.

Setbacks: The existing residence has a front (south) setback of 59.8'; an east side setback of 69.3'; a west side setback of 53.1'; and a rear (north) setback of 62.9'.

With the proposed addition, the residence will have a front (south) setback of 61'-10½"; an east side setback of 69'-2"; a west side setback of 40'-7"; and a rear (north) setback of 18'-2½". See drawings for more detail.

Foundation: The existing concrete slab foundation varies but has a finished floor height of 50.24' above sea level.

The proposed addition will have a concrete slab foundation with a finished floor height to match existing. See drawings for more detail.

Windows/Doors: The existing residence features divided-lite, double-hung, wood windows and divided-lite casement windows. A large triangular fixed window was previously installed in the western front gable of the façade. All existing original windows are to remain.

The proposed addition will have divided-lite, double- and triple-hung wood windows as well as divided-lite casement windows. The large triangular fixed window on the façade will be removed, and a smaller, more appropriate divided-lite, double-hung window will be installed. The larger existing opening will be patched with brick to match existing. See drawings and window schedule for more detail.

Exterior Materials: The existing residence is clad in brick veneer and stucco. The original brick coursing on the house is laid in a Flemish bond. All existing original material is to remain.

The proposed addition will be clad in brick veneer. In an effort to subtly differentiate the original house from the new addition, the proposed brick pattern on the addition will be laid in a running bond, matching brick on the new areas. See drawings for more detail.

Roof: The existing residence has a composition shingle gable and hip roof with a pitch of 14:12 and an eave height of 20'-2".

As part of the proposed addition, the existing ridge will be extended towards the west. The ridge of the addition will be lower than the main ridge, but at 32'-9", taller than the existing lower ridge height of 30'-8". The roof will be a combination of gable and hips with a pitch of 14:12 to match existing. The proposed eave height will be 20'-2" to match existing. The attached garage will have an eave height of 16'-0". See drawings for more detail.

Front Elevation: The existing façade is comprised of four bays. The easternmost bay features three floor to ceiling divided-lite windows on the first floor and two windows with shutters on the second floor. A wrought iron side porch extends out to the east. To the west is the entry bay, which features the front door on the first-story and a row of four divided-lite windows on the second-story. The third bay features a two-story bay window with three windows on the first-story and five windows on the second-story. Brick in the gable has been removed and a large triangular window has been installed. Two large shed roof dormers extend from either side of the gable. The westernmost bay has been altered with the installation of a large two-story screened in porch. Two chimneys rise above the structure.

(South)

The previously added screened-in porch will be removed and the western portion of the front wall will be reconstructed. Three floor to ceiling divided-lite windows will be installed on the first-story while a single divided-lite window with shutters will be installed on the second. To the west the addition will have a single divided-lite window with shutters on both the first- and second-stories. A two story bay window feature (similar to that on the front) will be installed at the new western wall. The existing roof ridge will be extended to the west. The non-original dormers will be removed and the triangular glass gable will be replaced with a more appropriate divided-lite window and brick. See drawings for more detail.

Side Elevation: The existing east elevation features the profile of the third front bay with the two-story bay window. The side of this protruding bay features a single window on the first- and second-stories. The window in the dormer is located above. The remainder of the first-story features a single window followed by the wrought iron porch topped by a group of three windows. Towards the rear is an additional window and another group of three windows on the first-story and a group of three windows on the second-story. Three chimneys rise above the structure.

(East)

The proposed addition will begin at the existing rear wall. A windowless one-story portion will connect the main residence to the new garage. The garage will have three garage doors on the first-story and three pairs of windows on the second-story. A pent roof will be constructed between the first- and second-stories. The non-original dormer will be removed. See drawings for more detail.

Side Elevation: The existing west elevation features the side profile of the large two-story screened-in porch to the south. The window of the dormer is visible above the screened-in porch. To the north are two fixed windows followed by three additional windows. Two more windows are located behind s arched corridor. The seconds-tory features five additional windows. A small window is located in the gable.

(West)

The previously added screened-in porch will be removed and the façade reconstructed. A single window will be located on the first and second floors. A small bump-out will feature French doors on the first-story and an octagonal window on the second. To the north, the addition will have the two story bay feature with three windows on the first-story and five windows on the second. A divided-lite window will be located in the gable. Northward will be a single door followed by two additional doors in arches on the first-story. The second-story has two additional windows. The proposed attached garage will be located at the rear. The dormer in the original portion of the house will be removed. See drawings for more detail.

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

(North)

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

Broadacres Homeowners Association
1411 North Boulevard
Houston, TX 77006

October 21, 2015

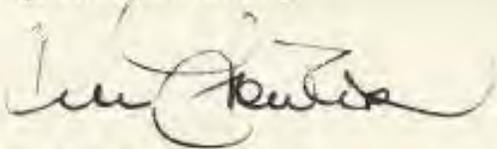
TO WHOM IT MAY CONCERN:

The Broadacres Homeowners Association Architectural Review Committee has studied at length the drawings for the renovation of 1506 South Boulevard, Houston, TX, presented by Mary and Mark Rothwell, the new owners of the residence.

We are pleased to report that the plans represent a concept that is both in keeping with our historic neighborhood and sensitive to the original Birdsall Briscoe structure. Homes built in the 1920s, even ones considered to be of exceptional quality, do not necessarily accommodate lifestyles in the twenty-first century. The design that the Rothwells and their architect, Josh Jones have created will sensitively enhance their residence in a manner that honors the heritage of Broadacres while it observes our deed restrictions.

This project has the unanimous support of the Broadacres Architectural Committee.

Respectfully submitted,



Cece Fowler
President, Broadacres Homeowners Association