

**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. The existing rear carriage is a noncontributing structure.

**Proposal:** Alteration – Alter fenestration on the existing carriage house.

- The easternmost window on the façade will be removed. The opening will be enlarged and a custom 6 panel divided-lite wood folding French door will be installed.
- The northernmost doors on the west elevation will be removed.
- All other fenestration, doors, and exterior materials will remain

See enclosed application materials and detailed project description on p. 4-11 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

**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 TO NONCONTRIBUTING STRUCTURES**

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S D NA**

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

- (1) 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
- (2) For an addition to a noncontributing structure:
  - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
  - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
  - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.



**PROPERTY LOCATION**  
BROADACRES HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

**CURRENT PHOTOS**  
SOUTH (FRONT) ELEVATION



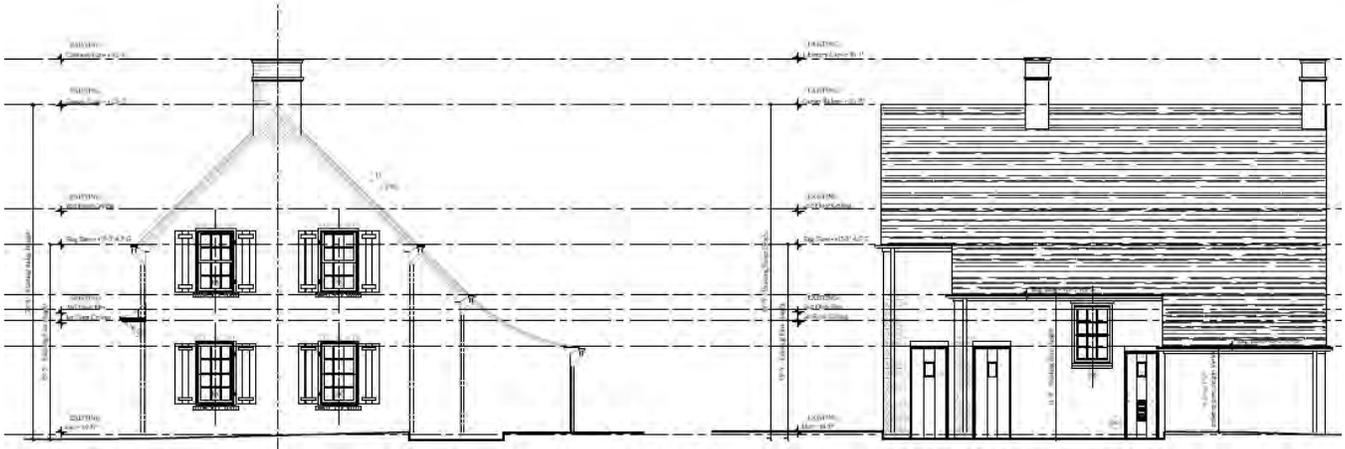
WEST ELEVATION



EXISTING ELEVATIONS

NORTH

WEST



SOUTH

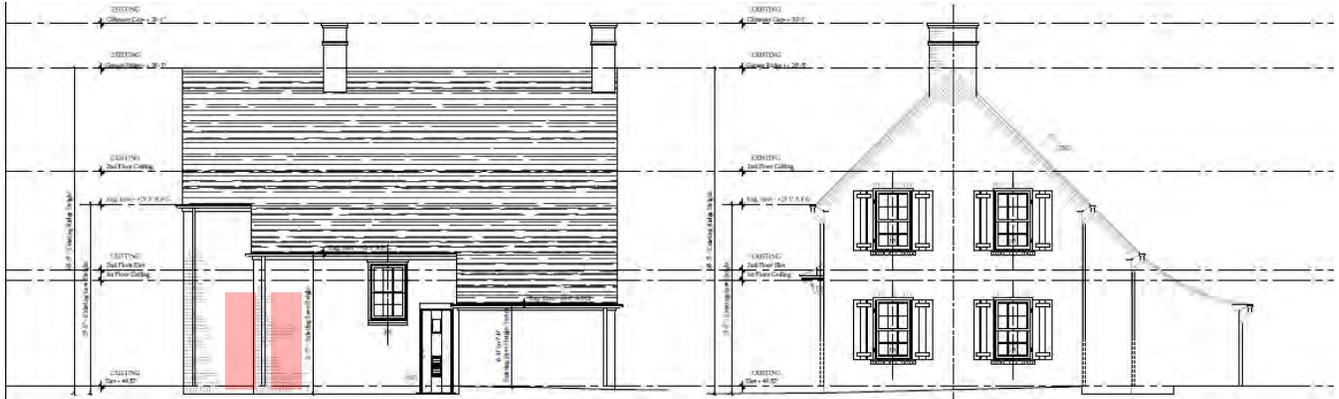
EAST



PROPOSED ELEVATIONS

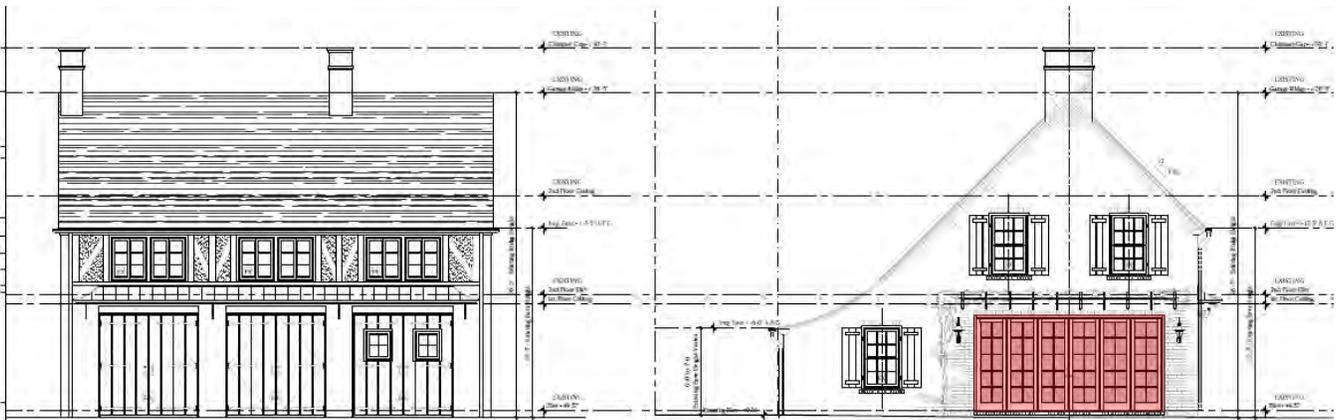
WEST

NORTH



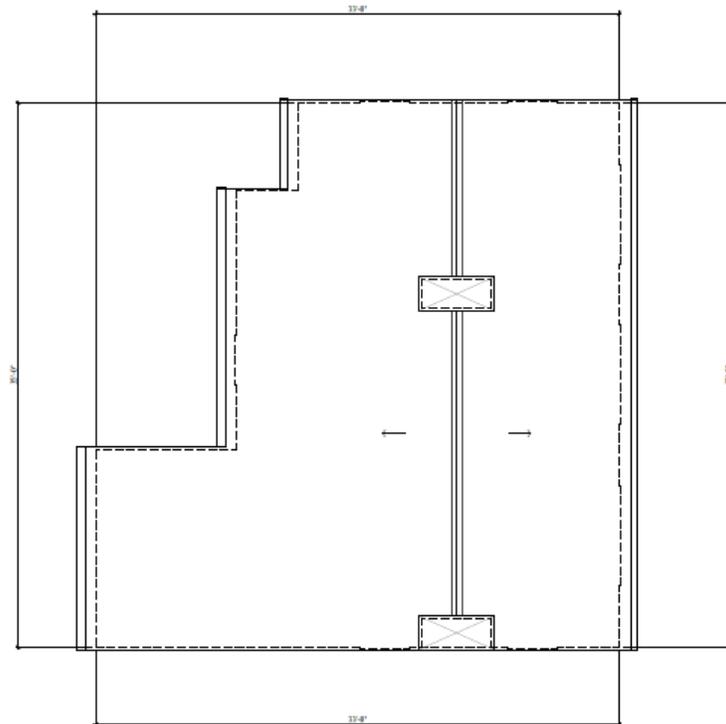
EAST

SOUTH

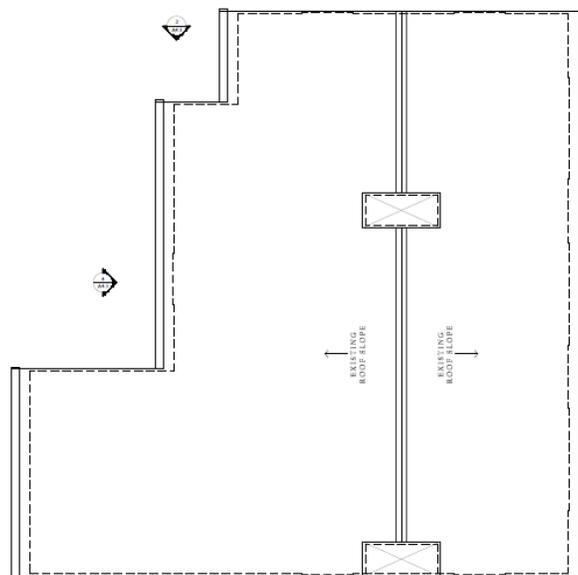


Roof Plan

EXISTING



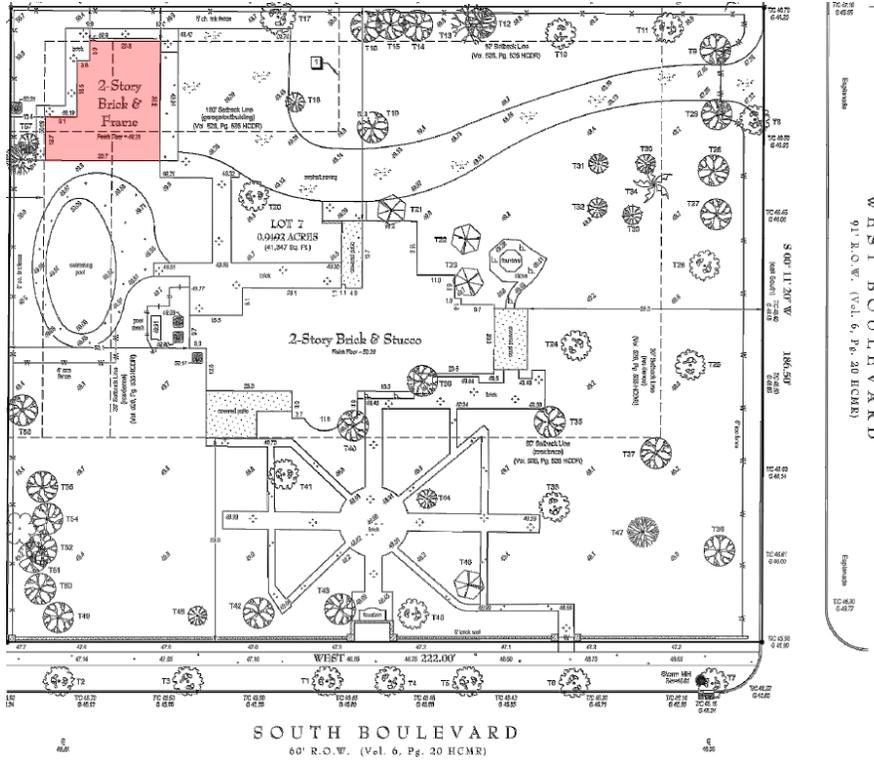
PROPOSED



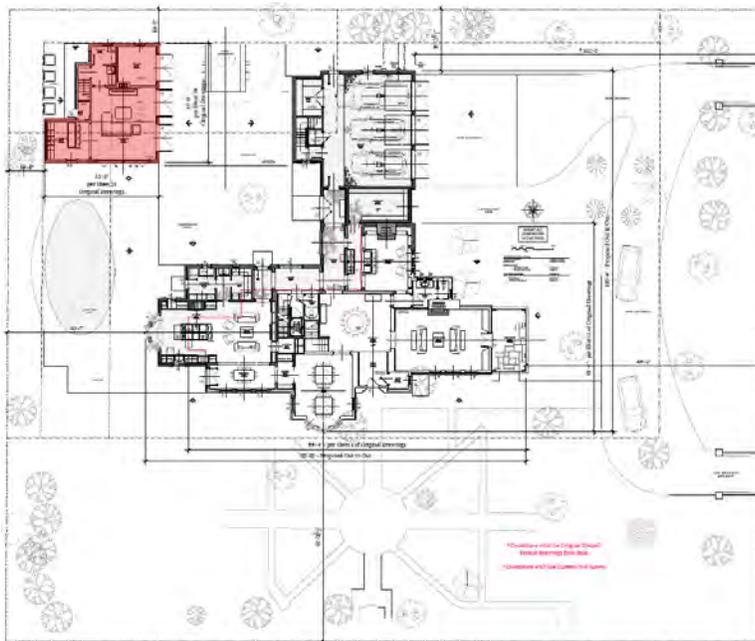




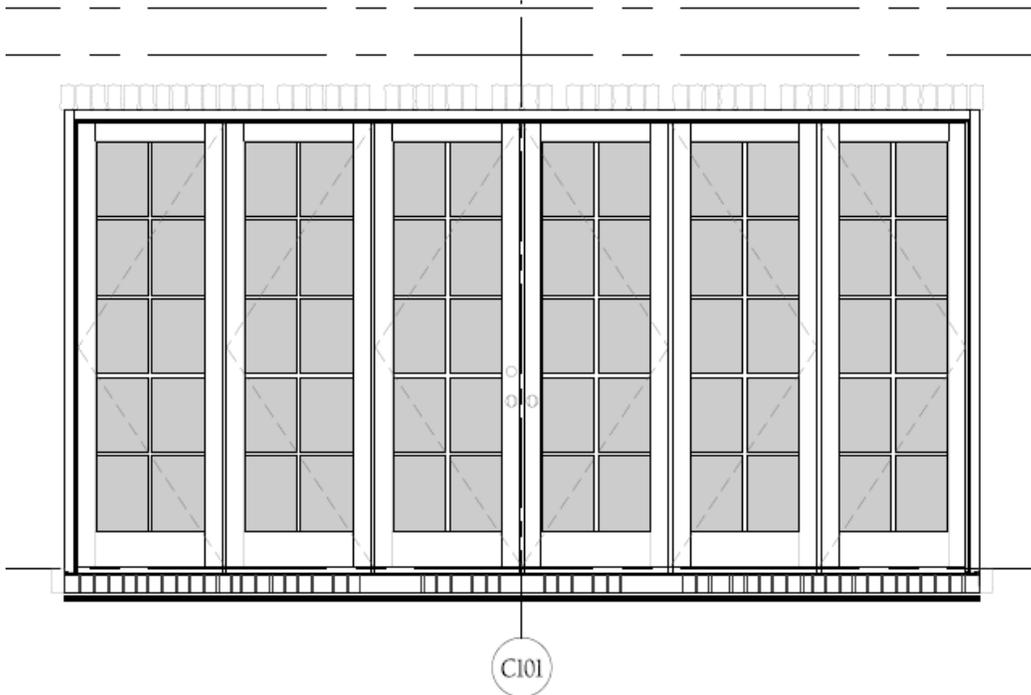
**SITE PLAN  
 EXISTING**



**PROPOSED**



DOOR SCHEDULE



C101  
Custom Wood Exterior Folding French Doors;  
six (6) panels; ten (10) lites each panel;  
Verify Size

\*tempered glass as required.  
quantity: one (1)

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## PROJECT DETAILS

**Shape/Mass:** The existing two-story carriage house has a maximum width of 33'-8" and a maximum depth of 35'-0". The existing ridge height is 26'-5".

The proposed alterations will not alter the shape or mass of the existing structure. See drawings for more detail.

**Setbacks:** The existing carriage house is located in the northwest corner of the property. The structure has a west side setback of 10'-6" and a rear (north) setback of 10'-2".

The existing carriage house will not be shifted and will maintain all setbacks. See drawings for more detail.

**Foundation:** The existing carriage house has a concrete slab on grade foundation. The finished floor height is located 49.57' above sea level.

The existing foundation will not be altered. See drawings for more detail.

**Windows/Doors:** The existing carriage house features 6-over-6 double-hung wood windows. Some windows feature vertical wood slat shutters. Three sets of double wood doors are located on the east elevation. Three single doors are located on the west elevation.

The easternmost window on the front (south) elevation will be removed. The opening will be enlarged and a custom 6 panel divided-lite wood folding French door will be installed. The two northernmost doors on the west elevation will be removed. All other fenestration and doors will remain. See drawings for more detail.

**Exterior Materials:** The existing carriage house is clad in brick veneer and stucco.

The existing cladding will not be altered. All existing exterior materials are to remain. See drawings for more detail.

**Roof:** The existing composition shingle roof has an eave height of 15'-0" on the east and between 6'-0" to 7'-0" on the west.

The existing roof will not be altered and is to remain. See drawings for more detail.

**Front Elevation:** The existing front elevation features two windows on the first-story and two windows on the second-story. A chimney is centered in the ridge. The roof swoops from having a high eave on the east to a significantly lower eave on the west.

**(South)**

The easternmost window on the first-story will be removed. The opening will be enlarged and a custom 6 panel divided-lite wood folding French door will be installed. All other features are to remain. See drawings for more detail.

**Side Elevation:** The existing east elevation features three sets of double wood doors on the first-story and three pairs of windows on the second-story, above a pent roof.

**(East)**

This elevation will not be altered. See drawings for more detail.

**Side Elevation:** The existing west elevation features three doors on the first-story and a single window on the second-story.

**(West)**

The two northernmost doors will be removed. All other features are to remain. 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

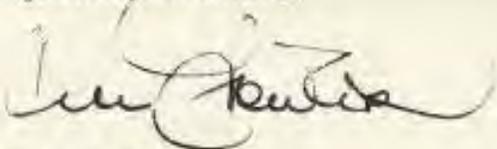
TO WHOM IT MAY CONCERN:

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