

**AGENDA ITEM: Ic**

HPO File No. 101005

**SITE NAME:**

**SITE LOCATION:** 1635 South Boulevard – Boulevard Oaks Historic District

**Owner:** Stephen Howe

**Applicant:** Miller Dahlstrand Architects – Andrea Caicedo

Time Frame	Date Accepted	90-day Waiver
	October-01-2010	December-28-2010

**SITE INFORMATION:**

Lot 4, Block 6, Edgemont Subdivision, Houston, Harris County, Texas. The site includes a two story brick house.

**TYPE OF APPROVAL REQUESTED:**

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a new 1,474 ft<sup>2</sup> two-story addition to the rear of the existing 3,790 ft<sup>2</sup> building; New addition will be built on pier and beam foundation to match existing and will begin at the rear wall of the historic building; Addition will extend approximately 28'-0" towards the south (rear) of the property line and will occupy the same location as an existing one story rear addition which will be demolished; The proposed addition will tie into existing roof structure with an intersecting gable roof and will be clad with composition shingles to match; Total height to roof ridge of addition is approximately 26'-1<sup>7/8</sup>" which is approximately 1'-0" taller than existing; Addition will be clad with brick to match existing;
- North Elevation (facing South Blvd): Remove two existing arched transom windows located in the two forward facing dormer windows of the original house which are a later inappropriate alteration; In same locations install two new rectangular transom windows to match other elevations; The only portion of the rear addition visible from the front elevation will be 1'-0" of the new intersecting roof ridges which will cover the new rear addition;
- West Elevation (facing side property line): At first floor remove one existing pedestrian door and one casement window; In same locations cover the openings with matching brick; At first floor of proposed addition install three pairs of divided lite casement windows; At second floor of existing house rebuild existing side facing shed roof dormer to accommodate an additional set of multi lite casement windows to match existing; Original casement windows will be re-used; At second floor of proposed addition construct two side facing shed roof dormers which will each feature windows to match other elevations; A new brick chimney will be constructed on the west wall of the proposed addition; Please see elevation drawings for fenestration details;
- East Elevation (facing side property yard): Remove one existing arched transom window from side facing gable which is an later alteration; Re-frame this location and install horizontal lap siding to match existing in gable end; At first floor of addition, install a series of four multi lite French doors which will be sheltered by a shallow overhang; The second floor of the addition will feature a half timber treatment and shed roof dormer with casement windows in area located above first floor French doors; Addition will feature a series of casement and double hung windows on both the first and second floors; Please see elevation drawings for fenestration details
- South Elevation (facing rear property, not visible from a public right-of-way): Please see elevation drawings for fenestration details

**HISTORY AND SIGNIFICANCE:**

At the time of the Boulevard Oaks Historic District survey, the historic house, built in 1928 in the Tudor Revival style, was listed as "potentially-contributing" due to minor alterations. The home was designed by prolific River Oaks builder Katherine Mott in conjunction with Burns and James for James Anderson.

**CERTIFICATE OF APPROPRIATENESS**

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The property is contained within the boundary of the Boulevard Oaks Historic District. The Boulevard Oaks Historic District is one of the finest residential neighborhoods to emerge from the Houston’s residential building boom of the 1920s and epitomizes upper middle income residential developments in Houston ‘South End.’ Boulevard Oaks is located approximately four miles southwest of downtown Houston. The neighborhood was developed as Houston’s residential and institutional core moved south and west of the downtown area. Rice University, the Texas Medical Center, Hermann Park and the Museum of Fine Arts are contemporary with the neighborhood and are located less than a mile away.

The neighborhood began with the platting of the Edgemont subdivision in 1923, when the esplanades on North and South Boulevard were platted. From there, six other subdivisions followed the esplanade pattern and streetscape of North and South Boulevard to create the six blocks that comprise the district. The proposed district, although comprised of seven separate subdivisions, is consistent in terms of the scale of homes, setbacks, lot sizes, and architectural style.

The houses, most built between the middle 1920s and late 1930s, exemplify the refined suburban domestic architectural traditions prevalent in the United States during the interwar years. The developers and architects who designed Boulevard Oaks – Joseph Northrop, Jr, Katharine Mott, Hiram Salisbury, Birdsall Briscoe, Joseph Finger, Russell Brown, among others – worked in similar neighborhood developments in Houston, and were among the finest in the city. Some of Houston’s most prominent citizens built homes in and around the Boulevard Oaks neighborhood in the Revival architectural styles that were in vogue at the time. The styles of architecture found in Boulevard Oaks include Tudor Revival and Colonial Revival, as well as French Manorial, Neoclassical, and English Picturesque. The dominance of brick and siding facades combined with similar setbacks and landscaping reinforces the neighborhood’s cohesiveness. Several homes in Boulevard Oaks are featured in the “Houston Architectural Guide,” and one has been individually listed in the National Register of Historic Places as well as being designated as City of Houston Protected Landmark. Along North and South Boulevards, landscaped esplanades planted with oak trees are an integral part of the neighborhood’s plan and make Boulevard Oaks a memorable district in Houston.

Sec. 33-241. Same-Alteration, rehabilitation, restoration, and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (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;
- (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- (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

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available, rather than on conjectural designs or the availability of different architectural elements from other structures;

- (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;
- (9) The proposed design for alterations or construction 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;
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- (11) The proposed activity will comply with any applicable deed restrictions.

**Applicant has approval from the Edgemont Civic Architectural Standards Committee**

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness.

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**Site Location Map  
Not to Scale**



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**Current Photograph**



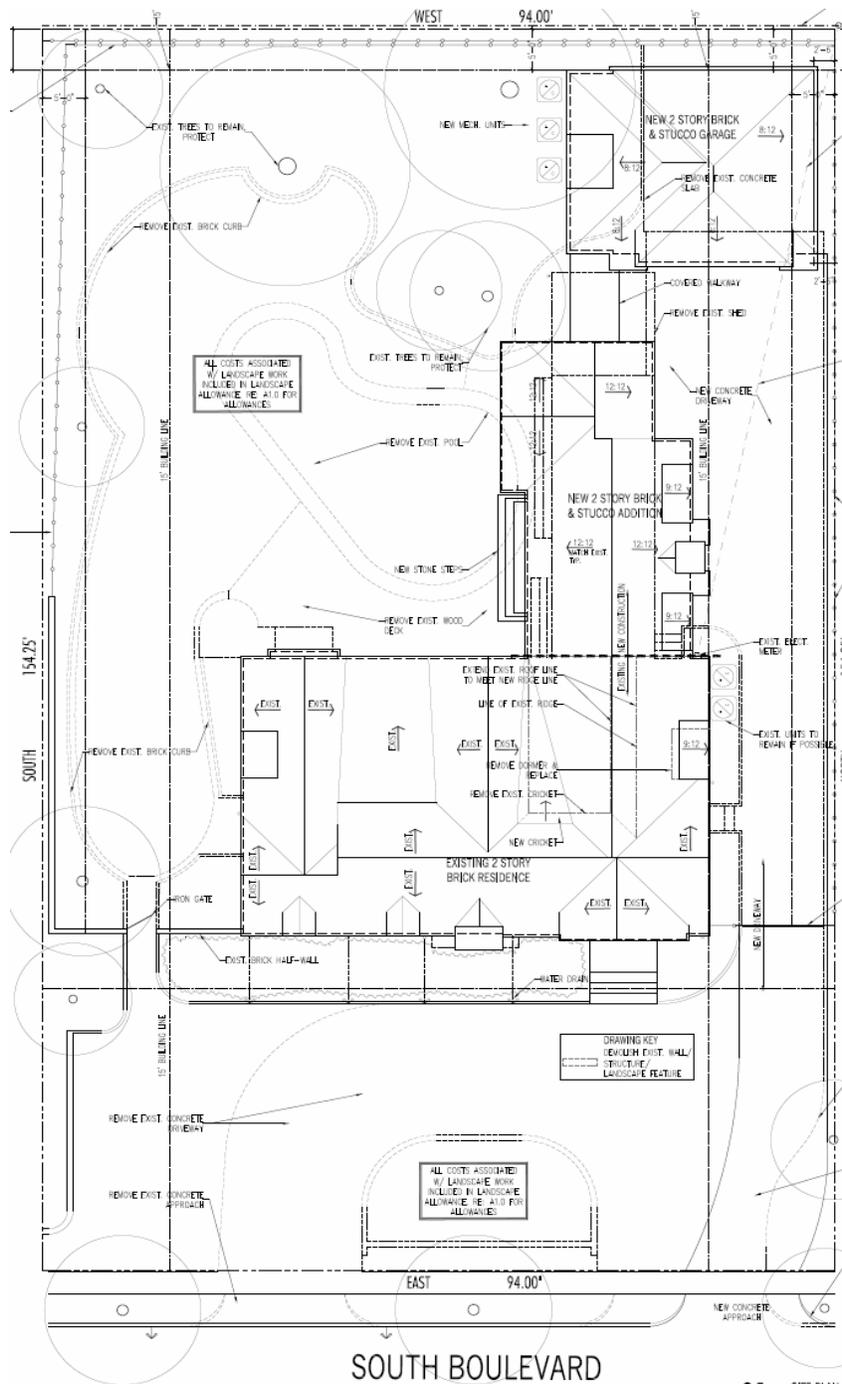
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Site Plan  
Not to Scale



CERTIFICATE OF APPROPRIATENESS

**SITE NAME:**

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**North (front) Elevation  
Facing South Boulevard**



**Existing**



**Proposed**

**CERTIFICATE OF APPROPRIATENESS**



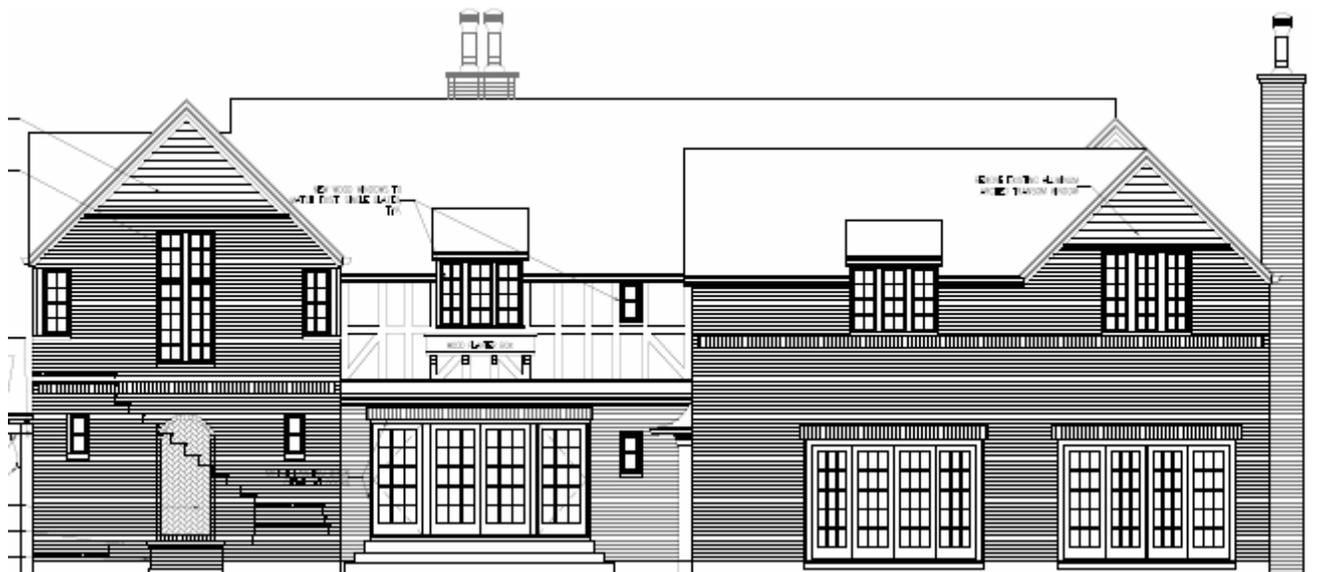
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**East (side) Elevation  
Not to Scale**



**Existing**



**Proposed**

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**South (rear) Elevation**  
**Not visible from a public right-of-way**  
**Not to Scale**



**Existing**



**Proposed**

**CERTIFICATE OF APPROPRIATENESS**