

**AGENDA ITEM: Id**

**HPO File No. 101006**

**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	N/A

**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 garage with studio space which will be set back 126'-0" from the front property line; The proposed garage will be two stories in height with a hipped roof (25' to roof ridge) and will have space for two cars on the ground floor (550ft<sup>2</sup> non-conditioned ) with 547ft<sup>2</sup> of conditioned studio space on the second floor; The garage will be clad with brick and stucco to match the Tudor Revival style of the main residence; The garage will be connected to the rear of the house by an open sided covered walkway;
- North Elevation (facing South Blvd): The first floor will feature two overhead carriage house style garage doors which will have wood or comparable material lower panels and divided upper glass lites and one pedestrian door which will be obscured by the main residence; Second story will feature a bay with stucco and half timber design and multi lite casement windows to match residence;
- East Elevation (facing side yard): The first floor will feature a small inset porch with pedestrian door; The second floor will feature a shed roof dormer with divided lite casement windows to match other elevations;
- West Elevation (facing side property line): Proposed garage will feature one shed roof dormer with three pairs of multi lite casement windows to match other elevations;
- South Elevation (facing rear property line): Elevation will not feature any door or window openings

**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.

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.

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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.

**APPROVAL CRITERIA FOR NEW CONSTRUCTION:**

**Sec. 33-242. Same-New construction in historic district.**

(a) The 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 be compatible with the setbacks along the blockface and facing blockface(s);
- (2) The exterior features of new construction must be compatible with the exterior features of structures along the block face and facing blockface(s); and
- (3) The proportions of the new construction, including height, width, length, and roofline, must be compatible with structures and objects along the blockface and facing blockface(s).

**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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**CERTIFICATE OF APPROPRIATENESS**



**SITE NAME:**

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



**CERTIFICATE OF APPROPRIATENESS**

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



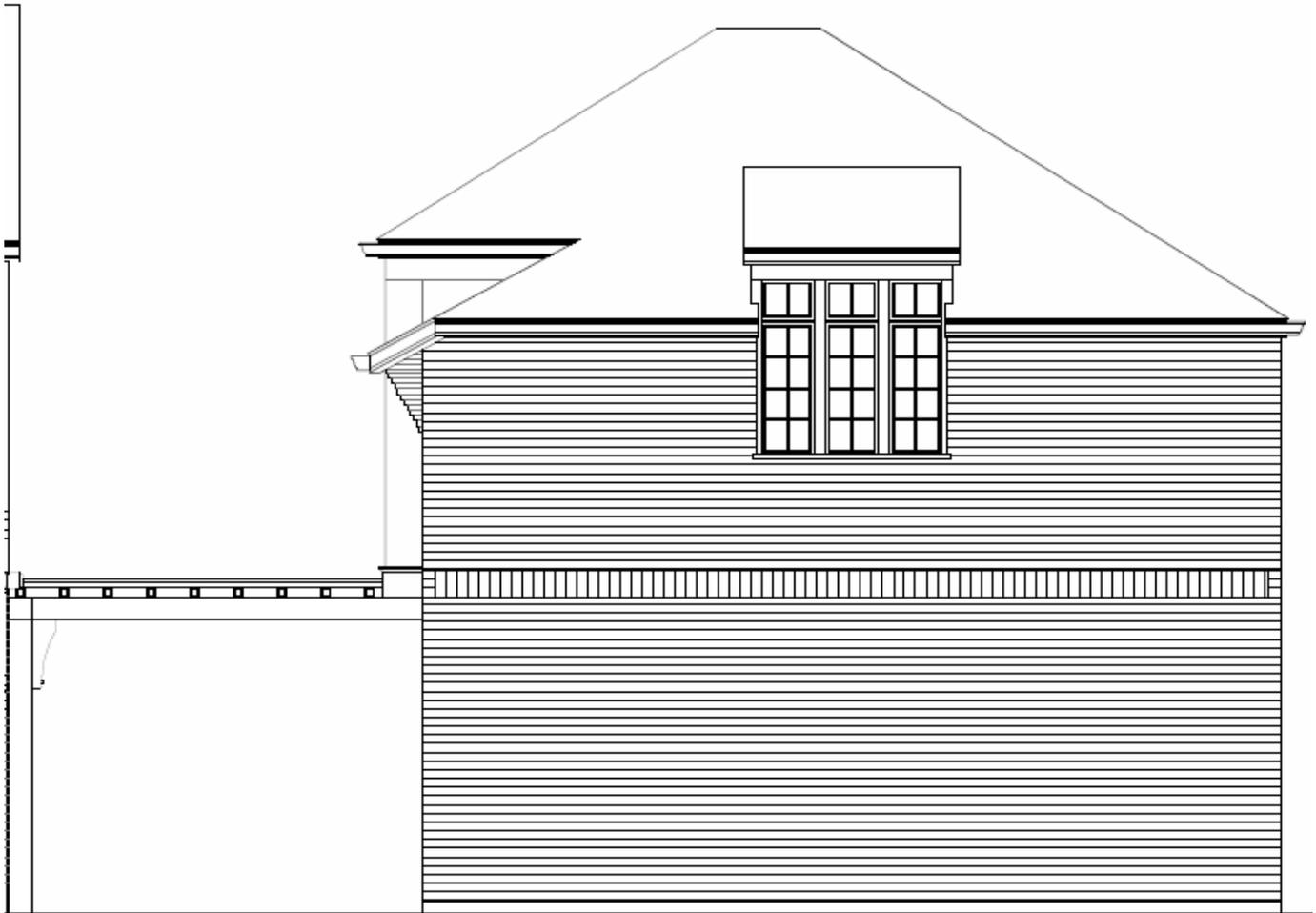
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**West (side) Elevation  
Not to Scale**



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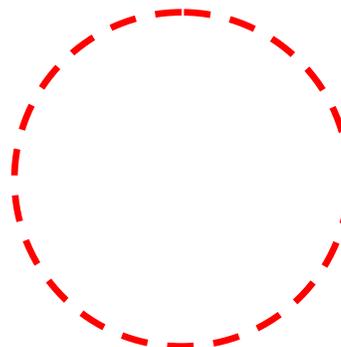
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