

AGENDA ITEM: IVa

HPO File No. 101102

SITE NAME:

SITE LOCATION: 1710 South Boulevard – Boulevard Oaks Historic District

Owner: Mark Muller

Applicant: Kurt Aichler

Time Frame	Date Accepted	90-day Waiver
	October-26-2010	N/A

SITE INFORMATION:

Lot 9 and TR8B, Block 4, West 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, some of which has already been completed:

- South Elevation (front facing South Blvd): At first floor create a new front entry which will be relocated from the east side elevation which was an earlier alteration; New front entry will feature a new pedestrian door with wooden lower panel and divided upper glass lites; At second floor remove an existing rectangular divided lite window and install a new oval window (18"x32") with divisions; Extend existing cantilevered iron balcony to the east and west an additional 1'-6" to either side; (Existing iron balcony is a later alteration which does not appear on original Sanborn Fire Insurance map of property)
- East Elevation (facing side property): Construct a new one story porch at the rear of the property which will not be visible from a public right of way; Rear porch will feature a shed roof and will be enclosed by plate glass; Remove existing side facing entry door and cantilevered awning which is a later alteration; In same location install a double hung sash window with divided lites to match other elevations;
- West Elevation (facing side property): At location of one story wing, construct a new gable roof over the existing flat roof; New roof over one story wing will be clad in standing seam metal
- North Elevation (facing rear property): Not visible from a public right-of-way.

HISTORY AND SIGNIFICANCE:

At the time of the Boulevard Oaks Historic District survey, the historic house, built in 1928, was listed as "contributing." Recent review of available Sanborn Fire Insurance Company maps reveals that the home did not originally feature the cantilevered balcony that it currently exhibits.

The property is contained within the boundary of the Boulevard Oaks Historic District which is pending designation by City Council. 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.

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 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;
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;
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.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness.

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**Site Location Map
Not to Scale**



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Photograph from Historic District Inventory



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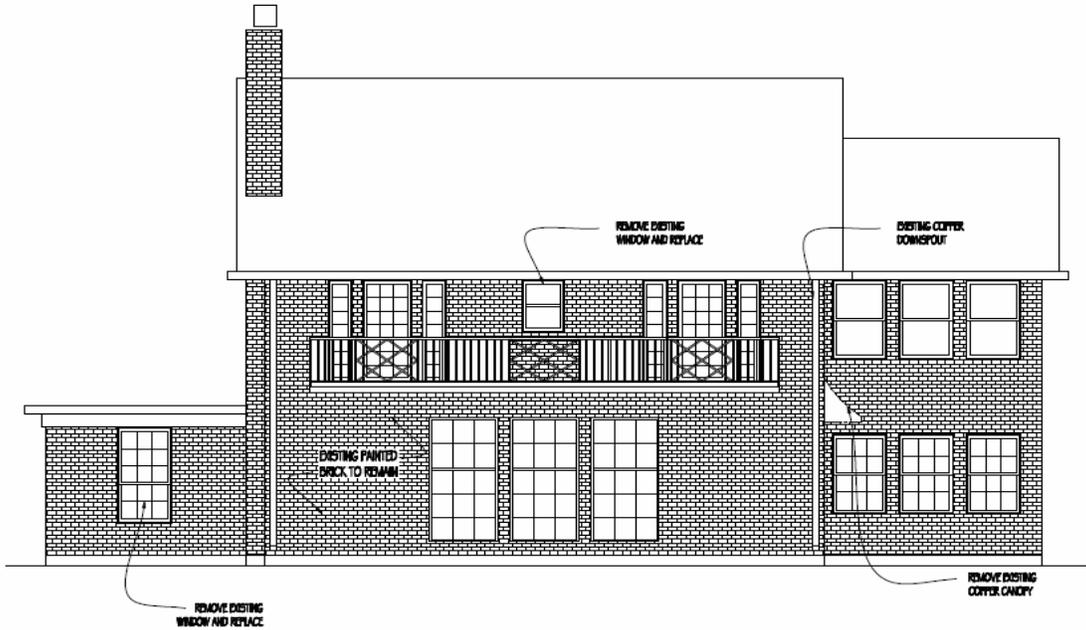
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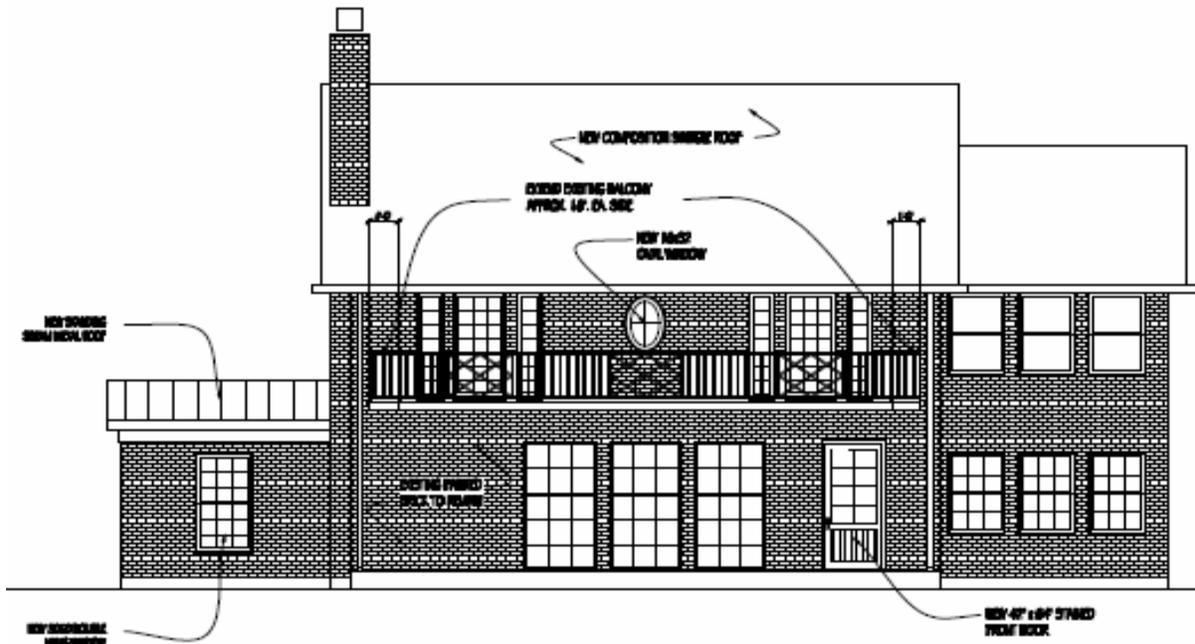
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**South (front) Elevation
Facing South Boulevard**



EXISTING SOUTH ELEVATION (STREET VIEW)

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION (STREET VIEW)

SCALE: 1/4" = 1'-0"

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**East (side) Elevation
Showing Rear Porch Addition
Not to Scale**



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

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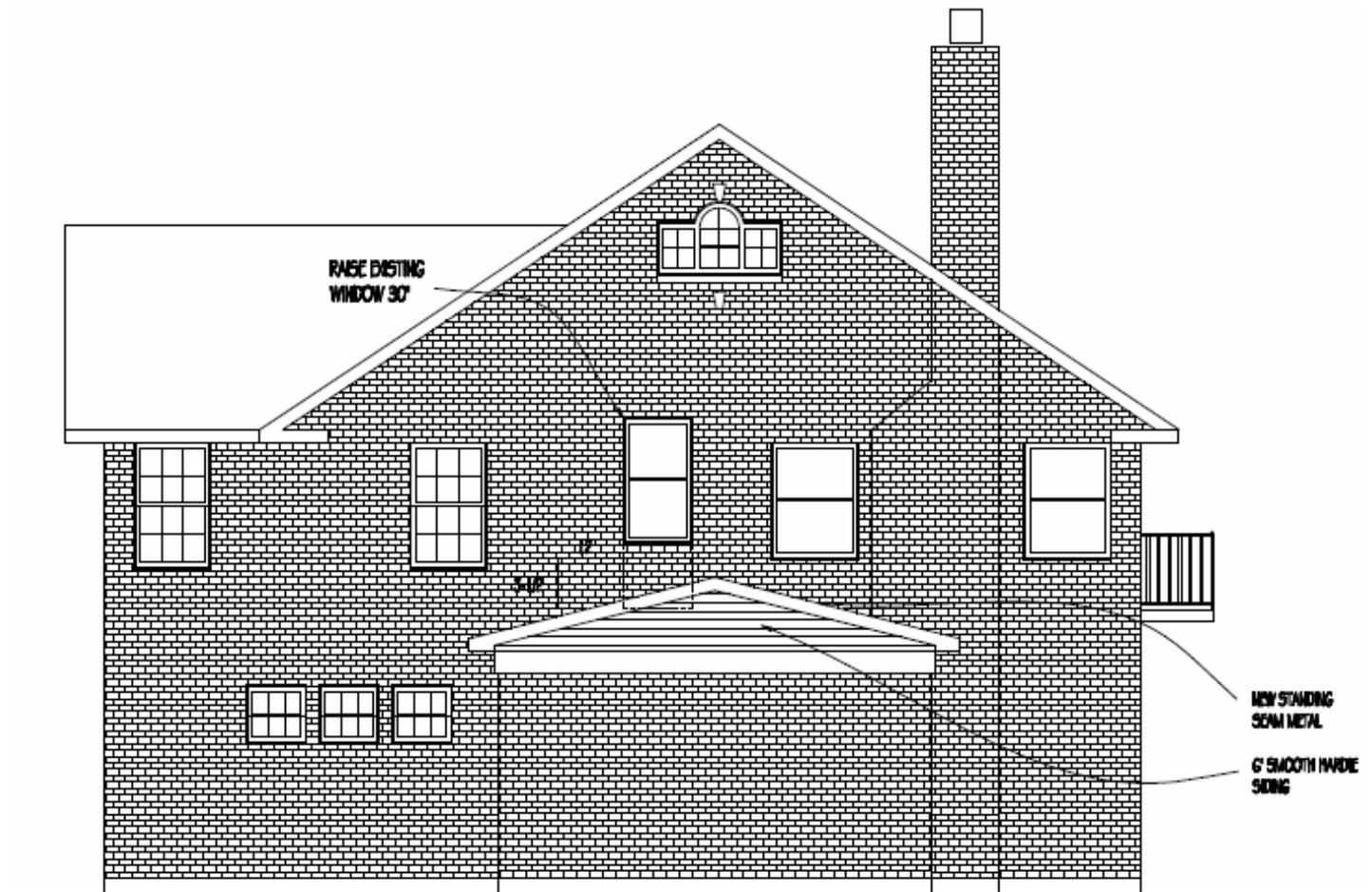
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**West (side) Elevation
Showing Proposed Roof Alteration
Not to Scale**



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