

**AGENDA ITEM: lee**

HPO File No. 110331

**SITE NAME:**

**SITE LOCATION:** 1901 North Boulevard – Boulevard Oaks Historic District

**Owner:** Sarah and Earl Dyke

**Applicant:** Anna Mod, SWCA Environmental Consultants

Time Frame	Date Accepted	90-day Waiver
	March-04-2010	N/A

**SITE INFORMATION:**

Tracks 10 & 11A, Block 3, Ormond Place Subdivision, Houston, Harris County, Texas. The site includes a two story brick house and detached one-story garage.

**TYPE OF APPROVAL REQUESTED:**

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

- Demolish existing one-story detached garage which is a non-contributing structure and does not require a certificate of appropriateness; Behind the existing residence construct a 1,412 square foot two-story two car garage with upstairs apartment, 706 square feet of which will be conditioned space; Garage will feature a hipped roof to be covered in slate tile to match existing residence; Exterior will be covered in brick to match existing residence; East side of garage will feature a porte cohere with upper balcony; West side of garage will feature an outdoor kitchen with upper balcony; Both balconies will be supported by brick columns and each will feature a wrought iron guardrail
- North Elevation (front facing North Blvd): Second floor will feature three multi-lite steel casement windows salvaged from the main residence

**HISTORY AND SIGNIFICANCE:**

At the time of the Boulevard Oaks Historic District survey, the Tudor house, built in 1936, was listed as “contributing.”

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.

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. New construction in historic district.**

**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**



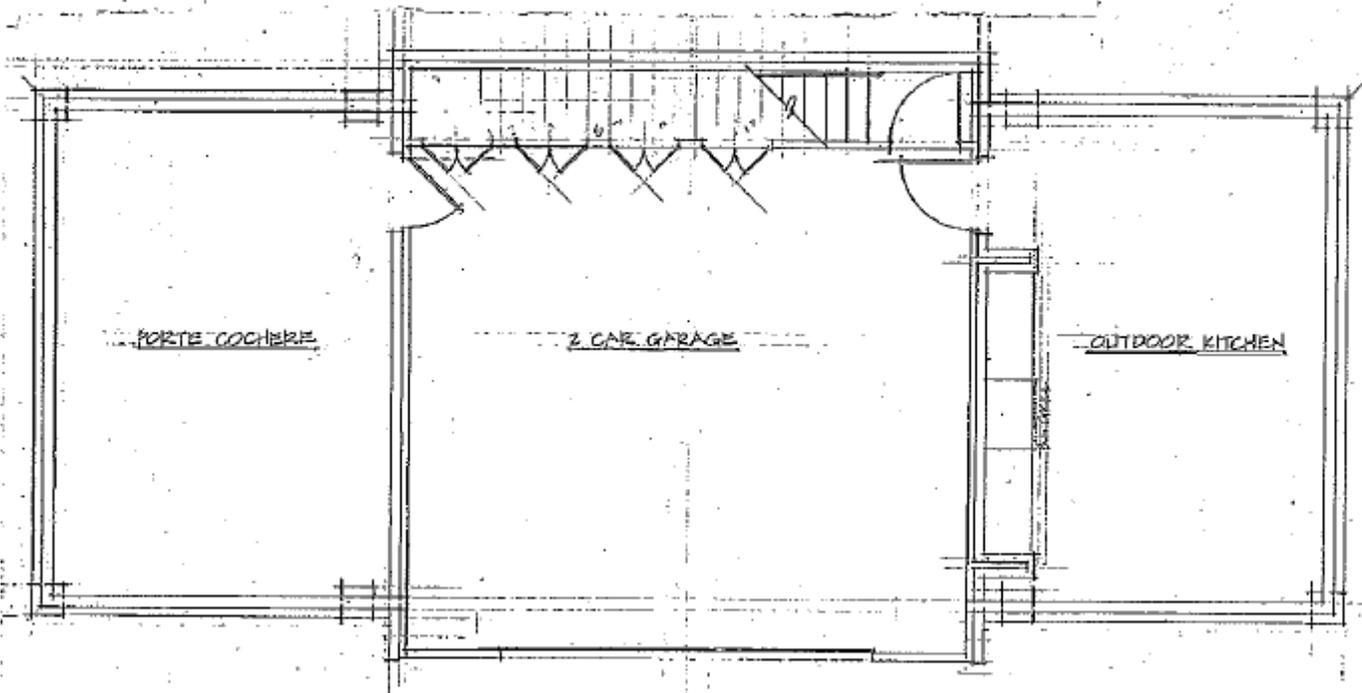
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**Floor Plan  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**

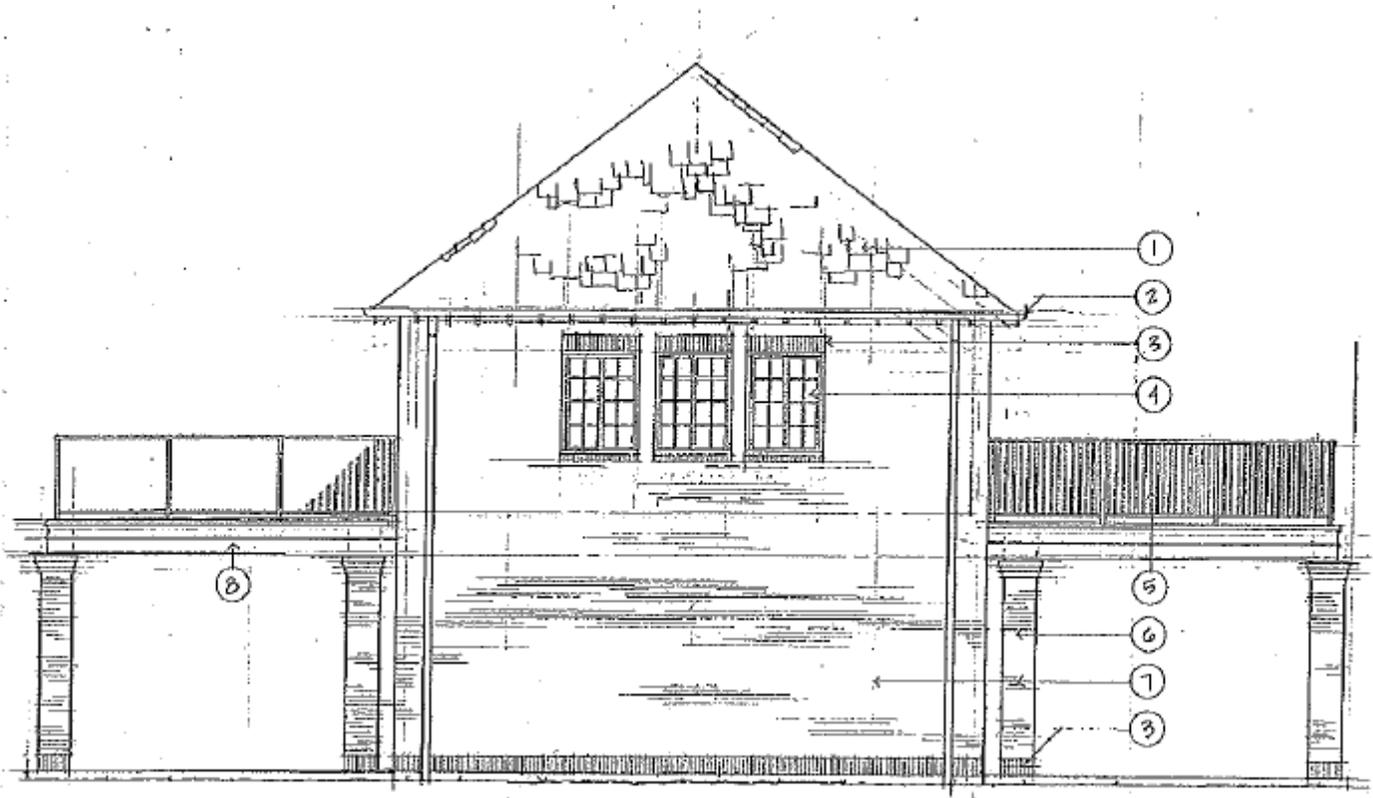
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**North (front) Elevation  
Not to Scale**



**CERTIFICATE OF APPROPRIATENESS**