

CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: Mihai Angelescu, Design Build Associates for W.E. Bosarge Jr., owner

Property: 1604 North Boulevard, Lot 8, Block 2, Edgemont Subdivision. The property includes a historic Mediterranean style residence, with 8,661 square foot of living space and is situated on a 15,000 square foot interior lot.

Significance: Noncontributing Mediterranean residence, constructed in 1924, located in the Boulevard Oaks Historic District. Residence is noncontributing due to the fact that it has been severely altered through the years. Historically the house was constructed with brick and has now been covered in stucco. A large addition was added to the north side of the house in 2004. These alterations have severely changed the style and massing of the house and do not match the appearance of the historic district.

Proposal: Alteration – Addition

Construct a skylight on the front elevation above main entrance that is taller than the residence; a second story addition over garage; and change out doors and windows on all elevations.

- The “dormer skylight” measures 11’ wide and is approximately 4’ above the existing 28’ ridge height at 32’ with a 2’ overhang. The skylight does not add any extra living space to the structure and is for lighting purposes only
- Dormer skylight encroaches the north, east and south elevations.
- Addition will be added above garage on the left hand side of house. The width of addition will be 12’ with a new ridge height to match existing at 28’ and a new eave height of 18’. The addition will come towards the front on the second story approximately 3’ but will be approximately 3’ behind the front wall.
- Install new arched windows on the tops of the existing arched carport openings on front elevation.
- Enclose the existing first-story carport opening on the west side elevation;
- Closing and moving existing windows on north, east and west façades.

See enclosed application materials and detailed project description on p. 4-30 for further details

Civic Association: The Edgemont Civic Association is not in support of the project. See Attachment A and B.

Recommendation: Partial Approval: Denial to construct skylight addition and approval of all other exterior work.

HAHC Action: -

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **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

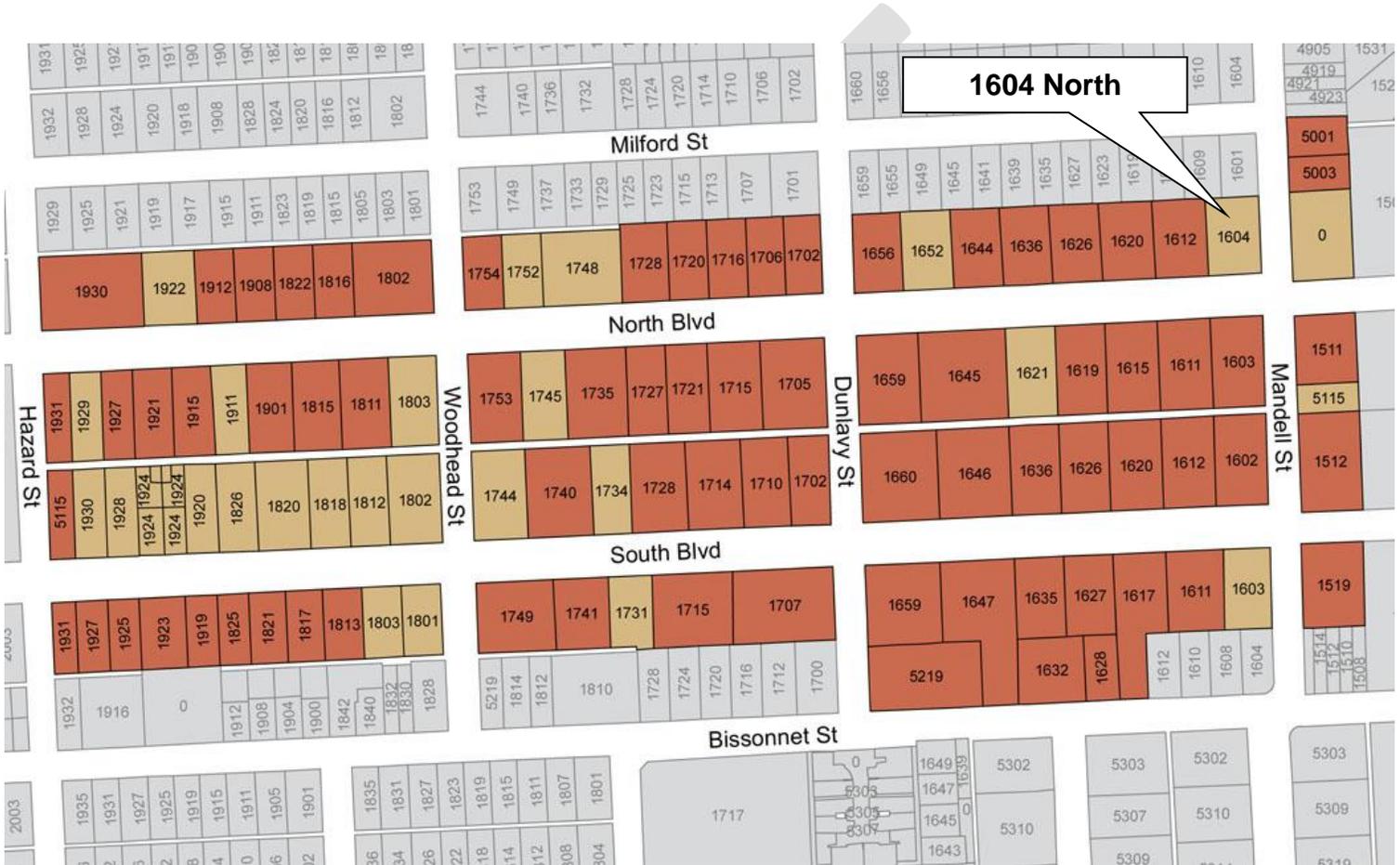
- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
- (a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and
The addition of the skylight alters the low rooflines of the 1920s residence and later additions which alters the character of the building. Therefore, if the skylight were removed, the project would meet this criterion.
- (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
The addition of a "dormer skylight" to this structure does not match the existing house, nor is it compatible to the style of architecture, historic character and the appearance of contributing structures in Boulevard Oaks Historic District. Furthermore, the skylight will be highly visible on the roof facing the street.
- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
- (3) For an addition to a noncontributing structure:
- (a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and
The alteration to the garage bumps the front wall of the non-historic addition to the front 3' but does not extend past the front wall of the existing structure. The existing front setback is compatible with the contributing structures in the context area; therefore, the alteration setbacks are compatible.
- (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.
The proposed skylight adds approximately 4' to the low roofline which is compatible with ridge heights of existing residences. However, the large skylight creates a massing on top of the residence that is not found on other properties within the context area. Therefore, if the skylight were removed, the project would meet this criterion.



PROPERTY LOCATION
BOULEVARD OAKS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CONTEXT AREA



1612 North Blvd – Contributing – 1928 (neighbor)



1603 North Blvd – Contributing – 1925 (across)



1611 North Blvd – Contributing – 1927 (across)

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

EXISTING



SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

PROPOSED



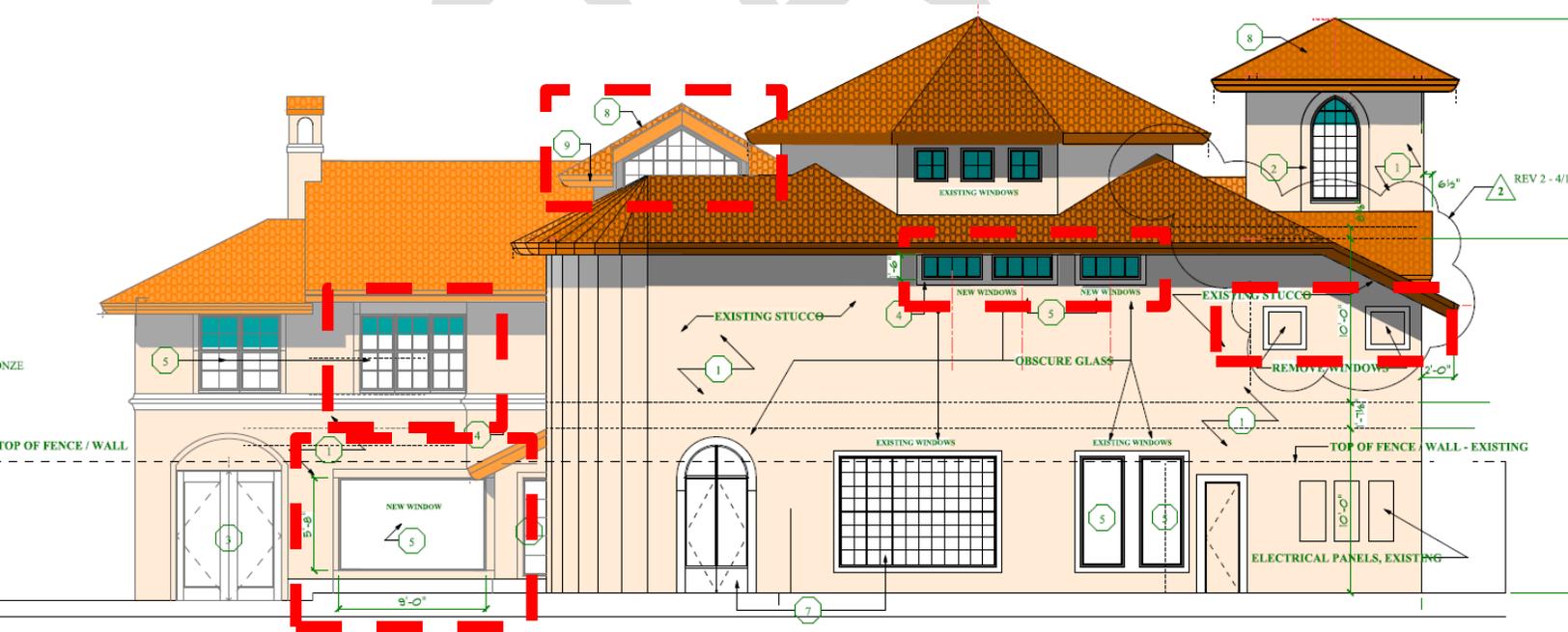
NORTH SIDE ELEVATION

EXISTING



NORTH SIDE ELEVATION

PROPOSED



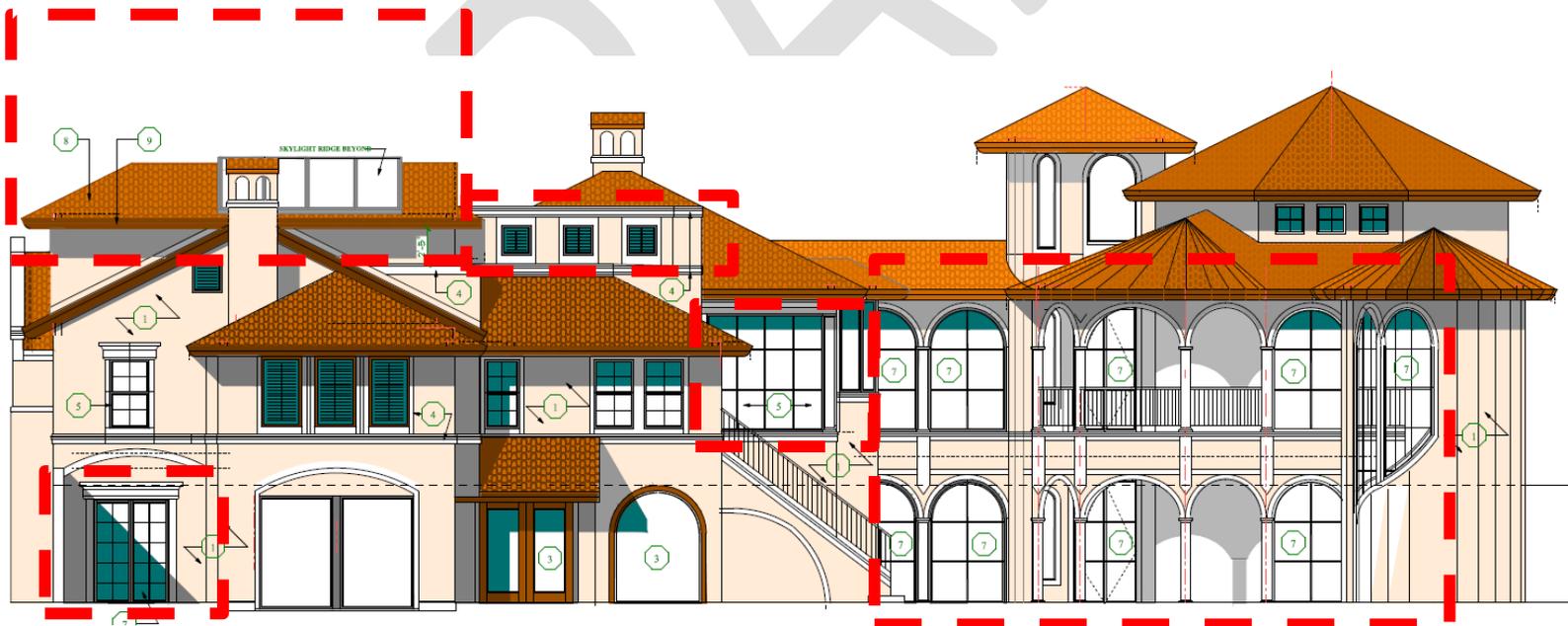
EAST ELEVATION

EXISTING



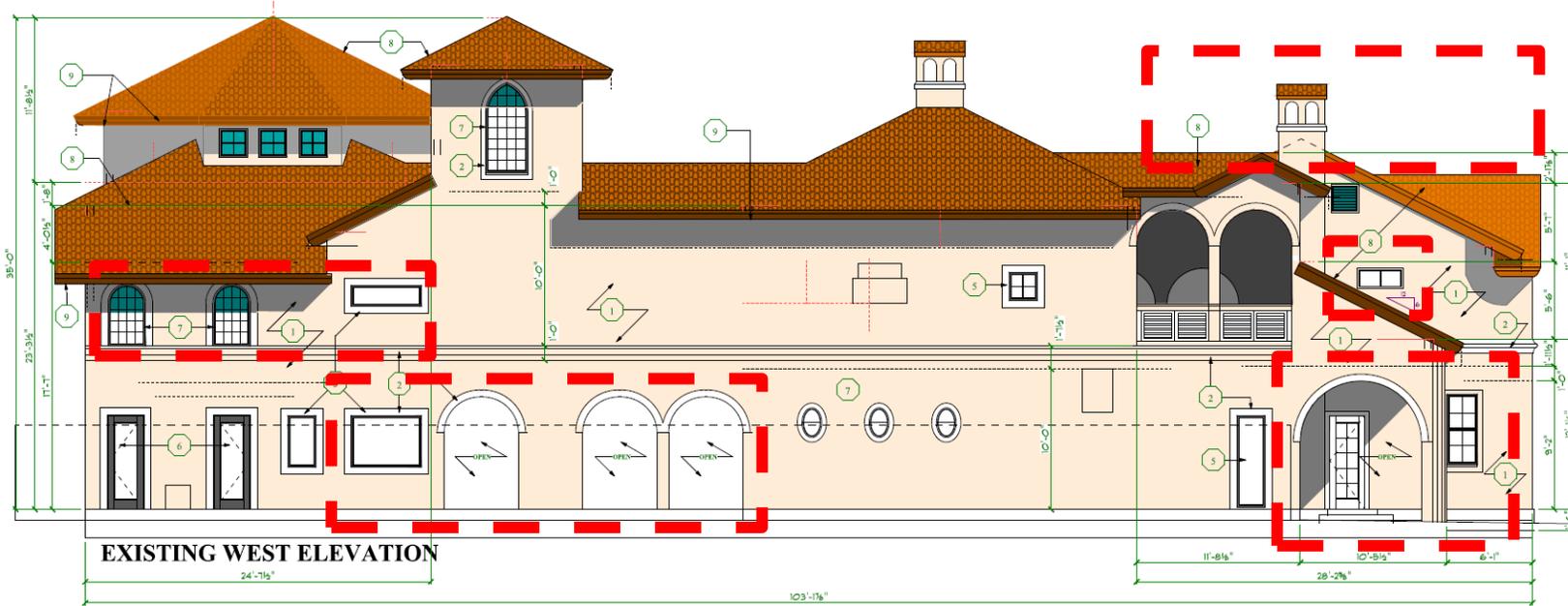
EAST ELEVATION

PROPOSED



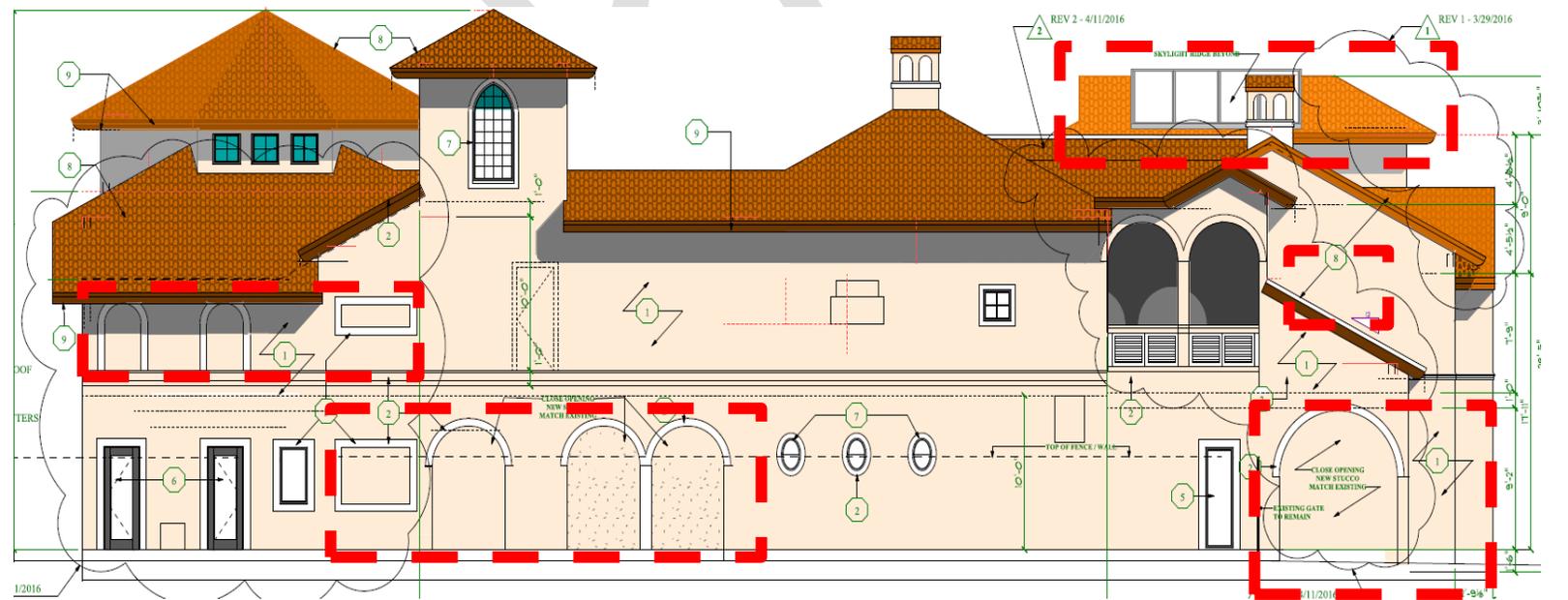
WEST SIDE ELEVATION

EXISTING

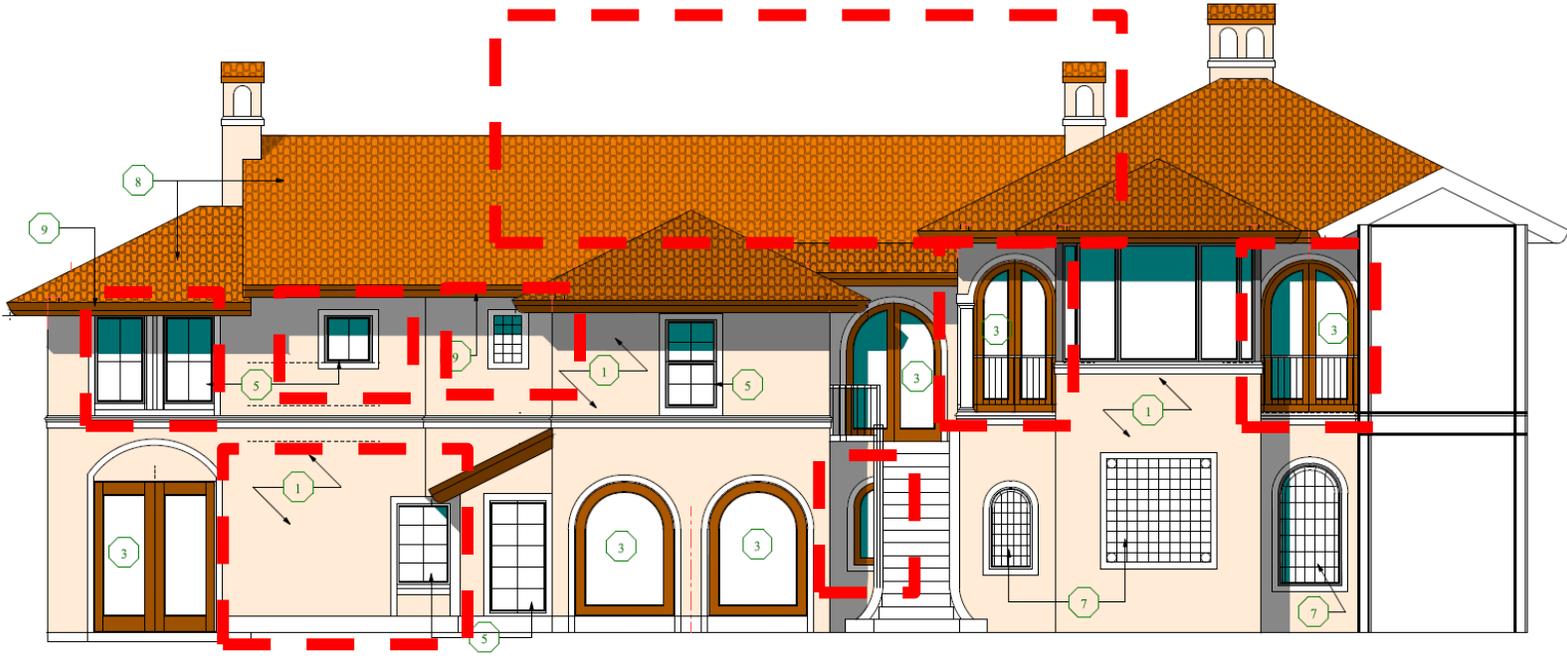


WEST SIDE ELEVATION

PROPOSED



NORTH ELEVATION (COURTYARD)
EXISTING

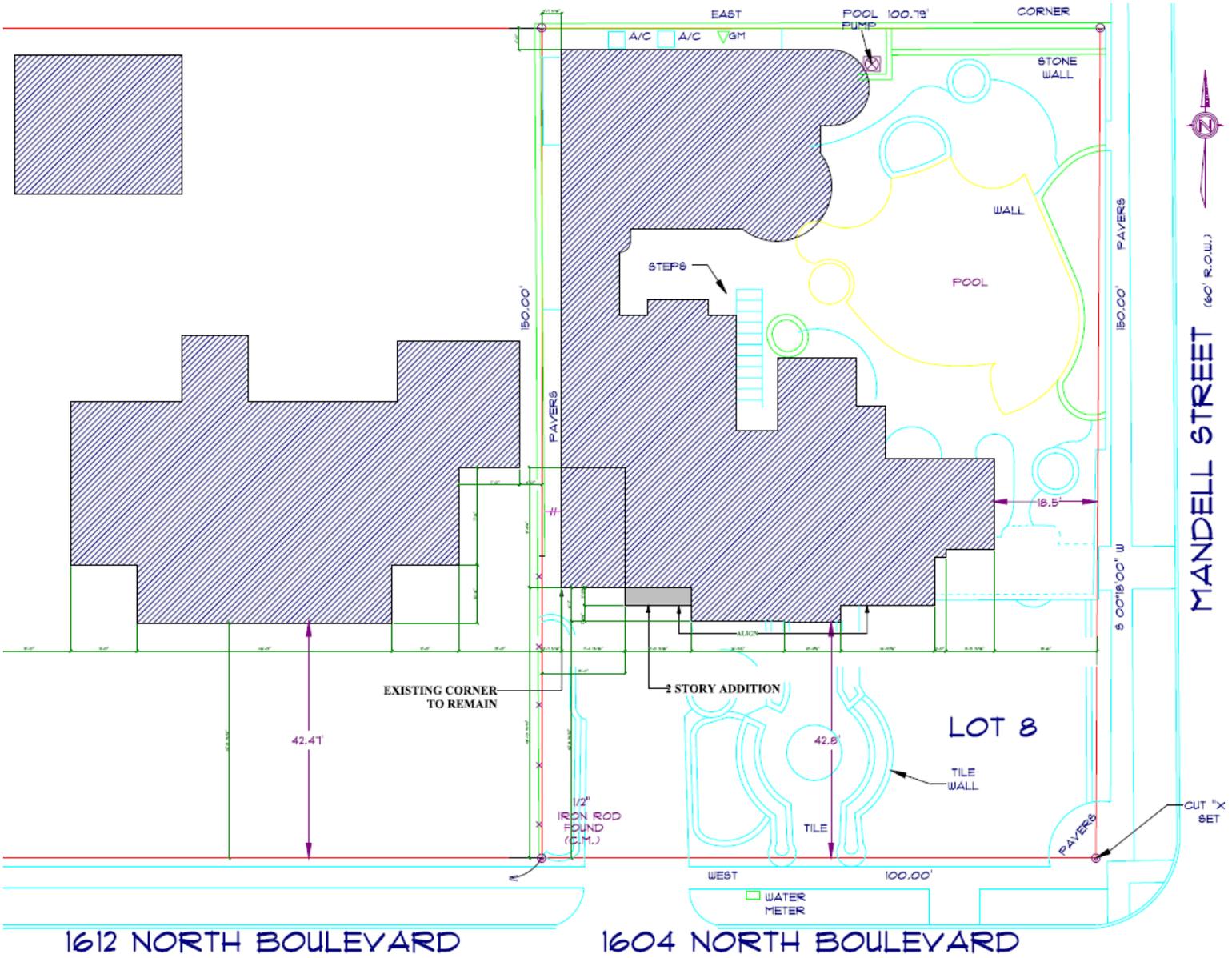


NORTH ELEVATION (COURTYARD)
PRO



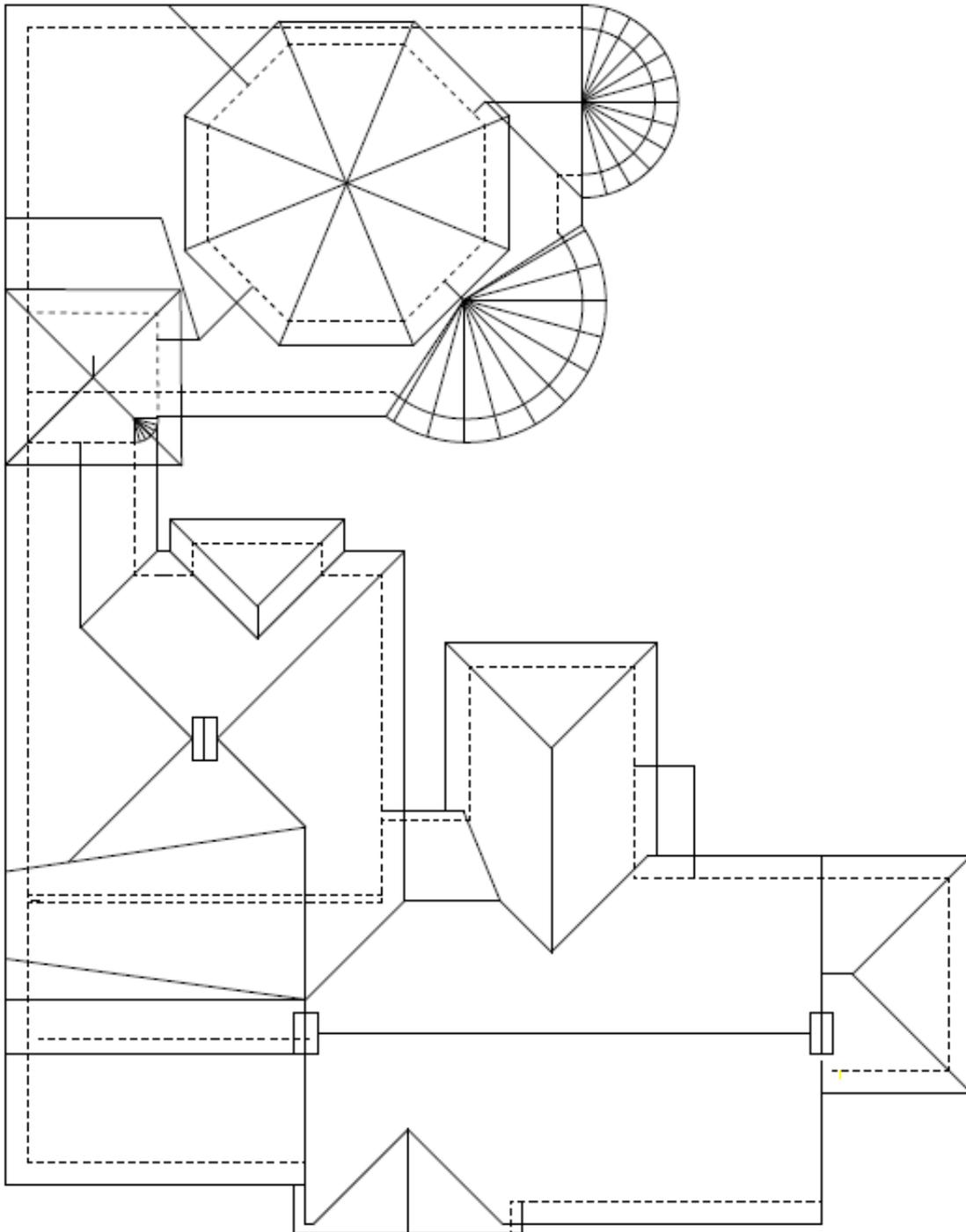


SITE PLAN



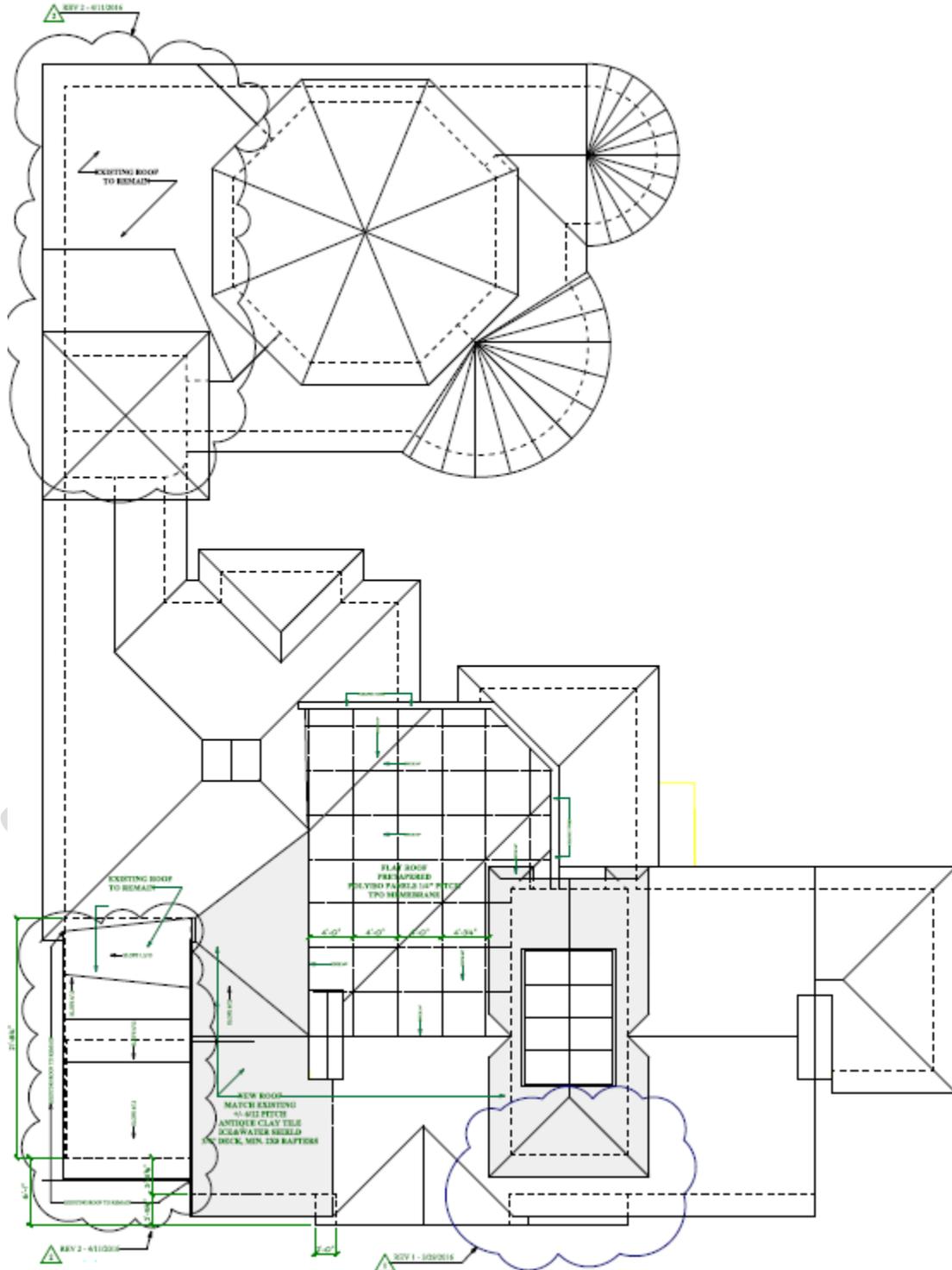


ROOF PLAN
EXSITING

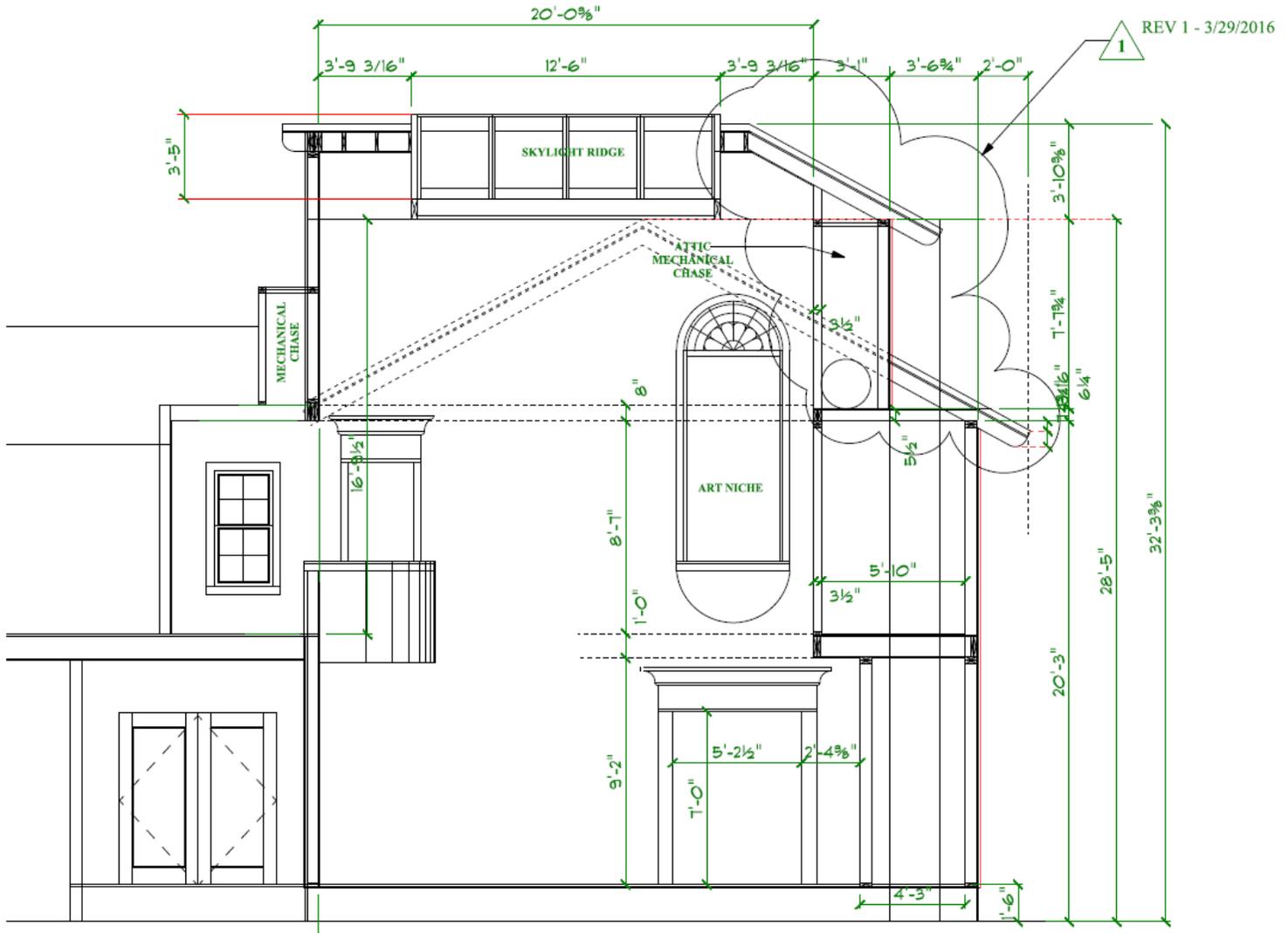




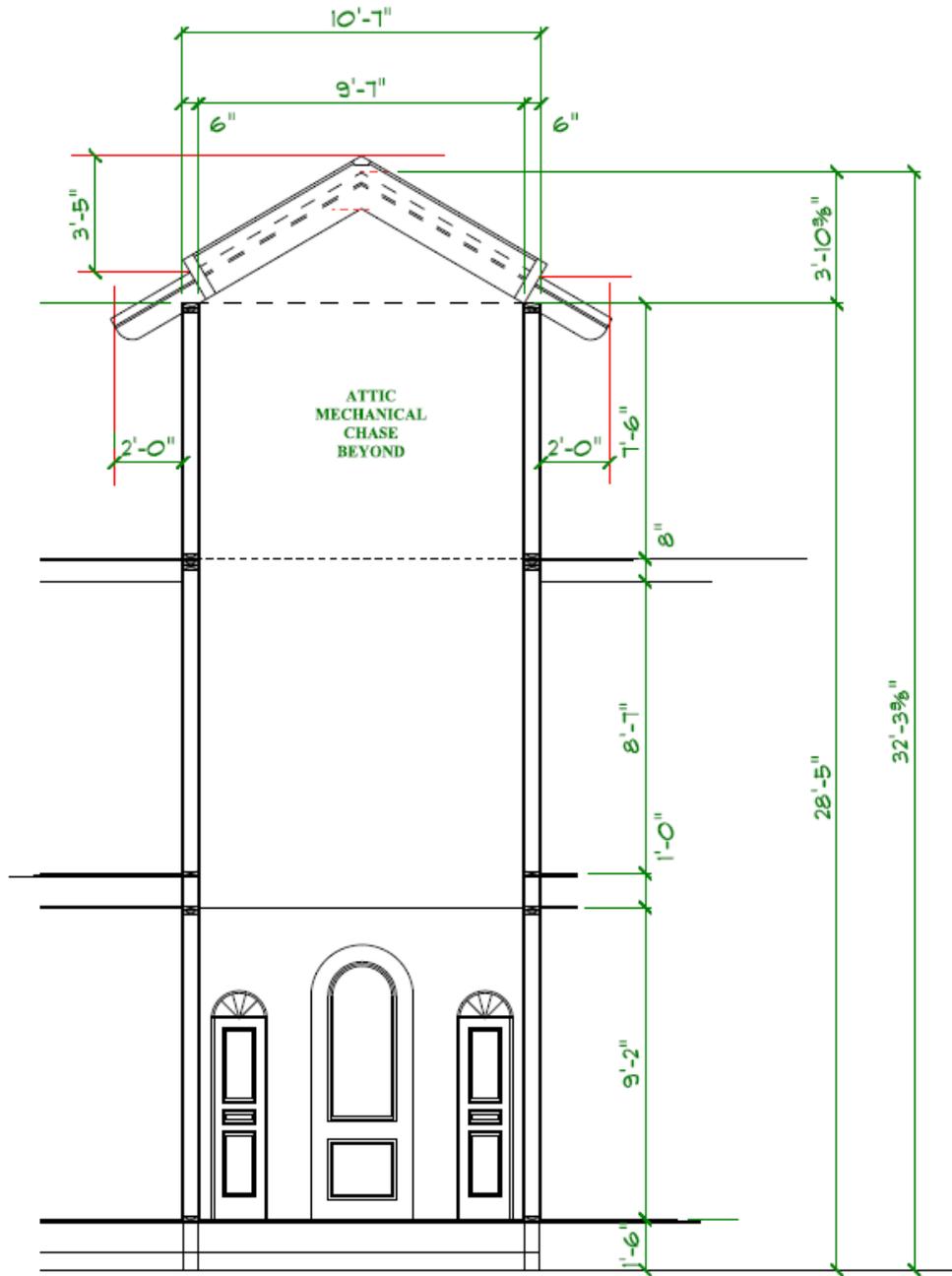
ROOF PLAN PROPOSED



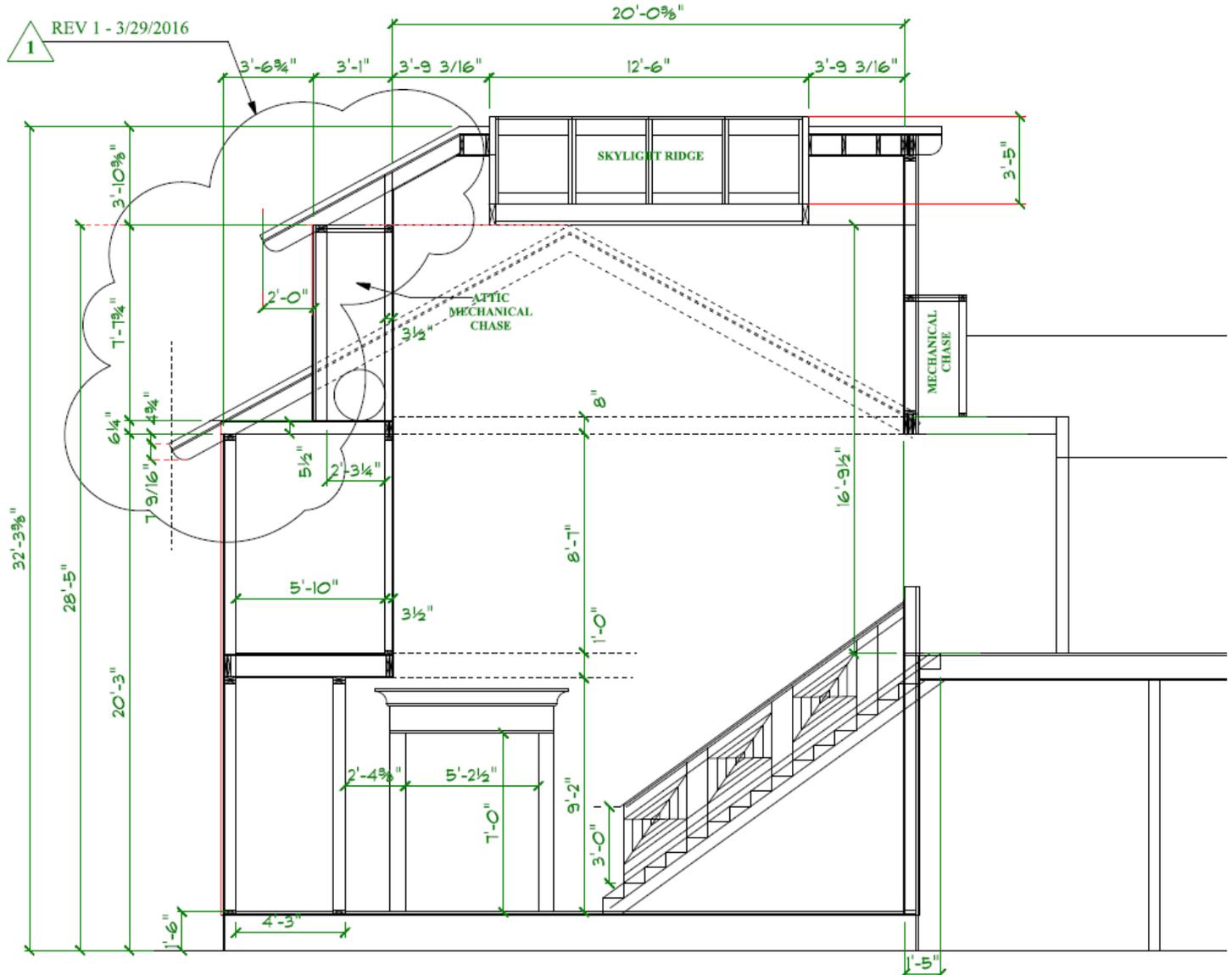
EAST PROPOSED SECTION



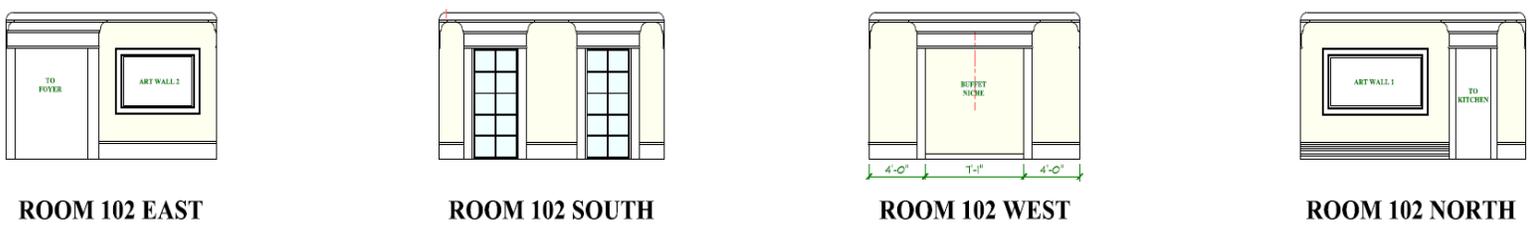
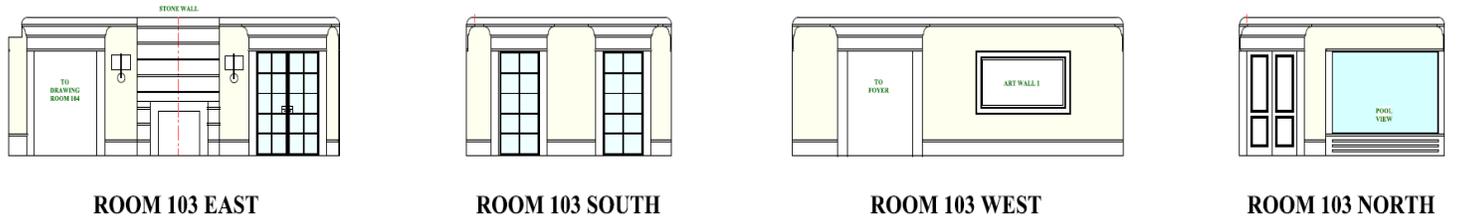
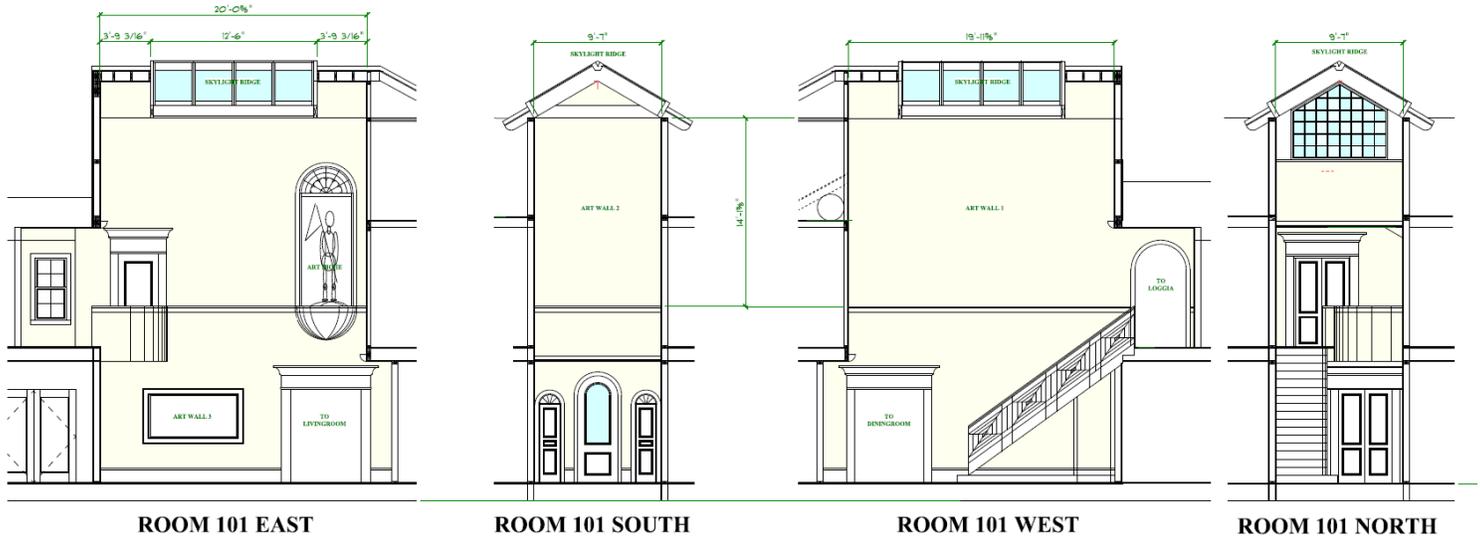
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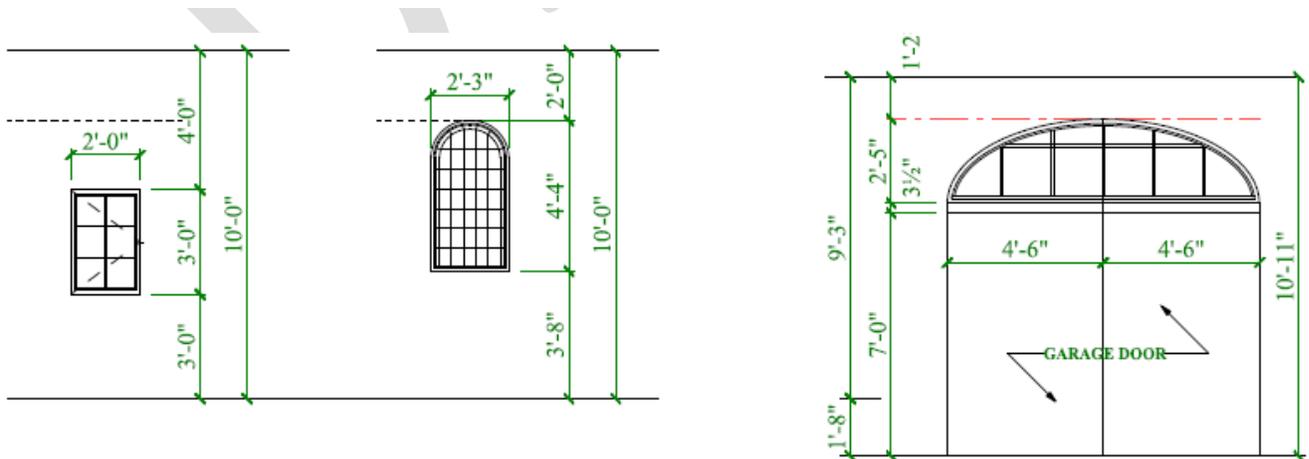
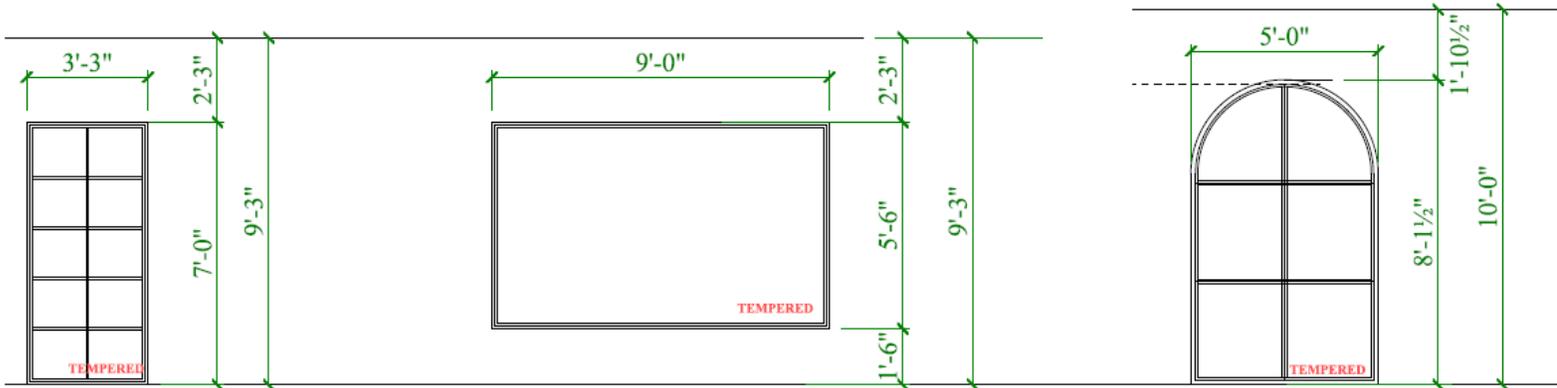
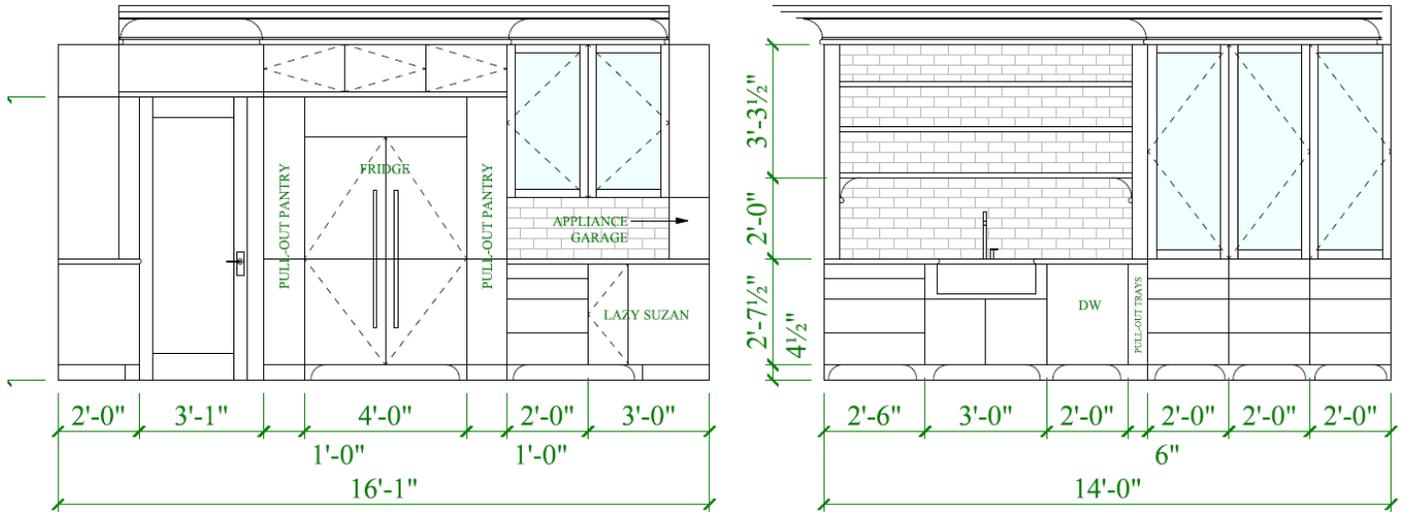
WEST PROPOSED SECTION



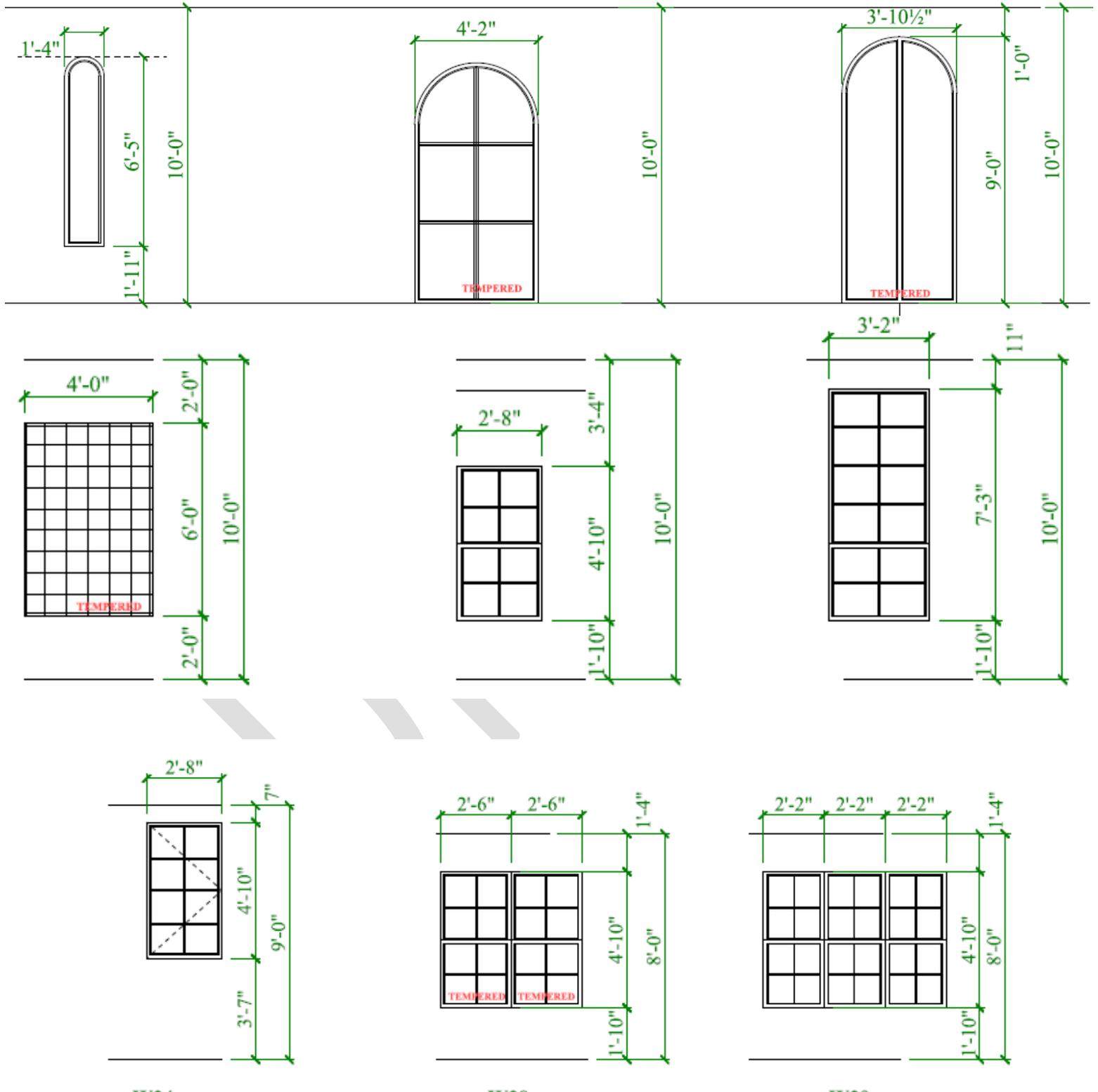
WINDOW AND DOOR SCHEDULE



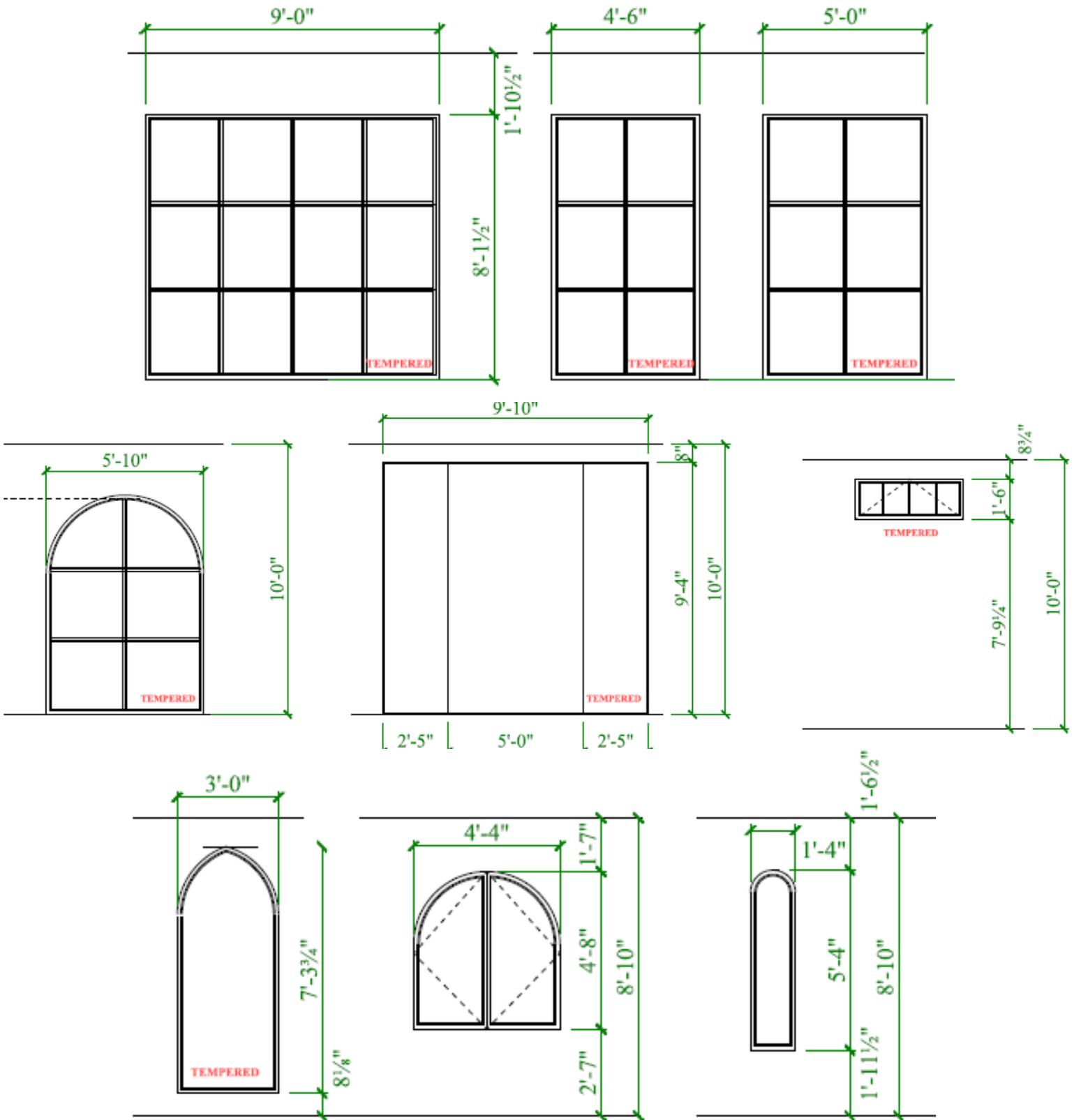
WINDOW SCHEDULE



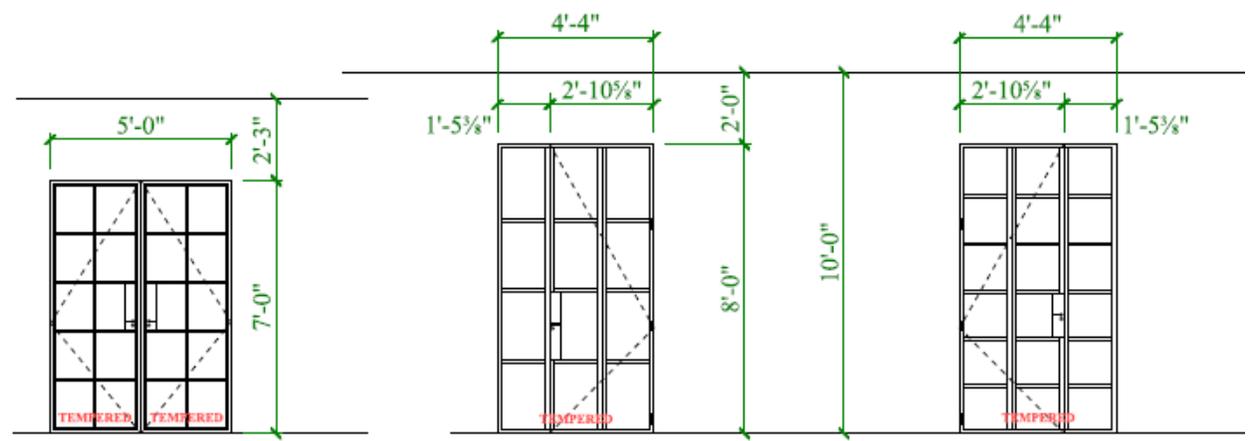
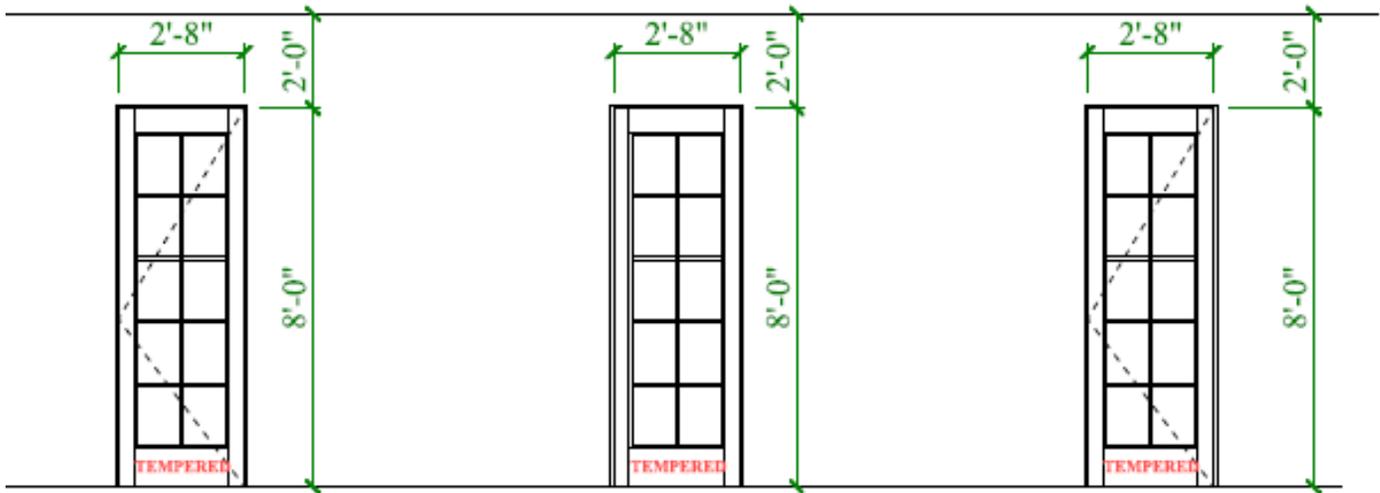
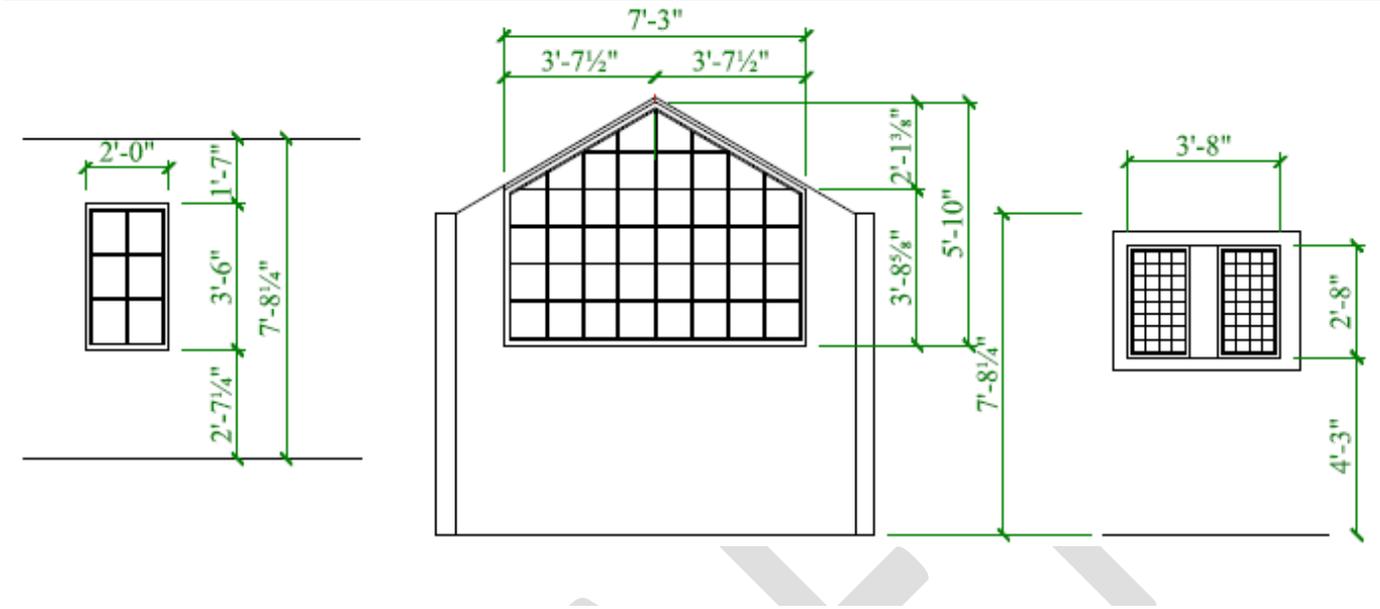
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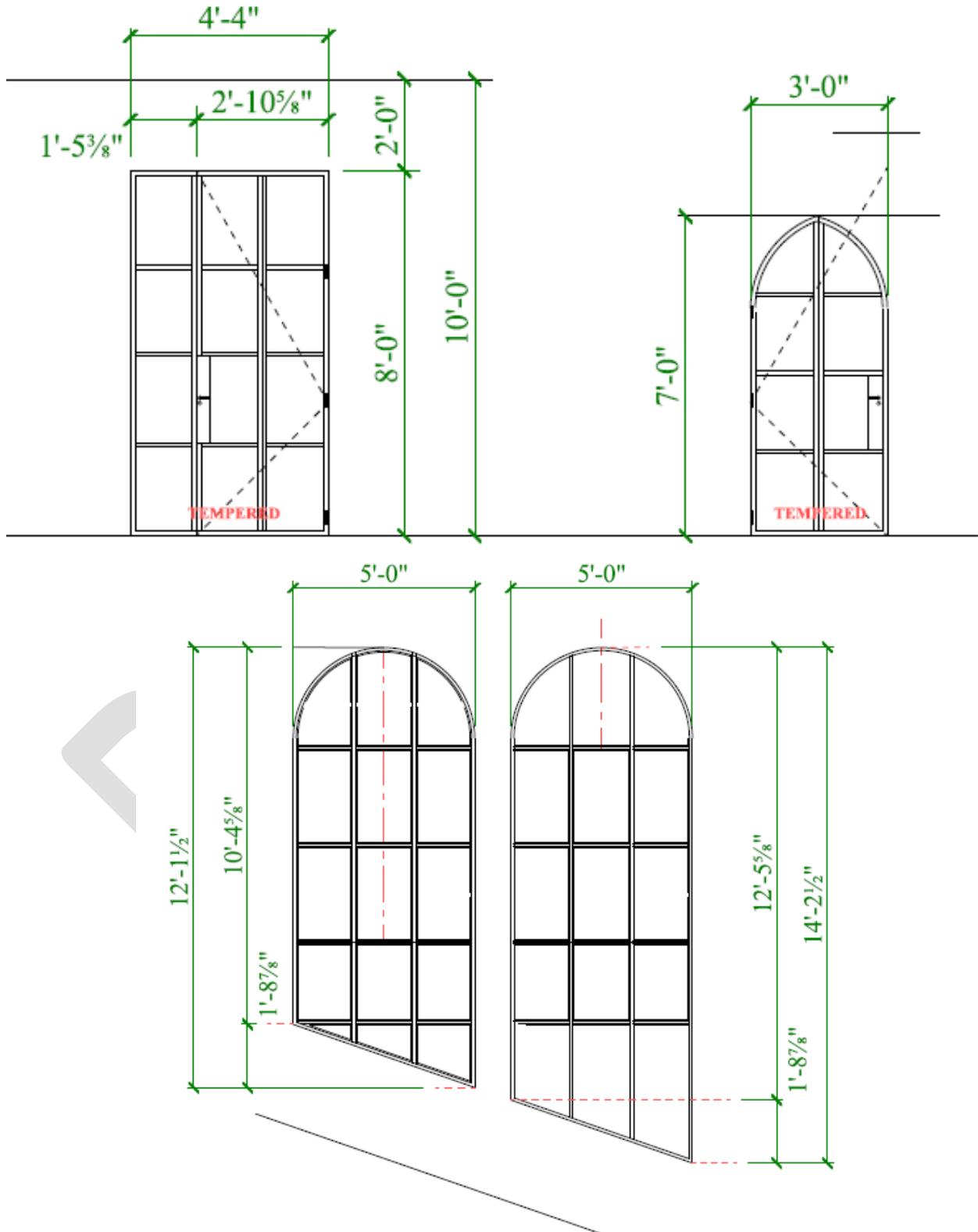
WINDOW SCHEDULE



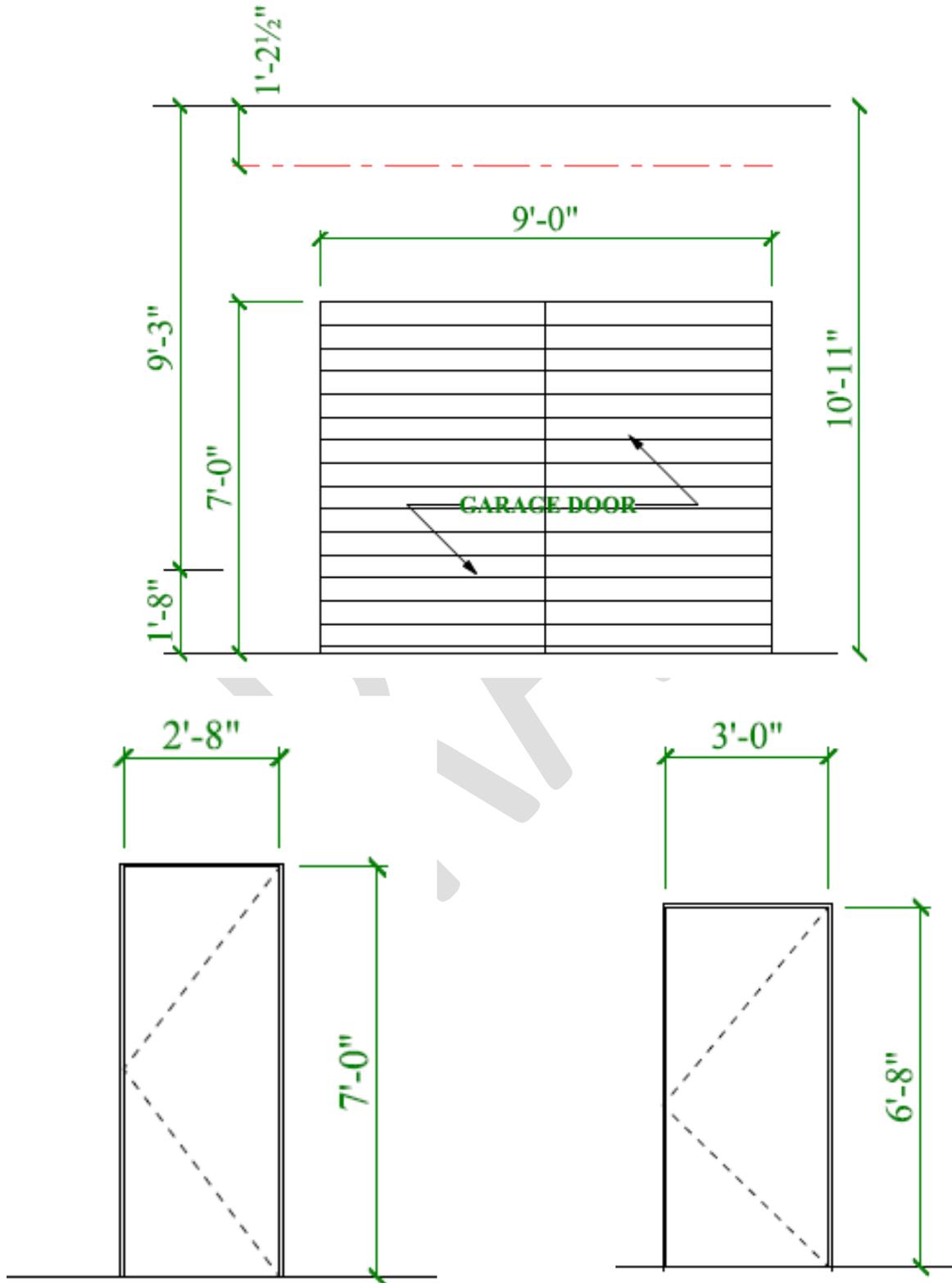
WINDOW SCHEDULE



WINDOW SCHEDULE



DOOR SCHEDULE



PROJECT DETAILS

Shape/Mass: The residence has 8,661 square foot of living space and is situated on a 15,000 square foot interior lot. The ridge height of the house is 28'-5" and the eave height is 20'-3". The alteration adds approximately 230 square feet and a new ridge height of 28'-5".

Setbacks: The existing house is situated 42.8' from the front (south) property line, 18.5' from the east and 4' to the north and 3'-7 3/16" west property lines. Setbacks will not be affected

Foundation: Finished floor height is 1'-6". Alteration does not affect the foundation.

Windows/Doors: Existing structure has wood door and windows. Alteration includes insulation of steel doors and wood clad windows. Please refer to window and door schedule.

Exterior Materials: The existing structure features stucco walls with red clay tile roof shingles.

Roof: Existing:

- The existing roof is a cross gable roof, with additions that have hipped and gables roofs, and features red clay tile roof shingles and has a ridge height of 28'-5" and the eave height is 20'-3".

Proposed:

- The proposed roof will use the same material as existing roof. The addition of a dormer skylight on roof, the ridge height will change to be 32'-3 3/8".
- Dormer addition on the front elevation had a hipped roof on the front and gable on the back and will have a ridge height four feet above existing at 32'-3 3/8".
- The proposed addition above garage will use the same building materials as existing roof. The addition has a side gable roof will have a new ridge height that will match existing at 28'-5" and the new eave height of 17'-11".
- A flat roof will be constructed behind the existing ridge to match height of 28'-5" of house, between new garage and skylight additions.

Front Elevation: "Dormer skylight" will be built on the roof, above entrance and in the fifth bay of front elevation.
(South) Addition will be added above the east side of the garage. Garage doors will be changed and transom windows will be added above the garage doors. Windows that flank main entrance will be replaced with more historically correct windows. Please refer to elevation drawings for more details.

Side Elevation: Closure of seven window openings on first and second floor in the north bay. Closure of two window openings in the south bay. Archway in south bay will be closed for new proposed garage. Please refer to elevation drawings for more details.
(West)

Side Elevation: Door opening on first floor in west bay will be opened for larger door. In the center bay arched window opening will become a large casement window. Multiple archways will be enclosed, converted into windows. Please refer to elevation drawings for more details.
(East)

Rear Elevation: In the east bay, one window opening on the first and second floor will have size and opening change. In the center bay two window openings will be closed and three new windows will be installed. Two windows will be closed up in the west bay. Please refer to elevation drawings for more details.
(North)

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

Ladies and Gentlemen,

I am writing as a member of the Architectural Committee, and as President of Edgemont Civic Association with respect to the revised drawings (the "Plans") submitted to the Architectural Committee illustrating revised proposed changes and additions to the existing improvements at 1604 North Boulevard (the "Proposed Project"). As you know, the Proposed Project can be undertaken only in accordance with the provisions contained in the Amended Restrictions and Protective Covenants applicable to that property (the "Deed Restrictions"), including advance determination by the Architectural Committee not to disapprove the Proposed Project under Paragraph 15 of the Deed Restrictions. A copy of the Deed Restrictions was furnished to you with my February 19 email responding to your initial proposal.

Thank you for furnishing copies of the Plans to the Architectural Committee and Steve Grossman, the architect engaged to assist the Architectural Committee. The Architectural Committee and the architect have reviewed the Plans and convened a meeting at which, with the architect's assistance, it reviewed the Drawings in detail. Based upon that review the Architectural Committee has determined that

1. The Proposed Project does not appear to be compatible with provisions contained in the Deed Restrictions:

It is apparent to the Architectural Committee from the Plans that the Proposed Project would not be compatible with the provisions of Paragraph (11)(A).

It is apparent to the Architectural Committee from the Plans that the Proposed Project would not be compatible with the provisions of Paragraph (18)(B).

It is apparent to the Architectural Committee from the Plans that the Proposed Project would not be compatible with the provisions of Paragraph (18)(N).

2. Because the Proposed Project does not appear to be compatible with the foregoing provisions of the Deed Restrictions, the Architectural Committee has deferred making any determination as to whether the Proposed Project would be compatible with the predominant architectural styles, exterior building materials, finishes and colors, or scale of Residential Dwellings, Parking Structures and appurtenant improvements in Edgemont.

3. Based upon information submitted with the Plans, it appears that the Proposed Project could be compatible with the provisions of Paragraph (18)(A) and Paragraph (18)(F) of the Deed

Restrictions. With regard to those provisions of the Deed Restrictions, please be advised that Compliance with Paragraph 18(F) is tested with reference to the highest point of the structure to be constructed, not the top of the facade.

As a condition to approving any future revised project you may submit, the Architectural Committee and its architect would require confirmation of compliance with Paragraph (18)(A) and Paragraph (18)(F) of the Deed Restrictions in the form of surveys by a Registered Professional Land Surveyor licensed by the Texas Board of Professional Land Surveying.

4. As mentioned in our prior communication, in addition to complying with the Deed Restrictions, the Proposed Project would also have to comply with requirements imposed by the City of Houston with respect to all such projects within the Boulevard Oaks Historic District.

If you desire to propose a project you believe would be compliant with the provisions of the Deed Restrictions and the City of Houston requirements applicable to the Boulevard Oaks Historic District, you may submit revised plans containing the information required by Paragraph (15) of the Deed Restrictions. The Architectural Committee would be glad to meet with you to discuss those plans.

In the meantime, if you have any questions or desire any additional information from the Architectural Committee or Edgemont Civic Association, please let me know.

Yours truly,

Laurie R. Lee

President, Edgemont Civic Association

[REDACTED]
713-628-5800

ATTACHMENT B

Ladies and Gentlemen -

Edgemont Civic Association administers the deed restrictions that are duly recorded in the Real Property Records of Harris County and that bind the owners of properties in the eastern portion of the Boulevard Oaks Historic District, including 1604 North Boulevard. On April 11, 2016, I became the President of Edgemont Civic Association, succeed Laurie Lee who is in the process of relocating her residence and continues as a member of the Board of Directors. I have copied the members of the Board of Directors of Edgemont Civic Association on this email.

The Architectural Committee of Edgemont Civic Association has been working with its own advising architect, Mr. Steve Grossman, to assess the proposed construction project at 1604 North Boulevard under the applicable Edgemont deed restrictions. Three sets of plans have been submitted to the Committee with respect to 1604 North Boulevard. The first two sets of plans showed obvious violations of setback and other objective requirements of the governing Edgemont deed restrictions. Those violations were pointed out to the 1604 North Boulevard property owners and their architect, and copies of those communications were forwarded to the HAHC staff electronically by Laurie Lee as President of Edgemont Civic Association.

A third set of plans was delivered to the Treasurer of Edgemont Civic Association this week, and the Architectural Committee has not yet had the opportunity to meet and review those plans with its advising architect. Accordingly, Rick Jenner, the Chair of the Architectural Committee asked the architect for the 1604 North Boulevard property owners to defer HAHC consideration until the Architectural Committee could assess the plans. The property owner's architect did not agree to defer HAHC consideration.

I regret that I cannot address the Commission in person. I will be in Asia and unable to attend the April 21 meeting. Accordingly I am submitting the following to the Commission by this email.

First, as President and on behalf of Edgemont Civic Association, I formally object to the HAHC proceeding to make any decision on the recently submitted plans for 1604 North Boulevard at the April 21 meeting.

1. Edgemont Civic Association has legal responsibility to assure compliance with deed restrictions. Edgemont Civic Association's Architectural Committee should be given a fair opportunity to assess the new drawings with its advising architect so that the Committee can form and communicate to the HAHC Edgemont's views and opinions on this or any other proposed construction project in Edgemont.
2. The plans submitted to HAHC have not been put up on the HAHC website. Residents of Edgemont and other neighbors will have at most 3 days to assess these plans. Such as

short period is not reasonable or sufficient to allow for the public comment that the HAHC ordinances contemplate, and that the HAHC Board should hear before acting.

Second, as an individual neighbor and speaking for myself, I object to the HAHC proceeding to make any decision to approve the recently submitted plans for 1604 North Boulevard at the April 21 meeting:

1. 1604 North Boulevard is already overbuilt, visually obtrusive and jarringly inconsistent with the prevailing architectural styles, scale and settings of structures in the Boulevard Oaks Historic District. Regrettably, the offending structures at 1604 North Boulevard were built before the Edgemont deed restrictions became effective in 2008. In fact, a significant motivating force behind adoption of the new restrictions was to prevent any future construction like what had been done at 1604 North Boulevard. I object to the HAHC allowing these offending structures to be further enlarged.
2. The structures at 1604 North Boulevard are already massively invasive of the side property line setbacks prevailing throughout the Boulevard Oaks Historic District, to the substantial detriment of the property owners to the immediate west of 1604 North Boulevard. I object to the huge and virtually unrelieved wall that is now proposed for the west façade of these invasive structures.
3. I believe that the new plans likely violate the objective height limits imposed by the Edgemont deed restrictions. Not shown the front elevation drawing that was submitted to establish height compliance by reference to an apparent “dormer” in that drawing, are the skylights that are shown, in another drawing, to obtrude above the peak of the apparent “dormer”. The Architectural Committee advised the 1604 North Boulevard property owner’s architect of this concern about height violation when it responded to the second set of plans, but the third set of plans did not address this concern and there has been no other response to that question.
4. What appears to be a “dormer” in the front elevation drawing is actually the front prow of a new north-south roofline that is to be topped with the protruding skylights. There is nothing like that in all of the Boulevard Oaks Historic District, and nothing like that should be allowed unless it can be demonstrated that it would not be visible from outside the property.

Respectfully submitted,

- Geoffrey K. Walker

President of Edgemont Civic Association

Resident and Property Owner of 1705 North Boulevard