

CERTIFICATE OF APPROPRIATENESS

Applicant: Brian Leeke, owner and Tee Cowperthwaite, agent

Property: 1512 South Blvd, Lot 2, Block 4, Edgemont Subdivision in Boulevard Oaks Historic District, 6,824sq ft two story single family residence with detached guest quarters. situated on a **21,784** square foot (116.75 'x 186.5') corner lot

Significance: Contributing Tudor Revival Style built circa. 1926 in the Boulevard Oaks Historic District. Alterations at rear occurred c. 1980s. including enclosing the rear porch for additional living space.

Proposal: Alteration – Addition

- Demolish rear porch that was enclosed during a c.1980s addition and portion of the rear of the home (approximately 400 sq ft). Addition of 2,466 sq ft.
- Build new garage (576sqft), with second story master suite (800sqft) with sitting room and bridge of 270 sq ft. Attached garage/second story of garage total of: **1,646 sq ft addition/garage**
- Addition at rear first floor connected to historic building of 620 sq ft off kitchen and 200 for enclosed porch (**820sq ft**)
- Proposed addition to living space of 2,066 sq ft
- **Total end square footage for lot with garage and guest quarters (excluding patio/porch): 8,890 sq ft**
- The original house materials include brick and half timbering, addition reflects these elements with cedar and fine dash stucco
- Two historic windows will be lost at rear for addition, three non-original replacement windows and three non-original replacement doors will also be removed.
- Windows on addition will be 1/1 inset and recessed aluminum clad wood windows.
- Garage doors will be custom wood segmented paneled overhead garage doors with divided lite windows.
- Addition to main portion of home matches first and second floor plate heights and eave heights
- Existing Eave Height is 20'8." Proposed Eave Height on connecting sitting room & bridge is 20'8." Proposed Eave Height on garage addition 18'
- Existing Ridge Height of 32'4" (historic), proposed addition ridge height is 26'6"
- The pitch on the new roof matches original at 12:12
- Addition's new slate roof will match exiting, other auxiliary roofs/awnings are standing seam metal
- Proposed West Setback (left side) =21' meets deed restrictions/ compares to contributing context.
- Foundation type matches existing of brick clad concrete with masonry ledger.

Public Comment: No comment received

Civic Association: No comment received

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

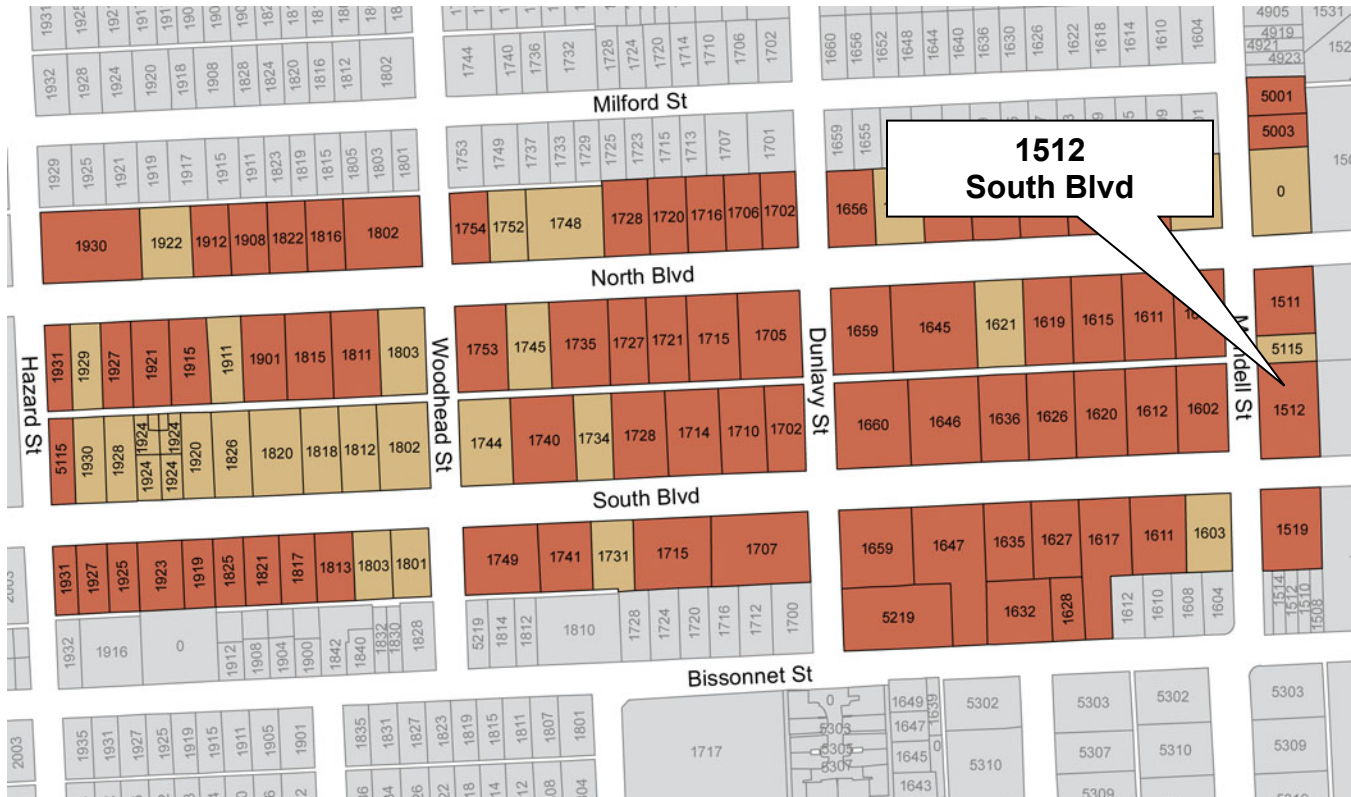
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Addition and alteration retains and preserves the historical character of the historic building. It does not disturb significant historical fabric and compares to other contributing buildings in the district. (see references on the following pages)</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;
<i>Addition is differentiated from the historic portion of the home, original corners are retained</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;
<i>Proposed addition does not impair the essential form an integrity of the historic building. The addition is set back at the rear/side of the property and does not overwhelm considering the large lot/site. Side setbacks from Mandell St. comply with 20' setbacks per the deed restrictions.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Materials removed at rear for addition are not considered as significant as those on the front or side elevations. Original corners are retained.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
<i>Addition and alteration is compatible with the massing, size, scale, material and character of the property and context area - it does not disturb significant historic fabric and is comparable to context area. See contributing context; 1659 South Blvd, 1660 South Blvd (corner lots)</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) 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 to the property line of similar elements of existing contributing structures in the context area. <i>Side setbacks from Mandell St. comply with 20' setbacks per the deed restrictions compare to other contributing context.</i> |

PROPERTY LOCATION

Boulevard Oaks



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



HISTORIC PHOTOGRAPHS

C.1974



CURRENT PHOTO (s) -SOUTH WEST FRONT CORNER



(REAR CORNER – TOWARDS WEST/ MANDELLST)

CURRENT PHOTO – REAR – NORTH ELEVATION



Porch enclosed/alterd after c. 1980

**CURRENT PHOTO – REAR – NORTH ELEVATION
ENCLOSED PORCH NEW/REPOINTED BRICK**



(REAR CORNER – TOWARDS WEST/ MANDELLST)

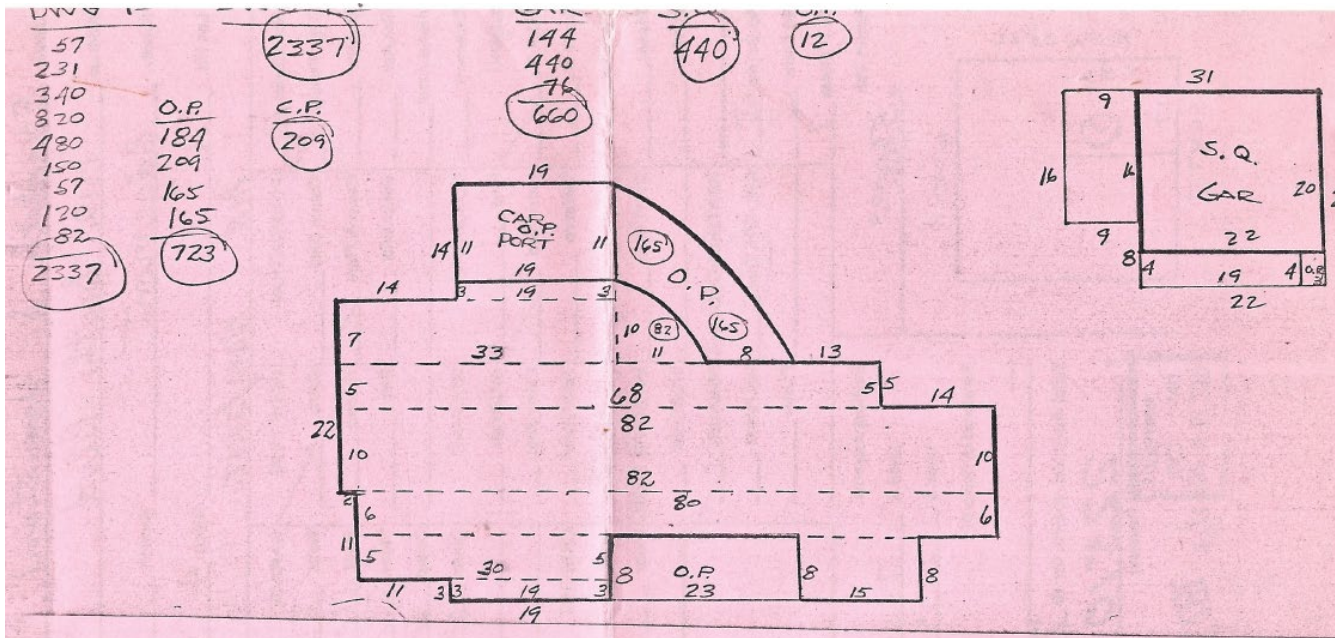


HARRIS COUNTY ARCHIVES C. 1930

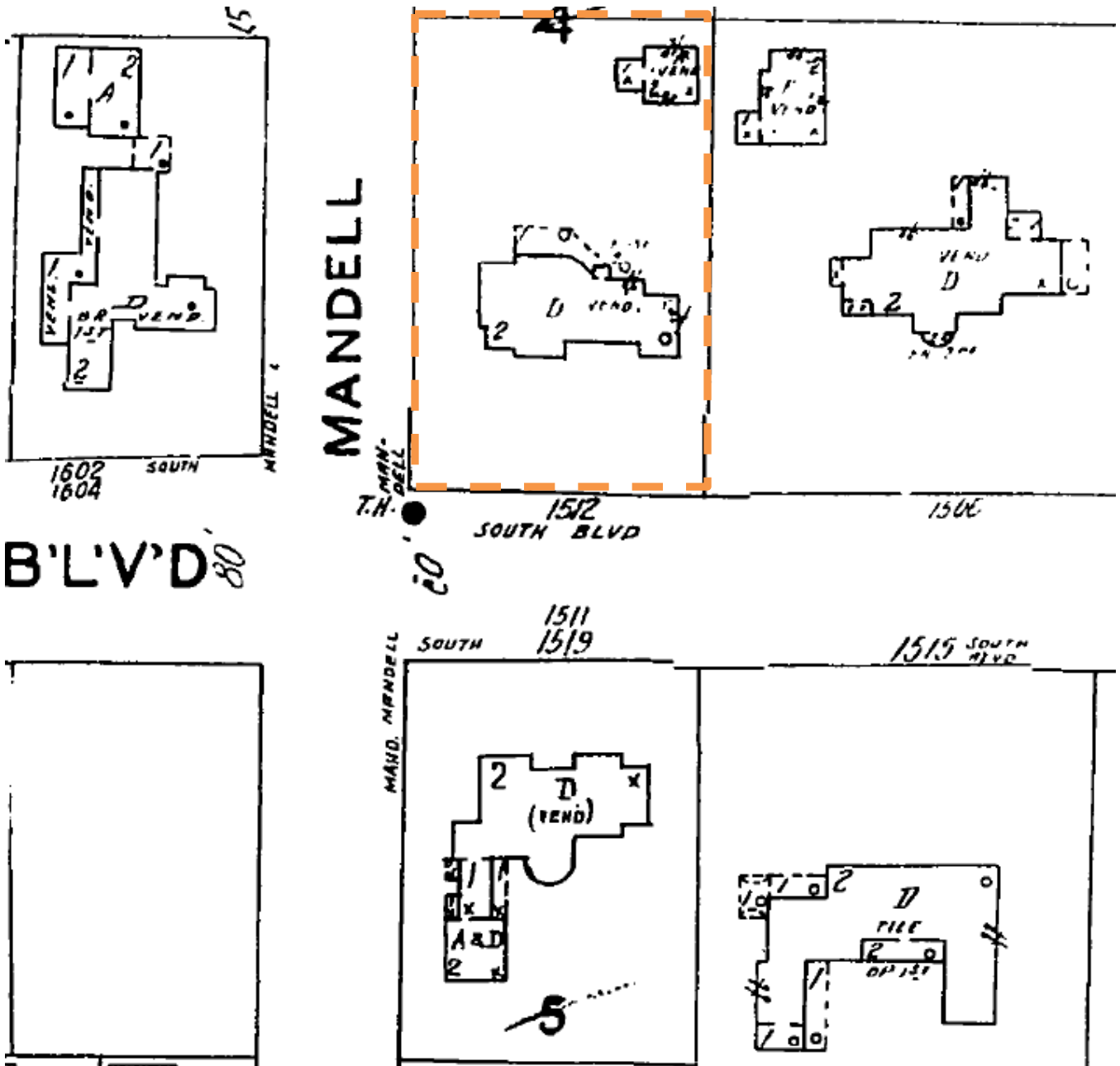
Map No. _____ Addition <u>Edgemont</u>		No. Sq. Ft. <u>5154</u>		Price Per Sq. Ft. <u>4.50</u>		Price <u>\$ 23180</u>	
Block <u>4</u> Lot <u>2</u>		Percent Good <u>80</u>		Other Bldgs. <u>0</u>		Total All Bldgs. <u>20170</u>	
OWNER <u>Fincher J W</u>		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas	
ADDRESS <u>1512 South Blvd</u>		TYPE OF PROPERTY <u>OCUPIED VACANT</u>		LIGHTING, Electricity		PLUMBING, Sewer, Water, Baths	
BASEMENT, Whole Part		FOUNDATION, Concrete, Stone, Brick, Piers, Posts.		ELEVATORS		CONDITION, Good, Fair, Bad, Obsolete	
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard		ROOF CONS., Concrete, Steel, Wood Truss		ROOF, Hip, Gable, Mansard, Flat		ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite		PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE		Front x Depth Unit Value Factor Front Ft. Value - - \$	
				TOTAL			

2510-9000

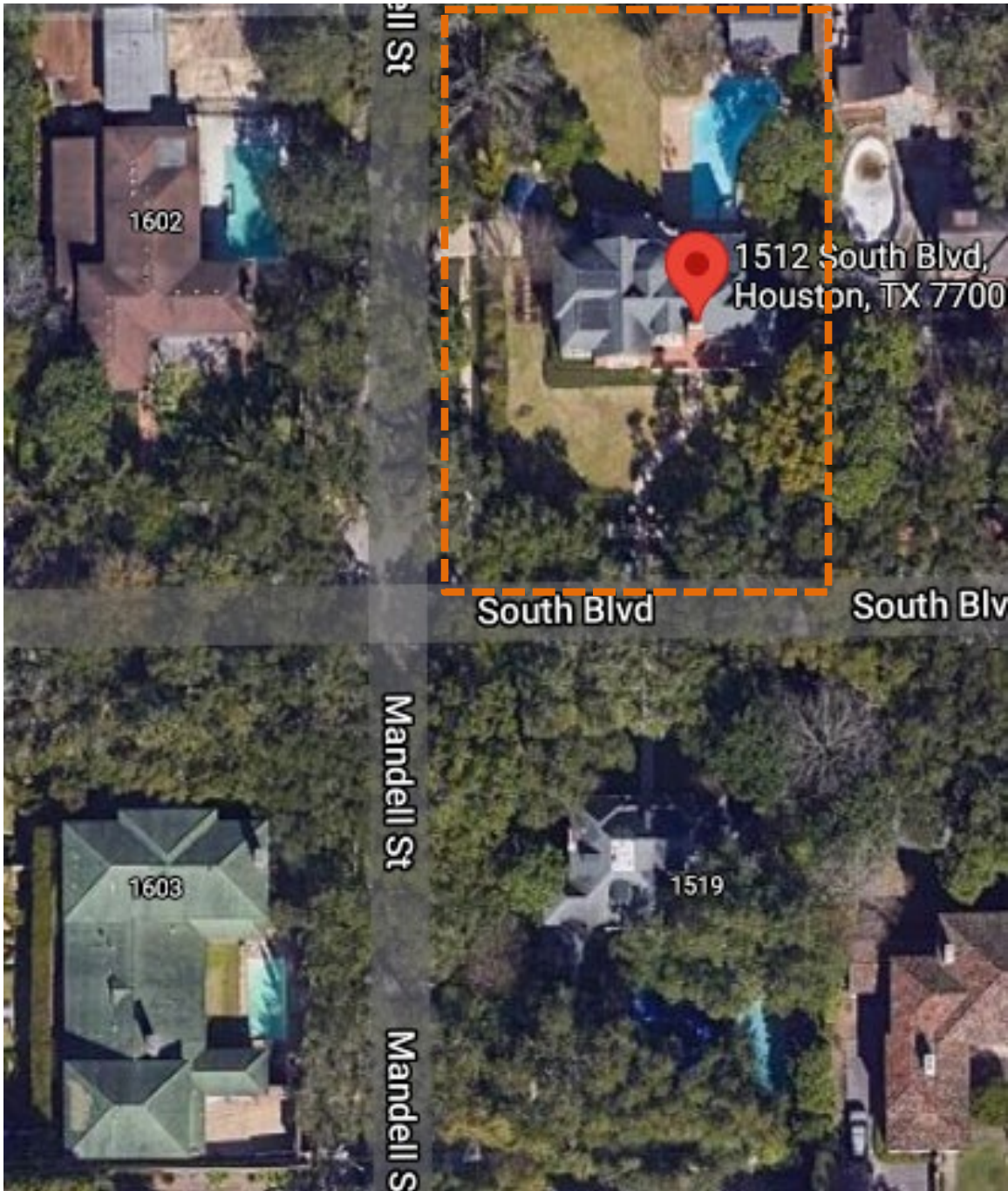
HARRIS COUNTY ARCHIVES C. 1970



Sanborn c. 1951



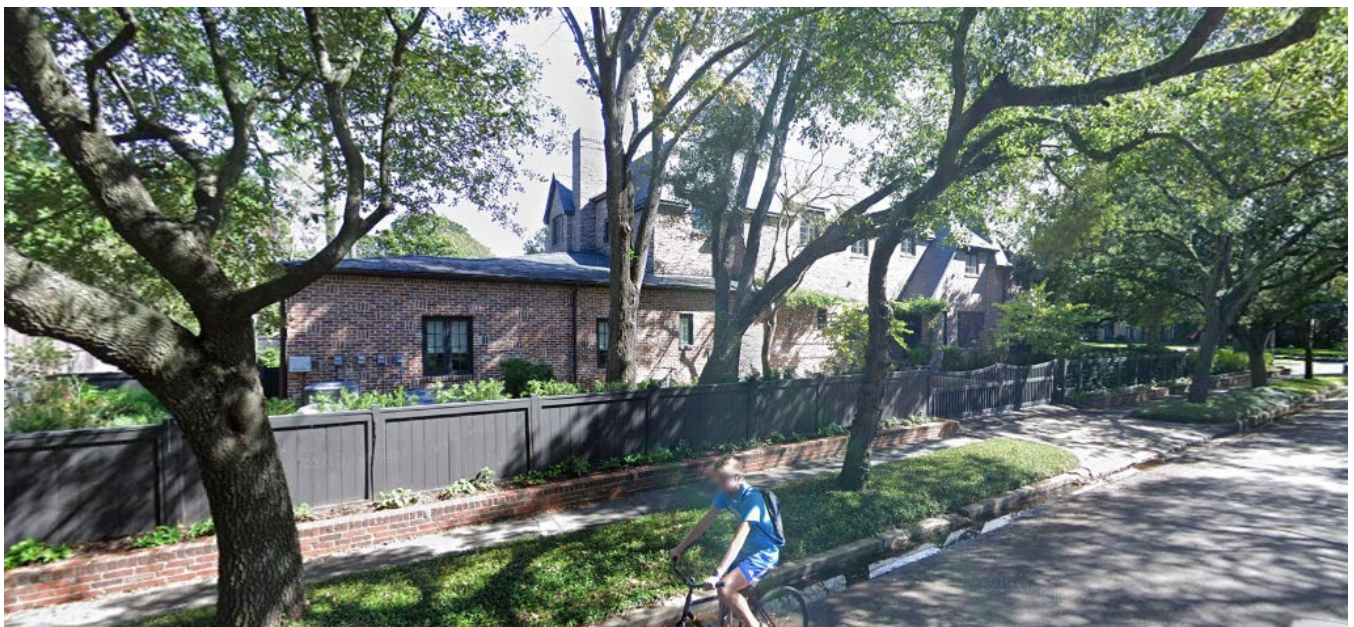
CURRENT AERIAL/CONTEXT - SETBACKS



CONTRIBUTING CONTEXT: 1660 South Blvd (corner lot)

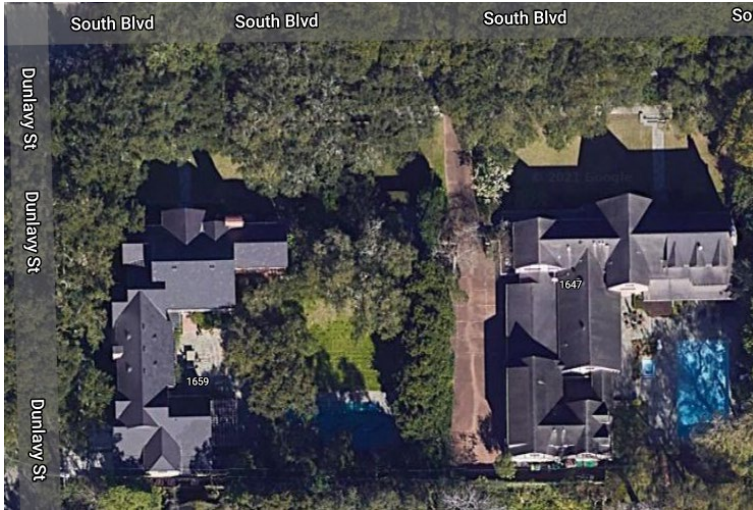
Lot size: 24,505 sqft – Living Space 6,137 sq ft (25%)

Addition approved by HAHC c. 2013

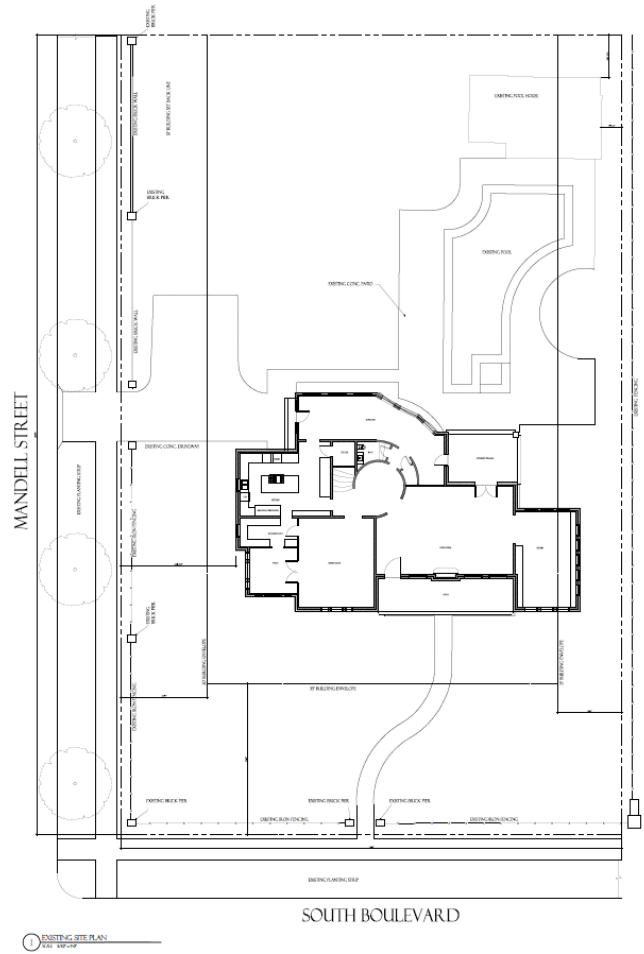
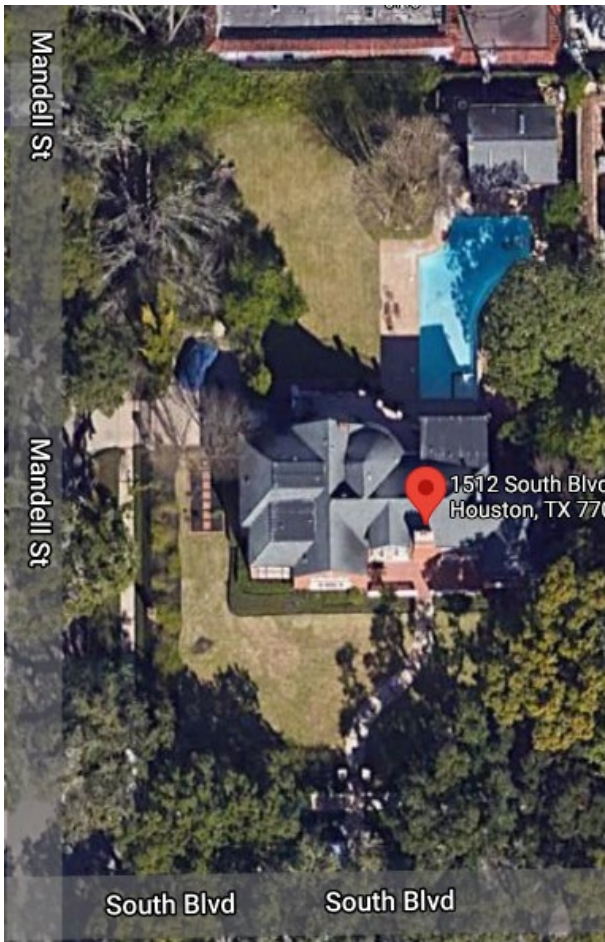


CONTRIBUTING CONTEXT: 1659 South Blvd (corner lot)

Lot size: 22,176 sq ft – Living Space 7,684 sq ft (34%)

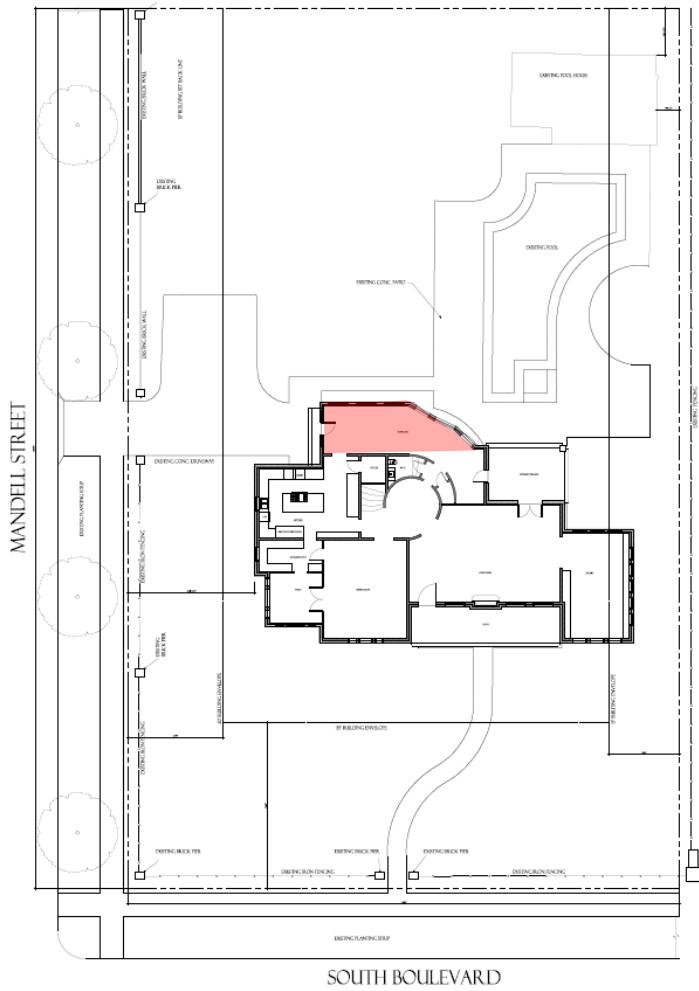


CURRENT AERIAL/SITE PLAN

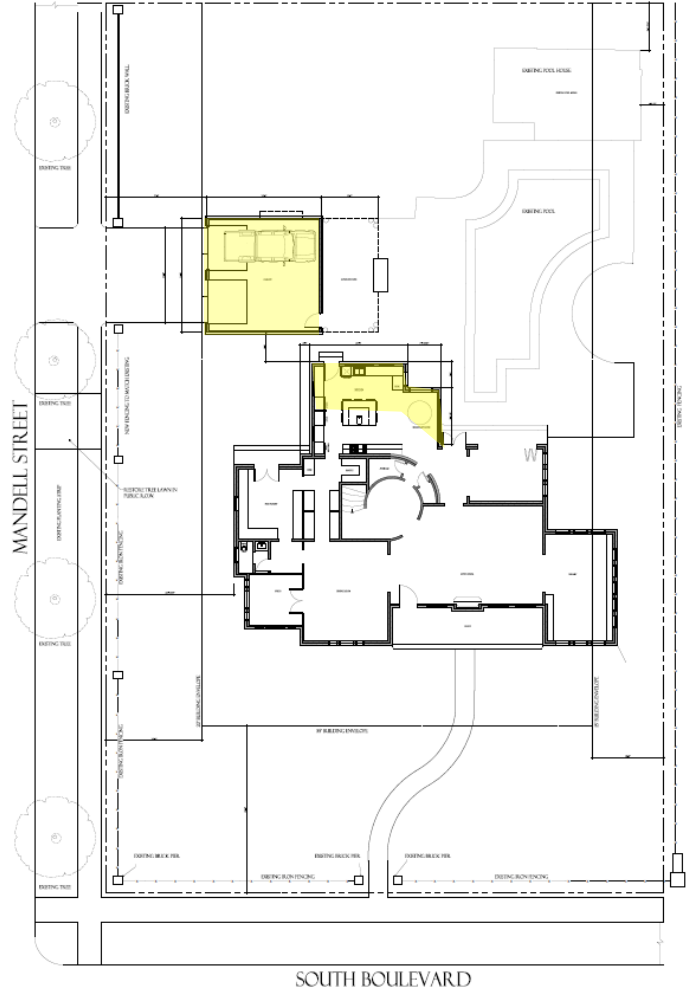




SITE PLAN
EXISTING



1 EXISTING SITE PLAN
 FILE: HP2021_0174



2 PROPOSED SITE PLAN
 FILE: HP2021_0174

RENDERINGS
CORNER OF SOUTH BLVD AND MANDELL



1 EXISTING SW VIEW
SCALE NTS



2 PROPOSED SW VIEW
SCALE NTS

**RENDERINGS
FACING MANDELL**



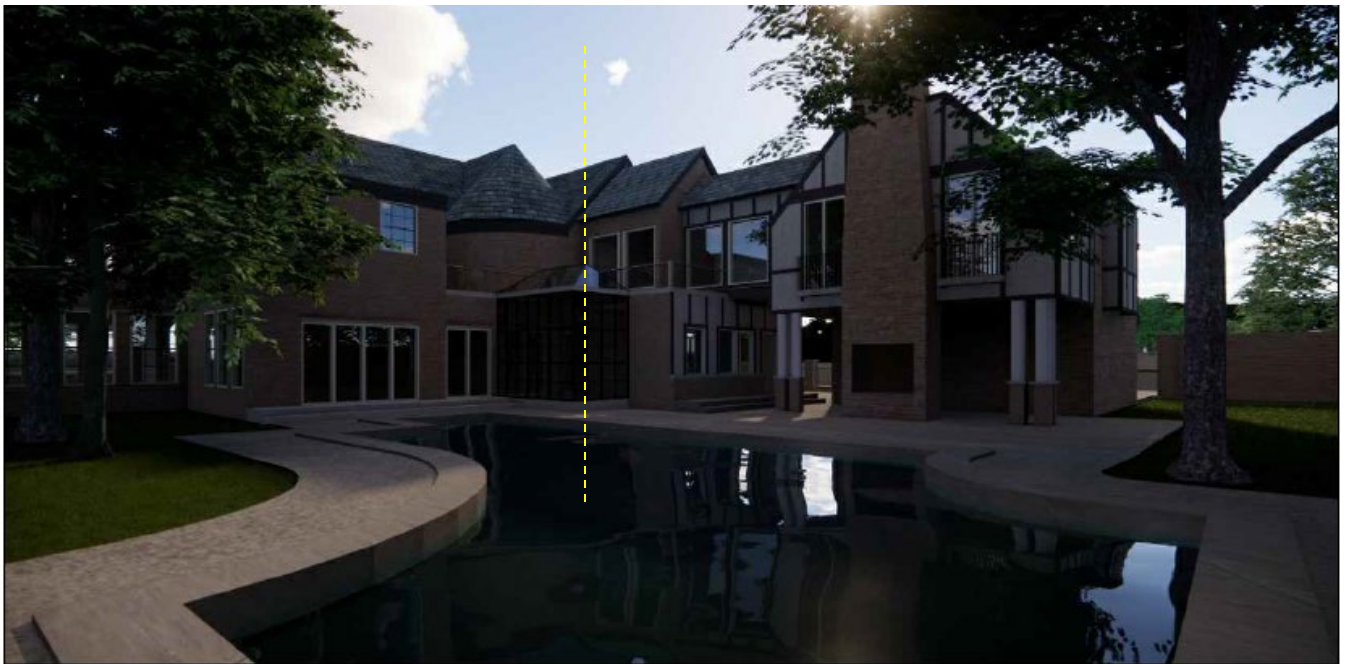
1 EXISTING WEST VIEW
SCALE NTS



RENDERINGS (REAR)



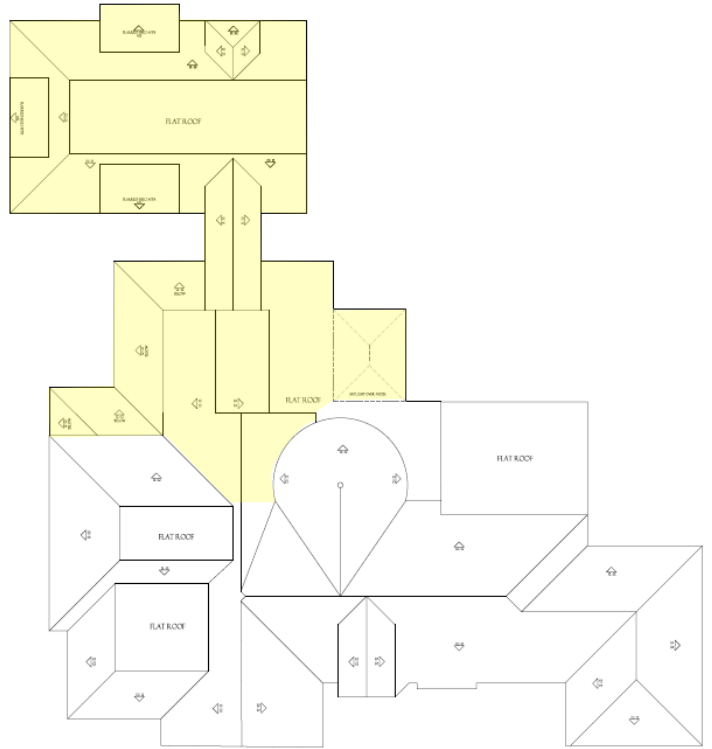
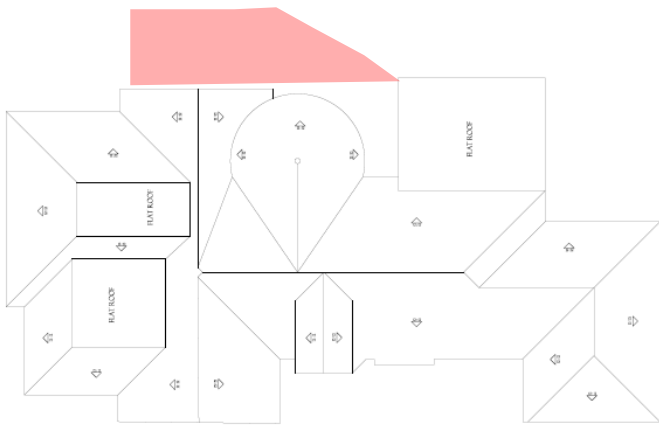
3 EXISTING NORTH VIEW
SCALE NTS



4 PROPOSED NORTH VIEW
SCALE NTS



ROOF PLAN

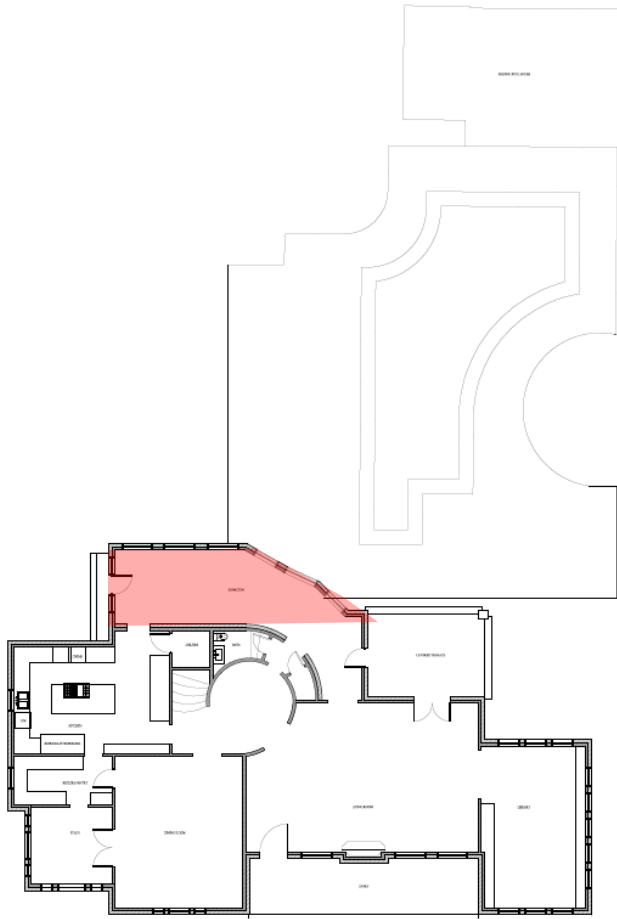


1 EXISTING ROOF PLAN
SCALE 1/8" = 1'-0"

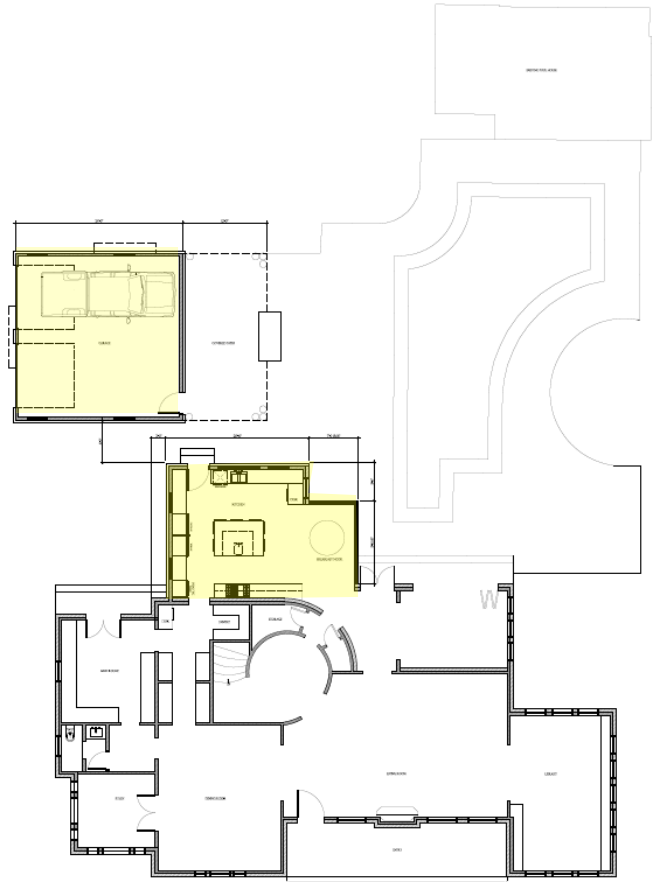
2 PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN



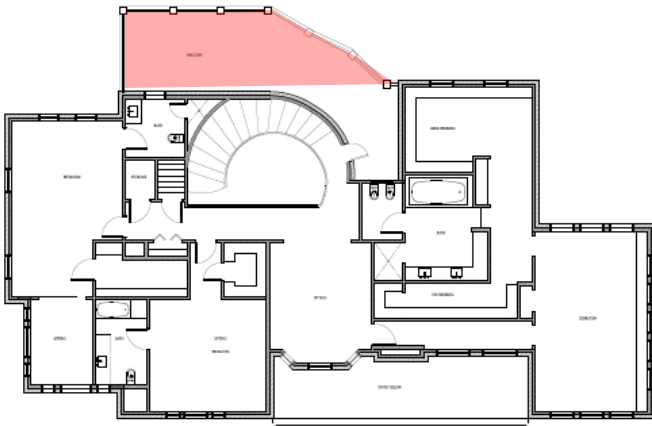
1 EXISTING MAIN LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"



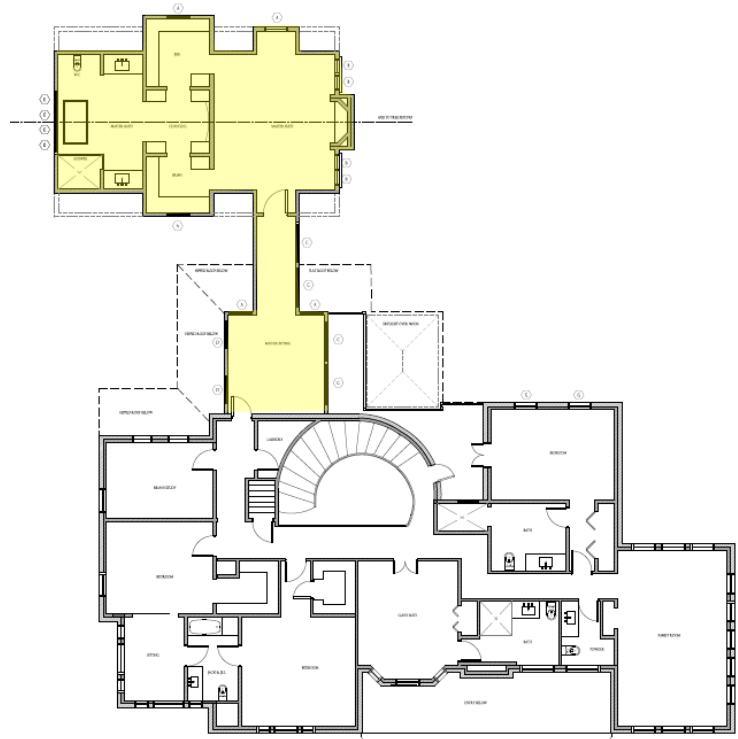
2 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN



1 EXISTING UPPER LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"



2 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"

SOUTH ELEVATION – FRONT FACING STREET (SOUTH Blvd)

EXISTING



1 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED



2 PROPOSED SOUTH ELEVATION
SCALE 1/8" = 1'-0"

NOTE FOR ALL MATERIAL INDICATIONS REFERENCE WEST ELEVATION NOTES FOR TYPICAL EXTERIOR MATERIAL NOTES

NORTH ELEVATION – REAR

EXISTING



3 EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"

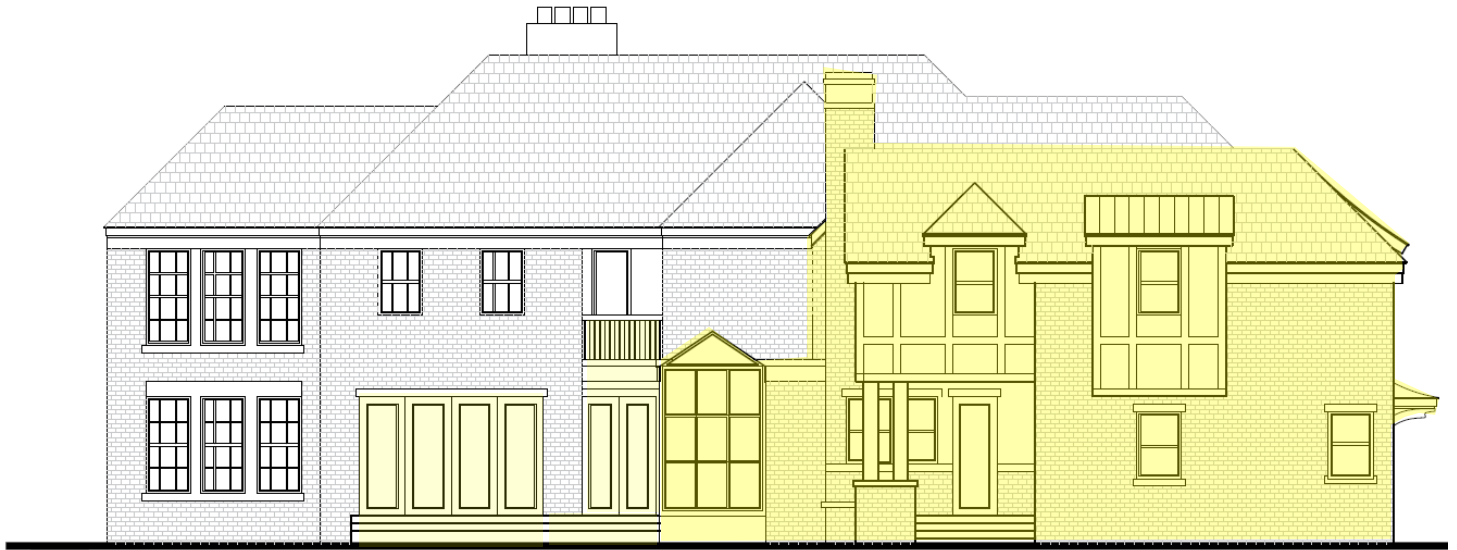
PROPOSED – Historic Home (view without addition)



5 PROPOSED NORTH ELEVATION (HIDDEN GARAGE)
SCALE 1/8" = 1'-0"

NOTE: FOR ALL MATERIAL INDICATIONS REFERENCE WEST ELEVATION NOTES FOR TYPICAL EXTERIOR MATERIAL NOTES

PROPOSED – (view with addition)



4 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

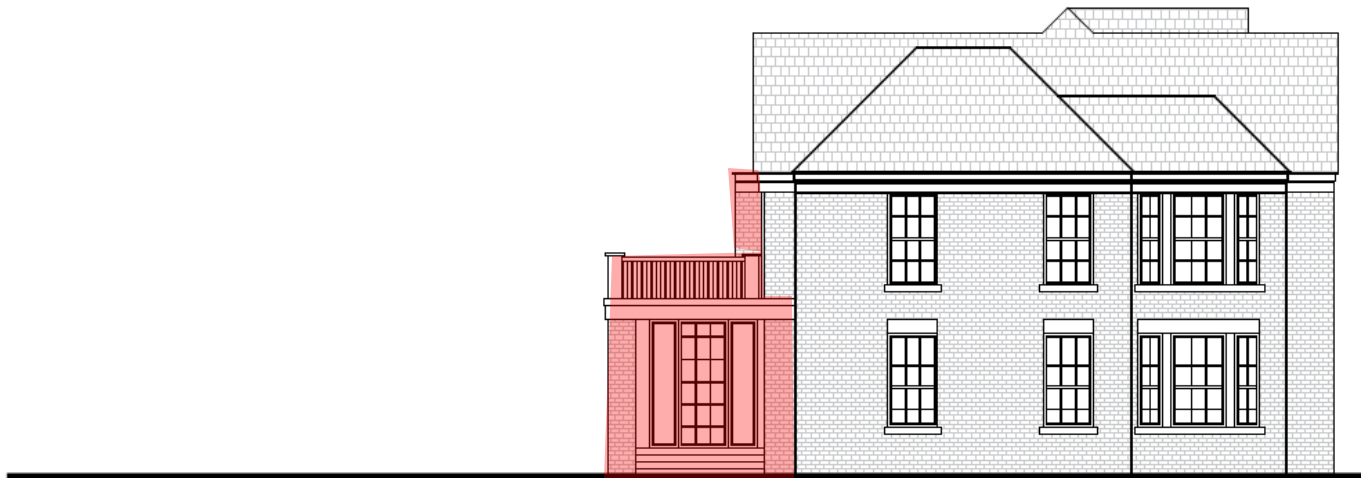
NOTE: FOR ALL MATERIAL INDICATIONS REFERENCE WEST ELEVATION NOTES FOR TYPICAL EXTERIOR MATERIAL NOTES

NORTH ELEVATION ADDITION – HAND SKETCH



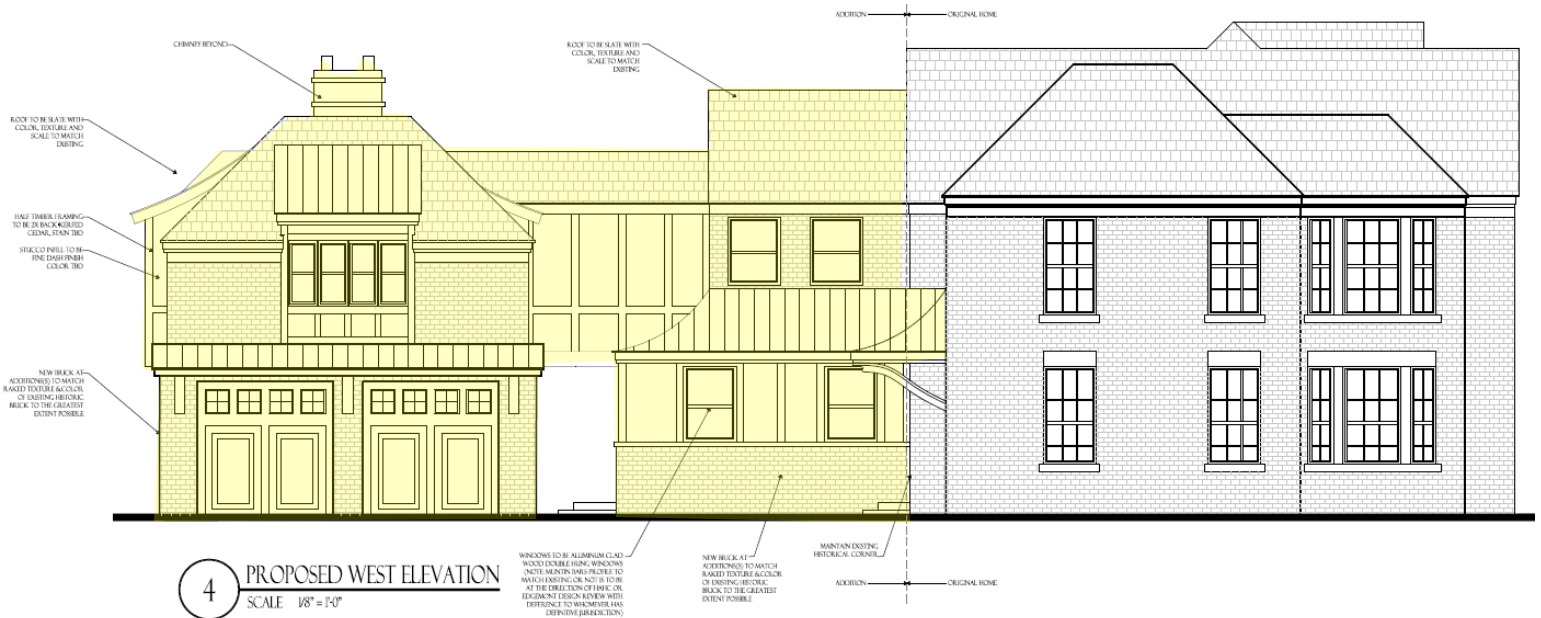
EAST ELEVATION – FACING STREET

EXISTING



3 EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED



4 PROPOSED WEST ELEVATION
SCALE 1/8" = 1'-0"

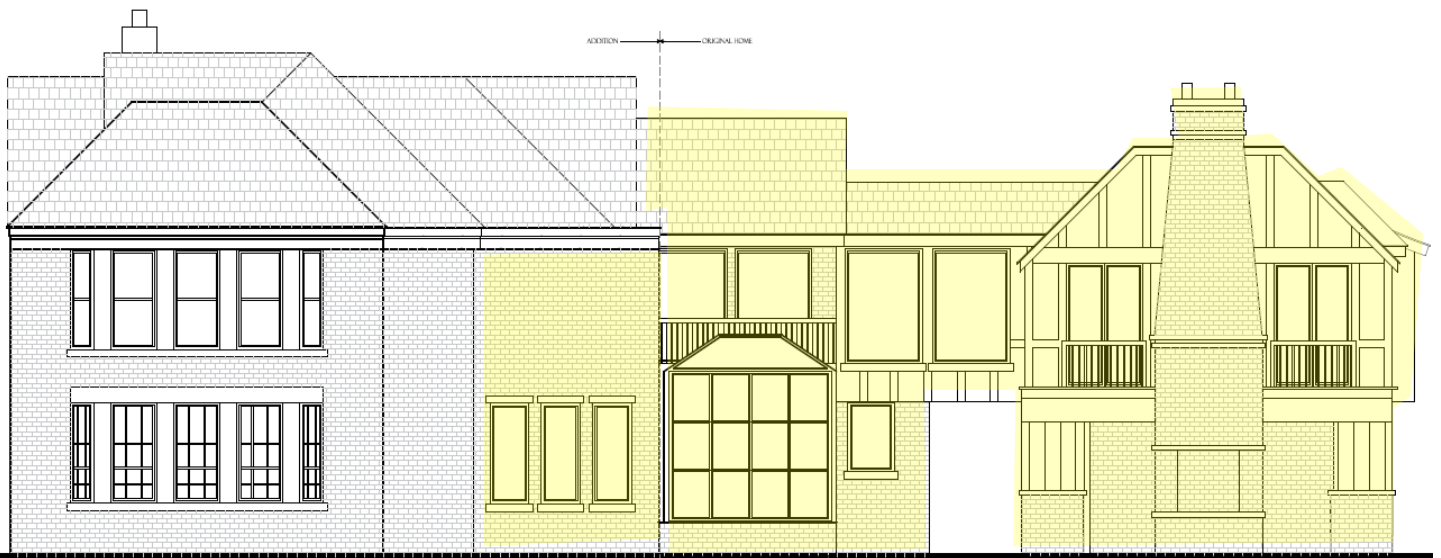
WEST ELEVATION – INTERIOR FACING

EXISTING



1 EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"

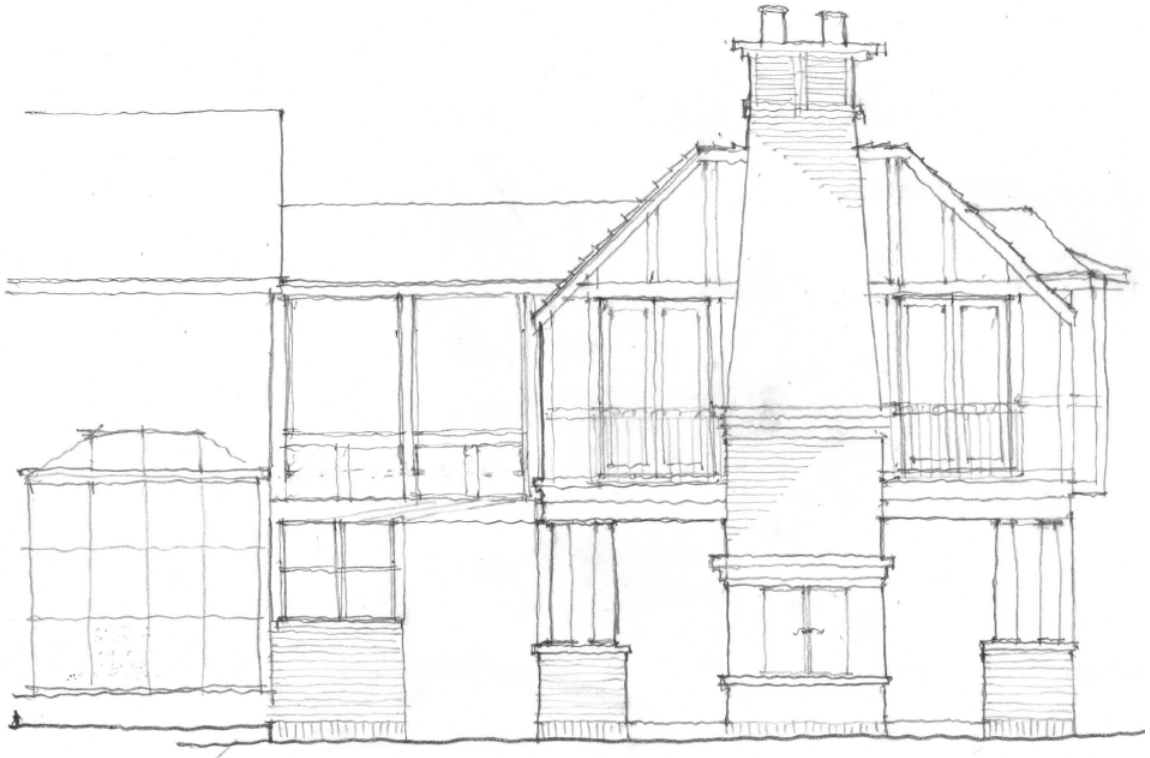
PROPOSED



2 PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0"

NOTE: FOR ALL MATERIAL INDICATIONS REFERENCE WEST ELEVATION NOTES FOR TYPICAL EXTERIOR MATERIAL NOTES

WEST ELEVATION ADDITION – HAND SKETCH



WINDOW/DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/ Replacement	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No	
A								
B								
C								
1	WOOD	1-1-1	DOOR	90X96	RECESSED	REPLACEMENT	NO	W/ SIDELIGHTS
2	WOOD	1	FIXED	54X96	RECESSED	REPLACEMENT	NO	@SUNROOM
3	WOOD	1	DOOR	30X96	RECESSED	REPLACEMENT	NO	@SUNROOM
4	WOOD	14 - 14	DOOR	60X96	RECESSED	REPLACEMENT	NO	@CVR'D TERR.
5	WOOD	1	FX'D	120X24	RECESSED	REPLACEMENT	NO	CLERESTORY
6	WOOD	6/6	DH	44X60	RECESSED	ORIGINAL	NO	
7	WOOD	8 - 8	CASEMENT	32X48	RECESSED	ORIGINAL	NO	@GABLE/ATTIC
8	WOOD	6/6	DH	24X36	RECESSED	REPLACEMENT	NO	

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.	No	
A	CLAD WD	1/1	DH	36X48	RECESSED	PELLA	N/A	
B	CLAD WD	1 - 1	DOOR	60X96	RECESSED	PELLA	N/A	
C	CLAD WD	1	FIXED	60X90	RECESSED	PELLA	N/A	
D	CLAD WD	1/1	DH	42X54	RECESSED	PELLA	N/A	
E	CLAD WD	1/1	DH	24X48	RECESSED	PELLA	N/A	
F	CLAD WD	1/1	DH	36X60	RECESSED	PELLA	N/A	
G	CLAD WD	1/1	DH	24X36	RECESSED	PELLA	NO	
H	CLAD WD	1	DOOR	36X96	RECESSED	PELLA	N/A	
J	CLAD WD	1	DOOR	60X96	RECESSED	PELLA	N/A	
K	CLAD WD	1-1-1-1	FLD'G DR	144X96	RECESSED	PELLA	N/A	ACCORDION
L	METAL	TBD	FX'D	143X96	N/A	TBD	N/A	CONSERVATORY

DESIGN REVIEW APPLICATION

INITIAL SCREENING CHECKLIST



PLANNING & DEVELOPMENT DEPARTMENT

Address: 1512 South Blvd	Lot Size (total SQ Ft): 21,784
Historic District: Boulevard Oaks	Landmark Name: n/a
Existing Structure:	Protected landmark name: n/a

Building Type:

- Single Family Residence
- Duplex
- Four-plex
- Commercial
- Other
- This property isn't designated and isn't in a historic district

Proposed Project:

Type of Project:		Addition	New Construction
Remodel	Remodel		
Addition	Addition	2,066	0
	New Construction		
Garage	Garage	1. Existing Home + Pool House: 6,824 sf 2. Demo of non-historic Back Entry & Sunroom (400 sf +/-) 3. Proposed New Area: <ul style="list-style-type: none"> • 620 sf Kitchen/Nook/Hall to Pool • 200 sf Sunroom @Enclosed Open Porch • 576 sf Garage @L1 new Carriage House • 288 sf open-sided Covered Porch • 800 sf Master Suite @L2 Carriage House • 270 sf Master Sitting Room + Bridge 4. 2,466 sf New Area (-) 400 sf demo'd = 2,066 sf Net Additional Area Enclosed + 288 sf New Covered Porch	
	Demolition		
	Relocation or Door Replacement/Relocation		
	Roof Repair		
	Siding/Stucco Repair		
	Chimney Repair/ Reconstruction		
	Other		

Can you see the project from the street? Yes No

Is the subject property deed restricted? Yes No

See link for more info on deed restrictions: http://www.houston.tx.gov/planning/Neighborhood/deed_restr.html

Does the district area have design guidelines? (Houston Heights, Old Sixth Ward, Germantown, Starkweather) Yes No

Have you reviewed your historic district's design guidelines? Yes No

Do you know of any non-original alterations/additions that have been added to your property?

- Front door
- Windows
- Roofing
- Siding
- Addition
- Relocation

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address: 1512 South Boulevard

Lot Size (Total Sq Ft): 21,784

General Addition Info:

Lot Dimensions (W X L): 116.75' x 186.5'

Existing stories*	2	Proposed addition stories*	2
Existing max ridge height*	32'-4"	Proposed max ridge height*	26'-6"
Existing max eave height*	20'-8"	Proposed max eave height*	18'

Square Footage/Lot Coverage:	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	2,770 sf	380 sf	3,150 sf
Detached Garage, Garage Apt or Accessory Building Square Footage	560	610	1,170
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	New Total Lot Coverage* =		4,320 sf

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	83.6'	44'-8"	Y
South*	51.9'	51.9'	N
East*	9.9'	9.9'	Y
West*	26.7'	21.0'	N

Max Width/Depth & Inset:

	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
<small>*widest building wall corner to corner*</small>			
Max Width*	80.2'	5.7'	85.9'
Max Depth*	51'	38'-6"	89'-6"

Are original corners maintained with an inset on the addition?*

YES or NO

Please advise inset dimensions for applicable corners.

Do you have flooding issues? YES NO

Foundation:

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	1'-2"	0' to 1'-0
Type*	Conc. w/masonry ledger	Conc. w/masonry ledger
Material*	Brick-Clad	Brick-Clad

Roof:

	Existing	Proposed/New Addition
Pitch*	12:12	12:12
Style*	Gable/Hip/Flattened Hip	Flattened Hip/Clipped Gable
Material*	Slate	Slate/Paver @flat

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	Brick	Brick
Primary Siding Width Reveal	n/a	n/a
Skirting Material	Brick	Brick
Soffit Material	Ptd. Wood	Ptd. Wood
Fascia Material	Ptd. Wood	Ptd. Wood

Porch Details:

	Existing	Proposed/New Addition
Eave Height	n/a	n/a
Width	n/a	25'
Depth	n/a	12'
Decking Material	n/a	Stone Paver
Pier/Base Material	n/a	Brick
Column Material	n/a	Stone (or precast)
Step Material	n/a	n/a
Railing Height	n/a	n/a
Railing Material	n/a	n/a

Are all windows on the addition inset & recessed? YES or NO

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houston.tx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM