

CERTIFICATE OF APPROPRIATENESS

Applicant: Robert J. Finch, Owner and Danny Rigg, Agent

Property: 1702 North Boulevard, Lot 12, Block 3, West Edgemont Subdivision. The property includes a historic 2,136 square foot, single-family residence and a detached garage and service quarters situated on a 10,500 square foot (70' x 150') corner lot.

Significance: Contributing Colonial Revival residence, constructed circa 1927, located in the Boulevard Oaks Historic District.

Proposal: Alteration – Previously Approved by HAHC June 2021, HP2021_0064. All elements or alterations remain the same as previously approved COA, except for the front elevation addition, enclosing of 1st floor rear breakfast roof, and Juliette balcony awnings from standing seam metal to canvas on detached guest quarters – see renderings

- Remove half cylinder, non-original 1980s addition at front elevation and regularize the non-original addition. Square footage is reduced by 8 sqft.
- Windows will be inset and recessed wood, in a narrower dimension to differentiate from the historic.

Public Comment: No public comment received at this time.

Civic Association: No public comment received at this time.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

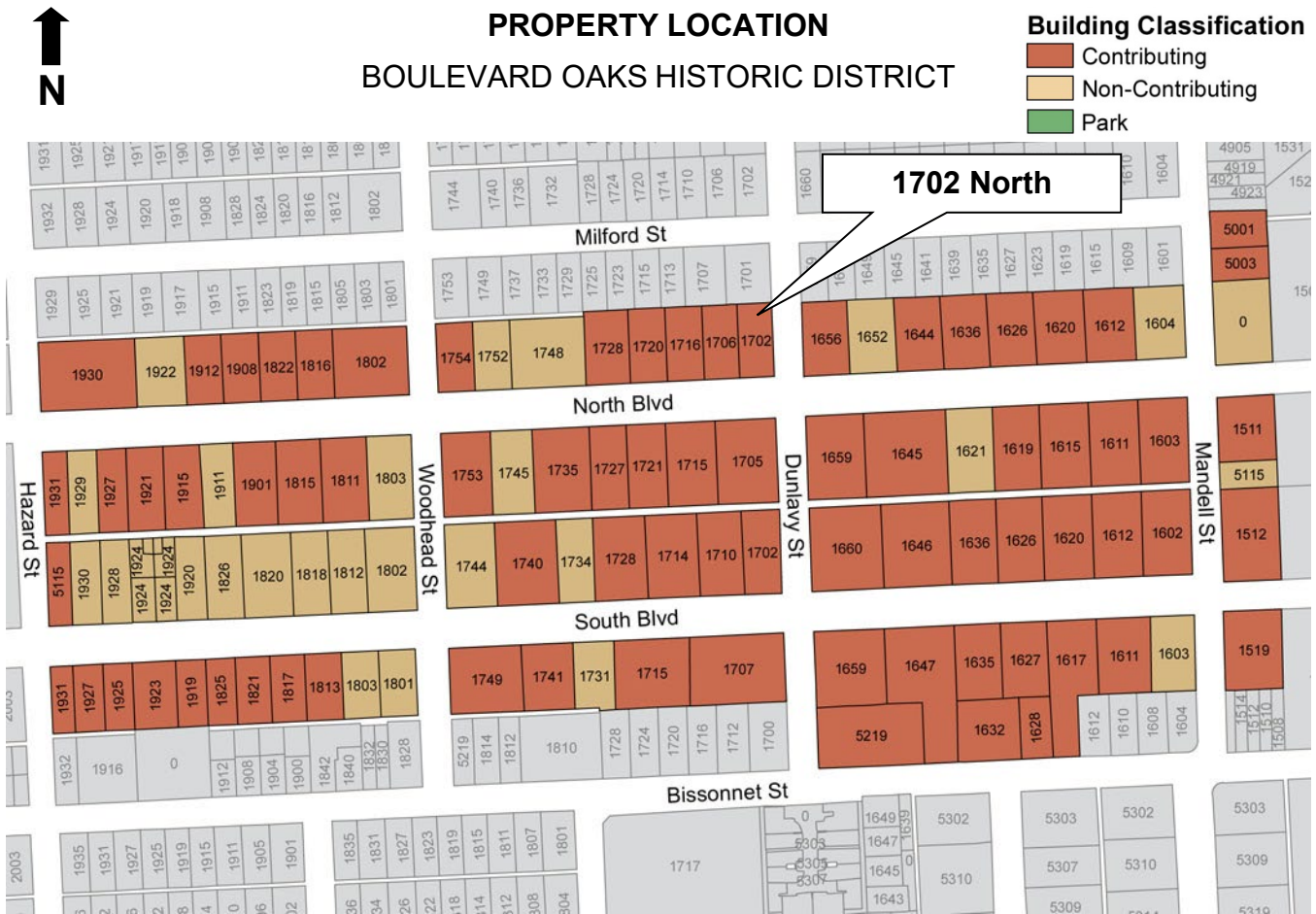
APPROVAL CRITERIA

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

- (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; Proposed window dimensions are smaller than historic, differentiating addition from historic portion.
(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 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.
(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
(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.



INVENTORY PHOTO

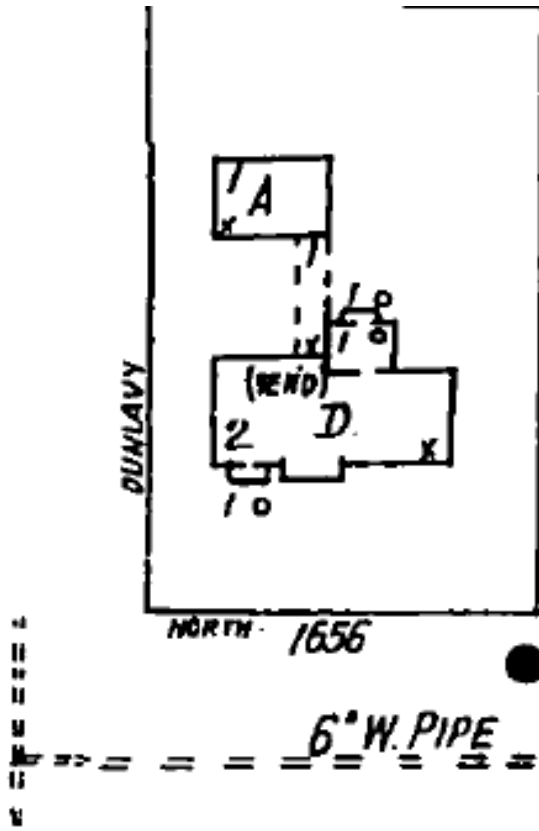
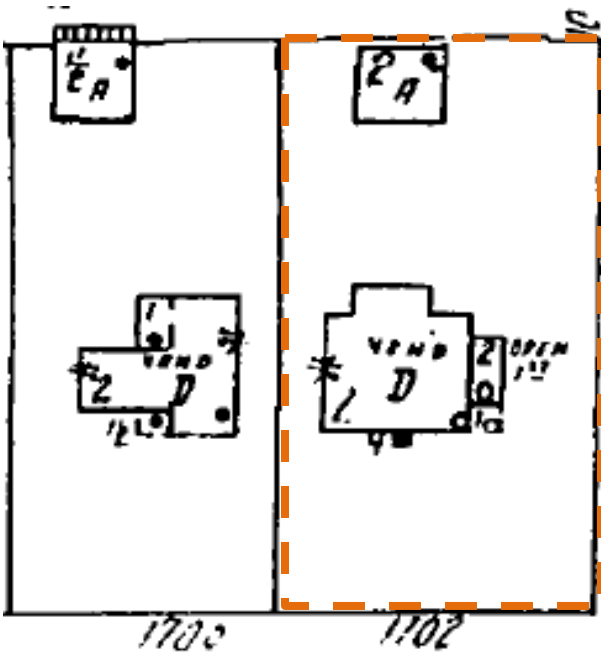
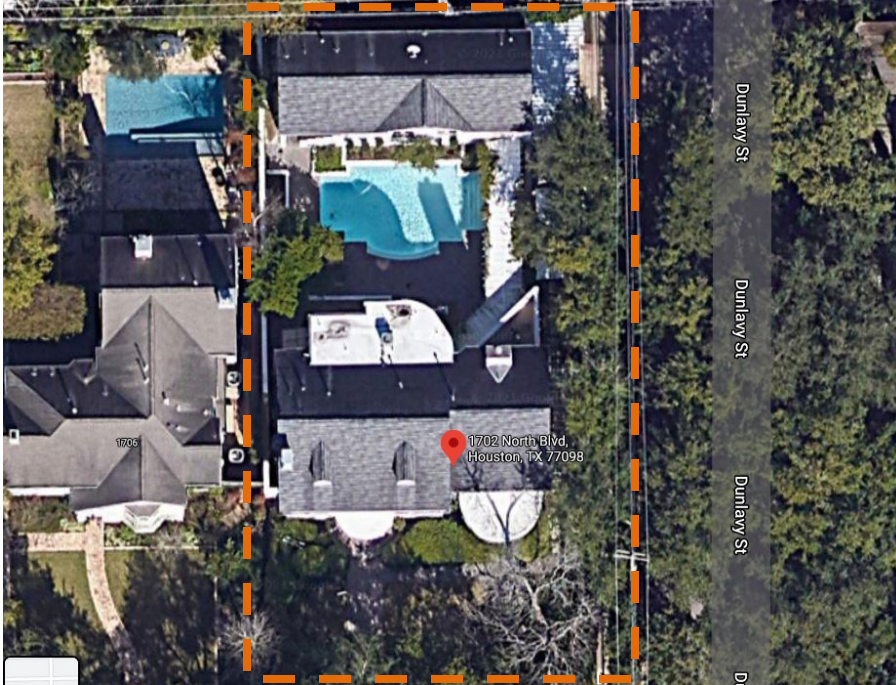




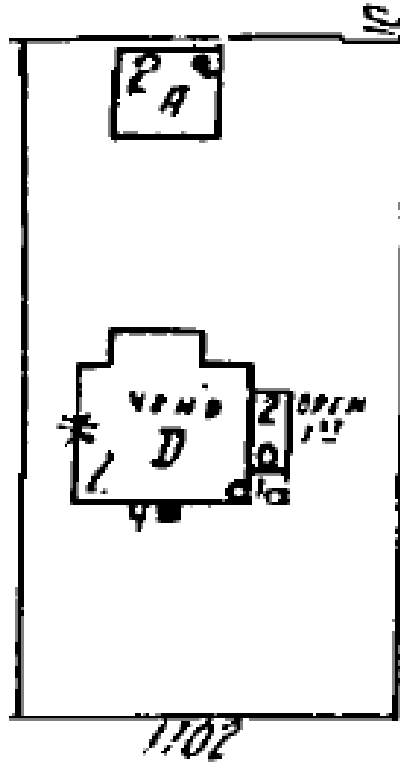
HISTORIC PHOTO c. 1975



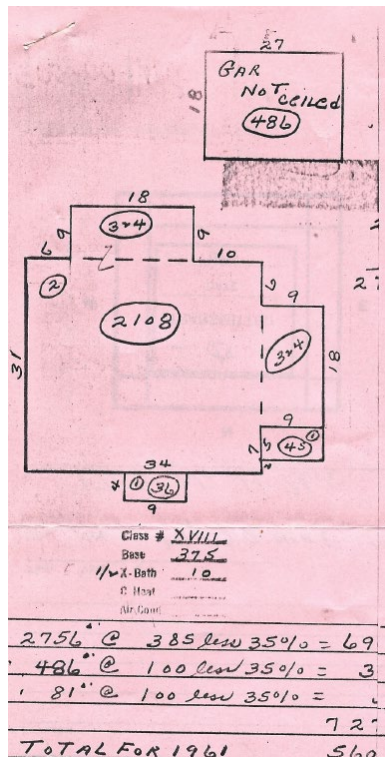
CURRENT AERIAL/SANBORNS – NEW ADDITION C. 1980s



NEW ADDITION C. 1980s



Archives C.1974



PREVIOUSLY APPROVED



PREVIOUSLY-APPROVED DESIGN

CURRENT PROPOSED RENDERING



CURRENT, HISTORIC, PREVIOUSLY APPROVED COA, AND CURRENT PROPOSED



EXISTING CONDITIONS, VIEWED FROM NORTH BLVD SIDEWALK



HISTORICAL PHOTO, CIRCA 1975



Previously submitted & approved design



New proposed design with curved addition removed

CURRENT PROPOSED RENDERINGS



HISTORICAL PHOTO, CIRCA 1975



HISTORICAL PHOTO, CIRCA 1975



CURRENT PROPOSED RENDERINGS -FRONT ELEVATION UPDATES



PREVIOUSLY-APPROVED DESIGN



CURRENT PROPOSED RENDERINGS -REAR BREAKFAST ROOM UPDATES



EXISTING GLASS ENCLOSURE AT THE BREAKFAST ROOM



PROPOSED ROOF CONSTRUCTION OVER THE BREAKFAST ROOM. FAUX SLATE MATERIAL TO MATCH MAIN HOUSE ROOF.



ELEVATED VIEW FROM NORTH BLVD SHOWS THE PROPOSED ROOF REVISION AT THE BREAKFAST AREA

PREVIOUSLY APPROVED GUEST QUARTERS AWNINGS (STANDING SEAM METAL)



EXISTING CONDITIONS TODAY - DETACHED GUEST QUARTERS VIEWED FROM DUNLAVY ST.
NOTE: EXPOSED SOUTH-FACING JULIETTE BALCONIES



EXISTING CONDITIONS TODAY - GUEST QUARTERS VIEWED FROM BACKYARD & EXISTING RAILING DETAIL



RENDERING OF PROPOSED SHADE AWNINGS AS VIEWED FROM DUNLAVY ST.



RENDERING OF PROPOSED SHADE AWNINGS AS VIEWED FROM DUNLAVY ST.
STYLE & CONSTRUCTION TO MATCH THE COVERED WALKWAY DESIGN.
NEW BALCONY RAILING TO MATCH FRONT & REAR ADDITION RAILING DESIGN FOR A CONSISTENT APPEARANCE.

CURRENT PROPOSED RENDERINGS OF REVISED CANVAS AWNINGS



EXISTING CONDITIONS TODAY - DETACHED GUEST QUARTERS VIEWED FROM DUNLAVY ST.
NOTE: EXPOSED SOUTH-FACING JULIETTE BALCONIES



EXISTING CONDITIONS TODAY - GUEST QUARTERS VIEWED FROM BACKYARD



RENDERING OF PROPOSED (3) WHITE CANVAS SHADE AWNINGS AS VIEWED FROM DUNLAVY ST.



RENDERING OF PROPOSED (3) WHITE CANVAS SHADE AWNINGS AS VIEWED FROM DUNLAVY ST.

SAME PROPOSED FRONT ENTRY



HISTORICAL PHOTO, CIRCA 1975



INVENTORY PHOTO, CIRCA 2009



EXISTING CONDITIONS TODAY



ELEVATION DRAWING OF PROPOSED DESIGN



RENDERING OF PROPOSED DESIGN - PANELED WOOD DOOR WITH NEW SIDELIGHTS & TRANSOM TO MATCH HISTORIC DETAILS & PROPORTIONS

SAME PROPOSED PERIMETER WALL ENTRY AND GARAGE



EXISTING CONDITIONS - PERIMETER WALL & METAL GATE



EXISTING CONDITIONS - GARAGE WALL



RENDERING OF PROPOSED PERIMETER WALL W/ WOOD GATE



RENDERING OF PROPOSED GARAGE WALL W/ WOOD DOOR

SAME PROPOSED



EXISTING CONDITIONS TODAY



RENDERING OF PROPOSED REAR BALCONY ADDITION



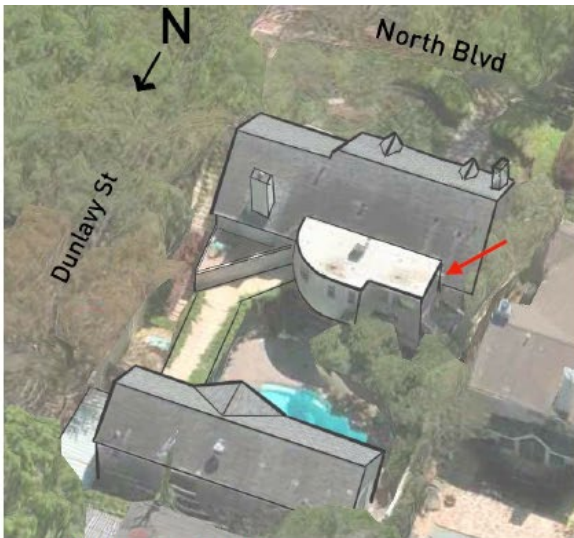
RENDERING OF PROPOSED REAR BALCONY ADDITION



EXISTING CONDITIONS TODAY - TRIANGULAR ROOM WITH BALCONY ABOVE



RENDERING OF PROPOSED REAR BALCONY & LEVEL 1 ADDITION



GOOGLE SATELLITE VIEW OF EXISTING CONDITIONS. RED ARROW INDICATES LOCATION OF PROPOSED LEVEL 2 ADDITION.



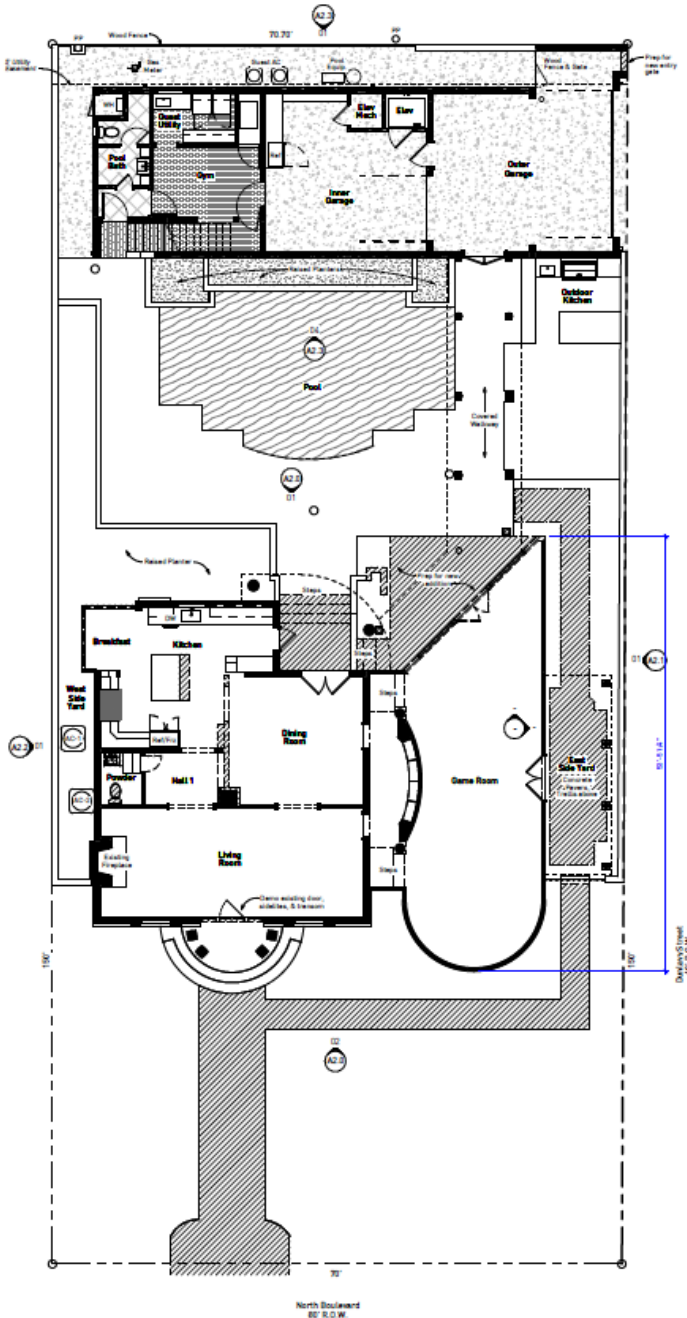
RENDERING OF PROPOSED LEVEL 2 ADDITION TO REAR OF MAIN HOUSE. NEW ROOF DORMER ADDED TO LEVEL 2.5, WITH MEMBRANE ROOFING TO MATCH 1980s ADDITIONS. NEITHER OF THE ADDITIONS WOULD BE VISIBLE FROM NORTH BLVD.



SITE PLAN - PREVIOUSLY APPROVED BY HAHC

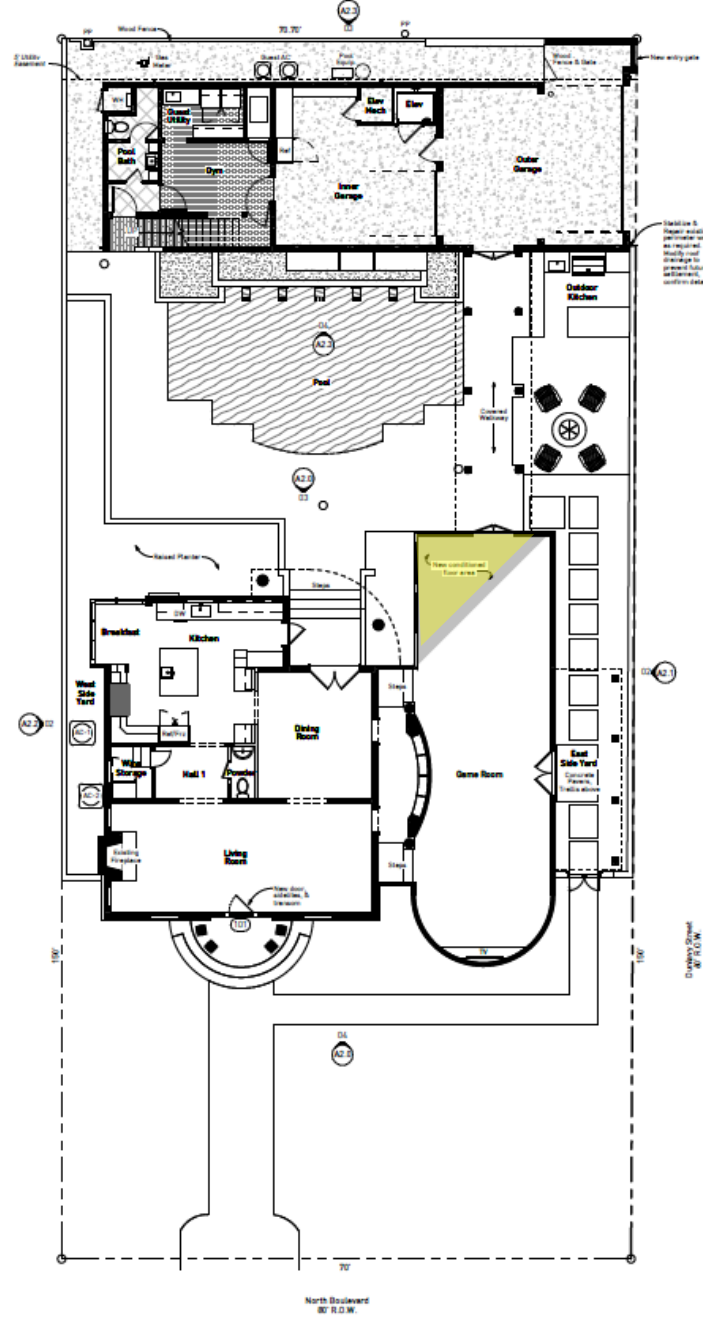
EXISTING

PROPOSED - JUNE 2021



01 Demo Site Plan
Scale: 1/8" = 1'-0" @ N

- Existing to remain
- ▨ Area of Demolition



02 Site Plan
Scale: 1/8" = 1'-0" @ N

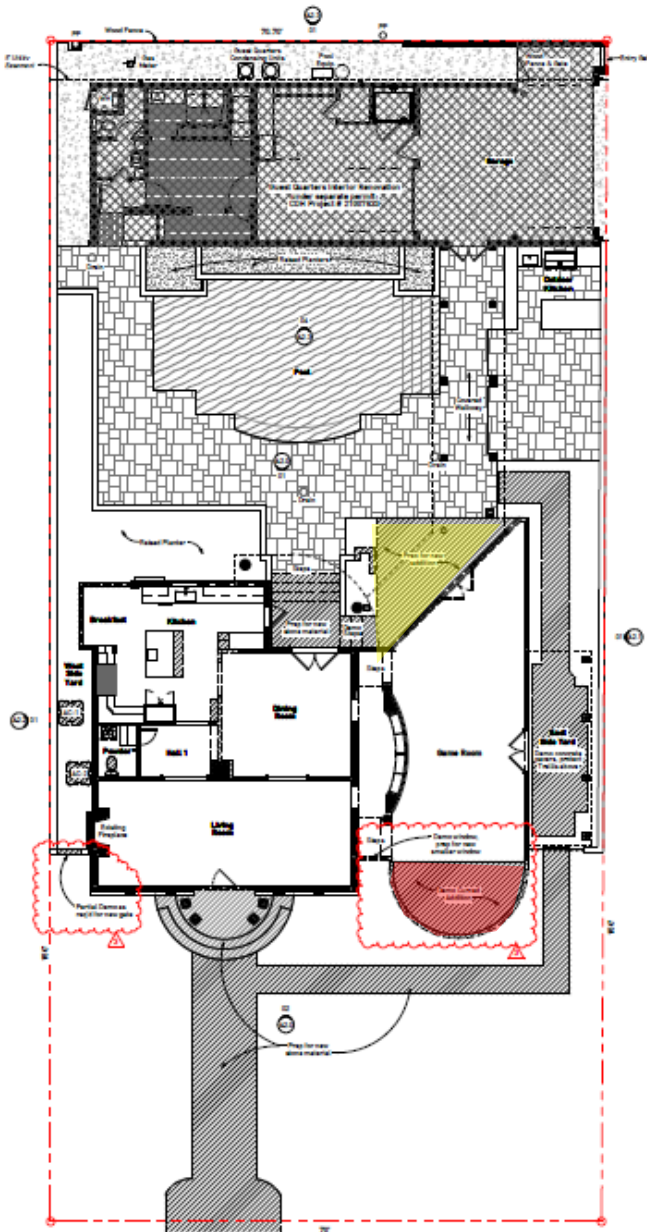
- Existing to remain
- ▨ New Construction



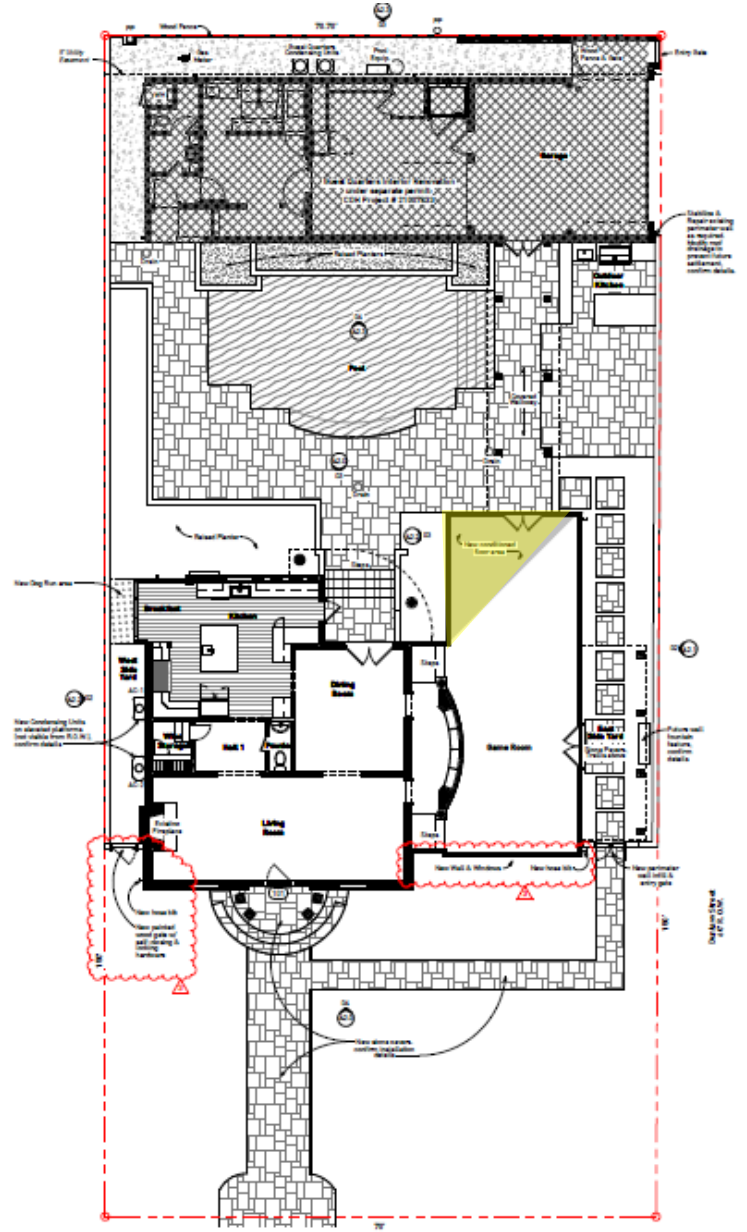
SITE PLAN ALTERATION

PREVIOUSLY PROPOSED

CURRENT PROPOSED



03 Demo Site Plan
 Scale: 1/8" = 1'-0" @ N
 North Boulevard
 1702 N.O.M.



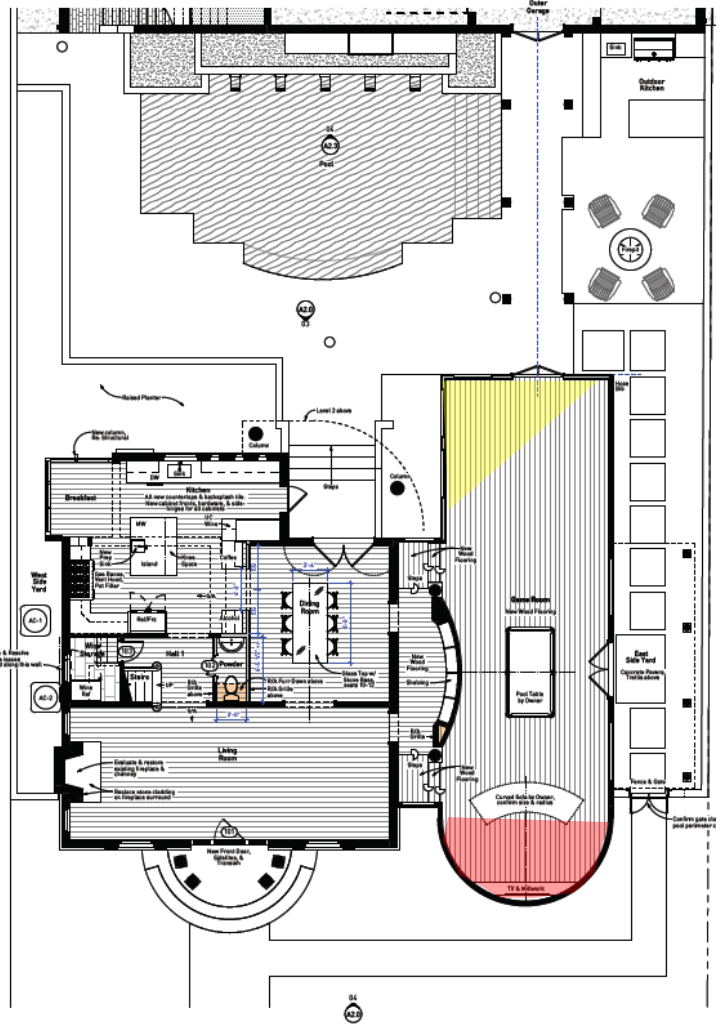
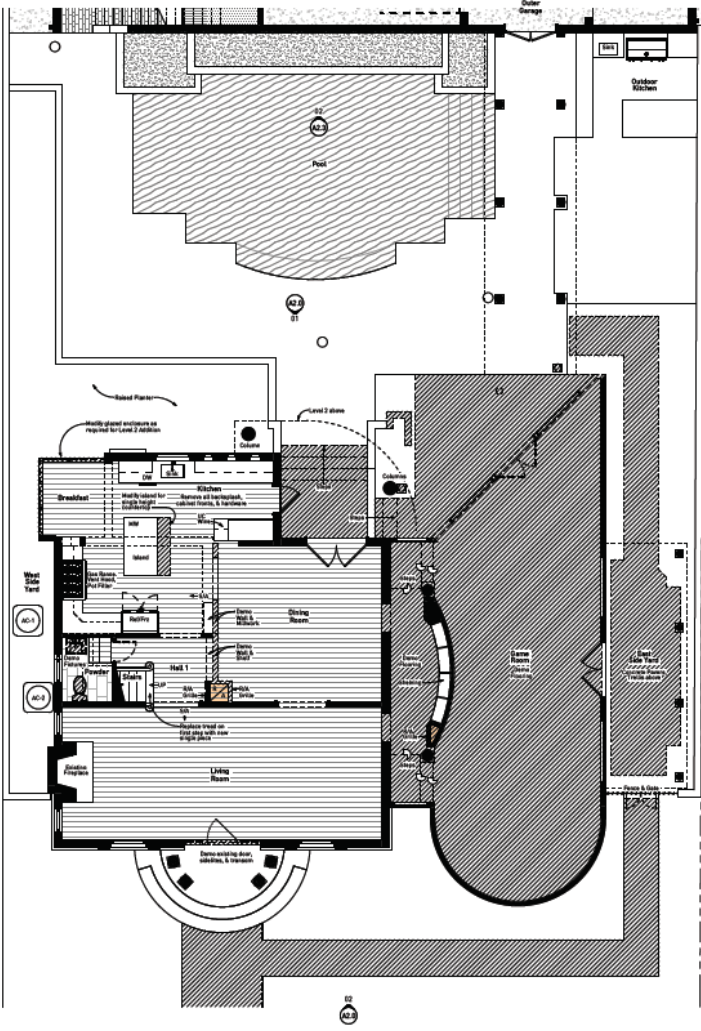
04 Site Plan
 Scale: 1/8" = 1'-0" @ N
 North Boulevard
 1702 N.O.M.



FIRST FLOOR PLAN – PREVIOUSLY APPROVED/CURRENT PROPOSED

EXISTING

PROPOSED – JUNE 2021



01 Level 1 Demo Floor Plan - Main House
Scale: 3/16" = 1'-0" ON

02 Level 1 Floor Plan - Main House
Scale: 3/16" = 1'-0" ON

- Existing to remain
- Area of Demolition

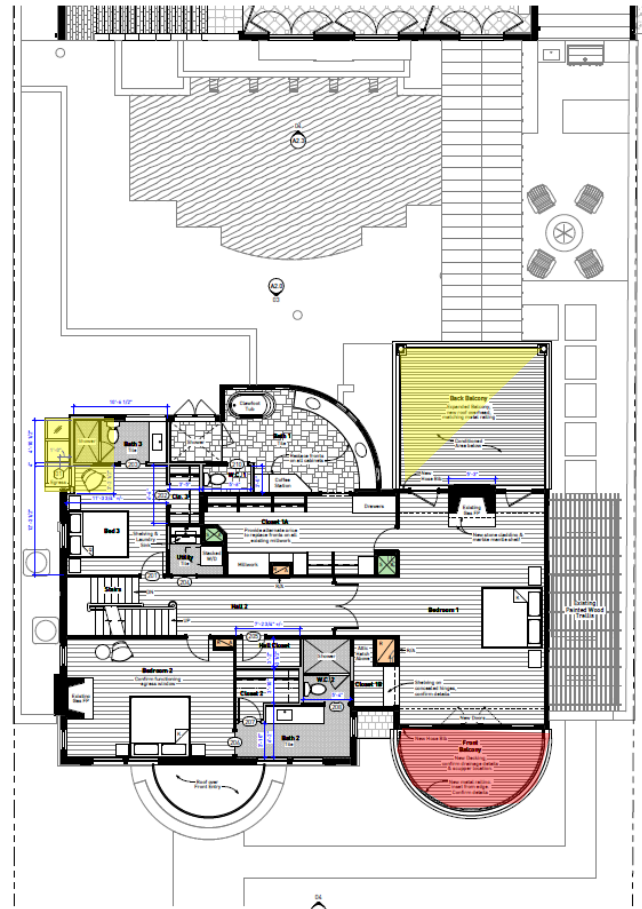
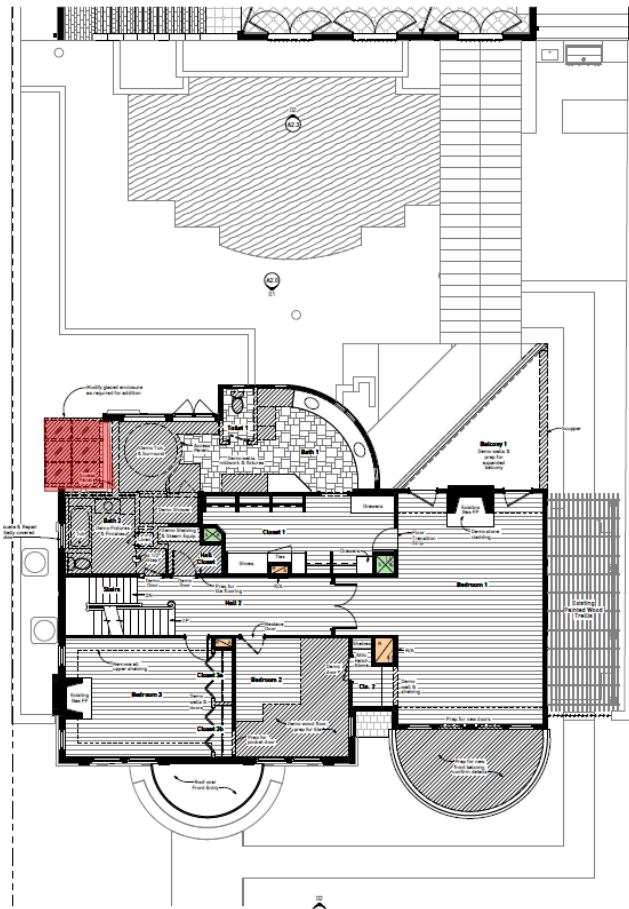
- Existing to remain
- New Construction



SECOND FLOOR PLAN- PREVIOUSLY APPROVED

EXISTING

PROPOSED - JUNE 2021



01 Level 2 Denise Floor Plan - Main House
Scale: 3/16" = 1'-0" N

Existing to remain
Area of Demolition

02 Level 2 Floor Plan - Main House
Scale: 3/16" = 1'-0" N

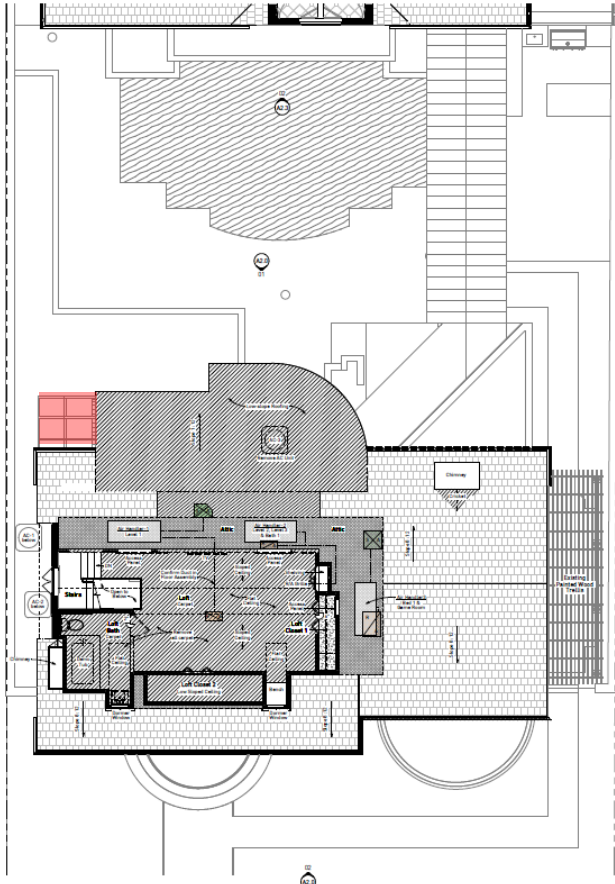
Existing to remain
New Construction



THIRD FLOOR PLAN

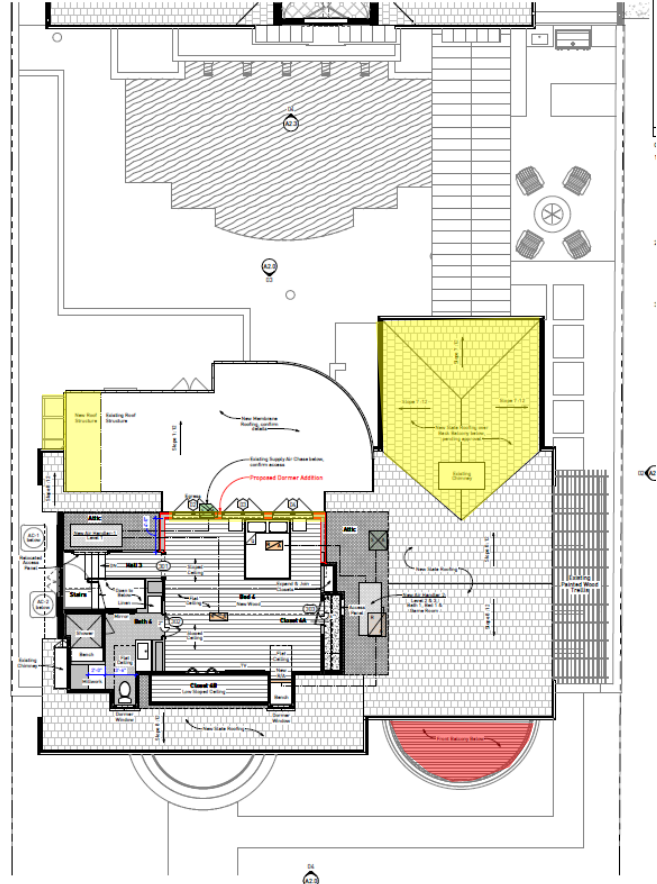
EXISTING

PROPOSED – JUNE 2021



01 Level 3 Demos Floor Plan - Main House
Scale: 3/16" = 1'-0"

- Existing to remain
- Area of Demolition



02 Level 3 Floor Plan - Main House
Scale: 3/16" = 1'-0"

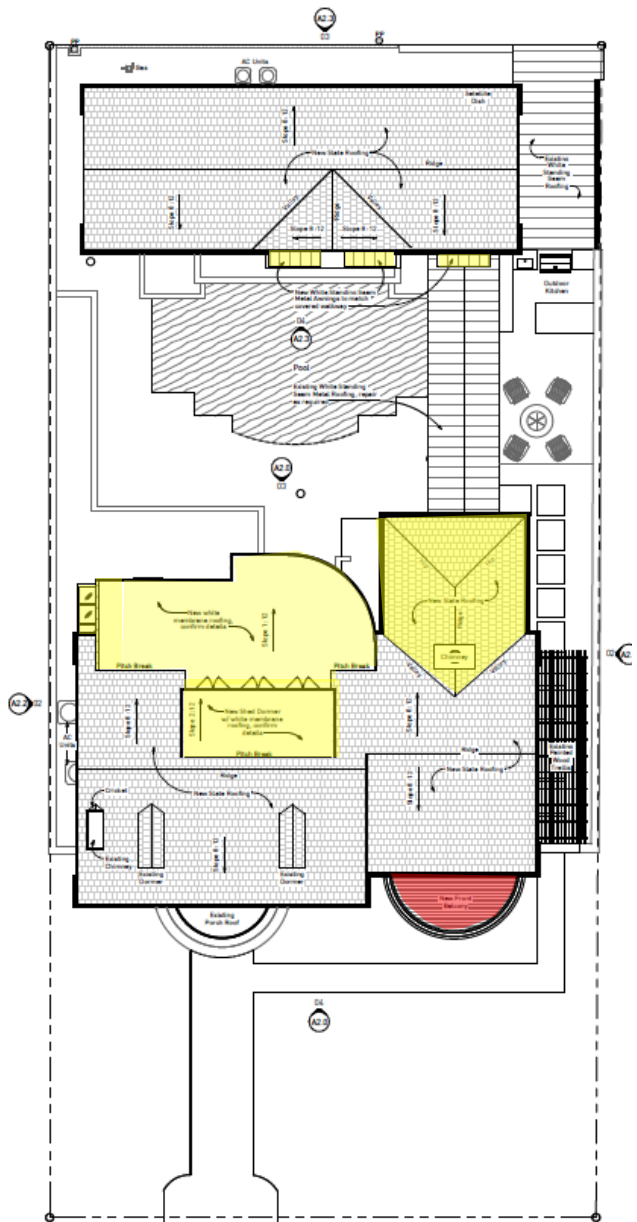
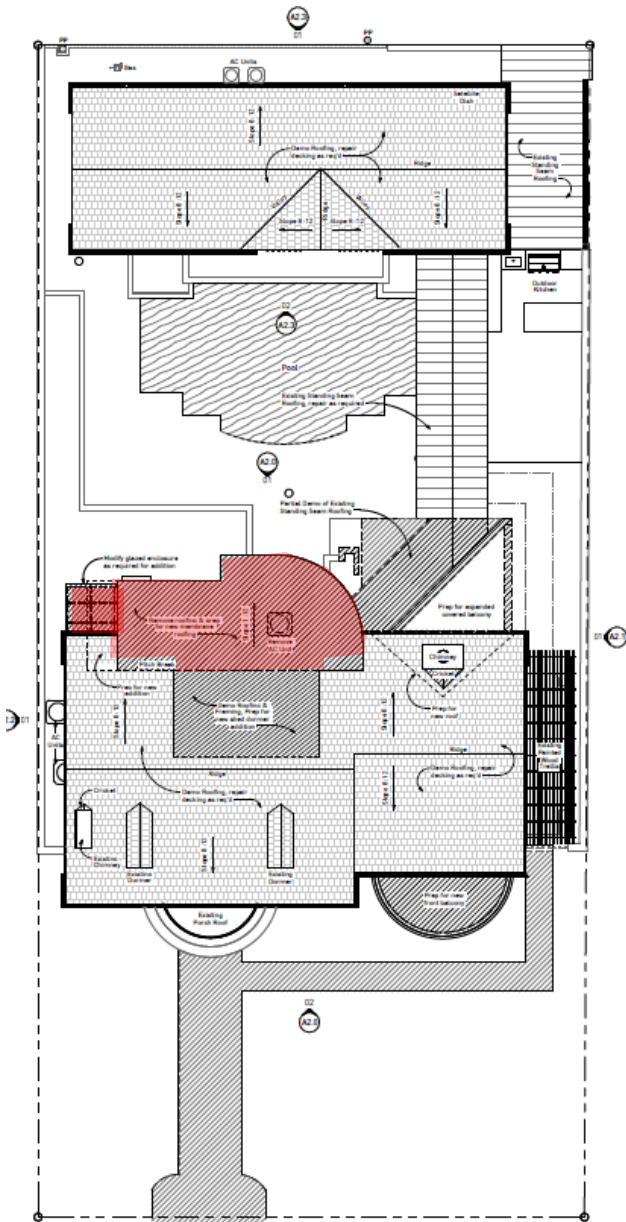
- Existing to remain
- New Construction



ROOF PLAN

EXISTING

PROPOSED – JUNE 2021



01 Demolition Roof Plan
Scale: 1/8" = 1'-0" (N)

02 Roof Plan
Scale: 1/8" = 1'-0" (N)

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

EXISTING *removal of non historic elements*



02 Demo Exterior Elevation - South, View from North Blvd
Scale: 3/16" = 1'-0"

PROPOSED – JUNE 2021

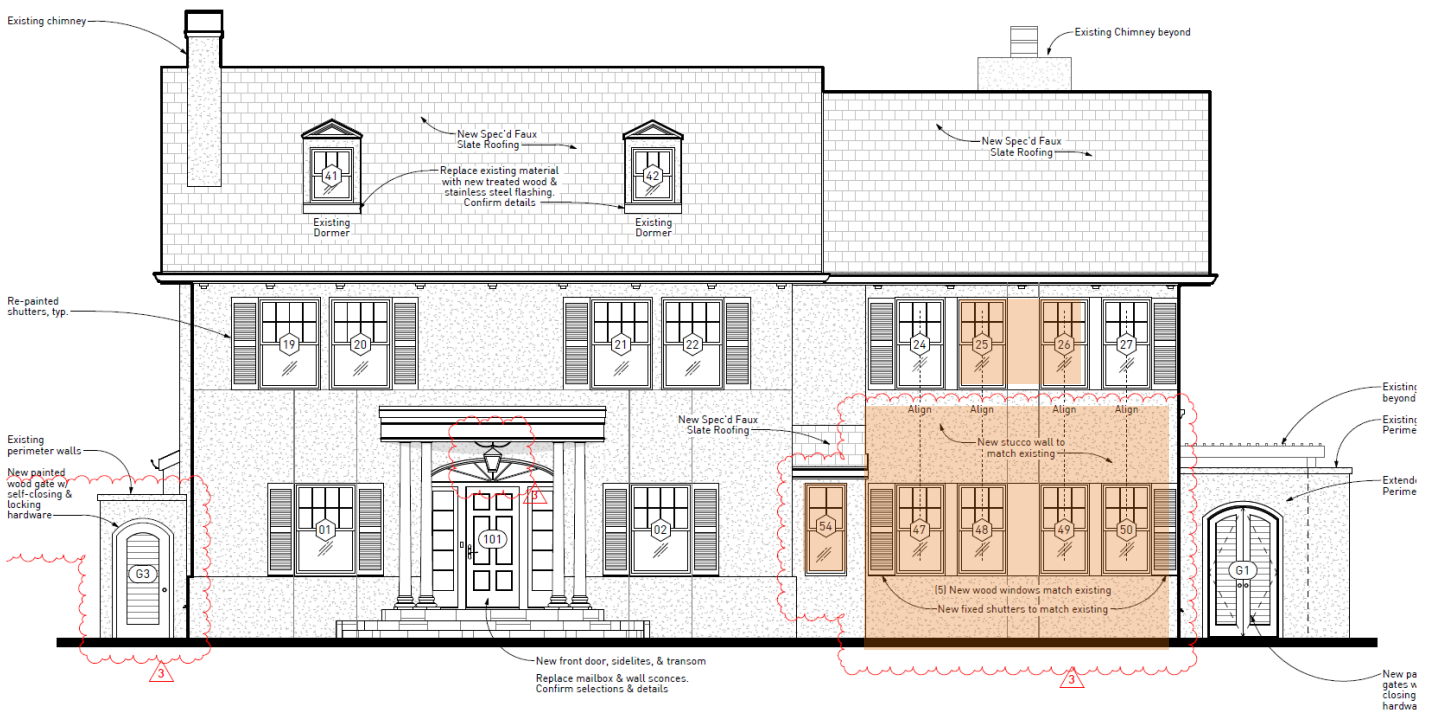


04 Exterior Elevation - North, View from North Blvd
Scale: 3/16" = 1'-0"

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD PREVIOUSLY APPROVED



CURRENT PROPOSED



NORTH (REAR) ELEVATION

EXISTING



01 Demo Exterior Elevation - North, View from Backyard
Scale: 3/16" = 1'-0"

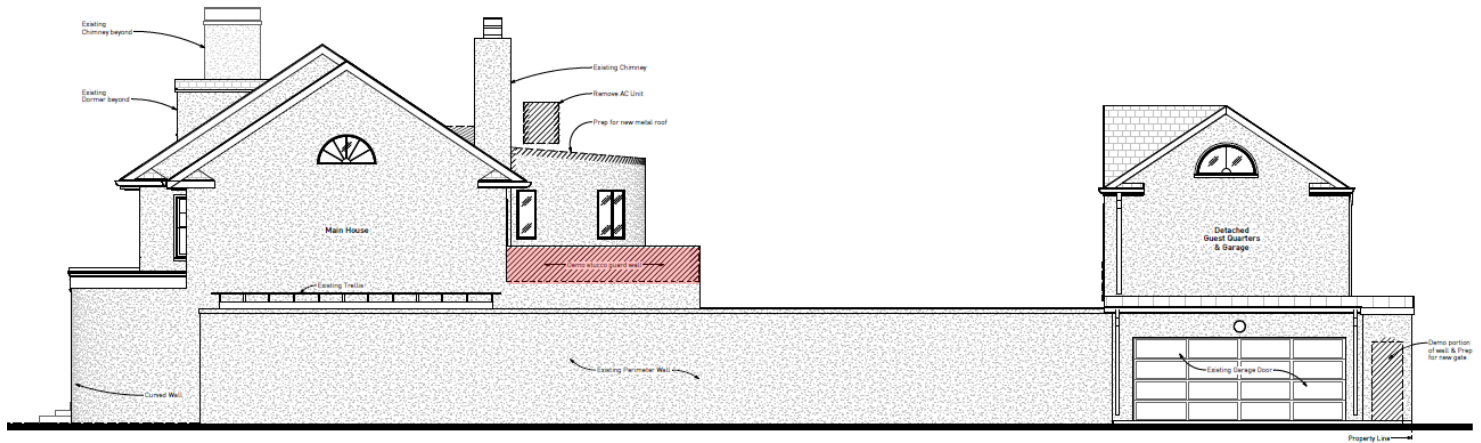
PROPOSED – JUNE 2021



03 Exterior Elevation - North, View from Backyard
Scale: 3/16" = 1'-0"

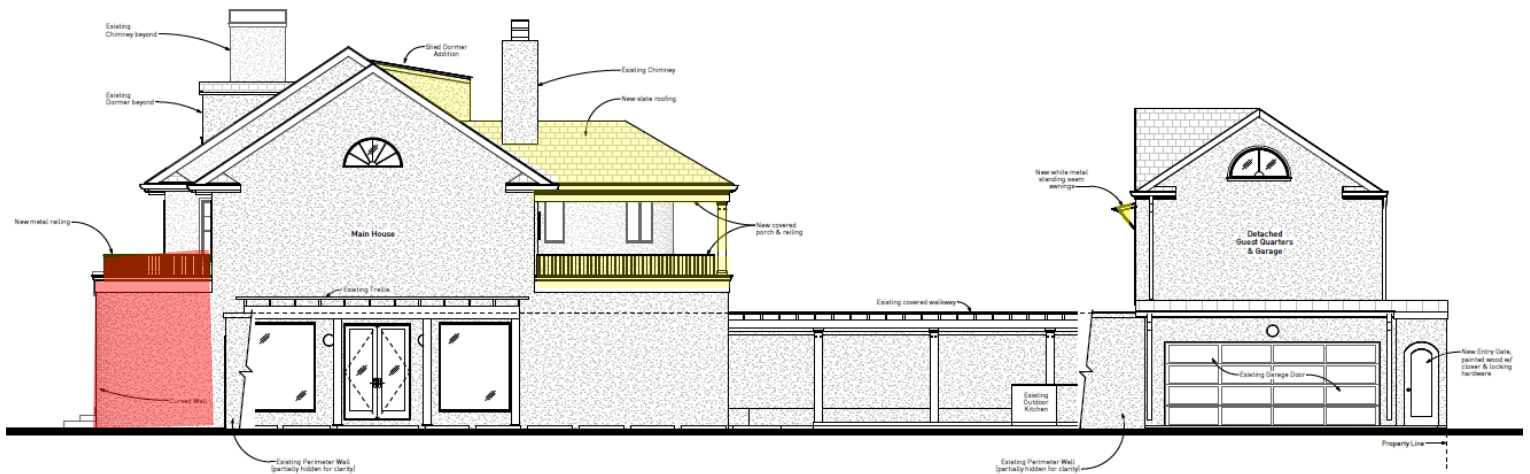
EAST SIDE ELEVATION (Facing Dunlavy St)

EXISTING



View from Dunlavy

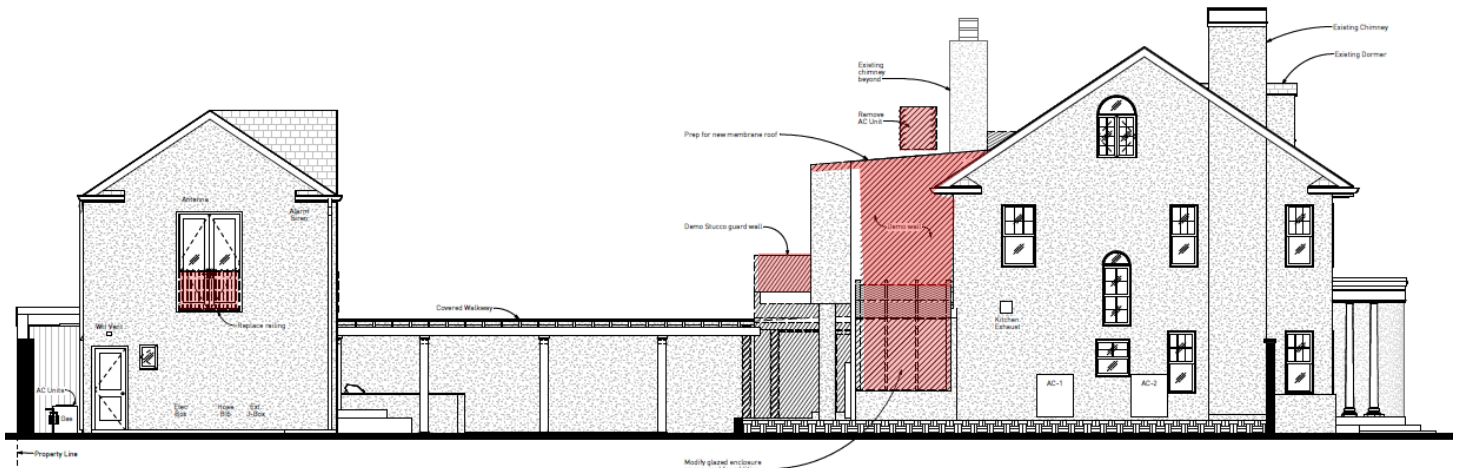
PROPOSED – JUNE 2021 -AWNINGS REVISED



View from Dunlavy

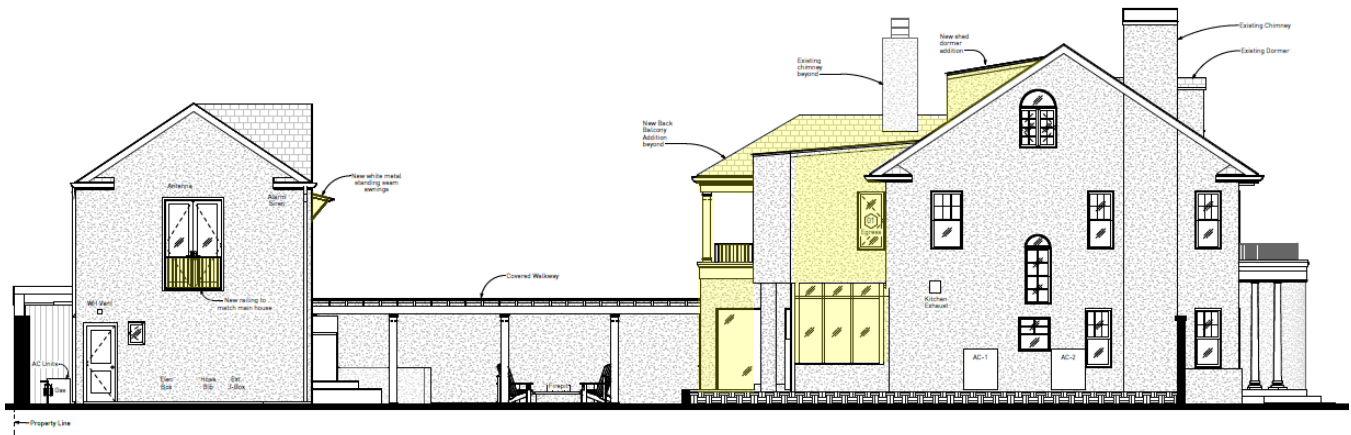
WEST SIDE ELEVATION

EXISTING



01 Demo Exterior Elevation - West, View from Backyard
Scale: 3/16" = 1'-0"

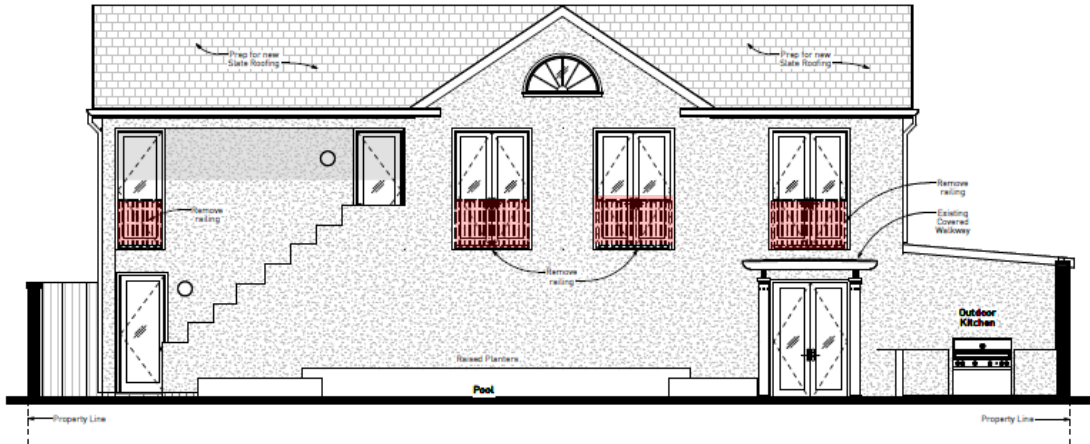
PROPOSED – JUNE 2021



02 Exterior Elevation - West, View from Backyard
Scale: 3/16" = 1'-0"

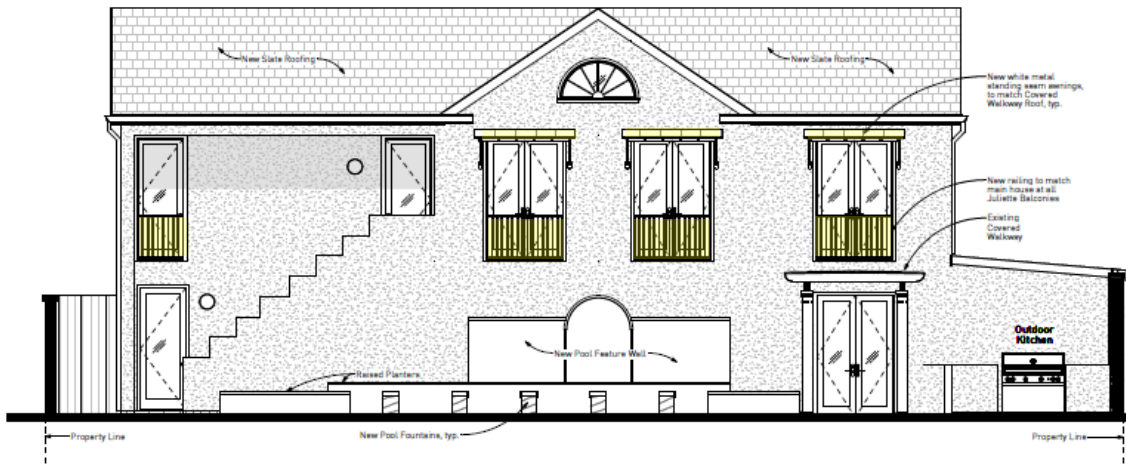
SOUTH SIDE ELEVATION – Guest Quarters facing rear of home

EXISTING



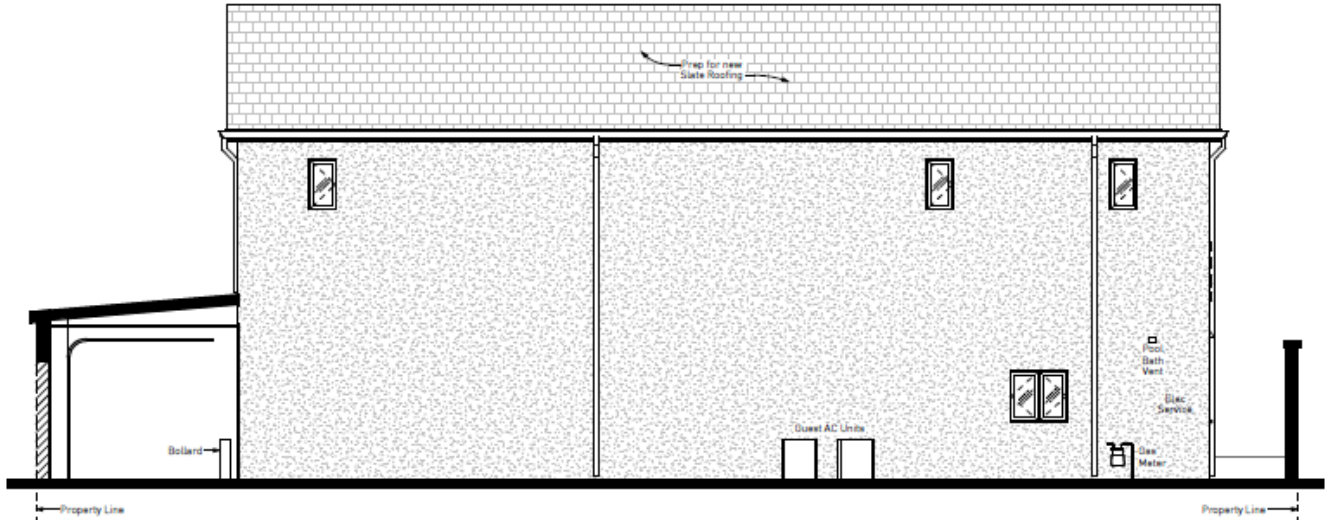
02 Demo Exterior Elevation - South, Guest Quarters
Scale: 3/16" = 1'-0"

PROPOSED – JUNE 2021 AWNINGS REVISED



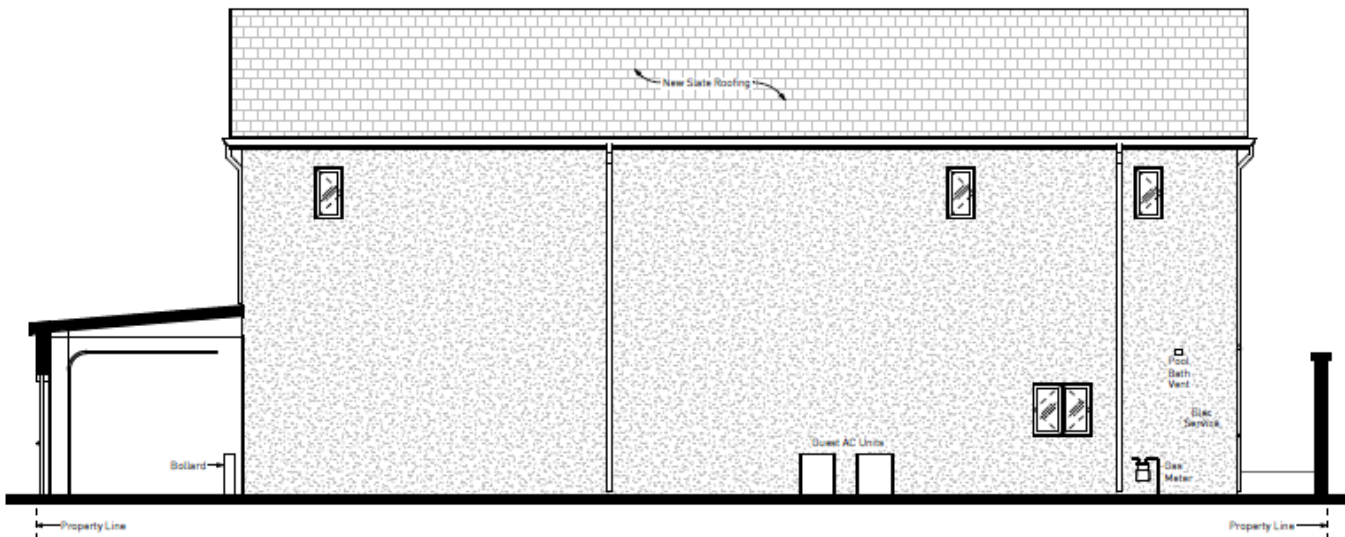
04 Exterior Elevation - South, Guest Quarters
Scale: 3/16" = 1'-0"

NORTH SIDE ELEVATION – Guest Quarters facing property line/rear alley
EXISTING



01 Demo Exterior Elevation - North, Guest Quarters
Scale: 3/16" = 1'-0"

PROPOSED – JUNE 2021



03 Exterior Elevation - North, Guest Quarters
Scale: 3/16" = 1'-0"

PROPOSED – JUNE 2021



Existing Conditions

Aluminum windows on 1980s addition facing property interior. All existing windows to remain, and new windows to match this exterior style.



Existing Conditions

Windows & Doors on 1980s addition facing property interior, to be demolished for new addition.

Window Product Info - Anderson E-Series Clad-Wood

CASEMENT WINDOW

FEATURES

CASEMENT WINDOWS

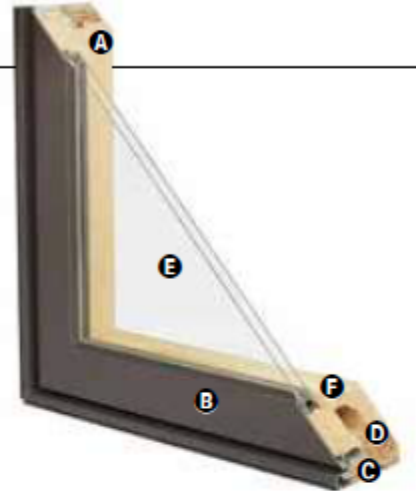
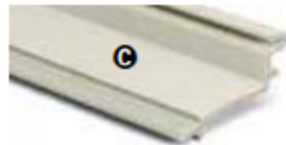
FRAME & SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner keys provide a positive, tight seal.

Vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges and metal installation clips are available.

C A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a neutral beige color.



D A continuous perimeter bulb weatherstrip around the frame is positioned on the Fibrex material thermal barrier and provides solid surface contact with the sash.

A secondary bulb weatherstrip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

Window Product Info - Anderson E-Series Clad-Wood

FRENCH CASEMENT WINDOW

FEATURES

FRENCH CASEMENT WINDOWS

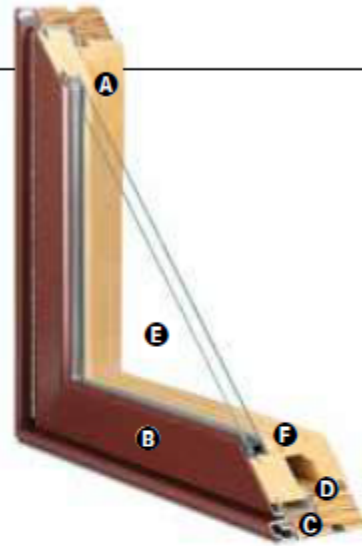
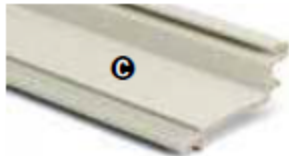
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GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

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: 1702 North Blvd **Lot Size (Total Sq Ft):** 10,500 sq.ft.
Lot Dimensions (W X L): 70' x 150'

General Addition Info:

Existing stories*	2.5	Proposed addition stories*	Existing to remain
Existing max ridge height*	32'-3" +/-	Proposed max ridge height*	26'-3" +/- Rear Balcony Roof
Existing max eave height*	20'-3" +/-	Proposed max eave height*	Match Existing

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>	2,136 SF	(- 8 SF)	2,128
Detached Garage, Garage Apt or Accessory Building Square Footage	1,409 SF	0	1,409
<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>			- 528
New Total Lot Coverage* =			3,009 SF

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	5'	Match Existing	Yes
South*	Prevailing (36' +/-)	Match Existing	No - North Blvd
East*	10'	Match Existing	No - Dunlavy St
West*	5'	Match Existing	Yes

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*	55'-6" +/-	Existing to remain	0
Max Depth*	53'-6" +/-	43'-7" +/-	(- 9'-11")

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)*	Varies	Existing to remain
Type*	Crawl Space & Slab	Existing to remain
Material*	Concrete	Existing to remain

Roof:

	Existing	Proposed/New Addition
Pitch*	Varies	Match Existing
Style*	Gable w/ Dormers	Hip w/ Shed Dormer
Material *	Composition Shingle	<small>(Synthetic Slate, White Metal, White standing seam)</small>

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	Stucco over Masonry	Stucco
Primary Siding Width Reveal		
Skirting Material	Stucco over Masonry	N/A - Slab on Grade
Soffit Material	Painted Wood	Painted Wood
Fascia Material	Painted Wood	Painted Wood

Porch Details:

	Existing	Proposed/New Addition
Eave Height	Varies	Match Existing
Width	Varies	Match Existing
Depth	Varies	Match Existing
Decking Material	Composite	New Composite
Pier/Base Material	Stucco Skirt	New Paint
Column Material	Painted Wood	New Paint
Step Material	Tiled concrete	New Tile
Railing Height	36"	36" Min.
Railing Material	Stucco Wall	Painted Metal

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

UPDATED WINDOW WORKSHEET



**CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET**

1702 North Blvd
Houston, Texas 77098
HAHC Application: HP2022_0021

In addition to, and revision to, the scope of work & windows defined in HAHC Application HP2021_0064:

Existing Window Schedule

- ~~(2) wood windows located above the curved front addition (1980s) facing North Blvd. to be replaced with new doors with glass lites. New doors to be painted wood construction with size, proportion, and detailing to match existing & adjacent windows.~~
(This scope of work revised as described below. Existing Level 2 windows to remain)
- Remove rounded 1980s addition. New flat stucco wall added directly beneath the existing Level 2 wall. New wood windows added at Level 1 to coordinate & align with the existing windows above.
- Existing large picture window #03 in hallway (adjacent to rounded 1980's addition) replaced with smaller wood double-hung window.

Proposed Window Schedule

#	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Comments
47	Wood, painted	3x2 / 1	Double-Hung	2'-4"w x 5'-2"h	Recessed	Custom to match existing	Level 2, faces East (Dunlavy St), matches existing Window 23
48	Wood, painted	3x2 / 1	Double-Hung	2'-10"w x 5'-2"h	Recessed	Custom to match existing	Level 1, faces South (North Blvd), matches existing Window 24 above
49	Wood, painted	3x2 / 1	Double-Hung	2'-10"w x 5'-2"h	Recessed	Custom to match existing	Level 1, faces South (North Blvd), matches existing Window 25 above
50	Wood, painted	3x2 / 1	Double-Hung	2'-10"w x 5'-2"h	Recessed	Custom to match existing	Level 1, faces South (North Blvd), matches existing Window 26 above
51	Wood, painted	3x2 / 1	Double-Hung	2'-10"w x 5'-2"h	Recessed	Custom to match existing	Level 1, faces South (North Blvd), matches existing Window 27 above

UPDATED WINDOW WORKSHEET



Photo of Existing Conditions with Level 2 windows to remain



Rendering of Proposed Design with Level 1 windows to match 1980s windows

Existing Window Details

Photos of existing wood windows on the 1980s addition facing North Blvd.

All existing windows to remain, and new windows below to match the size & detailing of these existing windows.



February 16, 2022

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