

CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Nick Eronko, Bungalow Revival for Raul Munoz, owner

Property: 1702 South Boulevard, Lot 10, Block 4, West Edgemont Subdivision. The property includes a historic 5,170 square foot, two-story wood and brick veneer single-family residence and a detached garage situated on a 13,267 square foot (79.34' x 176.50') corner lot.

Significance: Contributing Manorial/French residence, constructed circa 1936, located in the Boulevard Oaks Historic District.

Proposal: Alteration – Addition

- Remove an existing 1970s-80s one and two-story addition on the rear (north) elevation of the two story residence.
- Construct a rear 4,000 square foot one and two-story addition with an attached garage. The one story portion will be located at the rear of the original structure on the Dunlavy side and pop up to a two-story. The two-story addition on the west side is located behind the existing two-story addition that will be retained.
- Proposed addition will be inset 2'-9" on the east (Dunlavy Street) elevation and will extend 7" out on the west elevation.
- Proposed two-story additions will match the existing eave height at 22' and will have a ridge height of 27' tall, one foot lower than the existing ridge height. The one story addition on the east elevation will have an eave height of 11' and a ridge height of 17' tall.
- Alter the existing two-story addition on the west side roof from a flat roof to a hipped roof. The eave height will remain at 22' tall and will have a new ridge height of approximately 25' tall.

See enclosed application materials and detailed project description on p. 3-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: Edgemont Civic Association and the Historic Districts Committee Boulevard Oaks Civic Association are in support of the project. See Attachment A & B.

Recommendation: Approval

HAHC Action: Deferred

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

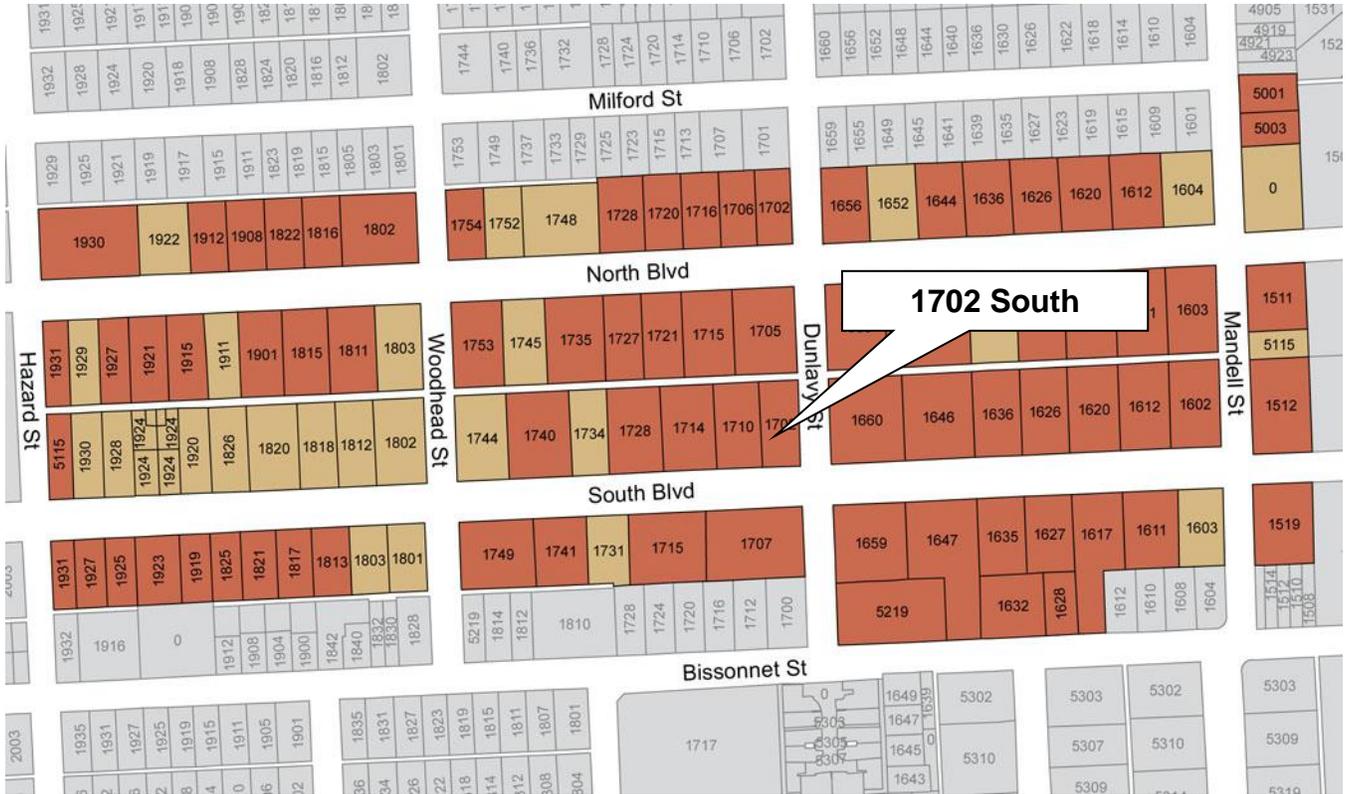
- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (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.



PROPERTY LOCATION
BOULEVARD OAKS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING SOUTH BOULEVARD
EXISTING



PROPOSED

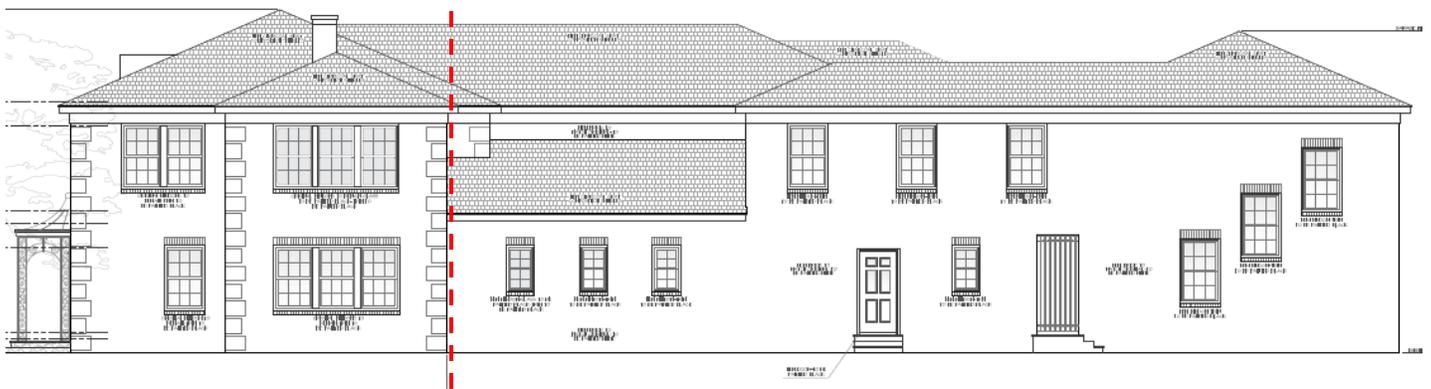


EAST SIDE ELEVATION- SIDE FACING DUNLAVY STREET

EXISTING



PROPOSED

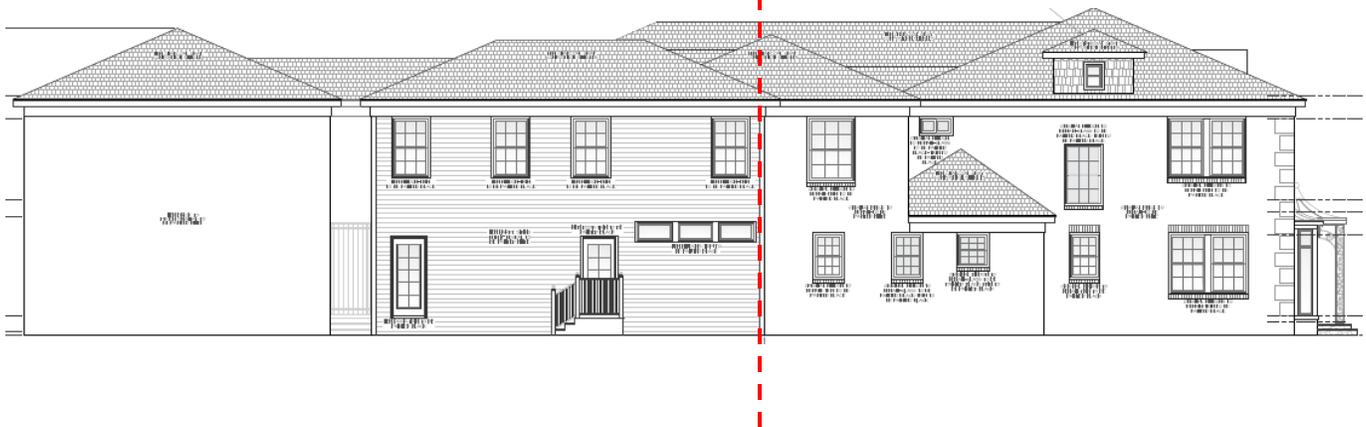


WEST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



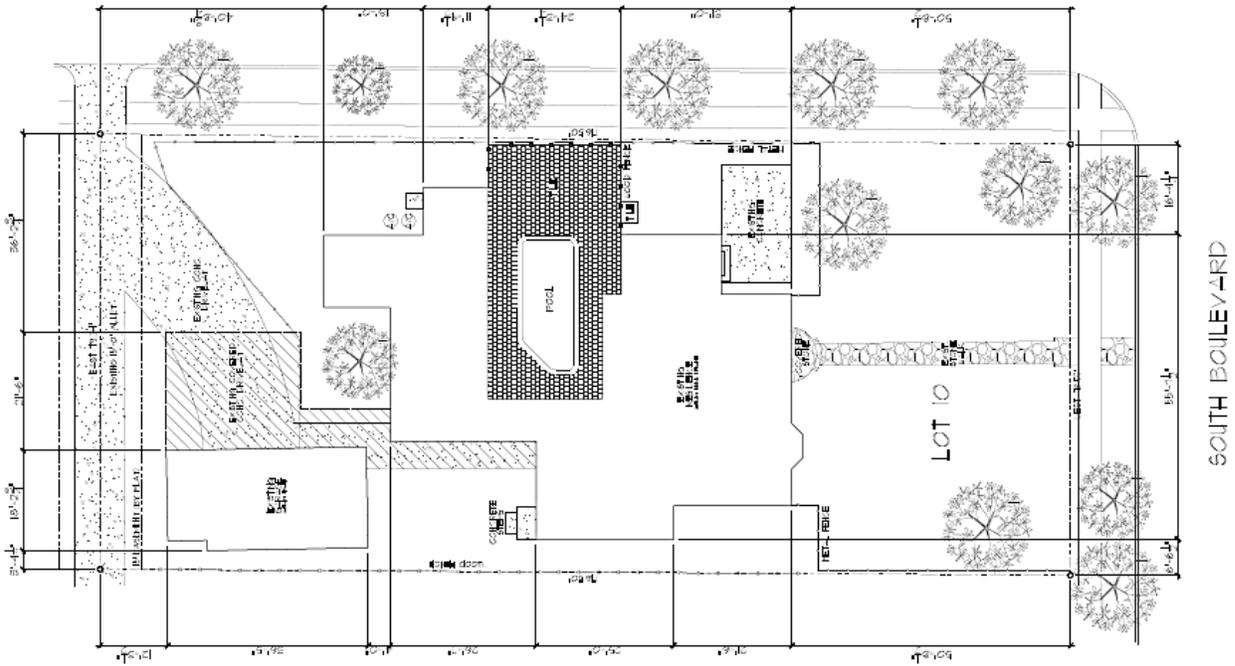
PROPOSED



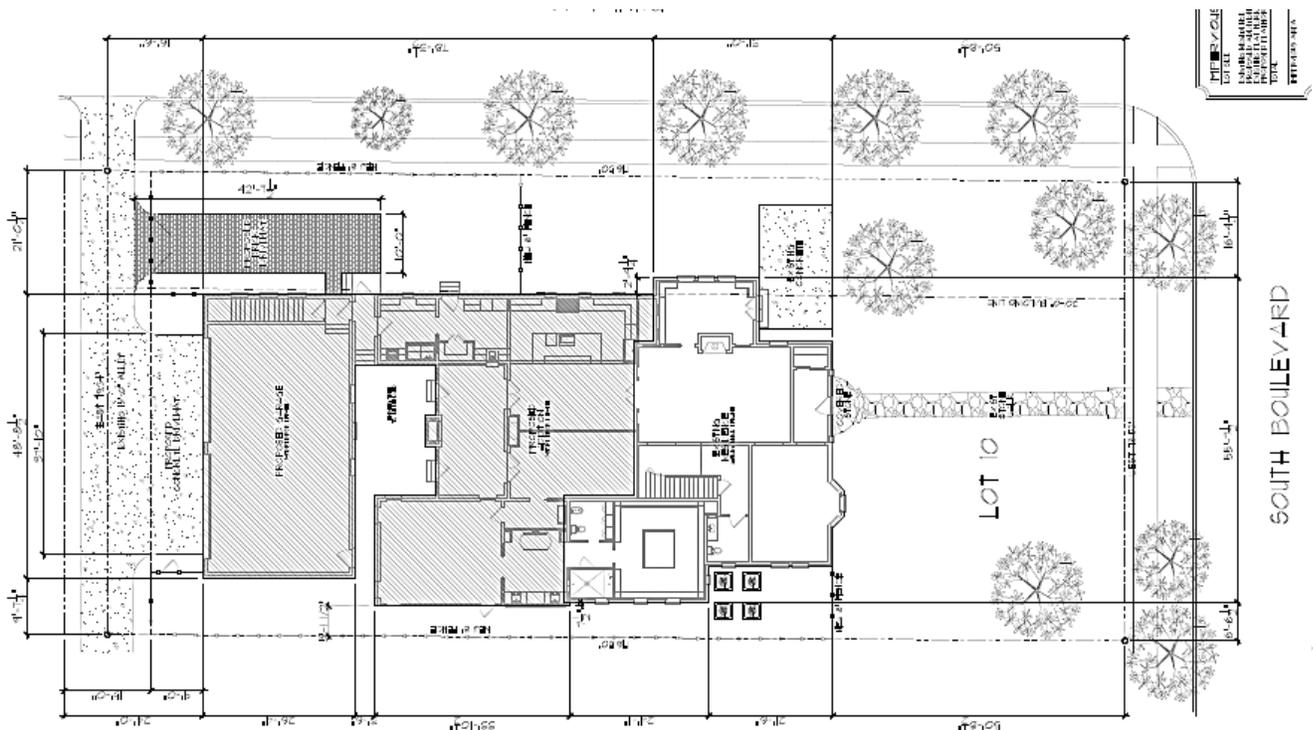
SITE PLAN



EXISTING

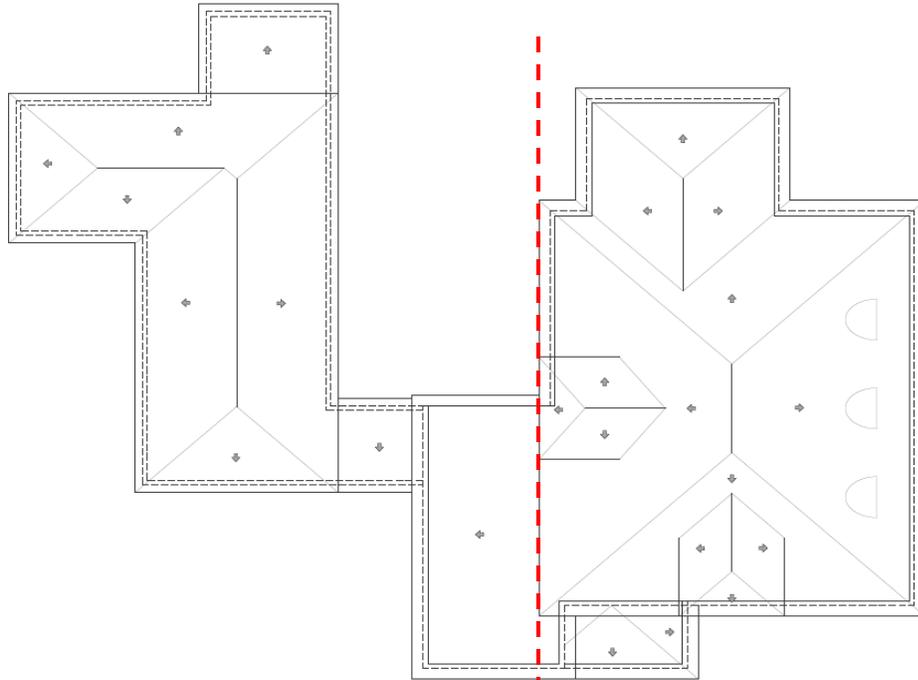


PROPOSED

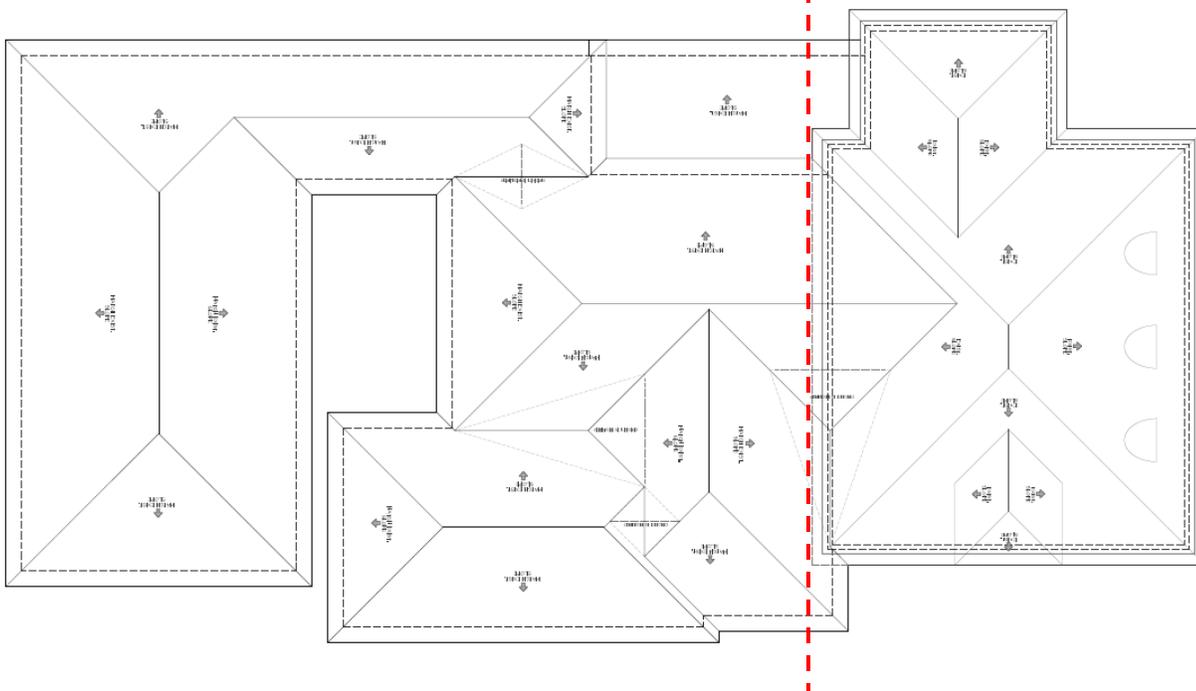




ROOF PLAN
EXISTING

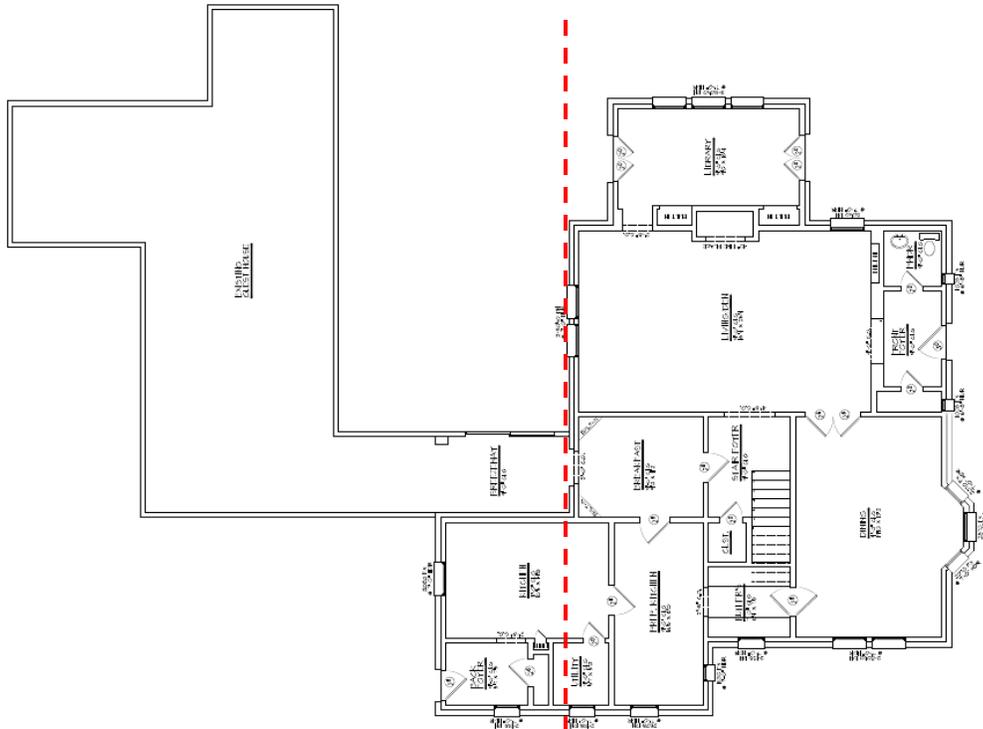


PROPOSED

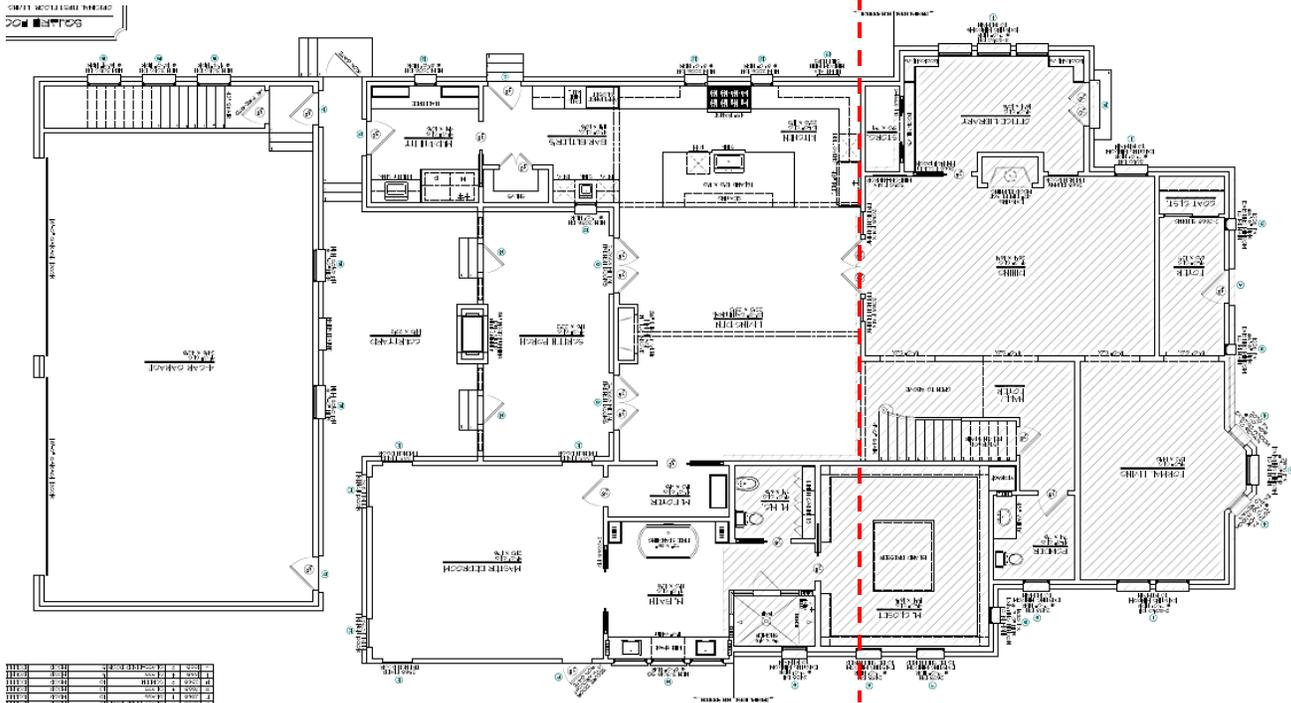


FIRST FLOOR PLAN

EXISTING



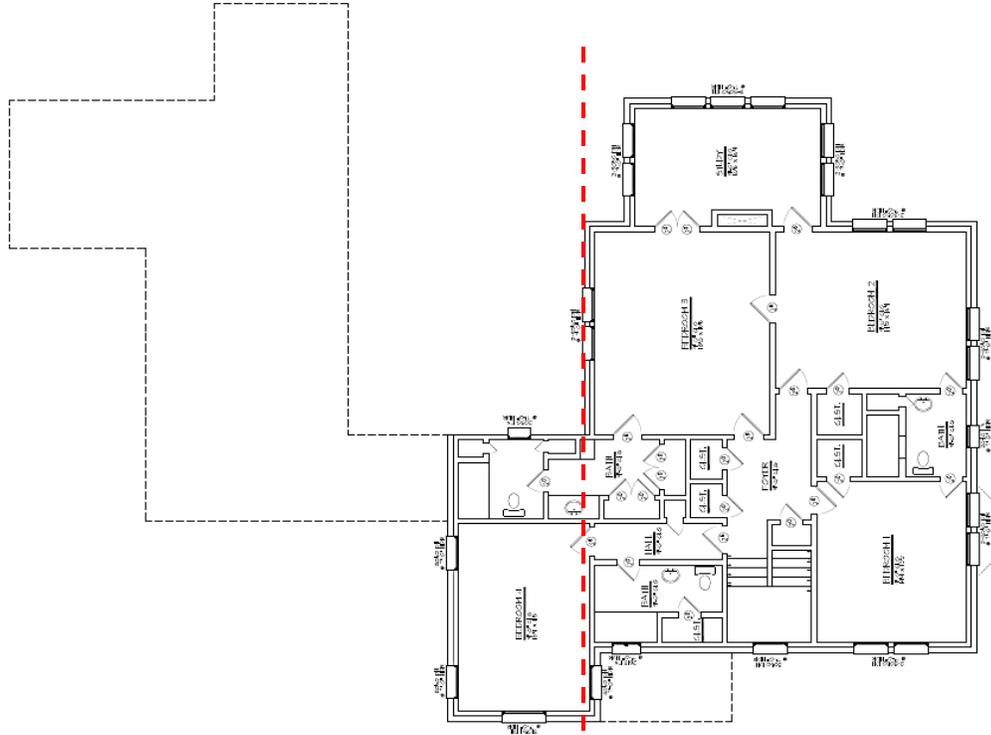
PROPOSED



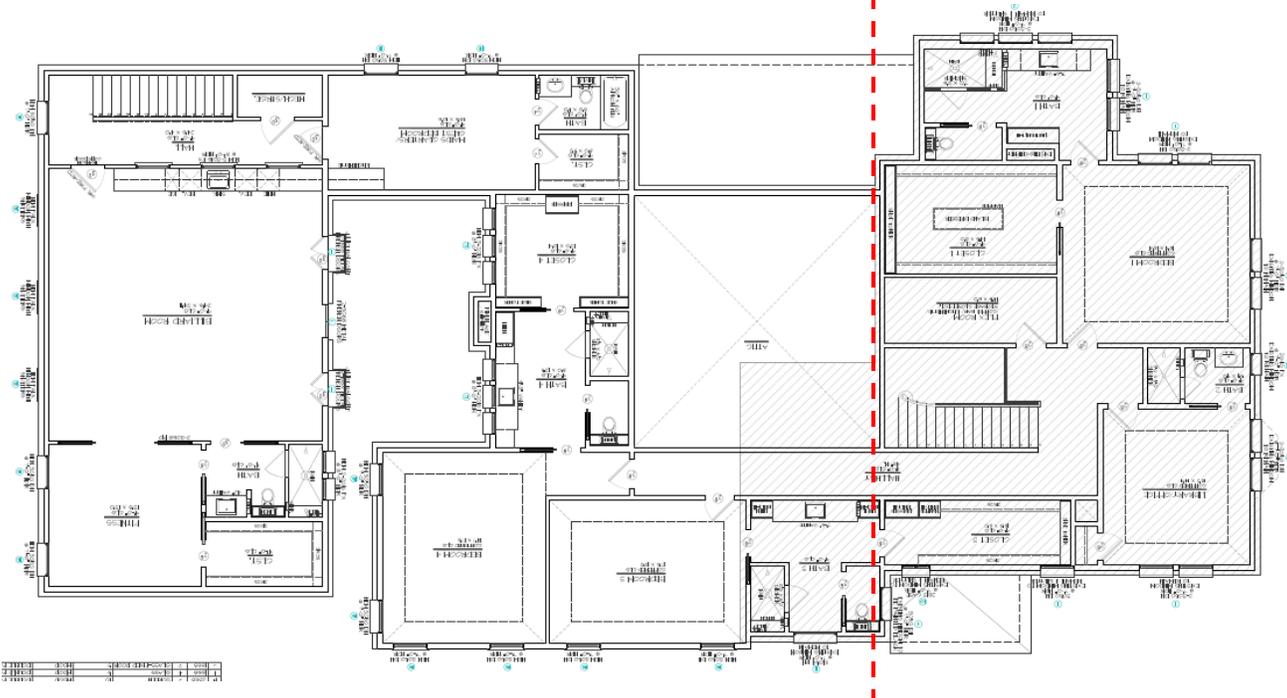
NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	12/15/16
2
3
4
5
6
7
8
9
10

SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

PROPOSED

PROPOSED WINDOW SCHEDULE							
#	SIZE	QTY	TYPE	LITE	MATERIAL	GLAZING	TRIM
1	3050	15	DOUBLE HUNG	12 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
2	3050	3	TO BE SHUTTERED	SHUTTERED	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
3	1026	2	FIXED	3 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
4	2070	2	FIXED	2 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
5	2870	1	FIXED	2 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
6	2438	3	DOUBLE HUNG	12 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
7	2628	1	DOUBLE HUNG	12 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
8	1630	1	FIXED	3 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
9	2040	1	DOUBLE HUNG	12 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
10	2613	1	CASEMENT	1 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
11	31054	1	DOUBLE HUNG	12 LITE	WOOD SASH	SINGLE PANE	ORIGINAL TO REMAIN
12	2036	4	DOUBLE HUNG	12 LITE	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
13	2036	1	FAUX DOUBLE HUNG	SHUTTERED	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
14	3016	3	DOUBLE HUNG	1 LITE	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
15	3050	16	DOUBLE HUNG	1 LITE	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
16	3050	3	FAUX DOUBLE HUNG	SHUTTERED	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
17	2016	8	FIXED	1 LITE	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL

DOOR SCHEDULE							
#	SIZE	QTY	TYPE	LITE	MATERIAL	GLAZING	TRIM
A	3068	1	SOLID DOOR	0	WOOD	NONE	ORIGINAL TO REMAIN
B	2068	2	SOLID DOOR	10	WOOD	NONE	ORIGINAL TO REMAIN
C	3068	1	SOLID/GLASS	4	WOOD	DOUBLE PANE	TO MATCH ORIGINAL
D	3068	3	SOLID DOOR	0	WOOD	NONE	TO MATCH ORIGINAL
E	2868	5	GLASS-FIXED DOOR	10	WOOD	DOUBLE PANE	TO MATCH ORIGINAL
F	2868	1	GLASS	10	WOOD	DOUBLE PANE	TO MATCH ORIGINAL
G	2668	4	GLASS	10	WOOD	DOUBLE PANE	TO MATCH ORIGINAL
H	2868	2	SCREEN	10	WOOD	DOUBLE PANE	TO MATCH ORIGINAL
I	1668	4	GLASS	5	WOOD	DOUBLE PANE	TO MATCH ORIGINAL
J	1668	2	GLASS-FIXED DOOR	5	WOOD	DOUBLE PANE	TO MATCH ORIGINAL

LINE OF SIGHT
SOUTH ELEVATION



EAST ELEVATION



PROJECT DETAILS

Shape/Mass: The existing property includes a historic 5,170 square foot, two-story single-family residence, with an attached guest house and a detached garage. The existing two-story house is 55'-7 1/2" wide by approximately 85' deep, with a 28'-2 1/4" ridge height and 22' eave height.

The addition will be inset 2'-9 1/4" on the east (Dunlavy side) and will extend 7 1/2" on the west interior elevation and will measure approximately 53' wide by 78'-3 1/2" deep. The proposed addition will match the existing eave height at 22' tall and will have a ridge height of 27' tall.

Setbacks: The existing structure is setback 50'-8 1/2" from the front (south), 16'-4 1/4" from the east, and 3'-4 1/2" from the west property lines.

The proposed addition will begin at the rear of the existing house and will be set back 81'-8 1/2" from the front (south), 21' from the east and 5'-11 1/2" from the west property lines.

Foundation: The original house is a slab on grade and the addition will match.

Windows/Doors: The original windows are all 6-over-6 double hung wood windows. The addition will have matching 6-over-6 and 4-over-4 double hung wood windows. Please refer to the window and door schedule.

Exterior Materials: The existing house is clad with a painted brick veneer and the addition will match. Part of the west elevation of the proposed addition will be clad with a smooth cementitious siding with an 8" reveal.

Roof: The existing hipped roof that has a ridge height of 28'-2 1/4" and a 22' eave height, and a roof pitch of 6:12. The existing one story addition on the west elevation has an eave height of 11' and a ridge height of approximately 15'. Please refer to roof plans.

The proposed addition will have a hipped roof, with a ridge height of 26'-5 1/4" and 22' eave height, and a roof pitch of 6:12. Please refer to roof plans.

Front Elevation: The south elevation consists of three bays. The west bay has one vertical 3 lite fixed window on the first floor and the second floor as one 6-over-6 double hung wood window opening. The middle bay has one bay window and one door opening. The second floor in the middle bay has five 6-over-6 double hung wood window openings. The east bay has one French door opening on the first floor and two 6-over-6 double hung wood window openings. The roof has three eyebrow dormer windows. Please refer to the elevation drawings.

(South) Part of the existing addition has a flat roof and it will be changed to a hipped roof. The eave height will remain at 22' tall and will have a new ridge height of approximately 25' tall. No other alterations to the south elevation. Please refer to the elevation drawings.

Side Elevation: The east elevation consists of three bays. The south bay has one 6-over-6 double hung wood window opening on the first floor and two 6-over-6 double hung wood window openings on the second floor. The middle bay has three grouped 6-over-6 double hung wood window openings on the first and second floor. The north bay is where the existing addition is located and it will be demolished. Please refer to the elevation drawings.

(East) The east elevation of the proposed addition will consist of three bays and will be inset 2'-9 1/4". The south bay is the connector from the original house to the proposed addition and it will have a 11' eave height and a ridge height of 17' tall. The south bay will have three 4-over-4 double hung wood window openings. The middle bay will have one wood panel door opening and one iron gate door opening, that will flank one 4-over-4 double hung wood window opening. The north bay will consist of three 6-over-6 double hung wood window openings that will be installed diagonally up the side elevation. Please refer to the elevation drawings.

Side Elevation: The west elevation consists of three bays. The south bay has three 6-over-6 double hung wood

(West) window openings on the first and second floors. The middle bay is an existing addition put on at an unknown time. The first floor of the middle bay has three grouped 6-over-6 double hung wood window openings on the first floor and one 6-over-6 double hung wood window opening on second floor and one casement window. The north bay is where the existing addition is located and it will be demolished. Please refer to the elevation drawings.

The west elevation of the proposed addition will consist of two bays and will pop out 7 1/2" from an existing addition. The south bay will have a group of three fixed wood window openings and two multi-lite wood door openings on the first floor. The second floor will have four 6-over-6 double hung wood window opening. This wall of the addition will be clad with smooth cementitious siding with an 8" reveal. The north bay will have no window or door openings. Please refer to the elevation drawings.

Rear Elevation: The north elevation has an existing addition that was added sometime in the 1970s or 1980s and it will be demolished. Please refer to the elevation drawings.

(North)

The proposed addition will measure approximately 53' wide by 78'-30 1/2" deep. It will have a hipped roof and will match the existing eave height at 22' tall and will have a ridge height of 27' tall. The north elevation will have two garage door openings on the first floor. The second floor will have three 6-over-6 double hung wood window opening and three faux window openings. Please refer to the elevation drawings.

ATTACHMENT A

EDGEMONT CIVIC ASSOCIATION COMMENT

Willett, Lorelei - PD

From: Katie <Katie@bungalowrevival.com>
Sent: Monday, November 28, 2016 2:51 PM
To: Johnson, Cory - PD
Subject: FW: 1702 South Boulevard Plans

Hi Cory,

Please see the email below.

Thank you,
Katie

From: Rick Jenner [<mailto:rjenner@endeavorgas.com>]
Sent: Wednesday, October 19, 2016 10:48 AM
To: Katie; sgrossman@fgca.cc
Cc: GWalker@andrewskurth.com; Gilbert
Subject: RE: 1702 South Boulevard Plans

Katie-

In general, the Architectural Committee has no issues with the plans as presented. The project appears to be consistent with our deed restrictions, and should make for a very nice addition to the neighborhood. However, prior to final approval we request that the plans be resubmitted with the following additions:

- 1) Show mechanical area detail on the plans
- 2) Show that the height of the garage is no higher than other houses or structures on the blockface

We also request that prior to starting any work you submit a tree protection plan with all trees labeled and calipered.

The plans do not include any yard items (sculpture, fountains, etc.), we are assuming that your no plans for these items at this time. Also, there are no details regarding fencing type and colors – prior to installation this will need to be approved by the committee.

Thanks,

Rick Jenner

Endeavor Natural Gas, LP

1201 Louisiana, Suite 3350, Houston, TX 77002
W: 713-658-8555 | C: 713-702-0777
rjenner@endeavorgas.com

From: Katie [<mailto:Katie@bungalowrevival.com>]
Sent: Tuesday, October 18, 2016 5:38 PM
To: Rick Jenner <rjenner@endeavorgas.com>; sgrossman@fgca.cc
Cc: GWalker@andrewskurth.com; Gilbert <Gilbert@bungalowrevival.com>
Subject: RE: 1702 South Boulevard Plans

Good afternoon,

I wanted to follow up on the plan submission for 1702 South Boulevard. Please let us know the status of the submission.

Thank you,
Katie Lance

From: Katie
Sent: Tuesday, September 20, 2016 12:28 PM
To: 'rjenner@endeavorgas.com'; 'sgrossman@fgca.cc'
Cc: 'GWalker@andrewskurth.com'
Subject: 1702 South Boulevard Plans

Good afternoon,

I am reaching out on behalf of Bungalow Revival in regards to the 1702 South Boulevard proposal. I spoke with Geoffrey Walker last week who guided me on the submission for the West Edgemont Historic District. I have attached electronic copies of the existing and proposed plans. To view examples of our work, please visit our website at [http://www.bungalowrevival.com\[bungalowrevival.com\]](http://www.bungalowrevival.com[bungalowrevival.com]). Please let me know if any additional information is needed and we look forward to your reply.

Thank you,
Katie Lance

Katie Lance
c. 832-687-3623
Bungalow Revival, LLC.
238 W 19th St
Houston, TX 77008
o. 713-861-7494

ATTACHMENT B

HISTORIC DISTRICTS COMMITTEE BOULEVARD OAKS CIVIC ASSOCIATION COMMENT

BOULEVARD OAKS CIVIC ASSOCIATION

To: Houston Archaeological and Historical Commission

From: Historic Districts Committee
Boulevard Oaks Civic Association

Date: December 8, 2016

Re: Review and Comments on Application for Certificate of Appropriateness for
1702 South Boulevard
Alteration or Addition
Residence

Background

Since 1980, Boulevard Oaks Civic Association (“BOCA”) has served as the umbrella organization for the 17 separate deed-restricted areas whose 1,200 homes comprise one of Houston's premiere inner-city neighborhoods, “Boulevard Oaks.” The Board of Directors of BOCA has appointed a nine-member Historic Districts Committee (the “Committee”) with the authority, on behalf of BOCA, to review and comment on applications to the Houston Archaeological and Historical Commission (“HAHC”) for Certificates of Authority (“COAs”) affecting properties in the Broadacres Historic District or the Boulevard Oaks Historic District. Each of these Historic Districts is located entirely within Boulevard Oaks.

The Committee works closely with, and is significantly aided by, an “Advisory Council” composed of numerous additional residents of Boulevard Oaks. Members of the Committee and the Advisory Council have strong interests in, and in several cases substantive professional qualifications relevant to, applications for COAs relating to construction or renovation projects within the Broadacres Historic District and the Boulevard Oaks Historic District.

A COA application for 1702 South Boulevard (the “Application”) will be considered by the HAHC on December 14, 2016. The Application has been reviewed by members of the Committee and the Advisory Council.

Assessment of the Application

The Committee wishes to note, and to express its appreciation for, the respect for the existing contributing structure and its setting within the Boulevard Oaks Historic District that are manifest in the Application. In that connection, the Committee notes in particular the following items of the “General Description of Proposed Changes and Work To Be Completed” in the Application:

Section 1:

- b. foundation to match existing foundation;
- d. brick to match existing;

- e. roof composition shingles (like existing);
- f. wood and brick trim for all new windows (like existing);
- g. new eaves to match style of existing eaves;
- h. matching roof pitch;
- i. front porch iron work to remain;
- j. addition begins 100% back of original structure;
- k. ridge height not altered

Section 2:

south (front street) elevation unchanged structurally, with original windows and doors to remain.

The Committee has assessed the alterations or additions proposed in the Application against the eleven (11) published criteria for HAHC approval of the requested COA. The Committee concurs with the HAHC Staff's determination that the proposed alterations or additions appear to satisfy those criteria.

Accordingly, the Committee respectfully advises the HAHC that the Committee approves the proposed alterations or additions set out in the Application and the granting of the requested COA.

Further Communications

If the HAHC, the HAHC Staff, or the applicant, has questions or otherwise wishes to communicate regarding the assessment contained in this submission, please advise the undersigned. The Committee would be glad to respond.

Boulevard Oaks Civic Association
Historic Districts Committee

By: 

Geoffrey K. Walker, Chair
1705 North Boulevard
Houston, Texas 77098
713.220.4757 (office)
713.240.5270 (mobile)
gwalker@andrewskurth.com