

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Adrienne E. Stokes, owner and Roger Cooner, agent

**Property:** 1714 South Boulevard, Tract 7A & 8A, Block 4, West Edgemont Subdivision. The property includes a historic 5,255 square foot two-story wood frame single-family residence and a detached garage situated on a 17,745 square foot (105' x 169') interior lot.

**Significance:** Contributing Colonial Revival residence, constructed circa 1929, located in the Boulevard Oaks Historic District.

**Proposal:** Alteration – Front entry, shutters, side and rear addition

- Removal of non-original front entry with cast and wrought iron detailing with low slope metal awning that causes drainage issues. Sanborn maps as well as county documents from the 1930s do not show a front entry porch on the original structure Construct simplified metal column entryway and sloped metal roof.
- Existing historic windows that will remain will be restored. 1 historic window on the second-floor east elevation will be moved to the new addition second floor on same side. Other 2<sup>nd</sup> floor window closer to the street will remain in place within interior construction.
- Replace historic roof shingles in kind with composite shingle (exempt)

*\*Needs to be confirmed – actual existing, demolition and addition square footage:*

- ~~Existing lot coverage consists of 1,195 sq ft for primary residence (historic portion only?) and 839 sq foot garage for a total of 2,034 sq ft on a 17,745 square foot lot (11%). Lot coverage for the proposal of combined additions and attached garage will be 4,067 sq ft (22%, an increase of 2,033 sq ft of lot coverage).~~
- Demolish existing detached garage located in the back of the property. A new attached garage will be constructed in a very similar position at the rear of the property
- Demolish mid-century rear addition and closed in porch or existing sunroom.
- Existing sunroom on the east side of historic home was built c.1950 which closed in the original porch with permastone and aluminum windows. Proposed 1 1/2 story addition is set back from historic front corner with lower ridge and eave heights compared to the historic portion. Partial dormers/raised eaves for second floor windows allow for addition space without raising overall height. The chimney will remain in place and new addition will be built around it. Roof will be in composite shingle. This east side addition will be clad in artisan smooth cementitious siding with mahogany paired pilasters or columns with brick plinth (painted to match historic). French doors, transoms, and windows will be metal/aluminum clad wood. See drawings and window worksheet for lite patterns and more details. Overall, windows on new addition are proposed as 6/6 lite pattern.
- Existing rear addition was also built c. 1950 where early rear kitchen once existed. This rear portion will be removed for 2 story addition and attached garage projecting back towards property line. Addition is set back from rear corners. Ridge height is lower than historic; eave is matching. Roof in composite shingle and standing seam metal (used for awnings as well). Attached garage and addition living space on second floor are in brick that match existing historic portion. Mahogany trim to match existing soffit design on all additions.
- Historic pitch is 12:12, side addition matches and rear addition is lower at 10:12.
- **Information subject to change before final report**

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions: that, on the south (front) and east (side) elevations; applicant update lite pattern to 1/1 windows and single lite transoms; reduce lite pattern on French door openings (to be reviewed by staff); eliminate decorative pilasters/columns visible from the street. Align top of 2<sup>nd</sup> floor windows on east side addition with the height of historic windows.**

**HAHC Action:** -

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

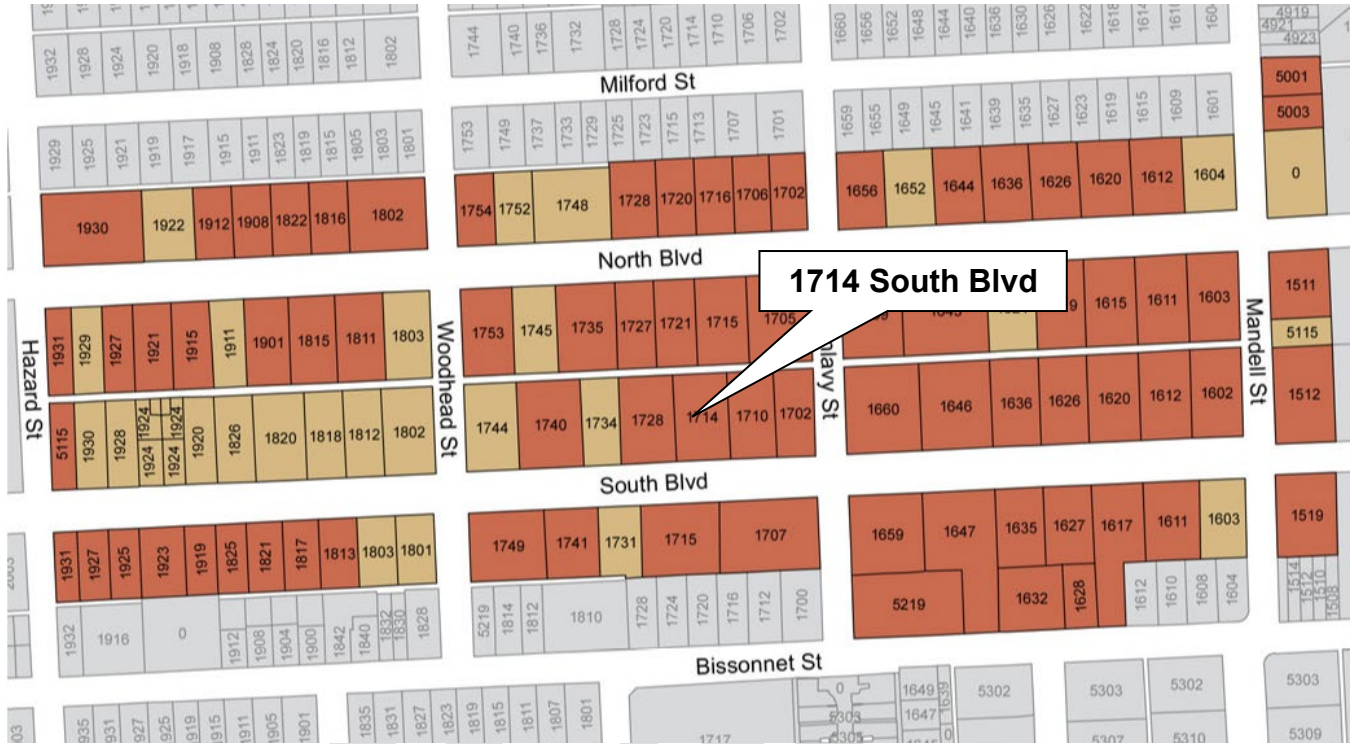
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <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;<br><i>6/6 windows, seek to match historic lite patterns and look, but this copied design does not help differentiate the addition from the historic and do not appear as a product of its own time. Transoms, French doors, and columns/pilasters seek to create an earlier appearance.</i><br><i>If applicant agrees to update windows to 1/1, they will be more distinct from historic windows and clearly appear as a product of their own time, as will the addition. If simplified, transom and French doors could be appropriate. Columns should be removed to simplify the façade as not to detract from the historic portion of the home.</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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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;  |                            |
| <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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |                            |
| <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<br><i>While the rear addition is large, it is set back towards the center of the lot and is not largely visible from the street (see renderings), see contributing context and scale of additions at the end of the report for both the rear and side additions. The applicant broke up the massing for the attached garage area.</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.   |                            |



PROPERTY LOCATION

BOULEVARD OAKS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**

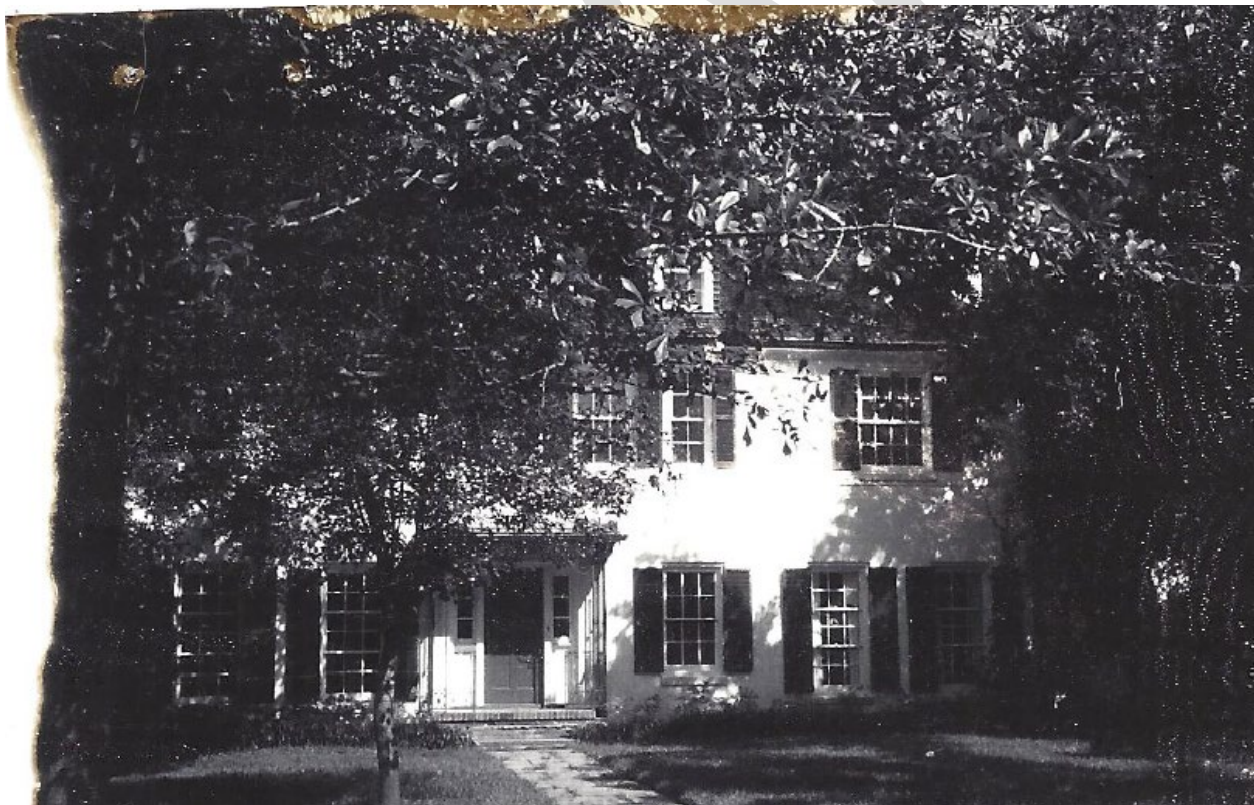
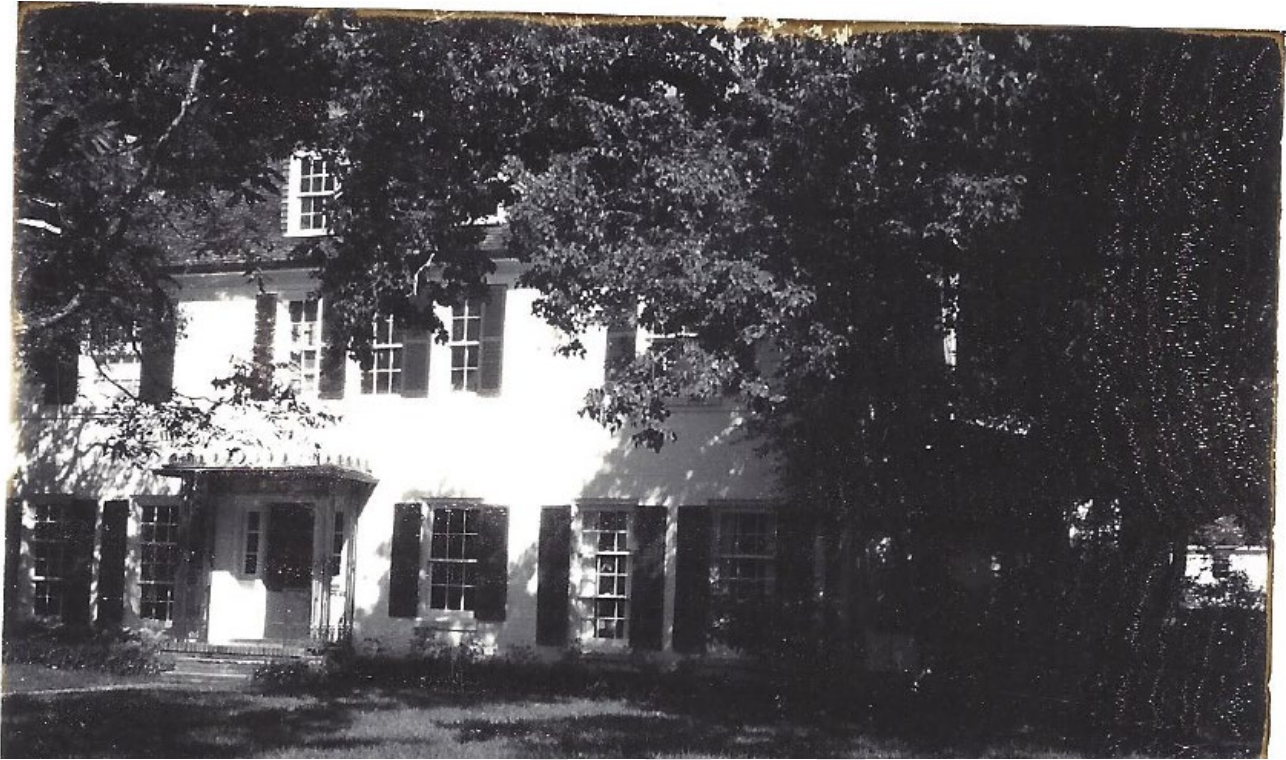


**CURRENT**



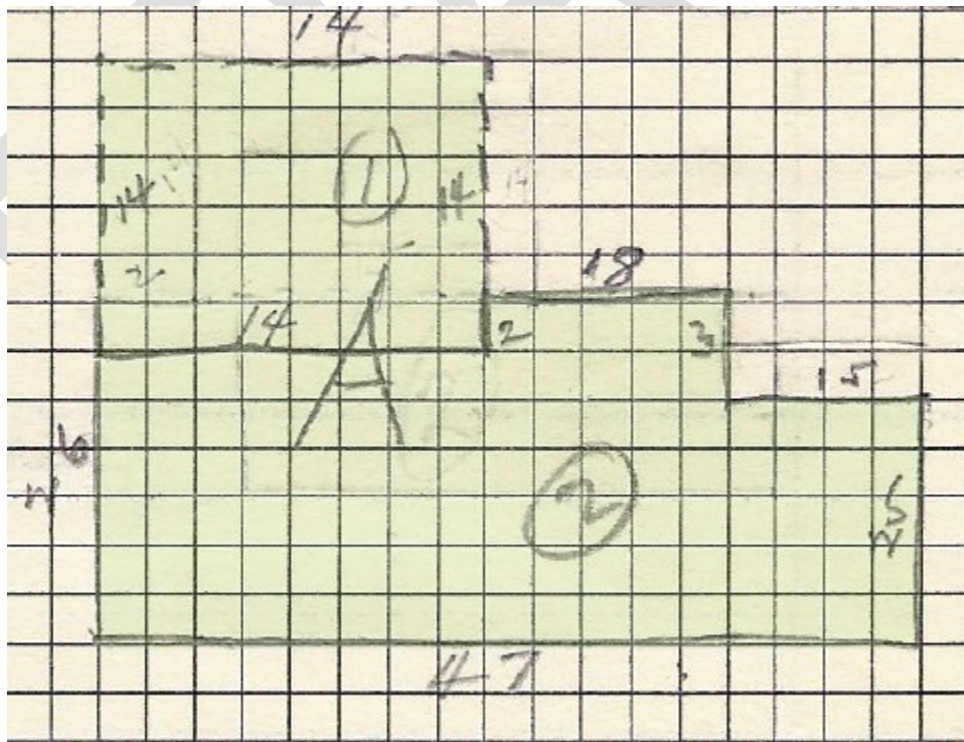


Archives c. 1950



**ARCHIVES C. 1930 - 2, 840 SQ FT**

Map No. _____ Addition <u>W. Edgewood</u>		No. Sq. Ft. <u>2840</u>		Price Per Sq. Ft. <u>4.50</u>		Price <u>\$ 12780</u>																
Block <u>24</u> Lot <u>E 4317 - W608</u>		Percent Good <u>80</u>		Other Bldgs. <u>10220</u>		Total All Bldgs. <u>10520</u>																
OWNER <u>Lander, D. W.</u>																						
ADDRESS <u>1714 South Blvd</u>																						
TYPE OF PROPERTY <u>Res</u> OCCUPIED VACANT																						
BASEMENT, Whole Part _____ FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____																						
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____																						
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weat'erboard _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____																						
ROOF CONS., Concrete, Steel, Wood Truss _____ LIGHTING, Electricity _____																						
ROOF, Hip, Gable, Mansard, Flat _____ PLUMBING, Sewer, Water, Baths _____																						
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ ELEVATORS _____																						
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____ CONDITION, Good, Fair, Bad, Obsolete _____																						
PERMIT DATE _____ NO. _____ AMT. _____		<p style="text-align: center;"><b>LAND VALUE</b></p> <table border="1"> <thead> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - - \$</th> <th></th> </tr> </thead> <tbody> <tr> <td><u>105' x 176.5'</u></td> <td><u>35</u></td> <td><u>130</u></td> <td><u>4770</u></td> <td></td> </tr> <tr> <td colspan="4" style="text-align: right;">TOTAL</td> <td></td> </tr> </tbody> </table> <p style="text-align: right;"><u>1130 - 2930</u></p>						Front x Depth	Unit Value	Factor	Front Ft. Value - - \$		<u>105' x 176.5'</u>	<u>35</u>	<u>130</u>	<u>4770</u>		TOTAL				
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$																			
<u>105' x 176.5'</u>	<u>35</u>	<u>130</u>	<u>4770</u>																			
TOTAL																						



ARCHIVES C. 1930

Form 381

**BUILDING ASSESSMENT**  
Houston, Texas

Map No. 36 Permit No. 1619  
 Vol. 56 Page 104  
 \_\_\_\_\_, 1929  
 Owner J. W. Lander  
 No. 1714 South Blvd Street or Avenue

Addition W Edge mont  
 Block 4 Lot 1918  
7 R & Bath  
6x14 Por.

Size of Building  
24 wide 46 deep 2 stories  
 Size of Garage  
20 wide 20 deep 2 story stories

With or without basement or cellar \_\_\_\_\_  
 Foundation: Walls or Piers.  
 Material: Frame, Brick, Veeneer, Stucco.  
 Outside Trimmings: Plain, Ornamental.  
 Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster.  
 Roof: Hip, Gable, Flat.  
 Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and Gravel, Paper, Asbestos.  
 Heating: Furnace, Steam, Gas, Stoves, Fire Place.  
 Plumbing: With or Without Bath Room.

Permit Value, \$ 7000  
 No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Ft. 1352 Per Sq. Ft. 125  
 No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_

9/24/26  
 Assessed Value of Building, \$ 4100  
 Rendered in name of J. W. Lander



ARCHIVES - DATE UNKNOWN

*19532 @ 3.00*      *44*      *560 251*

Sec. 1714 South Blvd.      Add. West Edgemoor      1175,000,000 5' to 31'      51000+      44      0      0      0      2 105' x 176.5'      45' of 7, 11, 60' of 8, Elk & West driveway		
Brk. Brick      26 x 16      Y      Hgt. central      2nd      1st      PH S Georgian      18 x 14      Y      Cons. A/C zoned      2nd      2nd      PH Roof W/S      15      Y      Sides Apts.      2      Below Gut. Y # Cor. 2      21 x 12      Y      A/C Units      For Above Unit. Br. Y      16 x 8      Y      For 2nd Fl.      For Unit Pts. 35x12 cov.      21 x 17      Y      DW Y      One Y      1st      1st Ind. p/h      16 x 13.5      Y      Oven Y      Range Y      Type      Mgr. Pool. no.      18 x 15      Y      W.C. Y      Dry C. Y      2nd      2nd      1st Caser. no.      14 x 9      Y      S.W.C. Y      CAS Y      2nd      2nd      2nd In. 2nd paved.      12 x 9      Y      Por. Y      2nd      2nd      2nd	Fin. Cash or new conventional      Period Yes S. M. Langer      S. M. Langer      One St. John's Owner Mrs. Barbara Hill, feme sole      No. 524-6327      Pass. negotiable Dates 1937, Mary T. Cleary (Susie Herrine) 576-0011      No. 781-1869 Remarks In addition to above: large entry hall, garden room, library, and quarters, Dressing room off master bedroom, High ceilings. Great charm and super location. 4%      3%      Rev. Map Found 922      Map      3566-3555	

<p style="text-align: center;">+ + + + + + + + + +</p> <p style="font-size: 1.2em; margin-left: 20px;"><i>SP</i></p> <p style="font-size: 1.2em; margin-left: 20px;"><i>107</i></p> <p style="font-size: 1.2em; margin-left: 20px;"><i>55596</i></p> <p style="font-size: 1.2em; margin-left: 20px;"><i>101904</i></p> <p style="font-size: 1.2em; margin-left: 20px;"><i>@ 1.362 = 138793</i></p> <p style="font-size: 1.2em; margin-left: 20px;"><i>AC 13644</i></p> <p style="font-size: 1.2em; margin-left: 20px;"><i>125329</i></p> <p style="text-align: center;">+ + + + + + + + + +</p>	<p>CLASSIFICATION</p> <p>Group <u>II</u></p> <p>Class <u>C</u></p> <p>Group/Class Schedule <u>26.48</u></p> <p>Group Multiplier <u>.169</u></p> <p>Net Schedule 1929 <u>4.47</u></p>
---	--

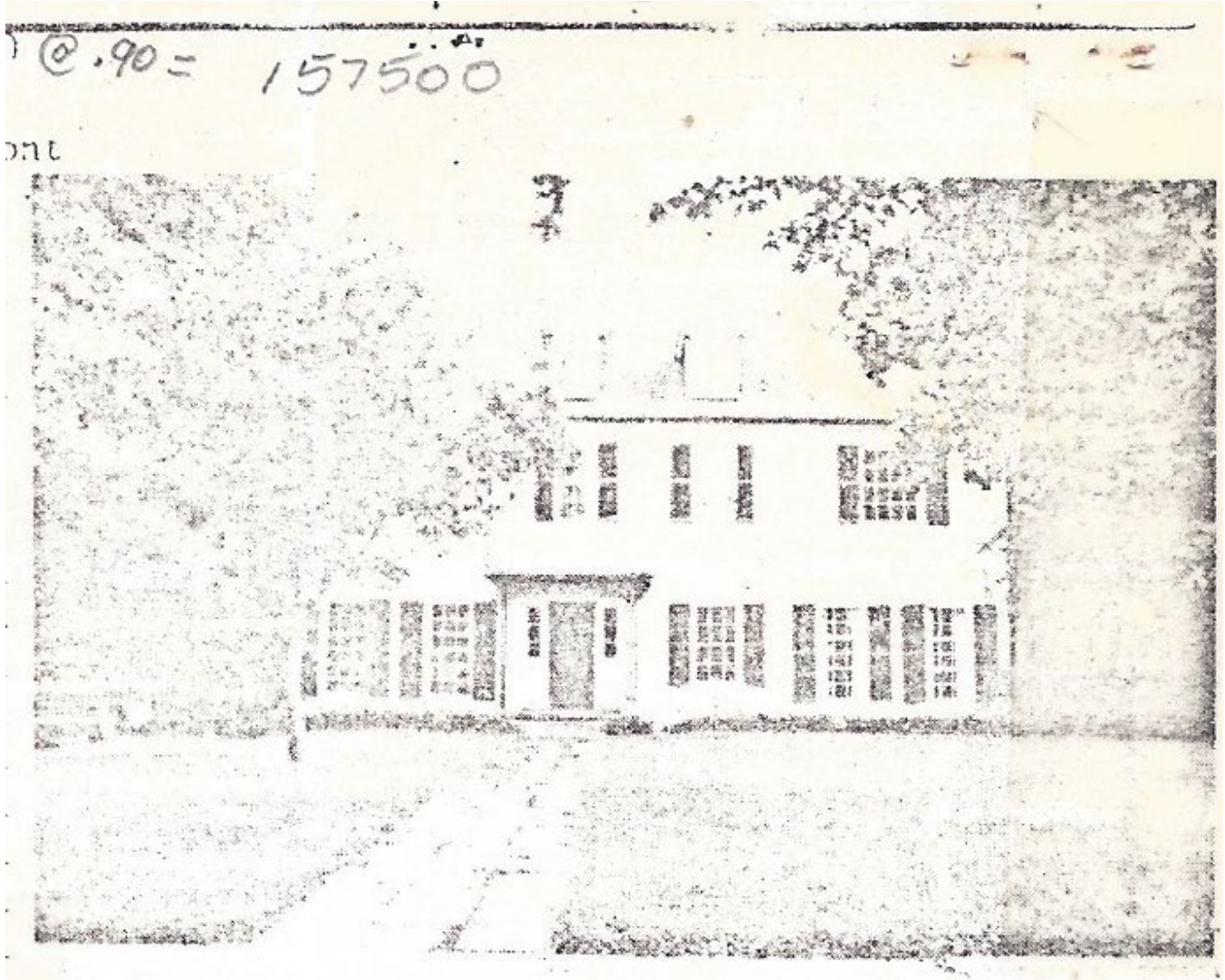
\* NEED New DRAWING      *ETS (2)*      *C-109*

ADDITIONAL COMPONENT COST						BASE BUILDING		
COMPONENT	SQ. FT.	COST SQ. FT.	GROSS COST	INDEX MULTIPLIER	PERCENT GOOD	NET COST	DIMENSIONS	SQ. FT.
Fireplace #2						1400		
Built-in Kitchen								
Baths								
Disposal								
Dishwasher								
Net Bar								
Intercon								
Garage								
Carport	650	625				4062		
Porches								
Breezeway								
Heating								
Air Cond.	4732	96				4542		
Pool								
QTAS	300	1680				5040		
8604						Total Net Cost	13644	

Total Sq. Ft.	<u>4732</u>
Net Schedule	<u>x</u>
Base Bldg. Cost	\$
Percent Good	<u>x</u>
Index Multiplier	<u>x</u>
Additional Component Cost	<u>+</u>
Total Bldg. Cost	\$
Ratio	<u>x</u>
Assessed Value	\$

ARCHIVES – DATE UNKNOWN

no front entry columns etc



ARCHIVES - DATE UNKNOWN

#Sk 30510

Loc. 1714 South Blvd. Add. West Edgemc \$175,000.00

Br. 5 Ba. 3 1/2 Den Y Es. Sq. Ft. 5000+ Aprx. Age 44 Vac. 0 Lk. Bx. 0 Stry 2

Lot 105' x 176.5' Legof. 45' of 7, W. 60' of 8, Blk 4, West Edgemont

Extr. Brick	Lv. Rm. H	24 x 14	Y	Hear central	Date 1st	P/I
Styl. Georgian	Dr. Rm. H	18 x 14	Y	Cent A/C zoned	Date 2nd	P/I
Roof W/S	Den H	35 x 16.5	Y	Tons Aprx. 9	Escrow	
Gar. Y # Car 2	Kit. V	21 x 12	Y	A/C Units	Tot. Monthly	
Util. Rm. Y	Brk. Rm. H	14 x 8	Y	Fire 2-WB Ex. Fan	1st With	
Patio 35x12 cov	Bd. Rm. H	21 x 17	Y	D/W Y Dsp. Y	Loan #	Int %
Fndtn. p/b	Bd. Rm. H	16 x 13.5	Y	Oven Y Range Y	Type	Mat.
Pool no	Bd. Rm. H	18 x 15	Y	Wsh. C. Y Dry C Y	2nd With	Int %
Corner no	Bd. Rm. H	14 x 9	Y	Sdwk. Y C/G Y	Tot. Ann. Tax \$813.62	
St. Surf. paved	Bd. Rm. H	12 x 9	Y	Swr. Y Stm. Swr Y	Ann. Maint. Fee	

Refin. Cash or new conventional Fenced Yes

Sch. Elm. Poe Jr./Hi. Lanier Sr./Hi. Lamar Other St. John's

Owner Mrs. Barbara Hill, feme sole Ph 524-4577 Possn. negotiable

Realtor # 137, Mary T. Clegg (Susie Herrine) 526-4011 N/Ph 781-1849

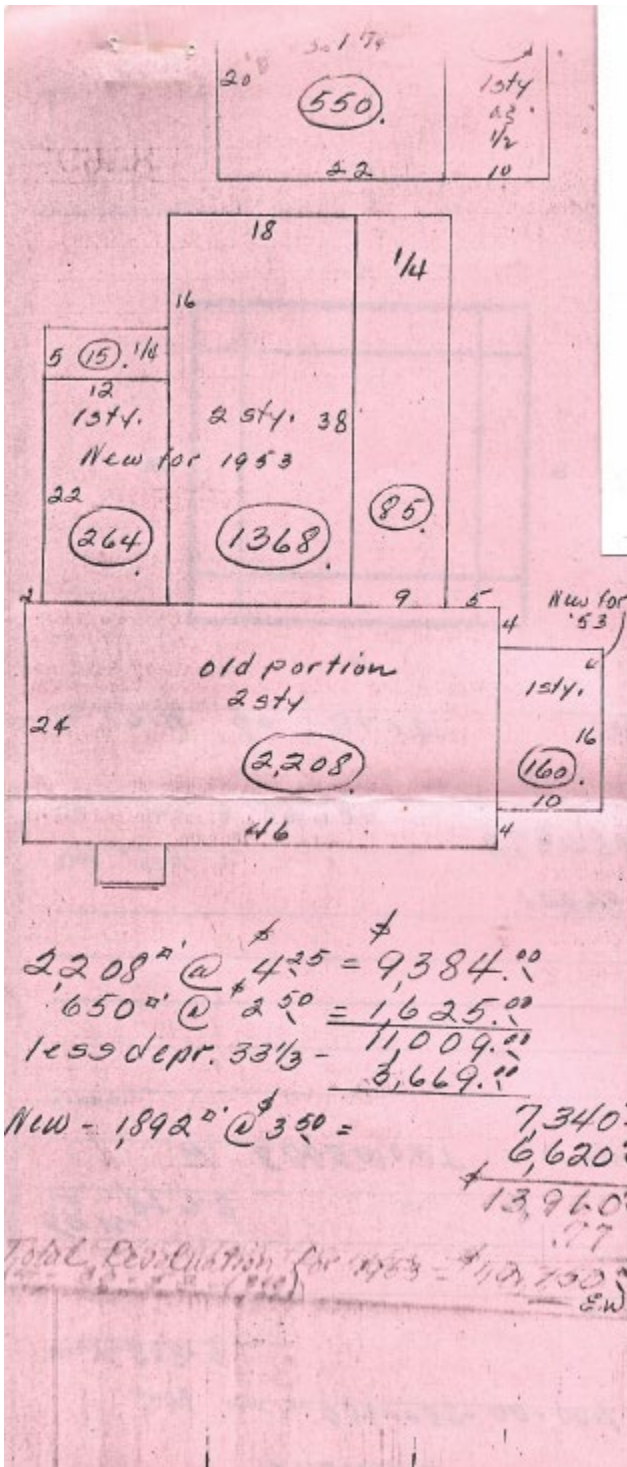
Remarks: In addition to above: large entry hall, garden room, library, and quarters, Dressing room off master bedroom, High ceilings, Great charm and super location.

6% 3% Key Map Page 4922 Map Grid 3566-3555





ARCHIVES C. 1968 -simplified front entry



1ST	2ND	O.P.
1104	1104	60
160	684	342
264		
684	1788	402
<u>2212</u>		

1ST	2212 @ 1890	= 41810
2ND	1788 @ 1510	= 27000
GAR & STG	650 @ 650	= 4230
F.P.	1 @ 2000	= 2000
		75040
	85%	63780
	100%	63780

12-20-74  
Turner  
@ 25% = 15,950

**ARCHIVES C. 1968 – simplified front entry**



**CURRENT PHOTO**



CURRENT PHOTOS



**CURRENT PHOTOS – ENCLOSED PORCH/ C. 1950S ADDITION TO BE REMOVED**





**CURRENT PHOTOS – REAR ADDITION- TO BE REMOVED**



**CURRENT PHOTOS – REAR ADDITION- TO BE REMOVED**



**RENDERINGS**

**EXISTING**



PROPOSED - VIEW 5



RENDERINGS

**EXISTING**



**PROPOSED – VIEW 6**



**RENDERINGS**

**EXISTING**



**PROPOSED – VIEW 4**



**RENDERINGS**

**EXISTING**



**PROPOSED – VIEW 3**

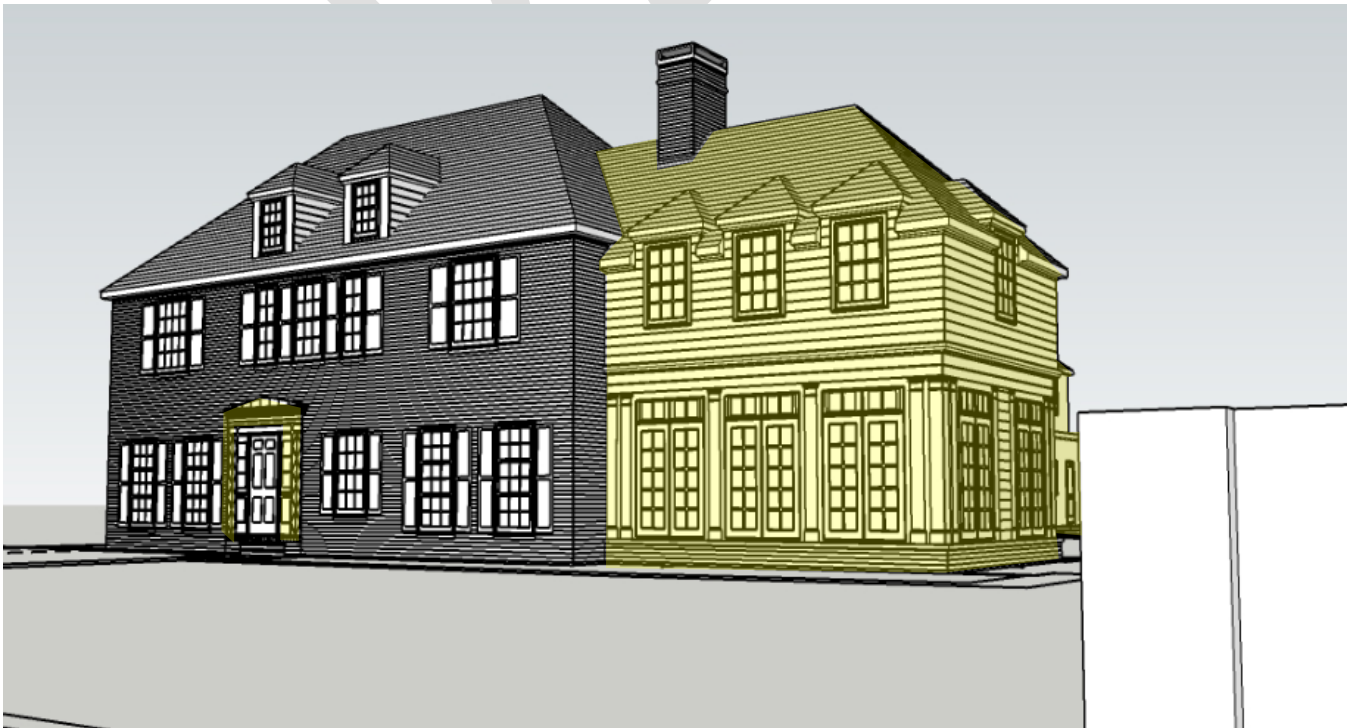


RENDERINGS

EXISTING



PROPOSED – VIEW 2



RENDERINGS

EXISTING



PROPOSED – VIEW 1





**CONTEXT: 1714 AND 1710 SOUTH BLVD**

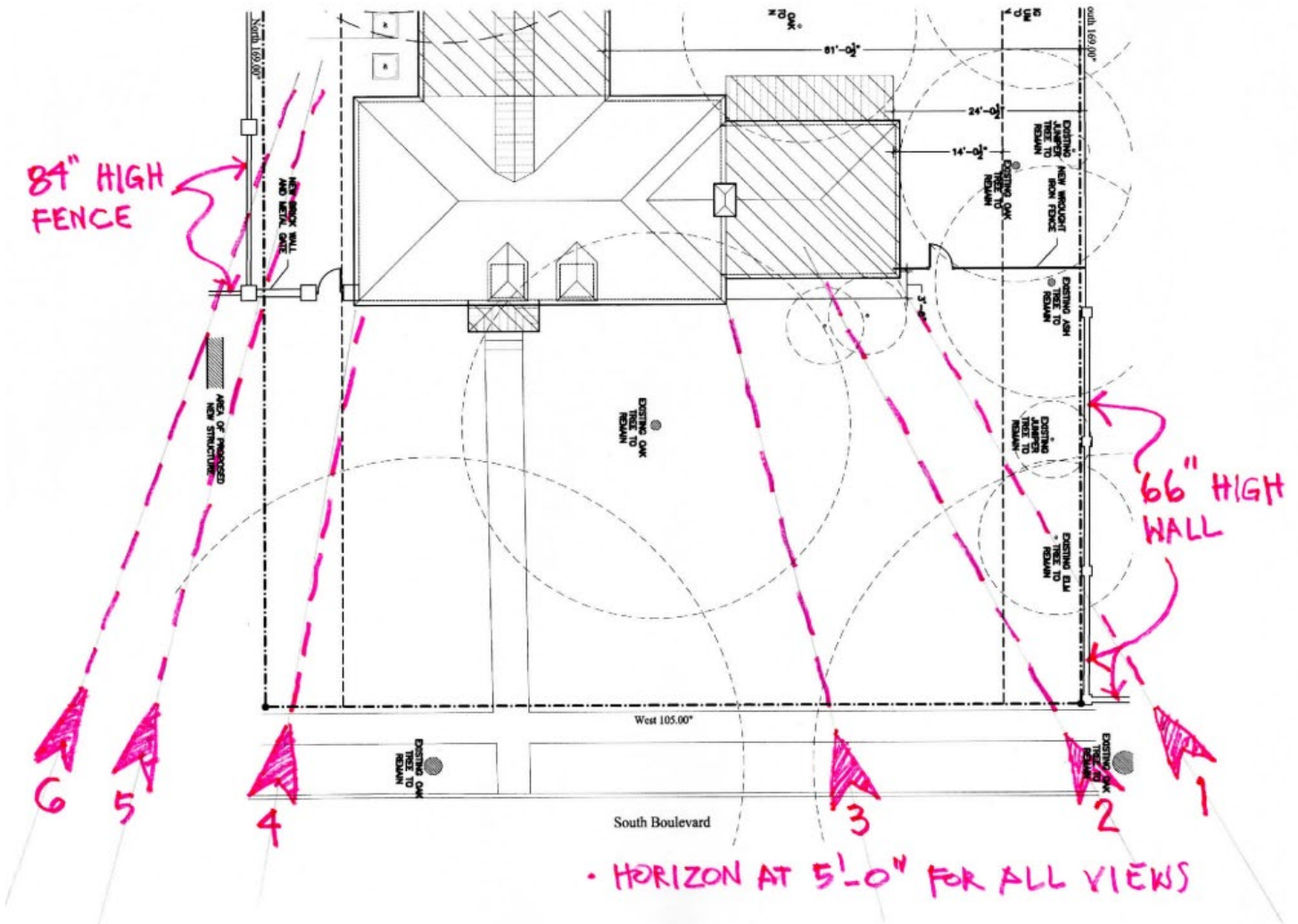


**INVENTORY PHOTO: 1710 SOUTH BLVD**



RENDERING PLAN/POINT OF VIEW

VIEWS 1-6



SOUTH - FRONT ELEVATION FACING SOUTH BLVD EXISTING



South Elevation

Second Design Review



CURRENT PROPOSAL



**NORTH ELEVATION – REAR FACING ALLEY**

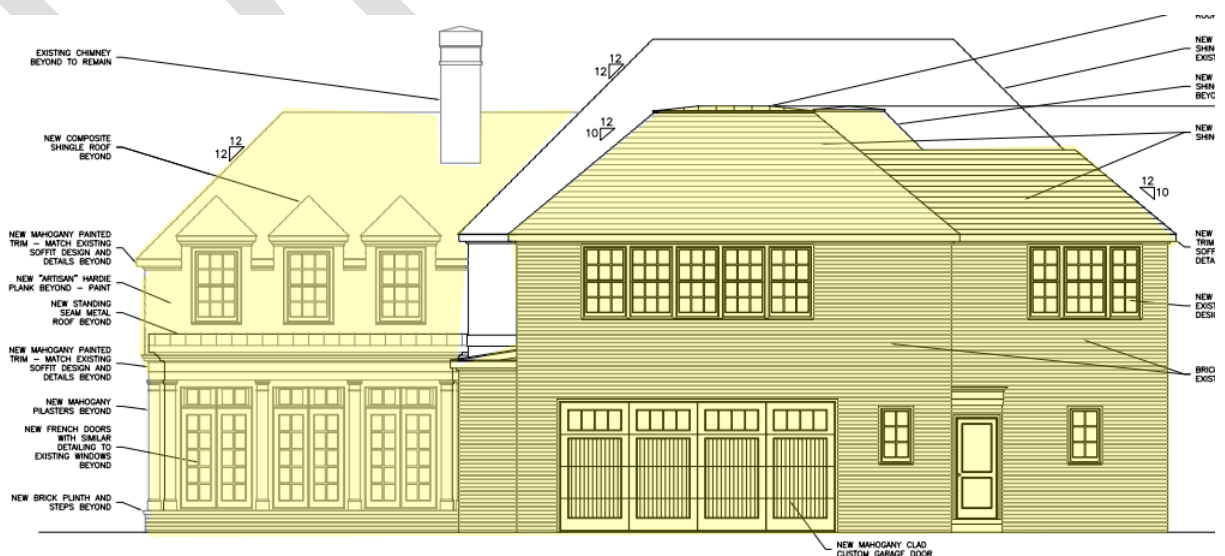
EXISTING



**Second Design Review**

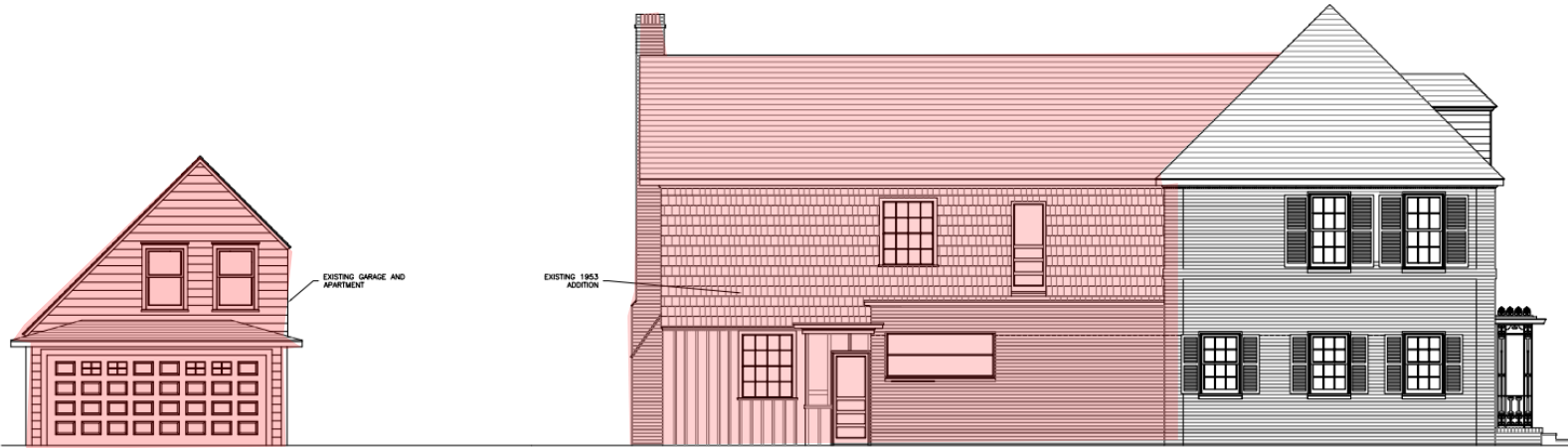


**CURRENT PROPOSAL**



WEST SIDE ELEVATION

EXISTING



Second Design Review

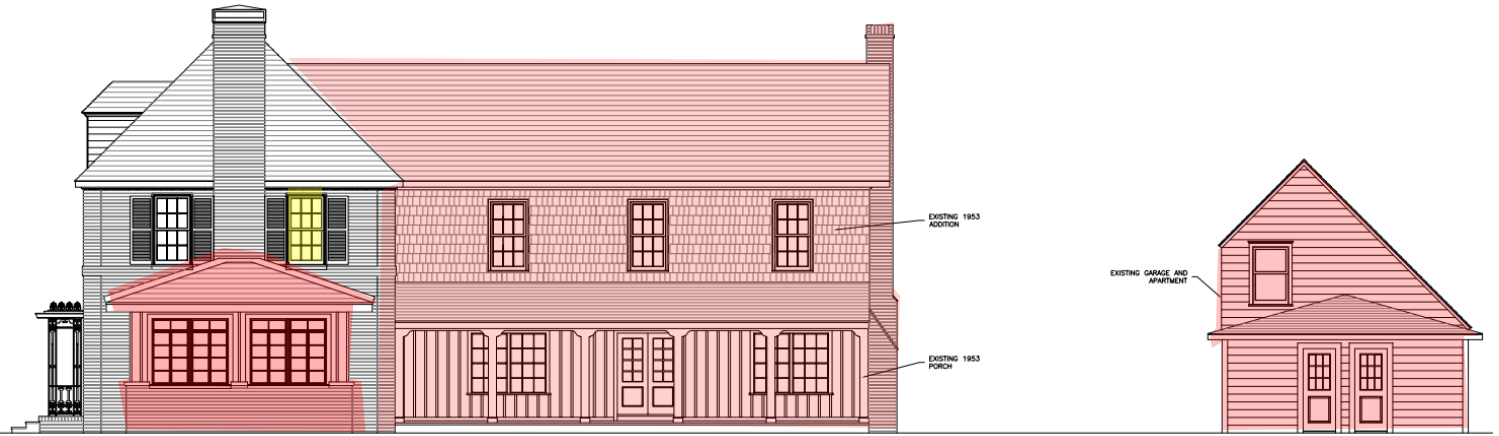


CURRENT PROPOSAL

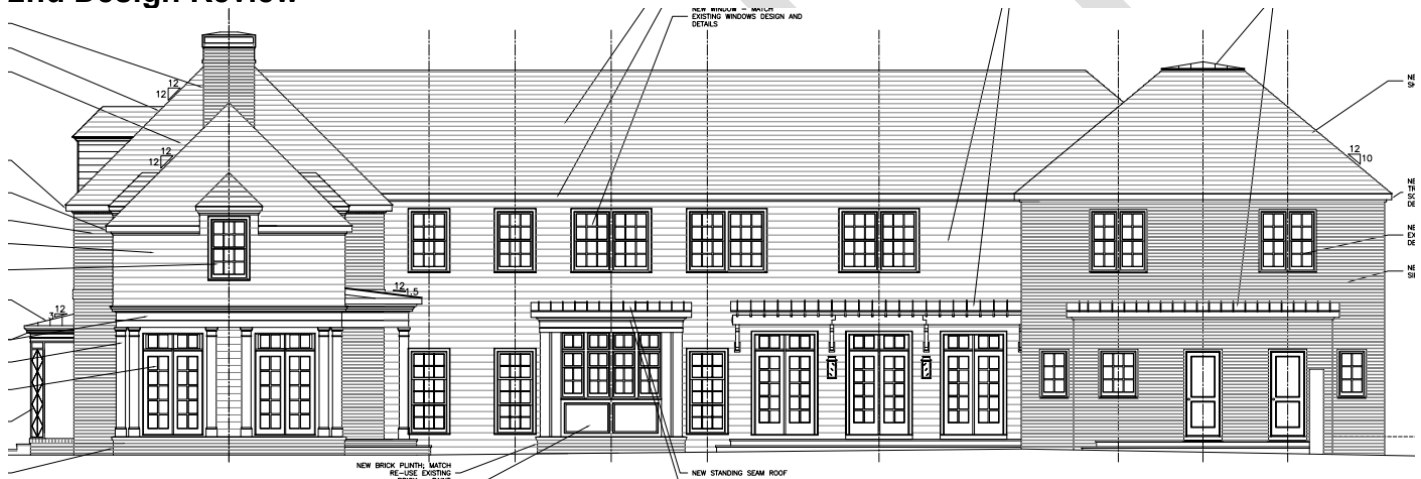


EAST SIDE ELEVATION

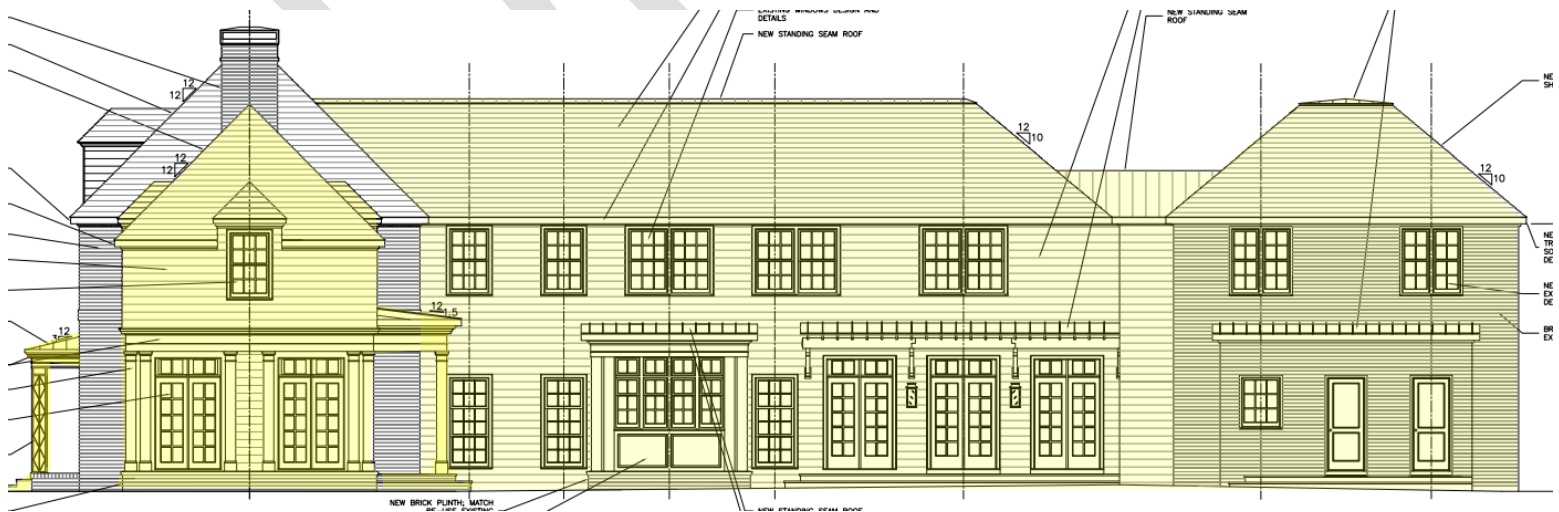
EXISTING



2nd Design Review



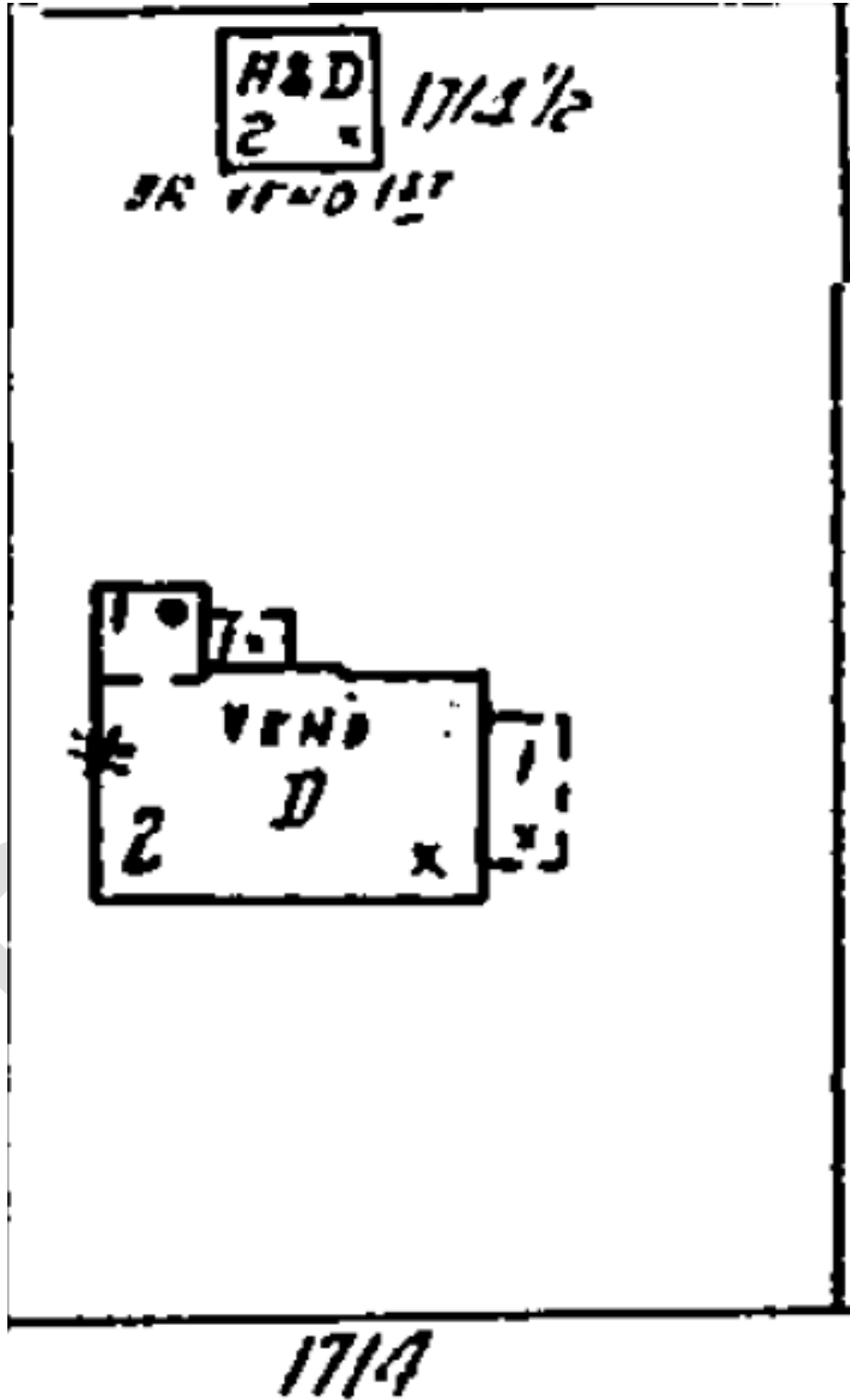
CURRENT PROPOSAL





SITE PLAN

C. 1950



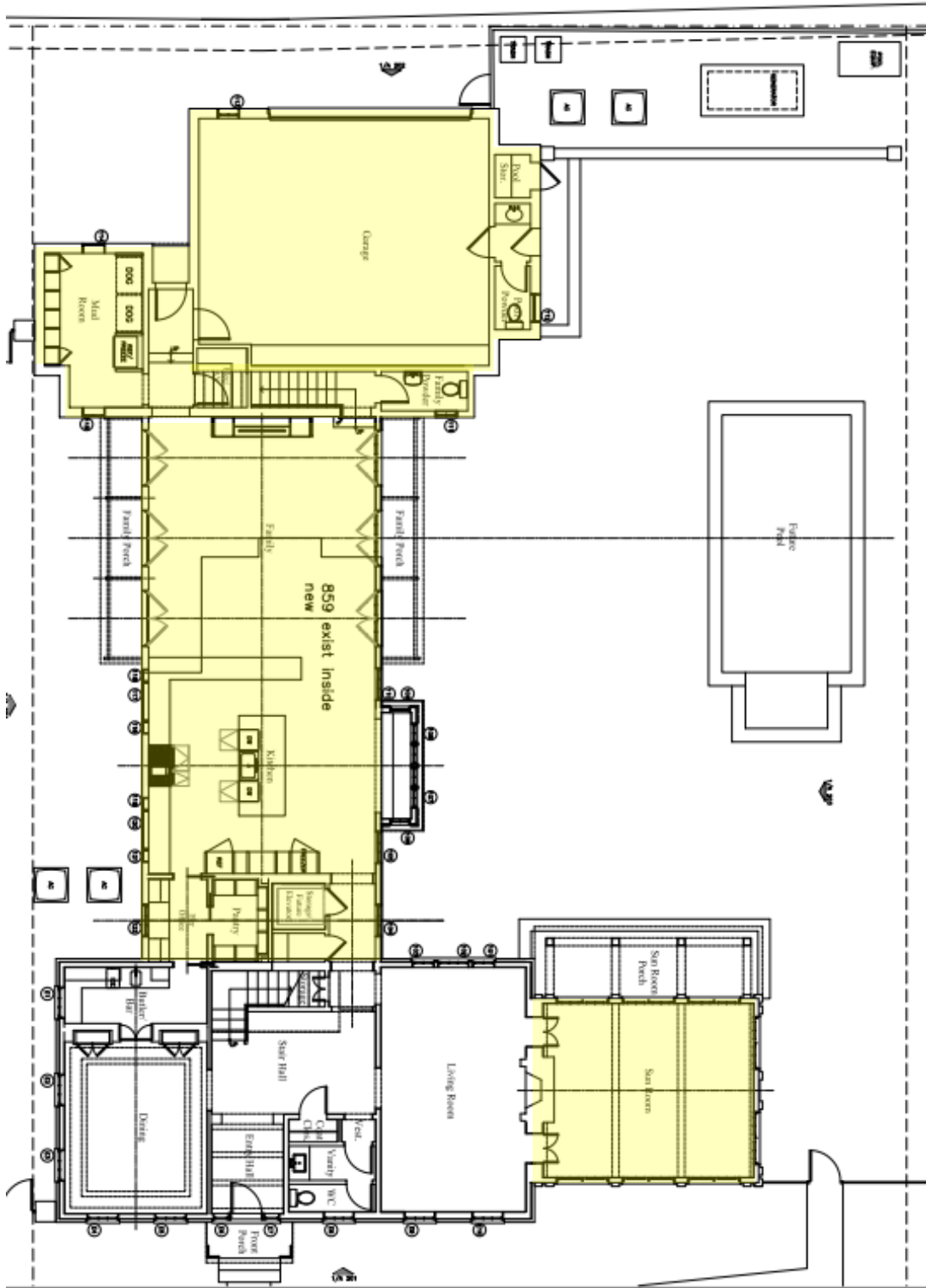






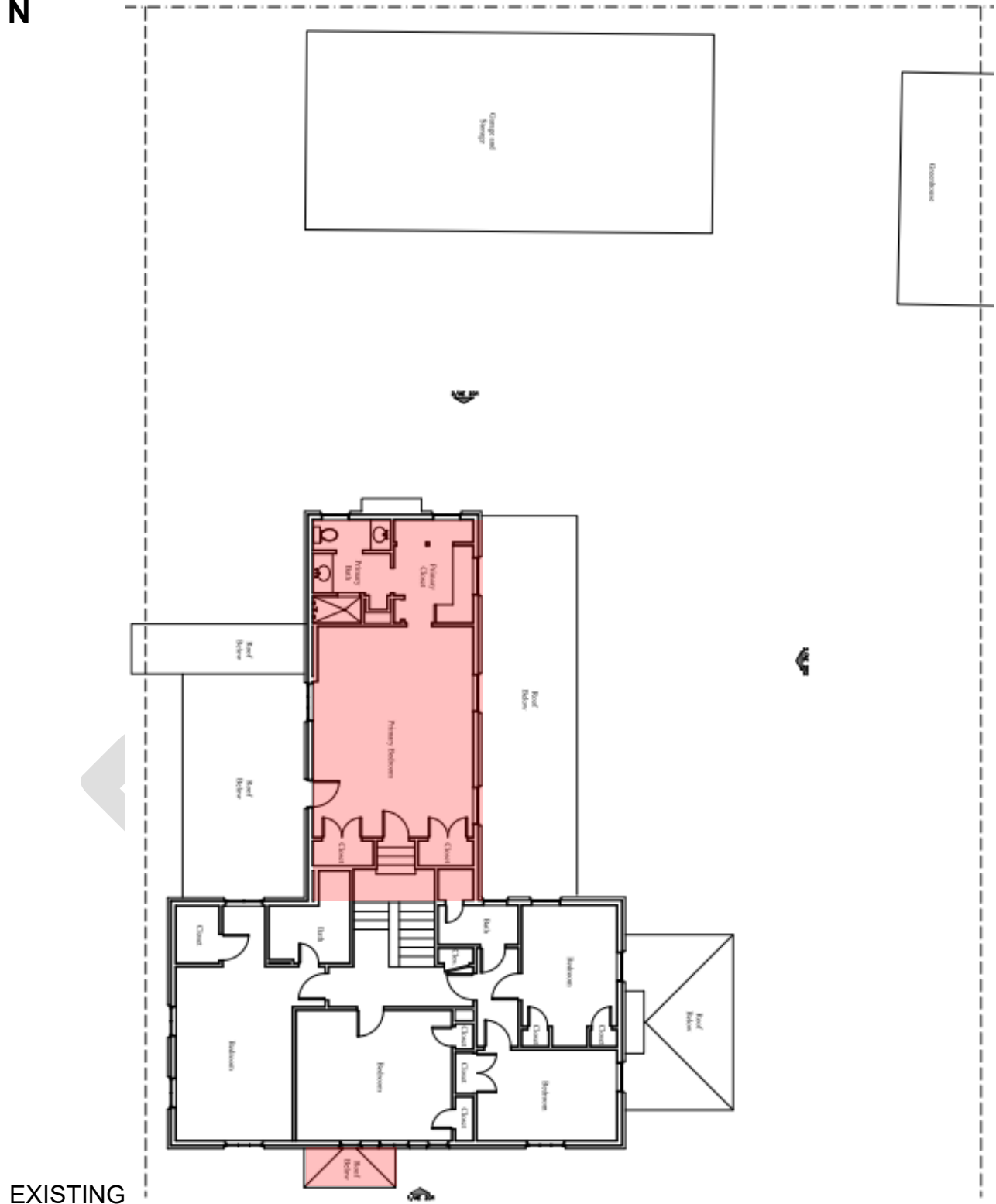
FIRST FLOOR PLAN

PROPOSED





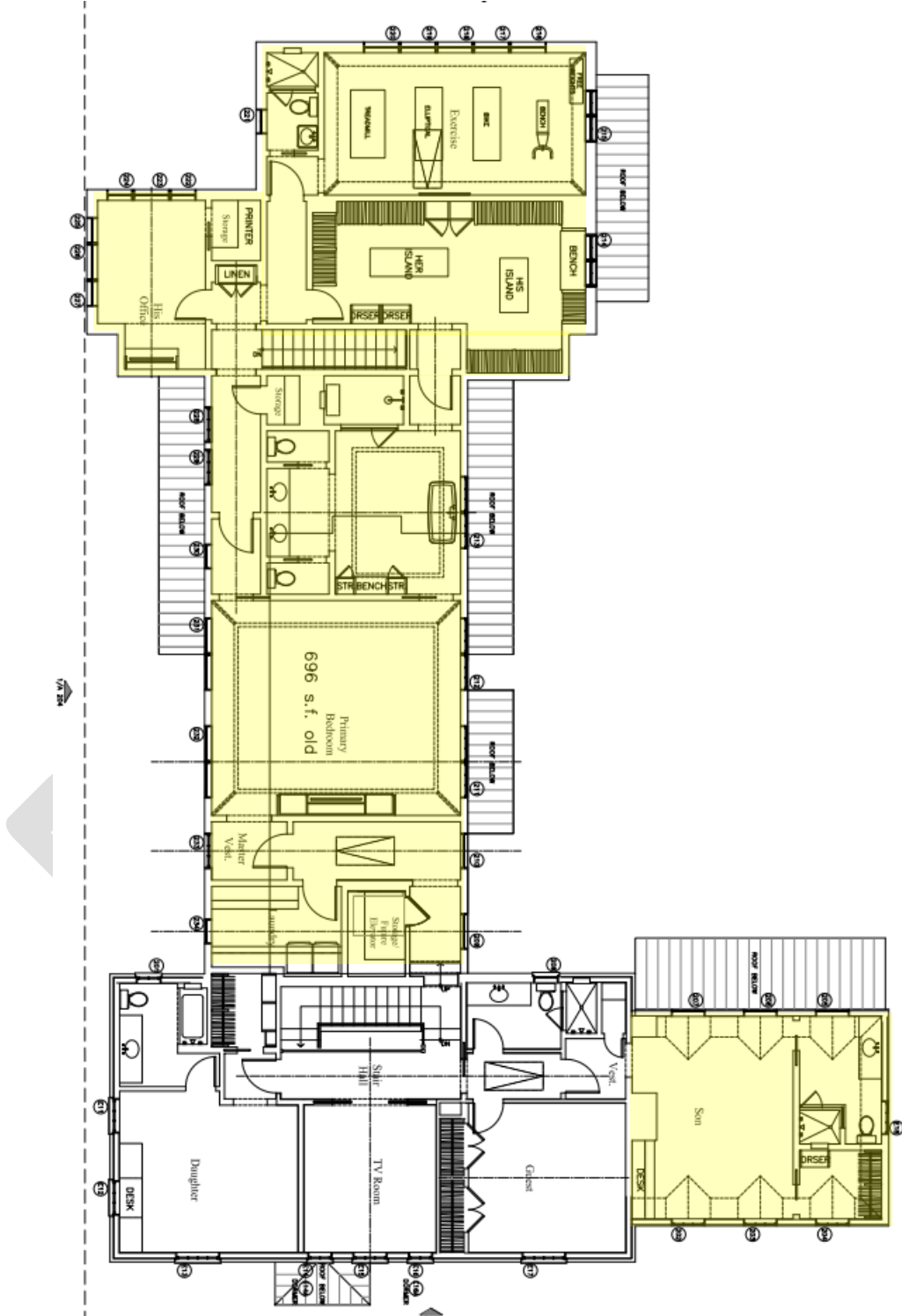
SECOND FLOOR PLAN



EXISTING



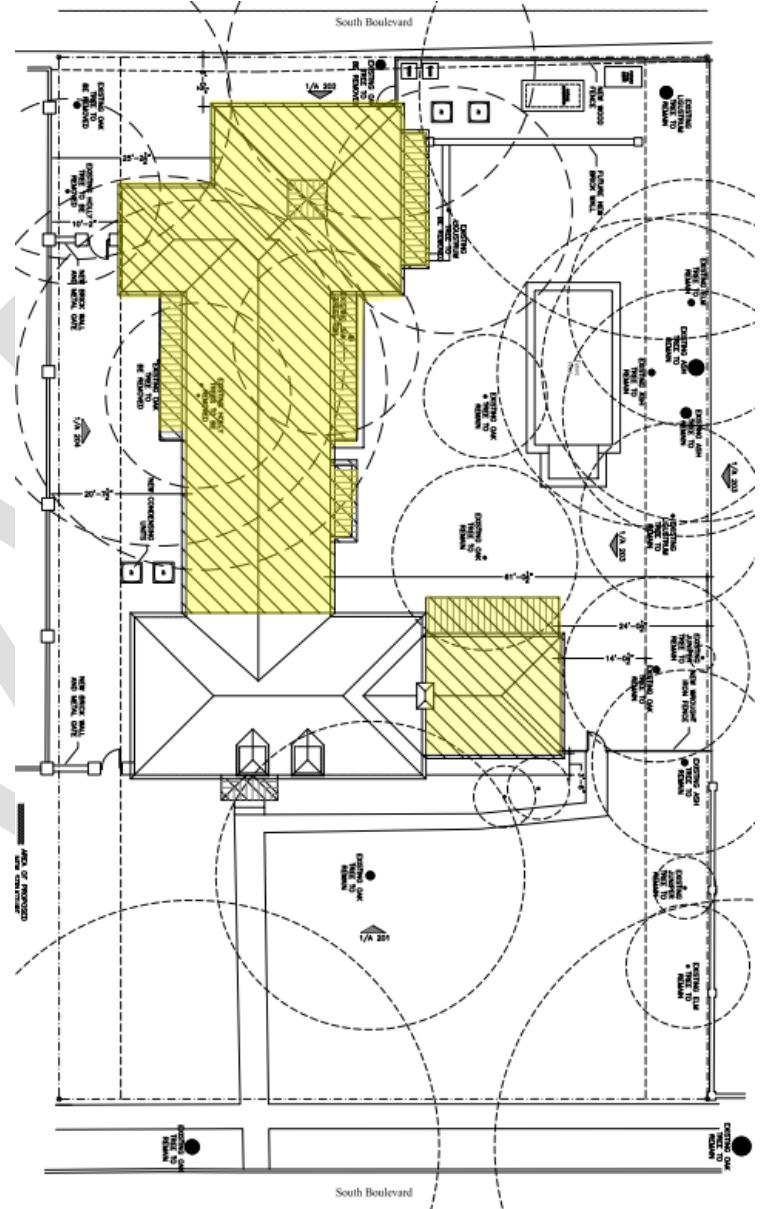
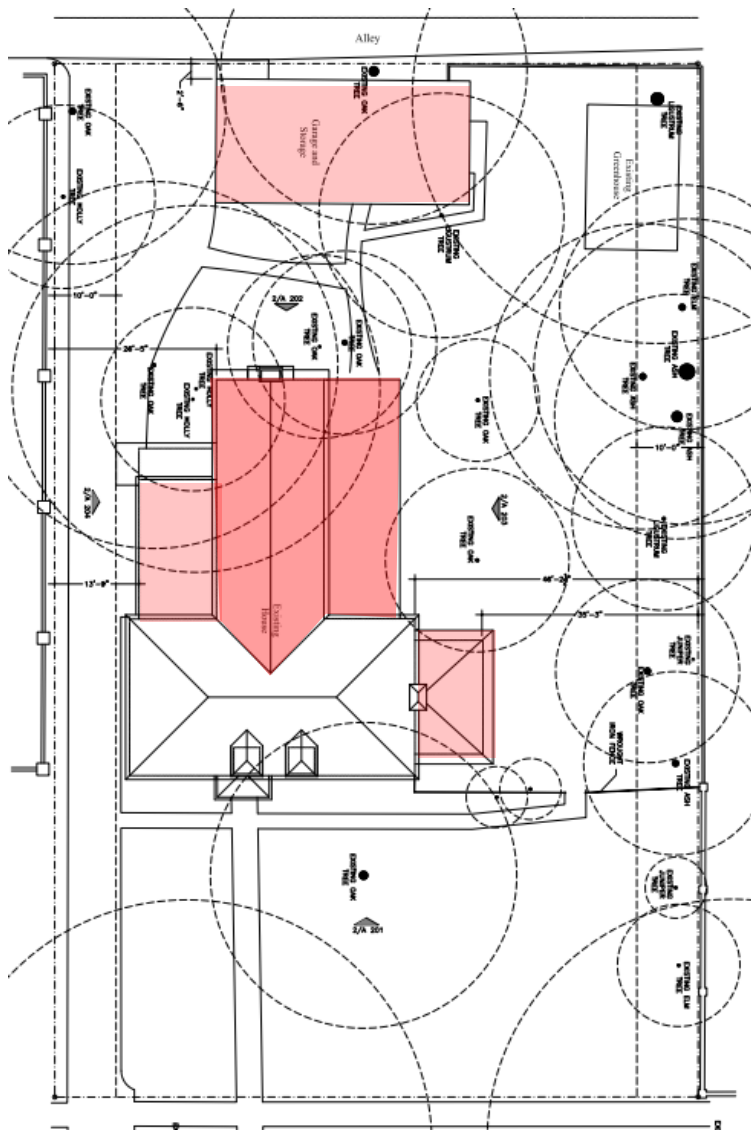
SECOND FLOOR PLAN  
PROPOSED



ROOF/SITE PLAN

EXISTING

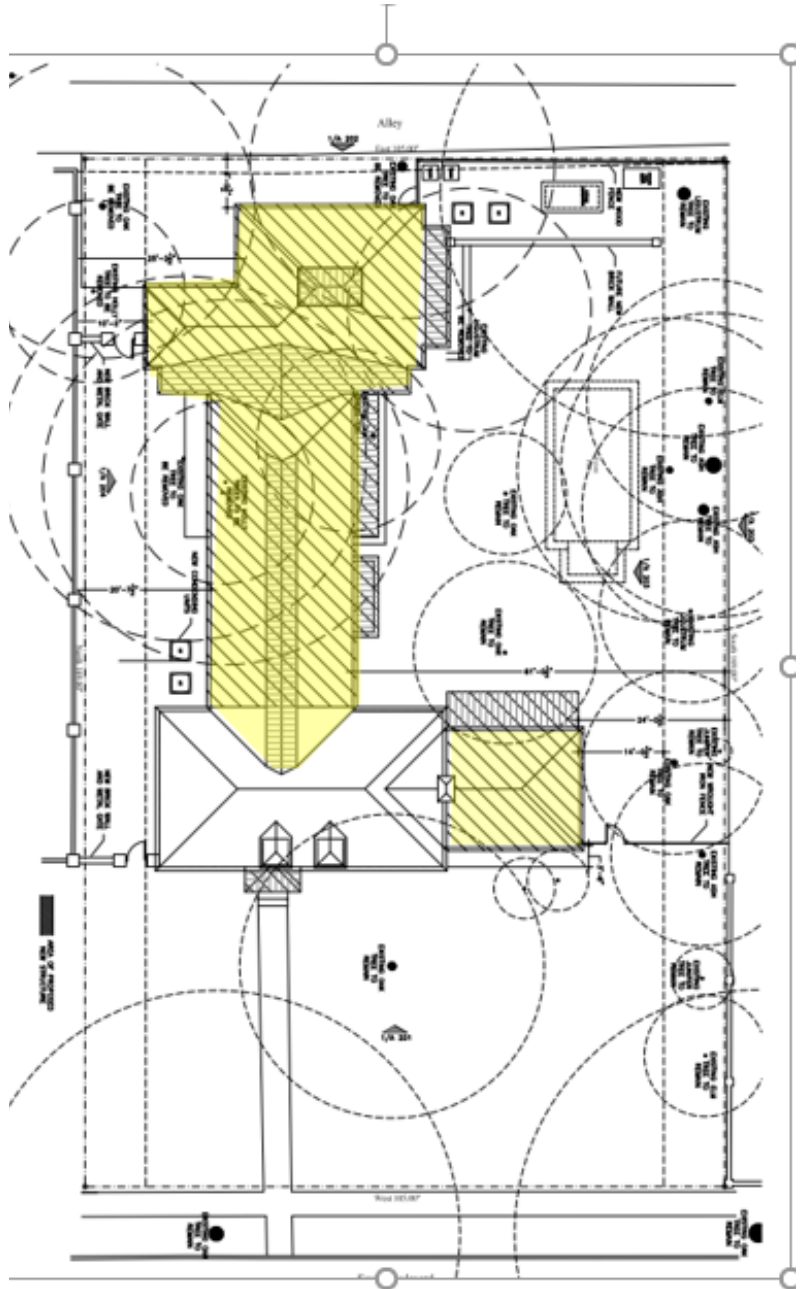
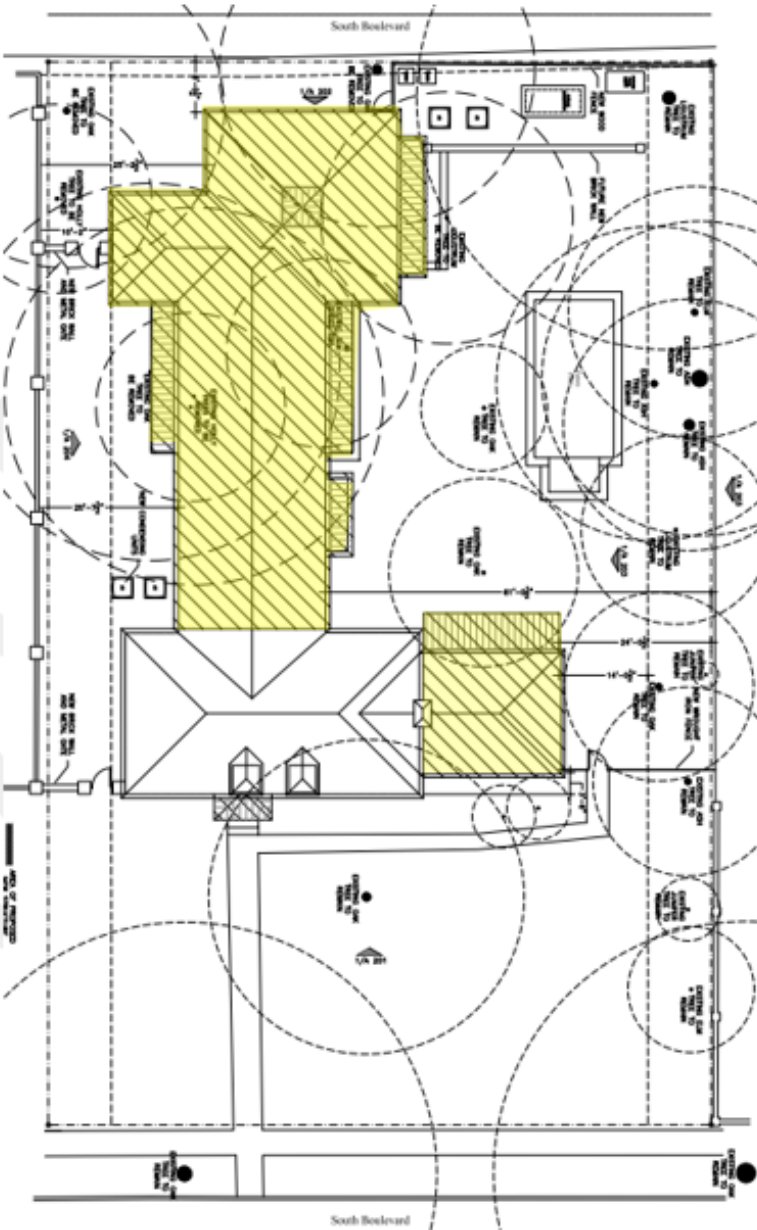
2nd Design Review



ROOF/SITE PLAN

SECOND DESIGN REVIEW

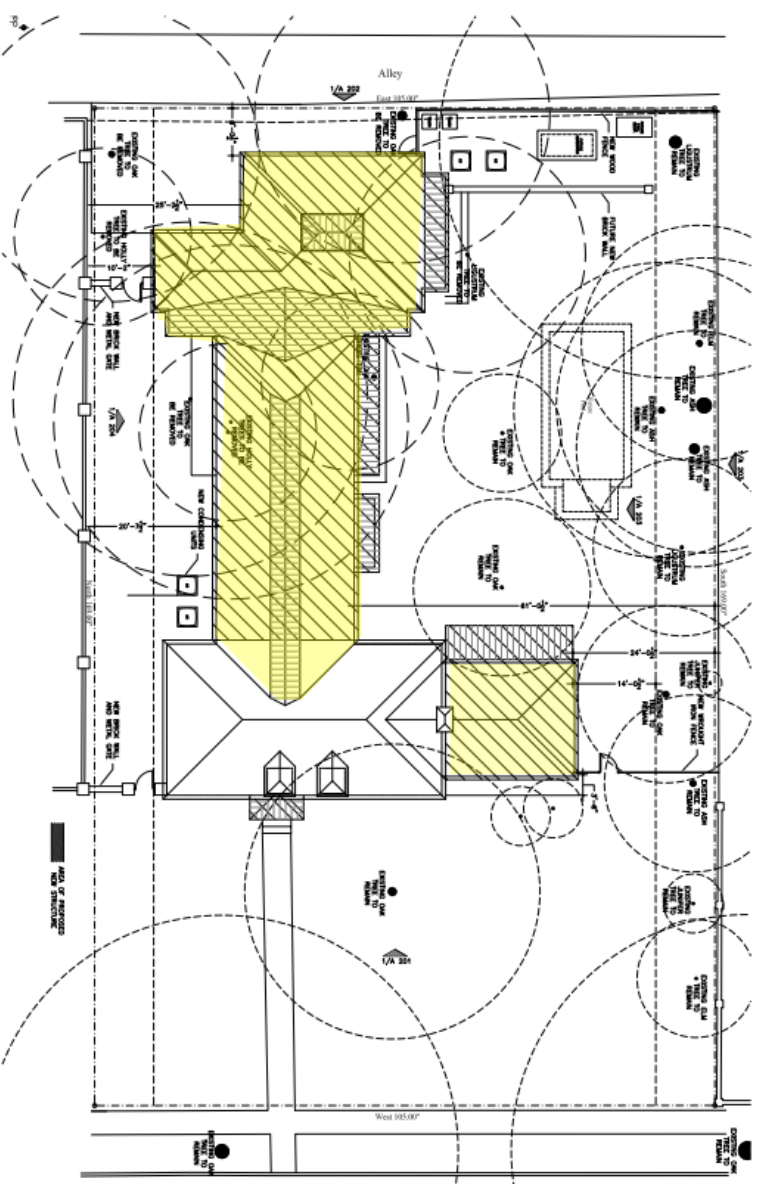
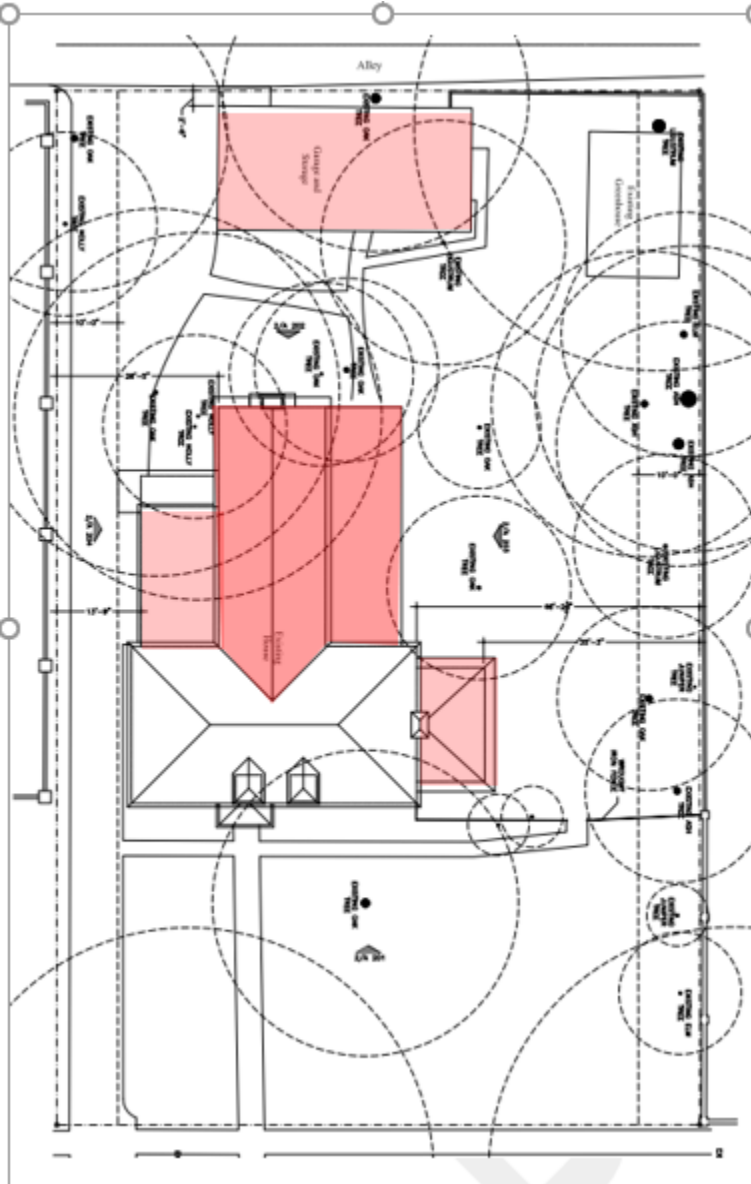
CURRENT PROPOSED



ROOF/SITE PLAN

EXISTING

CURRENT PROPOSED











PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
206	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
207	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
208	Mtl. Clad	2/3	Fixed	24 x 44	Recessed	Marvin	
209	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
210	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
211	Mtl. Clad	12/12	DH	72 x 58	Recessed	Marvin	
212	Mtl. Clad	12/12	DH	72 x 58	Recessed	Marvin	
213	Mtl. Clad	12/12	DH	72 x 58	Recessed	Marvin	
214	Mtl. Clad	8/8	DH	54 x 58	Recessed	Marvin	

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
215	Mtl. Clad	8/8	DH	54 x 58	Recessed	Marvin	
216	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
217	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
218	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
219	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
220	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
221	Mtl. Clad	2/3	Fixed	24 x 44	Recessed	Marvin	
222	Mtl. Clad	4/4	DH	24 x 58	Recessed	Marvin	
223	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
224	Mtl. Clad	4/4	DH	24 x 58	Recessed	Marvin	
225	Mtl. Clad	4/4	DH	24 x 58	Recessed	Marvin	
226	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
227	Mtl. Clad	4/4	DH	24 x 58	Recessed	Marvin	
228	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
229	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
230	Mtl. Clad	2/3	Fixed	24 x 44	Recessed	Marvin	
231	Mtl. Clad	12/12	DH	72 x 58	Recessed	Marvin	
232	Mtl. Clad	12/12	DH	72 x 58	Recessed	Marvin	

- Must include photos of all windows with labels indicated on this sheet

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/ Inset	Brand/ Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
233	Mtl. Clad	6/6	DH	34 x 58	Recessed	Marvin	
234	Mtl. Clad	2/3	Fixed	24 x 44	Recessed	Marvin	



Window characteristics-

- Metal clad exterior frame and muntins with pre-finished factory color (white to match existing)
- Wood interior frame and muntins (to be painted)
- Insulated glass
- Stainless steel spacer bar at frame and muntins simulates the appearance of true divided lights while allowing window to meet energy conservation requirements
- Muntins are available in 5/8" width which will match existing muntin width (historic windows tend to have narrow width muntins)
- Light divisions and sizes are available that will closely mirror the dimensions of the existing windows

APPLICANT ATTACHMENTS:EMAIL FROM STEPHEN FOX/SANBORN

From: Stephen Fox <[sfox@rice.edu](mailto:sfox@rice.edu)>  
Date: Thu, Aug 12, 2021 at 4:06 PM  
Subject: Re: 1714 South Blvd  
To: Adrienne Stokes <[4astokes@gmail.com](mailto:4astokes@gmail.com)>

Adrienne,

Thank you for giving me a tour of your house.

I'm impressed with the research you've been able to compile on the house.

I remembered one other source: the Sanborn Company's Insurance Maps of Houston TX of 1925, as revised through February 1950, which I have online access to through Rice University's Fondren Library.

I attach the outline of your house below. What took me by surprise is that no front porch is shown at all.

It never occurred to me that the front porch could be a later addition.

The diagram does show a one-story porch projecting from the east side of the living room (most likely a screened porch), and a one-story northwest rear projection (the original kitchen) and a small back porch.

Usually, the Sanborn diagrams are quite accurate.

Thank you also for the exceptionally generous gift certificate to the Raven, a traditional hangout of mine.

Here is a link to the catalogue of the Weber-Staub-Briscoe Architectural Collection at the Woodson Research Center (the archives division) of the Fondren Library at Rice University.  
[https://onsearch.library.rice.edu/discovery/fulldisplay?docid=alma991012792779705251&context=L&vid=01RICE\\_INST:RICE&lang=en&search\\_scope=MyInst\\_and\\_CI&adaptor=Local%20Search%20Engine&tab=Everything&query=any.contains.staub%20Briscoe&mode=basic&offset=0](https://onsearch.library.rice.edu/discovery/fulldisplay?docid=alma991012792779705251&context=L&vid=01RICE_INST:RICE&lang=en&search_scope=MyInst_and_CI&adaptor=Local%20Search%20Engine&tab=Everything&query=any.contains.staub%20Briscoe&mode=basic&offset=0)

Dara Flinn <[dflinn@rice.edu](mailto:dflinn@rice.edu)> is the archivist who processed the collection.

Best  
SF

LINK:

Here is a link to the catalogue of the Weber-Staub-Briscoe Architectural Collection at the Woodson Research Center (the archives division) of the Fondren Library at Rice University.  
[https://onsearch.library.rice.edu/discovery/fulldisplay?docid=alma991012792779705251&context=L&vid=01RICE\\_INST:RICE&lang=en&search\\_scope=MyInst\\_and\\_CI&adaptor=Local%20Search%20Engine&tab=Everything&query=any.contains.staub%20Briscoe&mode=basic&offset=0](https://onsearch.library.rice.edu/discovery/fulldisplay?docid=alma991012792779705251&context=L&vid=01RICE_INST:RICE&lang=en&search_scope=MyInst_and_CI&adaptor=Local%20Search%20Engine&tab=Everything&query=any.contains.staub%20Briscoe&mode=basic&offset=0)

**Detail References from Homeowner  
FOR FRONT ENTRY METAL WORK/COLUMNS  
Sam Dixon Design Example: 1216 Bissonet**



**Certificate Of Appropriateness:**  
 Contributing Context Worksheet  
 New Construction and Addition



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**

**Address:** 1714 South Blvd, Houston, TX, 77098  Primary Building or  Accessory Structure

**For New Construction:**

Based on Sec. 33-242 of the Historic Preservation ordinance, new construction in a historic district must be **compatible** with exterior features of contributing structures in the context area (same historic district). When designing, elements of existing contributing construction in this district should be referenced, but not necessarily copied. Please give at least three examples of contributing buildings referenced. See this link for new construction criteria:

<https://bit.ly/3xG3NaJ>

Neighboring Contributing Context Address (Reference Address in same historic district)	Number of stories	Ridge Height *if available	Compatibility/Reference Reason Examples: massing, cladding, etc.
1740 South Blvd, Houston, TX, 77098	2		Massing, secondary front structure
1707 South Blvd, Houston, TX, 77098	2		Massing, secondary front structure
1603 North Blvd, Houston, TX, 77098	2		Massing, secondary front structure
Neighboring Context Address * if next door neighbor isn't contributing	Number of stories	Ridge Height *if available	

**For an Addition:**

Based on Sec. 33-241 for Alterations, Rehabilitations, Restorations and Additions:

- The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- 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.

**Existing contributing structures must be in the context area (same historic district). Elements of existing contributing construction in this district should be referenced in the design process. Please give at least three examples of these contributing buildings. See this link for alteration criteria:**

<https://bit.ly/3wEYfMa>

Neighboring Contributing Context Address (Reference Address in same historic district)	Number of stories	Ridge Height *if available	Compatibility/Reference Reason examples: massing, cladding, etc.
1932 South Blvd, Houston, TX, 77098	2		Rear addition with varying roof heights
1659 South Blvd, Houston, TX, 77098	2		Rear addition with varying roof heights
1702 South Blvd, Houston, TX, 77098	2		Rear addition with varying roof heights
Neighboring Context Address * if next door neighbor isn't contributing	Number of stories	Ridge Height *if available	

**APPLICANT PHOTOS -CONTEXT, 1707 SOUTH BLVD\_PRECEDENT 1,  
CONTRIBUTING COLONIAL REVIVAL C. 1927  
SETBACK SIDE ADDITION, RAISED ROOFLINE  
CURRENT LIVING AREA 5,794SQFT AND 26,684 SQFT LOT  
\*SIDE ADDITION EXISTED BEFORE DISTRICT CREATED\***



**INVENTORY PHOTO:**



**APPLICANT PHOTOS -CONTEXT, 1710 SOUTH BLVD\_PRECEDENT 2,  
CONTRIBUTING COLONIAL REVIVAL C. 1928,  
SETBACK SIDE ADDITION REFERENCE, REMODELED C. 2010 AND C. 2011,  
CURRENT LIVING AREA 4,262 SQ FT ON 15,210 SQFT LOT  
\*SIDE ADDITION EXISTED BEFORE DISTRICT CREATED\***



**INVENTORY PHOTO:**





**APPLICANT PHOTOS -CONTEXT, 1740 SOUTH BLVD\_PRECEDENT 3**

**CONTRIBUTING MANORIAL C. 1936**

SETBACK SIDE ADDITION, RAISED ROOFLINE

CURRENT LIVING AREA 5,794SQFT AND 26,684 SQFT LOT

**\*SIDE ADDITION EXISTED BEFORE DISTRICT CREATED\***

CURRENT:



INVENTORY PHOTO:



ADDITIONAL CONTEXT: 1702 SOUTH BLVD, REMODELED 2018, **APPROVED BY HAHC 2/23/2017**

c.1927, Contributing Colonial Revival, **7,509 sq ft living area on 13,267 sq ft lot**, (56%) CURRENT CORNER VIEW:

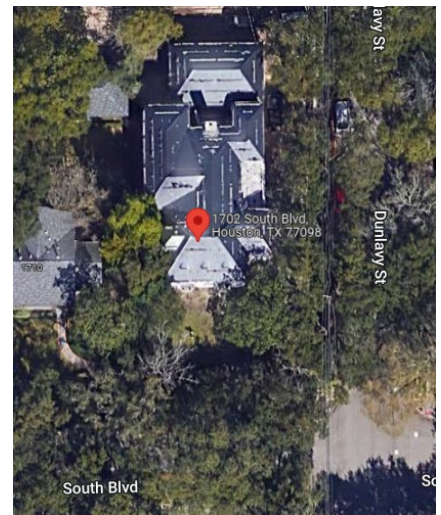
- Remove an existing 1,085 square foot 1980s one -story addition on the rear (north) elevation of the two-story residence.
- Construct a rear 2,836 square foot one and two-story addition with a detached garage.

PROPOSED



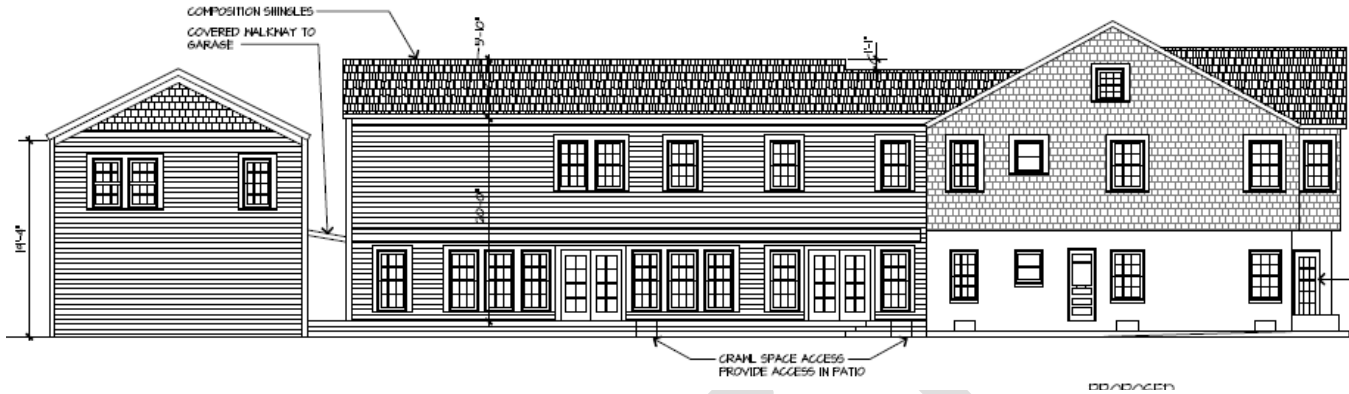
INVENTORY PHOTO:

CURRENT AERIAL:



ADDITIONAL CONTEXT: 1932 SOUTH BLVD/5115 HAZARD ST, REMODELED 2017, Partially Approved by HAHC 10/18/2018

c.1936, Contributing Colonial Revival, 6,215 sq ft living area on 8,095 sq ft lot, (%) CURRENT CORNER VIEW:



CURRENT:

INVENTORY:



ADDITIONAL CONTEXT: 1659 SOUTH BLVD, REMODELED 2009, before district was created

c.1928, Contributing Tudor Revival, **7,684 sq ft living area on 22,176 sq ft lot (34%),** CURRENT CORNER VIEW:



ADDITIONAL CONTEXT: 1659 SOUTH BLVD,

REMODELED 2009, before district was created

c.1928, Contributing Tudor Revival, 7,684 sq ft living area on 22,176 sq ft lot, CURRENT CORNER VIEW:



c. 2007 BEFORE ADDITION:

INVENTORY PHOTO:



**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*

