

CERTIFICATE OF APPROPRIATENESS

Applicant: Spiros Blackburn, Owner and Kayleigh Defenbaugh, agent

Property: 1754 North Blvd., Lot 1, Block 5, Ormond Place Subdivision. The property includes a historic 4,409 square foot two-story single-family residence and a two-story detached garage situated on a 10,500 square foot (75' x 140') corner lot.

Significance: Contributing Colonial Revival residence and detached garage; constructed circa 1928, located in the Boulevard Oaks Historic District. Significant alterations took place c. 1977 and c. 1988.

Proposal: Alteration – *Windows, Doors, and Addition with attached garage that connects existing closed in two story historic garage and primary residence.*

- Historic windows on the front façade to remain and be repaired.
- Existing front door to be replaced with replication for more secure mortise lock configuration. This door could potentially be historic or early.
- Existing side door facing Woodhead to be replaced with window to match front façade opening. This door could potentially be historic motor car or service entrance. Measurements proposed to change – opening will widen by 3” and shorten by 5” to match window in same roof facing front façade.
- Windows on east elevation/right side addition c. 1988 to be replaced, retaining existing openings. Replacement Spanish cedar wood windows to match existing lite pattern.
- Non-historic windows/openings on first floor of west elevation facing Woodhead to be removed and bricked in for 2 new openings compatible to existing, historic window dimensions and lite pattern. See photo of interior, reconfigured framing. This area includes the rear c.1977 addition/kitchen remodel which absorbed the original rear corner (see map/archival research on pages #19-#22).
- Altered roofline on Historic portion to be reroofed in kind, addition to match composition shingles with 4:12 pitch on addition connection compared to the existing 5 ½:12 pitch.
- Connect primary residence with two story historic detached garage by constructing a new garage and 2nd story addition in place of the existing, carport on the west elevation, facing Woodhead Street.
- Existing Primary residence living area is **3,757sq ft** and 2 story enclosed garage is **652 sq ft**. Existing carport is 468 sq ft.
- Proposed additional living space for first floor primary residence is 25 sq ft.
- Proposed additional living space for the second-floor primary residence is 125 sq ft.
- Proposed 2nd floor connection above garage/second floor is 695 sq ft.
- Proposed attached garage 625 sq ft.
- End square footage results in **5,879 sq feet (living area 5,254 sq ft and garage 625 sq ft)**
- 1st floor of garage/addition in brick to match, painted.
- 2nd floor of addition/connection proposed to match existing wood siding on detached garage
- Existing ridge is 27’6”, proposed addition ridge is 24’
- Existing eave 20’, proposed eave is 20’
- Add two new openings to enclose first floor garage area in same scale and lite pattern as primary residence.
- **Information subject to change before final report**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: retain existing opening dimensions for side door A1 facing Woodhead and repair exterior awning.

HAHC Action: -

APPROVAL CRITERIA

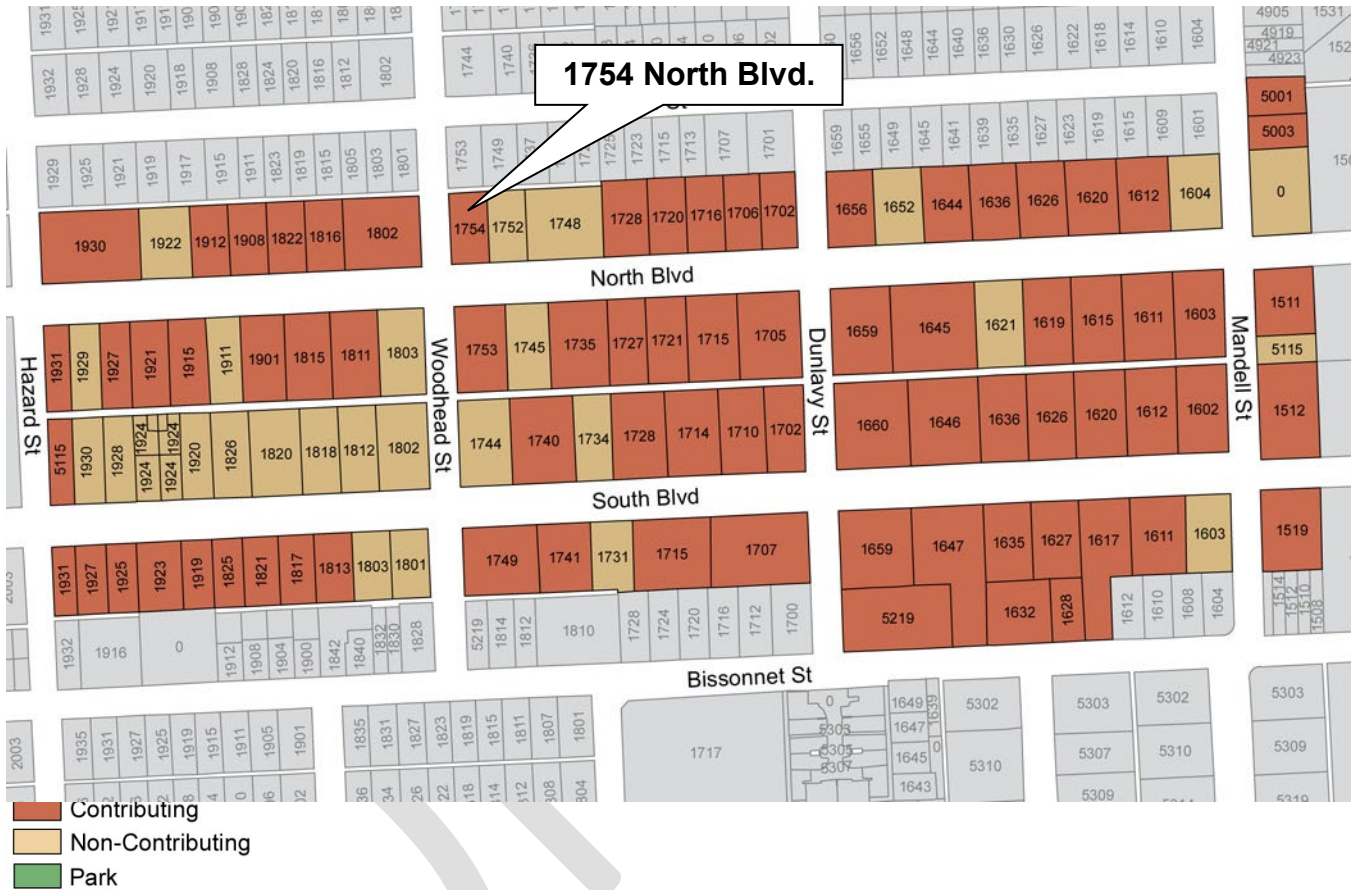
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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; |
| <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; |
| <input type="checkbox"/> | <input checked="" 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;
<i>If proposal retained existing door opening and awning of potentially historic side opening, this would preserve a distinguishing characteristic of the building.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>If the proposal retained existing side door opening dimensions, historic brickwork would not be removed.</i> |
| <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 type="checkbox"/> | <input checked="" 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>If the proposal maintained potentially historic opening and doors, historical material would not be destroyed.</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 |
| <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



INVENTORY PHOTO C.2009



CURRENT PHOTO



HISTORIC PHOTO PROVIDED BY AGENT/THC



Exhibit 1: Undated photo (likely taken between 1969 and 1979) of the S, front facade of 1754 North Boulevard. View N. Photo courtesy of the Texas Historical Commission, from the THC National Register Collection and The Portal to Texas History, a digital repository hosted by the UNT Libraries.

CURRENT PHOTO

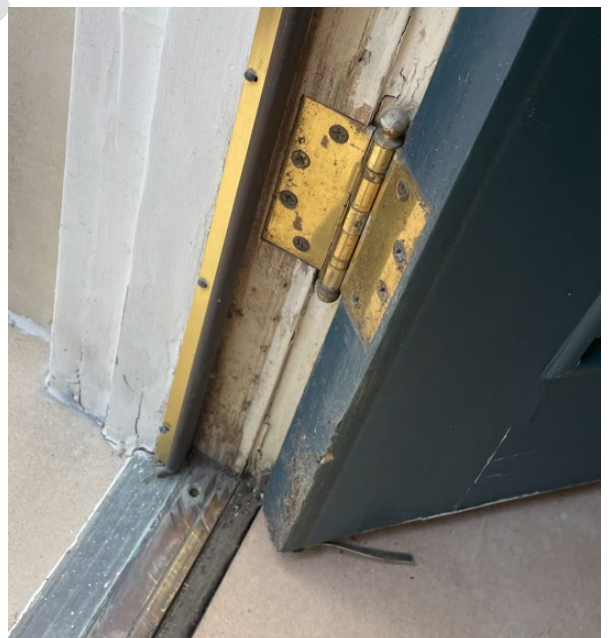


CURRENT PHOTOS – PROPOSAL TO REPLICATE AND REPLACE CURRENT DOOR



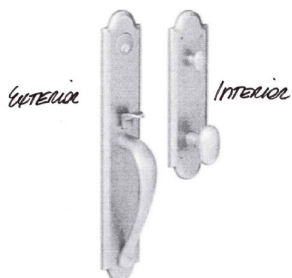
13. Non-original front door of main house (along North Boulevard). Note similarity of design to non-original side door (likely added during 1977 remodel) in photos 11 and 12. September 2022

File: 2P3A955.JPG

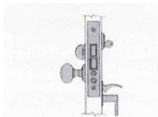


BOULDER FULL HANDLESET

MODEL #: 6402.056



229



← MORTISE BOX

10/11/2022 BLACKBURN

Baldwin 6321 Handed Residential Entrance Emergency Egress Mortise Lock with 2-1/2" Backset

5.0/5 ★★★★★ (1) User reviews

Color: Any Color



HandleSets.com Baldwin 6321 R Right Handed Residential...

CURRENT PHOTO



Agent comment:

3. Front, S facade (along North Boulevard) and W elevation (along Woodhead Street) with 1977 carport addition and original, two-story garage apartment (built in 1928) in the rear of the main house. View NE.

File: IMG_8448.jpeg

July 2022

CURRENT PHOTOS – SIDE DOOR PROPOSED TO CHANGE TO WINDOW

SEE MORE INFORMATION FOLLOWING WINDOW WORKSHEET



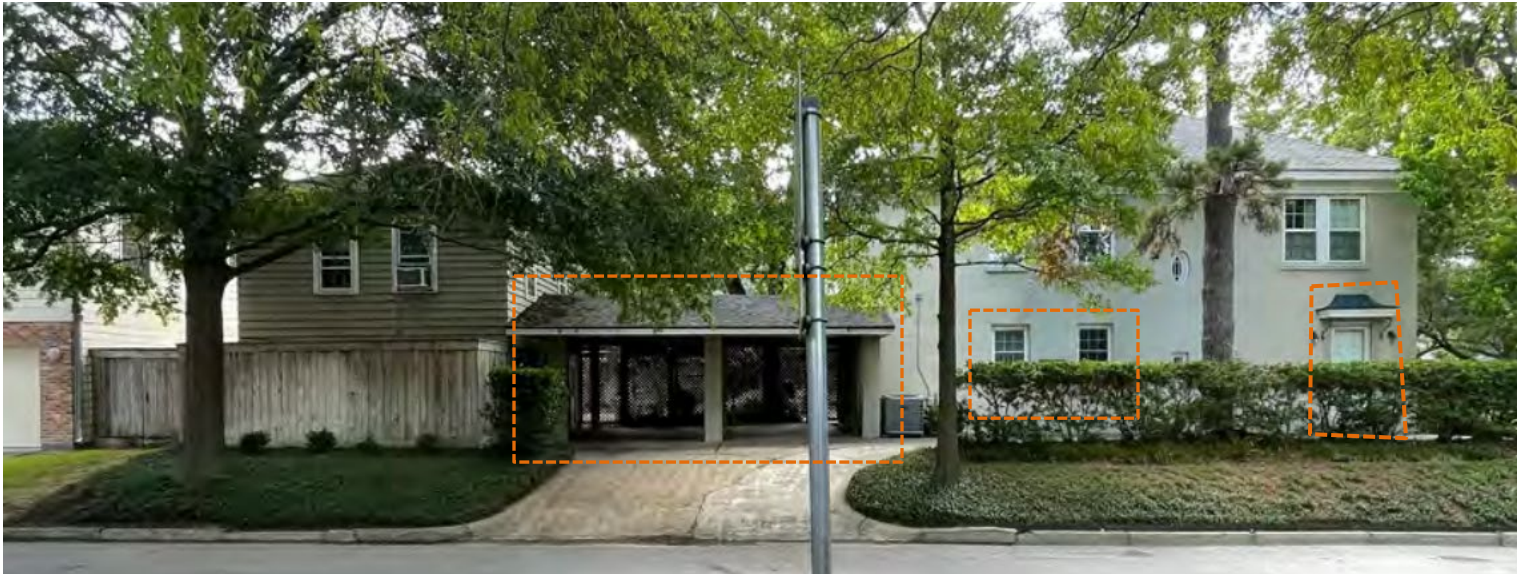
11. Non-original side door (likely added during 1977 remodel) at SW corner of W elevation of main house (along Woodhead Street) in place of an original window. View W.

File: 2P3A9556.JPG

September 2022

(above agent comment)

CURRENT PHOTOS – ORANGE HIGHLIGHTS AREAS OF ALTERATION



Agent comment:

4. W elevation along Woodhead Street. Original, two-story garage apartment (left), 1977 carport addition (middle), and main house (right). Non-original door at first floor, SW corner of main house. View E.

File: IMG_8455.jpeg

July 2022



Agent comment:

5. W and partial rear, N elevation of main house. This portion of the main house was an extension added in 1977. Original wood windows on second-story, non-original windows and doors on first-floor. View SE.

File: IMG_8459.jpeg

July 2022

CURRENT PHOTOS



CURRENT PHOTOS

**HISTORIC GARAGE FROM WOODHEAD – NO CHANGE EXCEPT
WINDOW REPLACEMENTS TO MATCH PRIMARY RESIDENCE**



CURRENT PHOTOS



Agent comment:

8. Rear, N elevation with one-story bay window on E elevation and one-story, angled addition along N elevation from a 1988 remodel. Two-story addition along W elevation September 2022 (on the right), attached to carport, both dating to 1977 remodel. View SW.

File: 2P3A9539.JPG



Agent comment:

9. E elevation (rear view) of 1977 extension of main house along Woodhead Street, connecting to carport (middle) and original, garage apartment (right). View W.

File: 2P3A9542.JPG

September 2022

PHOTO C. 1980 -REAR ADDITION HAS SINCE BEEN ALTERED

Agent comment:

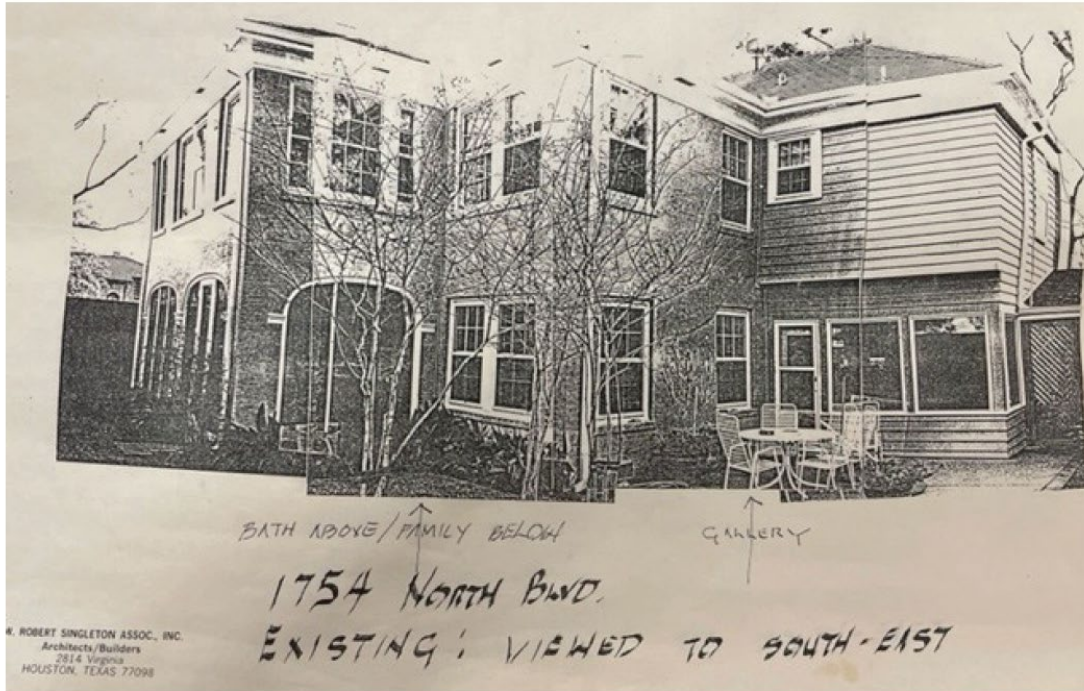


Exhibit 6: Photo (likely taken between 1979 and 1988) of rear, N elevation of main house. View SE. Original arched porch enclosed (originally open air) at SE corner (left). Two-story addition from 1977 remodel at NW corner, at rear of main house along Woodhead Street. 1977 carport at far right.



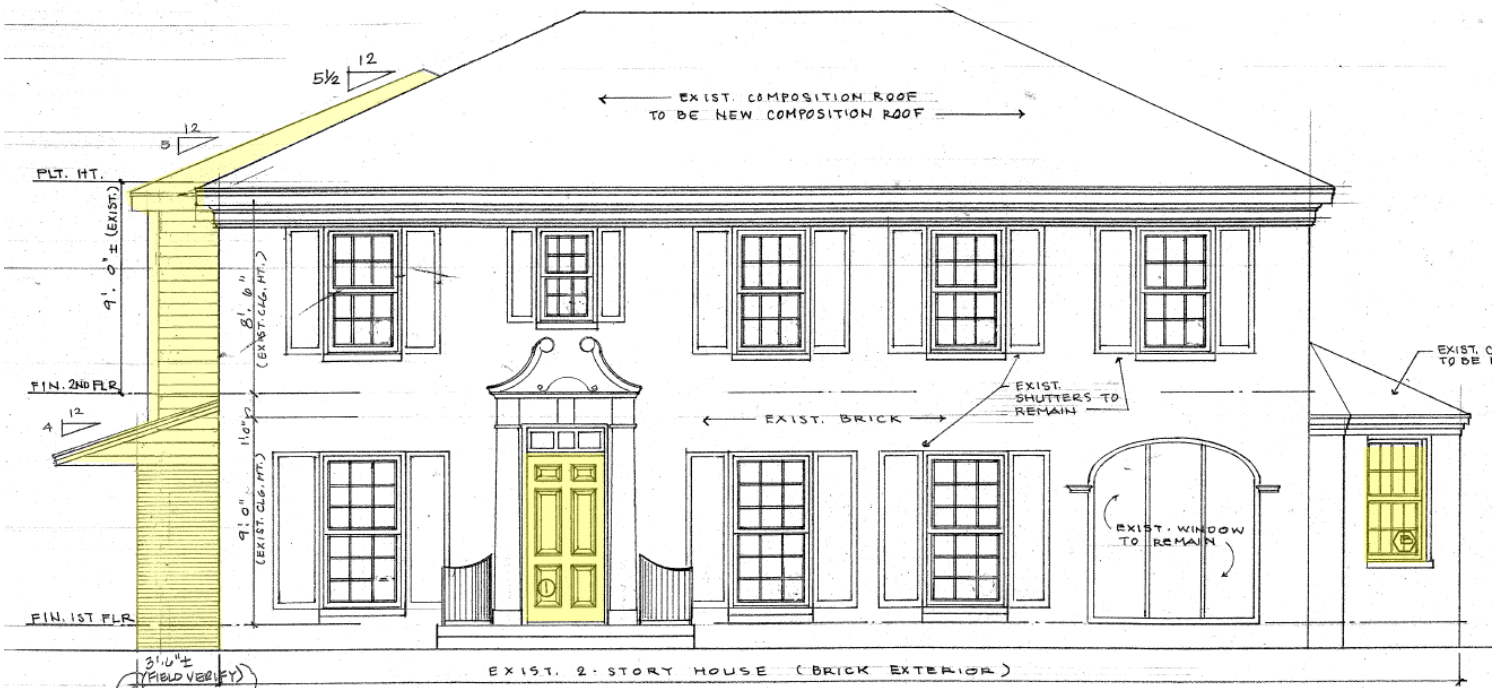
Exhibit 6: September 2022 photo of rear, N elevation of main house. View SE. Two-story addition and one-story carport (along Woodhead Street) from 1977 remodel on right. First-floor, angled addition along rear, N elevation added during a 1988 remodel. Second-floor extension also added to the rear, N elevation during 1988 remodel. Bay window along E elevation (left) also added during 1988 remodel.

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

EXISTING



PROPOSED



PROPOSED SOUTH ELEVATION

- EXIST. WINDOWS TO BE REPAIRED AS REQ'D.
- STORM WINDOWS TO BE REMOVED

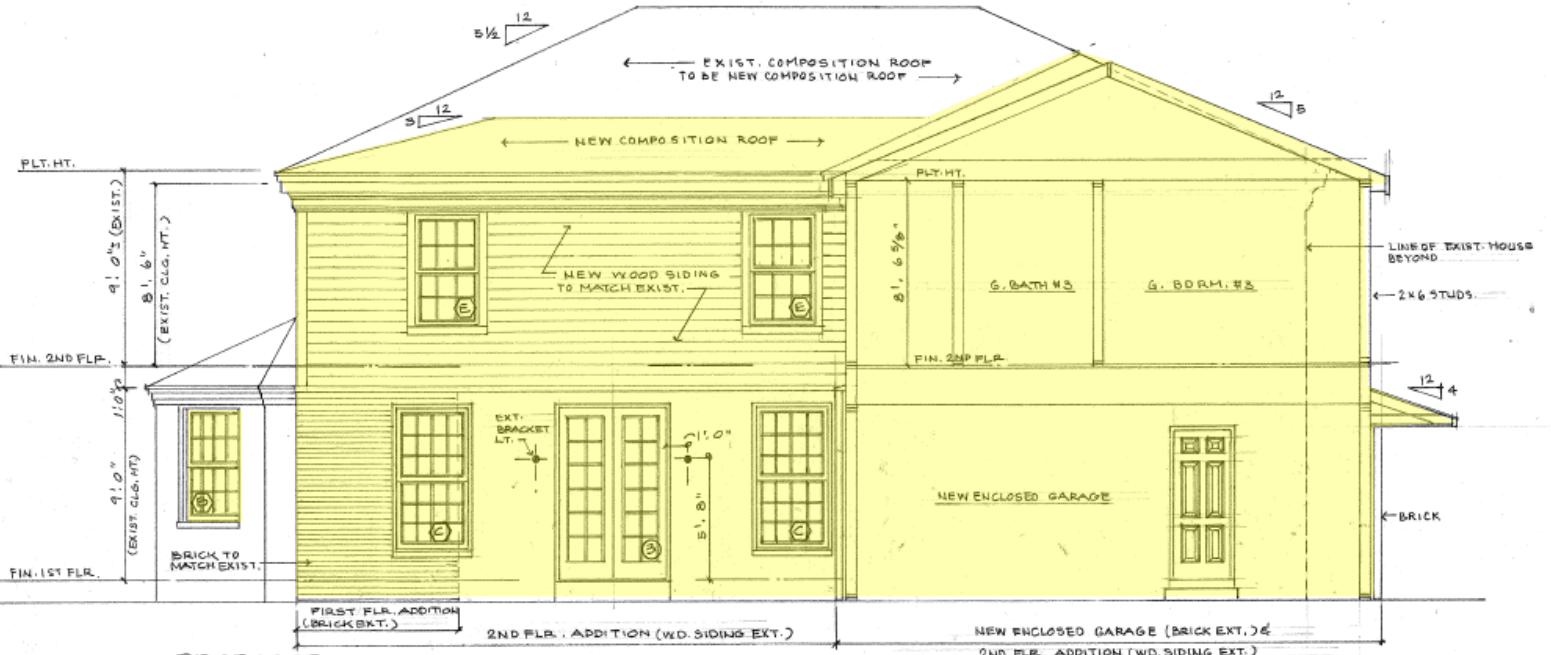
SOUTH (REAR) ELEVATION

EXISTING - CROSS SECTION



EXISTING

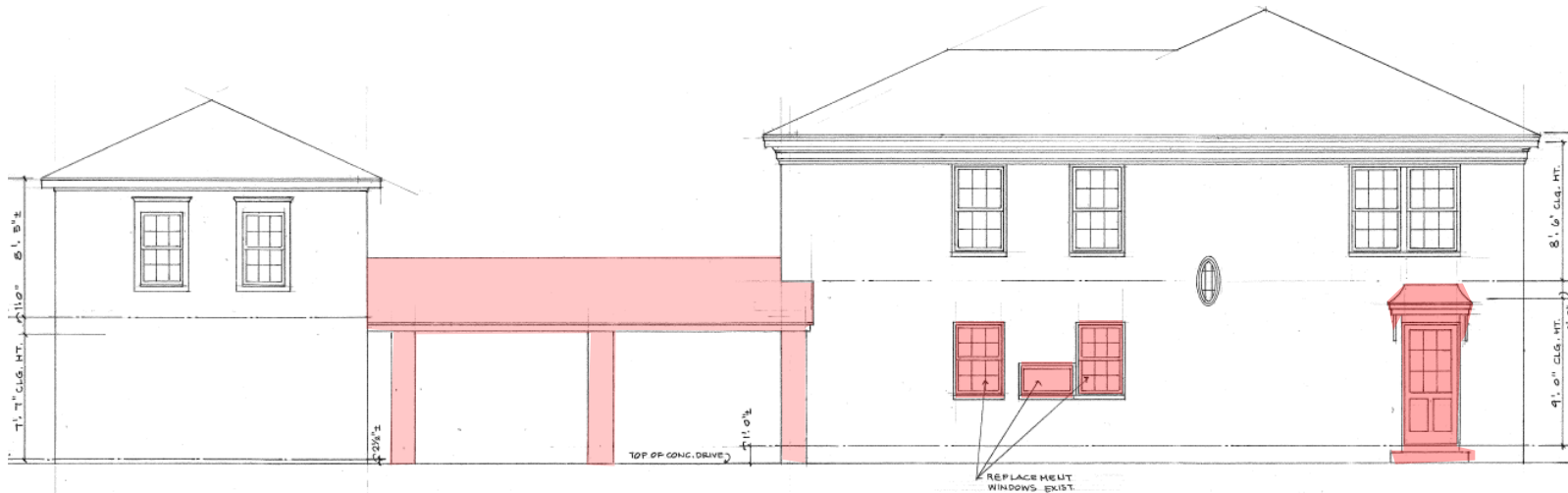
PROPOSED



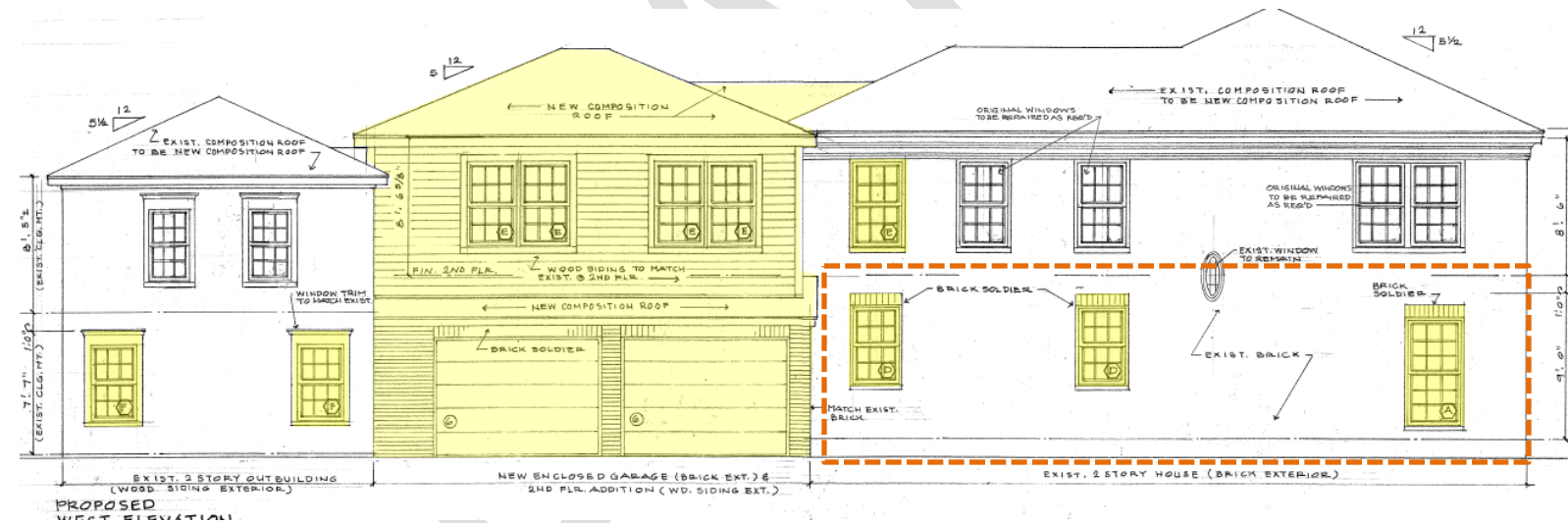
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST SIDE ELEVATION – FACING WOODHEAD

EXISTING



PROPOSED



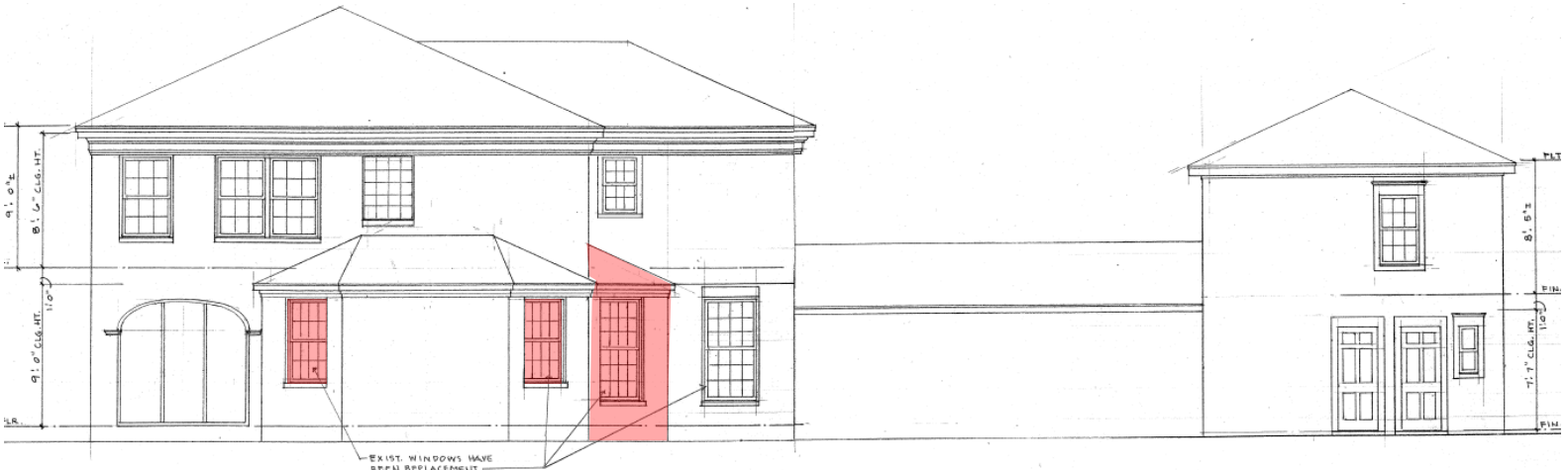
Should altered windows have matching course differentiation as the historic front façade?

Vertical Brickwork on front facade windows:

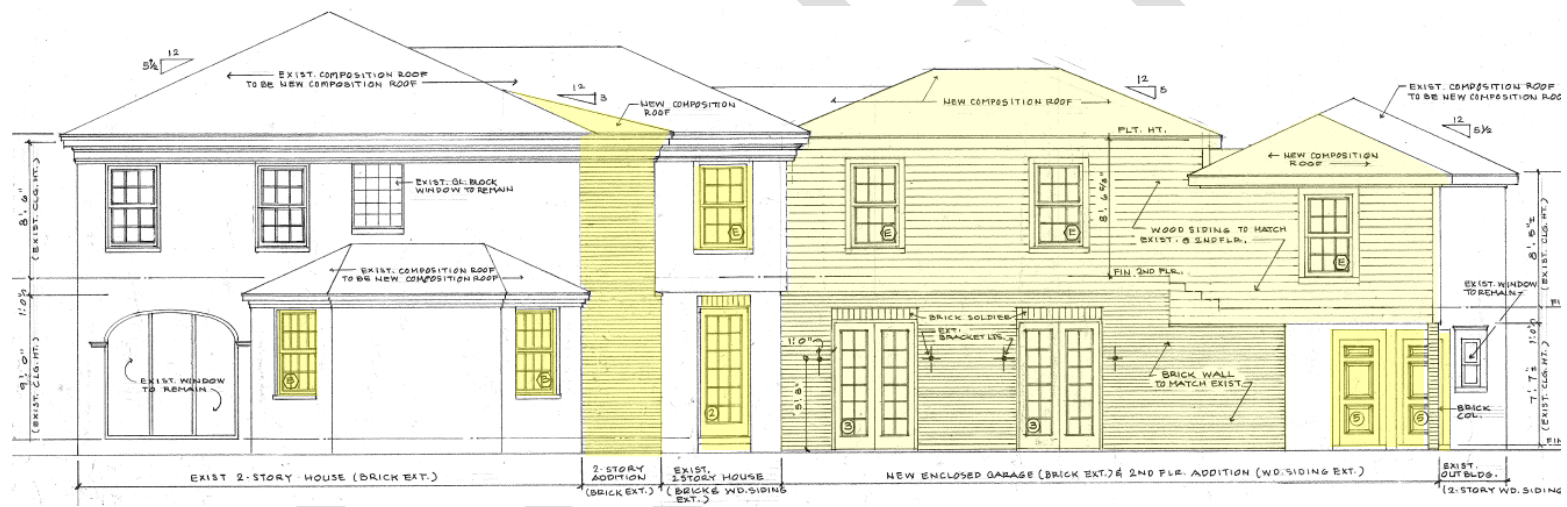


EAST SIDE ELEVATION

EXISTING

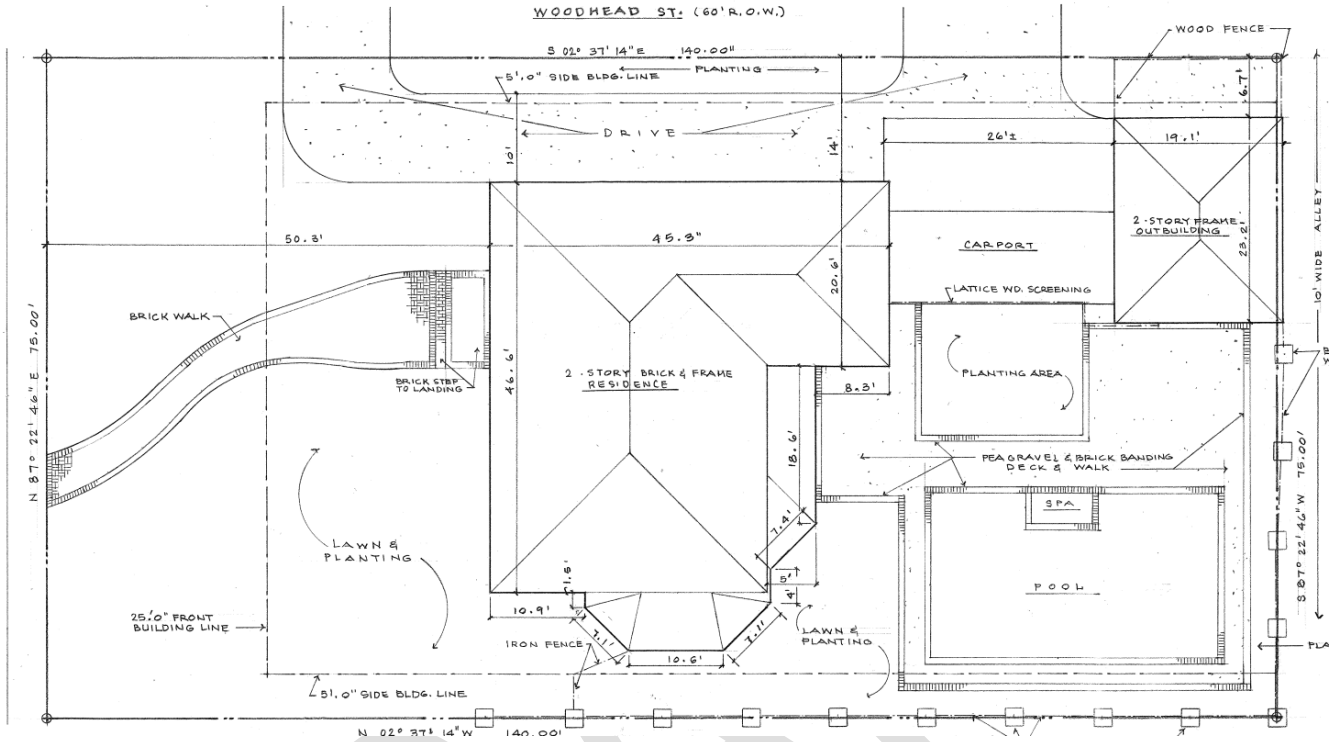


PROPOSED

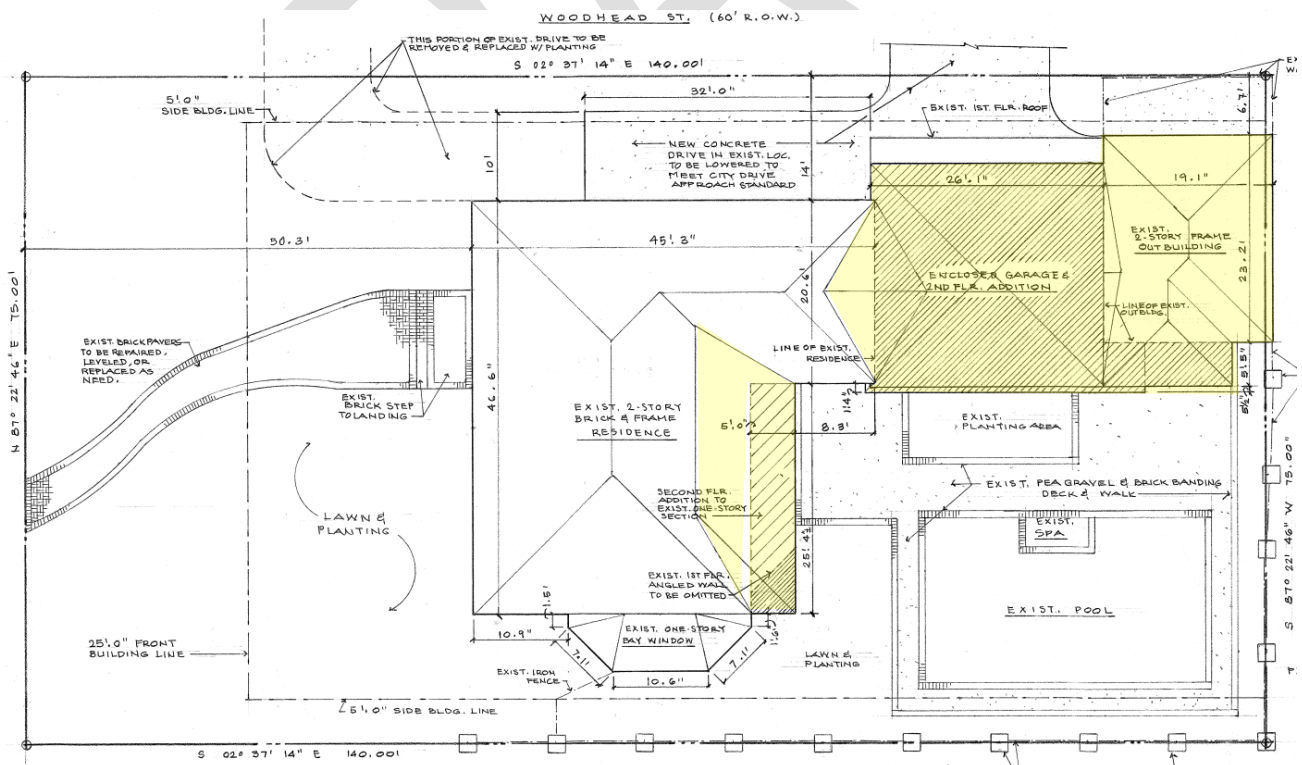




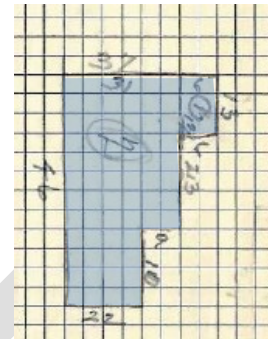
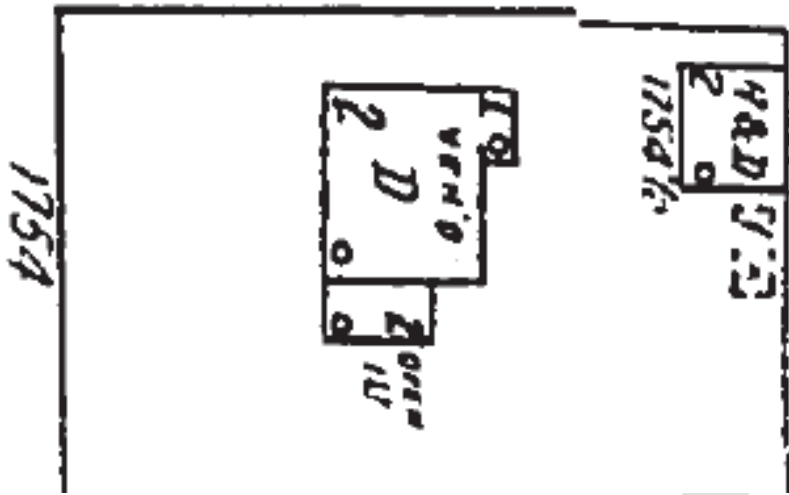
SITE PLAN EXISTING



PROPOSED



HISTORIC FOOTPRINT/SANBORNS



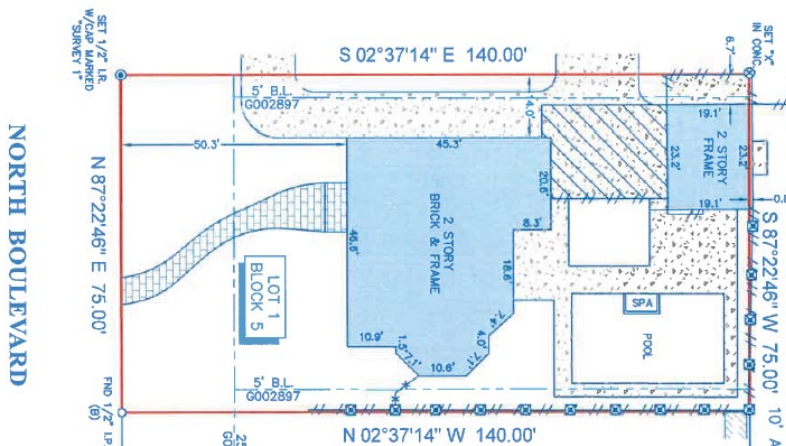
Archive document c. 1930

AGENT COMMENT:

Exhibit 2: 1754 North Boulevard on the 1924-Feb 1951 Sanborn Map, vol. 5, sheet 594. Two-story main house with two-story extension on E elevation (open at first floor, likely a porch) and a one-story extension on the rear of the house to the N, along the W elevation. Separate, two-story automobile and dwelling structure in the rear, NW corner of the corner lot. All structures with asbestos shingled roofs.

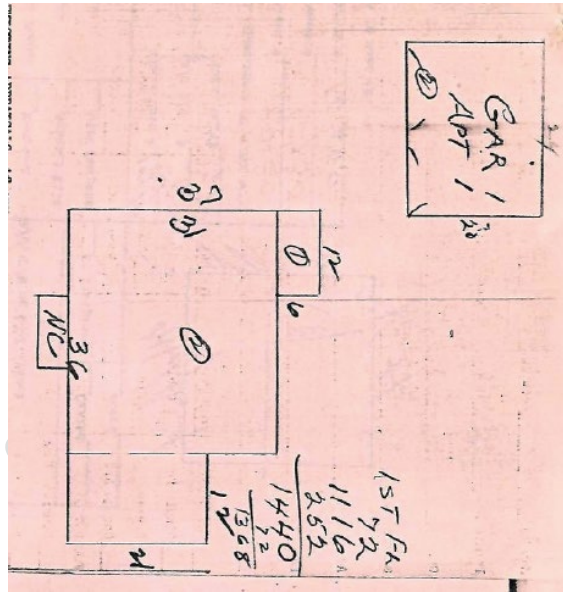
CURRENT SURVEY

WOODHEAD STREET
(60' R.O.W.)



ADDITION/ALTERATIONS

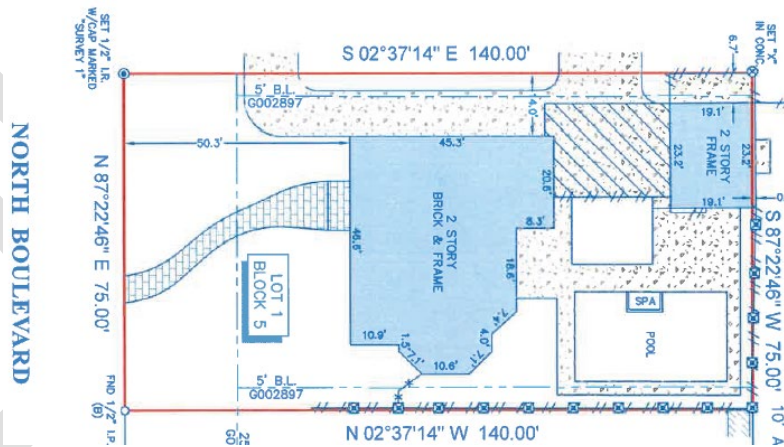
c.1970



Current damage located near c. 1970 addition

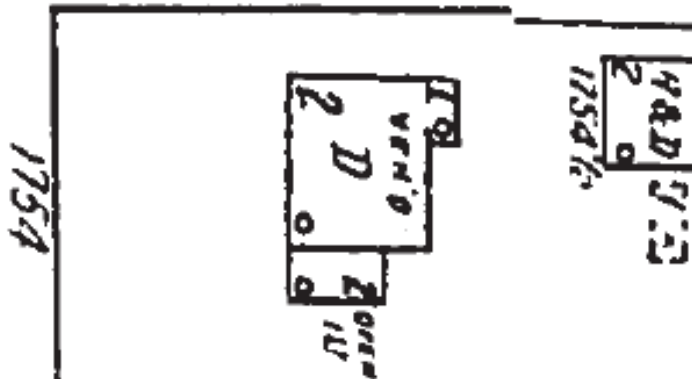
WOODHEAD STREET

(60' R.O.W.)

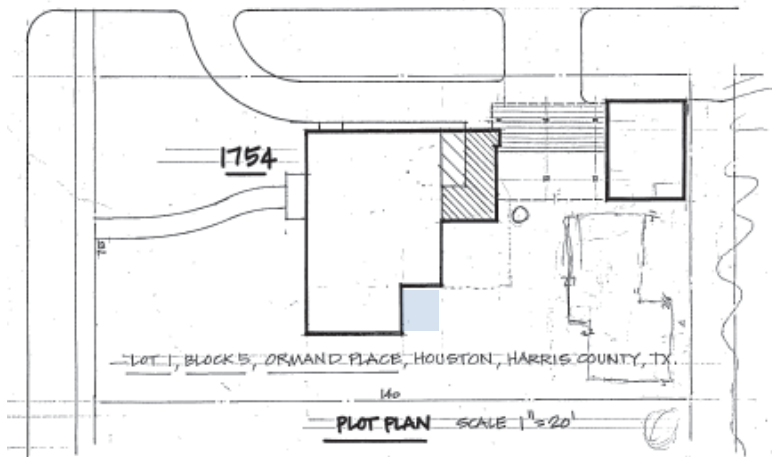


NORTH BOULEVARD

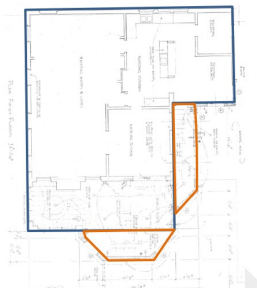
Sanborn map c. 1930



C1977 rear addition/carport



c. 1988

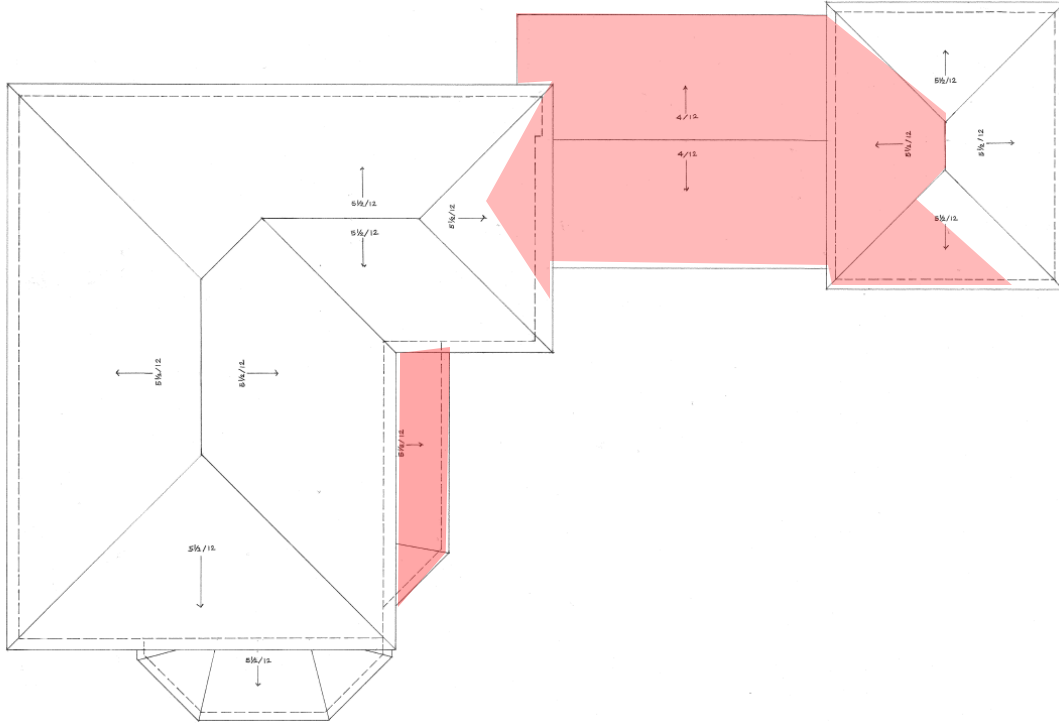


Agent comment:

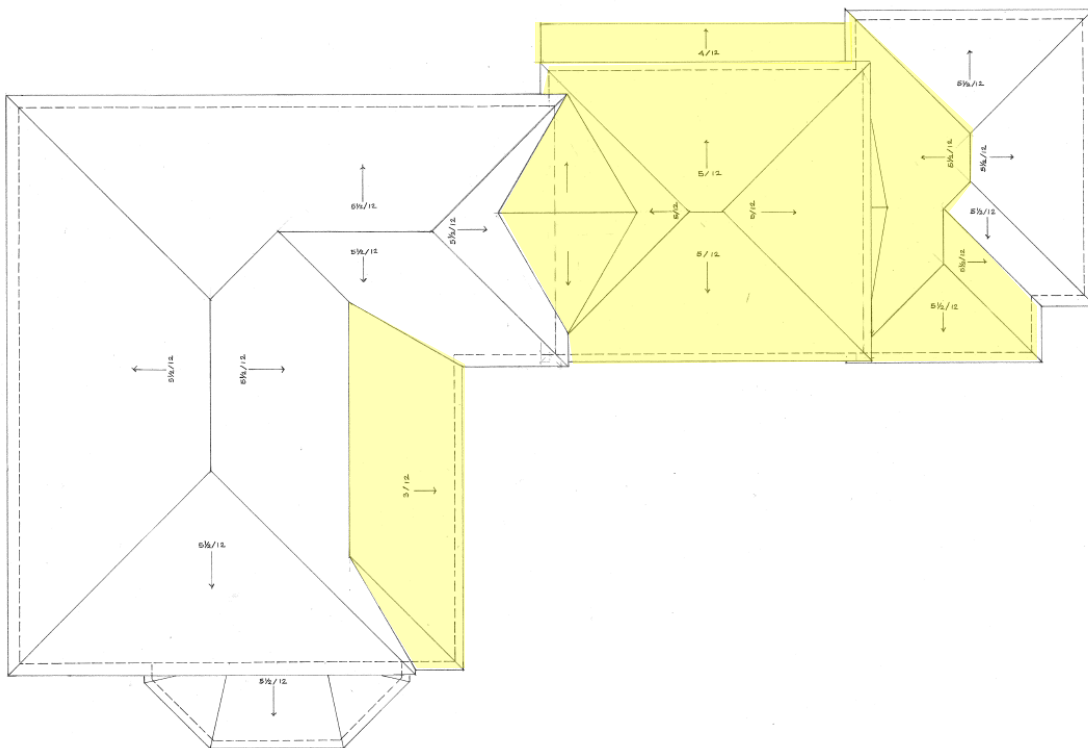
Exhibit 7: April 1988 first and second floor plans and details of 1754 North Boulevard main house by architect W. Robert Singleton, Jr., AIA. Plans depict second-story addition to rear, N elevation, angled first-floor gallery addition to rear, N elevation, and one-story bay window additoin to E elevaiton.



ROOF PLAN
EXISTING



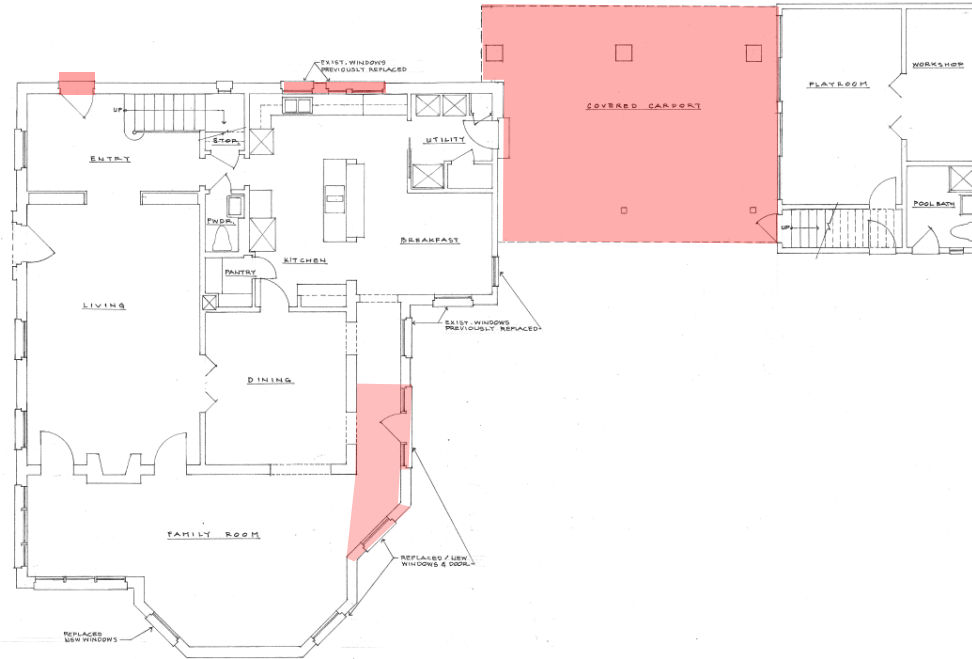
PROPOSED



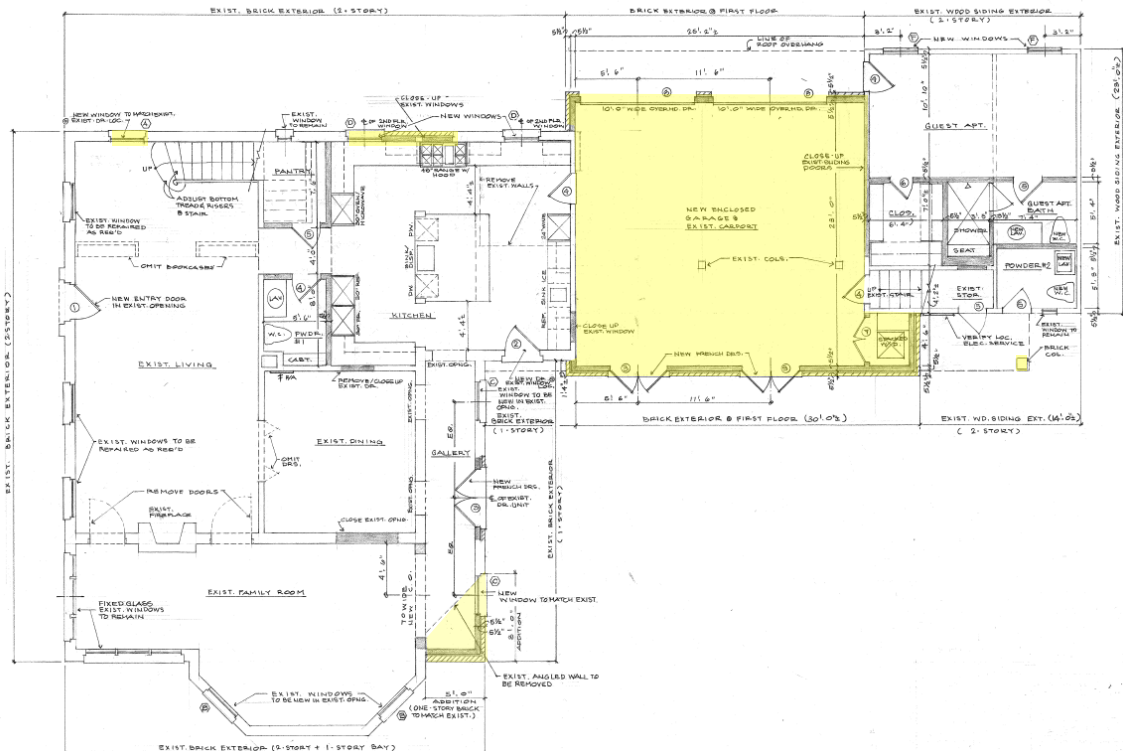


FIRST FLOOR PLAN

EXISTING



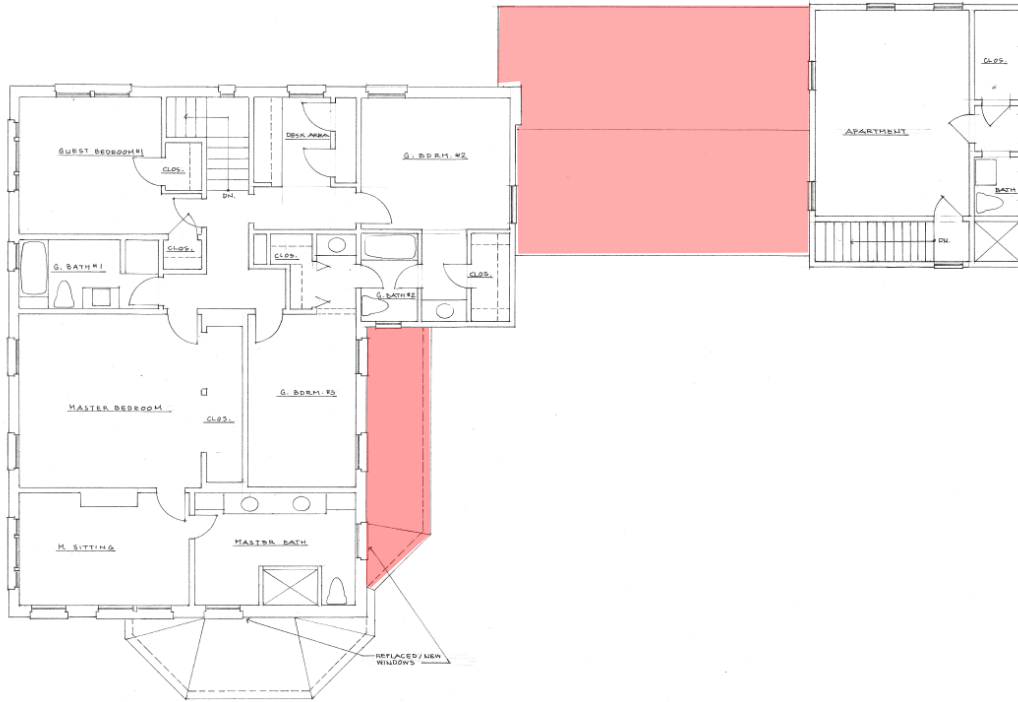
PROPOSED



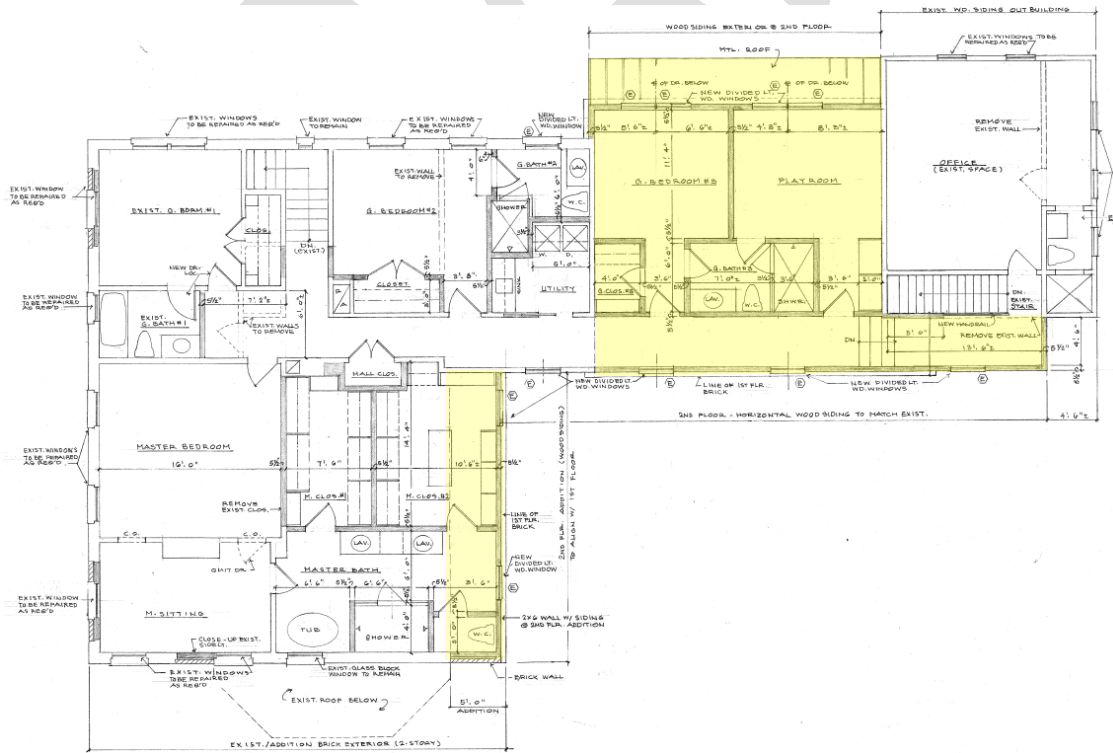


SECOND FLOOR PLAN

EXISTING



PROPOSED



CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
B1	Wood composite	8/8	DH	3'-4" x 5'-2"	Recessed/Inset	Replacement	No
A1	Wood or wood composite	DOOR	DOOR	unknown	n/a	Non-original door	No
D1	vinyl or aluminum	6/6	DH	2'-10" x 4'-8"	Recessed/Inset	Replacement	No
G1	vinyl or aluminum	1	Fixed	unknown	Recessed/Inset	Non-original window	No
D2	vinyl or aluminum	6/6	DH	2'-10" x 4'-8"	Recessed/Inset	Replacement	No
E1	n/a	n/a	n/a	n/a	n/a	No window here currently.	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
B1	Window is not original. It is likely from a 1988 renovation.
A1	The side door along the west elevation is not original. It is likely from a 1977 renovation.
D1	This window on the west elevation is not original. It is from a 1977 renovation.
G1	This window and window opening on the west elevation are not original - added during 1977 renovation.
D2	This window on the west elevation is not original. It is from a 1977 renovation.
E1	This portion of the west elevation is a 1977 expansion of the house. We propose to insert a window at the NW corner.

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>	
B1	Wood	8/8	DH	3'-4" x 5'-2"	Recessed/Inset	Kolbe	east elevation
A1	Wood	8/8	DH	3'-4" x 6'-6"	Recessed/Inset	Kolbe	west elevation
D1	Wood	6/6	DH	2'-10" x 4'-8"	Recessed/Inset	Kolbe	west elevation
G1	n/a	n/a	n/a	n/a	n/a	n/a	No replacement - only removal.
D2	Wood	6/6	DH	2'-10" x 4'-8"	Recessed/Inset	Kolbe	west elevation
E1	Wood	6/6	DH	3' x 5'-2"	Recessed/Inset	Kolbe	west elevation

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

WINDOW PROPOSAL

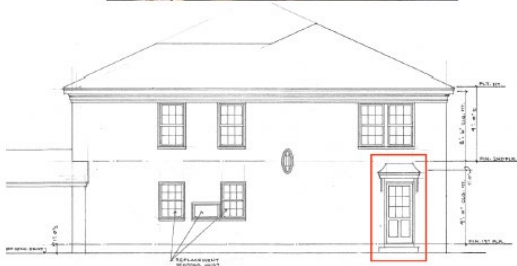
B1 - EXISTING: Wood composite, simulated divided light replacement window (part of non-original bay window) on the east elevation, as seen from North Boulevard.



B1 - REPLACEMENT: To be replaced with new wood window made to match the original wood windows found on the front façade (and east and west elevations on the second story). The vendor is Kolbe. Specs can be found in attached PDF and dimensions can be found on the window worksheet and window schedule.

WINDOW PROPOSAL- CONVERT DOOR TO WINDOW – ENLARGE OPENING?

A1 – EXISTING: Non-original door on west elevation facing Woodhead Street. Likely added during 1977 renovation. Brick course above door does not match brick coursework above original windows. Door is 1.33 inches thick.



A1 – REPLACEMENT: To be replaced with new wood window made to match the original wood windows found on the front façade. The vendor is Kolbe. Specs can be found in attached PDF and dimensions can be found on the window worksheet and window schedule.



WINDOW PROPOSAL- alter existing door opening, replace with window to match front facade



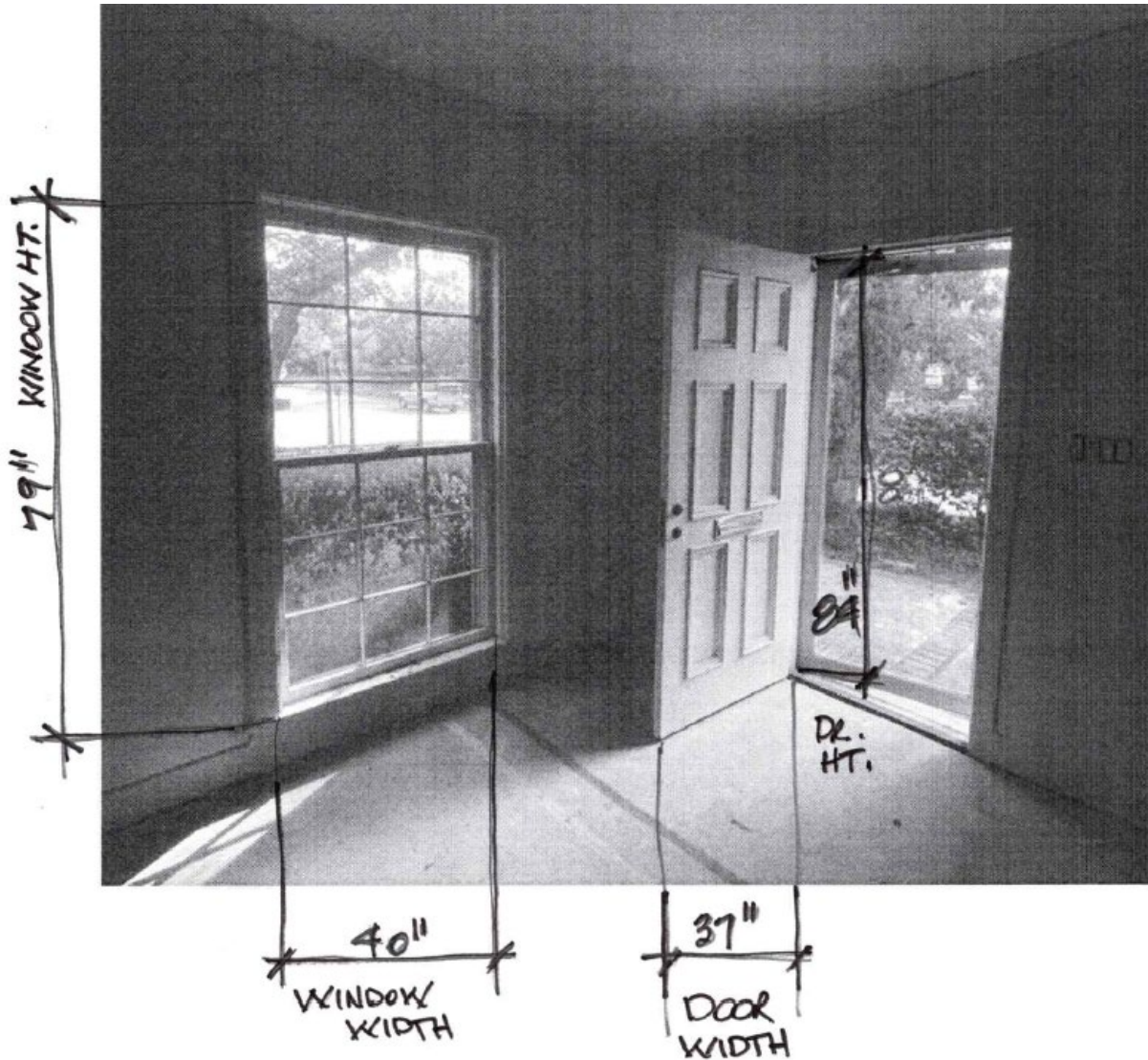
Top of existing side door entryway, may have been window



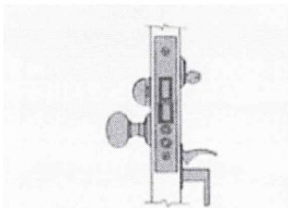
Vertical Brickwork on front facade windows:



Side Door/Front Window measurements:



2:29



← MORTISE BOX

10/11/2022
BLACKBULL

Baldwin 6321 Handed Residential Entrance Emergency Egress Mortise Lock with 2-1/2" Backset

5.0/5 ★★★★★ (1) User reviews

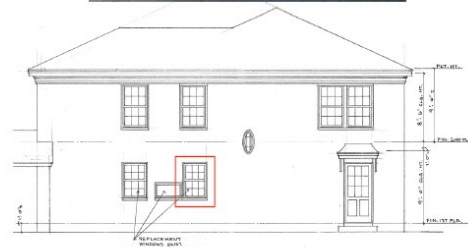
Color: Any Color



HandleSets.com
Baldwin 6321.R Right Handed Residential...

WINDOW PROPOSAL: non-original openings, see below interior photo.

D1 - EXISTING: Non-original window on west elevation facing Woodhead Street. Added during 1977 renovation of kitchen.



D1 - REPLACEMENT: To be replaced with new wood window made to match the original wood windows found on the front façade. The vendor is Kolbe. Specs can be found in attached PDF and dimensions can be found on the window worksheet and window schedule.

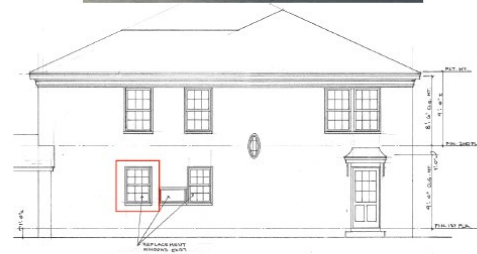


G1 - EXISTING: Non-original window on west elevation facing Woodhead Street. Added during 1977 renovation of kitchen.



G1 - REPLACEMENT: Window only to be removed - no replacement.

D2 - EXISTING: Non-original window on west elevation facing Woodhead Street. Added during 1977 renovation of kitchen.



D2 - REPLACEMENT: To be replaced with new wood window made to match the original wood windows found on the front façade. The vendor is Kolbe. Specs can be found in attached PDF and dimensions can be found on the window worksheet and window schedule.

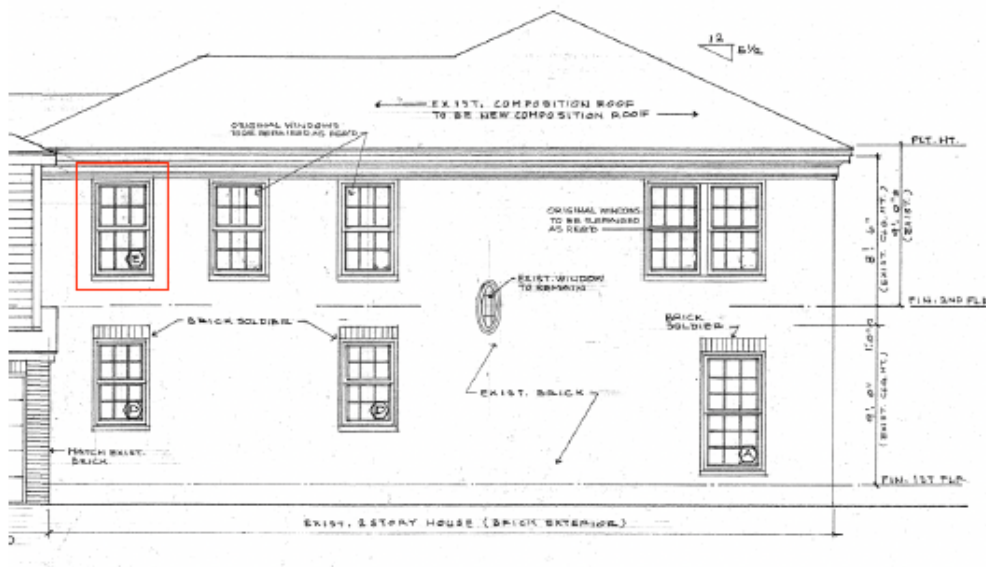
WINDOW PROPOSAL - SALVAGED FROM REAR OR ELEVATION NEW WINDOW (NON-HISTORIC PORTION/ADDITION)

E1 - EXISTING: Window inserted into the non-original portion of second story. This portion of the house was added in 1977.



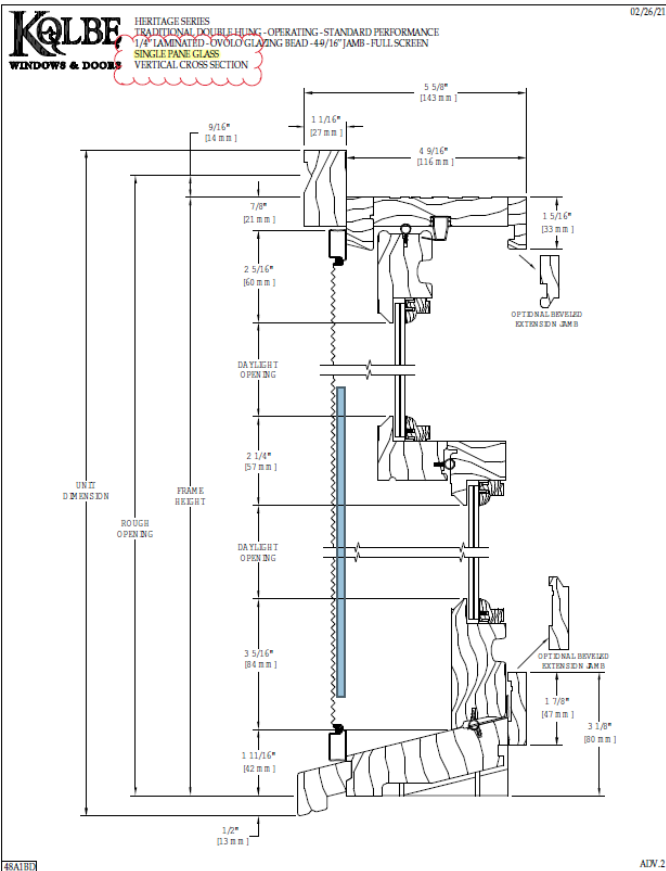
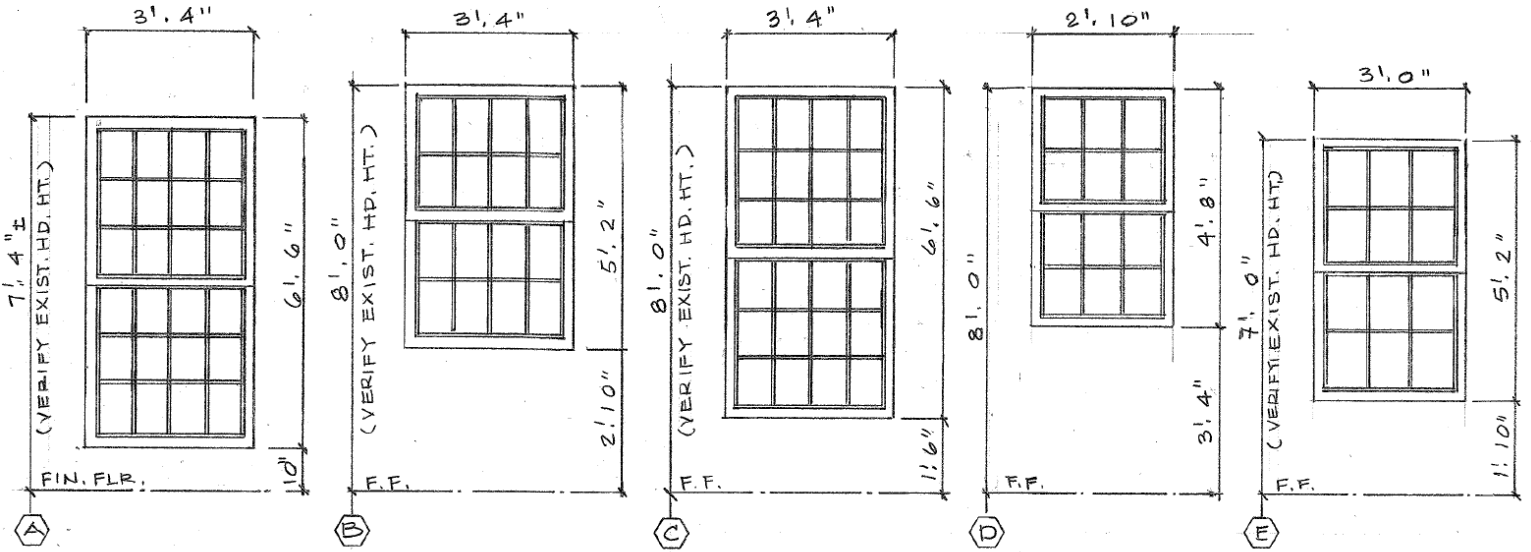
E1 - REPLACEMENT: If possible, the window inserted into this new window opening will be an original wood window salvaged from a rear elevation (not visible from the street). The rear elevation is to be altered (expanded) therefore the window can be removed and placed in this new location. The window will be the same dimensions as the other original windows on this west elevation on the second story.

Another alternative is to add a new wood window from the window manufacturer Kolbe. This window will be made to match the original windows. Specs can be found in attached PDF and dimensions can be found on the window worksheet and window schedule.

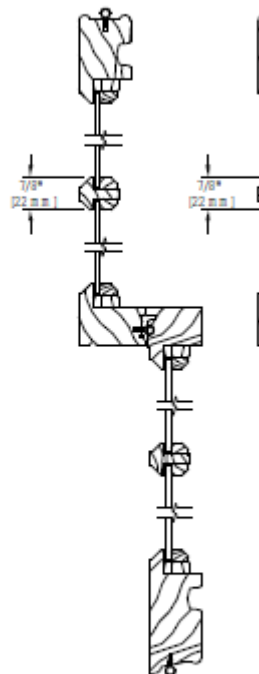


WINDOW SCHEDULE

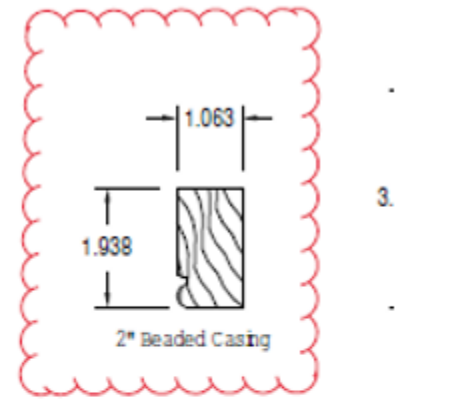
SCALE: 3/8" = 1'-0"



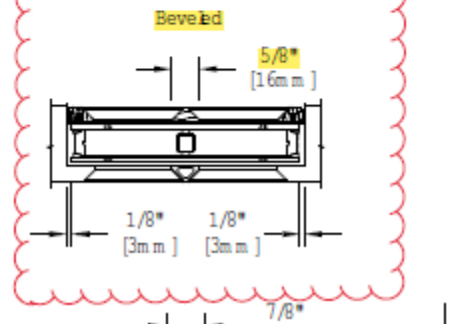
KOLBE HERITAGE SERIES TRUE DIVIDED LITE
WINDOWS & DOORS SINGLE AND DOUBLE TRUE DIVIDED LITE



7/8" BEVELED TOL
SINGLE PANE GLASS



KOLBE HERITAGE SERIES PERFORMANCE DIVIDED LITE
WINDOWS & DOORS DOUBLE PANE GLASS

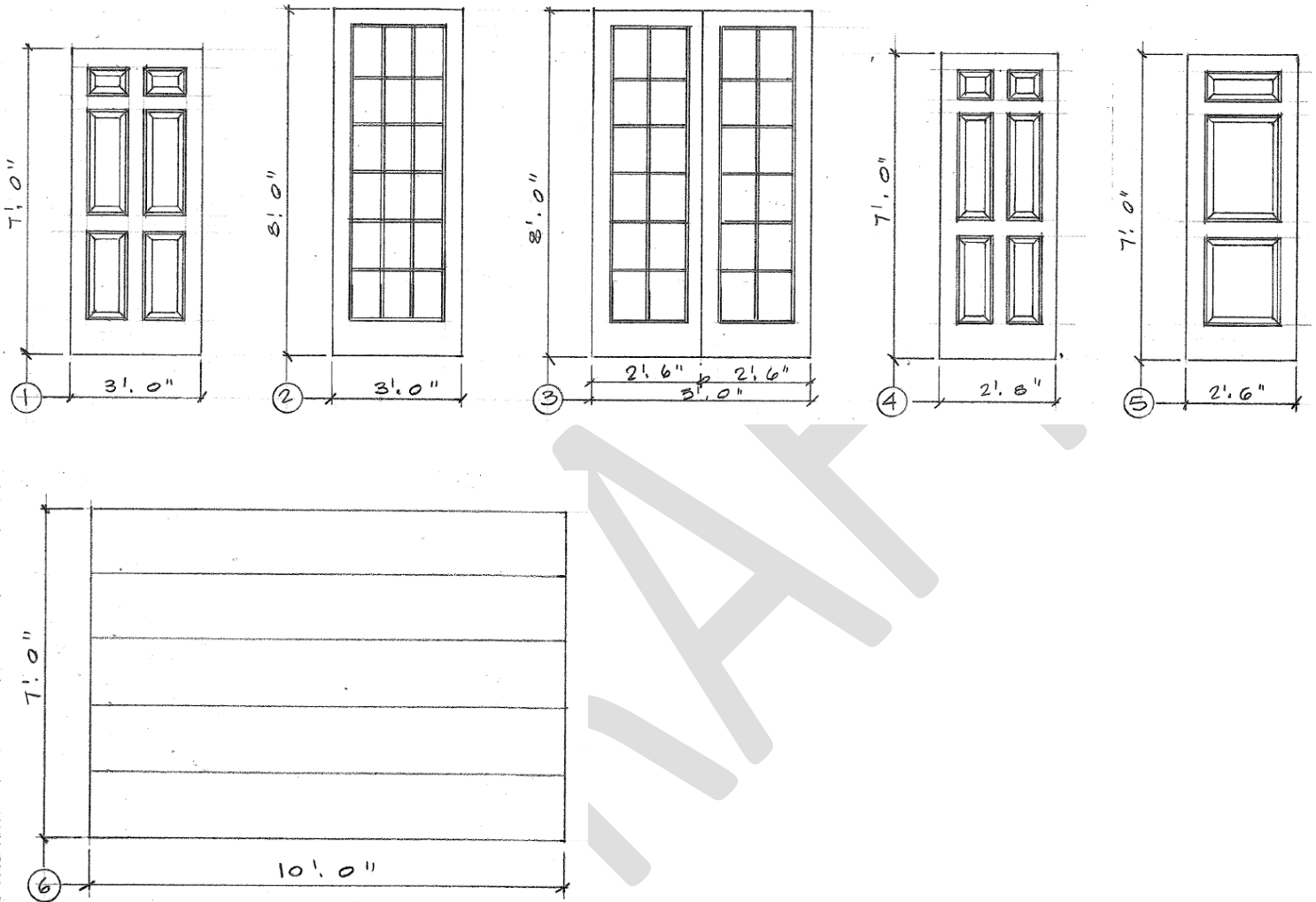


DOOR SCHEDULE

PROPOSED

DOOR SCHEDULE

SCALE: 3/8" = 1'-0"



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: 1754 NORTH BLVD.

Lot Size (Total Sq Ft): 10,500 SQ.FT.

General Addition Info:

Lot Dimensions (W X L): 75'-0" X 140'-0"

Existing stories*	<u>TWO</u>	Proposed addition stories*	<u>TWO</u>
Existing max ridge height*	<u>27'-6"</u>	Proposed max ridge height*	<u>24'-0"</u>
Existing max eave height*	<u>20'-0"</u>	Proposed max eave height*	<u>19'-6"</u>

Square Footage/Lot Coverage:

	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building [HCAD]* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	<u>4,409 S.F.</u>	<u>25 S.F.</u>	<u>4434 S.F.</u>
Detached Garage, Garage Apt or Accessory Building Square Footage	<u>565 S.F.</u>	<u>-</u>	<u>565 S.F.</u>
<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* =		<u>4,999 S.F.</u>

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	<u>-</u>	<u>-</u>	<u>N</u>
South*	<u>25'-0"</u>	<u>25'-0"</u>	<u>N</u>
East*	<u>5'-0"</u>	<u>5'-0"</u>	<u>Y</u>
West*	<u>5'-0"</u>	<u>5'-0"</u>	<u>N</u>

Max Width/Depth & Inset:

	Existing	Proposed/New *do not include existing	= End Result/Total
Max Width*	<u>53'-0"</u>	<u>7'-0"</u>	<u>60'-0"</u>
Max Depth*	<u>45'-3"</u>	<u>26'-0"</u>	<u>71'-3"</u>

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)*	<u>1'-3"±</u>	<u>GRADE</u>
Type*	<u>PIER/BM</u>	<u>SLAB/GRADE</u>
Material*	<u>WOOD</u>	<u>CONCRETE</u>

Roof:

	Existing	Proposed/New Addition
Pitch*	<u>5 1/2 / 12</u>	<u>5 / 12</u>
Style*	<u>HIP</u>	<u>HIP</u>
Material*	<u>COMP. SHINGLE</u>	<u>COMP. SHINGLE</u>

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material*	<u>BRICK SIDING</u>	<u>BRICK SIDING</u>
Primary Siding Width Reveal	<u>6"±</u>	<u>6"±</u>
Skirting Material	<u>BRICK</u>	<u>BRICK</u>
Soffit Material	<u>WOOD</u>	<u>WOOD</u>
Fascia Material	<u>WOOD</u>	<u>WOOD</u>

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

Porch Details:

	Existing	Proposed/New Addition
Eave Height		
Width		
Depth		
Decking Material		
Pier/Base Material		
Column Material		
Step Material		
Railing Height		
Railing Material		

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>

Ormond Place Civic Association

8-24-2022

Martha Bute
Bute King Architects
4605 Post Oak Place Drive #140
Houston, Texas 77027-9744

Ref: 1754 North Blvd
Plans Dated 8/1/22
Revised 8/8/22

Dear Martha,

We have reviewed the above plan for construction at 1754 North Blvd and based on those plans we have no objection to the proposed construction.

Please let us know if you have any questions or require further assistance.

Sincerely,



Sam Bowen
President