

CERTIFICATE OF APPROPRIATENESS

Application Date: December 16, 2024

Applicant: Haley A. McGrath, agent for Julia D. Stallcup, owner

Property: 1323 South Blvd, Lot 3, Broadacres Neighborhood Subdivision. The property includes a historic 4,034 square foot, two-story single-family residence and a 1,507 detached garage situated on a 56,640 square foot (236' x 240') interior lot.

Significance: Contributing Federal style residence, constructed circa 1923, located in the Broadacres Historic District.

Proposal: Alteration – Addition, Windows

1323 South Blvd was originally constructed in 1923 by Birdsall Briscoe. An addition was done in the 1970's to include a carport, an extension of the existing quarters, and existing main structure (see pg. 24-28 for BLA). Many of the original 1923 windows have been replaced or infilled with brick.

The applicant proposes to restore the front and side elevations back to the original 1923 design intent. An addition will be built on the rear of the residence, drawing inspiration from the original 1923 Birdsall Briscoe design intent (see pg. 20-23). The scope of work includes the following:

- Rear Addition
o Two-story addition connected to the historic portion of the main house by a one-story hyphen extending to the rear of the lot. Original corners of the historic portion are maintained.
o Square Footage:
- Main House:
- First Floor: 4,034 + 1,834 (proposed) = 5,868 sqft
- Second Floor: 2,579 + 1,149 (proposed) = 3,728 sqft
- Total = 9,596 sqft
- Detached Garage: Details on separate application (HP2024_0345).
o Details:
- Cladding: match existing; brick veneer, stucco skirting.
- Foundation: structural slab
- Roof: 7:12 pitched, metal and slate
- Max Ridge Height:
- Existing: 32'-7 1/2"; Proposed: 32'-7 1/2"
- Max Eave Height:
- Existing: 22'-6"; Proposed: 22'-6"
o Windows:
- Wood; restore all windows back to original per historic documentation. See window worksheet on pg. 17 for restoration and/or replacement details. ***
- One new window to be added to west (right) elevation on first floor for contemporary use of an interior office.
- Two new windows to be added to the east (left) elevation on the first floor for contemporary use of a family room.
o Attachment A - Supporting Documentation: pg. 18-29
- HOA Letter of Support pg. 19
- Original Drawings – Briscoe & Dixon 1923 pg. 20-23
- BLA Documentation pg. 24-28
- 3D Perspectives pg. 29

Civic Association: The Broadacres Architectural Committee approves of the proposed design. See attachment on pg. 19.

Recommendation: Approval

HAHC Action: -

staff report is subject to change before final draft

APPROVAL CRITERIA

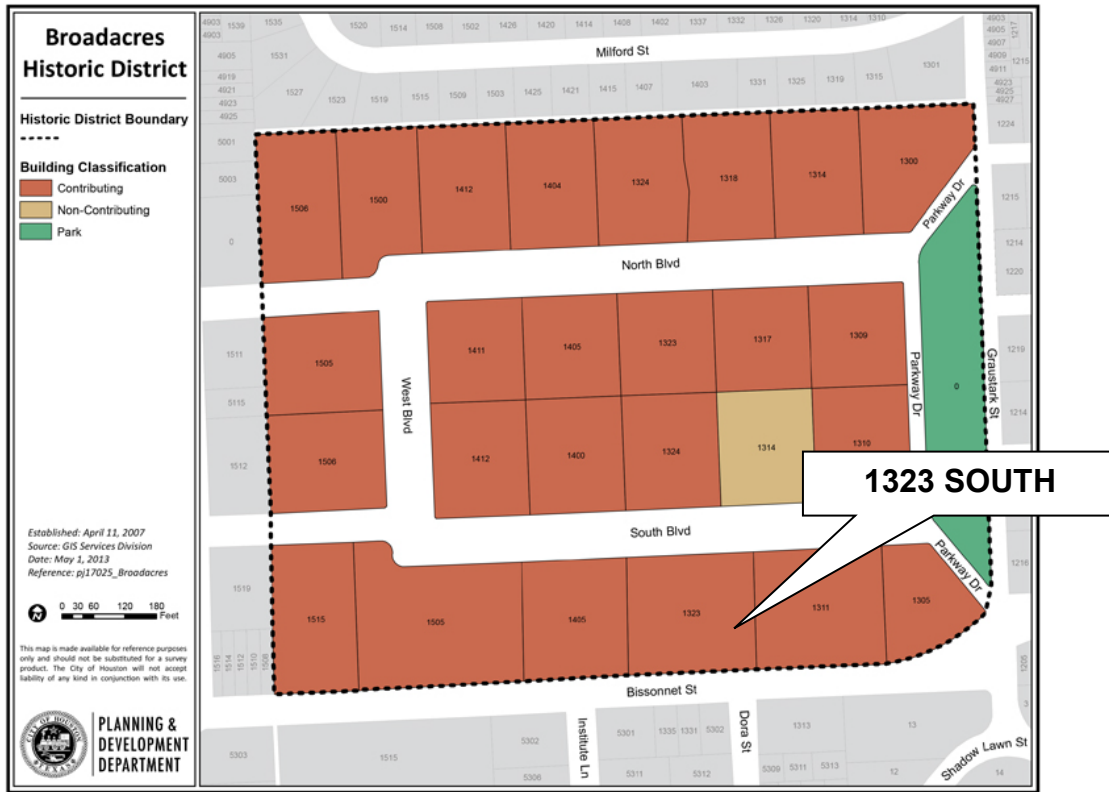
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 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.

DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS

NORTH (FRONT) ELEVATION



Front elevation to be restored to be restored per original drawings. All windows on the residence will be restored and/or replaced, front door to be replaced, and columns brought back to reflect the 1923 design intent.

SOUTH (REAR) ELEVATION



Rear elevation to remove additions from the 1970s and bring back original design intent. New addition will connect to the main portion of the house with a one-story hyphen and extend towards the rear of the lot.

SOUTHEAST (REAR LEFT CORNER) ELEVATION

Location of the connection between the historic house and the addition.

1970s addition to be removed. Original rear design intent to be restored.



EAST (LEFT) ELEVATION

Many of the original 1923 windows have been replaced or infilled with brick over the years. The applicant proposes to restore all windows to reflect the original 1923 design intent.

The applicant proposes to add windows on either side of the chimney for contemporary use and symmetry of the overall design.



NORTHWEST (FRONT RIGHT CORNER) ELEVATION

Many of the original 1923 windows have been replaced or infilled with brick over the years. The applicant proposes to restore all windows to reflect the original 1923 design intent.

The applicant proposed to add a new window here for contemporary use of an office and symmetry of the overall design.



CONTEXT AREA (ON EITHER SIDE OF PROPERTY)

1311 SOUTH BLVD

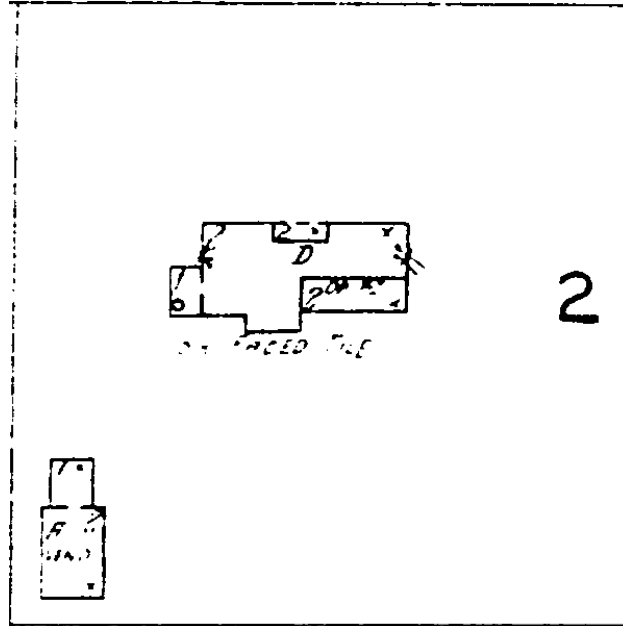
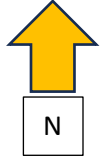


1405 SOUTH BLVD



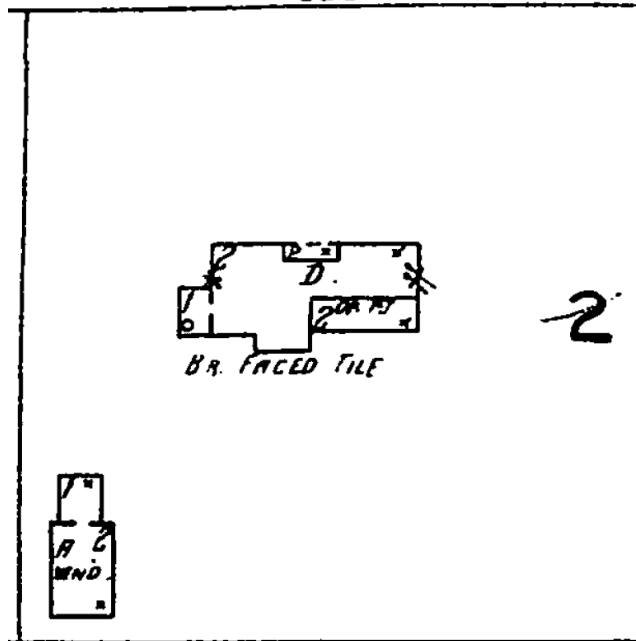
HISTORIC DOCUMENTATION

1924 SANBORN



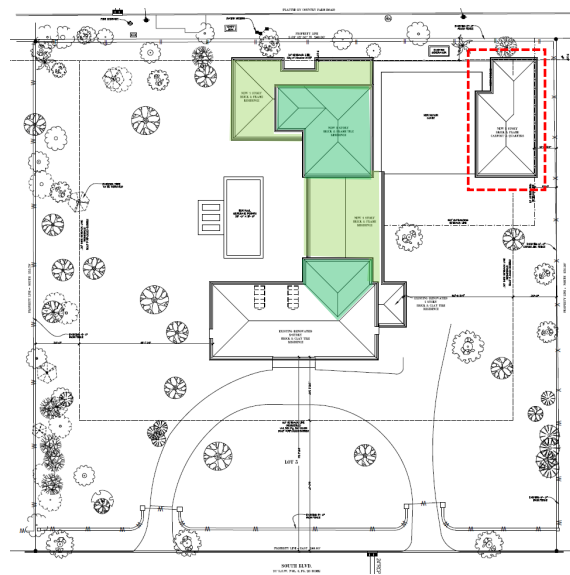
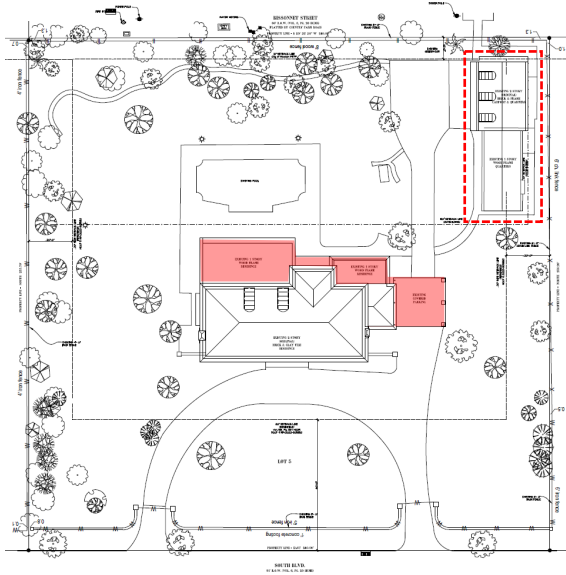
1925 SANBORN

21
323



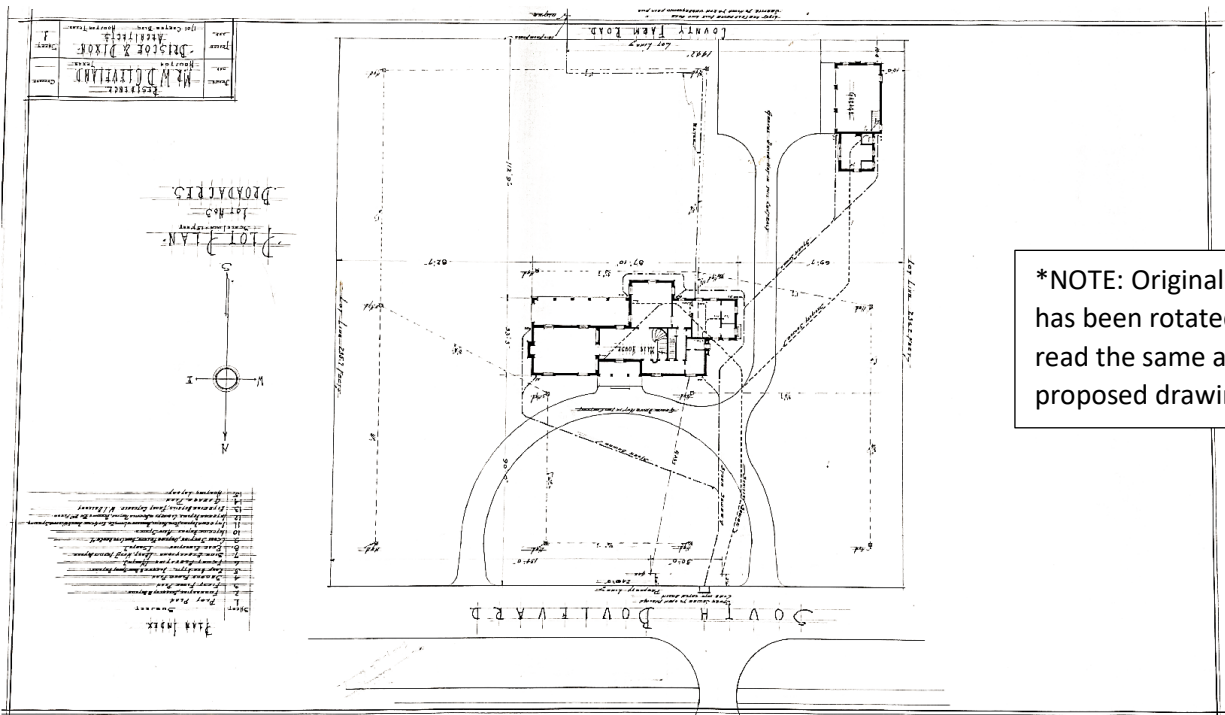
SITE PLAN

EXISTING PROPOSED



Detached Garage: Details on separate application (HP2024_0345).

ORIGINAL SITE PLAN – BRISCOE AND DIXON 1923

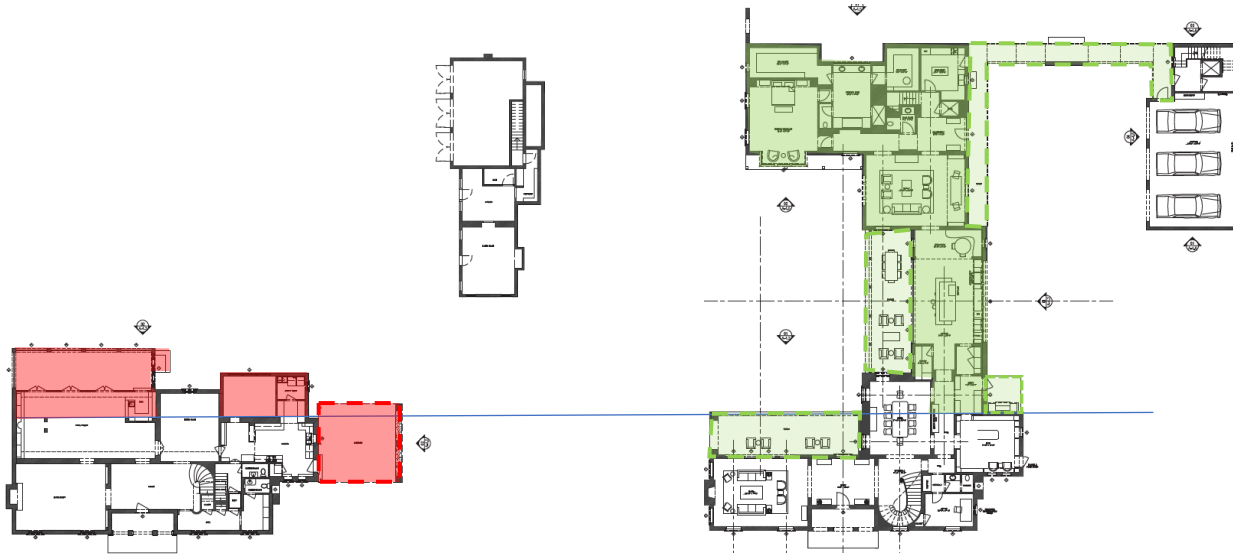


*NOTE: Original drawing has been rotated to read the same as proposed drawings.

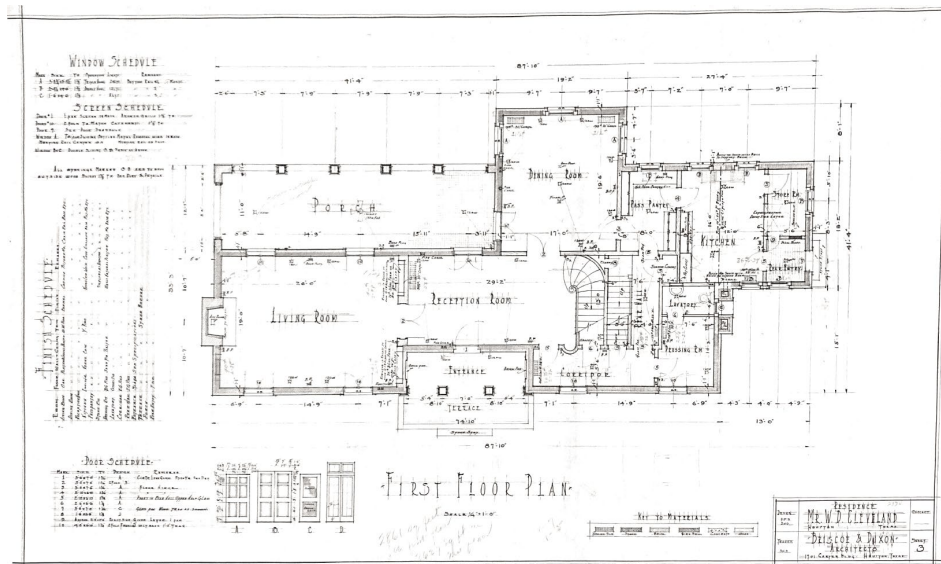
FIRST FLOORPLAN

EXISTING

PROPOSED



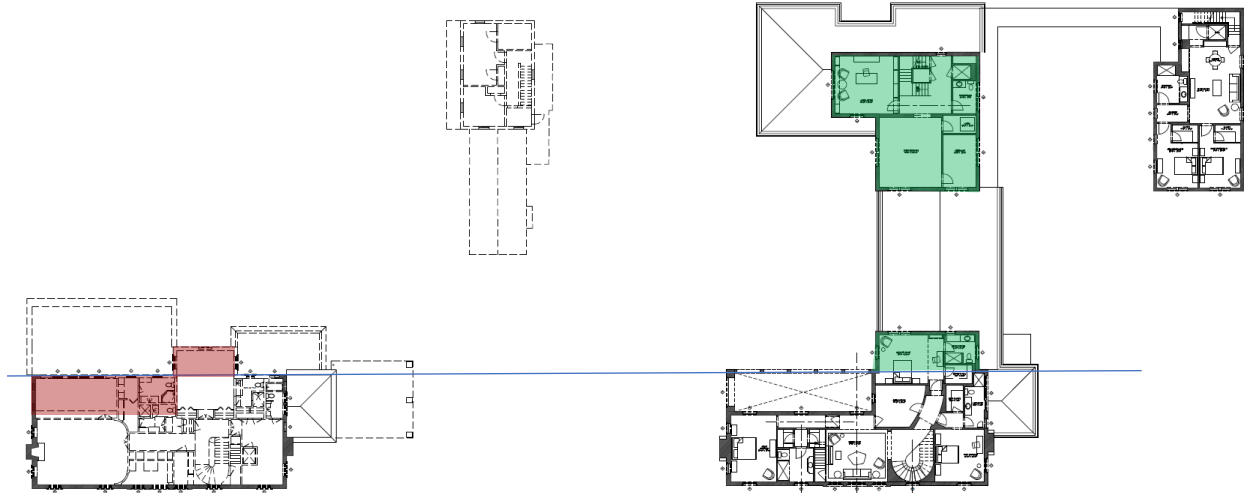
ORIGINAL FIRST FLOORPLAN – BRISCOE AND DIXON 1923



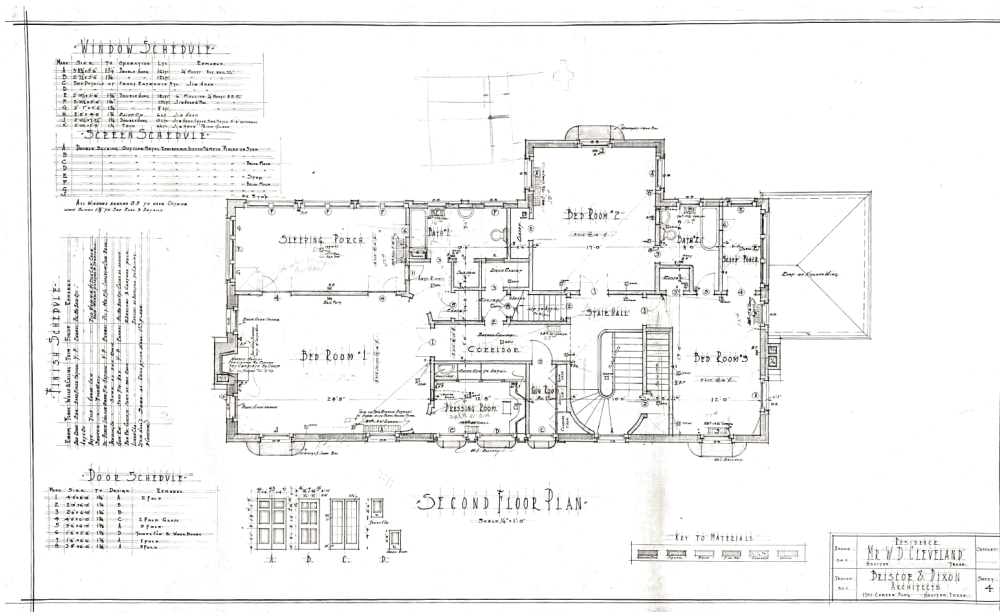
SECOND FLOORPLAN

EXISTING

PROPOSED



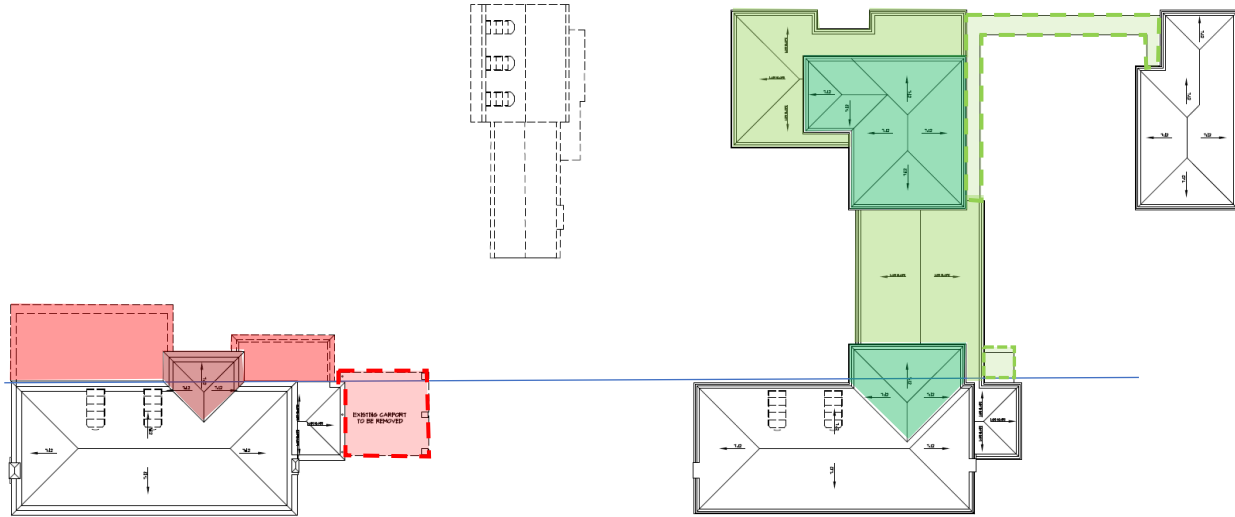
ORIGINAL SECOND FLOORPLAN – BRISCOE AND DIXON 1923



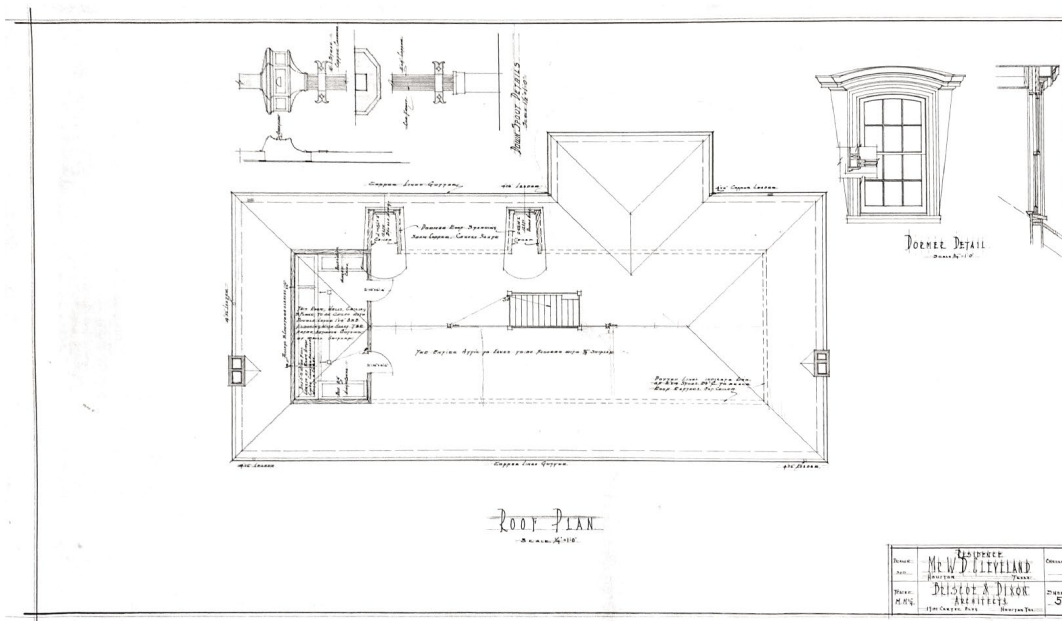
ROOFPLAN

EXISTING

PROPOSED

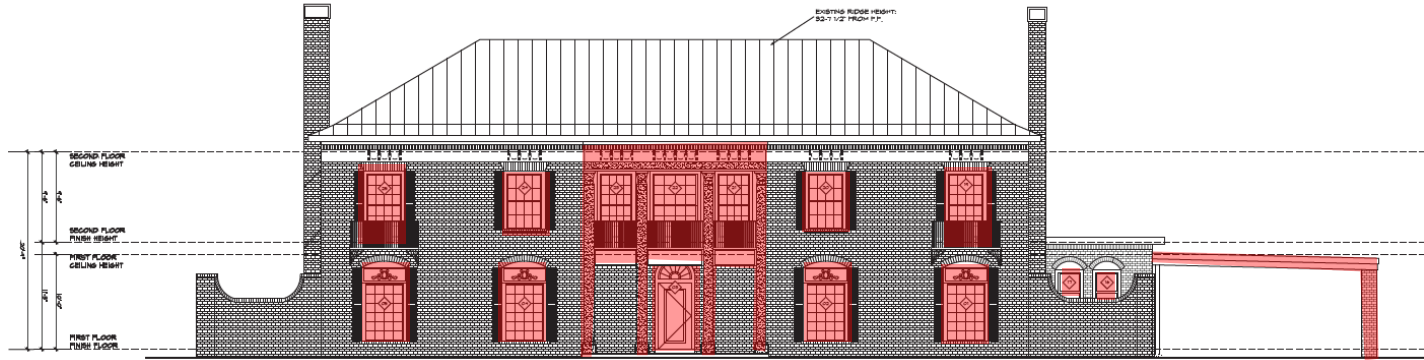


ORIGINAL ROOFPLAN – BRISCOE AND DIXON 1923



NORTH (FRONT) ELEVATION

EXISTING



ORIGINAL DRAWING – BRISCOE & DIXON 1923



PROPOSED



WEST (RIGHT) ELEVATION

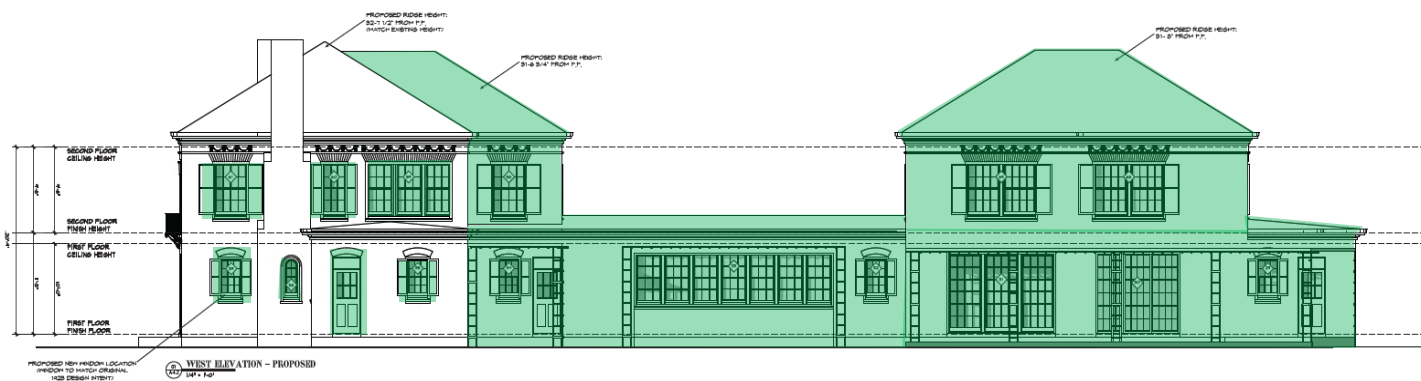
EXISTING



ORIGINAL DRAWING – BRISCOE & DIXON 1923



PROPOSED



SOUTH (REAR) ELEVATION

EXISTING



PROPOSED (HISTORIC PORTION WITHOUT ADDITION)



PROPOSED (WITH ADDITION)



EAST (LEFT) ELEVATION

EXISTING



ORIGINAL DRAWING – BRISCOE & DIXON 1923



PROPOSED

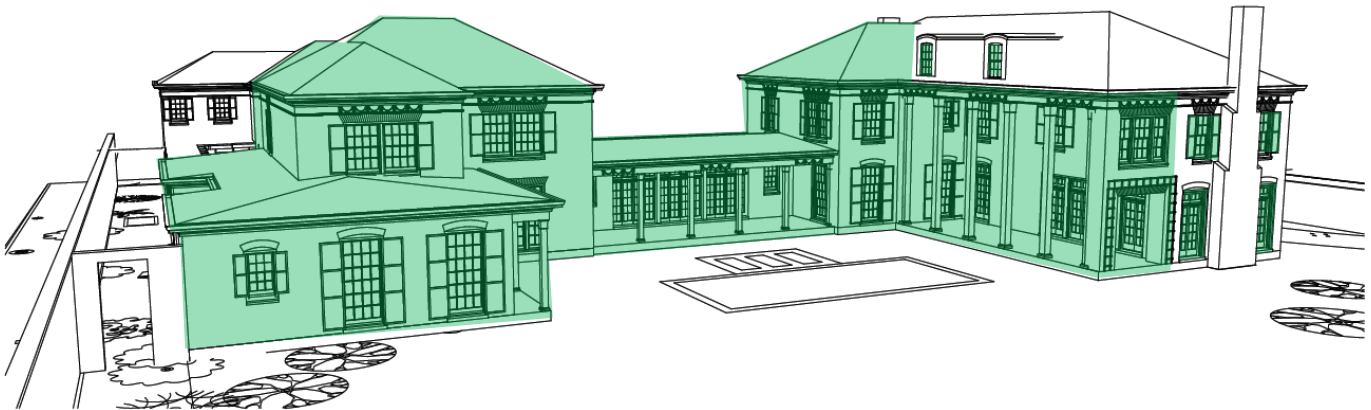


3D PERSPECTIVES

NORTHWEST (FRONT/RIGHT FACING TOWARDS THE REAR)



SOUTHEAST (REAR/LEFT FACING INTO BACKYARD)



WINDOW WORKSHEET

EXISTING

EXISTING							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Existing Main House First Floor:							
1	wood	4w, 6h	fixed	4'-0" x 6'-0"	inset	replacement	to be restored to match 1923 drawings
2	wood	4w, 6h	fixed	4'-0" x 6'-0"	inset	replacement	to be restored to match 1923 drawings
3	wood	decorative	fixed	3'-6" x 1'-6" arched	recessed	original	yes
4	wood	4w, 6h	fixed	4'-0" x 6'-0"	inset	replacement	to be restored to match 1923 drawings
5	wood	4w, 6h	fixed	4'-0" x 6'-0"	inset	replacement	to be restored to match 1923 drawings
6	wood	n/a	fixed	8'-4" x 6'-0"	inset	previous addition	no
7	wood	n/a	fixed	8'-4" x 6'-0"	inset	previous addition	no
8	wood	n/a	fixed	8'-4" x 6'-0"	inset	previous addition	no
9	wood	n/a	fixed	8'-4" x 6'-0"	inset	previous addition	no
10	wood	n/a	fixed	8'-4" x 6'-0"	inset	previous addition	no
11	wood	n/a	fixed w/ door	9'-10 1/2" x 8'-0"	inset	previous addition	no
12	wood	4w, 6h	fixed	4'-0" x 6'-0"	inset	replacement	no
13	wood	n/a	fixed	8'-10" x 5'-4"	inset	previous addition	no
14	wood	(2) 3w, 2h	double hung	2'-4 1/2" x 4'-0"	recessed	previous addition	no
15	wood	(2) 3w, 2h	double hung	2'-4 1/2" x 4'-0"	recessed	original	to be restored to match 1923 drawings
16	wood	(2) 3w, 2h	double hung	2'-4 1/2" x 4'-0"	recessed	original	to be restored to match 1923 drawings
17	wood	(2) 3w, 2h	double hung	2'-4 1/2" x 4'-0"	recessed	original	to be restored to match 1923 drawings
18	wood	(2) 3w, 2h	double - hung, arched	1'-6" x 4'-0"	recessed	original	to be restored to match 1923 drawings
Existing Main House Second Floor:							
19	wood	(2) 4w, 3h	double hung	3'-8" x 6'-6"	inset	replacement	to be restored to match 1923 drawings
20	wood	(2) 4w, 2h	double hung	3'-8" x 5'-6"	inset	replacement	to be restored to match 1923 drawings
21	wood	(2) 4w, 3h	double hung	3'-8" x 6'-6"	inset	replacement	to be restored to match 1923 drawings
22	wood	(2) 4w, 3h	double hung	4'-8" x 6'-6"	inset	replacement	to be restored to match 1923 drawings
23	wood	(2) 4w, 3h	double hung	3'-4" x 6'-6"	inset	replacement	to be restored to match 1923 drawings
24	wood	(2) 4w, 2h	double hung	3'-8" x 5'-6"	inset	replacement	to be restored to match 1923 drawings
25	wood	(2) 4w, 3h	double hung	3'-8" x 6'-6"	inset	replacement	to be restored to match 1923 drawings
26	wood	(2) 3w, 2h	double hung	2'-10" x 5'-6"	inset	replacement	to be restored to match 1923 drawings
27	wood	(2) 3w, 2h	double hung	2'-10" x 5'-6"	inset	replacement	to be restored to match 1923 drawings
28	wood	(2) 3w, 2h	double hung	2'-10" x 5'-6"	inset	replacement	no
29	wood	(2) 3w, 2h	double hung	8'-5" x 5'-6"	inset	replacement	no
30	wood	(2) 3w, 2h	double hung	2'-10" x 5'-6"	inset	replacement	no
31	wood	(2) 3w, 2h	double hung	2'-10" x 5'-6"	inset	replacement	no
32	wood	(2) 3w, 2h	double hung	2'-10" x 5'-6"	inset	replacement	no
33	wood	(2) 4w, 2h	double hung	3'-8" x 5'-6"	inset	replacement	no
34	wood	n/a	double hung	3'-8" x 5'-6"	inset	bricked over	no
35	wood	n/a	double hung	2'-6" x 5'-6"	inset	bricked over	no
36	wood	n/a	double hung	2'-6" x 5'-6"	inset	bricked over	no
37	wood	(2) 3w, 2h	double hung	8'-5" x 5'-6"	inset	replacement	to be restored to match 1923 drawings
38	wood	n/a	double hung	2'-7 1/2" x 5'-6"	inset	bricked over	to be restored to match 1923 drawings
39	wood	(2) 4w, 2h	double hung	3'-8" x 5'-6"	inset	replacement	to be restored to match 1923 drawings
Existing Main House Attic:							
40	wood	(2) 3w, 2h	double - hung	2'-8" x 4'-10"	inset	replacement	to be restored to match 1923 drawings
41	wood	(2) 3w, 2h	double - hung	2'-8" x 4'-10"	inset	replacement	to be restored to match 1923 drawings

PROPOSED

PROPOSED						
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor
Main House First Floor:						
1	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
2	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
3	wood	decorative	double - hung, arched	3'-6" x 1'-6"	recessed	t.b.d.
4	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
5	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
6	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
7	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
8	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
9	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
10	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
11	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
12	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
13	wood	(3) 4w, 2h	triple - hung	3'-8 3/4" x 8'-5 1/2"	recessed	t.b.d.
14	wood	(3) 4w, 2h	triple - hung	3'-8 3/4" x 8'-5 1/2"	recessed	t.b.d.
15	wood	(3) 4w, 2h	triple - hung	3'-8 3/4" x 8'-5 1/2"	recessed	t.b.d.
16	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
17	wood	2w & (2) 2w, 5h	(2) transom above & (4) french doors	8'-0" x 1'-5" & 8'-0" x 6'-10"	recessed	t.b.d.
18	wood	2w & (2) 2w, 5h	(2) transom above & (4) french doors	8'-0" x 1'-5" & 8'-0" x 6'-10"	recessed	t.b.d.
19	wood	2w & (2) 2w, 5h	(2) transom above & (4) french doors	8'-0" x 1'-5" & 8'-0" x 6'-10"	recessed	t.b.d.
20	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
21	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
22	wood	(3) 4w, 2h & (3) 2w, 2h	(3) triple - hung	8'-5 1/2" x 8'-5 1/2"	recessed	t.b.d.
23	wood	2w & (2) 2w, 5h	transom above & (2) french doors	4'-0" x 1'-5" & 4'-0" x 6'-10"	recessed	t.b.d.
24	wood	(3) 4w, 2h	bay window	13'-5" x 8'-5 1/2", 3'-3" x 8'-5 1/2"	recessed	t.b.d.
25	wood	(3) 4w, 2h	triple - hung	3'-8 3/4" x 8'-5 1/2"	recessed	t.b.d.
26	wood	(3) 4w, 2h	triple - hung	3'-8 3/4" x 8'-5 1/2"	recessed	t.b.d.
27	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
28	wood	1	clearstory	10'-6 1/2" x 1'-6"	recessed	t.b.d.
29	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
30	wood	(3) 4w, 2h	(3) triple - hung w/ integral door	9'-5" x 8'-5 1/2"	recessed	t.b.d.
31	wood	(3) 4w, 2h	(3) triple - hung w/ integral door	12'-2" x 8'-5 1/2"	recessed	t.b.d.
32	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
33	wood	(2) 3w, 2h	(7) double - hung	23'-0" x 4'-0"	recessed	t.b.d.
34	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
35	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
36	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
37	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
38	wood	(2) 3w, 2h	double - hung, arched	1'-6" x 4'-0"	recessed	t.b.d.
39	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.

**ATTACHMENT A:
SUPPORTING DOCUMENTATION**

HOA LETTER OF SUPPORT

BROADACRES ARCHITECTURAL COMMITTEE

-----Original Message-----

From: Kaitlyn Scheurich <kaitlyn.anne@me.com>

Sent: Monday, December 16, 2024 6:10 PM

To: Arslan, Yasmin - PD <Yasmin.Arslan@houstontx.gov>

Cc: Phoebe Tudor <Phoebe@tudorhome.net>; Rob Jones <texjones@swbell.net>; Cece Fowler <cecef@mac.com>

Subject: 1323 South Blvd

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Yasmin,

The Broadacres Architectural Committee approves the attached drawings for the historic renovation of 1323 South Blvd.

Dillon Kyle Architects has been in communication with the Broadacres Architectural Committee to review the 1323 South Blvd homeowners' vision of restoring the original architecture of the front facing facade as well as the expansion of the home.

We are grateful for this vision as the home's front facing facade has been altered from a design perspective. They are planning to remove windows that are not in keeping with the home and replacing the windows to match the original 1923 design intent. Note that they are wanting to add windows to the east elevation of the original home which I'm sure you will need to approve (noted on page 10). You will also see their demo plan, including the demolition of the carriage house which they believe has been altered over time.

We are grateful for Dillon Kyle's keen eye and the homeowner's vision of bringing this home back to its original glory.

Please let me know you received and if you would like to discuss further.

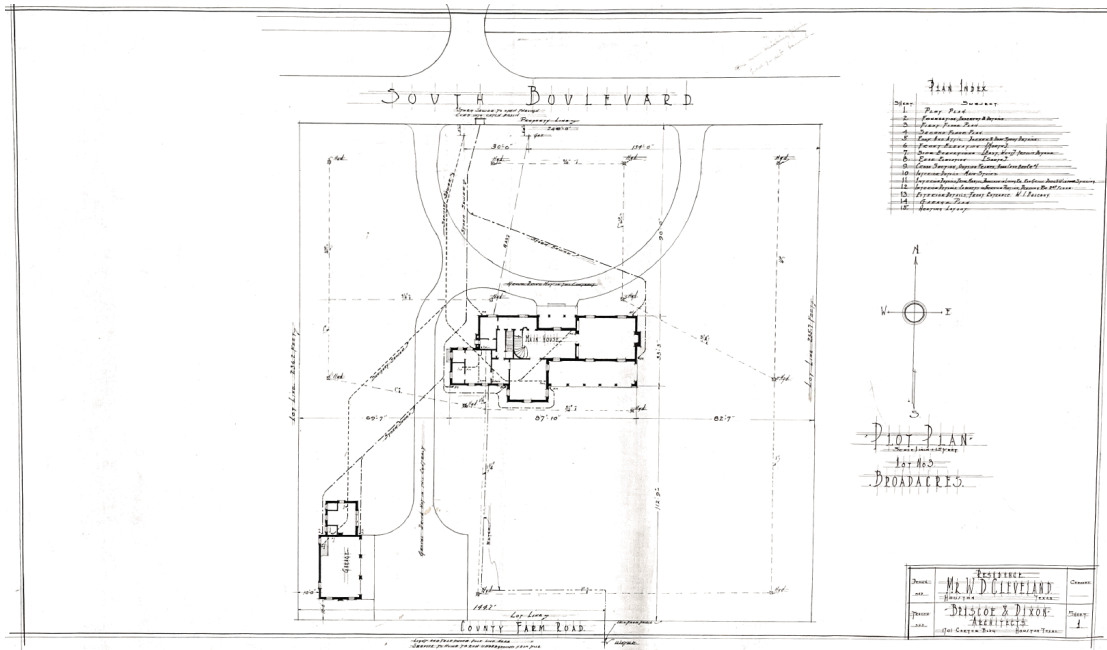
Regards,

Kaitlyn Scheurich

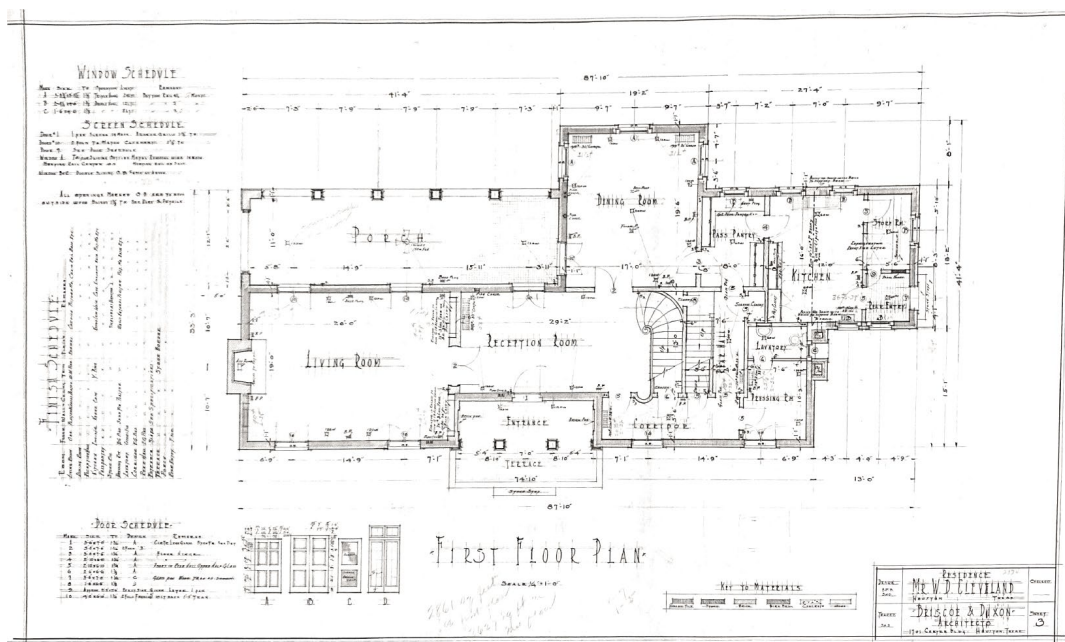
Broadacres Architectural Committee Member

ORIGINAL DRAWINGS – BRISCOE & DIXON 1923

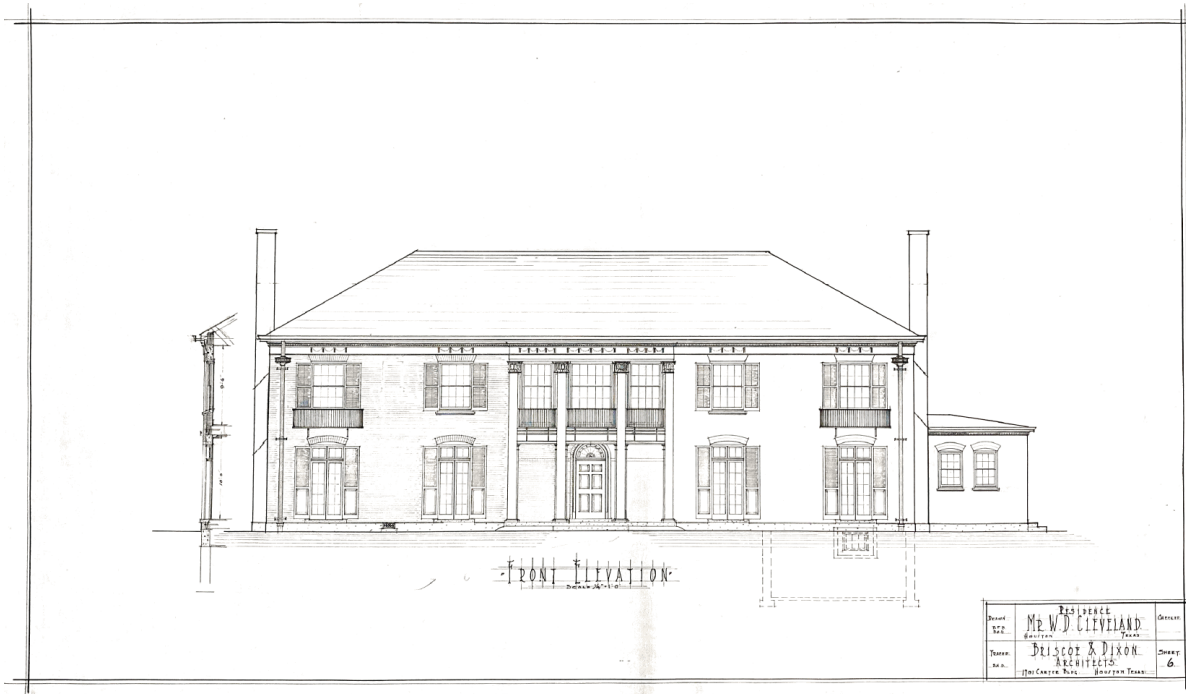
SITE PLAN



FIRST FLOOR PLAN



NORTH (FRONT) ELEVATION



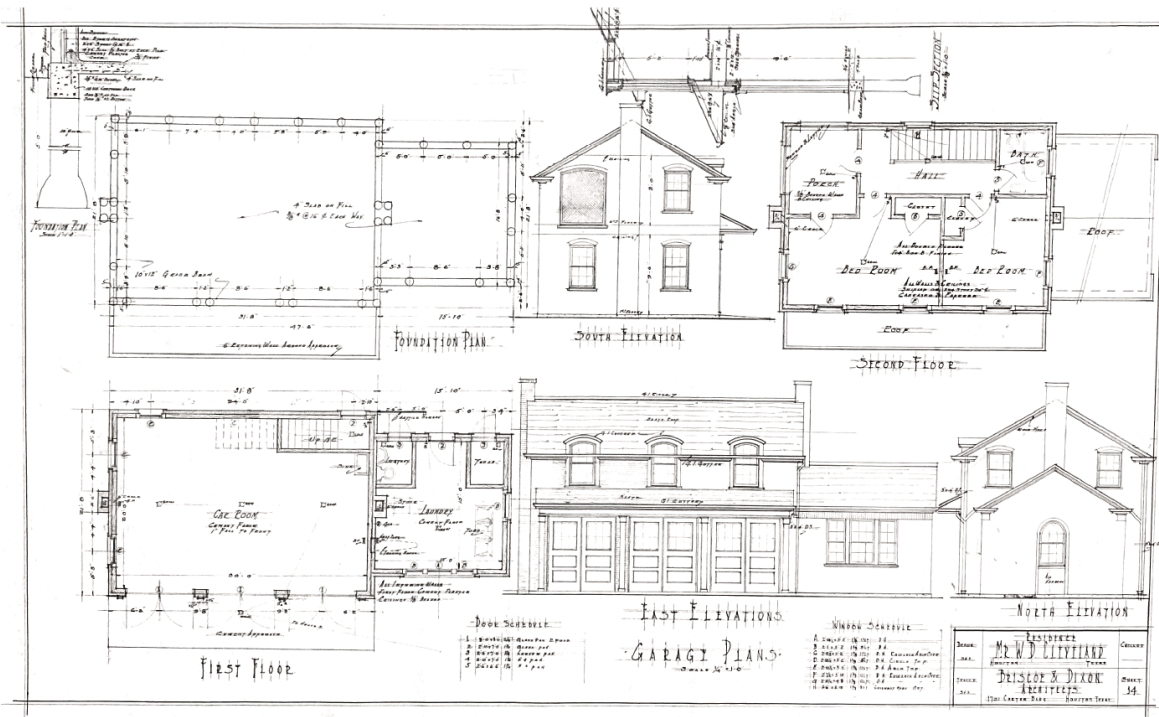
EAST AND WEST (LEFT/RIGHT) ELEVATIONS



SOUTH (REAR) ELEVATION



GARAGE AND GUEST QUARTERS



BLA 1970 - 1972

HARRIS COUNTY BUILDING ASSESSMENT

135-70 RP
BUILDING ASSESSMENT - RESIDENTIAL
City of Houston, Texas

Map No. 208-9 Acct. No. 036-010-00-003

Permit No. 16223 Date DEC / 1970

Owner _____

Address 1323 South Blvd

Subdiv. Broad Acres Section _____

Lot No. 3 Block _____

Add on To Res

No. Stories <u>2</u>	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family <u>1</u>	Concr. Slab _____	Gable <u>X</u>	Walls <u>B</u>
Duplex _____	Beam & Piers <u>X</u>	Hipped _____	Roof <u>C</u>
Gr. Apt. _____	Concr. Blks. _____	Flat _____	Floor <u>CC</u>
Finshd. Attic _____			Ceiled <u>X</u>
Basement _____	FLOORING	ROOFING	Doors <u>11</u>
SIDING	Pine _____	Wd. Shngls <u>X</u>	
Brick V. <u>X</u>	Hardwood <u>X</u>	Comp. Shgs. _____	
Stone V. _____	Terazzo _____	Ter. & Gravel _____	CARPORT
Asbestos _____	Vinyl _____		Roof _____
Shakes _____	WroW Cnts. _____	INTERIOR FNISH.	Floor _____
Lumber _____		G/L M/Paper <u>X</u>	
	HEATING & COOLING	Sheetrock <u>X</u>	
No. Bdrms. <u>7</u>	A/C, C/H, Dual _____	Wd. Panels <u>X</u>	
No. Baths <u>4</u>		Plaster <u>X</u>	
No. Fireplaces <u>2</u>			

Permit Val. \$ 10,000

Existing Assmnts.
Land \$ 15,810
Impr. \$ 24,720

Rendered in name of
First City Nat'l Bank

Total Ass'd Val./Impr. for 1972
\$ 34,710
(From Reverse)

COUNTY ACCOUNT NO.				
SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
<u>1826632900</u>	<u>53</u>	<u>39</u>		<u>3</u>

Add to res. +1680

1972 New Val VALUE 21690

NEW OWNER
Mierzwa, Anthony A

SOUTH BLVD
1323
BROAD ACRES
3
1350157

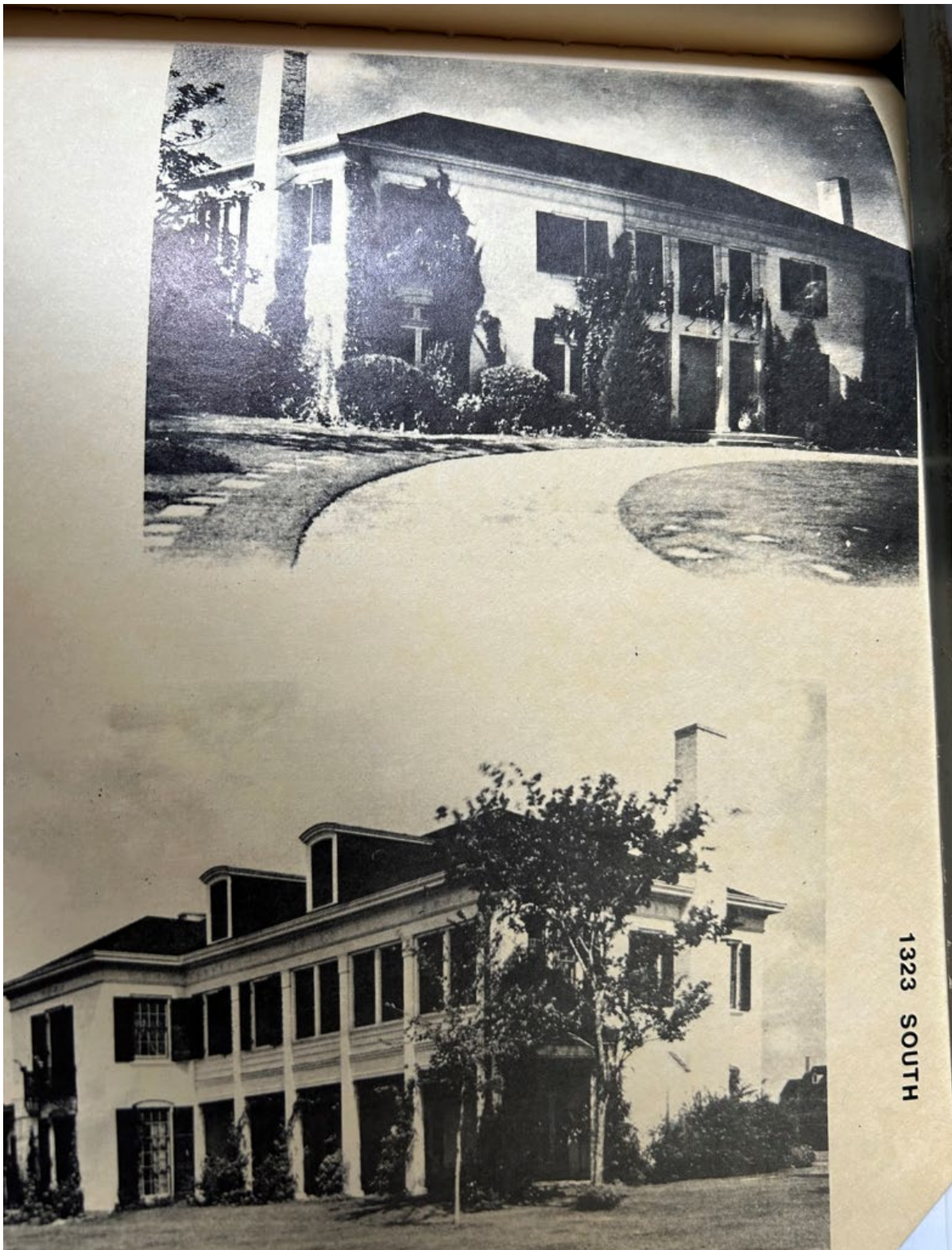
BLA 1975



1ST FL.	2430	@ 2470	=	84840
2ND FL.	2364	@ 1980	=	46810
O.P.	606	@ 3.00	=	1820
PATIO	1188	@ 1.00	=	1190
GAR	736	@ 650	=	4780
S.P.	736	@ 10.00	=	7360
BATH HOV.	629	@ 850	=	5350
POOL	1000	@ 7.00	=	7000
ET. BATH	2-2 1/2		=	6000
FIRE PL.	2		=	4000
				169150
		100%	=	125320

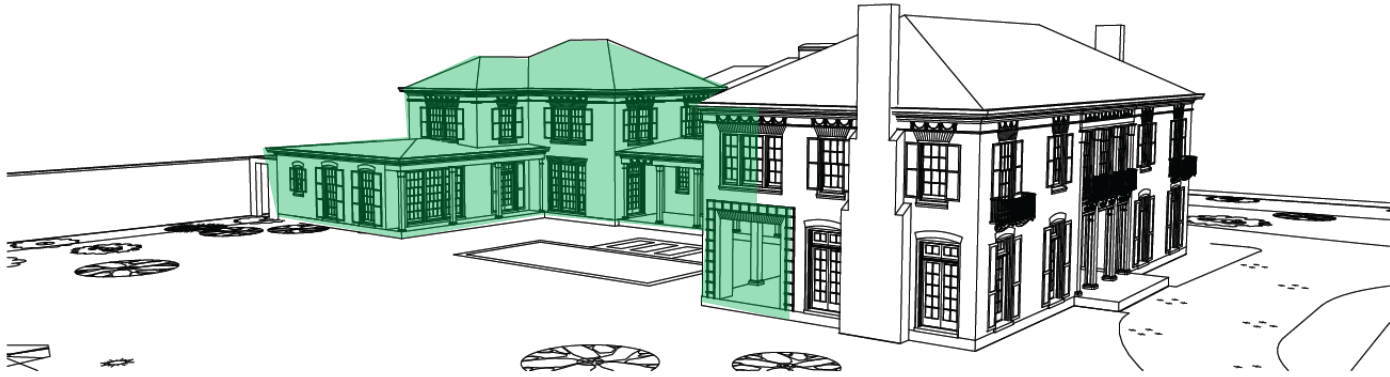
Cost - 33,830

HISTORIC PHOTOS - 1924



3D PERSPECTIVES

NORTHEAST (FRONT/LEFT FACING TOWARDS THE REAR)



SOUTHWEST (RIGHT/REAR FACING THE FRONT)

