

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 1,507 detached garage situated on a 56,640 square foot (236' x 240') interior lot.

Significance: Contributing Federal style residence, constructed circa 1923, and noncontributing garage with guest quarters constructed circa 1923 located in the Broadacres Historic District.

Proposal: New Construction – Garage

The applicant proposes to demolish the existing noncontributing garage with guest quarters and construct a new detached garage guest house in its place. The new accessory building will be connected to the new rear addition on the main house via an unconditioned covered breezeway. Details include:

- Square Footage:
 - o Existing (to be demolished): 1,507 sqft
 - o New: 1,245 (first floor) + 1,245 (second floor) = 2,490 sqft
- Details:
 - o Proposed Max Ridge Height: 28'-0"
 - o Proposed Max Eave Height: 20'-1"
 - o Max Width: 26'-2"
 - o Max Depth: 52'-3"
- Materials:
 - o Primary Siding Material: Brick veneer to match main residence
 - o Skirting Material: Stucco to match main residence
 - o Soffit and Fascia Material: Wood to match main residence
 - o Foundation: Concrete structural slab
- Roof:
 - o Style: Pitched (7/12) to match main residence
 - o Material: Slate to match main residence
- Windows:
 - o Wood inset and recessed, double hung (pg.19).
- Attachment A – Supporting Documentation: pg. 20-26
 - o HOA Letter of Support pg. 21
 - o Original Drawings – Briscoe & Dixon 1923 pg. 22
 - o BLA Documentation pg. 23-26

Public Comment: No public comment received.

Civic Association: The Broadacres Architectural Committee approves of the proposed design (pg. 21).

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

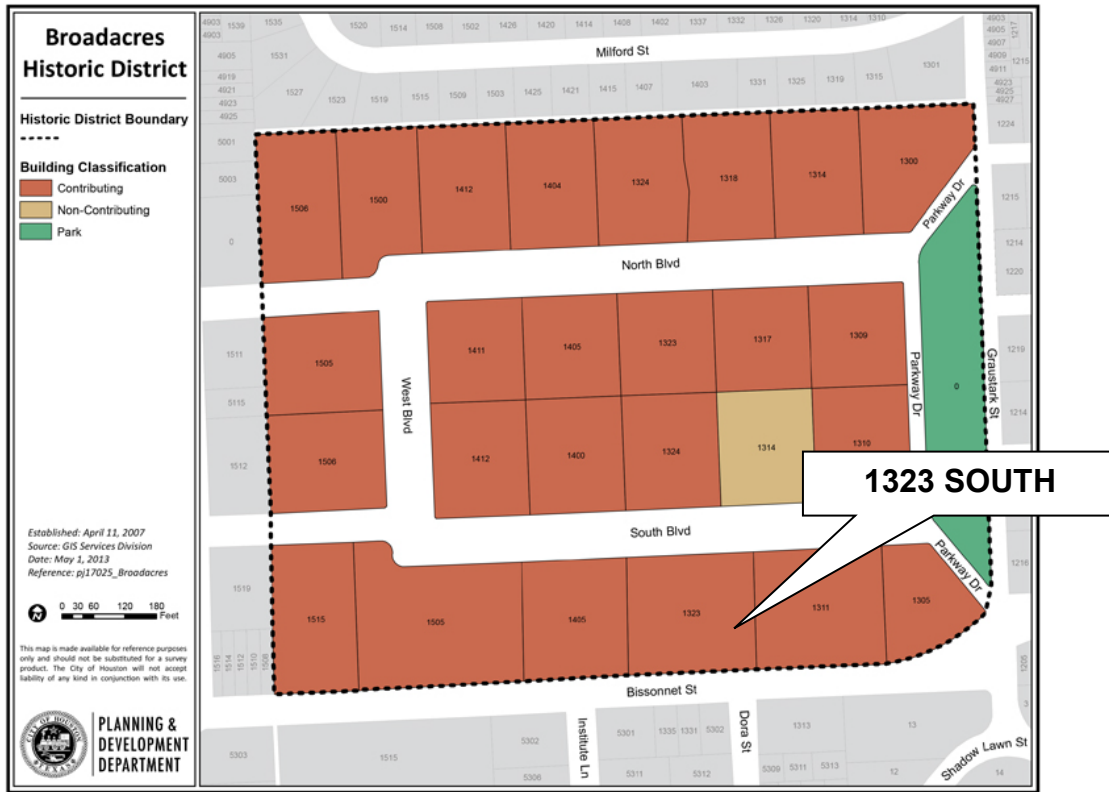
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS

OBLIQUE NORTHEAST (FRONT/RIGHT) ELEVATION VIEW



NORTH (RIGHT/STREET FACING) ELEVATION



OBLIQUE EAST (FRONT/DRIVEWAY FACING MAIN HOUSE) ELEVATION



EAST (FRONT/DRIVEWAY FACING MAIN HOUSE) ELEVATION



EAST (FRONT/DRIVEWAY FACING MAIN HOUSE) ELEVATION



EAST (FRONT/DRIVEWAY FACING MAIN HOUSE) ELEVATION



OBLIQUE SOUTHEAST (FRONT/DRIVEWAY FACING MAIN HOUSE) ELEVATION

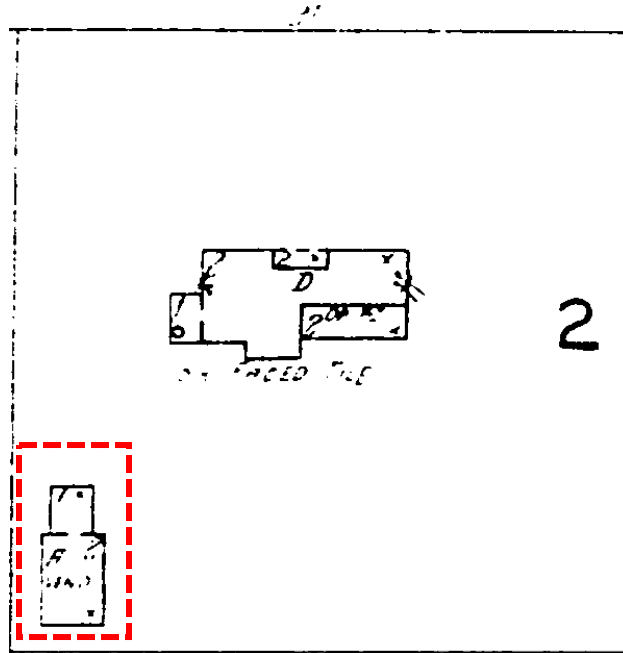


SOUTH (LEFT) ELEVATION

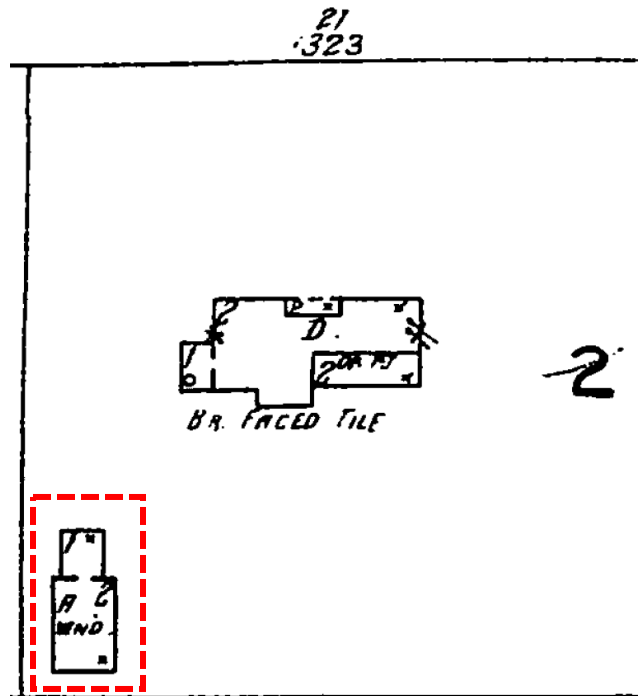


HISTORIC DOCUMENTATION

1924 SANBORN

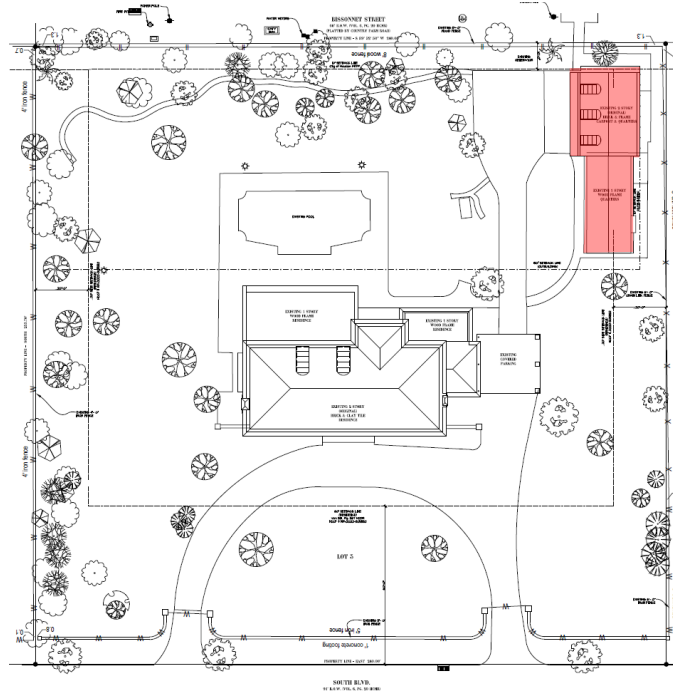


1925 SANBORN

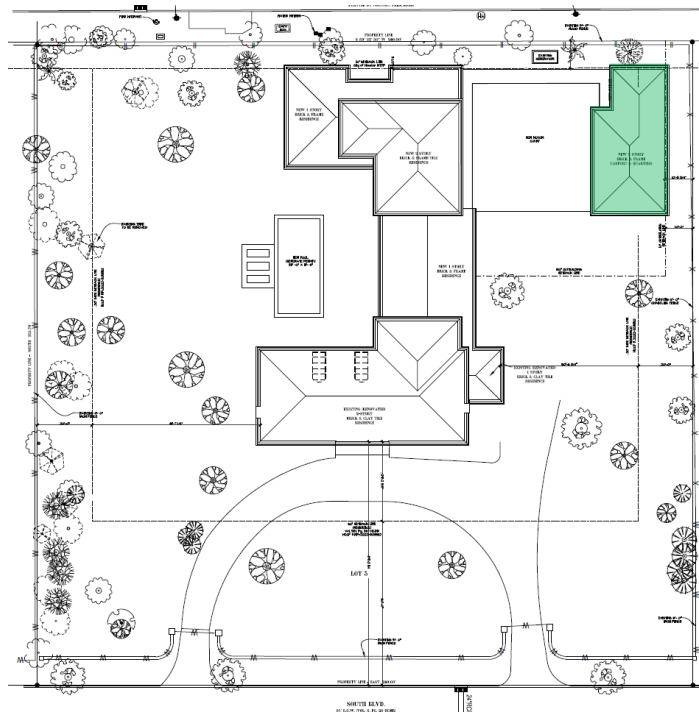


SITE PLAN

EXISTING

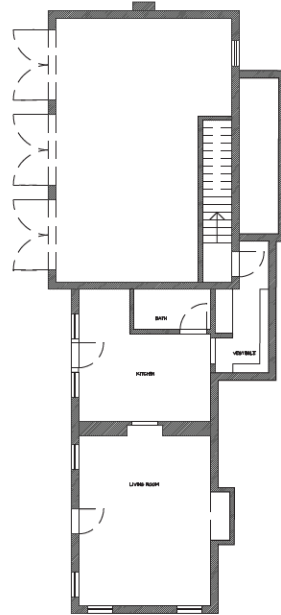


PROPOSED

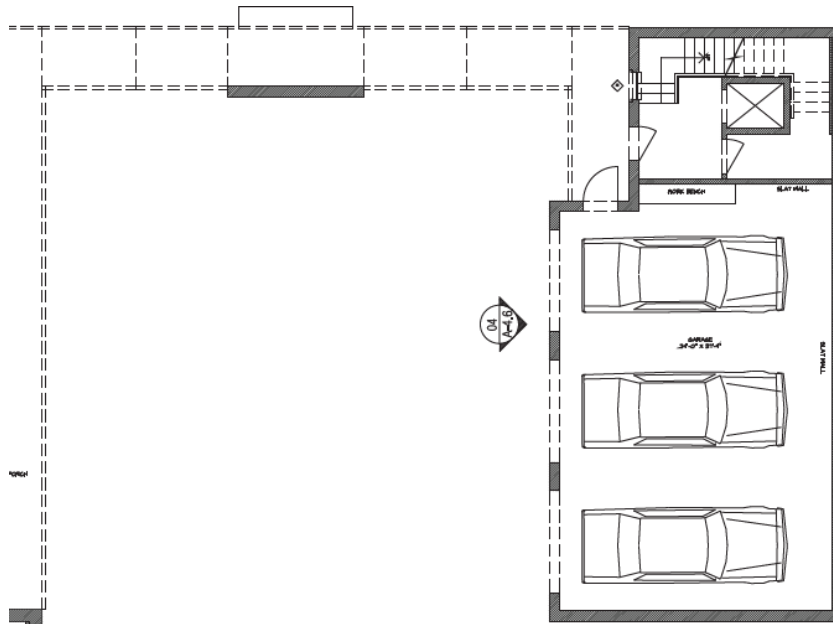


FIRST FLOORPLAN

EXISTING

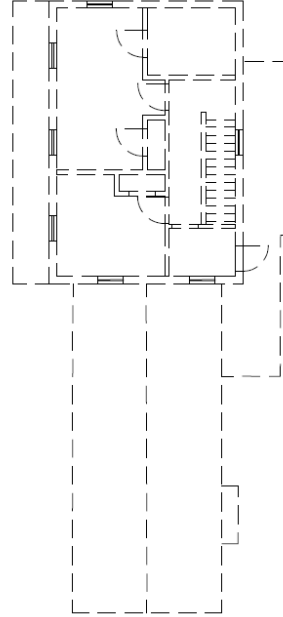


PROPOSED

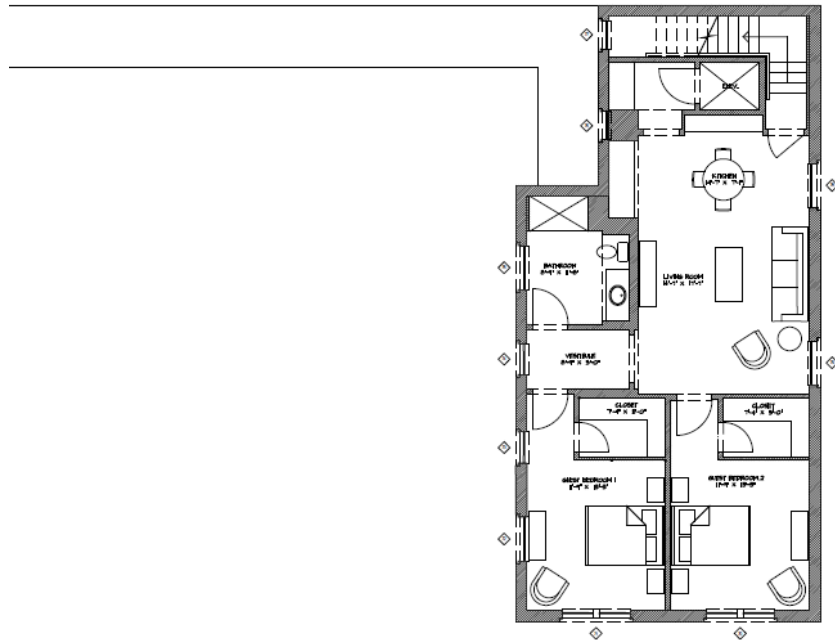


SECOND FLOORPLAN

EXISTING

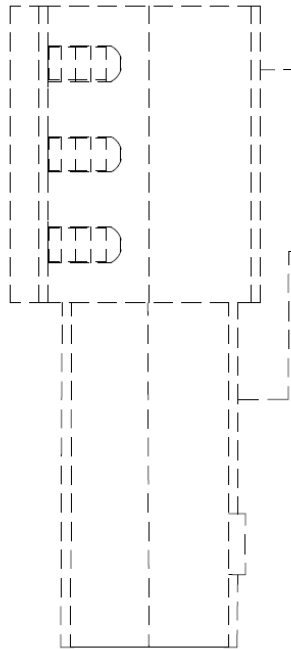


PROPOSED

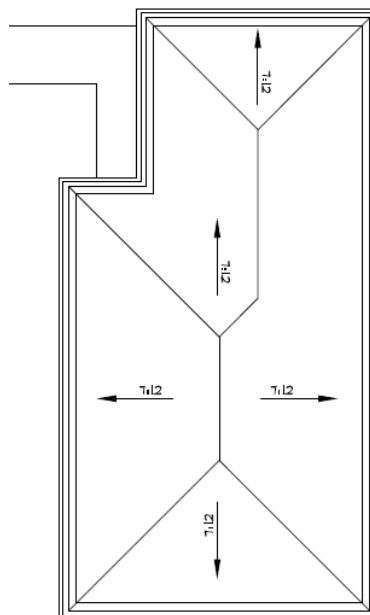


ROOFPLAN

EXISTING



PROPOSED

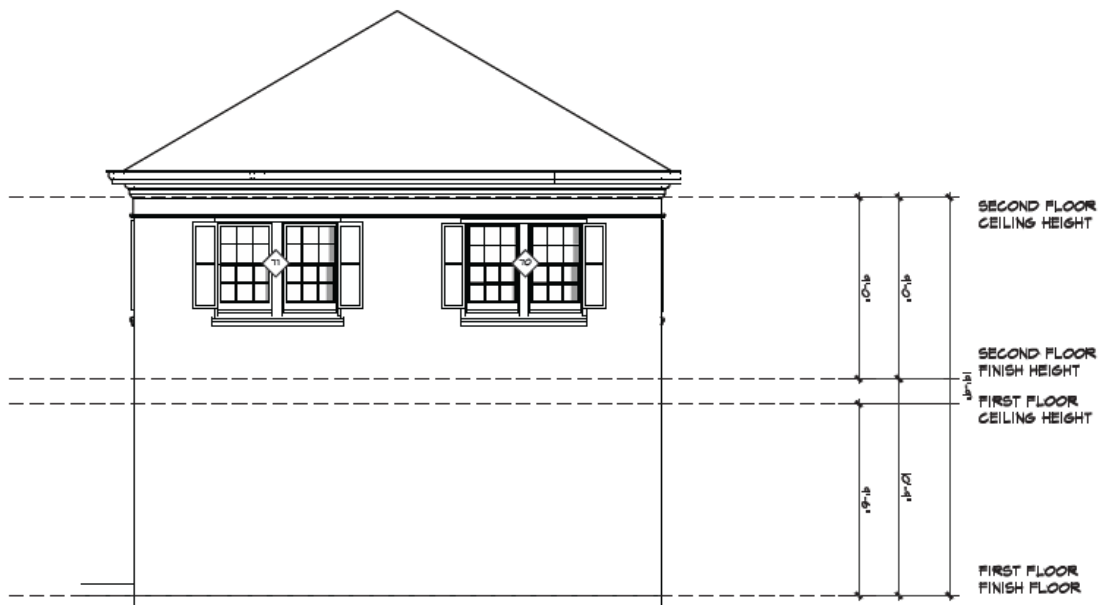


NORTH (RIGHT) ELEVATION

EXISTING



PROPOSED

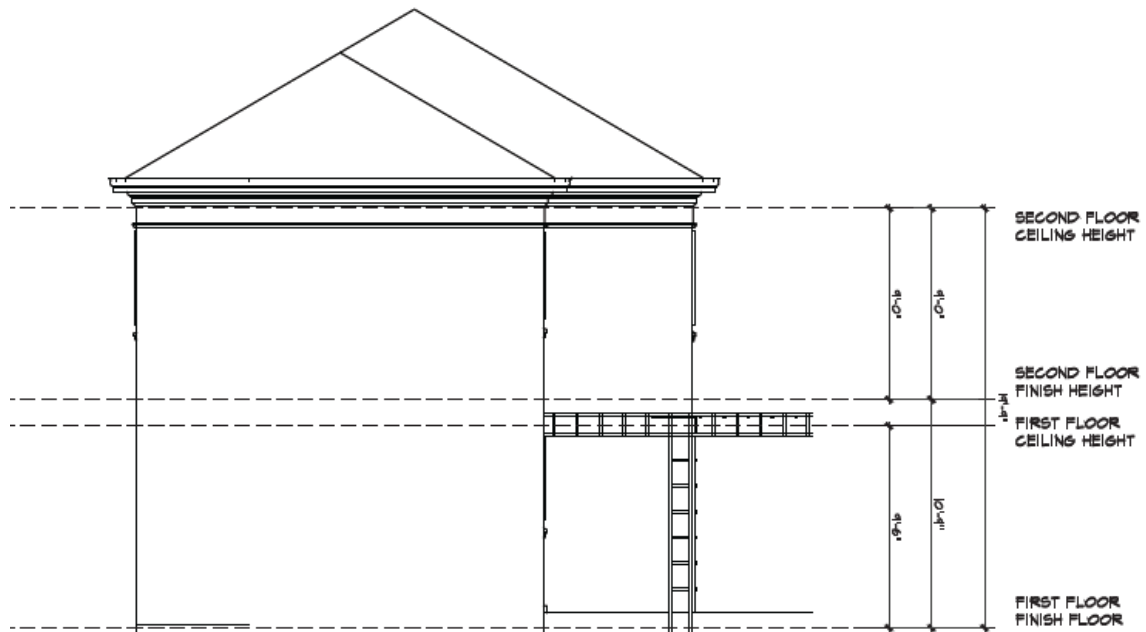


SOUTH (LEFT) ELEVATION

EXISTING



PROPOSED



EAST (FRONT) ELEVATION – FACING MAIN HOUSE

EXISTING

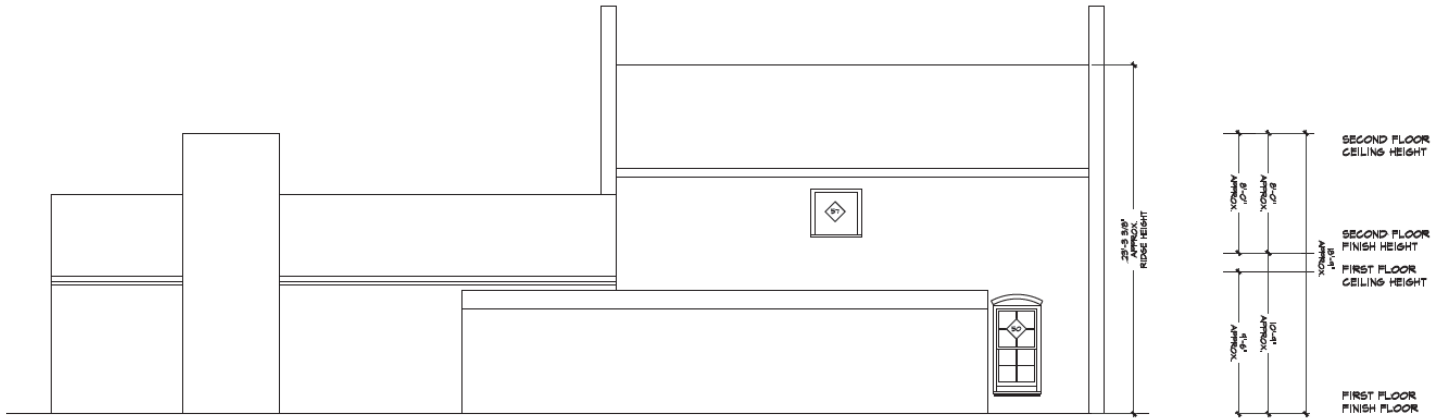


PROPOSED

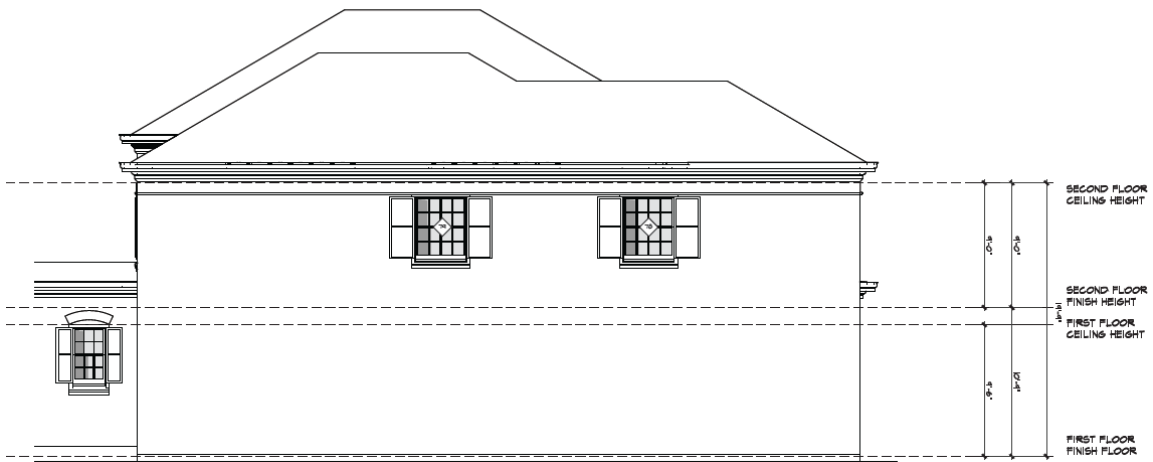


WEST (REAR) ELEVATION

EXISTING



PROPOSED



NORTH (RIGHT/ STREET FACING) ELEVATION WITH MAIN HOUSE

EXISTING



PROPOSED

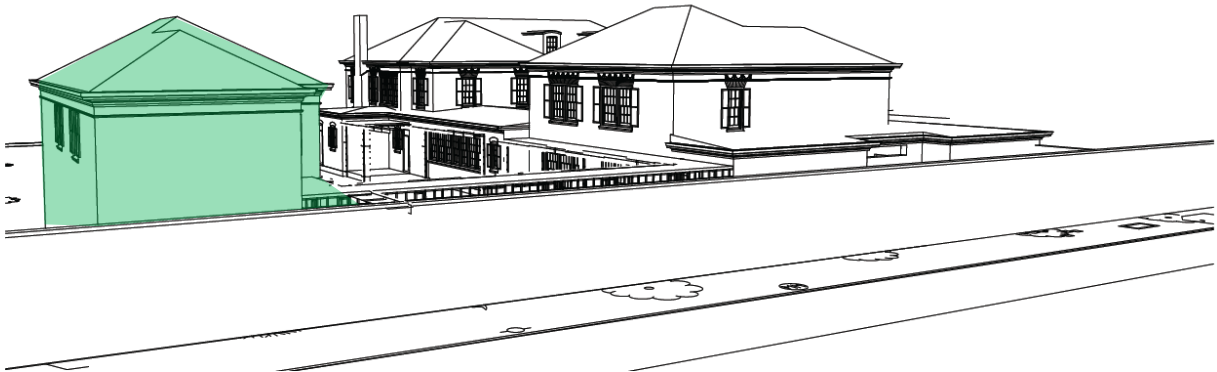


3D PERSPECTIVES

NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



WINDOW WORKSHEET

EXISTING

Existing Garage/Quarters First Floor:

42	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	addition	no
43	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	addition	no
44	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	addition	no
45	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	addition	no
46	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
47	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
48	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
49	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
50	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no

Existing Garage/Quarters Second Floor:

51	wood	(2) 3w, 2h	double - hung	2'-7" x 4'-8"	inset	replacement	no
52	wood	(2) 3w, 2h	double - hung	2'-7" x 4'-8"	inset	replacement	no
53	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
54	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
55	wood	(2) 3w, 2h	double - hung	2'-10" x 5'-2"	inset	replacement	no
56	wood	(2) 3w, 2h	double - hung	2'-10" x 4'-8"	inset	replacement	no
57	wood	n/a	n/a	2'-10" x 2'-10"	inset	addition	no

PROPOSED

Quarter's First Floor:

40	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-0"	recessed	t.b.d.
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Quarter's Second Floor:

70	wood	(2) 4w, 2h	(2) double - hung	5'-9" x 4'-6"	recessed	t.b.d.
71	wood	(2) 4w, 2h	(2) double - hung	5'-9" x 4'-6"	recessed	t.b.d.
72	wood	(2) 4w, 2h	double - hung	3'-8 3/4" x 4'-6"	recessed	t.b.d.
73	wood	(2) 3w, 2h	double - hung	2'-7 1/2" x 4'-6"	recessed	t.b.d.
74	wood	(2) 3w, 2h	double - hung	2'-7 1/2" x 4'-6"	recessed	t.b.d.
75	wood	(2) 4w, 2h	double - hung	3'-8 3/4" x 4'-6"	recessed	t.b.d.
76	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-6"	recessed	t.b.d.
77	wood	(2) 3w, 2h	double - hung	2'-4 1/2" x 4'-6"	recessed	t.b.d.
78	wood	(2) 4w, 2h	double - hung	3'-8 3/4" x 4'-6"	recessed	t.b.d.
79	wood	(2) 4w, 2h	double - hung	3'-8 3/4" x 4'-6"	recessed	t.b.d.

**ATTACHMENT A:
SUPPORTING DOCUMENTATION**

HOA SUPPORT LETTER

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.

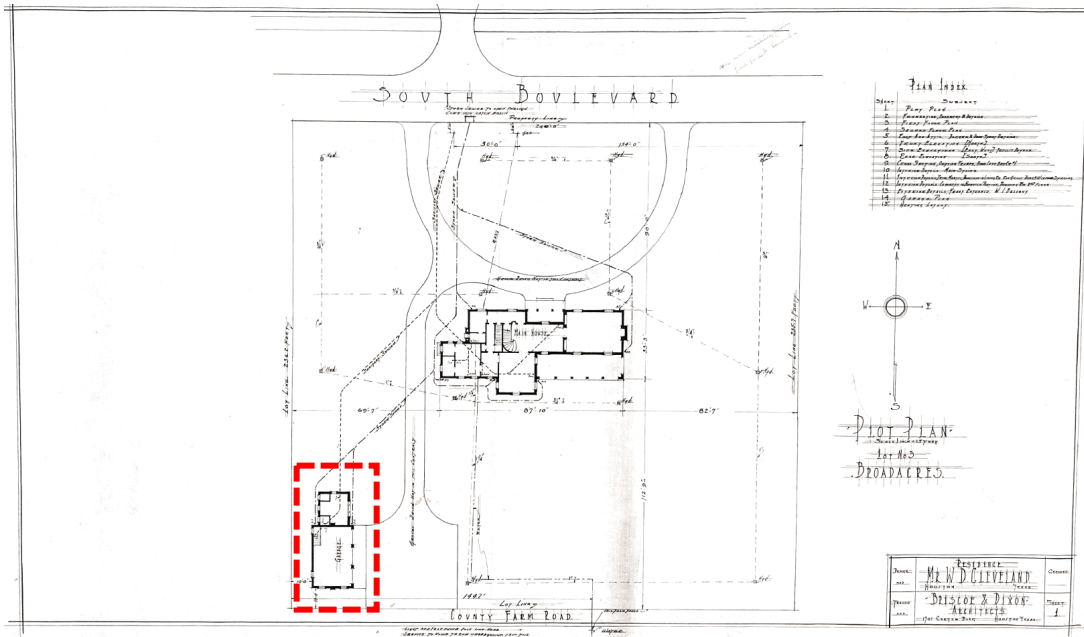
Please let me know you received and if you would like to discuss further.

Regards,

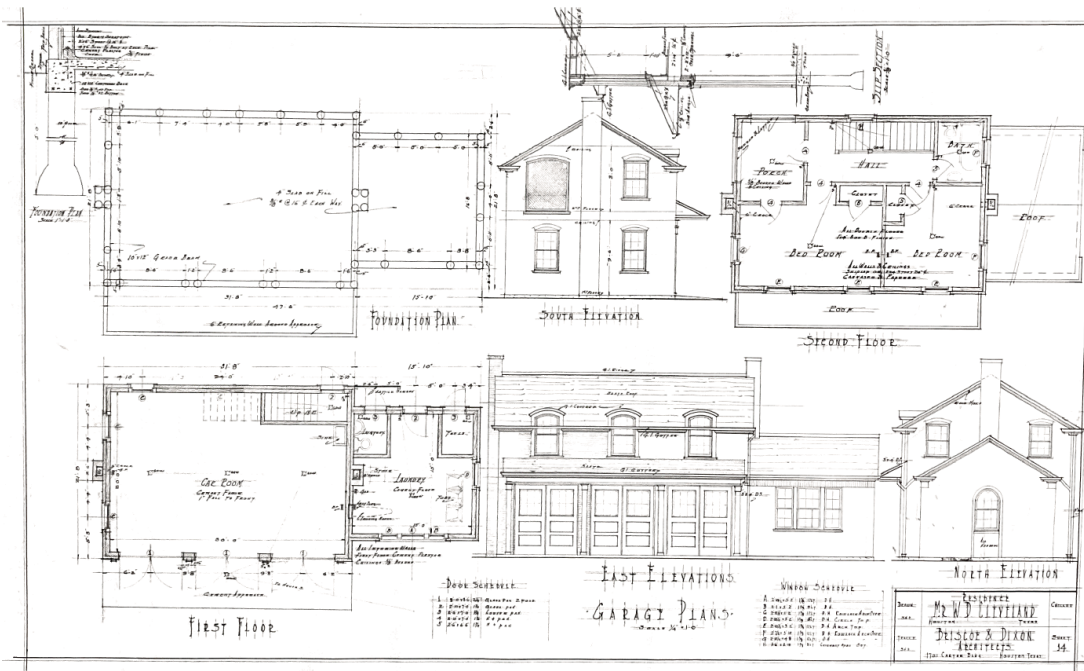
Kaitlyn Scheurich
Broadacres Architectural Committee Member

ORIGINAL DRAWINGS – BRISCOE & DIXON 1923

SITE PLAN



GARAGE AND GUEST QUARTERS



BLA DOCUMENTATION

BLA - DATE UNKNOWN

Map No. _____ Addition <u>Broadacres</u>		IMPROVEMENTS	
Block _____ Lot <u>3</u>		No. Sq. Ft. <u>519</u>	Price Per Sq. Ft. <u>4.50</u>
OWNER <u>Cleveland Wm D</u>		\$ <u>23360</u>	
ADDRESS <u>1323 South Blvd</u>			Percent Good
TYPE OF PROPERTY <u>occ</u> OCCUPIED VACANT			75
BASEMENT, Whole Part _____ FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____ ROOF CONS., Concrete, Steel, Wood Truss _____ ROOF, Hip, Gable, Mansard, Flat _____ ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____			Other Bldgs.
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____ LIGHTING, Electricity _____ PLUMBING, Sewer, Water, Baths _____ ELEVATORS _____ CONDITION, Good, Fair, Bad, Obsolete _____		Total All Bldgs.	
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE Front x Depth Unit Value Factor Front Ft. Value - - \$	
		TOTAL	
		<u>2240 - 14760</u>	

Map No. _____ Addition <u>Broadacres</u>		IMPROVEMENTS	
Block _____ Lot <u>3</u>		No. Sq. Ft. <u>7056</u>	Price Per Sq. Ft. <u>1.90</u>
OWNER <u>Cleveland Wm D</u>		\$ <u>3900</u>	
ADDRESS <u>1323 South Blvd</u>			Percent Good
TYPE OF PROPERTY <u>occ</u> OCCUPIED VACANT			75
BASEMENT, Whole Part _____ FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____ WALLS, Brick _____ Stone _____ Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____ Weatherboard _____ ROOF CONS., Concrete, Steel, Wood Truss _____ ROOF, Hip, Gable, Mansard, Flat _____ ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____ EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____			Other Bldgs.
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____ INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____ HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____ LIGHTING, Electricity _____ PLUMBING, Sewer, Water, Baths _____ ELEVATORS _____ CONDITION, Good, Fair, Bad, Obsolete _____		Total All Bldgs.	
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE Front x Depth Unit Value Factor Front Ft. Value - - \$	
		TOTAL	
		<u>2920</u>	

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>4</u>
SIDING	Pine _____	Wd. Shngls <u>X</u>	
Brick V. <u>X</u>	Hardwood <u>X</u>	Comp. Shgs. _____	
Stone V. _____	Terrazzo _____	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>

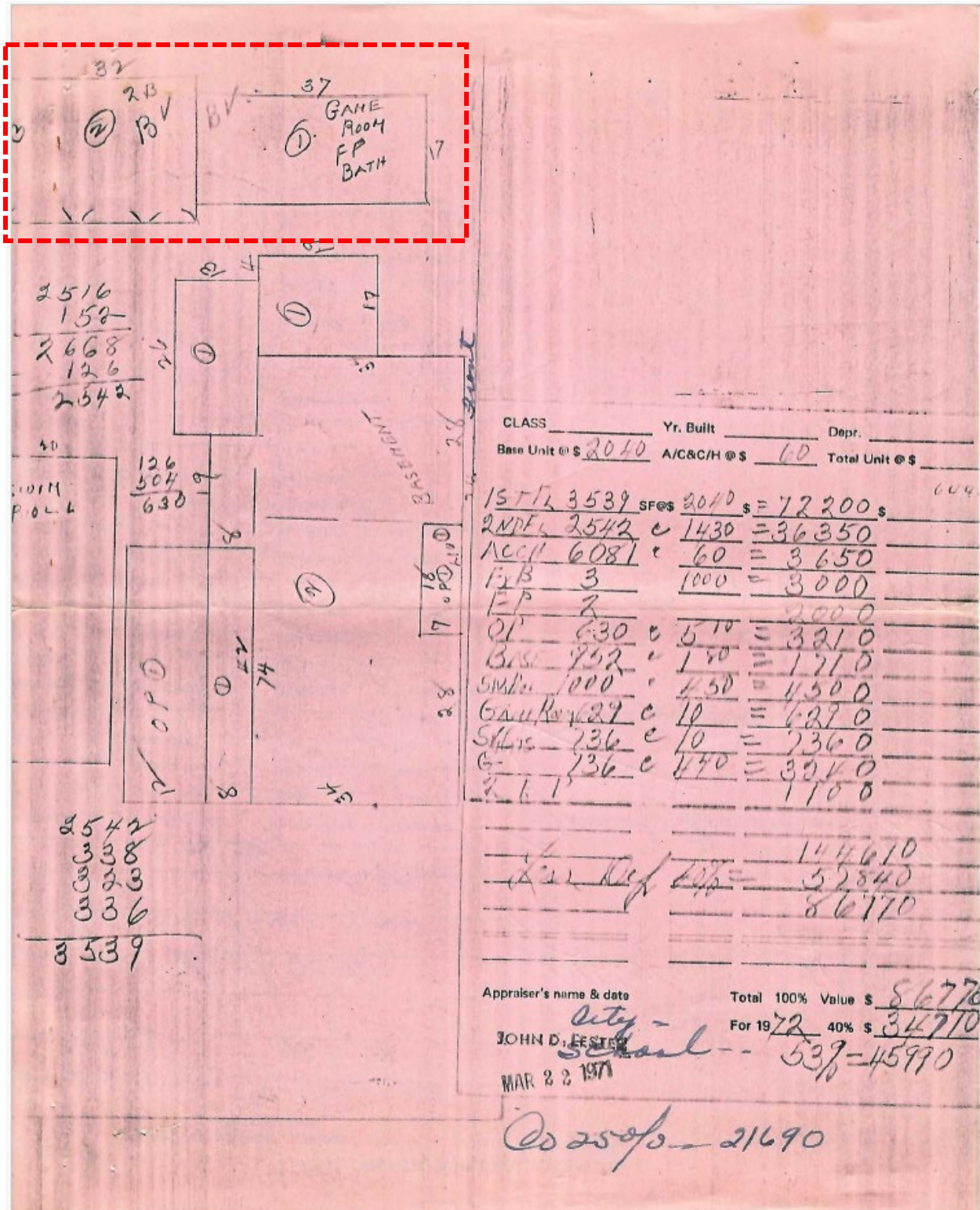
Add to res. +1680

1972 New Val VALUE 21690

NEW OWNER
Mierzwa, Anthony A

SOUTH BLVD
1323
GRASSHOPPER
BISSETT

BLA 1970 - 1971



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
ST. BATH	2-2 1/2		=	6000
FIRE PL.	2		=	4000
				169150
		100%	=	135320

Cost - 33,830