



ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

CERTIFICATE OF APPROPRIATENESS

Applicant: Alana Highberger, owner and Krissy Diaz, agent

Property: 1519 South Blvd, Lot 1, Block 5, Edgemont Subdivision in Boulevard Oaks Historic District, 3,147 sq ft two-story single-family residence situated on a 18,842 square foot (118'2" x 164'11") corner lot

Significance: Contributing Colonial Revival Style built circa. 1940 in the Boulevard Oaks Historic District.

Proposal:

- Two-story masonry residence located at the southeast corner of Mandell Street and South Boulevard
Designed in 1938 by architects Hiram Salisbury and Thomas McHale for W. Leland Anderson
Historic evidence confirms:
Main house fronting South Boulevard
Detached garage with living quarters above, accessed from Mandell
One-story family room connecting the house and garage added in the 1960s-1970s

Alteration- Addition

- Rebuild the existing family room and garage addition
Address functional deficiencies, deterioration, and long-term maintenance needs
Reconstruct the garage to modern standards while connecting the second-floor garage bedroom to the second floor of the main house

Existing Conditions

- Current garage: undersized for modern vehicles; deteriorated slab and steel center column preventing repair
Primary facade (South Boulevard):
Maintains original appearance except for non-historic shutter removal
Minimal work proposed: light cleaning and repointing
Patina on brick and limestone will remain
Third-floor attic window currently covered with unpainted plywood; to be restored

Proposed Exterior Materials & Treatments

- Handmade modular brick closely matching original brick color
Mortar color to match existing mortar
New windows and French doors along Mandell: metal-clad wood units
Three existing steel casement kitchen windows: to remain, cleaned, sanded, reprimed, and repainted
Information subject to change before final report

Public Comment: No comment received

Civic Association: No comment received

Recommendation: Approval

HAHC Action: -



ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

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..



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

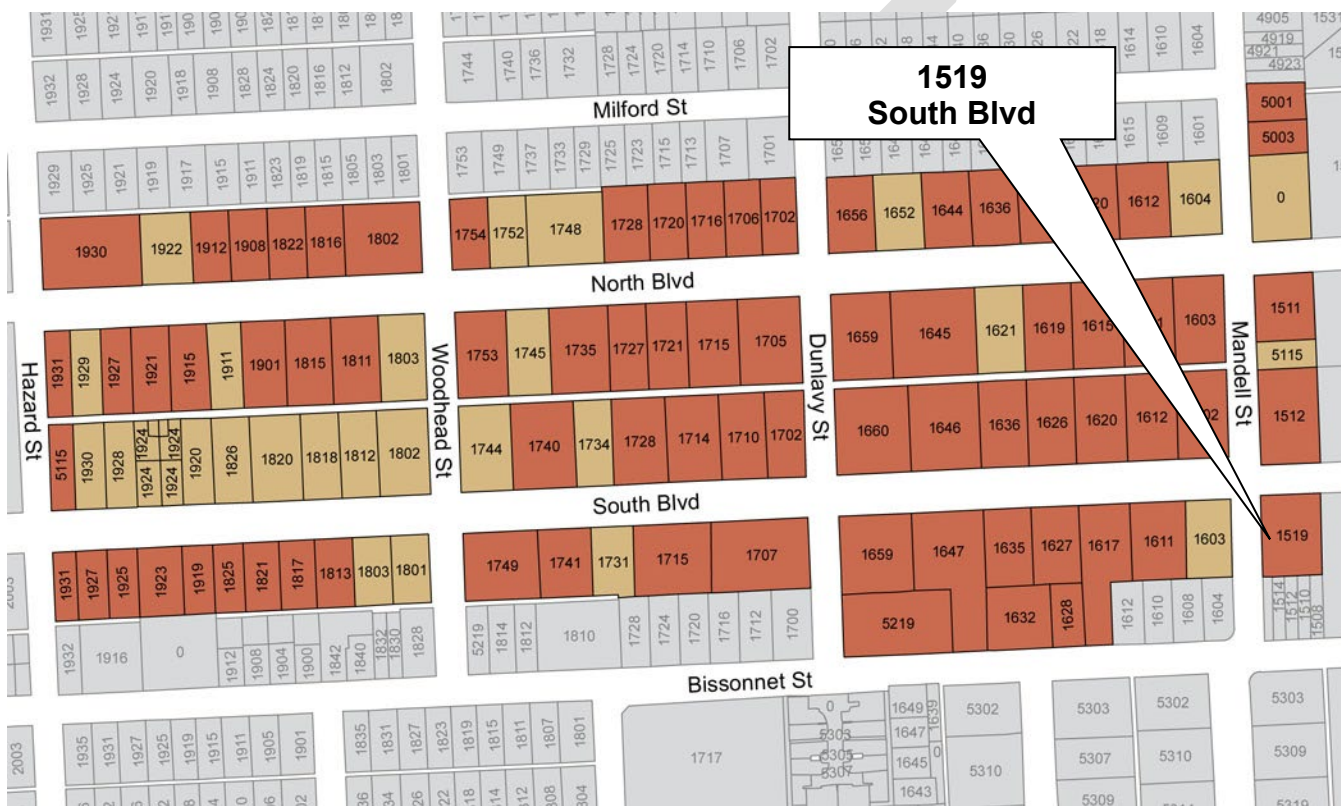
ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

PROPERTY LOCATION

Boulevard Oaks



Building Classification

- Contributing
- Non-Contributing
- Park



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

INVENTORY PHOTO



CURRENT PHOTO



NORTH ELEVATION



CERTIFICATE OF APPROPRIATENESS

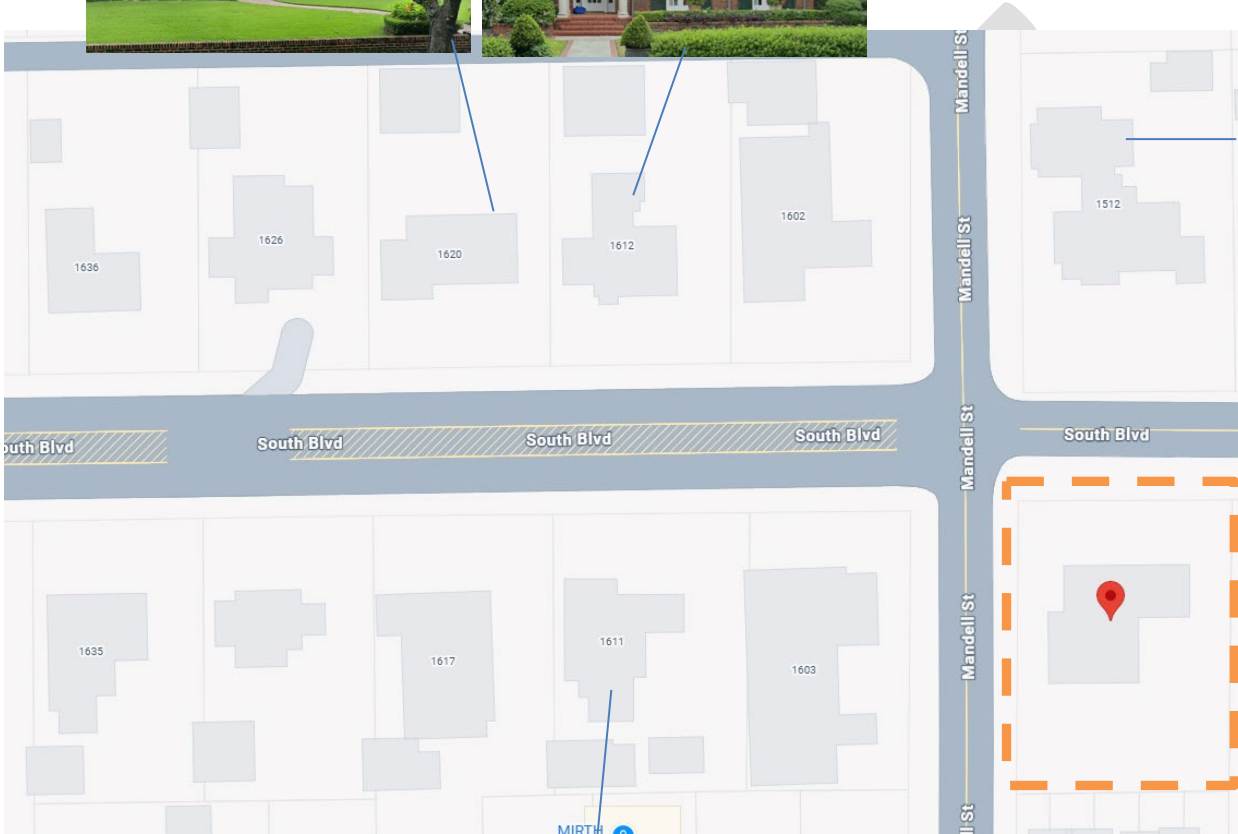
Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

CONTEXT AREA





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

EXISTING PHOTOS

DRAFT



NORTH ELEVATION



EXISTING GARAGE WITH QUARTERS ABOVE



BACKYARD WITH SPORTS COURT TO BE REMOVED



VIEW FROM BACKYARD



WEST ELEVATION



EAST ELEVATION OF PORCH AND QUARTERS ABOVE



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

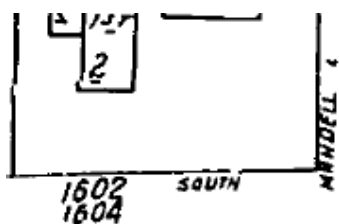
ITEM D9
HPO File #: HP2026_0083

April 23, 2026

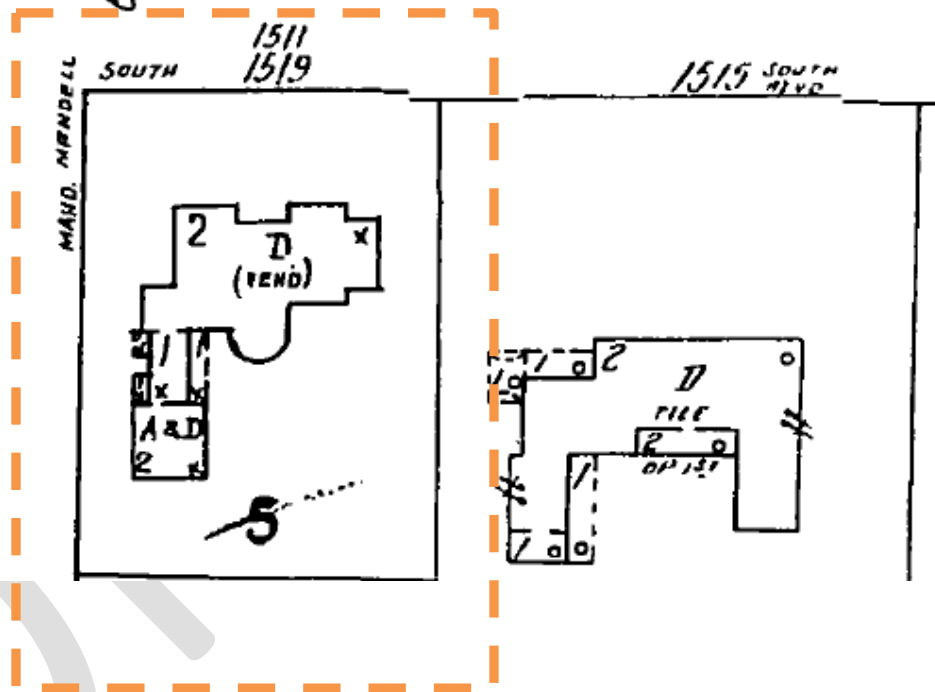
1519 South Blvd.
Boulevard Oaks

Porch enclosed/alterd after c. 1980

SANBORN c. 1951



B'L'V'D '80





CERTIFICATE OF APPROPRIATENESS

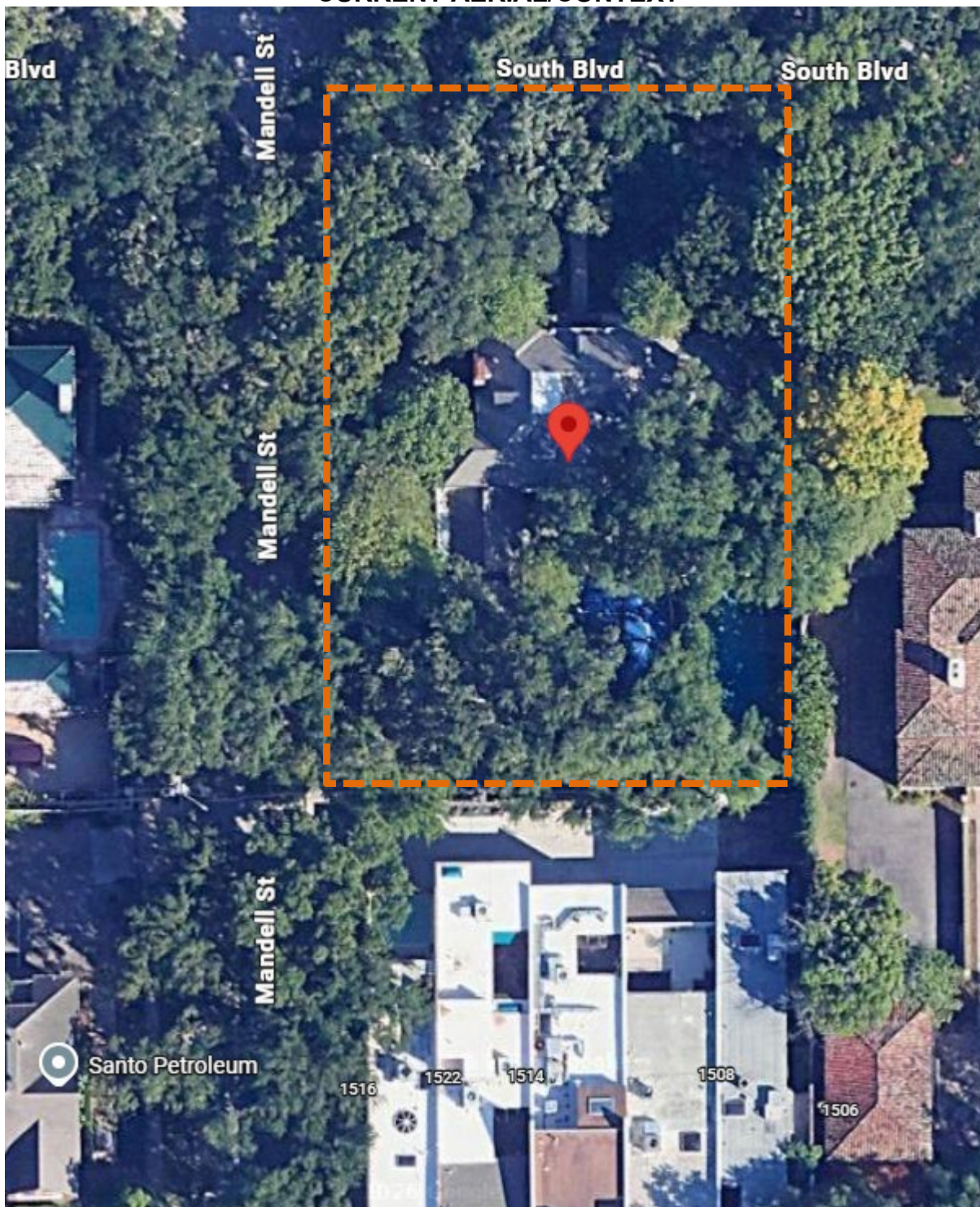
Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

CURRENT AERIAL/CONTEXT





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

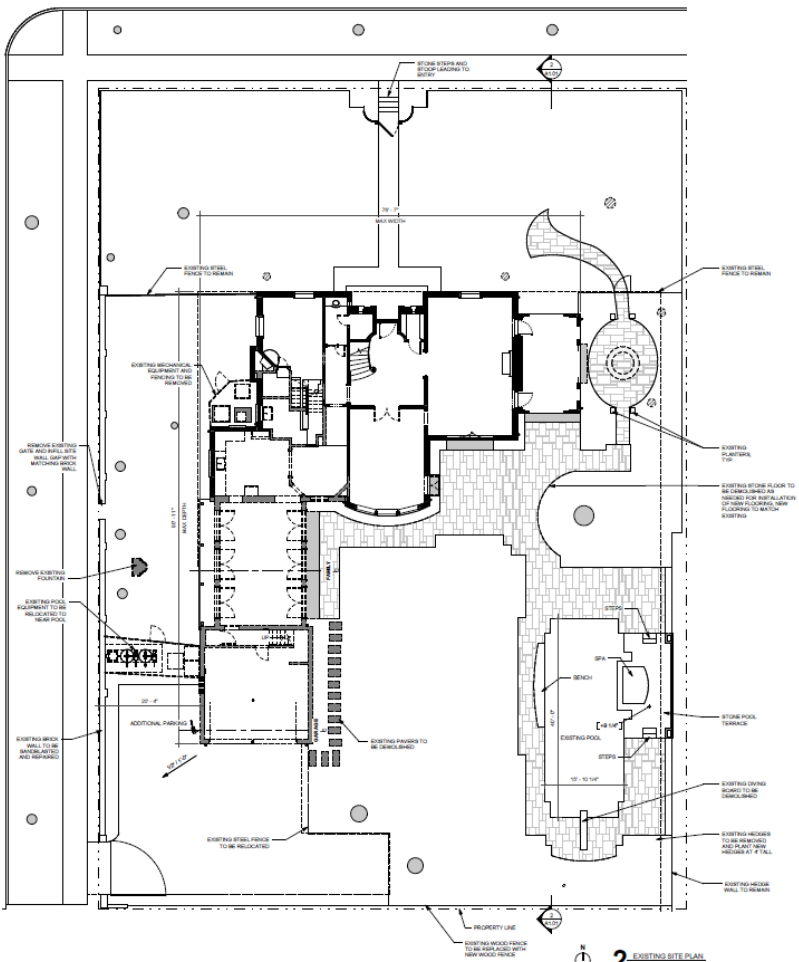
ITEM D9
HPO File #: HP2026_0083

April 23, 2026

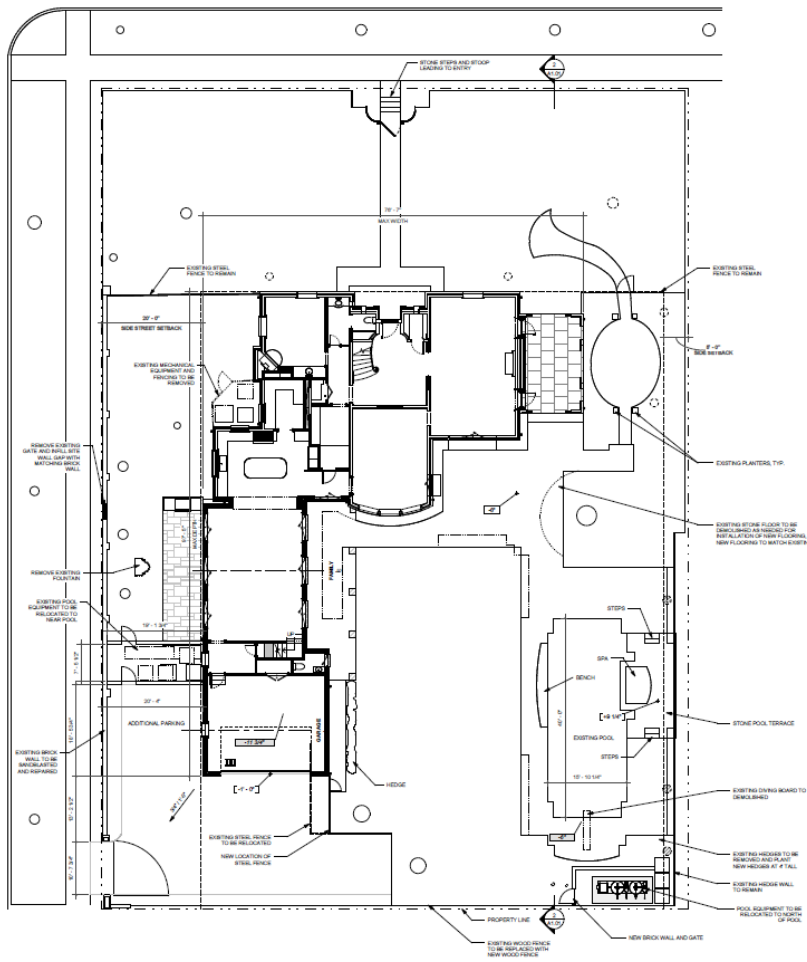
1519 South Blvd.
Boulevard Oaks



SITE PLAN



2 EXISTING SITE PLAN



1 PROPOSED SITE PLAN



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

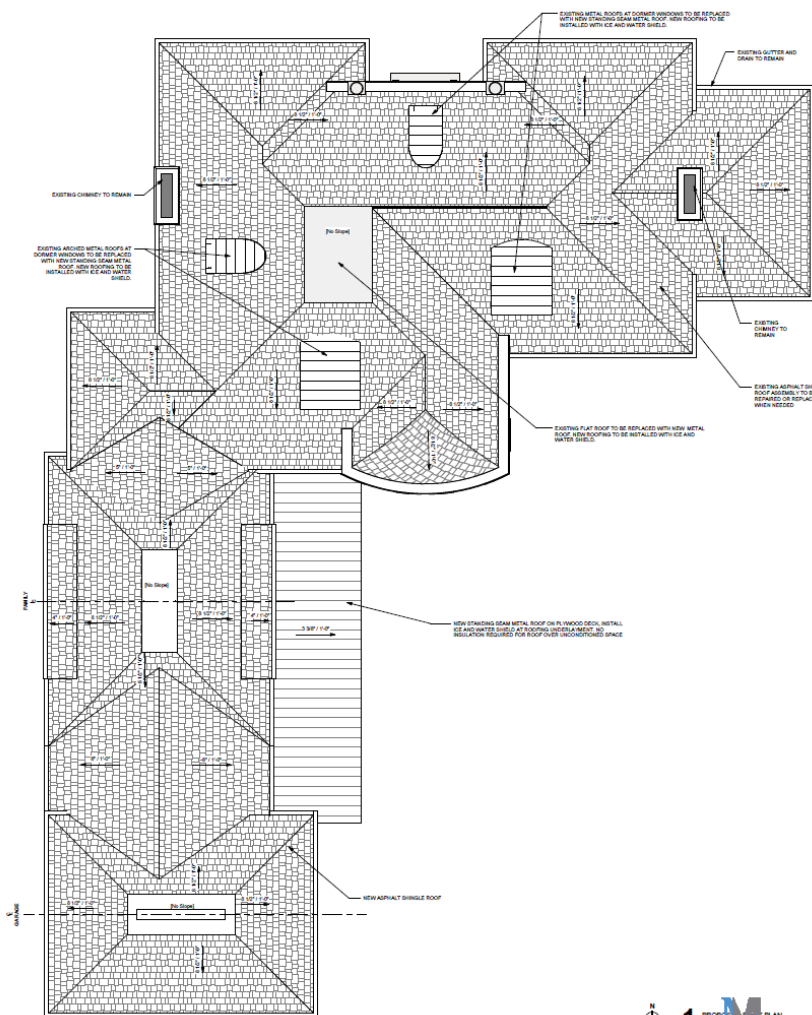
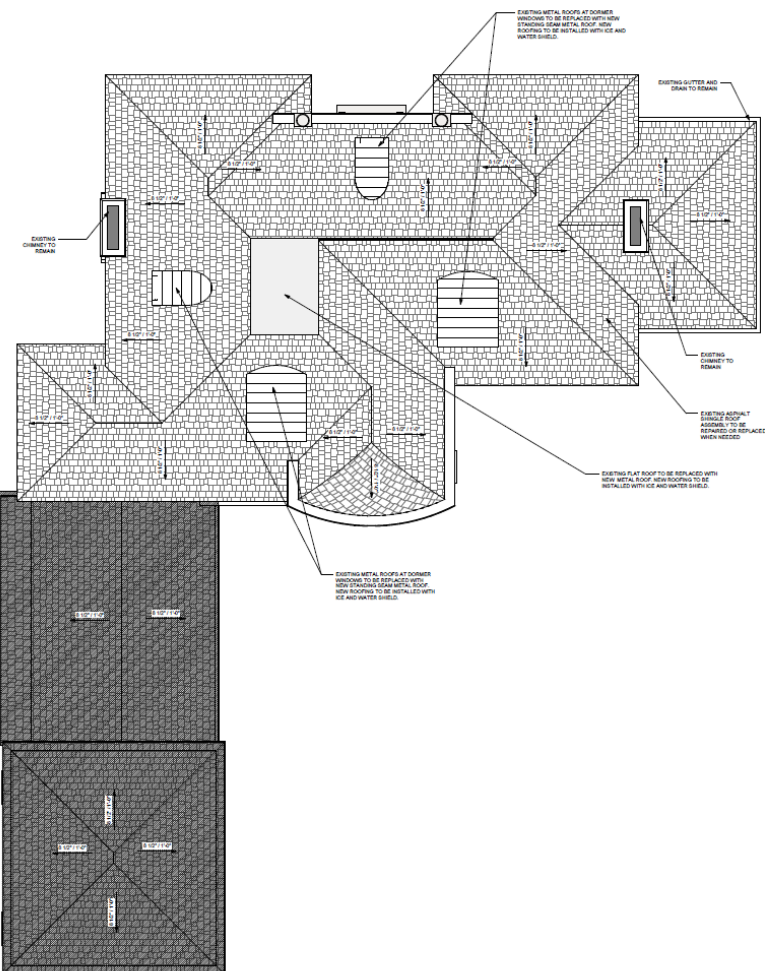
ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks



ROOF PLAN



2 EXISTING ROOF PLAN

1 PROPOSED ROOF PLAN

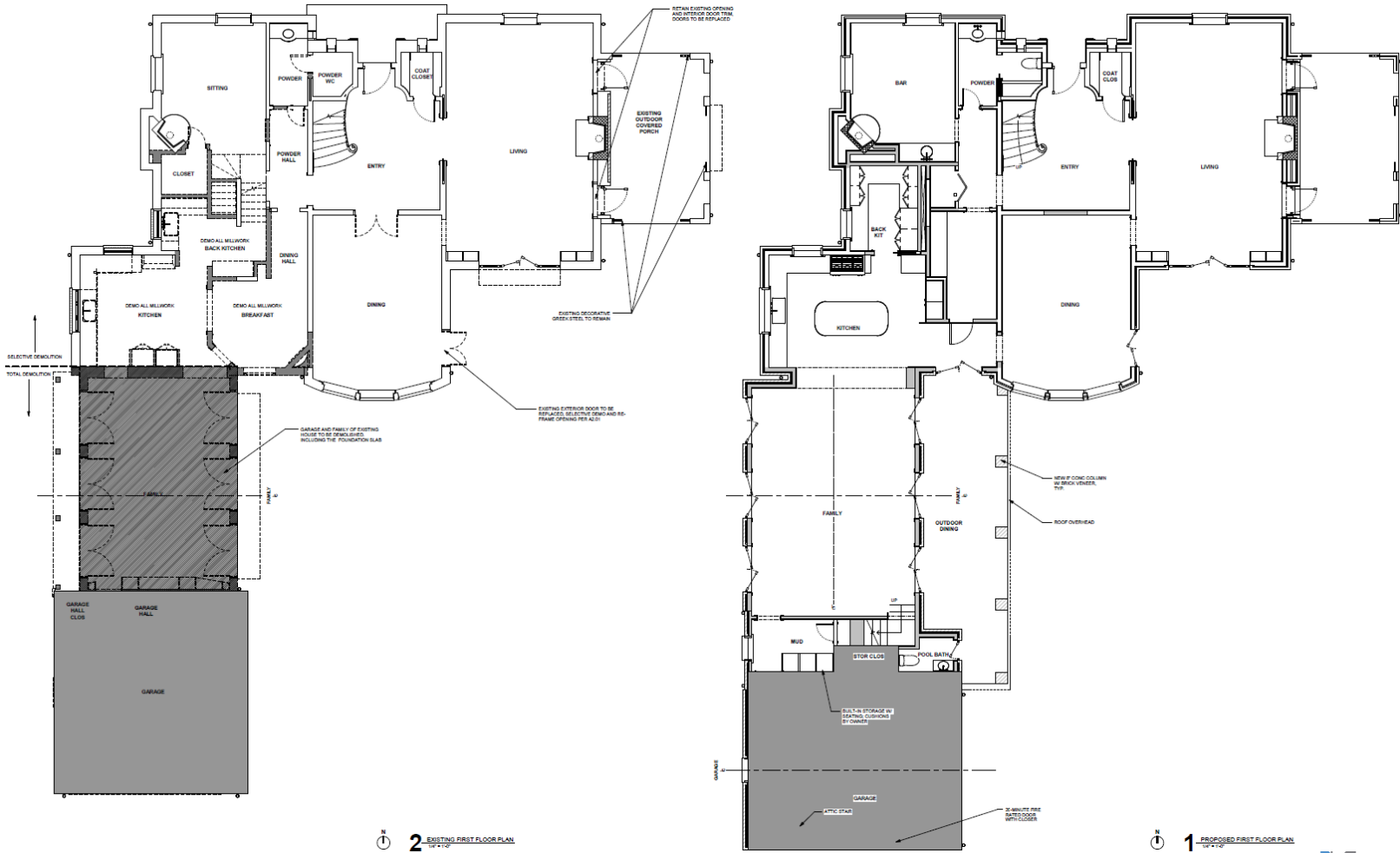


ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

FIRST FLOOR PLAN





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

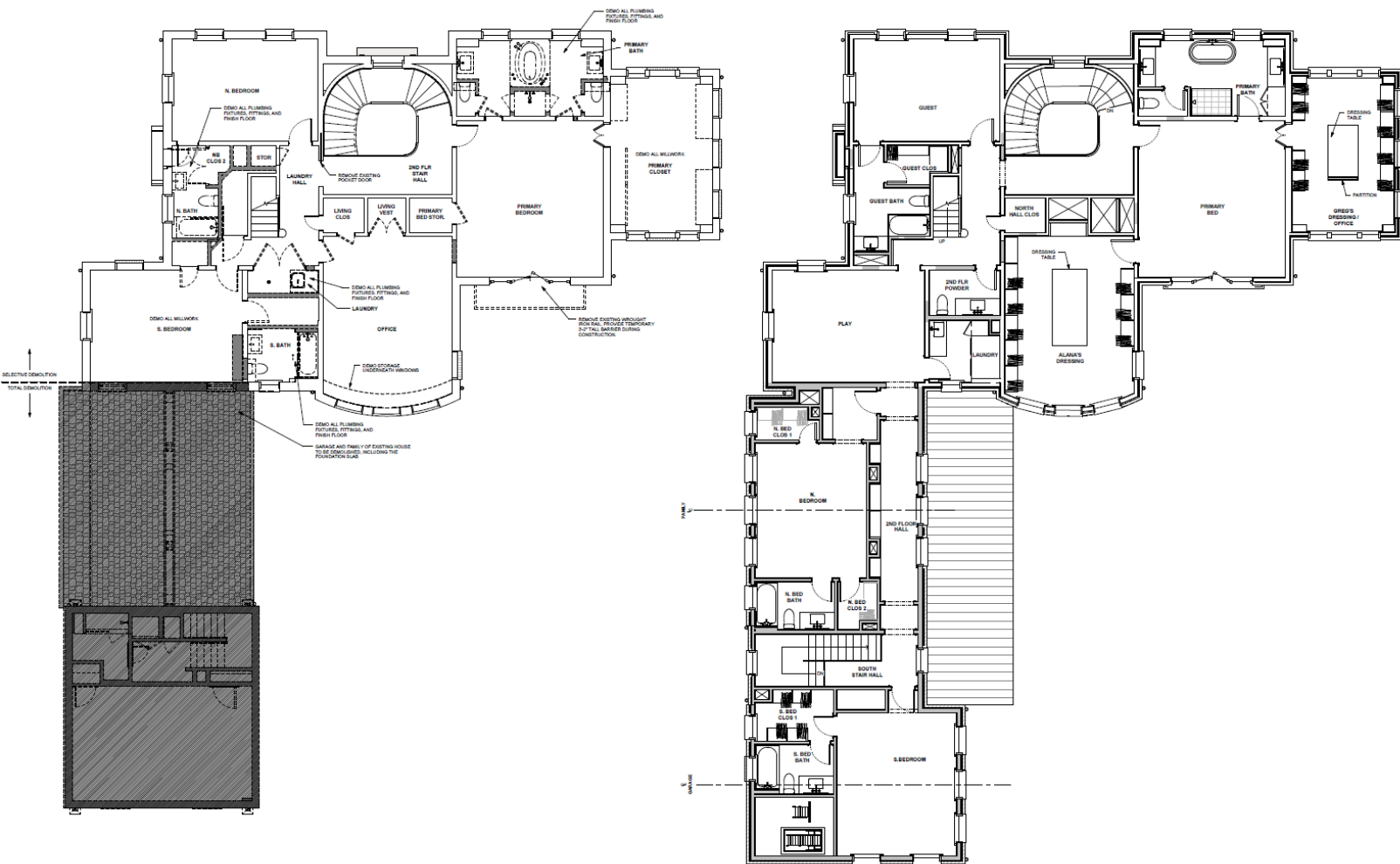
ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks



SECOND FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN

1 PROPOSED SECOND FLOOR PLAN

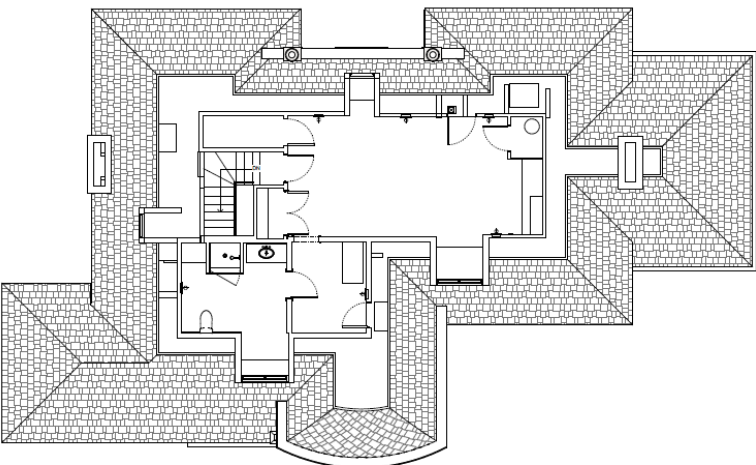


ITEM D9
HPO File #: HP2026_0083

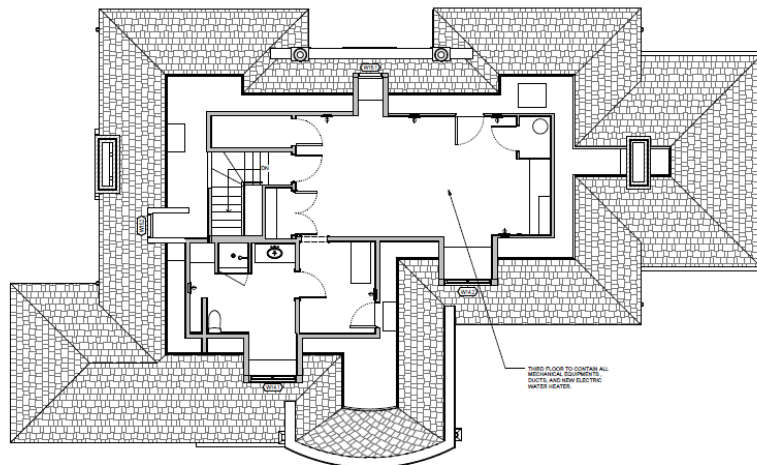
April 23, 2026

1519 South Blvd.
Boulevard Oaks

THIRD FLOOR



2 EXISTING THIRD FLOOR PLAN



1 PROPOSED THIRD FLOOR PLAN

DRAFT



CERTIFICATE OF APPROPRIATENESS

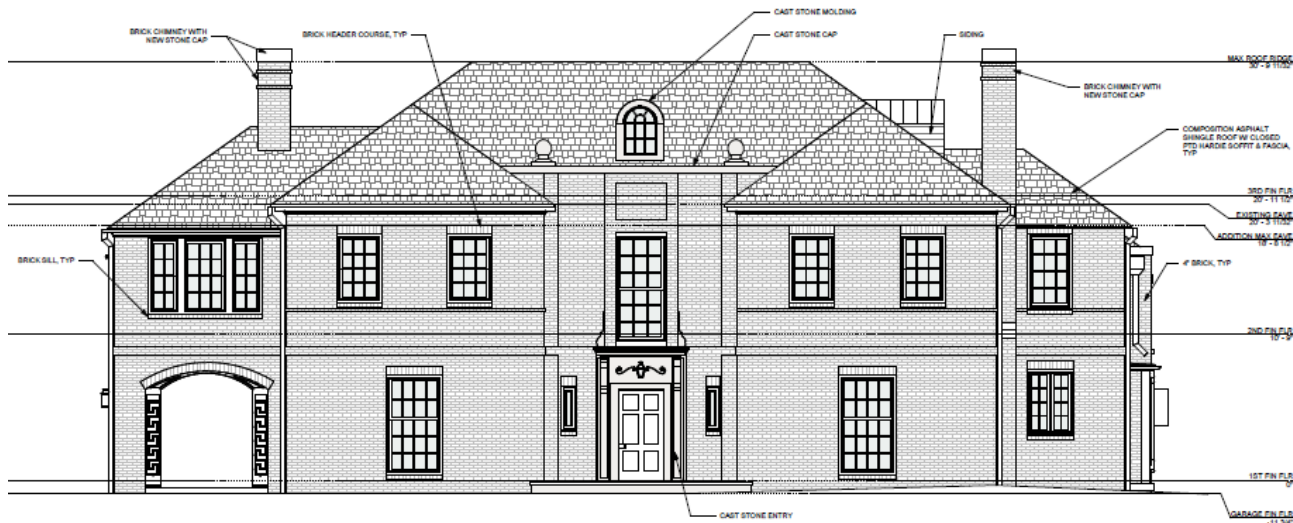
Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

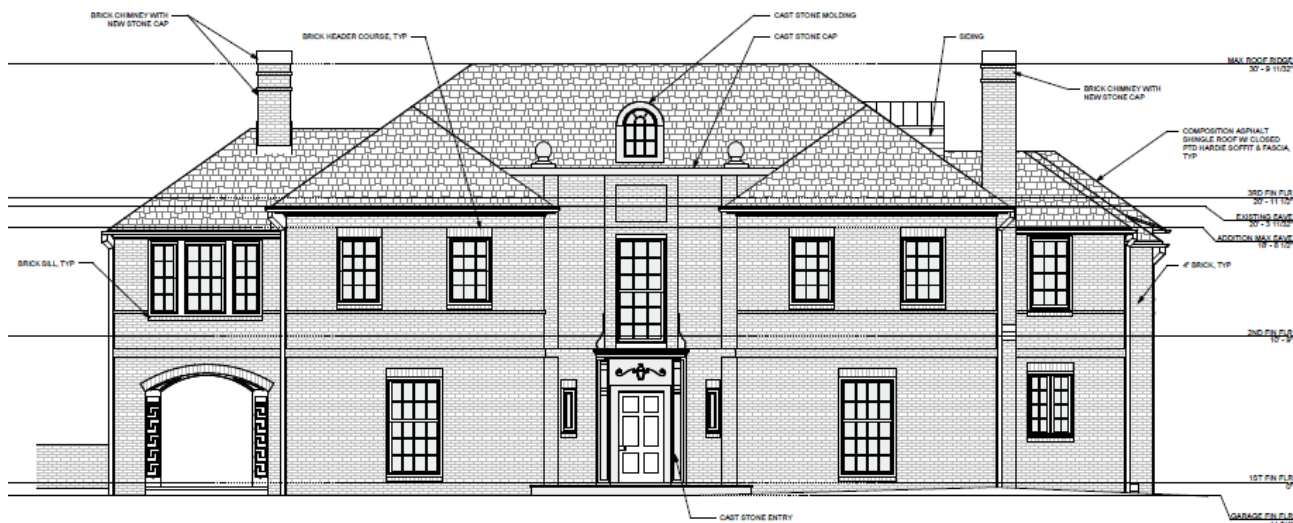
April 23, 2026

1519 South Blvd.
Boulevard Oaks

NORTH ELEVATION – FRONT FACING STREET (SOUTH Blvd)



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"



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





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

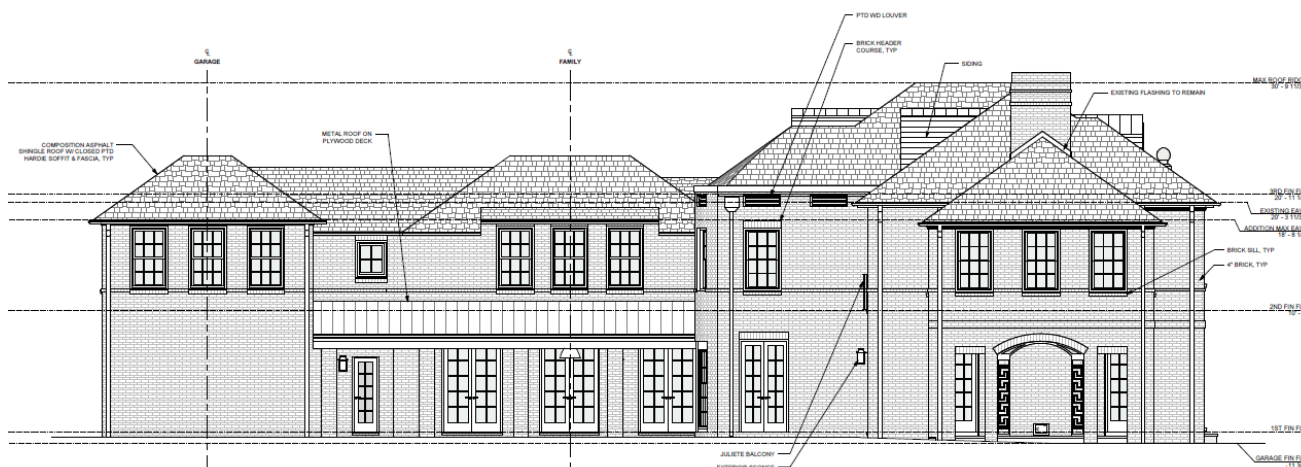
April 23, 2026

1519 South Blvd.
Boulevard Oaks

EAST SIDE ELEVATION



2 EXISTING EAST ELEVATION
1/4\"/>



1 PROPOSED EAST ELEVATION
1/4\"/>



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

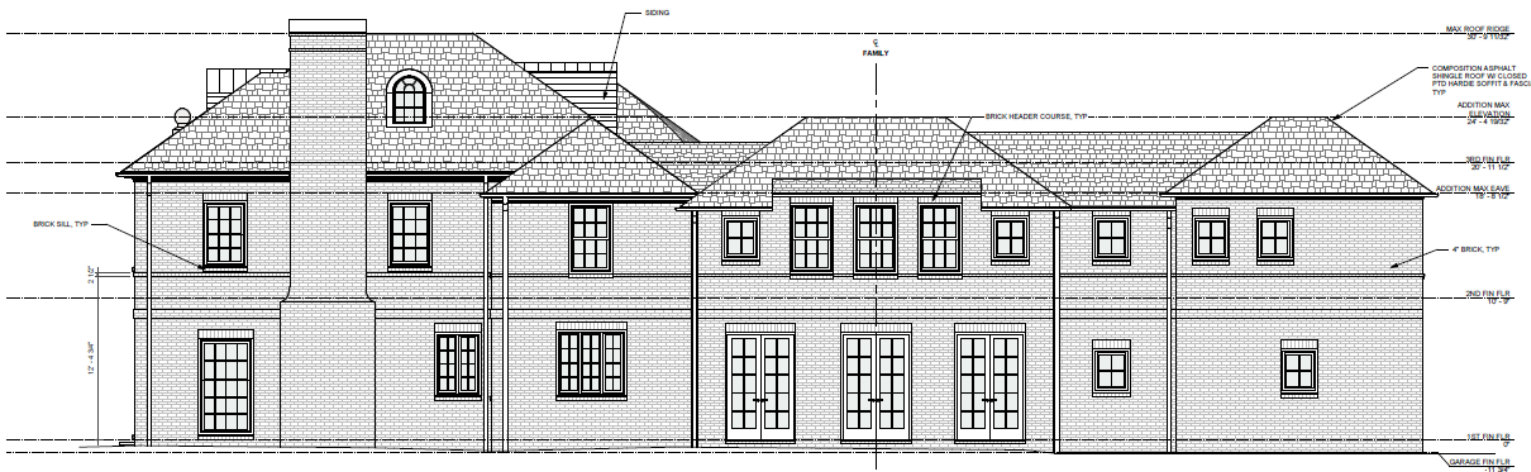
April 23, 2026

1519 South Blvd.
Boulevard Oaks

WEST SIDE ELEVATION



2 EXISTING WEST ELEVATION
1/4" = 1'-0"



ADDITIONS & MODIFICATIONS

1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

SOUTH REAR ELEVATION





CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

RENDERINGS



NORTH ELEVATION



SOUTH ELEVATION



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks



WEST ELEVATION



EAST ELEVATION



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

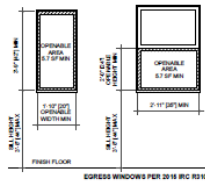
April 23, 2026

1519 South Blvd.
Boulevard Oaks

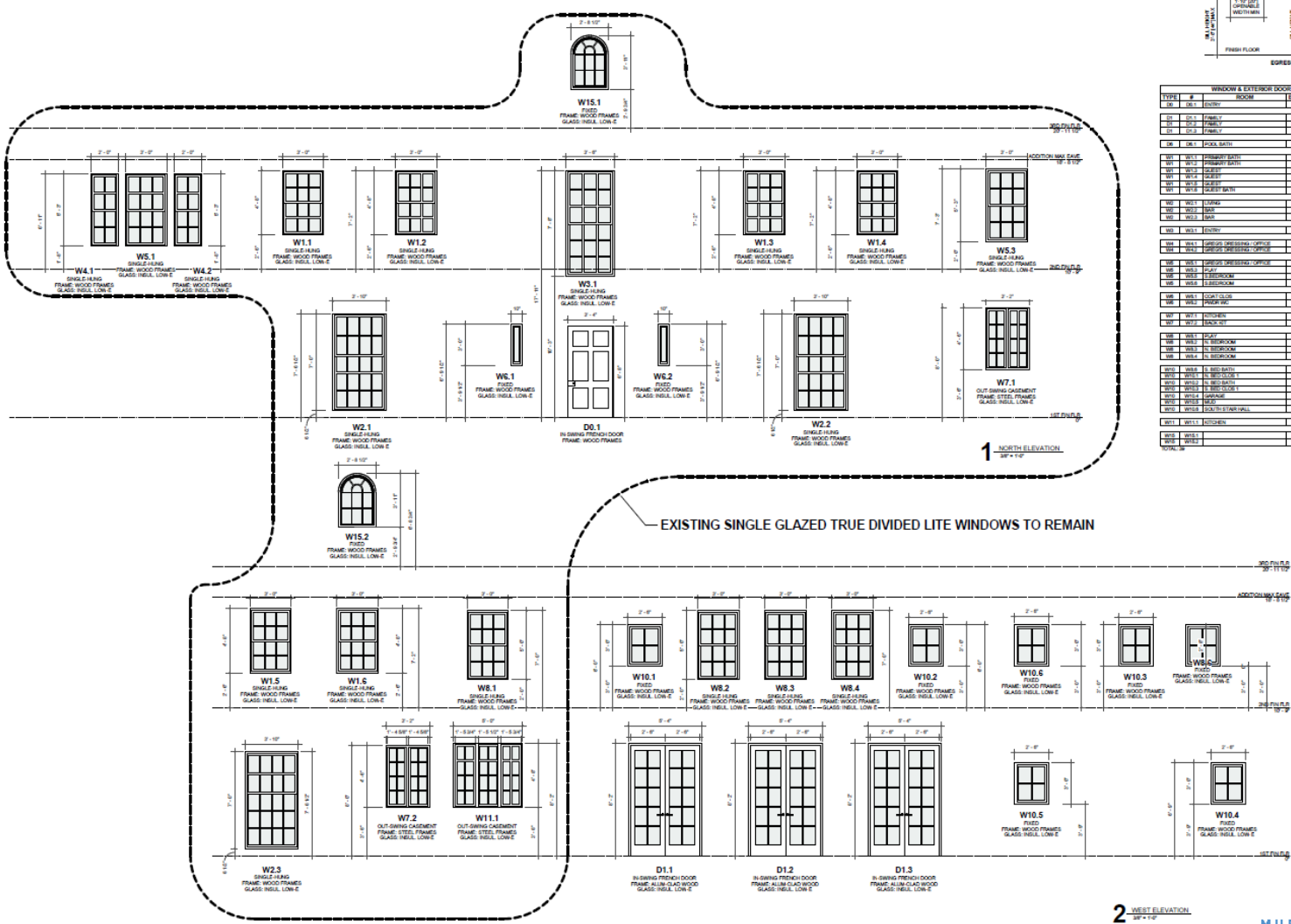
WINDOW WORKSHEET

EXTERIOR DOOR & WINDOW NOTES

1. WINDOWS & EXTERIOR DOORS (REGARDLESS OF MATERIAL) ARE FOR ROOMS ONLY. ALL SHALL BE CONFORM TO SPECIFICATIONS WITH FINISHES, INSULATION, FRAMES, FROM MANUFACTURER'S CATALOG FOR OWNER REVIEW AND RECEIVE WRITTEN APPROVAL FROM OWNER BEFORE PLACING ORDERS.
2. INCORPORATION OF EXTERIOR DOOR AND WINDOW ALLOWED ON INSULATED GLAZING IF BEARING LOCAL JURISDICTION, PROVIDE TEMPORARY DOCUMENTATION AT SAFETY GLASS, ETC.
3. ALL FINISHES AND COLORS TO HAVE 100% UNLIMITED ARCHIVAL QUALITY.
4. ALL GLASS INSULATED LOW-E, TYP.



WINDOW & EXTERIOR DOOR SCHEDULE			
TYPE	#	ROOM	COMMENTS
DR	001	ENTRY	NO
DR	002	FRONT PORCH	NO
DR	003	FRONT PORCH	NO
DR	004	FRONT PORCH	NO
DR	005	FRONT PORCH	NO
DR	006	FRONT PORCH	NO
DR	007	FRONT PORCH	NO
DR	008	FRONT PORCH	NO
DR	009	FRONT PORCH	NO
DR	010	FRONT PORCH	NO
DR	011	FRONT PORCH	NO
DR	012	FRONT PORCH	NO
DR	013	FRONT PORCH	NO
DR	014	FRONT PORCH	NO
DR	015	FRONT PORCH	NO
DR	016	FRONT PORCH	NO
DR	017	FRONT PORCH	NO
DR	018	FRONT PORCH	NO
DR	019	FRONT PORCH	NO
DR	020	FRONT PORCH	NO
DR	021	FRONT PORCH	NO
DR	022	FRONT PORCH	NO
DR	023	FRONT PORCH	NO
DR	024	FRONT PORCH	NO
DR	025	FRONT PORCH	NO
DR	026	FRONT PORCH	NO
DR	027	FRONT PORCH	NO
DR	028	FRONT PORCH	NO
DR	029	FRONT PORCH	NO
DR	030	FRONT PORCH	NO
DR	031	FRONT PORCH	NO
DR	032	FRONT PORCH	NO
DR	033	FRONT PORCH	NO
DR	034	FRONT PORCH	NO
DR	035	FRONT PORCH	NO
DR	036	FRONT PORCH	NO
DR	037	FRONT PORCH	NO
DR	038	FRONT PORCH	NO
DR	039	FRONT PORCH	NO
DR	040	FRONT PORCH	NO
DR	041	FRONT PORCH	NO
DR	042	FRONT PORCH	NO
DR	043	FRONT PORCH	NO
DR	044	FRONT PORCH	NO
DR	045	FRONT PORCH	NO
DR	046	FRONT PORCH	NO
DR	047	FRONT PORCH	NO
DR	048	FRONT PORCH	NO
DR	049	FRONT PORCH	NO
DR	050	FRONT PORCH	NO
DR	051	FRONT PORCH	NO
DR	052	FRONT PORCH	NO
DR	053	FRONT PORCH	NO
DR	054	FRONT PORCH	NO
DR	055	FRONT PORCH	NO
DR	056	FRONT PORCH	NO
DR	057	FRONT PORCH	NO
DR	058	FRONT PORCH	NO
DR	059	FRONT PORCH	NO
DR	060	FRONT PORCH	NO
DR	061	FRONT PORCH	NO
DR	062	FRONT PORCH	NO
DR	063	FRONT PORCH	NO
DR	064	FRONT PORCH	NO
DR	065	FRONT PORCH	NO
DR	066	FRONT PORCH	NO
DR	067	FRONT PORCH	NO
DR	068	FRONT PORCH	NO
DR	069	FRONT PORCH	NO
DR	070	FRONT PORCH	NO
DR	071	FRONT PORCH	NO
DR	072	FRONT PORCH	NO
DR	073	FRONT PORCH	NO
DR	074	FRONT PORCH	NO
DR	075	FRONT PORCH	NO
DR	076	FRONT PORCH	NO
DR	077	FRONT PORCH	NO
DR	078	FRONT PORCH	NO
DR	079	FRONT PORCH	NO
DR	080	FRONT PORCH	NO
DR	081	FRONT PORCH	NO
DR	082	FRONT PORCH	NO
DR	083	FRONT PORCH	NO
DR	084	FRONT PORCH	NO
DR	085	FRONT PORCH	NO
DR	086	FRONT PORCH	NO
DR	087	FRONT PORCH	NO
DR	088	FRONT PORCH	NO
DR	089	FRONT PORCH	NO
DR	090	FRONT PORCH	NO
DR	091	FRONT PORCH	NO
DR	092	FRONT PORCH	NO
DR	093	FRONT PORCH	NO
DR	094	FRONT PORCH	NO
DR	095	FRONT PORCH	NO
DR	096	FRONT PORCH	NO
DR	097	FRONT PORCH	NO
DR	098	FRONT PORCH	NO
DR	099	FRONT PORCH	NO
DR	100	FRONT PORCH	NO





CERTIFICATE OF APPROPRIATENESS

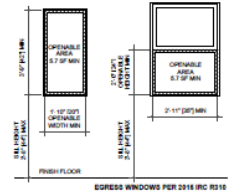
Reviewed by the Houston Archaeological and Historical Commission

ITEM D9
HPO File #: HP2026_0083

April 23, 2026

1519 South Blvd.
Boulevard Oaks

EXISTING SINGLE GLAZED TRUE DIVIDED LITE WINDOWS TO REMAIN



EGRESS WINDOWS PER 2018 IRC R310

WINDOW & EXTERIOR DOOR SCHEDULE table with columns: TYPE, #, ROOM, EGRESS, COMMENTS

2 SOUTH ELEVATION

EXTERIOR DOOR + WINDOW NOTES

- 1. WINDOWS & EXTERIOR DOOR SPECIFICATIONS NOTED ARE FOR BIDDING ONLY...
2. ALL WINDOWS AND DOORS TO HAVE MAX VALUE AND SHG OF 0.30...

EXISTING SINGLE GLAZED TRUE DIVIDED LITE WINDOWS TO REMAIN



CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING EAST 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>

DAMAGE TO EXISTING EAST WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED EAST 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>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING EAST 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>

DAMAGE TO EXISTING EAST WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED EAST 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>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

Existing East Windows



W6.3



W5.12



W5.13



W5.13



W5.14



W5.11



EXISTING HARDWARE TO BE REUSED ON NEW DOORS

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING SOUTH 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>

DAMAGE TO EXISTING SOUTH WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED SOUTH 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>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING SOUTH 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>

DAMAGE TO EXISTING SOUTH WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED SOUTH 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>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

Existing South Windows



W2.5



W2.4



W2.3



W13.1



W5.19



W5.18



W5.17



W4.6



W5.20



W4.5



D5.1



W14.1(Existing Third Floor Dormer Window)



W14.2 (Existing Third Floor Dormer Window)



D3.1

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WEST 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>

DAMAGE TO EXISTING WEST WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WEST 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>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WEST 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>

DAMAGE TO EXISTING WEST WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WEST 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>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary

Existing West Windows



W11.1



W7.2



W2.3



W1.5



W1.6



W8.1