

CERTIFICATE OF APPROPRIATENESS

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

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

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

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

- Removal of non-original front entry with cast and wrought iron detailing with low slope metal awning that causes drainage issues. Sanborn maps as well as county documents from the 1930s do not show a front entry porch on the original structure Construct simplified metal column entryway and sloped metal roof.
- Existing historic windows that will remain will be restored. 1 historic window on the second-floor east elevation will be moved to the new addition second floor on same side. Other 2nd floor window closer to the street will remain in place within interior construction.
- Replace historic roof shingles in kind with composite shingle (exempt)
- *Historic/early first and second floor to remaining is 2,390 sq ft (not including side porch). The enclosed one-story sunporch of 696 sq ft. is proposed to be demolished along with rear two-story addition of 1,943 sq ft. constructed c. 1950. The porch was enclosed also during the 1950s.*
- *Two story side addition will have a footprint of 377 sq ft. vs existing of 196 sq ft. New side addition is setback 3'10" from front corner; existing is 3'11". Total two-story side addition= 801 sq ft.*
- *Two story rear addition (including garage) will have a footprint of 2,474 sq ft. New rear addition is set-in further on both sides than existing addition. Total two-story rear addition = 4,367sqft.*
- *Current primary residence is 4,822 sq feet with 1,300 sq ft detached garage. Total proposed square footage including attached garage is 8,032sq ft. (essentially adding 3,210 sq ft)*
- Demolish existing two-story detached garage of 1,300 sq ft located in the back of the property. A new attached garage of 732 sq ft will be constructed in a very similar position at the rear of the property
- Existing sunroom on the east side of historic home was built c.1950 which closed in the original porch with permastone and aluminum windows. Proposed 1 1/2 story addition is set back from historic front corner with lower ridge and eave heights compared to the historic portion. Partial dormers/raised eaves for second floor windows allow for addition space without raising overall height. The chimney will remain in place and new addition will be built around it. Roof will be in composite shingle. This east side addition will be clad in artisan smooth cementitious siding with mahogany paired pilasters or columns with brick plinth (painted to match historic). French doors, transoms, and windows will be metal/aluminum clad wood. See drawings and window worksheet for lite patterns and more details. Overall, windows on new addition are proposed as 6/6 lite pattern.
- Existing rear addition was also built c. 1950 where early rear kitchen once existed. This rear portion will be removed for 2 story addition and attached garage projecting back towards property line. Addition is set back from rear corners. Ridge height is lower than historic; eave is matching. Roof in composite shingle and standing seam metal (used for awnings as well). Attached garage and addition living space on second floor are in brick that match existing historic portion. Mahogany trim to match existing soffit design on all additions.
- Historic pitch is 12:12, side addition matches, and rear addition is lower at 10:12.

Public Comment: No public comment received.

Civic Association: Architectural Committee for Edgemont Civic Association is in support.

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

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

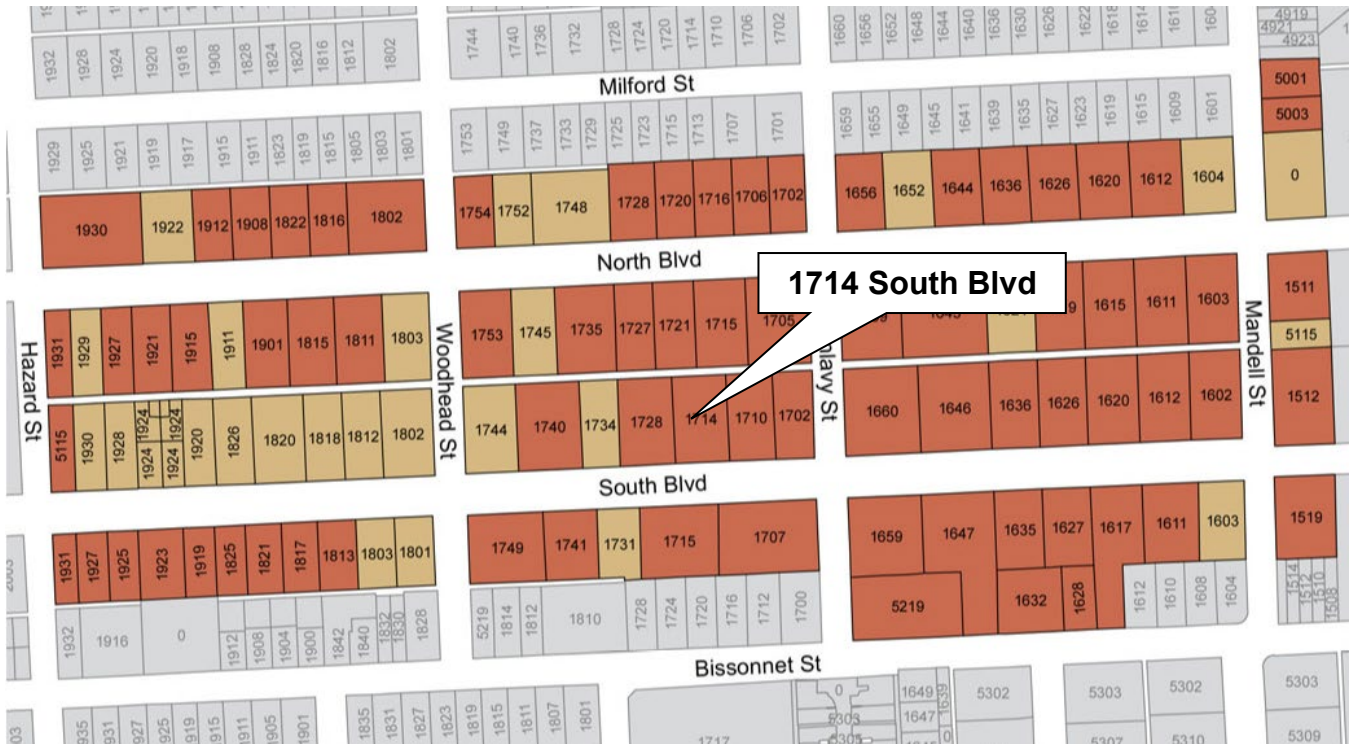
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building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

- | 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;
<i>6/6 windows, seek to match historic lite patterns and look, but this copied design does not help differentiate the addition from the historic and do not appear as a product of its own time. Transoms, French doors, and columns/pilasters seek to create an earlier appearance.</i>
<i>If applicant agrees to update windows to 1/1, they will be more distinct from historic windows and clearly appear as a product of their own time, as will the addition. If simplified, transom and French doors could be appropriate. Columns should be removed to simplify the façade as not to detract from the historic portion of the home.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Existing front entry is not original based on Sanborn maps and Harris County Archive photos which either show no entry porch at all or a very simplified version.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
<i>While the rear addition is large, it is set back towards the center of the lot and is not largely visible from the street (see renderings), see contributing context and scale of additions at the end of the report for both the rear and side additions. The applicant broke up the massing for the attached garage area.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | |



PROPERTY LOCATION

BOULEVARD OAKS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

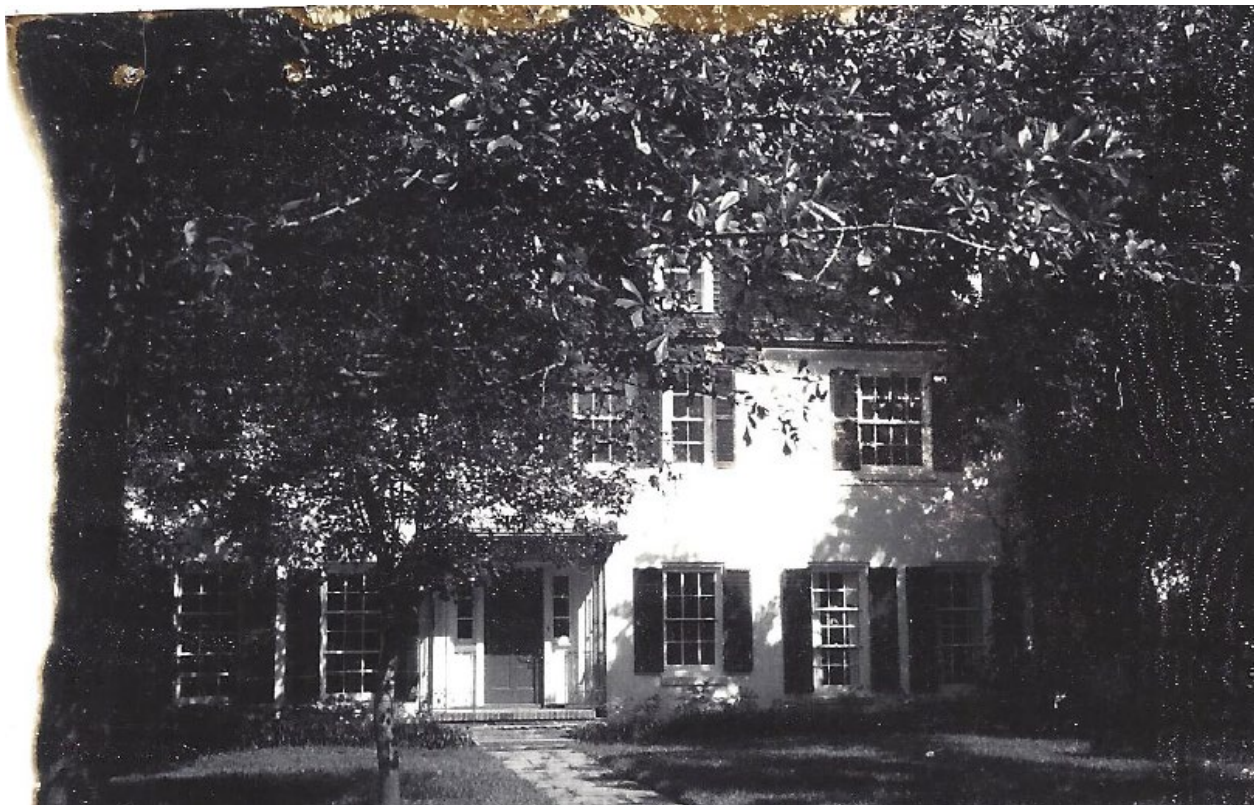
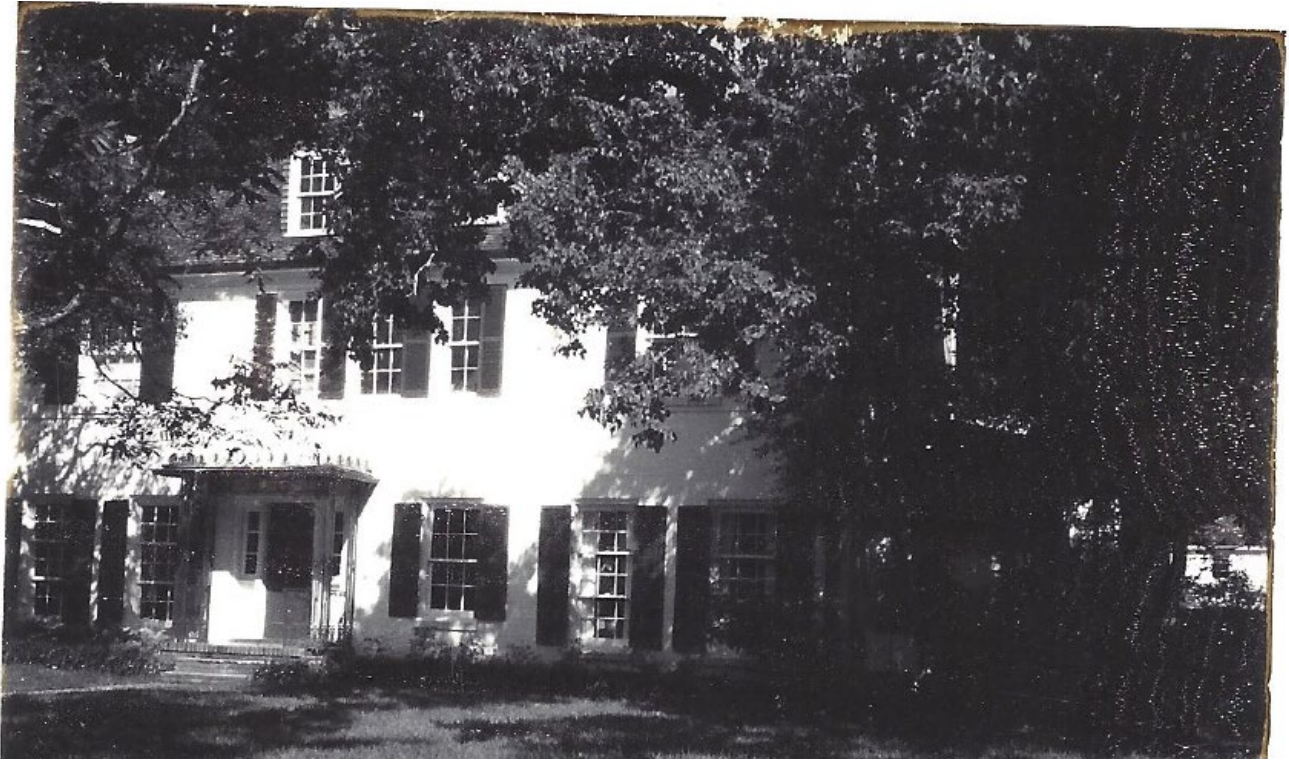


CURRENT



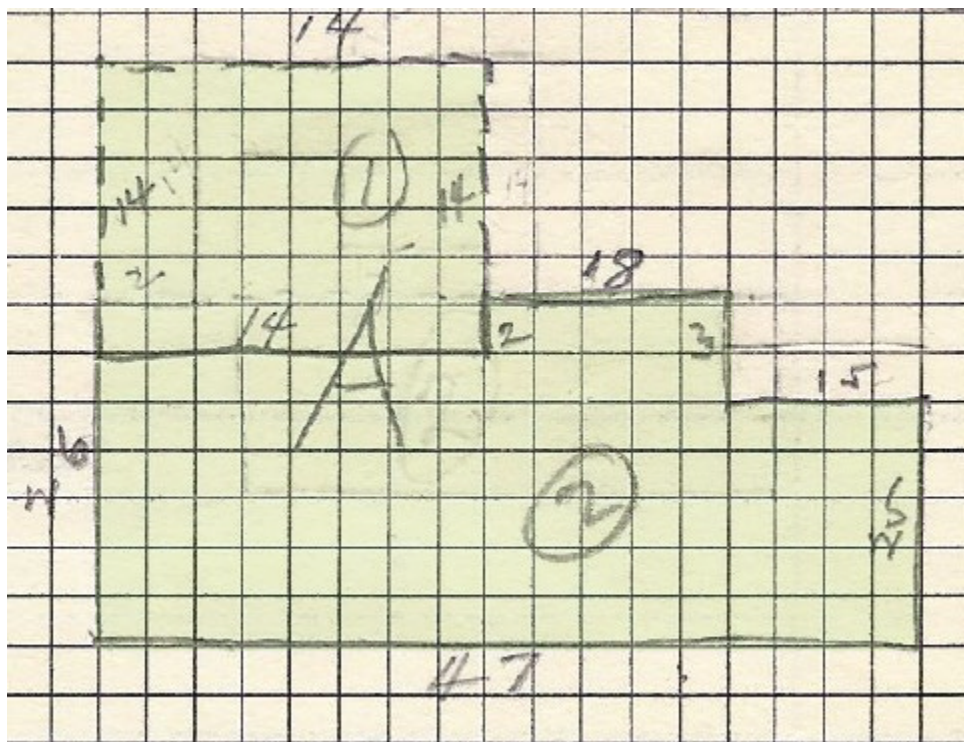


Archives c. 1950



ARCHIVES C. 1930 - 2, 840 SQ FT

Map No. _____ Addition <u>W Edgewood</u>		No. Sq. Ft. <u>2840</u>		Price Per Sq. Ft. <u>4.50</u>		Price <u>\$ 12780</u>																
Block <u>24</u> Lot <u>E 4317 - W608</u>		OWNER <u>Lander, D. W.</u>		ADDRESS <u>1714 South Blvd</u>		Percent Good <u>80</u>																
TYPE OF PROPERTY <u>Res</u> OCCUPIED VACANT		BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		Other Bldgs. <u>Gar + Saw 300</u>																
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		Total All Bldgs. <u>10520</u>																
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weat'erboard _____		LIGHTING, Electricity _____		PLUMBING, Sewer, Water, Baths _____																		
ROOF CONS., Concrete, Steel, Wood Truss _____		ELEVATORS _____		CONDITION, Good, Fair, Bad, Obsolete _____																		
ROOF, Hip, Gable, Mansard, Flat _____		PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE																		
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____				<table border="1"> <thead> <tr> <th>Front x Depth</th> <th>Unit Value</th> <th>Factor</th> <th>Front Ft. Value - - \$</th> <th></th> </tr> </thead> <tbody> <tr> <td><u>105' x 176.5'</u></td> <td><u>35</u></td> <td><u>130</u></td> <td><u>4770</u></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>TOTAL</td> </tr> </tbody> </table>				Front x Depth	Unit Value	Factor	Front Ft. Value - - \$		<u>105' x 176.5'</u>	<u>35</u>	<u>130</u>	<u>4770</u>						TOTAL
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<u>105' x 176.5'</u>	<u>35</u>	<u>130</u>	<u>4770</u>																			
				TOTAL																		
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____				<u>1130 - 2930</u>																		



ARCHIVES C. 1930

Form 381

BUILDING ASSESSMENT
Houston, Texas

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

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

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

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

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

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

ARCHIVES - DATE UNKNOWN

19532A @ 3.0° 44 560 251

Sec. 1714 South Blvd.		Add West Edgerly		1175,000,000	
Lot 5	Sec. Y	Ac. 34.21	51000+	Appl. age	44
105' x 176.5'		Lot 65' of 7, 1/2 60' of 8, Elk & West driveway		© 190 = 157500	

Brick	26 x 16	Y	Hot central	Brick	PH
Georgian	18 x 18	Y	Case A/C zoned	Brick	PH
W/S	35 x 16.5	Y	Case A/C	Brick	PH
Y # 2	21 x 12	Y	A/C Unit	Brick	PH
Y	16 x 8	Y	Hot 2 1/2 in. Ex. Fan	Brick	PH
35x12 cov	21 x 17	Y	Brick	Brick	PH
p/h	16 x 13.5	Y	Green Y Range Y	Brick	PH
mp	18 x 15	Y	Wh. C. Y Dry C. Y	Brick	PH
no	14 x 9	Y	South Y CAS Y	Brick	PH
no	12 x 9	Y	Brick	Brick	PH

Notes: Cash or new conventional

Owner: Mrs. Barbara Hill, feme sole No. 524-6327 Passmerchable

Buyer: Mary T. Cleary (Susie Herrine) 576-0011 No. 781-1869

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

6% 3%

<p>SP 107</p> <p style="font-size: 2em; text-align: center;">+</p> <p style="font-size: 2em; text-align: center;">55596</p> <p style="font-size: 2em; text-align: center;">101904</p> <p style="font-size: 2em; text-align: center;">@ 1.362 = 138793</p> <p style="font-size: 2em; text-align: center;">AC 13644</p> <p style="font-size: 2em; text-align: center;">125329</p>	<p>CLASSIFICATION</p> <p>Group <u>II</u></p> <p>Class <u>C</u></p> <p>Group/Class Schedule <u>26.48</u></p> <p>Group Multiplier <u>.169</u></p> <p>Net Schedule 1929 <u>4.47</u></p>
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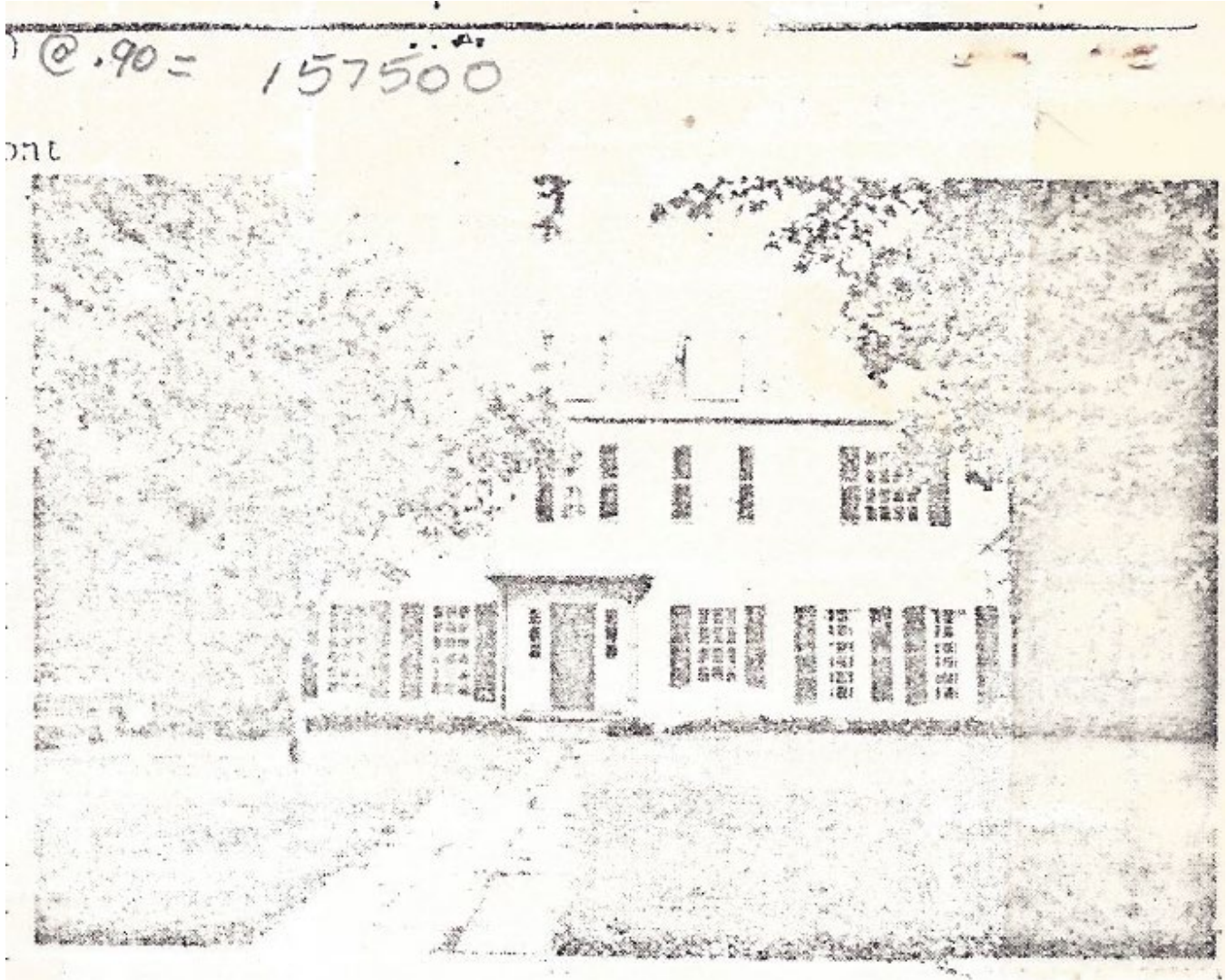
* NEED New DRAWING C-109

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

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

ARCHIVES – DATE UNKNOWN

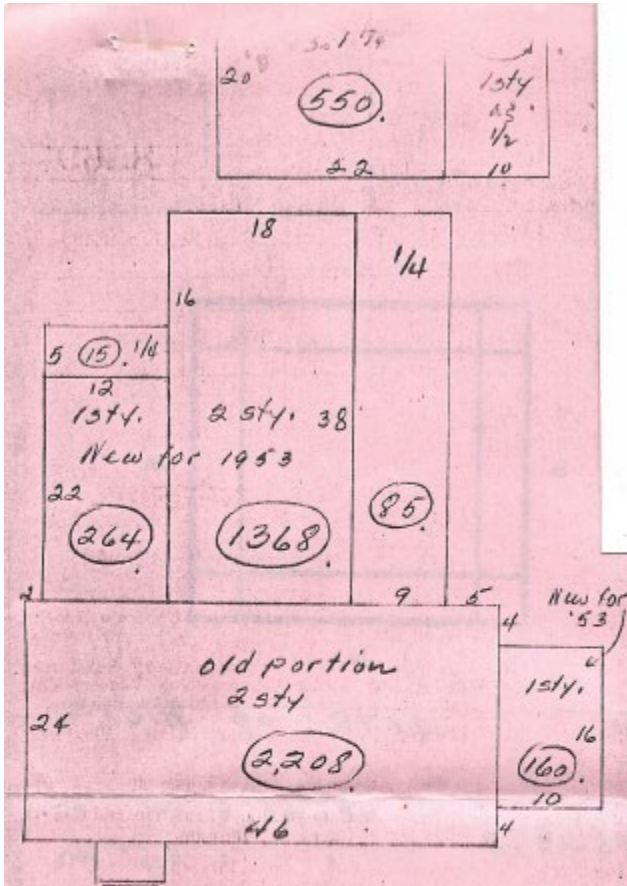
no front entry columns etc



ARCHIVES - DATE UNKNOWN

#Sk	30510	Loc.	1714 South Blvd.	Add.	West Edgemont	\$175,000.00									
Br.	5	Ba.	3 1/2	Den	Y	Es. Sq. Ft.	5000+	Aprx. Age	44	Vac.	0	Lk. Bx.	0	Sty	2
Lot	105' x 176.5'														
Legals	45' of 7, W. 60' of 8, Blk 4, West Edgemont														
Extr.	Brick	Lv. Rm.	H	24 x 14	Y	Hear	central	Date	1st	P/I					
Styl	Georgian	Dn. Rm.	H	18 x 14	Y	Cent A/C	zoned	Date	2nd	P/I					
Roof	W/S	Den	H	35 x 16.5	Y	Tons Aprx.	9	Escrow							
Gar.	Y # Car 2	Kit.	V	21 x 12	Y	A/C Units	Tot. Monthly								
Util. Rm.	Y	Brk. Rm.	H	14 x 8	Y	Fire 2-WB	Ex. Fan	1st With							
Patio	35x12 cov	Bd. Rm.	H	21 x 17	Y	D/W	Y Dsp. Y	Loan #	Int	%					
Fndtn.	p/b	Bd. Rm.	H	16 x 13.5	Y	Oven	Y Range Y	Type	Mat.						
Pool	no	Bd. Rm.	H	18 x 15	Y	Wsh. C.	Y Dry C Y	2nd With	Int	%					
Corner	no	Bd. Rm.	H	14 x 9	Y	Sdwlk.	Y C/G Y	Tot. Ann. Tax	\$813.62						
St. Surf.	paved	Bd. Rm.	H	12 x 9	Y	Swr.	Y Stm. Swr Y	Ann. Maint. Fee							
Refin.	Cash or new conventional										Fenced	Yes			
Sch. Elm.	Poe	Jr./Hi.	Lanier	Sr./Hi.	Lamar	Other	St. John's								
Owner	Mrs. Barbara Hill, feme sole										Ph	524-4577	Possn.	negotiable	
Realtor #	137, Mary T. Clegg (Susie Herrine)										526-4011	N/Ph	781-1849		
Remarks:	In addition to above: large entry hall, garden room, library, and quarters, Dressing room off master bedroom, High ceilings, Great charm and super location.														
	6%	3%	Key Map Page 4922 Map Grid 3566-3555												

ARCHIVES C. 1968 -simplified front entry



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

$2208' @ 4.25 = 9384.00$
 $1650' @ 2.50 = 1625.00$
 11009.00
 less depr. 33 1/3 = $3,669.00$
 New - $1892' @ 3.50 = 7340.00$
 $6,620.00$
 $13,960.00$
 Total Reconstruction for 1968 = $11,291.00$

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

12-20-74
 Turner
 $20.25\% = 15,950$

ARCHIVES C. 1968 – simplified front entry



CURRENT PHOTO



CURRENT PHOTOS



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



CURRENT PHOTOS – REAR ADDITION- TO BE REMOVED



CURRENT PHOTOS – REAR ADDITION- TO BE REMOVED



RENDERINGS

EXISTING



PROPOSED - VIEW 5



RENDERINGS

EXISTING



PROPOSED – VIEW 6



RENDERINGS

EXISTING



PROPOSED – VIEW 4



RENDERINGS

EXISTING



PROPOSED – VIEW 3

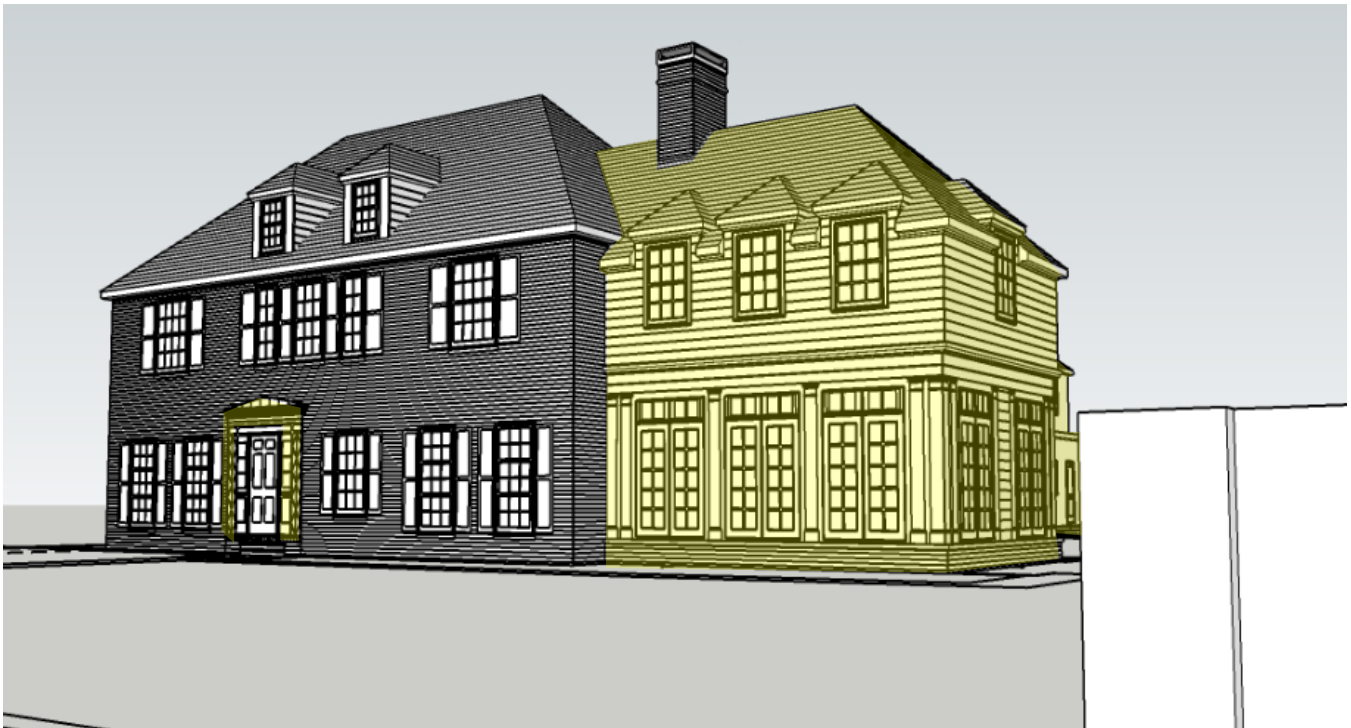


RENDERINGS

EXISTING



PROPOSED – VIEW 2



RENDERINGS

EXISTING



PROPOSED – VIEW 1



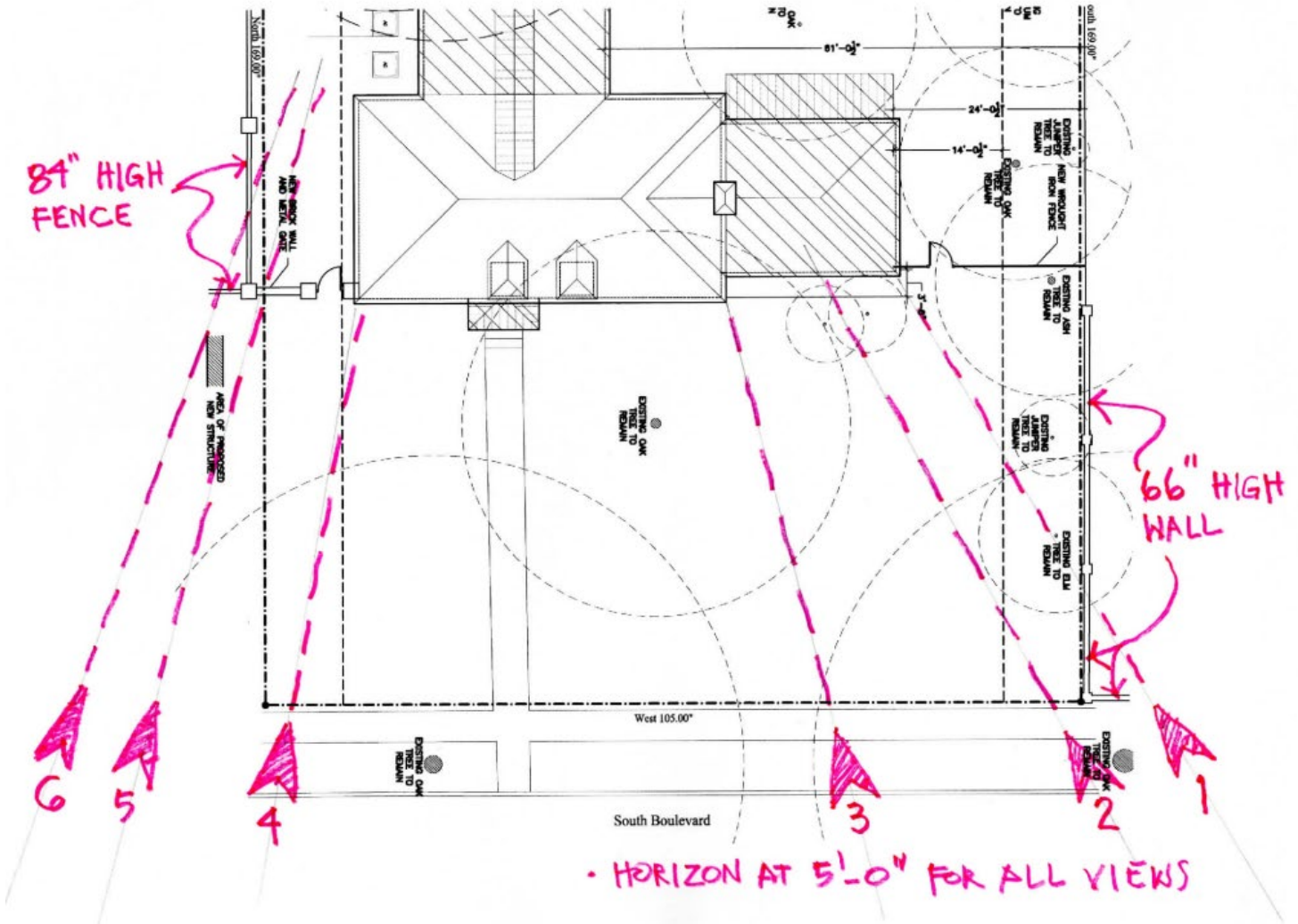
CONTEXT: 1714 AND 1710 SOUTH BLVD



INVENTORY PHOTO: 1710 SOUTH BLVD



RENDERING PLAN/POINT OF VIEW
VIEWS 1-6



SOUTH - FRONT ELEVATION FACING SOUTH BLVD EXISTING



South Elevation

Second Design Review



CURRENT PROPOSAL



NORTH ELEVATION – REAR FACING ALLEY

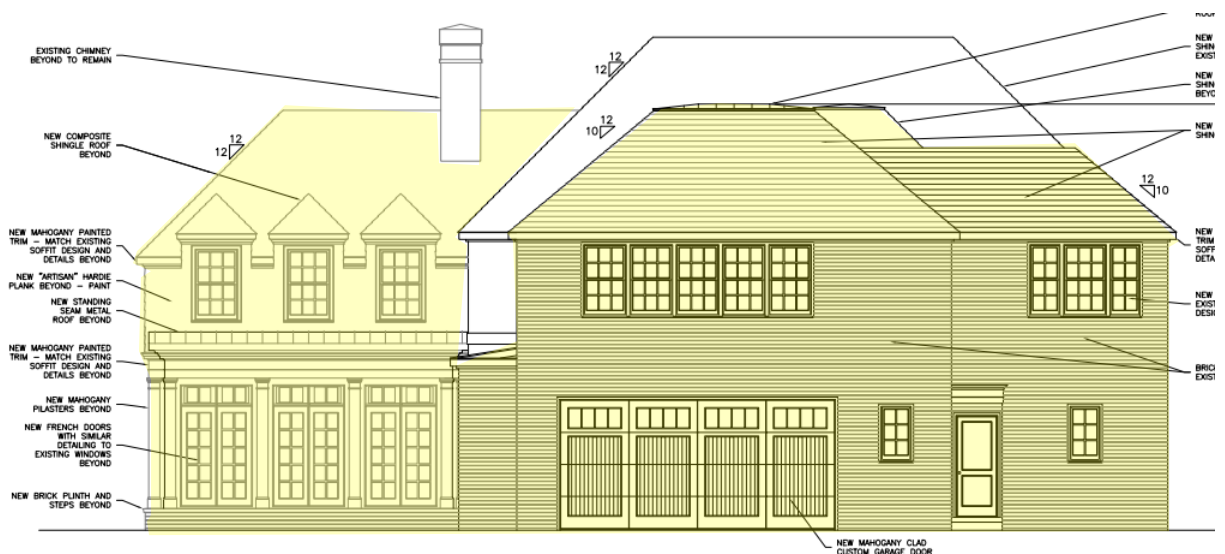
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Second Design Review

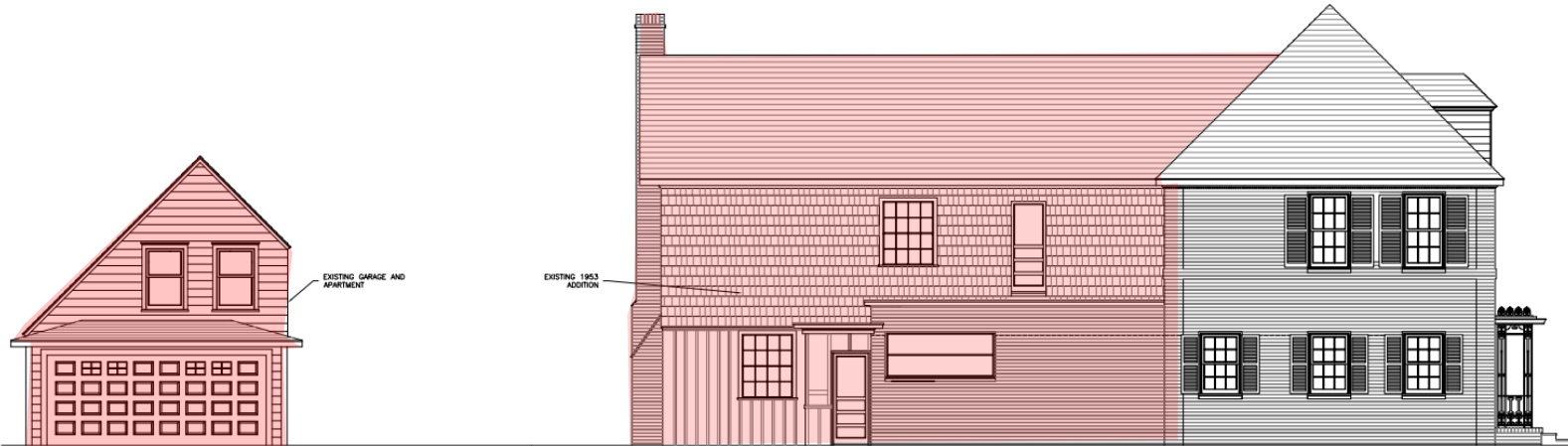


CURRENT PROPOSAL



WEST SIDE ELEVATION

EXISTING



Second Design Review

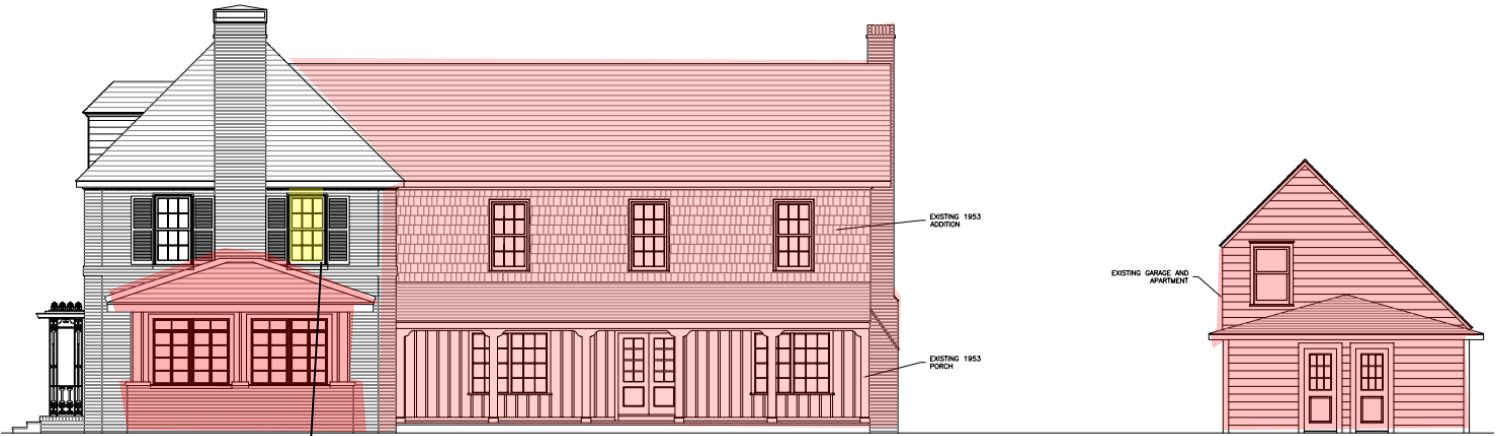


CURRENT PROPOSAL

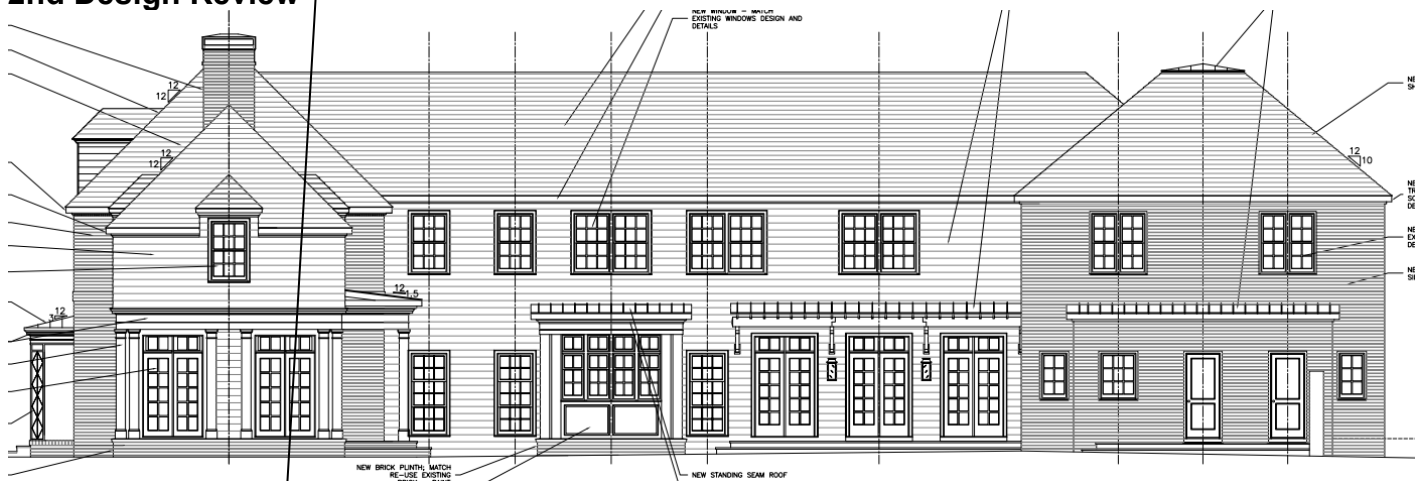


EAST SIDE ELEVATION

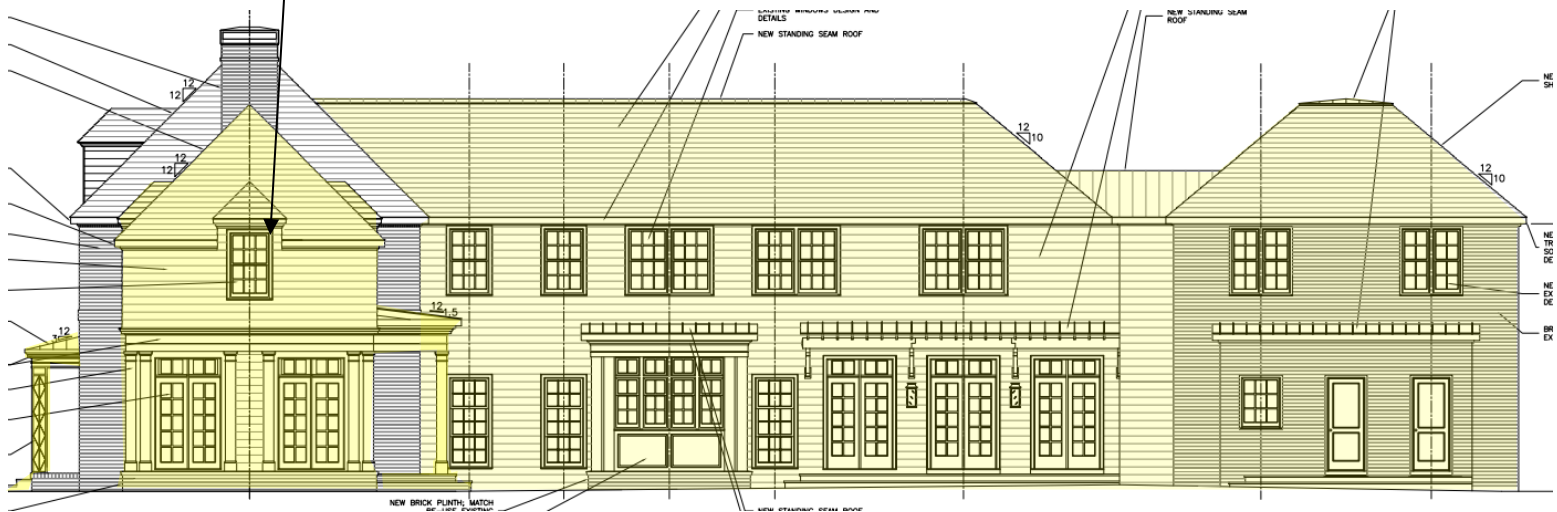
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2nd Design Review



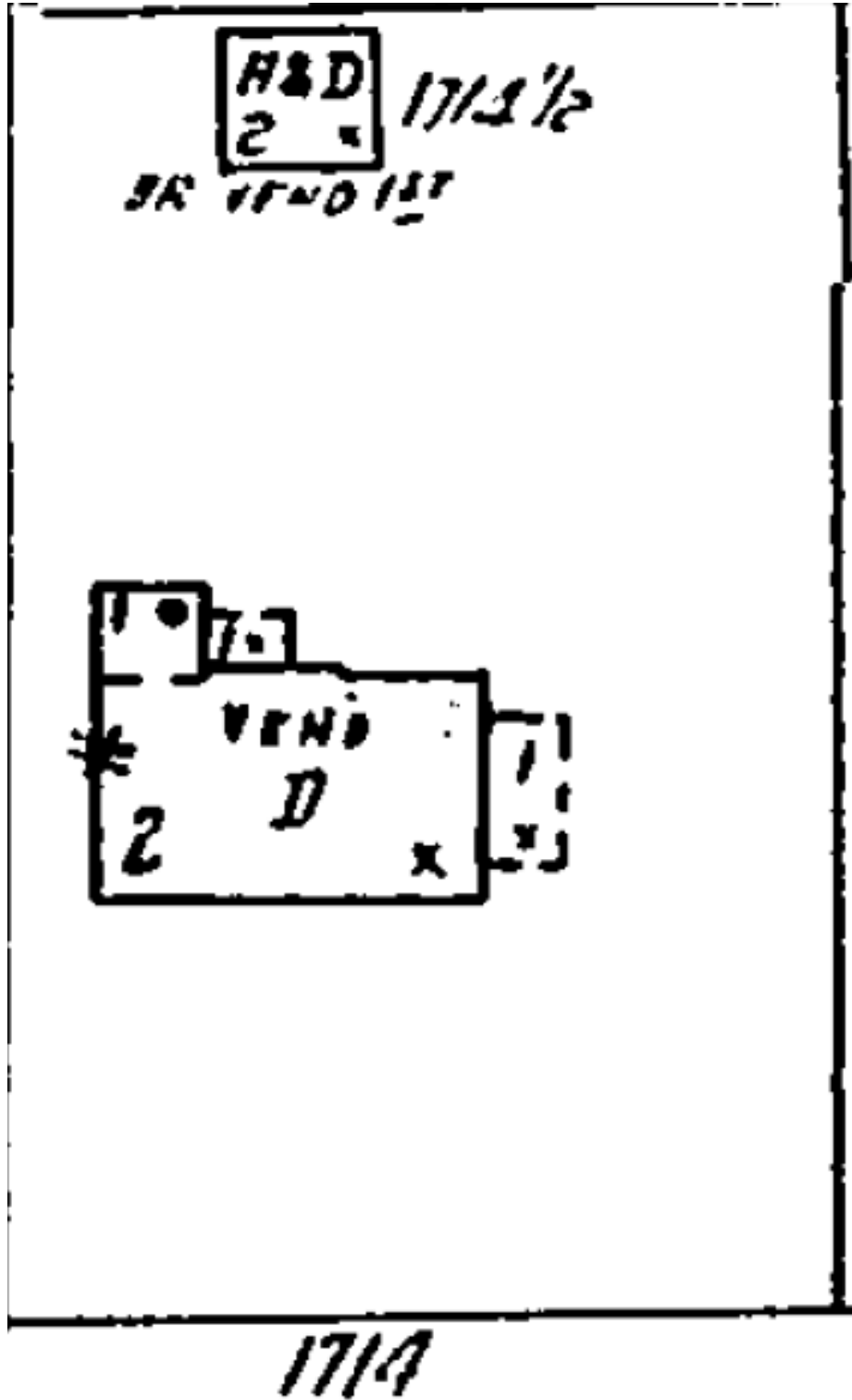
CURRENT PROPOSAL





SITE PLAN

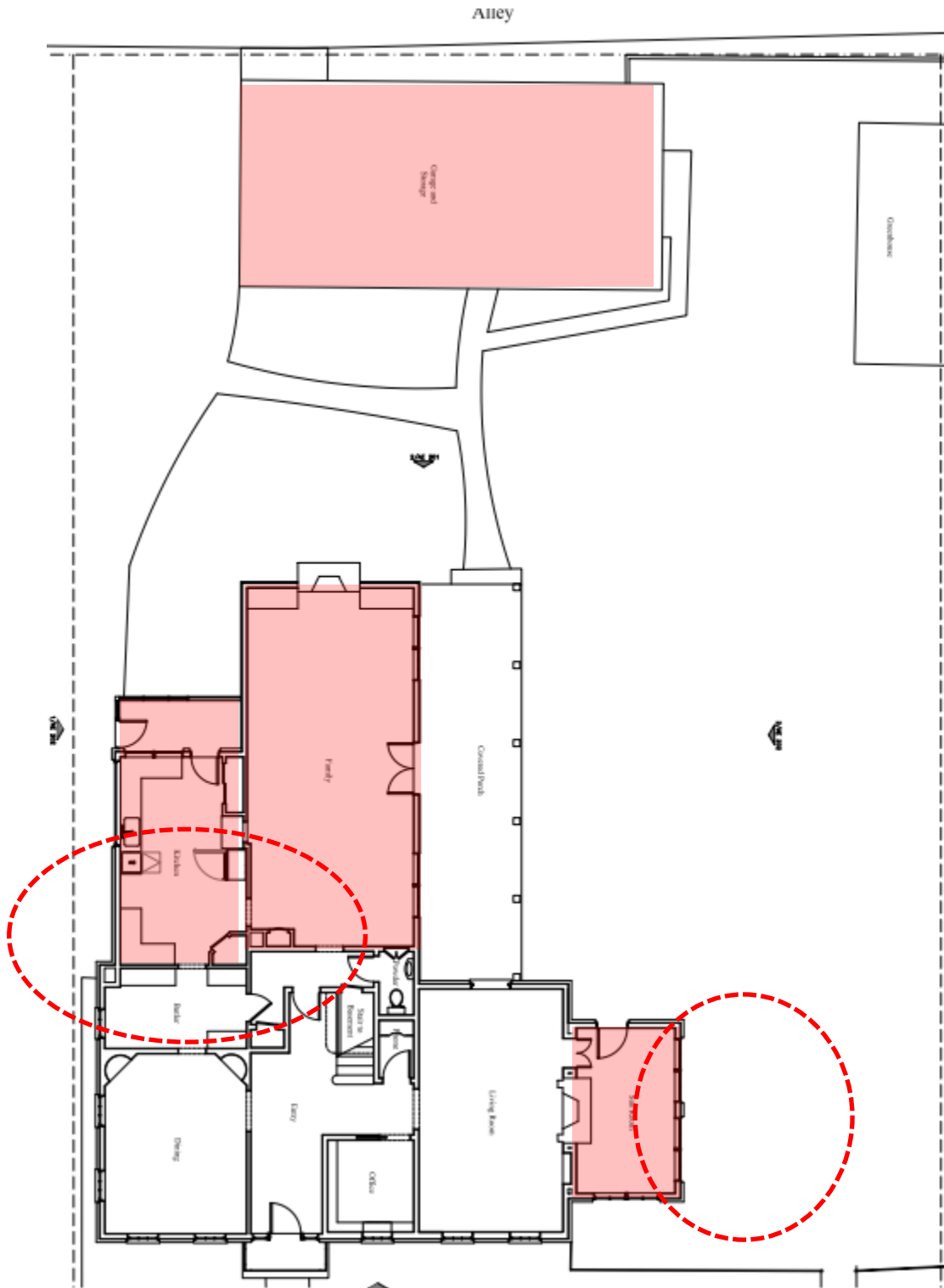
C. 1950





SITE PLAN
FIRST FLOOR PLAN

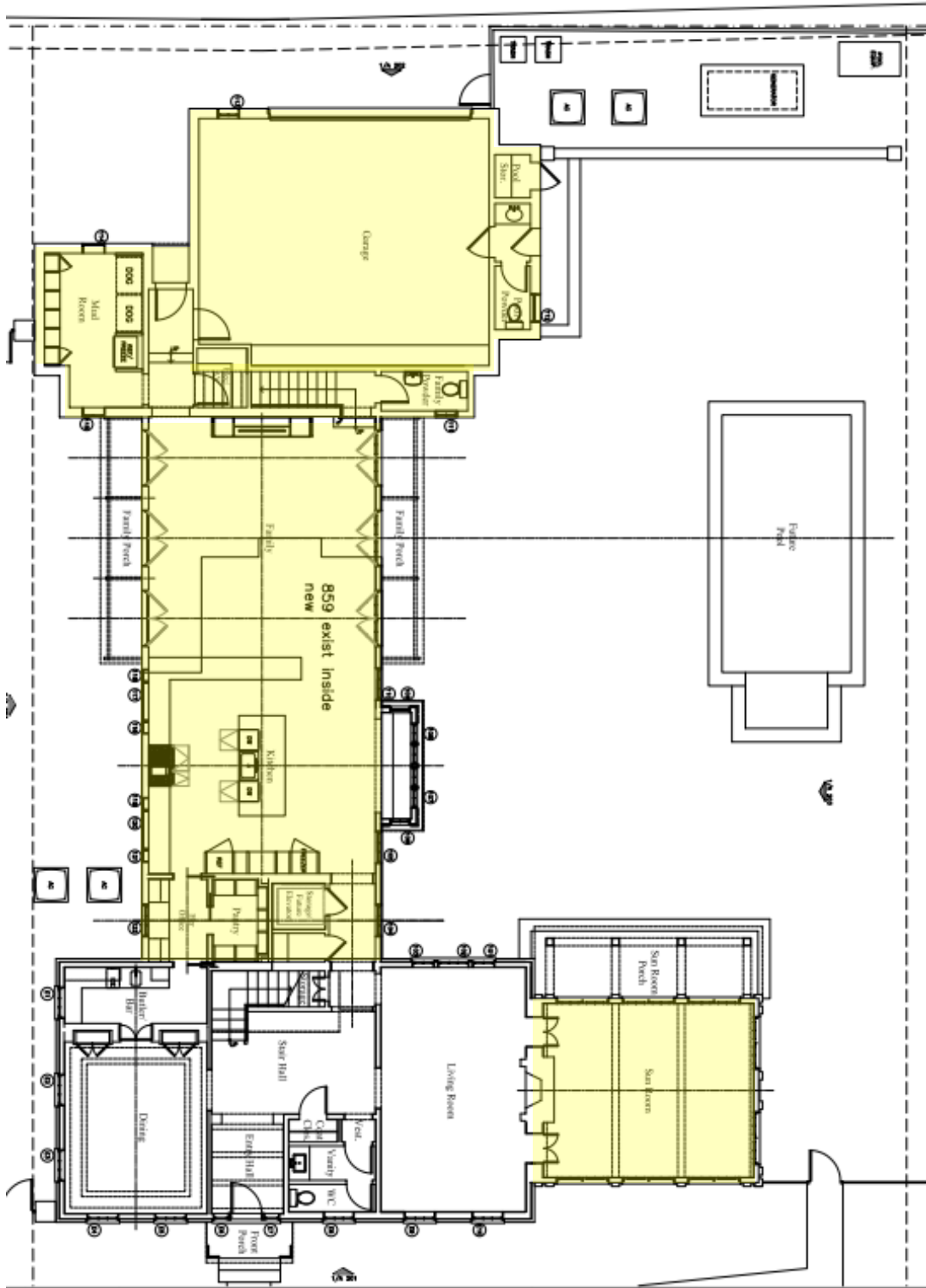
EXISTING – Rear and Side addition removal





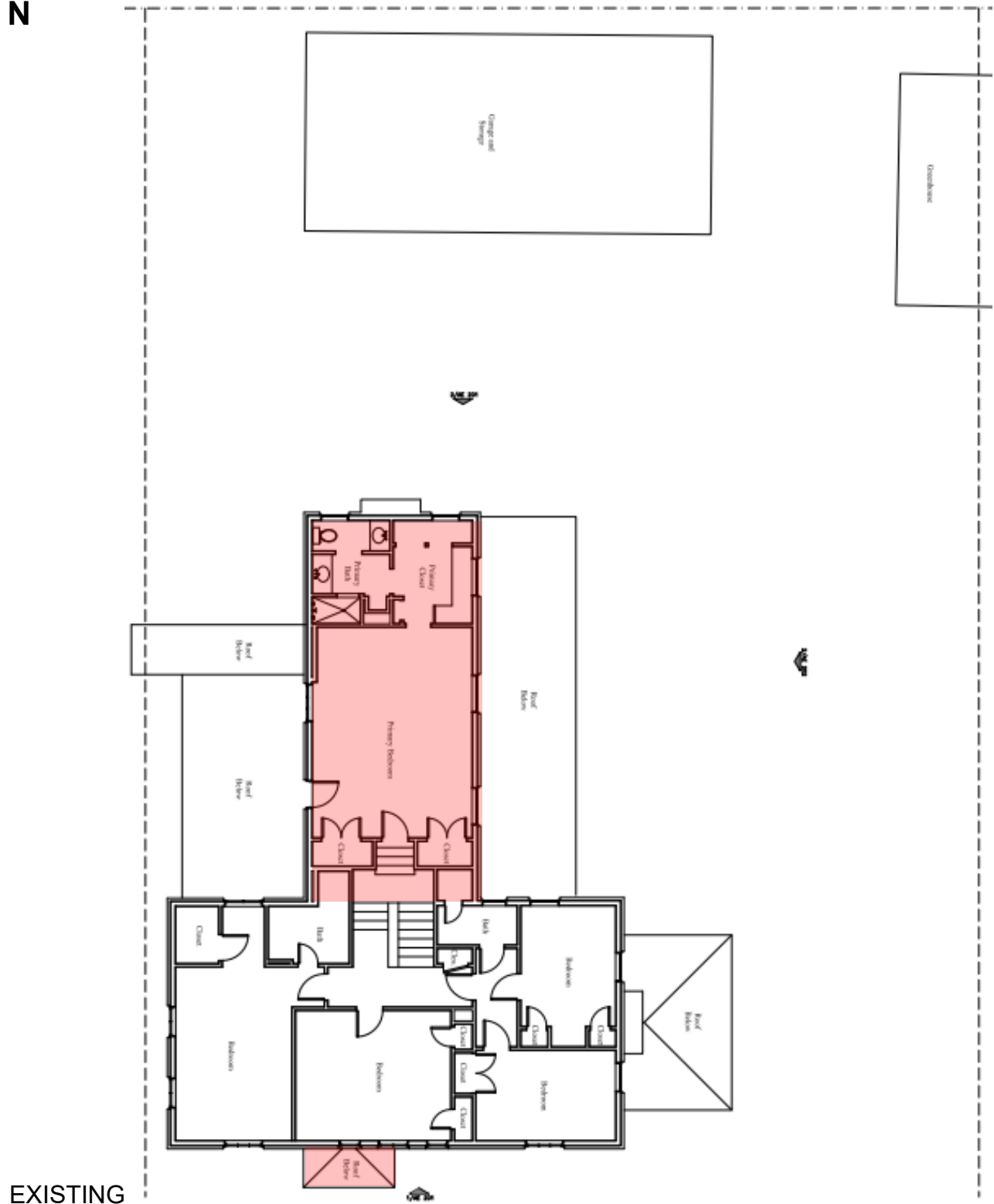
FIRST FLOOR PLAN

PROPOSED





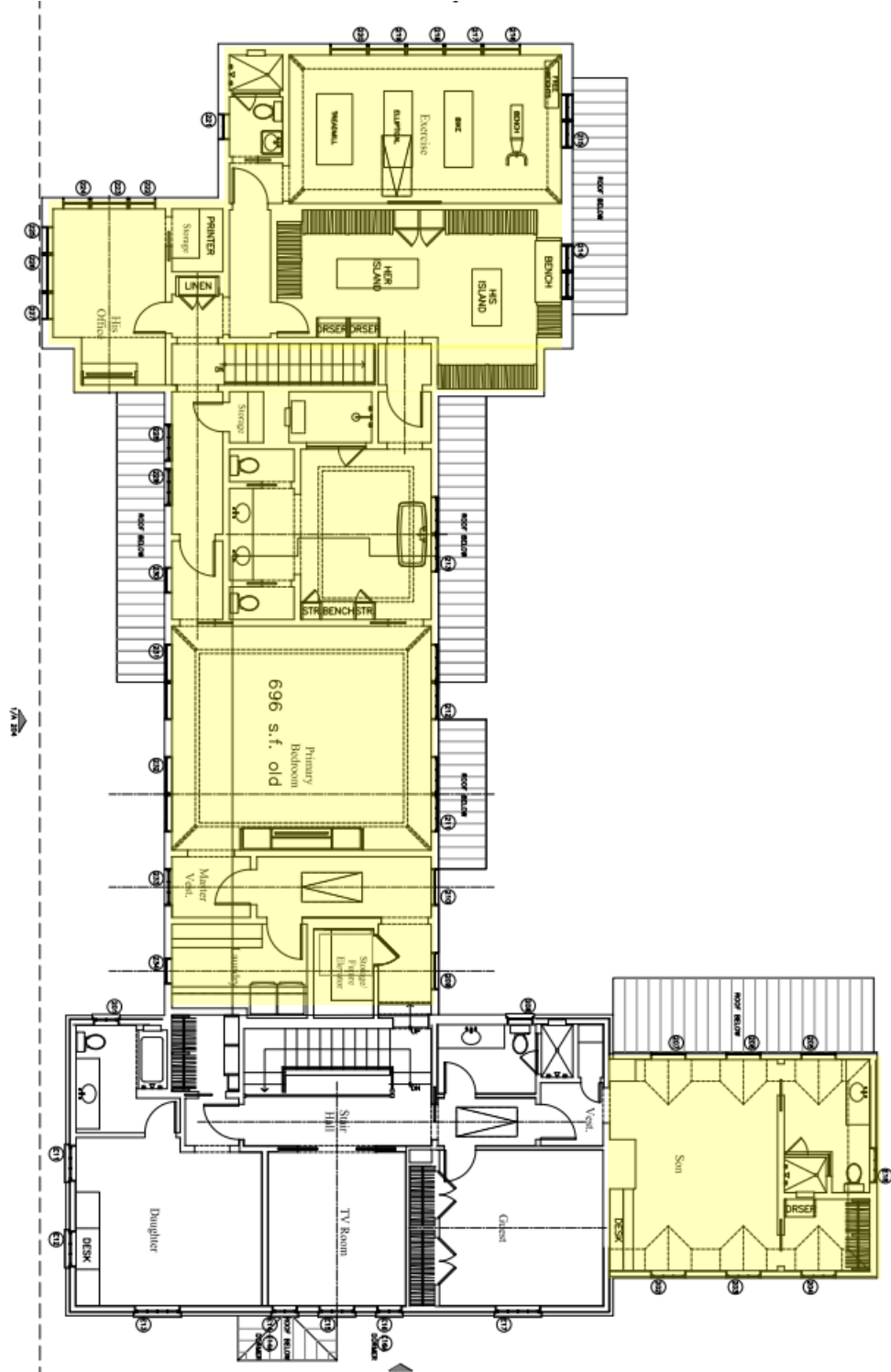
SECOND FLOOR PLAN



EXISTING



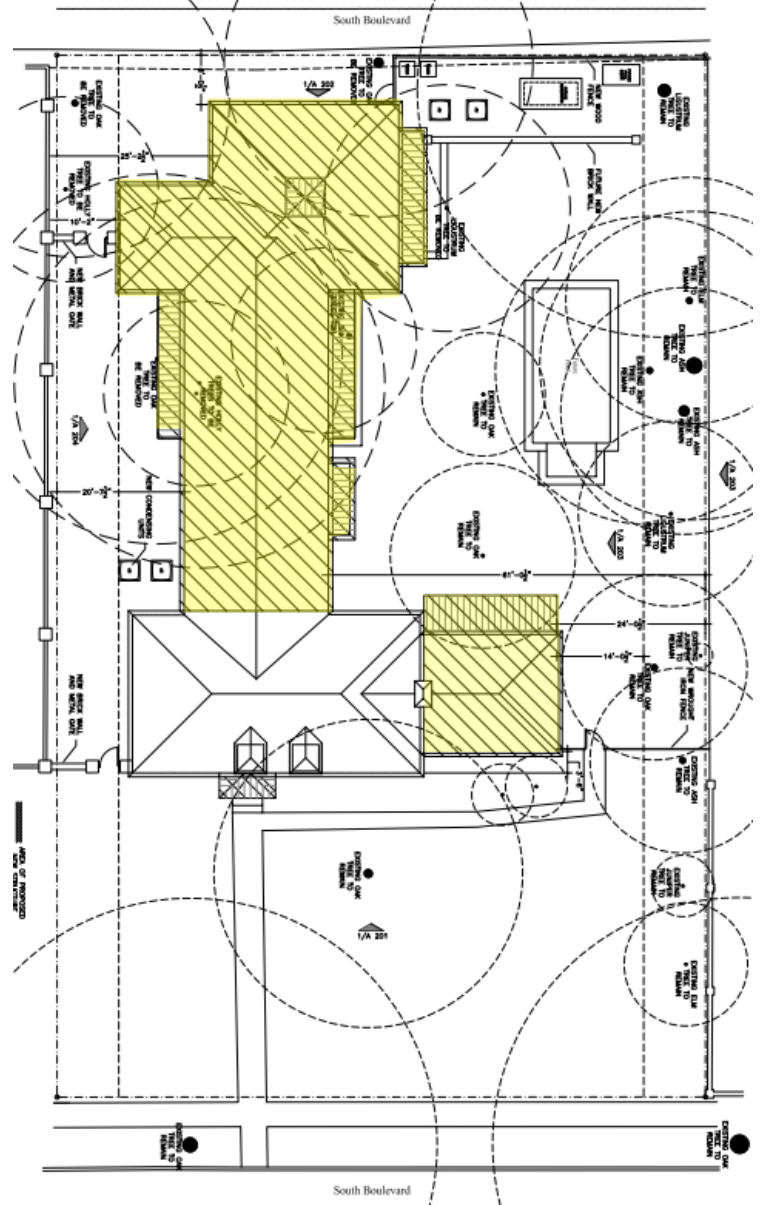
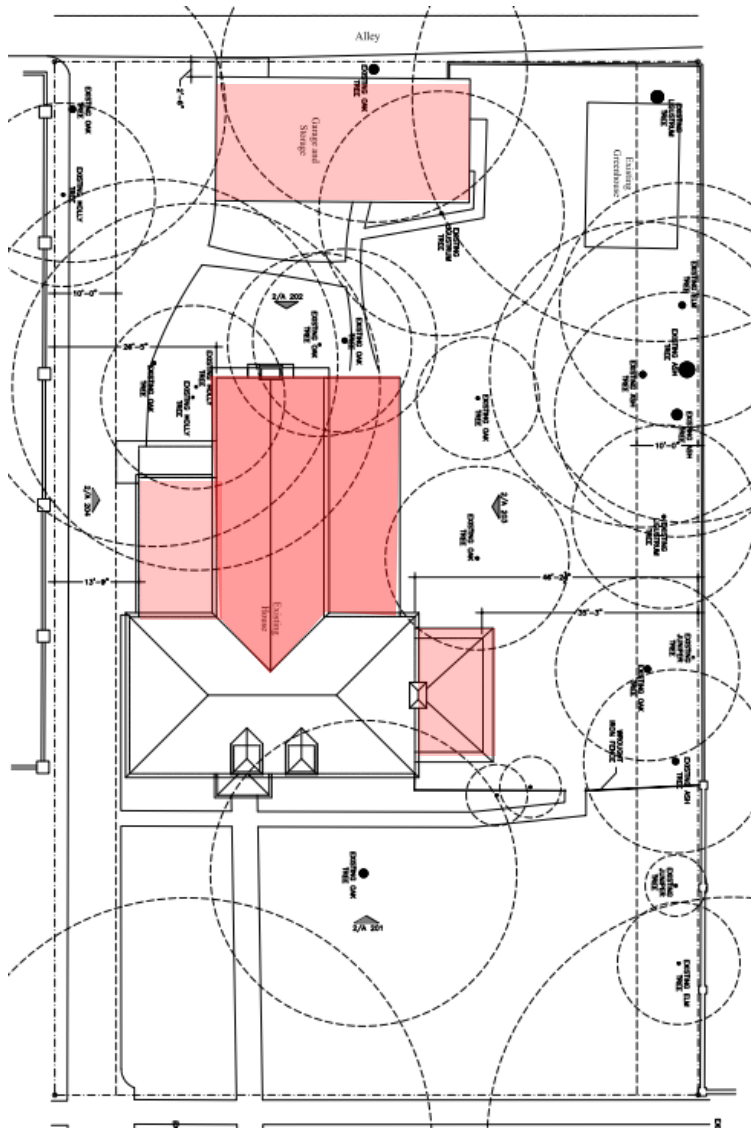
SECOND FLOOR PLAN
PROPOSED



ROOF/SITE PLAN

EXISTING

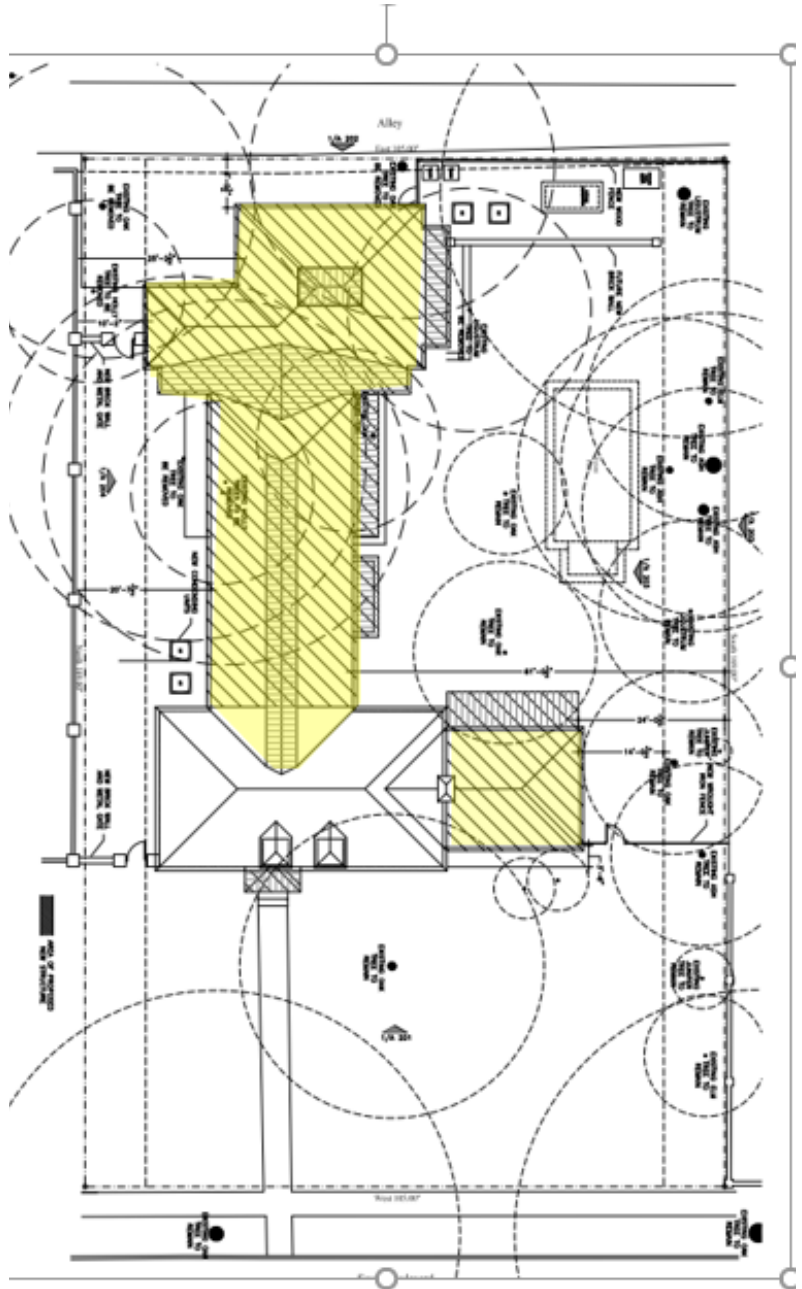
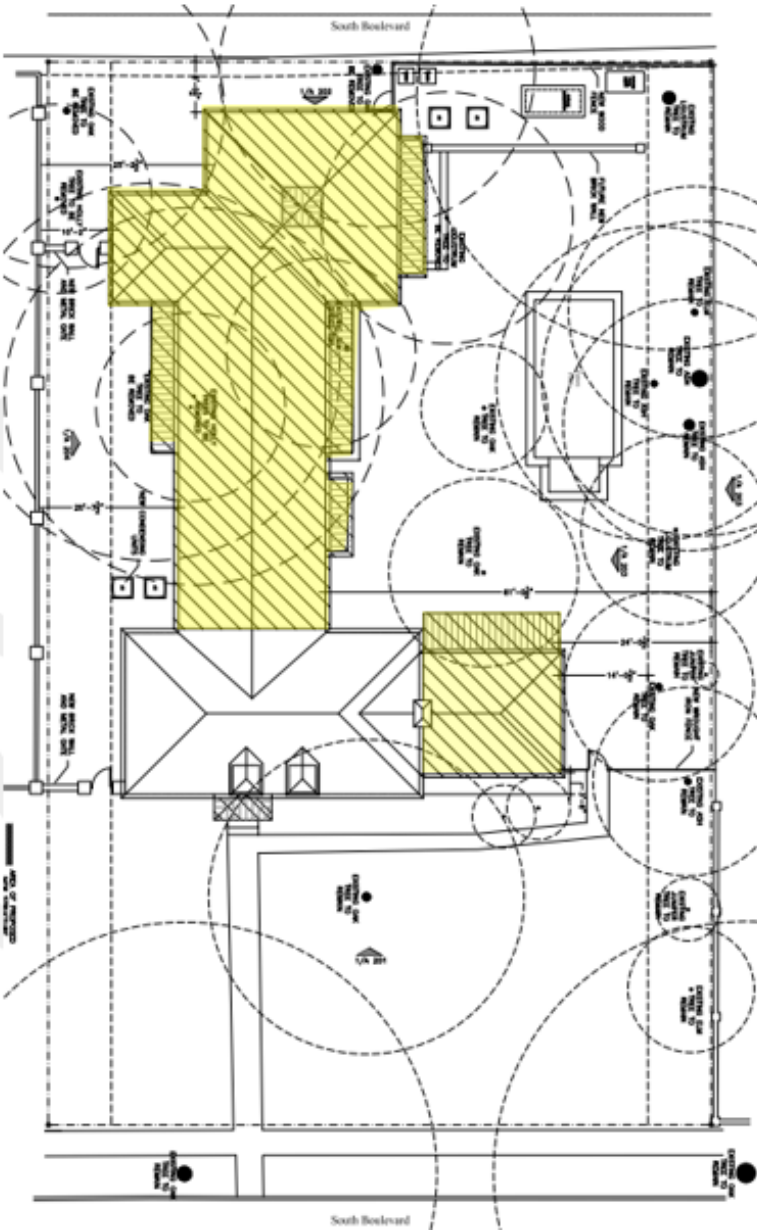
2nd Design Review



ROOF/SITE PLAN

SECOND DESIGN REVIEW

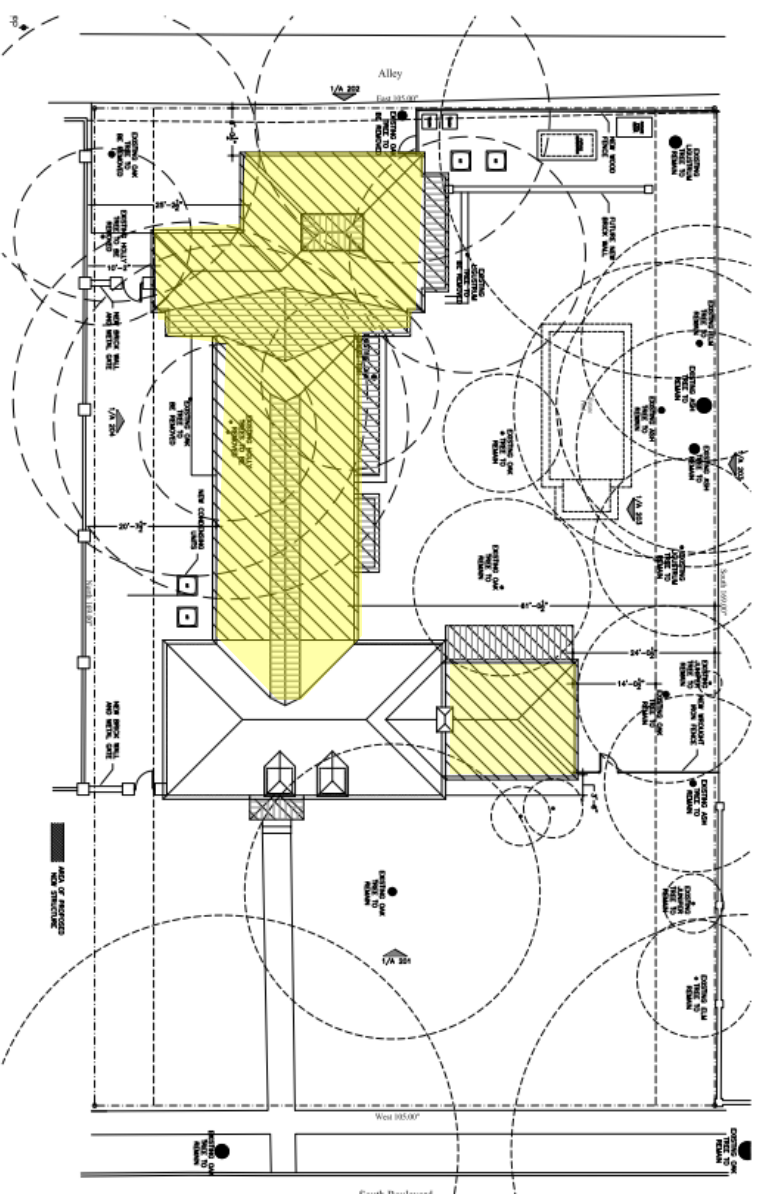
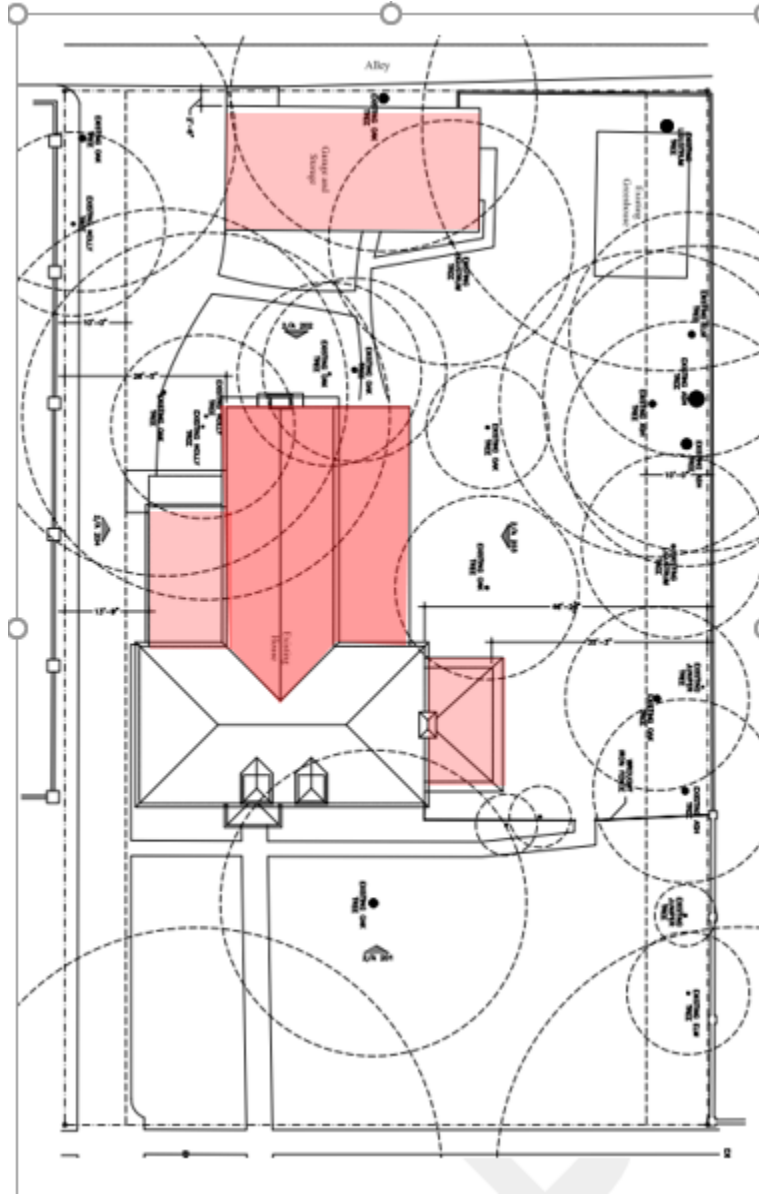
CURRENT PROPOSED



ROOF/SITE PLAN

EXISTING

CURRENT PROPOSED



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>
E1	Wood	6/6	DH	34 x 55	Recessed	Original	Yes
E2	Wood	6/6	DH	34 x 55	Recessed	Original	Yes
E3	Wood	6/6	DH	34 x 55	Recessed	Original	Yes
E4	Wood	6/6/6	TH	34 x 80	Recessed	Original	Yes
E5	Wood	6/6/6	TH	34 x 80	Recessed	Original	Yes
E6	Wood	3/1	Fixed	16 x 50	Recessed	Original	Yes
E7	Wood	3/1	Fixed	16 x 50	Recessed	Original	Yes
E8	Wood	6/6	DH	34 x 68	Recessed	Original	Yes
E9	Wood	6/6/6	TH	34 x 80	Recessed	Original	Yes

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>

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>	
101	Wood	2/12	Fixed	24 x 80	Recessed	Custom	Match exist.
102	Wood	6/6/6	TH	34 x 80	Recessed	Custom	Match exist.
103	Wood	2/12	Fixed	24 x 80	Recessed	Custom	Match exist.
104	Mtl. Clad	6/6/6	TH	34 x 80	Recessed	Marvin	
105	Mtl. Clad	6/6/6	TH	34 x 80	Recessed	Marvin	
106	Mtl. Clad	2/4	DH	24 x 63	Recessed	Marvin	With transom
107	Mtl. Clad	4/8	DH	46 x 63	Recessed	Marvin	With transom
108	Mtl. Clad	4/8	DH	46 x 63	Recessed	Marvin	With transom
109	Mtl. Clad	2/4	DH	24 x 63	Recessed	Marvin	With transom

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

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

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

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

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

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



Window characteristics-

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

APPLICANT ATTACHMENTS:EMAIL FROM STEPHEN FOX/SANBORN

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

Adrienne,

Thank you for giving me a tour of your house.

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

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

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

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

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

Usually, the Sanborn diagrams are quite accurate.

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

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

Dara Flinn <dflinn@rice.edu> is the archivist who processed the collection.

Best
SF

LINK:

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

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



Certificate Of Appropriateness:
 Contributing Context Worksheet
 New Construction and Addition



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

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

For New Construction:

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

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

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

For an Addition:

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

- The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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

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

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

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



INVENTORY PHOTO:



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



INVENTORY PHOTO:



APPLICANT PHOTOS -CONTEXT, 1740 SOUTH BLVD_PRECEDENT 3

CONTRIBUTING MANORIAL C. 1936

SETBACK SIDE ADDITION, RAISED ROOFLINE

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

SIDE ADDITION EXISTED BEFORE DISTRICT CREATED

CURRENT:



INVENTORY PHOTO:



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

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

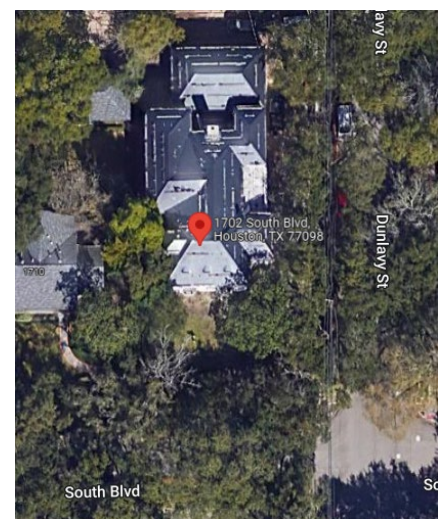
- Remove an existing 1,085 square foot 1980s one -story addition on the rear (north) elevation of the two-story residence.
- Construct a rear 2,836 square foot one and two-story addition with a detached garage.

PROPOSED



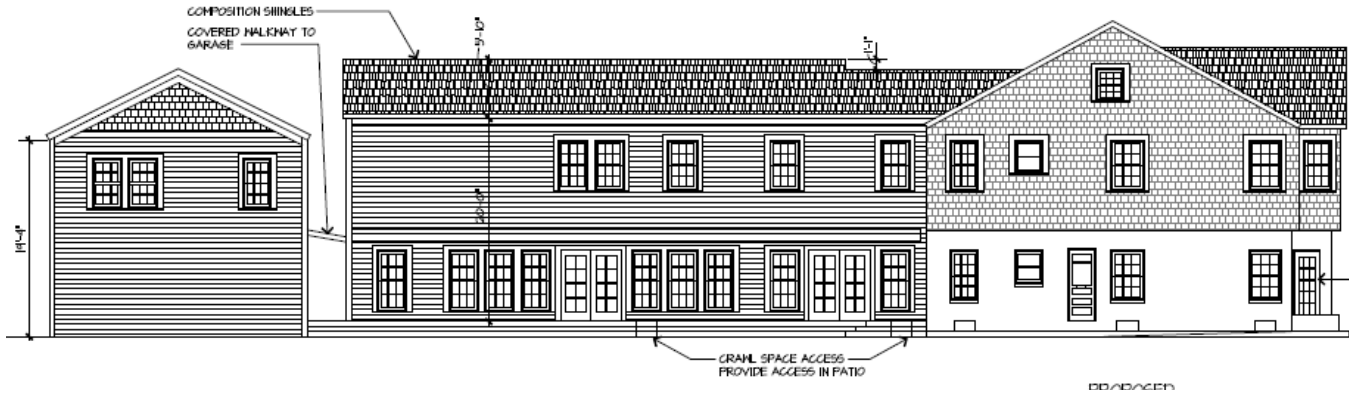
INVENTORY PHOTO:

CURRENT AERIAL:



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

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



CURRENT:

INVENTORY:



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

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



ADDITIONAL CONTEXT: 1659 SOUTH BLVD,

REMODELED 2009, before district was created

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



c. 2007 BEFORE ADDITION:

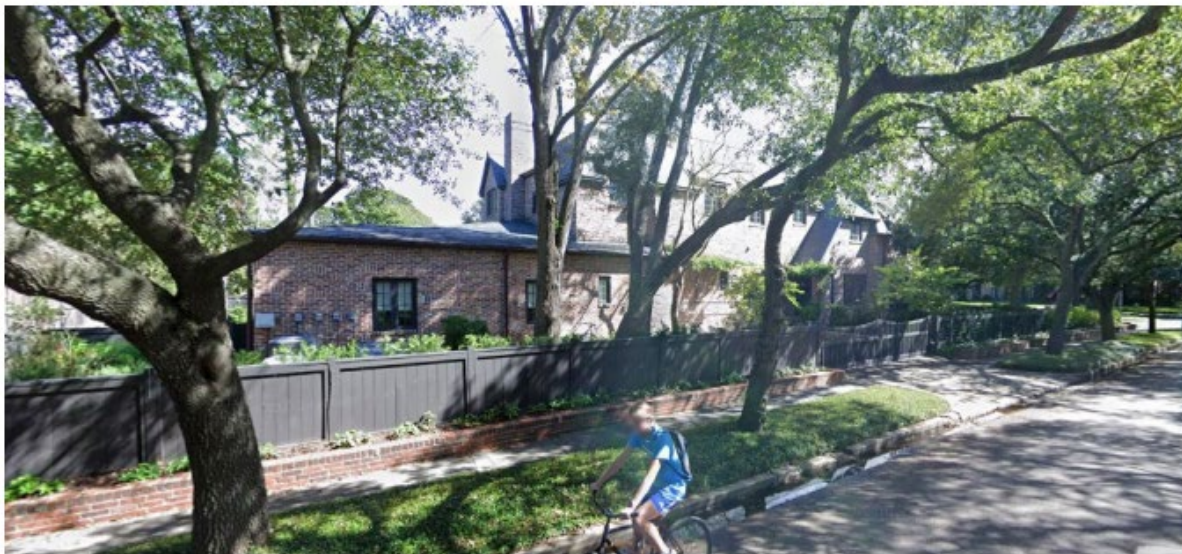
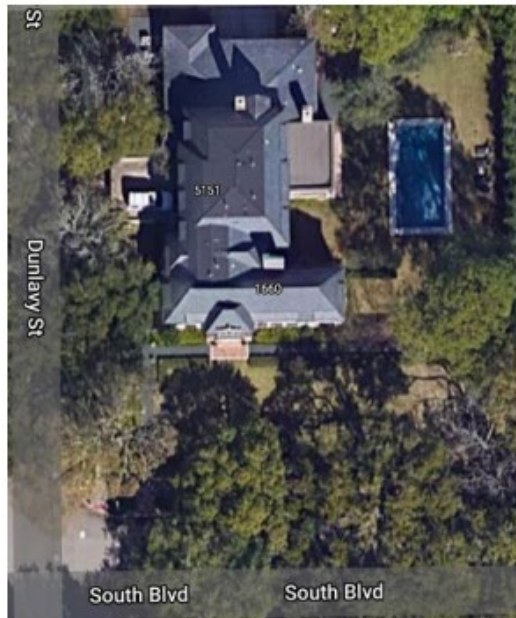
INVENTORY PHOTO:



CONTRIBUTING CONTEXT: 1660 South Blvd (corner lot)

Lot size: 24,505 sqft – Living Space 6,137 sq ft (25%)

Addition approved by HAHC c. 2013



APPLICANT'S ADDITIONAL PROPOSALS BASED ON CONDITIONS

1/1 windows on addition with **smooth cementitious siding**, two versions of trim detail – to be described by applicant



APPLICANT'S ADDITIONAL PROPOSALS BASED ON CONDITIONS

1/1 windows on **brick** addition - to be described by applicant



Edgemont Approval:

From: [Adrienne Stokes](#)
To: [Coleman, Amanda - PD](#); [Roger Cooner](#)
Subject: Fwd: 1714 South Blvd Proposed Plans
Date: Wednesday, July 27, 2022 4:24:49 PM
Attachments: [A-001 Proposed Site Plan.pdf](#)
[A-101 Proposed First Floor Plan.pdf](#)
[A-201 Existing and Proposed South Elevation.pdf](#)
[A-202 Existing and Proposed North Elevation.pdf](#)
[A-203 Existing and Proposed East Elevation.pdf](#)
[A-204 Existing and Proposed West Elevation.pdf](#)
[AE-001 Existing Site Plan.pdf](#)

[Message Came from Outside the City of Houston Mail System]

Sent from my iPad

Begin forwarded message:

From: Rick Jenner <rjenner@endeavorgas.com>
Date: July 27, 2022 at 4:11:03 PM CDT
To: Adrienne Stokes <4astokes@gmail.com>
Subject: FW: 1714 South Blvd Proposed Plans

Adrienne-

As discussed, the Architectural Committee for Edgemont Civic Association has voted to recommend approval for your planned remodel (submitted in your email dated July 1 and attached hereto) to the Edgemont Civic Association board. We understand that you have been in discussions with the HAHC, and they may require further modifications in order to meet their requirements. Please advise us as to whether any changes will be made to the attached set of plans, so that a proper set can be forwarded to the Edgemont board.

Best of luck with the planned construction. It looks as though it will be an excellent addition to the neighborhood.

Rick Jenner
 Chair, Edgemont Architectural Committee