

CERTIFICATE OF APPROPRIATENESS

Application Date: December 19, 2022

Applicant: Mark Atkins, agent for Brian C. Caress, owner

Property: 1318 North Boulevard, Lot 13, Broadacres Subdivision. The property includes a historic 6,182 square foot, three-story wood frame single-family residence and a detached garage situated on a 37,260 square foot (180' x 207') interior lot.

Significance: Contributing Spanish - Mediterranean style residence, constructed circa 1925-1926, located in the Broadacres Historic District.

Proposal: Alteration – Addition. The applicant is proposing the following:

1. Add 3-car garage with 2nd story livable space at the north, rear portion of the house.
2. Add open-air cabana at the north, rear portion of the house.
3. Remove and replace rear portion of east house, consisting of kitchen and bed/bath 3, to address structural deficiencies with existing cracked concrete beam and water infiltration issues. (Engineering letter attached. Attachment B) Reconstruct the building shell and exteriors to same configuration. Kitchen windows and doors behind front privacy wall, facing rear and side yard, will be modified to coordinate with interior layout. This portion isn't original as show in the Sanborn map.
4. Repair, refurbish existing windows and door assemblies facing the street Right-of-Way.
5. Repair, refurbish existing stucco finish to remove cracks and inconsistencies. There have been a fair number of poorly executed stucco patch jobs in the past. Color and texture to be match consistency for all surfaces.

Public Comment: No public comment received.

Civic Association: Broadacres Architectural Committee is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

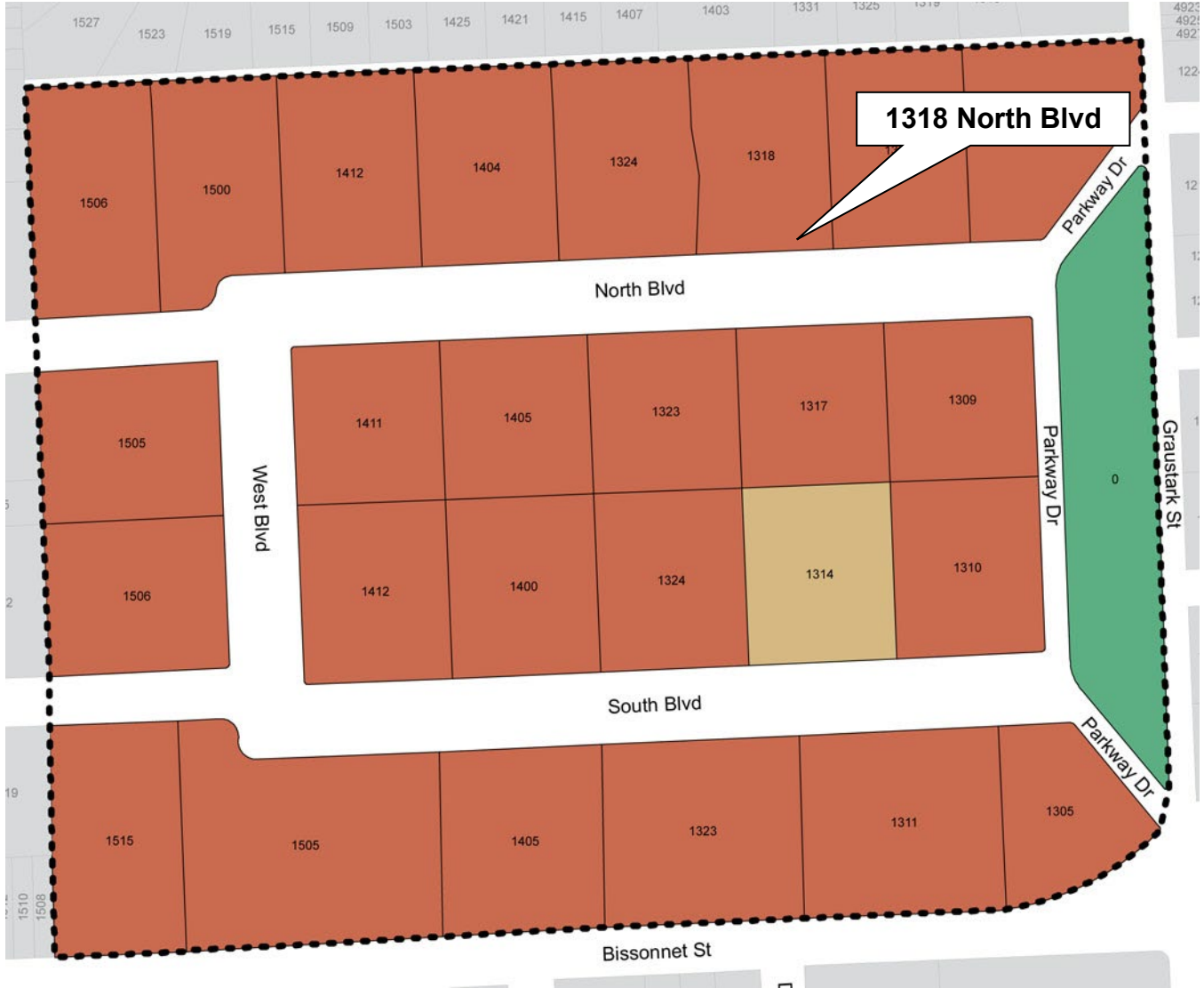
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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

- (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.



PROPERTY LOCATION
BROADACRES HISTORIC DISTRICT



INVENTORY PHOTO



3D RENDERINGS



Figure 1- AERIAL

3D RENDERINGS



Figure 2- EXISTING GATE VIEW



Figure 3- PROPOSED GATE VIEW

3D RENDERINGS



Figure 4- EXISTING STREET VIEW



Figure 5- PROPOSED STREET VIEW

3D RENDERINGS

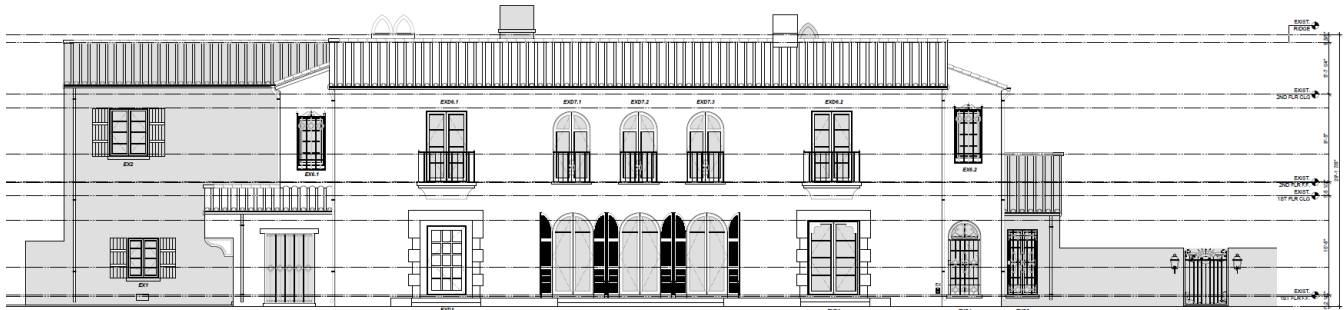


Figure 6- EXISTING FRONT ELEVATION



Figure 7- PROPOSED FRONT ELEVATION

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

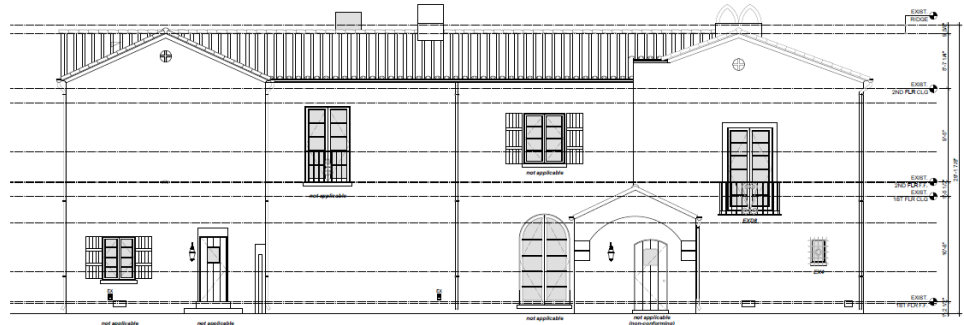


03 EXISTING SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

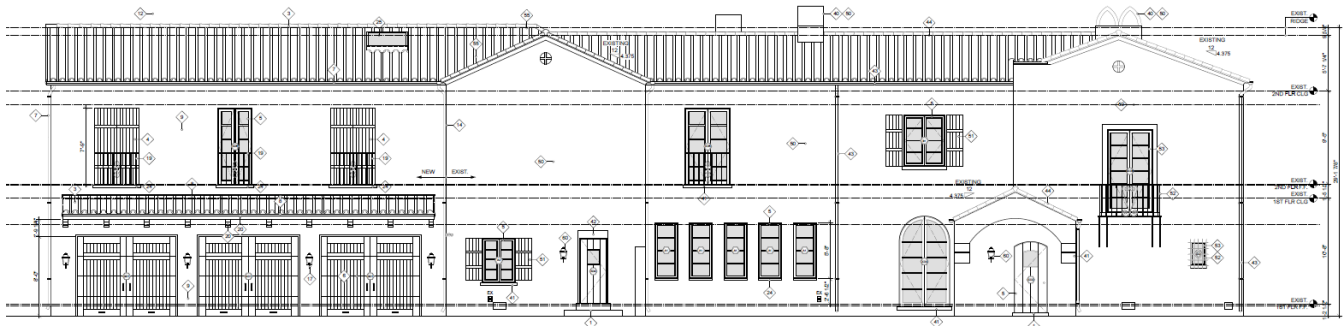


01 PROPOSED SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

WEST SIDE ELEVATION



03 EXISTING WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



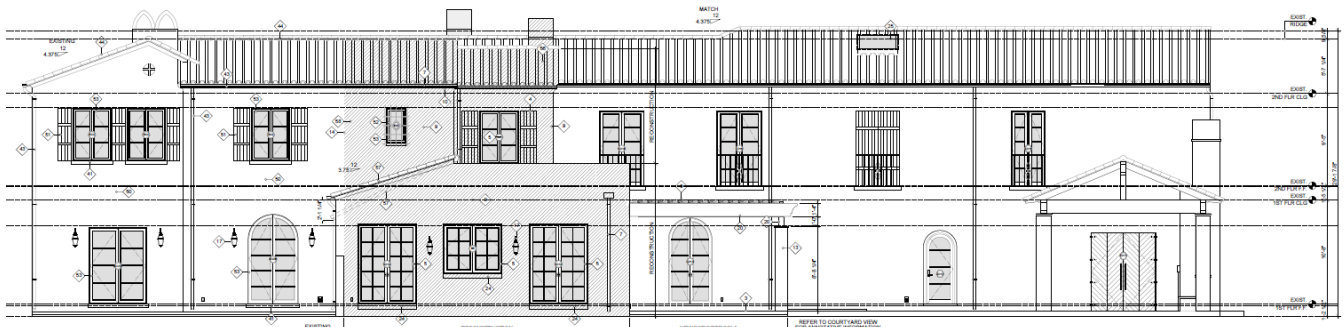
01 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

EAST SIDE ELEVATION

05 KEY NOTES
SCALE: NONE



03 EXISTING EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



01 PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

SOUTH (REAR) ELEVATION



03 EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

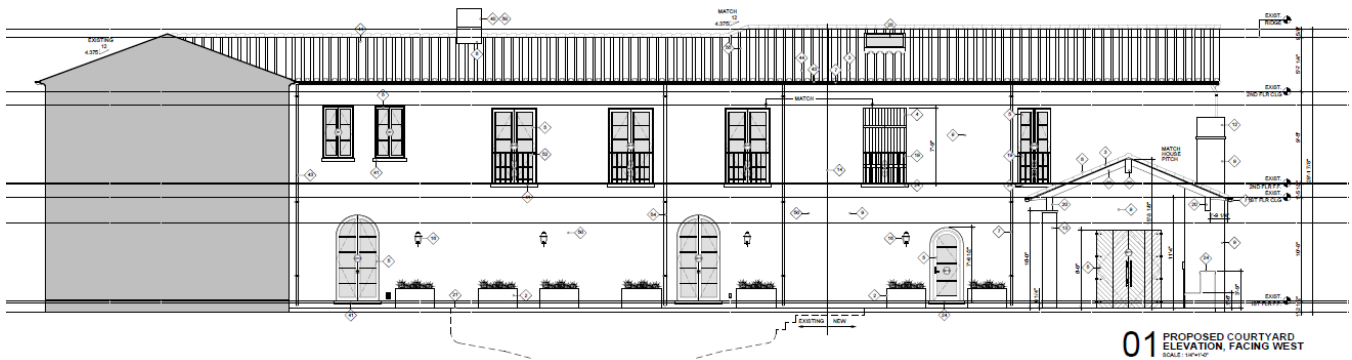


01 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

COURTYARD ELEVATION FACING WEST



03 EXISTING COURTYARD ELEVATION, FACING WEST
SCALE: 1/4"=1'-0"

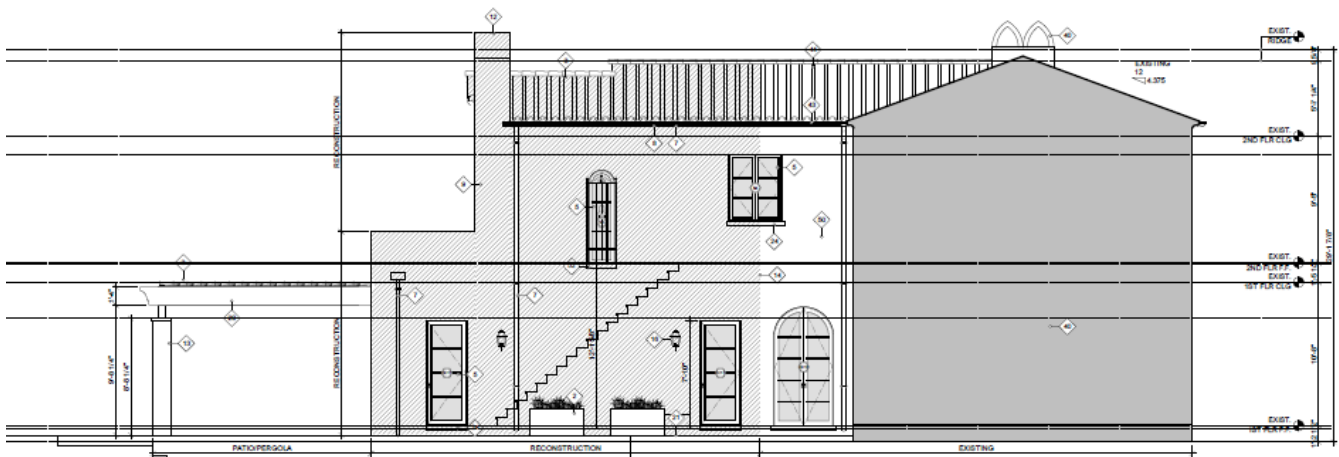


01 PROPOSED COURTYARD ELEVATION, FACING WEST
SCALE: 1/4"=1'-0"

COURTYARD ELEVATION FACING EAST

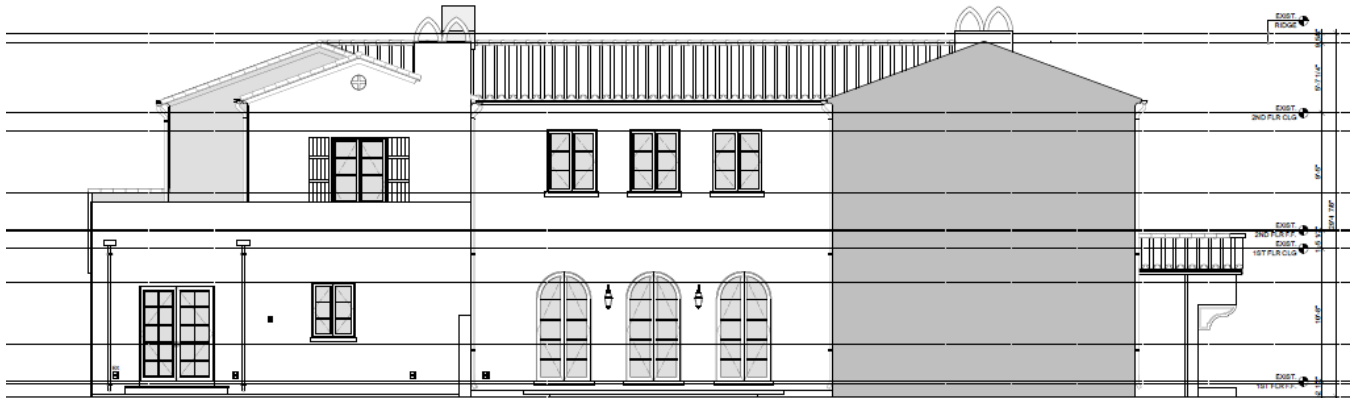


03 EXISTING COURTYARD ELEVATION, FACING EAST
SCALE: 1/8\"/>

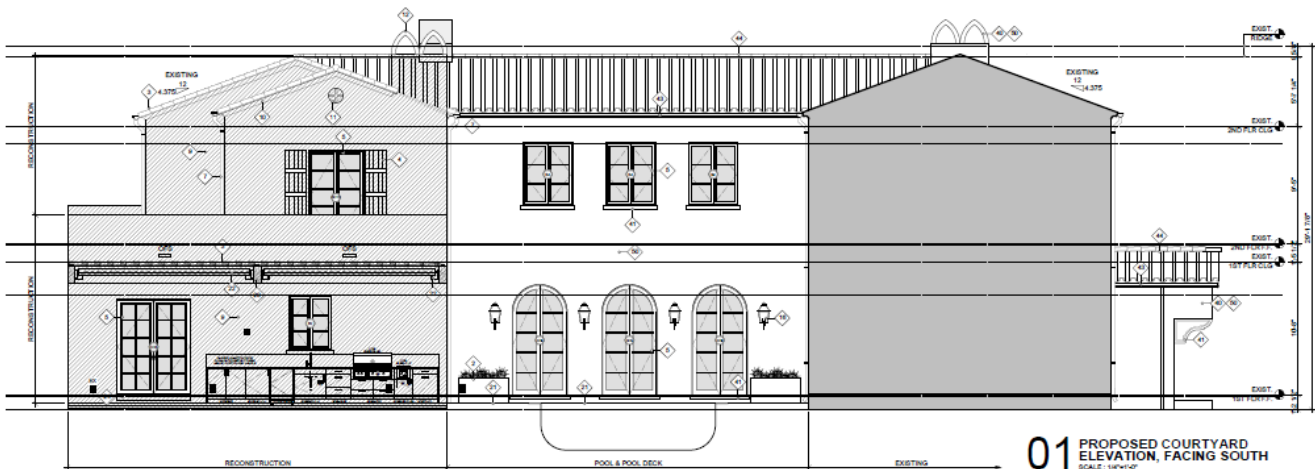


01 PROPOSED COURTYARD ELEVATION, FACING EAST
SCALE: 1/8\"/>

COURTYARD ELEVATION FACING SOUTH

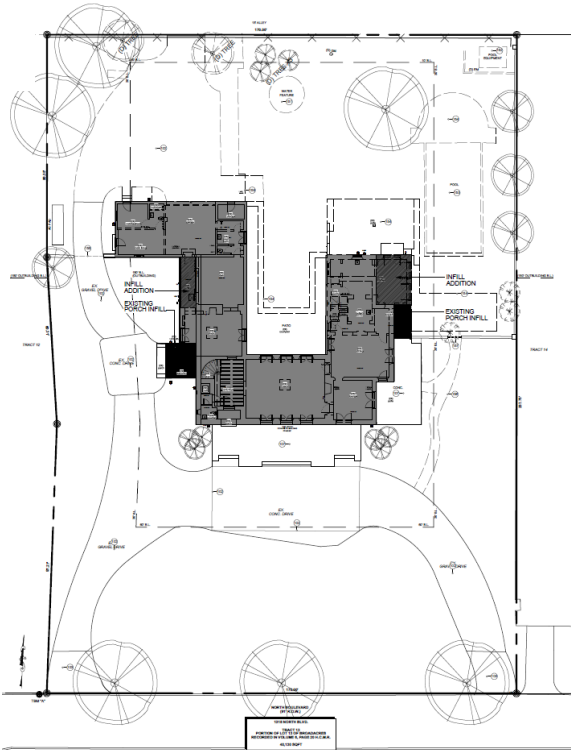


03 EXISTING COURTYARD ELEVATION, FACING SOUTH
SCALE: 1/4"=1'-0"

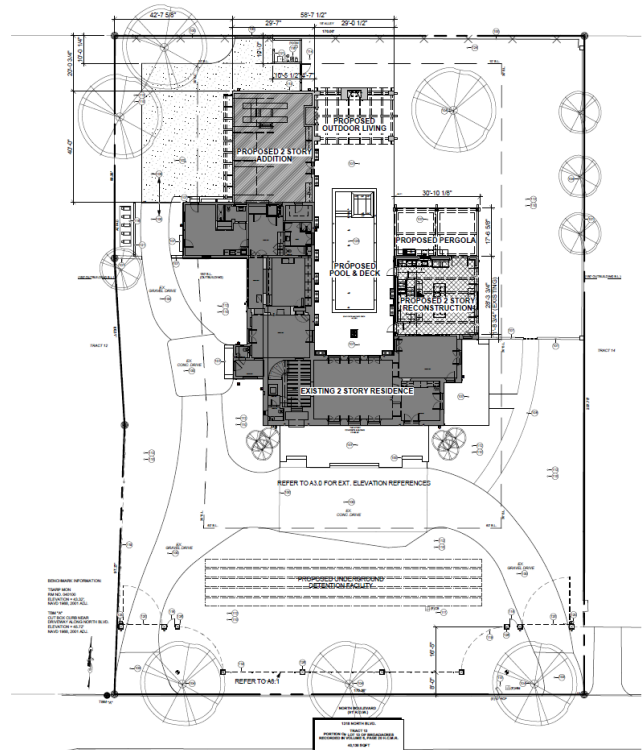


01 PROPOSED COURTYARD ELEVATION, FACING SOUTH
SCALE: 1/4"=1'-0"

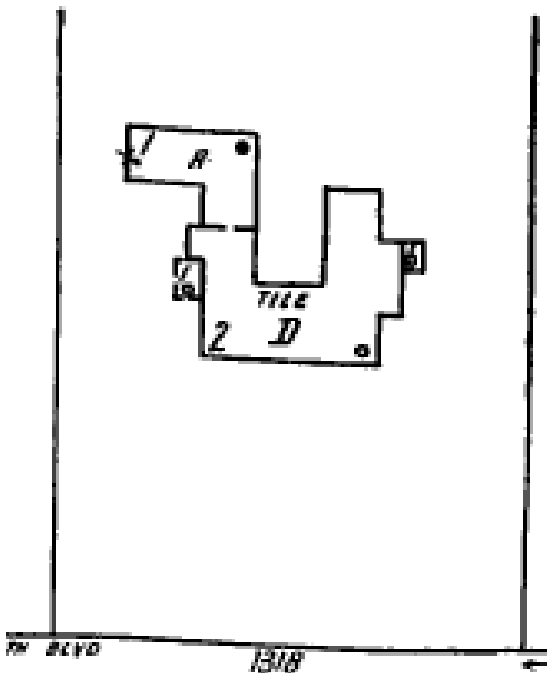
SITE PLAN



16 EXISTING SITE PLAN SCALE: 1" = 10'-0"

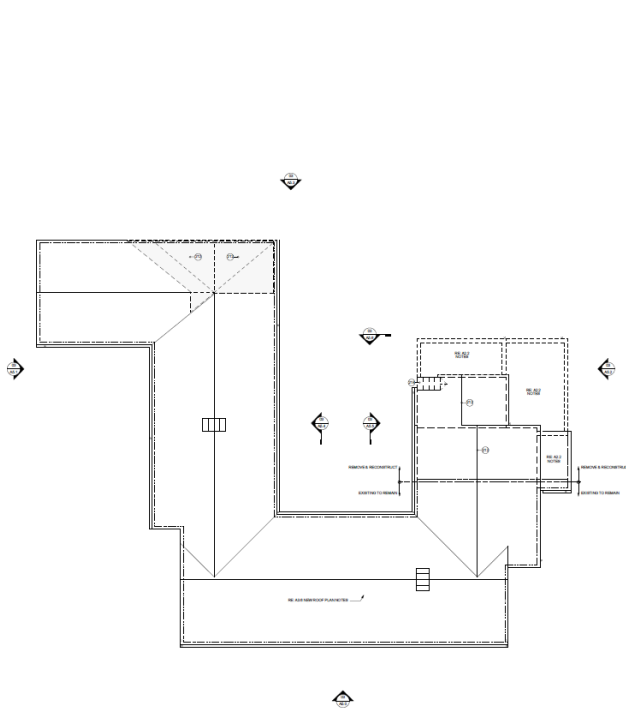


01 PROPOSED SITE PLAN SCALE: 1" = 10'-0"

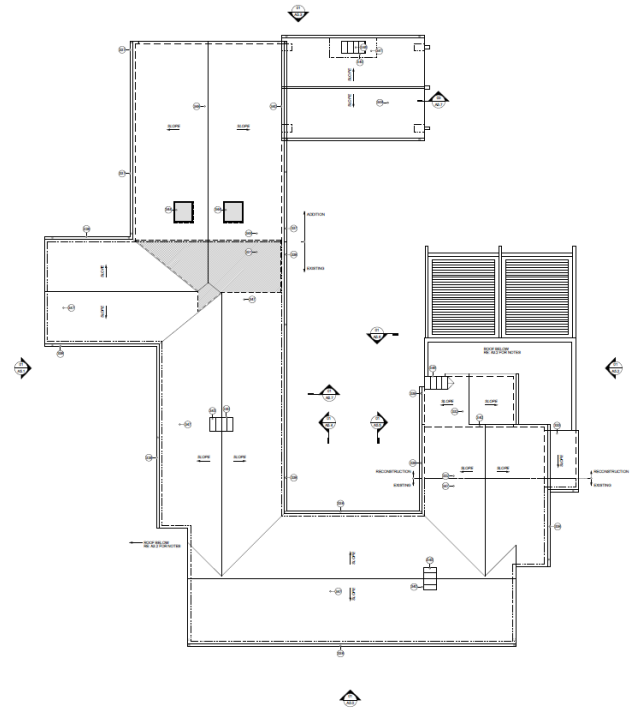




ROOF PLAN

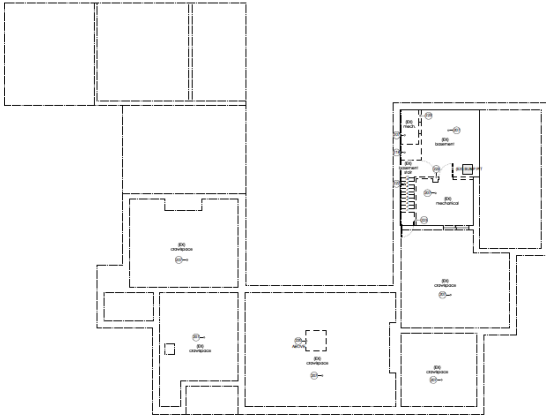


16 EXISTING
ROOF PLAN
SCALE: T = 8' = 1"

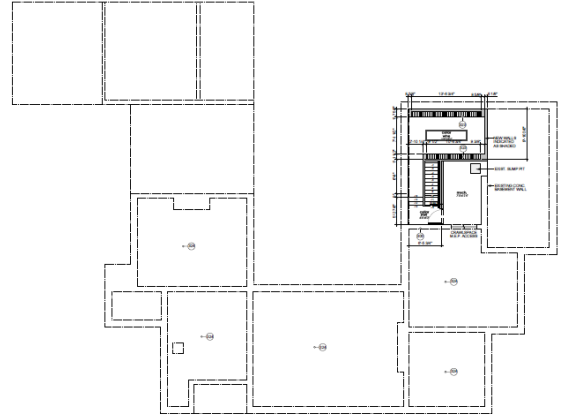


01 PROPOSED
ROOF PLAN
SCALE: T = 8' = 1"

BASEMENT FLOOR PLAN



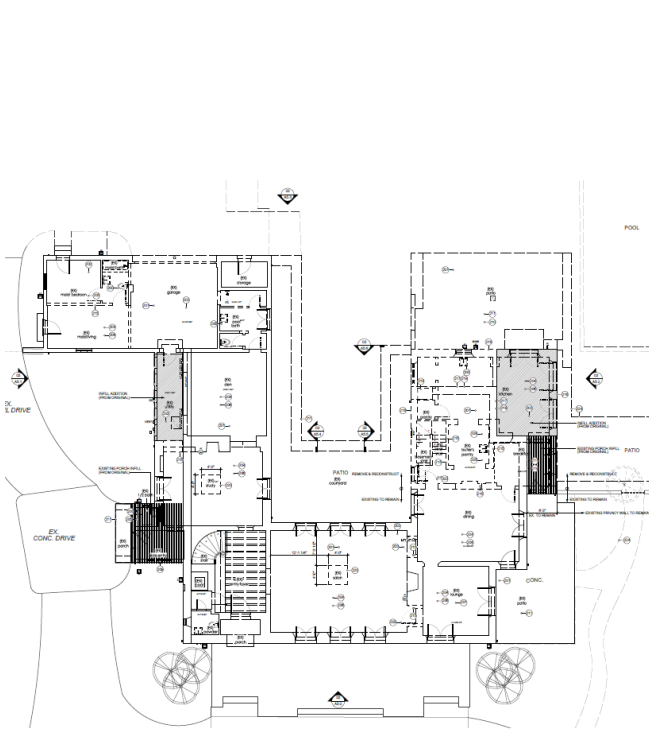
16 EXISTING
BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



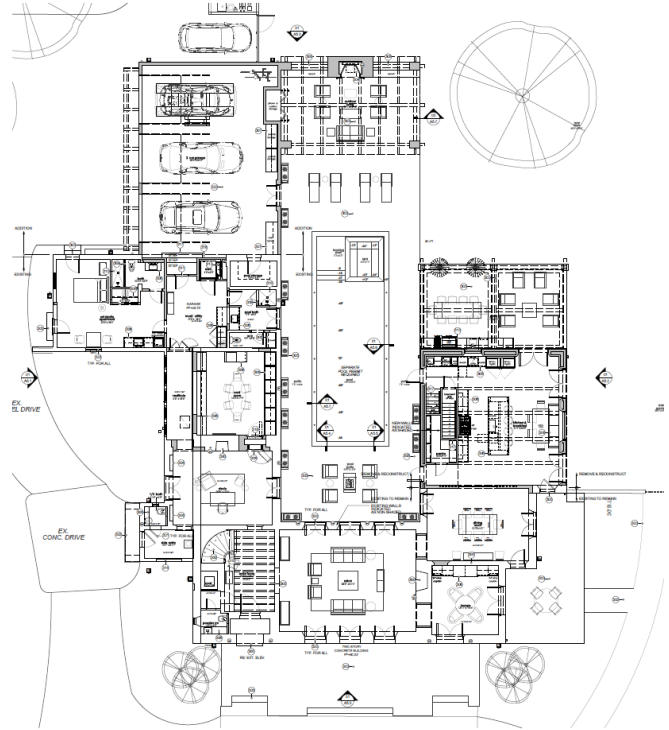
01 PROPOSED
BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN



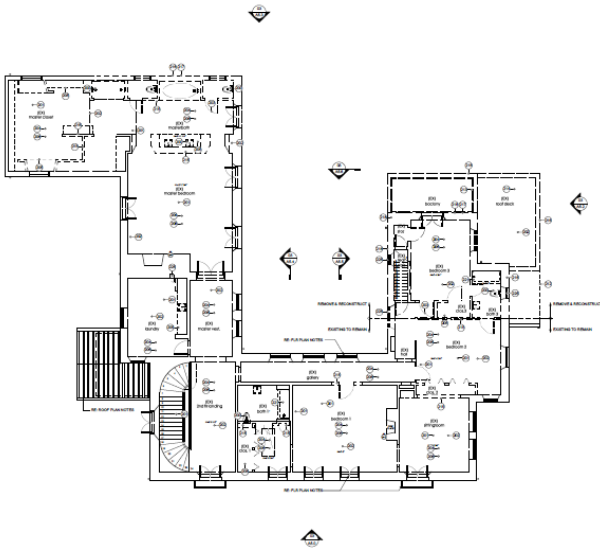
16 EXISTING
1ST FLOOR PLAN
SCALE: 1"=1'-0"



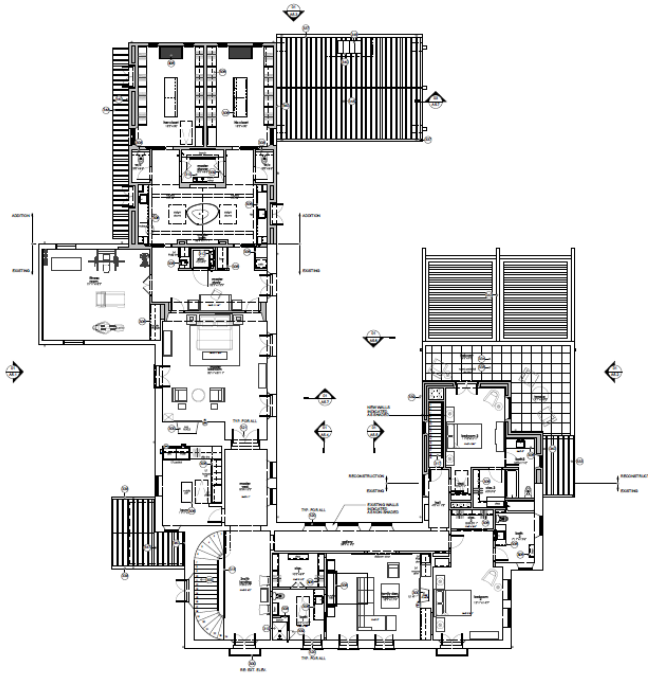
01 PROPOSED
1ST FLOOR PLAN
SCALE: 1"=1'-0"



SECOND FLOOR PLAN



16 EXISTING
2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



01 PROPOSED
2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

HISTORICAL DOCUMENTATION

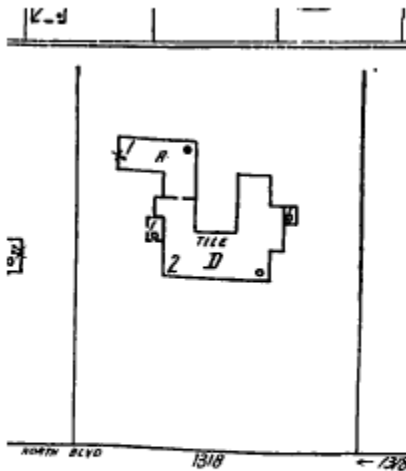
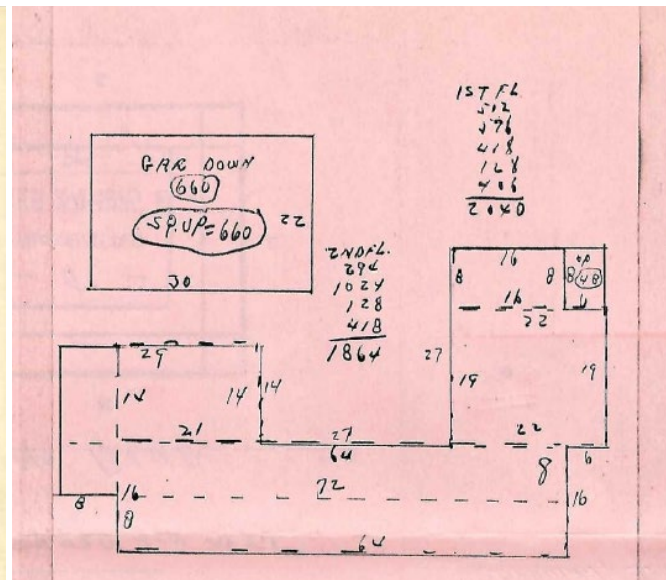


Figure 7- 1976 TAX RECORDS_HARRIS COUNTY ARCHIVES

24 ENLARGED PLOT
1924-1951
SCALE: NONE

IMPROVEMENTS			
No. Sq. Ft.	Price Per Sq. Ft.		
6704	3.90	\$ 24190	
		Percent Good	80 19350
		Other Bldgs.	
		Total All Bldgs.	19350
LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$



ATTACHMENT A

BROADACRES ARCHITECTURAL COMMITTEE COMMENT

From: kaitlyn.anne@me.com
Subject: 1318 North Blvd - Broadacres Architectural Committee approval
Date: October 14, 2022 at 1:43 PM
To: McAllen, Roman - PD Roman.McAllen@houstontx.gov
Cc: Brian Caress Brian.Caress@redicarpet.com, MASA.net matkins@masastudio.net



Roman,

The Broadacres Architectural Committee has reviewed and approved plans for the restoration/renovation of 1318 North Boulevard.

MASA and home owner Brian Caress have taken great efforts to ensure the renovation is sensitive to the historic features of this beautiful home as well as the neighborhood deed restrictions and HAHC restrictions. Expanding on the backside of the property, moving the pool to a more thoughtful location and understanding the windows on the front face of the home are to be restored rather than making new is appreciated.

Here is a Dropbox link of the plans that were approved by the Broadacres Architectural Committee and other contextual elements of the restoration/renovation that MASA provided.

<https://www.dropbox.com/sh/lqoly24z7r1flhc/AABmu-zP8VizLD1SnWEgmWUDa?dl=0>

Regards,
Kaitlyn Scheurich
Broadacres HOA President



REDICARPET
Reinventing The Flooring Experience

ATTACHMENT A
ENGINEERING LETTER

December 15, 2022

**Re: Renovations and alterations at single family residence
1318 North Boulevard
Houston, TX 77006**

To whom it may concern,

EBC Engineering, Inc. has been retained to provide an assessment of the existing building's structural conditions at the referenced address prior to starting construction of the architectural renovation and addition proposed by Masa Studio Architects. During the field inspection, structural damage of the main framing system at the kitchen and breakfast areas was observed, including failure of a main concrete girder, termite infestation, and water infiltration of a considerable portion of the wood framing. These structural conditions represent a safety hazard, and it is recommended to demolish the affected area and build a new structure to replicate existing as indicated in the submittal documents, and in compliance with the current City of Houston's building code to guarantee the structural integrity of the house and the safety of its occupants.

Sincerely,

A red circular professional engineer seal for the State of Texas. The seal contains the text "STATE OF TEXAS" at the top, a five-pointed star in the center, "E. HENRY BARRETO" below the star, and "105874" below the name. The outer ring of the seal reads "PROFESSIONAL ENGINEER". A handwritten signature in black ink is written over the seal, and the date "12/15/2022" is written in black ink at the bottom right of the seal.

Henry Barreto, P.E.

ATTACHMENT C
APPLICANT'S MATERIAL



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING WEST ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING WEST ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING EAST ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING EAST ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING NORTH ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING NORTH ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING NORTH ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING SOUTH ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING SOUTH ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Exteriors

December 19, 2022

EXISTING SOUTH ELEVATION



1318 North Boulevard, Houston, Texas 77006

Existing Interior Structure

December 19, 2022

DAMAGED STUCCO



1318 North Boulevard, Houston, Texas 77006
Existing Interior Structure
December 19, 2022

KITCHEN/BREAKFAST CEILING



1318 North Boulevard, Houston, Texas 77006
Existing Interior Structure
December 19, 2022

KITCHEN/BREAKFAST CEILING



1318 North Boulevard, Houston, Texas 77006
Existing Exteriors
December 19, 2022

AC ABOVE KITCHEN/BALCONY



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



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December 19, 2022



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Refurbish/Repair Fenestrations
December 19, 2022



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Refurbish/Repair Fenestrations
December 19, 2022



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Refurbish/Repair Fenestrations
December 19, 2022



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



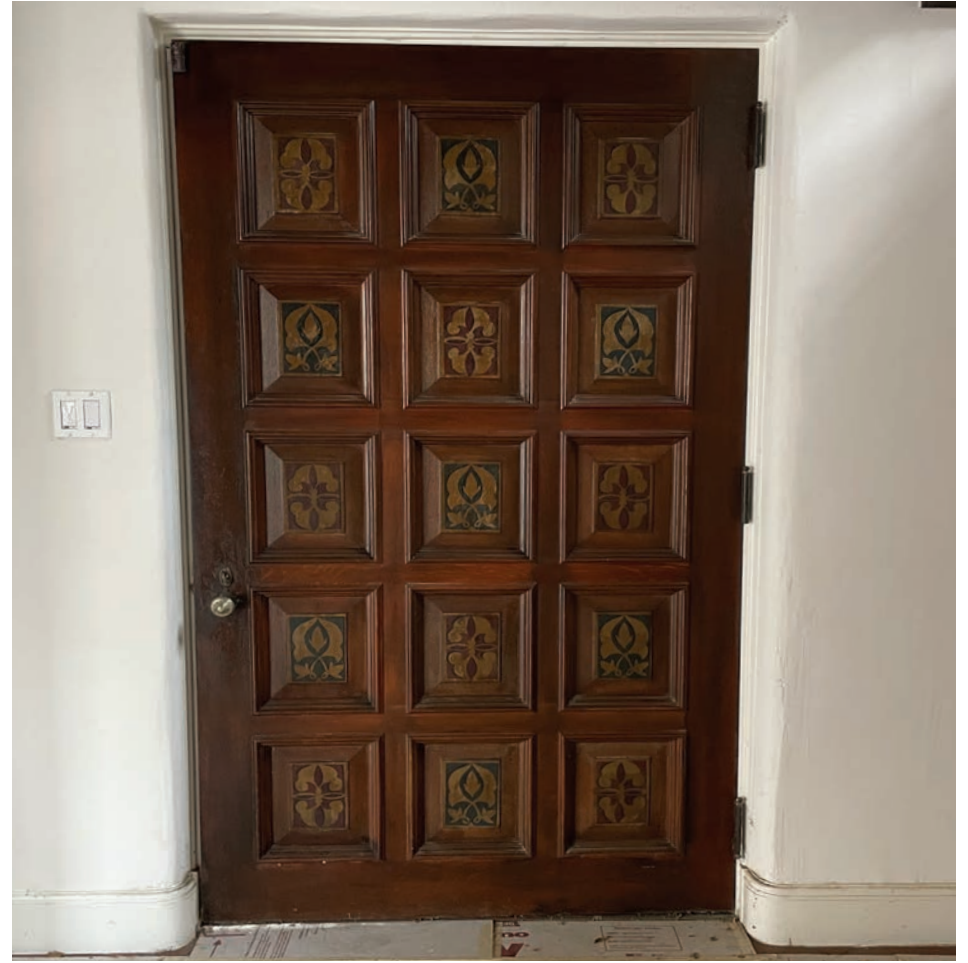
1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



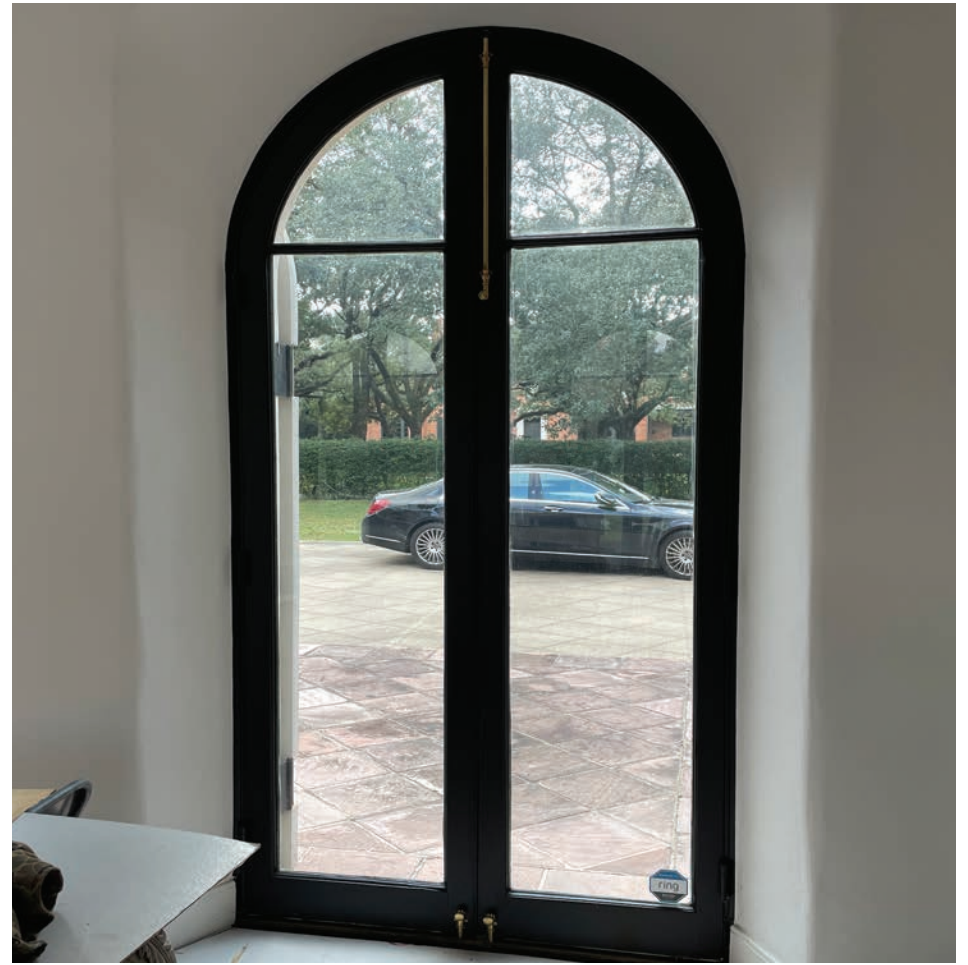
1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



NOT APPLICABLE
NON COMFORMING
(XD1)



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



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December 19, 2022



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1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



NOT APPLICABLE
NON CONFORMING
(XD2)



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022

NOT APPLICABLE
(XD3)



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



NOT APPLICABLE
NON CONFORMING
(XD14.1)



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



NOT APPLICABLE
NON CONFORMING
(XD14.2)



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022

NOT APPLICABLE
(XD18)



1318 North Boulevard, Houston, Texas 77006
Refurbish/Repair Fenestrations
December 19, 2022



NOT APPLICABLE
NON CONFORMING
(B5)