

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 26, 2016

**Applicant:** George Cole, George Allen Cole Design Workshop for Blake Winston, owner

**Property:** 1748 North Blvd, Lots 3 & 4, Block 5, Ormond Place Subdivision. The property is a vacant 21,000 square foot (170' x 150') interior lot.

The property was a double lot that had been subdivided into two 75' by 140' lots. New Construction COAs were awarded for each lot. The applicant has combined the lots back into the original double lot.

**Significance:** The property is a vacant lot located in the Boulevard Oaks Historic District.

**Proposal:** New Construction – Residence/Garage

Construct a 5,286 square foot two-story residence. A garage located at the rear of the lot will be connected to the house by a breezeway

- The two-story main body of the house is 72' wide. The one-story wings flanking the main structure are set back from the front wall, which lends to a less imposing structure.
- The proposed eave height is 22' with a ridge height of 28'. The roof will be clad in either cedar or grey slate shingles. The house falls behind the prevailing 40' setback, except for one small portion that extends over the prevailing line is at 37' – 6".
- The residence will be clad in brick with stucco slurry and contain wood and metal divided lite windows.
- The foundation will be a 1' slab on grade.

See enclosed application materials and detailed project description on p. 4-17 for further details.

**Public Comment:** No public comment received.

**Civic Association:** Boulevard Oaks Civic Association is in support of the project. See Attachment A.

**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:

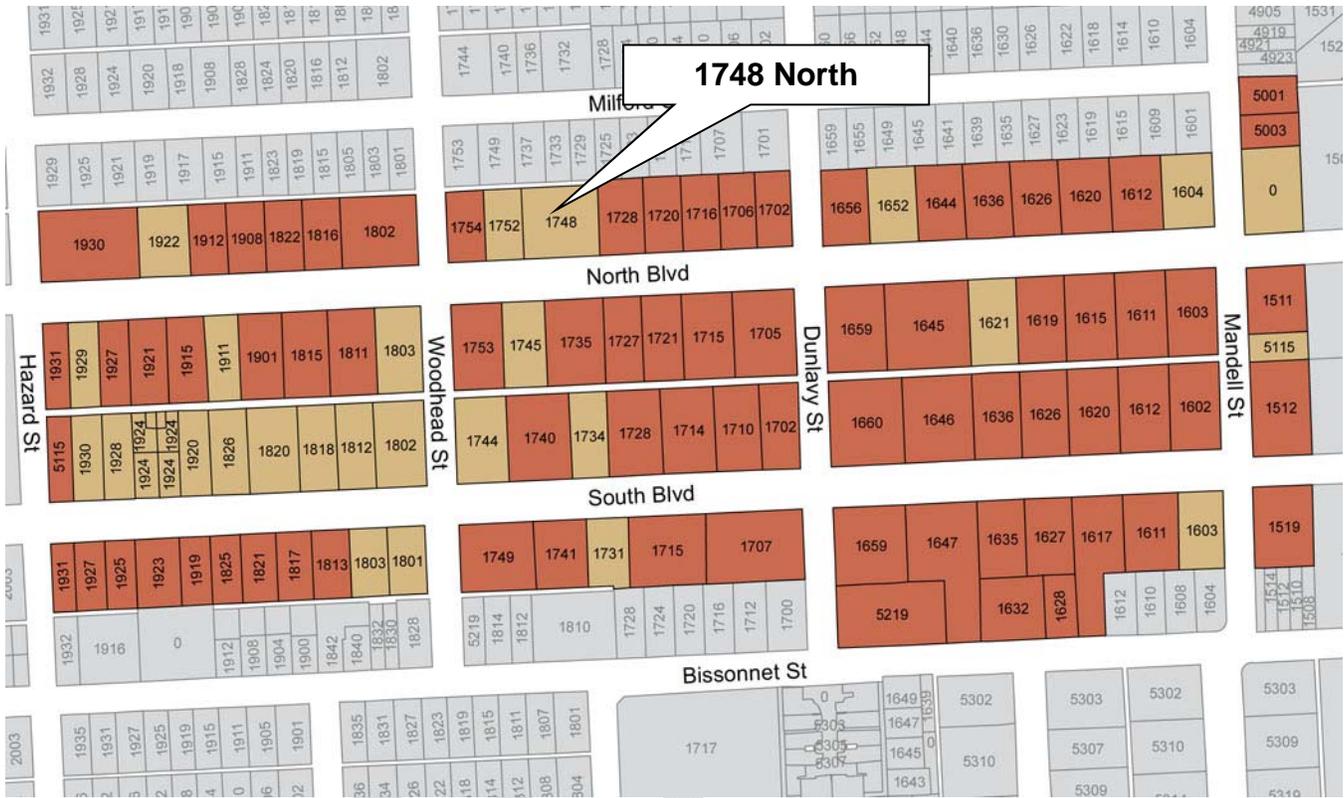
S D NA

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;
- The proposed building setbacks are similar to that of historic buildings located within the context area. The majority of the building falls behind the prevailing 40' setback and the one portion that extends over the prevailing line is at 37' – 6".*
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- The proposed building features vertically oriented windows that are compatible with the district. The proposed, single front door flanked by sidelites is also a compatible feature. The utilization of a thin slurry over brick cladding along with a pitched roof covered in either wood shingles or slate tile are appropriate features for new construction within Boulevard Oaks Historic District.*
- While the proposed foundation is slab on grade which isn't a typical feature of contributing structures within Boulevard Oaks Historic District, it's above average height (1') for a slab and it's delineation from the structure above lend to a modern interpretation to a skirted, pier and beam structure.*
- (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;
- The overall scale and proportions of the proposed structure are compatible with existing contributing structures in the context area. While the house, including the rear garage attached by a breezeway, has an overall width of 125' – 6", the main, two story portion of the house is 71' – 11 ½" wide. The wings flanking the main structure are set back from the main house which in turn lends to a less imposing structure.*
- The use of a 1' slab on grade foundation differs from the contributing houses' pier and beam foundation in the context area. The existing foundations typically feature a skirting that terminates at grade, disguising the majority of the foundation. The use of a slab on grade foundation for this new construction serves as an abstracted ideal of a pier and beam foundation as it is still delineated from the house that sits above.*
- (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.
- The proposed building features an overall ridge height of 28' – 2", which falls within the typical height of existing contributing structures.*



PROPERTY LOCATION  
BOULEVARD OAKS HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



**3D RENDERING – FRONT FACING NORTH BLVD**

PROPOSED



DRAFT

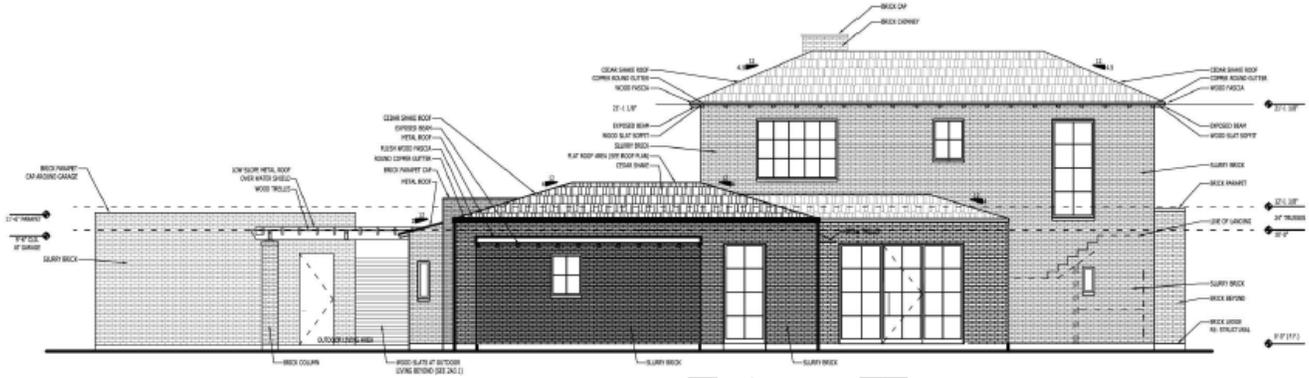
**SOUTH ELEVATION – FRONT FACING NORTH BLVD**  
**PROPOSED**



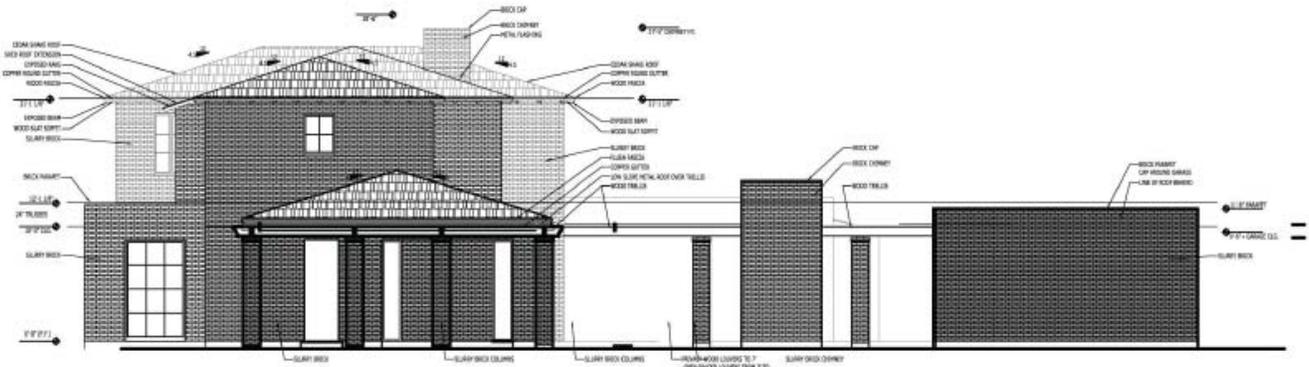
**NORTH (REAR) ELEVATION**  
**PROPOSED**



WEST SIDE ELEVATION  
PROPOSED

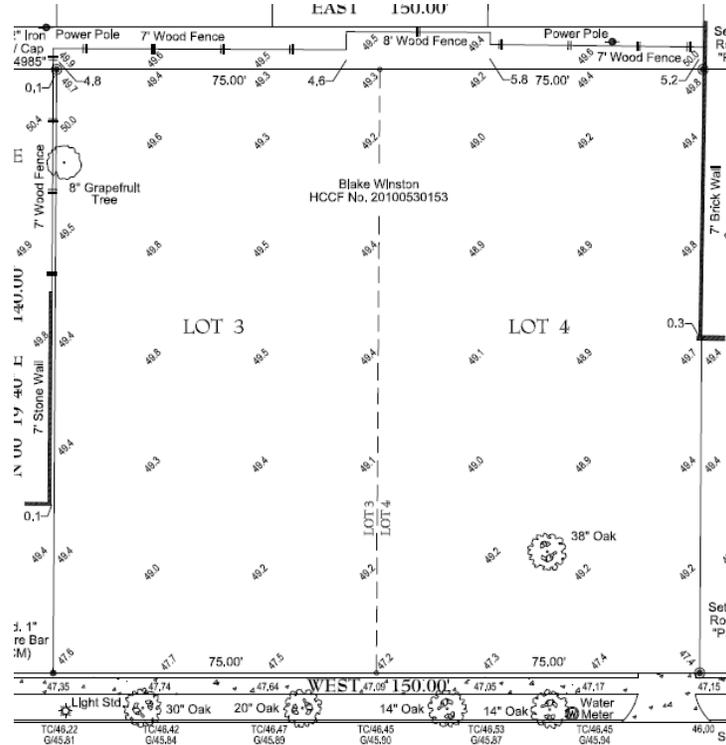


EAST SIDE ELEVATION  
PROPOSED

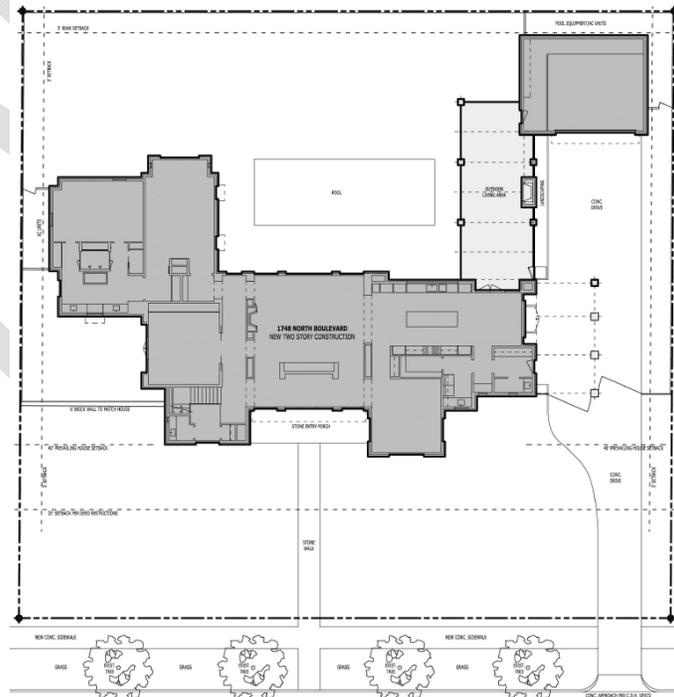




**SITE PLAN  
 EXISTING**

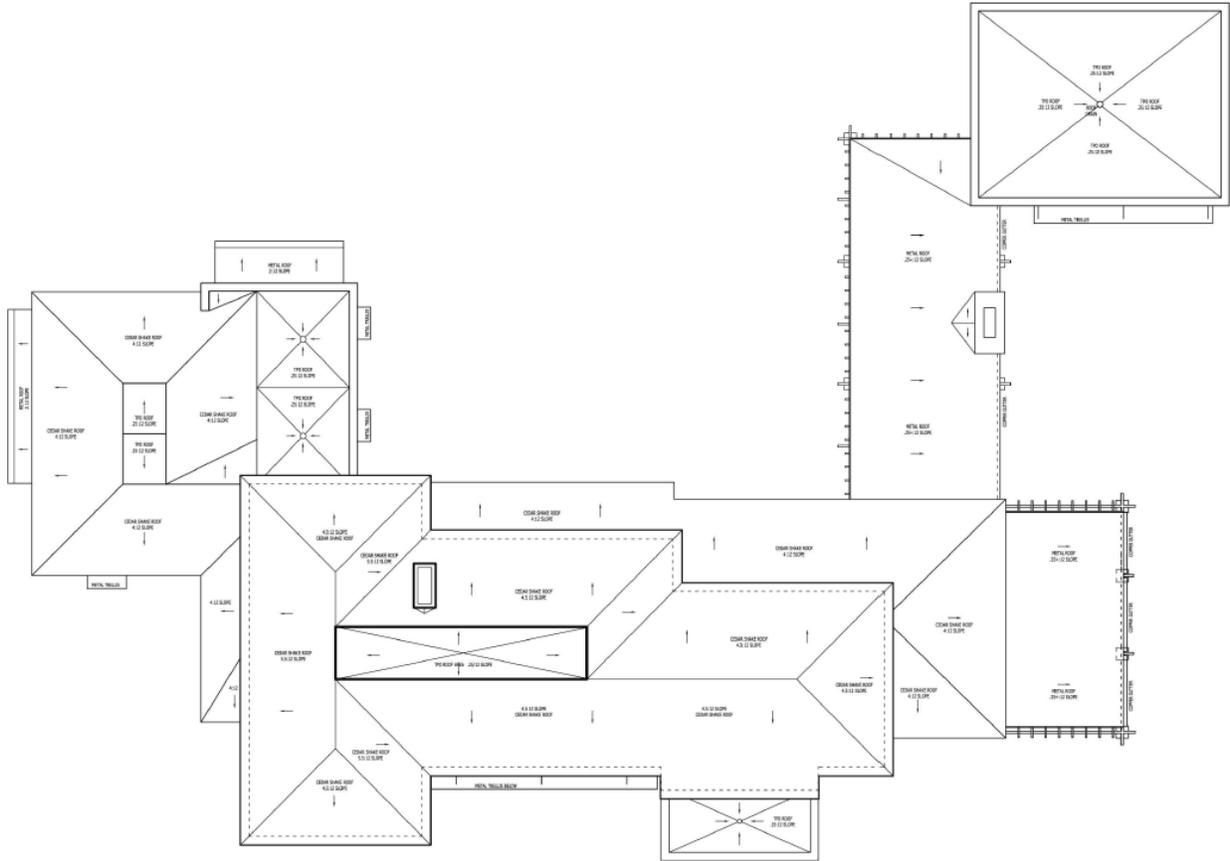


**PROPOSED**



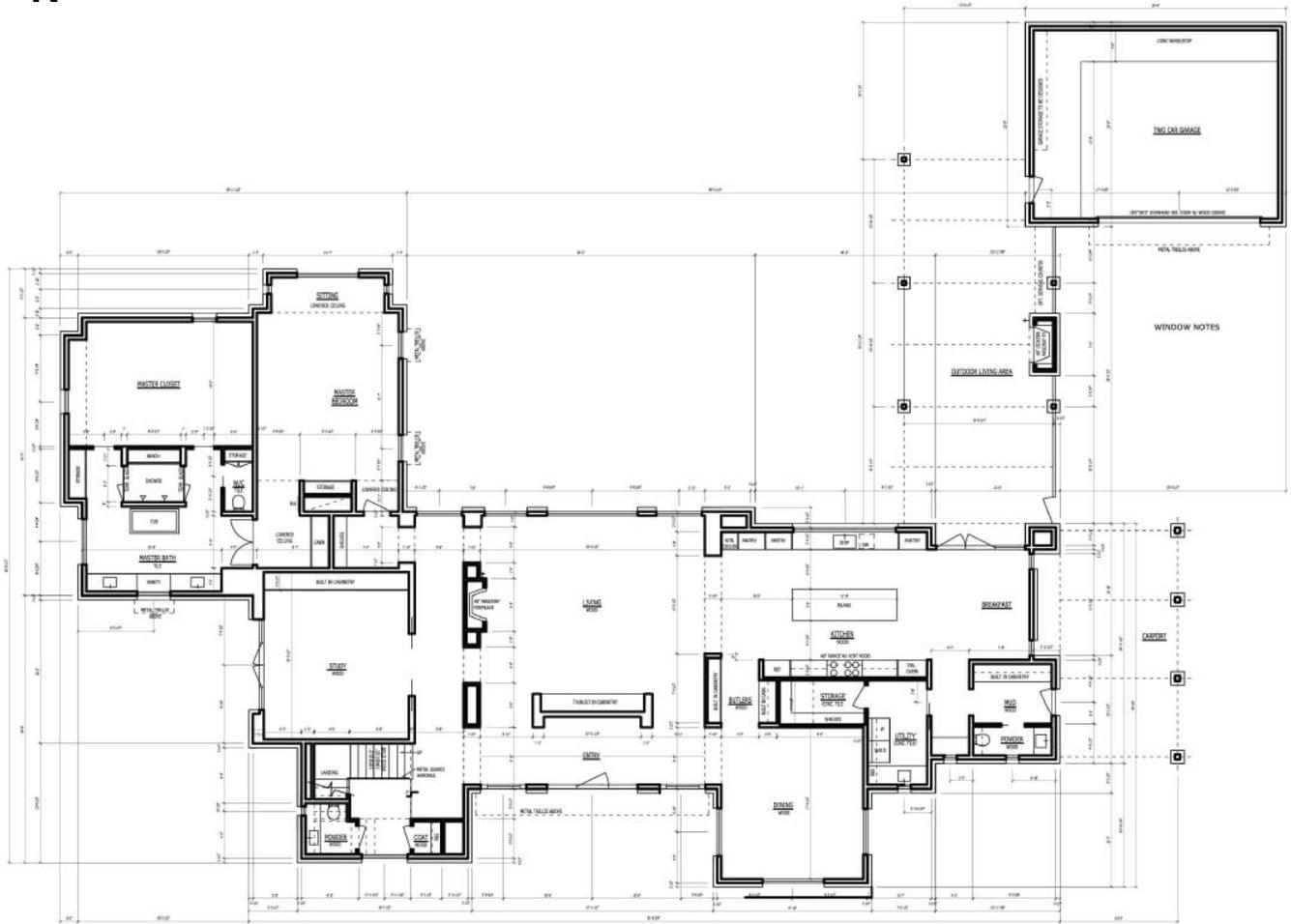


ROOF PLAN  
PROPOSED



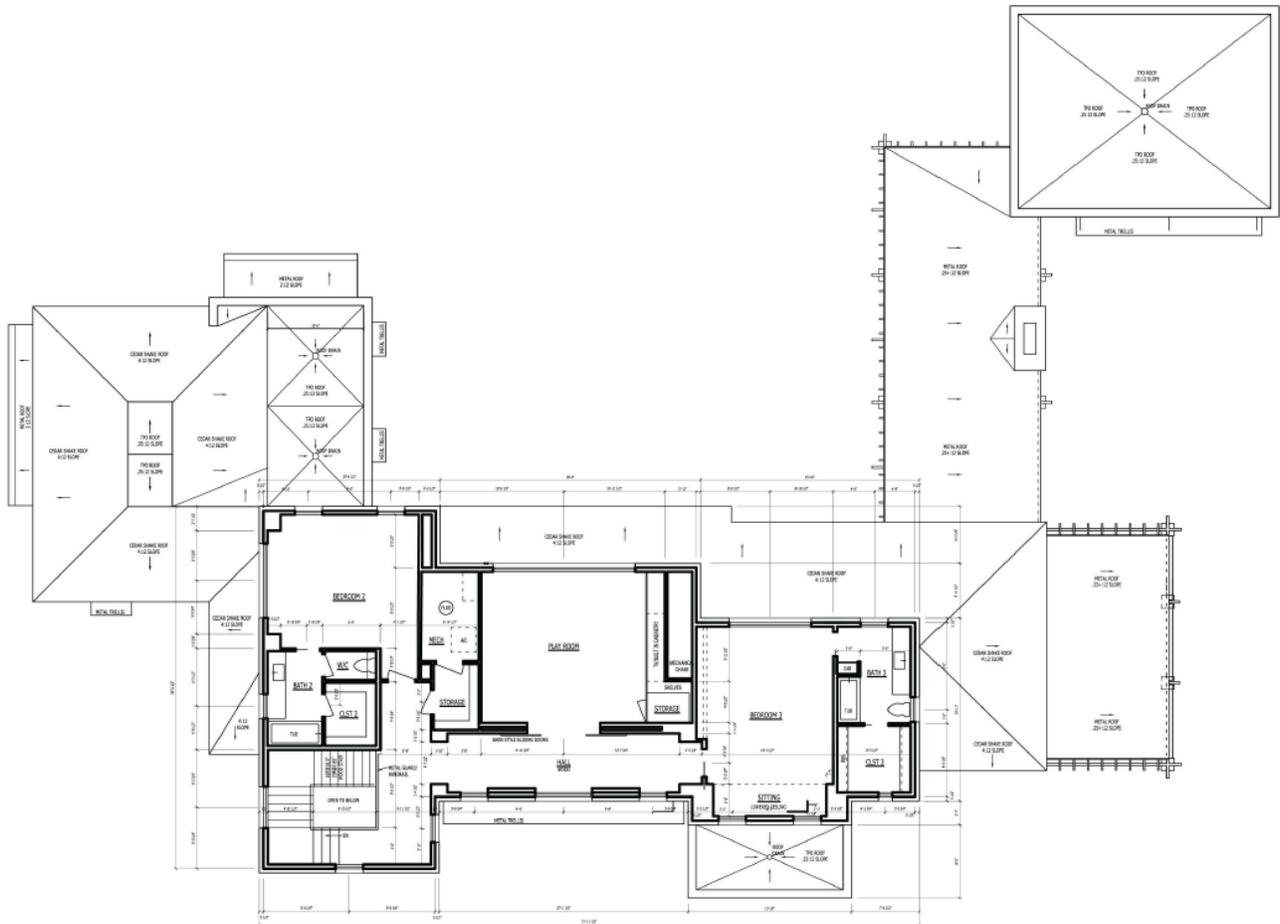


FIRST FLOOR PLAN  
PROPOSED

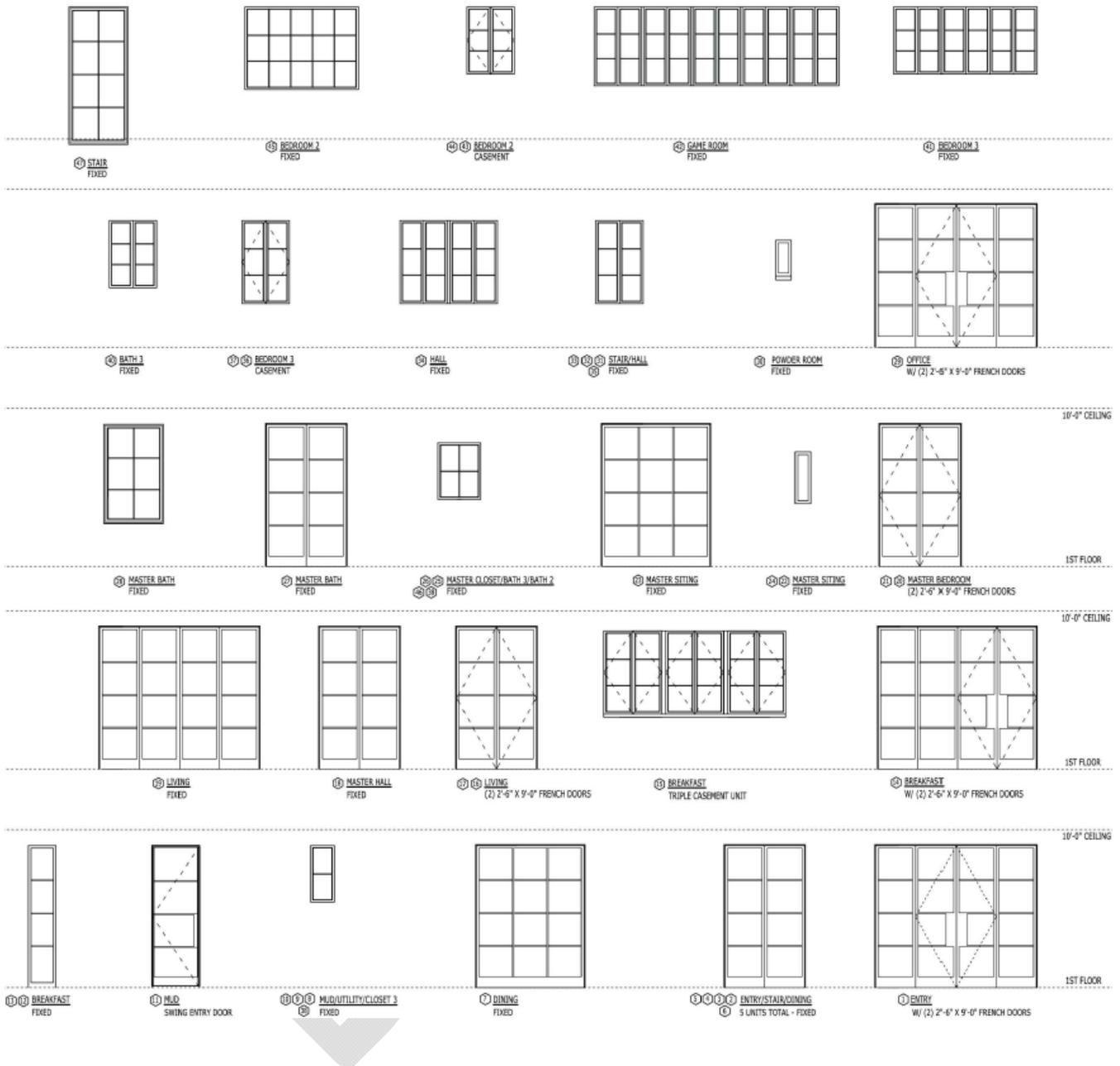




**SECOND FLOOR PLAN**  
PROPOSED



WINDOW / DOOR SCHEDULE



CONTEXT AREA



1728 North – Contributing -1930 (neighbor)



1754 North – Contributing – 1928 (neighbor)



1720 North – Contributing - 1930



1716 North – Contributing - 1930



1735 North – Contributing - 1942 (across street)



1753 North – Contributing - 1931 (across street)



1706 North – Contributing - 1927



1702 North – Contributing - 1927



1727 North – Contributing - 1937



1721 North – Contributing - 1937



1715 North – Contributing - 1938



1705 North – Contributing - 1938

**APPLICANT WRITTEN DESCRIPTION**

**Applicant:** George Cole, George Allen Cole Design Workshop; for Blake Winston, owner

**Property:** 1748 North Boulevard, lot 3 and 4, block 5, Ormond Place Subdivision. The property is a vacant 21,000 square foot lot (150' x 140')

**Significance:** The property is a vacant lot located in the Boulevard Oaks Historic District.

**Proposal:** New Construction – Construct a 5,286 square foot, two story residence. The residence will be brick with light stucco slurry. The roof material will be a cedar shingle roof.

**Public Comment:** No public comment received.

**Civic Association:** We are in compliance with all Ormand Place deed restrictions

**Description:**

**Setbacks:** The house will be set back 40' from the south (front) property line (except a 30" bump out at one story dining room piece) (prevailing), 31'-2" from the east property line (5' from the east property line at the garage), 5'6" from the north (rear) property line (to garage), 6'-6" from the west property line at the main house.

**Foundation:** The residence will be built on a concrete slab with a finished floor height of 1'-0"+ above grade.

**Windows/Doors:** The house will contain a combination of custom metal and wood fabricated windows (painted a light, off white color). The windows will have muntin/mullion divisions typical of a more traditional window/door with typical traditional detailing. Exterior single swing doors and French doors will also be custom fabricated metal frames with steel muntins (painted). The windows will be a mix of fixed and casement style outswings. The entry will be a custom fabricated architectural bronze unit, containing a single swing door with sidelights and transom.

**Exterior Materials:** The house will be entirely comprised of brick with a light, color impregnated stucco slurry over it. The front entry porch will have a thin steel metal trellis (painted) that will be covered in ivy. The porte cochere will be brick with stucco slurry, with an eventual ivy covering.

**Roof:** The main portion of the house will feature a hip style roof with cedar shingles, or a grey slate tile. The hip slopes will be 4/12 or 5/12 with no overhang. That portion of the roof will contain copper, half round gutters and downspouts. The porte cochere and garage/outdoor living areas will be brick columns with a wood trellis and low .25/12 slope metal (or equiv.) roof behind (not visible from street). Those low slope roof areas will receive a layer of synthetic grass over a screed layer for drainage.

**Elevation:**

(Front/South) The front elevation will be comprised of a flat mass for the main house/entry porch, and a projected mass for the study/2<sup>nd</sup> floor bedroom and dining room. There will be a light metal trellis across the entry, which will eventually be covered in climbing ivy. The East elevation will feature a porte cochere, which will also be covered in ivy. The garage is located at the rear of the lot, and attached only via covered porch. The first floor will have a ceiling height of 10'-0". The second floor will have a ceiling height of 9'-0". The overall ridge height is 27'-2".

ORMOND PLACE DEED RESTRICTIONS  
SETBACKS

Ormond Place Deed Restrictions (Setbacks)

(10) The exterior wall surfaces of all dwellings hereafter erected, reconstructed, or reconstituted on a Lot, a Building Site, or a Townhouse Lot shall be of at least fifty-one percent (51%) masonry construction, and, in the case of Townhouses which are erected or constructed on or within five feet (5') of any boundary line of the Townhouse Lot upon which such Townhouse is situated, the exterior walls of such Townhouse which are so situated shall be one hundred percent (100%) masonry construction. No residence dwelling or other improvements, including, without limitation, the galleries, porches, porte cocheres, steps, projections and every other permanent part of such dwellings, shall hereafter be erected or maintained upon any Lot or Building Site closer than twenty-five feet (25') to the boundary line of such Lot or Building Site abutting Bissonnet Avenue, South Boulevard, North Boulevard, Bartsch (Milford) Avenue, Banks Avenue, or Woodhead Stree, nor (except as to Townhouses and fences) closer than five feet (5') to any other boundary line of such Lot or Building Site.

122-92-1290

(11) No cattle, horses, hogs, rabbits, poultry or other livestock shall ever be staked or pastured or shall ever be kept or maintained upon any Lot, except for dogs, cats and other bona fide household pets; provided, however, that notwithstanding the foregoing, no raising, breeding, training or dealing in dogs, cats, or other animals shall ever be permitted on or from any Lot for commercial purposes.

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**PROJECT DETAILS**

**Shape/Mass:** The proposed residence will be 125' – 6" in width, 69' – 2" deep and an overall ridge height of 28' – 2". The main, two story 71' – 11 ½" wide by 39' – 5 ½" deep structure features a one story wing on each side. The wings of the residence feature ridge heights of 15' – 2". A garage is located at the rear, northeast corner of the lot which is attached to the residence via a colonnade is 29' – 4" wide by 23' deep and features an 11' – 6" parapet. The connection of the main house along with the garage gives an over 'U' shape to the structure.

**Setbacks:** The proposed residence will feature a 37' -6" setback from the south (front); 31' – 2" from the east; 6' – 6" from the west and 5' – 6" from the north (rear). The main, two story portion of the house is setback 37' -6" setback from the south (front); 52' – 2" from the east; 29' – 5 ½" from the west and 46' – 5 ¼" from the north (rear)

**Foundation:** The proposed residence will be constructed on a concrete slab with a finished floor height of 1' from grade.

**Windows/Doors:** The proposed residence will feature a combination of custom metal and wood windows in both fixed and casement styles. The windows will feature muntins in a traditional pattern. Exterior doors will be fabricated metal and feature steel muntins. The front door will be a custom architectural bronze unit featuring a single door with sidelites and a transom.

**Exterior Materials:** The proposed residence will be clad in brick with a light, color impregnated stucco slurry. A steel trellis will be located at the front entry.

**Roof:** The proposed roof will feature a main, hip portion clad in either cedar shingles or grey slate with a pitch of 4:12 or 5:12 with no overhangs. The porte cochere, garage and outdoor living spaces will feature low .25:12 slope metal roofs covered with a layer of synthetic grass. The grass covered, low sloped roofs will be hidden behind parapet walls. Please see drawings for more detail. The roof has an overall eave height of 22' and a ridge height of 28' – 2" and the garage parapet has a total height of 12'-6".

**Front Elevation:** The proposed front elevation is clad in brick and features 17 windows in a variety of sizes as well as a pair of French doors and the entry door. The main two story portion of the residence projects forward and forms four bays. To the east a one-story wing is visible. Towards the west is another one-story wing and the flat roofed, two-car garage. Please see drawings for more detail.

**Side Elevation:** The proposed west elevation features 9 windows in a variety of sizes, one eight lite door and one door leading into the garage, which is obscured from the street by the structure. The west wing of the residence is topped by a flat parapet wall. A pergola extends from the rear of the structure and attaches to the garage, which also features a parapet wall instead of a hipped roof. Please see drawings for more detail.

**Side Elevation:** The proposed east elevation features three windows of various sizes and a porte cochere supported by brick columns. The garage connects to the residence with a colonnade that features a chimney in an outdoor living area. The colonnade terminates at a two-car garage. Please see drawings for more detail.

**Rear Elevation:** This elevation is not visible from the public right of way. Please see drawings for more detail.

**ATTACHMENT A**  
**CIVIC ASSOCIATION COMMENT**  
**BOULEVARD OAKS CIVIC ASSOCIATION**

To: Houston Archaeological and Historical Commission

From: Historic Districts Committee  
Boulevard Oaks Civic Association

Date: November 9, 2016

Re: Review and Comments on Application for Certificate of Appropriateness for  
1748 North Boulevard  
New Construction  
Residence

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**Background**

Since 1980, Boulevard Oaks Civic Association (“BOCA”) has served as the umbrella organization for the 17 separate deed-restricted areas whose 1,200 homes comprise one of Houston’s premiere inner-city neighborhoods, “Boulevard Oaks.” The Board of Directors of BOCA has appointed a nine-member Historic Districts Committee (the “Committee”) with the authority and responsibility, on behalf of BOCA, to review and comment on applications to the Houston Archaeological and Historical Commission (“HAHC”) for Certificates of Authority (“COAs”) affecting properties in the Broadacres Historic District or the Boulevard Oaks Historic District, each of which is located entirely within Boulevard Oaks.

The Committee is significantly aided by an “Advisory Council,” which is composed of numerous additional residents of Boulevard Oaks. Members of the Advisory Council have strong interests in, and in several cases substantive professional qualifications relevant to, applications for COAs relating to construction or renovation projects within the Broadacres Historic District and the Boulevard Oaks Historic District.

A COA application for 1748 North Boulevard (the “Application”) will be considered by the HAHC on November 17, 2016. The Application has been reviewed and discussed at meetings of the Committee and the Advisory Council, and with additional homeowners from both sides of the 1700 block of North Boulevard. Based on that process, and after a careful review and analysis of the Application, the Committee respectfully submits the following comments on the Application for consideration by the HAHC and the applicant.

**Overall Assessment**

Subject to the assessments and comments stated below, the Committee approves the design and site plan for the new residence at 1748 North Boulevard as set out in the Application. Assessing the Application as a whole, the Committee recognizes and appreciates the Application’s sensitivity to, and respect for, key neighborhood design qualities that our residents are committed to preserving and nurturing within the Boulevard Oaks Historic District.

HOU:3735373.3

**ATTACHMENT A****CIVIC ASSOCIATION COMMENT****Criteria for New Construction in a Historic District**

With respect to the HAHC's four published criteria for New Construction in a Historic District, the Committee respectfully submits the following assessments and comments:

- **Criterion #1 (Site and Setback).** The proposal will re-unify the two-lot property that had been occupied by the previous residence at 1748 North Boulevard. The Committee observes that six of the 12 contributing structures in the 1700 block of North Boulevard (the "context area") occupy more than a single lot, including the home immediately to the east of 1748 and the home directly across from 1748. The Application's one-residence plan is considered by the Committee to be significantly more desirable than the two-residence plans considered by the HAHC in the past.

The new residence will, essentially and almost entirely, conform to the 40-foot front setback prevailing along the esplanades within the Boulevard Oaks Historic District. The property is located within Ormond Place, where deed restrictions provide for a 25-foot setback. A 25-foot setback would be appropriate for new construction on other streets within Ormond Place, which have smaller lots, do not have esplanades, and are not included within the Boulevard Oaks Historic District. However, the Committee wishes to stress to the HAHC its strongly held and unanimous view that a setback of only 25 feet would be jarringly incompatible with the prevailing setbacks of homes fronting on the esplanades of North Boulevard and South Boulevard within the Boulevard Oaks Historic District.

- **Criterion #2 (Exterior Features).** While it will be a contemporary structure, and "of its own time" as contemplated in the HAHC's published criteria for applications for COAs, the proposed new residence incorporates many classic design elements and features that the HAHC has highlighted as "compatible" for the Boulevard Oaks Historic District.

The Committee appreciates and wishes to emphasize that this Application has avoided many incompatible features (such as flat or metal roofs, cupolas or towers, vertical siding, corrugated metal wall cladding, flat modular panels, and large plate glass windows), all of which the HAHC has labeled "incompatible" for projects in the Boulevard Oaks Historic District. The Committee believes that such incompatible features should never receive a COA from HAHC for projects within the Boulevard Oaks Historic District.

- **Criterion #3 (Scale and Proportions).** The HAHC's published Criterion #3 for New Construction in a Historic District is as follows: "The scale and proportions of the new construction, including the relationship of the width, 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 atypical special circumstances, such as an atypical use, location or lot size, warrant an atypical scale and proportions." (Underlining added.)

HOU:3735373.3

**ATTACHMENT A****CIVIC ASSOCIATION COMMENT**

In relation to Criterion #3, the Committee's assessment is that the proposed central two-story element and the recessed one-story wings of the new residence at 1740 North Boulevard, combined with the siting of these elements on the property, thoughtfully create a residence that generally appears to be consistent with the scale and proportions of existing contributing residences in the context area. Thankfully, this proposal does not manifest an over-scaled, looming and obtrusive presence.

With respect to "width" considerations under Criterion #3, the Committee has concern that the six-foot brick wall extending from the west façade could potentially create the visual impression that the width of the structure itself extends all the way to the west property line, which would be out of scale, and out of proportion. The Committee understands the wall's objective of affording privacy for the enclosed garden area behind it, but the Committee requests that this "width" concern be considered and mitigated, for example with appropriate landscaping.

With respect to "height" considerations under Criterion #3, the heights above grade of the doors, windows, porch, eaves and roof of the proposed structure, as well as their proportions with each other, with width, and with other features, appear to be compatible with those of existing contributing structures in the context area and the Boulevard Oaks Historic District. However, the Application proposes a slab at grade, which will create a "foundation height," and a relationship between that foundation height and the other dimensions of the residence, that would not be consistent with any of the twelve existing contributing structures in the context area. In addition, as mentioned below, the HAHC's published "Defining Features" specifically list slab at grade foundations as "incompatible" for buildings in the Boulevard Oaks Historic District. The Committee understands that there may be economic or other considerations that could lead the applicant to propose a slab at grade foundation. Nevertheless, the Committee respectfully requests that the applicant consider a raised pier and beam or other above-grade foundation height that would make the height of the foundation and entry porch, and the scale and proportions of those elements in relation to the other exterior elements of the residence, consistent and "compatible" with those of the twelve existing contributing structures in the context area as well as virtually those of virtually all of the other contributing structures in the Boulevard Oaks Historic District.

With respect to "roof shape and roof pitch" considerations under Criterion #3, the Application specifies 14 pitched roofs, seven with 4.0:12 slope, five with 4.5:12 slope, and two with 5.5:12 slope. These roofs have noticeably lesser slopes than the pitched roofs of the 12 contributing structures in the context area. The Committee has concern that the lower roof slopes proposed in the Application may produce roof shapes, and proportions in relation to other elements, that would not, as required, "be compatible with the typical scale and proportions of existing contributing structures in the context area." While the Committee does not desire to intrude upon the aesthetic objectives of the design, nor to cause the structure to have an inappropriately massive appearance, the Committee respectfully requests that the HAHC and the applicant consider whether the two-story portion of residence, and its appearance in context, might benefit from some increase in the slopes of the pitched roofs.

HOU:3735373.3

**ATTACHMENT A****CIVIC ASSOCIATION COMMENT**

- Criterion #4 (Height). The height of the proposed structure does not appear to be taller than the typical height of the contributing structures in the context area.

**Defining Features**

The Committee respectfully submits the following specific additional assessments and comments, which the Committee believes are also pertinent to the HAHC's determination of the Application's compliance with its published criteria for New Construction in Historic Homes. For convenience, the following assessments and comments are presented with reference to the HAHC website guidelines setting forth "Defining Features" specifically applicable for projects in the Boulevard Oaks Historic District.

- Foundation. As mentioned above, the Application proposes a slab at grade foundation, which is noted by the HAHC to be "incompatible" for buildings in the Boulevard Oaks Historic District.
- Roof. The Application proposes cedar shake shingle roofing, which is not addressed as being either "compatible" or "incompatible" in the HAHC's published Defining Features in the Boulevard Oaks Historic District. The Committee notes that many of the contributing structures in the context area probably had cedar shake shingle roofs when originally constructed, and the Committee does not raise any objection to their use in this instance.

The Committee also has no objection to the low (0.25:12) slope roofs proposed in the Application because they appear only in contexts that are consistent and "compatible" with the contributing structures in the context area. Likewise, the Committee does not object to the synthetic grass proposed for these roofs based on the Application's specifying that such synthetic grass will not be visible from the street. With respect to the slopes and shapes of the proposed pitched roofs, please see the comments above.

- Exterior Wall Cladding. The Application states that "the house will be entirely comprised of brick with a light, color impregnated stucco slurry over it." The Committee believes that the proposed slurry should be composed and applied so that the underlying brick wall texture will remain clearly apparent -- that is, like paint rather than stucco. The Committee also believes that the color of the slurry, which does not appear to be specified in the Application, should be consistent (although it need not be identical) with the white, off-white and ecru colors used on painted surfaces of all the contributing structures in the context area.
- Front Door. The Application states the "entry will be a custom fabricated architectural bronze unit, containing a single swing door with sidelights and transom." However, the plans in the Application do not appear to indicate any transoms, at the entry or elsewhere. The Committee notes that transoms are designated by the HAHC guidelines as "incompatible" for Boulevard Oaks Historic District.

HOU.3735373.3

**ATTACHMENT A**

**CIVIC ASSOCIATION COMMENT**

- Windows. The Application initially states “The house will contain a combination of custom metal and wood fabricated windows (painted a light, off white color). The windows will have muntin/mullion divisions typical of a more traditional window/door with typical traditional detailing. Exterior single swing doors and French doors will also be custom fabricated metal frames with steel muntins (painted). The windows will be a mix of fixed and casement style outswings.” The “Window Notes” on the last page of the Application state “5. All windows to be painted light gray. 6 Glazing to be individual panes set within muntin frames; (2) 1/4” panels with low E film between.”

The “Defining Features” for Boulevard Oaks Historic District label as “compatible” windows that are wood or wood clad, and if they are double-hung, single-hung or casement. Conversely, the “Defining Features” label as “incompatible” windows that are aluminum or large plate glass. The “Defining Features” do not directly address windows, muntins, and mullions that are painted metal, nor do they appear to address fixed windows with muntins.

In assessing the windows described in the Application, the Committee has relied upon the applicant’s undertakings that the windows will be painted a light, off white color, will have muntin/mullion divisions typical of a more traditional window/door with typical traditional detailing, and will have individual panes set within muntin frames. From those statements in the Application, it is the Committee’s understanding that the windows will appear from the street to be a light, off-white color and compatible with the existing wood or wood clad divided light windows of the contributing structures in the context area. The Committee has also considered the size and proportions of these painted metal windows in the context of the architectural design of this particular proposed residence. Based on the foregoing, the Committee does not object to the proposed windows for the new residence at 1748 North Boulevard.

**Further Communications**

If the HAHC, the HAHC Staff, or the applicant has questions or otherwise wishes to communicate regarding the assessments and comments contained in this submission, please advise the undersigned. The Committee would be glad to respond.

Boulevard Oaks Civic Association  
Historic Districts Committee

By: 

Geoffrey K. Walker, Chair  
1705 North Boulevard  
Houston, Texas 77098  
713.220.4757 (office)  
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HOU:3735373.3