REVISED TO CERTIFICATE OF APPROPRIATENESS

Applicant: Adam Boutte, agent for Benny Bergeron, owner

Property: 1324 North Blvd, Tracts 13A, Lot 12, Broadacres Subdivision. The property includes a historic 6,925 square foot two-story wood frame single-family residence and a 625 square foot garage situated on a 40,460 square foot interior lot.

Significance: Contributing Cotswold style residence by Birdsall Briscoe, constructed circa 1925, located in the Broadacres Historic District.

Proposal: Alteration—Amendment to existing COA approved January 2021.

Proposed amendment: Details

- Remove brick veneer to rebuild wood perimeter sill plates, wall and sheathing material at inside corners near chimney and fireplace on first floor.

Letter of structural damage assessment by Toner Home Matters attached at the end of the Report.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

Houston Archaeological & Historical Commission

July 29, 2021

HPO File No. 2021_0188

ITEM E3

1324 North Blvd

Broadacres

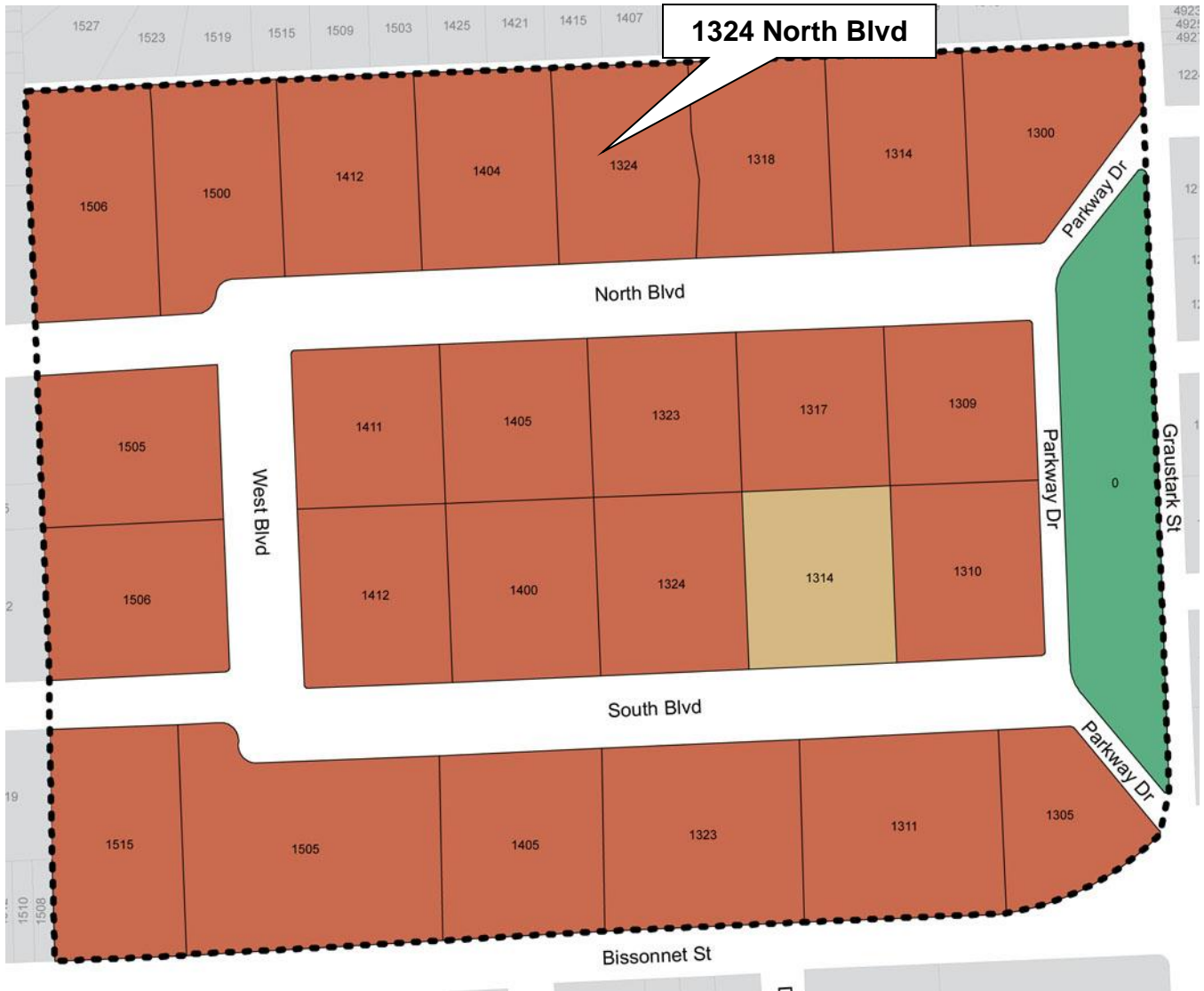## APPROVAL CRITERIA

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.

Houston Archaeological & Historical Commission

July 29, 2021

HPO File No. 2021_0188

ITEM E3

1324 North Blvd

Broadacres

District Map

1324 North Blvd

Building Classification
- Contributing
- Non-Contributing
- Park

Houston Archaeological & Historical Commission

July 29, 2021

HPO File No. 2021_0188

ITEM E3

1324 North Blvd

Broadacres

Inventory Photograph

Current Photograph

Houston Archaeological & Historical Commission
July 29, 2021
HPO File No. 2021_0188

ITEM E3
1324 North Blvd
Broadacres

Photographs of Damaged Structure

1. Bottom plate condition at east side of existing Sun Room
2. Bottom plate condition at east side of existing fireplace
3. Wall condition at east side of existing fireplace
4. Top plate condition at east side of existing fireplace
5. Bottom plate condition at west side of existing fireplace
6. Wall condition at west side of existing fireplace
7. Top plate condition at west side of existing fireplace
8. Bottom plate condition at east side of existing Entry
9. Bottom plate condition at existing Office
10. Bottom plate condition at east side of existing chimney
11. Wall condition at east side of existing chimney
12. Top plate condition of existing chimney
13. Bottom plate condition at west side of existing chimney
14. Wall condition at west side of existing chimney
15. Bottom plate condition at west side of existing Bath 02

Houston Archaeological & Historical Commission
July 29, 2021
HPO File No. 2021_0188

ITEM E3
1324 North Blvd
Broadacres

Laser point is aligned with bottom plate below. Top of wall is currently +/-7" out of plumb.

Joists are currently pulling away from structure as wall opposite continues to pull away from existing strutcture.

Site Plan of Structural Damage

BEDROOM
04
E212

CLO.
E209A

Wall indicated in red is
currently pulling away
from existing structure.
See attached photos.

BATH 04
E213

HALL 05
E209

BATH 05
E211

ATTIC
STAIRS
E208

BEDROOM
05
E210

BEDROOM
02
E206

CLO.