

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Andrea Caicedo – Miller Dahlstrand DeJean for Brenda and Joseph Cialone, owner

Property: 1646 South Boulevard, lot 14, tract 15, block 3, Edgemont Subdivision. The property includes a historic 4,718 square foot two story house and 560 square foot garage with upstairs living space situated on a 23,322 square foot (139' x 169') interior lot.

Significance: Noncontributing garage apartment constructed circa 1935, located in the Boulevard Oaks Historic District.

Proposal: Alteration – Replace existing deteriorated wood siding with horizontal lap cementitious siding

- New siding will feature a smooth finish.
- New siding will feature a 6” exposure.
- Existing wood siding is heavily deteriorated

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: Edgemont Civic Association’s Architectural Committee is in support of the project. See Attachment A.

<p>Recommendation: Approval</p> <p>HAHC Action: Approved</p>
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CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 28, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

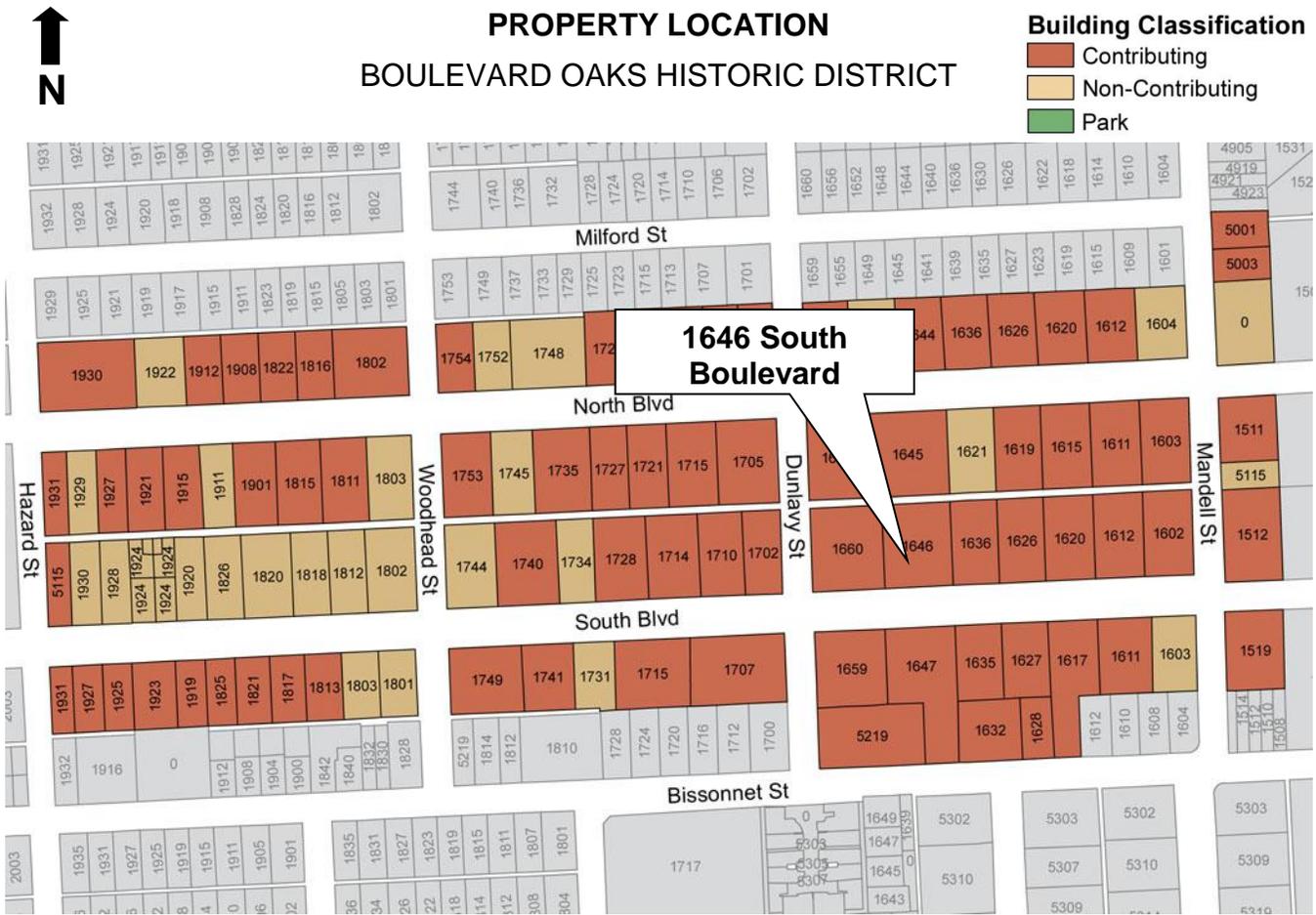
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



CURRENT PHOTO



SOUTH ELEVATION – FRONT FACING SOUTH BOULEVARD

EXISTING



EAST SIDE ELEVATION

EXISTING



NOTE TYPICAL TO ALL GARAGE ELEVATIONS:

REPLACE EXISTING SIDING, CORNER BOARDS
INCLUDING ANY ROTTEN TRIM BOARDS.
NEW SIDING TO BE 3/16" HARDIEPLANK LAP SIDING,
6" EXPOSURE, SMOOTH FINISH,
COLOR TO MATCH EXISTING

NORTH (REAR) ELEVATION

EXISTING



NORTH ELEVATION DETAIL



PROJECT DETAILS

Exterior Materials: Existing garage is sided with horizontal lap wood siding. Photos submitted with the application show the existing siding to be heavily deteriorated, including numerous visible holes and rot. The applicant proposes to replace all of this siding with smooth finish horizontal lap cementitious siding mounted with a 6" exposure.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

Andrea Caicedo

From: Gordon Spencer [REDACTED]
Sent: Wednesday, August 06, 2014 8:04 AM
To: Andrea Caicedo
Subject: Re: 1646 South Boulevard

Andrea,
The new scope of work regarding the Cialone residence listed below is approved.

Thank you and good luck with the project. Please keep me informed if necessary.

J. Gordon Spencer
AIA, RIBA
Edgemont Civic Association
Chairman, Architectural
Committee