

CERTIFICATE OF APPROPRIATENESS

Application Date: June 25, 2014

Applicant: Andrea Caicedo, Miller Dalhstrand De Jean Architects for Joseph and Brenda Cialone, owner

Property: 1646 South Boulevard, lot 14, Tract 13, block 3, Edgemont Subdivision. The property includes a historic two-story 4,718 square foot brick single-family residence and a detached garage situated on a 23,322 square foot (169' x 138') interior lot.

Significance: Contributing English Picturesque residence, constructed circa 1935, located in the Boulevard Oaks Historic District

Proposal: New Construction – Construct a two story garage with first and second floor living space.

- The garage will consist of 1,378 square feet of space and the living quarters will feature 1,234 square feet of conditioned space.
- The garage-living space will be clad with cementitious siding and brick to match the existing house.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: No public comment received.

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

Recommendation: Approval

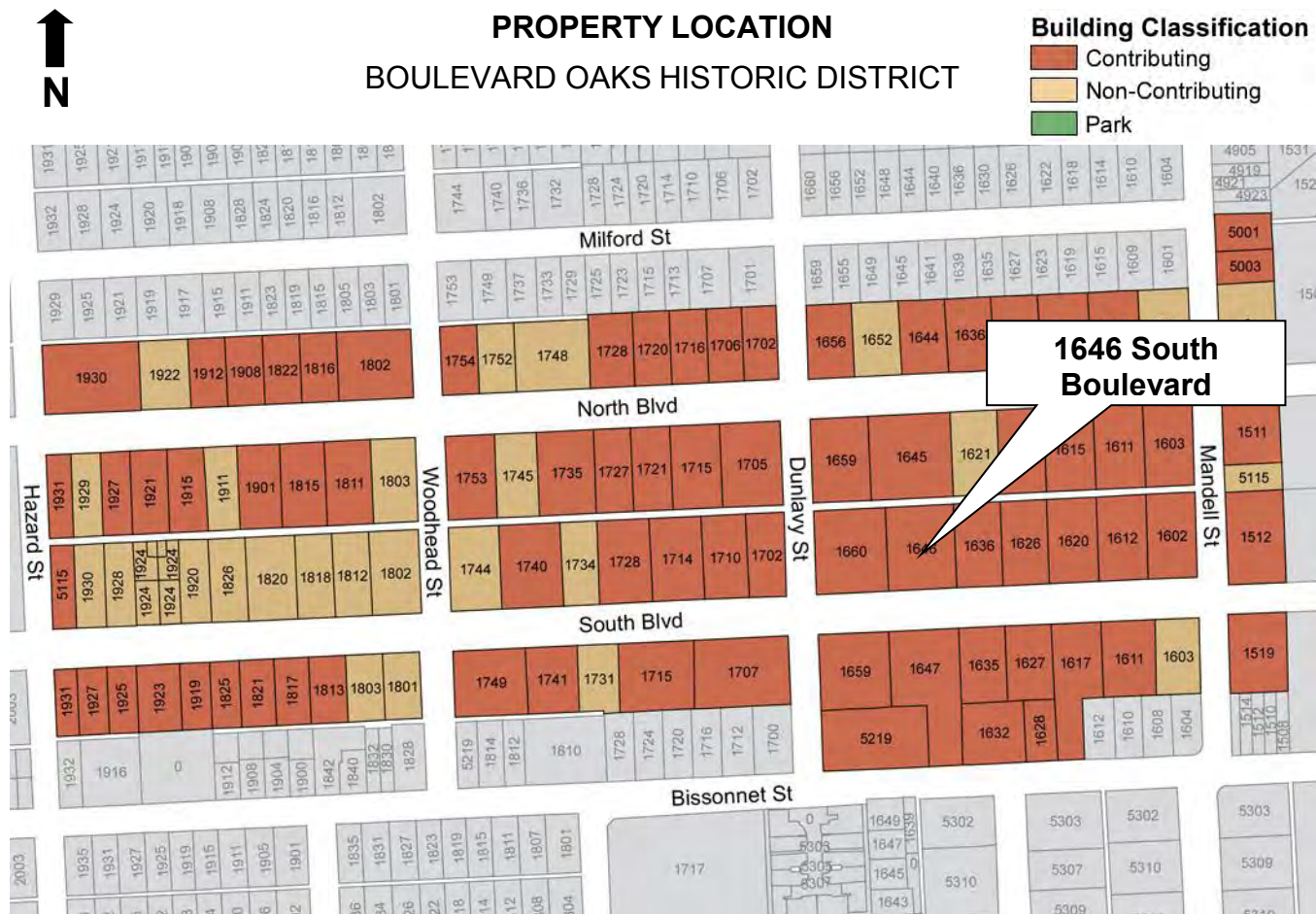
HAHC Action: Approved

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: 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**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The new construction must match the typical setbacks of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district. |



INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING SOUTH BOULEVARD

PROPOSED



NORTH (REAR) ELEVATION

PROPOSED



EAST SIDE ELEVATION

PROPOSED



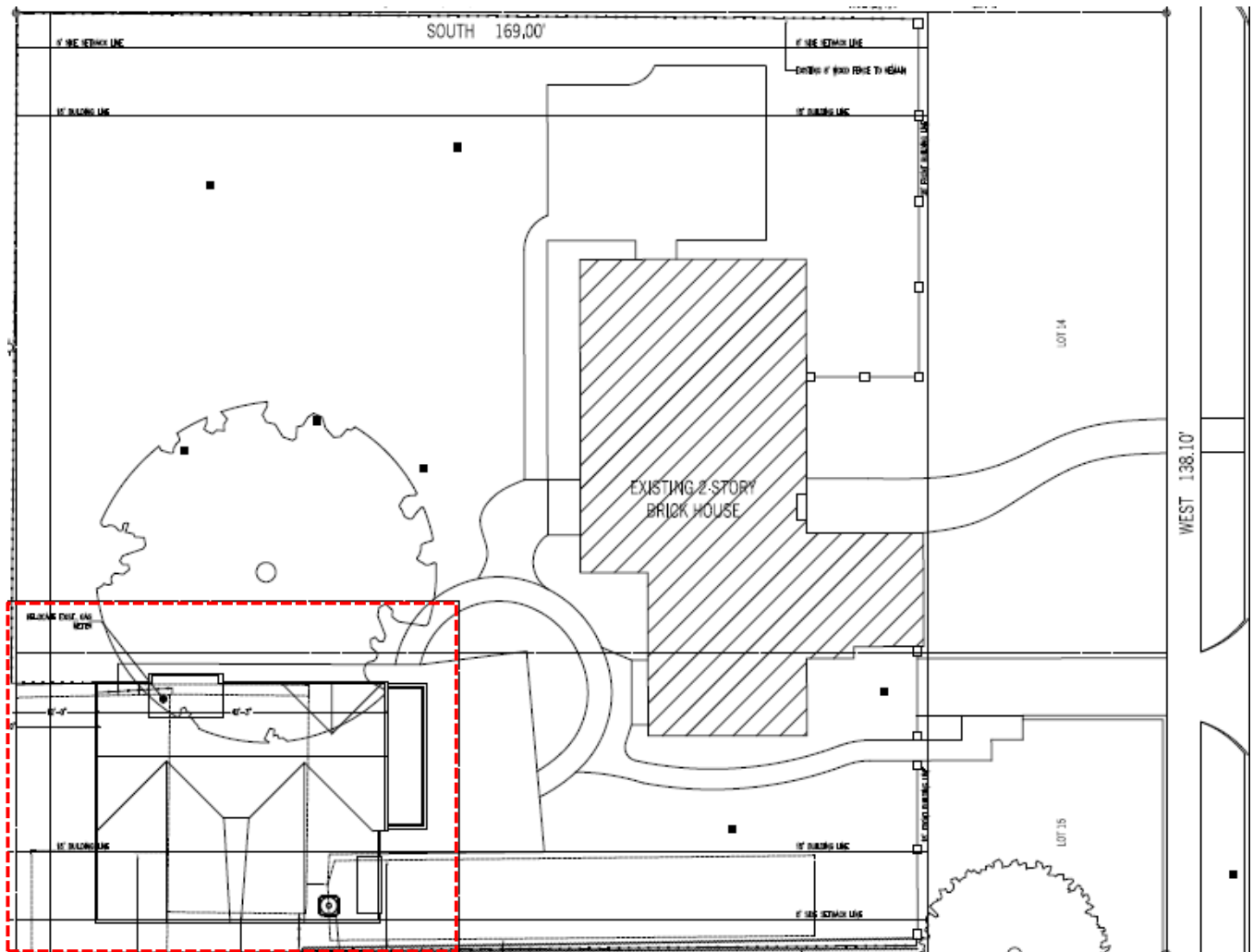
WEST SIDE ELEVATION

PROPOSED





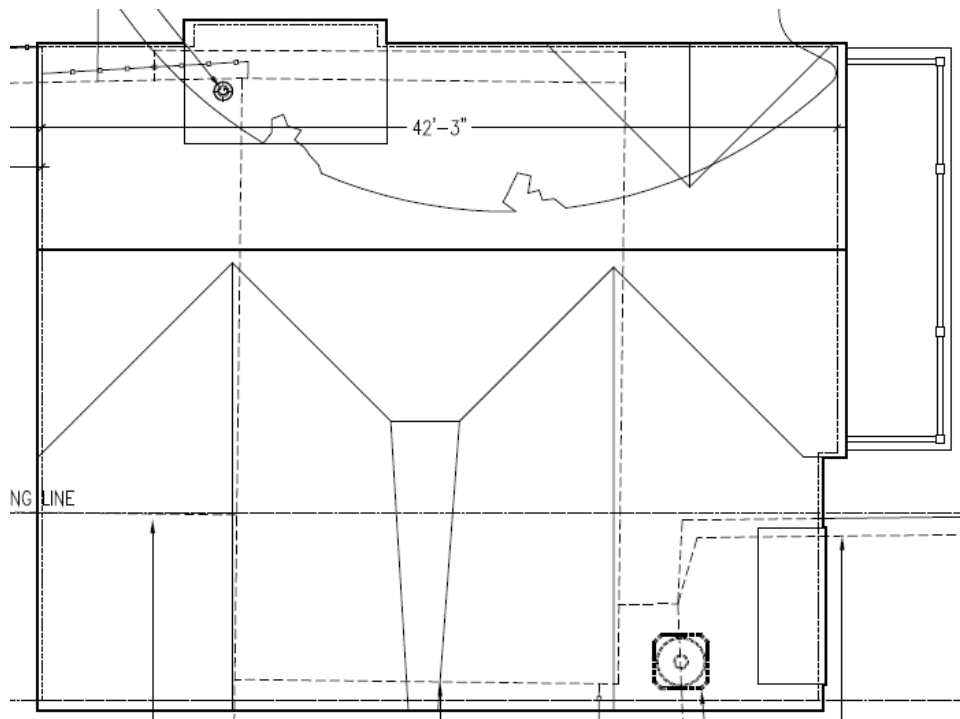
SITE PLAN
PROPOSED





ROOF PLAN

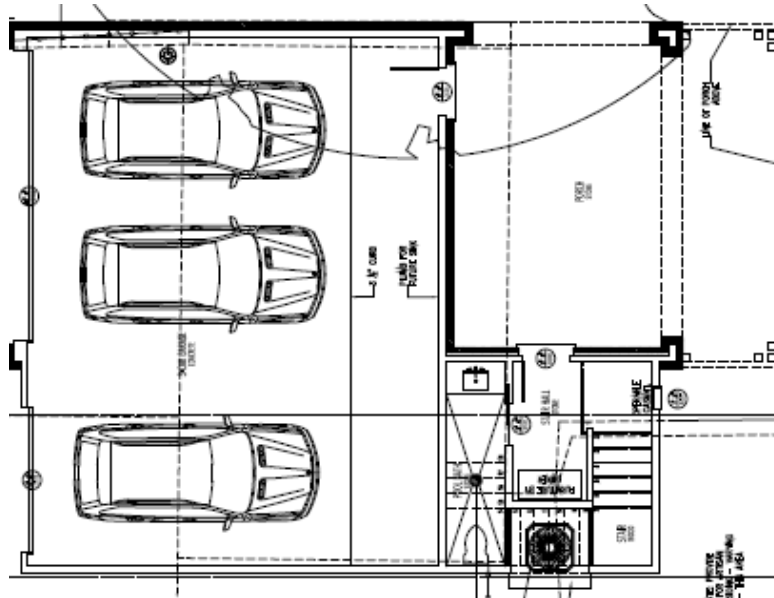
PROPOSED





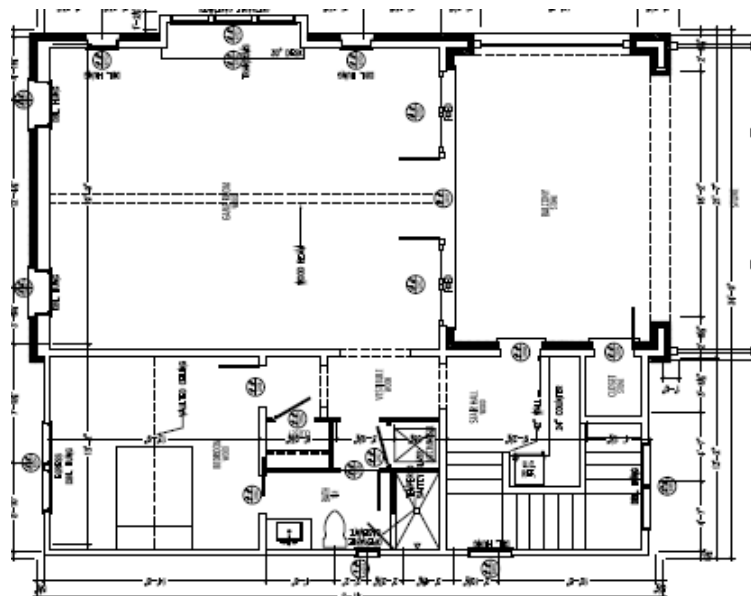
FIRST FLOOR PLAN

PROPOSED

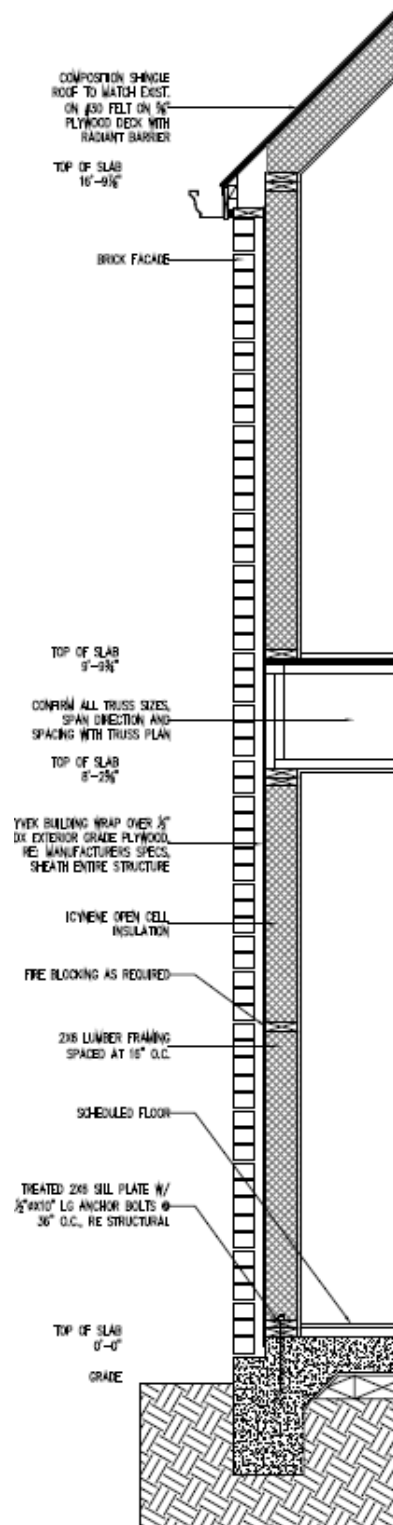


SECOND FLOOR PLAN

PROPOSED



WALL SECTION



PROJECT DETAILS

Shape/Mass: The rear alley loading garage will measure 35' wide by 41' deep and will feature an eave height of 17' and a ridge height of 27'.

Setbacks: The garage-living space will be built to within 5' of the west side property line and 12' to the rear.

Foundation: Slab on grade.

Windows/Doors: Aluminum clad windows with mahogany doors.

Exterior Materials: Brick matching the existing house and horizontal lap cementitious cladding with cementitious panels and trim. There will be a second floor balcony which will consist of 6" by 6" timber columns with steel guardrails and pickets.

Roof: Front facing gable with a pair of gables facing the west and a single gable facing the east. The east elevation will also feature a shed roof bump out.

Front Elevation: The west half of the front elevation will be sided in horizontal lap cementitious siding and the east half will be clad with brick. The front of the structure will feature an 8' tall second floor balcony supported by square 6" by 6" columns. This balcony will front a 22' wide by 16' deep covered balcony built within the structure. The second floor will feature a pair of windows and the first will feature a single window and a door.

Side Elevation: The entire east elevation of the structure will be clad in brick. The semi enclosed second floor balcony will be visible from the east. The second floor will feature a shed roof bump out clad with wood panels and trim.

Side Elevation: The entire west elevation will be clad in horizontal lap cementitious siding. The east elevation will feature two second floor windows and two side facing gables.

Rear Elevation: The rear elevation will feature three mahogany overhead lifting garage doors on the first floor and four windows on the second.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

From: Gordon Spencer [REDACTED]
Date: July 2, 2014 at 7:15:29 PM CDT
To: Andrea Caicedo [REDACTED]
Cc: [REDACTED] Walker Geoffrey K. [REDACTED]
Subject: Re: 1646 South Boulevard

Andrea,

The plans submitted to the Edgemont Architectural Committee, dated July1, 2014, for the Cialone Garage are approved as submitted.

Good luck with the project! Please let me know if I can be of any further assistance.

Thank you.
Gordon Spencer
AIA, RIBA

Sent from my iPhone