

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Alan Bunker, Miller Dahlstand DeJean Architects, for Jean & Stephanie Malo, owners

Property: 1636 South Boulevard, Lot 13, Block 3, Edgemont Subdivision. The property includes a historic 3725 square foot two-story brick single-family residence and detached garage situated on a 15,980 square foot (94' x 170') interior lot.

Significance: Contributing English Picturesque style residence, constructed circa 1924, located in the Boulevard Oaks Historic District

Proposal: Alteration – Revision. In February 2014, the applicant was granted permission to construct a new carport and a front facing brick arched vehicular entrance gate at the west side of the residence.

The applicant proposes to revise the design of the carport and front facing brick arched vehicular entrance gate at the west side of the residence.

- The carport roof will now be comprised of 12 tempered glass panels instead of the approved standing seam metal roof with two skylights
- The previously approved footprint of the carport will not be altered, but decorative metal trim will be removed
- The proposed brick arch vehicular entrance will be revised to no longer incorporate an archway. The gate will now be attached to a portion of the existing buttress.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 21, 2015



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, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies D - does not satisfy NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
BOULEVARD OAKS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



3D RENDERING – FRONT FACING SOUTH BOULEVARD

PROPOSED



SOUTH ELEVATION – FRONT FACING SOUTH BOULEVARD

APPROVED – 2/13/14



PROPOSED



WEST SIDE ELEVATION

APPROVED - 2/13/14

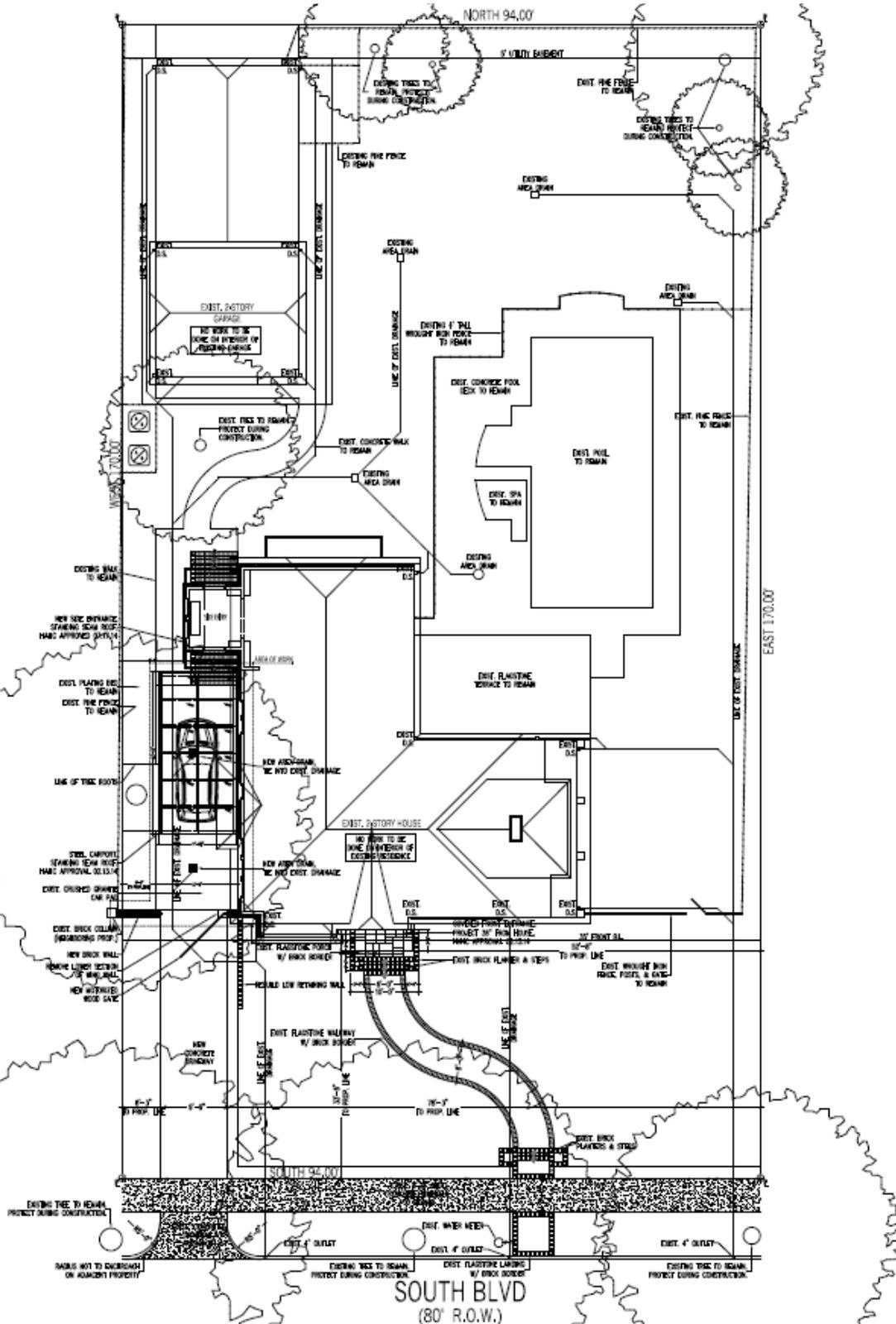


PROPOSED





SITE PLAN

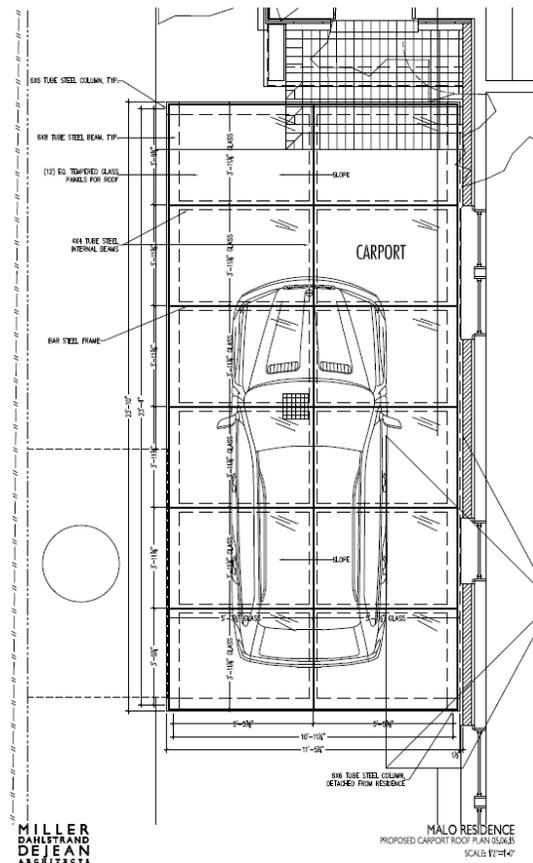
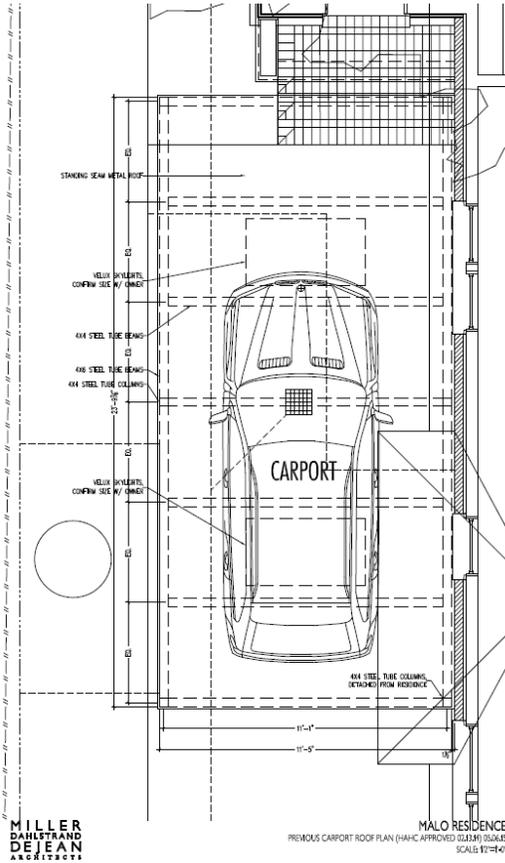




ROOF PLAN

PREVIOUSLY APPROVED
(STANDING SEAM)

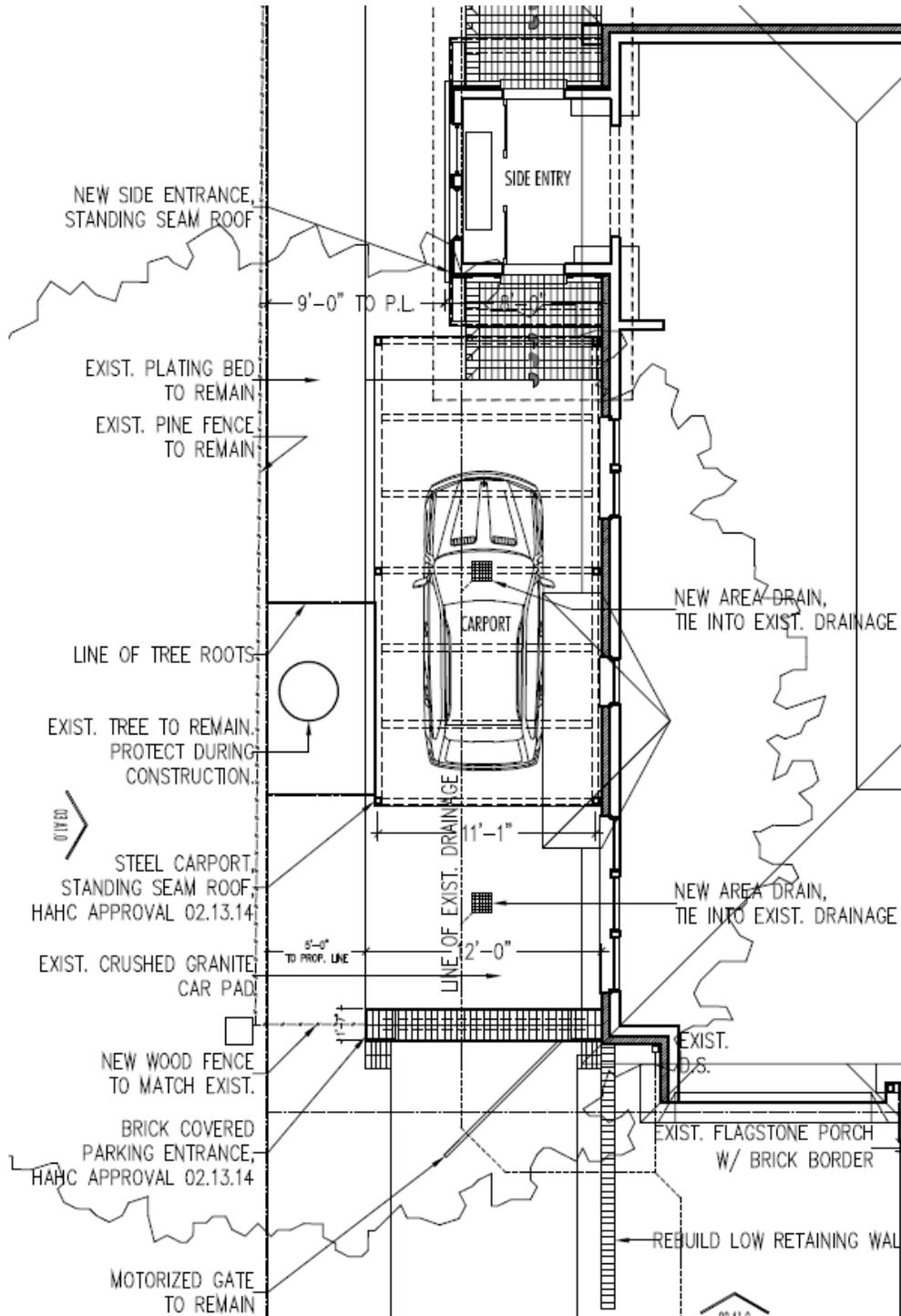
PROPOSED
(TEMPERED GLASS)





FIRST FLOOR PLAN

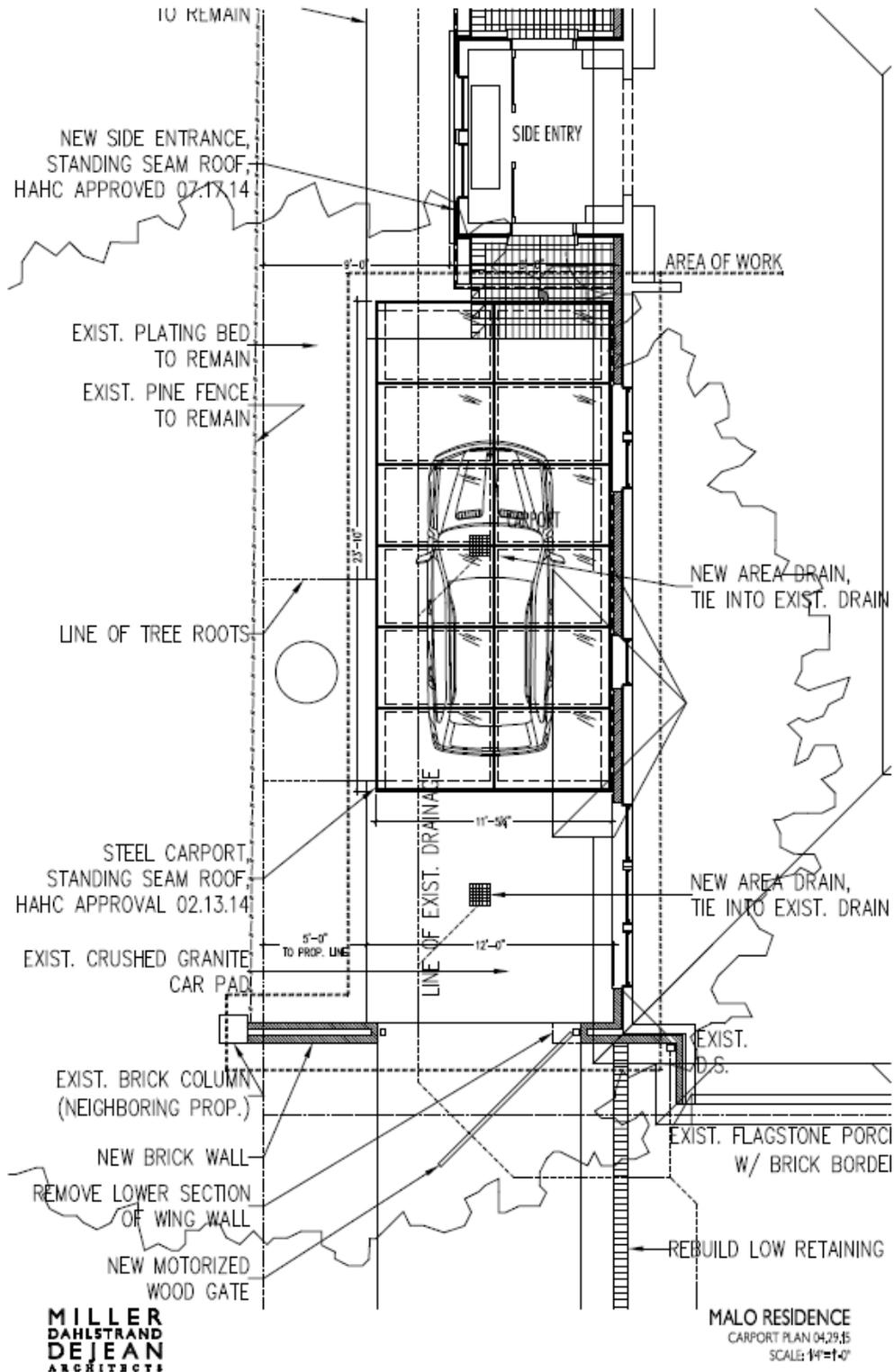
APPROVED - 2/13/14



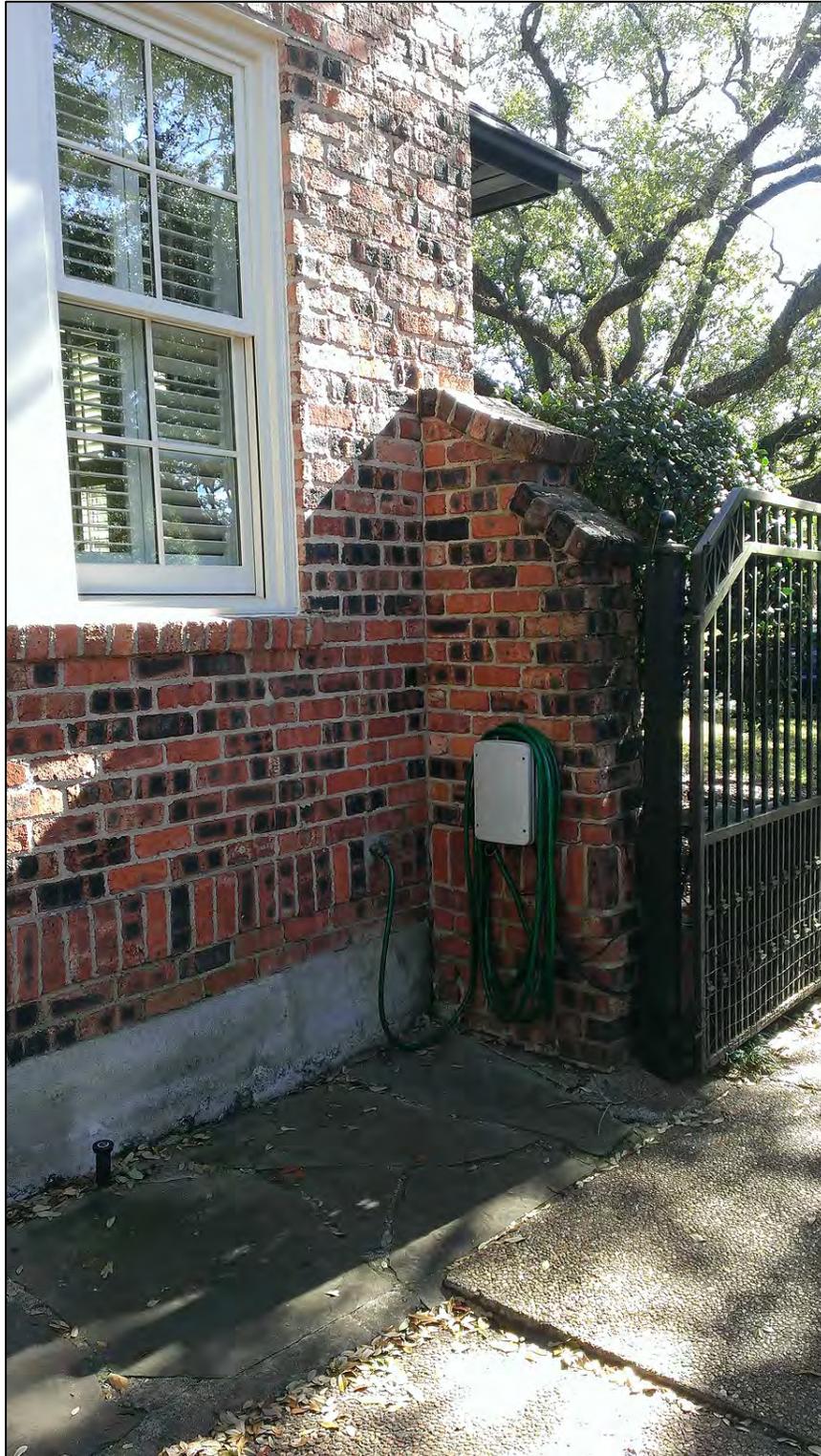


FIRST FLOOR PLAN

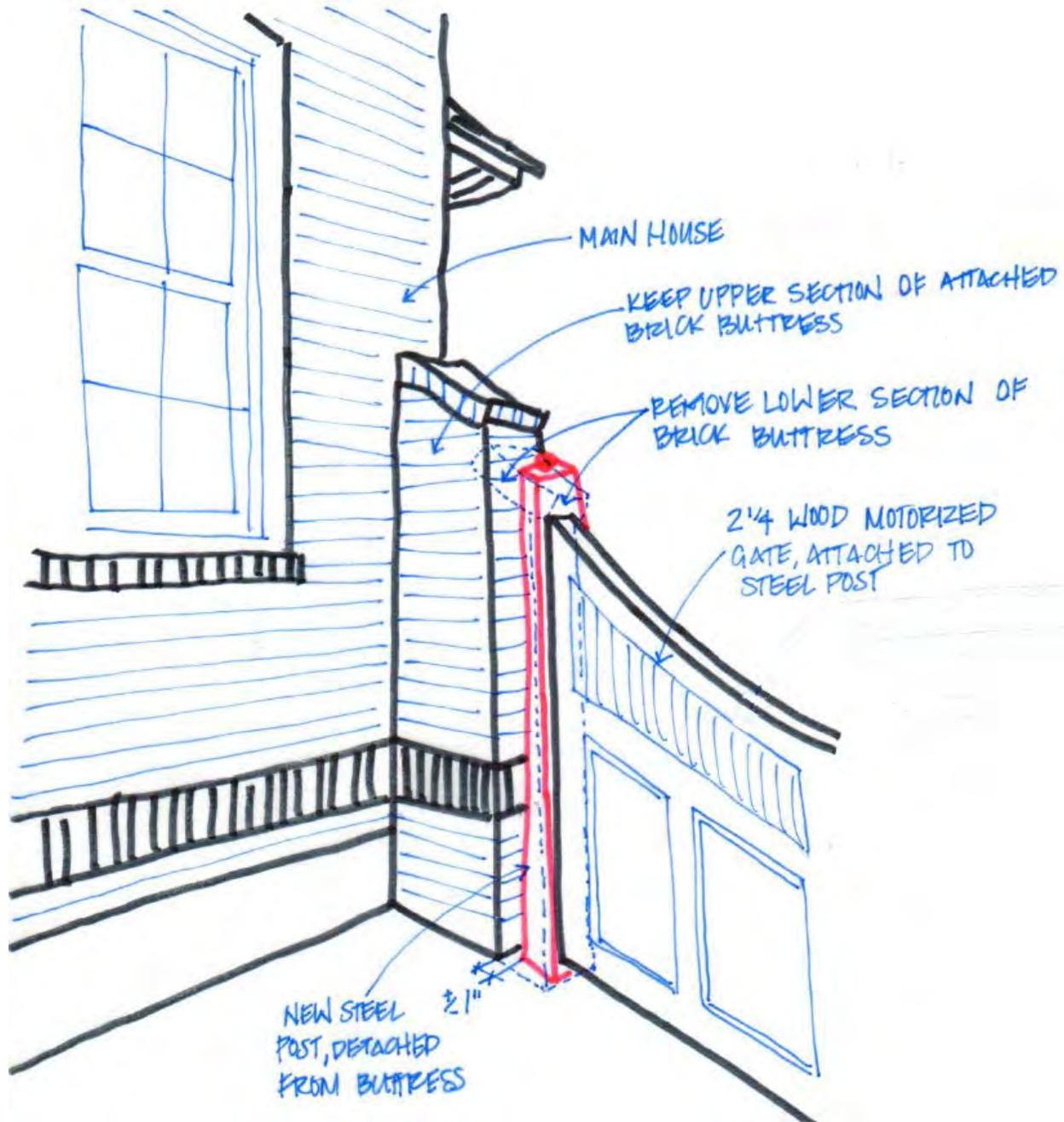
PROPOSED



GATE ATTACHMENT DETAIL
EXISTING CONDITION



GATE ATTACHMENT DETAIL



PROJECT DETAILS

Shape/Mass: Carport: The approved footprint dimensions of the carport will not be altered. The steel frame carport will have a width of 11'-5¼" and a depth of 23'-10". The carport will have a height of 12'. The roof of the carport will be supported by four 4" x 4" square tube columns. See drawings for more detail.

Entry Gate: The previously approved entry gate will be revised and will no longer include the brick arch. As currently proposed, a lower section of the brick buttress attached to the house will be removed and a steel post and wood gate will be installed, both detached from the buttress. The steel post will be installed 1" from the remaining portion of the buttress. The total width of the gate will be 9'-0" (with a width of 9'-10" including the posts). The wood gate will have a 'U' shape design with a maximum height of 6'-6½" and a minimum height of 5'-5". A 7'-9" brick wall will extend from the wood gate to an existing brick column. The brick wall will have a maximum height of 8'-0" and a minimum height of 7'-2". The brick wall will be 1'-0" thick. See drawings for more detail.

Setbacks: The proposed vehicular entrance gate will be located 38'-6" from the front property line. The proposed carport will be located 50'-8¾" from the front property line and 11'-2¾" from the proposed vehicular entrance gate. The carport will be located 5'-5¼" from the west property line. The proposed gate wall will extend 9 5/8" over the property line to an existing brick column.

Doors: The proposed wood gate will have a 'U' shape design with a maximum height of 6'-6½" and a minimum height of 5'-5". See drawings for more detail.

Exterior Materials: The carport will be constructed from a steel frame and will have a roof comprised of 12 panels of tempered glass. The proposed carport will feature
The proposed wall will be constructed from brick while the motorized gate will be constructed from wood. See drawings for more detail.

Roof: The proposed roof of the carport will be comprised of 12 panels of tempered glass and will have a minimal slope to the west. See drawings for more detail.

Proposed Alterations: Entry Gate: The proposed brick arch vehicular entrance will be revised to no longer incorporate an archway. The gate will now be attached to a portion of the existing buttress and will now include a lower brick wall with motorized wood entrance gate. The tallest part of the fence will be no more than 8'-0" in height. New brick wall to match existing details from attached wing wall. See drawings for more detail.

Carport: Revisions to the carport include altering the previously approved 6 panel standing seam metal roof with two skylights to a 12 panel tempered glass roof. Carport will maintain its steel frame. The decorative wrought iron work has also been eliminated. Gutters and downspouts and size to remain the same. It still remains detached from the existing house. See drawings for more detail.