

CERTIFICATE OF APPROPRIATENESS

Application Date: November 17, 2016

Applicant: Zach Copeland, Dillion Kyle Architects for Paul & Carolyn Landen, owner

Property: 1602 South Boulevard, Lot 9, Block 3, Edgemont Subdivision. The property includes a historic 6,914 square-foot, two-story brick clad single-family residence and a detached garage situated on a 16,900 square foot (100' x 169') corner lot.

Significance: Contributing Modern/Prairie residence, constructed circa 1950, located in the Boulevard Oaks Historic District.

Proposal: Alteration – Windows

- Remove one non-original wood window that measures 3' wide by 7' tall, three grouped non-original wood windows that measure 4' tall by 7' wide and one non-original door on the east elevation that measures 3' wide by 8' tall and install new glass sliding doors that will measure 22' wide and 8' tall on a previously altered wall during a 1980s renovation.
- Remove two non-original fixed windows on the west elevation that measure 4' tall by 7' wide on an existing addition and install four grouped fixed windows will measure 22' wide by 6' tall.
- Replace one non-original wood door on the north (rear) elevation with a new clad door.

See enclosed application materials and detailed project description on p. 3-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: Boulevard Oaks Civic Association Historic Districts Committee and Edgemont Civic Association are in support of the project. See Attachment A & B.

Recommendation: Approval

HAHC Action: -

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:

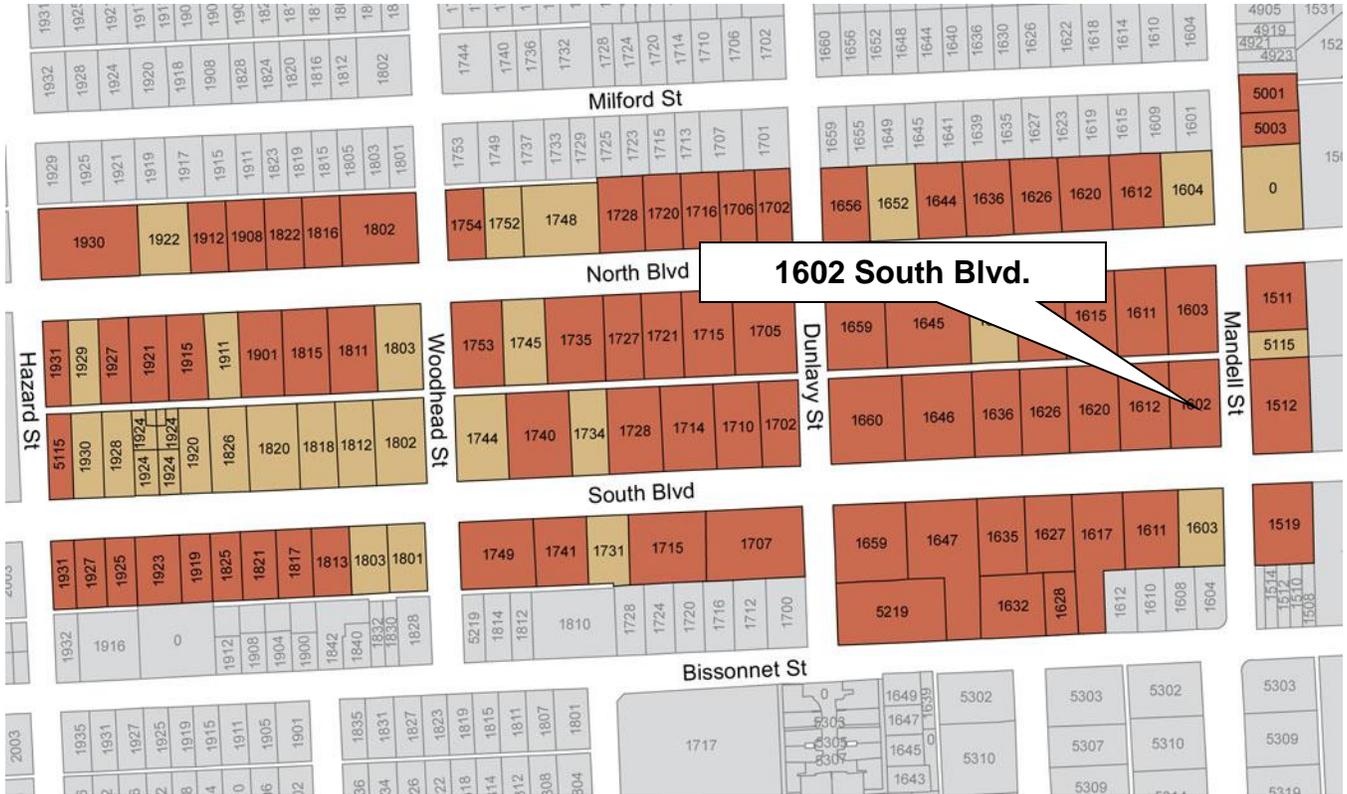
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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- (1) The proposed activity must retain and preserve the historical character of the property;
 - (2) The proposed activity must contribute to the continued availability 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 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;
 - (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.



PROPERTY LOCATION
BOULEVARD OAKS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



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EAST ELEVATION



WEST ELEVATION



DR

3D RENDERING – SIDE FACING MANDELL

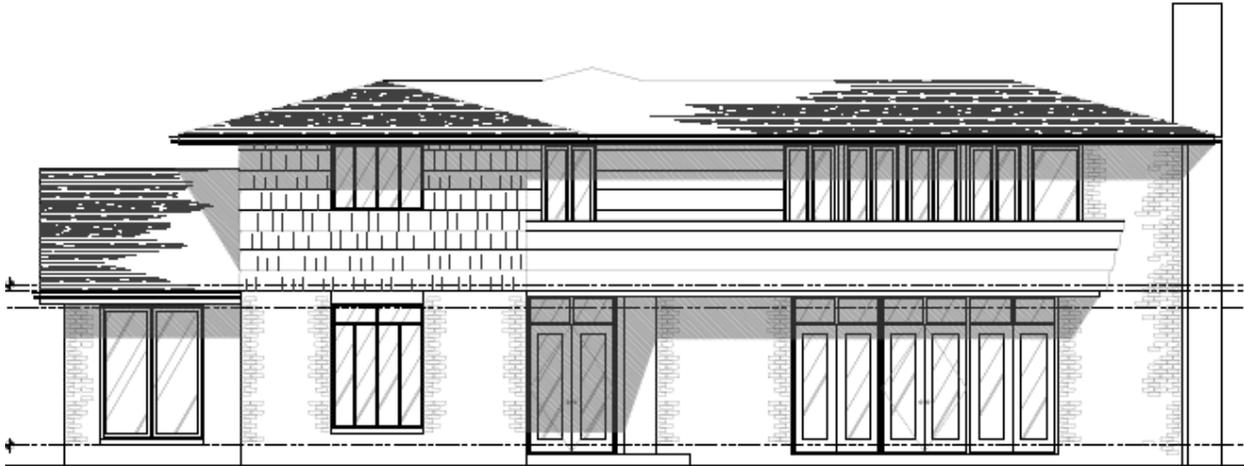
PROPOSED



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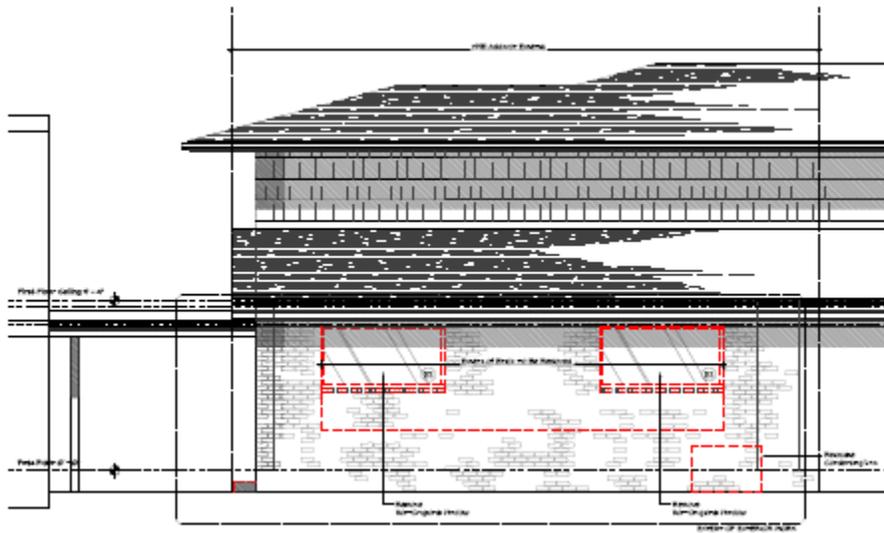
SOUTH ELEVATION – FRONT FACING SOUTH BLVD

EXISTING

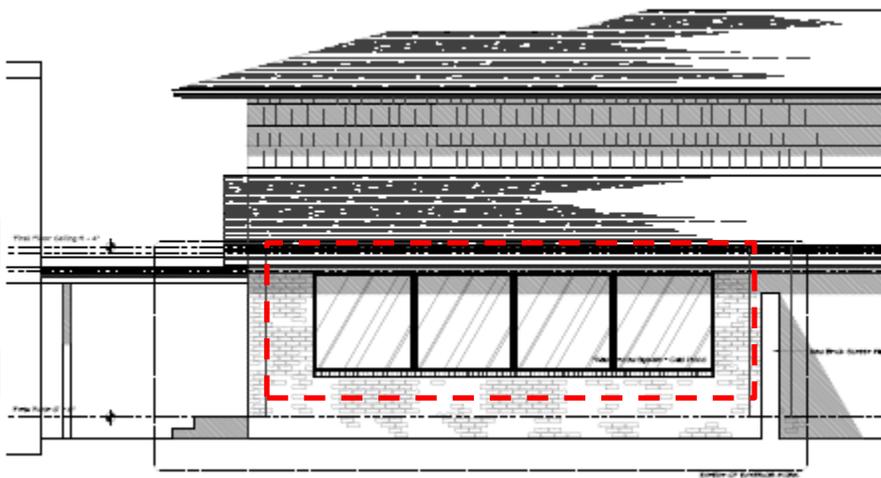


WEST SIDE ELEVATION

EXISTING

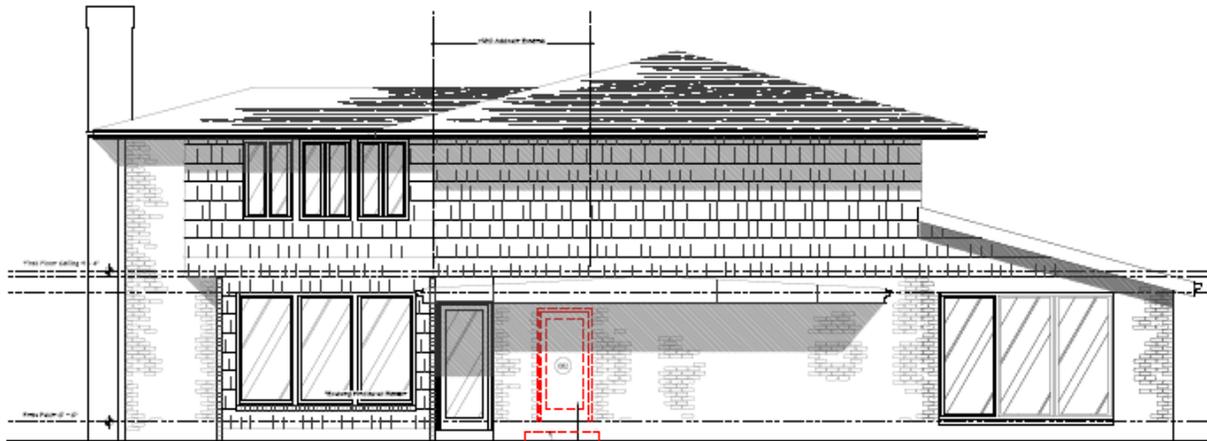


PROPOSED

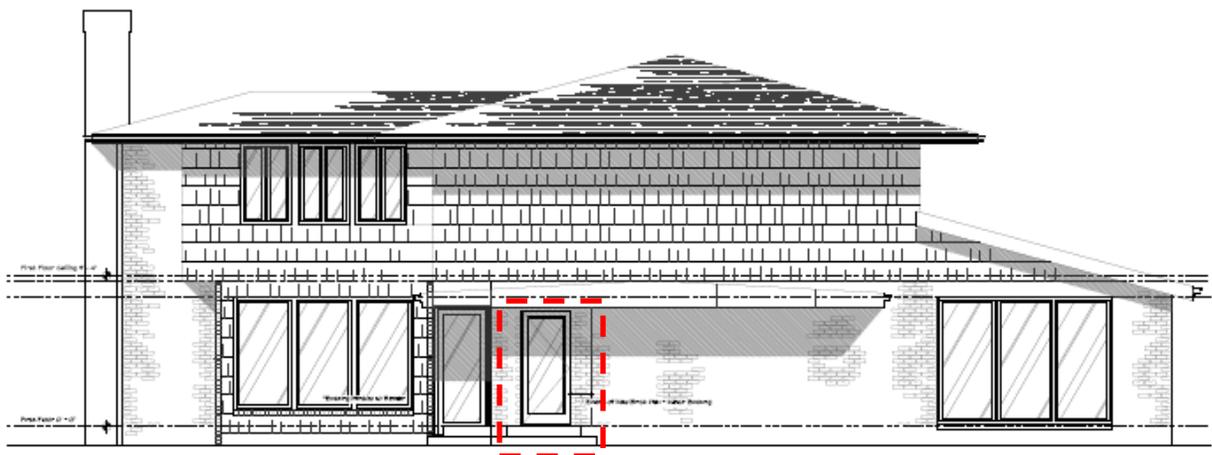


NORTH (REAR) ELEVATION

EXISTING

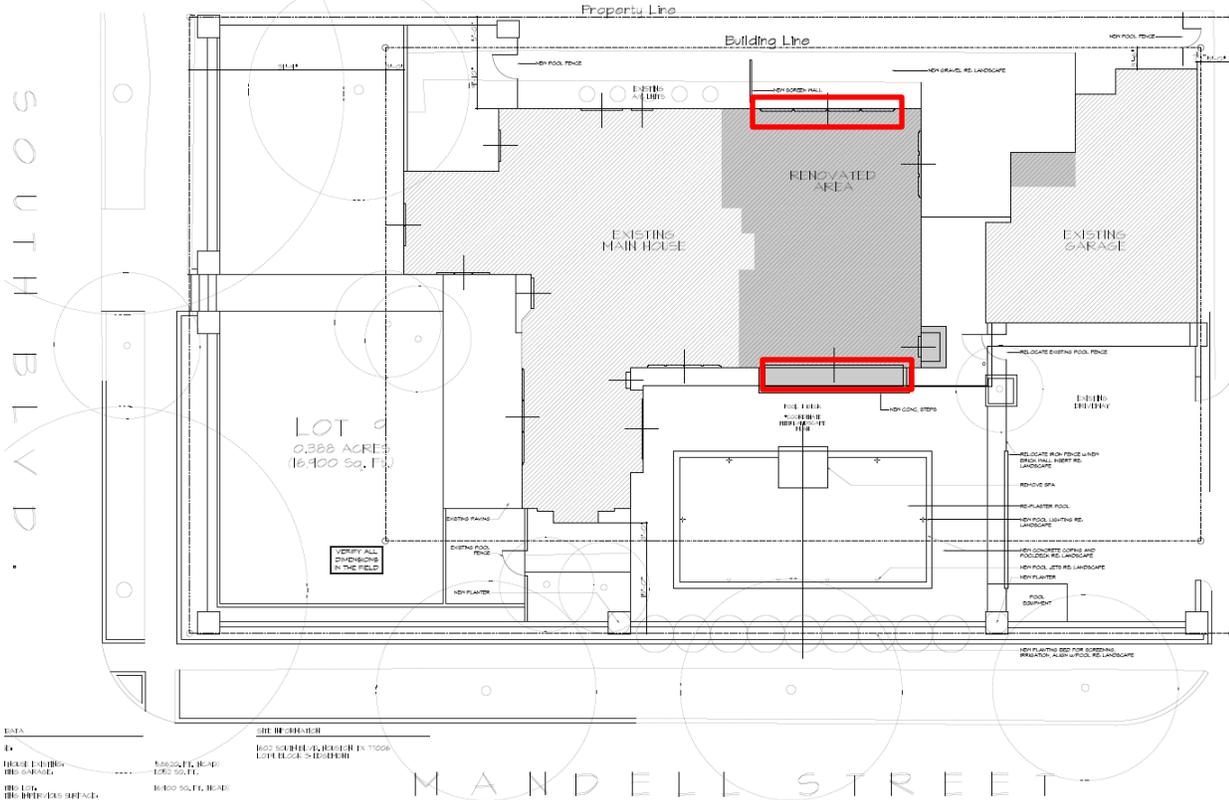


PROPOSED



SITE PLAN

EXISTING



DATA

■ HEAD SURVEY
 ■ BUILDING SURVEY
 ■ FIELD SURVEY

SITE DEVIATION
 ■ 100' SURVEY, 100' EX. TYPICAL
 ■ 100' SURVEY, 100' EX. TYPICAL

■ 100' SURVEY, 100' EX. TYPICAL
 ■ 100' SURVEY, 100' EX. TYPICAL



WINDOW / DOOR SCHEDULE

EXISTING

EXISTING DOOR SCHEDULE

100

| NO | TYPE | DESCRIPTION | SIZE (W x H x T) | MATERIAL | PANEL | HAND | GLASS | LITES | HARDWARE | REMARKS |
|-------------|------|------------------|------------------------|----------|-----------------|--------|-------|-------|----------|-------------|
| FIRST FLOOR | | | | | | | | | | |
| 001 | INT | HALL CLOSET DOOR | 2'-6" x 8'-0" x 1 3/8" | WOOD | FLAT, TWO PANEL | - | - | - | - | - |
| 002 | INT | FAMILY ROOM DOOR | 2'-7" x 8'-0" x 1 3/8" | WOOD | FLAT, TWO PANEL | POCKET | - | - | - | POCKET DOOR |

EXISTING WINDOW SCHEDULE

W

| QTY | TYPE | LOCATION | SIZE | R.O. SIZE | MATERIAL | GLAZING | LITES | JAMB | EXTERIOR CASING | INTERIOR CASING | REMARKS |
|-------------|------|-------------|------|-----------|--------------|---------|---------------|------|-----------------|-----------------|----------|
| FIRST FLOOR | | | | | | | | | | | |
| 1 | E1 | KITCHEN | - | - | PAINTED WOOD | GLASS | FIXED | - | - | - | EXISTING |
| 1 | E2 | KITCHEN | - | - | PAINTED WOOD | GLASS | 3 LITES FIXED | - | - | - | EXISTING |
| 2 | E3 | FAMILY ROOM | - | - | PAINTED WOOD | GLASS | FIXED | - | - | - | EXISTING |

PROPOSED

WINDOW SCHEDULE

W

*COORDINATE WITH FINAL WINDOW ORDER

| QTY | TYPE | LOCATION | SIZE | R.O. SIZE | MATERIAL | GLAZING | LITES | JAMB | EXTERIOR CASING | INTERIOR CASING | REMARKS |
|-------------|------|-------------|------|---|---|--|-------------------|--------|--------------------------------------|--------------------------------------|---|
| FIRST FLOOR | | | | | | | | | | | |
| 1 | A | FAMILY ROOM | TBD | R.O. = 22'-0" x 5'-5 1/2" F.S. = 21'-11 1/2" x 5'-5 1/4" | GLAZ EXTERIOR PRIMED WOOD INTERIOR: COLOR: | CLEAR, INSULATED GLASS; LOW-E 272 | 4 LITE PICTURE | 4 1/4" | NONE; CONTRACTOR TO PROVIDE | NONE; CONTRACTOR TO PROVIDE | EXTENSION JAMBS AS NEEDED; STANDARD HARDWARE (OWNER TO SELECT); CONTRACTOR TO MATCH HEAD, JAMB, AND SILL TRIM DETAILS OF EXISTING HOUSE WINDOWS (TYPICAL); *TEMPERED GLASS AS REQUIRED. |

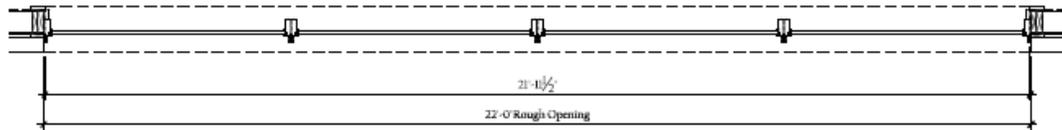
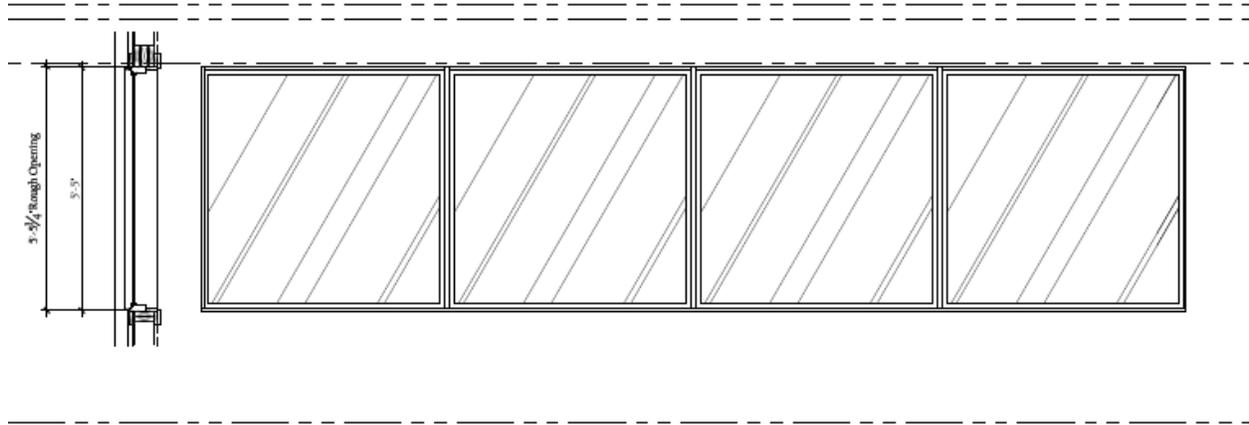
DOOR SCHEDULE

100

| NO | TYPE | DESCRIPTION | SIZE (W x H x T) | MATERIAL | PANEL | HAND | GLASS | LITES | HARDWARE | REMARKS |
|-------------|------|-----------------------|------------------------|----------|-----------------|--------|----------|-------|----------|-------------------------|
| FIRST FLOOR | | | | | | | | | | |
| 100 | INT | HALL CLOSET DOOR | 2'-6" x 8'-0" x 1 3/8" | WOOD | FLAT, TWO PANEL | - | - | - | - | - |
| 101 | INT | FAMILY ROOM DOOR | 2'-7" x 8'-0" x 1 3/8" | WOOD | FLAT, TWO PANEL | POCKET | - | - | - | POCKET DOOR |
| 102 | INT | PANTRY/LAUNDRY DOOR | 5'-0" x 8'-0" x 1 3/8" | WOOD | FLAT, TWO PANEL | POCKET | - | - | - | DOUBLE POCKET DOOR |
| 103A | INT | EXTERIOR SLIDING DOOR | 22'-4" x 7'-10 1/2" | GLAZ | - | SLIDER | TEMPERED | - | SECURITY | OPTION FOR SCREEN |
| 103B | INT | EXTERIOR KITCHEN DOOR | 8'-0" x 7'-2" | GLAZ | - | RH IN | TEMPERED | - | SECURITY | EXTERIOR DOOR |
| 104 | INT | DINING ROOM DOOR | 5'-8" x 9'-0" x 1 3/8" | WOOD | FLAT, TWO PANEL | POCKET | - | - | - | FULL HEIGHT POCKET DOOR |

WINDOW / DOOR SCHEDULE

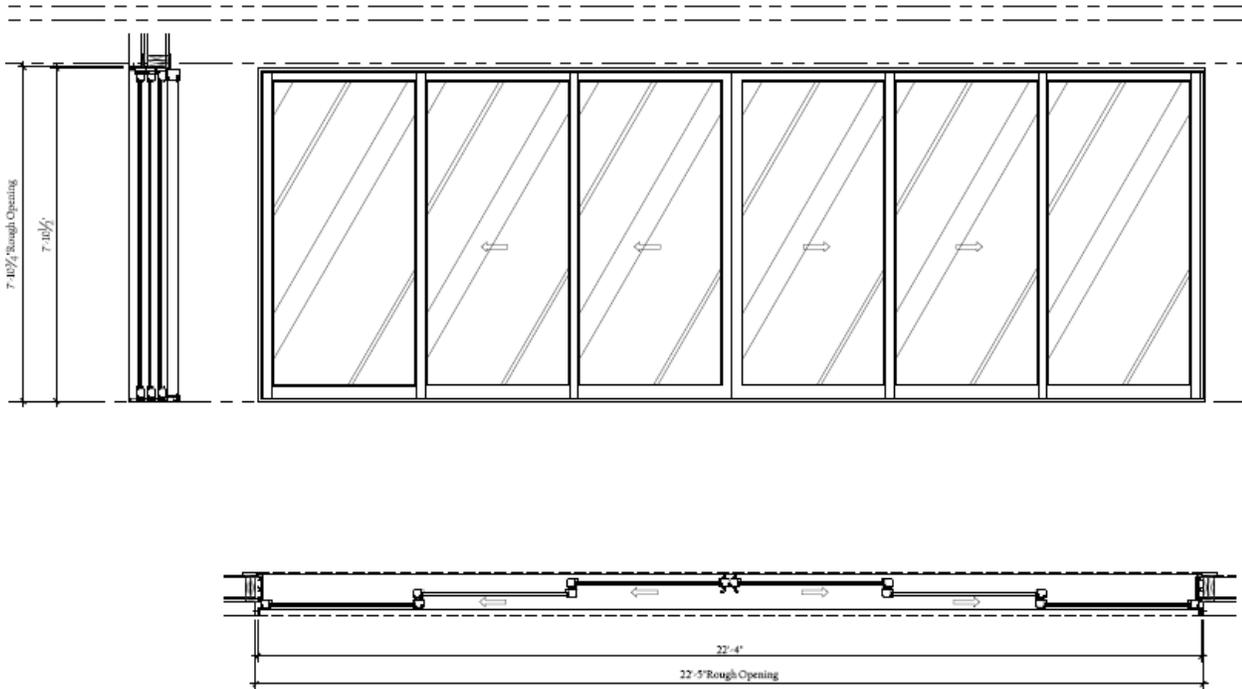
WEST ELEVATION



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WINDOW / DOOR SCHEDULE

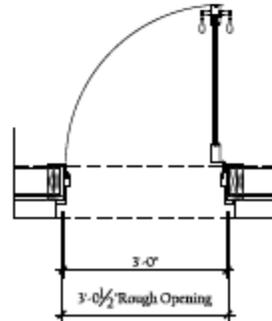
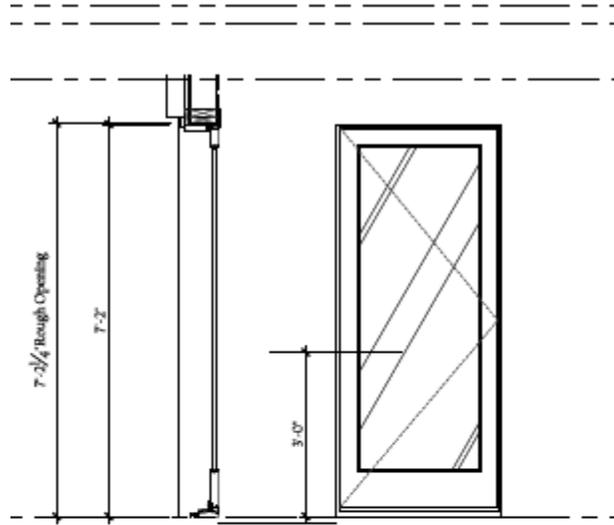
EAST ELEVATION



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WINDOW / DOOR SCHEDULE

NORTH ELEVATION



WINDOW PHOTOS

EAST ELEVATION



WINDOW/DOOR PHOTO

EAST ELEVATION



DOOR PHOTO

NORTH ELEVATION (REAR)



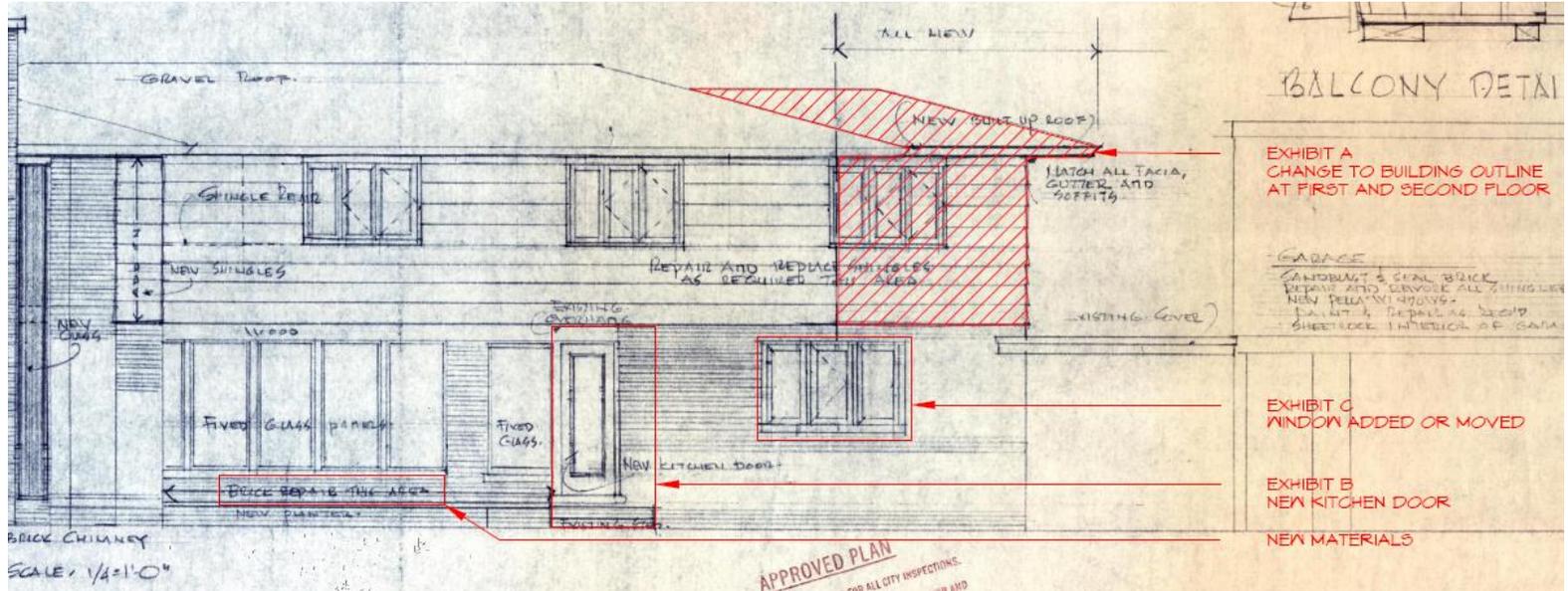
PROJECT DETAILS

- Windows/Doors:** All existing windows are wood with single lite and all the proposed windows and doors will be wood and clad single lite windows and doors.
- Front Elevation:** No alterations to the south elevation. Please refer to drawings.
(South)
- Side Elevation:** Remove four non-original windows that measure 4' tall by 7' wide and one non-original door that measures 3' wide by 8' tall on the east elevation and install new glass sliding doors that will measure 22'-4" wide and 7'-10 ½" tall. Please refer to drawings.
(East)
- Side Elevation:** Remove two non-original fixed windows that measure 4' tall by 7' wide on the west elevation on an existing addition and install four grouped fixed windows that will measure 22' wide and 5'-5 ¼" tall. Please refer to drawings.
(West)
- Rear Elevation:** Replace one non-original wood door on the north (rear) elevation with a new clad door. Please refer to drawings.
(North)

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1985 REMODEL DRAWINGS

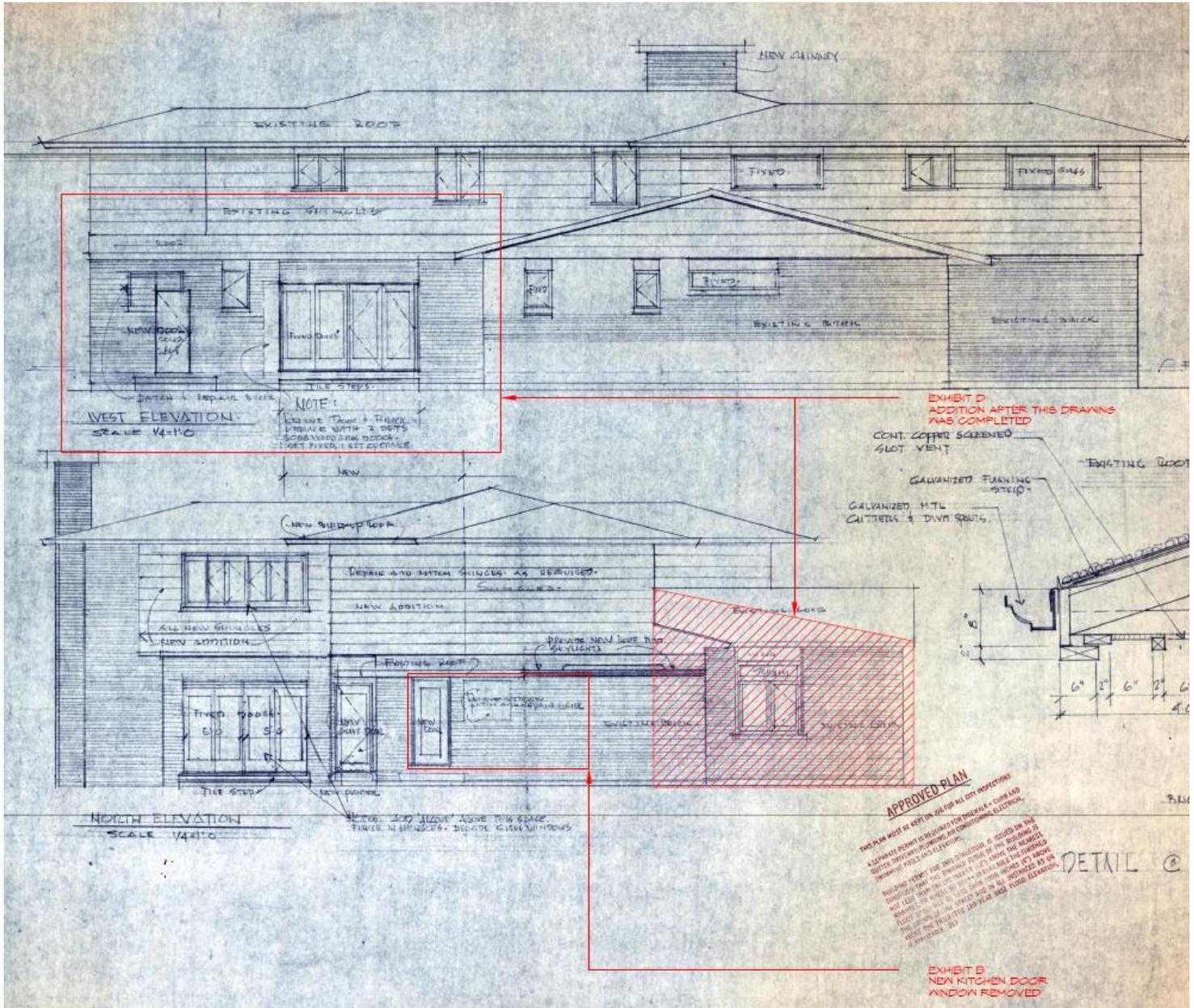
EAST ELEVATION



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1985 REMODEL DRAWINGS

WEST ELEVATION



ATTACHMENT A
BOULEVARD OAKS CIVIC ASSOCIATION

The Committee notes the applicant's statements that the alterations or additions proposed in the Application will not involve the demolition or alteration of original features of the existing contributing structure at 1602 South Boulevard. The Committee has also determined that the alterations or additions proposed in the Application will be almost entirely invisible from the front and side streets abutting the site. Accordingly, the Committee respectfully advises the HAHC that the Committee approves the alterations or additions set out in the Application.

Boulevard Oaks Civic Association
Historic Districts Committee

By: 
Geoffrey K. Walker, Chair

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ATTACHMENT B
EDGEMONT CIVIC ASSOCIATION

Carolyn

The Architectural Committee has reviewed and approved your plans as presented to us by Zach Copeland on October 25th. However, prior to constructing the replacement fence between the parking area and the pool area, we are requesting that you submit a sketch (along with color/finishes) of the new fence for approval. Thanks for your patience and best of luck with the project.

Rick Jenner

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