

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2016

Applicant: Katherine & Thomas Mach, owner

Property: 1932 South Blvd, Lot 1, Block 6, Boulevard Oaks Subdivision. The property includes a historic 3,754 square foot, two-story brick duplex situated on an 8,095 square foot (46' x 169') corner lot.

Significance: Contributing duplex residence, constructed circa 1938, located in the Boulevard Oaks Historic District.

Proposal: Alteration – Addition. Construct a 1,680 square foot two-story addition on the rear of the 36.2' wide by approximately 48' long, by 29' tall two-story house.

- Remove non-original rear two-story addition. The rear addition was assessed by staff and deemed in hazardous condition.
- Addition will be inset 15' on the east (side) and approximately 2' on the west (Hazard side) elevations and measure 43' wide by 20' deep. The first contacting piece of the addition will be 24' tall and the rest of the addition will be 25' tall, 4' feet below the existing ridge.
- Construct a one-story attached covered porch on the east elevation. It will measure approximately 42' long, 15' wide and will have a roof ridge of 11'-9 1/2" tall.
- Addition will be clad in smooth 6' cementitious siding.
- Remove one non-original door opening on south elevation and install one wood fixed 15 light window.
- Remove non-original covered staircase on west elevation and make existing door fixed. The door will remain in the original opening and will not be operable. The glass will be removed and filled with wood panels and the wall behind it will be filled in.
- Construct new 30' long by 8' tall breeze way from the rear of the house to the garage.
- Remove non-original exhaust vent from the roof on the south elevation.

See enclosed application materials and detailed project description on p. 3-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

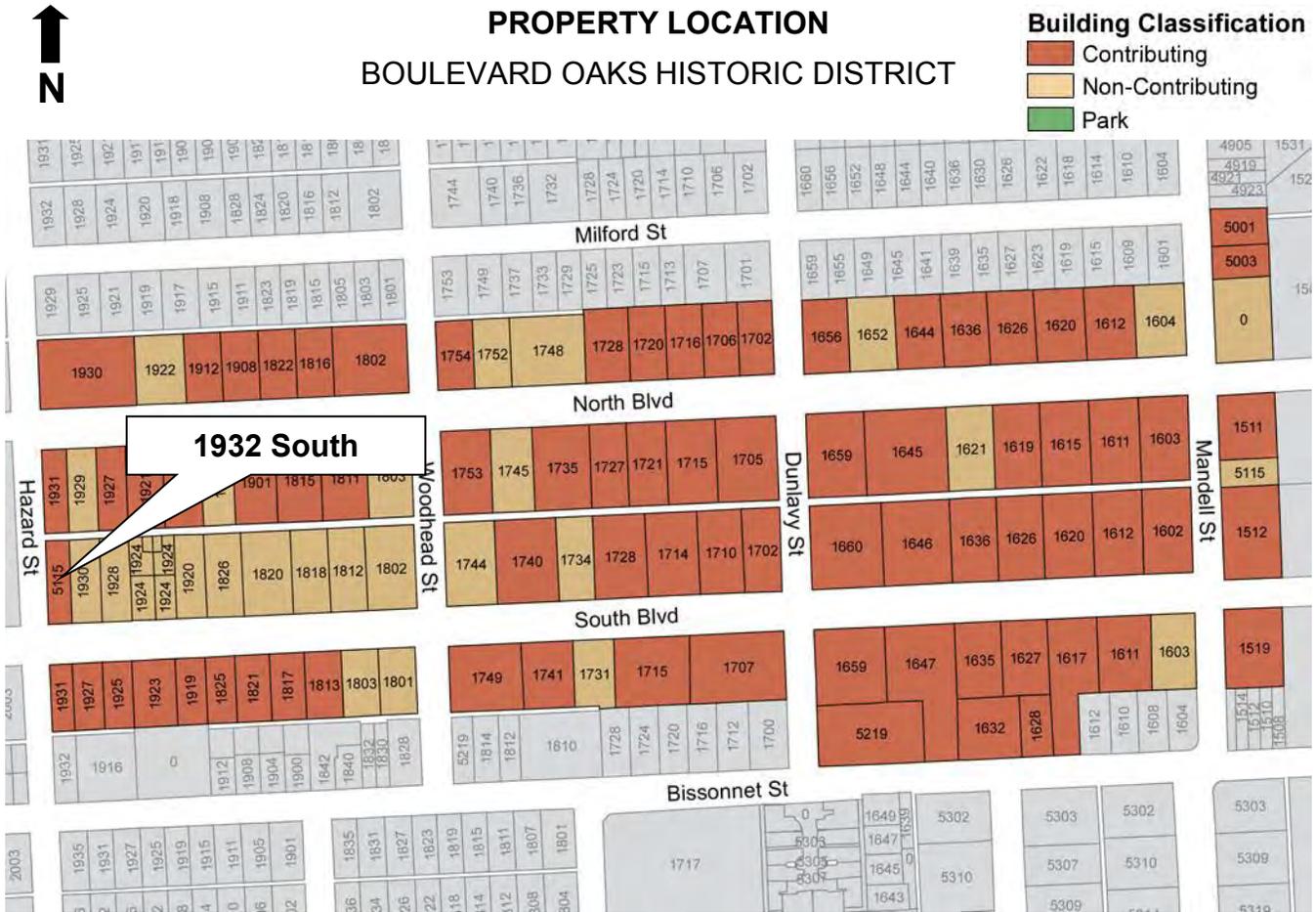
Recommendation: Approval

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.



INVENTORY PHOTO

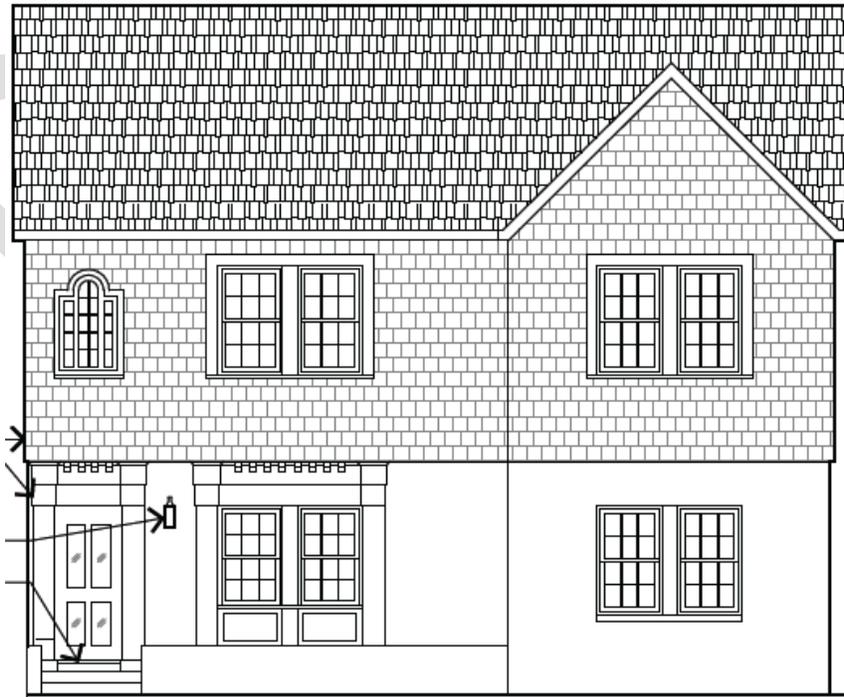


SOUTH ELEVATION – FRONT FACING SOUTH BLVD

EXISTING

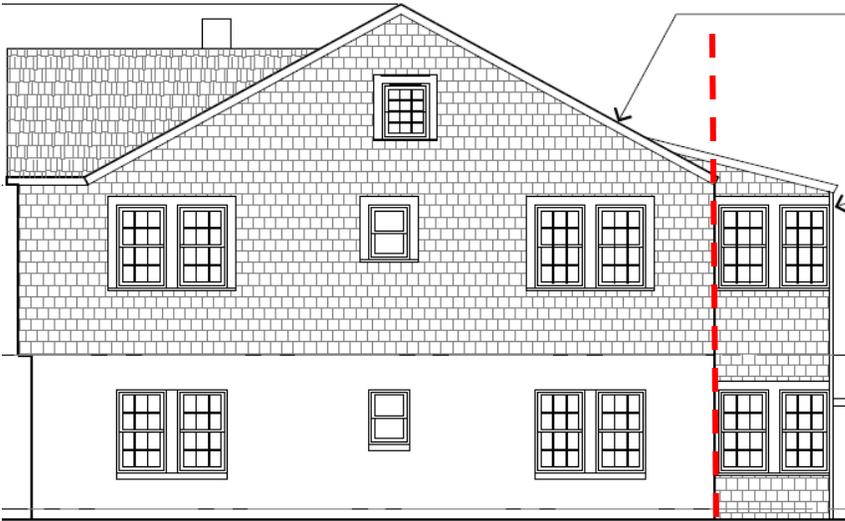


PROPOSED

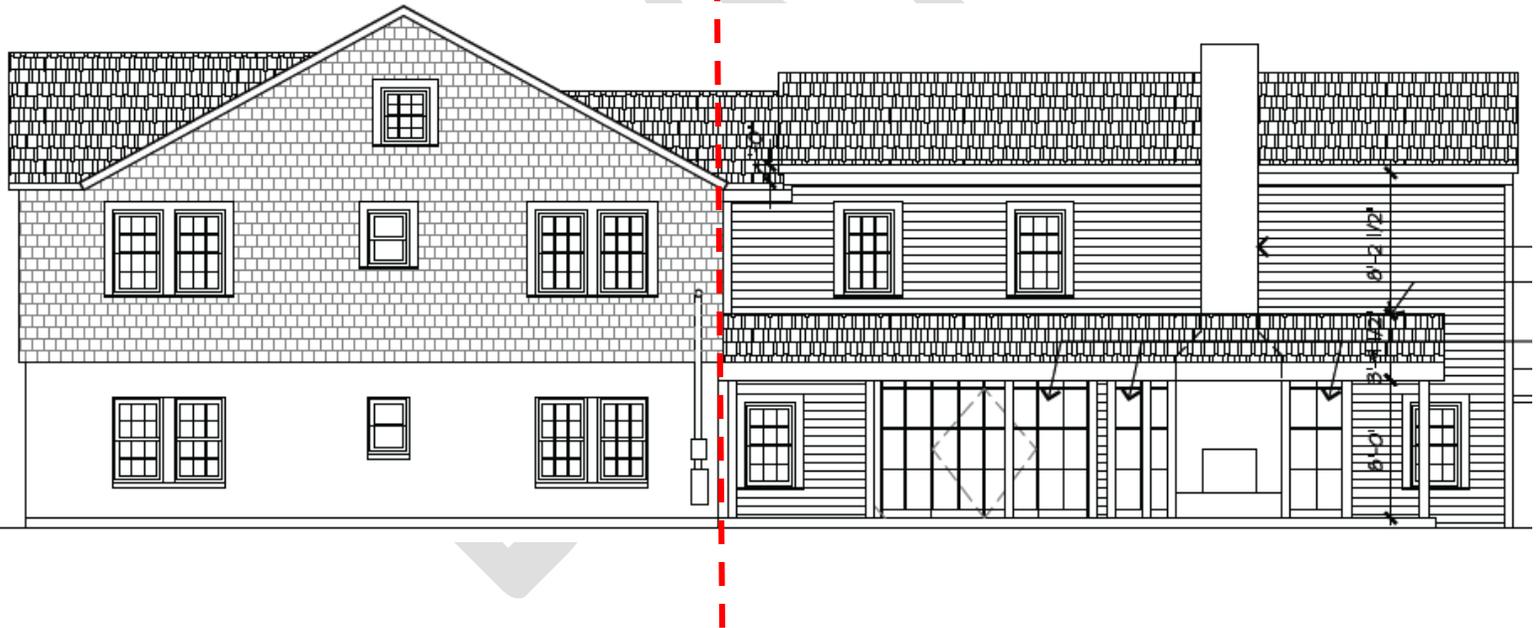


EAST SIDE ELEVATION

EXISTING

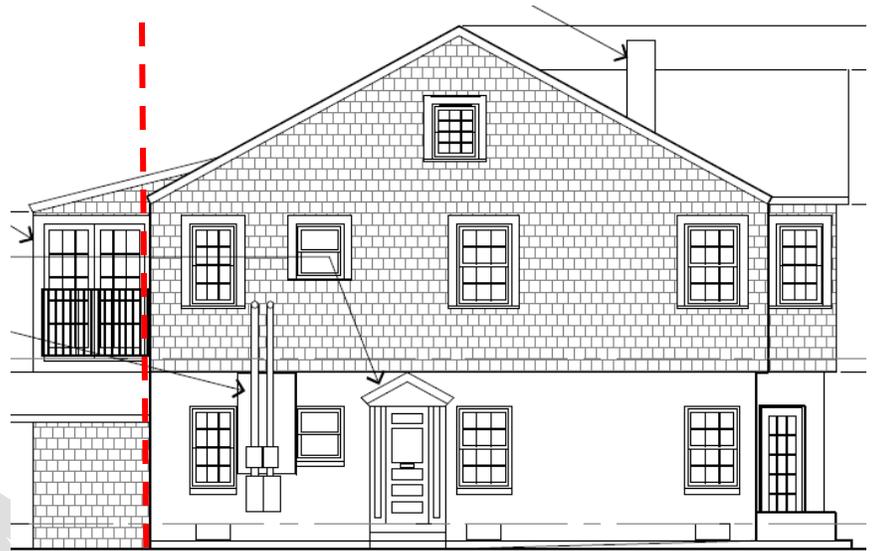


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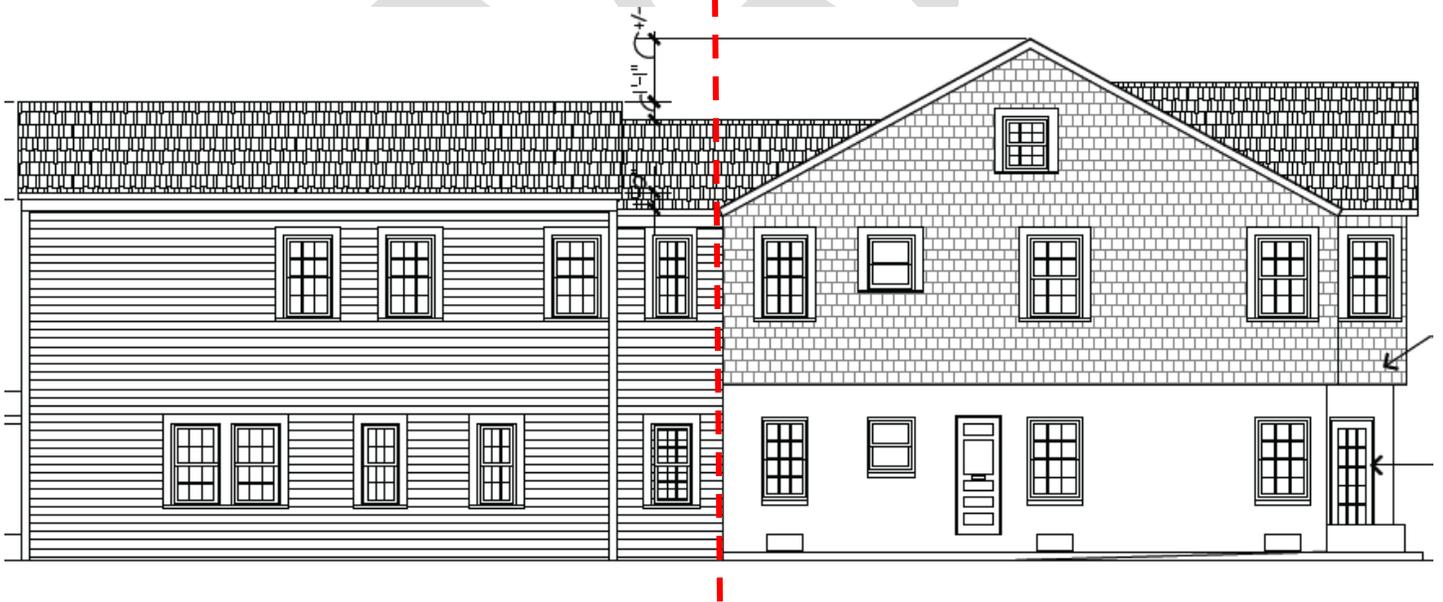


WEST SIDE ELEVATION

EXISTING

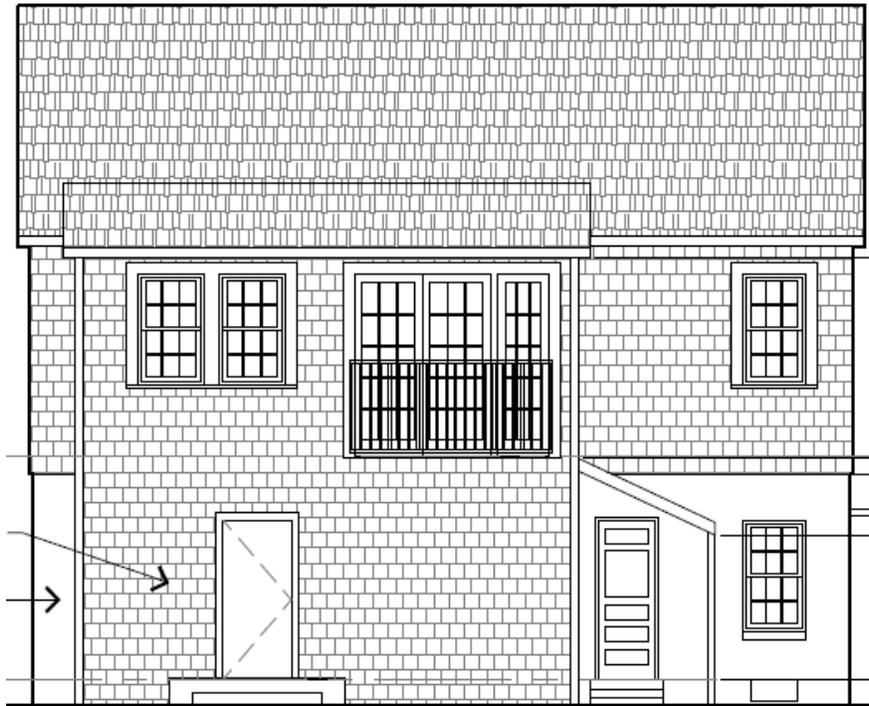


PROPOSED



NORTH (REAR) ELEVATION

EXISTING

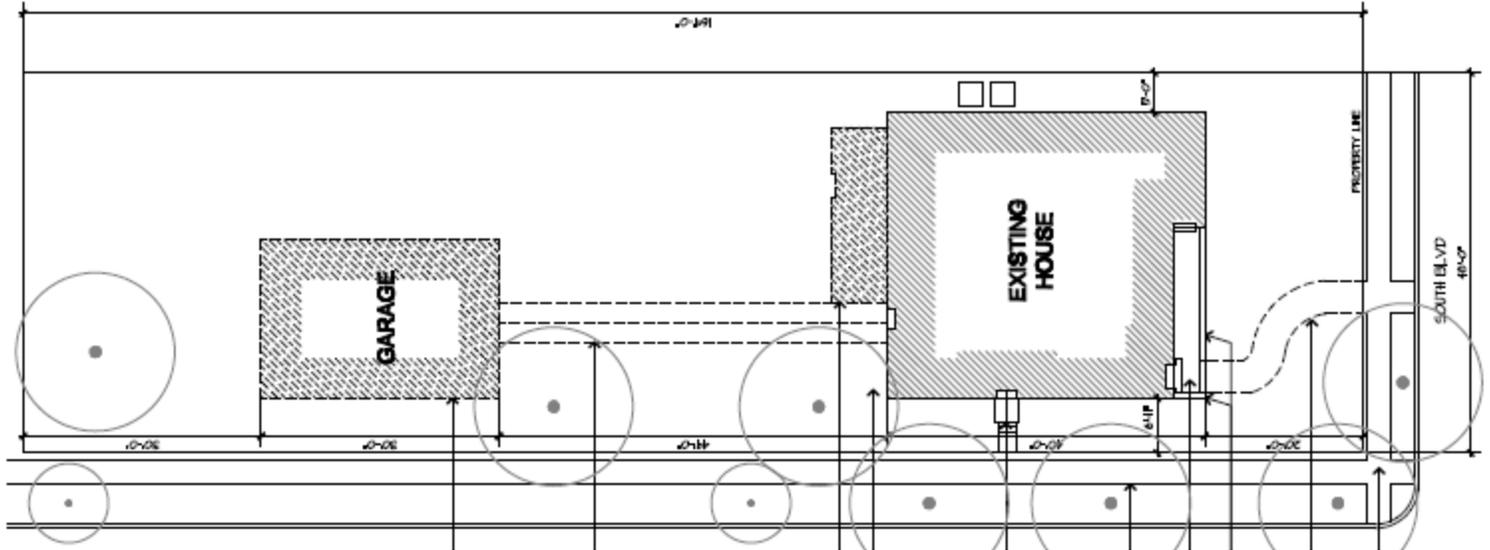


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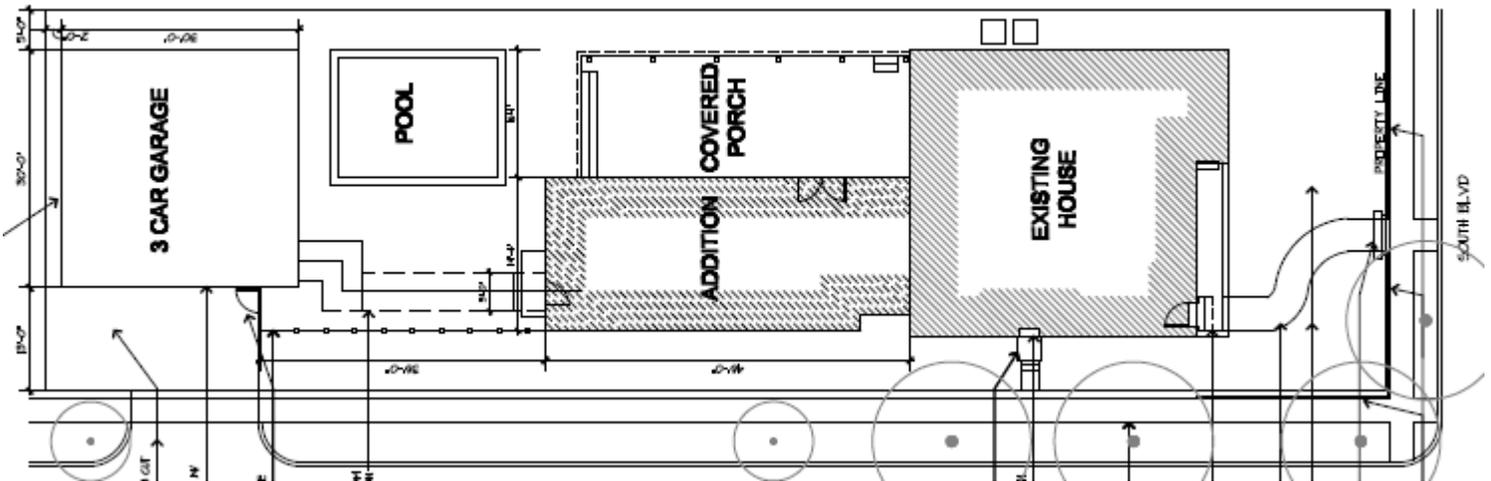


SITE PLAN

EXISTING



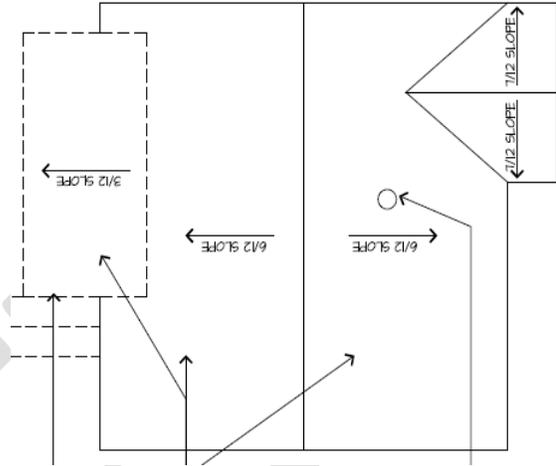
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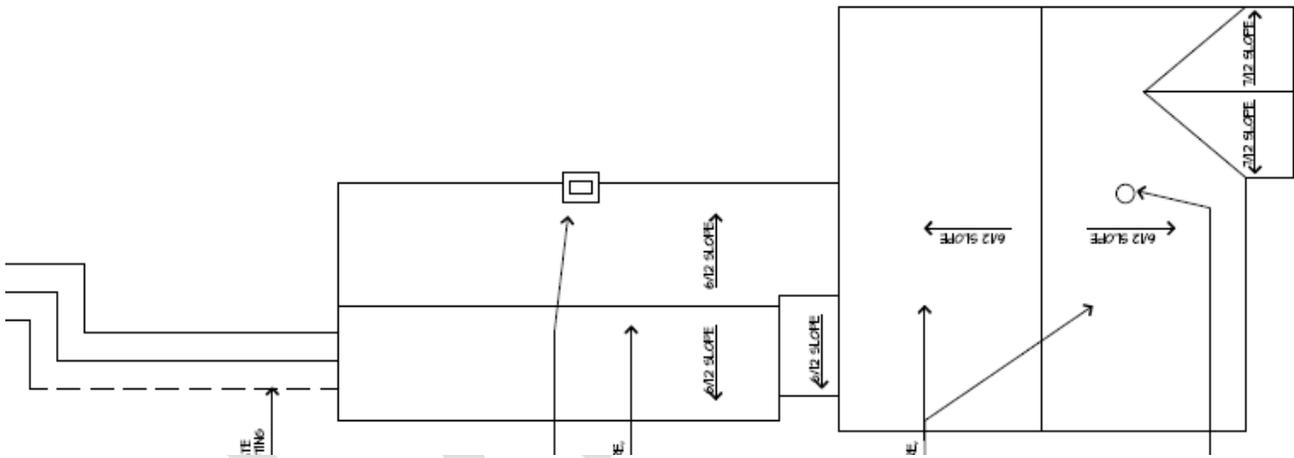


ROOF PLAN

EXISTING



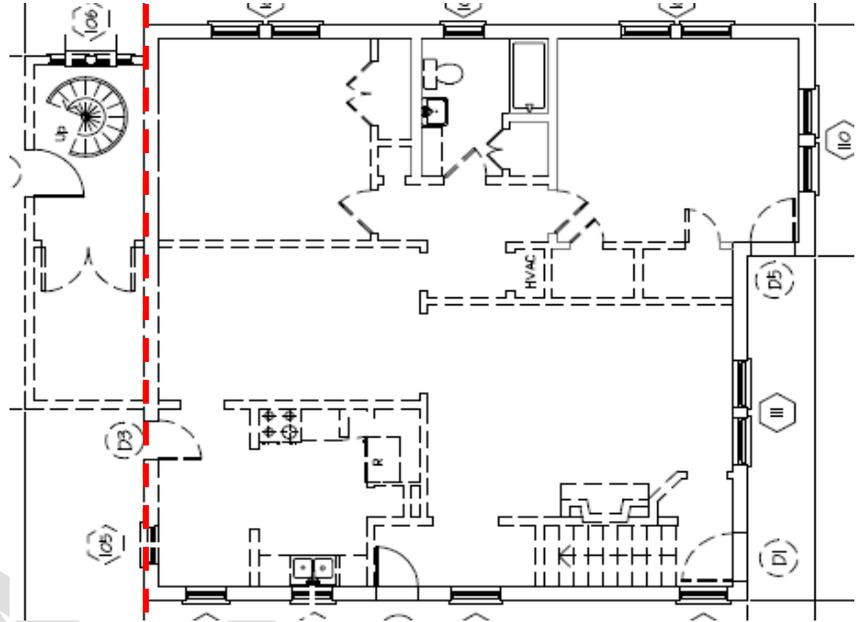
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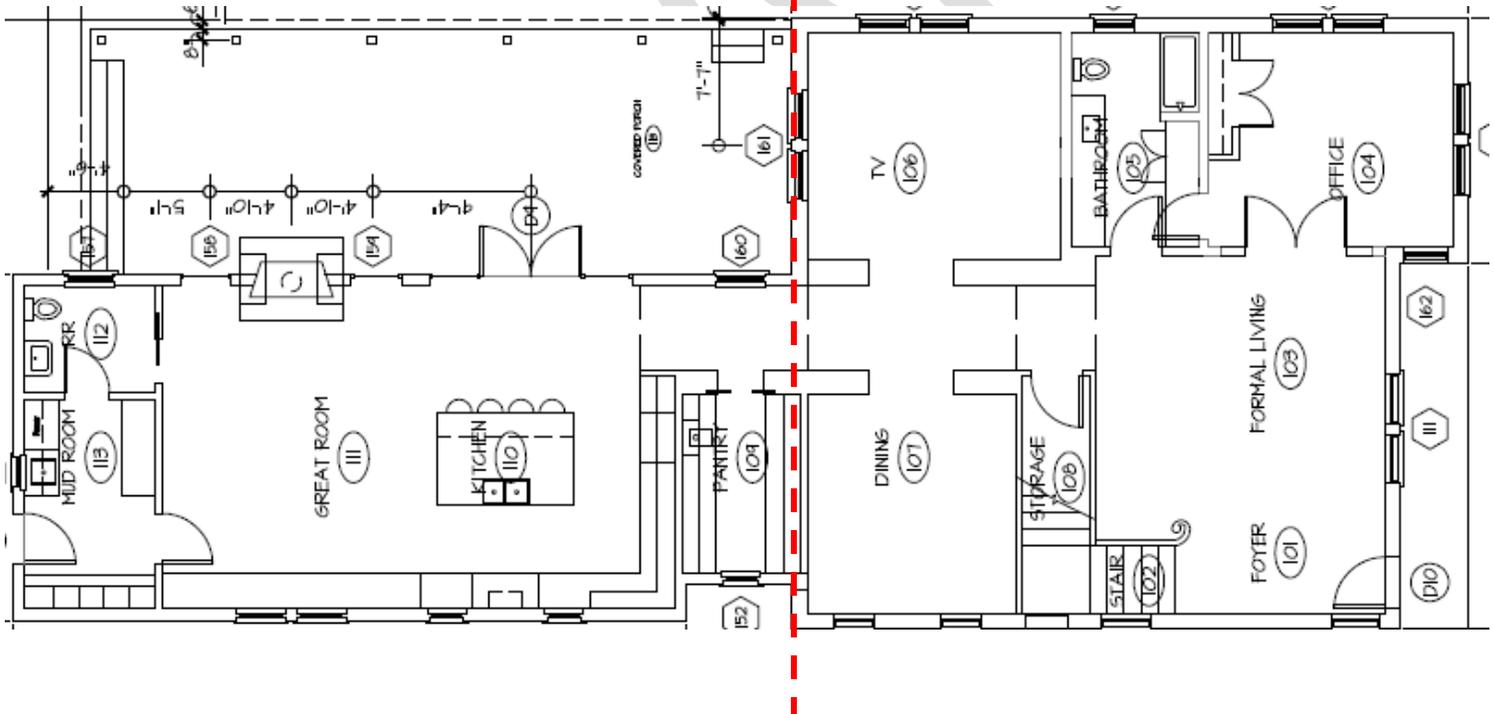
FIRST FLOOR PLAN



EXISTING



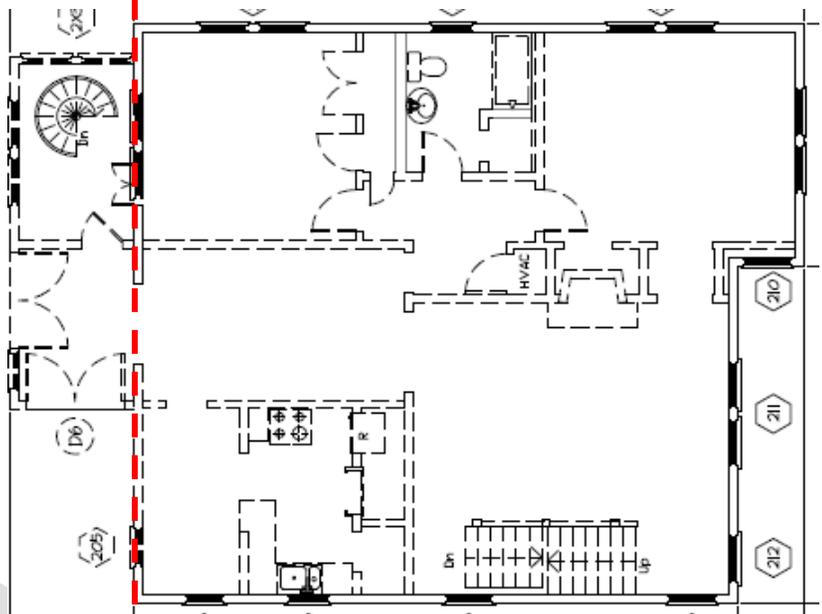
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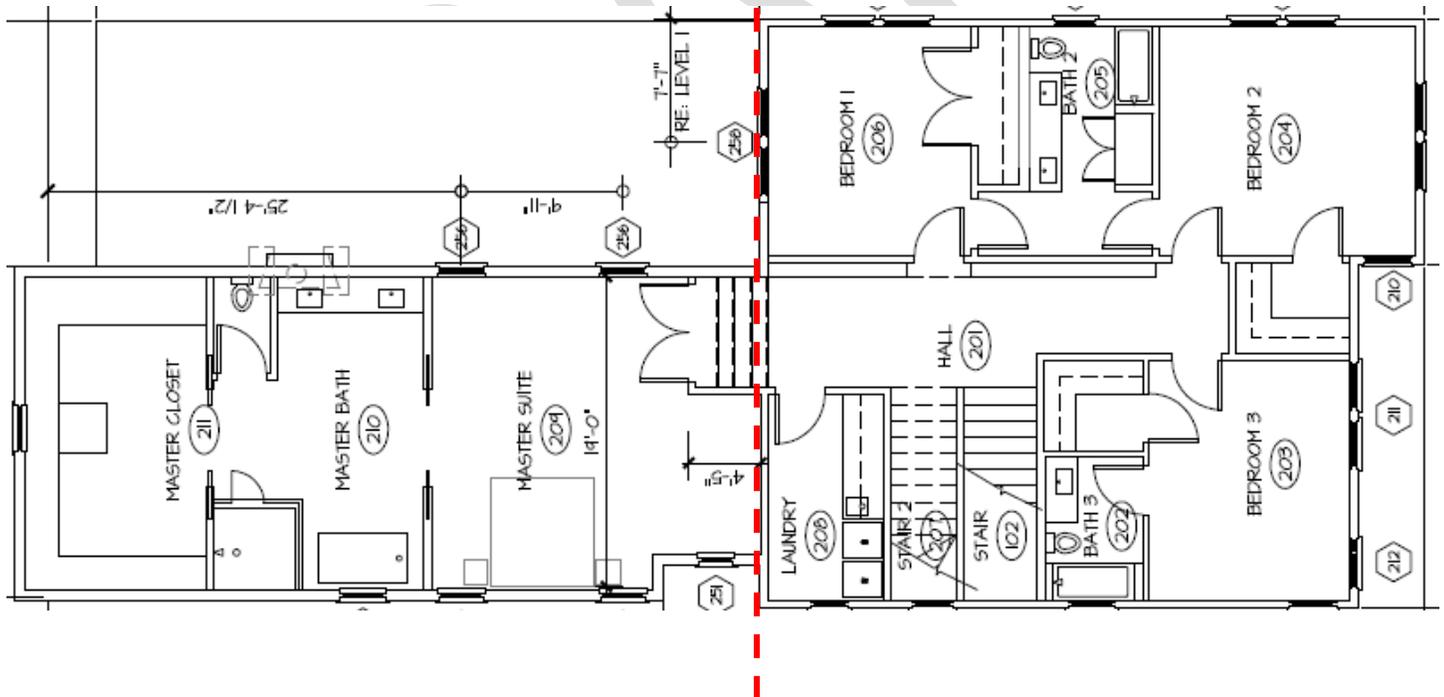
SECOND FLOOR PLAN



EXISTING



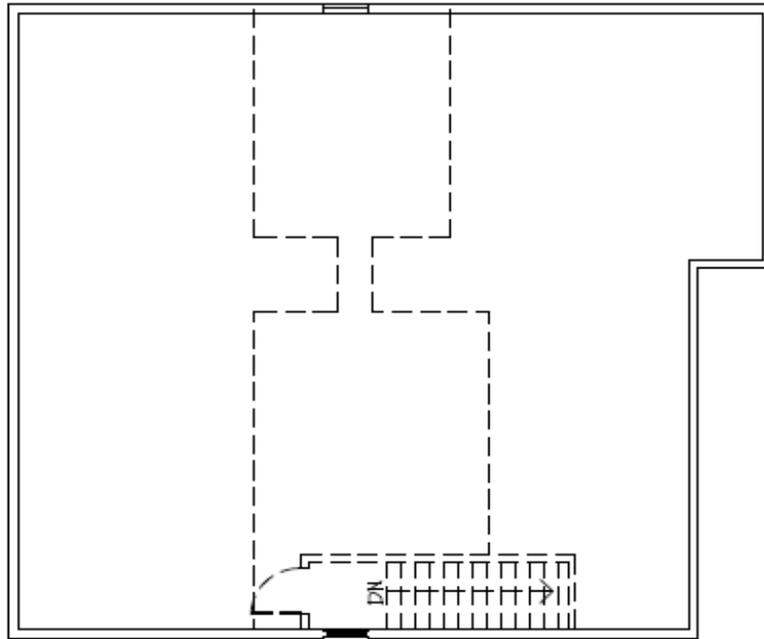
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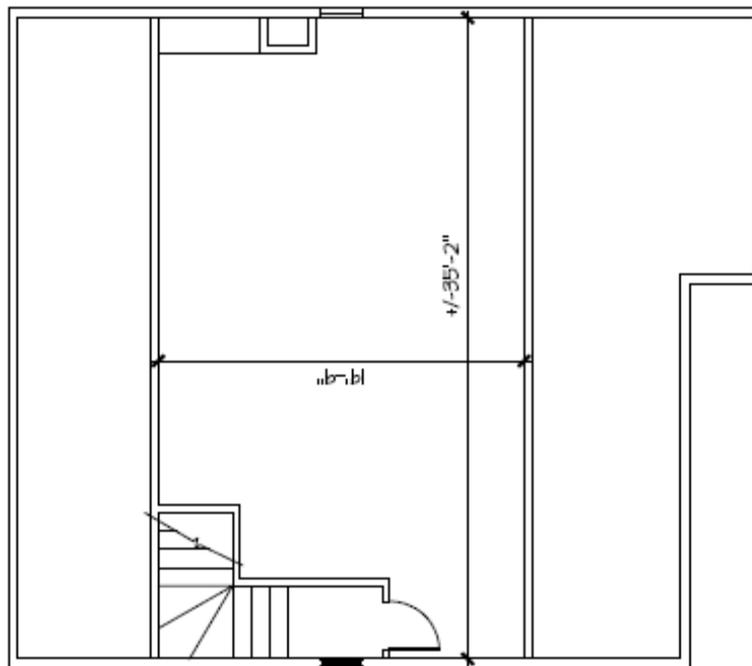
THIRD FLOOR PLAN



EXISTING

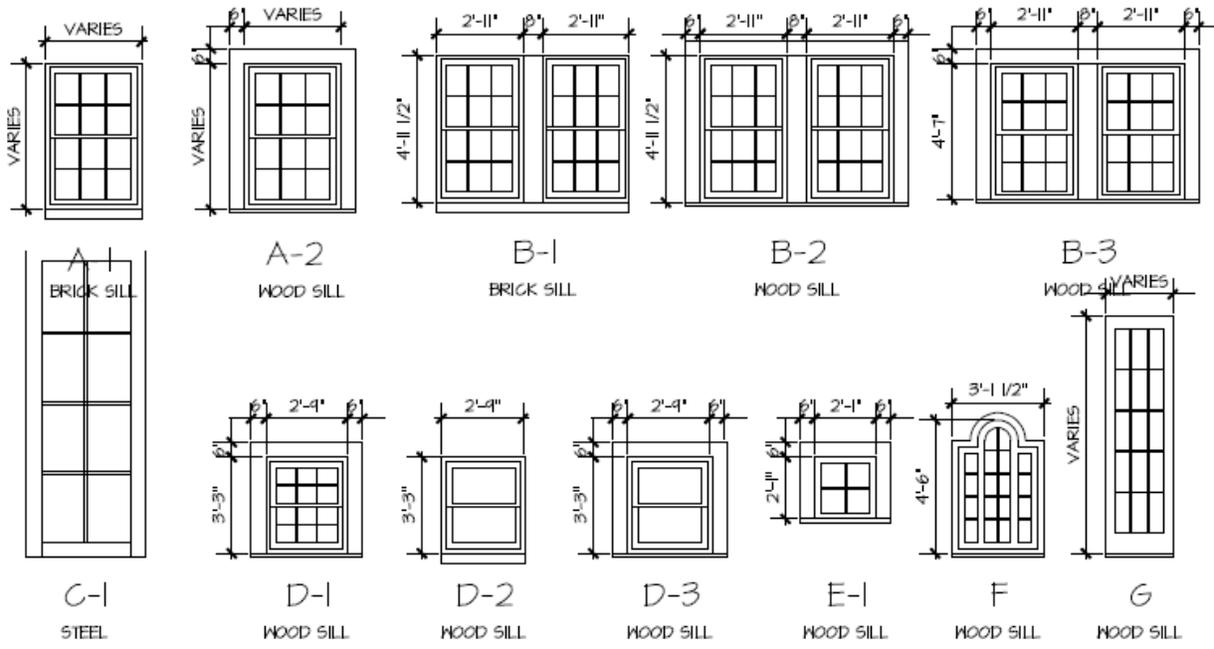


PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING



WINDOW / DOOR SCHEDULE

PROPOSED

PROPOSED DOOR SCHEDULE

DOOR NO.	OPENING SIZE (W X H)	DOOR TYPE	FRAME TYPE	LABEL	HDL SET	DETAILS			REMARKS
						HEAD	JAMB	SILL	
D8	3-0 X 6-8	F	WD	-	-	-	-	-	
D9	12-0 X 9-6	G	ST	-	-				
D10	3-0 X 6-8	A-2	WD	-	-				

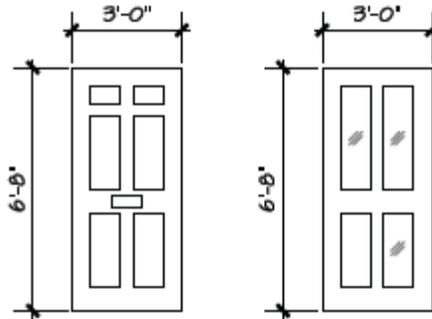
PROPOSED WINDOW SCHEDULE

WINDOW NUMBER	WINDOW TYPE	DETAILS			FRAME TYPE	EXTERIOR OPENING V.I.F.		GLAZING	PRODUCT
		HEAD	JAMB	SILL		WIDTH	HEIGHT		
151	A-1	-	-	-	WD	39"	54 1/2"	6-1	PELLA-ARCHITECT SERIES
152	A-2	-	-	-	CND	29"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
153	A-2	-	-	-	CND	29"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
154	A-2	-	-	-	CND	29"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
155	B-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
156	E-1	-	-	-	CND	25"	25"	6-3	PELLA-ARCHITECT SERIES
157	A-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
158	C-1	-	-	-	ST	35"	120'	6-3	PELLA-ARCHITECT SERIES
159	C-1	-	-	-	ST	35"	120'	6-3	PELLA-ARCHITECT SERIES
160	A-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
161	B-2	-	-	-	WD	35"	54 1/2"	6-1	PELLA-ARCHITECT SERIES
162	G	-	-	-	WD	28'	78 1/2"	6-2	PELLA-ARCHITECT SERIES
251	A-2	-	-	-	CND	29"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
252	A-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
253	A-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
254	A-2	-	-	-	CND	25"	33"	6-3	PELLA-ARCHITECT SERIES
255	A-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
255	A-2	-	-	-	CND	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
256	A-2	-	-	-	WD	35"	54 1/2"	6-3	PELLA-ARCHITECT SERIES
256	B-2	-	-	-	WD	35"	54 1/2"	6-1	INSTALL WINDOW 2X2 OR 2X3

CND = ALUM CLAD WOOD WINDOW, WD = WOOD

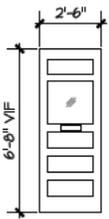
WINDOW / DOOR SCHEDULE

PROPOSED

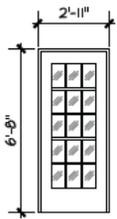


A-1
SOLID WOOD

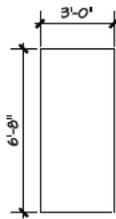
A-2
SOLID WOOD



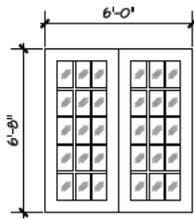
B
SOLID WOOD
GLAZED



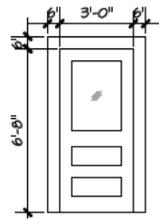
C
SOLID WOOD
GLAZED



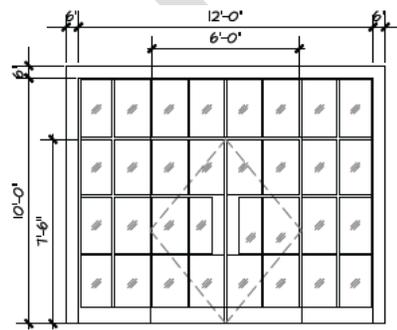
D
HOLLOW CORE
NOT ORIGINAL



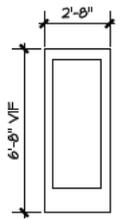
E
HOLLOW CORE
NOT ORIGINAL



F
SOLID WOOD
GLAZED
NEW



G
STEEL
GLAZED
NEW



H
SOLID WOOD
PANEL

PROJECT DETAILS

Shape/Mass: Existing: The property includes a historic 3,754 square foot, two-story brick duplex residence and a detached garage. The existing house is 36.2' wide by approximately 48' deep, by 29' tall.

Proposed: The addition will be inset 15' on the east (side) and approximately 2' on the west (Hazard side) elevations and measure 43' wide by 20' deep. The first contacting piece of the addition will be 24' tall and the rest of the addition will be 25' tall. A new covered wood porch will be built on the east elevation and will be approximately 42' long, 15' wide and have a ridge height of 11'-9 1/2" tall.

Setbacks: Existing: The house is situated 20' from the front (south), 5' from the east, and 6'-11" from the west and 109' from the north (rear) property lines.

Proposed: The addition will be situated approximately 21' from the east and approximately 6'-12" from the west property lines and begins approximately 40' from the front wall. The proposed porch will be situated approximately 6' from the east and 70' from the north (rear) property lines. The porch will begin approximately 40' from the front wall.

Foundation: Both the existing house and addition will have pier and beam foundations, with a finished floor height of 1'.

Windows/Doors: The original windows are all 6-over-6 single hung wood windows. The addition will have matching 6-over-6 single hung aluminum clad wood windows. Please refer to the window and door schedule.

Exterior Materials: The existing house has painted brick on the first floor and wood shake shingles on the second floor. The proposed addition will be clad in smooth 6" cementitious siding.

Roof: The existing house has a ridge height of approximately 29' and an eave height of 19', with a roof pitch of 6:12. The addition will have a roof pitch of 6:12 and the first contacting piece of the addition will be 24' tall and the rest of the addition will be 25' tall, 4' feet below the existing ridge. The proposed breezeway will be 8' tall and also have a roof pitch of 6:12. The roof of the east elevation's proposed porch will have a ridge height of 11'-9 1/2", an eave height of 8'.

Front Elevation: The south elevation consists of four 6 over 6 single hung wood window openings and two door openings. The second floor has five 6 over 6 single hung wood window openings and one original ten light Palladian window opening flanked by four light side lights.

(South)

The second non-original door will be removed and a fixed 15 light wood window will be installed. A non-original metal exhaust fan will be removed from the roof and patched in with shingles. Please refer to the elevation plans.

Side Elevation: The existing house has four 6-over-6 single hung wood window openings and one 1-over-1 single hung wood window opening on the first and second floors on the east elevation and one wood window opening with 6 light top sash and the bottom sash has been altered and an attic vent was installed in its place.

(East)

Two steel framed eight light doors, that are flanked by eight light fixed windows and two 6-over-6 single hung aluminum clad wood window openings will be installed on the first floor of the proposed addition. A new brick gas chimney will be built on the east elevation and will be flanked by eight light fixed windows. A new covered wood porch will be built on the east elevation and will be approximately 42' long, 15' wide and have a ridge height of 11'-9 1/2" tall. Two 6-over-6 single hung aluminum clad wood windows will be installed on the second floor. Please refer to the elevation plans.

Side Elevation: The existing house has three 6-over-6 single hung wood window openings and one 1-over-1

(West) single hung wood window opening on the first and second floors on the east elevation and one 1-over-1 six light wood window opening in the attic.

The first floor of the proposed addition will have five 6 over 6 single hung aluminum clad wood windows and four 6-over-6 single hung aluminum clad wood windows on the second floor. A 30' long breeze way will be 8' tall and also have a roof pitch of 6:12.

Rear Elevation: The 1,680 square foot two-story addition will be constructed on the north elevation. The addition will be inset 15' on the east (side) and approximately 2' on the west (side) elevations and measure 43' wide by 20' deep. The first contacting piece of the addition will be 24' tall and the rest of the addition will be 25' tall, 4' feet below the existing ridge. On the first and second floor on the original house two 6-over-6 single hung aluminum clad wood windows will be installed. On the rear of the proposed addition there will be one door opening with a solid wood door, to the left of the door, there will be a four light fixed window. There will be one 6-over-6 single hung aluminum clad wood window on the second floor. Please refer to the elevation plans.

(North)

DRAFT