

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: New Construction – Garage. Construct a new 1,800 square foot three-car garage apartment in the northwest corner of the lot.

- The garage will be 30' wide by 30' deep, with a ridge height of 28'-3 3/4" and an eave height of 20'.
- Proposed garage will be clad in smooth 6' cementitious siding.

See enclosed application materials and detailed project description on p. 1-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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

(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
BOULEVARD OAKS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



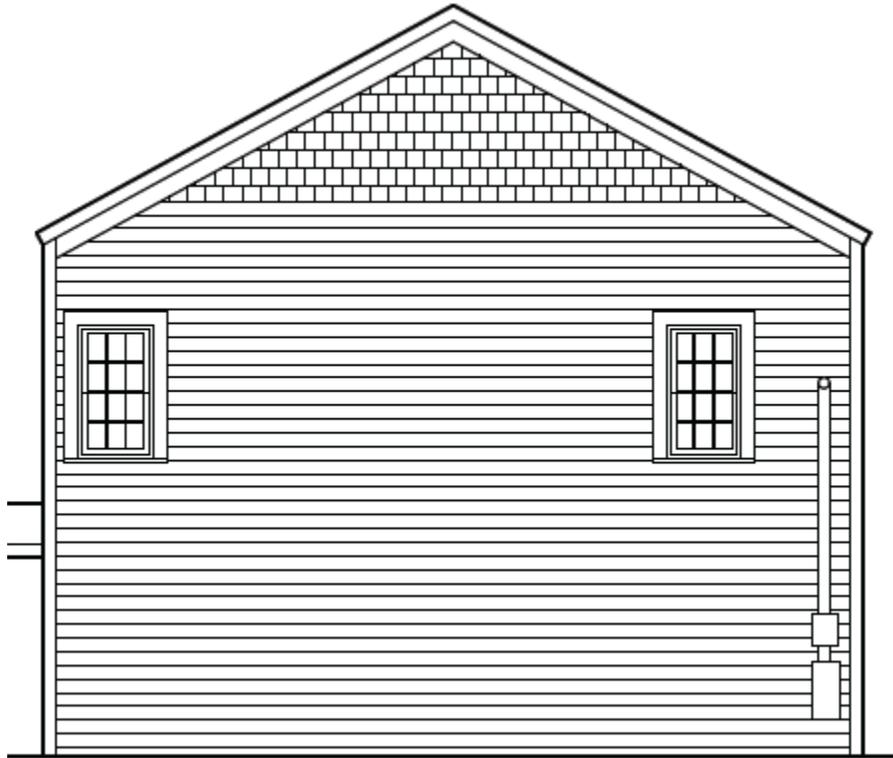
NORTH ELEVATION – FRONT FACING ALLEY

PROPOSED



EAST SIDE ELEVATION

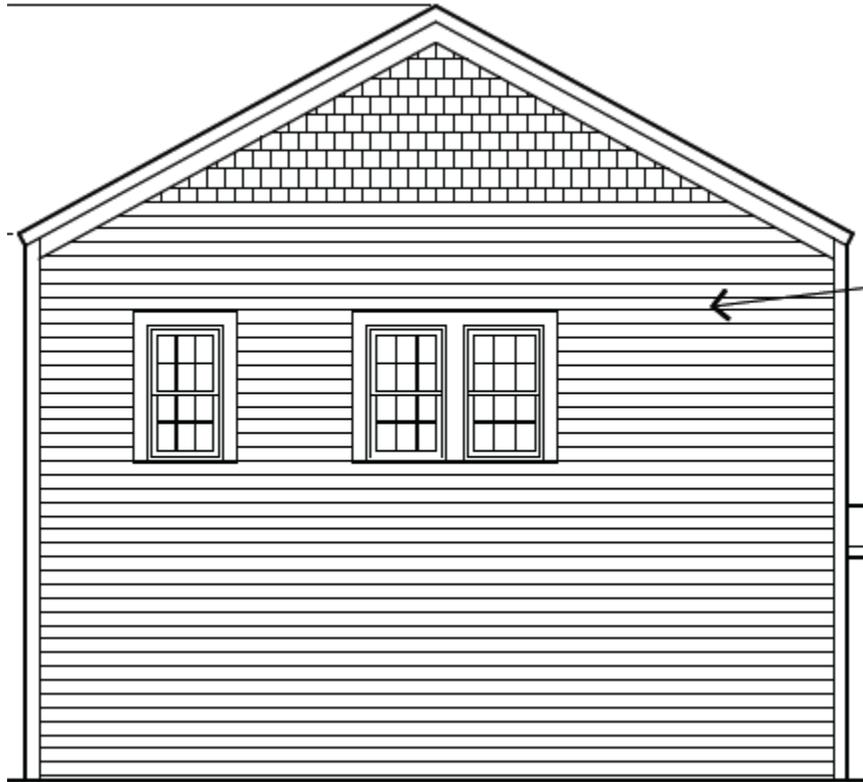
PROPOSED



DR

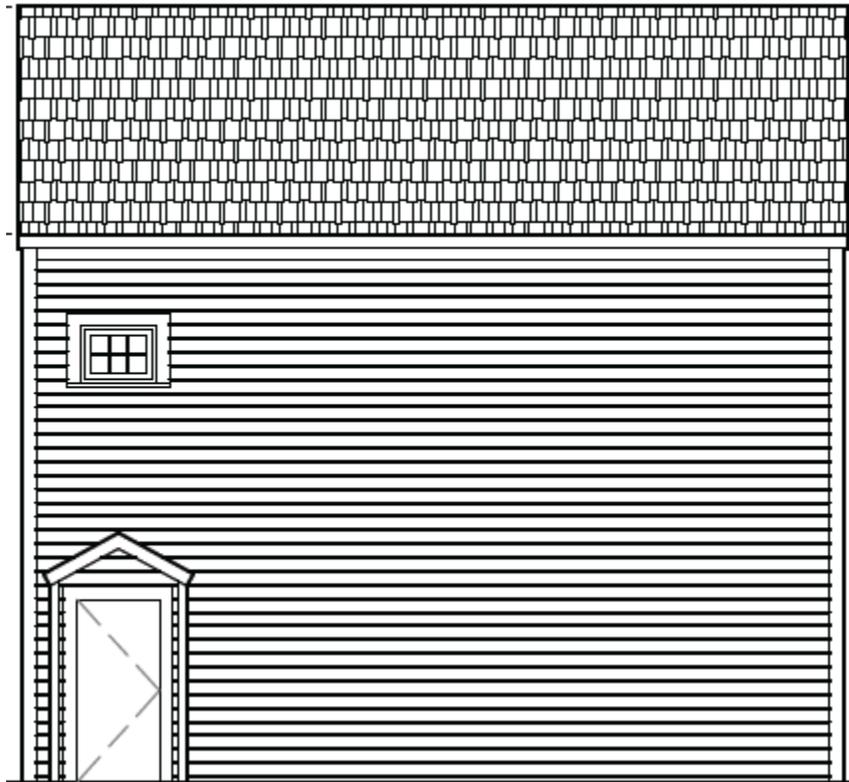
WEST SIDE ELEVATION – SIDE FACING HAZARD

PROPOSED



SOUTH ELEVATION

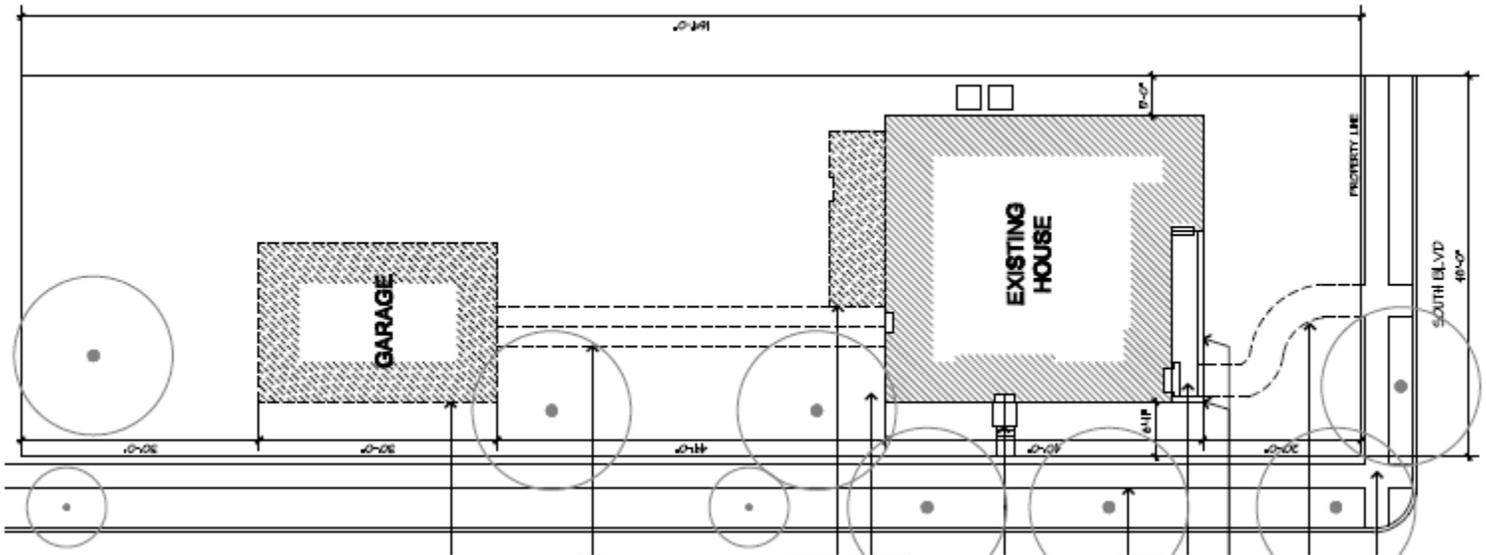
PROPOSED



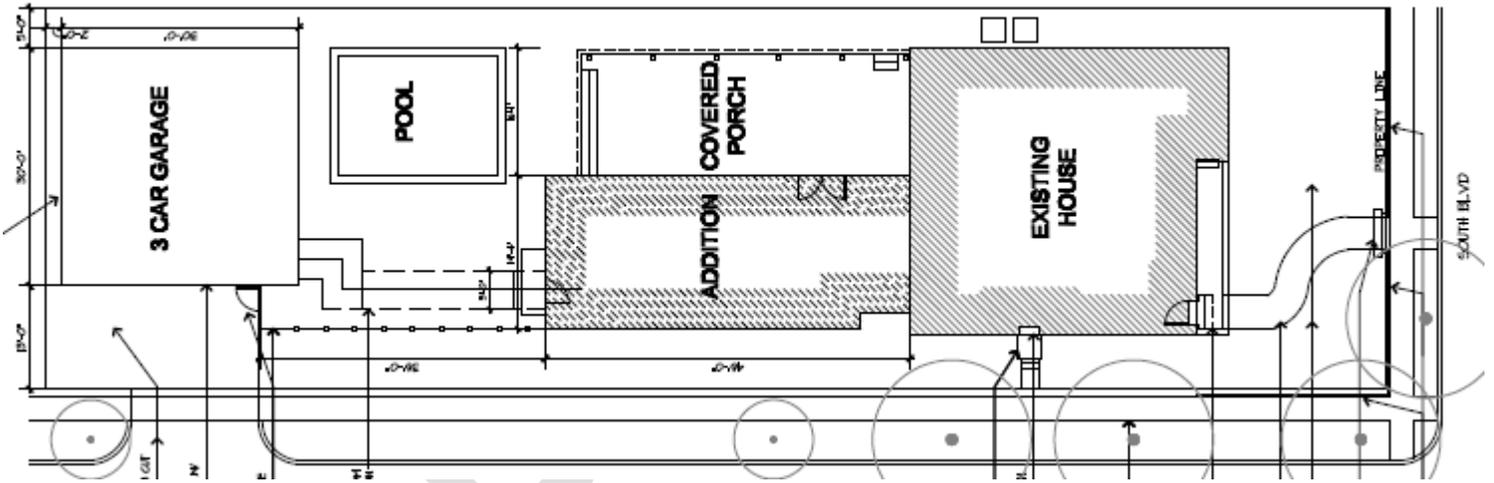
DRAFT

SITE PLAN

EXISTING



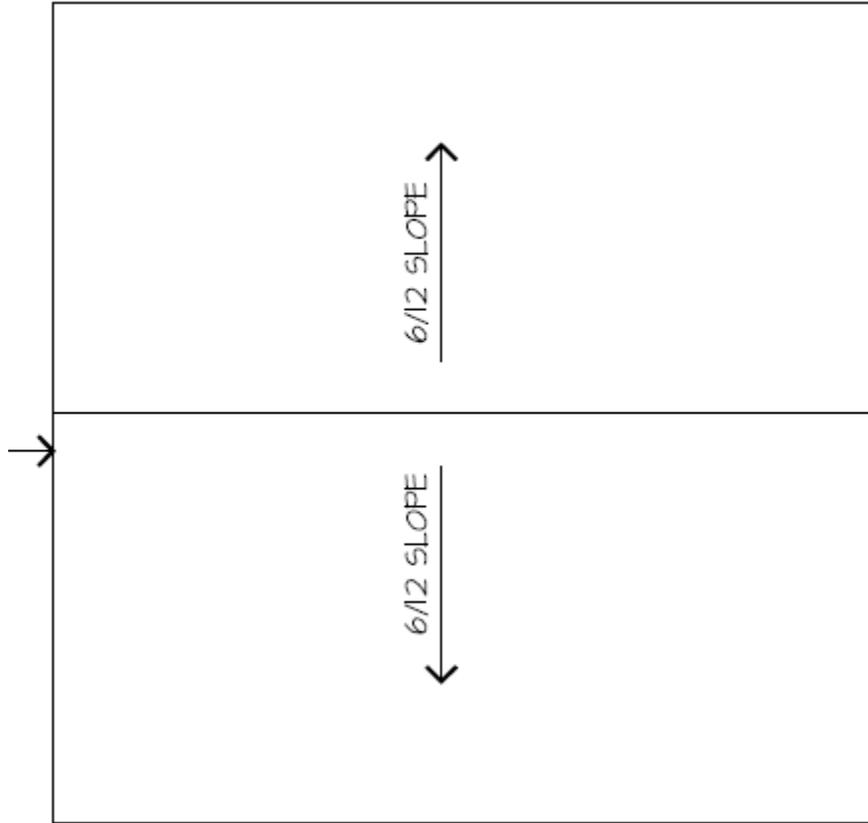
PROPOSED





ROOF PLAN

PROPOSED

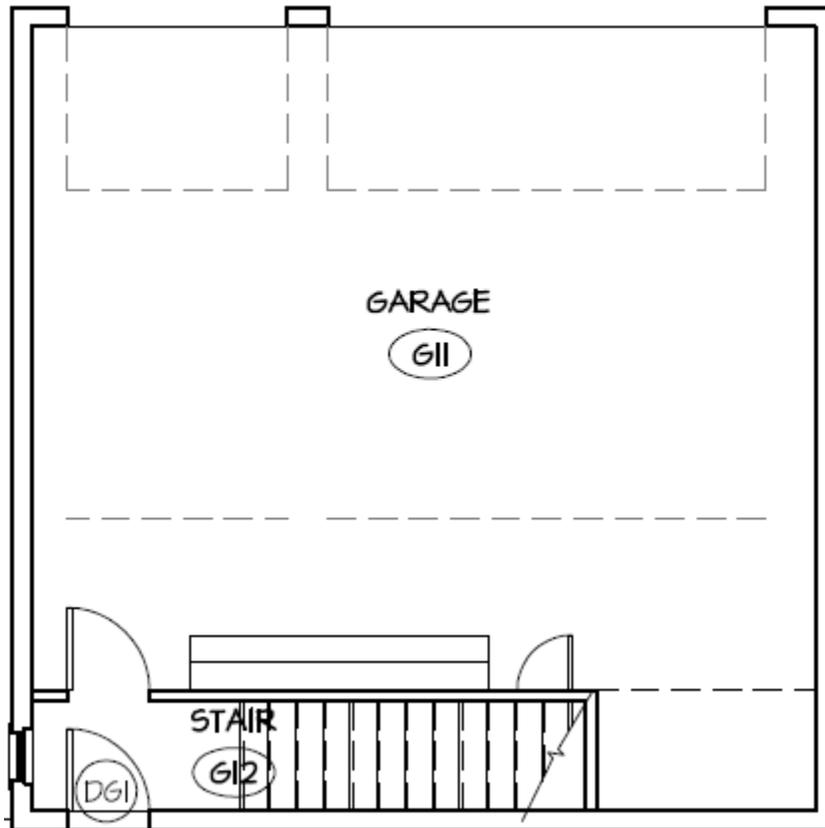


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FIRST FLOOR PLAN

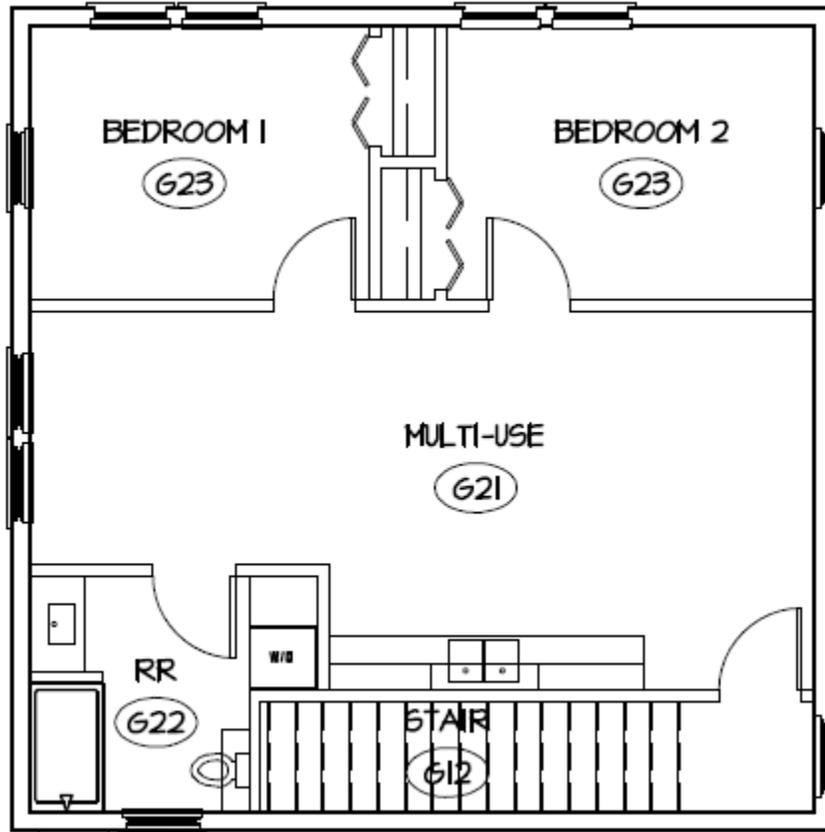
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

PROPOSED DOOR SCHEDULE

| DOOR NO. | OPENING SIZE (W X H) | DOOR TYPE | FRAME TYPE | LABEL | HOW 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" | 59 1/2" | 6-1 | PELLA-ARCHITECT SERIES |
| 152 | A-2 | - | - | - | CWD | 29" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 153 | A-2 | - | - | - | CWD | 29" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 154 | A-2 | - | - | - | CWD | 29" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 155 | B-2 | - | - | - | CWD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 156 | E-1 | - | - | - | CWD | 25" | 25" | 6-3 | PELLA-ARCHITECT SERIES |
| 157 | A-2 | - | - | - | CWD | 35" | 59 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 | - | - | - | CWD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 161 | B-2 | - | - | - | WD | 35" | 59 1/2" | 6-1 | PELLA-ARCHITECT SERIES |
| 162 | G | - | - | - | WD | 28' | 78 1/2" | 6-2 | PELLA-ARCHITECT SERIES |
| | | | | | | | | | |
| 251 | A-2 | - | - | - | CWD | 29" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 252 | A-2 | - | - | - | CWD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 253 | A-2 | - | - | - | CWD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 254 | A-2 | - | - | - | CWD | 25" | 33" | 6-3 | PELLA-ARCHITECT SERIES |
| 255 | A-2 | - | - | - | CWD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 255 | A-2 | - | - | - | CWD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 256 | A-2 | - | - | - | WD | 35" | 59 1/2" | 6-3 | PELLA-ARCHITECT SERIES |
| 256 | B-2 | - | - | - | WD | 35" | 59 1/2" | 6-1 | INSTALL WINDOW 2X2 OR 2X3 |
| | | | | | | | | | |
| | | | | | | | | | |

CWD = ALUM CLAD WOOD WINDOW, WD = WOOD

PROJECT DETAILS

Shape/Mass: Proposed garage apartment will measure 30' wide by 30' deep and with a ridge height of 28'-3 ¾"

Setbacks: Proposed garage apartment will be set back 2' from the north, 5' from the east, 13' from the west and approximately 110' from the south (front) property lines.

Foundation: Proposed garage apartment will have a concrete foundation that will be 6" above grade.

Windows/Doors: All new windows will be aluminum clad wood and new doors will consist of metal doors on the north elevation and wood on the south elevation. Please refer to window and door schedule.

Exterior Materials: Proposed garage will be clad in smooth 6" cementitious siding.

Roof: The proposed side gable roof will have a ridge height of 28'-3 ¾" and an eave height of 20', with a matching 6:12 roof pitch of the existing house.

Front Elevation: The north elevation will have two new garage door openings. The second floor will have two window openings, each with two 6-over-6 aluminum clad wood windows.
(North)

Side Elevation: The east elevation will have no window or door openings on the first floor and the second floor will have two 6-over-6 aluminum clad wood window openings.
(East)

Side Elevation: The west elevation will have no window or door openings on the first floor and the second floor will have three 6-over-6 aluminum clad wood window openings.
(West)

Rear Elevation: The south elevation will have one wood door opening on the first floor and one four light fixed window opening on the second floor.
(South)