

CERTIFICATE OF APPROPRIATENESS

Application Date: December 14, 2023

Applicant: George Cole, architect for Timothy E. Gaynor, owner

Property: 5001 Mandell Street, Lot 3, Block 1, Edgemont Subdivision. The property includes a historic 2,253 square foot, two-story brick single-family residence and a two-story detached garage situated on a 7,605 square foot (65' x 16.75') interior lot.

Significance: Contributing Colonial Revival residence, constructed circa 1934, located in the Boulevard Oaks Historic District.

Proposal: Alteration . The applicant is proposing to build a two-story addition in the rear of the main house.

Main House: There are no proposed changes to the existing West (front facade), North, or South elevations other than repairs back to original condition and repainting. Two single story additions that were previously added will be removed to expose the four original footprint corners of the house. The proposed two-story addition to the rear/East will add 1,410 square feet of air-conditioned space. The addition will be in scale with the existing house, and the new roof line will not exceed the existing top ridge height.

The addition will be to the East and a small portion to the South side of the house at the rear (not easily visible from Mandell Street). The additions will follow the neighborhood guidelines and 5' side setback restriction.

Public Comment: No comment received

Civic Association: No comment received

Recommendation: -

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

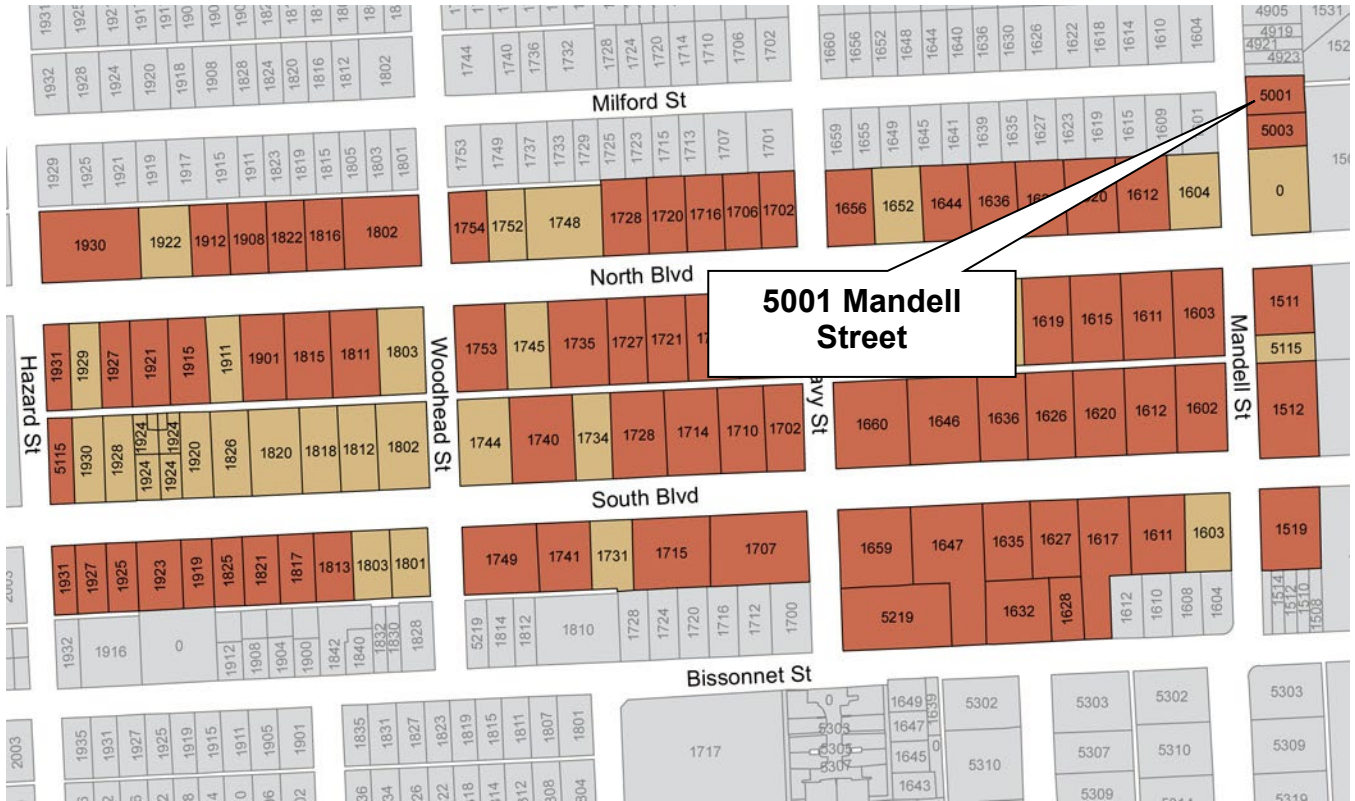
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product 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 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



INVENTORY PHOTO



Figure 1- Historic Photo

SANBORN MAP & BLA

Map No. _____ Addition <u>Edgemont</u>	IMPROVEMENTS		
Block <u>1</u> Lot <u>65 X 116 3/4 (3)</u>	No. Sq. Ft. <u>1572</u>	Price Per Sq. Ft. <u>4.00</u>	\$ <u>6290</u>
OWNER <u>Home Owner Loan Corp</u>		Percent Good <u>80</u>	<u>5030</u>
ADDRESS <u>5001 Mandell</u>		Other Bldgs.	
TYPE OF PROPERTY <u>res</u> OCCUPIED VACANT		Total All Bldgs.	<u>5030</u>
BASEMENT, Whole Part _____	LAND VALUE		
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____	FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____	Front x Depth	Unit Value Factor Front Ft. Value - - \$
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		
ROOF CONS., Concrete, Steel, Wood Truss _____	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		
ROOF, Hip, Gable, Mansard, Flat _____	LIGHTING, Electricity _____		
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____	PLUMBING, Sewer, Water, Baths _____		
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____	ELEVATORS _____		
	CONDITION, Good, Fair, Bad, Obsolete _____		
			TOTAL

1st 1110 @ 2140 = 23750
2nd 1032 @ 1710 = 17650
HPD = 2000
20% dep. 43400
80% for 1970-100% = 34720 = City

1374

CONTEXT AREA



NEIGHBORING HOUSE (CONTRIBUTING) - 5003 MANDELL



STREETScape - FACING NORTH

DRAFT

EXISTING PHOTOS

WEST ELEVATION AT MAIN HOUSE (FRONT FACADE FACING MANDELL)



EAST ELEVATION AT MAIN HOUSE (REAR OF HOUSE)



SOUTH ELEVATION AT MAIN HOUSE (FROM SOUTHEAST CORNER)

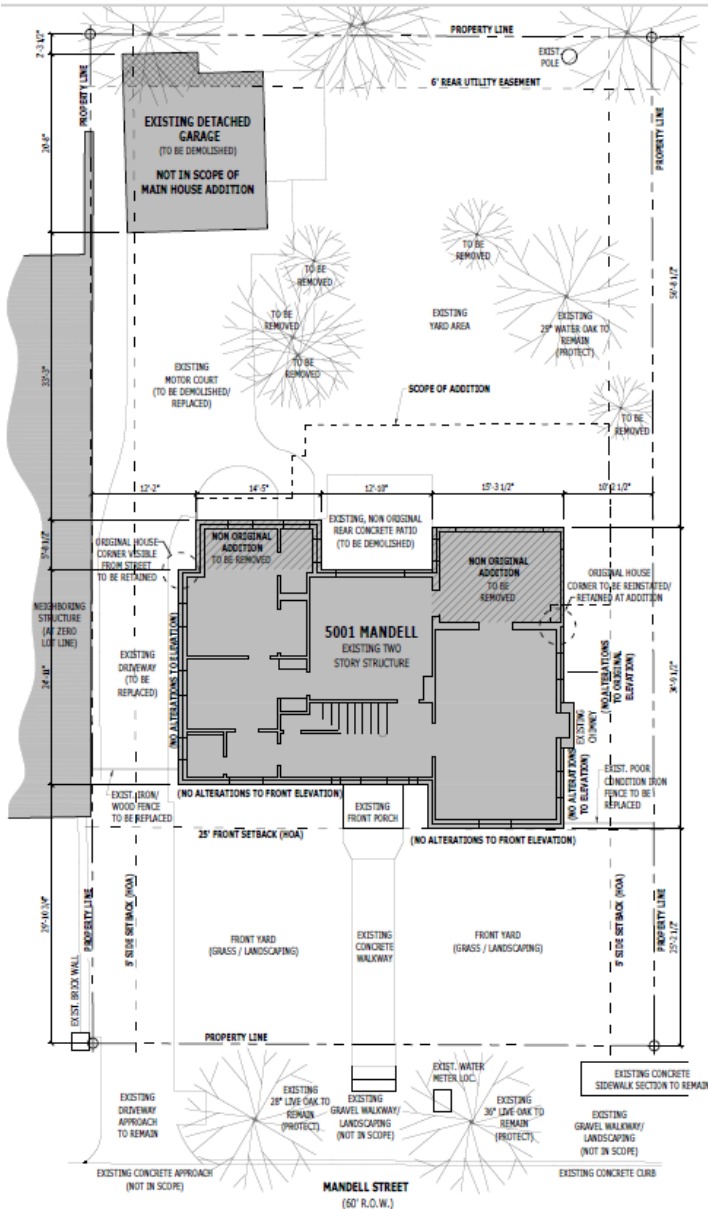


NORTH ELEVATION AT MAIN HOUSE (FROM DRIVEWAY)

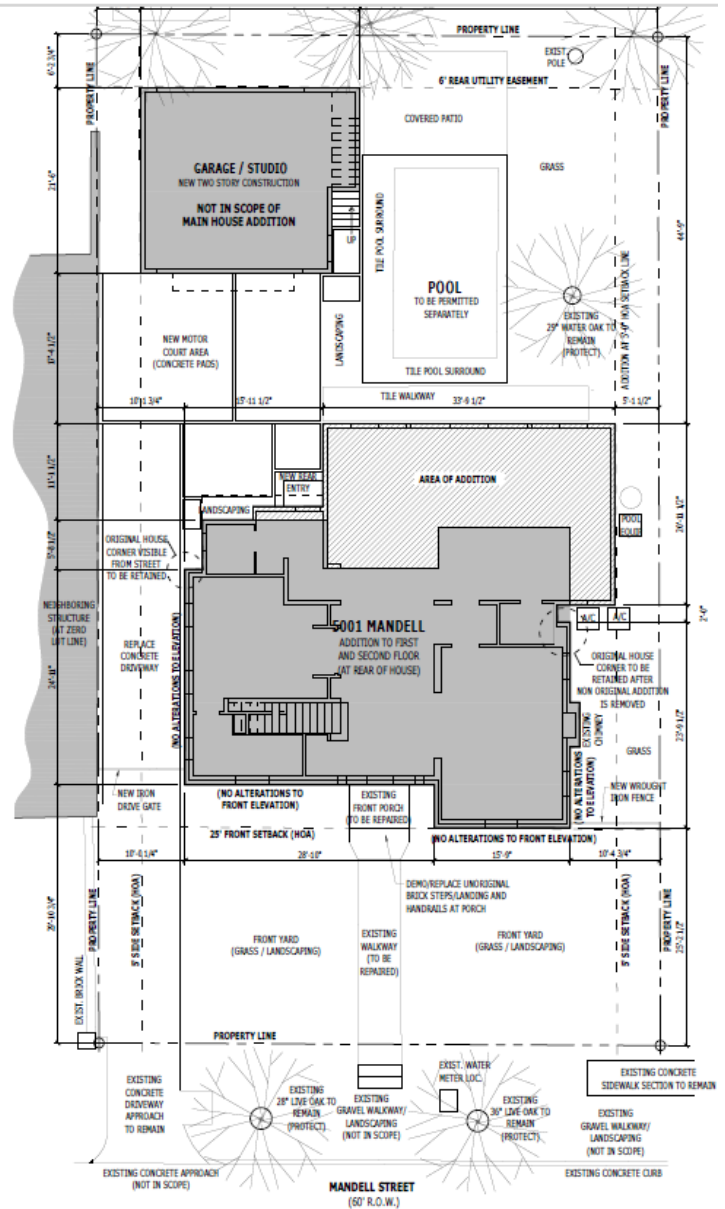




SITE PLAN



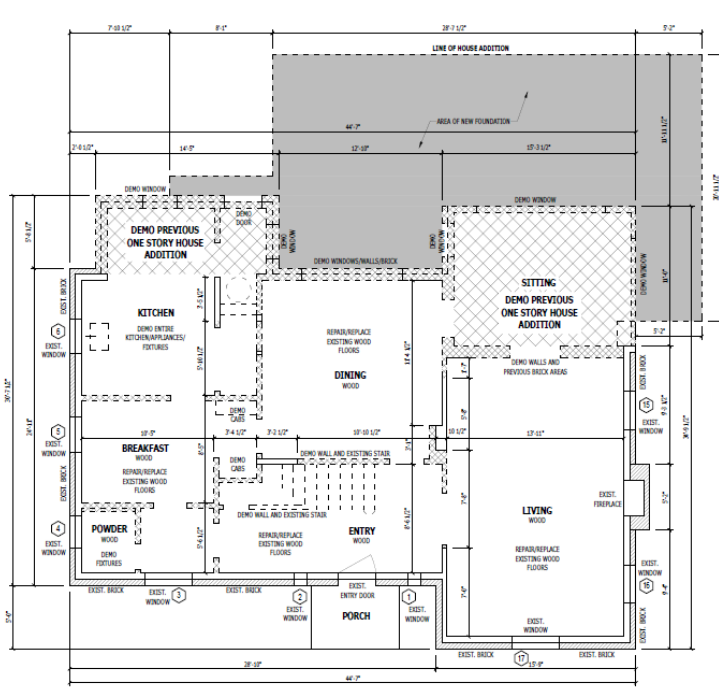
1 SITE PLAN - EXISTING
1/8" = 1'-0" NORTH



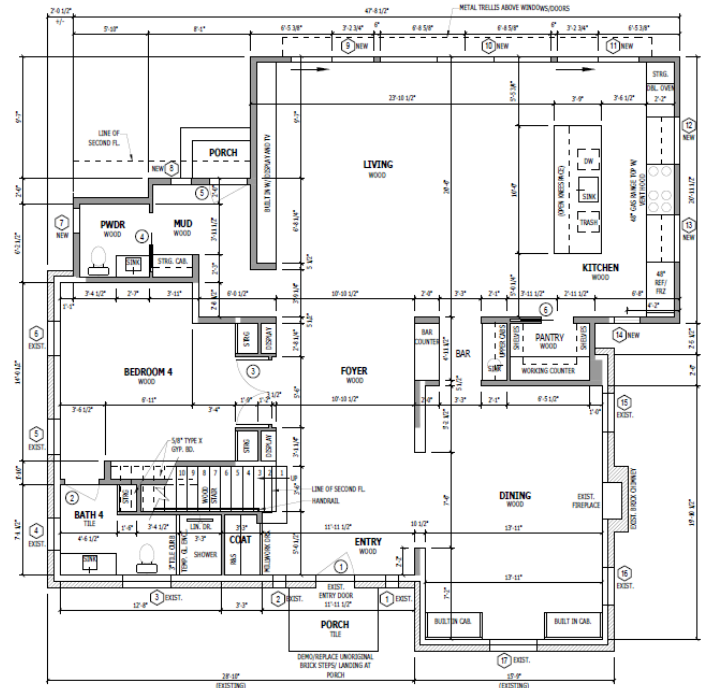
2 SITE PLAN - PROPOSED
1/8" = 1'-0" NORTH



FIRST FLOOR PLAN



1 FIRST FLOOR PLAN - EXIST./DEMO
 1/4" = 1'-0" NORTH

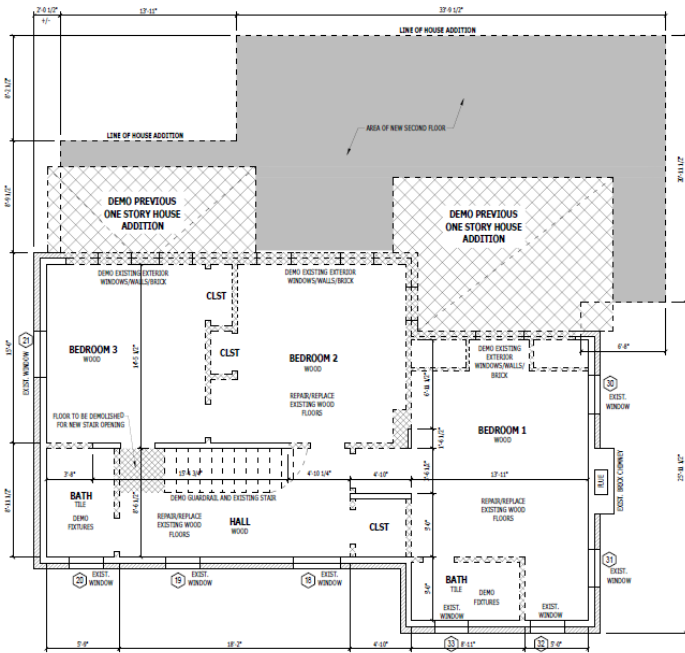


2 FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0" NORTH

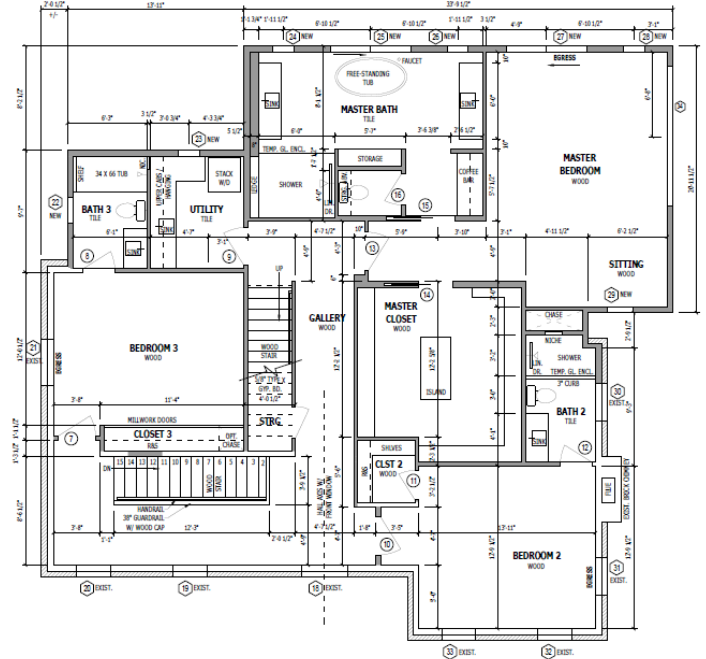
DRAFT



SECOND FLOOR PLAN



1 SECOND FLOOR PLAN - EXIST./DEMO
 1/4" = 1'-0"
 NORTH

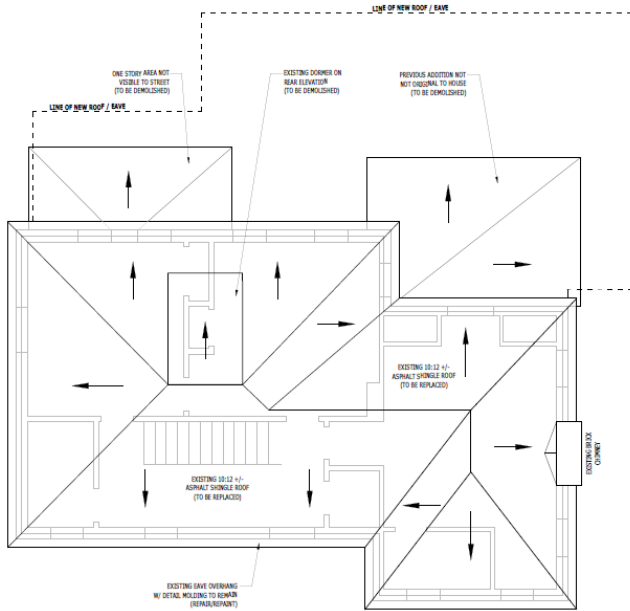


2 SECOND FLOOR PLAN - PROPOSED
 1/4" = 1'-0"
 NORTH

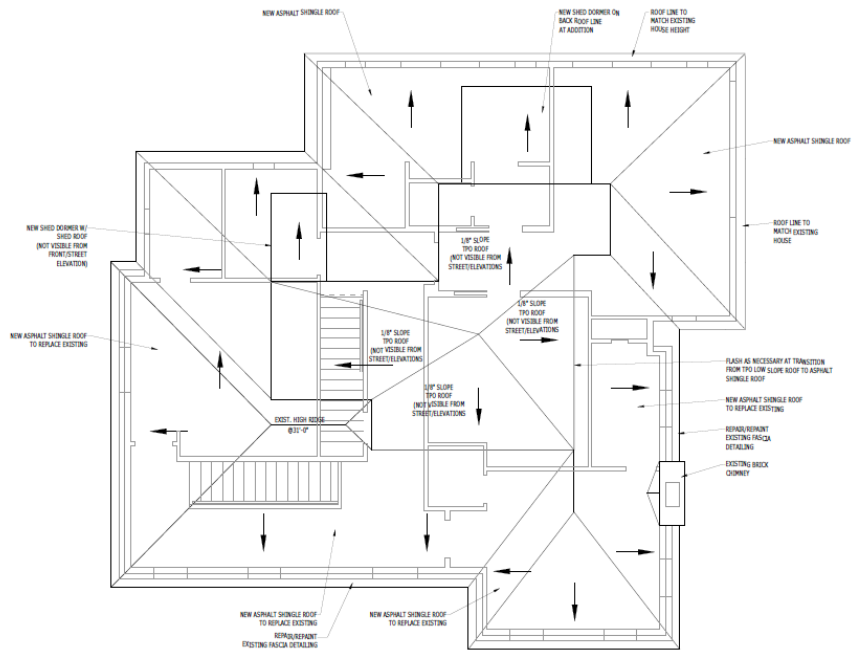




ROOF PLAN



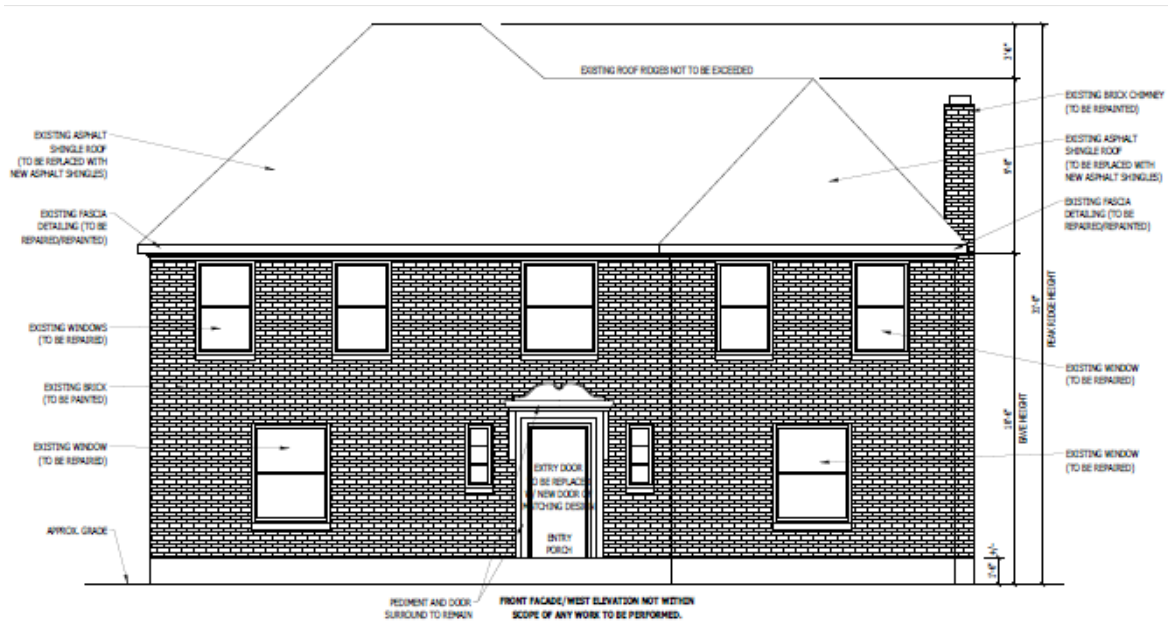
1 ROOF PLAN - EXISTING
1/4" = 1'-0"



2 ROOF PLAN - PROPOSED
1/4" = 1'-0"

DRY

FRONT ELEVATION



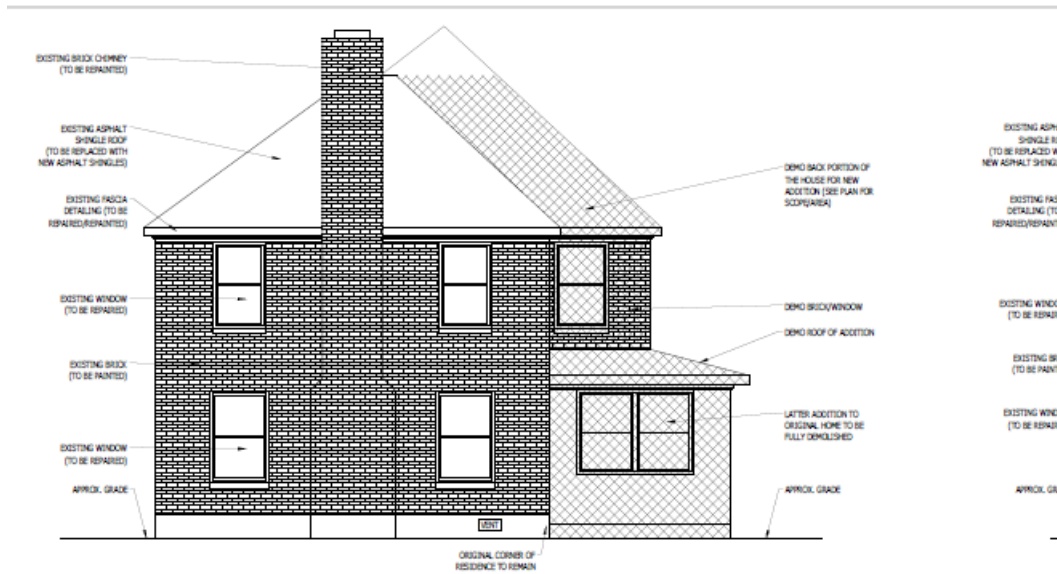
1 WEST ELEVATION - EXISTING

1/4" = 1'-0"

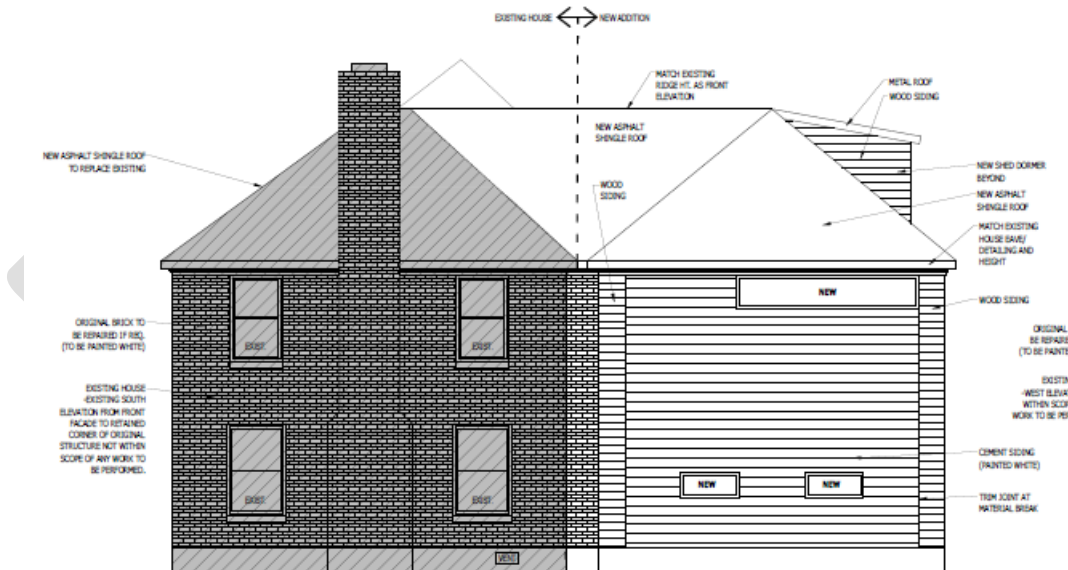


3 WEST ELEVATION - PROPOSED

SIDE ELEVATION

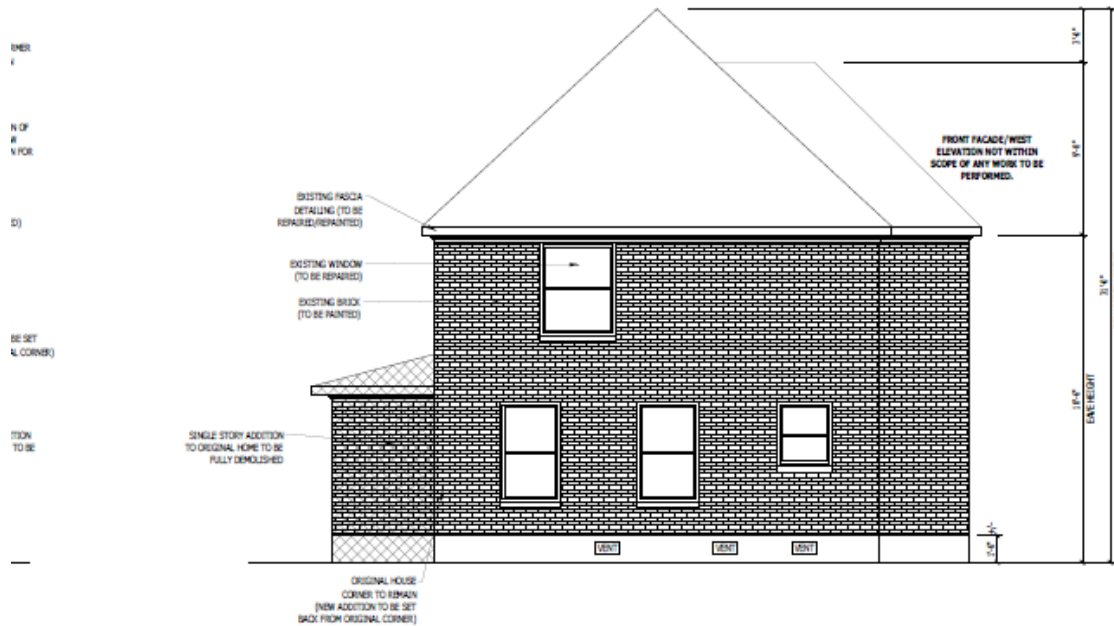


2 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"

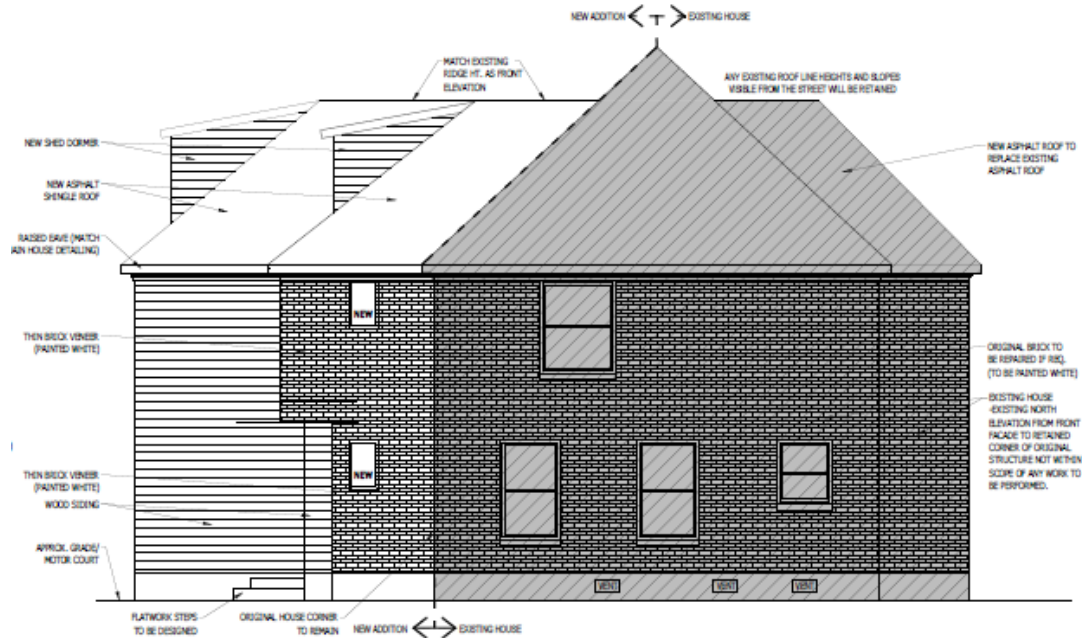


4 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"

SIDE ELEVATION



1 NORTH ELEVATION - EXISTING
1/4" = 1'-0"

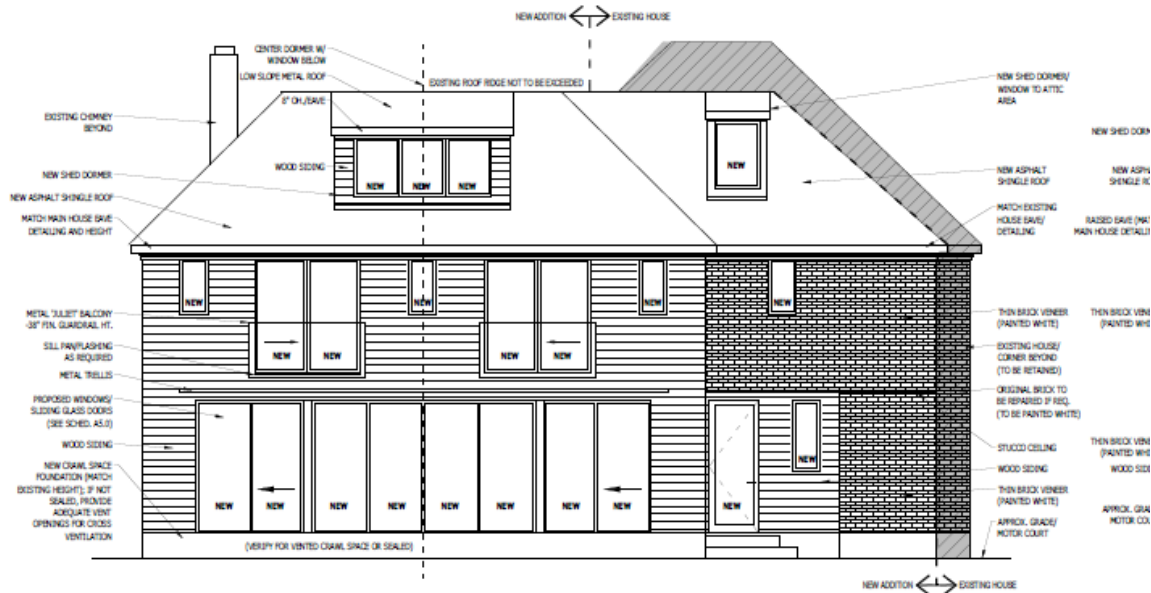


3 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"

REAR ELEVATION



2 EAST ELEVATION - EXISTING
1/4" = 1'-0"



4 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

WINDOW SCHEDULE

#	SIZE	LOCATION	TYPE	STYLE/MECH	NOTES
1	3'0" X 7'0" +/-	ENTRY	WOOD	PRIVACY	EXISTING DOOR - NOT IN SCOPE OF REMODEL
2	2'6" X 6'6"	BATH 4	WOOD	PRIVACY	
3	(2) 2'6" X 6'6"	BEDROOM 4	WOOD	PRIVACY	DOUBLE DOOR UNIT
4	2'6" X 6'6"	POWDER	WOOD	PRIVACY	POCKET DOOR W/ FLUSH PULL HARDWARE
5	3'0" X 6'6"	REAR ENTRY	WOOD / GLASS	PRIVACY/CL.MOLT	EXTENSION/WEATHER STOPPED JAMB W/ TYPED SINGLE LITE DOOR (MIL. SILL)
6	2'6" X 6'6"	PARTY	WOOD	PASSAGE	POCKET DOOR W/ FLUSH PULL HARDWARE

#	SIZE	LOCATION	TYPE	STYLE/MECH	NOTES
7	3'0" X 6'6"	BEDROOM 3	WOOD	PRIVACY	
8	2'6" X 6'6"	BATH 3	WOOD	PRIVACY	
9	3'0" X 6'6"	UTILITY	WOOD	PASSAGE	
10	3'0" X 6'6"	BEDROOM 2	WOOD	PRIVACY	
11	2'4" X 6'6"	CLOSET 2	WOOD	PASSAGE	
12	2'6" X 6'6"	BATH 2	WOOD	PRIVACY	
13	3'0" X 6'6"	M. BEDROOM	WOOD	PRIVACY	
14	2'6" X 6'6"	M. CLOSET	WOOD	PASSAGE	POCKET DOOR W/ FLUSH PULL HARDWARE
15	2'6" X 6'6"	M. BATH	WOOD	PRIVACY	POCKET DOOR W/ FLUSH PULL HARDWARE
16	2'6" X 6'6"	M. BATH	WOOD	PRIVACY	
17	2'6" X 6'6"	M. WIC	WOOD	PRIVACY	

2 DOOR SCHEDULE

