

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: George Cole, George Allen Cole Design Workshop for Blake Winston, owner

Property: 1748 North Blvd, Lot 4, Block 5, Ormond Place Subdivision. The property was a double lot that has been subdivided into two 75' by 140' lots. The subject property is the eastern lot.

Significance: The property is a vacant lot located in the Boulevard Oaks Historic District.

Proposal: New Construction – Residence/Garage

Construct a 5,400 square foot two-story residence with attached garage.

- The residence is setback 40' from the front property line;
- The residence measures 27' to the ridge, 49' wide at the front, 64' wide including the carport, and 80' deep.
- The residence will be clad in brick with stucco slurry.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

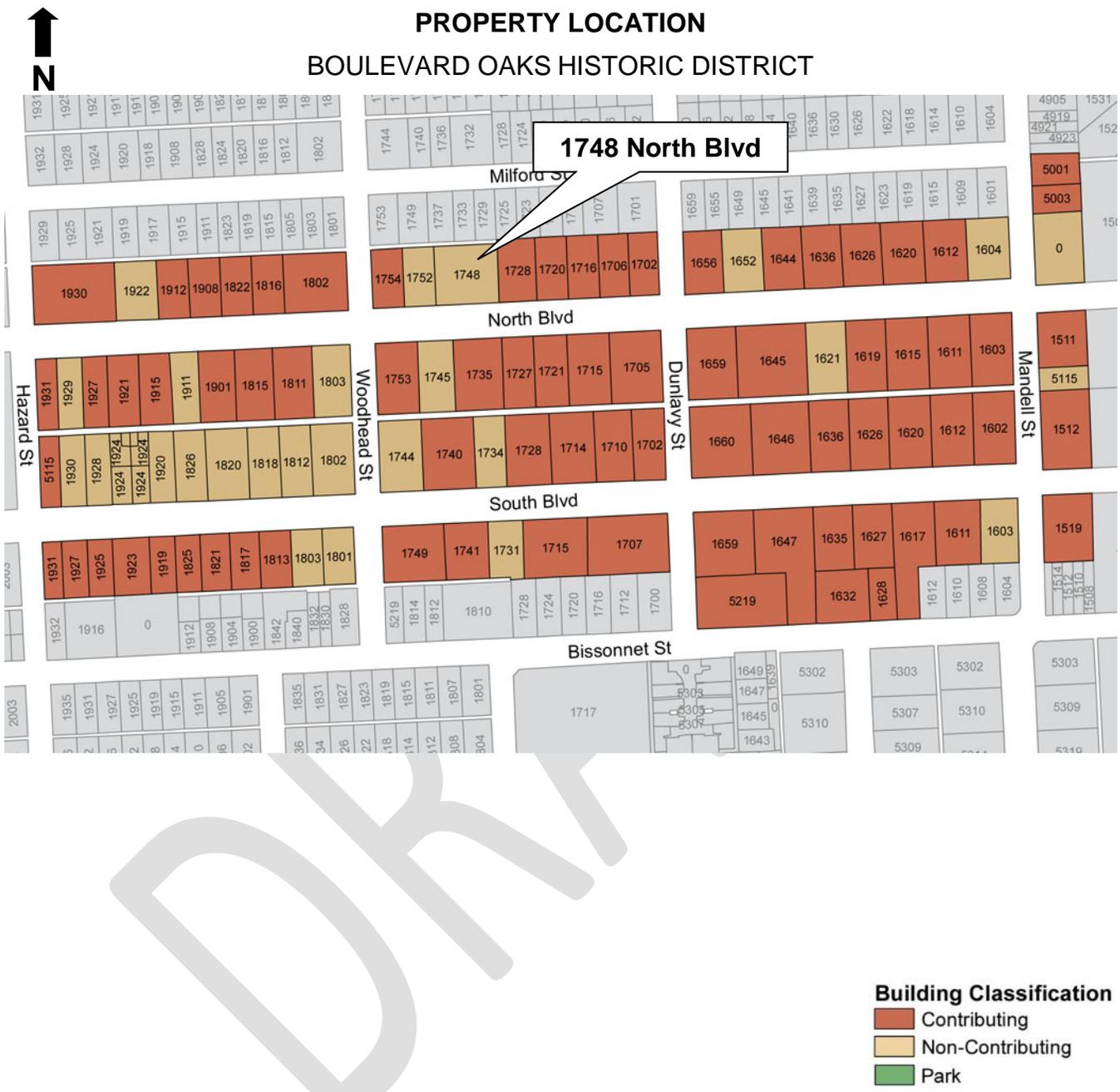
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.



CURRENT PHOTO



CONTEXT AREA



1728 North – Contributing (neighbor)



1754 North – Contributing (neighbor)



1720 North – Contributing



1716 North – Contributing / Noncontributing – year



1735 North – Contributing (across street)



1753 North – Contributing (across street)



1706 North – Contributing



1702 North – Contributing



1727 North – Contributing



1721 North – Contributing



1715 North – Contributing



1705 North – Contributing

3D RENDERING – FRONT FACING NORTH BOULEVARD

PROPOSED



DRAFT

SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

PROPOSED



WEST SIDE ELEVATION

PROPOSED



EAST SIDE ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

PROPOSED

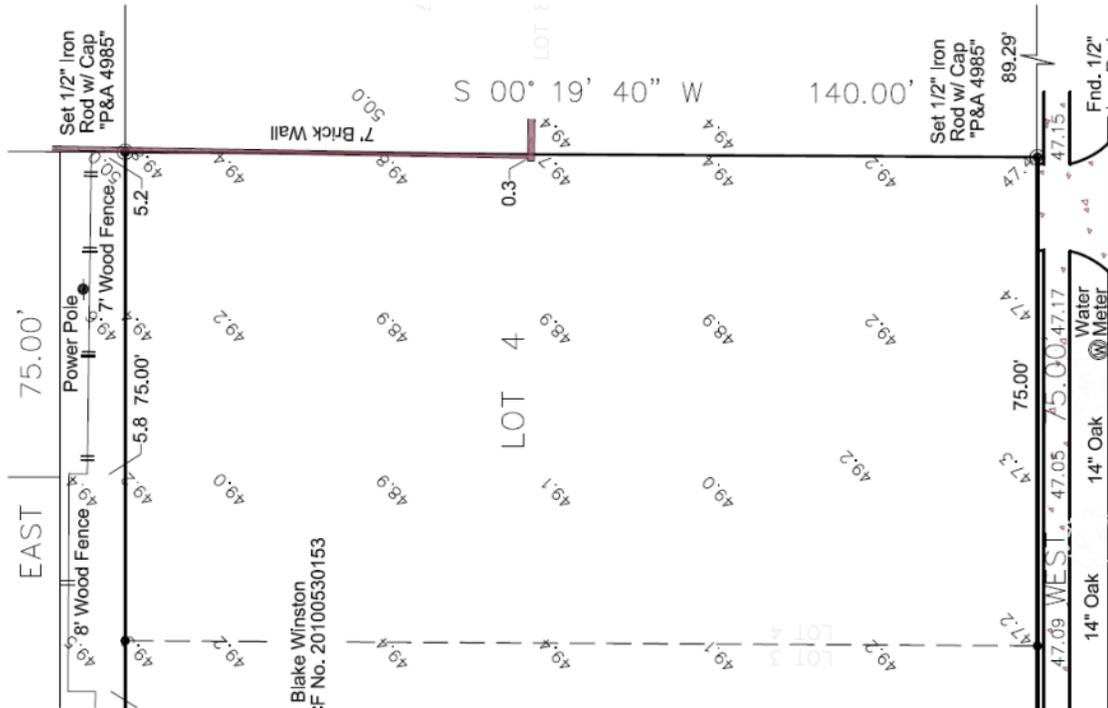


DRAFT



SITE PLAN

EXISTING

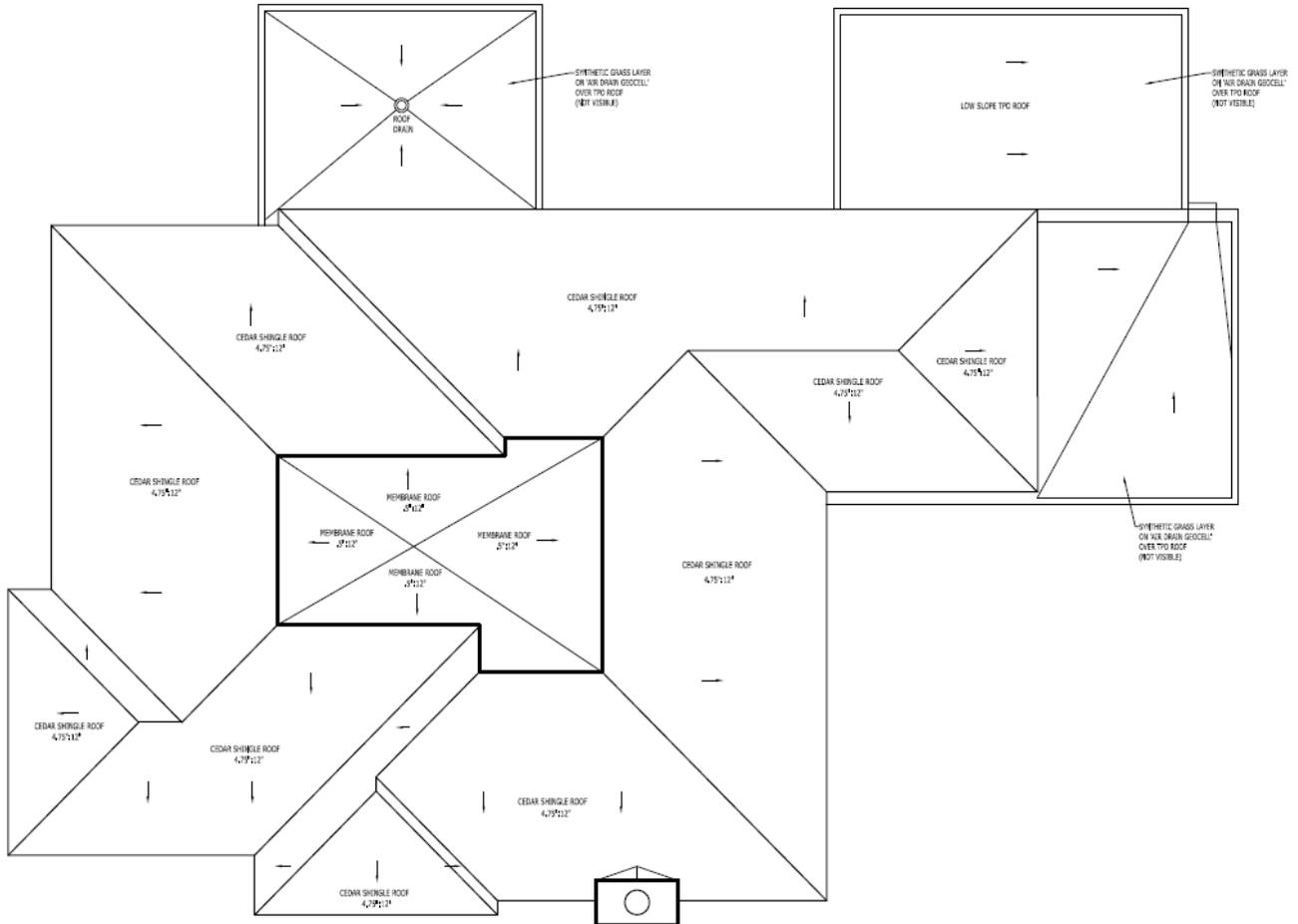


PROPOSED



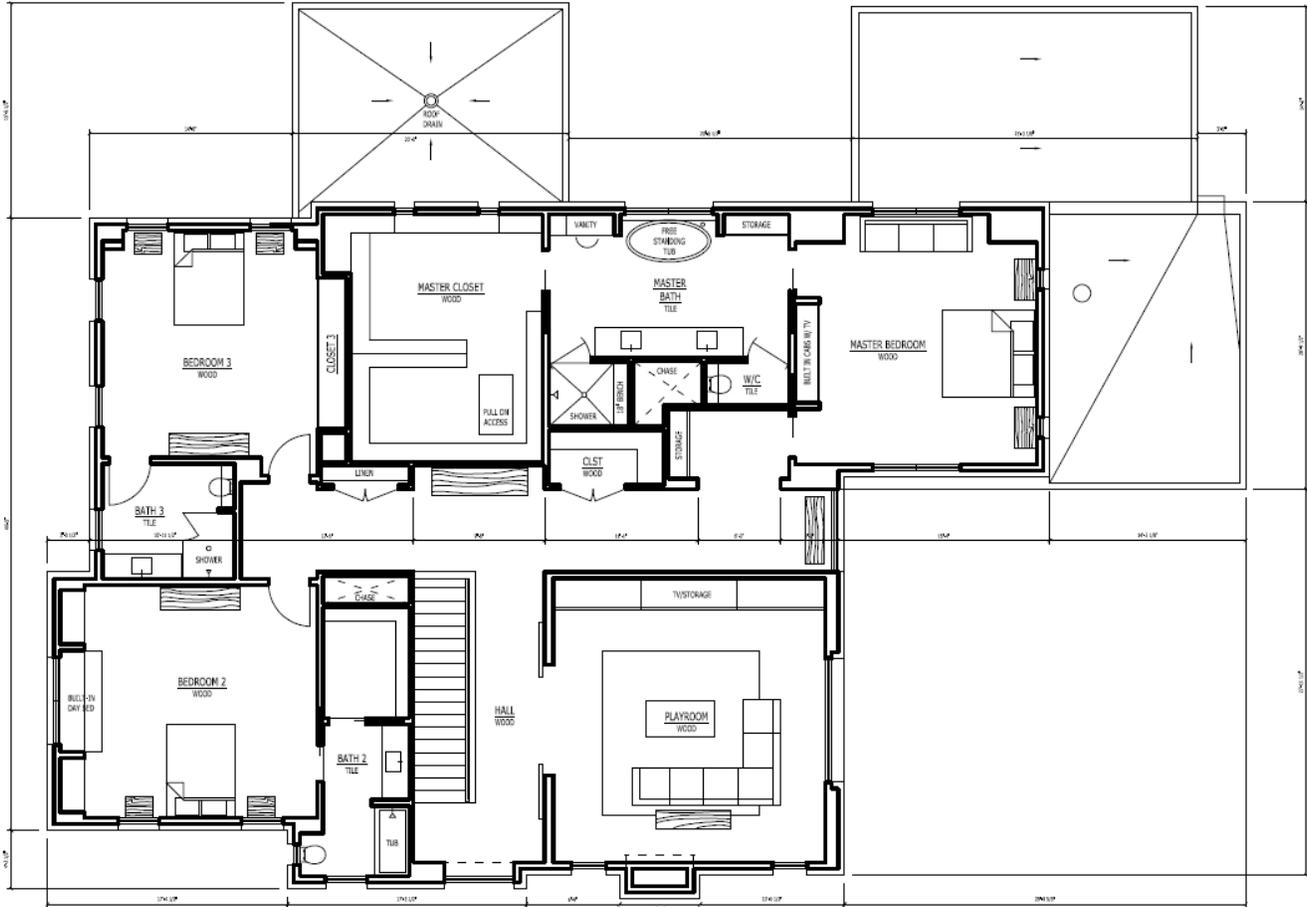


ROOF PLAN PROPOSED

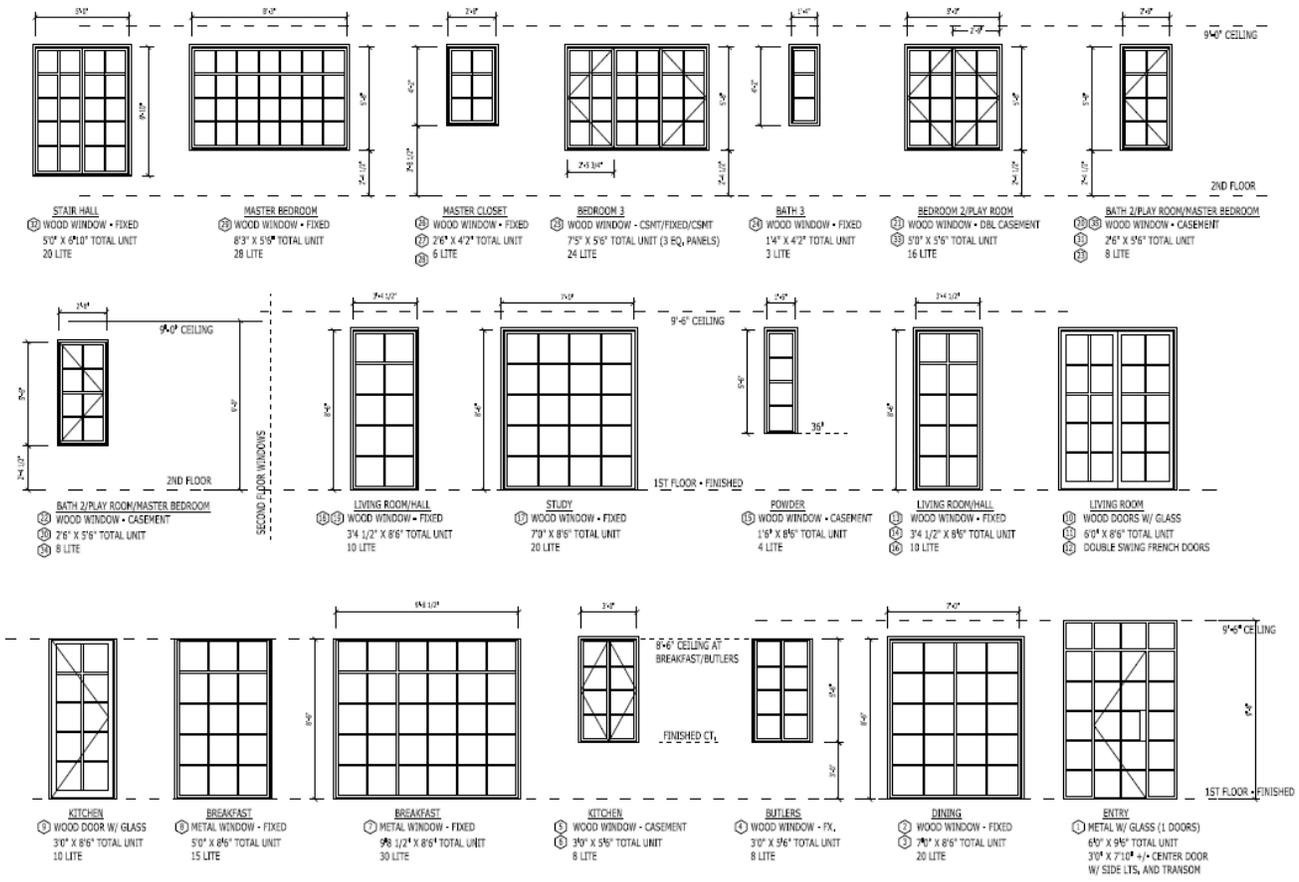


SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE



MATERIAL SAMPLE



PROJECT DETAILS

Shape/Mass: The residence measures 27'-3" to the ridge, 49' wide at the front, 64'-2" wide including the carport, and 80'-2" deep.

Setbacks: The residence is setback 40' from the front, 9'-9" then 5' from the side (east), 5'-1" from the side (west) and 16'-9" from the rear.

Foundation: The residence is built on a concrete slab with a 1' finished floor height.

Windows/Doors: The windows are metal or metal-clad fixed and casement, multi-lite windows and metal doors.

Exterior Materials: The residence is clad in brick with stucco slurry. The porte-cochere will be clad in brick.

Roof: The roof has 4.74-over-12 and .5-over-12 pitches, is 27'3" to the ridge with a 20'-6" eave height and is clad in XX

Front Elevation: The residence contains metal windows and an entry-door. A metal awning is suspended over the entryway.
(South)

Side Elevation: Please see elevations for details.
(West)

Side Elevation: Please see elevations for details.
(East)

Rear Elevation: Please see elevations for details.
(North)