

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Gina Elkins, agent for Codi Klein, owner

**Property:** 1802 North Blvd, Lot 6 &7, Block 6, Ormond Place Subdivision in Boulevard Oaks Historic District. Two-Story, 3,959 sq ft (18%) single family residence situated on a **21,000** square foot (150 'x 140') corner lot.

**Significance:** Contributing Colonial Revival Style built circa. 1927 in the Boulevard Oaks Historic District. Alterations, connected garage and additional living space added between c. 1950s-1970s. Addition at rear altered/constructed circa 1985.

**Proposal:** New Construction - The applicant is proposing to construct a one-story accessory structure. The applicant proposes to add a separate Pool House addition, totaling 697 sq ft, which would serve as an entertainment structure adjacent to a new pool, pool bath and a private art studio. The addition will be independent of the home and located at the 10' building line of the Woodhead side of the property, 5' setback from the back/rear alley of the property and set back approximately 55'-5" from the front (North Blvd) property line.

Proposed New Building Materials

- a. The Pool House addition will have painted brick at the end masses of the structure and integral color stucco in the connector mass.
- b. The roofing of the two end masses will be composition shingle roofing to match the main residence.
- c. The roofing of the connector mass will have a lower pitched, black or charcoal standing seam metal roof.
- d. The gutters and downspouts will match the main residence.
- e. The windows will be double hung or fixed, painted to match the main residence and all windows will be inset and recessed.

**Public Comment:** No comment received

**Civic Association:** Letter of Support received. See attachment A

**Recommendation:** -

**HAHC Action:** -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

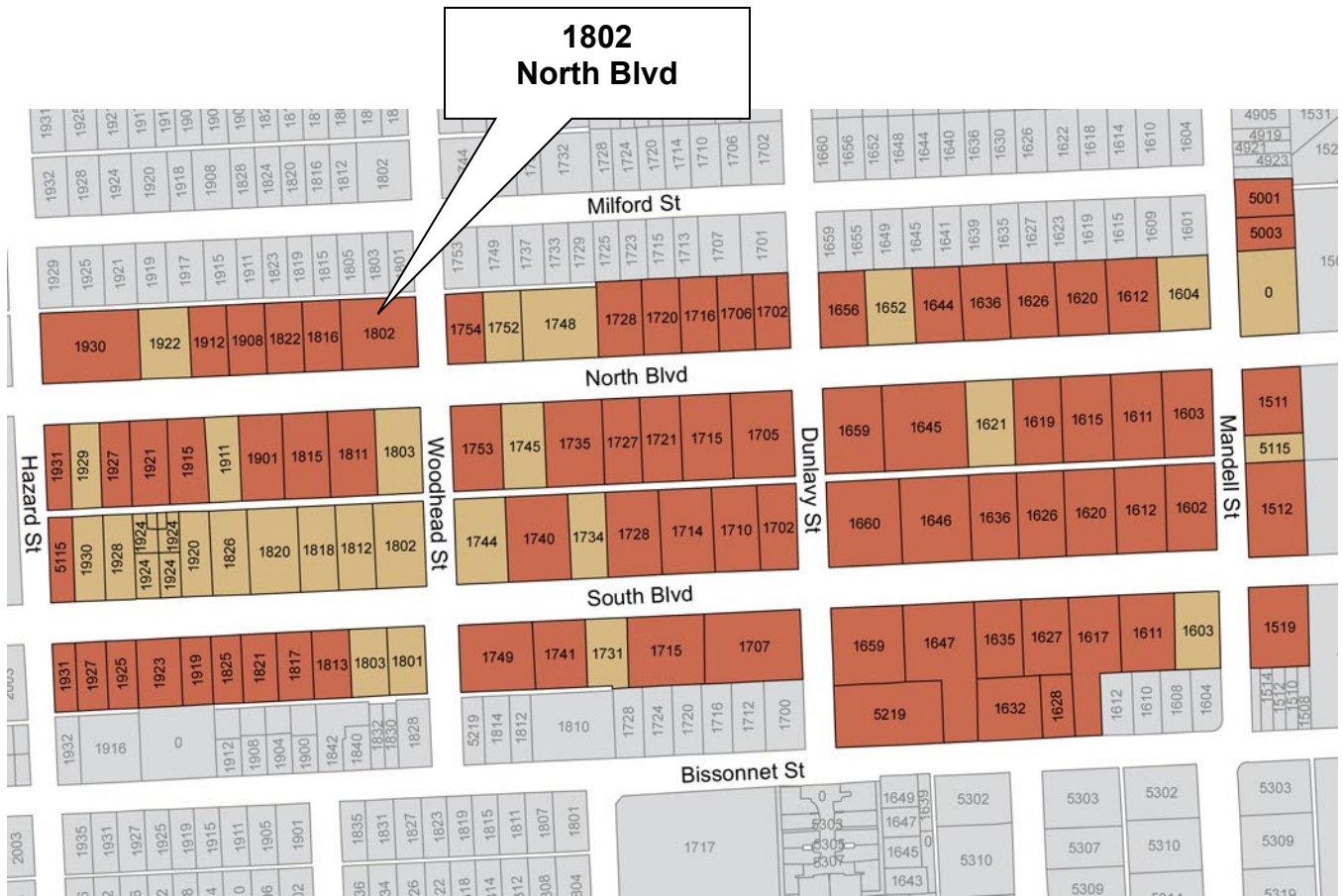
Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



HISTORIC PHOTOGRAPHS

C.1968



C.1975



MAR 24 1975

**STREETSCAPE/CONTEXT**



**STREETSCAPE/CONTEXT**



**CURRENT PHOTO - EAST FACING WOODHEAD**



**CURRENT PHOTO - EAST FACING WOODHEAD**

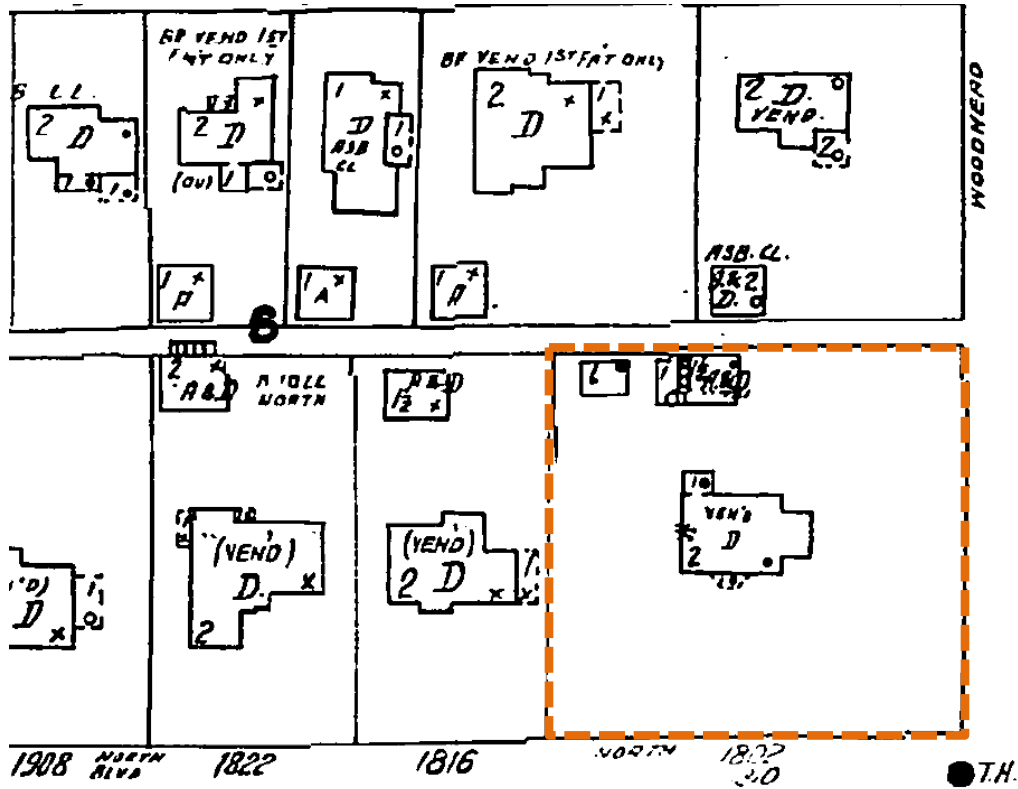




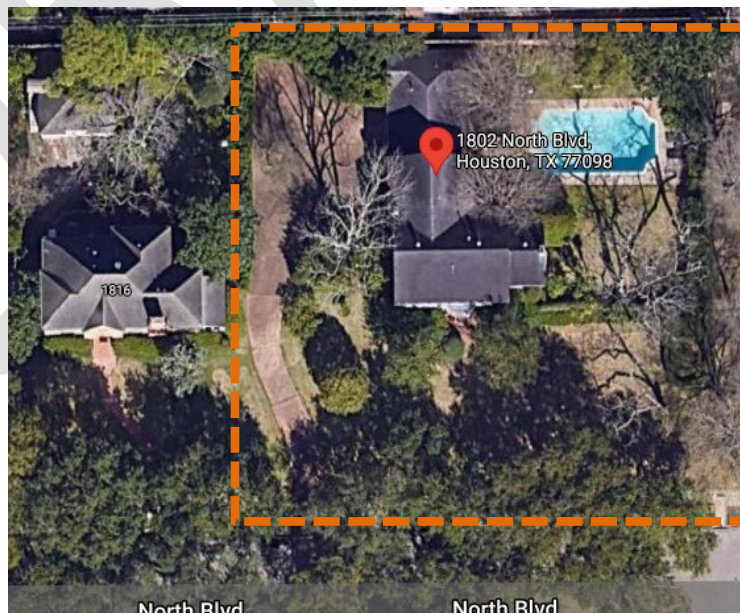
**CURRENT PHOTO – WEST (INTERIOR)**



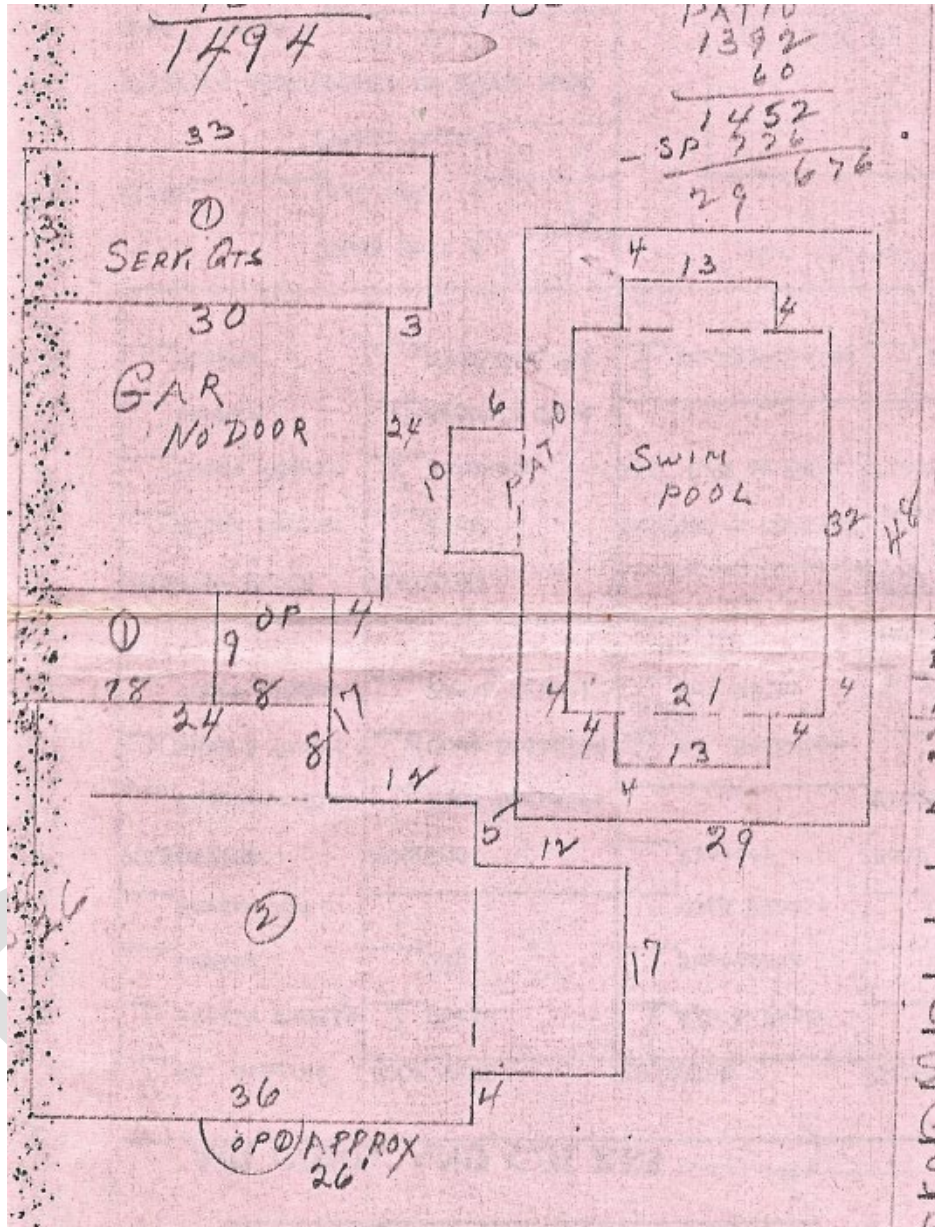
Sanborn c. 1951



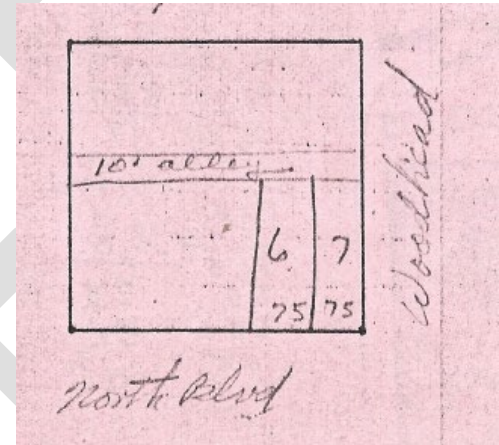
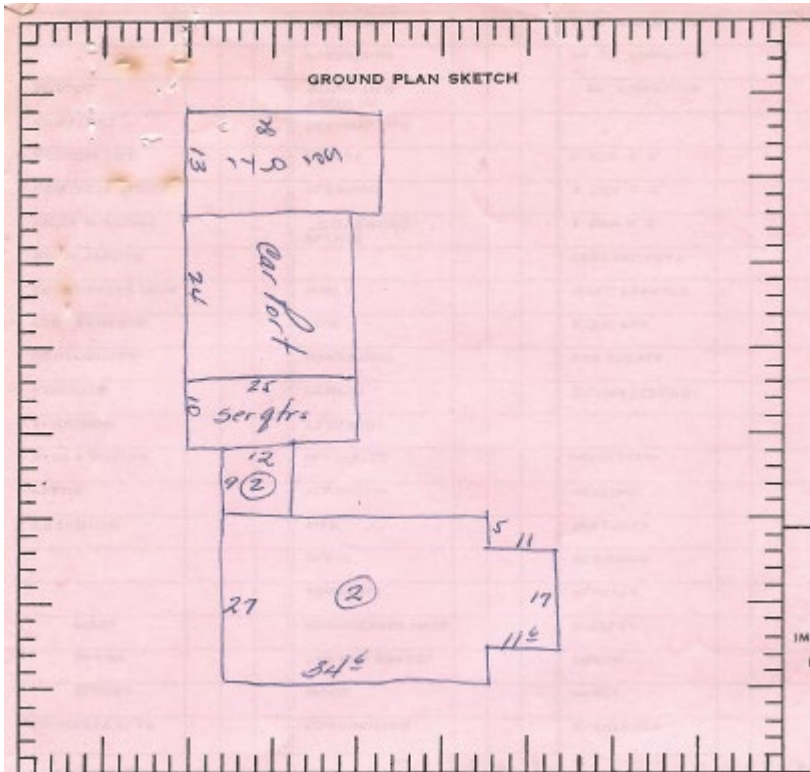
CURRENT AERIAL



Archives C.1968



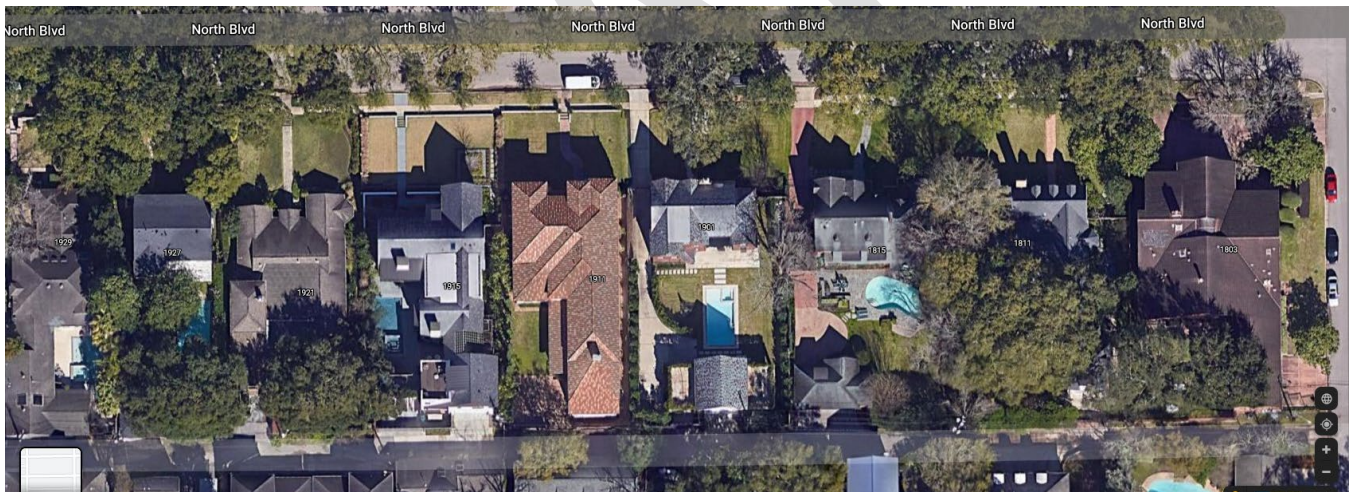
Archives C.1974



1 <sup>ST</sup>	1494	@	19.60	=	29,280
2 <sup>ND</sup>	1332	@	1570	=	20910
F. P.	1	@	2000	=	2000
O. P.	98	@	300	=	290
S. Q.	429	@	10.00	=	4290
GAR	720	@	650	=	4680
S. Pool	776	@	700	=	5430
PATIO	676	@	150	=	1010
					<u>67890</u>
15% Dep.			85%		57710
			100%		57710 - City

12-21-74  
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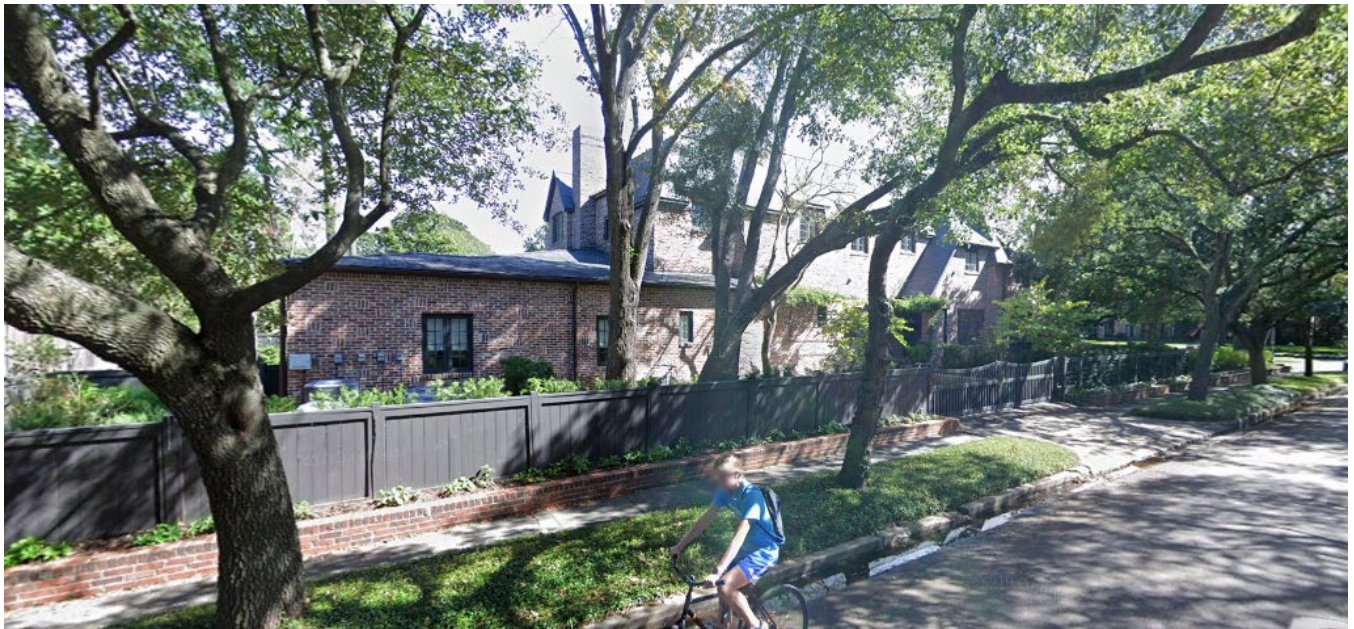
Context Block: setbacks on North Blvd



**CONTRIBUTING CONTEXT: 1660 South Blvd (corner lot)**

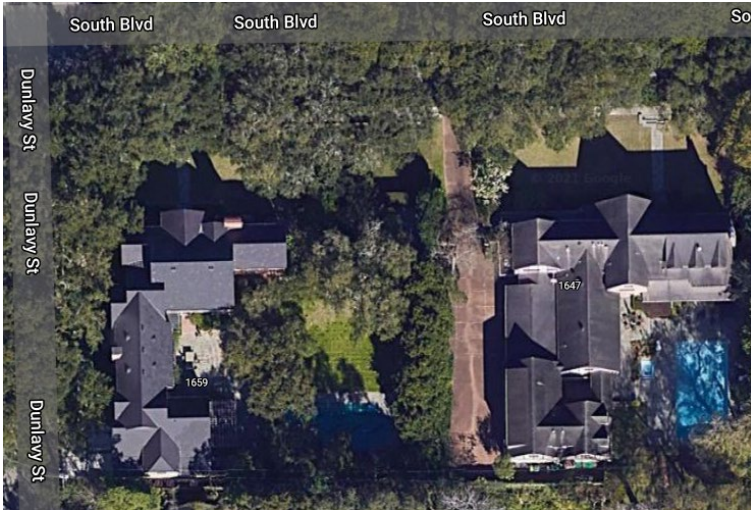
Lot size: 24,505 sqft – Living Space 6,137 sq ft (25%)

*Addition approved by HAHC c. 2013*



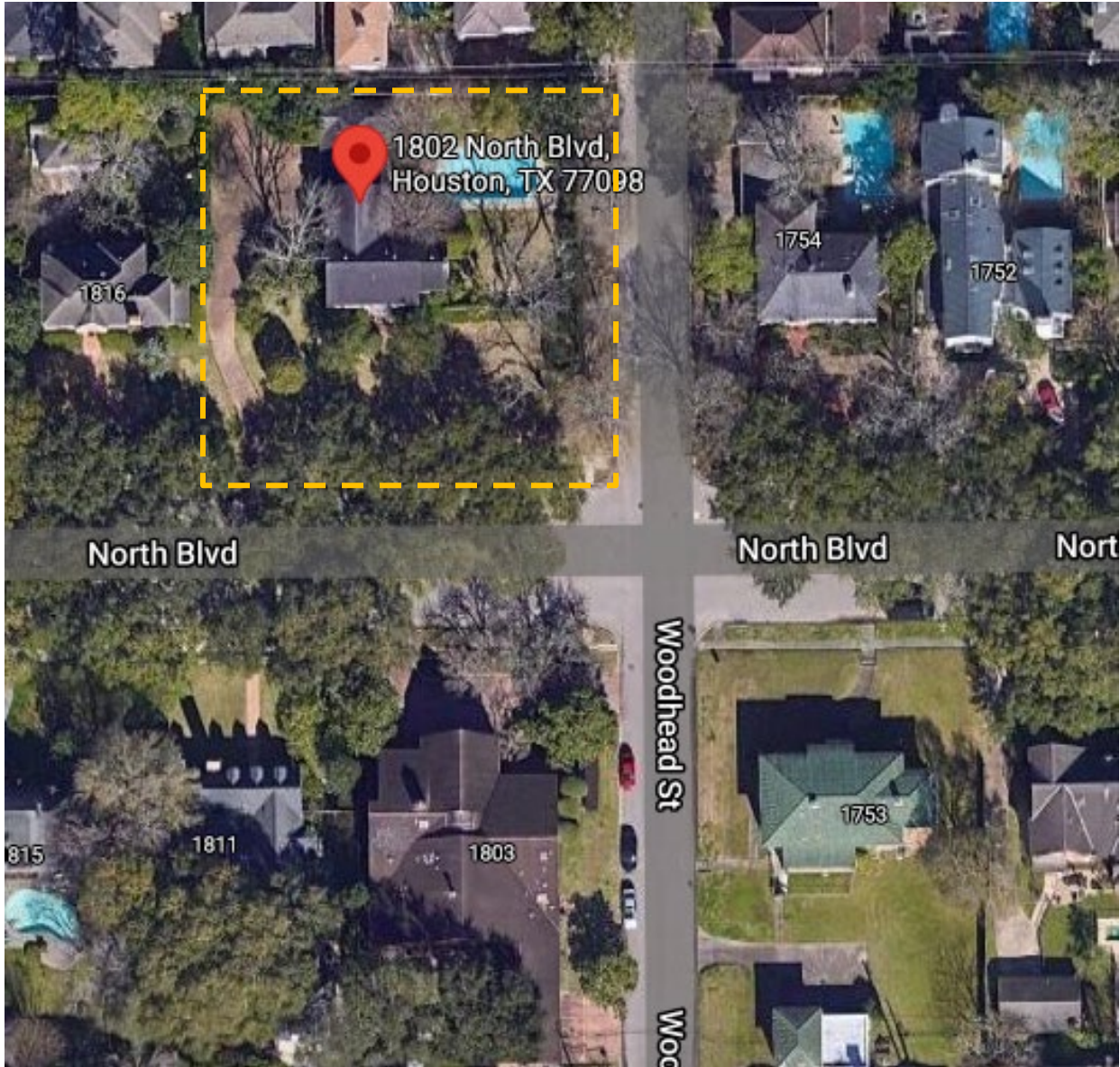
**CONTRIBUTING CONTEXT: 1659 South Blvd (corner lot)**

Lot size: 22,176 sq ft – Living Space 7,684 sq ft (34%)



*Other examples: 1647 South (contributing next door also, attached garage)  
lot size: 30,797sqft – 8,395sqft (27%)*

CURRENT AERIAL(S)

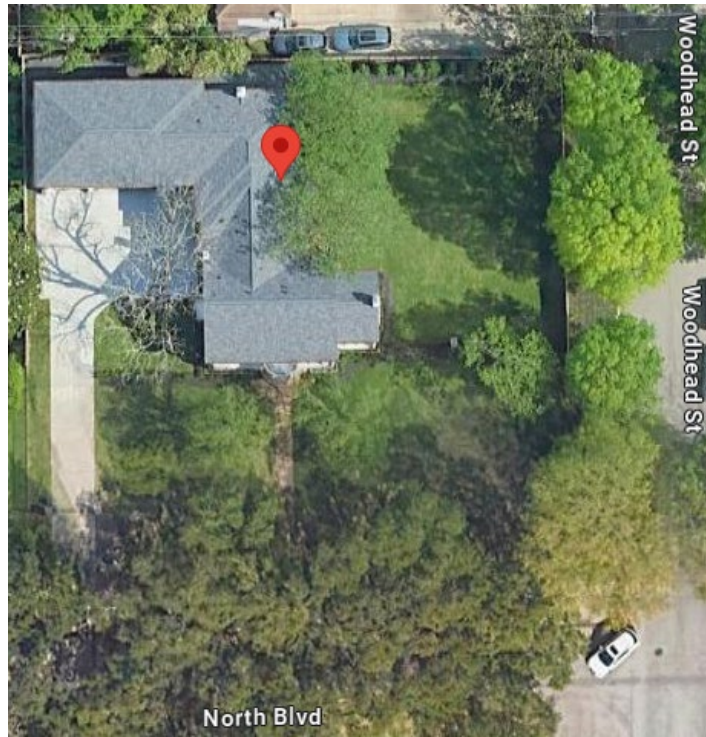






**SITE PLAN**

**EXISTING**

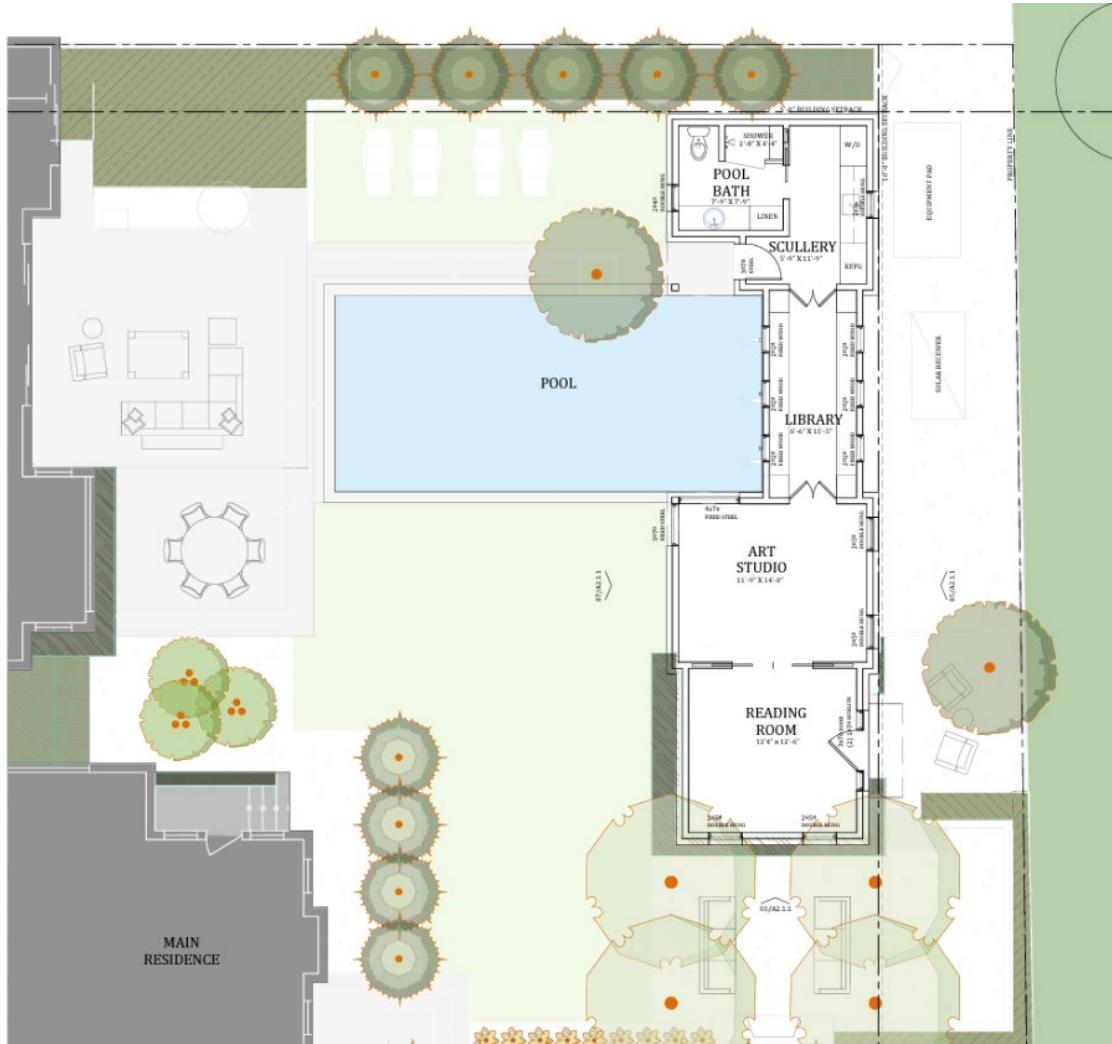


**PROPOSED**





FIRST FLOOR PLAN



SOUTH ELEVATION – FRONT FACING STREET (North Blvd)

PROPOSED



03 NORTH BLVD ELEVATION  
1/4" = 1'-0"

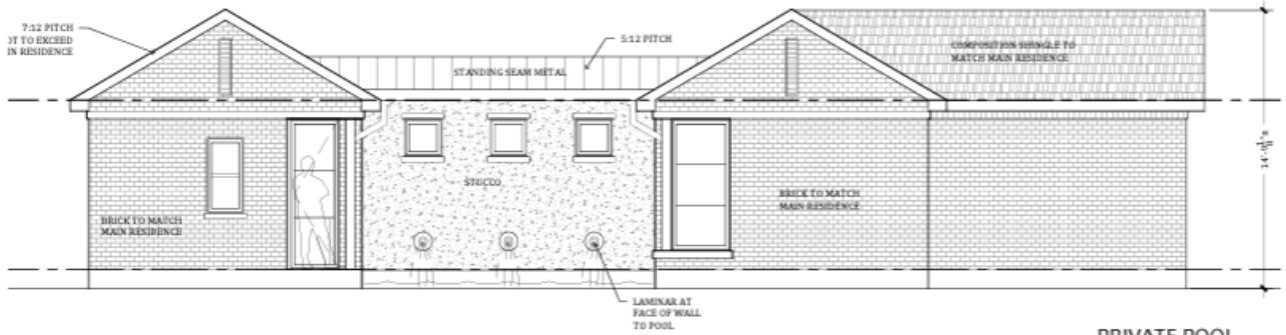
EAST ELEVATION – FACING STREET  
PROPOSED



05 WOODHEAD ELEVATION  
1/4" = 1'-0"

WEST ELEVATION – INTERIOR

PROPOSED



07 PRIVATE POOL  
ELEVATION  
1/4" = 1'-0"

DRAFT