

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 22, 2024

**Applicant:** George W. Bickford, owner & Greg Roffino, agent.

**Property:** 1412 South Blvd, Lot 21, Broadacres Subdivision. The property includes a historic 5,790 square foot, two-story brick single-family house with a detached noncontributing carriage house situated on a 38,295 square foot corner lot.

**Significance:** Contributing French Chateausque residence, constructed circa 1939, located in the Broadacres Historic District.

**Proposal:** Alteration – The applicant is proposing to construct a one-story addition.

Exterior alterations were made to the house around 1990 with a new roof, new dormers, and a wrap-around porch on the second floor. The applicant is proposing the following:

- Removing all the non-original alterations made to the house and restoring it to its original elevation and massing.
- Removing the existing pool house and proposing to build a new one-story and two-story additions to the existing house structure.
- Proposing to build a one-story addition connected to the main house with an enclosed breezeway with a front setback that is less than the original house's.
- All openings made at the existing structure will be patched with brick that will be restored from the existing pool house demolition.
- The cladding material to be used for the new additions will be a similar matching brick.
- Proposing for all windows on the existing structure to be replaced with new alum/clad windows to match the original wood windows and all windows will be inset and recessed.
- Installing decorative shutters.

**Public Comment:** No public comment received.

**Civic Association:** Letter of opposition received

**Recommendation:** -

**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

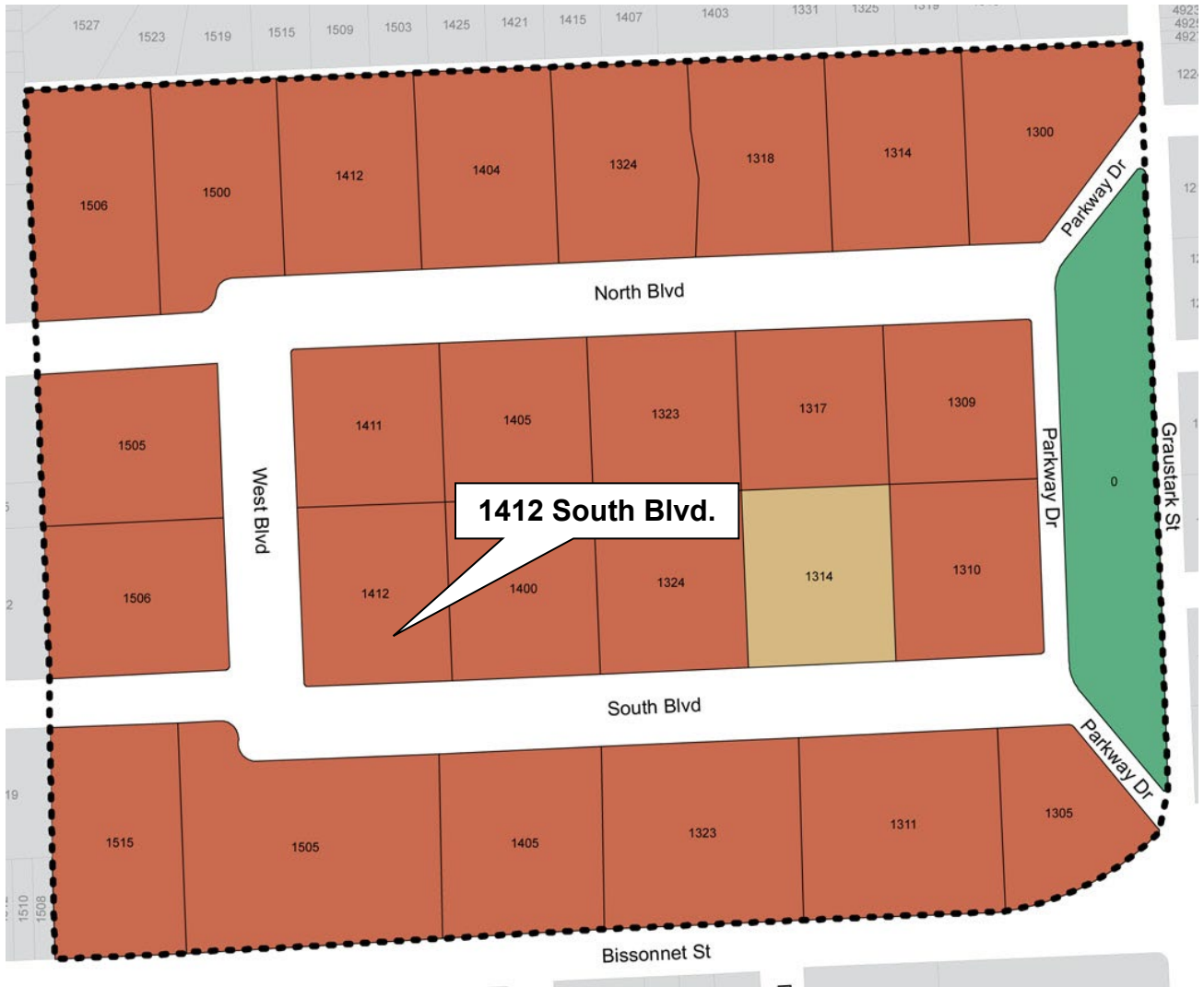
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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**  
**BROADACRES HISTORIC DISTRICT**



- Building Classification**
-  Contributing
  -  Non-Contributing
  -  Park

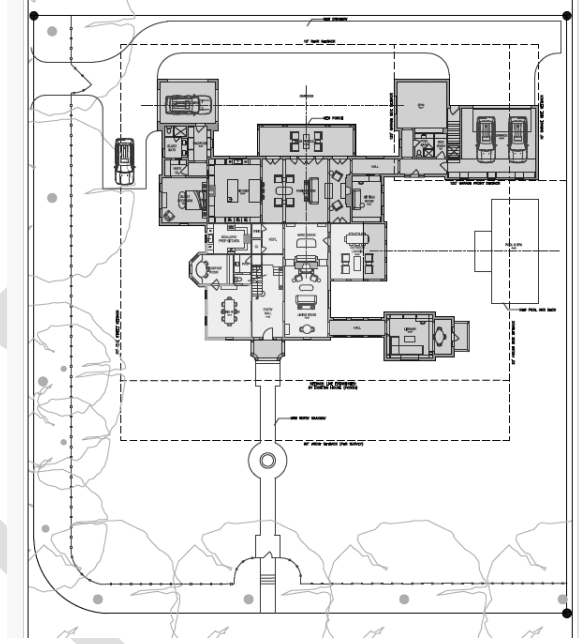
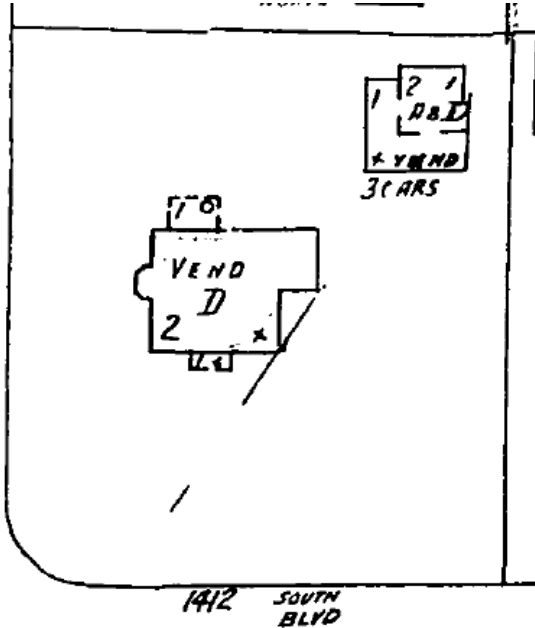
INVENTORY PHOTO



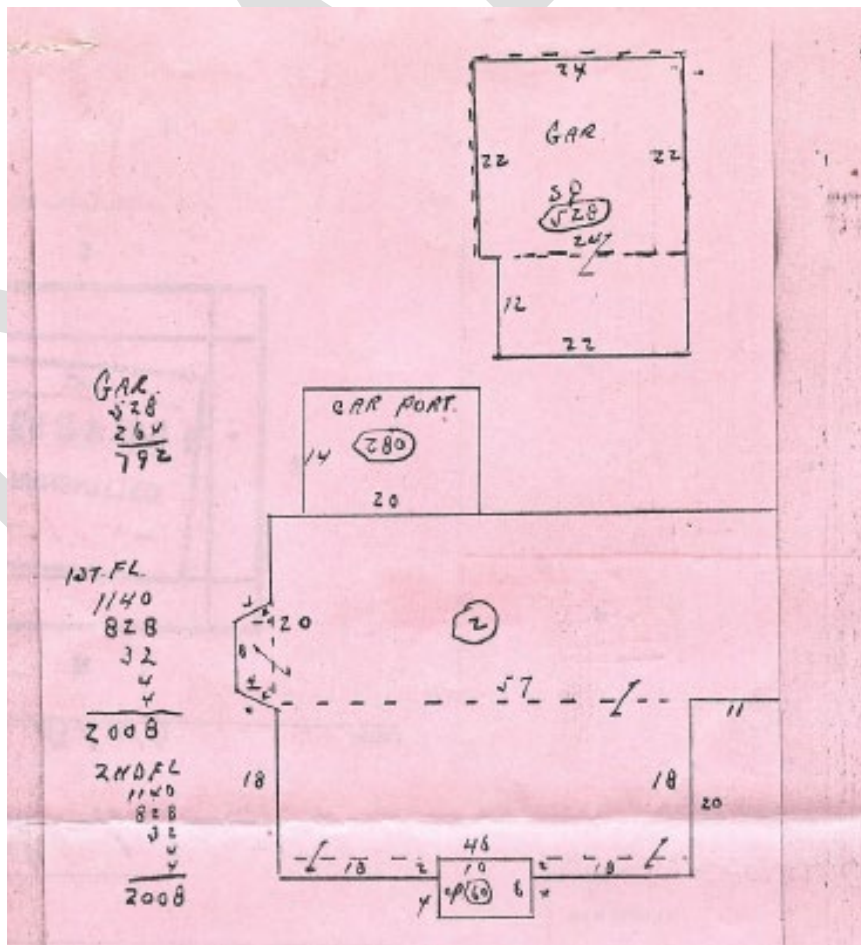
CURRENT PHOTO



SANBORN MAP (1924-1950) & HISTORIC PHOTO



TAX RECORDS-BLA 1976



CONTEXT AREA



*Figure 1- 1420 south Blvd. Next door neighbor*



*Figure 2- 1505 South Blvd. across the street neighbor*

EXISTING PHOTOS



NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION





WEST (SIDE) ELEVATION



EAST (SIDE) ELEVATION

DETACHED POOL HOUSE



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

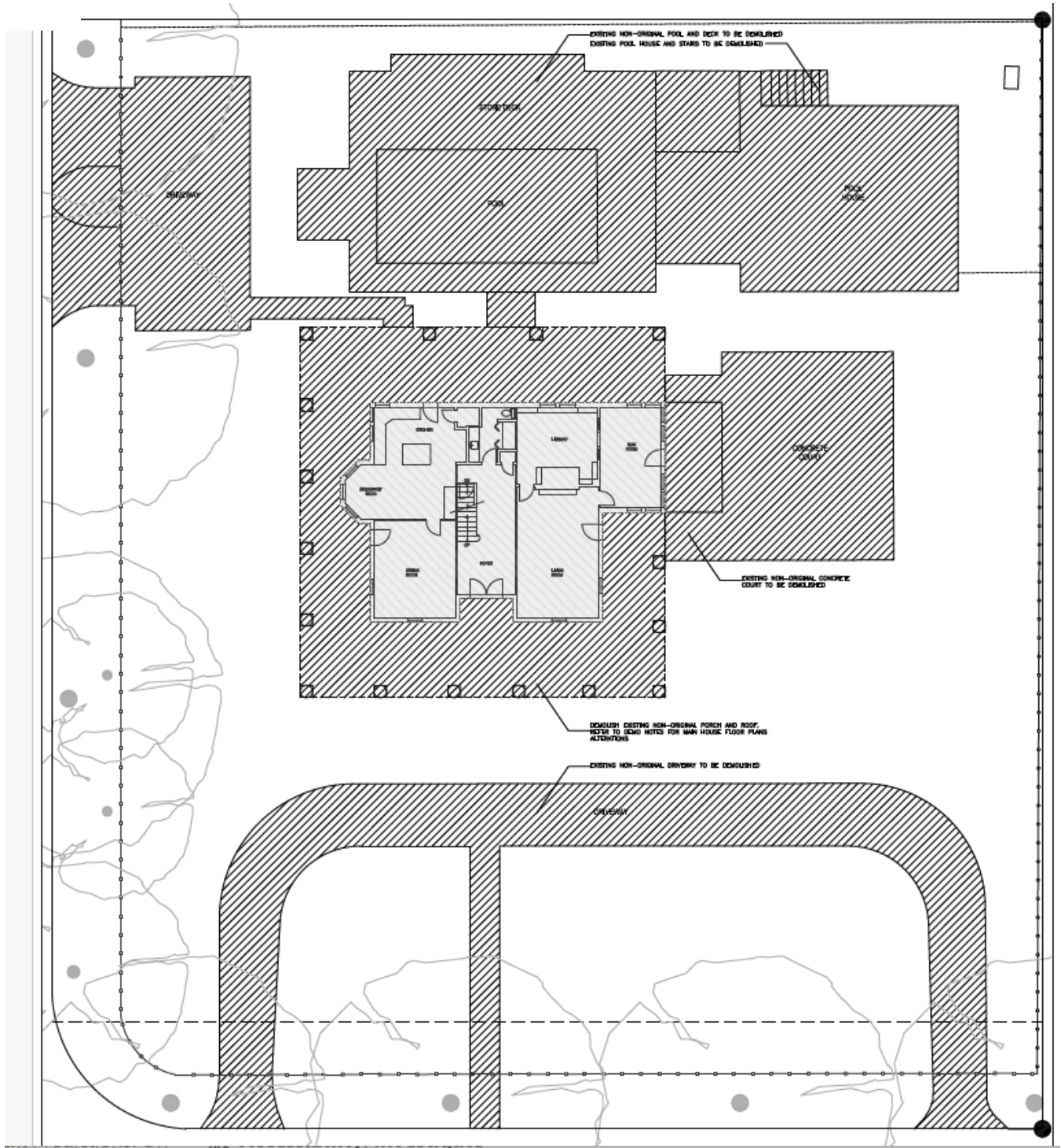


WEST ELEVATION

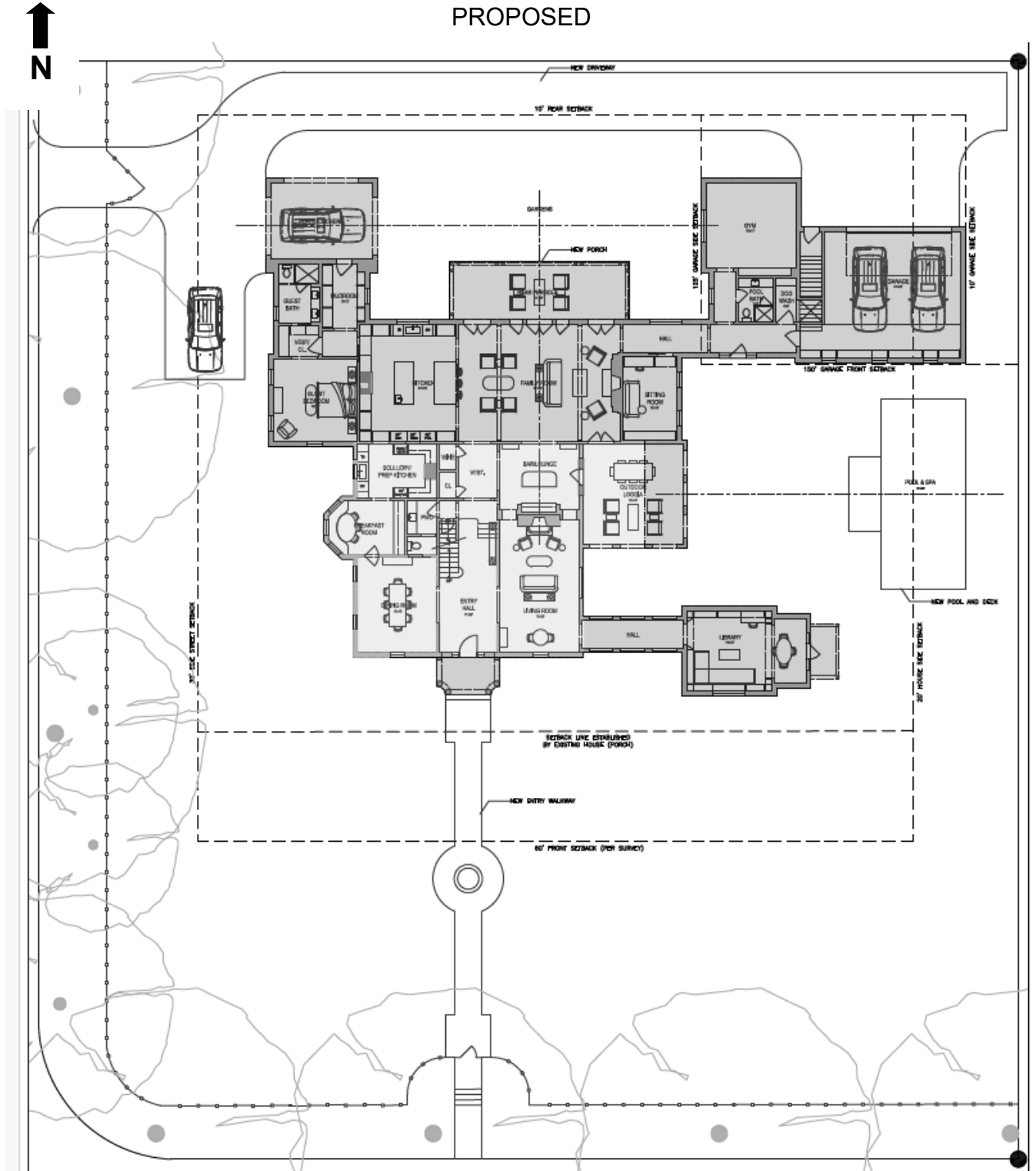


SITE PLAN

EXISTING



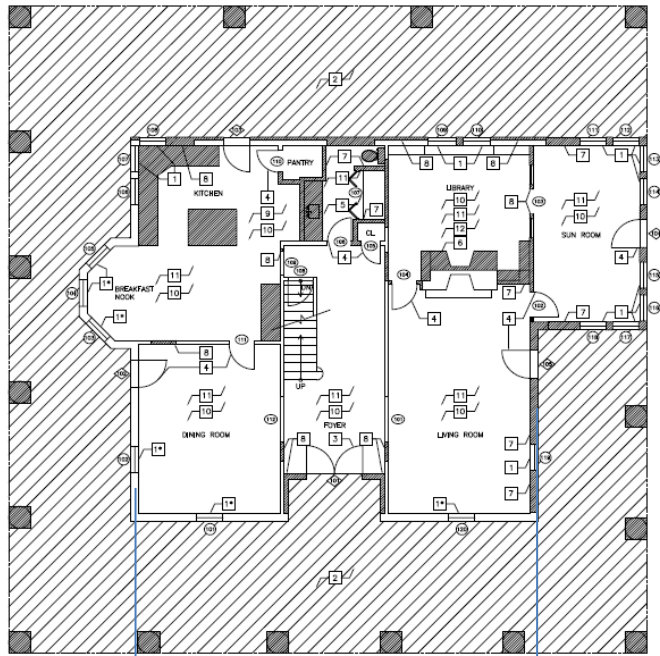
SITE PLAN  
PROPOSED



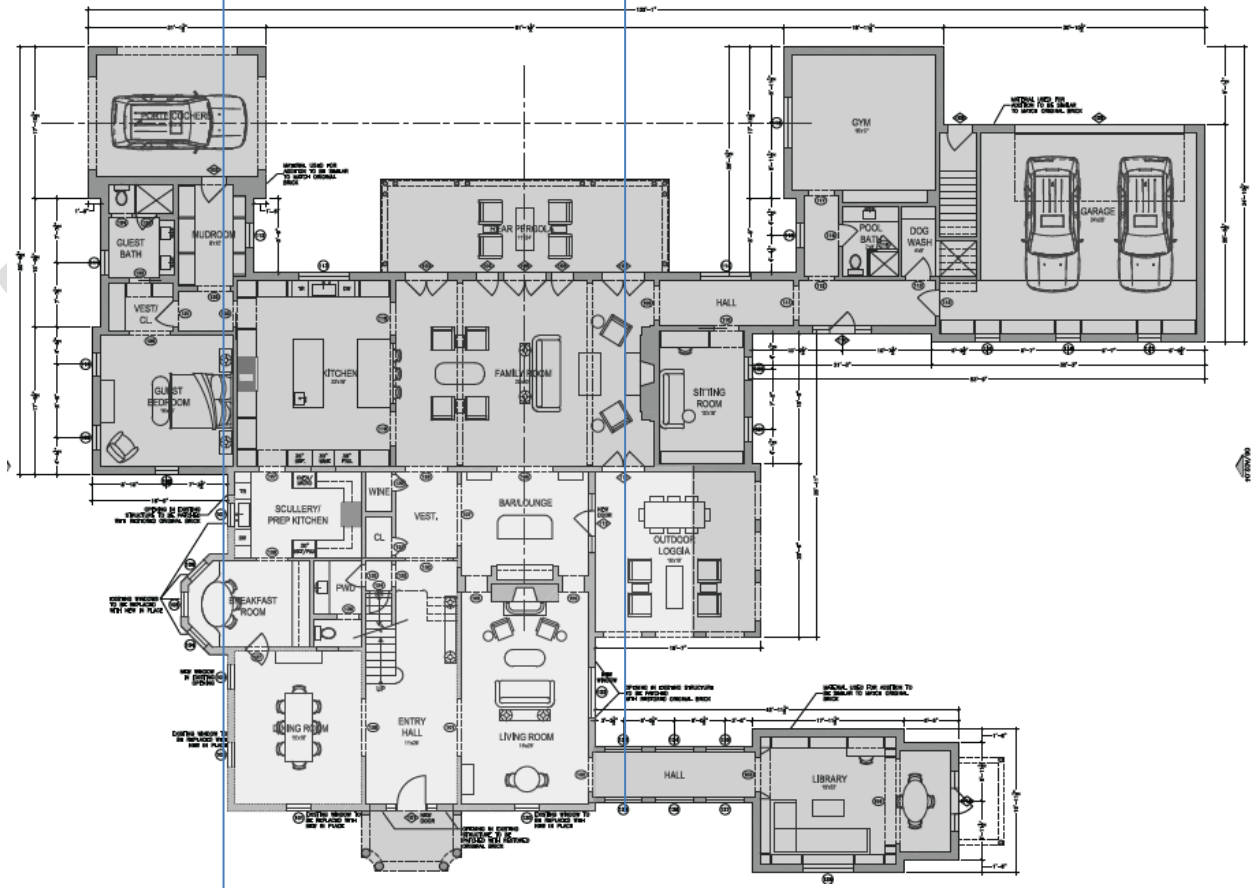
### FIRST FLOOR PLAN



EXISTING



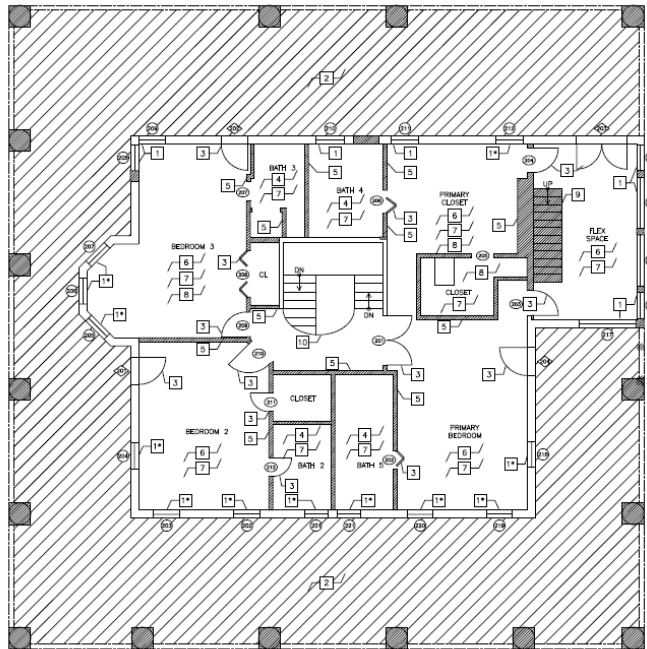
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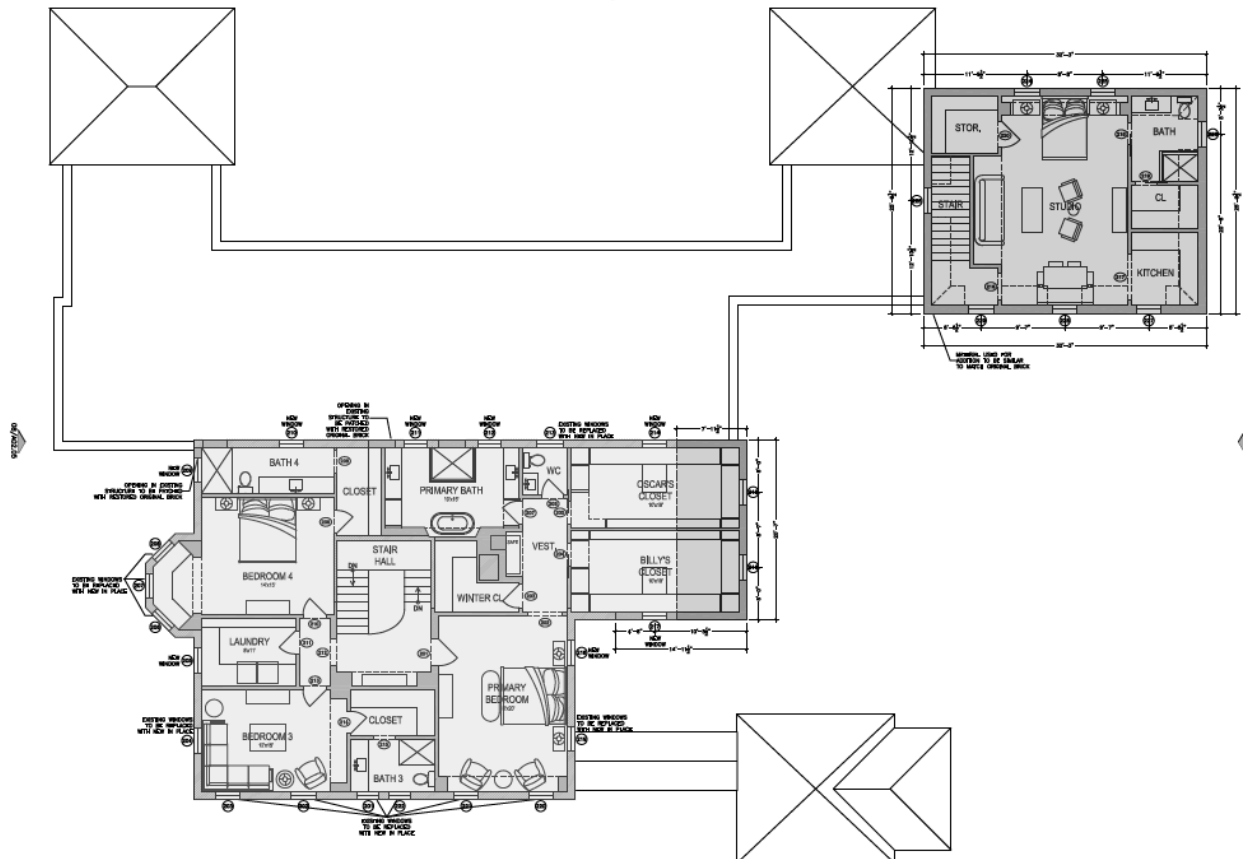
SECOND FLOOR PLAN



EXISTING



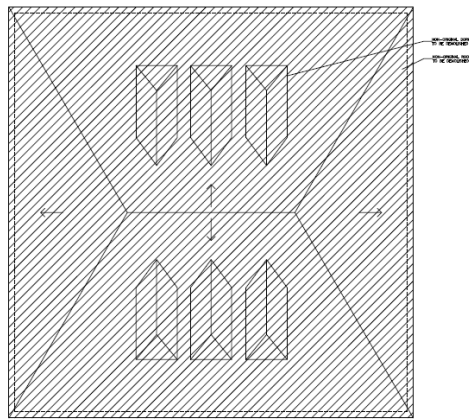
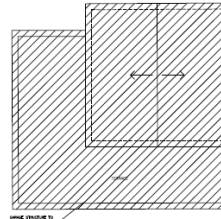
PROPOSED



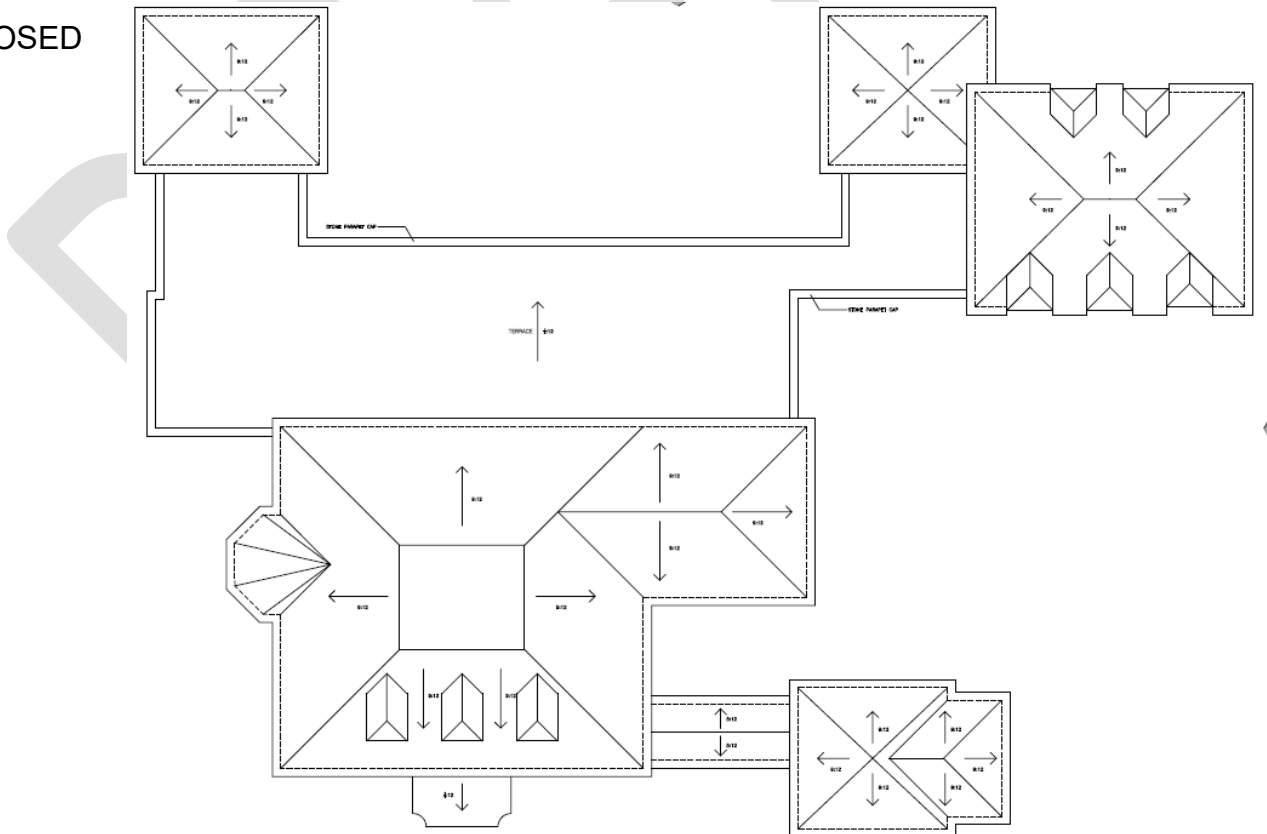
ROOF PLAN



EXISTING



PROPOSED



NORTH ELEVATION – FRONT FACING SOUTH BOULEVARD



01 ORIGINAL NORTH ELEVATION

1/4"=1'-0"



NEW ROOF AND DORMERS TO REPLICATE THE ORIGINAL

EXISTING STRUCTURE EXTENDED AT REAR

EXISTING NON-ORIGINAL WINDOW SHUTTERS TO REMAIN

NEW ONE-STORY ADDITION

NEW FRONT PORCH TO RELATE TO ARCHITECTURAL STYLE OF THE ORIGINAL PORCH

02 PROPOSED NORTH ELEVATION

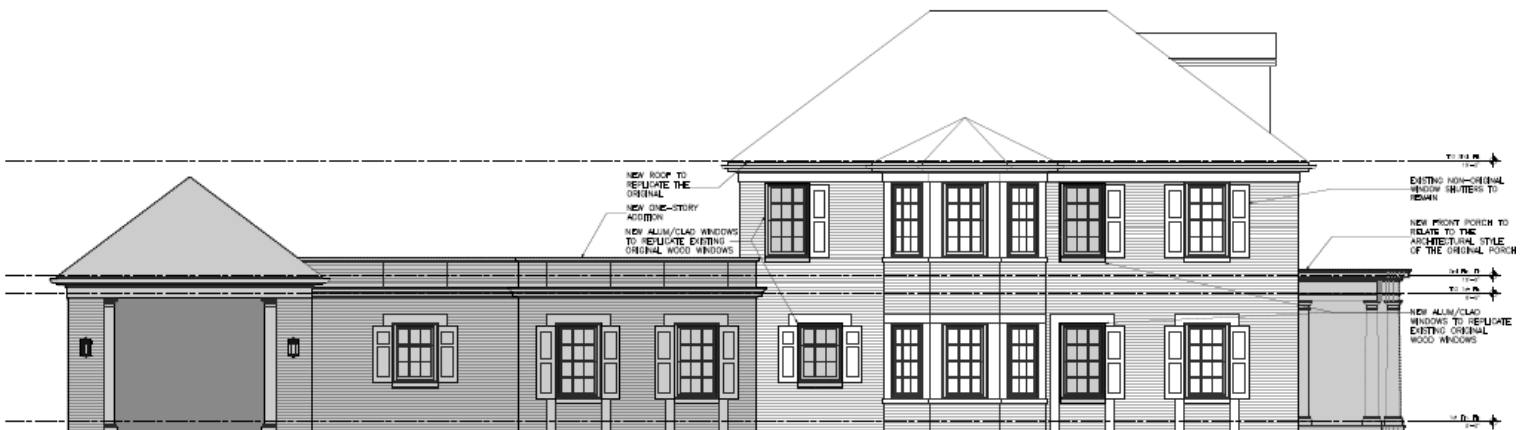




WEST SIDE ELEVATION – FRONT FACING WEST BOULEVARD



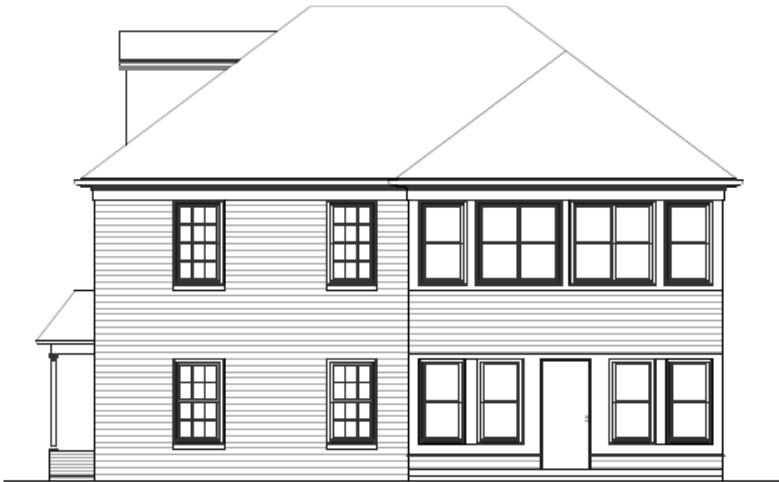
07 ORIGINAL WEST ELEVATION  
1/4"=1'-0"



08 PROPOSED WEST ELEVATION  
1/4"=1'-0"

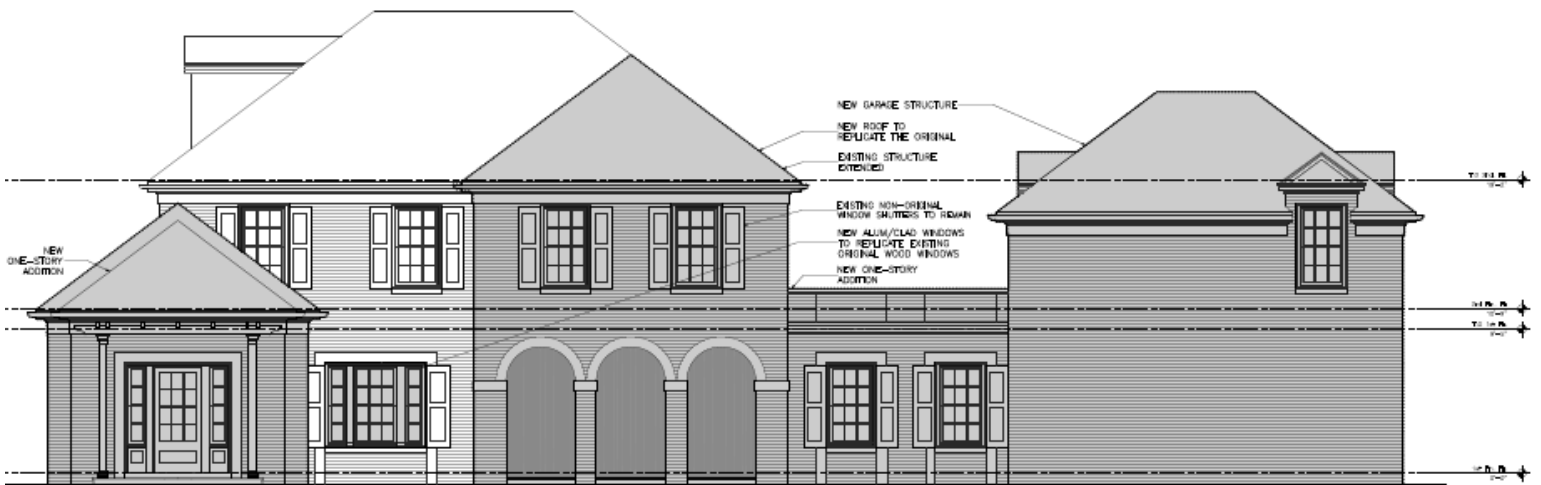


**EAST SIDE ELEVATION**



05 EXISTING EAST ELEVATION

1/4"=1'-0"



06 PROPOSED EAST ELEVATION

1/4"=1'-0"

**SOUTH (REAR) ELEVATION**



03 EXISTING SOUTH ELEVATION  
1/4" = 1'



04 EXISTING WEST ELEVATION  
1/4" = 1'

DRAFT