

1035 South Boulevard

Summary of the HPC's Assessment of
Project's Adherence to the Secretary of the Interior's Standards Guidelines
8/28/2025

Relevant Standards

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Relevant standards from the Requirements for New Construction, Addition, & Demolition Projects include the following:

Additions

Maintaining Historic Character

- An addition shall not change the historic character of the historic building.
- An addition shall be compatible with the historic building to which it is attached, including siting, massing, scale, materials and street rhythm.
- An addition shall not remove character-defining features, historic windows, historic siding or other historic material from the historic building that are visible from the street.
- Exterior finish materials of the addition shall be compatible with that of the historic building.
- An addition shall protect the historic character of the building by making a visual distinction between the historic building and addition.

Size and Configuration - Horizontal Additions

- The size, configuration and massing of all additions shall be such that when viewed from the street, the addition does not visually overpower the historic building.
- Additions shall be constructed only on a rear or side façade so that the historic building retains its prominence as the primary structure viewed from the street.
- The shape and slope of roofs on an addition shall be compatible with those of the historic building.

Guideline: The size, configuration and massing of all additions shall be such that when viewed from the street, the addition **does not visually overpower the historic building**.

HPC: At 115 feet, the addition overwhelms the original 35-foot structure in size, scale, and massing, as its height more than triples that of the historic building, diminishing the original's visual prominence.

Guidance for Adhering to Secretary of the Interior's Standards:

"The size, scale, and massing of a new addition all pertain to the addition's overall volume and three-dimensional qualities. **Taken together, size, scale and massing are critical elements for ensuring that a new addition is subordinate to the historic building, thus preserving the historic character of a historic property.** Typically, a compatible addition should be smaller than the historic building in both height and footprint. However, there are other considerations that may allow moving away from this basic concept.

Depending on its location, it may be possible that **an addition slightly taller or slightly larger than the historic building may be acceptable, as long as it is visually subordinate to the historic building.** In some cases, separating the addition from the historic building with a small hyphen can reduce the impact of an addition that is larger than the historic building. Another way of minimizing the impact of a new addition to an historic building is to offset it or step it back from the mass of the historic building."



Guideline: An addition shall be compatible with the historic building to which it is attached, including siting, massing, scale, materials and **street rhythm**.

HPC: The proposed building disrupts the established street rhythm because its height far exceeds the prevailing 60' scale of the block.



This block of South Boulevard is zoned for a maximum height of 60'. With the exception of the Opera Club (78'), all other buildings conform to the 60' maximum. The proposed building (115') is 91% taller than the zoning max and 47% taller than the Opera Club.

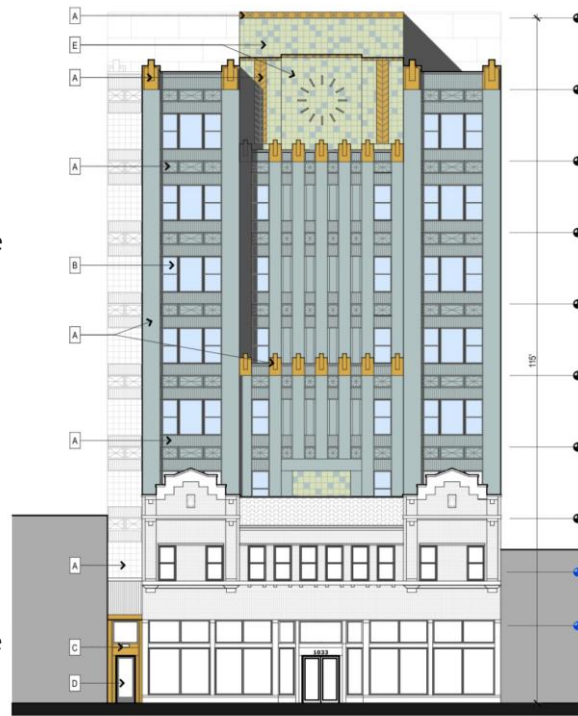
Guideline: Exterior finish materials of the addition shall be compatible with that of the historic building.
HPC: The proposed building does not adhere to this guideline because its brightly colored metal panel and framing finish sharply contrasts with the historic brick and clay tile of the original structure.

Guidance for Adhering to Secretary of the Interior's Standards:

"To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. Section 67.7(c) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." **This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities.** Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

- Using building materials in the same color range or value as those of the historic building. The materials used on the new addition need not be the same as those on the historic building; however, **new materials that highly contrast the historic ones should be avoided.**



Proposed Addition:

MATERIALS:

- A. METAL PANELS ON LIGHT GAUGE FRAMING
- B. WINDOW
- C. WALL MOUNTED LIGHT FIXTURE
- D. EXTERIOR DOOR
- E. PRE-FINISHED METAL PANEL
- F. METAL OVERHEAD DOOR
- G. CONCRETE STRUCTURAL COLUMNS (TYP. FOR 2)
- H. METAL GUARD RAIL
- J. 6'-0" HIGH METAL FENCE
- K. TRANSFORMER W/ CONC. BOLLARD

Landmark Building: The structural system is masonry. The foundation is poured concrete. Exterior walls are original brick. Storefront systems with original cast iron columns. The building has a mansard roof clad in replacement clay tiles with parapet walls. Windows are replacement aluminum clad wood, 1/1 double-hung sashes.

Guideline: An addition shall not change **the historic character** of the historic building.

HPC: By tripling the height of the original structure and introducing incompatible massing and materials, the proposed addition fundamentally alters the proportions and visual integrity of the historic building, thereby erasing rather than preserving its historic character.

Guidance for Adhering to Secretary of the Interior's Standards:

"A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears on relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well."



Summary: HPC Assessment of Proposed Project at 1035 South Boulevard in relation to the relevant Historic Preservation Guidelines

Maintaining Historic Character		
Not aligned	An addition shall not change the historic character of the historic building.	By tripling the height of the original structure and introducing incompatible massing and materials, the proposed addition fundamentally alters the proportions and visual integrity of the historic building, thereby erasing rather than preserving its historic character.
Not aligned	An addition shall be compatible with the historic building to which it is attached, including siting, massing, scale, materials and street rhythm.	The proposed addition is incompatible with the historic building because its excessive height, contrasting metal panel materials, and disproportionate massing disrupt the original structure's scale, materials, and established street rhythm.
Aligned	An addition shall not remove character-defining features, historic windows, historic siding or other historic material from the historic building that are visible from the street.	The applicant does not proposed to remove any of the character defining features or materials from the landmark building.
Not aligned	Exterior finish materials of the addition shall be compatible with that of the historic building.	The proposed building does not adhere to this guideline because its brightly colored metal panel and framing finish sharply contrasts with the historic brick and clay tile of the landmark structure.
Partially aligned	An addition shall protect the historic character of the building by making a visual distinction between the historic building and addition.	Although the addition is visually distinct from the historic building in materials, setback, and ornamentation, it is so distinct as to be incompatible in massing, scale, materials, and street rhythm
Size and Configuration - Horizontal Additions		
Not aligned	The size, configuration and massing of all additions shall be such that when viewed from the street, the addition does not visually overpower the historic building.	At more the twice the height of the historic landmark and with bold ornamentation, the addition will visually overpower the building.
Not aligned	Additions shall be constructed only on a rear or side façade so that the historic building retains its prominence as the primary structure viewed from the street.	Although the addition will be constructed at the rear and side, it competes with and diminishes the historic structure's prominence as the primary street-facing form
Not assessed	The shape and slope of roofs on an addition shall be compatible with those of the historic building.	Not assessed