

CERTIFICATE OF APPROPRIATENESS

Application Date: March 29, 2016

Applicant: David Jefferis, Grayform Architecture,LLC for Dave Rothbauer, owner

Property: 1710 Crockett St, Lot 3, Block 229, Baker NSBB Subdivision. The property includes a historic 1,142 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the High First Ward Historic District.

Proposal: Alteration – Windows/Porch

- Relocate existing window on the west elevation 5' to the right (toward the front elevation).
- Replace metal columns and rails at front porch with turned wood columns and rails.
- Remove damaged rear chimney.

See enclosed application materials and detailed project description on p. 14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval for replacement of porch columns/rails and removal of damaged rear chimney, denial for relocation of window

HAHC Action: Approved with Conditions: Use salvaged wood siding to close the original location of the relocated window.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: April 21, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Windows are key elements of the property's historical character and should be retained. Altering the original fenestration pattern diminishes the character of the property and should not be altered on the basis of an interior remodel.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Windows are key elements of the property's historical character and should be retained. Altering the original fenestration pattern diminishes the character of the property and should not be altered on the basis of an interior remodel.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The relocation of the window from its existing location destroys historic material through the removal of siding. The relocation also involves the unnecessary installation of new siding at the existing window's location. Relocating the window may also cause structural issues unforeseen at this time and cause the further alteration of the west elevation.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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. |

HIGH FIRST WARD

S D NA

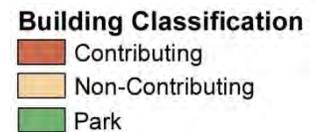
S - satisfies D - does not satisfy NA - not applicable

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

The Design Guidelines have not been officially adopted by City Council. However, the design guidelines state that windows are visually important character defining features of a property's historical character. Original fenestration patterns should be retained.



PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT



INVENTORY PHOTO



SOUTH (FRONT) FACING CROCKETT

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED

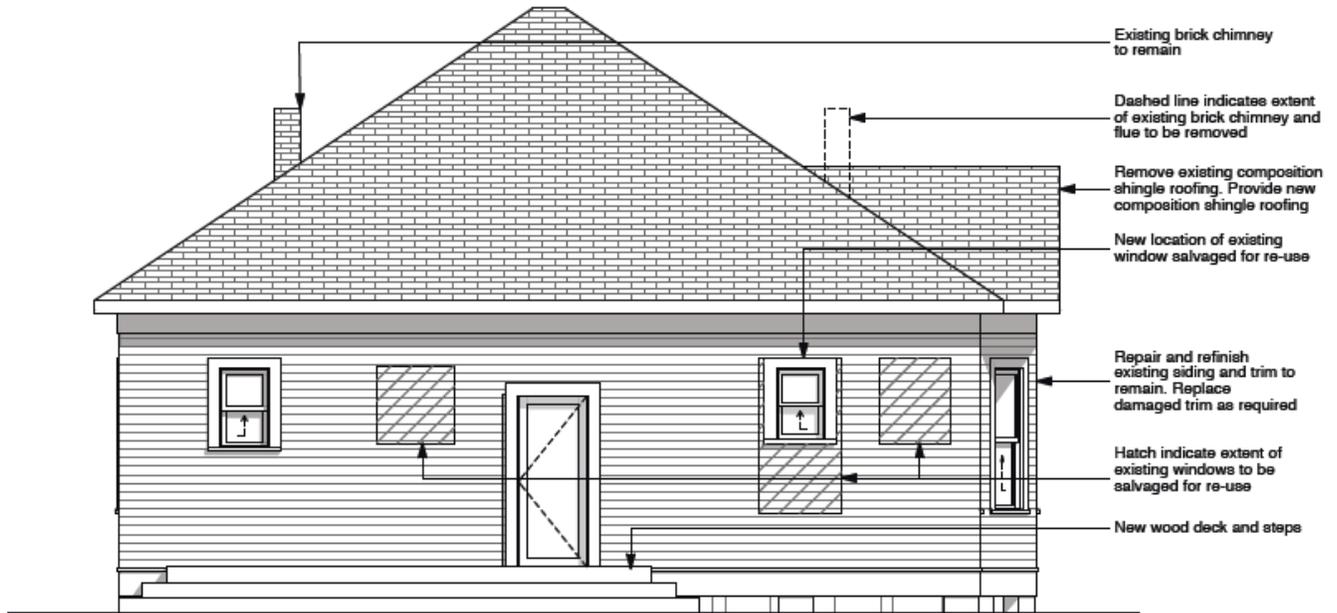


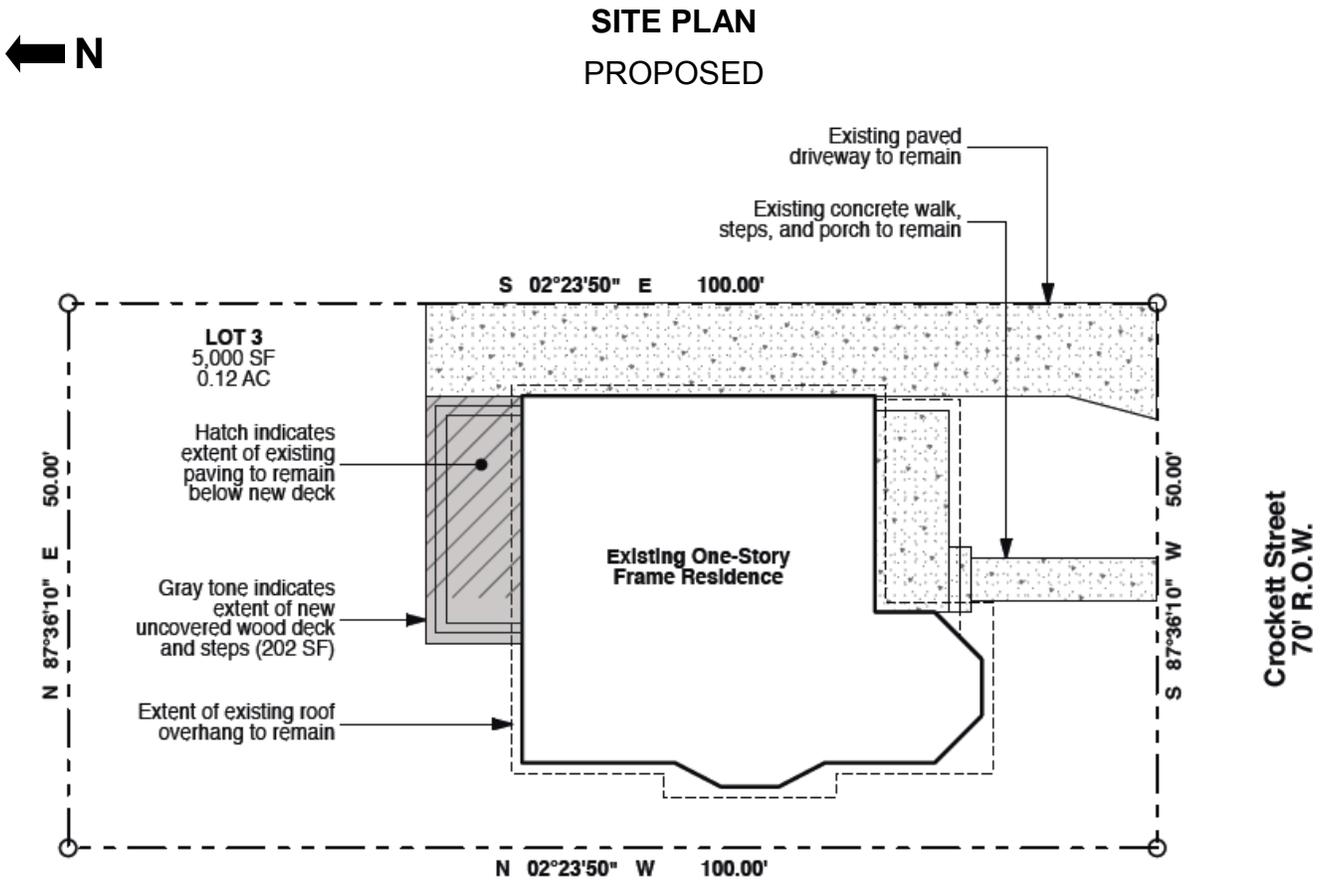
NORTH (REAR) ELEVATION

EXISTING



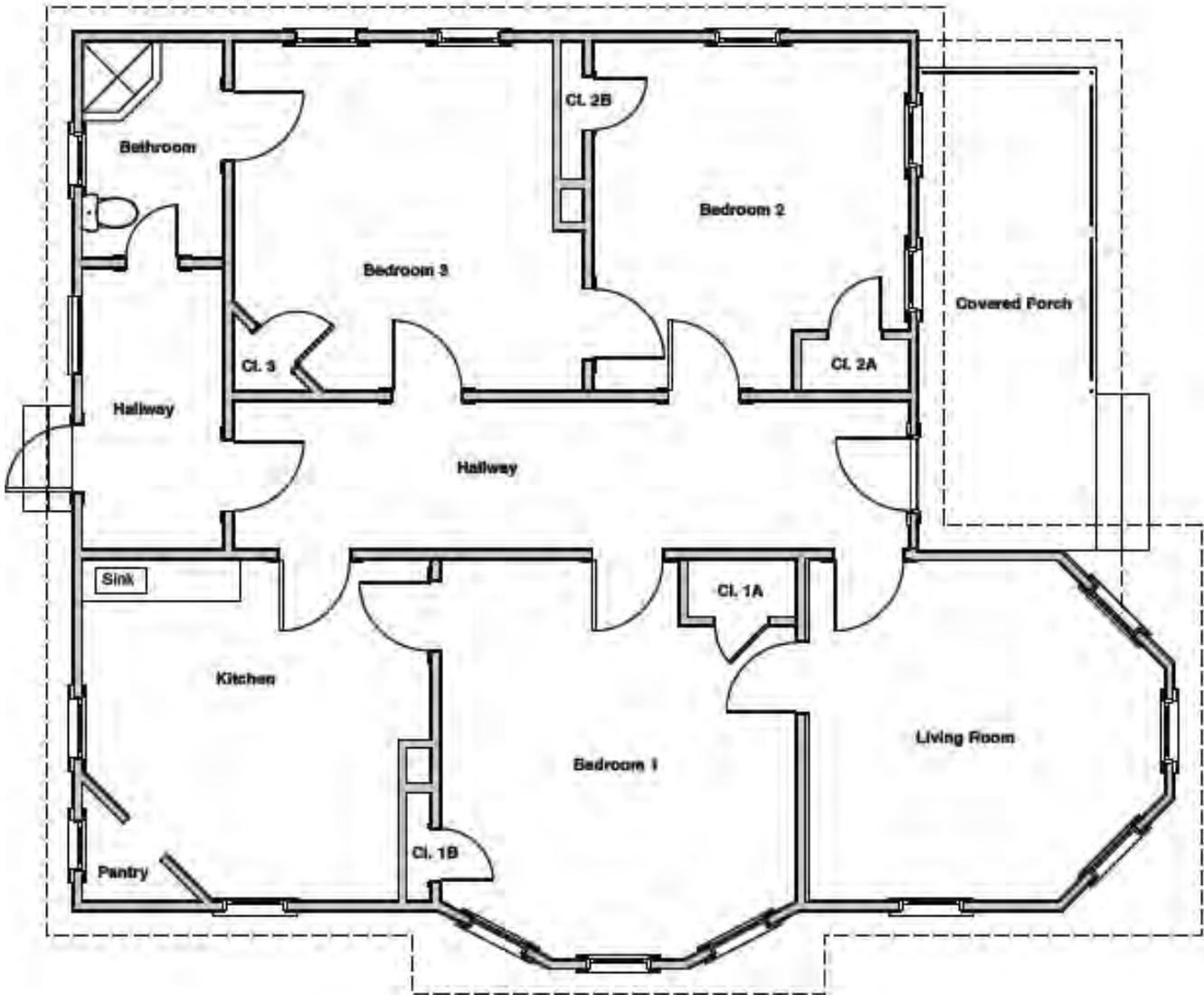
PROPOSED



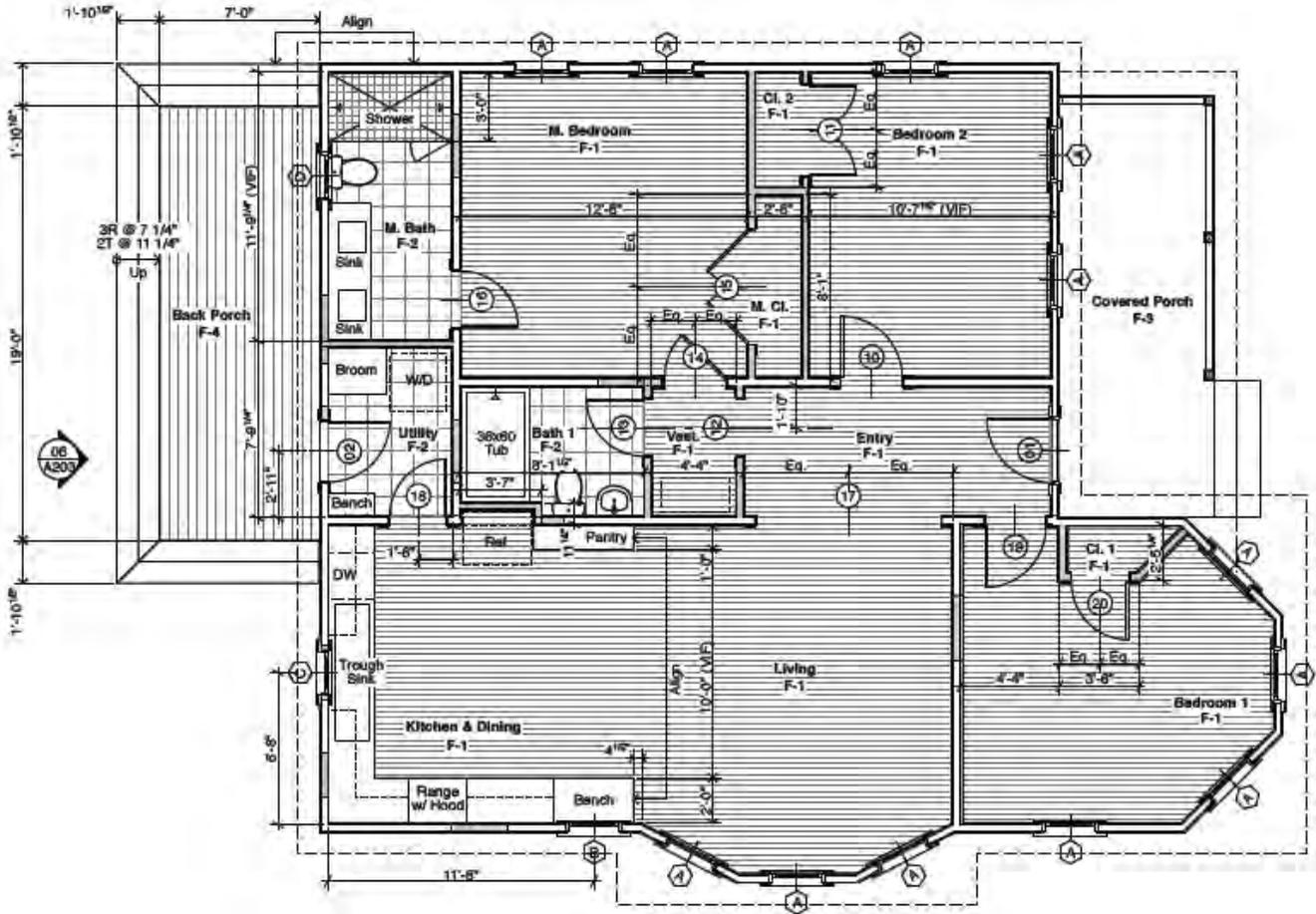


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

Window Schedule				
Label	QTY.	Width	Height	Special Notes
A	12	2'-5 ¹ / ₄ "	5'-9"	Existing window to remain
B	1	2'-5 ¹ / ₄ "	5'-9"	New location of existing window
C	1	2'-0"	3'-0"	New location of existing window
D	1	2'-1"	3'-3 ¹ / ₂ "	Existing window to remain

Interior Door Schedule					
Label	Width	Height	Tran...	Operation	Special Notes
01	2'-10"	6'-8"	Yes	Single Swing	Refinish existing leaf to remain
02	2'-8"	6'-8"	No	Single Swing	New location of existing frame w/ new leaf to match existing
10	2'-8"	6'-8"	Yes	Single Swing	Existing door to remain
11	4'-0"	6'-8"	No	Double Swing	New door to match existing
12	2'-6"	6'-8"	No	Single Swing	New door to match existing
13	2'-6"	6'-8"	No	Single Swing	New door to match existing
14	2'-8"	6'-8"	No	Single Swing	New door to match existing
15	5'-0"	6'-8"	No	Double Swing	New door to match existing
16	2'-6"	6'-8"	No	Single Swing	New door to match existing
17	8'-1"	8'-0"	No	Cased Opening	Top of cased opening to align with top of transom
18	2'-6"	6'-8"	No	Single Swing	New door to match existing
19	2'-8"	6'-8"	Yes	Single Swing	Existing door to remain
20	2'-6"	6'-8"	No	Single Swing	New door to match existing

PROJECT DETAILS

Shape/Mass: The one-story residence is 1,142 square feet of conditioned space with a max width of 36.1' and a max depth of 42'. The south elevation features an open-frame, covered concrete porch that is approximately 20' wide and approximately 7' deep. The existing metal columns and railings will be replaced by turned wood columns of the same height and 2'-1" rails with balusters. The existing concrete and concrete steps will remain. The existing slab of pavement at the rear elevation will remain below the new deck. The proposed alterations do not affect the existing dimensions.

Setbacks: The residence is set back 16.1' from the south (front) property line, 5.4' from the west (side) property line, and 8.5' from the east (side) property line. The proposed alterations do not affect the existing setbacks

Foundation: The residence has a pier and beam foundation with 1'-9" to the finished floor. The proposed alterations do not affect the existing foundation.

Windows/Doors: The residence contains wood 2-over-2 windows dispersed throughout its elevations, as well as one aluminum window at the rear. The rearmost 2-over-2 window on the west elevation will be relocated 5' to the right (toward the south elevation) to accommodate an interior remodel. The existing front door will remain and will be refinished. The rear door will be removed and replaced with a salvaged interior door at a new location on the rear elevation.

Exterior Materials: The residence is clad in 117 lap siding. Damaged siding or trim will be repaired or replaced with new siding and trim to match existing material, exposure, and profile.

Roof: The residence has a hipped roof with lower cross gables. One gable faces Crockett and the other faces the west property line. The roof is covered with composition shingles to be replaced with new composition shingles. The proposed alterations do not affect the style, pitch, or height of the roof. The residence has two brick chimneys. The chimney closest to Crockett Street will remain. The rear chimney, tucked behind a cross gable, has fallen into disrepair and will be removed.

Front Elevation: The residence has five wood 2-over-2 windows to remain as well as one original door to remain.
(South) The façade features a projecting ornamented and textured gable that extends beyond the three cutaway bay windows. The projection disrupts the horizontal and vertical continuity of the elevation. The south elevation also features an open-frame, covered concrete porch that is approximately 20' wide and approximately 7' deep. The existing metal columns and railings will be replaced by turned wood columns of the same height and 2'-1" rails with balusters. The existing concrete steps will remain.

Side Elevation: The residence has three 2-over-2 windows to remain.
(East)

Side Elevation: The residence has five wood 2-over-2 windows. The rearmost window will be relocated 5' forward
(West) (toward the south elevation) as to accommodate for interior remodel. The façade features a projecting ornamented and textured gable that extends beyond the three cutaway bay windows. The projection disrupts the horizontal and vertical continuity of the elevation.

Rear Elevation: The residence has three wood 2-over-2 windows of varying size as well as one aluminum window.
(North) The rear door will be removed and replaced with a salvaged interior door at a new location on the rear elevation. For details regarding alteration at the rear elevation, see "Window/Door Schedule" (p. 12). The existing slab of pavement at the rear elevation will remain below the new deck.