

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Karen Brasier, Design 3 Studio for Christina DeHaven, owner

Property: 3324 Morrison Street, Lot 13, Tract 14A, Block 1, Woodland Heights Subdivision. The property includes a historic one-story wood frame single family residence and a detached two car garage situated on a 9,750 square foot (75' x 130') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1908, located in the Woodland Heights Historic District. The existing house has had several additions over the years and was renovated in 2005.

Proposal: Alteration – Revision. Construction of a one-story addition at the rear and on the interior side of the L-shaped contributing one-story residence was granted approval by the HAHC in June 2015.

- The applicant proposes to replace non-original brick skirting with brick clad piers and wood slat lattice.

See enclosed application materials and detailed project description on p. 5-22 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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: August 27, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 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;
(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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.

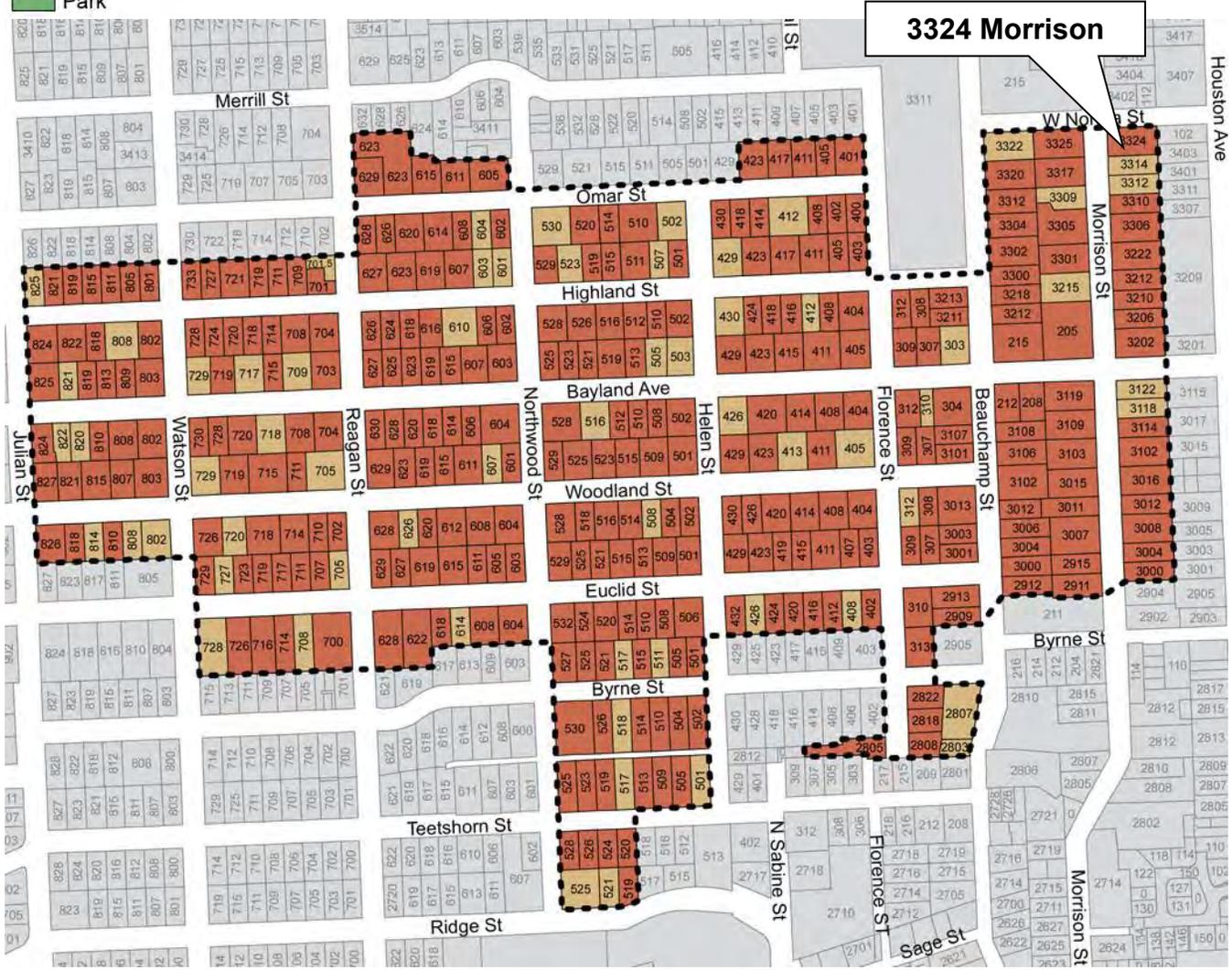


Building Classification

- Contributing
- Non-Contributing
- Park

PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



3324 Morrison

INVENTORY PHOTO



NEIGHBORING PROPERTIES



3402 Morrison Street – Outside District – (neighbor)



3314 Morrison Street – Noncontributing – 1962 (neighbor)



3312 Morrison Street – Noncontributing – 1920 (neighbor)



3317 Morrison Street – Contributing – 1920 (across street)



3325 Morrison Street – Contributing – 1920 (across street)



215 Norma Street – Outside District – (across street)

WEST ELEVATION – FRONT FACING MORRISON STREET

EXISTING



APPROVED JUNE 2015



PROPOSED



NORTH SIDE ELEVATION FACING NORA STREET

EXISTING



APPROVED JUNE 2015



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



APPROVED JUNE 2015



PROPOSED



EAST (REAR) ELEVATION

EXISTING



APPROVED JUNE 2015



PROPOSED

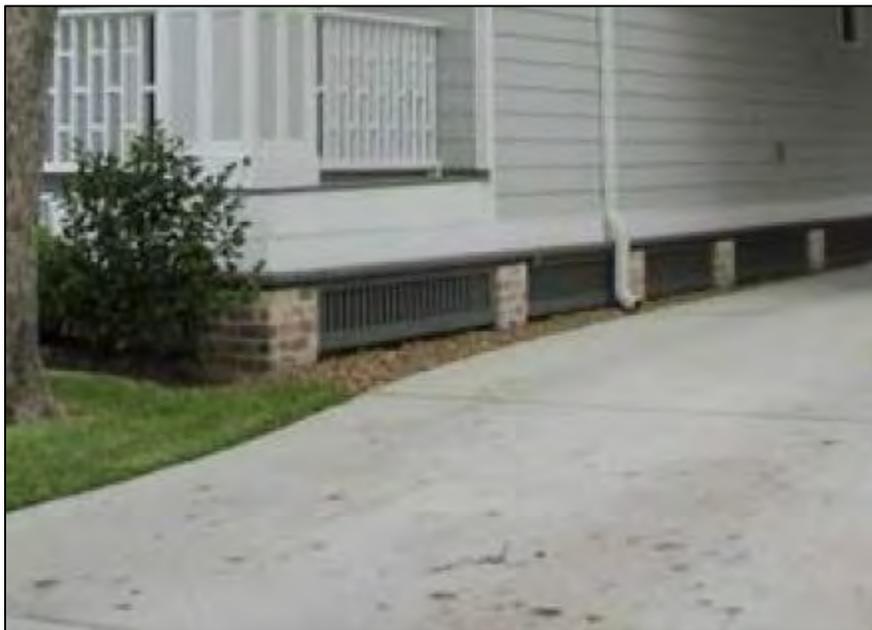


SKIRTING DETAIL

EXISTING



PROPOSED (APPROXIMATE)



PROJECT DETAILS

Exterior Materials: The existing residence is clad in wood siding. Decorative siding is located in the gables. The existing residence has brick skirting. All existing cladding is to remain. See drawings for more detail.

The existing wood siding will be retained and repaired as necessary. The proposed addition will be clad in cementitious siding and have a brick skirting to match existing.

August 2015

Replace non-original brick skirting with brick clad piers and wood slat lattice on the existing structure as well as the addition. See drawings for more detail.