

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Gail Schorre, Morningside Architects LLP for Jonathan & Louise Holley, owner

Property: 619 Woodland Street, Tracts 11 & 12A, Block 28, Woodland Heights Subdivision. The property includes a historic 1,182 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a rear one-story, 61 square foot side addition and a 618 square foot second story addition to a one-story residence.

- The one-story addition will begin 36'-1" (77%) back from the front wall and will measure 5'-10" wide, 10'-7" deep and 10'-3" to the eave. The addition will feature a 5/12 hip roof.
- The second floor addition will begin 23'-4" (50%) back from the front wall and will measure 23'-6" deep, 26'-4" wide, 20'-4" to the eave, and 23'-10" to the ridge. The addition will have a 9'-4" plate height and a 5/12 gable on hip roof.
- All existing original windows and siding will be retained. A non-original divided lite french door will be replaced with two wood 1-over-1 sash windows on the rear elevation.

See enclosed application materials and detailed project description on p. 6-23 for further details.

Public Comment: No public comment received.

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

SHALL APPROVE ADDITIONS

Sec. 33-241(b): HAHC shall approve an application for an addition to a contributing structure that satisfies the following criteria:

(1) An addition taller than any point of the roof of the structure conforms to the following standards:

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

[X] [] [] (a) The addition does not encroach into the front half of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;

[X] [] [] (b) The plate height of the addition does not exceed 1.25 times the plate height of the existing structure; and

[X] [] [] (c) The roof of the new addition does not deviate from the roof pitch of the existing structure.

(2) For new additions that are not taller than any part of the roof of the structure and are adjacent to the sides of the front façade of the existing structure, the new addition conforms to the following standards:

[X] [] [] (a) The addition does not encroach into the front thirty percent of the total depth of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;

[X] [] [] (b) The addition is not wider, as measured from the side adjacent to the front façade, than half of the distance that the addition is actually set back from the front facade. For example, if an addition is set back forty percent of the total depth of the existing structure from the front façade, the addition may not be wider than twenty percent of the total length of the existing structure; and

[X] [] [] (c) The roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(3) For new additions that are not taller than any point of the roof of the existing structure and do not encroach past the farthest point of the rear of the existing structure from the front façade, the roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

[] [] [X] (a) Addition is not taller than any point of the roof of the existing structure;

[] [] [X] (b) Addition does not encroach past the farthest point of the rear of the existing structure from the front façade; and

[] [] [X] (c) Roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(4) AND (in addition to b1, b2, or b3):

[X] [] [] No original building materials are removed from the portion of the structure from the front facade to the addition.



INVENTORY PHOTO



NEIGHBORING PROPERTIES



615 Woodland – Contributing – 1920 (neighbor)



623 Woodland – Contributing – 1930 (neighbor)



611 Woodland – Contributing – 1915 (blockface)



629 Woodland – Contributing – 1909 (blockface)



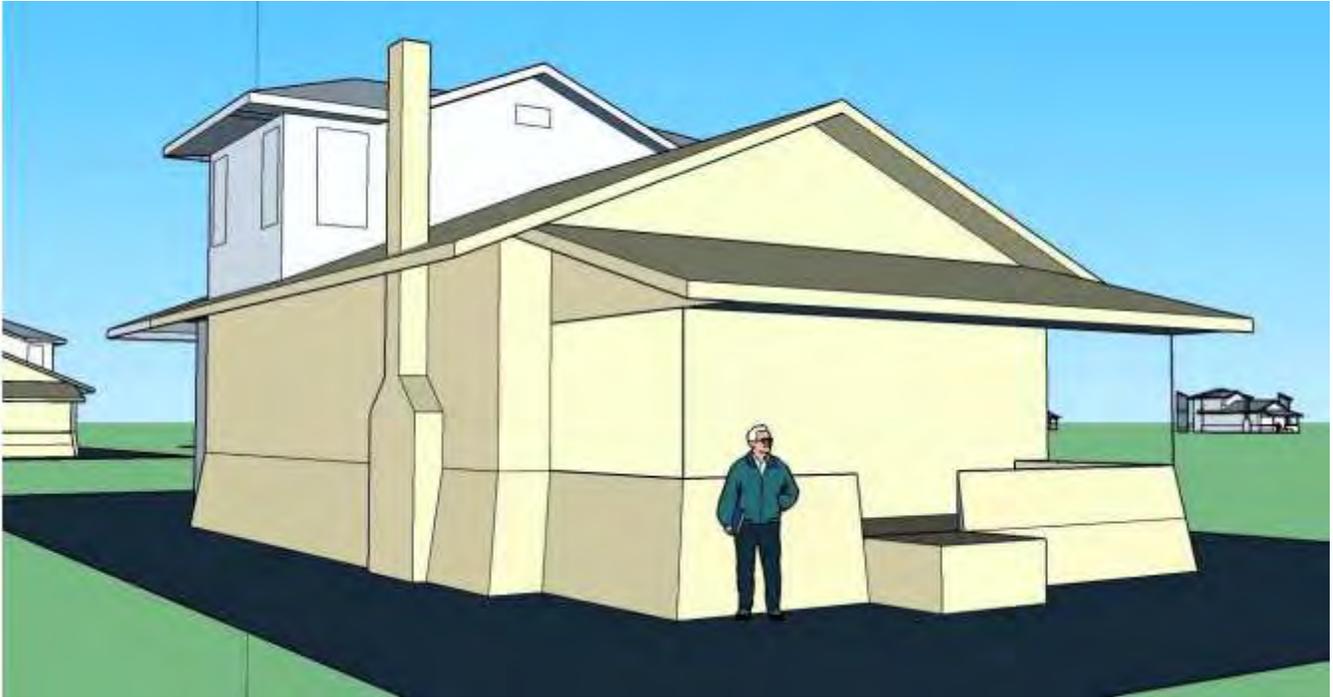
612 Woodland – Contributing – 1910 (across street)



620 Woodland – Contributing – 1915 (across street)

3D RENDERING – FRONT FACING WOODLAND STREET

PROPOSED



REAR (NORTH) ELEVATION



SOUTH ELEVATION – FRONT FACING WOODLAND STREET

EXISTING

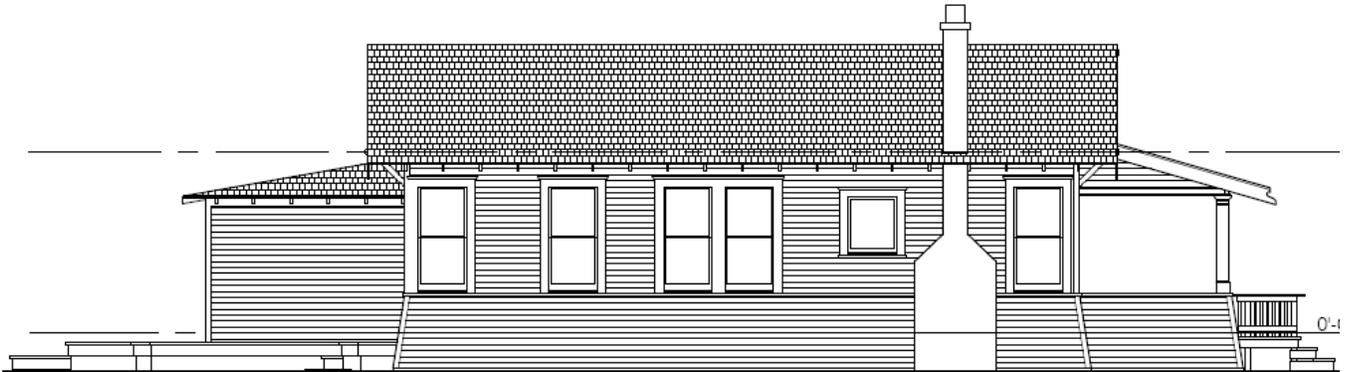


PROPOSED



WEST SIDE ELEVATION

EXISTING

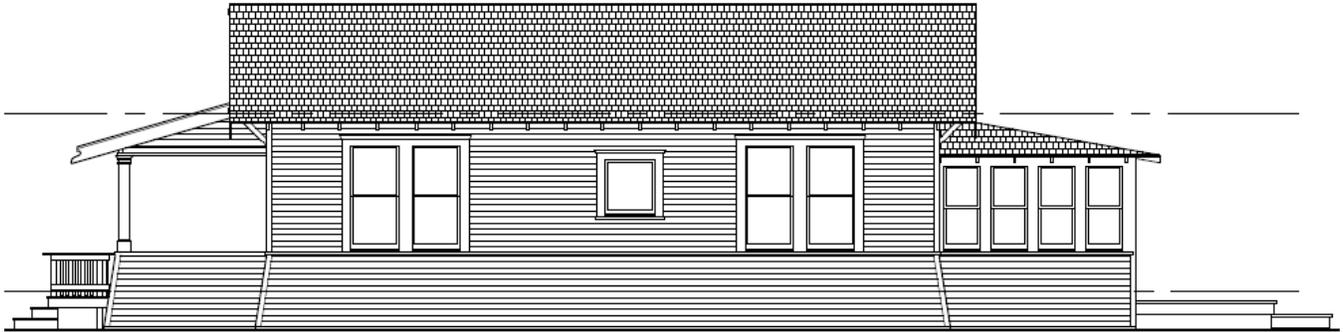


PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED

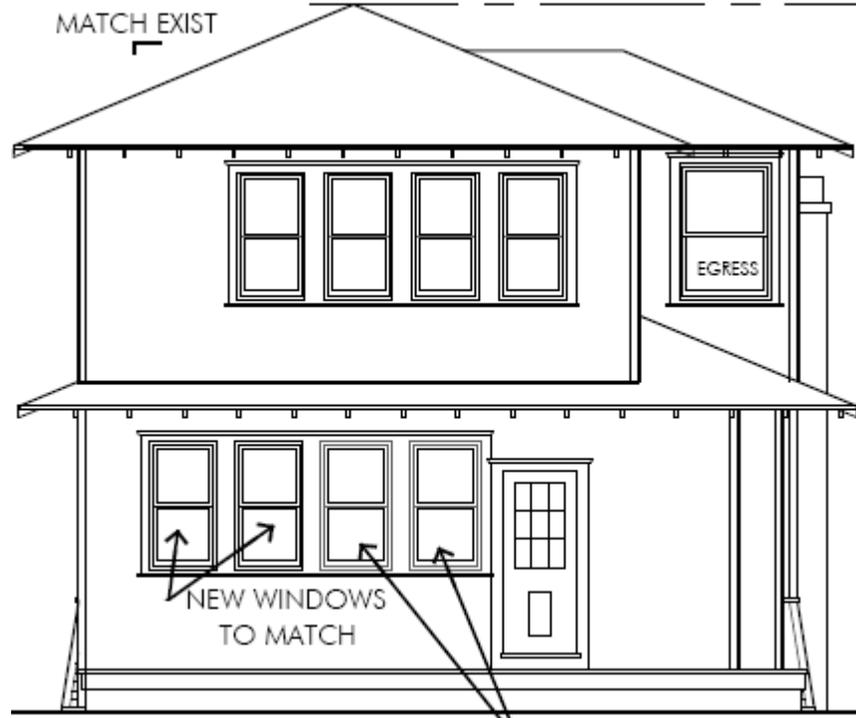


NORTH (REAR) ELEVATION

EXISTING

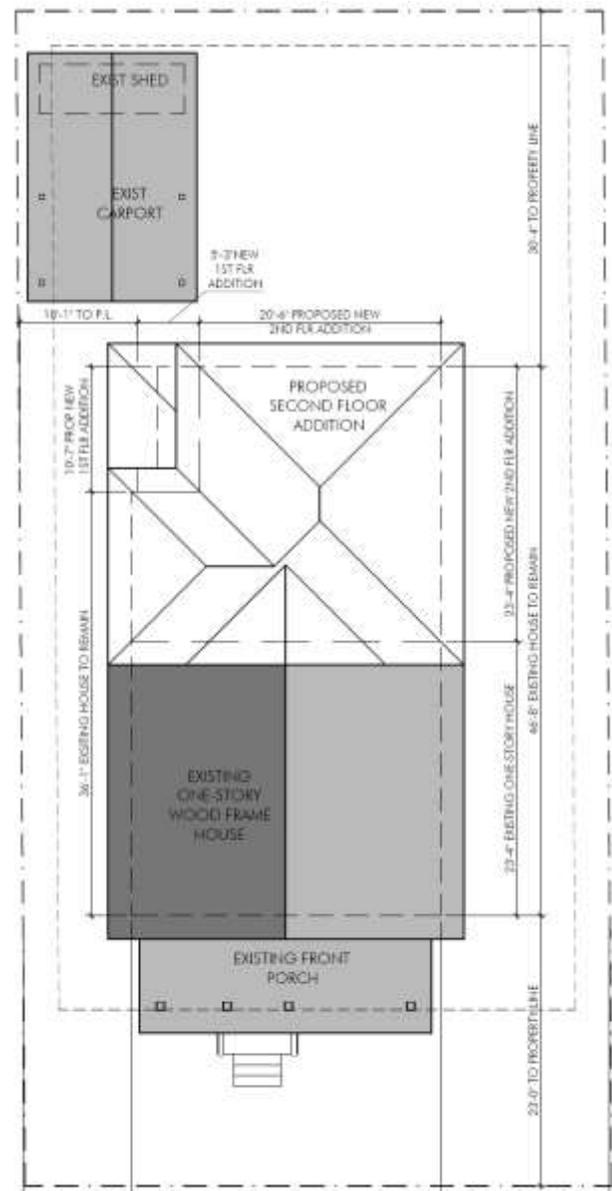
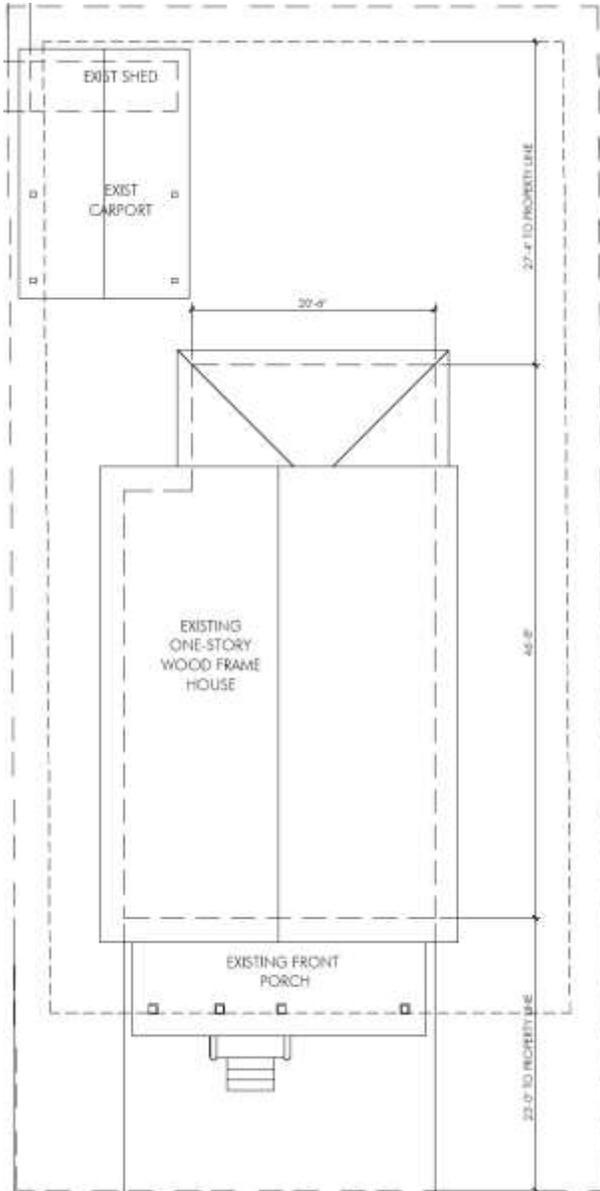


PROPOSED





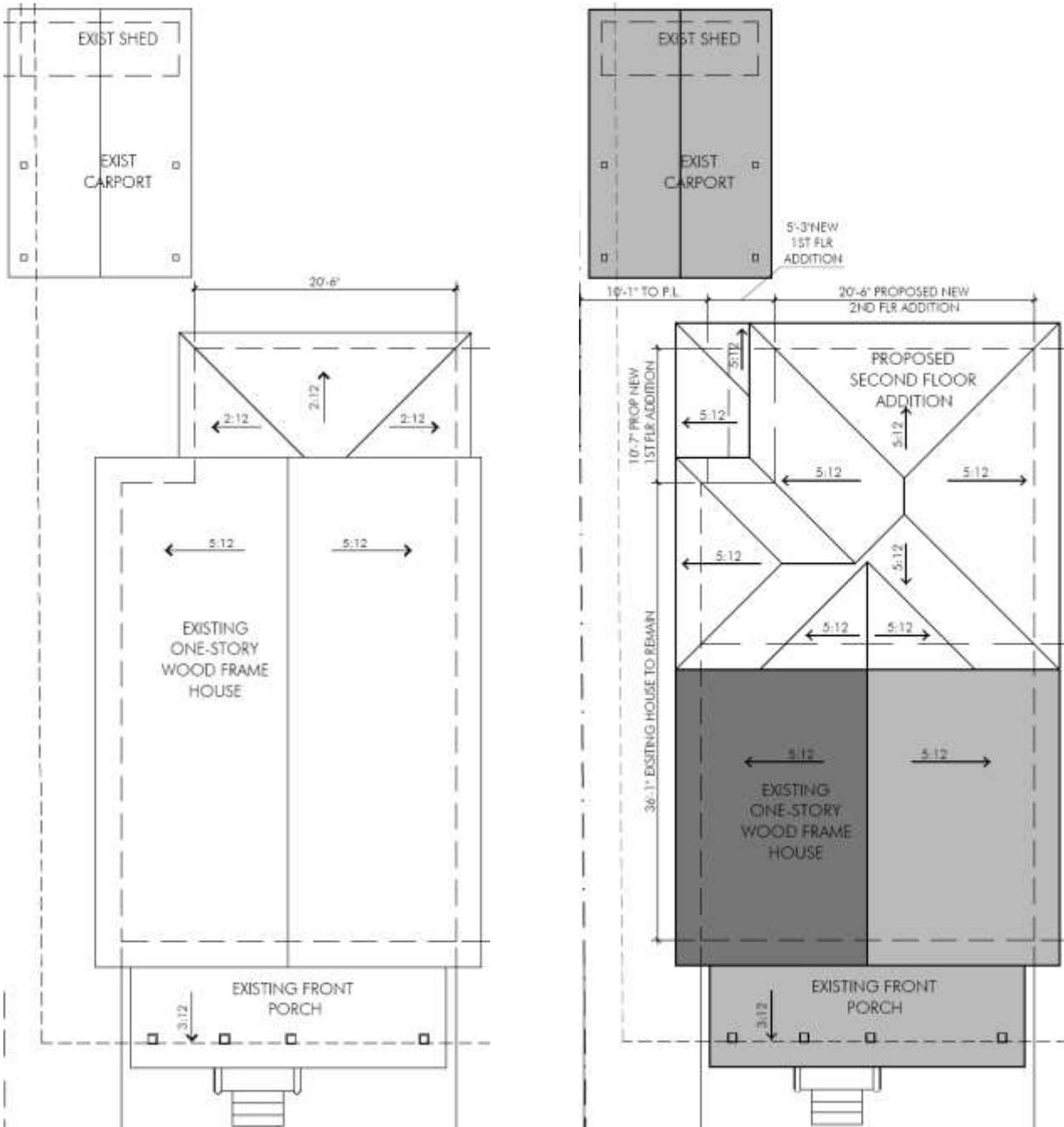
SITE PLAN
EXISTING PROPOSED





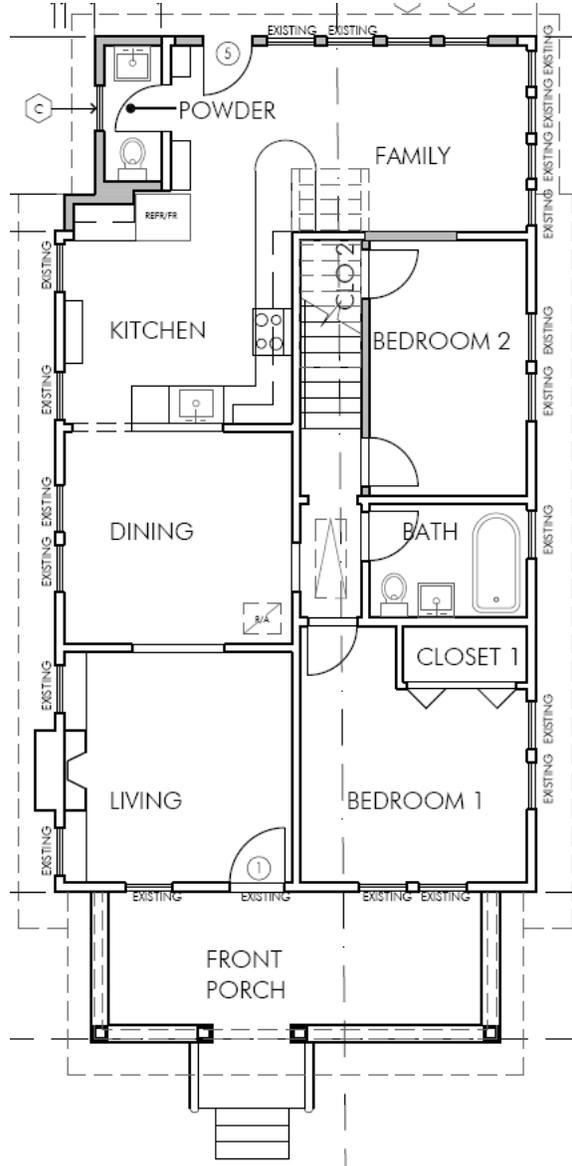
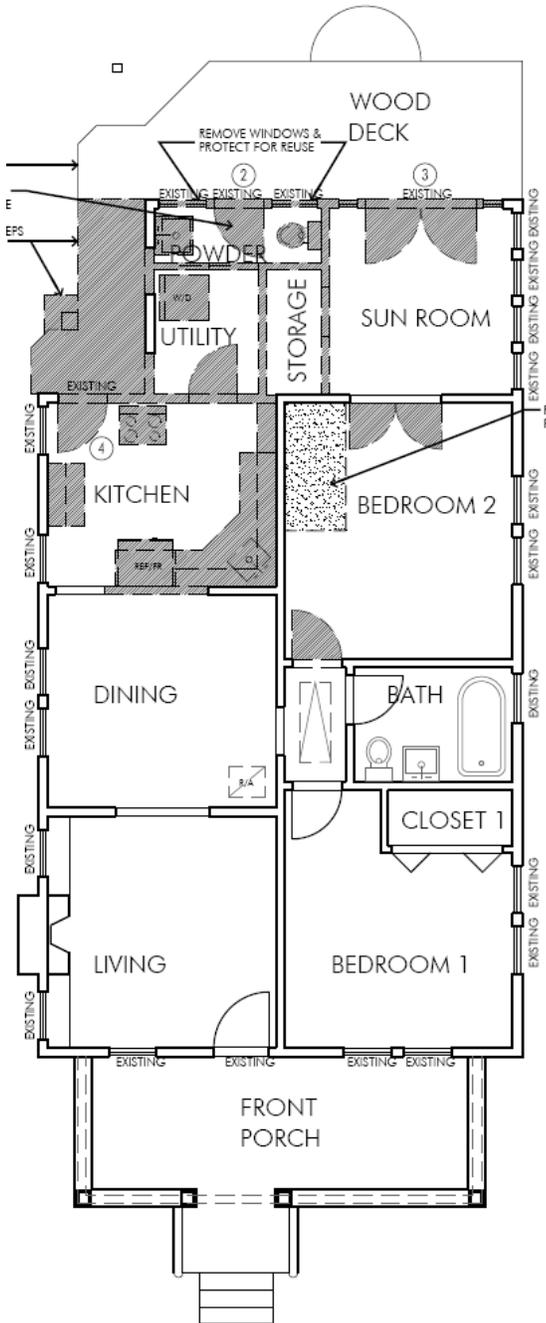
ROOF PLAN

EXISTING PROPOSED





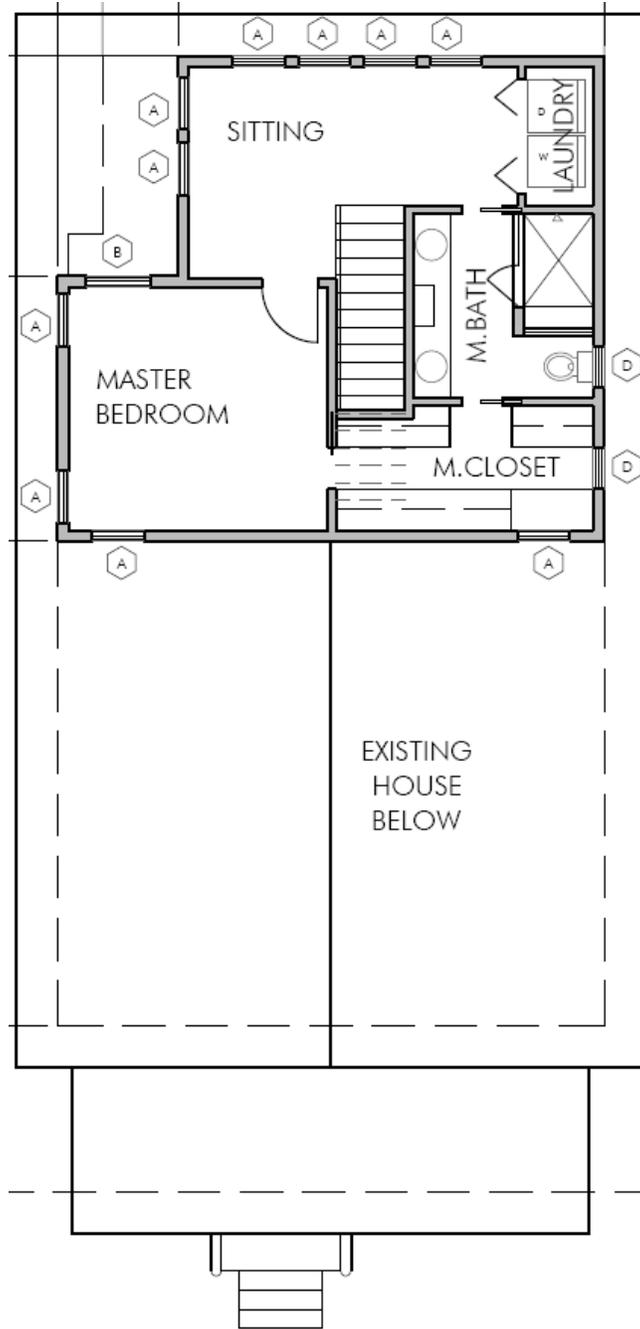
FIRST FLOOR PLAN
EXISTING PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW TYPES EXISTING 1/4" = 1'-0"

EXISTING DOUBLE HUNG WOOD FRAME WINDOW EXISTING SINGLE HUNG WOOD FRAME WINDOW EXISTING DOUBLE HUNG WOOD FRAME WINDOW EXISTING DOUBLE HUNG WOOD FRAME WINDOW

WINDOW TYPES PROPOSED JELD-WEN TRAD PLUS WINDOWS 1/4" = 1'-0"

WINDOW TYPE "A" WINDOW TYPE "B" * WINDOW TYPE "C" WINDOW TYPE "D"

DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS EGRESS WINDOW DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS

ALL WINDOWS "JELD WEN", TRADITION PLUS PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OF BETTER PRODUCT LINE UNLESS OTHERWISE NOTED

TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31, UNLESS NOTED OTHERWISE

MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, UNLESS NOTED OTHERWISE

SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING

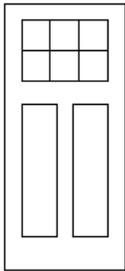
EGRESS WINDOW TO MEET THE FOLLOWING OPENING REQUIREMENTS:
 MINIMUM CLEAR AREA OF OPENING: 5.7 SF., MINIMUM CLEAR OPENING HEIGHT: 24", MINIMUM CLEAR OPENING WIDTH: 20", PER 2006 IRC R613.2. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS. CONTRACTOR TO VERIFY WINDOW TYPE "B" WILL COMPLY WITH NOTE ABOVE ON MOUNTING HTS. NOTIFY ARCHITECT IF CONFLICT EXISTS.

NOTE: Per R310.1 2006 IRC: EMERGENCY ESCAPE AND RESCUE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR.

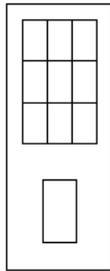
DOOR SCHEDULE

DOOR SCHEDULE EXISTING						
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	REMARKS
1	A	3'-0"	6'-8"	Wood	Paint	
2	B	2'-8"	6'-8"	Wood	Paint	
3	D	PR 3'-0"	6'-8"	Wood	Paint	
4	C	2'-8"	6'-8"	Wood	Paint	

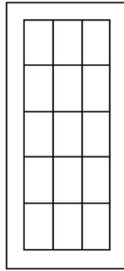
DOOR TYPES EXISTING 1/4" = 1'-0"



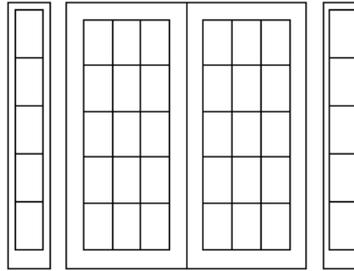
TYPE "A"
EXISTING 6-LITE,
2-PANEL, EXTERIOR
WOOD DOOR



TYPE "B"
EXISTING 9-LITE,
EXTERIOR WOOD DOOR



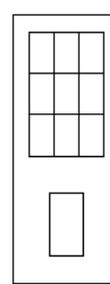
TYPE "C"
EXISTING 15-LITE,
EXTERIOR WOOD DOOR



TYPE "D"
EXISTING 15-LITE WITH DIVDED
SIDELITES, EXTERIOR WOOD DOOR

DOOR SCHEDULE PROPOSED							DOOR TYPES PROPOSED	
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DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	DOOR HARDWARE
5	E	2'-8"	6'-8"	Wood	Paint	Double cylinder deadbolt. Weather stripping



TYPE "E"
9-LITE, EXTERIOR PAINT
GRADE, WOOD DOOR
(TEMPERED GLAZING)

1/4" = 1'-0"

PHOTOS SUBMITTED BY APPLICANT
SOUTH (FACING WOODLAND ST) ELEVATION



PERSPECTIVE VIEW (SOUTHWEST CORNER)



WEST ELEVATION



NORTH (REAR) ELEVATION



EAST ELEVATION (VIEW FROM STREET)



WINDOW DETAIL – EAST ELEVATION



PROJECT DETAILS

Shape/Mass: The existing residence measures 26'-4" wide, 46'-8" deep, 10'-3" to the eave, and 15'-5" to the ridge. The residence has a plate height of 9'-8". The side addition will begin 36'-1" (77%) back from the front elevation and will measure 5'-10" wide, 10'-7" deep, and 10'-3" to the eave. The second floor addition will begin 23'-4" (50%) back from the front elevation and will measure 26'-4" wide, 23'-4" deep, 20'-4" to the eave, and 23'-10" to the ridge. The second floor addition will have a plate height of 9'-4".

Setbacks: The residence is setback 23' from the front property line, 14'-5" from the east, side property line, 9'-3" from the west, side property line, and 30'-4" from the rear property line. The addition will be setback 46'-4" from the front property line, 14'-5" from the east, side property line, 10'-1" from the west, side property line, and 30'-4" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a finished floor height of 2'-1". The addition will be built on a pier and beam foundation with a finished floor height of 2'-1".

Windows/Doors: The residence features wood 1-over-1 sash windows, an original 6-lite wood paneled entry door, and non-original divided lite french doors with side lites. The original 1-over-1 sash windows and door will be retained and repaired with the exception of a non-original french door with side lites and a non-original divide lite door on the rear elevation; the french doors will be replaced with two wood 1-over-1 sash windows. The side addition and second floor addition will feature wood 1-over-1 sash windows.

Exterior Materials: The residence is clad with wood 117 horizontal lap siding; the siding will be retained and repaired. The additions will be clad with wood 117 horizontal lap siding.

Roof: The residence features a gable roof with a 5/12 pitch. The side addition will feature a hip roof with a 5/12 pitch and the second floor addition will feature a gable on hip roof with a 5/12 pitch. The proposed roof will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg. 7
(South)

Side Elevation: Please see elevation drawings on pg. 8
(West)

Side Elevation: A ribbon of four 1-over-1 sash windows will be raised so the window headers will be in line with the other existing window headers on the east elevation.
(East)

Rear Elevation: A non-original divided lite french door with divide lite side lites will be replaced with two 1-over-1 sash windows and two existing 1-over-1 sash windows will be relocated on the rear elevation to create a ribbon of four 1-over-1 sash windows.
(North)