

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Antonio Herrada & Peter H. Boyle, owners

**Property:** 2006 Crockett St, lot 5, block 320, Shearn Subdivision. The property includes a historic 1,602 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-style residence, constructed circa 1900, located in the High First Ward. The residence has undergone many alterations including being turned into a duplex sometime between 1924 and 1951 which altered window and door openings. The porch columns were also changed to craftsman style brick piers with square-tapered columns at some point.

**Proposal:** Alteration – Small rear addition, changes to windows/doors and location of openings, and changes to non-original porch elements:

- Construct an approximately 225 square foot addition to the rear of the 1,602 square foot residence.
- Remove the non-original porch columns and replace with wood turned columns and balustrade.
- Remove the non-original second front door and replace with a repurposed wood window.
- Replace the non-original front door with a new wood and glass door.
- Install a diamond window at the front.
- Remove non-original aluminum window and replace with a repurposed wood window.
- Board over two non-original aluminum windows towards the rear.
- Replace porch decking with tongue-and-groove wood decking.
- Relocate porch stairs from center of porch to left side of porch.

See enclosed application materials and detailed project description on p. 4-16 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Partial Approval:

**Approval of the addition and alterations to the windows, doors, and porch.**

**Denial of the installation of the diamond window.**

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 23, 2014



**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:

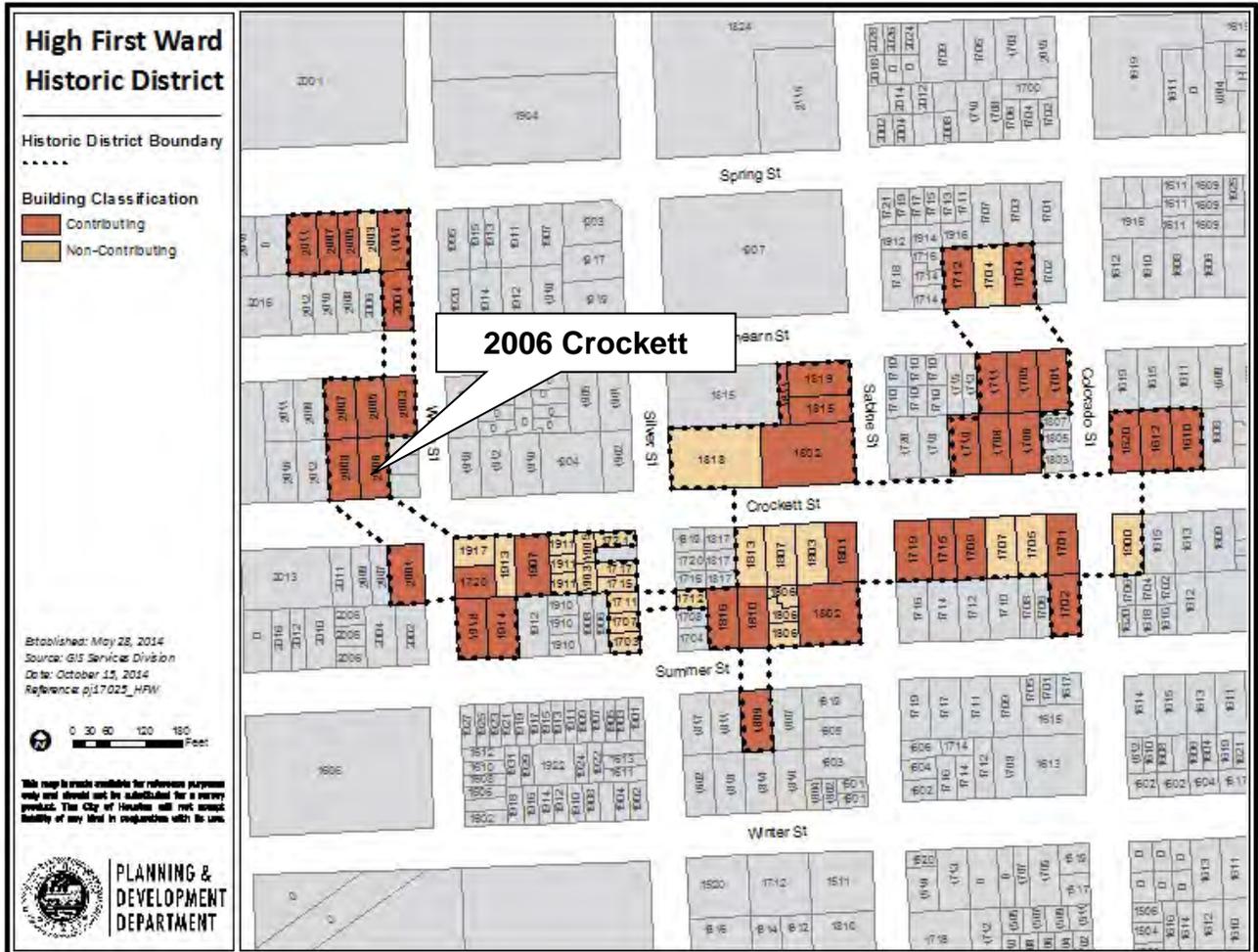
- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
|                                     |                                     |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <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 checked="" type="checkbox"/> | <input 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;   |
| <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 checked="" type="checkbox"/> | <input 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;<br><i>The installation of a diamond-shaped window at the front of the residence is not supported by historical evidence. Though the owners were not able to find any evidence of when the columns were changed, a closer inspection suggests that they are of a later construction than a 1920s or 1930s alteration and are not well built. Due to the presence of the residence in the 1907 Sanborn and the Queen Anne style, the proposed turned columns are appropriate.</i> |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |



PROPERTY LOCATION  
HIGH FIRST WARD HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**

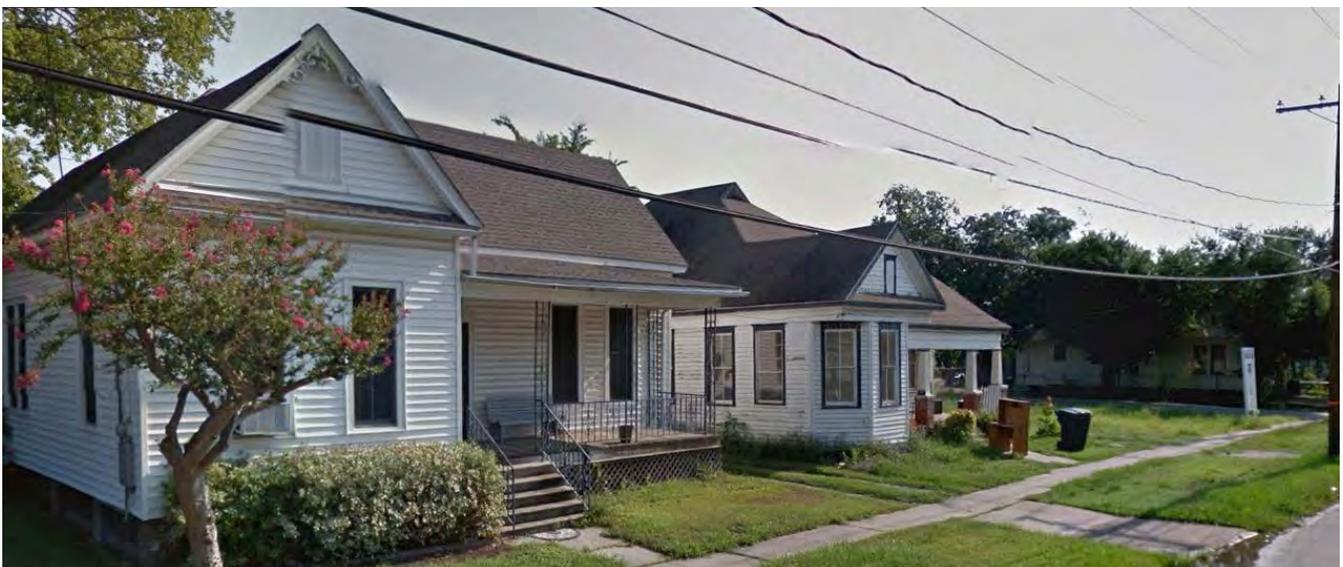


2008 Crockett – Contributing – 1900 (neighbor)



2001 Crockett – Contributing – 1900 (across street)

**STREET VIEWS**



**SOUTH ELEVATION – FRONT FACING CROCKETT**  
EXISTING



PROPOSED



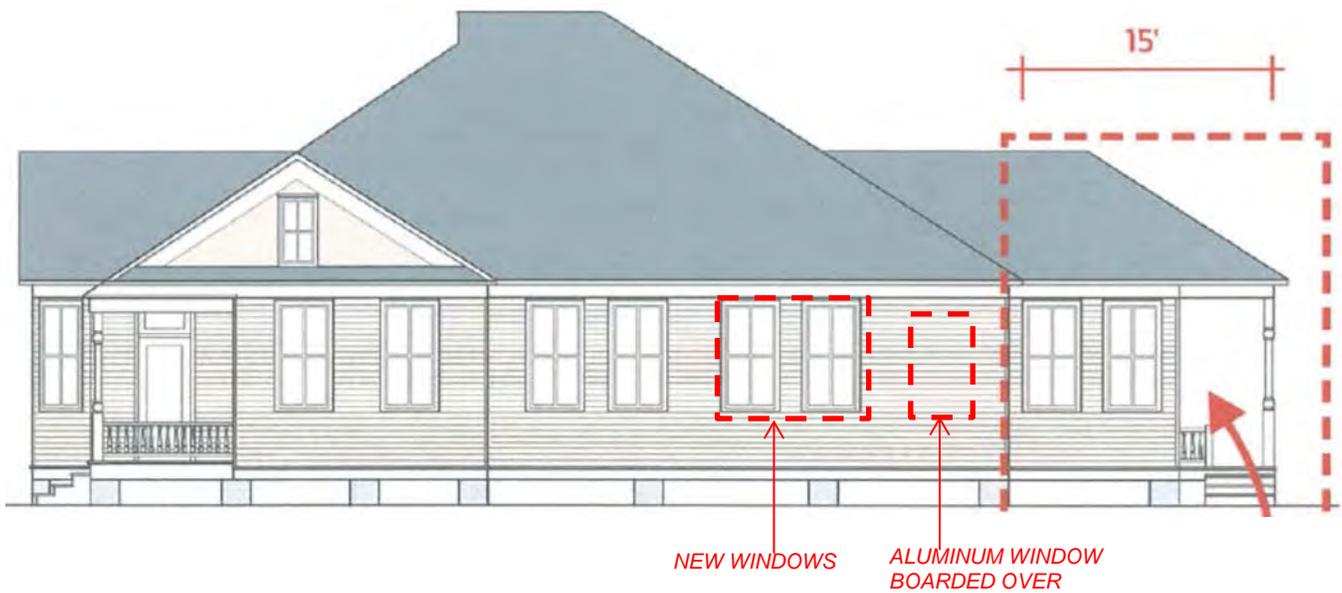
REPURPOSED WINDOW

**EAST SIDE ELEVATION**

EXISTING

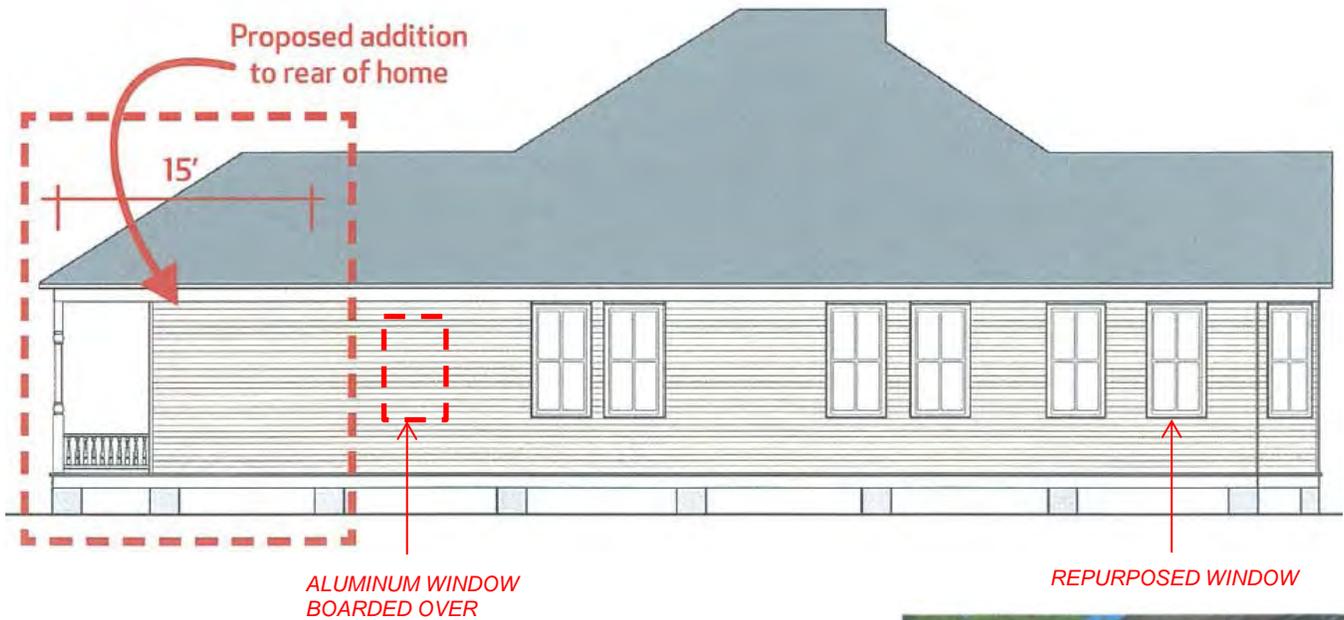


PROPOSED



WEST SIDE ELEVATION

PROPOSED



**NORTH (REAR) ELEVATION**

EXISTING



PROPOSED





SITE PLAN

EXISTING

PROPOSED

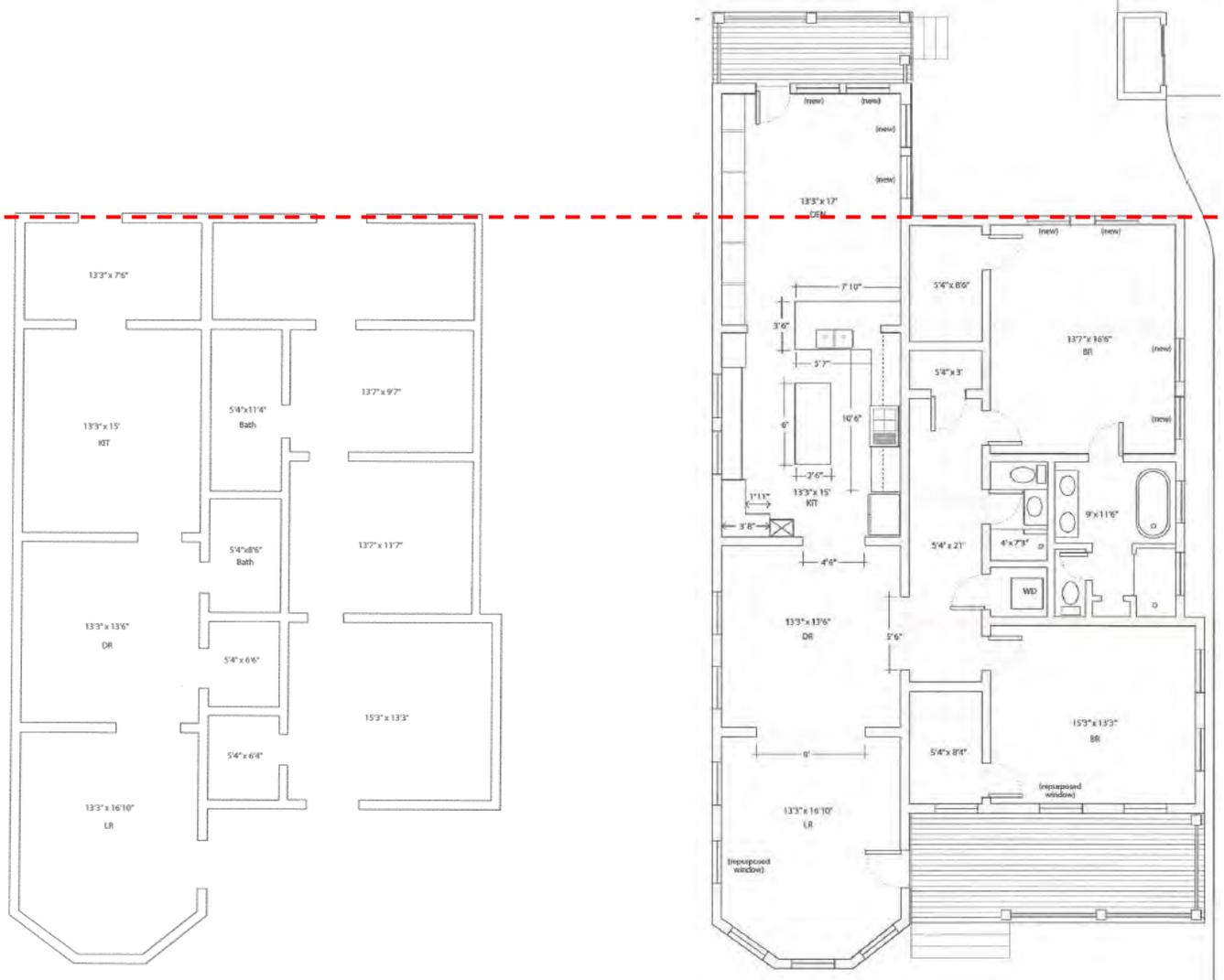




FIRST FLOOR PLAN

EXISTING

PROPOSED



**DOORS / WINDOWS**

EXISTING NON-ORIGINAL DOOR



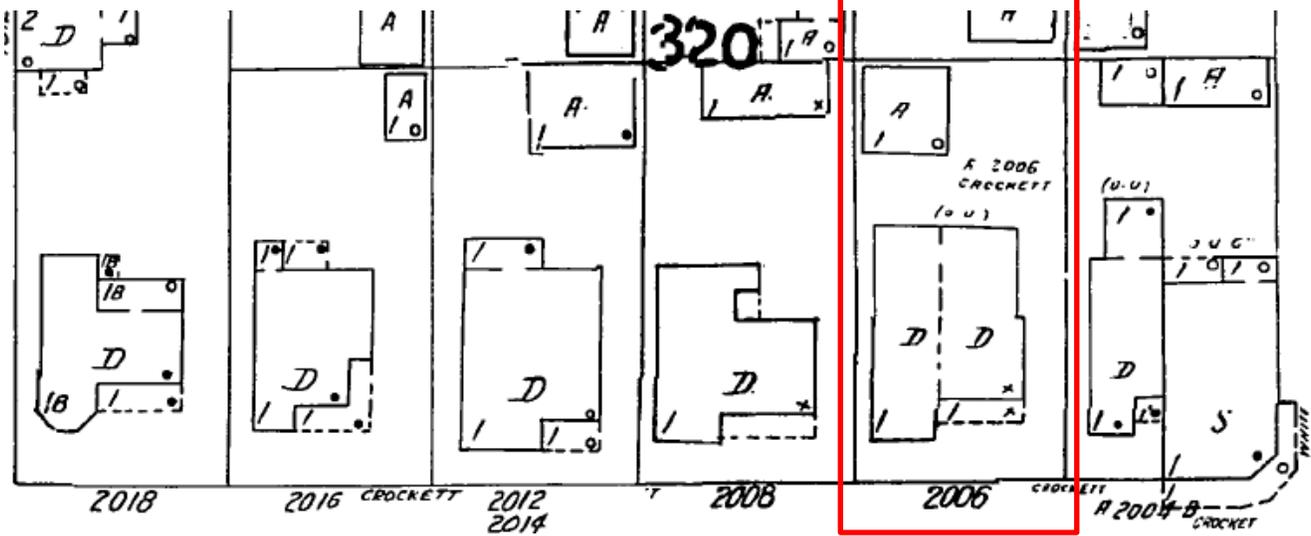
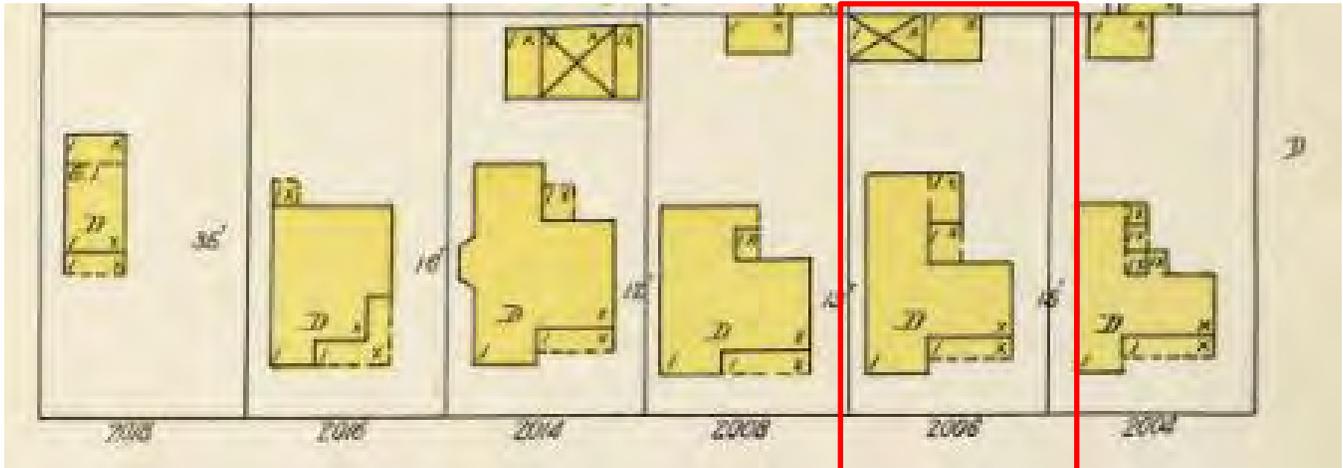
PROPOSED



EXAMPLE OF PROPOSED NEW WINDOWS



SANBORN MAPS, 1907 AND 1924-51



STAFF PHOTOS



- COLUMNS NOT WELL BUILT
- PLYWOOD CONSTRUCTION
- STRUCTURALLY UNSOUND

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## PROJECT DETAILS

**Shape/Mass:** The existing residence is 35'-8" at its widest, 62'-5" at its deepest and approximately 27' to the ridge. The addition begins at the rear wall of the existing building and is 15' wide and 15' deep including a covered porch and approximately 19'-11" to the ridge.

**Setbacks:** The existing south (front) setback is 10'-9", the west (side) setback ranges from 3'-4" to 3'-1" to the rear, and the east (side) setback ranges from 10'-9" to 12'-7". The proposed addition begins 73'-2" from the front property line and has a 3'-1" setback on the west (side).

**Foundation:** The existing foundation is pier and beam on concrete blocks and is approximately 2'-6" to the finished floor. The proposed addition will be on a pier and beam foundation to match the existing residence.

**Windows/Doors:** The existing residence has aluminum and wood 2-over-2 windows and two non-original front doors. Two wood windows from the east elevation will be repurposed in place of the door facing the north and an aluminum window on the west elevation. A repurposed wood and glass door will replace the front door facing east and new wood 2-over-2 windows will be used on the east elevation in the same openings and on the new addition.

**Exterior Materials:** The residence is clad in wood lap siding. The addition will be clad in wood siding to match the existing residence and will be repaired and replaced with like material where needed.

**Roof:** The existing residence has a hipped roof with a maximum ridge height of approximately 27', an eave height of 12'-5", closed eaves and a porch eave height of 11'-6". The proposed addition will have a hipped roof with a ridge height of 19'-11", and an eave height of 12'-5" to match existing.

**Front Elevation:** The existing residence contains three wood 2-over-2 windows and two pedestrian doors. The porch contains four brick piers with plywood square tapered columns and the steps are centrally located. The proposed alteration includes replacing one non-original door with a repurposed window, a new door and installing a new diamond window on the front wall. The alteration also includes replacing the brick piers and wood columns with wood turned columns that are approximately 8'-8" tall, repositioning the steps to the left and installing a wood balustrade.

**Side Elevation:** The existing residence contains six wood 2-over-2 windows and an aluminum window. The alteration removes the last two wood windows to be repurposed elsewhere, and replaces them with two new wood 2-over-2 windows in the same openings and boards over the aluminum window opening. The addition extends out 15' and contains two new 2-over-2 wood windows and wood back porch columns.

**Side Elevation:** The existing residence contains five wood 2-over-2 windows and two aluminum windows. The addition extends past the rear wall 15' including the rear porch and the aluminum window at the front will be replaced with a repurposed wood 2-over-2 window, and the rear aluminum window will be boarded over.

**Rear Elevation:** The existing residence has two doors with shed roof porch covers, a wood 2-over-2 window and an aluminum window. The addition will be located on the west side and be 15' wide with a hipped roof, a porch with three turned columns and a balustrade, one pedestrian door, three wood 2-over-2 wood windows and a 1-over-1 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 torquing, 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.*