## CERTIFICATE OF APPROPRIATENESS

**Application Date:** November 25, 2014

**Applicant:** Will Miller, Lacasa Builders, owner

**Property:** 510 Euclid Street, Tracts 3 & 4A, Block 23, Woodland Heights Subdivision. The property includes a historic 1,078 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Construct a two-story 2,175 square foot addition with attached 2 car front loading garage. The addition will begin at the rear wall of the existing historic structure, will be clad in shingle shake and cementitious siding, have an eave height of 19', and a ridge height of 24'. The garage entrance will be located 66' from the front property line. As part of the proposal, the applicant also requests to:

- Remove non-original metal support columns
- Deconstruct existing non-original damaged brick porch and reconstruct using existing materials to existing specifications
- Remove non-original existing rear addition

See enclosed application materials and detailed project description on p. 4-18 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:** January 29, 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.

**Planning Official** **Date**

## 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 - satisfies D - does not satisfy NA - not applicable**

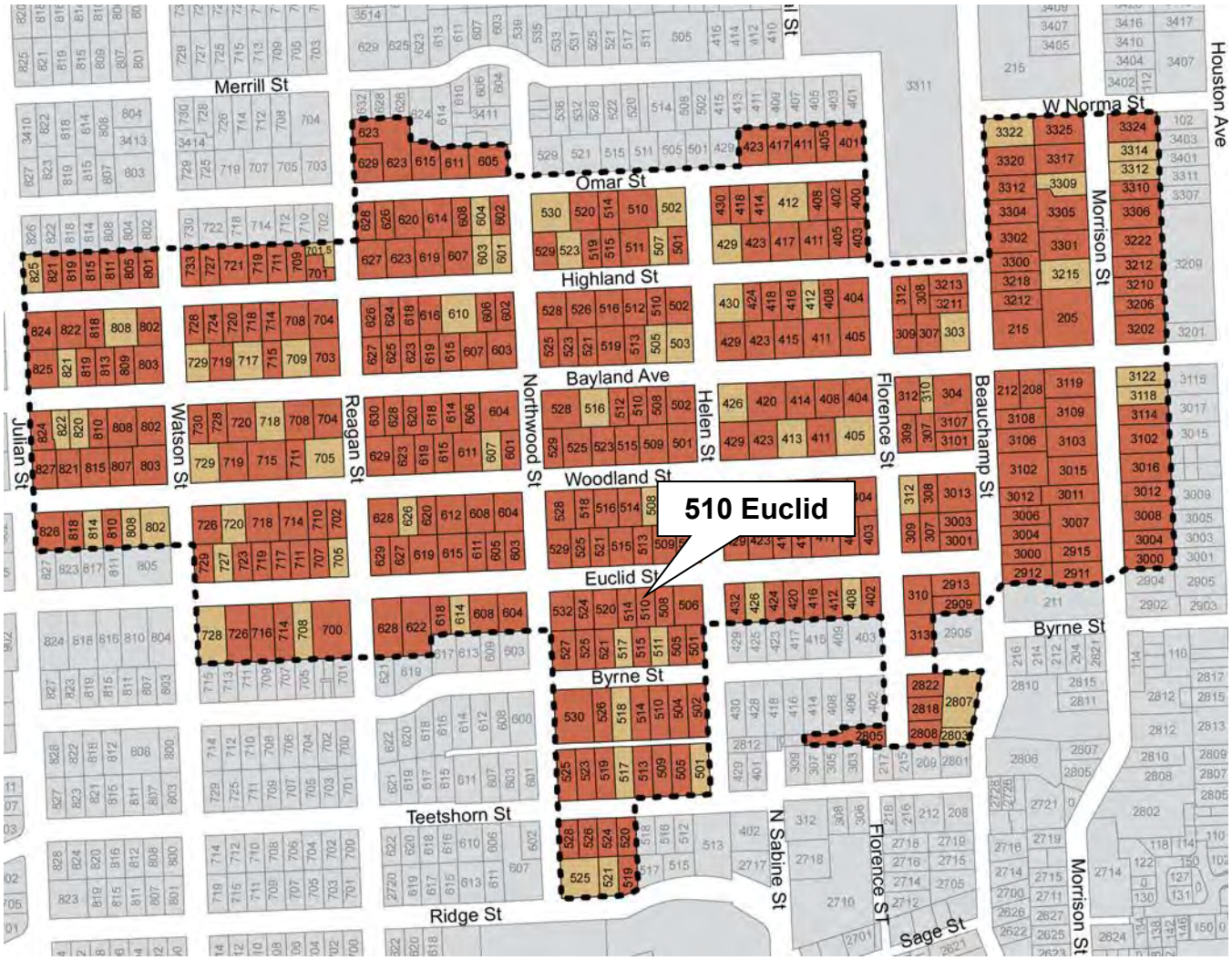
| S | D | NA | | |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | (1) | The proposed activity must retain and preserve the historical character of the property; |
| ☒ | ☐ | ☐ | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| ☒ | ☐ | ☐ | (3) | 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. |

N

## PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

**Building Classification**
- Contributing
- Non-Contributing
- Park



## INVENTORY PHOTO

## NEIGHBORING PROPERTIES

*508 Euclid – Contributing – c.1915 (neighbor)*

*514 Euclid – Contributing – c.1920 (neighbor)*

*515 Euclid – Contributing – c.1920 (across street)*

*513 Euclid – Contributing – c.1915 (across street)*

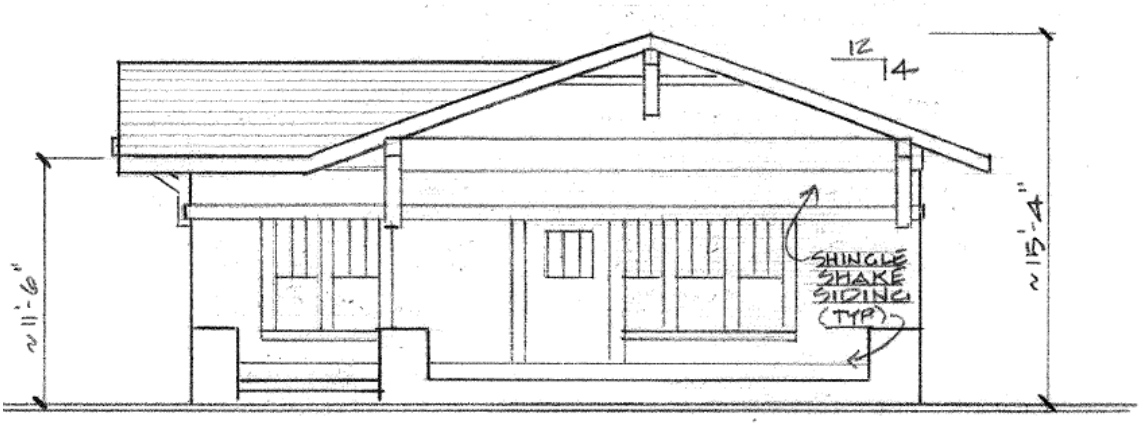
*509 Euclid – Contributing – c.1920 (across street)*

*501 Euclid – Contributing – c.1924 (across street)*

## STREETSCAPE

## NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING

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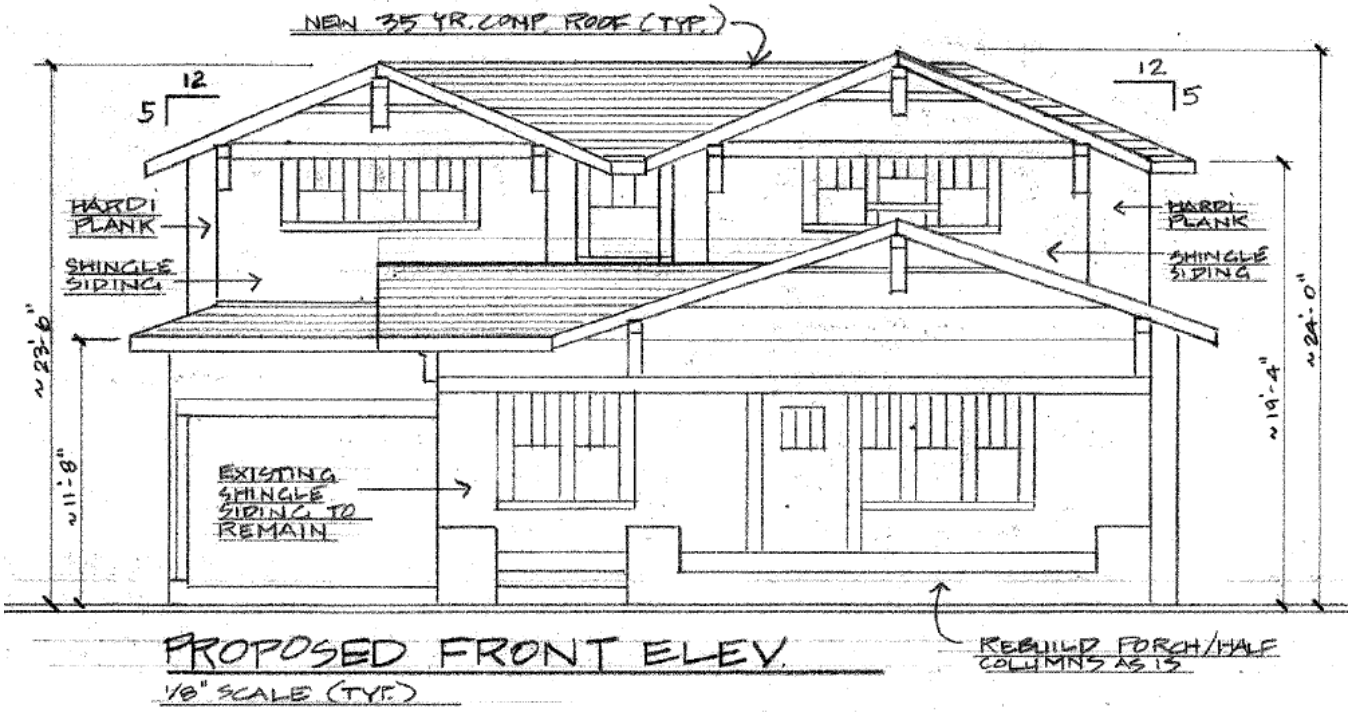
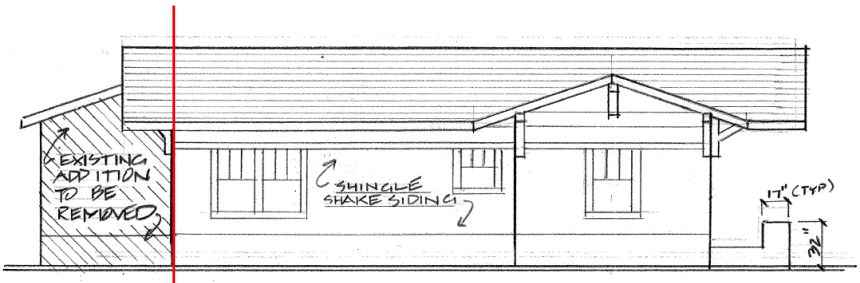


## EAST SIDE ELEVATION

EXISTING

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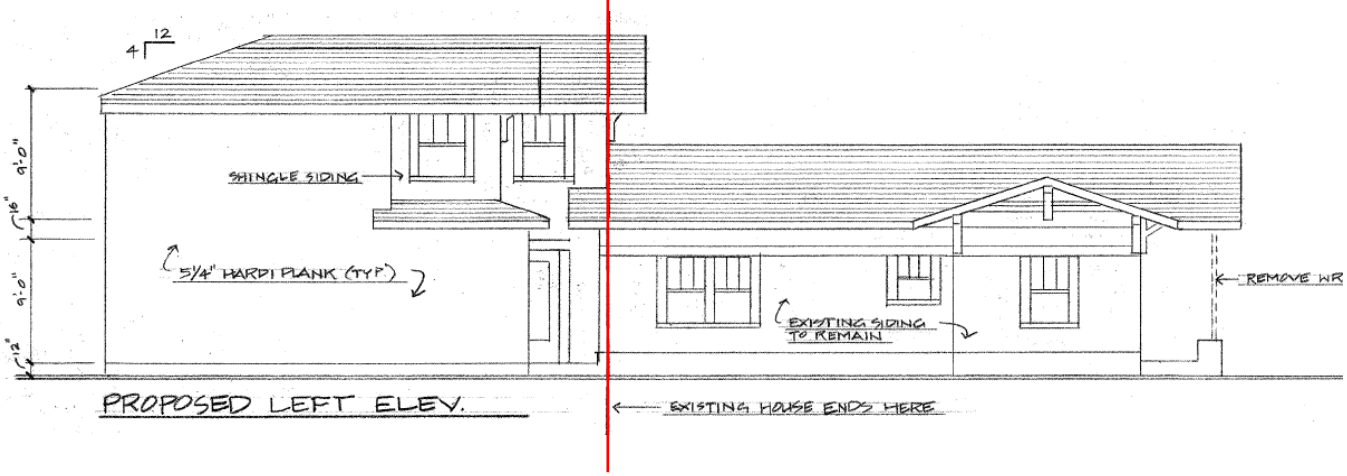
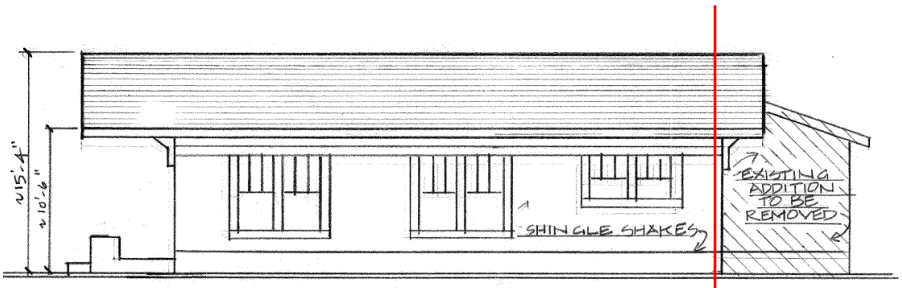
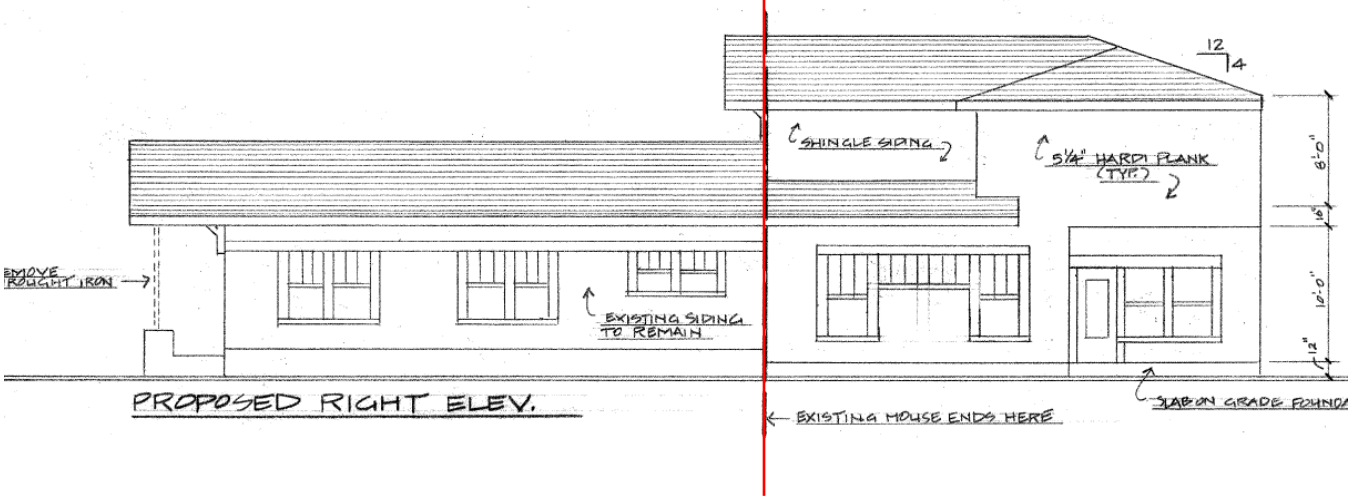


## WEST SIDE ELEVATION

EXISTING

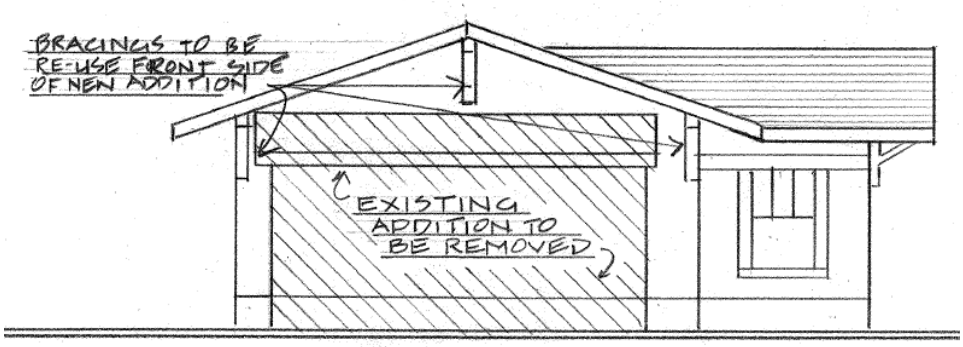



PROPOSED



## SOUTH (REAR) ELEVATION

EXISTING

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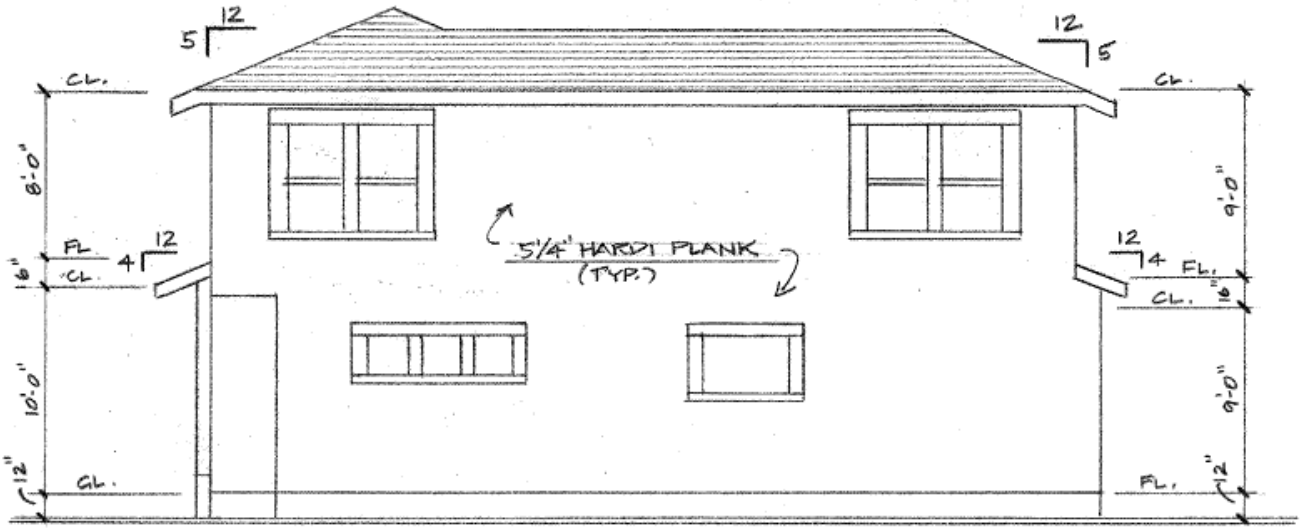
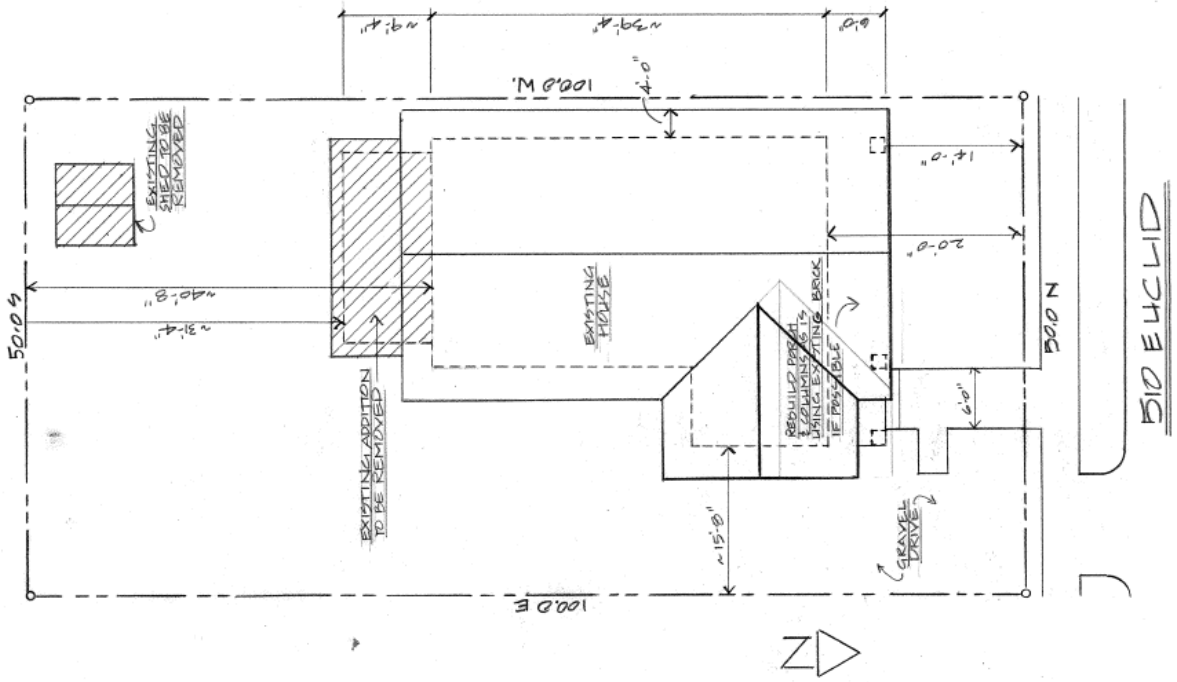


**SITE PLAN**

N ➡

EXISTING

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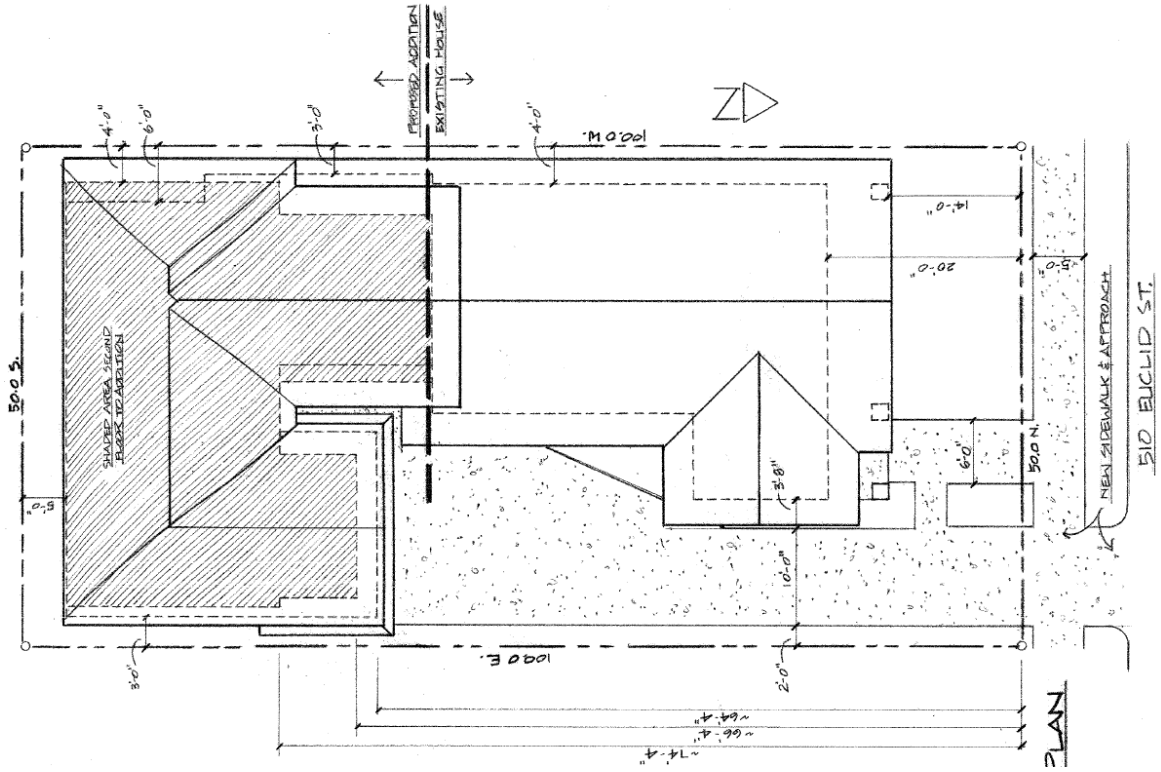
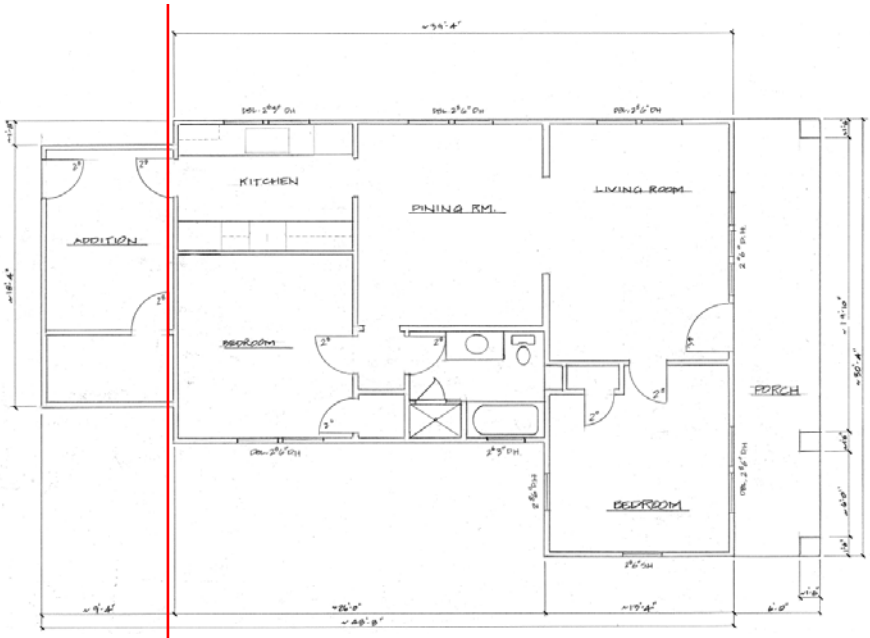


**FIRST FLOOR PLAN**

N ➡

EXISTING

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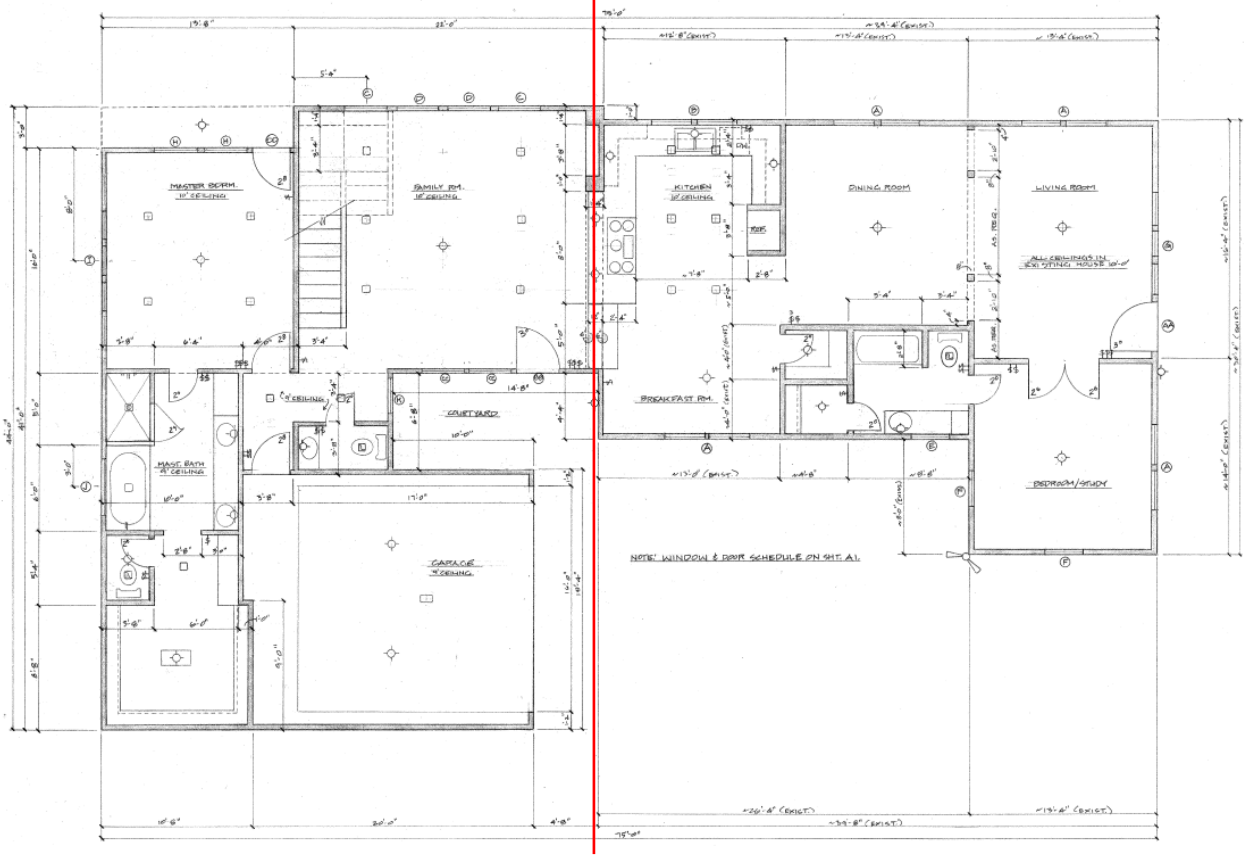

**SECOND FLOOR PLAN**

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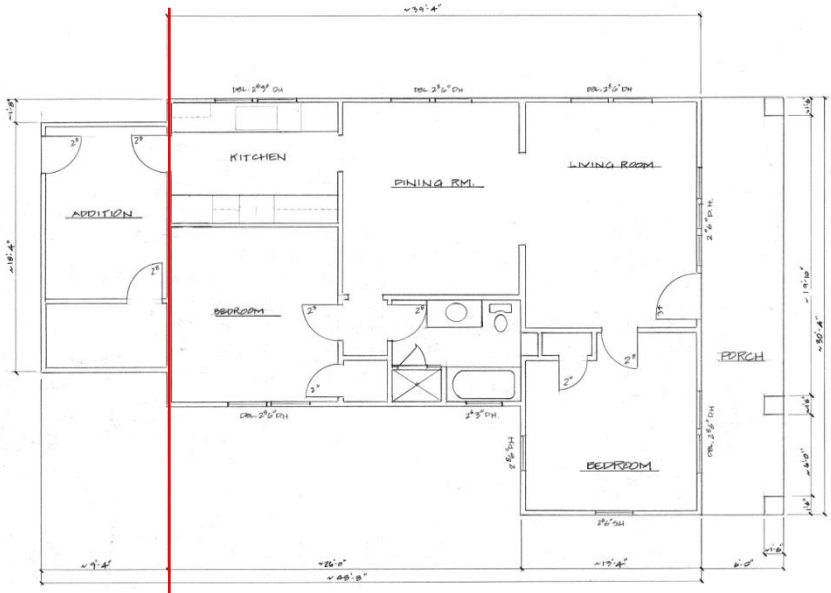
EXISTING

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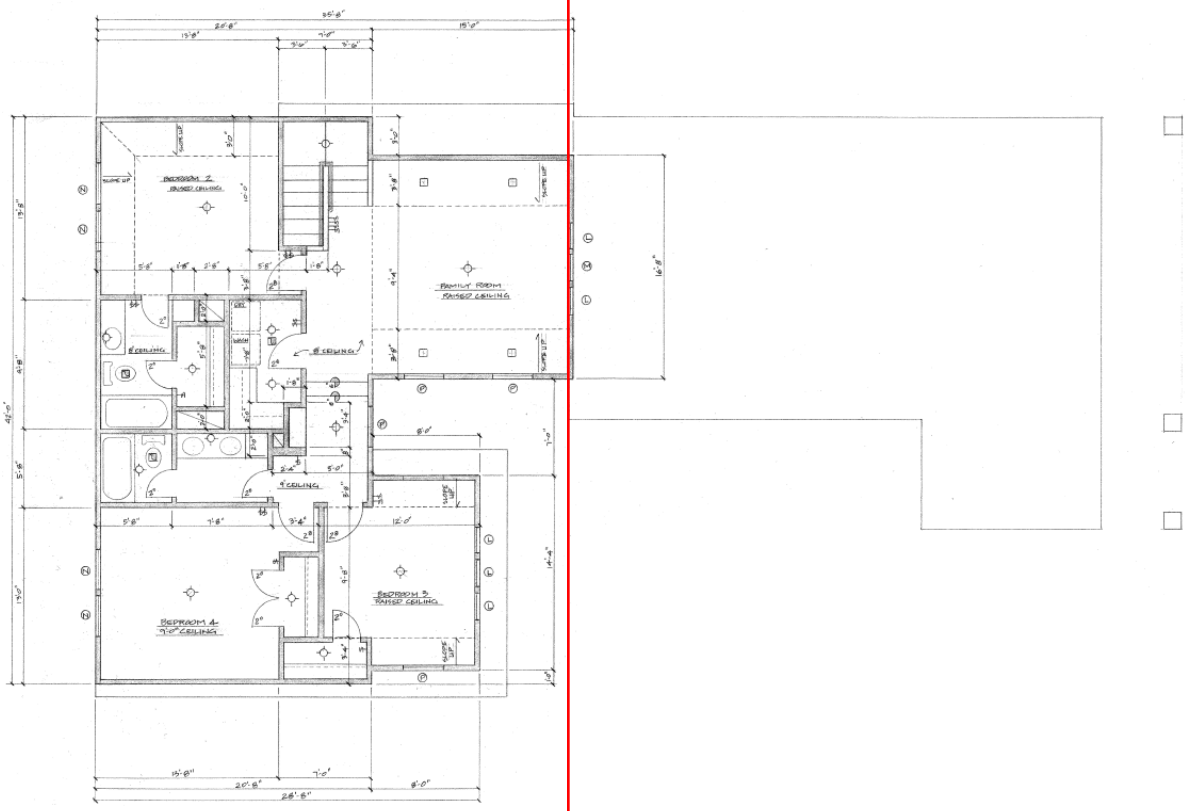


## WINDOW / DOOR SCHEDULE

WINDOW/DOOR SCHEDULE

NOTE: ALL EXISTING WINDOWS ON NORTH, EAST & WEST SIDES TO REMAIN UNALTERED. FRONT DOOR TO REMAIN.

NEW WINDOWS/DOORS (ALL NEW WINDOWS & DOORS WOOD.)

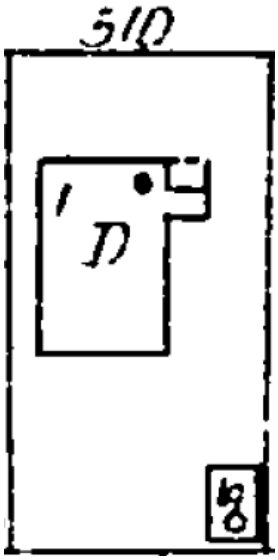
A - DBL. 2'6" 3/1 DH EXISTING
B - DBL. 2'3" 3/1 DH EXISTING
C - 3'6" 3/1 DH NEW
D - 3'2" 3 LITE FIXED NEW
E - 2'3" 3/1 DH EXISTING
F - 2'6" 3/1 DH EXISTING
G - TPL. 2'6" 3/1 DH EXISTING

H - 3'6" 1/1 DH NEW
I - 2'2" 1 LITE FIXED NEW
J - 4'3" 1 LITE FIXED NEW
K - 2'6" 1/1 DH NEW
L - 2'3" 1 LITE 3/1 FIXED NEW
M - 2'2" 1 LITE 3/1 FIXED NEW → NOTE: USE L WINDOW IF IT WILL FIT.
N - 3'5" 1/1 DH NEW

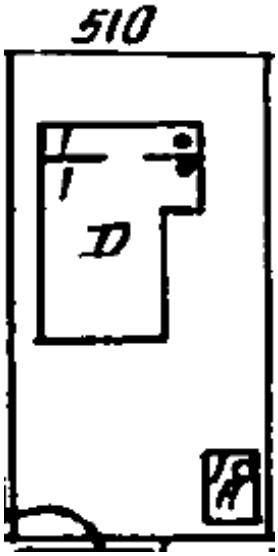
P - 3'5" 3/1 DH NEW
AA 3'6" 3 LITE EXISTING
BB 3'8" 1 LITE LH NEW
CC 3'8" 1 LITE FIXED NEW
DD 2'6" 1 LITE LH NEW

## SANBORN MAP

1924-1950




1924-1951

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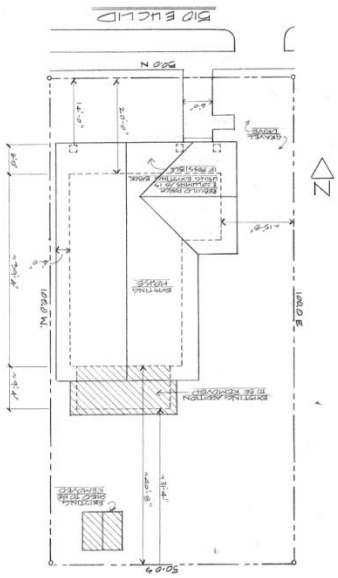
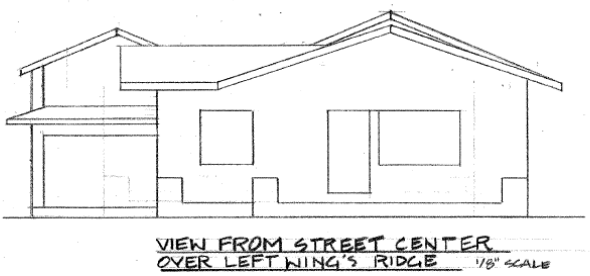
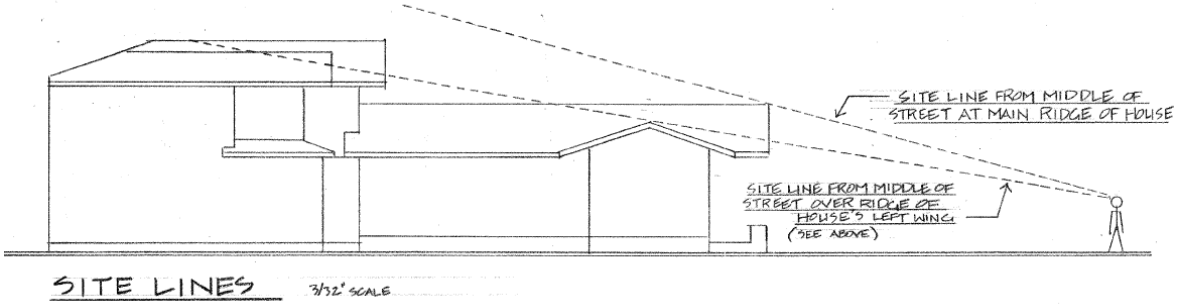
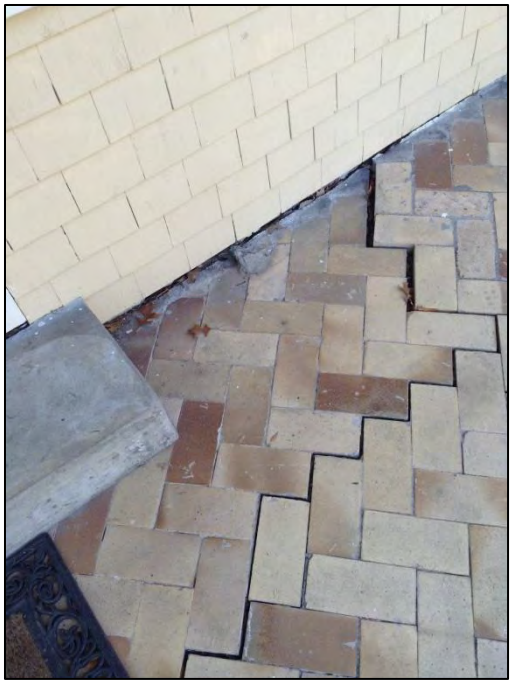


## SITE LINES



## PHOTOS OF PORCH CONDITION



## PROJECT DETAILS

**Shape/Mass:** The existing one-story historic structure has a total width of 30'-4" and a total depth of 54'-8". The existing structure has a ridge height of 16'-4". The front porch has a width of 30'-4" and a depth of 6'-0". The deep (approximately 7') overhanging front roof eave serves as the porch roof, which is supported by three large brackets and two non-original decorative metal supports. An 18'-4" wide by 9'-4" non-original addition is located at the rear.

The proposed two-story addition will have a total width of 44'-0" and a total depth of 35'-5". The proposed addition will be 'C' shaped. The proposed ridge height will be 24'-0". The existing non-original rear addition will be removed. The proposed addition will begin at the rear wall of the existing original structure. The west portion of the first story addition will extend out 1'-0" towards the property line while the east portion will be inset 4'-4". The proposed garage entrance will be setback 4'-4" from the rear wall of the historic structure and 64'-4" from the front property line. The front portions of the second story will feature two front facing gables separated by an approximately 7' wide courtyard. The east gable (located above the proposed garage) will be set 7' farther back than the west gable (connected to the existing structure). The first 8' of the second-story will be inset from the first-story 1'-0" along the east elevation and the first 15' of the second-story will be inset 3'-0" along the west elevation. The front of the second story over the garage will be inset by 2'. See drawings for more detail.

**Setbacks:** The existing structure has a front (north) setback of 14'-0"; an east side setback of 15'-8"; a north side setback of 4'-0"; and a rear (south) setback of 31'-4".

The front (north) setback will remain unchanged at 14'-0"; the addition will have an east side setback of 3'-0"; a north side setback of 3'-0"; and a rear (south) setback of 5'-0". See drawings for more detail.

**Foundation:** The existing structure has a pier and beam foundation with a 2'-0" finished floor height.

The proposed addition will have slab on grade foundation with a finished floor height of 12". See drawings for more detail.

**Windows/Doors:** The existing structure features double-hung windows with divided-lite top sashes. The front door is of a Craftsman style with fenestration that matches the existing windows.

All existing windows and the front door will be retained. The front and side elevations of the proposed addition will have double hung windows with divided-lite top sashes. The rear portion of the addition will have 1-over-1 double-hung windows along with fixed windows. See drawings and window schedule for more detail.

**Exterior Materials:** The existing structure is clad in shingle shake siding. The non-original porch is brick and features three small brick piers (17" x 17" x 32"). The porch roof is supported by three large brackets and two non-original decorative metal supports.

The two front gable portions of the addition will be clad in shingle shakes while the rest of the proposed addition will be clad in cementitious lap siding with a reveal of 5¼". The existing brick porch will be deconstructed and then reconstructed using existing materials to the existing specifications and dimensions. See drawings for more detail.

**Roof:** The existing structure features a composition shingle intersecting gable roof with a pitch of 4:12. The existing structure has an eave height of 11'-6" with an overhang between 2'-0" and 2'-4" (the front eave overhang is 6'-0" to overhang the porch).

The proposed addition will have two front gables with composition shingle roofs with a pitch of 5:12. The proposed structure addition will have an eave height of 19'-4". The rear portion of the roof will have a pitch of 4:12. See drawings for more detail.

**Front Elevation: (North)** The front of the existing one-story residence features two bays. A large prominent gable overhangs the west bay, which feature the entry door a group of three adjacent windows. The overhang gable is supported by three large brackets and non-original decorative metal columns. The east bay features a pair if windows. The front porch is brick and features three small brick piers.

The proposed addition will extend out to the east. The first story will be comprised of the attached garage. The second story of the addition will extend the width of the existing residence and will be comprised of two front facing gables. The west gable will be in line (vertically) with the existing front gable while the east gable will be positioned over the proposed attached garage. Each gable will feature three windows. See drawings for more detail.

**Side Elevation: (East)** The existing east elevation features the front porch to the north and a side projection topped by a gable roof supported by three brackets. This projection features a single window. To the south is an additional window and a pair of windows at the rear of the original structure. A non-original addition, featuring no additional fenestration and topped by a shed roof, is located at the rear.

The proposed project will remove the non-original addition. The proposed addition will begin at the original rear wall of the residence. The garage portion will be setback farther than the portion that connects directly to the rear wall. The second story above the garage will be further set back. The first story includes a door while the second story includes two windows. See drawings for more detail.

**Side Elevation: (West)** The existing west elevation features the front porch to the north followed by two pairs of windows. A non-original addition with no fenestration and topped by a shed roof is located at the rear.

The proposed project will remove the non-original addition. The proposed addition will begin at the original rear wall of the residence. The first story of the addition will include a group of four windows of varying sizes followed by a door and a pair of adjacent windows located on an inset portion. The second story will not feature any fenestration. See drawings for more detail.

**Rear Elevation: (South)** The rear of the existing residence is not visible from the public Right-Of-Way.

The rear of the proposed addition will not visible from the public Right-Of-Way. See drawings for more detail.