

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Jessica Taylor, owner

Property: 714 Woodland Street, lot 3, tract 4A, block 36, Woodland Heights Subdivision. The property includes a historic 2,491 square foot, one and half story wood frame single-family residence situated on a 7,500 square foot (75' x 100') interior lot.

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

Proposal: Alteration – Replace the existing porch shed roof with a new shed roof to match the existing roof and replace four non-original square wood porch columns with four 8 1/2" square wood columns with 10" square wood bases. Install wood handrails and guardrails. Install two new wood brackets on the front and rear gable dormers and five brackets on the side gables to match the original missing brackets. Install a brick facing on the existing concrete porch and concrete steps.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approve: The replacement of the shed roof with a new shed roof that matches the existing, replacement of the four existing square porch columns with four square 8 1/2" columns with 10" square bases, and installation of wood brackets on the front and rear dormers and side gables.

Deny: The application of the brick facing to the existing concrete porch deck and concrete steps.

HAHC Action: Partially Approved:

Approved: The replacement of the existing shed roof with a new shed roof to match the existing, replacement of the square columns with four 8 1/2" columns with 10" square wood bases, and installation of wood brackets on the front and rear dormers and side gables.

Denied: Application of brick facing to the existing concrete porch deck and concrete steps.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 20, 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:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 type="checkbox"/> | <input checked="" 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; <i>The application of the brick facing to the existing concrete porch and steps creates a false sense of history by introducing an architectural feature that has never been present on the residence.</i> | |
| <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>Brick porches and brick facings on porch decks and steps are not typical of contributing residence in the district. The typical condition found in the district is either wood porch decks with either wood or concrete steps or a concrete porch deck with concrete steps.</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 checked="" type="checkbox"/> | <input 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; | |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |

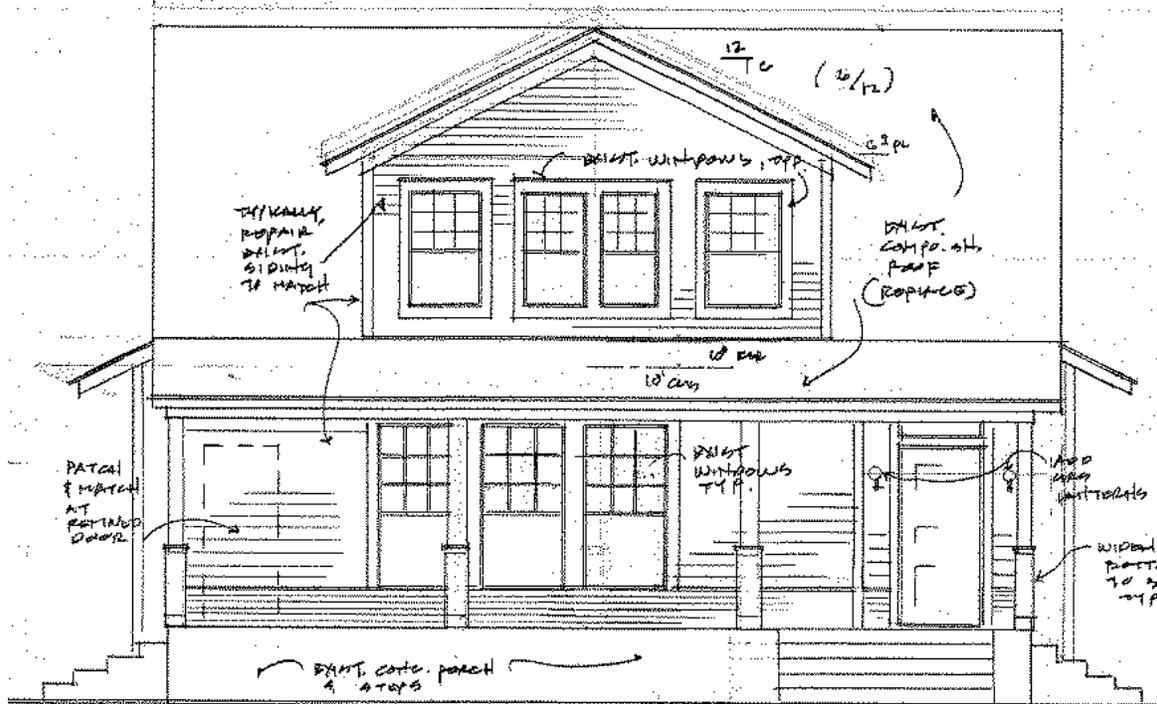


CURRENT PHOTO

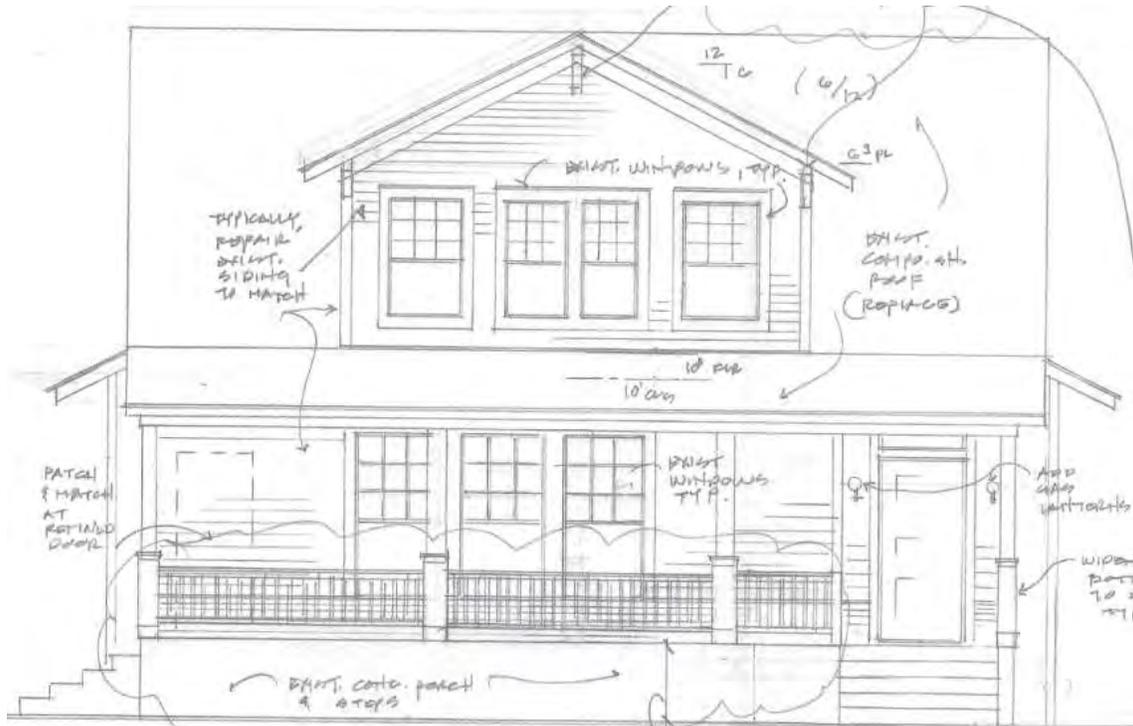


NORTH ELEVATION – FRONT FACING WOODLAND STREET

EXISTING

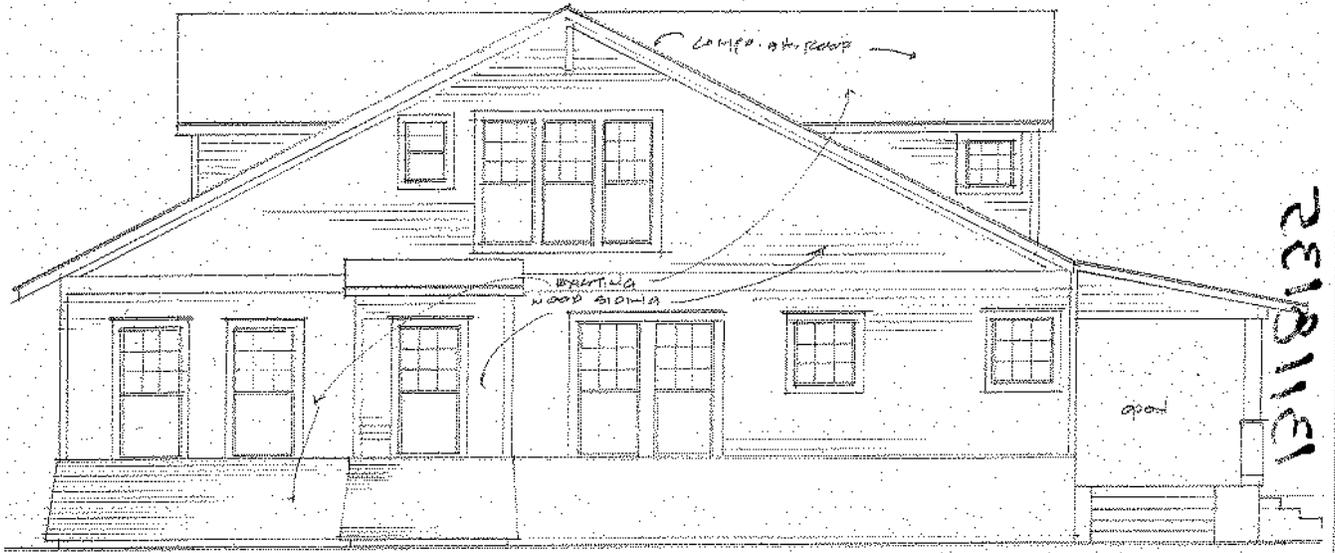


PROPOSED

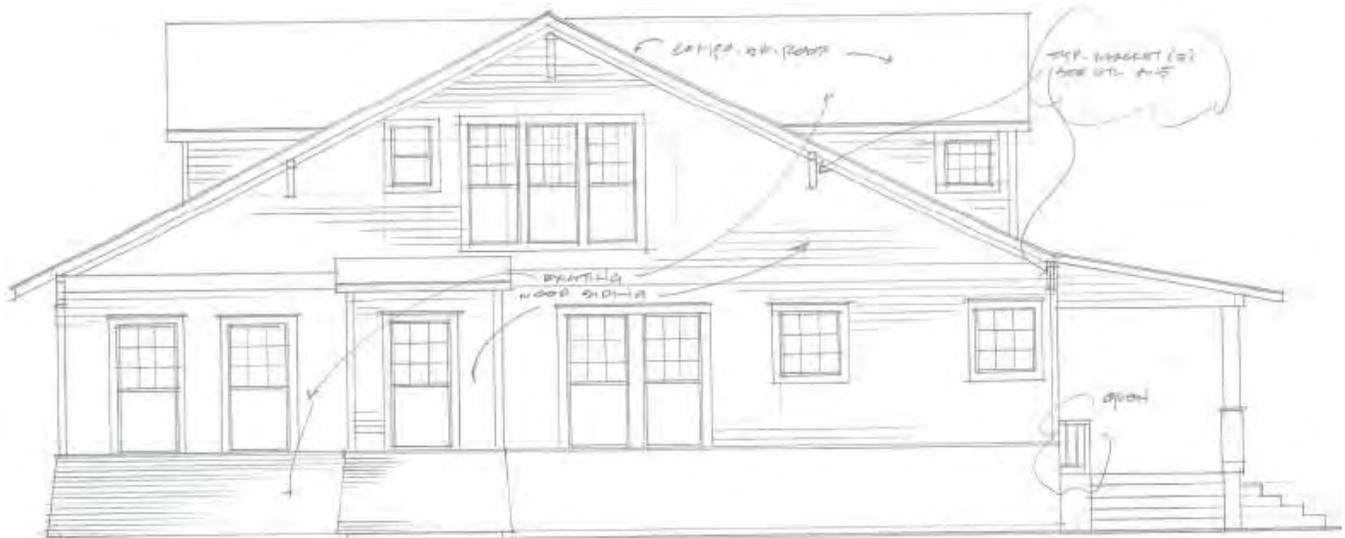


EAST SIDE ELEVATION

EXISTING

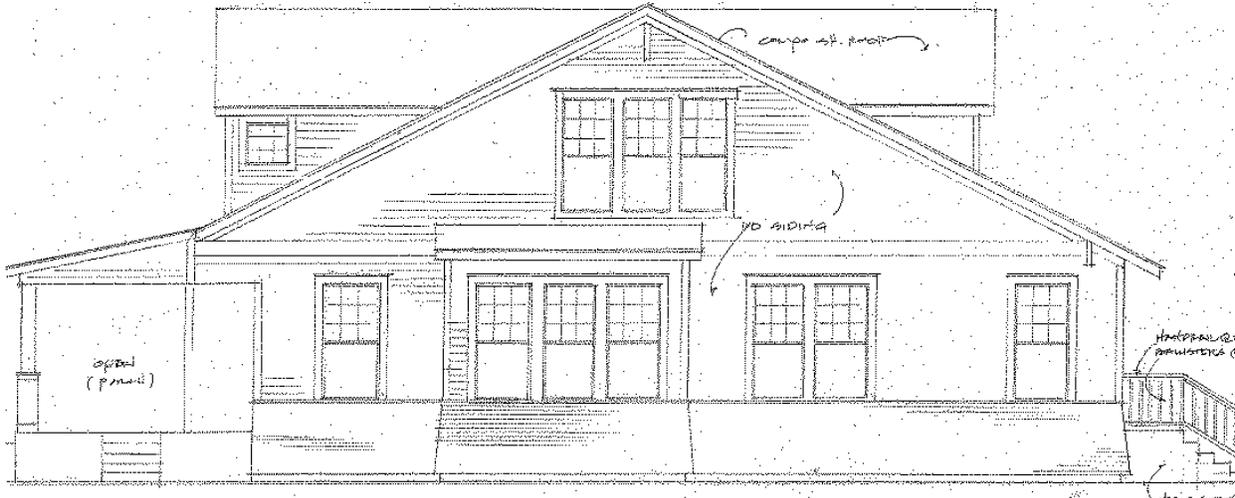


PROPOSED



WEST SIDE ELEVATION

EXISTING

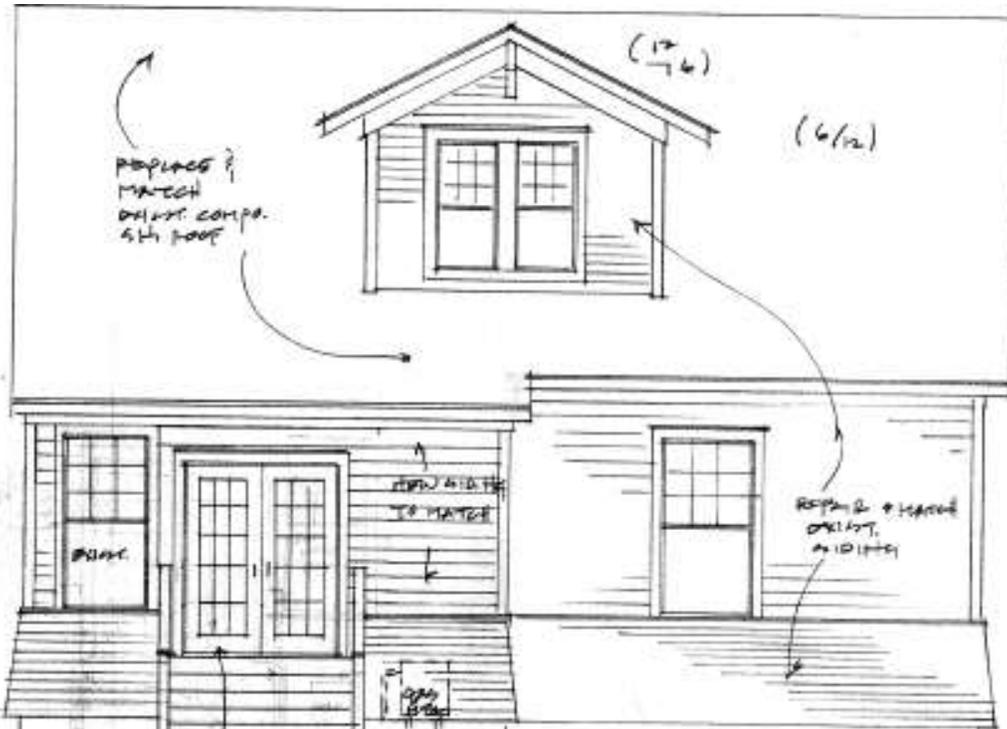


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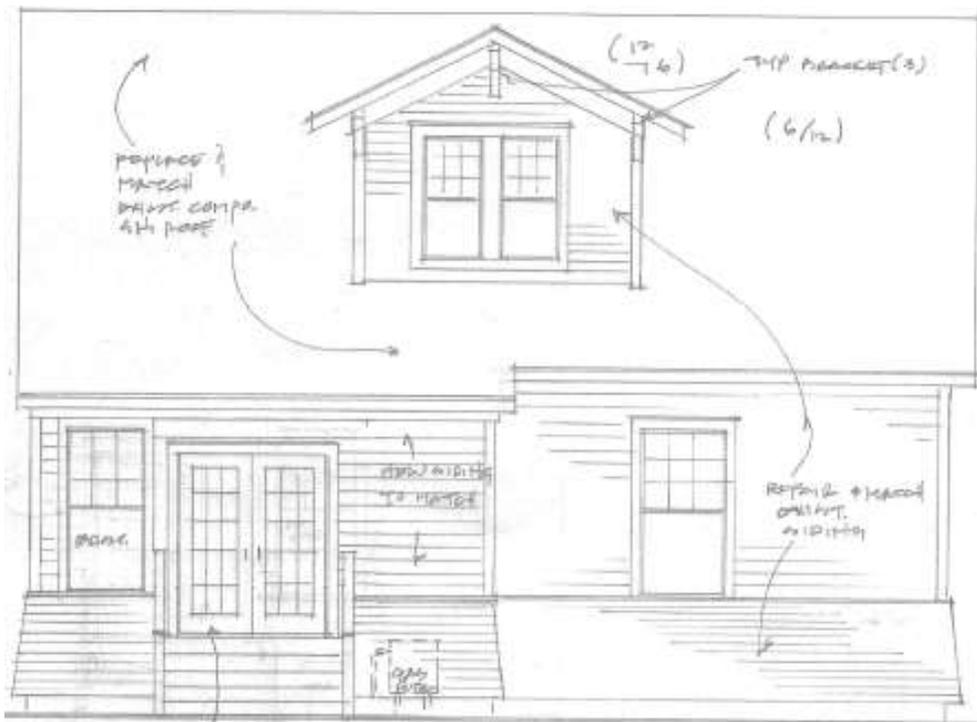


SOUTH (REAR) ELEVATION

EXISTING



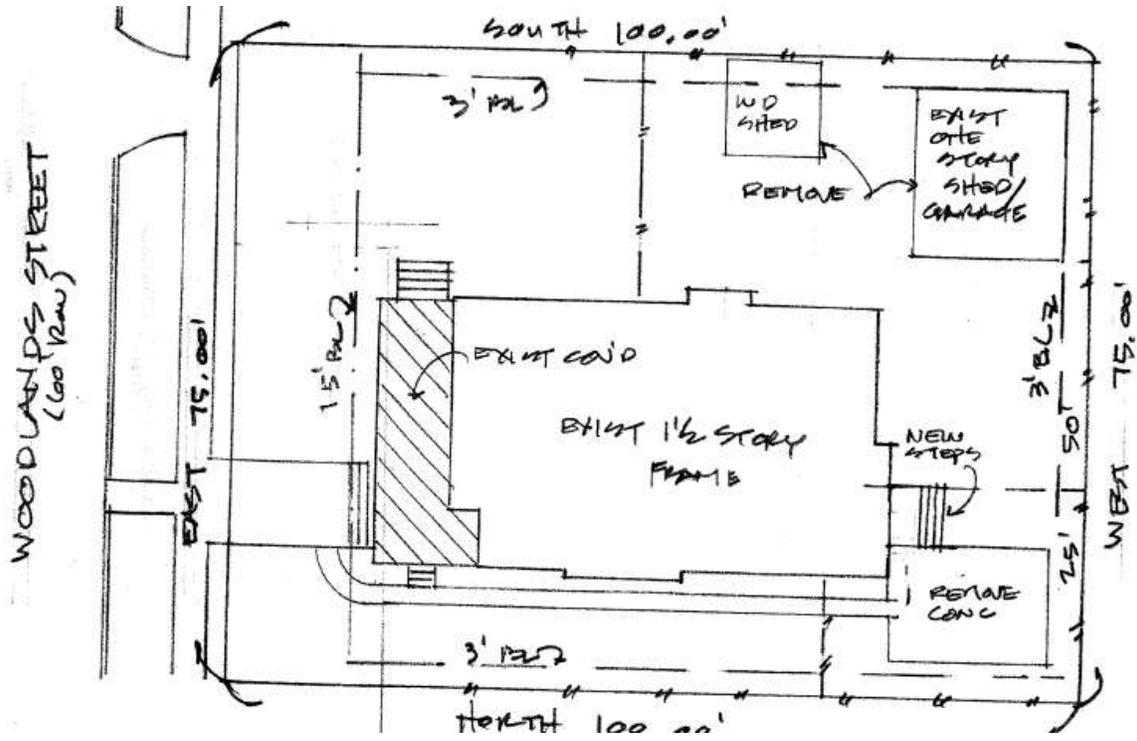
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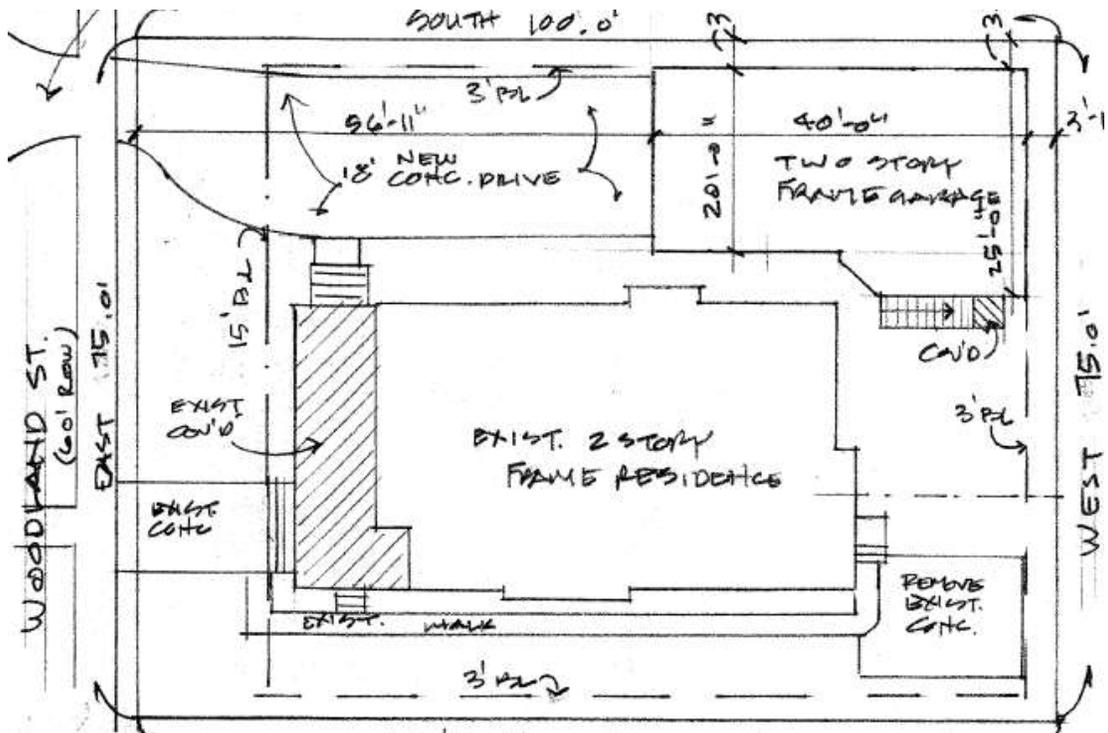


SITE PLAN

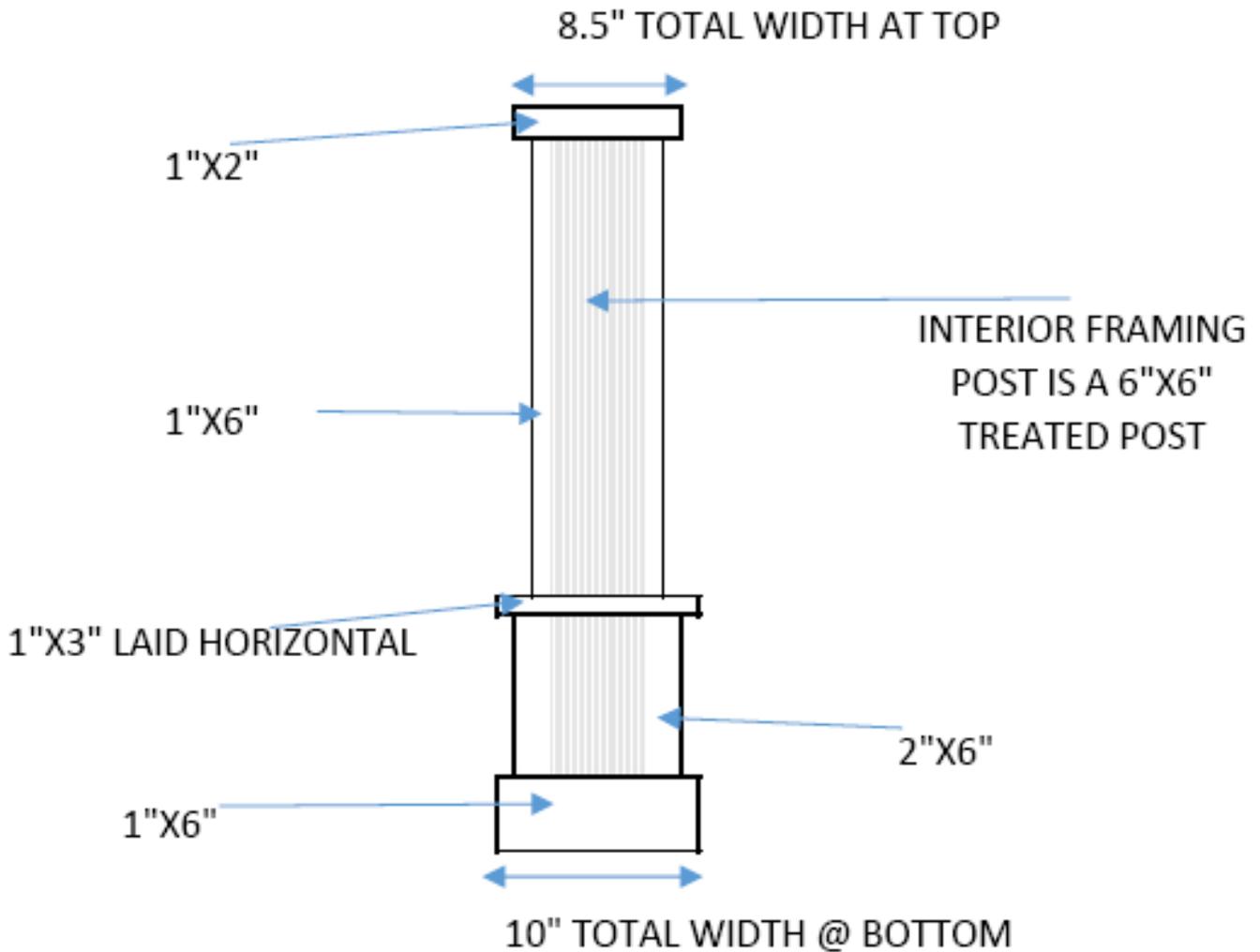
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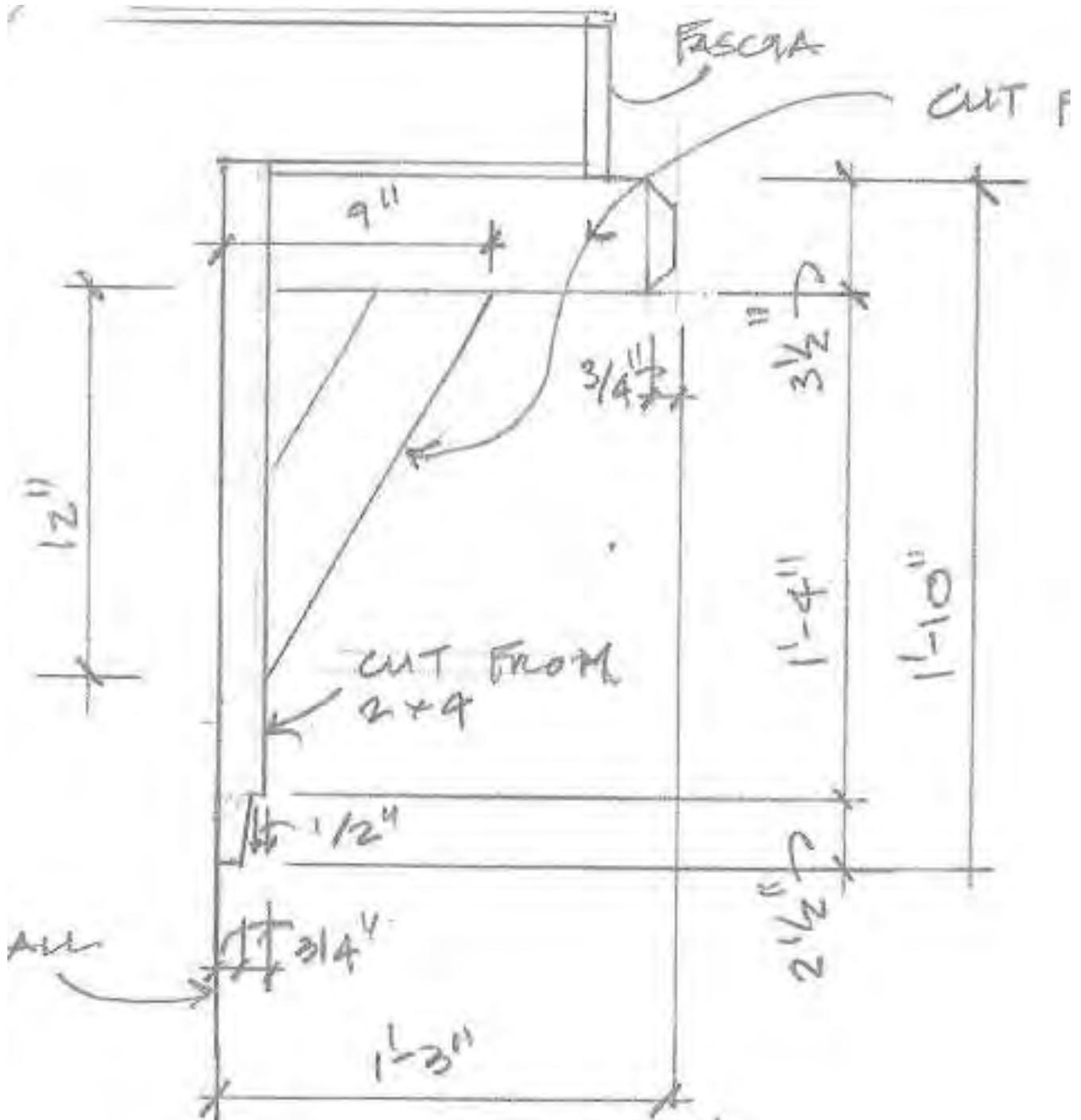
PROPOSED



FRONT PORCH COLUMN DETAIL



WOOD BRACKET DETAIL



PHOTOS SUBMITTED BY APPLICANT

REAR DORMER EXISTING BRACKET



SIDE GABLE BRACKET EVIDENCE



EXISTING CONCRETE PORCH DECK



EXISTING BRICK



PROJECT DETAILS

Shape/Mass: The existing 1 ½ -story residence features a full width front porch measuring 31'-6" wide and 9' deep. The porch has an eave height of 10'-6". The porch roof will be removed and built back to match the original roof with an eave height 10'-6".

Exterior Materials: The front porch features a concrete porch deck, concrete steps, and wood square columns. The four wood square columns will be replaced with four 8 ½" square columns with 10" wood square bases. A brick facing will be applied to the concrete porch deck and concrete steps. Wood decorative brackets will be installed on the front and rear dormers and on the side gables. The residence features decorative wood brackets on the front and rear dormers; the side gables are missing the brackets but there is evidence that brackets were originally present.

Roof: The original shed porch roof with a 3/12 pitch will be removed and replaced with a new shed porch roof with a 3/12 pitch. The roof will be clad with composite shingles.

Front Elevation: The residence features three 9-over-1 wood sash windows and a wood paneled entry doors with a transom; the windows and door will be retained. The full width front porch features a concrete porch deck with concrete steps; a brick facing will be applied to the concrete porch deck and concrete steps. The porch features four square wood columns that will be replaced with four wood columns with wood bases. The front dormer features a decorative wood bracket; two new wood decorative brackets will be installed on the dormer.

Side Elevation: Five wood decorative brackets will be installed under the side gable eaves.
(East)

Side Elevation: Five decorative brackets will be installed under the side gable eaves.
(West)

Rear Elevation: The rear dormer features a wood decorative bracket; two new wood decorative brackets will be installed on the dormer.
(South)