

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 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 – The applicant received partial approval at the November 2014 HAHC meeting for alterations to the existing full width front porch. The applicant proposed to apply a brick facing to the existing concrete porch deck and concrete steps, the brick facing was denied.

The applicant is now requesting approval to construct brick wing walls on the side of the concrete steps and apply a brick facing to the concrete steps.

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval of the brick wing walls on the side of the concrete steps located on the north and east elevations.

Denial of the application of the brick facing to the concrete front porch steps.

HAHC Action: Partially Approved:

Approval of the brick wing walls on the side of the concrete steps located on the north and east elevations.

Denial of the application of the brick facing to the concrete front porch steps.

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: December 17, 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 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 facings on 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. |



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

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

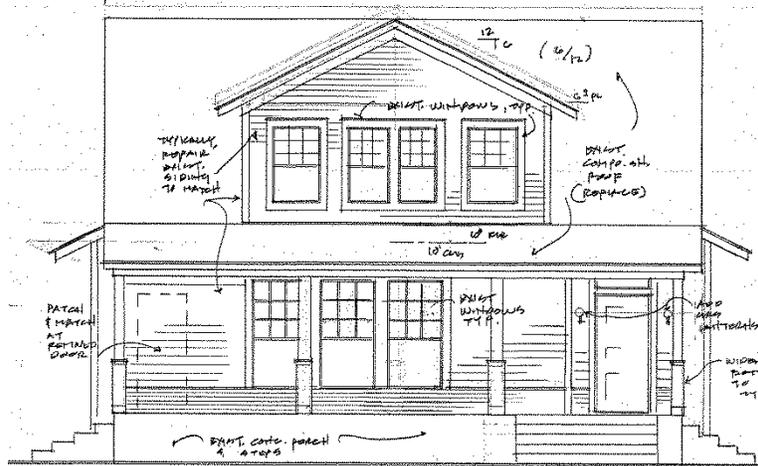


CURRENT PHOTO

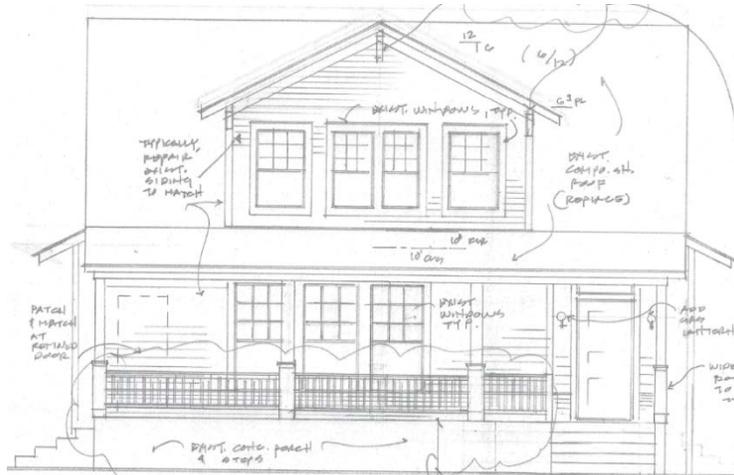


NORTH ELEVATION – FRONT FACING WOODLAND STREET

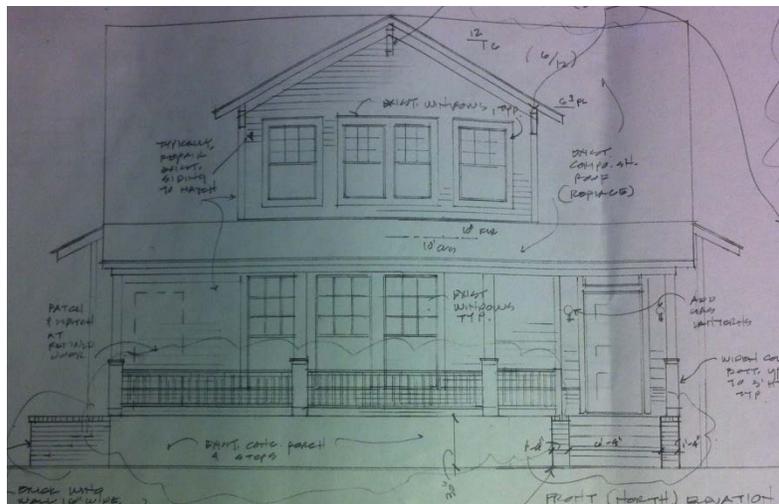
EXISTING



APPROVED – 11/20/14

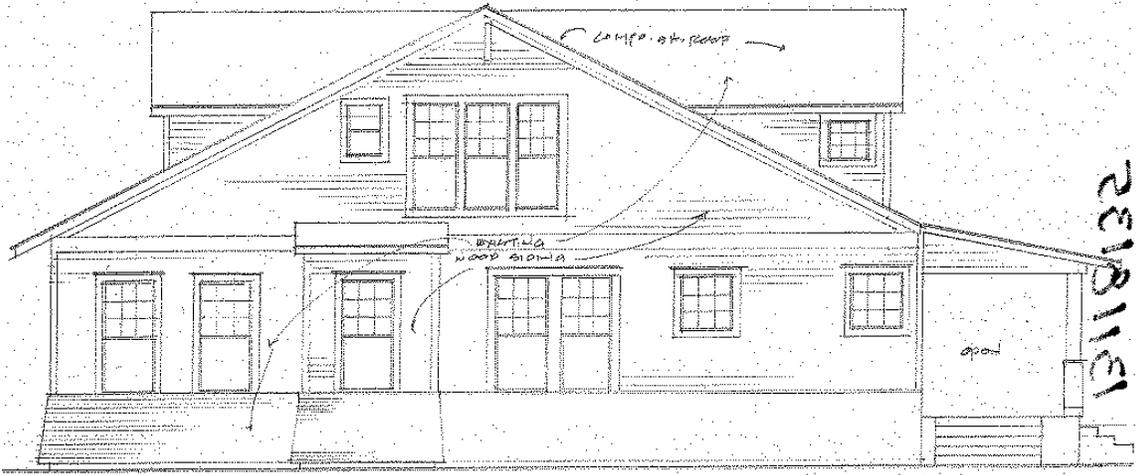


PROPOSED



EAST SIDE ELEVATION

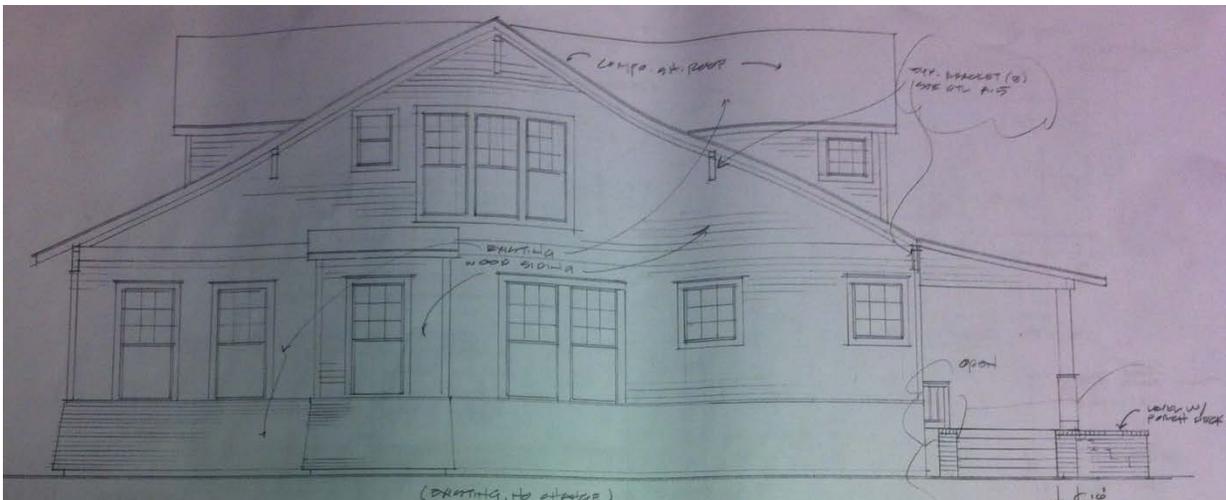
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APPROVED – 11/20/14



PROPOSED



WEST SIDE ELEVATION

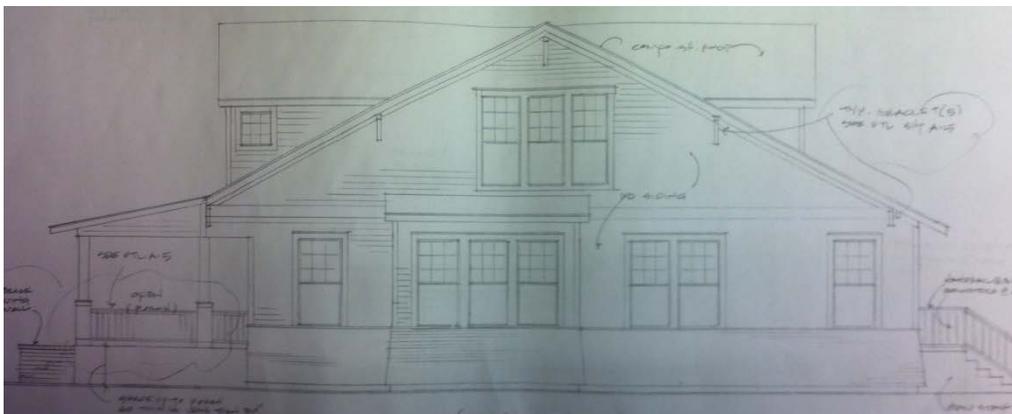
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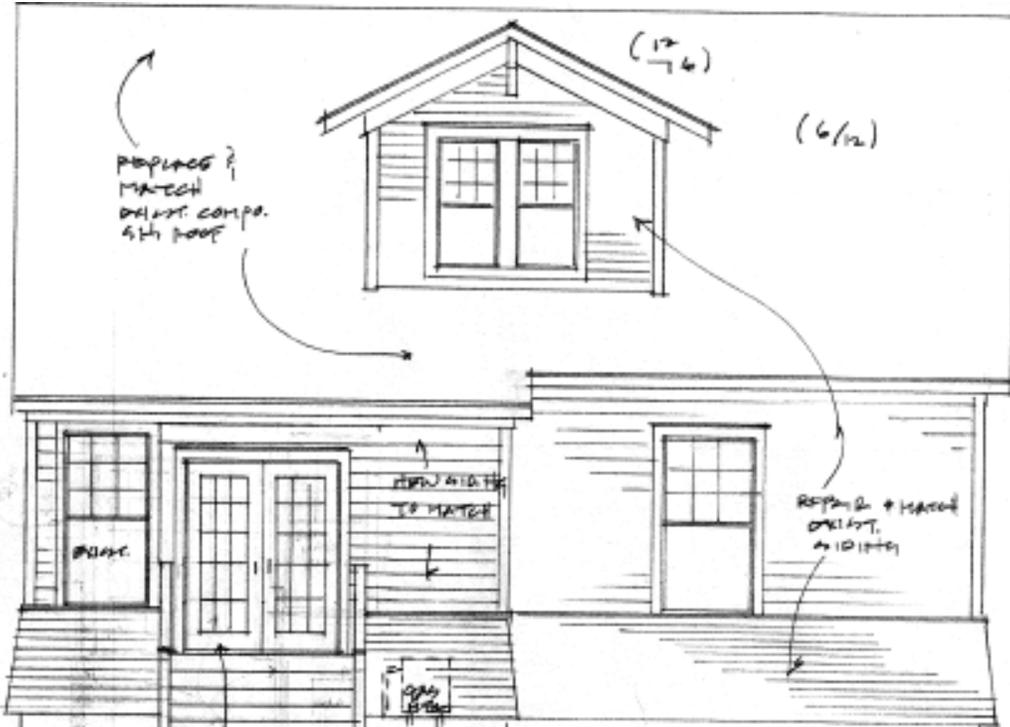
APPROVED - 11/20/14



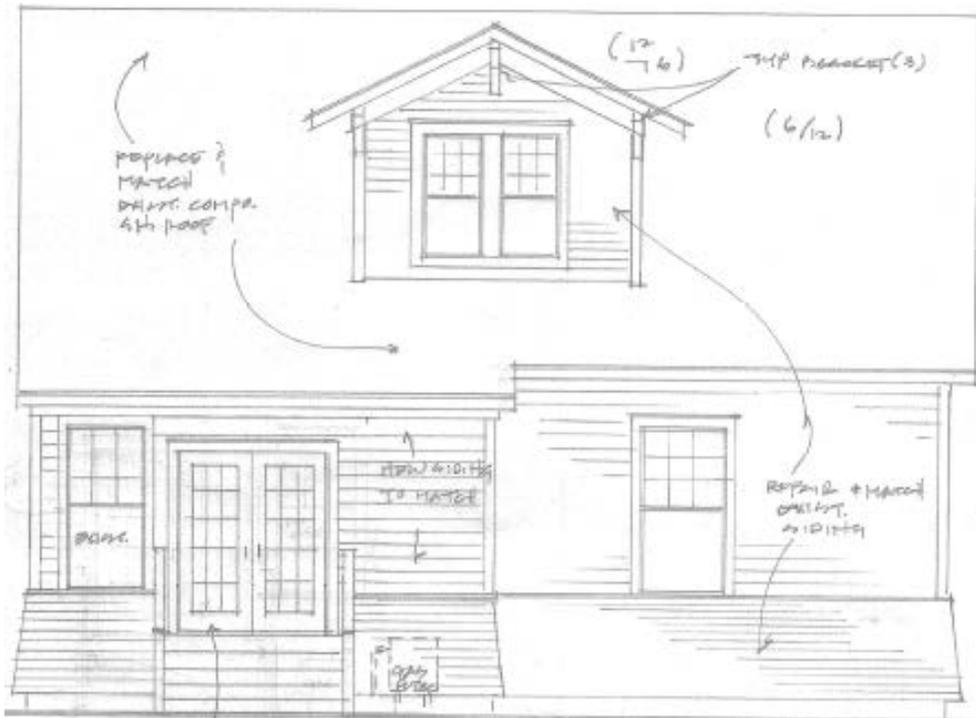
PROPOSED



SOUTH (REAR) ELEVATION
EXISTING



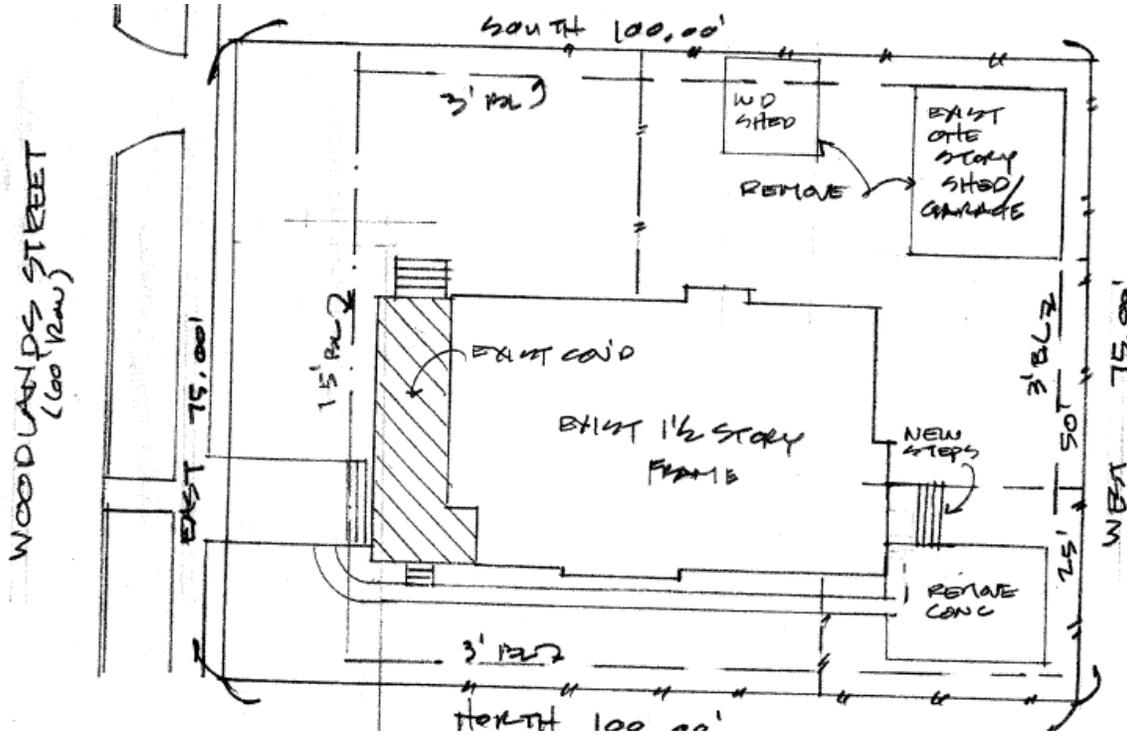
APPROVED – 11/20/14
NO PROPOSED CHANGES





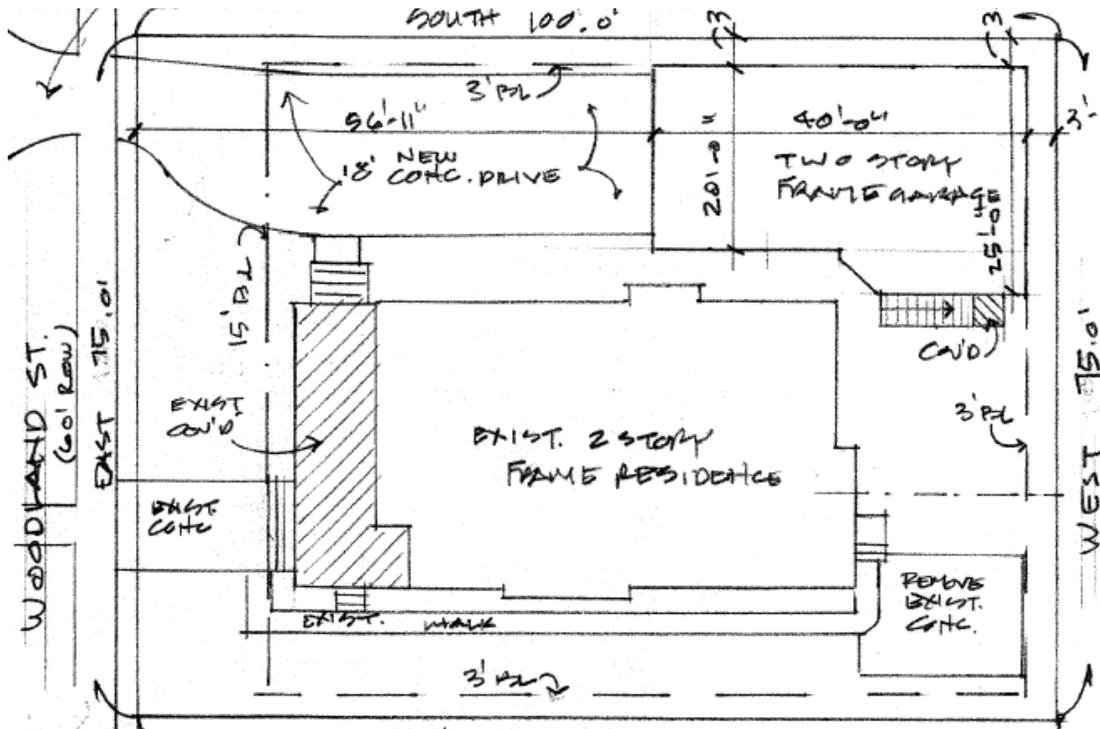
SITE PLAN

EXISTING



APPROVED - 11/20/14

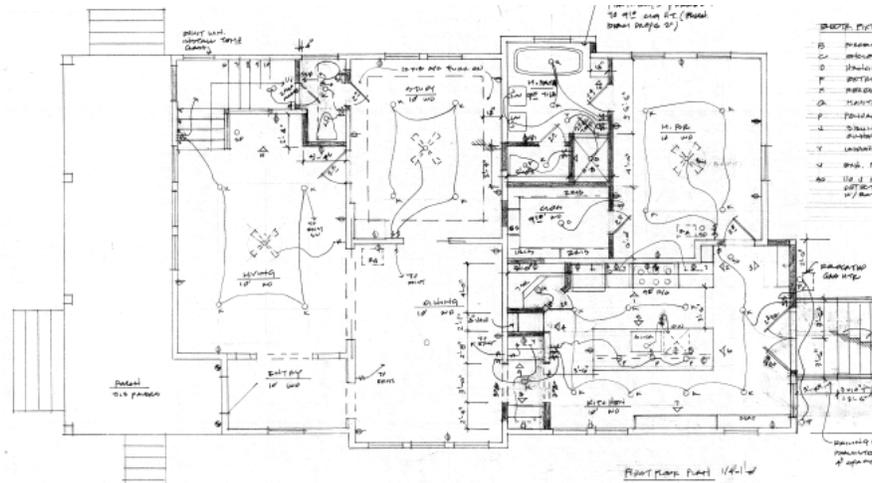
NO PROPOSED CHANGES



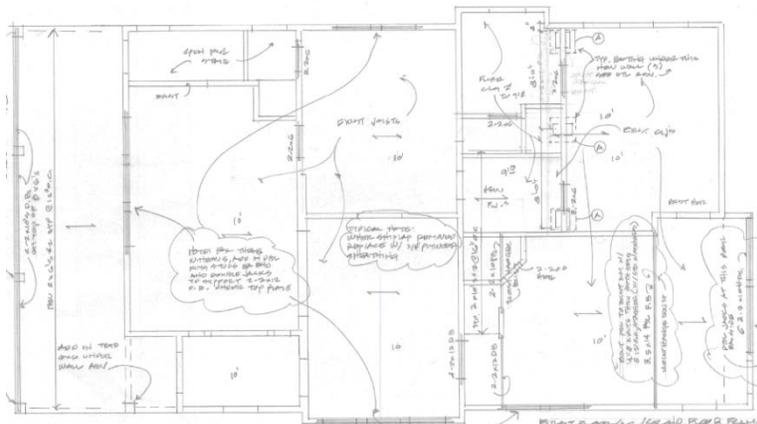


FIRST FLOOR PLAN

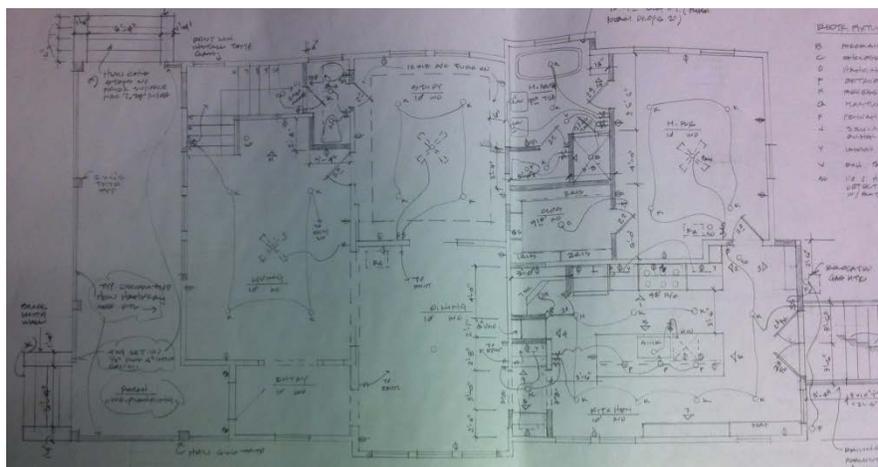
EXISTING



APPROVED – 11/20/14



PROPOSED



PHOTOS SUBMITTED BY APPLICANT

EXISTING CONCRETE PORCH DECK



EXISTING BRICK



PROJECT DETAILS

Exterior Materials: The residence features a full width front porch with a concrete porch deck and concrete steps. A brick facing will be applied to the concrete steps and brick wing walls will be constructed on the sides of the concrete steps located on the north and east elevations. The proposed wing walls will measure 1'-4" wide, 4' deep, and 30" in height.