

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Karen Brasier of Design 3 Studio for Ryan and Rebecca Poole, owner

Property: 513 Euclid Street, Tract 13 and 14a, Block 22, Woodland Heights Subdivision. The property includes a historic 1,440 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 Craftsman style residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

- Proposed second story addition will be situated over an existing 14' 5" deep non-original rear addition. The mass of the addition will not encroach over the existing original structure.
- Existing structure features an eave height of 10' 3" and a ridge height of 22' 7". The addition will feature an eave height of 20' 10" and a ridge height of 28' 8".
- Addition will feature an 8' deep rear overhang supported by square columns.

See enclosed application materials and detailed project description on p. 4-15 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: December 16, 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

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

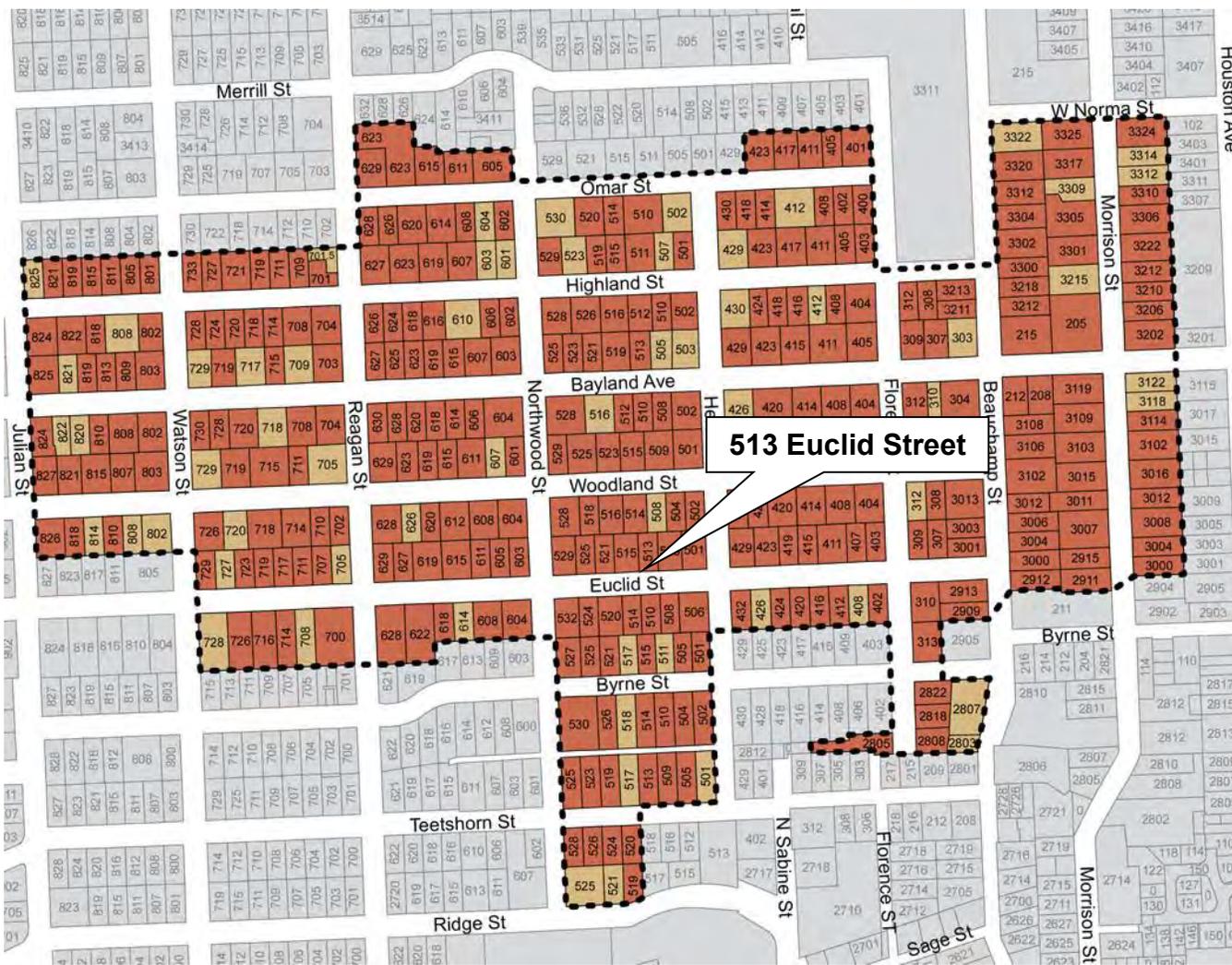
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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 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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements 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 proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

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



INVENTORY PHOTO



NEIGHBORING PROPERTIES



509 Euclid Street – Contributing – 1920 (neighbor)



515 Euclid Street – Contributing – 1920 (neighbor)



520 Euclid Street– Contributing – 1915 (across street)



510 Euclid Street– Contributing – 1915 (across street)



508 Euclid Street– Contributing – 1915 (across street)



506 Euclid Street– Contributing – 1915 (across street)

SOUTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING



PROPOSED

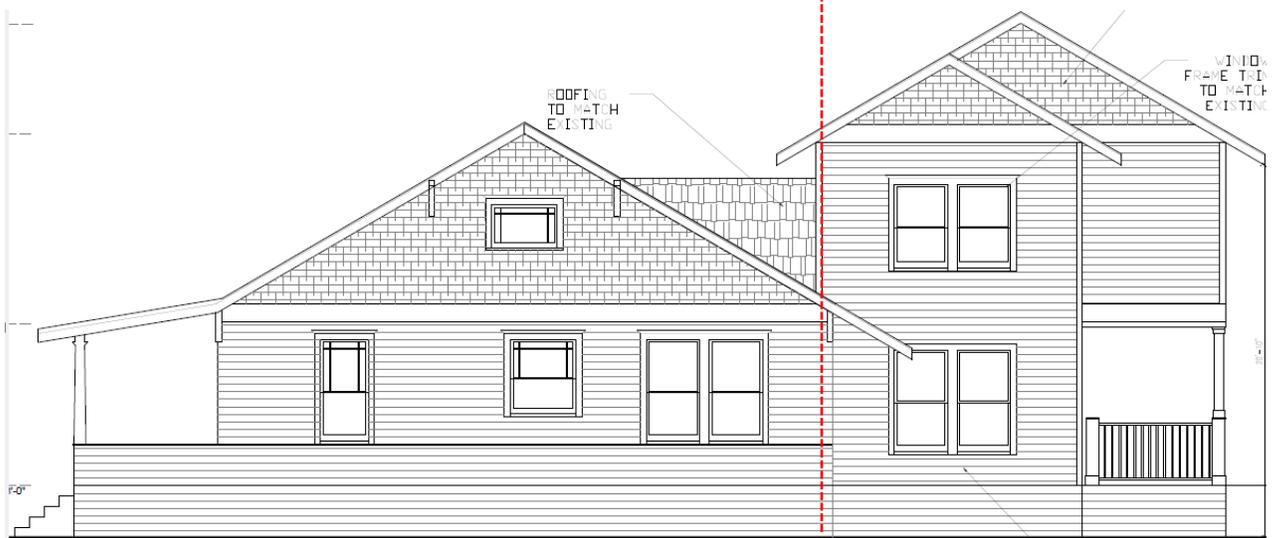


EAST SIDE ELEVATION

EXISTING

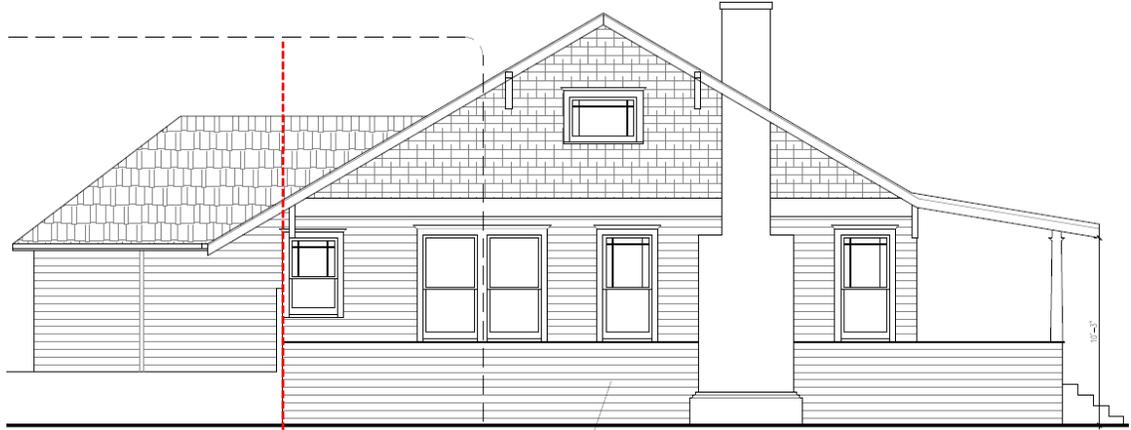


PROPOSED

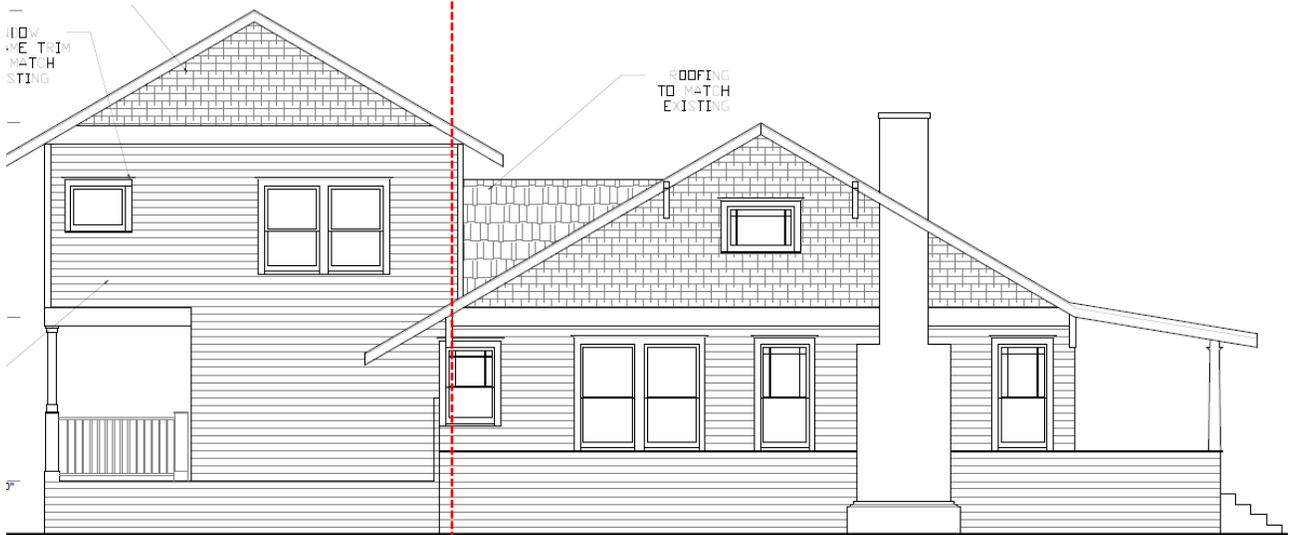


WEST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING

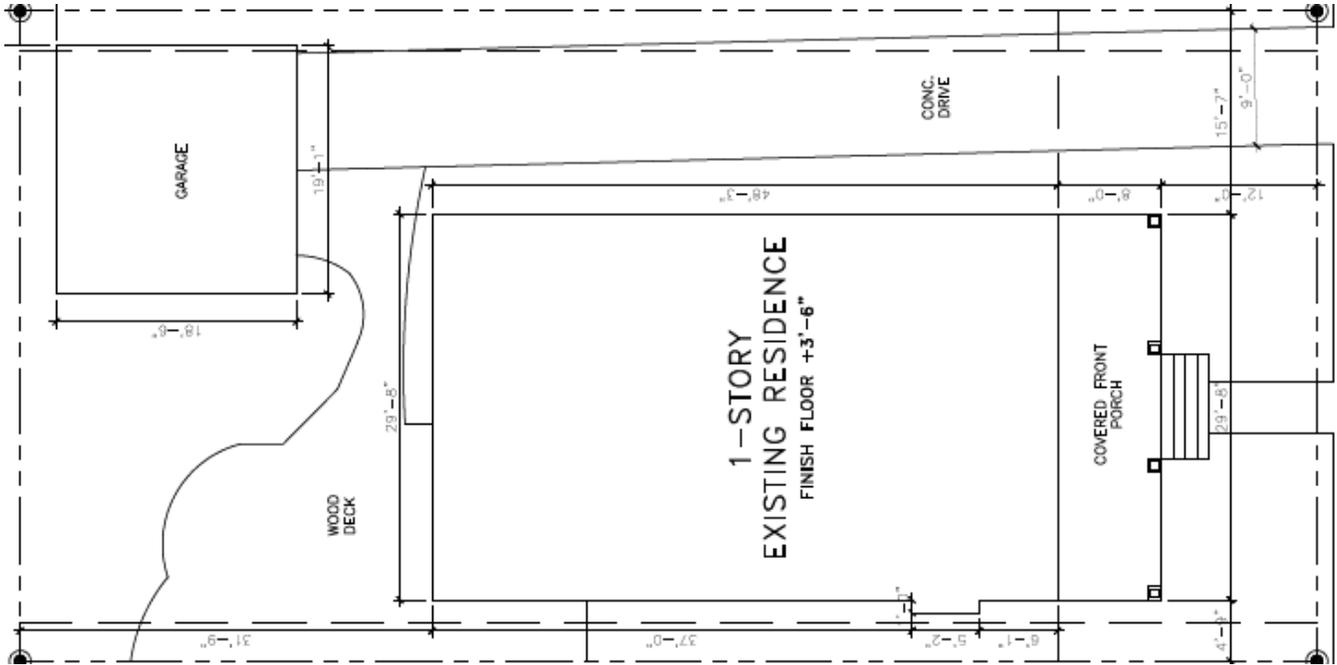


PROPOSED





SITE PLAN
EXISTING

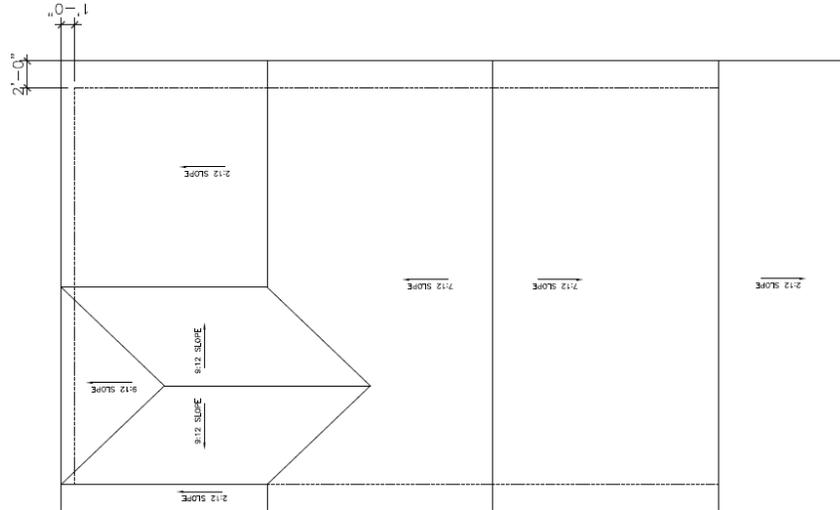


PROPOSED

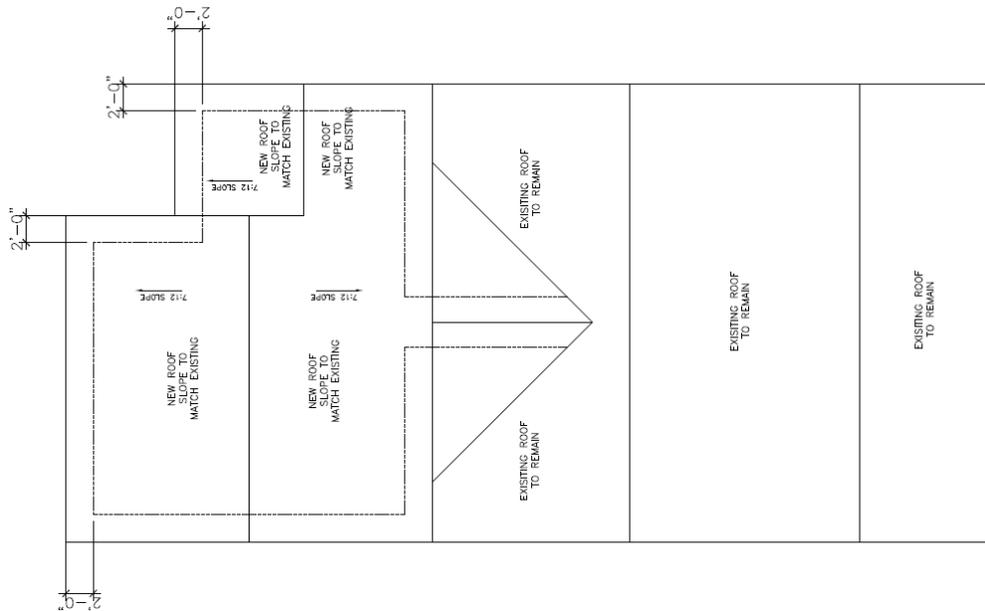




ROOF PLAN
EXISTING



PROPOSED



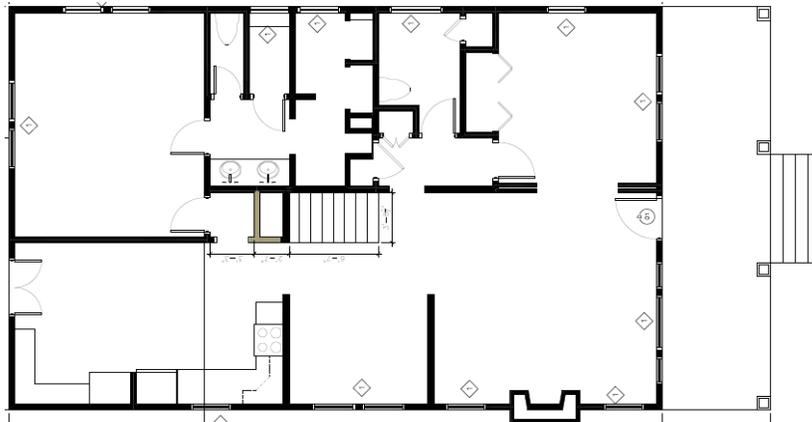


FIRST FLOOR PLAN

EXISTING

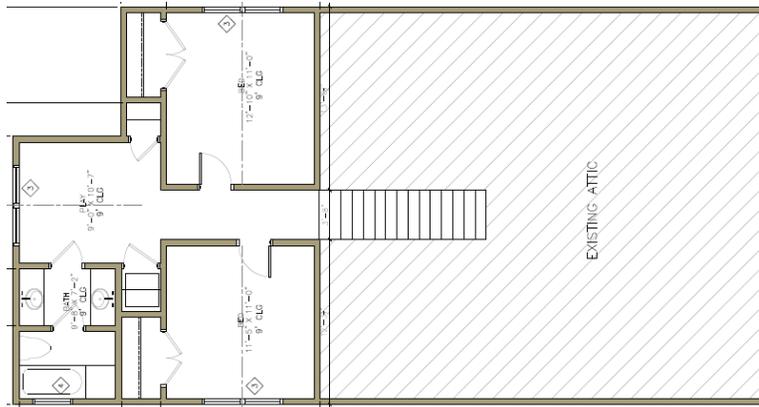


PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW SCHEDULE

1. Existing to remain.
2. 3'x5' 1/1 wood double hung
3. (2) 3'x5' wood double hung
4. 3'x2' fixed tempered vinyl
5. 2'x2' fixed wood
6. (2) 2'x2'6" fixed wood
7. (2) 3'x4' wood double hung

DOOR SCHEDULE

1. Existing to remain
2. (3) 3'x8' fixed doors, 1 lite
3. 3'x8' fixed doors, 1 lite
4. 3'x8' operable door 1 lite
5. 10' garage door
6. 8' sliding glass door

APPLICANT PHOTO

EXISTING NON-ORIGINAL REAR ADDITION



PROJECT DETAILS

Shape/Mass: The existing residence measures 29' 8" wide by 56' 3" deep and features an eave height of 10' 3" and a ridge height of 22' 7". The rear 14' 5" of the residence consists of a one-story addition.

The applicant proposes to construct a second story addition over the existing addition while retaining the existing exterior walls and cladding. The second story will feature an 8' deep by 20' wide projection beyond the existing rear wall creating a covered patio underneath. The addition will measure 22' 10" deep by 29' 8" wide and will feature an eave height of 20' 10" and a ridge height of 28' 8".

Setbacks: The addition will not alter the existing front or side setbacks.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 3'. The addition will utilize the existing foundation.

Windows/Doors: The existing residence features 1-over-1 and Craftsman style 6-over-1 double hung wood windows. These historic windows will be retained. The addition will feature new wood 1-over-1 and casement windows.

Exterior Materials: The existing residence is clad in 4" beveled lap siding. The addition will feature 4" horizontal cementitious siding.

Roof: The existing residence features a side gable roof with a 7:12 pitch. The addition will feature two side gables and will feature a matching pitch. The addition will tie into the existing roof structure by way of a 7:12 pitched cricket installed in the center of the rear slope of the existing roof structure.

Front Elevation: The only portion of the addition visible from the front will be the roof structure of the proposed side gable roof. No changes are proposed for the front elevation of the existing structure.
(South)

Side Elevation: The second story addition will begin 34' from the front wall of the original structure on top of a non-original rear addition. The addition will feature an 8' deep second story overhang supported by a pair of square columns. The addition will feature two east facing windows on the second floor.
(East)

Side Elevation: The second story addition will begin 34' from the front wall of the original structure on top of a non-original rear addition. The addition will feature an 8' deep second story overhang supported by a pair of square columns. The addition will feature two west facing 1-over-1 windows and one casement window on the second floor.
(West)

Rear Elevation: The rear elevation will not be visible from the street.
(North)