

CERTIFICATE OF APPROPRIATENESS

Application Date: November 27, 2013

Applicant: Suzanne Labarthe, Rogers and Labarthe Architects for F. Carter Smith, owner

Property: 818 Highland Street, lot 4, block 41, Woodland Heights Subdivision. The property includes a historic one and two story single family residence and a one story detached studio space situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1912, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition *Renewal*: Construct a rear one-story 449 square foot garage and studio space that will be attached to the residence by a 176 square foot covered porch. The addition will be built on a slab foundation and will feature a front gable roof and will be clad with cementitious horizontal lap siding.

The applicant also proposed to shift the location of existing windows on a 1994 rear two-story addition. Two windows on the 1994 addition will be relocated to the proposed addition.

This application is a renewal of a COA that was granted in December of 2013 but has since expired.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

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: February 26, 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

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Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION

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:

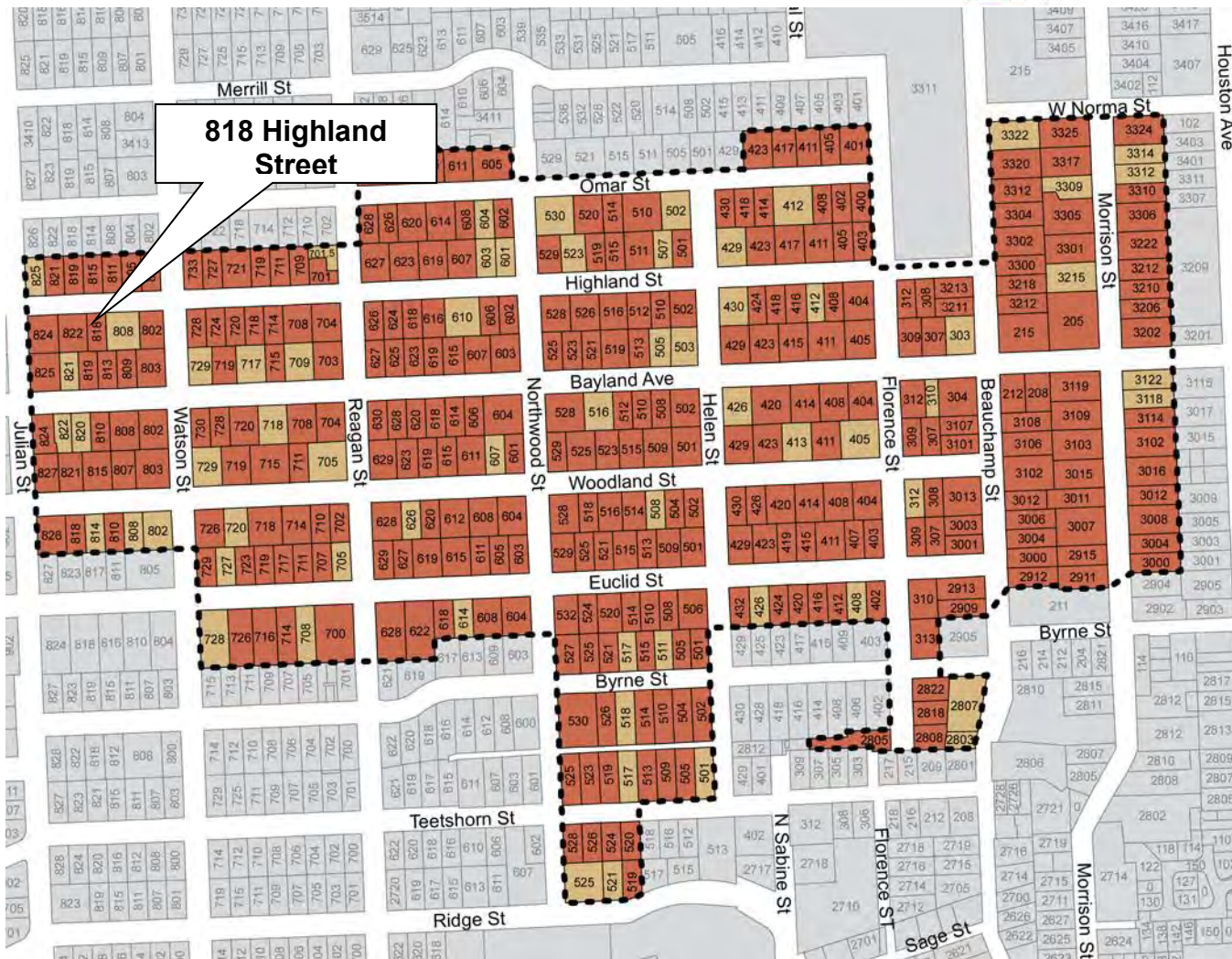
- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity 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 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 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 type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

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



CURRENT PHOTO

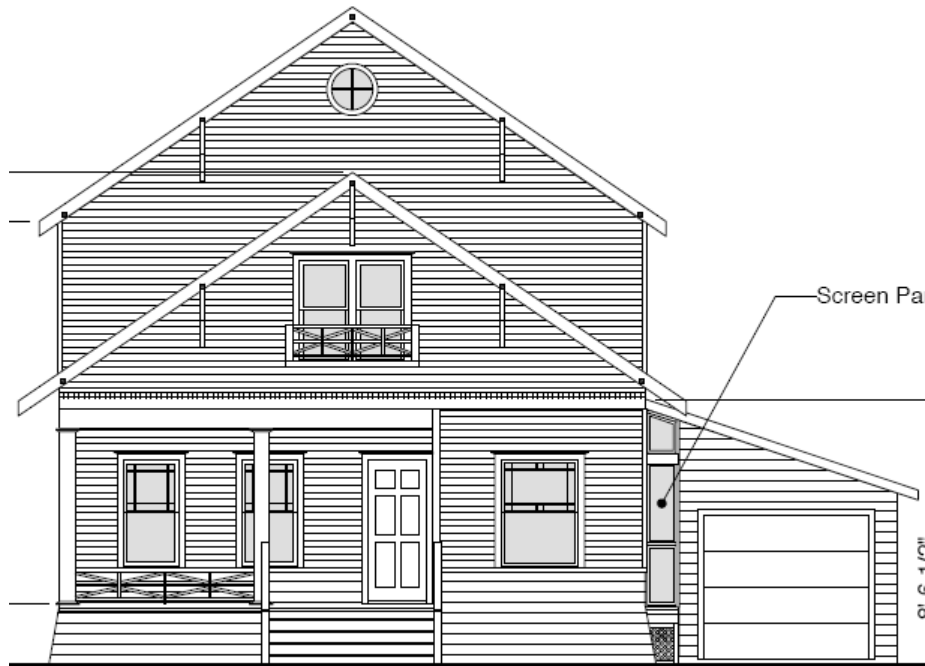


NORTH ELEVATION – FRONT FACING HIGHLAND STREET

Existing



Proposed



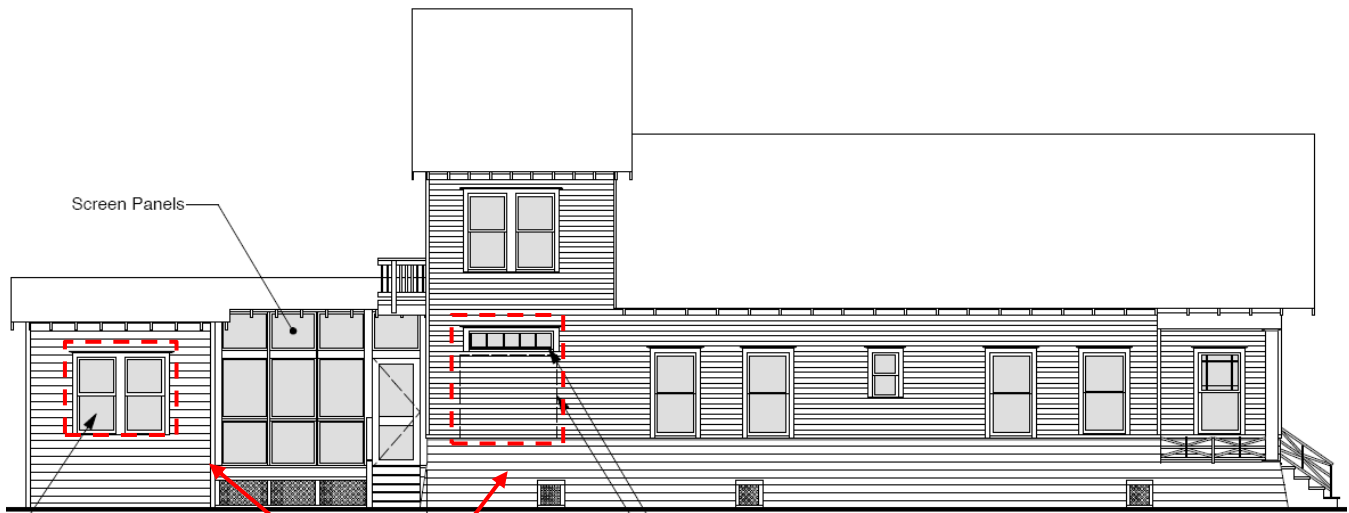
EAST SIDE ELEVATION

East Elevation (facing side property line)

Existing



Proposed



*Existing sash windows to be
relocated to proposed rear addition*

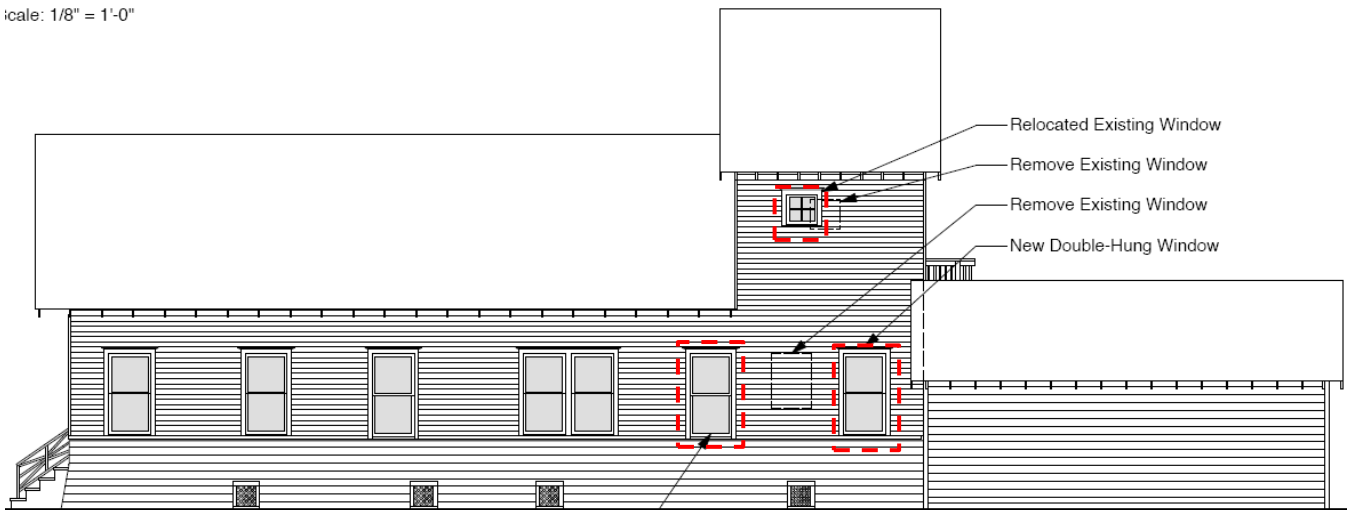
West Elevation (facing side property line)

Existing



Proposed

Scale: 1/8" = 1'-0"

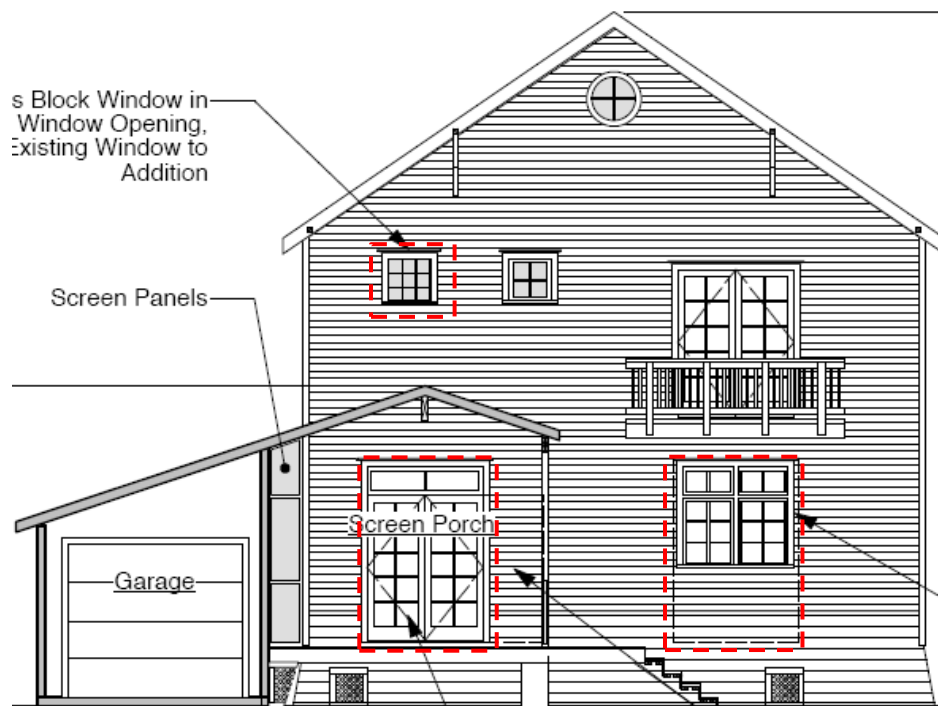


South Elevation (facing rear property line)

Existing

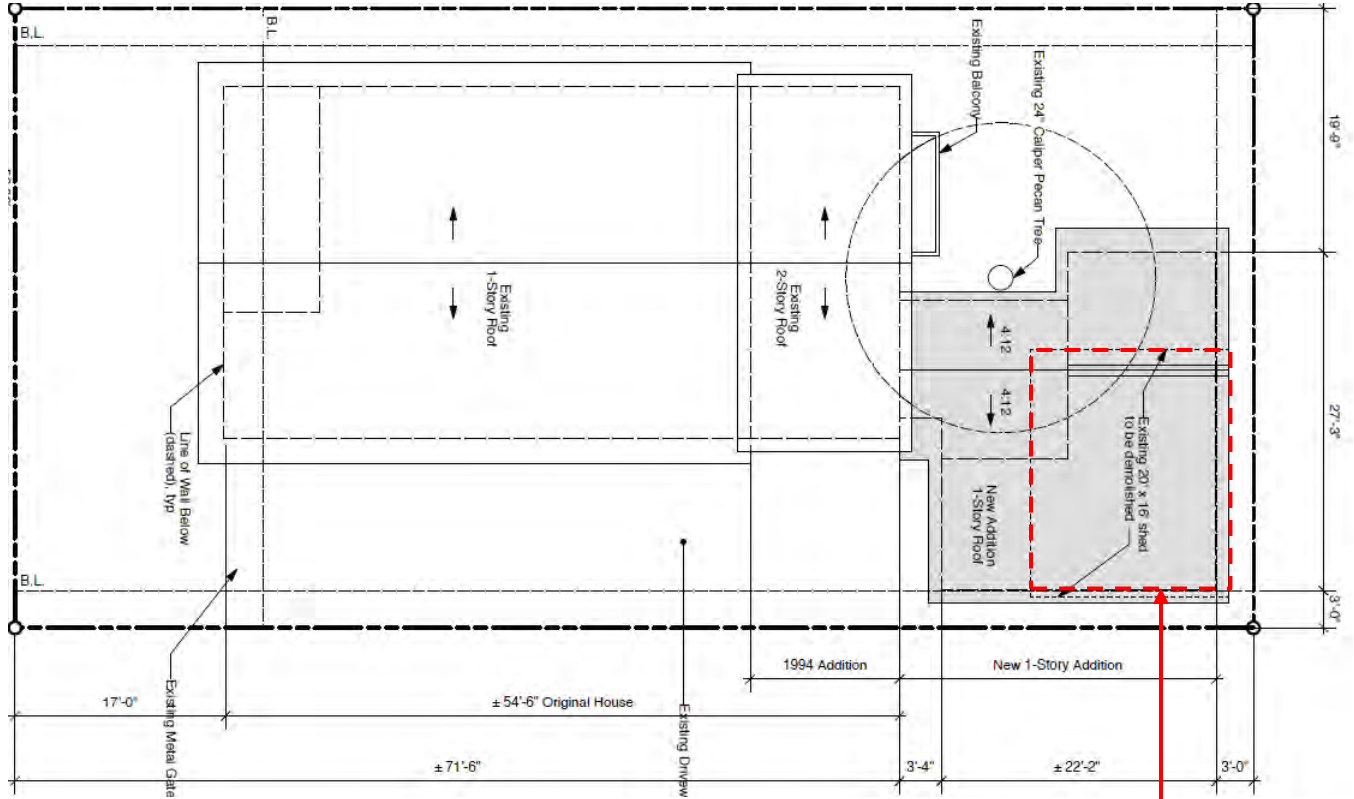


Proposed

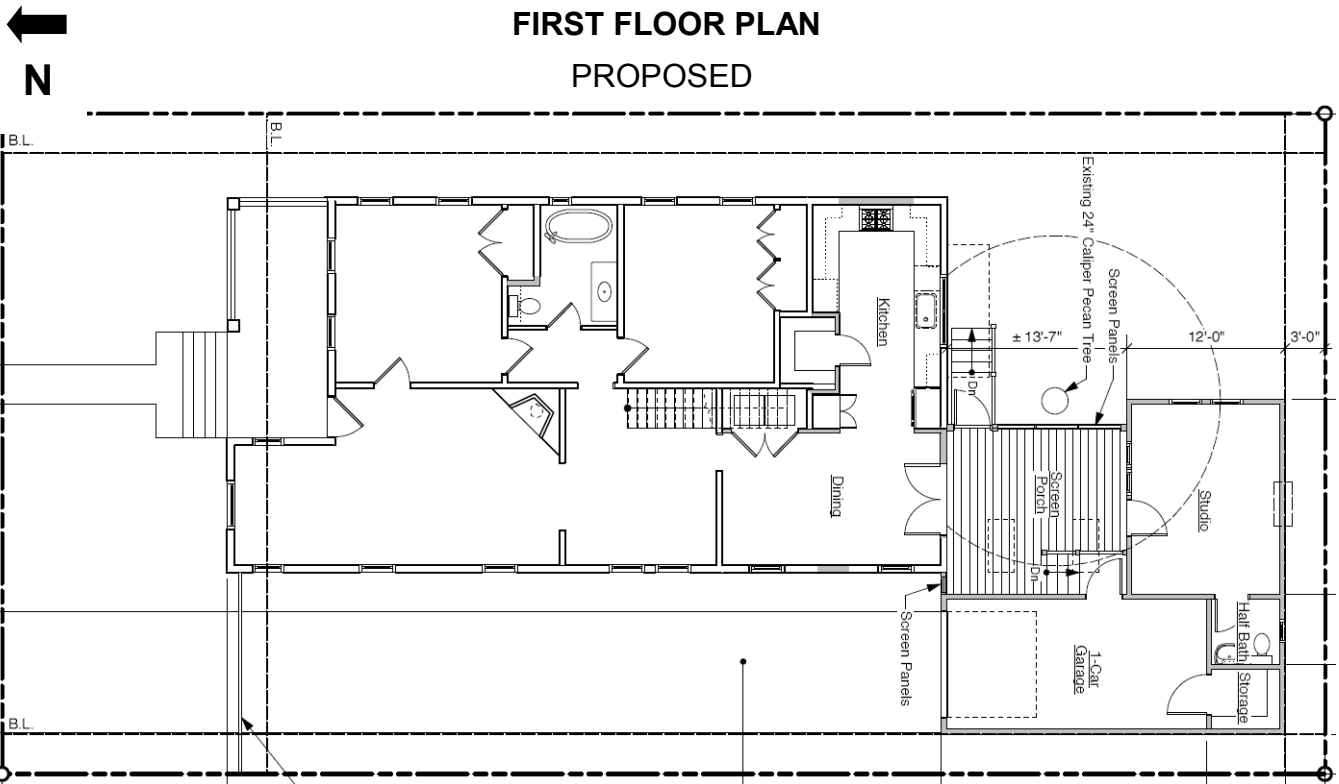




SITE PLAN
PROPOSED



Denotes location of existing 1 story non-contributing studio space



PROJECT DETAILS

Shape/Mass: The existing residence measures approximately 28'-3" wide and 54' deep. The one-story portion of the residence has an eave height of 12'-10½" and a ridge height of 24'. The second story has an eave height of 21'-7" and a ridge height of 32'.

The proposed addition will begin at the rear southwest corner of the existing residence; 54' back from the front façade. The proposed addition will measure 10'- 7½" wide at the front and expand to 25'-4" wide at the rear and will measure 26' deep. The addition will have an eave height of 8'-6½" and a ridge height of 13'.

Setbacks: The existing residence is setback 17' from the front property line, 15.3' from the west property line, 6' from the east property line, and 29' from the rear property line.

The proposed addition will be setback 71' from the front property line, 3' from the west and rear property line, and 21'-8" from the east property.

Foundation: The existing residence is built on a pier and beam foundation with a 3' foundation height. The existing foundation features flared horizontal lap skirting.

The proposed rear addition will be built on a slab foundation and the covered porch will be raised 3' above grade to match the existing foundation height of the residence

Windows/Doors: The existing residence and 1994 addition feature wood 1-over-1 sash windows and fixed divided lite windows. The rear features divided lite sash windows with transoms and divided lite french doors and divided lite entry door.

The proposed addition will feature two sash windows that will be relocated from the rear of the east elevation on the 1994 addition. The addition will feature a sectional overhead garage door and a screened entry door. Existing windows located on the 1994 will be shifted to new openings on the existing addition. A wood 1-over-1 sash window and divided lite wood window will be installed at the rear of the 1994 addition and a new glass block window will be installed on the rear. A new 1-over-1 sash window will be installed in an original opening at the original rear of the residence

Exterior Materials: The existing residence is clad with smooth finish cementitious horizontal lap siding and the foundation features smooth finish cementitious horizontal lap skirting.

The proposed addition will be clad with smooth finish cementitious horizontal lap siding with a 6" reveal. The rear covered porch will feature screened panels

Roof: The existing residence features a front gable roof with an 8.25 over 12 pitch. The roof is clad with composite shingles and features exposed rafter tails. The roof features a 1' overhang on the first floor and 2' overhang on the second floor.

The proposed addition will feature a front gable roof a 4 over 12 pitch and will be clad with composite shingles. The roof will feature exposed rafter tails to match the existing residence and will have a 1' overhang on all elevations.

Side Elevation: (East) The existing elevation features seven 1-over-1 sash windows on the first floor and two 1-over-1 sash windows on the second floor.

The two rear 1-over-1 sash windows will be relocated to the proposed east elevation of the addition. A new wood 5 lite fixed window will be installed above the window opening of the

relocated sash windows. The opening will be infilled with cementitious lap siding. The covered porch will feature a screened entry door.

**Side Elevation:
(West)**

The existing elevation features six 1-over-1 sash windows on the first floor and a 4 lite fixed window on the second floor.

A 1-over-1 sash window located on the 1994 addition will be removed the opening will be infilled with cementitious lap siding. A 1-over-1 sash will be installed in an original opening at the original rear of the house and 1-over-1 sash window will be installed at the rear of the 1994 addition. The 4 lite fixed window on the second floor will be shifted approximately 18" to the left of the existing opening. The existing opening will be infilled with cementitious siding.

**Rear Elevation:
(South)**

The existing rear features a set of divided lite french doors, a divided lite entry door and divided lite sash window with a transom on the first floor. The second floor features a balcony with a set of divided lite french doors and two 4 lite fixed windows.

The set of divide lite entry doors will be relocated from the southeast corner to the southwest corner of the elevation. A set of divided lite sash windows with a transom will be installed in the existing opening of the french doors and the opening around the windows will be infilled with cementitious siding. The 4 lite fixed window on the southwest corner will be replaced with a glass block window of the same size.