CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Stephen Heiman, Steven Allen Designs LLC, for Jivodar B. Tchakarov, owner

Property: 515 Woodland Street, Lot 13, Tract 12, Block 21, Woodland Heights Subdivision. The property includes a historic 1,436 square foot one-story wood frame single-family residence and detached carport situated on a 6,200 square foot (100 x 62) interior lot.

Significance: Contributing Craftsman residence, constructed circa 1924, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition. Construct a 684 square foot second story atop the rear half of the existing historic structure.

- The addition will start just inches behind the existing 50% line.
- The eastern portion of the addition will be 25' deep and 19' wide while the western portion will be 22' deep and 10½' wide
- The proposed addition will have a ridge height of 27' and an eave height of 21'
- The rear portion of the addition will overhang the existing structure by 2'
- The addition will interfere with the roof configuration of the east side bump-out
- On the East Elevation, non-historic glass block windows will be removed and replaced with new wood windows and an additional window will be installed
- A pool is located 5' from the rear wall of the existing structure, hindering attempts to begin the addition further back

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4, 8, 9**

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.

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	D	NA		S - satisfies D - does not satisfy NA - not applicable
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property;

The encroachment of the proposed addition onto 50% of the original structure severely impacts the historic character of this structure and property. The second story addition will encroach 50% onto the existing structure while the rear of rear of the second story extends an additional two feet past the existing rear wall. The proposed second-story addition will also interfere with the roof configuration of the east side bump-out, altering a distinguishing characteristic of this one-story structure.

A solution to help mitigate the alteration of the bump-out roof configuration, would be to flip the proposed addition; having the deeper portion on the west side as opposed to the east side. Insetting the addition on the east and west elevations will also help demassify and the addition and preserve the original eave line.

☒	☐	☐	(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;

A distinguishing quality of the existing home is its one-story height and relatively small scale and height and width proportion. The proposed addition alters this quality by making the house larger in scale and creating a taller height to width proportion.

The encroachment of a two-story addition over the rear half of the residence heavily alters the distinguishing character of the historic one-story residence and negatively impacts the structure visually. Additionally, the existing exterior walls (which will support the addition) were not built to support the additional load of a second-story and will have to be reinforced, leading to the potential loss of historic material including the siding and shiplap. The inclusion of a second window on the east elevation will also have a detrimental effect of the framing, siding, and shiplap. In order to maintain the original eave line, the addition should be inset on the east and west sides.

☒	☐	☐	(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;

Constructing a second-story addition atop half of an existing one-story building impairs the essential form and integrity of the existing historic structure. In order to minimize or eliminate the detrimental impacts to the historic form and integrity of the building, the proposed addition should begin farther towards the rear of the property and expand back, not over the existing structure. However, in this situation, a pool is located approximately 5' from the rear wall of the structure, limiting the potential for starting the addition farther back.

Adding a 2nd story to an existing house is a physically intrusive addition that is essentially not reversible. A significant portion of the roof structure must be removed, and exterior walls must be reinforced, which requires removal of historic material on either the interior or exterior of the wall assembly. Also, adding a 2nd story to a one-story bungalow impairs the essential form and integrity of the house.

☐ ☒ ☐ (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;

The size and scale of the house is not in keeping with the historic character of the existing home, nor the historic district. Constructing a new floor on top of an existing house requires removal of a significant portion of the roof structure as well as structural upgrades in the walls to support the additional load. In order to reinforce the exterior walls, historic material must be removed from either the exterior (wood siding) or interior (shiplap) of the wall assembly.

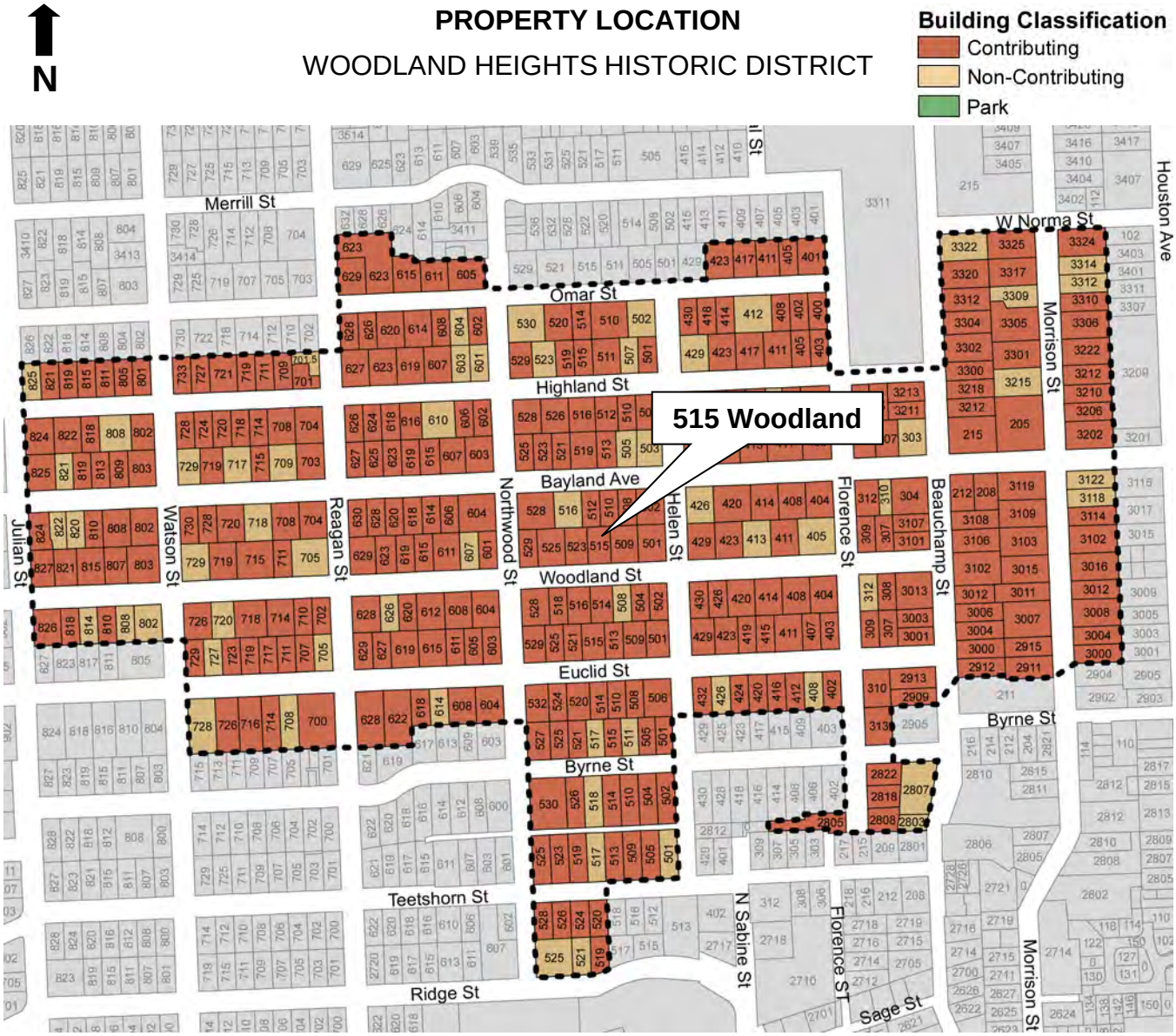
☒ ☐ ☐ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

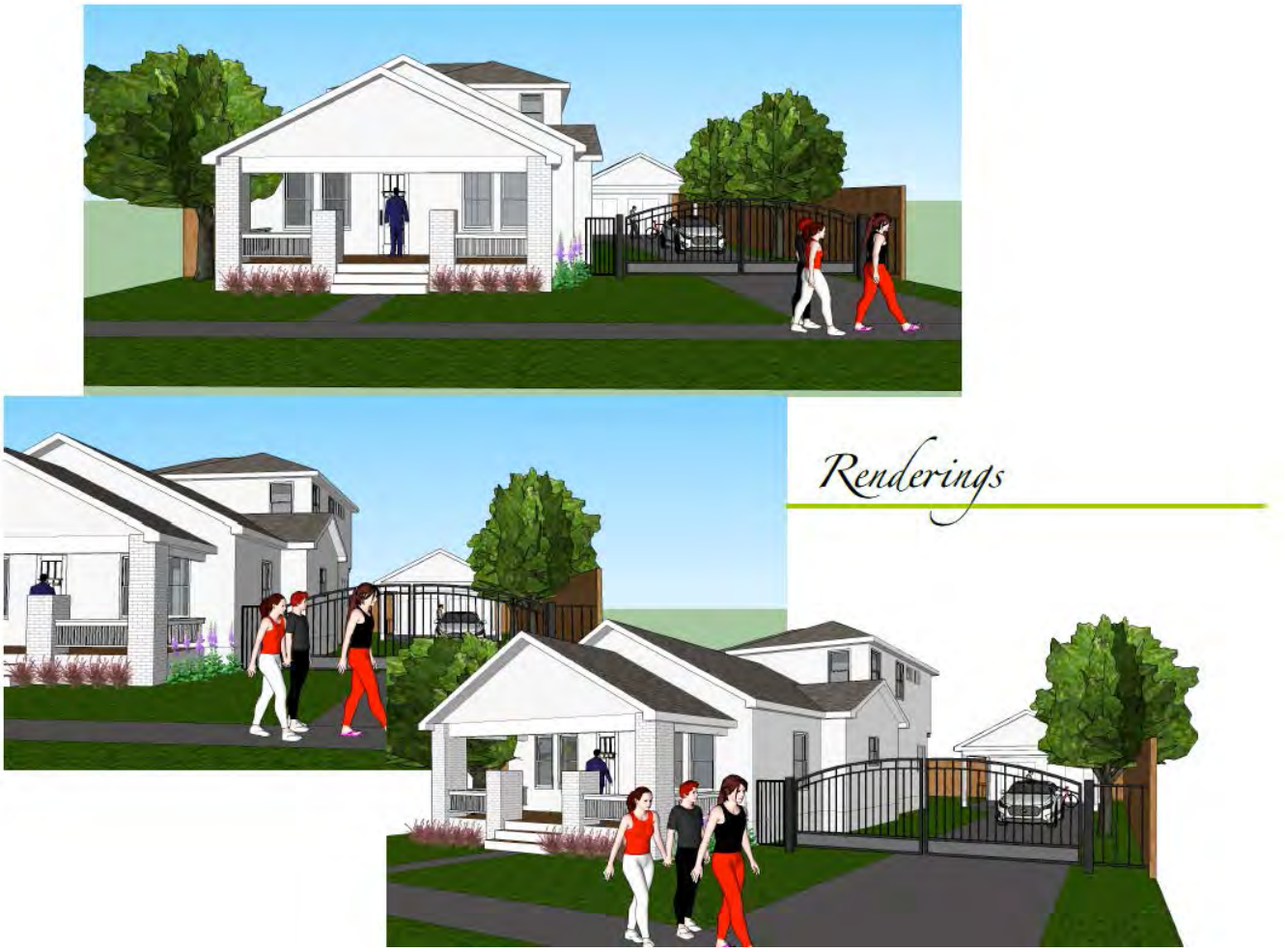
WOODLAND HEIGHTS HISTORIC DISTRICT



INVENTORY PHOTO

3D RENDERING

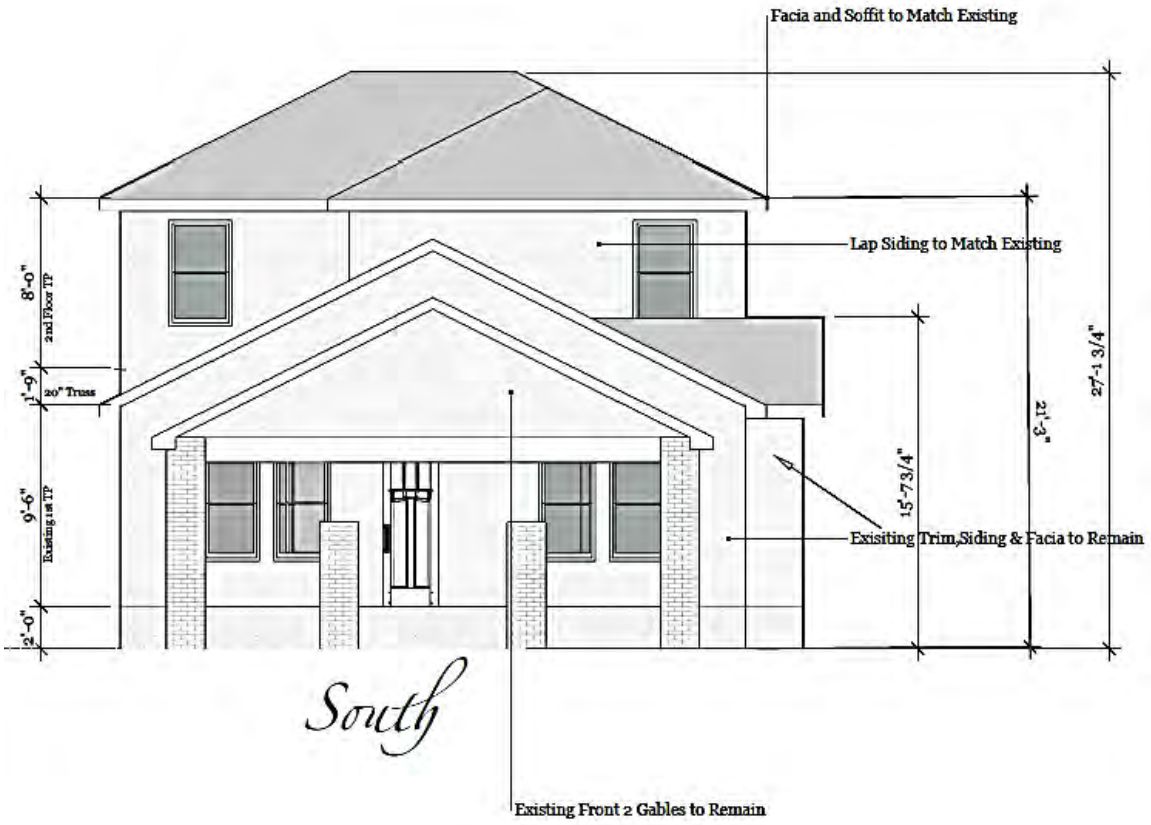
3D RENDERINGS



SOUTH ELEVATION – FRONT FACING WOODLAND STREET

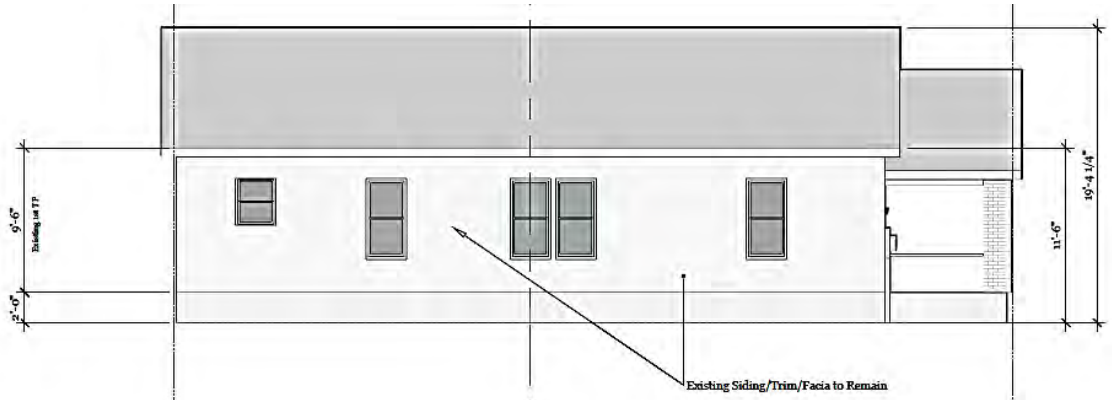
EXISTING

PROPOSED

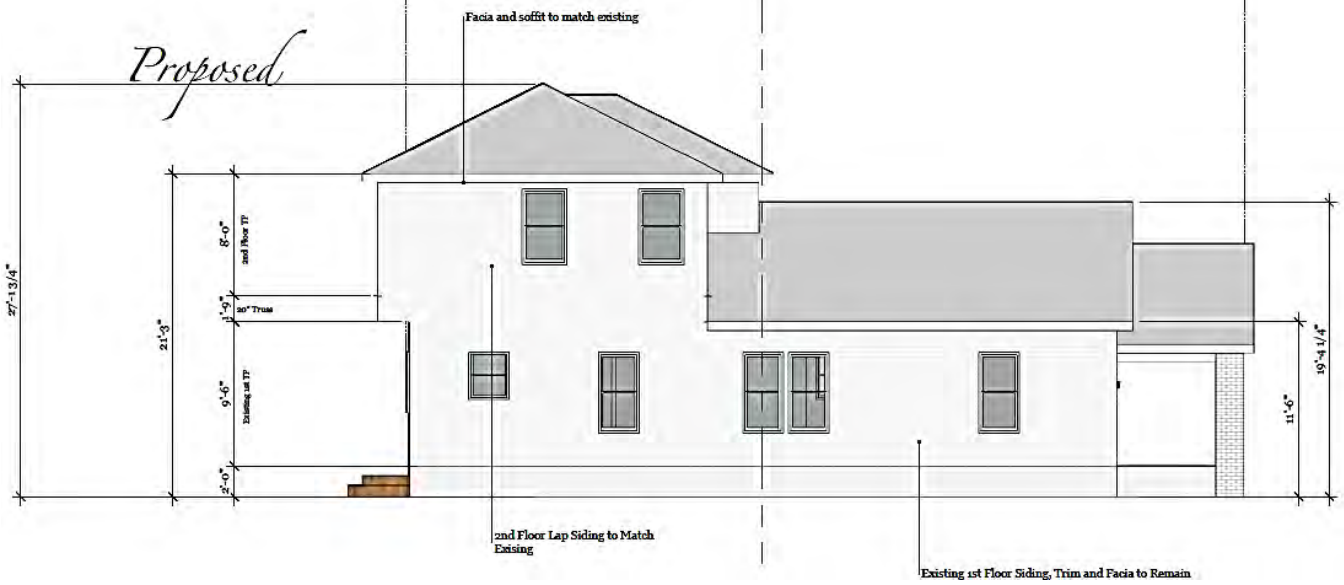


WEST SIDE ELEVATION

EXISTING

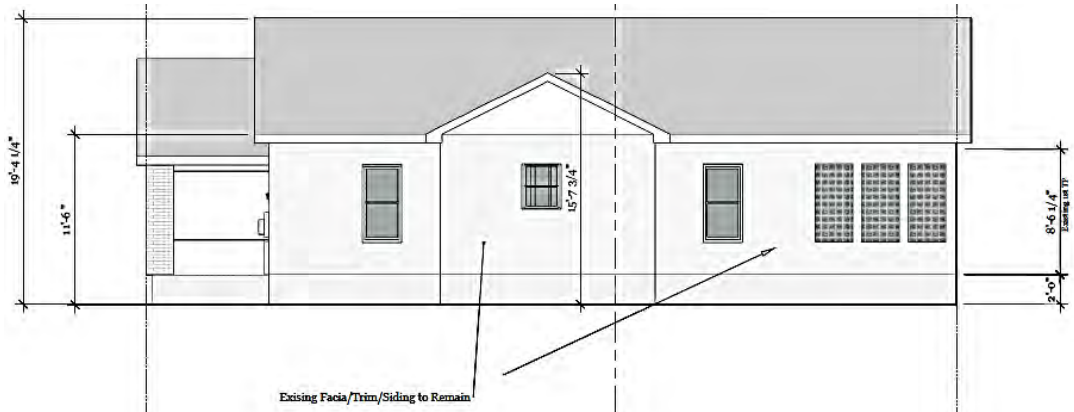


PROPOSED



EAST SIDE ELEVATION

EXISTING



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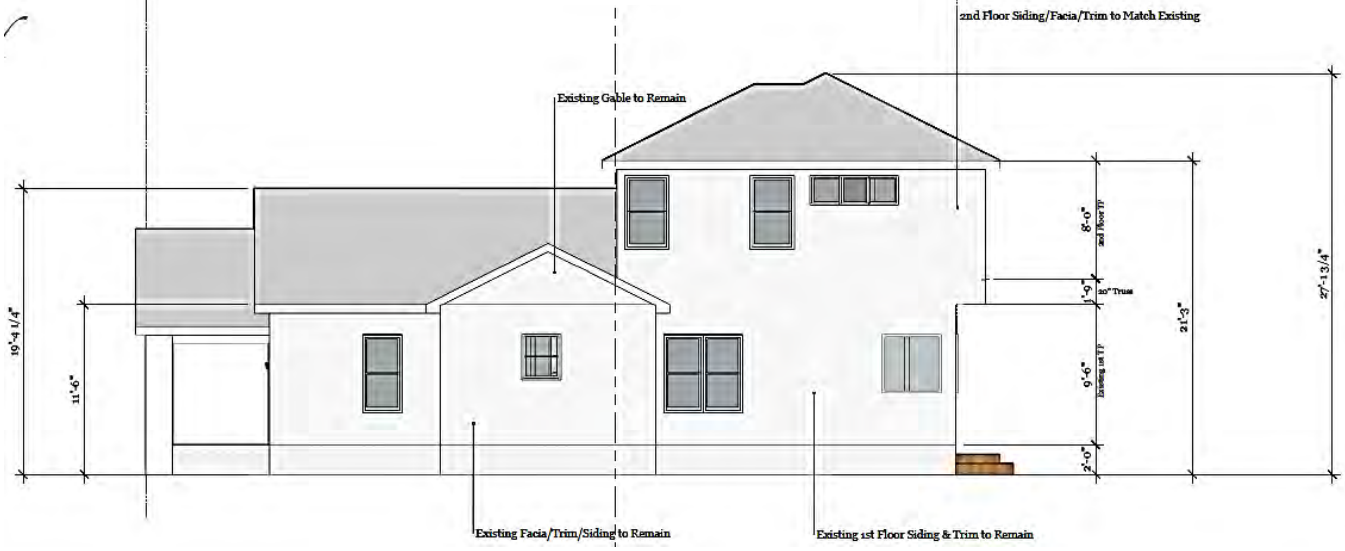


NORTH (REAR) ELEVATION

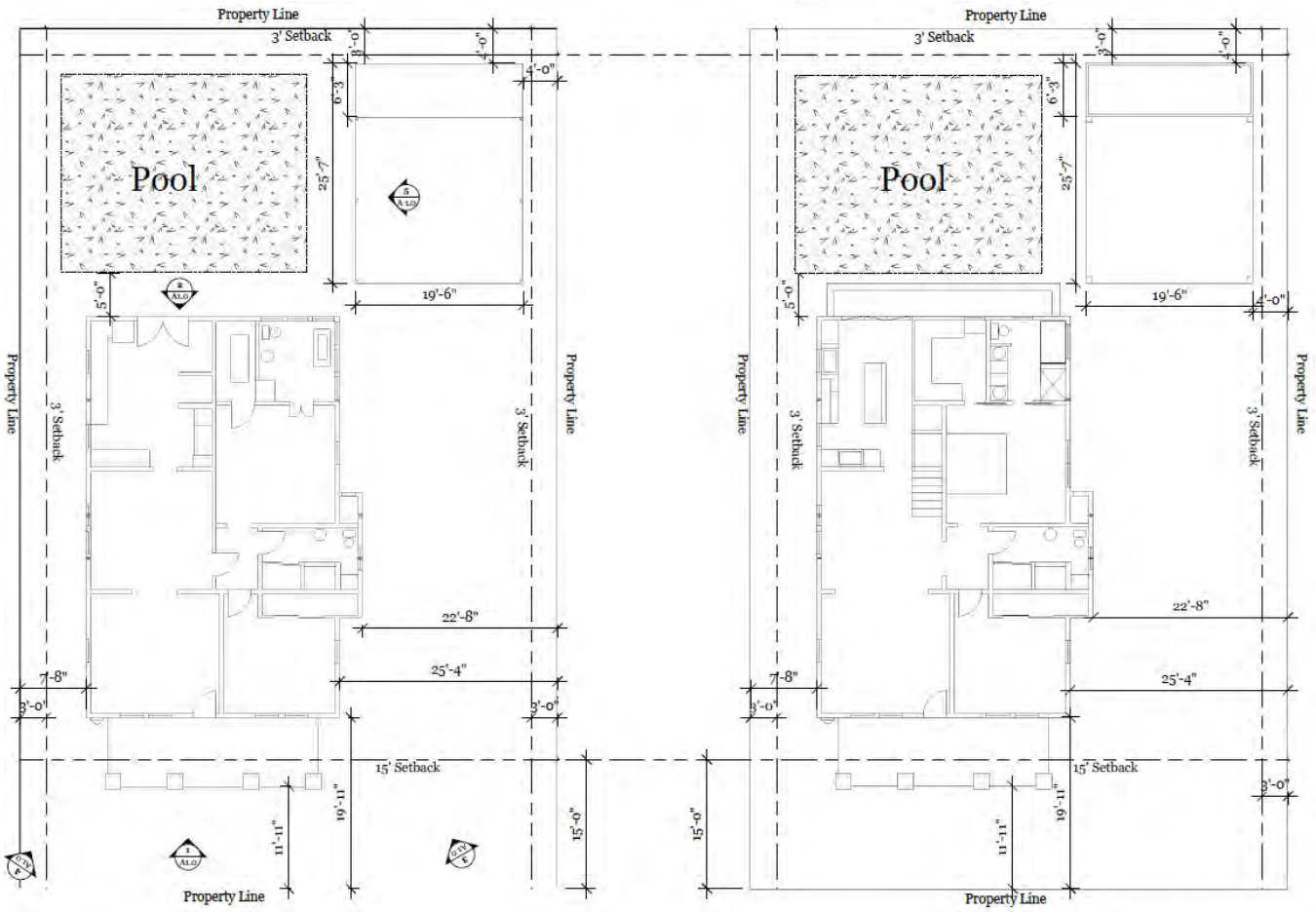
EXISTING

PROPOSED

SITE PLAN

N

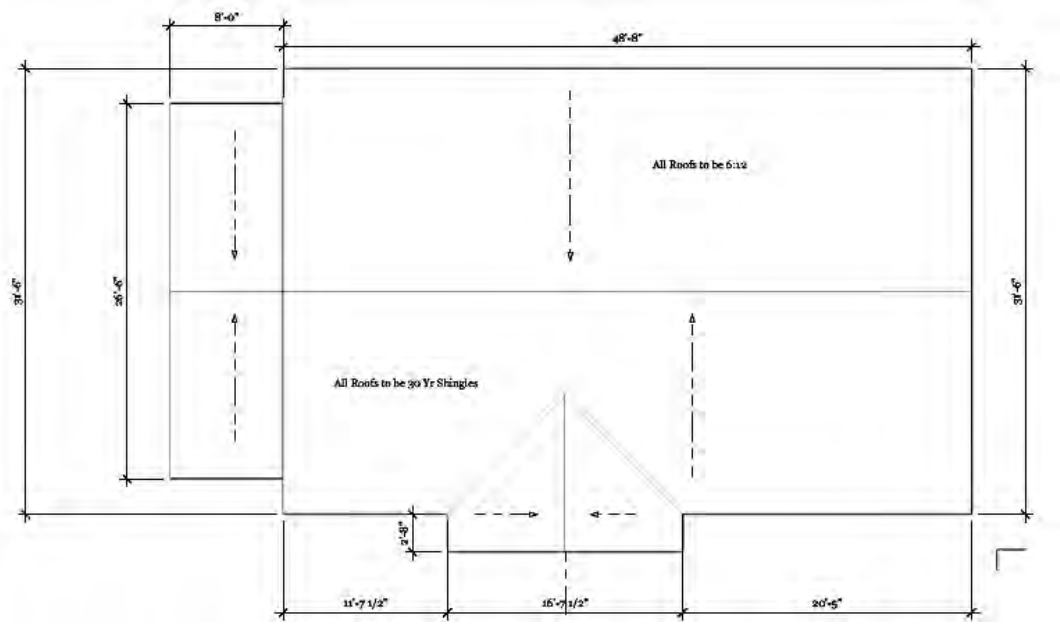
EXISTING PROPOSED



ROOF PLAN

N ➡

EXISTING



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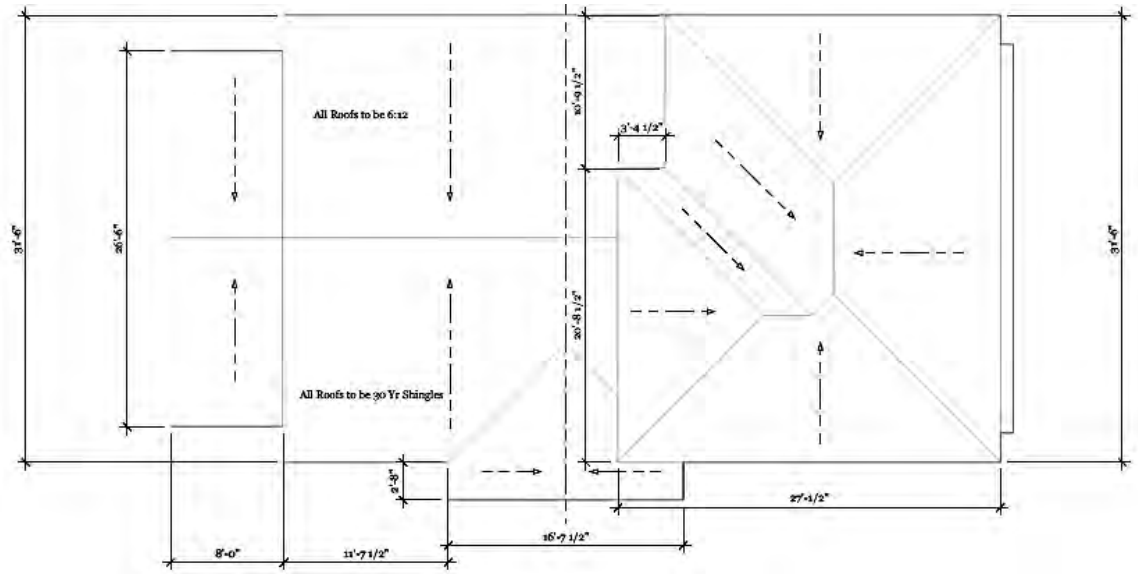

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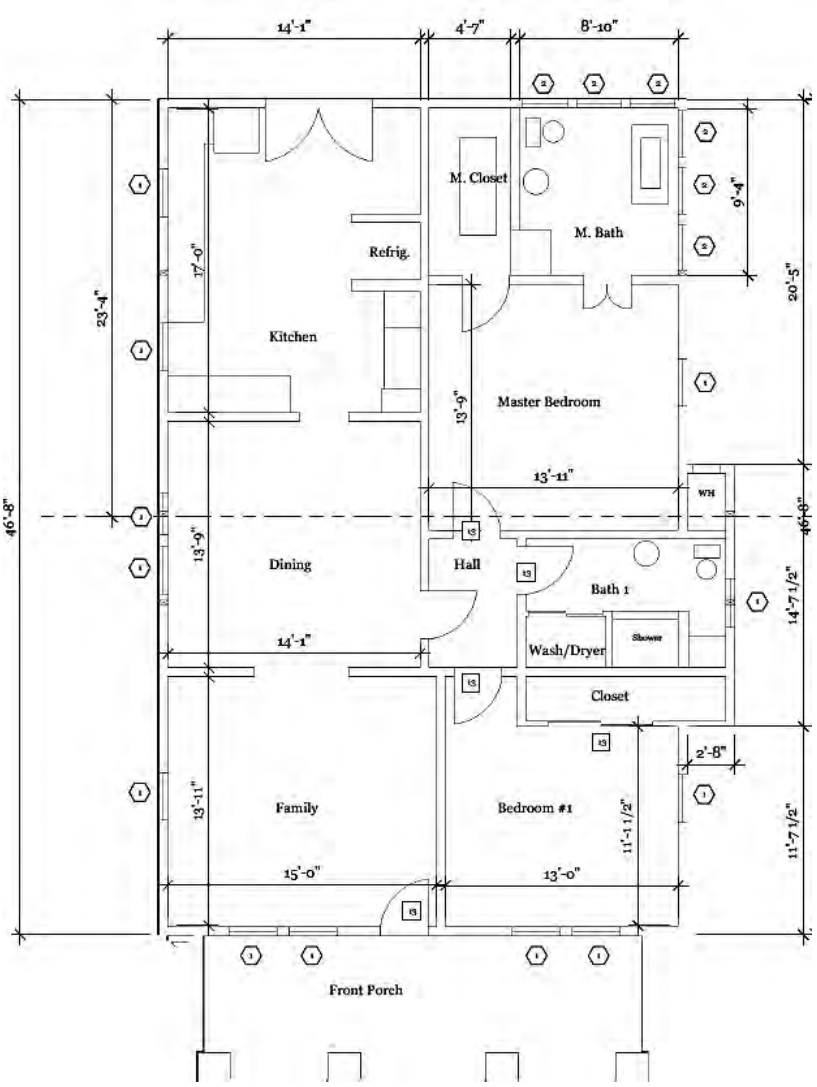
FLOOR PLAN

EXISTING



FLOOR PLAN

Proposed

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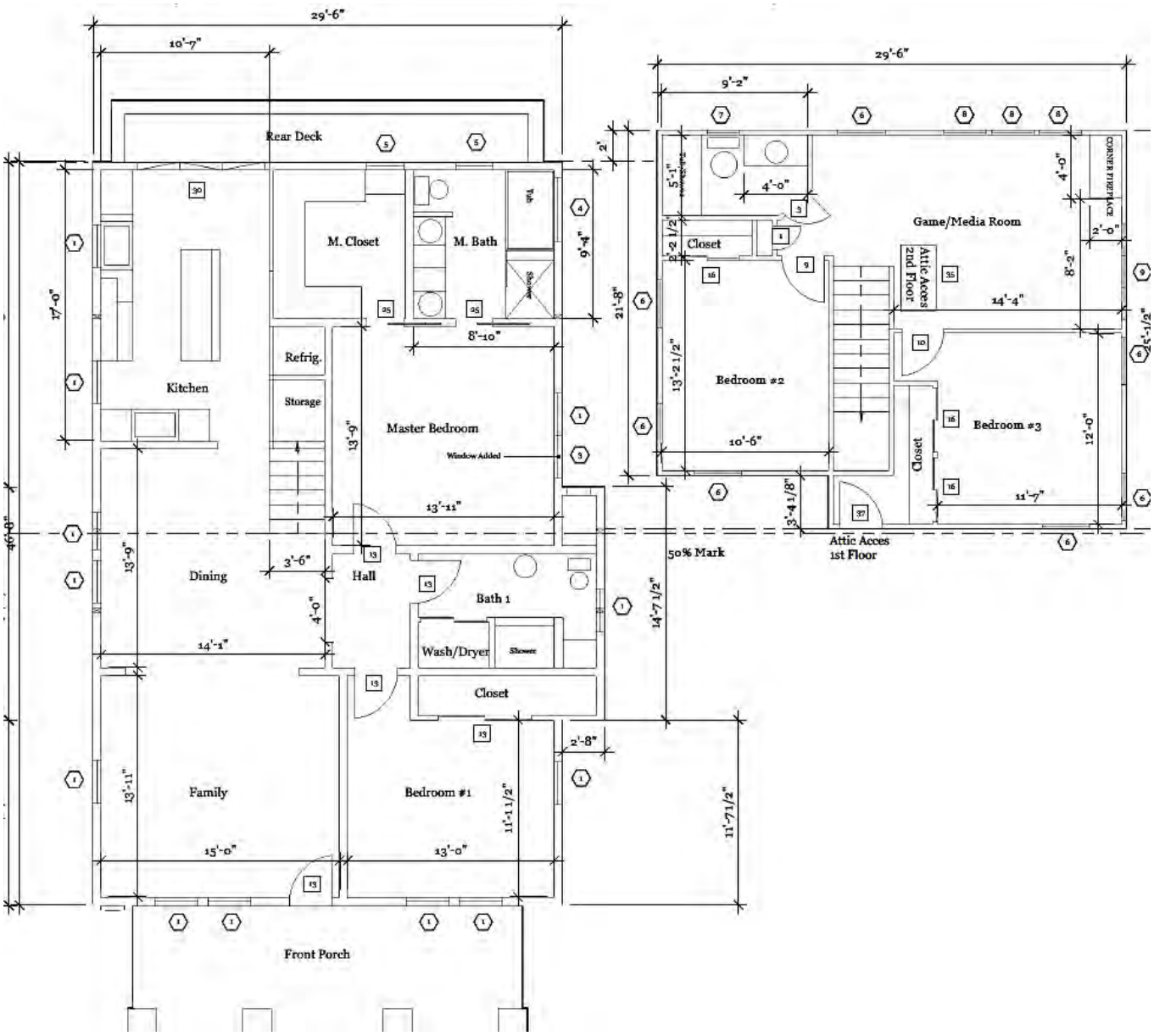
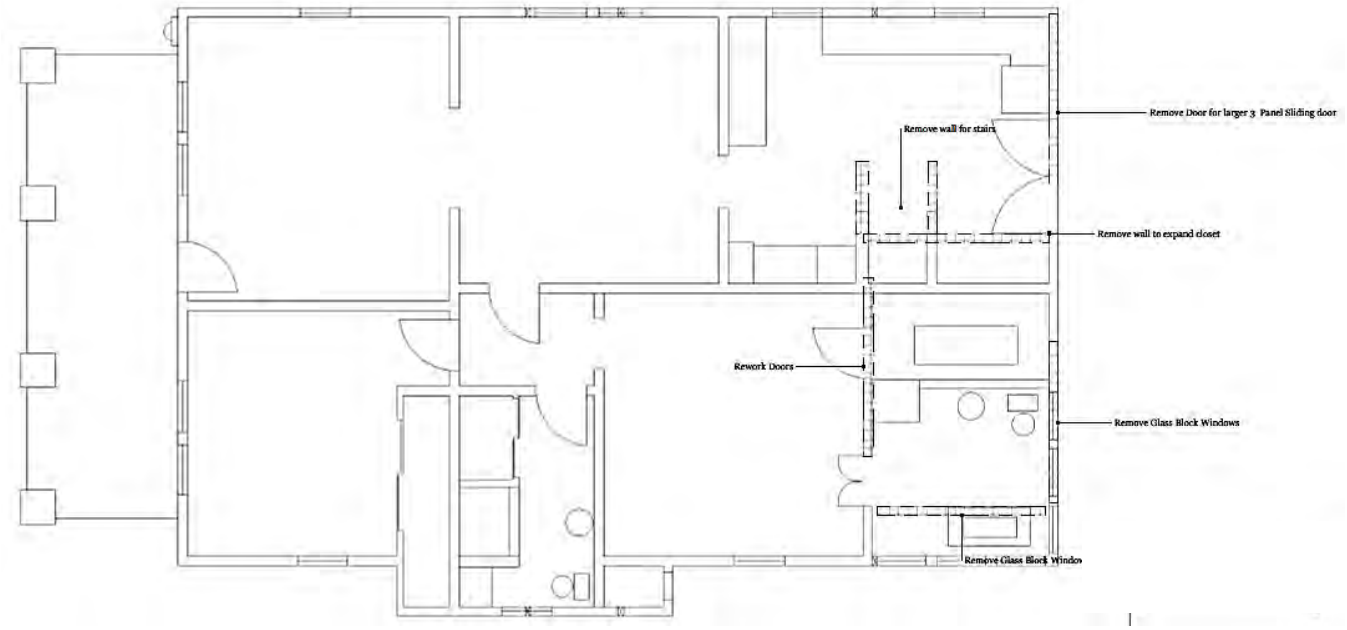
First Floor

Second Floor



DEMOLITION PLAN

N ➡



WINDOW / DOOR SCHEDULE

WINDOWS

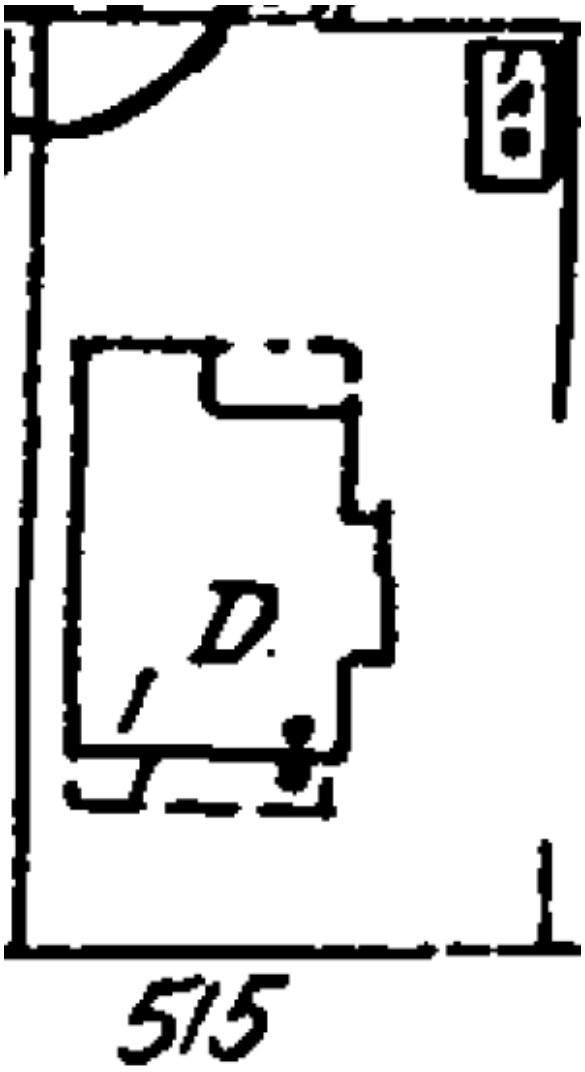
Window Schedule									
Mark	Size	Type	Brand	Divide Lite	Opening	Color	Hardware Color	Glass	Count
1	Existing - Remain	Wood	TBD	1-Lite	SH	PG	n/a	Single Pane	12
2	Glass Block	GB	TBD	1-Lite	SH	PG	n/a	Block	6
3	2850 - Reclaimed to Match	Wood	TBD	1-Lite	SH	PG	TBD	Low-E	1
4	4040	Wood	TBD	1-Lite	FX	TBD	TBD	Low-E	1
5	2440	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	2
6	3050	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	7
7	2040	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	1
8	2850	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	3
9	6020	Wood	TBD	1-Lite	Slider	TBD	TBD	Low-E	1

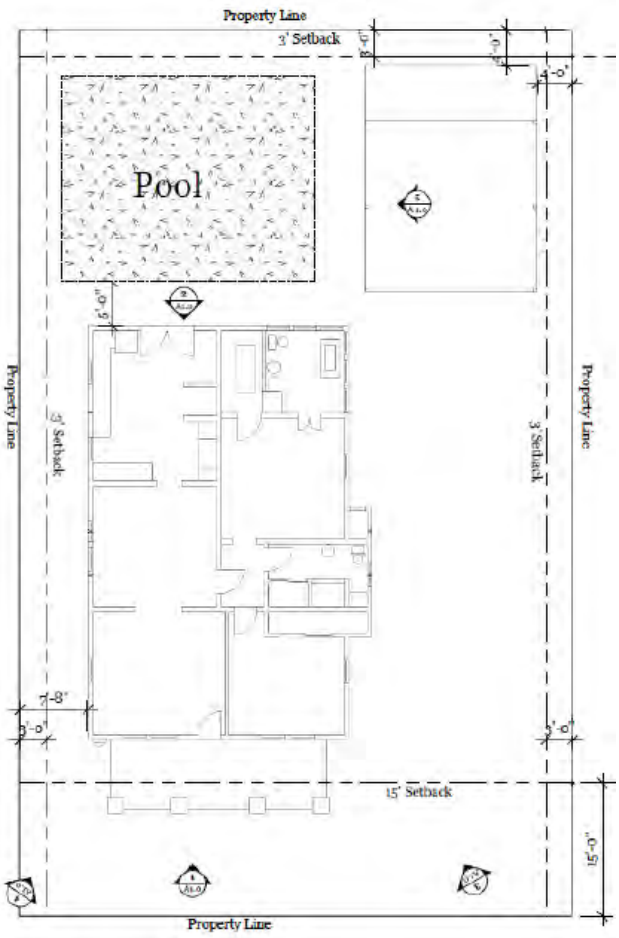
DOORS

Door Schedule										
Marke	Size	Type	Type	Divided Lite	Swing	Make	Hardware Color	Jamb	Jamb Size	Count
1	1668	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	1
2	1668	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5	
3	2068	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	1
4	2068	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5	
5	2468	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	
6	2468	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5	
7	2668	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	
8	2668	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5	
9	2868	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	1
10	2868	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5	1
11	3068	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	
12	3068	Swing	HH	N/A	RH	TBD	Brass	Regular	3.5	
13	Existing to Remain	N/A	N/A	N/A	N/A	TBD	N/A	N/A	N/A	
14	SPECIAL									
15	1668 (DBL16)	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5	
16	4068 (DBL 20)	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5	3
17	2468	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5	
18	2668	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5	
19	2868	Swing	Hollow Core	DL - 18 Lite	DBL	TBD	Brass	Regular	3.5	
20	3068	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5	
21	SPECIAL									
22	SPECIAL									
23	1668 - DBL 16	Pocket	Hollow Core	DBL	Pocket	TBD	Brass	Regular	3.5	
24	2068	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5	
25	2468	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5	2
26	2668	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5	
27	2868	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5	
28	3068	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5	
29	FRONT - EXISTING	Swing	Solid - Wood	TBD	DBL - IN	TBD	Brass	Regular	3.5	
30	BACK - 8080 - Slider	Slider	TBD	1-LITE	Slider	1-LITE	TBD	Regular	3.5	1
31	BALCONY	Swing	Fiberglass	1-LITE	PLAN	1-LITE	Brass	Regular	3.5	
32	FRONT GARAGE	Swing	TBD	N/A	LH	TBD	Brass	Regular	3.5	
33	GARAGE SERVICE	Swing	Metal	N/A	LH	Metal - WS - Thres -TBD	Brass	Regular	3.5	
34	GARAGE	Overhead	See Make	N/A		TBD	n/a	n/a		
35	ATTIC 1	Pull Down	See Make	N/A		8' Ceiling - 30x54	n/a	n/a		1
36	ATTIC 2 - 2840	Swing	Metal	N/A	RH	WS - Thres -Flush	Brass	Regular	3.5	
37	ATTIC 3 - 2840	Swing	Metal	N/A	LH	WS - Threshold -FLUSH	Brass	Regular	3.5	1

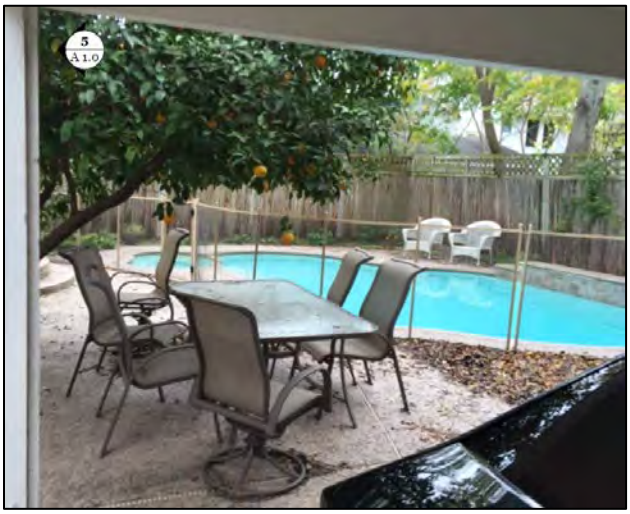
TOTAL DOOR 12

SANBORN MAP COMPARISON





APPLICANT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing residence has a total width of 32-2" and a depth of 46'-8" (not including the front porch). The existing house has a ridge height of 19'-4¼" and an eave height of 11'-6". The house is rectilinear in shape with a 2'-8" wide by 14'-7½" bump-out on the east side (11'-7½" from the front wall). The structure features an 8' deep full width front porch.

The proposed addition will be constructed on top of the rear half of the existing structure and will cantilever an additional 2' over the existing rear wall. The proposed second story addition has a total width of 29'-6" (matching the width of the house) and a total depth of 25'-½". The eastern portion of the addition will be 25'-½" deep and 19'-0" wide while the western portion will be 21'-8" deep and 10'-6" wide. The proposed addition will have a ridge height of 27'-1¾" and an eave height of 21'-3". See drawings for more detail.

Setbacks: The existing structure has a front (south) setback of 11'-11"; an east side setback of 22'-8"; a west side setback of 7'-8"; and is set back 5' from the existing pool located at the rear of the property.

With the proposed addition, all existing setbacks will remain the same. The addition will be constructed in the footprint of the existing structure with the exception of an additional 2'-0" that will be cantilevered over the existing rear wall. See drawings for more detail.

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

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-0" to match existing. See drawings for more detail.

Windows/Doors: The existing structure features 1-over-1 single-hung wood windows along with glass block windows added when a rear porch was previously enclosed.

The proposed addition will include 1-over-1 single-hung wood windows along with a slider window, and a fixed window. The existing glass block windows will be removed and replaced with a fixed window on the east elevation and single-hung windows on the north (rear) elevation. An additional reclaimed window will be added to adjacent to the existing window behind the east side bump-out. The slider window will be installed on the east elevation of the second-story. The existing front door is to remain. See drawings and window schedule for more detail.

Exterior Materials: The existing residence is clad in wood 117 siding. The porch is supported by two square brick columns.

The proposed addition will be clad in wood 117 siding to match existing. The existing wood siding, trim, and fascia will remain. See drawings for more detail.

Roof: The existing roof features a front facing gable with a lower front facing gable porch roof. The existing roof features composition shingles and has a pitch of 6:12.

The proposed roof of the addition will be a hipped composition shingle roof with a pitch of 6:12 to match existing. See drawings for more detail.

Front Elevation: (South) The existing front (south) elevation features three bays. The center bay features the entry door and is flanked by the otter bays which each feature a pair of windows. The front gable porch roof is supported by two brick square columns. Two brick piers flank the steps. The residence is topped by a front gable roof. A side bump-out extends to the east and is topped by a side gable roof with a lower ridge than the main roof.

The proposed addition will extend above the ridge of the existing roof and will be two bays wide. Each bay will contain a single window located at the outer edge. The proposed addition will be topped by a hipped roof. See drawings for more detail.

Side Elevation: (West) The existing west side elevation features the profile of the front porch to the south followed by a window, a pair of windows, and two additional windows (with the rear window being shorter than the others).

The proposed second-story addition will begin halfway into the existing house. The eastern bay of the second story addition will extend farther forward than the western bay of the addition. The rear of the addition will cantilever over the rear wall of the existing structure. The addition will contain two windows on the second-story. See drawings for more detail.

Side Elevation: (East) The existing east side elevation features the profile of the front porch to the south followed by a window. To the north of the first window is a bump-out featuring a single window and topped by a gable roof. To the north of the bump-out is another window followed by three glass block windows at the rear.

The proposed second-story addition will begin halfway into the existing house. The eastern bay of the second story addition will obscure the western bay of the addition. The rear of the addition will cantilever over the rear wall of the existing structure. The addition will contain two double-hung windows on the second-story as well as a slider window. On the first-story an additional window will be added between the bump-out and the adjacent window to the north. The glass block windows will be replaced by a single fixed window. See drawings for more detail.

Rear Elevation: (North) The proposed revisions to the rear elevation of the residence will not visible from the public Right-of-Way. See drawings for more detail.