

CERTIFICATE OF APPROPRIATENESS

Application Date: May 1, 2014

Applicant: Brett Zamore, Brett Zamore Design, for Kevin and Holli Forrest, owners

Property: 620 Omar Street, Lot 6 & Tract 5, Block 30, Woodland Heights Subdivision. The property includes a 2,736 square foot historic two-story wood frame single family residence and a detached garage situated on a 7,500 square foot (75' x 100') interior lot.

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

Proposal: Alteration – Resubmital. Construct an additional story on top of an existing original rear one-story portion of a contributing two-story house. The addition will be 30' wide, 16' deep; have a ridge height of 27'-8" and an eave height of 21'-6", both matching the existing. The addition will be approximately 478 square feet. The back of the addition extends beyond the existing first-story footprint of the house and is supported by columns with new footings.

A previously submitted proposal for this property was denied in June 2014.

See enclosed application materials and detailed project description on p. 6-17 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: July 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:

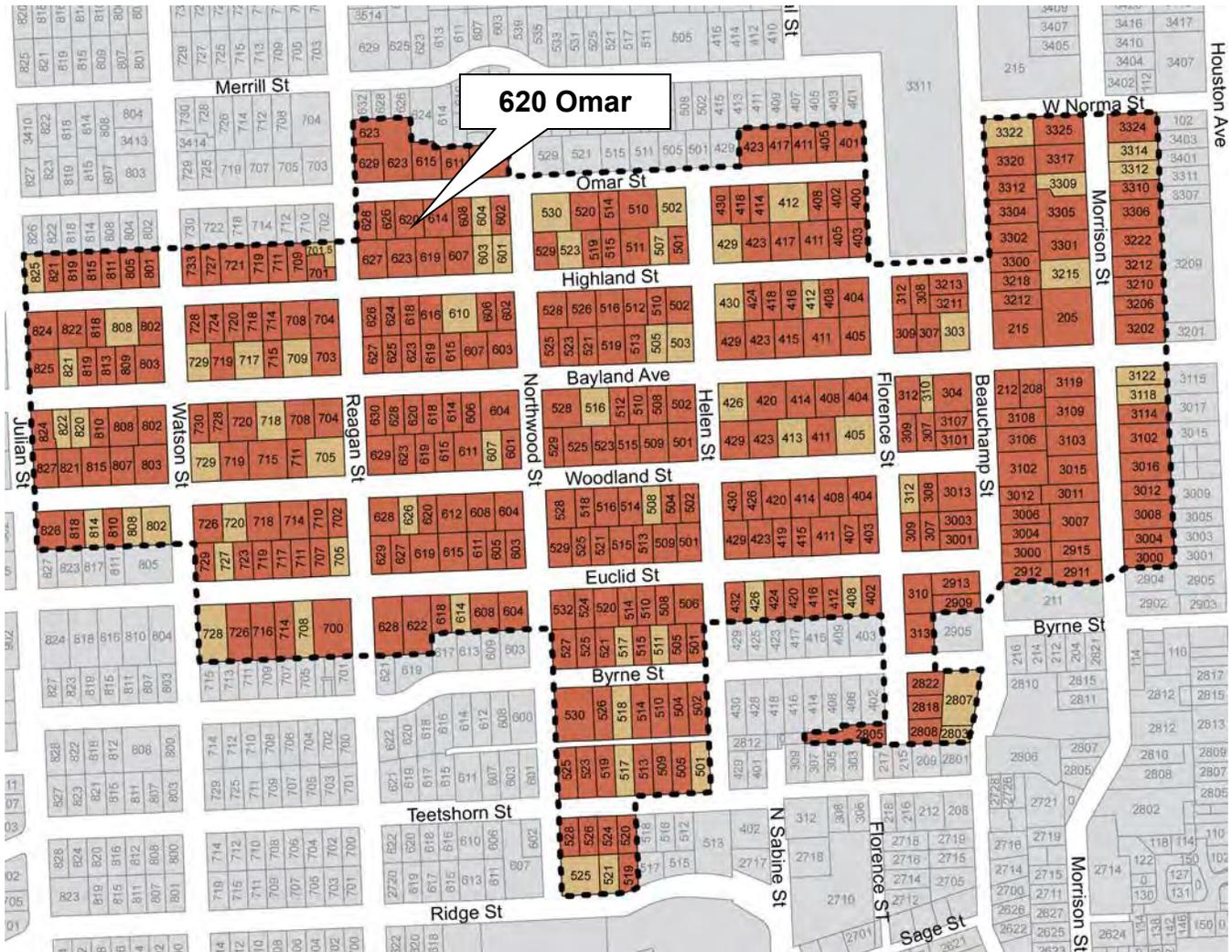
S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 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 checked="" 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 PHOTOS



NEIGHBORING PROPERTIES



614 Omar – Contributing – 1920 (neighbor)



626 Omar – Contributing – 1920 (neighbor)



628 Omar – Contributing – 1911 (neighbor)



629 Omar – Contributing – 1920 (across street)



623 Omar – Contributing – 1910 (across street)



615 Omar – Contributing – 1920 (across street)

NORTH ELEVATION – FRONT FACING OMAR STREET

EXISTING



DENIED – 6/19/14



PROPOSED



-  Existing to remain
-  Proposed addition

EAST SIDE ELEVATION

EXISTING



DENIED – 6/19/14



PROPOSED



-  Existing to remain
-  Proposed addition

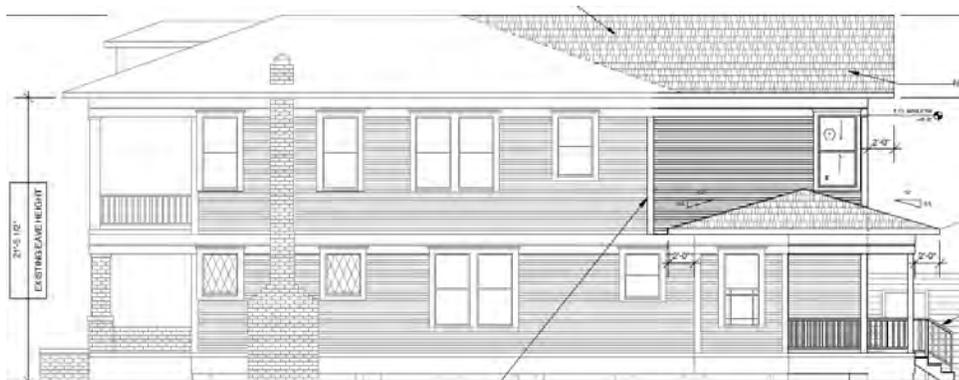
**WEST SIDE ELEVATION
EXISTING**



DENIED – 6/19/14



PROPOSED



-  Existing to remain
-  Proposed addition

SOUTH (REAR) ELEVATION

EXISTING



DENIED – 6/19/14



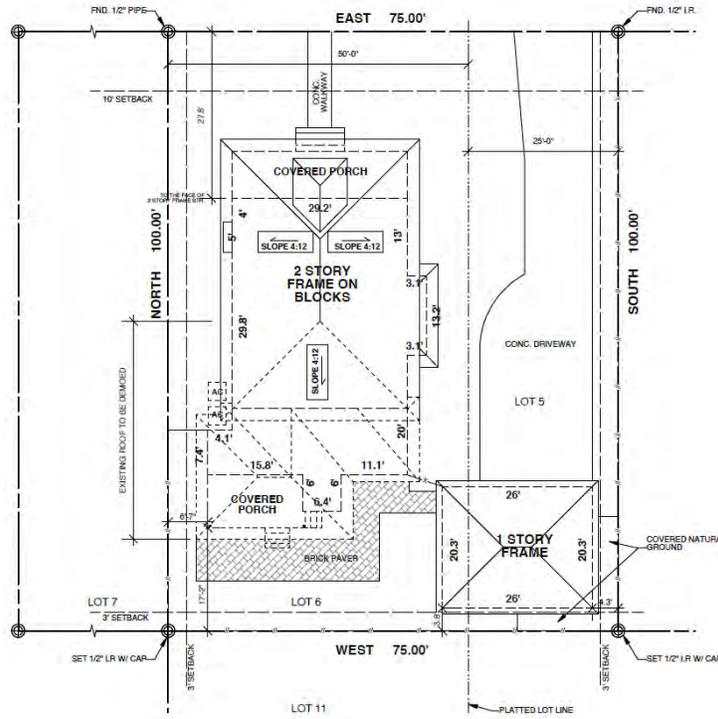
PROPOSED



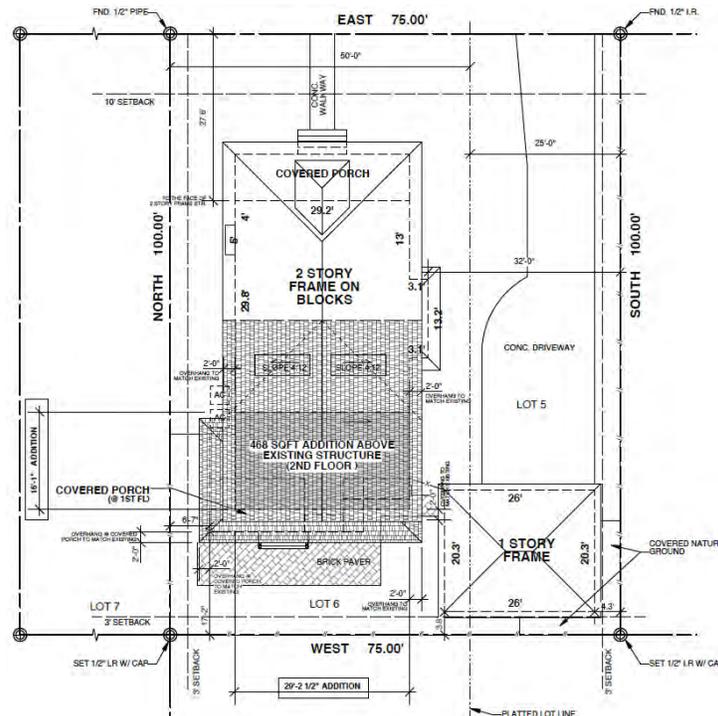
Existing to remain Proposed addition



SITE PLAN EXISTING



PROPOSED

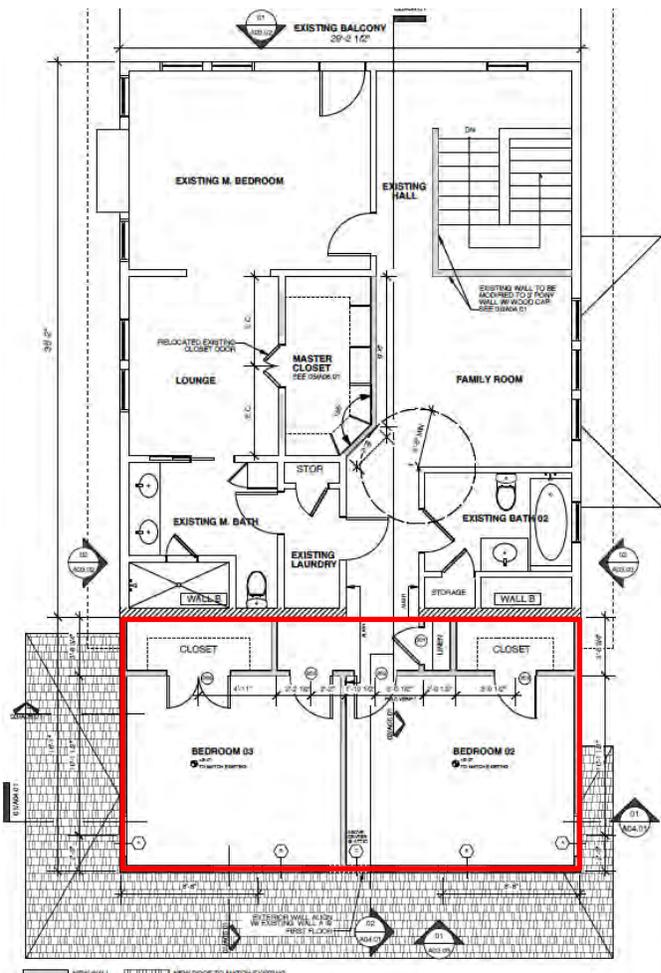
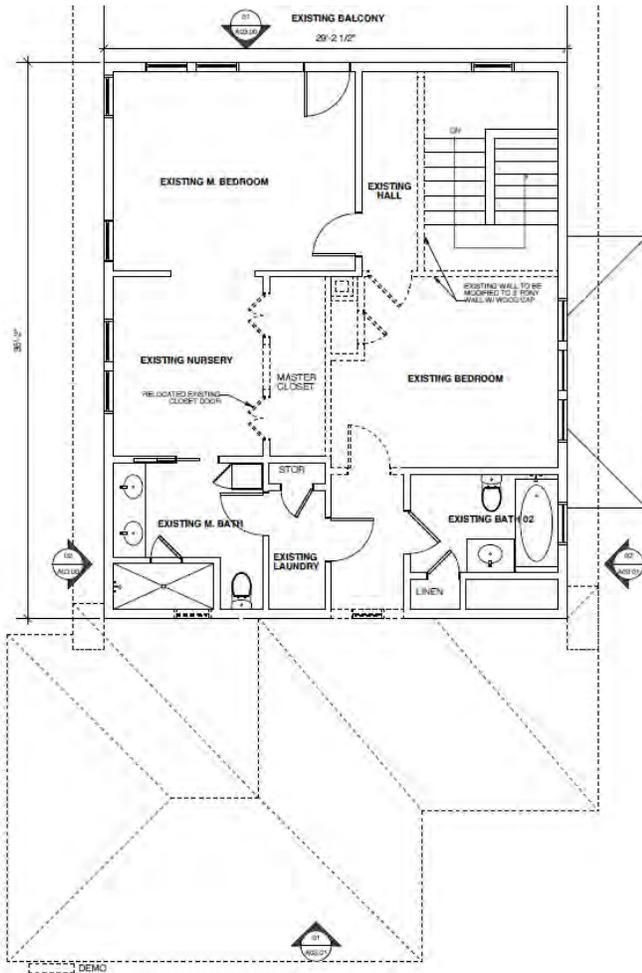




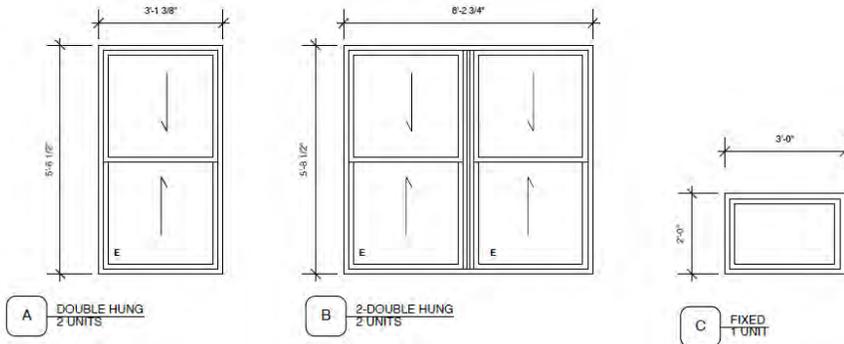
SECOND FLOOR PLAN

EXISTING

PROPOSED



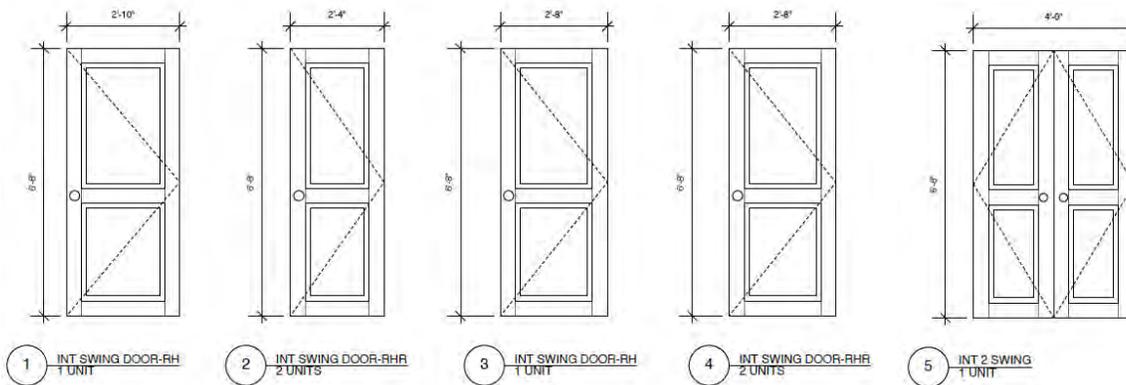
WINDOW / DOOR SCHEDULE



	UNIT SIZE	ROUGH OPENING	TYPE	MATRL.	MATRL.	REMARKS	MODEL#
A	37 3/8"X68 1/2"	38 1/8"X69 1/4"	DOUBLE HUNG	WOOD	JELD-WEN		TWD3768
B	74 3/4"X68 1/2"	75 1/2"X69 1/4"	2-DOUBLE-HUNG	WOOD	JELD-WEN		TWD3768-2
C	36"X24"	36 3/4"X24 3/4"	FIXED	WOOD	JELD-WEN		TWA3624

T: TEMPERED GLASS

E: EGRESS



DOOR #	DOORS			SIZE			MANU.	REMARKS
	TYPE	MATRL.	FIN.	WIDTH	HEIGHT	THICK		
101	1	WOOD	PTD	2'10"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.
102	2	WOOD	PTD	2'4"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.
201	2	WOOD	PTD	2'4"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.
202	3	WOOD	PTD	2'8"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.
203	4	WOOD	PTD	2'8"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.
204	4	WOOD	PTD	2'8"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.
205	5	WOOD	PTD	4'0"	6'8"	1 3/8"	TRUSTILE DOORS INC	STYLE# TS2020, OG OR SIM.

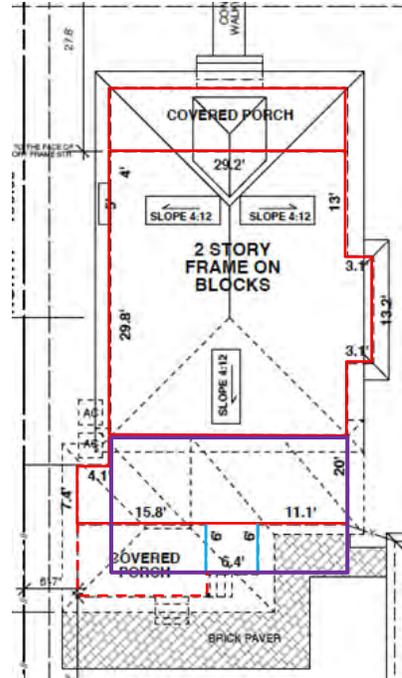
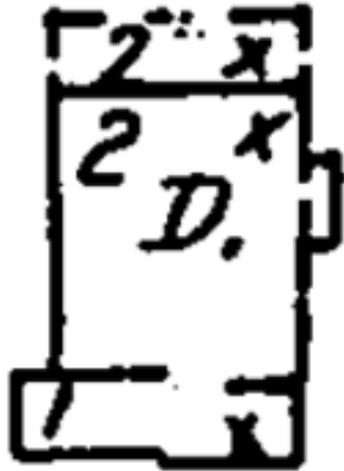
HARDWARE TO MATCH EXISTING HOUSE STYLE

DOOR HARDWARE

1. ALL DOOR HARDWARE SHALL MATCH EXISTING
2. ALL SWING BEDROOM AND BATHROOM DOORS TO HAVE 'PRIVACY' LOCK FUNCTION
3. ALL SWING CLOSET DOORS TO HAVE WITH 'PASSAGE' LOCK FUNCTION
4. ALL HINGES SHALL MATCH EXISTING

ALL THE INTERIOR DOOR TRIM TO MATCH EXISTING

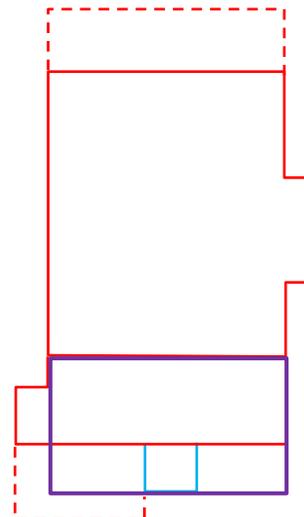
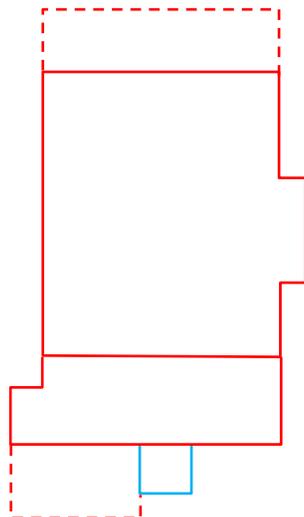
SANBORN MAP COMPARISON



EXISTING

PROPOSED

- Original House
- Prior Addition
- Proposed Addition



PROJECT DETAILS

Shape/Mass: The existing two-story residence has a maximum width of 36'-5" and a maximum depth of 51'-4". Additionally, the residence features an 8'-8" deep full width double gallery front porch. The existing ridge height is 27'-7½". Beginning at the front wall, the two-story portion of the house extends back 35'-2". At the rear of the two-story portion is a 10'-1¼" deep by 33'-2" wide one-story portion. According to the Sanborn Maps, this portion was part of the original house. A 6' deep by 6'-5" wide addition is located behind the one-story portion. See drawings for more detail.

The proposed addition will be comprised of an additional story constructed above the existing one-story portion at the rear of the two story residence. Previously, the applicant had proposed to add an additional two-stories to the rear portion. This current proposal eliminates the third story and allows the height of the addition to match the existing height of the residence. The proposed addition will be constructed along the rear wall of the existing two-story portion and extend to the rear wall of the previously constructed one-story (6'x6'-5") addition. The back of the addition extends beyond the existing first-story footprint of the house and is supported by columns with new footings. The proposed addition will have a maximum width of 29'-2½" and a maximum depth of 16'-1¼". The proposed ridge height of the addition will match the existing ridge height of 27'-7½". The proposed addition will be delineated by vertical trim board. See drawings for more detail.

Setbacks: The existing residence has a front (north) setback of 20'-0"; an east side setback of 32'-0"; a west side setback of 6'-7"; and a rear (south) setback of 17'-2". See drawings for more detail.

The proposed addition will maintain the existing setbacks. See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor of 2'-3". See drawings for more detail.

The proposed addition will have a pier and beam foundation with a finished floor of 2'-3" to match existing. The back of the addition extends beyond the existing first-story footprint of the house and is supported by columns with new footings. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 wood windows. Two more decorative diamond patterned windows flank the chimney. The existing windows are to remain. See drawings for more detail.

The proposed addition will have double hung wood 1-over-1 windows, wood casement, and fixed windows. See drawings and window schedule for location and more detail.

Exterior Materials: The existing residence is clad in wood 117 siding. The existing wood siding will remain.

The proposed addition will be clad in wood 117 siding to match existing. Proposed trim will also match existing. The existing structure, in its entirety, will remain, with the exception of the roof of the one-story rear portion, which will be rebuilt around the proposed addition. Vertical trim board will delineate the existing structure from the addition. See drawings and photos for more detail.

Roof: The existing residence features a composition shingle hipped roof with a pitch of 4:12. The existing residence features an eave height of 21'-5½" and 2' eave overhangs. See drawings for more detail.

The existing hipped roof will be extended to cover the proposed addition. The proposed roof will be gabled at the rear. The proposed roof will match the 4:12 pitch, the 21'-5½" eave height, and 2' overhang of the existing roof. The existing roof that tops the one-story portion of the house will be replaced around the addition. This hipped roof has a pitch of 3.5:12. See drawings for more detail.

Front Elevation: The north elevation of the existing residence is divided into three bays. The first-story of the eastern bay has a pair of windows; the central bay features a front door flanked by sidelites; and the western bay features a single window. The second-story generally mimics the first-story. A full width double gallery covered porch spans the front of the residence. The second-story of the porch is supported by brick columns. The roof over the second-story porch is supported by wood columns. The residence is topped by a hipped roof and features a centered hipped dormer with three windows. Small one-story bays project out from the main structure on both sides of the residence. See drawings and photos for more detail.

The proposed addition will not alter the North Elevation of the existing residence. See drawings for more detail.

Side Elevation: The east elevation of the existing residence features the profile of the double gallery porch to the north. To the south, the first-story features a single window followed by a bay feature with a pair of centered windows. To the south of the bay is a horizontal window. The second-story features a group of three windows above the bay on the first-story, followed by an additional window to the south. To the south of the two-story portion of the residence is an original one story portion, which features a pair of windows. The two- and one-story portions of the residence are topped with hipped roofs. See drawings for more detail.

The proposed addition will begin at the rear wall of the two-story portion of the residence and will extend out to the end of the rear bump-out, over the existing one-story portion of the house. The second-story will include a single window. The addition will be flush with the existing residence and vertical trim board will delineate the addition from the original. See drawings for more detail.

Side Elevation: The west elevation of the existing residence features the double gallery front porch to the north followed by a chimney to the south. Decorative windows flank the chimney on the first story. The rest of the first-story features a pair of windows and two additional windows, one of which is located between the two- and one-story portions of the house. On the second-story, two windows flank the chimney followed by a pair of windows and an additional window. See drawings for more detail.

The proposed addition will begin at the rear wall of the two-story portion of the residence and will extend out to the end of the rear bump-out, over the existing one-story portion of the house. The second-story will include a single window. The addition will be flush with the existing residence and vertical trim board will delineate the addition from the original. See drawings for more detail.

Rear Elevation: The rear elevation of the existing residence features the one-story portion extending to the west with a single window followed by a door. A bump-out extends toward the rear. To the east is a pair of windows. The second-story portion features two windows. The bay window feature is located to the east. The residence is topped by a hipped roof. See drawings for more detail.

(South)

The proposed addition will extend one story above the existing one story portion of the residence. All of the existing fenestration will remain on the first-story. The second-story will include two pairs of double hung windows and a centered fixed window will be located in the rear facing gable. The roof of the existing one-story portion will be removed and rebuilt. See drawings for more detail.