

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 30, 2015

**Applicant:** JD Bartell, JD Bartell Designs, for Sherman Yu, Killet Peak Investments LLC, owner

**Property:** 907 Henderson Street, lots 7 & 8, block 8, Baker W R NSBB Subdivision. The property currently includes two historic structures. The southern structure (907 Henderson) is a historic one-story wood frame single family residence and the adjacent structure to the north (915 Henderson) is a two-story brick veneer storefront building. Together these two structures have 5,321 square feet of total living area and are situated on a 10,000 square foot (100' x 100') corner lot.

An addition and renovation was approved for 907 and 915 Henderson Street in June 2014.

**Significance:** 907 Henderson is Contributing Queen Anne residence, constructed circa 1915, located in the Old Sixth Ward Historic District. 915 Henderson is a Contributing 3,840 square foot two-story Craftsman storefront building, constructed circa 1920, located in the Old Sixth Ward Historic District.

**Proposal:** New Construction – Construct a 494.5 square foot, 1-story 21.5' wide, 23' deep, and 21' tall detached garage located at the rear of the existing residence. Garage will be clad in cementitious horizontal lap siding. Garage will be accessible from Union Street.

See enclosed application materials and detailed project description on p. 4-14 for further details.

**Public Comment:** No comment received.

**Civic Association:** The Old Sixth Ward Civic Association is in favor of the project. See Attachment A, p. 15.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** July 22, 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**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA**

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

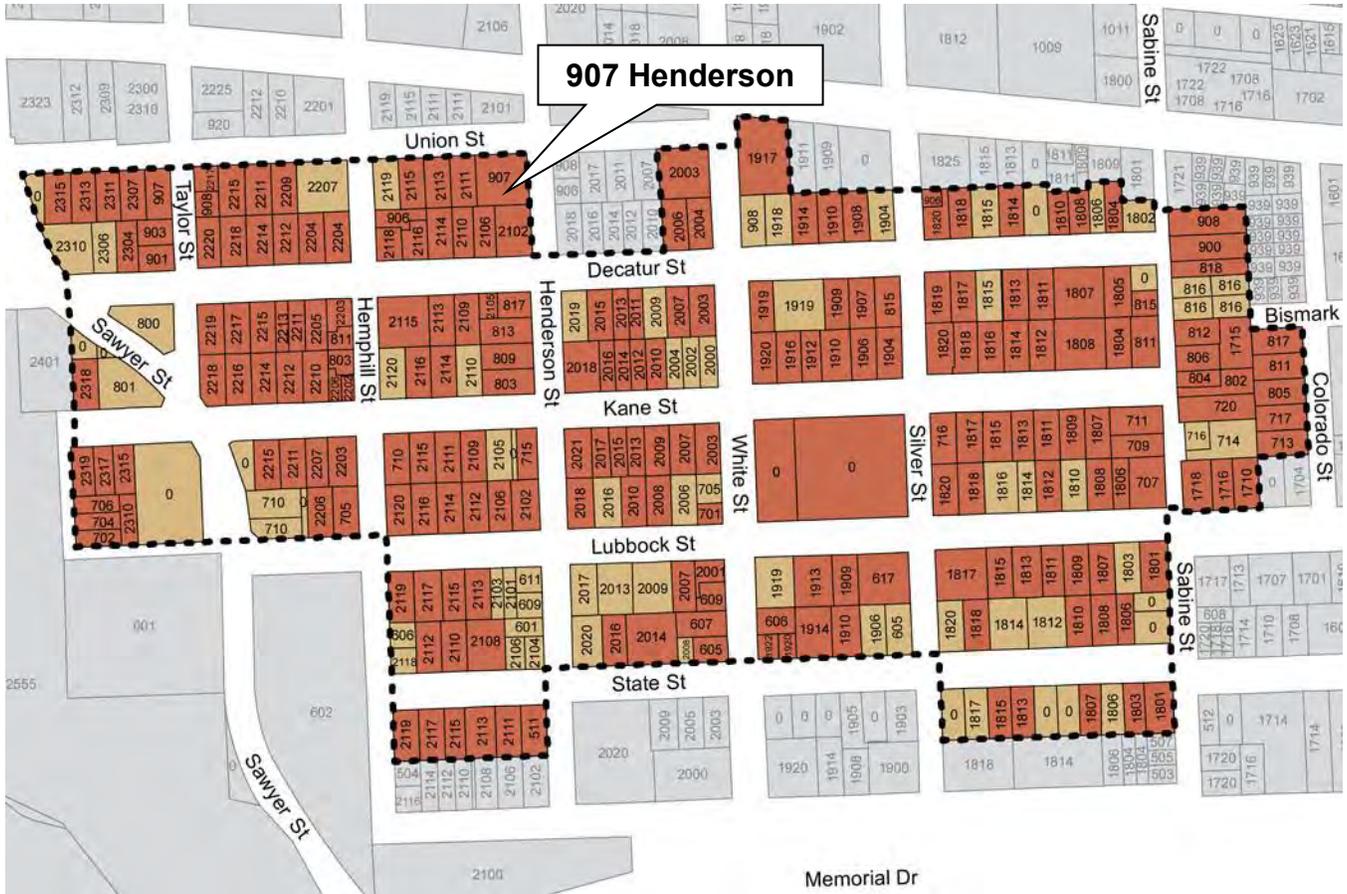
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

**OLD SIXTH WARD DESIGN GUIDELINES**

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION  
OLD SIXTH WARD HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



NEIGHBORING PROPERTIES



901 Henderson – Contributing – 1920 (neighbor)



915 Henderson – Contributing – 1920 (neighbor)



Union St. at Henderson St.



908 Henderson – Not in District – (across street)



906 Henderson – Not in District – (across street)



2018 Decatur – Not in District – (across street)

**3D RENDERING – 907 HENDERSON STREET**  
ADDITION/RENOVATION APPROVED JUNE 2014



**3D RENDERING – 915 HENDERSON STREET**  
ADDITION/RENOVATION APPROVED JUNE 2014



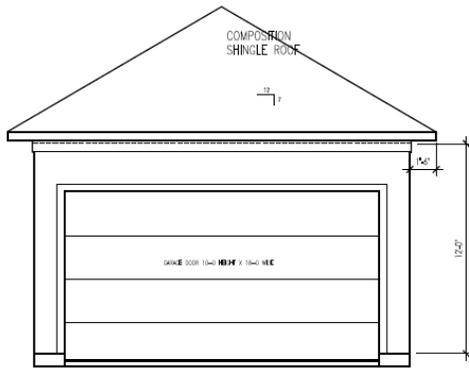
**3D RENDERING – BEHIND 907 AND 915 HENDERSON STREET  
FACING UNION STREET**

ADDITION/RENOVATION APPROVED JUNE 2014

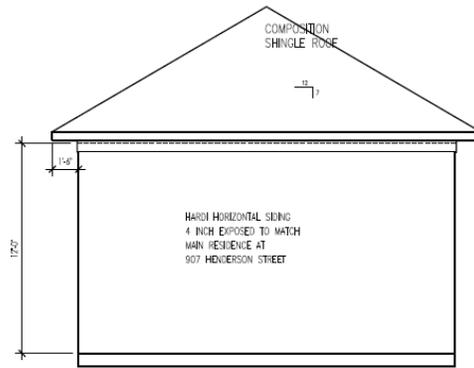


ELEVATIONS

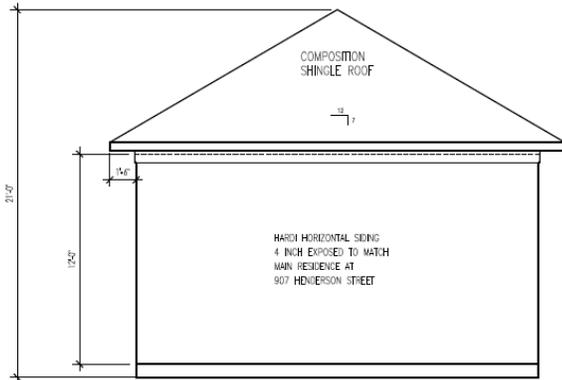
PROPOSED



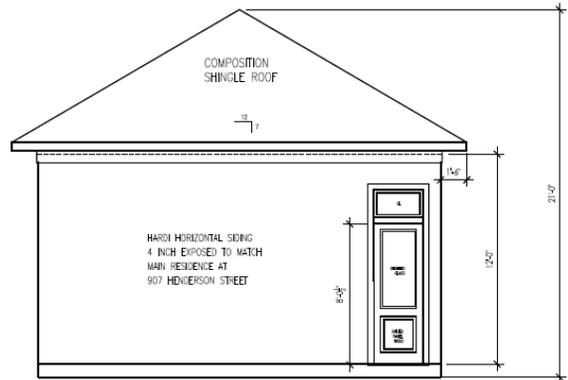
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

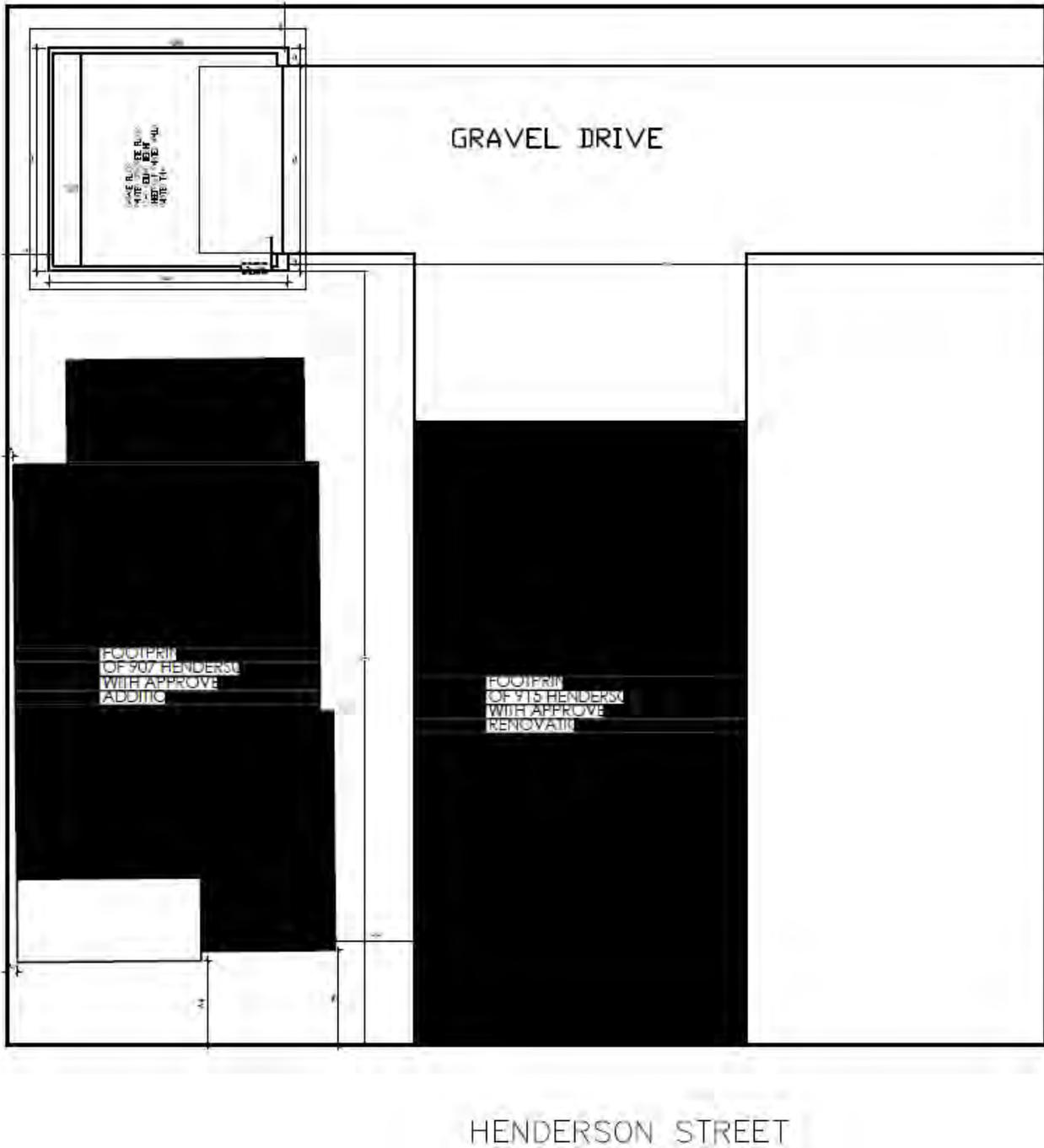


EAST ELEVATION

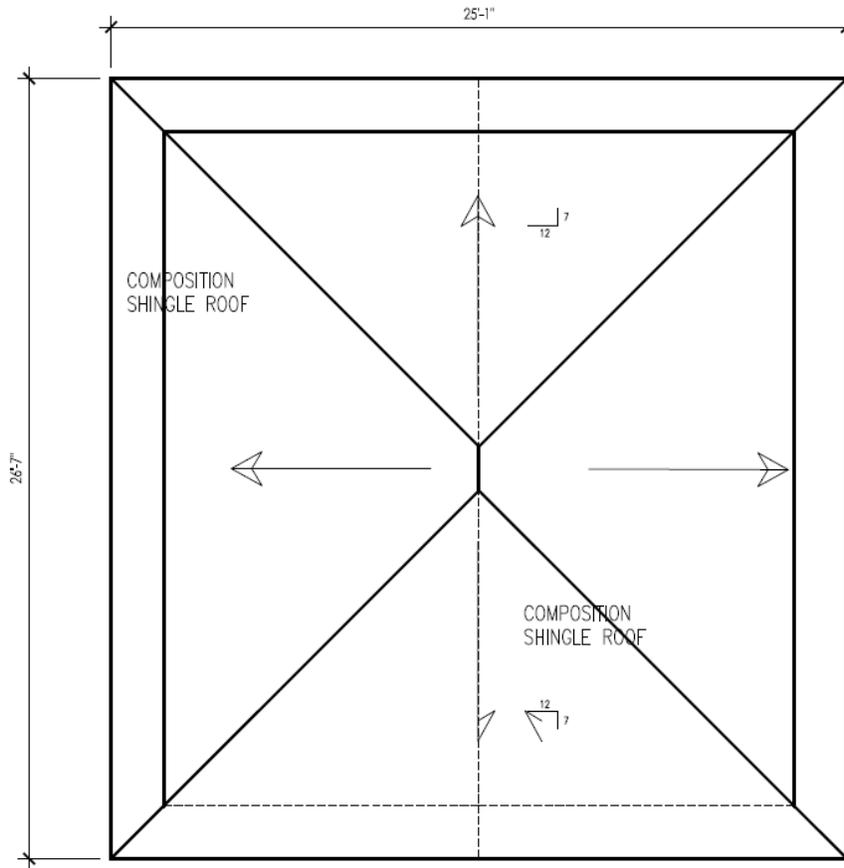
SITE PLAN



PROPOSED

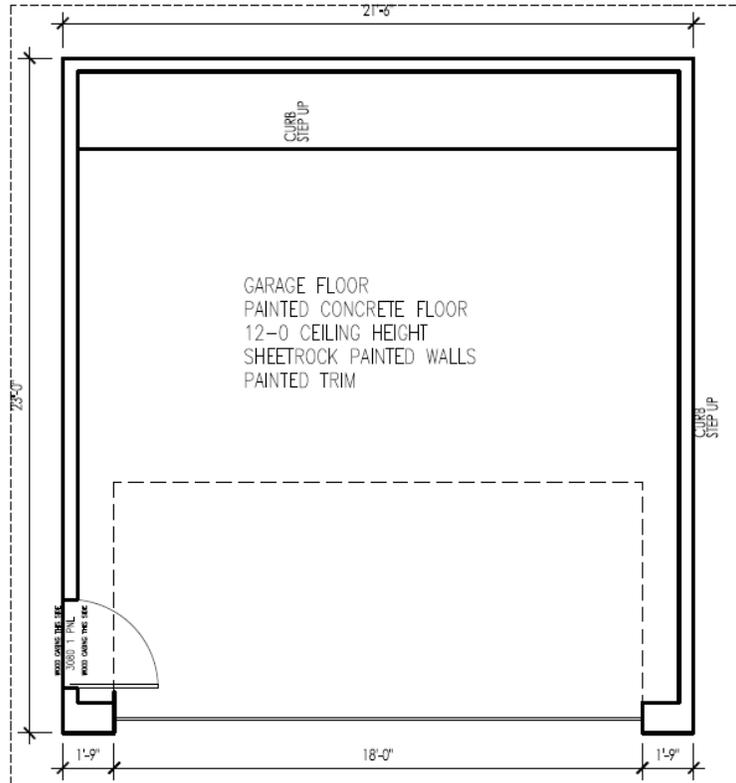


**ROOF PLAN  
PROPOSED**



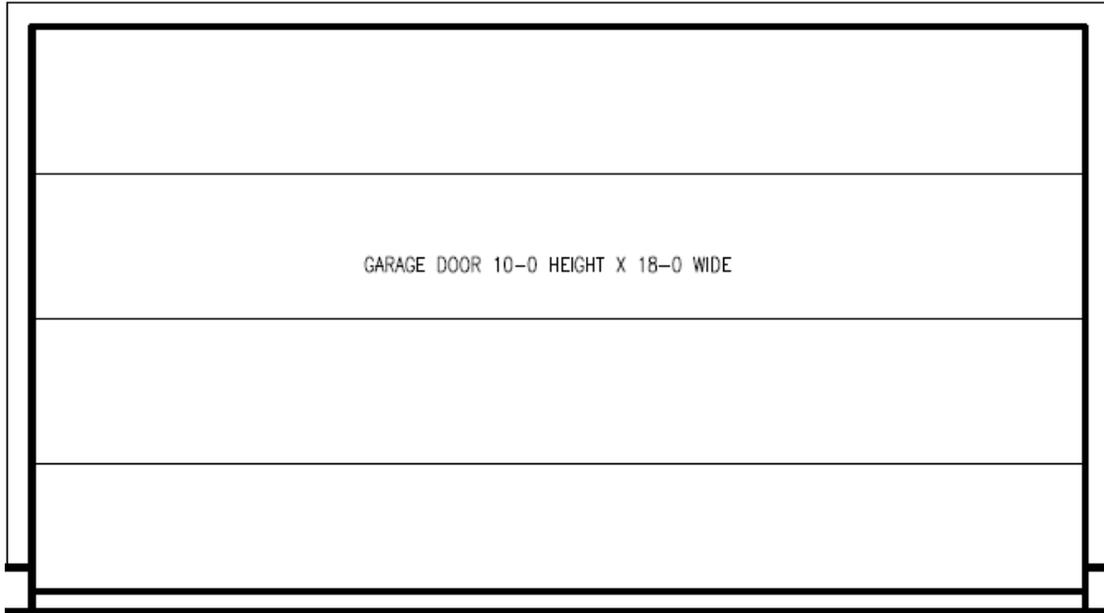
FIRST FLOOR PLAN

PROPOSED

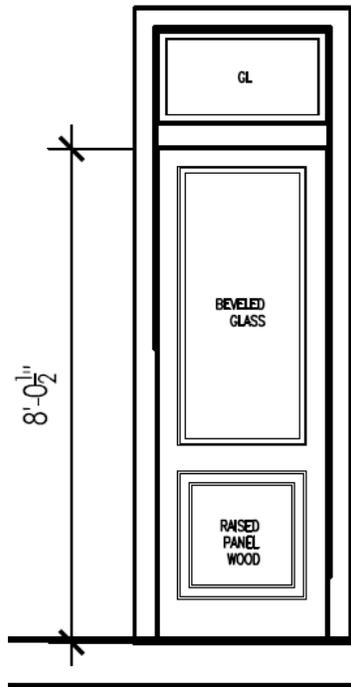


**DOOR SCHEDULE**

**GARAGE DOOR**



**PEDESTRIAN DOOR**



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**PROJECT DETAILS**

**Shape/Mass:** The proposed garage will be 21'-6" wide, 23'-0" deep, and have a ridge height of 21'-0". The proposed garage will have a total of 494.5 square feet. See drawings for more detail.

**Setbacks:** The proposed garage has a west side setback of 4'-0"; a south setback of 4'-0"; a north side setback (facing Union) of 73'-0"; and an east side setback of 74'-6". See drawings for more detail.

**Foundation:** The proposed garage will have a concrete slab foundation that will be between 6" and 9" above existing natural grade. See drawings for more detail.

**Windows/Doors:** The proposed garage will feature a single 18'-0" wide by 10'-0" tall garage door located on the north elevation and a 3'-0" wide by 8'-0" tall pedestrian door topped with a transom window located on the east elevation. See drawings and door schedule for more detail.

**Exterior Materials:** The proposed garage will be clad in cementitious lap siding with a 4" reveal. See drawings for more detail.

**Roof:** The proposed garage will have a composition hipped roof with a pitch of 7:12 and an eave height of 12'-6" – 12'-9". See drawings for more detail.

**Front Elevation:** The proposed front of the garage (facing Union Street) features a single garage door centered in the wall (1'-9" of wall on either side of the door). The garage will be topped by a hipped roof. See drawings for more detail.

**Side Elevation:** The west elevation features no fenestration. See drawings for more detail.  
**(West)**

**Side Elevation:** The east elevation features a pedestrian door topped by a transom window. See drawings for more detail.  
**(East)**

**Rear Elevation:** The south elevation features no fenestration. See drawings for more detail.  
**(South)**

**ATTACHMENT A**  
**PUBLIC COMMENT**

Matt,

So sorry for the delay. Here are the recommendations from the OSWNA historic conservation committee. Please include them in the HAHC hearing comments!

2210 Kane: approve/support

907 Henderson: approve/support

2315 Union: deny/oppose.

Thank you!

Ryan Boehner

Chair, Historic Conservation Committee, Old Sixth Ward Neighborhood Association