

CERTIFICATE OF APPROPRIATENESS

Application Date: October 15, 2015

Applicant: Alexander Ridgeway, Brickmoon Design for Todd and Denise Liebl, owner

Property: 501 Highland Street, lot 16, block 9, Woodland Heights Subdivision. The property includes a historic 1,654 square foot two story residence and two story garage-apartment situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Craftsman style residence, constructed circa 1910 and a Noncontributing garage-apartment, located in the Woodland Heights Historic District

Proposal: Alteration – Addition *Revision*

The applicant submitted a COA application for an addition to 501 Highland Street that was considered at the February 26, 2015 HAHC meeting. This proposal involved constructing a two-story addition, replacing the previously existing stucco cladding, and lifting the residence by 11” to install a new foundation. Staff found that the application to not meet criteria 1, 4, 8, and 9 for alterations to Contributing structures. Among the concerns cited, staff found that lifting the structure would put the existing porch structure at risk from the house lifting process.

The applicant asserted at the HAHC meeting that lifting the porch would not be problematic, showing photographs of similar projects where structures were lifted while keeping the porch intact. The HAHC granted the applicant a COA.

During construction, the front porch was removed while the residence was being lifted to install the foundation. City Inspector photos taken of the porch prior to the house being lifted show that the structural material underneath the stucco cladding had incurred termite and rot damage. In addition, newer lumber had been added to support and replace sections of the deteriorated old growth material.

The applicant is now requesting approval to replace their previously existing front porch. The porch will be identical to the one removed. The applicant has salvaged portions of the historic old growth arches and proposes to incorporate them in the new porch.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

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: October 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.

Recommendation: Approval

HAHC Action: Approved

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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;
- (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;
- (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;
- (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;
- (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.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification

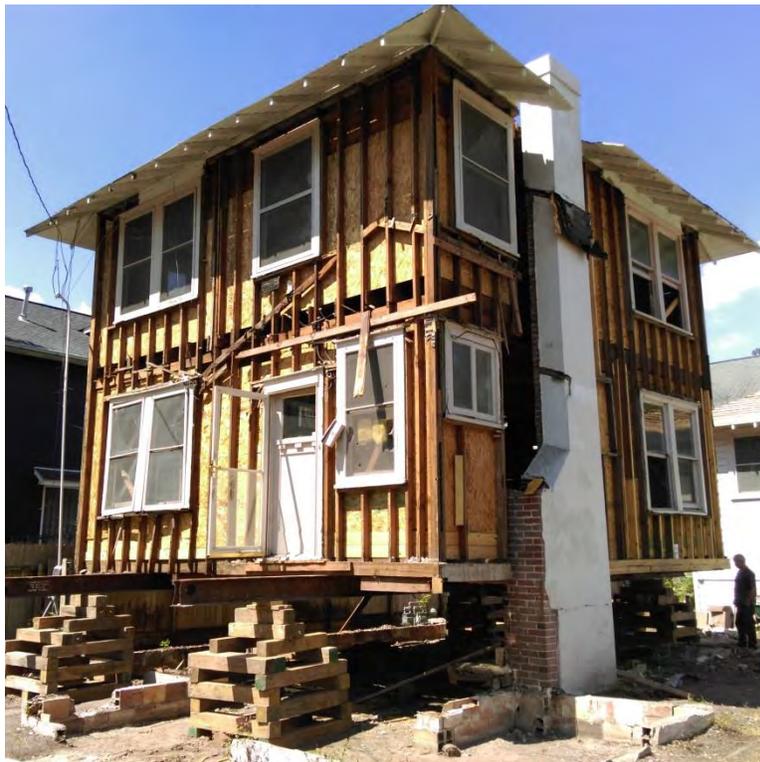
- Contributing
- Non-Contributing
- Park



PREVIOUSLY EXISTING

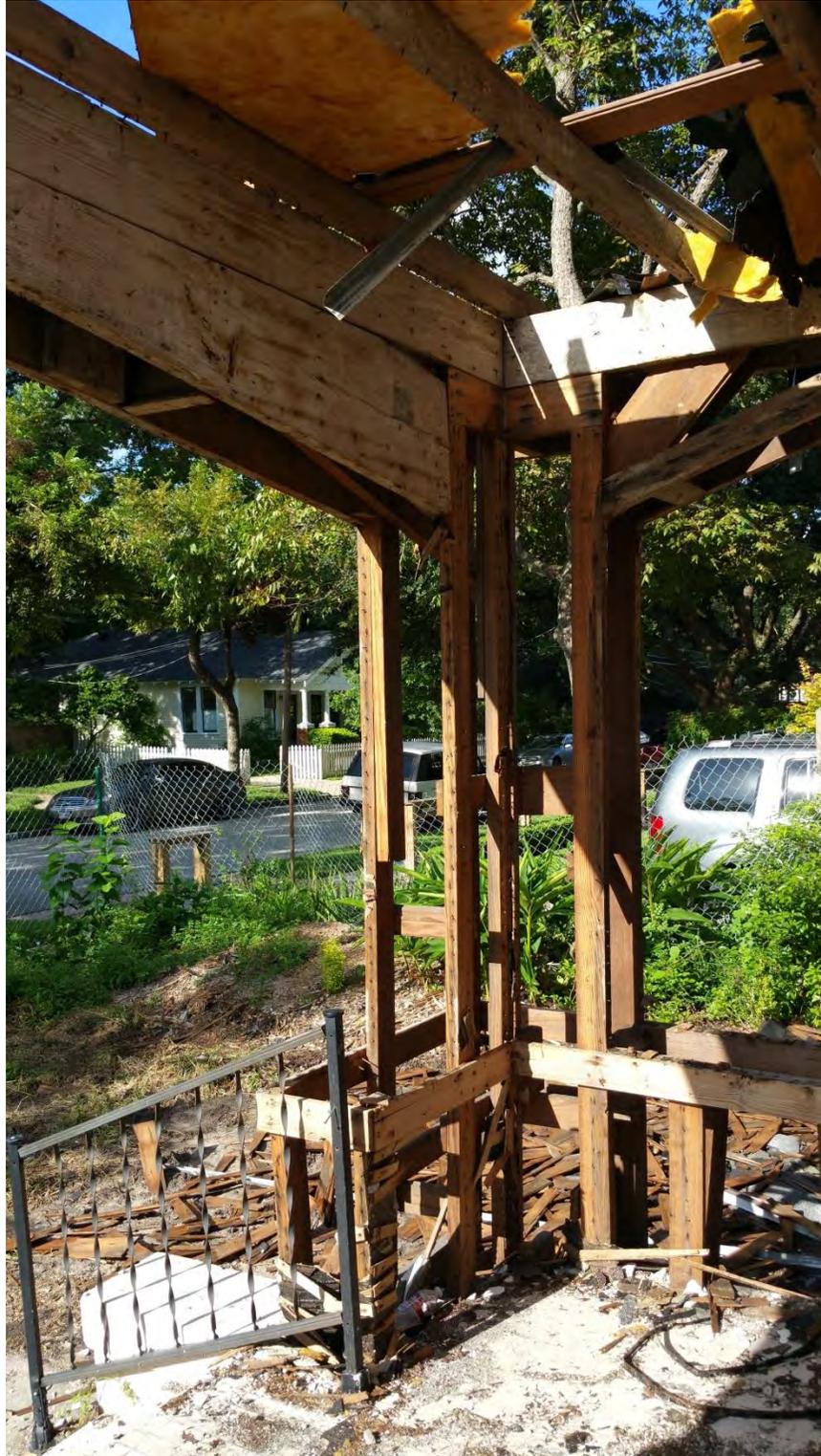


CURRENT PHOTO



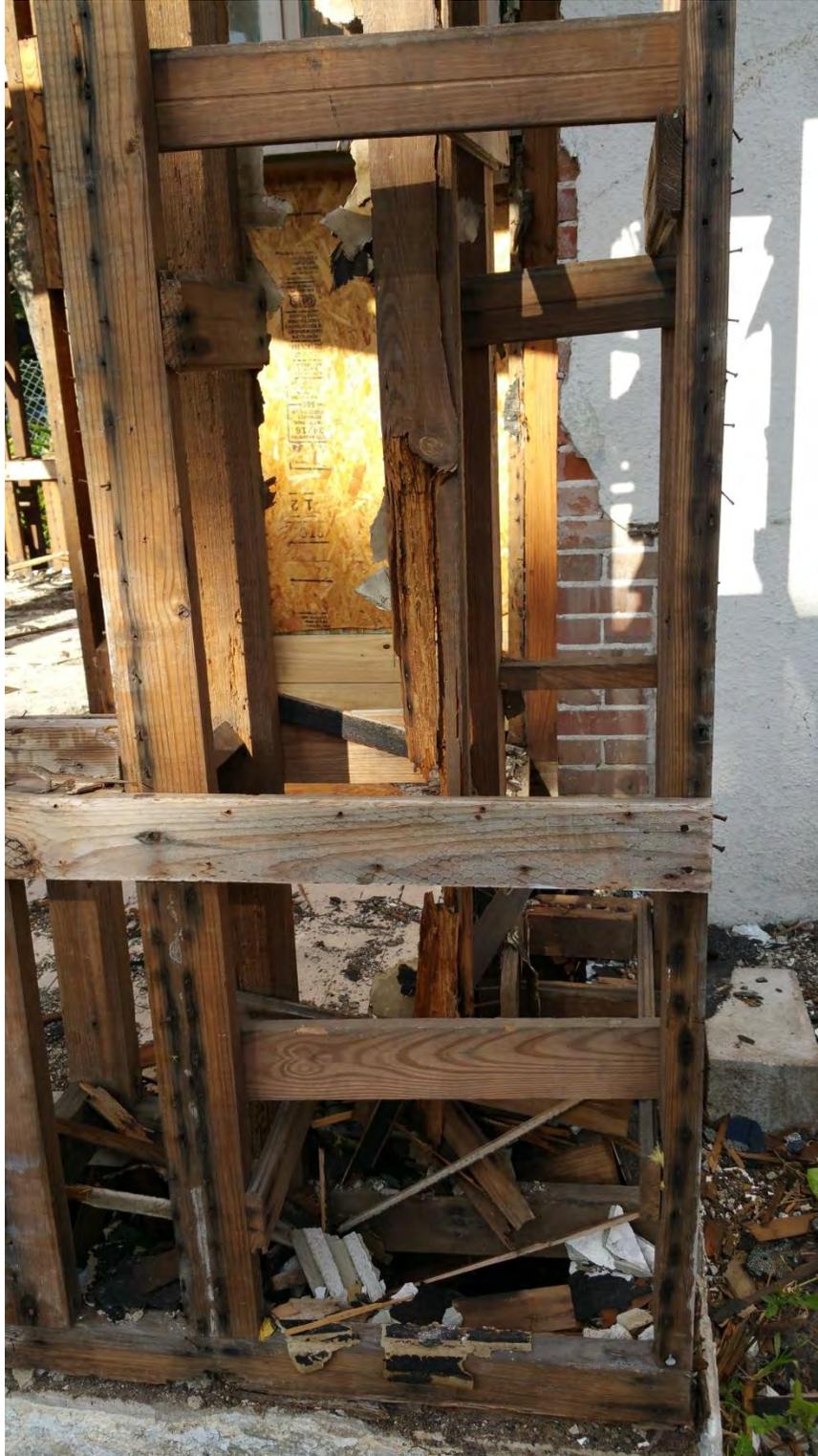
INSPECTOR PHOTOS

PREVIOUSLY EXISTING PORCH STRUCTURE



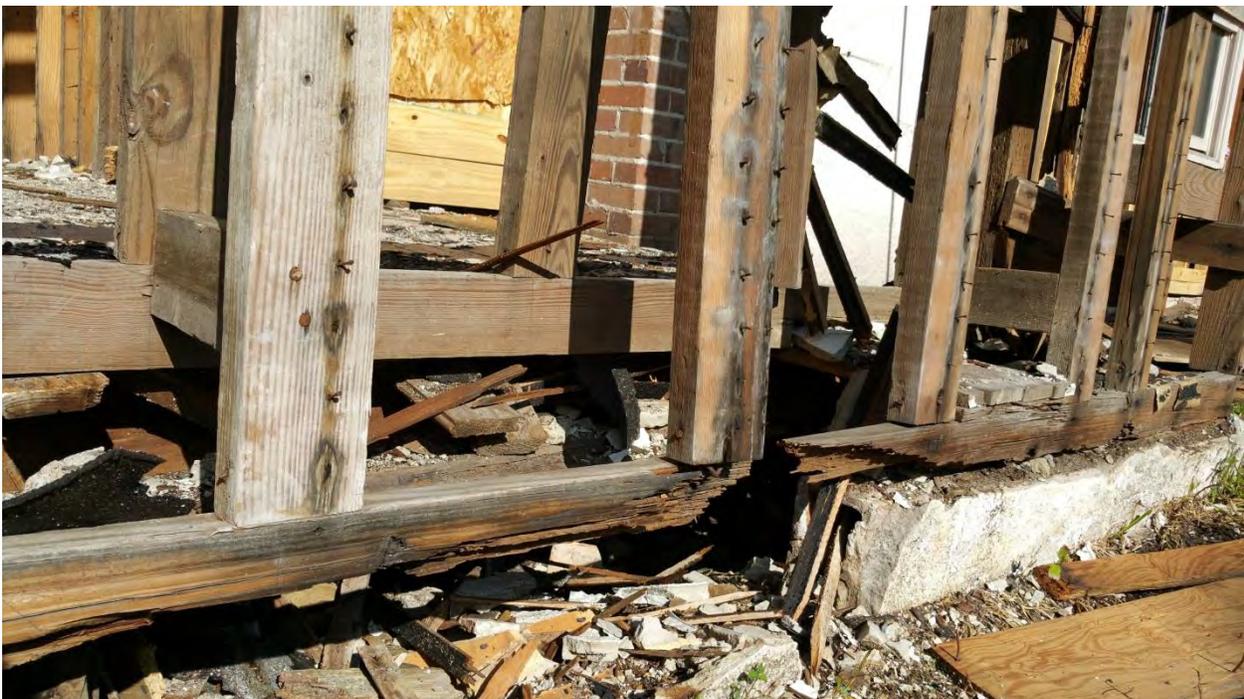
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SOUTH ELEVATION – FRONT FACING HIGHLAND STREET

APPROVED FEBRUARY 26, 2015



PROPOSED (no changes)



PROJECT DETAILS

Shape/Mass: The applicant was approved to lift the residence and the front porch in their COA granted in February 2015

During construction, the contractor removed the existing stucco cladding discovered that the porch structure was deteriorated to the point where lifting it with the residence would not be possible. In addition, evidence that the porch was repaired with newer lumber became apparent.

The City Structural Inspector took several pictures of the structural material. Shortly thereafter, the builder removed it. The original wood arches were retained. The damaged and non-historic structural material was discarded.

Staff and the City Structural Inspector noticed this and placed a stop work order on the project. The builder is now applying for a COA to reconstruct the porch to its original dimensions. The original structural material that was retained will be reused.