

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Spencer Howard, Spencer Howard Design + Construction Management, for Amanda & Bryan Melvin, owners

Property: 711 Kipling Street, Lot 3, Tract 2, Block 20, Montrose Subdivision. The property includes a historic 2,458 square foot two-story, wood frame, stucco clad single-family residence and two detached outbuildings situated on a 9,000 square foot (75' x 120') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1921, located in the Audubon Place Historic District.

Proposal: Alteration – Construct a 1330 square foot two-story addition at the rear of an existing two-story stucco clad residence.

- Addition will have a maximum width of 22.5', depth of 22.5' and height of 30'
- Addition will be clad in stucco with a texture differing from existing
- Replace existing non-original jalousie windows with 1-ove-1 wood windows
- Convert an existing window to a door and add an additional fixed window to the original structure

See enclosed application materials and detailed project description on p. 5-20 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: 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.

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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <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. | |

INVENTORY PHOTO



NORTH ELEVATION – FRONT FACING KIPLING STREET

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

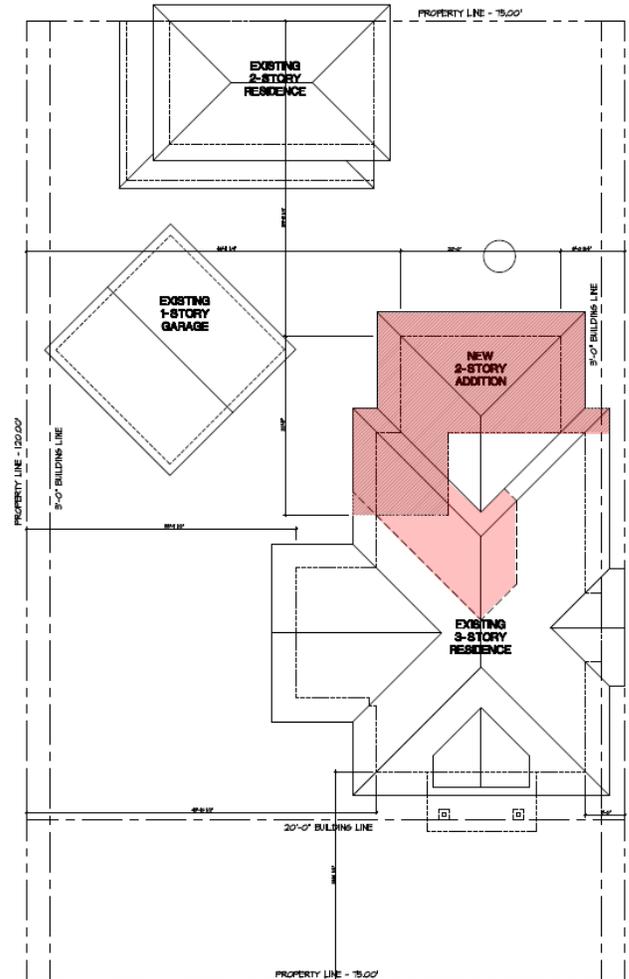
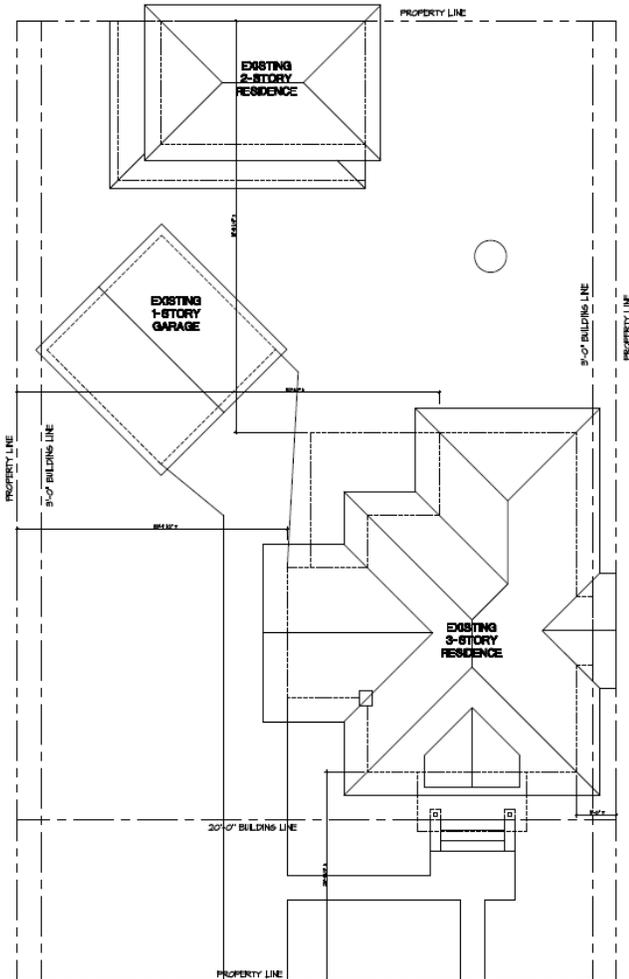


SITE PLAN / ROOF PLAN



EXISTING

PROPOSED

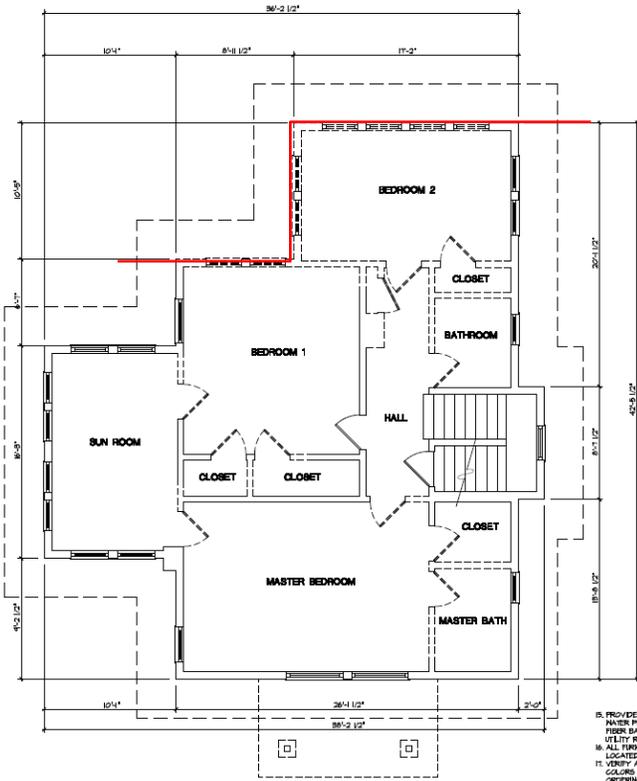


SECOND FLOOR PLAN

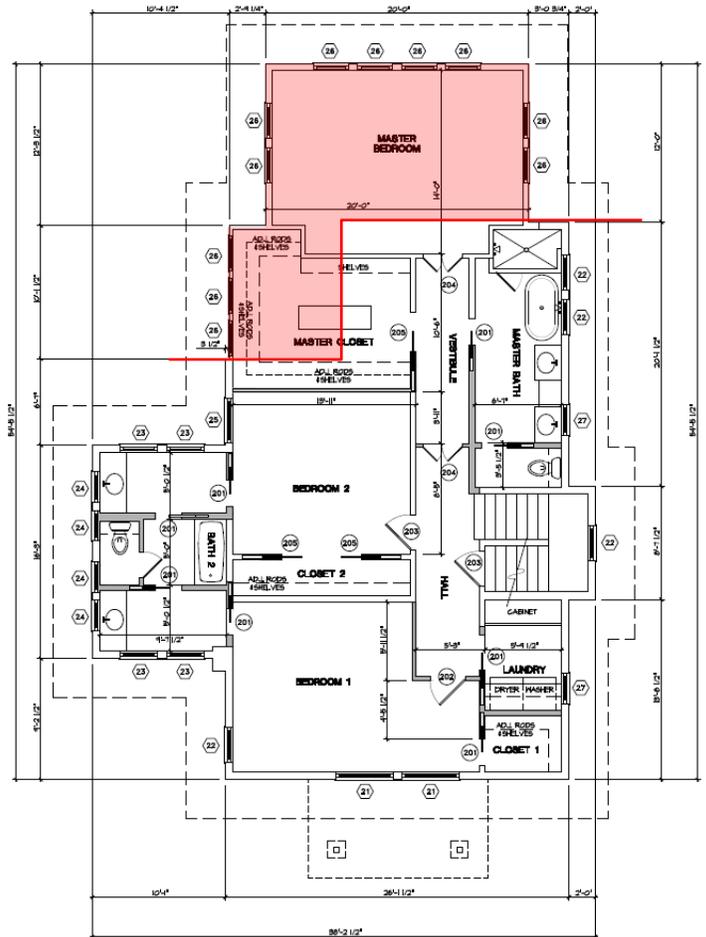


EXISTING

PROPOSED



B. PROVIDE MAT
WATER PROOF
FRYER BACKER
UTILITY ROOM
M. ALL FURNITURE
LOCATED IN A
F. VERIFY ALL F
COLORS WITH
ORDERING.



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
11	LIVING	DOUBLE-HUNG	EXISTING	3'-4"	5'-1"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 12 OVER 1
12	STUDY	DOUBLE-HUNG	ANDERSEN	2'-10"	5'-1"	NO	MATCH EXISTING WINDOW 23. WOOD & GLASS. 1 OVER 1
13	STUDY	DOUBLE-HUNG	ANDERSEN	2'-4"	5'-1"	NO	MATCH EXISTING WINDOW 24. WOOD & GLASS. 1 OVER 1
14	PANTRY	DOUBLE-HUNG	ANDERSEN	2'-8"	5'-1"	YES	WOOD & GLASS. 1 OVER 1 OR APPROVED EQUAL
15	KITCHEN	DOUBLE-HUNG	ANDERSEN	2'-8"	4'	NO	WOOD & GLASS. 1 OVER 1 OR APPROVED EQUAL
16	BANQUETTE	FIXED	EXISTING	2'-0"	2'-8"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 6 OVER 1
17	LIVING	FIXED	EXISTING	2'-4"	2'-8"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 6 OVER 1
18	ENTRY	DOUBLE-HUNG	EXISTING	2'-8"	5'-1"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 9 OVER 1
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
21	BED 1	DOUBLE-HUNG	EXISTING	4'-4"	5'-1"	YES	EXISTING, TO REMAIN. WOOD & GLASS. 18 OVER 1
22	BED 1, STAIR, & MASTERBATH	DOUBLE-HUNG	EXISTING	2'-8"	5'-1"	YES	EXISTING, TO REMAIN. WOOD & GLASS. 9 OVER 1
23	BATH 2	DOUBLE-HUNG	EXISTING	2'-10"	5'-1"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 1 OVER 1
24	BATH 2	DOUBLE-HUNG	EXISTING	2'-4"	5'-1"	YES	EXISTING, TO REMAIN. WOOD & GLASS. 1 OVER 1
25	BED 2	DOUBLE-HUNG	EXISTING	3'-4"	5'-1"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 12 OVER 1
26	MASTER BED	DOUBLE-HUNG	ANDERSEN	2'-8"	5'-1"	YES	WOOD & GLASS. 1 OVER 1, OR APPROVED EQUAL
27	MASTER BATH & LAUNDRY	DOUBLE-HUNG	EXISTING	2'-8"	2'-8"	NO	EXISTING, TO REMAIN. WOOD & GLASS. 6 OVER 1
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
31	STAIR	FIXED	ANDERSEN	2'-8"	2'-8"	NO	TEMPERED GLASS
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

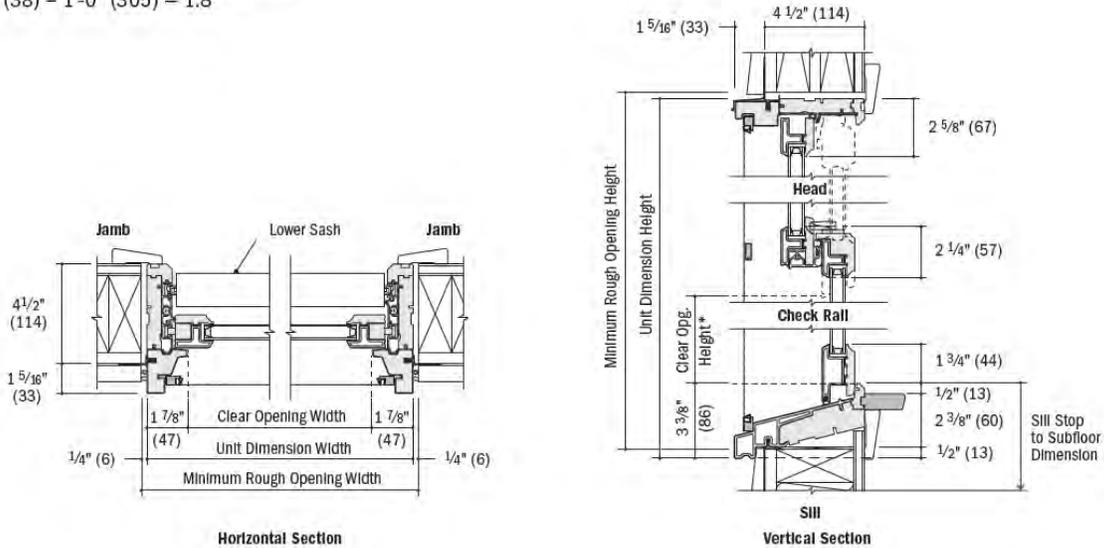
WINDOW / DOOR SCHEDULE

WINDOW DETAIL



Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE

DOOR SCHEDULE						
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	NOTES
101	ENTRY	WOOD / GLASS	EXISTING	4'-0"	6'-8"	EXISTING, TO REMAIN. REPAIR, AS REQ'D.
102	STUDY	WOOD	TBD	2'-6"	6'-8"	OR APPROVED EQUAL
103	MUD ROOM	WOOD / GLASS	CUSTOM	3'-0"	6'-8"	OR APPROVED EQUAL
104	MUD CLOSET	WOOD	TBD	3'-0"	6'-8"	OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.						

DOOR SCHEDULE						
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	NOTES
201	BED 1 & 2	POCKET		2'-0"	6'-8"	OR APPROVED EQUAL
202	BED 1	WOOD		2'-8"	6'-8"	OR APPROVED EQUAL
203	BED 2 & HALL	WOOD	EXISTING	2'-8"	6'-8"	EXISTING, TO REMAIN
204	HALL	DOUBLE		3'-0"	6'-8"	OR APPROVED EQUAL
205	MASTER CLOSET	POCKET		3'-0"	6'-8"	OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.						

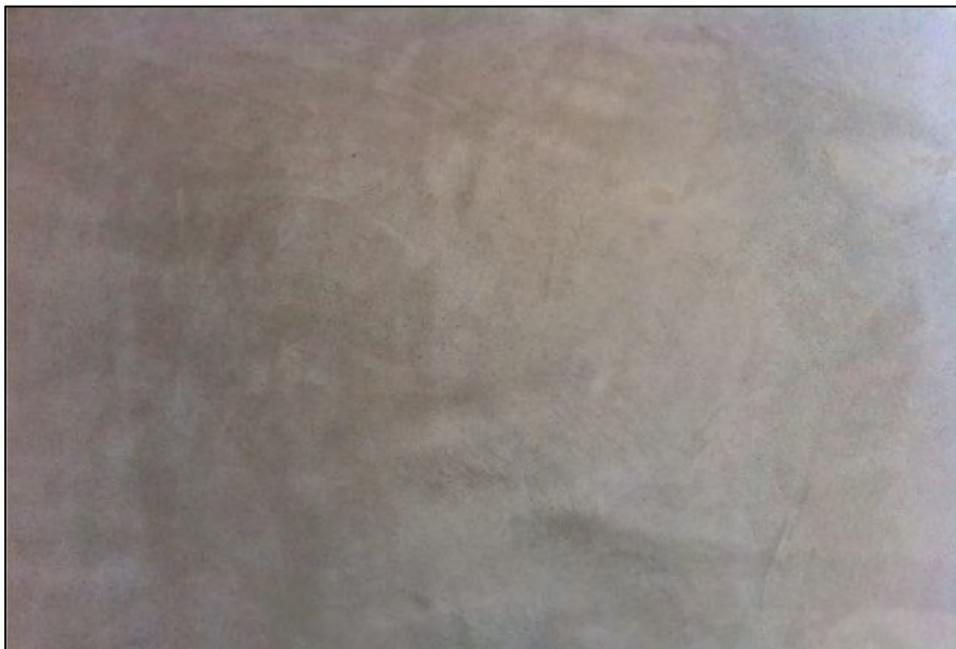
DOOR SCHEDULE						
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	NOTES
301	BAR ROOM	WOOD		2'-8"	6'-8"	OR APPROVED EQUAL
302	GAME ROOM	WOOD		5'-0"	6'-8"	OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.						

STUCCO CLADDING DETAIL

EXISTING STUCCO (ORIGINAL STRUCTURE)



PROPOSED STUCCO (ADDITION)

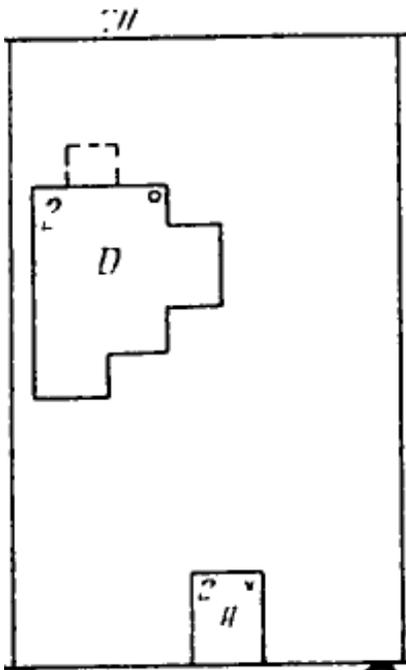


PROPOSED EXPANSION JOINT

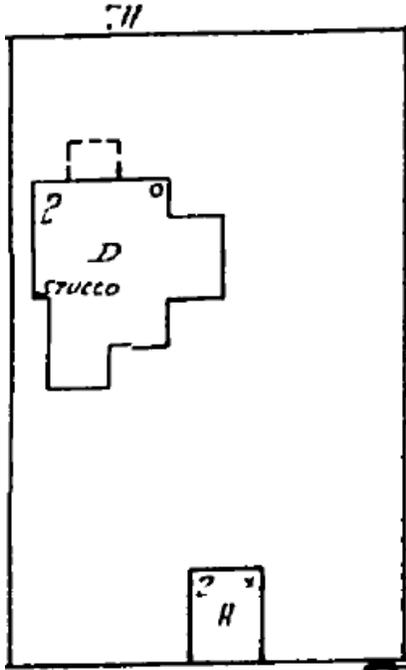


SANBORN MAP COMPARISON

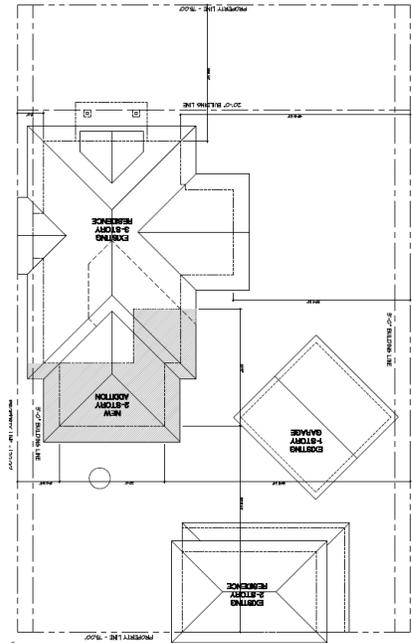
1924-1950



1924-1951



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing residence has a maximum width of 38'-2½" and a maximum depth of 42'-5½". The residence has a ridge height of 30'-5" and a secondary ridge height of 27'-5". The front wall of the structure is 26'-1½". A 10'-1" wide by 16'-3" deep two-story mass is located on the east elevation set back 9'-2½" from the front wall. The existing 10'-8" wide, 10'-0" deep (including steps) front porch is centered on the façade. The original stepped back rear wall will be altered. The rear 17'-2" wide and 10'-5" southeast corner and the 8'-11½" inset rear wall will be removed to accept the addition.

The existing structure, with the exception of the rear walls, is to remain. The proposed addition will begin at the rear walls of the existing structure. The addition will be inset 9½" on the east elevation and 3'-0" on the west elevation and will extend back. The addition will have an overall width of 22'-3¼" and an overall depth of 22'-5". The proposed addition will have a ridge height of 28'-4" with a secondary ridge having a height of 29'-2½". The proposed ridges are lower than existing. See drawings for more detail.

Setbacks: The existing residence has a front (north) setback of 26'-1¼"; an east side setback of 33'-9½"; a west side setback of 3'-0"; and a rear (south) setback of 51'-5¼".

The existing structure will remain in place and will not be moved. All existing setbacks are to remain. The addition will have a west side setback of 8'-0¾" and a rear (south) setback of 39'-5¼". 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 residence features double-hung wood windows. The windows include 18-over-1, 12-over-1, 9-over-1, 6-over-1, and 1-over-1 configurations. Several divided-lite windows are also present. The first-story of the two-story eastern mass (sun room) features non-original jalousie windows. The existing front door is to remain and will be repaired.

The non-original jalousie windows will be removed and replaced with new 1-over-1 double-hung wood windows. A single window on the east elevation (behind the sun room) will be converted to a door. A new divided-lite fixed window will be installed on the third floor of the western stair tower. All other existing windows are to remain and will be retained. The proposed addition will feature 1-over-1 double-hung wood windows. See window schedule and drawings for more detail.

Exterior Materials: The existing residence is clad in stucco, which is to remain. The front porch features square brick pillars, brick wing walls, and concrete steps and decking. Wood trim and large wood brackets adorn the structure.

All existing cladding and exterior materials are to remain and will be maintained. The proposed addition will be clad in stucco with a texture that differs from the original. A large expansion joint will be installed between the existing and new stucco cladding. See drawings for more detail.

Roof: The existing residence features a hipped composition shingle roof with pitch of 8:12 and an eave height of 19'-1".

The proposed addition will have a hipped composition shingle roof with a pitch of 8:12 and an eave height of 19'-1" to match existing. See drawings for more detail.

Front Elevation: The main portion of the existing residence features a centered front porch and with a single window located to either side. The porch features two brick columns supporting a gable porch roof. The front door is centered on the porch. The second-story features a centered pair of windows. The residence is topped by a hipped roof penetrated by a dormer featuring two windows and topped by a gable roof. A chimney is located to the east of the front wall. A two-story secondary mass extends to the west of the main portion of the house. The first-story features a pair of jalousie windows while the second-story features a pair of 1-over-1 windows. A narrow extension to the west of the main portion features no fenestration. The secondary extensions are topped by side gable roofs.

The proposed addition will not be visible from the front elevation. The pair of jalousie windows on the first-story of the eastern extension will be replaced with a pair of 1-over-1 windows. See drawings for more detail.

Side Elevation: The existing east elevation features the profile of the front porch to the north. The main portion of the structure features a divided-lite window on the first-story and a 9-over-1 window on the second-story. The chimney is located between the main structure and the eastern extension. The eastern extension features a pair of jalousie windows on the first-story and a pair of 1-over-1 windows on the second-story. To the south of the extension, the first- and second-story features three additional windows (a single and a pair).

The pair of jalousie windows on the first story of the western extension will be replaced with 1-over-1 windows. The adjacent window to the south will be converted to a door. All other portions of the original structure are to remain. The addition will begin at the secondary rear wall of the structure. The addition will have three windows on the first-story (a single and a pair), while the second-story will have five windows (a group of three windows and a pair). See drawings for more detail.

Side Elevation: The existing east elevation features the profile of the front porch to the north. The main portion of the structure features a 9-over-1 window on the first-story and a 6-over-1 window on the second-story. The western extension features a 6-over-1 window on the first-story and a 9-over-1 window on the second-story. To the south of the extension, the first-story features three additional 6-over-1 windows, while the second-story features a six-over-1 window and a pair of 9-over-1 windows.

A divided-lite fixed window will be installed on the third-level of the western extension. All other portions of the original structure will be retained. The addition will begin at the rear wall of the structure. The addition will have a pair of 1-over-1 windows on the first- and second-stories. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.