

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Alexander Ridgway, Brickmoon Design for Lonnie Arnold, Trinity Valley Investments, LLC, owner

Property: 3119 Morrison Street, Lot 13 & Tract 3, Block 3, Woodland Heights Subdivision. The property includes a historic 1,856 square foot, one-story brick veneer single family residence and detached garage situated on a 9,750 square foot (75' x 130') corner lot.

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

Proposal: Alteration – Construct a two-story 2,836 addition at the original rear of an existing brick one-story structure. The original structure will be retained and will not be modified except for an alteration to a non-original north facing window. The addition will be inset on both sides and will:

- Consist of a ridge height of 20'-8" and eave height of 20'-4"
- Be a maximum of 42'-10: wide and 41'-7" deep
- Be clad in a combination of cementitious lap siding and 117 wood siding

See enclosed application materials and detailed project description on p. 5-22 for further details.

Public Comment: No public comment received at this time.

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: September 24, 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

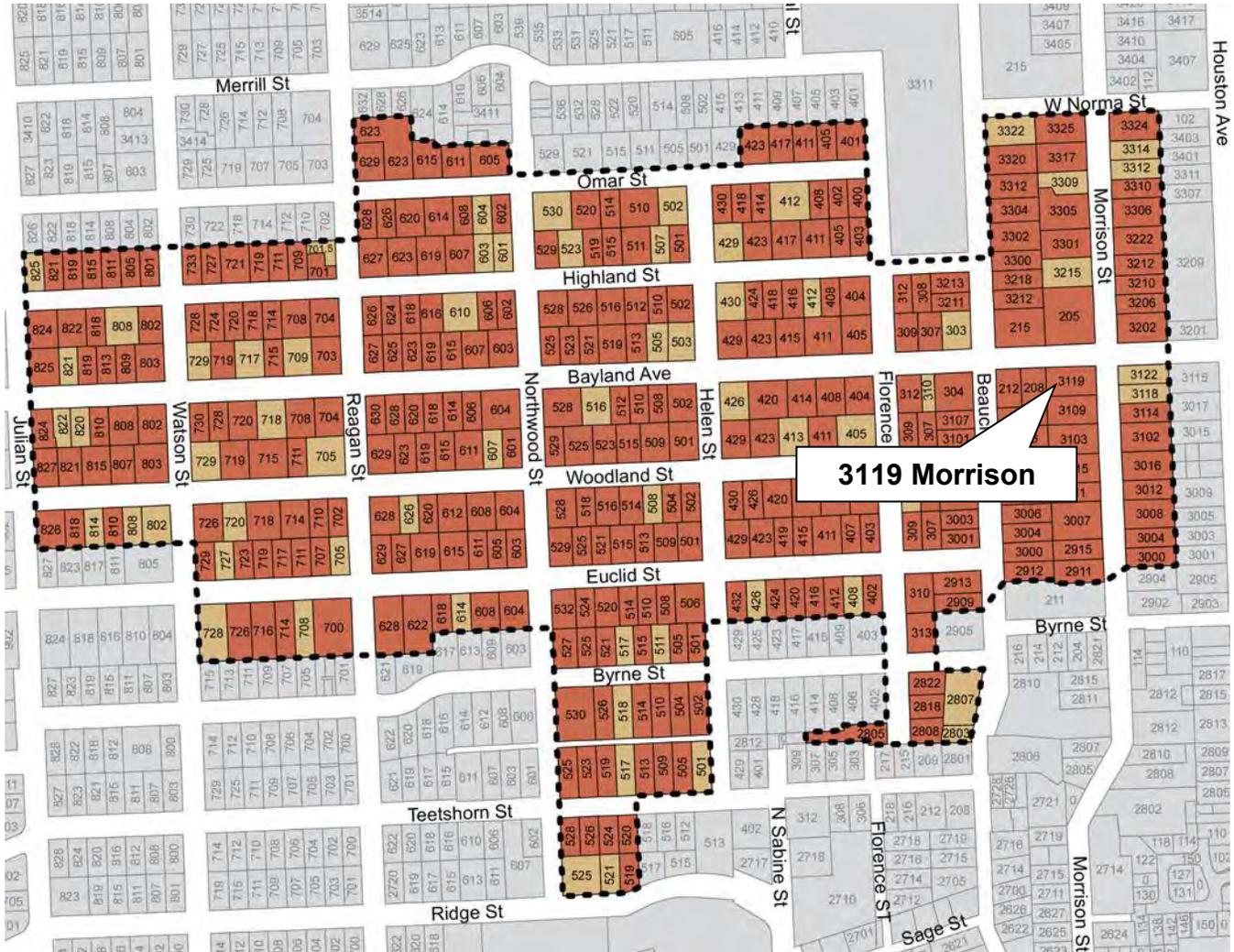
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. | |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTOS



3D RENDERING – FRONT FACING MORRISON STREET

PROPOSED



3D RENDERING – FRONT FACING MORRISON STREET

PROPOSED



3D RENDERING

PROPOSED



3D RENDERING – FRONT FACING BAYLAND AVENUE

PROPOSED



EAST ELEVATION – FRONT FACING MORRISON STREET

EXISTING



PROPOSED

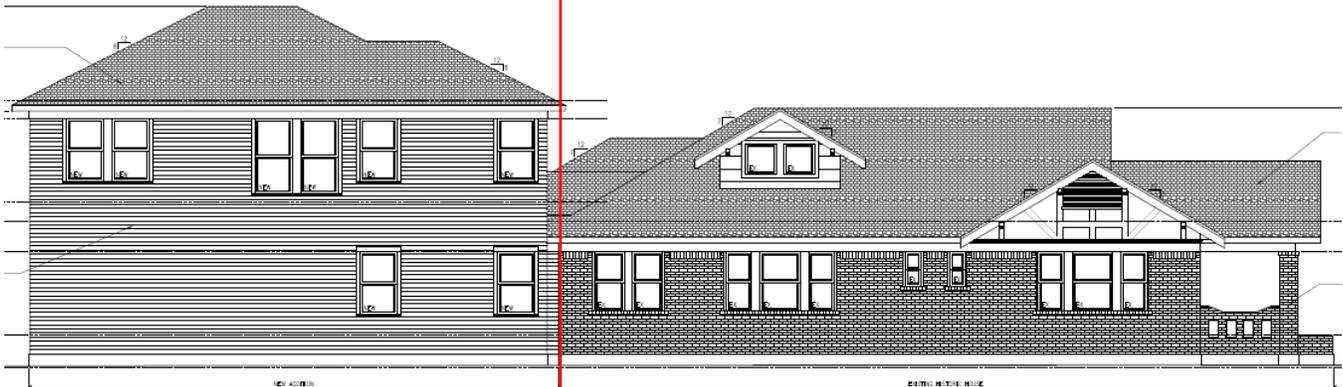


SOUTH SIDE ELEVATION

EXISTING



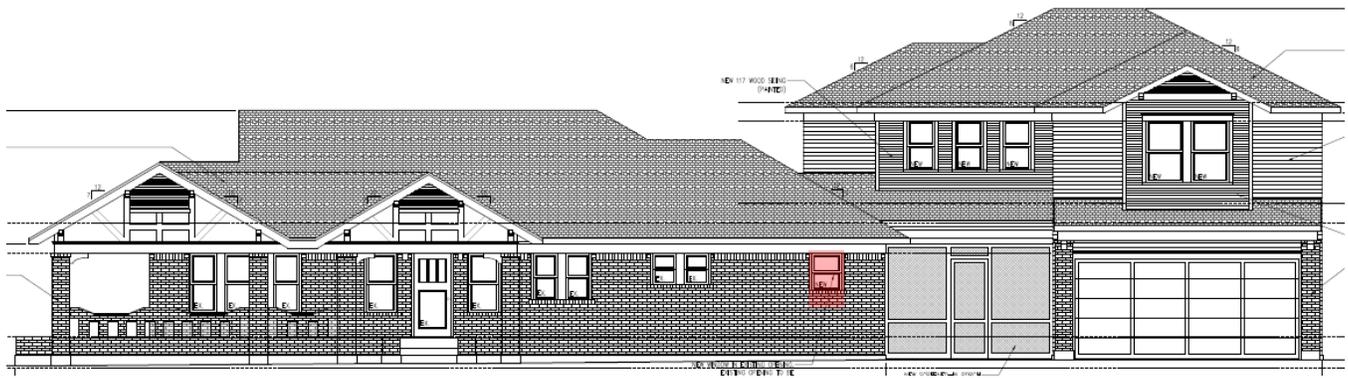
PROPOSED



NORTH SIDE ELEVATION –FACING BAYLAND AVENUE
EXISTING



PROPOSED



Detail of area behind screen

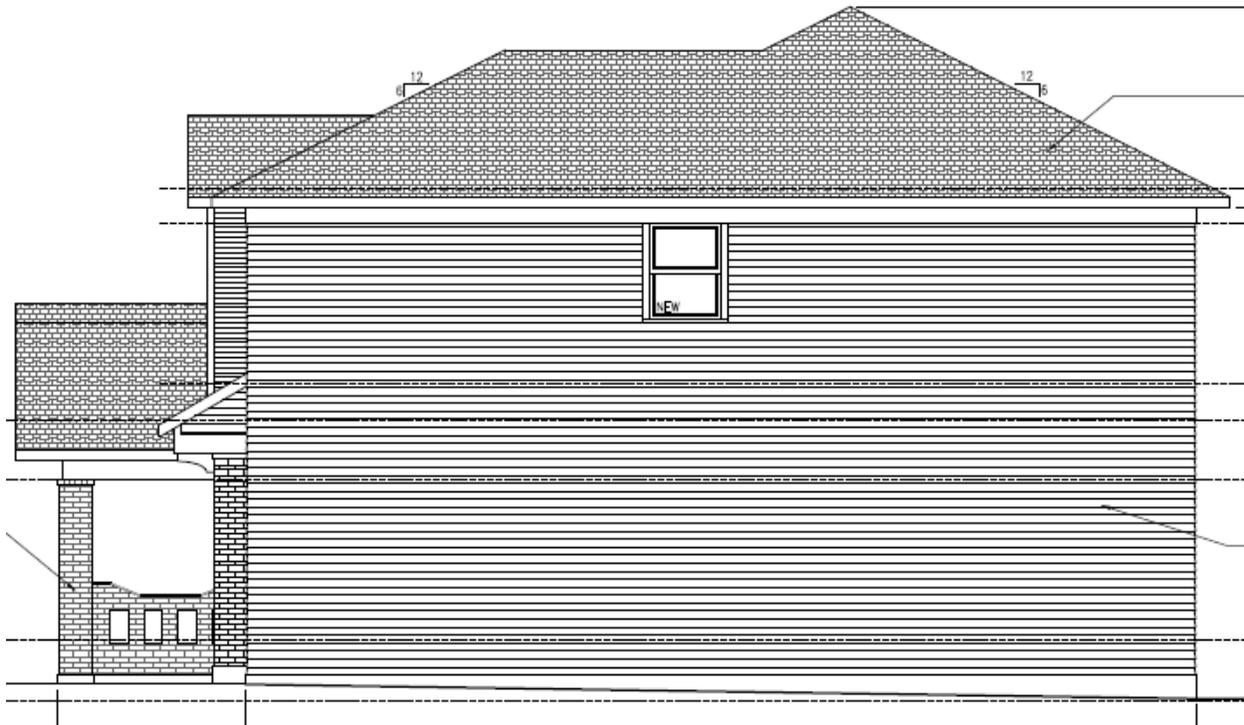


WEST (REAR) ELEVATION

EXISTING



PROPOSED

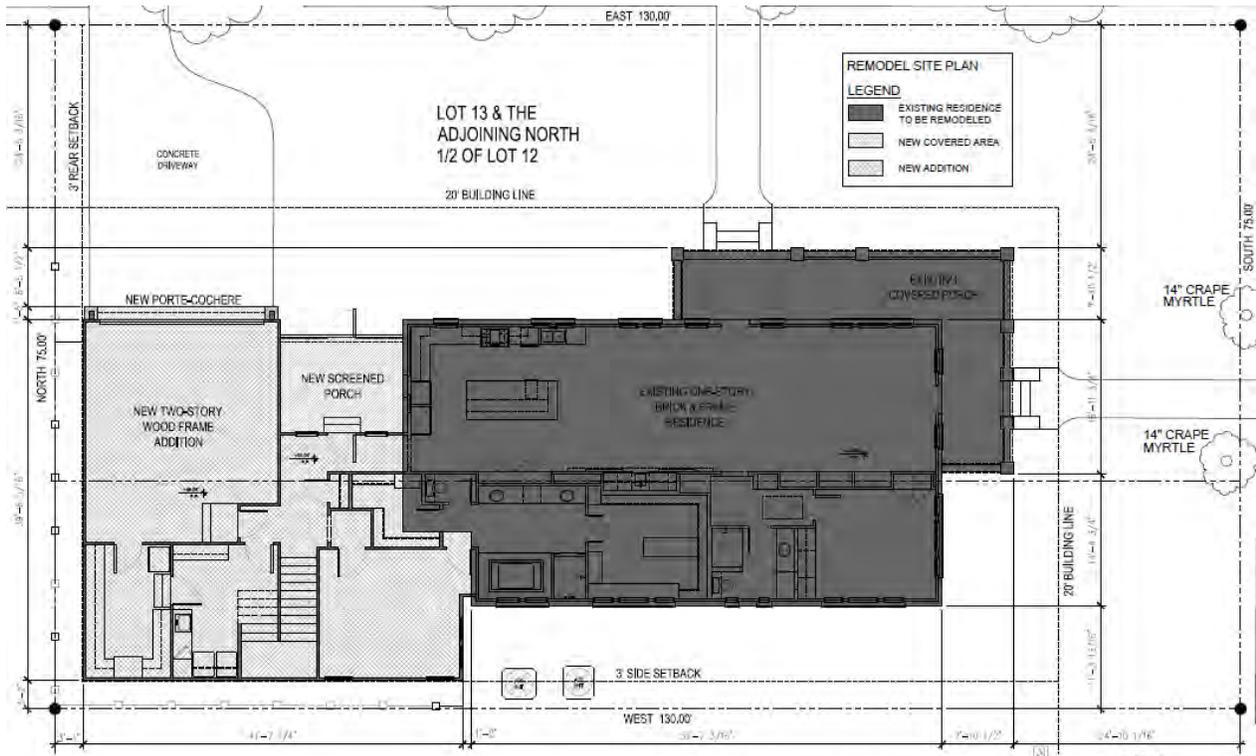




**SITE PLAN
 EXISTING**

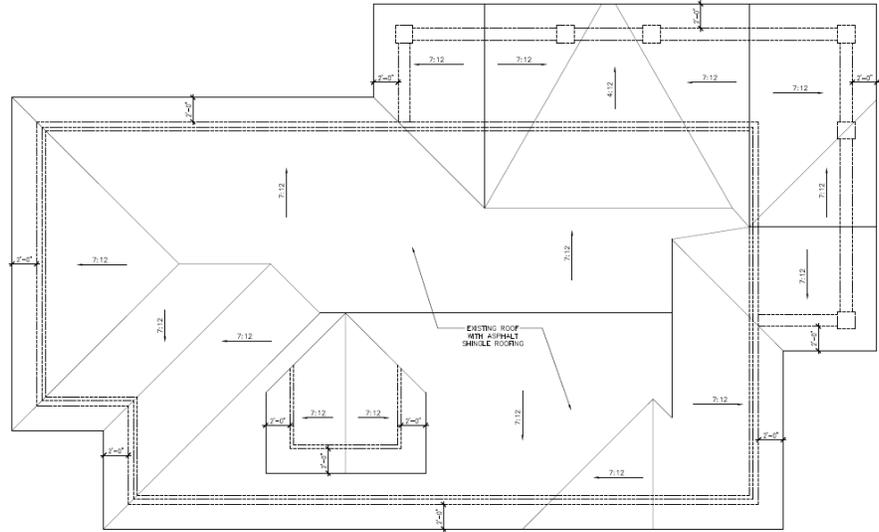


PROPOSED

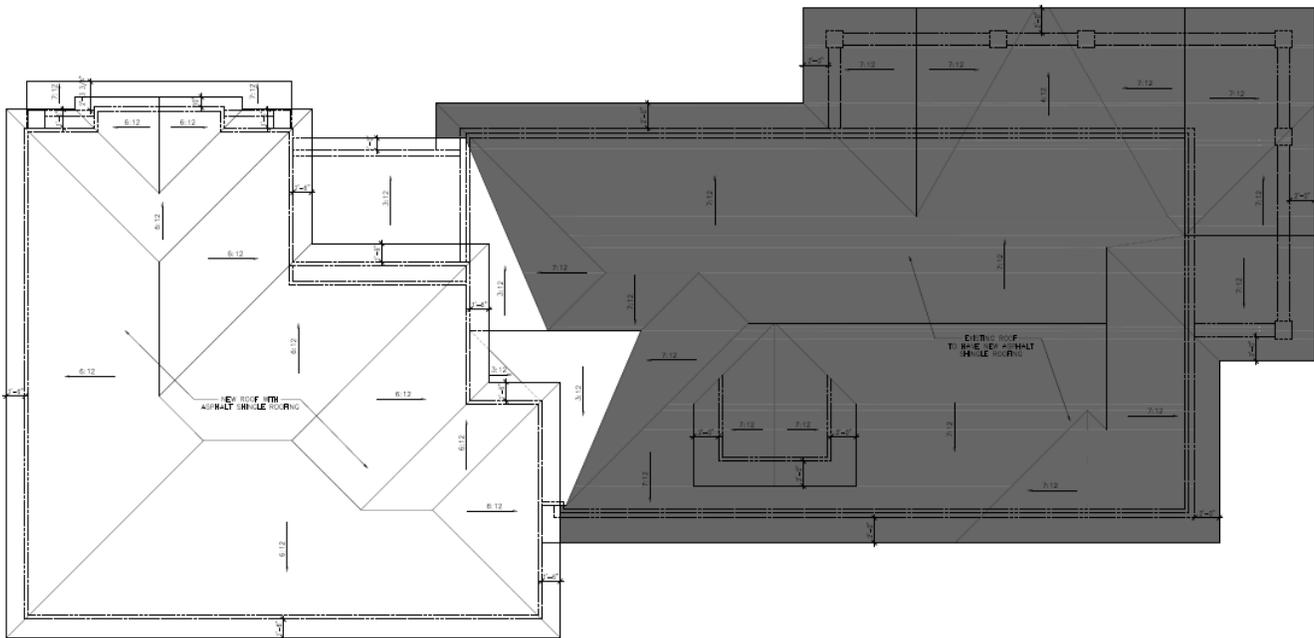




ROOF PLAN
EXISTING

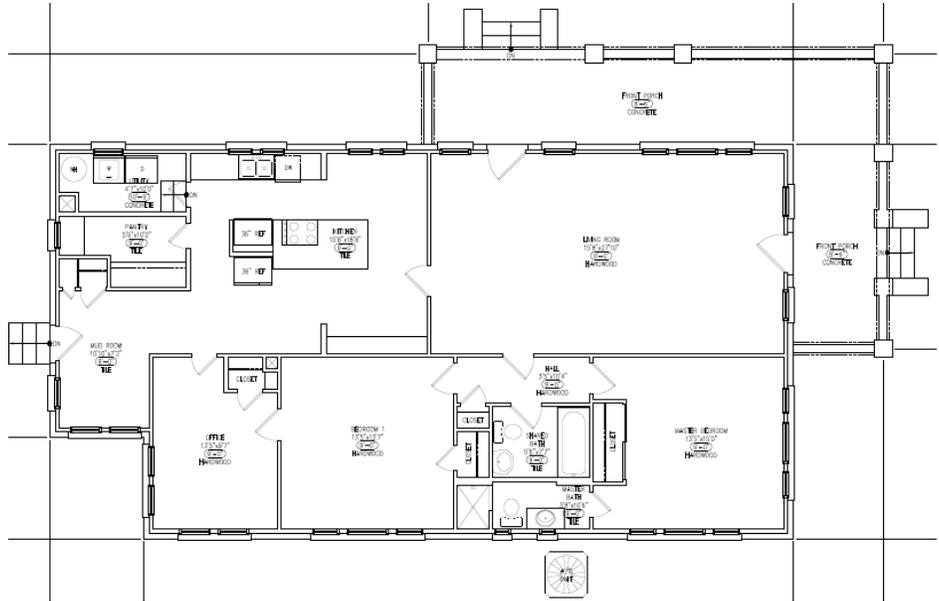


PROPOSED

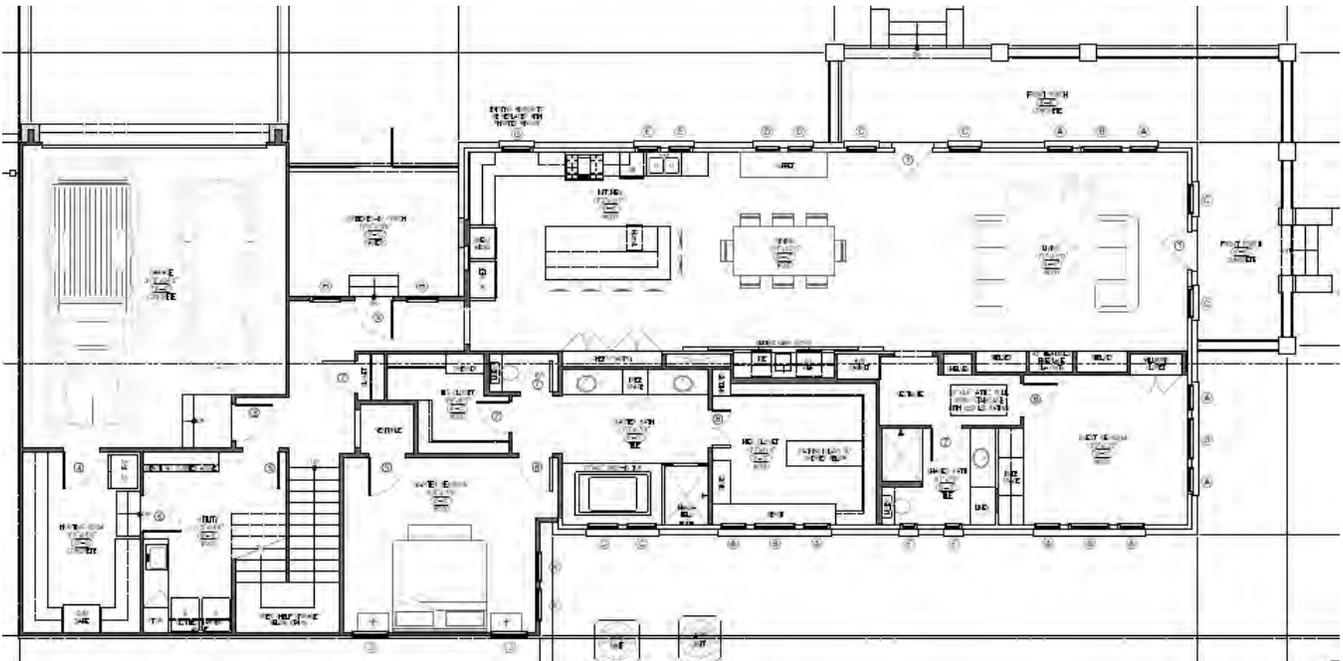




FIRST FLOOR PLAN
EXISTING



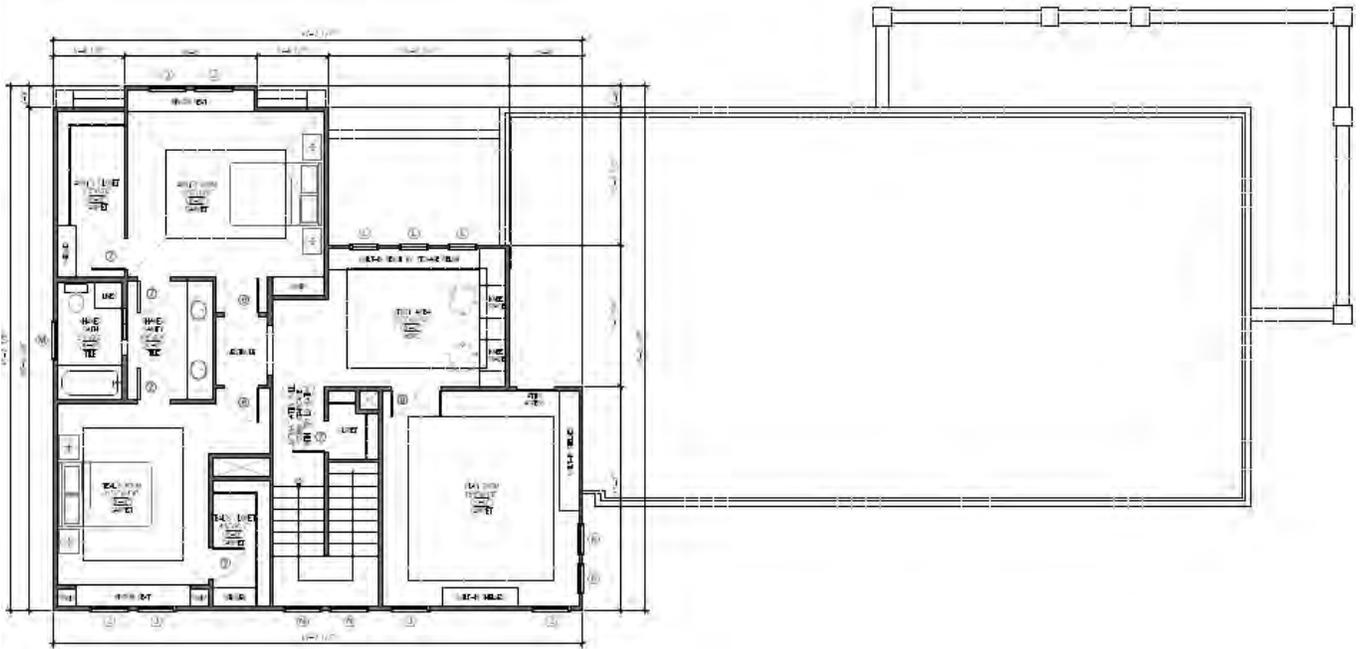
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

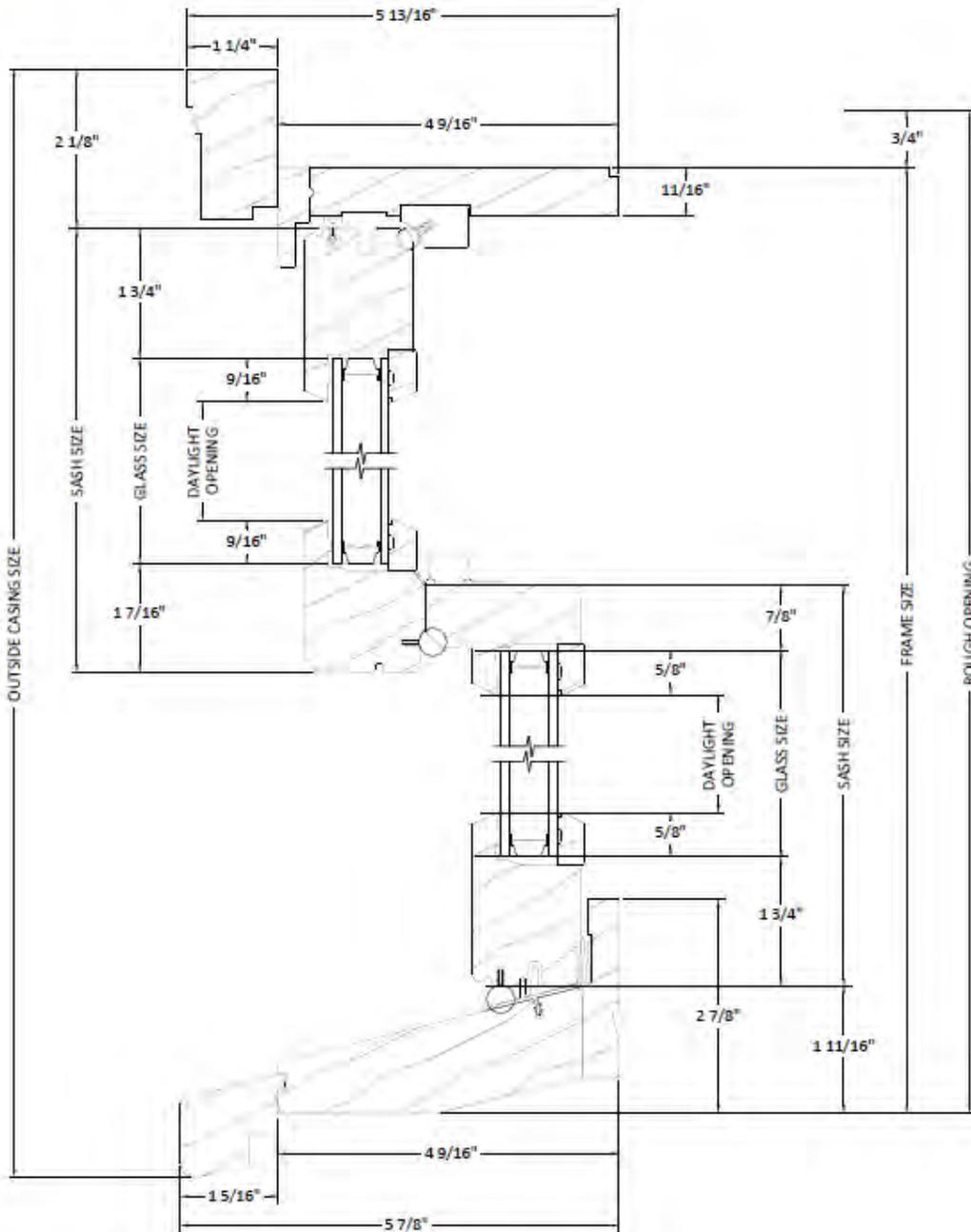
WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
(A)	8			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
(B)	4			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
(C)	6			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
(D)	2			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
(E)	2			DOUBLE HUNG	EXISTING WOOD WINDOW TO REMAIN
(F)	2			CASEMENT	EXISTING WOOD WINDOW TO REMAIN
(G)	1	2'-5"	3'-0"	DOUBLE HUNG	NEW SHORTER WOOD WINDOW IN EXISTING OPENING, KITCHEN
(H)	2	2'-5"	5'-0"	DOUBLE HUNG	WOOD WINDOW, BACK HALL
(J)	8	3'-0"	5'-0"	DOUBLE HUNG	EGRESS WOOD, MASTER BEDROOM, TEAL'S & ABBY'S ROOMS, PLAY RM
(K)	4	2'-5"	5'-0"	DOUBLE HUNG	WOOD WINDOW, MASTER BEDROOM, PLAY ROOM
(L)	3	2'-3"	4'-0"	DOUBLE HUNG	WOOD WINDOW, STUDY AREA
(M)	1	3'-0"	4'-0"	DOUBLE HUNG	WOOD WINDOW, SHARED BATH
(N)	2	3'-0"	6'-0"	DOUBLE HUNG	WOOD WINDOW, STAIRWAY LANDING
DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
(1)	2	3'-0"	6'-8"	EXTERIOR	EXISTING DOOR TO REMAIN
(2)	1	3'-0"	6'-8"	EXTERIOR	BACK DOOR TO SCREENED PORCH, MATCH FRONT DOOR
(3)	1	3'-0"	8'-8"	EXTERIOR	DOOR TO GARAGE
(4)	1	3'-0"	8'-0"	EXTERIOR	HUNTING ROOM
(5)	3	3'-0"	6'-8"	INTERIOR	UTILITY, MASTER BEDROOM
(6)	4	2'-8"	6'-8"	INTERIOR	MASTER BATHROOM, GUEST BEDROOM, ABBY'S ROOM, TEAL'S ROOM
(7)	9	2'-6"	6'-8"	INTERIOR	HALL CLOS., MASTER BATH, SH. BATH, UPSTAIRS CLOSETS, SH. BATH
(8)	1	(2)1'-6"	6'-8"	INTERIOR	DOUBLE DOOR, HER CLOSET
(9)	1	(2)2'-0"	6'-8"	INTERIOR	DOUBLE DOOR, PLAY ROOM

WINDOW DETAIL

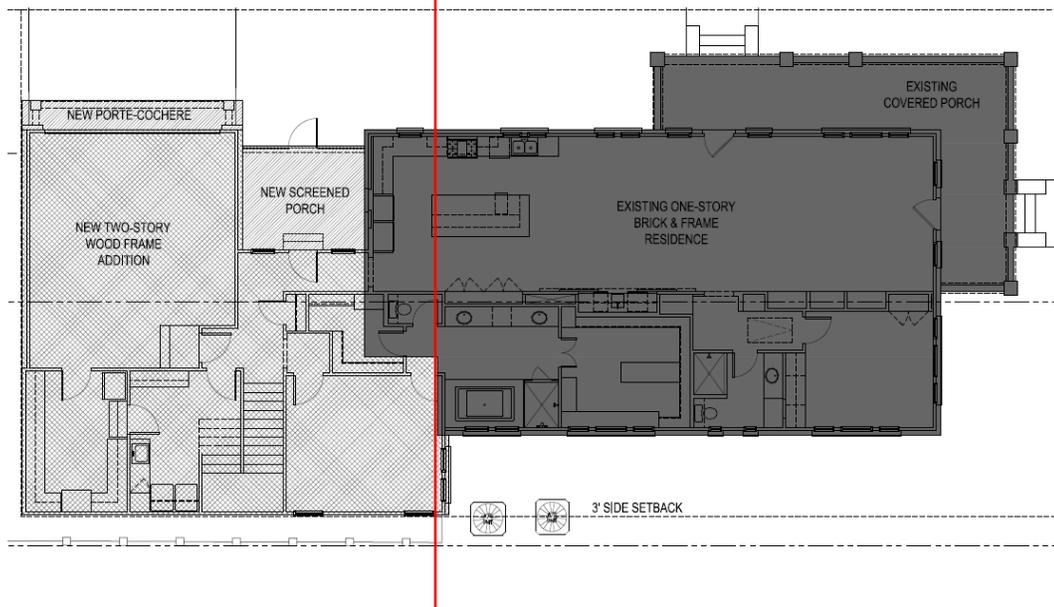
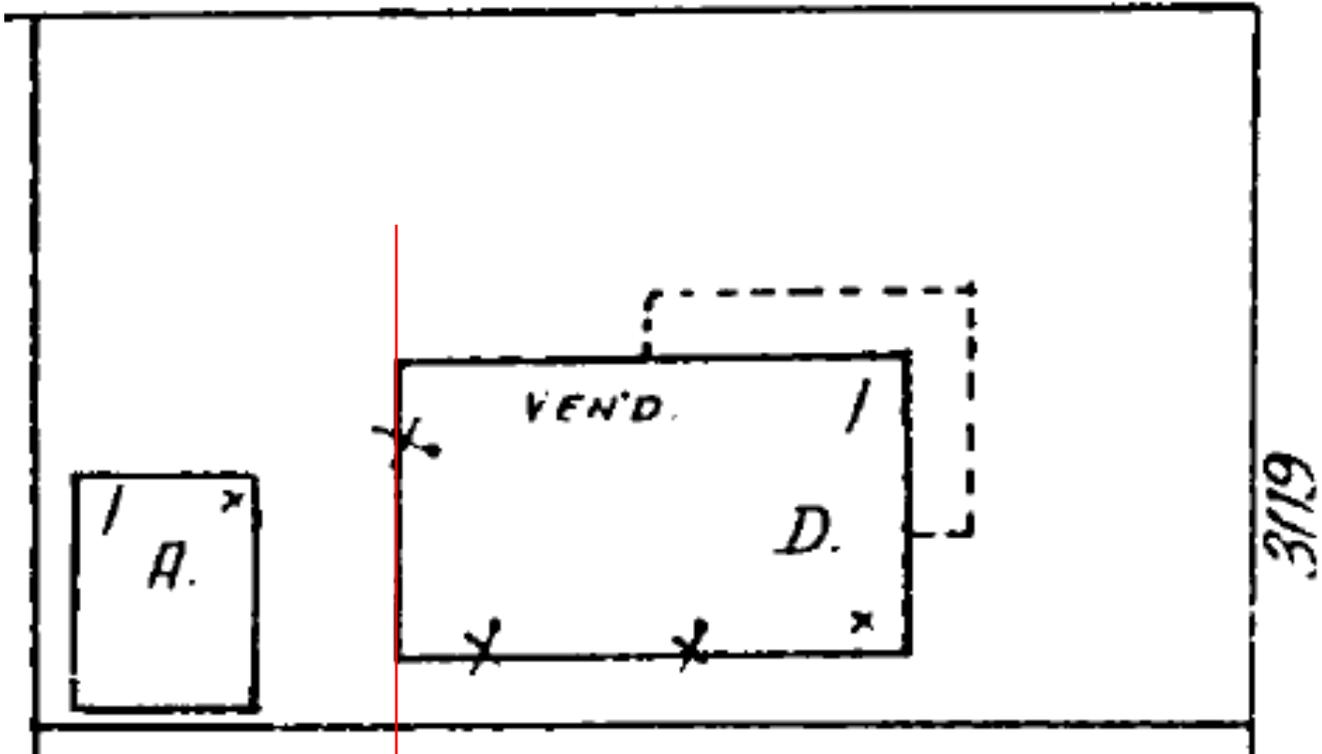


SITELINE WOOD WINDOWS
SITELINE DOUBLE HUNG

VERTICAL SECTION
DOUBLE HUNG OPERATOR

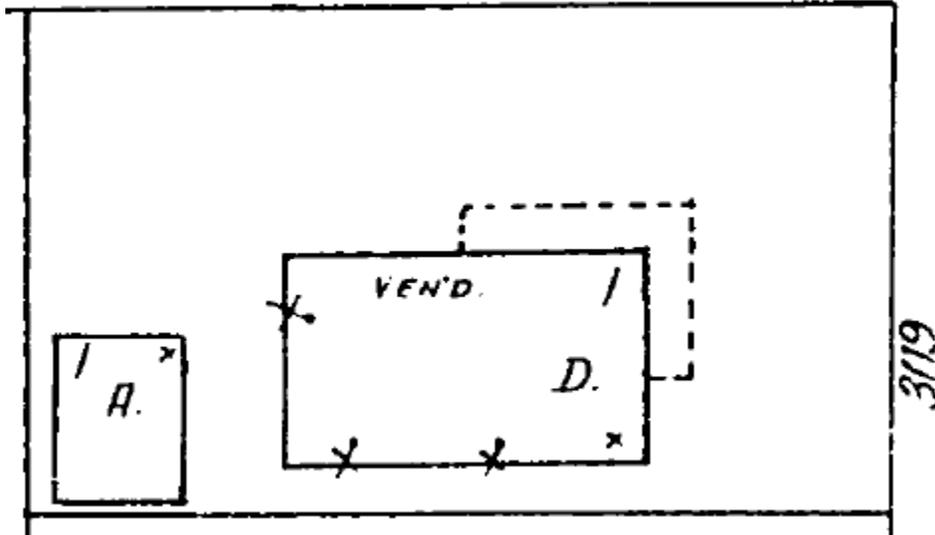


SANBORN COMPARISON

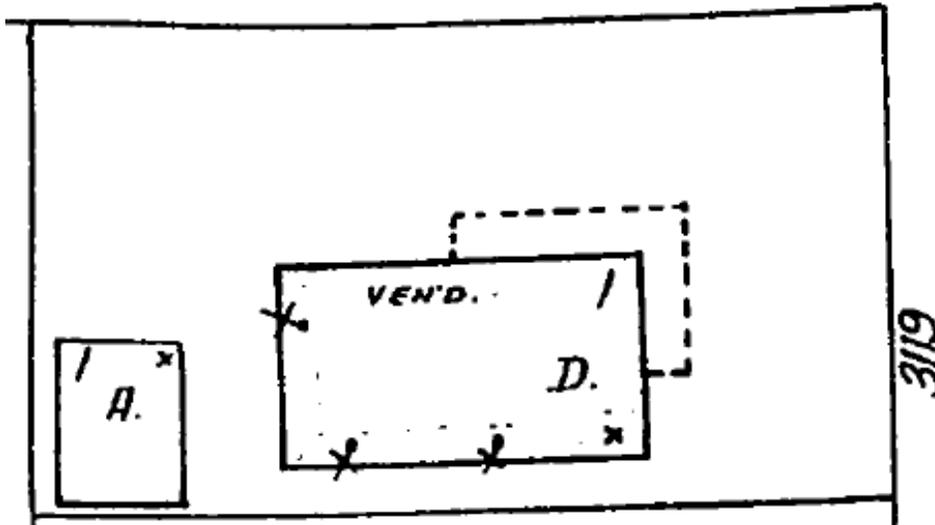


SANBORN MAPS

1924-1950



1924-1951



Applicant Photos



PROJECT DETAILS

Shape/Mass: The existing structure has a maximum width of 38'-6½" and a maximum depth of 66'-3¼". The existing partial wrap around porch has a front width of 23'-5" and a side width of 36'-2" with a depth of 7'-2". The porch and the house have the same eave height of 9'-9½". A gabled dormer extends to the south. The existing house has ridge height of 20'-7".

The proposed addition will begin at the rear of the existing structure (which includes a small rear addition, which will be retained on the north elevation). The addition will have a maximum width of 40'-2½" on the first floor and 42'-10" on the second floor (to account for an overhanging window seat). The proposed addition will have a depth of 41'-7¼". The garage will open to the north, facing Bayland Avenue. The proposed addition will be inset to highlight the existing extent of the house (the original corners). On the south side, the addition will be inset 1'-0". On the north side, the wall of the addition will be inset 12'-4½" and will have a 10'-6" deep screened porch which will also be inset 1'-10½". See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 24'-10"; a south side setback of 11'-3"; a north side setback of 24'-5"; and a rear (west) setback of 38'-2"

The proposed project will not alter any of the current setbacks of the existing structure. The proposed addition will have a south side setback of 3'-2"; a north side setback of 31'-3½"; and a rear (west) setback of 3'-1". See drawings for more detail.

Foundation: The existing foundation is pier and beam with a finished floor height of 2'-6".

The proposed foundation will be pier and beam with a finished floor height of 2'-6" to match existing. The proposed garage portion of the addition will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 double-hung wood windows. Two wood casement windows are located on the south elevation.

All existing wood windows are to remain, with the exception of the non-original westernmost window on the north elevation, which will be replaced with a shorter window. Wood 1-over-1 double-hung windows will be installed in the proposed addition. All proposed windows will be inset and not flange mounted. See drawings and window/door schedule for more detail.

Exterior Materials: The existing structure is clad in brick veneer. The gables feature wood and stucco.

The proposed addition will be clad in cementitious lap siding with accents of 117 wood siding. The engaged brick columns (similar to those on the front porch) will frame the garage opening. See drawings for more detail.

Roof: The existing house features a front gable with a front and side gable partial wrap around porch. The rear portion of the roof is hipped. An existing south facing side dormer features a gable. The existing residence has a composition roof with a pitch of 7:12 and an eave height of 9'-9".

The proposed addition will have a composition hipped roof with a pitch of 6: and an eave height of 20'-4". The roof over the north facing window seat (above the garage) will have a front gable. See drawings for more detail.

Front Elevation: The existing residence features a two bay wide house with an offset two bay wide porch (three bays total). The southern bay features a group of three windows. The central bay features the front door flanked by a single window on either side. The northern bay is the outer extent of the partial wrap around porch. The house features a side gable roof with a front gable roof over the central bay. The main house is topped by a front gable roof. The porch is supported by three brick columns. A dormer extends to the south from the main roof.

The front elevation of the existing structure is to remain. The two-story addition will extend out to the south. A pair of windows will be installed on the first and second floors. The addition will then extend to the north behind the existing structure. See drawings for more detail.

Side Elevation: The existing south elevation features the side profile of the front porch. The first bay to the west of the porch features a group of three windows. This bay is topped by a gable roof. To the west are two windows followed by a group of three windows and a pair of windows. On the rear portion of the house features an additional pair of windows. A dormer is located above the group of three windows. The dormer features a pair of square windows.

The existing structure is to remain. No alteration has been proposed for this elevation of the original structure. The addition will begin at the rear wall of the original structure. The first story will include two windows while the second-story will include two windows and two additional pairs of windows. The addition will be topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing north elevation features the side profile of the front porch as well as the side portion that partially wraps. The side porch terminates at the approximate midpoint of the structure and is topped by a front gable roof. The north elevation features five windows and a door behind the porch. Two pairs of windows and an additional single window are located at the rear.

The existing structure is to remain. No alteration has been proposed for this elevation of the original structure with the exception of the rear window which will be reduced in size. The addition will be inset. The first-story will include a screened in porch which will cover a door flanked by single windows. To the west of the screened in porch will be the garage, flanked by two brick columns. The second-story will include three windows and a bump-out over the garage with a pair of windows and topped by a gable. 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.