

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2016

Applicant: David Jefferis, Grayform Architecture, for Marat Nizberg, owner

Property: 1720 White St, Tracts 11 and 12, Block 314, Shearn Subdivision. The property includes a historic 1,147 square foot, one-story wood frame single-family residence situated on a 2,950 square foot (47' x 63') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the High First Ward Historic District. The residence has a non-original porch enclosure, side addition, and rear addition.

Proposal: Alteration – Addition/Windows/Porch

- Remove a non-historic rear addition.
- Construct an approximately 1,000 square foot two-story addition beginning at the rear wall of the original one-story residence. The addition will be inset 1' from the northeast and southeast corners of the original residence. The addition will have a gable roof and measure approximately 25' wide by 24' deep with a 20'-3" eave height and a 28'-3" ridge height (approximately 10' taller than the existing residence's ridge height). The addition will feature recessed 1/1 vinyl windows and be clad in cementitious siding.
- Reconstruct a rear portion of the non-original side addition's roof to accommodate for the removal of the rear addition and construction of the new two-story addition.
- Replace all non-original 1/1 aluminum windows with recessed 1/1 vinyl windows.
- Alter the existing fenestration pattern on the non-original north side addition.
- Alter the original fenestration pattern on the south elevation and increase the size of the window openings from 2'-6" x 4'-9" to 3'-0" x 5'-0".
- Reopen the non-original porch enclosure and construct a new porch to measure approximately 13' wide by 6' deep.
- Replace a non-original door on the front elevation with a recessed 1/1 vinyl window.
- Remove non-original metal siding to expose the original wood siding underneath.
- The historic front door covered in situ will be retained and returned to its original function as the front door.

See enclosed application materials and detailed project description on p. 9-20 for further details.

Context Area: The 1700 block of White contains only one contributing structure which is the subject of this application. There is one contributing structure on the opposing blockface that faces Crockett St;

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 22, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

two contributing structures directly south of 1720 White that face Summer St; and two contributing structures to the northwest of 1720 White that face Crockett St.

Because there is only one contributing structure on the blockface, staff looked beyond the block to other historic district contributing structures located on the 2000 block of Crockett St as well as the contributing structures on the 1900 block of Summer St for compatible features.

The HAHC approved the construction of a 2,260 square foot two-story residence located directly north of 1720 White at 1917 Crockett in April 2016.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: Approval with conditions: Approval with the condition that the applicant (1) retain the historic fenestration pattern on the south side elevation; and (2) hip the addition's roof with a pitch not to exceed 6/12.

HAHC Action: Approved with Conditions: Approved with the condition that the applicant retain the first two window openings on the south side elevation closest to the front (west) elevation.

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.

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Altering the original fenestration pattern on the south elevation of the existing residence does not retain or preserve the historical character of the property because it disrupts the existing solid-to-void pattern indicative of early structures.
The addition's gable roof overpowers the existing residence creating a significant visual impact. The gable roof is not compatible with the existing residence's simple massing, and therefore does not retain or preserve the historical character of the property.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Altering the historic fenestration pattern on the south elevation of the existing residence creates a later appearance by disrupting the existing solid-to-void pattern indicative of early structures.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Altering the original fenestration pattern on the south elevation of the existing residence does not preserve the distinguishing qualities or character of the building.
The addition's gable roof overpowers the existing residence creating a significant visual impact. The gable roof is not compatible with the existing residence's simple massing, and therefore does not preserve the distinguishing qualities or character of the building.</i> |
| <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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>In addition to altering the historic fenestration pattern on the south elevation, the applicant proposes to increase the size of the existing openings which will require extensive reframing, resulting in a loss of historical and architectural material.</i> |

- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
*Altering the original fenestration pattern on the south elevation of the existing residence disrupts the existing solid-to-void pattern indicative of early structures, and therefore is not compatible with the character of the property.
The addition's gable roof is disproportionately massed in comparison to the existing residence, and is therefore not compatible with the simple massing of the building.*
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.
*If the applicant were to retain the historic fenestration pattern on the south elevation, staff believes the proposal would meet criteria 1, 3, 4, 9, and 10. A 2'-6" x 4'-9" casement window with a false muntin would meet egress requirements and satisfy the criteria.
If the applicant were to hip the addition's roof with a pitch not to exceed 6/12, it would mitigate the addition's visual impact on the existing residence. Staff believes the proposal would then meet criteria 1, 4, and 10.*



PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



CONTEXT AREA



1918 Summer – Contributing – 1900 (neighbor)



2001 Crockett – Contributing – 1900 (across street)



1914 Summer – Contributing – 1900 (neighboring)



1907 Crockett – Contributing – 1900 (neighboring)



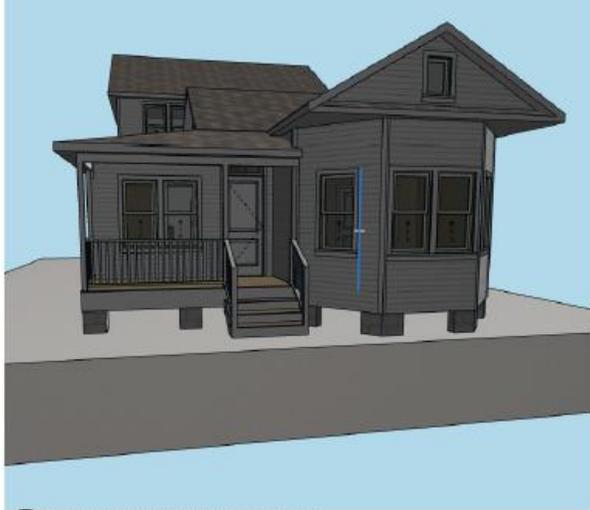
2006 Crockett – Contributing – 1900 (neighboring)



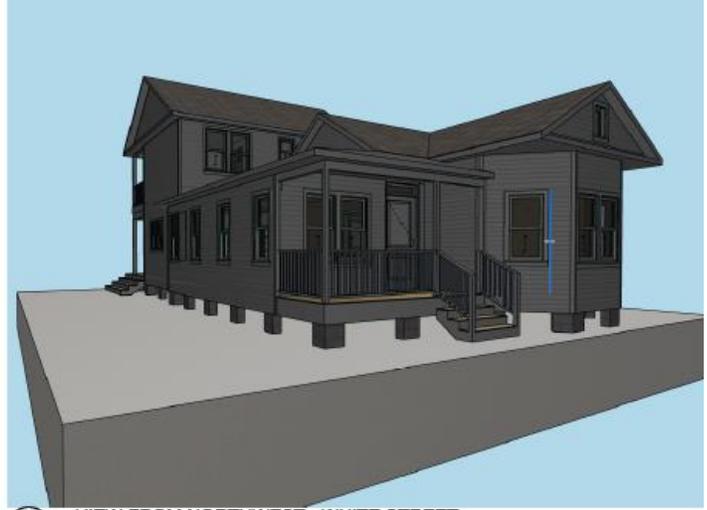
2008 Crockett – Contributing – 1900 (neighboring)

3D RENDERING – FRONT FACING WHITE

PROPOSED*



06 VIEW FROM WHITE STREET
NOT TO SCALE



05 VIEW FROM NORTHWEST - WHITE STREET
NOT TO SCALE



02 VIEW FROM SOUTHWEST - WHITE STREET
NOT TO SCALE

*The renderings reflect a previously proposed fenestration pattern on the north elevation of the addition and the south elevation of the existing residence and the addition.

WEST ELEVATION – FRONT FACING WHITE

EXISTING



PROPOSED

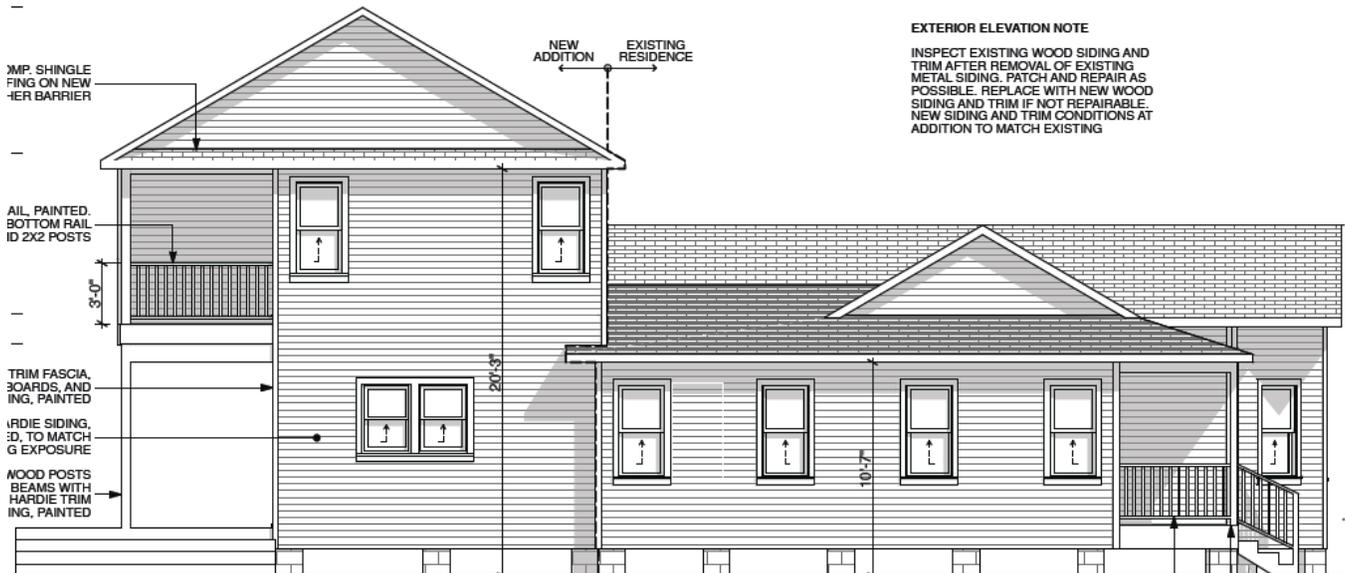


NORTH SIDE ELEVATION

EXISTING

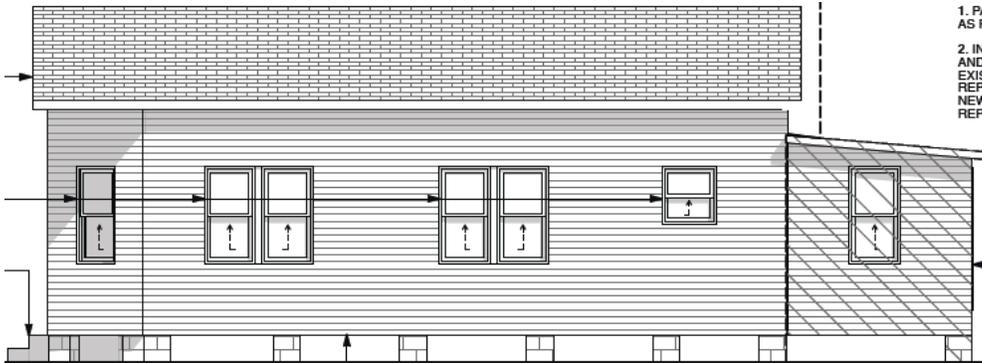


PROPOSED



SOUTH SIDE ELEVATION

EXISTING

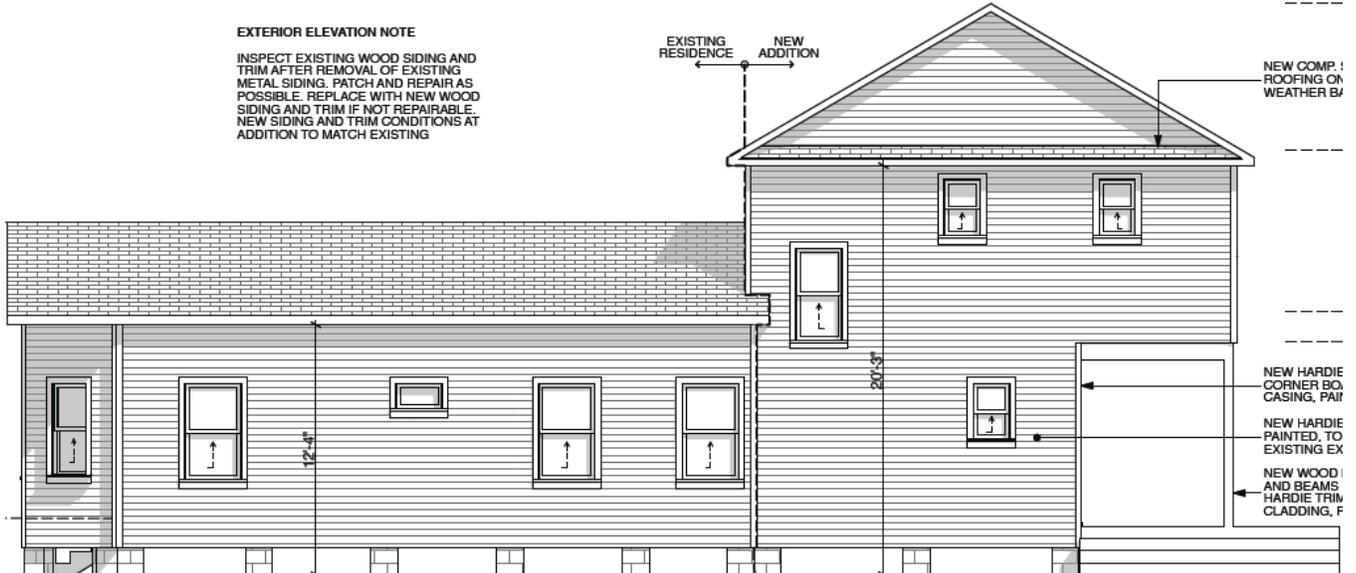


- 1. PATCH AND REPAIR
- 2. INSPECT AND REPAIR EXISTING SIDING AND TRIM

PROPOSED

EXTERIOR ELEVATION NOTE

INSPECT EXISTING WOOD SIDING AND TRIM AFTER REMOVAL OF EXISTING METAL SIDING. PATCH AND REPAIR AS POSSIBLE. REPLACE WITH NEW WOOD SIDING AND TRIM IF NOT REPAIRABLE. NEW SIDING AND TRIM CONDITIONS AT ADDITION TO MATCH EXISTING



EXISTING RESIDENCE NEW ADDITION

NEW COMP. ROOFING ON WEATHER BOARD

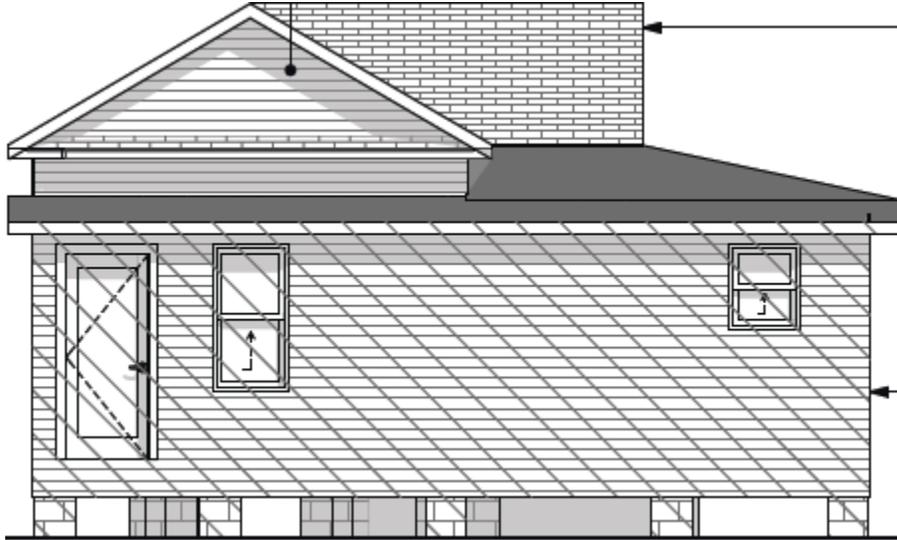
NEW HARDIE CORNER BOARDS, PAINT

NEW HARDIE PAINTED, TO EXISTING EX

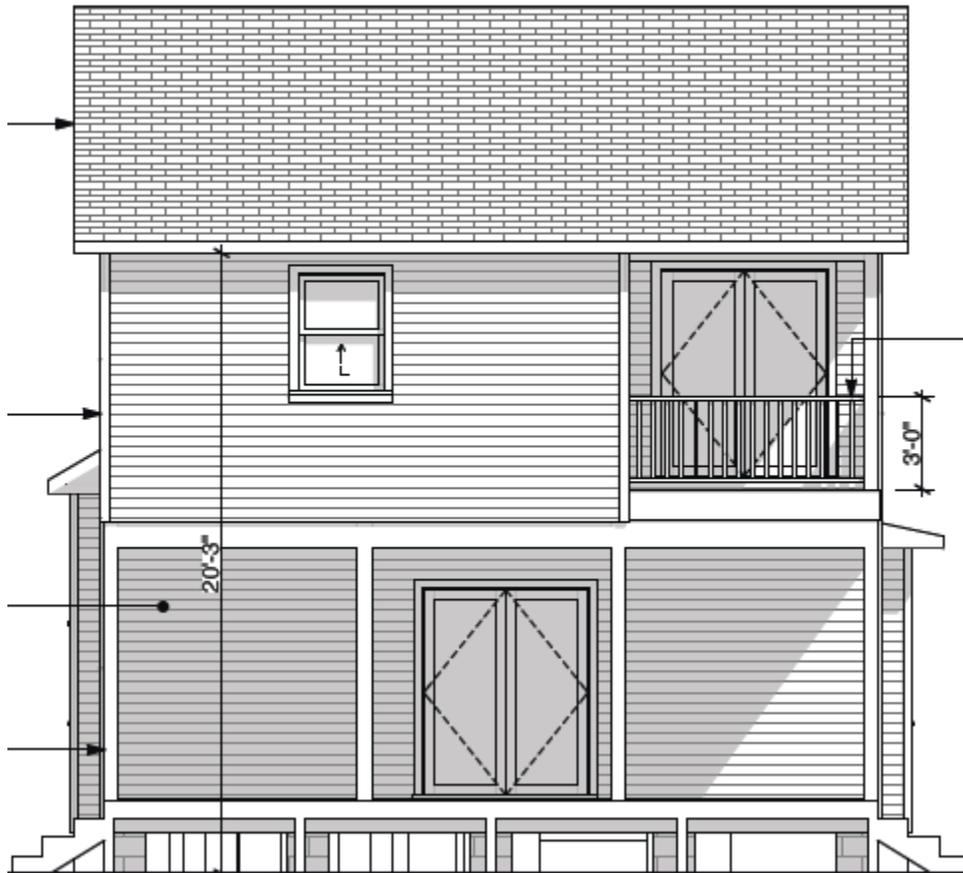
NEW WOOD AND BEAMS HARDIE TRIM, CLADDING, F

EAST (REAR) ELEVATION

EXISTING



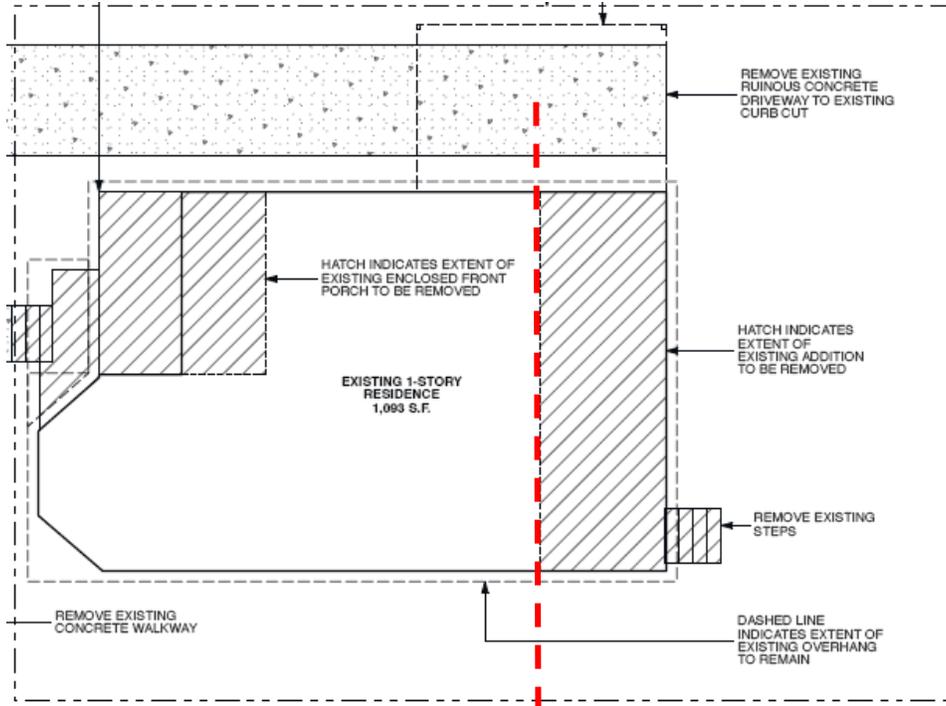
PROPOSED



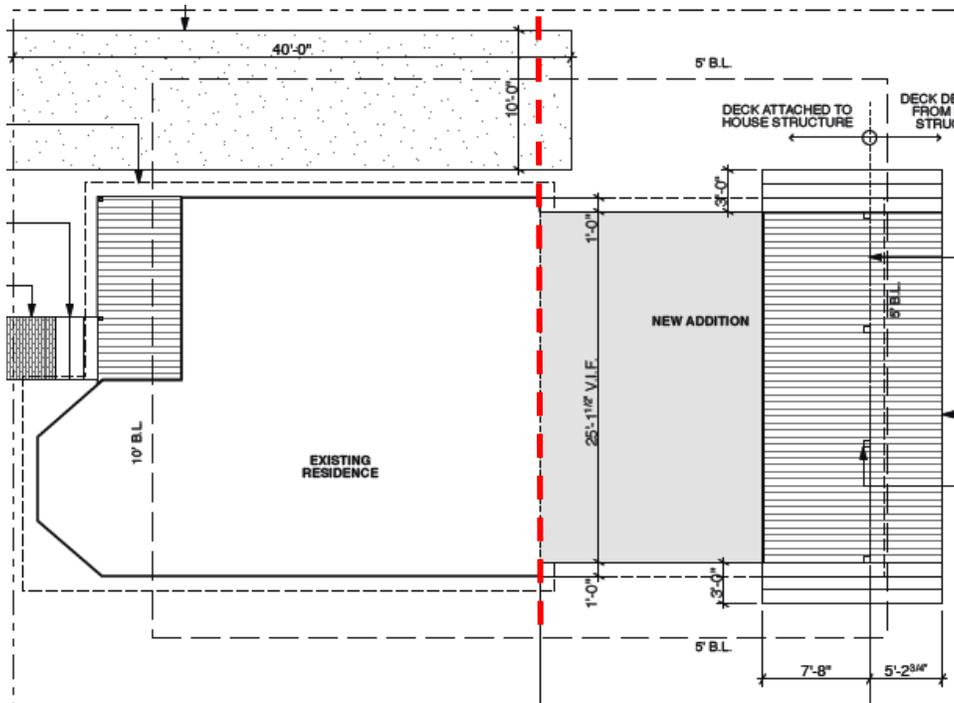


SITE PLAN

EXISTING



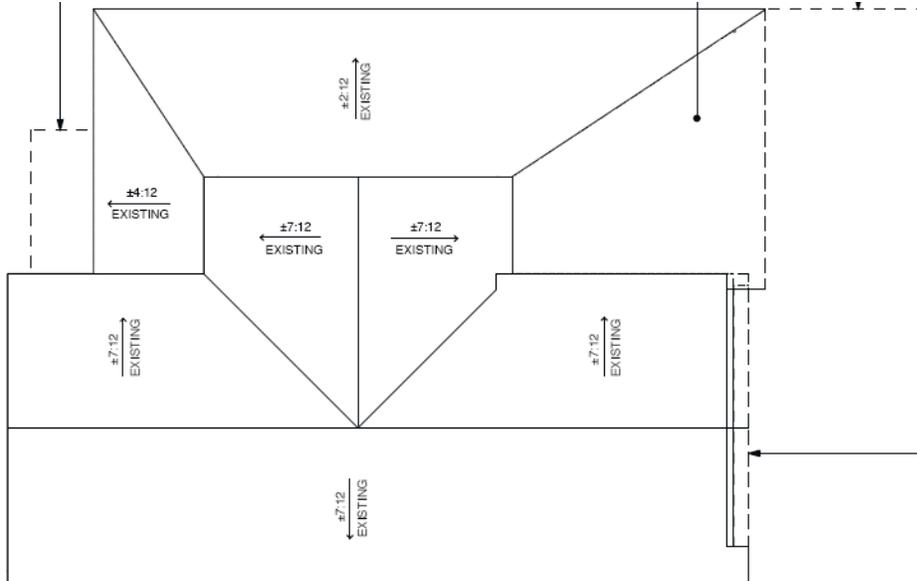
PROPOSED



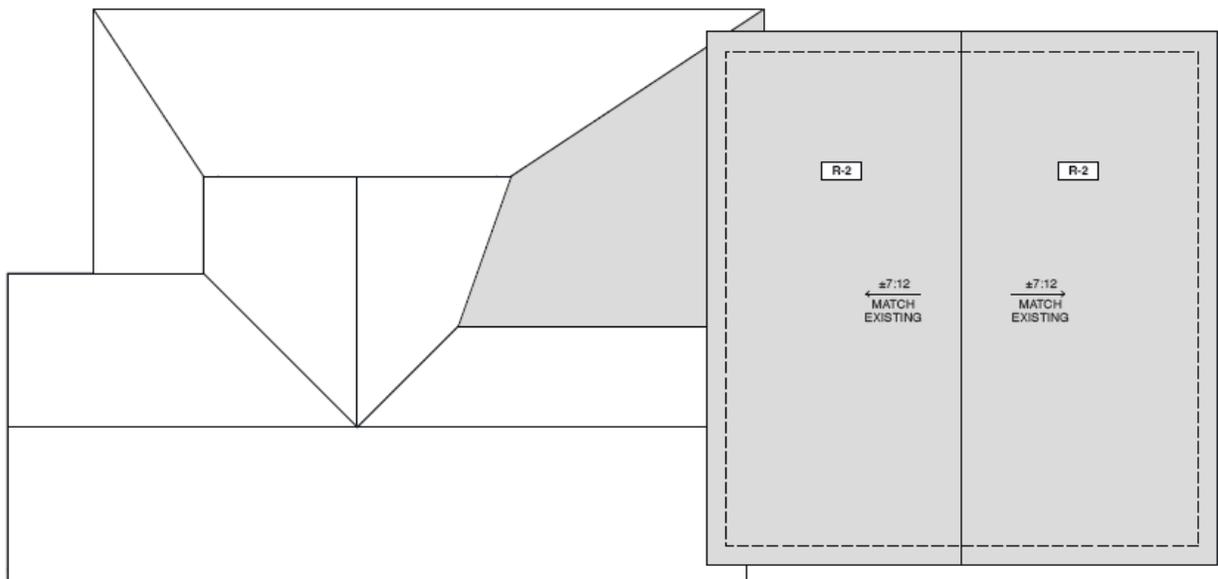


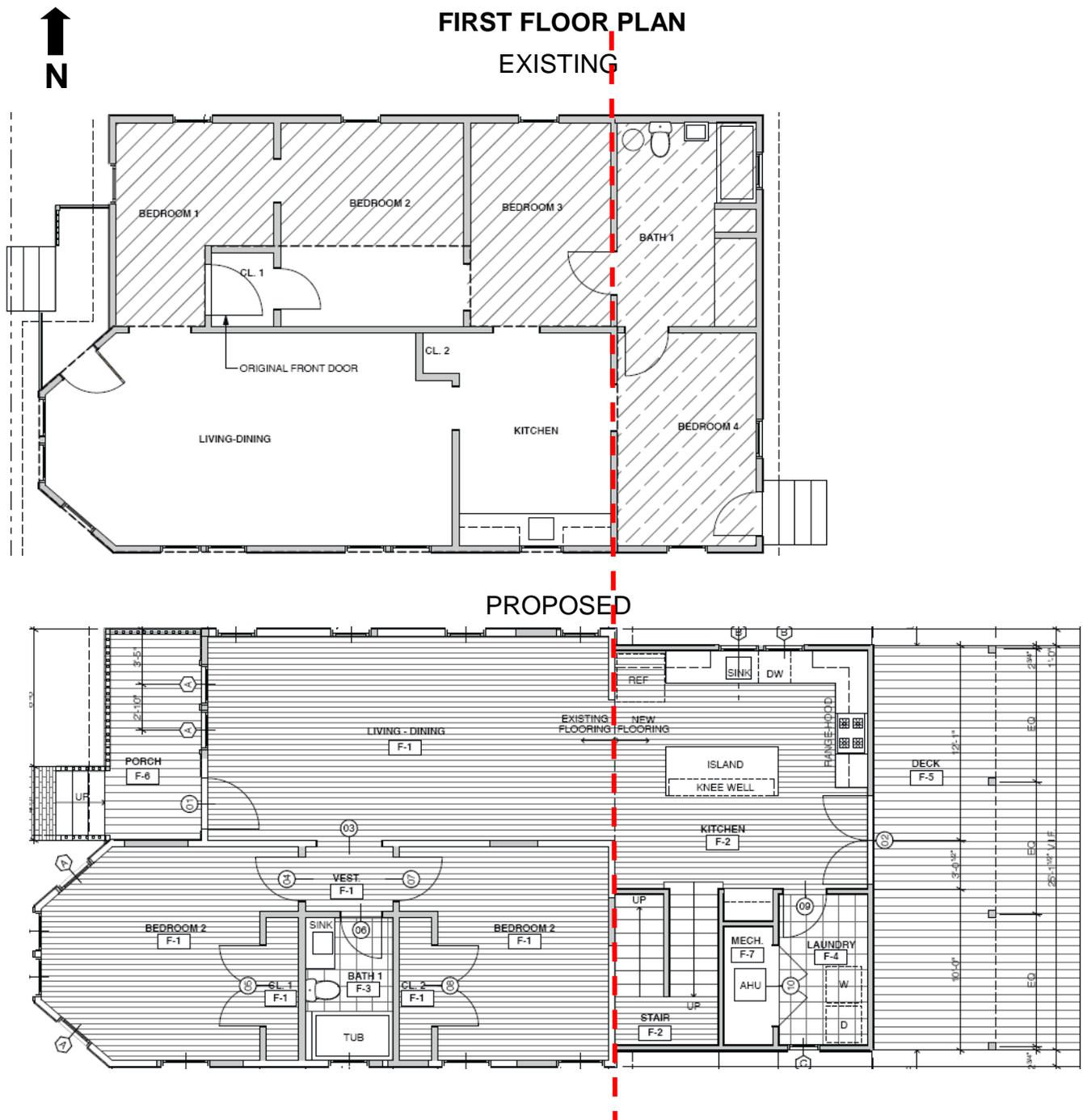
ROOF PLAN

EXISTING



PROPOSED

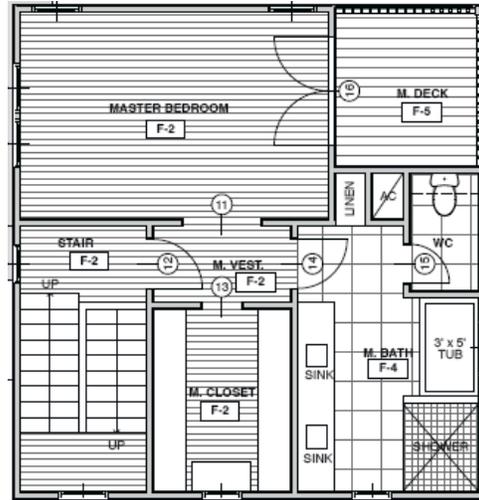






SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE					
LABEL	QTY.	OPERATION	WIDTH	HEIGHT	NOTES
A	15	SINGLE HUNG	2'-6"	4'-9"	
B	2	SINGLE HUNG	2'-6"	3'-6"	-
C	4	SINGLE HUNG	2'-0"	3'-0"	-
D	1	FIXED	2'-6"	1'-6"	-
E	1	SINGLE HUNG	3'-0"	4'-0"	-
F	3	SINGLE HUNG	3'-0"	5'-0"	EGRESS WINDOW
26					

DOOR SCHEDULE				
LABEL	OPERATION	WIDTH	HEIGHT	NOTES
01	SINGLE SWING	3'-0"	7'-4"	REFINISH ORIGINAL FRONT DOOR AND TRANSOM TO REMAIN
02	DOUBLE SWING	5'-4"	6'-8"	NEW FIBERGLAS DOOR WITH SINGLE LITE TEMPERED GLASS LEAFS
03	CASED OPENING	4'-0"	6'-8"	
04	SINGLE SWING	2'-8"	6'-8"	
05	DOUBLE SWING	5'-0"	6'-8"	
06	SINGLE SWING	2'-6"	6'-8"	
07	SINGLE SWING	2'-8"	6'-8"	
08	DOUBLE SWING	5'-0"	6'-8"	
09	SINGLE SWING	2'-8"	6'-8"	
10	DOUBLE SWING	5'-0"	6'-8"	
11	CASED OPENING	4'-0"	6'-8"	
12	SINGLE SWING	2'-6"	6'-8"	
13	CASED OPENING	2'-0"	6'-8"	
14	SINGLE SWING	2'-6"	6'-8"	
15	SINGLE SWING	2'-0"	6'-8"	
16	DOUBLE SWING	5'-4"	6'-8"	NEW FIBERGLAS DOOR WITH SINGLE LITE TEMPERED GLASS LEAFS

WINDOW NOTES

1. ALL NEW WINDOWS TO BE SINGLE HUNG, VINYL, WITH DOUBLE PANE INSULATING GLASS WITH LOW-E COATING
2. ALL NEW WINDOWS MID OR BACKSET NAILING FINN FOR RECESSED APPEARANCE FROM THE EXTERIOR
3. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENING DIMENSIONS TO RECEIVE NEW WINDOWS PRIOR TO ORDERING

DOOR NOTES

1. ALL NEW INTERIOR DOORS TO HAVE PANEL PATTERN TO MATCH EXISTING
2. REFINISH ORIGINAL AND FRONT DOOR AND TRANSOM TO REMAIN TO LIKE-NEW CONDITION

PROJECT DETAILS

Shape/Mass: The existing one-story residence measures approximately 23' wide by 50' deep and includes a non-original porch enclosure, side addition, and rear addition. The residence has an eave height of 12'-4" and a ridge height of 17'-4". The non-original porch enclosure will be reopened to feature a new porch measuring approximately 13' wide by 6' deep with a 10'-7" eave height. The porch will have square posts and a 36" railing. The non-original rear addition will be removed.

The two-story addition will measure approximately 25' wide by 6' deep with a 20'-3" eave height and a 28'-3" ridge height. The addition will begin at the rear wall of the original residence and will be inset 1' at the northeast and southeast corners of the original residence.

Setbacks: The existing residence is setback approximately 10' from the north (side) property line, 9' from the south (side) property line, 20' from the east (rear) property line, and less than 1' from the west (front) property line.

The proposed addition will not affect the existing front or side setbacks, and will be built to the 5' build line at the rear of the property.

Foundation: The existing residence has a pier and beam foundation with a 30" finished floor height.

The addition will also have a pier and beam foundation with a 30" finished floor height.

Windows/Doors: The existing residence features numerous non-original aluminum windows, as well as one non-original door on the front elevation. All non-original windows will be removed. The removed windows on the front elevation will be replaced with recessed 1/1 vinyl windows. The non-original door on the front elevation will be replaced with a recessed 1/1 vinyl window. Two recessed 1/1 vinyl windows will be added to the front elevation. The historic front door covered in situ will be retained and returned to its original function as the front door. The applicant proposes to repair the front-facing gable's accent window and will consult with staff prior to removal, if necessary. The fenestration pattern on the non-original north elevation will be altered to feature four recessed 1/1 vinyl windows. The historic fenestration pattern on the south elevation will be altered to feature three recessed 1/1 vinyl windows and one fixed window.

The addition will feature recessed 1/1 vinyl windows.

Exterior Materials: The existing residence is clad in metal siding. The metal siding will be removed to expose the original wood siding underneath. The applicant will consult with staff prior to the removal of any damaged original siding to determine whether an additional COA is required.

The addition will be clad in cementitious siding to match the exposure of the original wood siding to be confirmed upon the removal of the metal siding.

Roof: The existing residence has a cross gable roof with a 7/12 pitch and is covered with composition shingles. The non-original additions and porch enclosure have hipped or shed roofs with varying pitches of 2/12 and 4/12. A rear portion of the non-original side addition's roof will be reconstructed to accommodate for the removal of the rear addition and construction of the new two-story addition.

The addition will have a gable roof with a 7/12 pitch and will be covered with composition shingles.

Front Elevation: The existing residence features four 1/1 non-original aluminum windows, one non-original door, and a non-original porch. All non-original windows will be removed and replaced with recessed 1/1 vinyl windows to fit within the historic opening. The non-original door will be removed and replaced with one 1/1 window to match the dimensions of the existing windows on the bay. The non-original porch will be removed and the porch enclosure reopened. The new porch will feature two recessed 1/1 vinyl windows and the original front door currently encased in the existing residence. The condition of the front-facing gable's fixed accent window will be verified upon

removal of metal shutter. The applicant proposes to repair the window and will consult with staff prior to removal, if necessary.

The addition's front elevation will feature three vinyl windows.

Side Elevation: The existing residence features three aluminum windows on a non-original wall. These windows
(North) will be removed, and the fenestration pattern will be altered to feature four 1/1 vinyl windows.

The addition will have a set of two 1/1 vinyl windows on the first level and two 1/1 vinyl windows on the second level.

Side Elevation: The existing residence features two sets of two 1/1 aluminum windows, one smaller 1/1 aluminum
(South) window, and one 1/1 aluminum window on the non-historic rear addition. The fenestration pattern will be altered to accommodate for interior remodel. The new fenestration pattern features three 1/1 vinyl windows and one smaller fixed window.

The addition will have one 1/1 vinyl window on the first level and three 1/1 vinyl windows on the second level.

Rear Elevation: The rear elevation is not visible from the public right of way.
(East)