

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 31, 2016

**Applicant:** Denney & Kristi Cancelmo, owner

**Property:** 709 Kipling Street, Lot 1, Block 20, Audubon Place Subdivision. The property includes a historic 2,424 square foot, two-story brick single-family residence and a detached garage situated on a 13,800 square foot interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1920, located in the Audubon Place Historic District.

**Proposal:** Alteration – Addition.

- Construct a two-story addition that will add 72 square feet that will be flush with the existing walls at the southwest corner of the house. The addition will measure 6’ wide by 6’ deep, with a ridge height 21’-6” and eave height of 16’-4”.
- Install one 5-over-1 double-hung wood window salvaged from the rear on the house into an existing window opening that has been enclosed on the front (north) elevation.
- Addition will be clad in brick compatible with the existing house and laid in a different pattern to differentiate addition
- Rebuild a 6’-11” tall by 6’ wide wood trellis that was previously removed at an unknown date at the southeast corner of the house.
- Replace broken glass in the attic dormer on the front elevation.

See enclosed application materials and detailed project description on p. 3-15 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

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**Basis for Issuance:** HAHC Approval  
**Effective:** September 22, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

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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** **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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
- (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
- (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.

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**PROPERTY LOCATION**

AUDUBON PLACE HISTORIC DISTRICT

**Building Classification**

-  Contributing
-  Non-Contributing
-  Park

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**CURRENT PHOTO**



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EAST ELEVATION



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**SOUTH (REAR) ELEVATION**



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**NORTH ELEVATION – FRONT FACING KIPLING**

EXISTING



PROPOSED



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**EAST SIDE ELEVATION**

EXISTING



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WEST SIDE ELEVATION

EXISTING



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**SOUTH (REAR) ELEVATION**

EXISTING



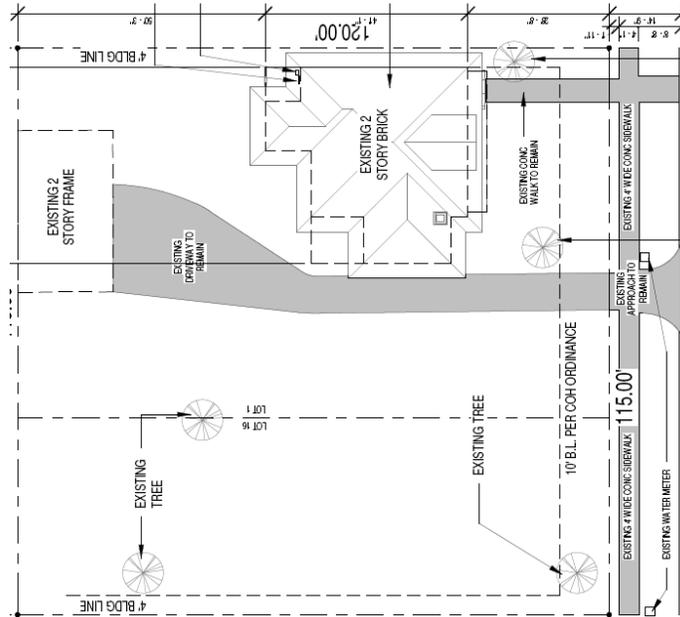
PROPOSED



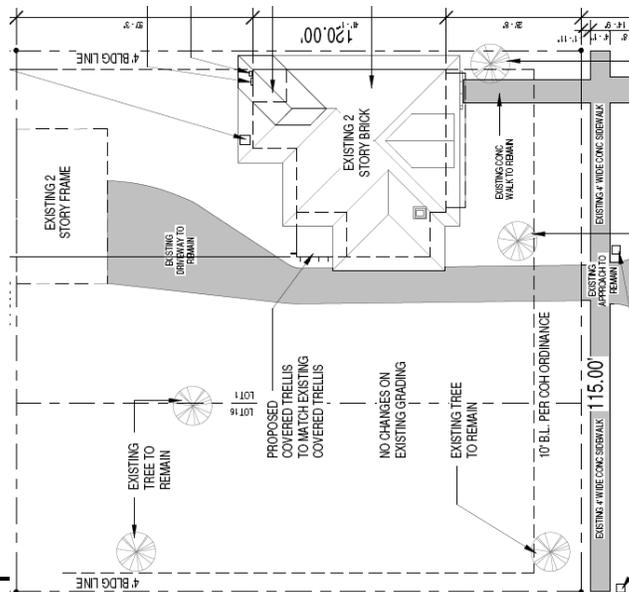
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**SITE PLAN**  
**EXISTING**



**PROPOSED**



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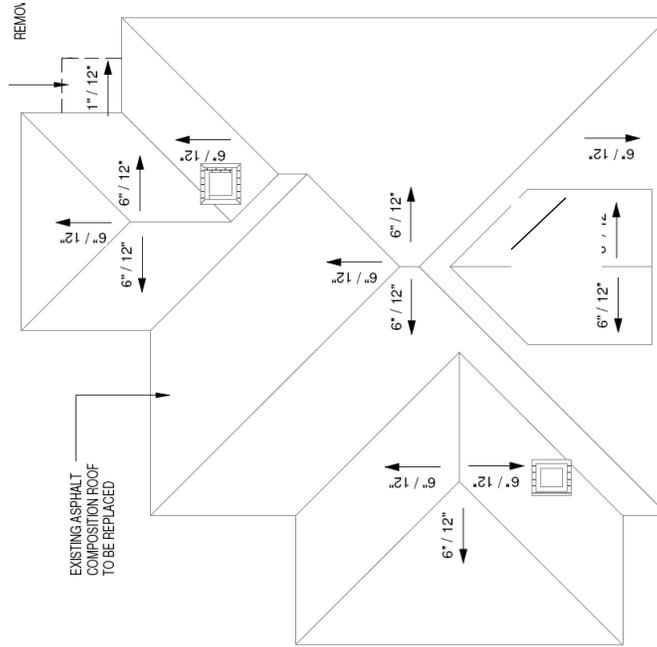


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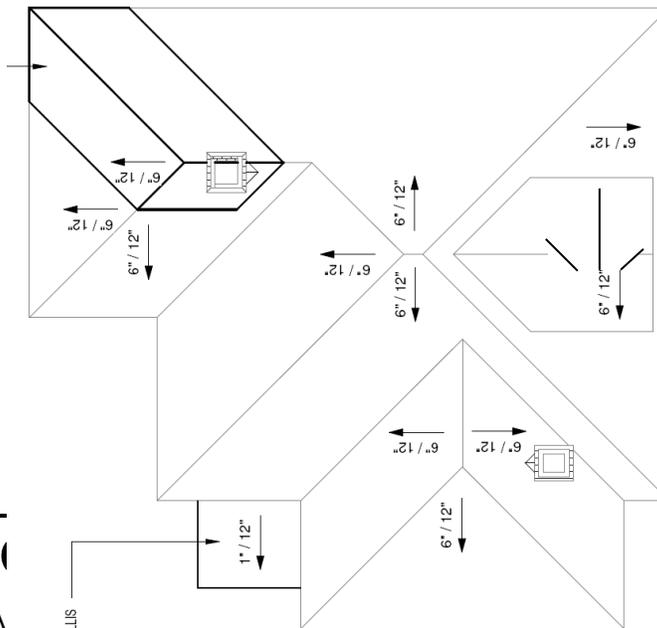
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ROOF PLAN  
EXISTING



PROPOSED



CERTIFICATE

Basis for Issuance: HA  
Effective: September 22, 2016

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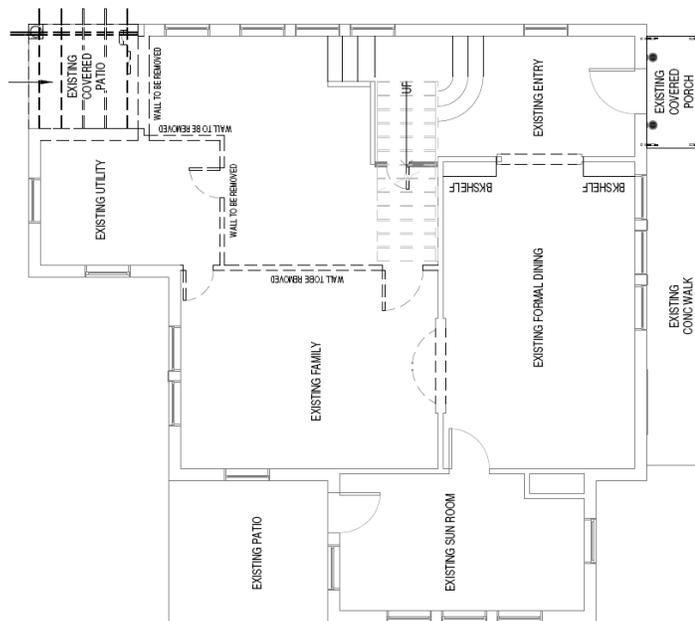


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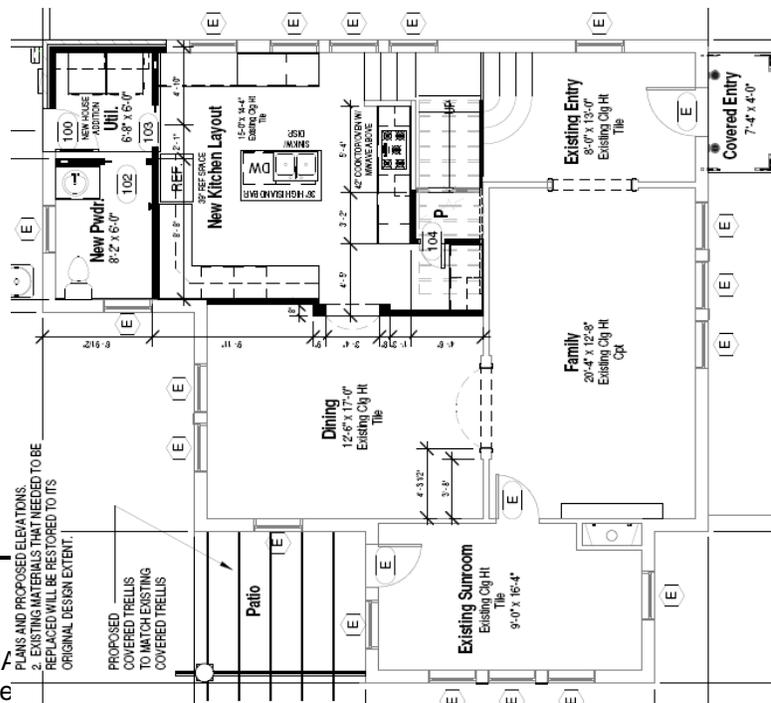
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**FIRST FLOOR PLAN  
EXISTING**



**PROPOSED**



**CERTIFICATE**

Basis for Issuance: H/  
Effective: Se

PLANS AND PROPOSED ELEVATIONS.  
2. EXISTING MATERIALS THAT NEEDED TO BE  
REPLACED WILL BE RESTORED TO ITS  
ORIGINAL DESIGN EXTENT.

PROPOSED  
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TO MATCH EXISTING  
COVERED TRELLIS

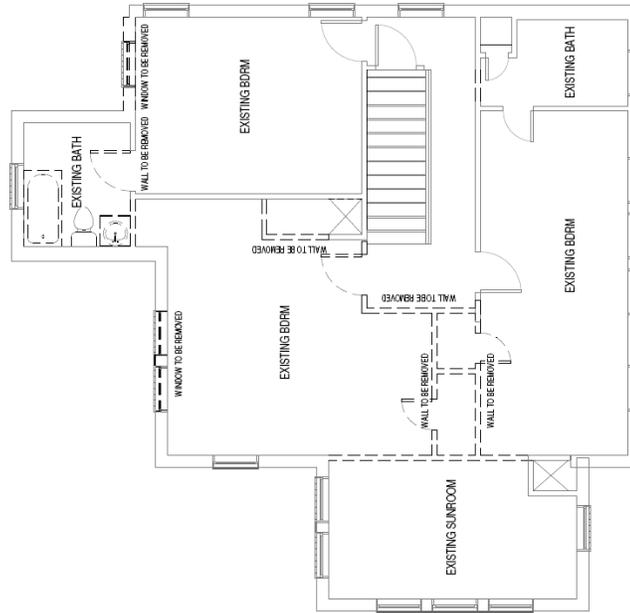
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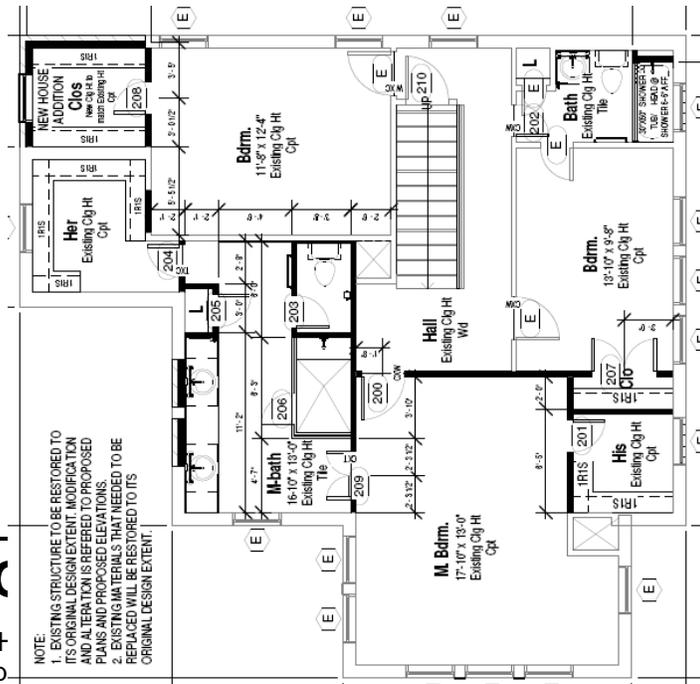


**SECOND FLOOR PLAN**

**EXISTING**



**PROPOSED**



**CERTIFICATE**

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Effective: Sep



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**WINDOW / DOOR SCHEDULE**

**EXISTING**

EXISTING DOOR SCHEDULE						
MARK	COUNT	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	REMARKS
E	1	3' - 0"	6' - 8"	EXISTING FOYER	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING SUNROOM	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING SUNROOM	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	1' - 6"	6' - 8"	UNDER STAIR	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING BATH	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING BEDROOM 2	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	1' - 6"	6' - 8"	EXISTING LINEN	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	2' - 0"	6' - 8"	EXISTING BATH	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING BEDROOM 3	EXISTING DOOR TO REMAIN	EXISTING DOOR
E	1	2' - 0"	6' - 8"	EXISTING FAMILY	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 0"	6' - 8"	EXISTING CLO	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 0"	6' - 8"	EXISTING CLO	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING M BEDROOM	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 0"	6' - 8"	EXISTING UTILITY	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING FAMILY	EXISTING DOOR TO REMOVED	EXISTING DOOR
E	1	2' - 8"	6' - 8"	EXISTING PATIO	EXISTING DOOR TO REMOVED	EXISTING DOOR

Grand total: 16

EXISTING WINDOW SCHEDULE						
MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION	REMARKS
D	13	3' - 0"	5' - 0"	6' - 11"	5 OVER 1 SINGLE HUNG DIVIDER LIGHT	EXISTING WINDOW
E	17	3' - 0"	4' - 10"		5 OVER 1 SINGLE HUNG DIVIDER LIGHT	EXISTING WINDOW
F	3	3' - 0"	4' - 0"	7' - 0"	5 OVER 1 SINGLE HUNG DIVIDER LIGHT	EXISTING WINDOW
G	1	3' - 0"	2' - 9"	6' - 11"	5 OVER 1 SINGLE HUNG DIVIDER LIGHT	EXISTING WINDOW
H	3	3' - 0"	3' - 0"	6' - 11"	5 OVER 1 SINGLE HUNG DIVIDER LIGHT	EXISTING WINDOW

Grand total: 37

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**WINDOW / DOOR SCHEDULE**

**PROPOSED**

PROPOSED DOOR SCHEDULE						
MARK	COUNT	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	REMARKS
100	1	2'-8"	6'-8"	NEW UTILITY	SINGLE GLASS DOOR TEMPERED	NEW DOOR
101	1	2'-0"	6'-8"	NEW POWDER	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
102	1	2'-8"	6'-8"	NEW UTILITY	6 PANEL MASONITE POCKET INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
103	1	1'-6"	6'-8"	NEW PANTRY	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
200	1	2'-8"	6'-8"	NEW M-BEDROOM	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
201	1	2'-0"	6'-8"	NEW HIS CLOSET	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
202	1	2'-0"	6'-8"	NEW BATH 3	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
203	1	2'-0"	6'-8"	NEW W.C.	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
204	1	2'-0"	6'-8"	NEW HER CLOSET	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
205	1	2'-0"	6'-8"	NEW LINEN	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
206	1	2'-0"	6'-0"	NEW SHOWER	FRAMELESS SHOWER GLASS DOOR (TEMP.)	NEW DOOR
207	1	4'-0"	6'-8"	NEW CLOSET 3	2-2'-0" 6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
208	1	2'-0"	6'-8"	NEW CLOSET 2	6 PANEL MASONITE INTERIOR DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR
209	1	3'-0"	6'-8"	NEW M-BATHROOM	2 - 1'-6" 6 PANEL MASONITE DOOR OR EQUAL TO EXISTING DOOR TYPE	NEW DOOR

Grand total: 14

PROPOSED WINDOW SCHEDULE						
MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT	DESCRIPTION	REMARKS
A	1	3'-0"	5'-0"	6'-11"	5 OVER 1 SINGLE HUNG DIVIDER LIGHT	NEW ADDITIONAL WINDOW
B	1	3'-0"	4'-10"	7'-0"	5 OVER 1 SINGLE HUNG DIVIDER LIGHT	NEW ADDITIONAL WINDOW
C	1	2'-0"	5'-0"	14'-10"	VINYL FIXED GLASS	NEW REPLACEMENT WINDOW ON DORMER

Grand total: 3

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### PROJECT DETAILS

**Shape/Mass:** Existing: The property includes a historic 2,424 square foot, two-story brick single-family residence and a detached garage. The existing two-story house is 39'-1" wide by 45' deep, with a 26' ridge height and 21'-6" eave height.

Proposed: Construct a two -story addition that will add 72 square feet that will be flush with the existing walls on at the southwest corner of the house and the addition will measure 6' wide by 6" deep, with a ridge height by 1621'-46" tall and eave height of 16'-4".

**Setbacks:** Existing: The house is situated 28.7' from the front (north), approximately 30' from the east, and 4' from the west property lines.

Proposed: The addition will be situated 4' from the west property line and will be set back 40' from the front of the house in the southwest corner.

**Foundation:** The existing house and addition will have 18" pier and beam foundations.

**Windows/Doors:** The house features numerous original 5-over-1 double-hung wood windows. All original 5-over-1 windows will be repaired and will remain in the house. Please refer to window and door schedule.

**Exterior Materials:** The addition will be clad with brick similar to what is found on the existing house. The brick will be laid in a different pattern to help differentiate the proposed addition from the existing house.

**Roof:** The existing hipped roof has an eave height of 16'-4", a ridge height of 26' and a roof pitch of 6:12. The addition will match the existing. Please refer to roof plan.

**Front Elevation:** The first floor has four original 5-over-1 windows and one original wood door. The second floor (North) has six original 5-over-1 window openings. One 5-over-1 double-hung wood window salvaged from the rear on the house into an existing window opening that has been enclosed on the front (north) elevation. Replacing broken glass in the attic dormer on the front elevation. No other changes to the north elevation. Please refer to the elevation plans.

**Side Elevation:** The first floor five four original 5-over-1 windows and the second floor has four original 5-over-1 (East) window openings. Rebuild a 6'-11" tall by 6' wide wood trellis that was previously removed at an unknown date at the southeast corner of the house. Evidence where brick has been filled in where

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original wood trellis existed. No other changes to the east elevation. Please refer to the elevation plans.

**Side Elevation:** The first floor five four original 5-over-1 windows and the second floor has four original 5-over-1  
**(West)** window openings. The southwest corner of the house will be bricked in for the proposed two-story addition. No other changes to the west elevation. Please refer to the elevation plans.

**Rear Elevation:** Construct a two-story addition on the southwest corner of the house and will measure 6' wide by  
**(South)** 6" deep by 16'-4" tall. Remove two original 5 over 1 double hung windows on the second floor. No other changes to the south elevation. Please refer to the elevation plans

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**ENCLOSED WINDOW  
NORTH ELEVATION**

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**EVIDENCE OF PREVIOUSLY REMOVED TRELLIS  
EAST ELEVATION**



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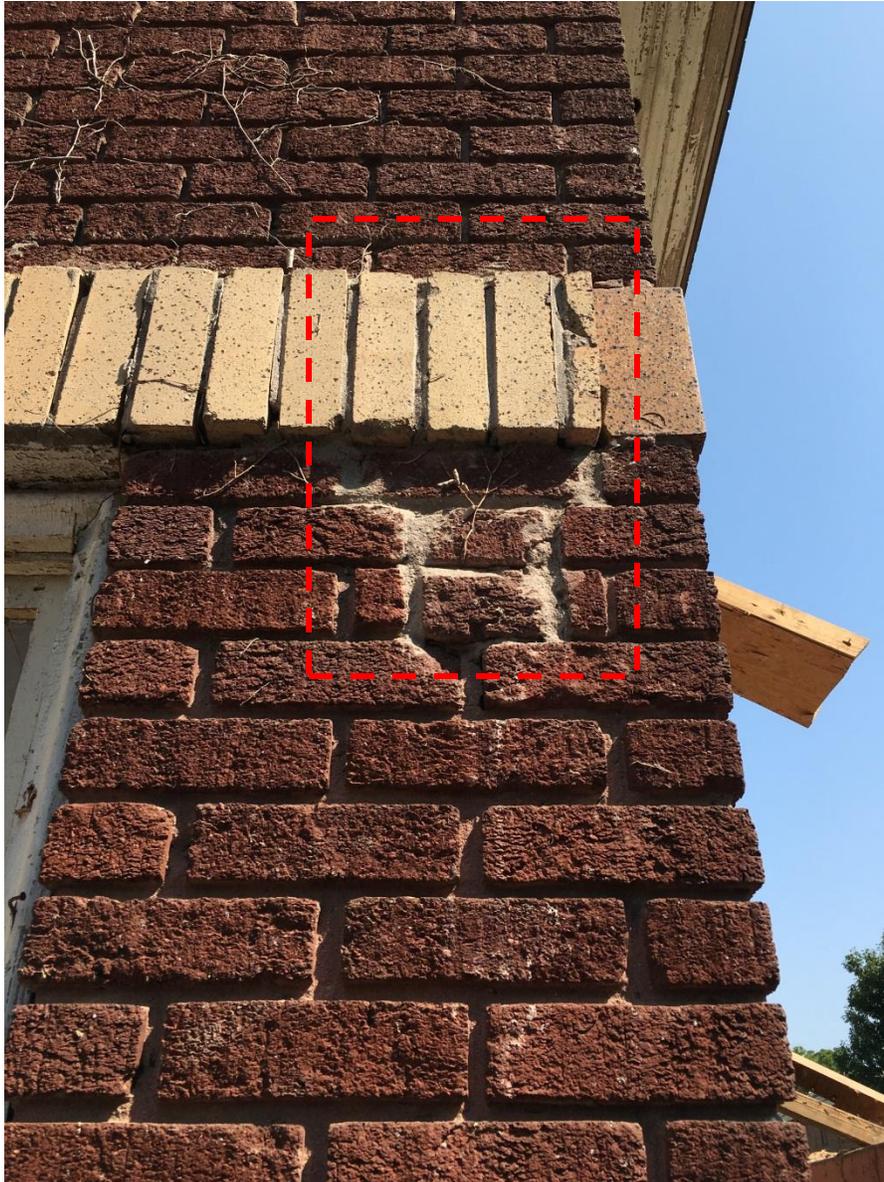
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