

CERTIFICATE OF APPROPRIATENESS

Application Date: March 1, 2017

Applicant: David Jefferis, Grayform Architecture for Tim Goff, TCJ Goff Interests LP, owner

Property: 1801 Crockett St, Lot 7, Block 305, Shearn Subdivision. The property includes a historic 1,400 square foot, one-story wood frame single-family residence and a detached garage apartment situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the High First Ward Historic District.

Proposal: Alteration – Windows/Porch

- East (side) elevation:
o Remove one non-original plate glass window.
• West (side) elevation:
o Remove the bottom sash of one historic 2/2 wood window and one non-original aluminum window.
o Remove one historic 2/2 wood window from its original location and reinstall in a new location toward the rear elevation.
o Install one fixed wood window and one 2/2 wood window.
• South (rear) elevation:
o Remove non-original rear door and two non-original sliding windows.
o Install two 2/2 wood windows.
o Install the bottom sash of a historic 2/2 wood window removed from the west (side) elevation.
o Install a salvaged wood door.
• All new 2/2 wood windows to match existing historic windows in size, lite pattern, and recessed mounting.
• Remove non-original concrete steps and metal railings; construct new wood steps and wood railings.

See project details on p. 5-14 and application materials in Attachment A.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: On the west elevation: (1) Retain the historic 2/2 wood windows in their existing locations; and (2) Install one 2/2 wood window in the historic opening.

HAHC Action: Approved with Conditions: On the west elevation: (1) Retain the historic 2/2 wood windows in their existing locations; and (2) Install one 2/2 wood window in the historic opening.

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: March 23, 2017



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.

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:

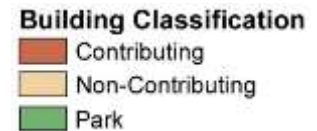
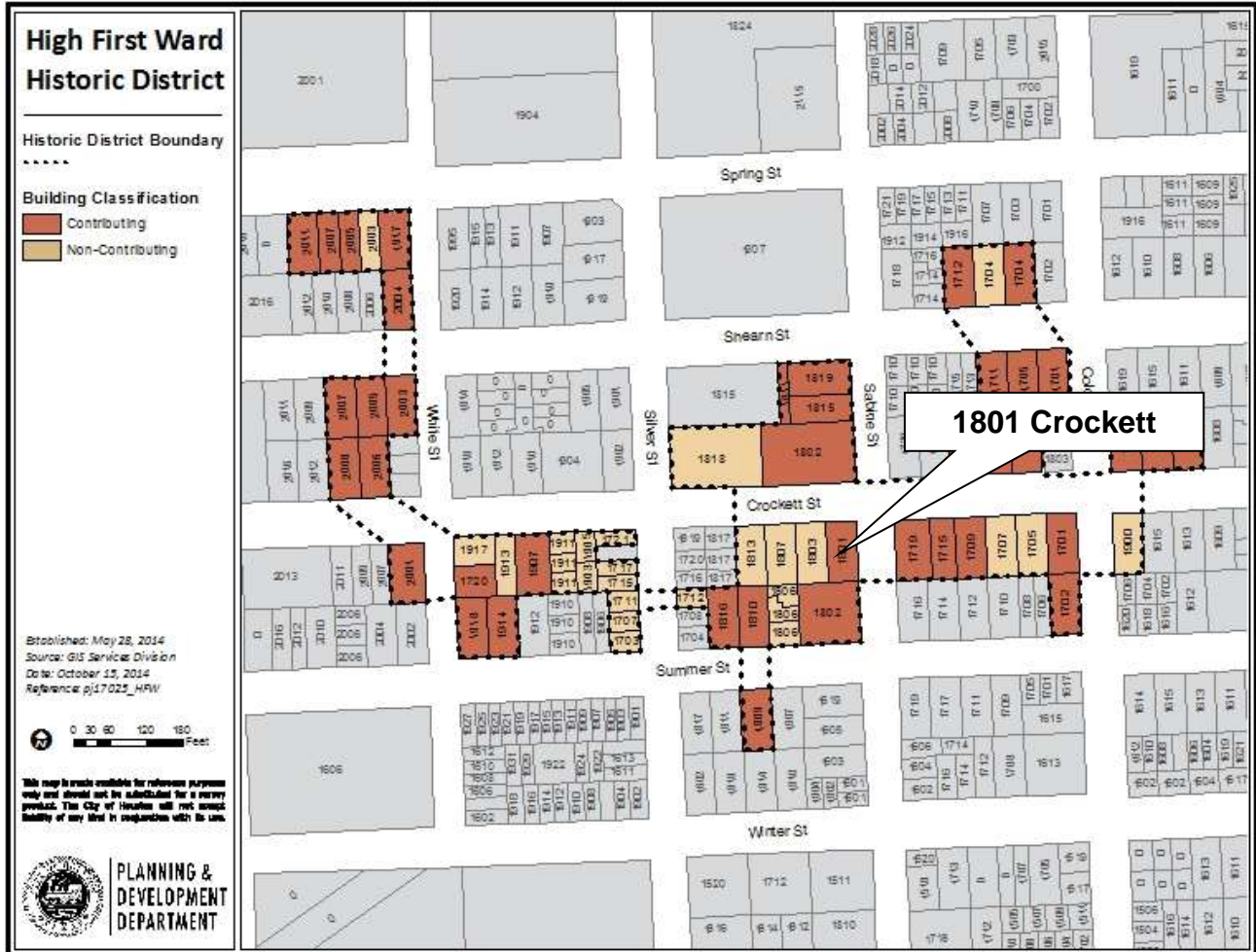
- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; <i>Altering the original fenestration on the west elevation does not retain or preserve the historical character of the property because it disrupts the historic solid-to-void pattern.</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>Creating new window openings on the west elevation alters the historic fenestration which creates a later appearance.</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 and cutting new window openings on the west elevation does not preserve the 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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>Altering the fenestration and creating new window openings on the west elevation will require extensive reframing and removal of siding, resulting in a loss of historical and architectural material.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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 <i>Altering the original fenestration on the west elevation disrupts the existing solid-to-void pattern, and is not compatible with the character of the property.</i> |

- (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 two 2/2 windows in their existing location and install one 2/2 window in the historic opening, staff believes the proposal would satisfy Criteria 1, 3, 4, 9, and 10.



PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT



INVENTORY PHOTO



APPLICANT PHOTO – EVIDENCE OF ORIGINAL WINDOW OPENING

WEST (SIDE) ELEVATION

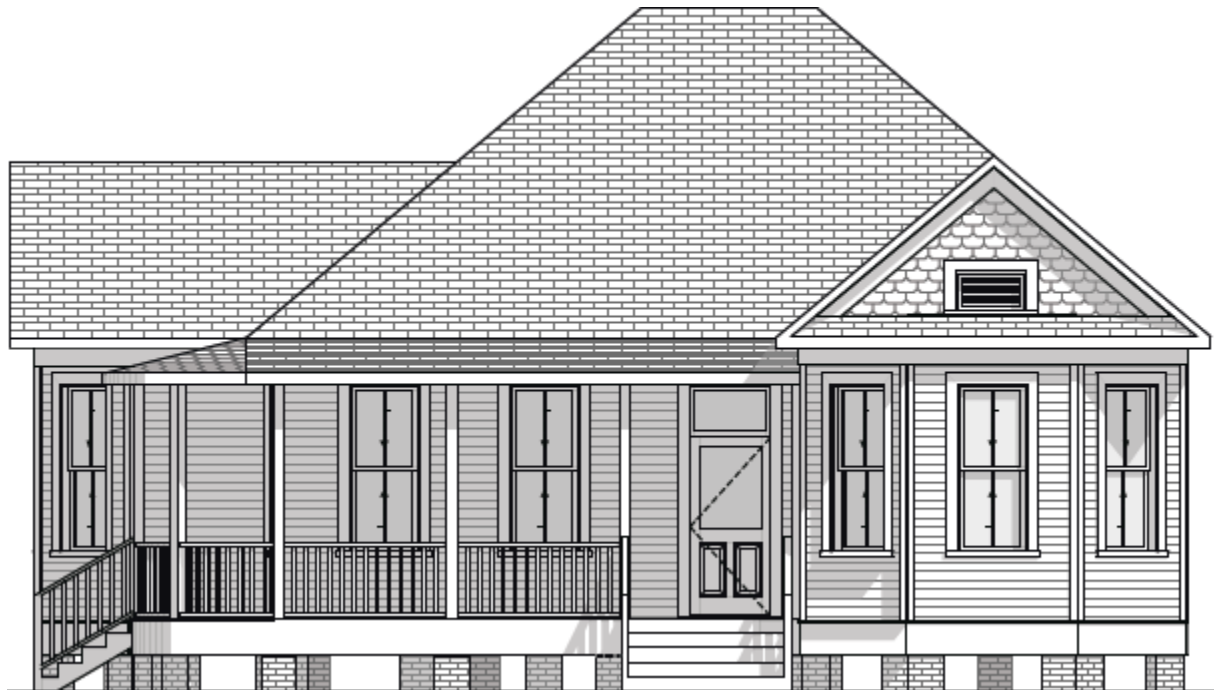


NORTH ELEVATION – FRONT FACING CROCKETT

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



Original window opening



Bottom sash to be relocated



Relocated window

SOUTH (REAR) ELEVATION

EXISTING



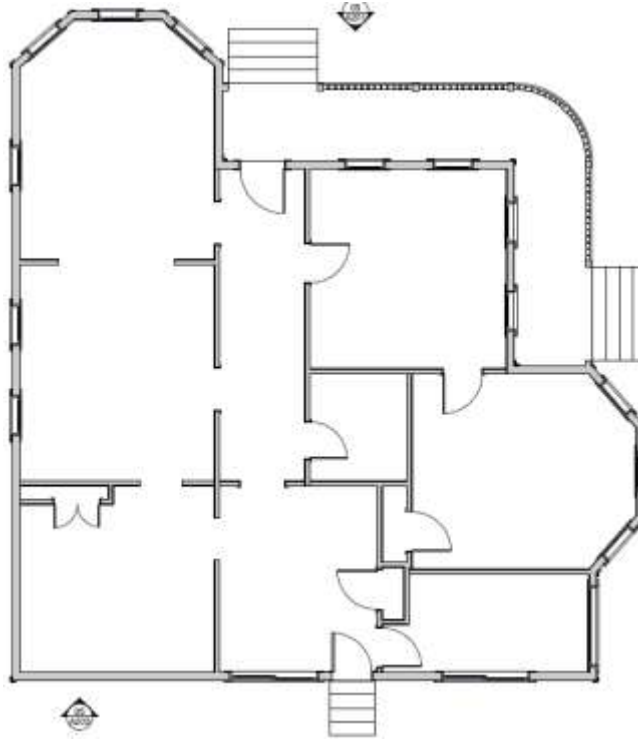
PROPOSED





FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

| Window Schedule | | | | | | |
|-----------------|------|-------------|--------------|-----------|-----------|--|
| Label | QTY. | Operation | Lite Pattern | Width | Height | Special Notes |
| A | 3 | Single hung | 2/2 | 2'-8 1/2" | 6'-5 1/2" | New wood window to match existing |
| B | 1 | Fixed | Single lite | 2'-6" | 2'-0" | New decorative wood window |
| C1 | 1 | Fixed | 2 | 2'-8 1/2" | 3'-3" | Lower sash of existing wood window in new location |
| C2 | 1 | Fixed | 2 | 2'-8 1/2" | 3'-3" | Lower sash of existing wood window in new location |
| D | 1 | Double hung | 2/2 | 2'-8 1/2" | 6'-5 1/2" | New location of salvaged wood window |

| Door Schedule | | | | |
|---------------|---------------|-------|--------|--|
| Label | Operation | Width | Height | Special Notes |
| 01 | Single swing | 3'-0" | 6'-8" | Salvaged wood exterior door |
| 10 | Cased opening | 2'-8" | 6'-8" | - |
| 11 | Cased opening | 5'-0" | 8'-8" | - |
| 12 | Cased opening | 3'-6" | 8'-8" | 6'-8" opening with transom above to match existing |
| 13 | Single swing | 2'-8" | 6'-8" | New wood interior door to match existing |
| 14 | Cased opening | 2'-0" | 6'-8" | - |
| 15 | Single swing | 2'-6" | 6'-8" | New wood interior door to match existing |
| 16 | Cased opening | 2'-8" | 6'-8" | 6'-8" opening with transom above to match existing |
| 17 | Single swing | 2'-8" | 6'-8" | New wood interior door to match existing |
| 18 | Double swing | 4'-0" | 6'-8" | New wood interior door to match existing |
| 19 | Single swing | 2'-8" | 6'-8" | 6'-8" door with transom above to match existing |
| 20 | Double swing | 4'-0" | 6'-8" | New wood interior door to match existing |

PROJECT DETAILS

Windows/Doors: East (side) elevation: The applicant proposes to remove one non-original plate glass window. The opening will be patched with siding to match existing.

West (side) elevation: The applicant proposes to remove the bottom sash of one historic 2/2 wood window to be salvaged for reuse on the south (rear) elevation. The application will also remove one 2/2 historic wood window from its original location, and relocate the window on the same elevation. The applicant will also remove one non-original aluminum window. The applicant will install one fixed wood window and one 2/2 wood window to match the existing 2/2 windows in size and recessed mounting.

South (rear) elevation: The applicant will remove two non-original aluminum sliding windows and one non-original door. A salvaged wood door will be installed in a new location. The applicant will install two 2/2 wood windows to match existing historic windows. The applicant will also install the salvaged bottom sash from a 2/2 window on the west (side) elevation.

Exterior Materials: The applicant proposes to remove the non-original concrete steps and metal railings. The applicant will construct new wooden steps and square wooden railings.

ATTACHMENT A