

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Steven Carruba, SCDesign LLC for Alan Hopkins, Heights Construction and Renovation, owner

Property: 501 Euclid Street, lot 16, tract 15, block 22, Woodland Heights Subdivision. The property includes a historic 1,499 square foot residence and a 980 square foot accessory structure situated on a 6,200 square foot (62' x 100') corner lot.

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

Proposal: Alteration – Addition: Construct a 1,432 square foot two story addition to the rear of a south facing 1,194 square foot Contributing residence and an east facing 1,187 square foot Noncontributing accessory structure.

- Addition will start at the rear wall of the original residence.
- Addition will feature a ridge height of 28' deep by 30' 6" wide with an eave height of 20' 4" and a ridge height of 27' 10".
- Remove an existing front porch enclosure to restore the original open porch.

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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:

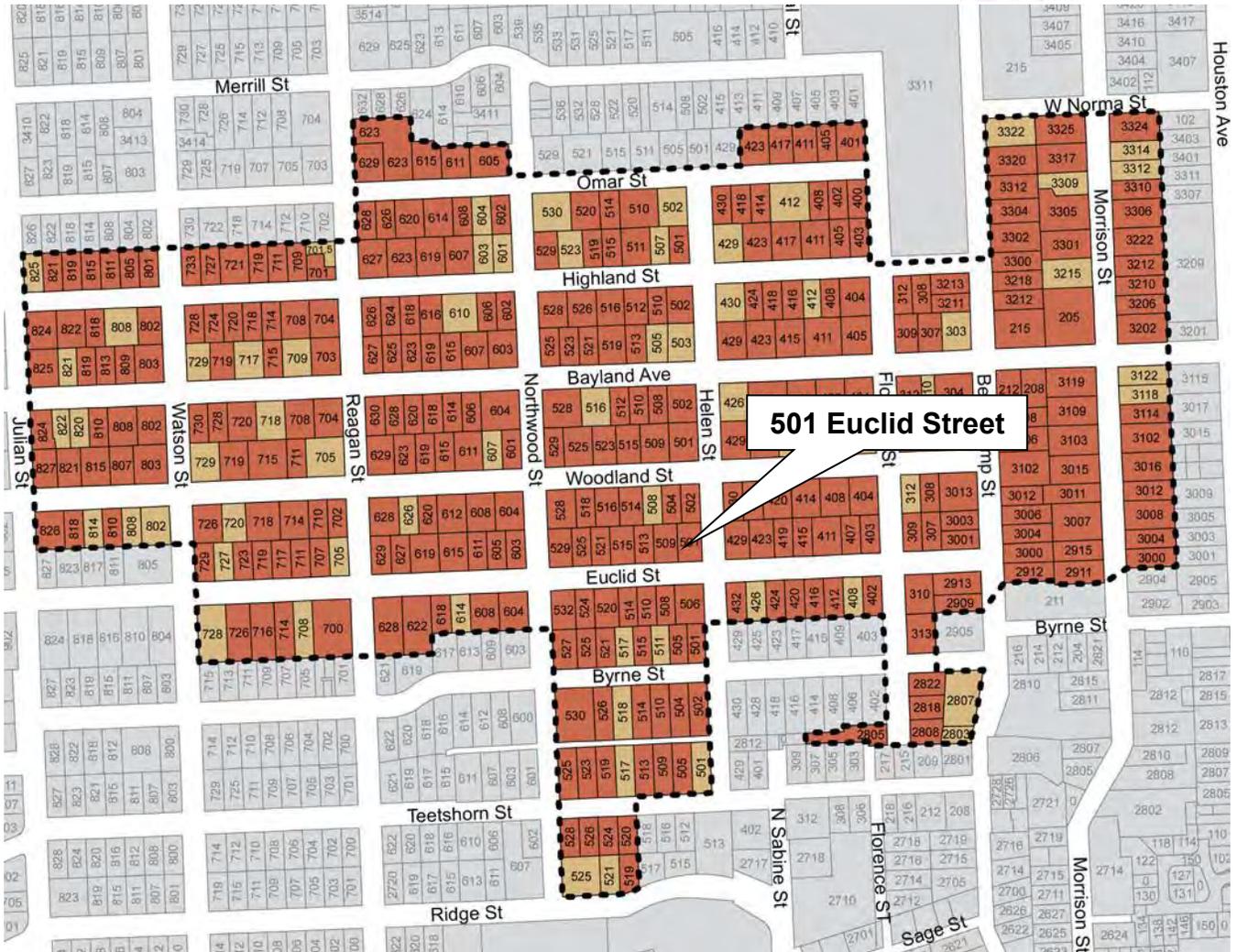
S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 checked="" 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 PHOTO



CURRENT PHOTO
CONTRIBUTING RESIDENCE



NONCONTRIBUTING SECONDARY STRUCTURE



NEIGHBORING PROPERTIES



509 Euclid – Contributing – 1920 (neighbor to the west)



429 Euclid – Contributing – 1920 (neighbor to the east)



513 Euclid – Contributing – 1915 (two doors to the west)



508 Euclid– Contributing – 1915 (across street)



510 Euclid– Contributing – 1915 (across street)



506 Euclid– Contributing – 1915 (across street)

BLOCKFACE PHOTOS

BLOCKFACE



OPPOSING BLOCKFACE



HELEN STREET BLOCKFACE



SOUTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING

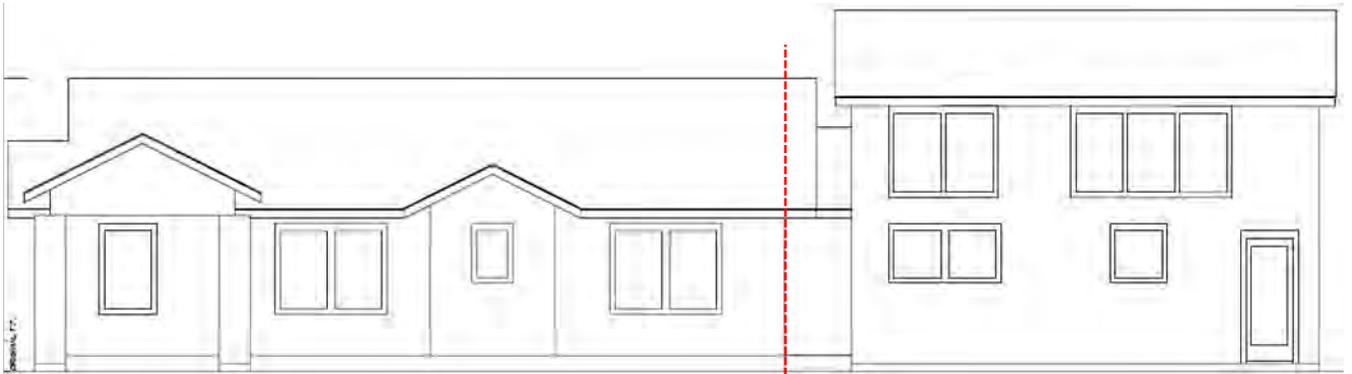


PROPOSED

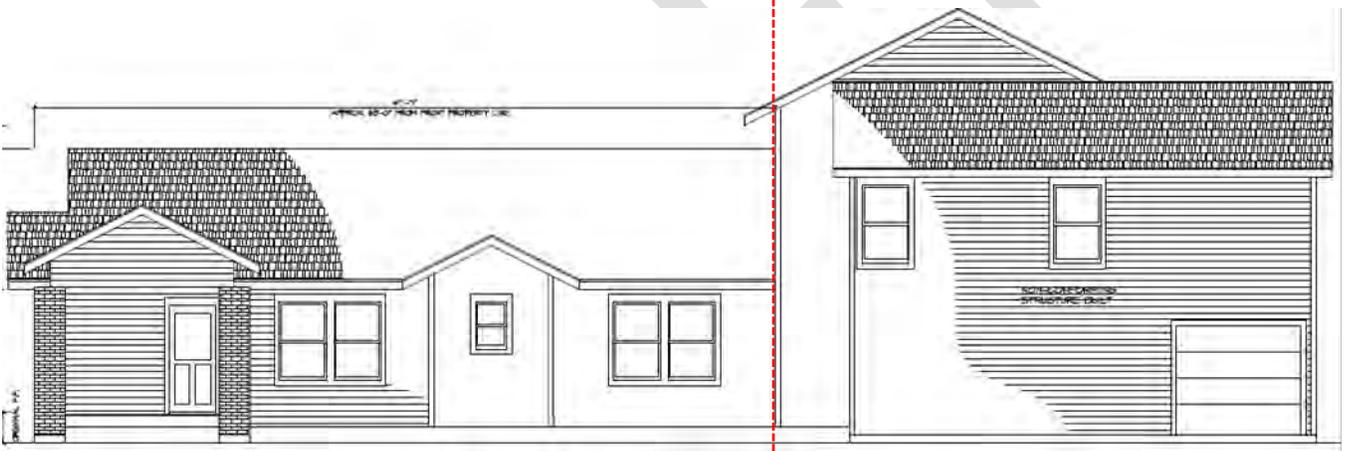


EAST SIDE ELEVATION

EXISTING



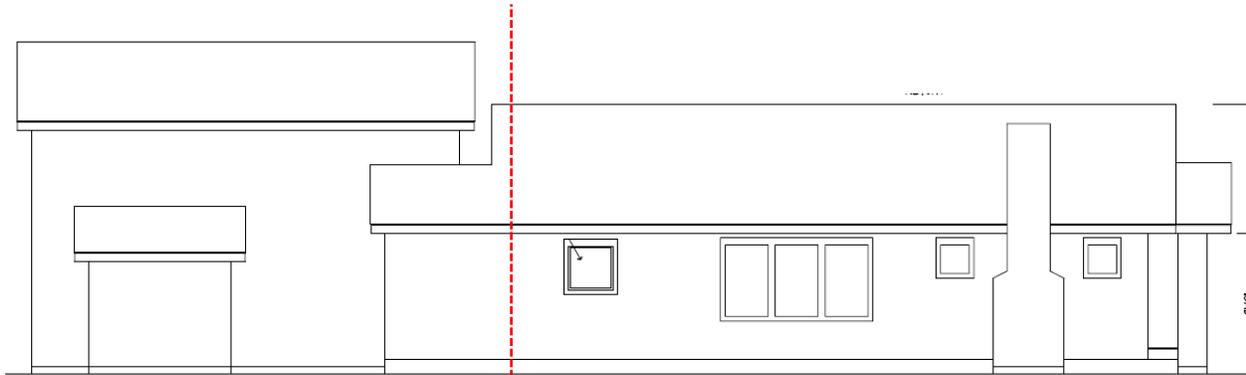
PROPOSED



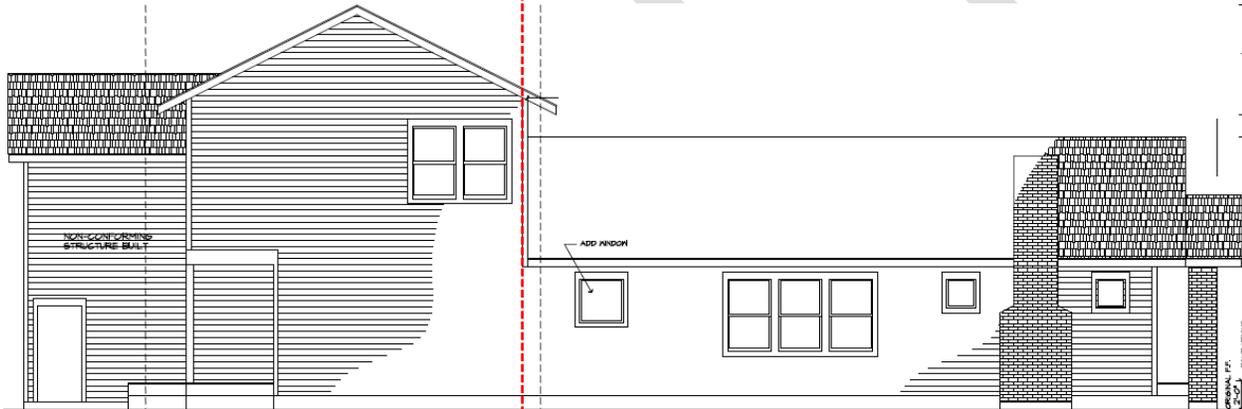
Rear wall of the original structure

WEST SIDE ELEVATION

EXISTING



PROPOSED

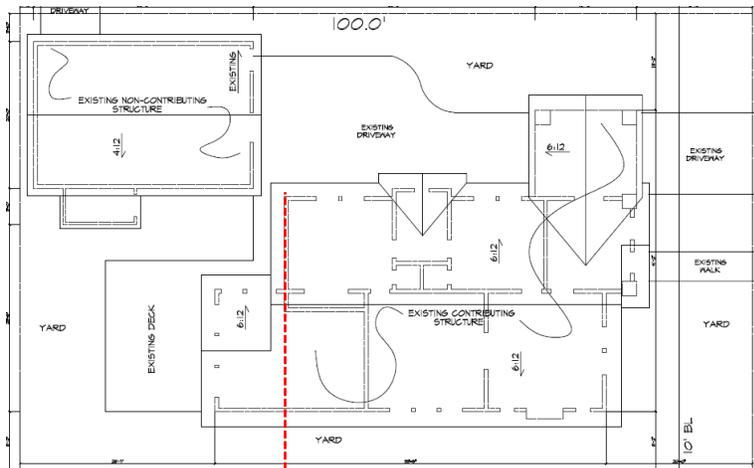


Rear wall of the original structure

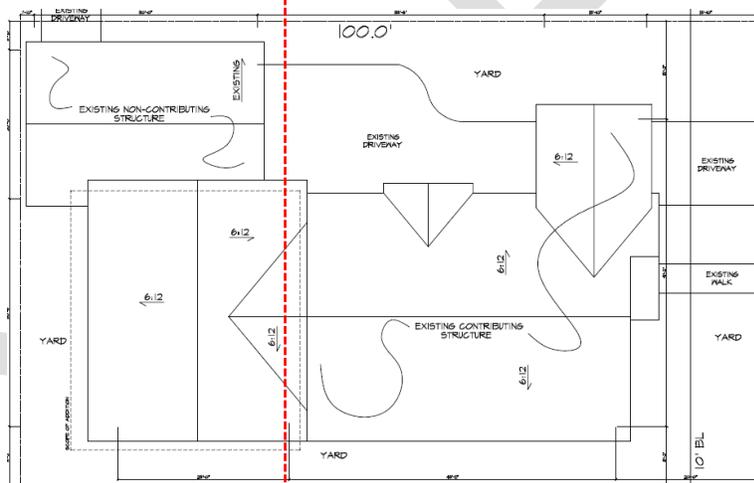


SITE/ROOF PLAN

EXISTING



PROPOSED

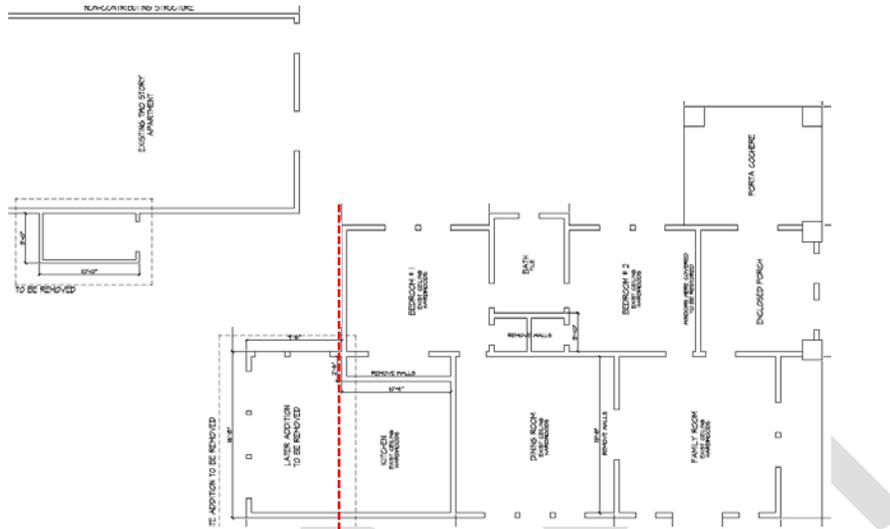


Rear wall of the original structure

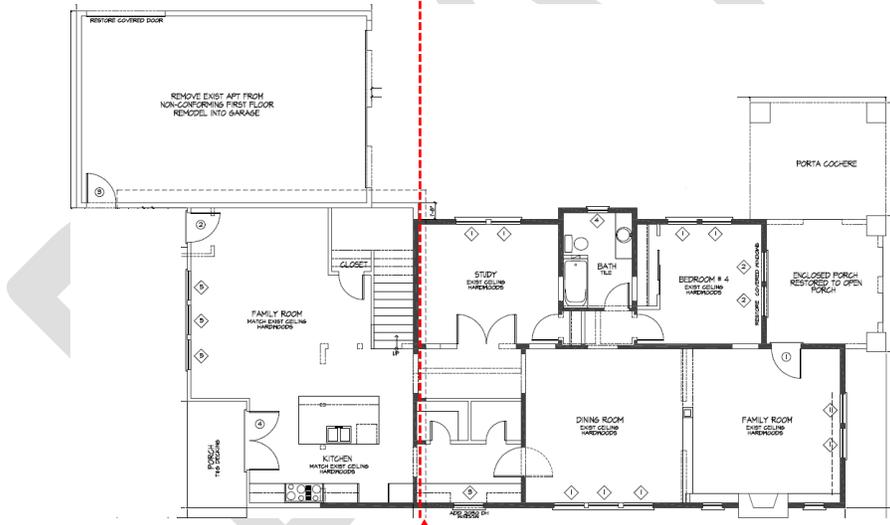


FIRST FLOOR PLAN

EXISTING



PROPOSED

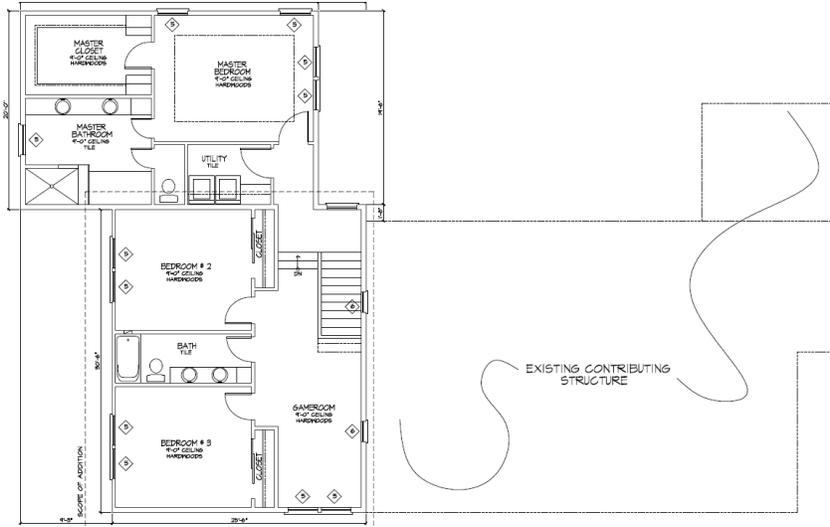


Rear wall of the original structure



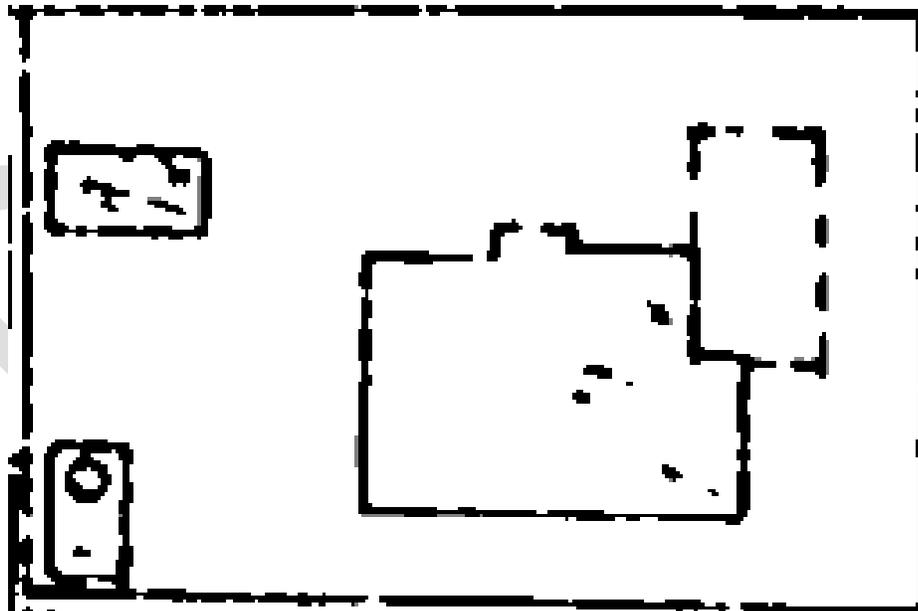
SECOND FLOOR PLAN

PROPOSED



SANBORN MAP IMAGE

1924-50



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

◆ #	CNT	SIZE	TYPE	HANG	LITES	MOUNT	NOTES
1	9	3050	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
* 2	2	3050	WOOD	DH	1/1	INT SASH	RESTORE COVERED WINDOWS W/ EXISTING OR MATCHING SALVAGE
3	1	3030	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
4	1	2030	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
5	14	3050	WOOD	DH	1/1	INT SASH	NEW WOOD WINDOW
6	2	2020	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW
7	2	2030	WOOD	SH	3/1	INT SASH	EXISTING TO REMAIN

* WINDOWS WERE COVERED IN PREVIOUS REMODEL. WINDOWS ARE TO BE RESTORED AS ORIGINAL. ORIGINAL WINDOWS MAY REMAIN IN WALL AND WILL BE RESTORED, IF NOT HISTORIC REPLACEMENTS WILL BE INSTALLED TO RESTORE ORIGINAL STRUCTURES APPEARANCE

DOOR SCHEDULE

⊕ #	CNT	SIZE	TYPE	SWING	LITES	NEW/ORIG	NOTES
1	1	3068	WOOD	LH	6	NEW	CRAFTSMAN STYLE MOHG
2	1	3068	WOOD	LH	1	NEW	
3	1	3068	STEEL	LH	0	NEW	GARAGE BACK DOOR
4	1	6068	WOOD	DBL	1	NEW	

SALVAGED WINDOW TO BE RETURNED TO ATTIC VENT

PROPOSED FRONT ELEVATION



SALVAGED WINDOW AND TRIM



PROJECT DETAILS

Shape/Mass: The existing structure measures 53' 5" deep by 41' 2" wide with an eave height of 9' 10" and a ridge height of 18' 11". The existing residence features an 11' 6" wide porte-cochere at the front elevation and a non-original 9' 6" deep by 16' wide rear addition. The Noncontributing accessory structure measures 30' deep by 20' wide and features an eave height of 17' and a ridge height of 20'.

The applicant proposes to construct an addition at the rear of both structures that will connect the Contributing residence and Noncontributing accessory structure. The addition will necessitate the removal of the rear addition and begin at the rear wall of the existing residence. The addition will measure 28' deep by 30' 6" wide with an eave height of 20' 4" and a ridge height of 27' 10".

The existing residence features a 13' 10" wide by 13' 10" deep original front porch that has been enclosed. The applicant proposes to restore the open front porch by removing the enclosure.

Setbacks: No changes.

Foundation: Existing residence features a pier and beam foundation with a 2' finished floor height from existing natural grade. The addition will feature a pier and beam foundation of the same height.

Windows/Doors: The existing residence features historic wood 1 over 1 windows. These will all be retained. A pair of 3 over 1 casement windows were removed at some time to install the existing attic vent in the front facing gable. These windows and surrounding trim have been stored in the attic. The applicant proposes to return these windows to their original location.

The applicant will install two overhead lifting garage doors in the accessory structure to convert the first floor apartment to a side and front loading garage.

The existing south facing front entrance is situated at the existing non-original porch enclosure. A new east side facing 6 lite Craftsman style door will be installed when the porch enclosure is removed.

Exterior Materials: The existing residence and accessory structure features 8" horizontal lap aluminum siding. The residence features wood siding underneath the aluminum siding. The applicant proposes to remove the metal siding and restore the wood siding underneath.

The addition and accessory structure will feature smooth finish cementitious siding.

Roof: The existing residence features a 6:12 pitch with two front and two side facing gables. The addition will feature a side open gable roof at a matching pitch.

Front Elevation (South): Remove the non-original front porch enclosure restoring the original open front porch. Reinstall a pair of historic wood 3 over 1 windows in the location of the existing non-original attic vent. Install an overhead lifting garage door on the front elevation of the accessory structure.

The addition will be located at the rear of the original structure and feature a pair of south facing windows on the second floor.

Side Elevation (East): Install a new side facing front door at the restored front porch. Addition will start at the rear wall of the original house.

The existing windows and entry door on the accessory structure will be replaced with a overhead lifting garage door on the first floor and a pair of windows on the second.

Side Elevation (West): The addition will begin at the rear of the original house. A non-original rear addition will be removed in order to construct the new addition. The addition will feature a pair of west facing windows.