

**CERTIFICATE OF APPROPRIATENESS****Application Date:** October 29, 2014**Applicant:** Robert Garner, Owner**Property:** 521 Euclid Street, Lot 1, Tracts 11 and 12A, Block 22, Woodland Heights Subdivision. The property includes a historic 1,222 square foot one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.**Significance:** Contributing Craftsman style residence, constructed circa 1920, located in the Woodland Heights Historic District**Proposal:** Alteration – Construct a two story 1,711 square foot addition to the rear of a contributing one story 1,222 square foot residence.

- Addition will encroach over an 13' deep by 8' 8" wide section of the existing structure.
- Addition will feature an eave height of 19' 9" and a ridge height of 26' 11". The existing structure features an eave height of 10, and a ridge height of 18'.
- Addition will feature a 21' 7" deep by 17' 11" wide attached porte-cochere with upstairs living space and a front facing balcony.

This design is the third proposed for this property. In August 2014, the HAHC accepted staff's recommendation to deny COA for a proposed addition that encroached upon the existing structure and extended wider on both sides of the house. The HAHC's ruling was upheld by the Planning Commission on October 2, 2014. *(The existing and proposed drawings in this report are compared with this design to best illustrate the progress of the design from when it was initially considered.)*

The applicant proposed a second version of this addition in September. This design featured simpler massing and no encroachment onto the original home but was taller than the originally proposed addition. The HAHC accepted staff's recommendation to deny the application on September 25, 2014.

The applicant met with staff on October 27, 2014 and presented a revised design. This featured a stairwell that encroached onto the existing structure with a roof structure attached to the existing roof ridge, height and width dimensions similar to that of the denied design from September, and multiple 3D renderings.

After reviewing the drawings, staff advised the applicant to make three changes in order to obtain a recommendation of approval:

- Remove the roof structure of the portion of the addition encroaching over the existing house from the roof ridge of the existing residence.
- Reduce the height of the addition so that the second floor plate height did not exceed 8'. This would return the height of the addition to the level that it was proposed to be in August.
- Move the attached porte-cochere with upstairs living space and balcony away from the front of the property by 7'. This would help visually separate the garage and porte-cochere section from the residence, giving it the appearance of a rear detached two story garage apartment.

The applicant revised their application to include the first two changes but did not move the east side portion of the addition back. The resulting visually prominent side addition amplifies the size of the addition as a whole and creates an appearance that is out of scale with the existing home and other contributing homes within the Woodland Heights Historic District.

See enclosed application materials and detailed project description on p. 5-19 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

**HAHC Action:** -

DRAFT

## 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

- (1) The proposed activity must retain and preserve the historical character of the property;  
*The mass of the addition visually overwhelms the existing structure. This alters the character of the house from a simple one-story residence to one that is much larger and more complex.*
- (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;  
*The simple shape and modest size of the existing house are distinguishing qualities of the structure and the Woodland Heights Historic District. The proposed incorporation of a larger addition diminishes these distinguishing qualities by creating a much larger and visually prominent house.*
- (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;  
*The second floor of the proposed addition will encroach on the rear 13' of the original home. This jeopardizes the essential form and integrity of the historic structure because the existing building fabric underneath this encroachment must be removed or irreparably altered in order to support the added weight of the new second floor.*
- (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;  
*The encroachment of the addition on the existing house a destruction of significant historical architectural material. In addition, the addition's relatively large size and complicated massing are not of compatible scale with the existing house and the Woodland Heights Historic District.*
- (10) The setback of any proposed construction or alteration must be compatible with existing

setbacks along the blockface and facing blockface(s);

- (11) The proposed activity will comply with any applicable deed restrictions.

**Staff also finds that the proposed addition would likely conform to all 11 criteria if the east side portion of the addition were moved back 7' away from the front property line. This would reduce the visibility of the addition and create an appearance similar to that of a residence with a rear two story garage apartment when viewed from the street.**

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PROPERTY LOCATION  
WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

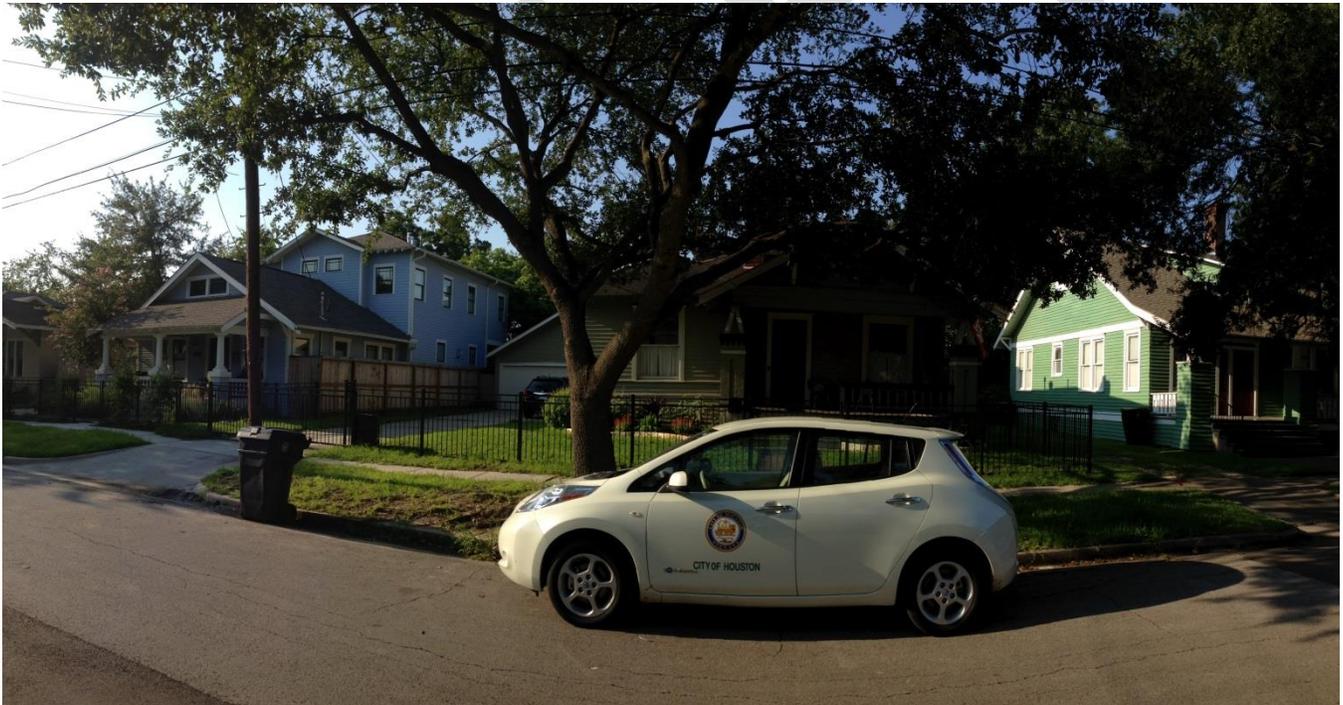


**PANORAMIC PHOTOS**

**VIEWING NORTH TOWARDS THE FRONT OF THE PROPERTY**



**VIEWING SOUTH ACROSS THE STREET**



3D RENDERING – FRONT FACING EUCLID STREET

PROPOSED



3D RENDERINGS



**SOUTH ELEVATION – FRONT FACING EUCLID STREET**

EXISTING



DENIED – 8/28/14

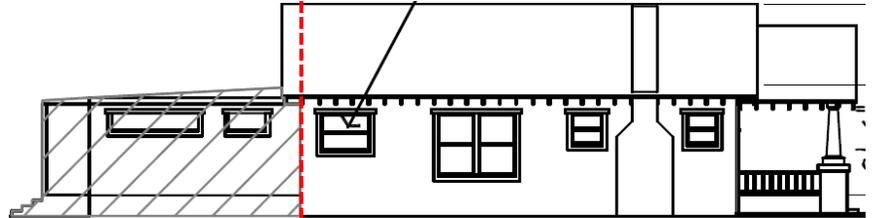


PROPOSED



WEST SIDE ELEVATION

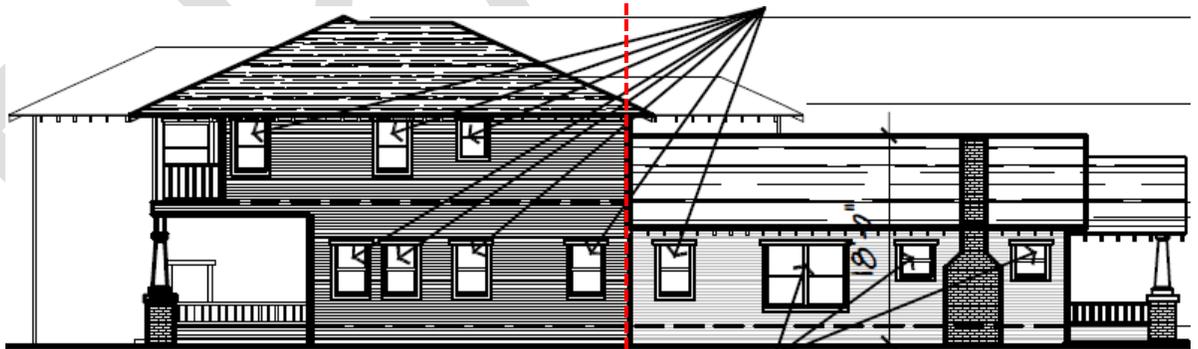
EXISTING



DENIED – 8/28/14



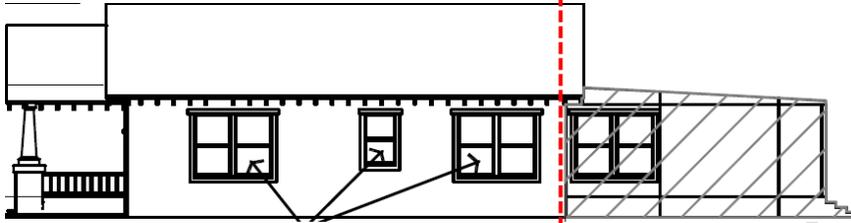
PROPOSED



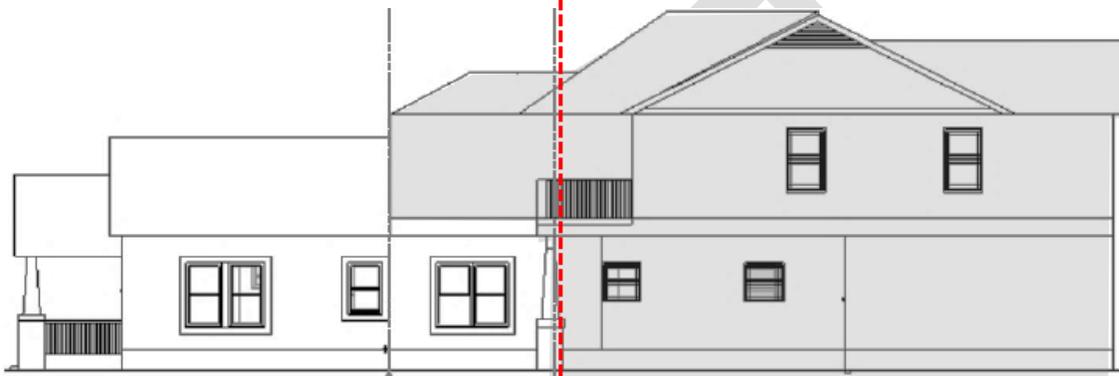
Red Dashed Line indicates the original rear wall of the existing house

**EAST SIDE ELEVATION**

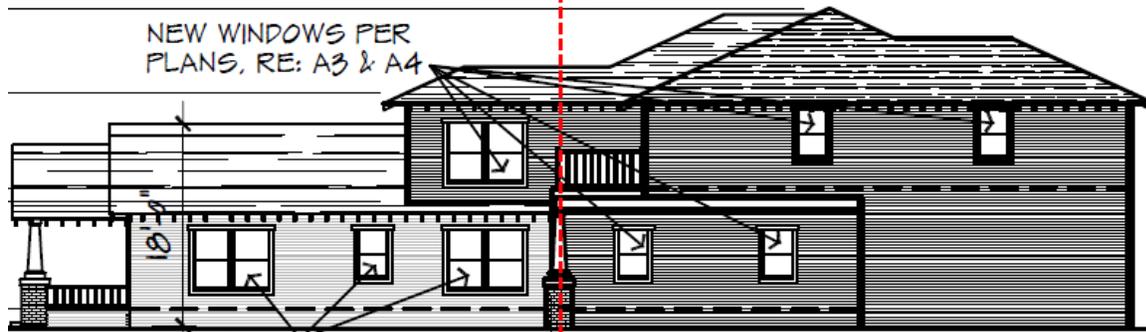
EXISTING



DENIED – 8/28/14



PROPOSED



NEW WINDOWS PER  
PLANS, RE: A3 & A4

Red Dashed Line indicates the original  
rear wall of the existing house

**NORTH (REAR) ELEVATION**

EXISTING



DENIED – 8/28/14



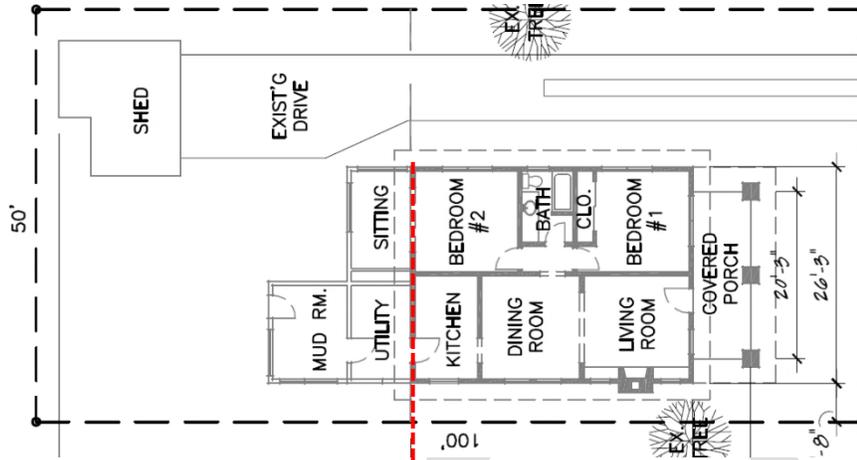
PROPOSED



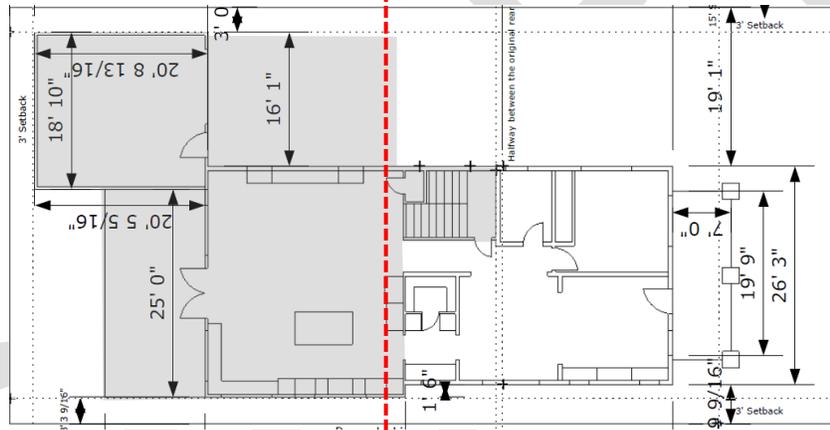


SITE PLAN

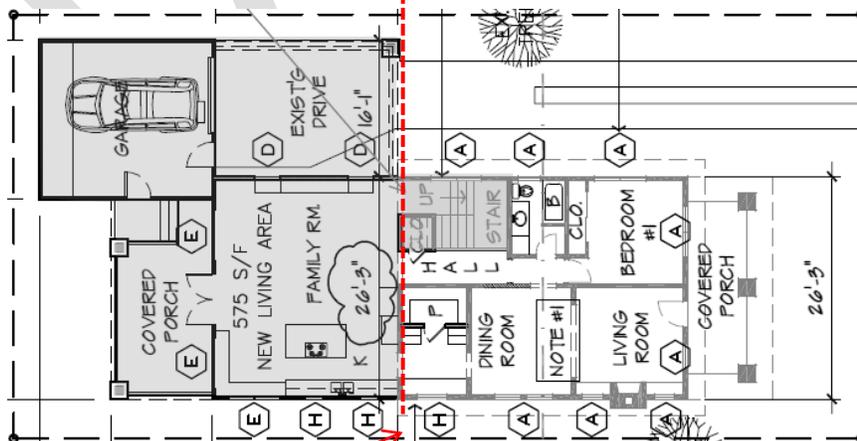
EXISTING



DENIED - 8/28/14



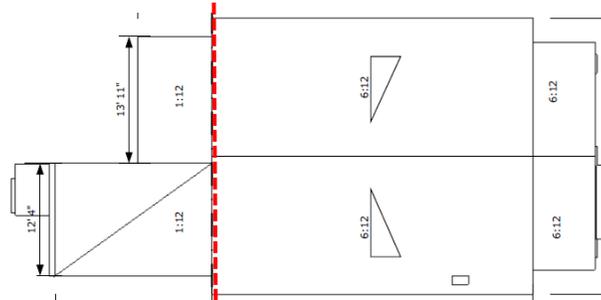
PROPOSED



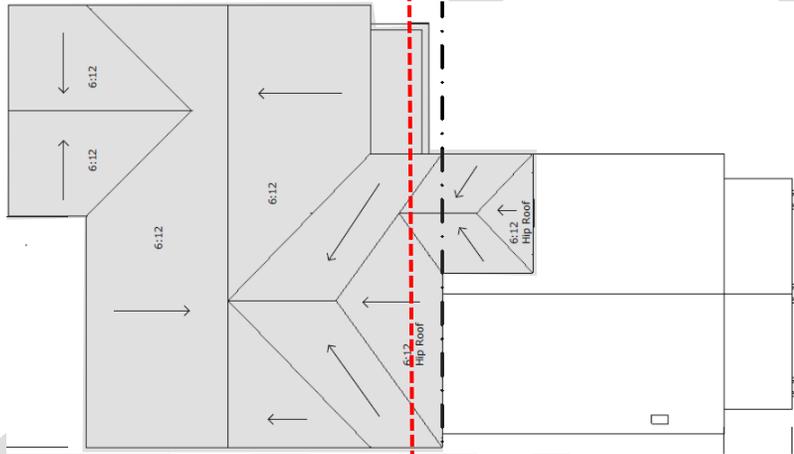
Red Dashed Line indicates the original rear wall of the existing house



ROOF PLAN  
EXISTING

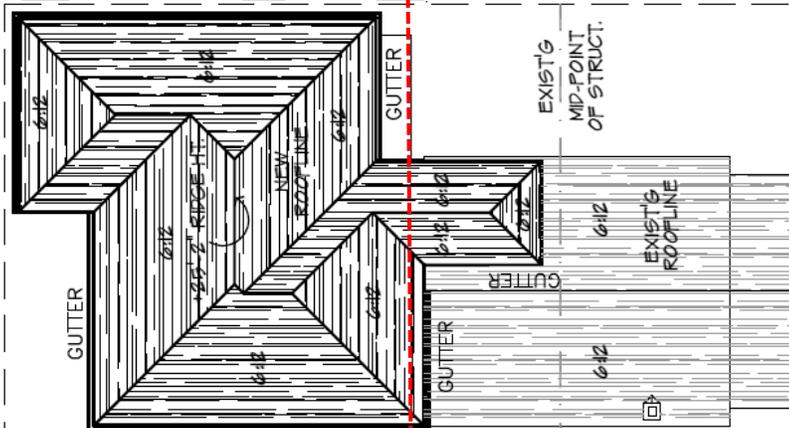


DENIED - 8/28/14



Red Dashed Line indicates the original rear wall of the existing house

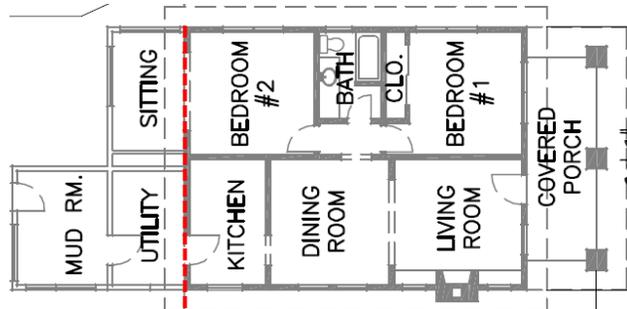
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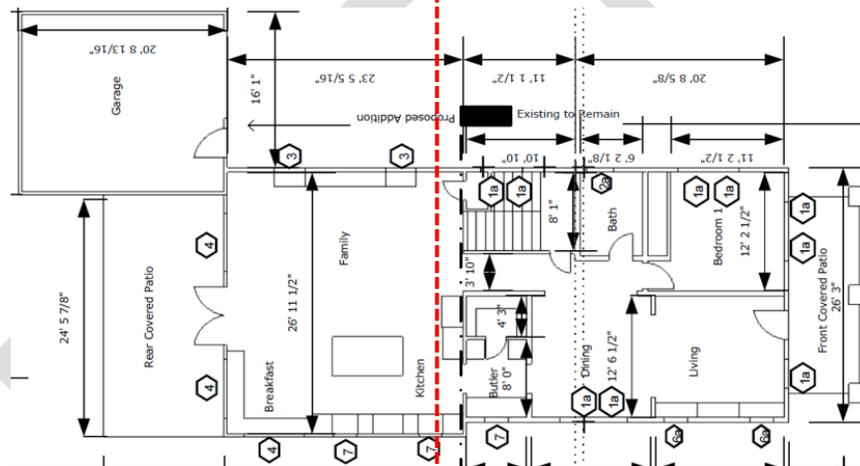


FIRST FLOOR PLAN

EXISTING



DENIED - 8/28/14



PROPOSED

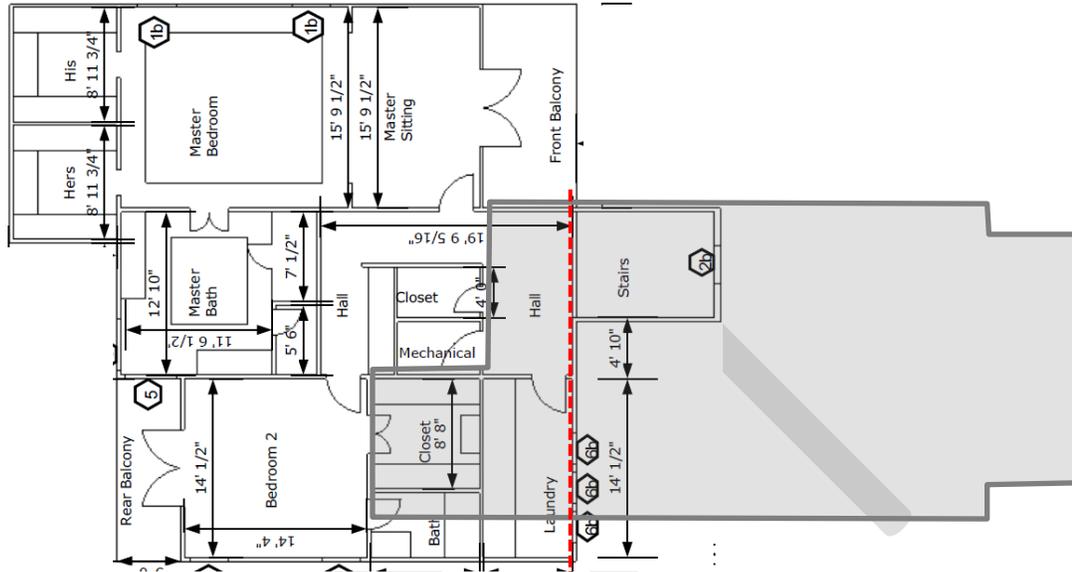


Red Dashed Line indicates the original rear wall of the existing house

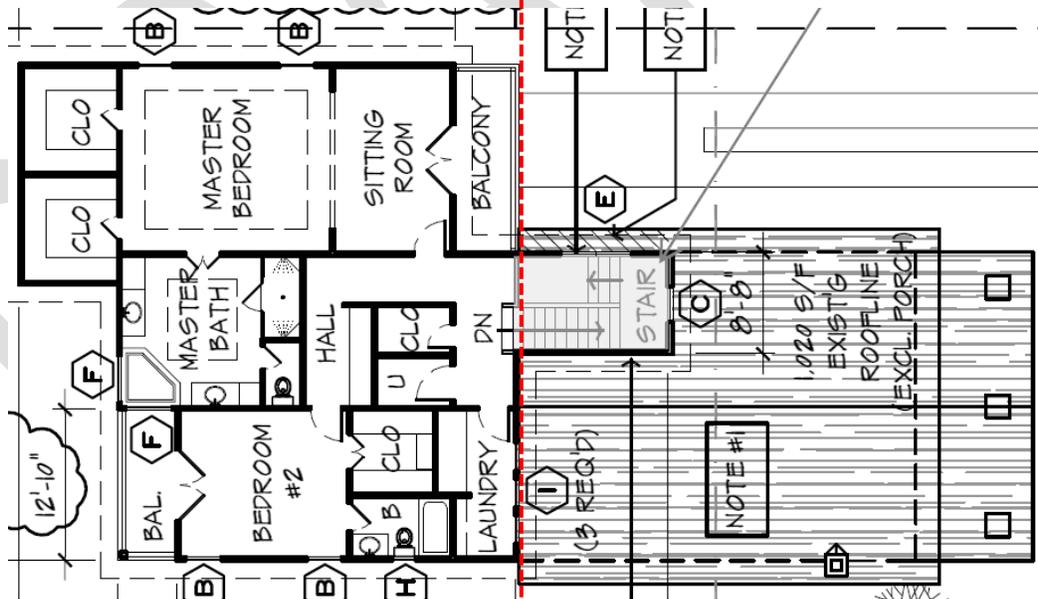


SECOND FLOOR PLAN

DENIED – 8/28/14



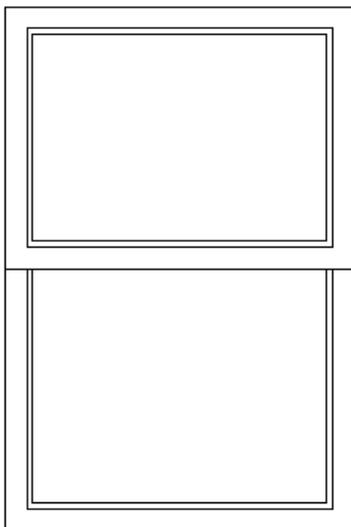
PROPOSED



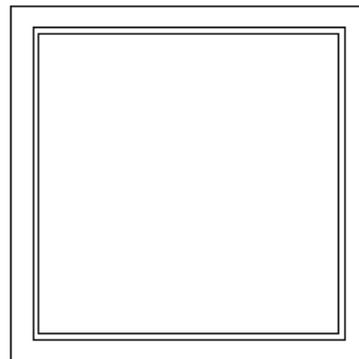
Red Dashed Line indicates the original rear wall of the existing house

WINDOW / DOOR SCHEDULE

- A EXISTING WINDOW TO REMAIN
- B 3050 SINGLE HUNG
- C 2840 SINGLE HUNG
- D 3030 FIXED
- E DOUBLE 3040 SINGLE HUNG
- F 4040 FIXED GLASS
- G 2020 FIXED GLASS
- H 2434 SINGLE HUNG (ALSO BECOMES A REPLACEMENT WINDOW)
- I 1040 FIXED GLASS



(SH) SINGLE HUNG  
WINDOW TYPE



(FG) FIXED GLAZING  
WINDOW TYPE

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**PROJECT DETAILS**

**Shape/Mass:** The existing house measures 47' deep by 26' 3" wide, features an eave height of 10' and a ridge height of 18'. The addition will necessitate removing a 13' deep non-original rear addition. A stairwell of the addition will encroach on a 13' deep by 8' 8" wide section of the 34' 2" deep original residence. The remainder of the addition will begin at the original rear wall of the existing structure. The addition will measure 55' 4" deep by 42' 4" wide, will feature an eave height of 19' 9" and a ridge height of 26' 11".

**Setbacks:** The existing structure features a front (south) setback of 13' 6", a west side setback of 4' 8" and an east side setback of 20' 11". The addition will encroach to a 3' setback on the east and not impact the front or west side setbacks.

**Foundation:** The existing residence is situated on a pier and beam foundation with a 1' 8" finished floor height. The addition will feature a matching foundation, except for the garage, which will be constructed on a slab on grade foundation.

**Windows/Doors:** The existing structure features historic wood 1-over-1 double hung wood windows. A non-original metal window at the rear of the west elevation will be replaced with a new 1-over-1 interior sash mounted wood window. The rest of the historic windows will remain. The addition will feature new wood, interior sash mounted, single hung and casement windows.

**Exterior Materials:** The existing residence features historic 117 wood siding, which will remain. The addition will feature new 117 wood siding.

**Roof:** The existing house features a 6:12 pitched roof with a front facing gable. The addition will feature a 6:12 hipped roof.

**Front Elevation:** There are no changes proposed for the front elevation of the existing house. The addition will encroach over a 13' deep by 8' 8" wide section of the east side of the rear of the house. This portion of the addition will feature one front facing 1-over-1 window. The east side of the addition will extend approximately 17' 11" wider than the existing house. This section will feature a 21' 7" deep front facing attached porte-cochere in front of a rear attached garage. The second story above the porte-cochere will feature a 5' 2" wide by 16' wide open balcony.

**Side Elevation:** The addition will encroach over the rear 13' of the east side of the existing house. The rafter tails of the existing roof structure will be maintained at this portion of the addition to delineate the form of the existing structure from the new addition. The encroachment will feature a pair of east facing windows. Behind the rear wall of the original structure, the applicant proposes to construct a 21' 7" deep porte-cochere with an upstairs balcony and living space. To the rear of the porte-cochere will be an attached front facing garage. The upstairs portion of the addition will feature two windows facing east.

**Side Elevation:** Remove a non-original metal window and replace with a new wood window. The rest of the original structure will remain. The addition will start at the rear wall of the existing structure (34' 2" from the front wall). The addition will not be wider than the existing house on the west side. The addition will feature 4 windows on the first floor and 4 on the second.

**Rear Elevation:** The rear of the structure will not be visible from the right of way.

**(North)**