

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Stephen Heiman, Steven Allen Designs LLC, for Jivodar B. Tchakarov, owner

Property: 515 Woodland Street, Lot 13, Tract 12, Block 21, Woodland Heights Subdivision. The property includes a historic 1,436 square foot one-story wood frame single-family residence and detached carport situated on a 6,200 square foot (100 x 62) interior lot.

Significance: Contributing Craftsman residence, constructed circa 1924, located in the Woodland Heights Historic District. The property also includes a non-classified carport.

Proposal: Alteration – Carport. Alter a non-classified existing carport and storage area.

- Remove two existing support columns
- Replace existing siding on the storage area with 5/8" x 6" beveled lap siding to match the carport gable and existing residence
- Add two pairs of doors on the front elevation
- Replace an existing door with a window on the West Elevation

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

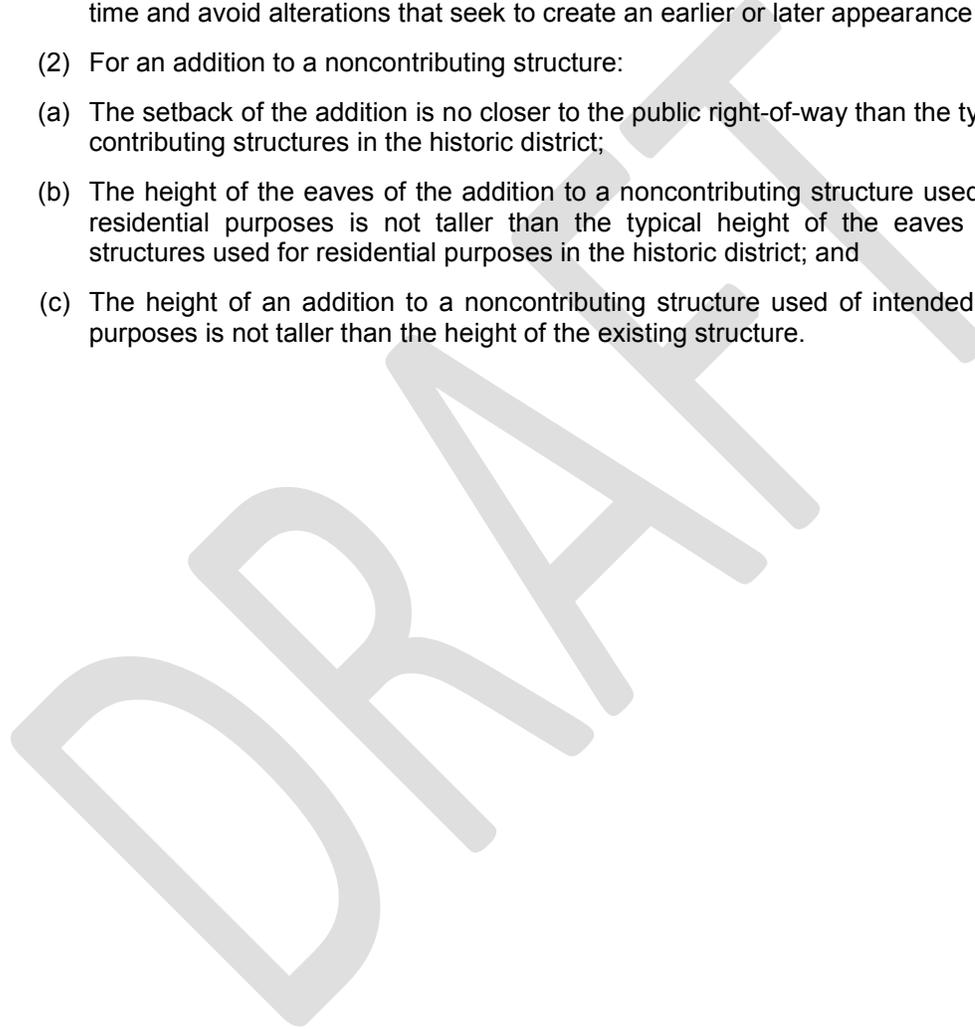
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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

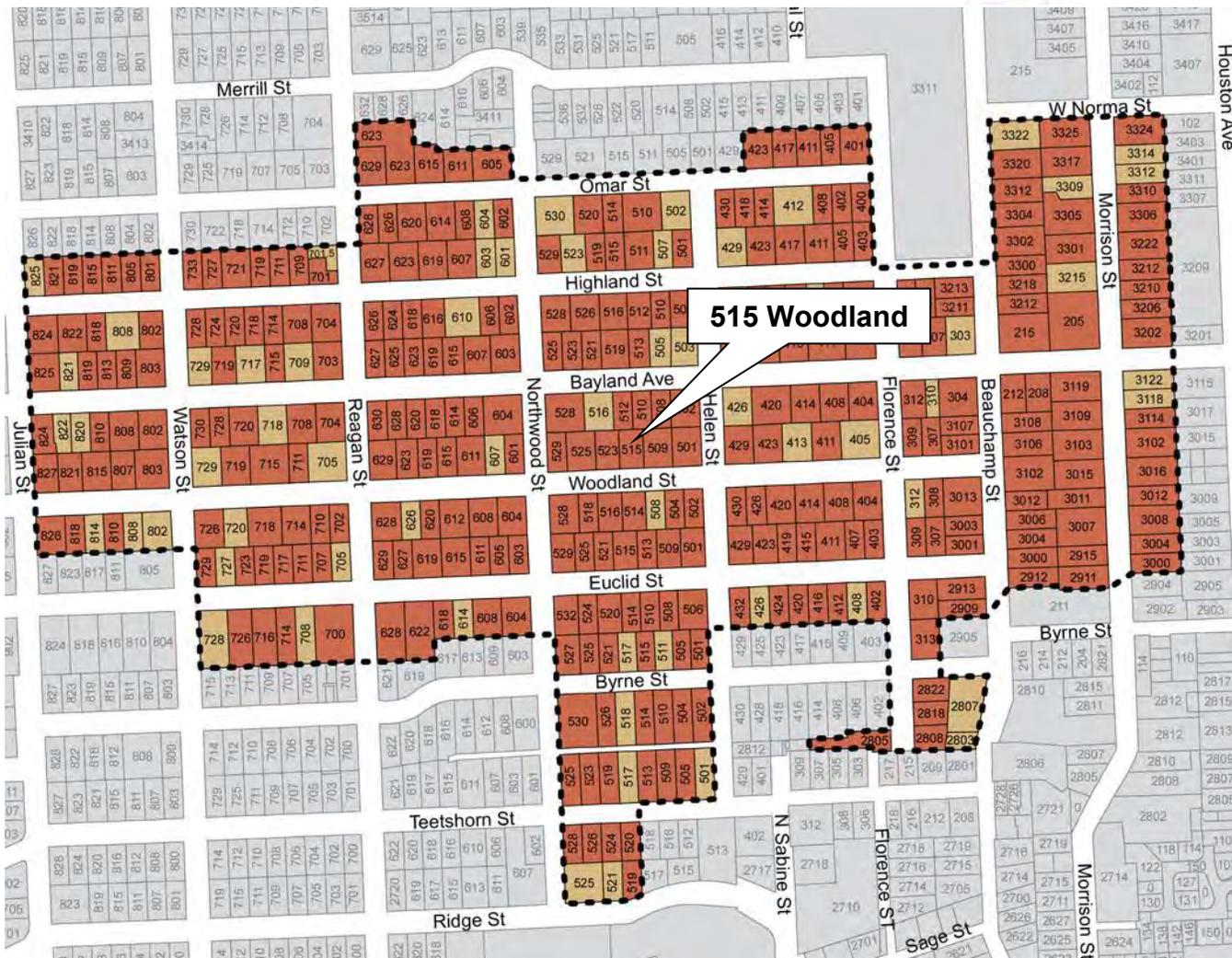
- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.





PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

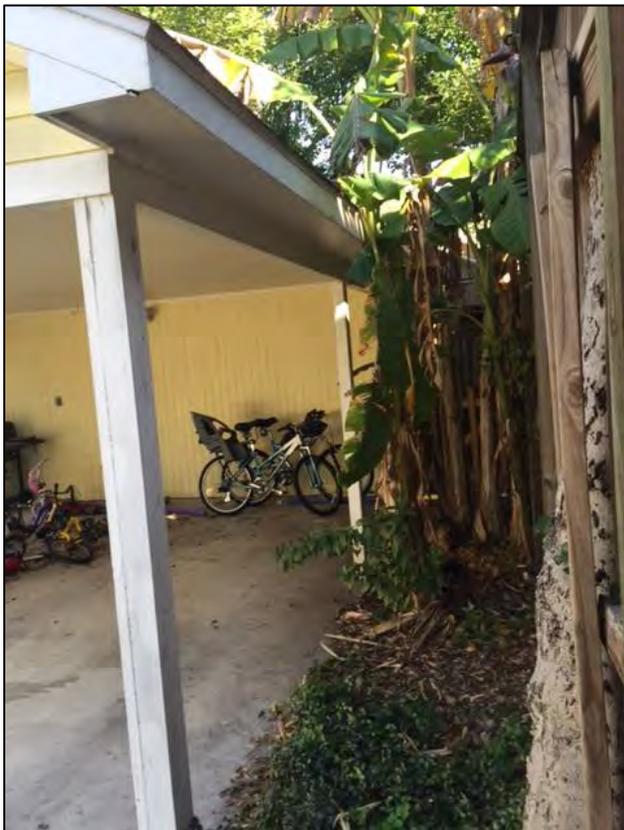
- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO

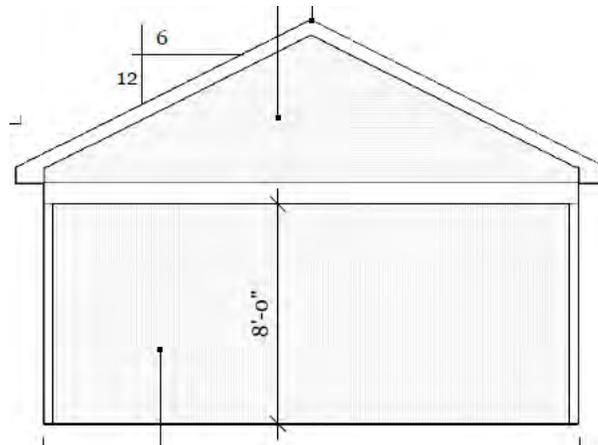


PHOTOS

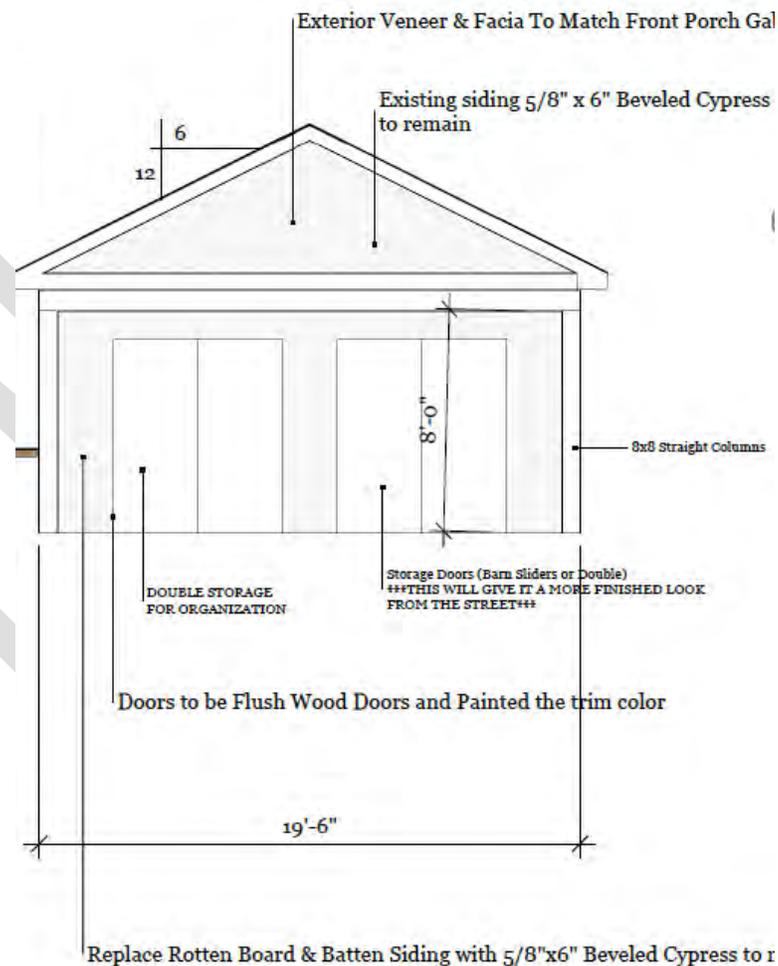


SOUTH ELEVATION – FRONT FACING WOODLAND STREET

EXISTING

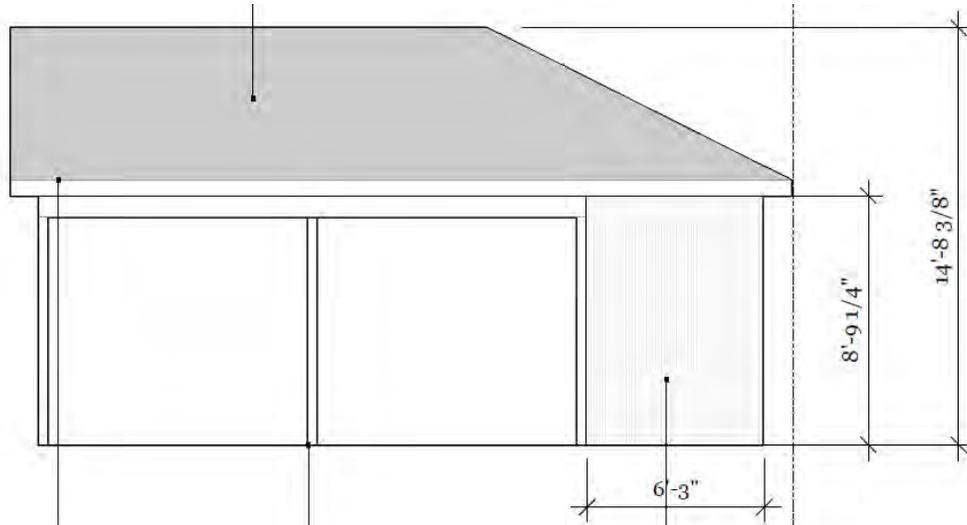


PROPOSED

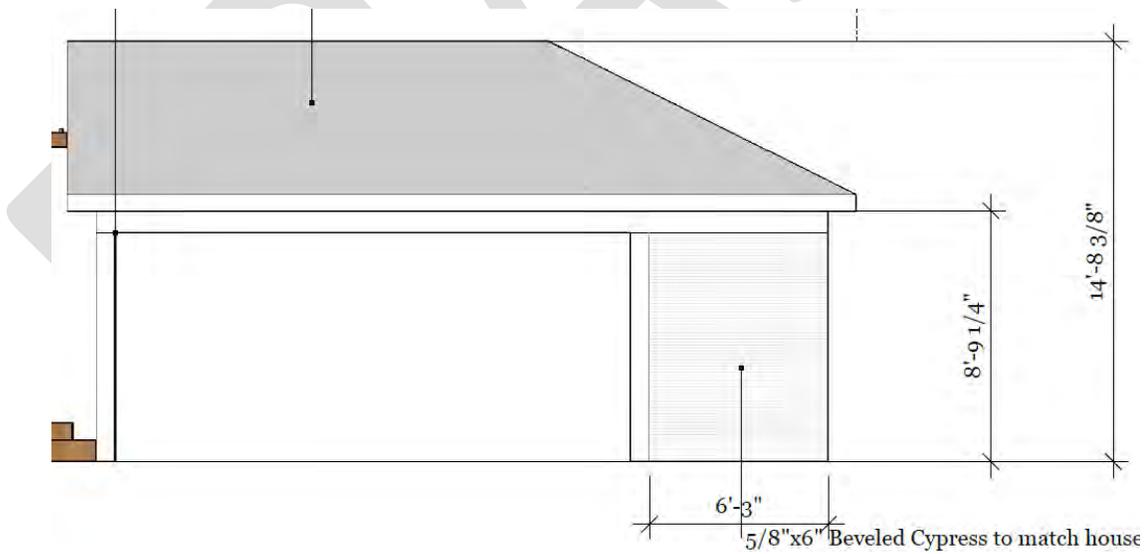


WEST SIDE ELEVATION

EXISTING

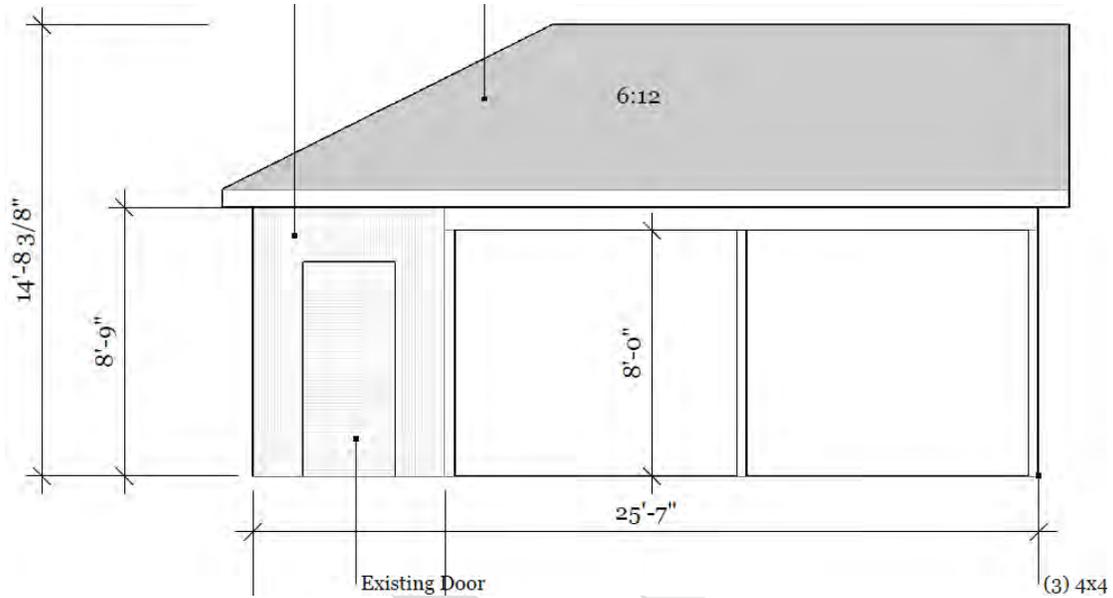


PROPOSED

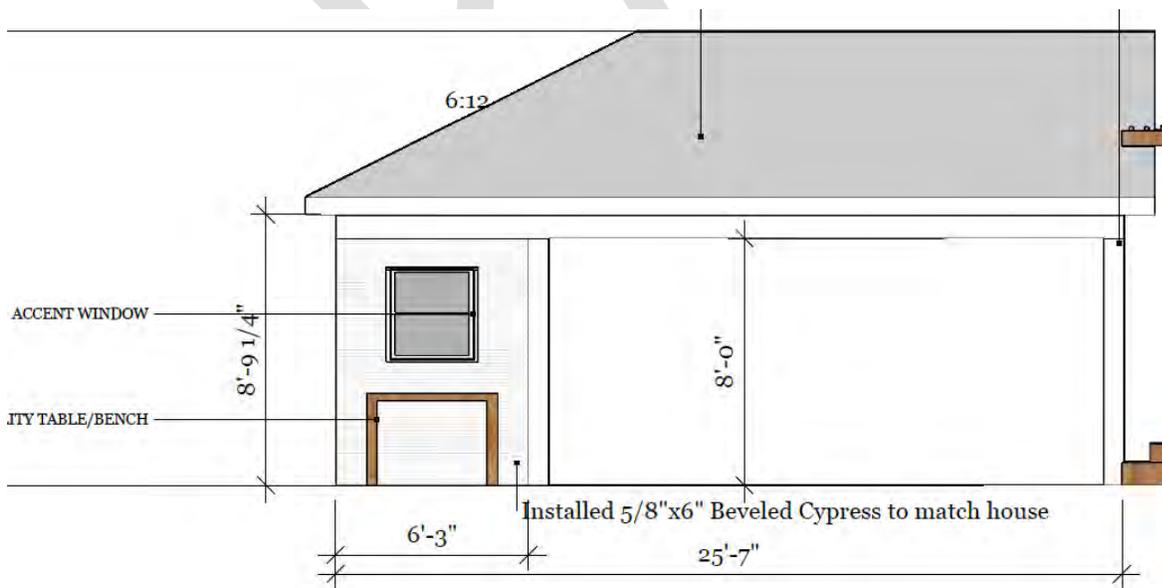


EAST SIDE ELEVATION

EXISTING

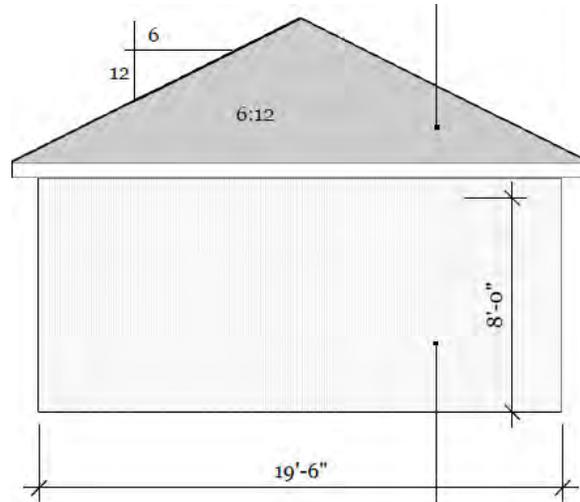


PROPOSED

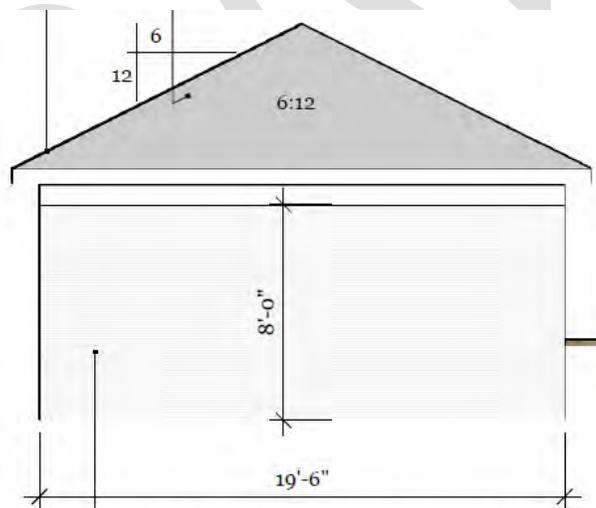


NORTH (REAR) ELEVATION

EXISTING



PROPOSED



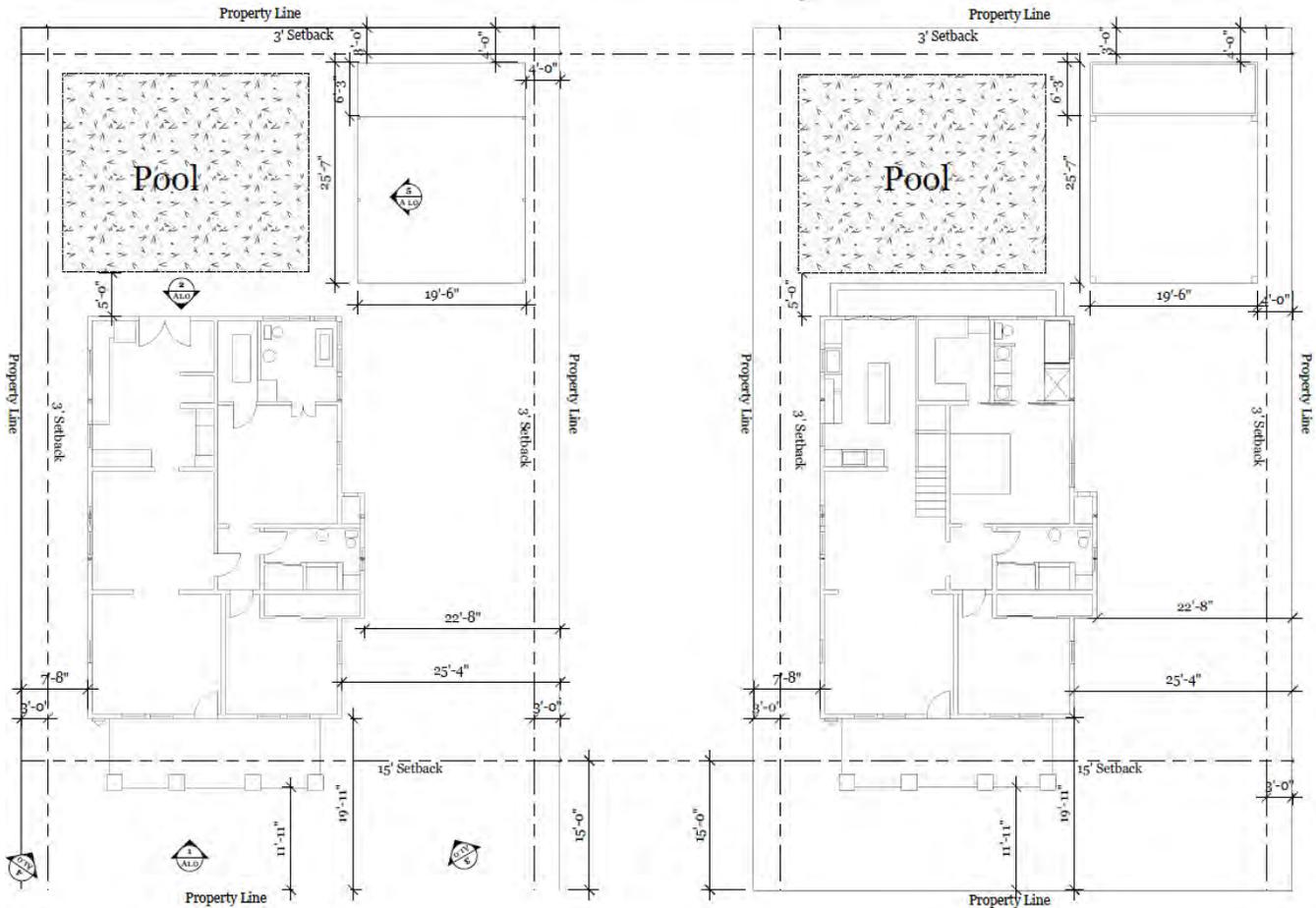
Replace Rotten Board & Batten Siding with 5/8" Beveled Cypress to match existing house



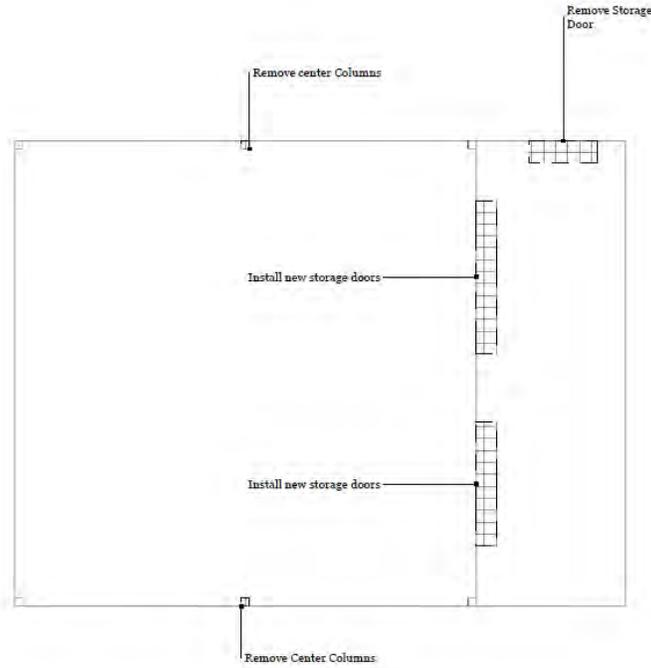
SITE PLAN

EXISTING

PROPOSED



DEMOLITION PLAN



WINDOW / DOOR SCHEDULE

WINDOWS

Window Schedule									
Mark	Size	Type	Brand	Divide Lite	Opening	Color	Hardware Color	Glass	Count
1	Existing - Remain	Wood	TBD	1-Lite	SH	PG	n/a	Single Pane	12
2	Glass Block	GB	TBD	1-Lite	SH	PG	n/a	Block	6
3	2850 - Reclaimed to Match	Wood	TBD	1-Lite	SH	PG	TBD	Low-E	1
4	4040	Wood	TBD	1-Lite	FX	TBD	TBD	Low-E	1
5	2440	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	2
6	3050	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	7
7	2040	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	1
8	2850	Wood	TBD	1-Lite	SH	TBD	TBD	Low-E	3
9	6020	Wood	TBD	1-Lite	Slider	TBD	TBD	Low-E	1

DOORS

Door Schedule											
Mark	Size	Type	Type	Divided Lite	Swing	Make	Hardware Color	Jamb	Jamb Size	Count	
1	1668	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	1	
2	1668	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5		
3	2068	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	1	
4	2068	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5		
5	2468	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5		
6	2468	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5		
7	2668	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5		
8	2668	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5		
9	2868	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5	1	
10	2868	Swing	Hollow Core	N/A	RH	TBD	Brass	Regular	3.5	1	
11	3068	Swing	Hollow Core	N/A	LH	TBD	Brass	Regular	3.5		
12	3068	Swing	HH	N/A	RH	TBD	Brass	Regular	3.5		
13	Existing to Remain	N/A	N/A	N/A	N/A	TBD	N/A	N/A	N/A		
14	SPECIAL										
15	1668 (DBL 16)	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5		
16	4068 (DBL 20)	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5	3	
17	2468	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5		
18	2668	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5		
19	2868	Swing	Hollow Core	DL - 18 Lite	DBL	TBD	Brass	Regular	3.5		
20	3068	Swing	Hollow Core	N/A	DBL	TBD	Brass	Regular	3.5		
21	SPECIAL										
22	SPECIAL										
23	1668 - DBL 16	Pocket	Hollow Core	DBL	Pocket	TBD	Brass	Regular	3.5		
24	2068	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5		
25	2468	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5	2	
26	2668	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5		
27	2868	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5		
28	3068	Pocket	Hollow Core	N/A	Pocket	TBD	Brass	Regular	3.5		
29	FRONT - EXISTING	Swing	Solid - Wood	TBD	DBL - IN	TBD	Brass	Regular	3.5		
30	BACK - 8080 - Slider	Slider	TBD	1-LITE	Slider	1-LITE	TBD	Regular	3.5	1	
31	BALCONY	Swing	Fiberglass	1-LITE	PLAN	1-LITE	Brass	Regular	3.5		
32	FRONT GARAGE	Swing	TBD	N/A	LH	TBD	Brass	Regular	3.5		
33	GARAGE SERVICE	Swing	Metal	N/A	LH	Metal - WS - Thres - TBD	Brass	Regular	3.5		
34	GARAGE	Overhead	See Make	N/A		TBD	n/a	n/a			
35	ATTIC 1	Pull Down	See Make	N/A		8' Ceiling - 30x54	n/a	n/a		1	
36	ATTIC 2 - 2840	Swing	Metal	N/A	RH	WS - Thres - Flush	Brass	Regular	3.5		
37	ATTIC 3 - 2840	Swing	Metal	N/A	LH	WS - Threshold - FLUSH	Brass	Regular	3.5	1	
TOTAL DOOR										12	

PROJECT DETAILS

Shape/Mass: The existing carport is 25'-7" deep and 19'-6" wide. The existing garage has a ridge height of 14'-9" and an eave height of 8'-9". There is a 6'-3" deep by 19'-6" wide enclosed storage area at the rear. The carport roof is supported by six 4"x4" wood posts.

The proposed alterations will not alter the footprint, ridge, or eave height and will include removing the two center posts and replacing the remaining 4 posts with 8"x8" posts. The new posts will feature decorative trim.

Setbacks: The existing carport and enclosed storage area has an east side setback of 4'-0" and a north (rear) setback of 4'-0".

The proposed alterations will not alter the location (setbacks) or footprint of the existing carport and enclosed storage area. See drawings for more detail.

Windows/Doors: The existing carport and enclosed storage area features a single door located on the west elevation (allowing access into the storage area).

The proposed alterations will replace the single existing door with a single window. Two flush wood doors will be installed on the front elevation of the storage area. See window and schedule and drawings for more detail.

Exterior Materials: The existing carport gable features 5/8" x 6" beveled wood siding and the enclosed storage area is clad in vertical batten siding.

The storage area will be reclad in 5/8" x 6" beveled wood siding to match the existing residence and carport gable. The existing rafters, fascia, and trim are to remain. See drawings and photos for more detail.

Roof: The existing carport and storage area has a front gable composition shingle roof with a pitch of 6:12.

The proposed project will not involve altering the carport roof. See drawings for more details.

Front Elevation: The front elevation of the existing carport features the front gable supported by wood posts. The rear enclosed storage area features no fenestration on the front elevation.

(South)

The proposed alterations will include enlarging the carport support posts and adding a decorative trim to them. See drawings for more detail.

Side Elevation: The west side elevation of the existing carport features the storage area with a single window to the north with the roof extending to the east and supported by three wood posts.

(West)

The proposed alterations will include replacing the storage area window with a door. The central support posts will be removed and the remaining posts will be replaced with larger posts. See drawings for more detail.

Side Elevation: The east side elevation of the existing carport features the storage area with no fenestration to the north with the roof extending to the east and supported by three wood posts.

(East)

In the proposed alterations the central support posts will be removed and the remaining posts will be replaced with larger posts. See drawings for more detail.

Rear Elevation: The proposed revisions to the rear elevation of the residence will not be visible from the public Right-of-Way. See drawings for more detail.

(North)