

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Karen Brasier, Design 3 Studio for Lucas Brown, L & B Limited owner

Property: 424 Euclid Street, Lot 6, Block 12, Woodland Heights Subdivision. The property includes a historic 1,623 square foot, one-story wood frame single-family residence, detached rear shed, and a detached rear garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

Construct a 1,887 square foot two-story addition to the rear, and on top of, a one story Contributing residence.

- Existing residence measures 33' wide by 38' 6" deep and features an eave height of 11' 1" and a ridge height of 19' 3". The addition will measure 43' 11" wide by 55' 2" deep and will feature an eave height of 22' 5" and a ridge height of 33' 3".
- Addition will encroach over the rear 18' 3" of the existing structure.
- An existing non-original porch enclosure and side addition will be removed. The historic siding and window openings intact within these enclosures will be retained.

See enclosed application materials and detailed project description on p. 4-18 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: -

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>The proposed addition is significantly taller and wider than the existing structure. The addition also encroaches on the existing structure, starting 20' from the front wall of the 38' deep existing structure. The large massing of the structure, its proximity to the front of the residence, and its encroachment over a large portion of the existing structure undermines the historical character of the property.</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 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 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>The existing residence's modest stature and massing are distinguishing qualities of this structure and other Contributing structures within the Woodland Heights Historic District. The proposed addition undermines these distinguishing qualities by resulting in a form that is much larger and complex.</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 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 type="checkbox"/> | <input checked="" 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;
<i>The proposed encroachment over the rear 18' of the existing structure will impair the essential form and integrity of the structure. The existing one-story balloon frame walls underneath the encroaching addition will have to be heavily altered or replaced in order to carry the load of the added level.</i> | |
| <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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The proposed large massing of the addition will undermine the character of the smaller existing structure because it is not compatible size and scale. The encroachment of the addition will destroy significant architectural material of the existing residence.</i> | |

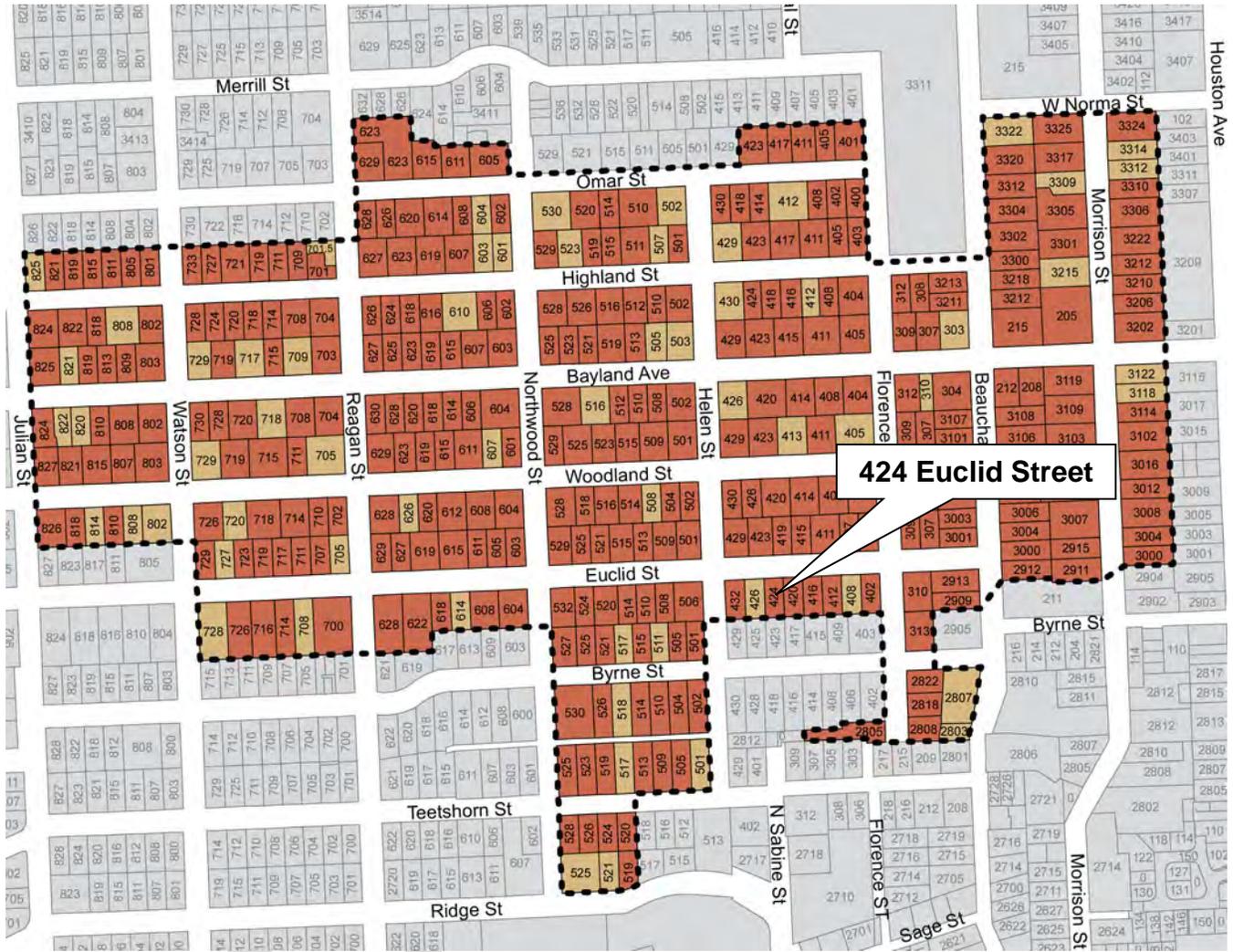
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

DRAFT



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

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



INVENTORY PHOTO



Draft

NEIGHBORING PROPERTIES



426 Euclid – Noncontributing – 1915 (neighbor to the west)



420 Euclid – Contributing – 1930 (neighbor to the east)



416 Euclid– Contributing – 1925 (across street)



429 Euclid– Contributing – 1920 (across street)

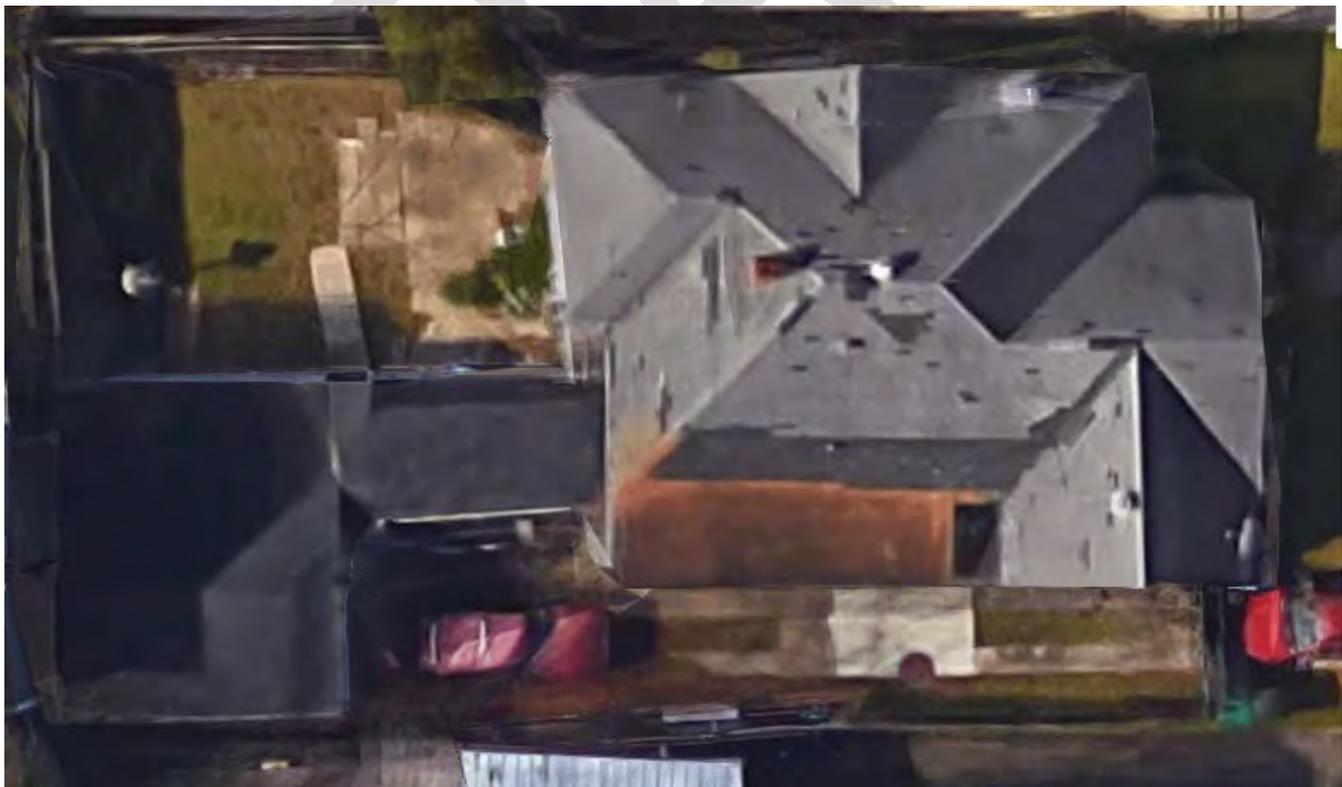


432 Euclid– Contributing – 1930 (neighbor two doors to the west)



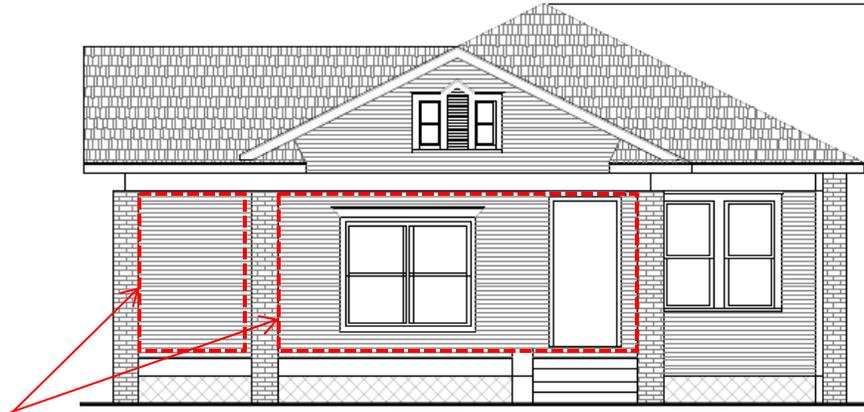
415 Euclid– Contributing – 1915 (across street)

STREET VIEW AND AERIAL VIEW



NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING



Non-original front porch enclosure, windows, and door to be removed

PROPOSED



WEST SIDE ELEVATION

EXISTING

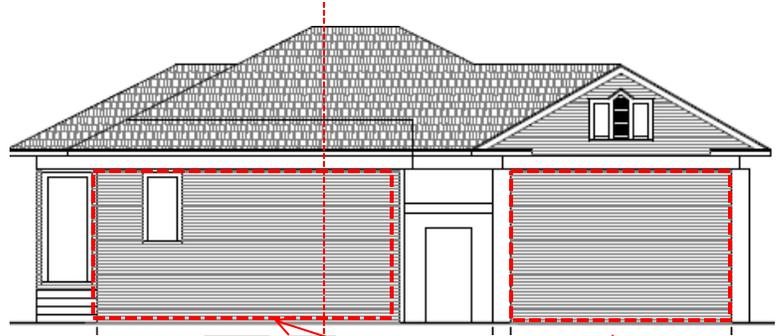


PROPOSED

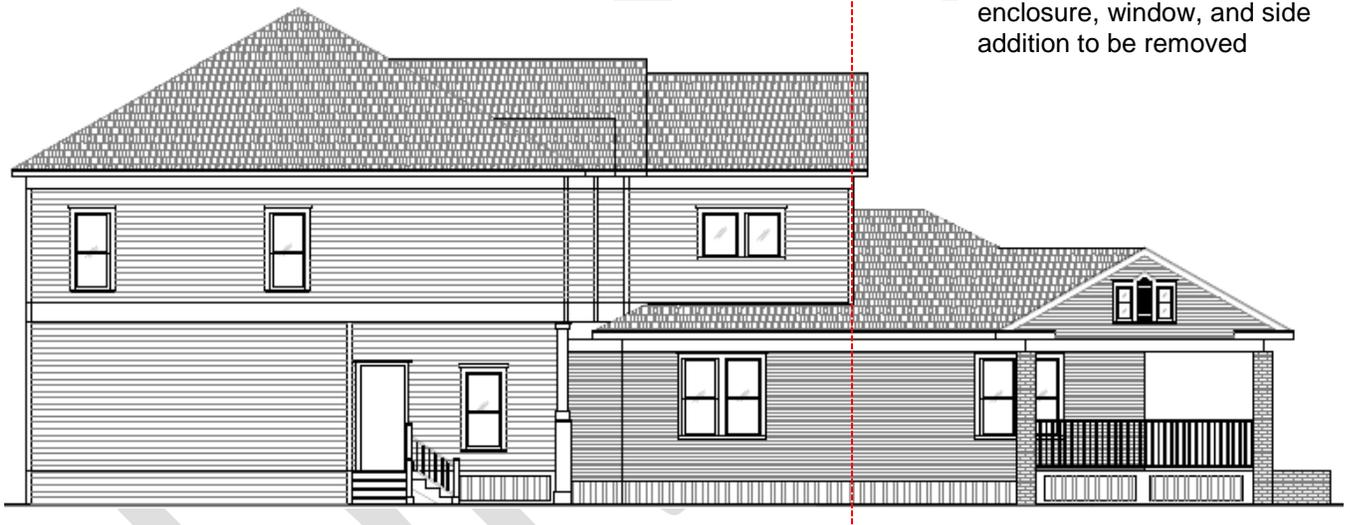


EAST SIDE ELEVATION

EXISTING



PROPOSED



Non-original front porch enclosure, window, and side addition to be removed

SOUTH (REAR) ELEVATION

EXISTING

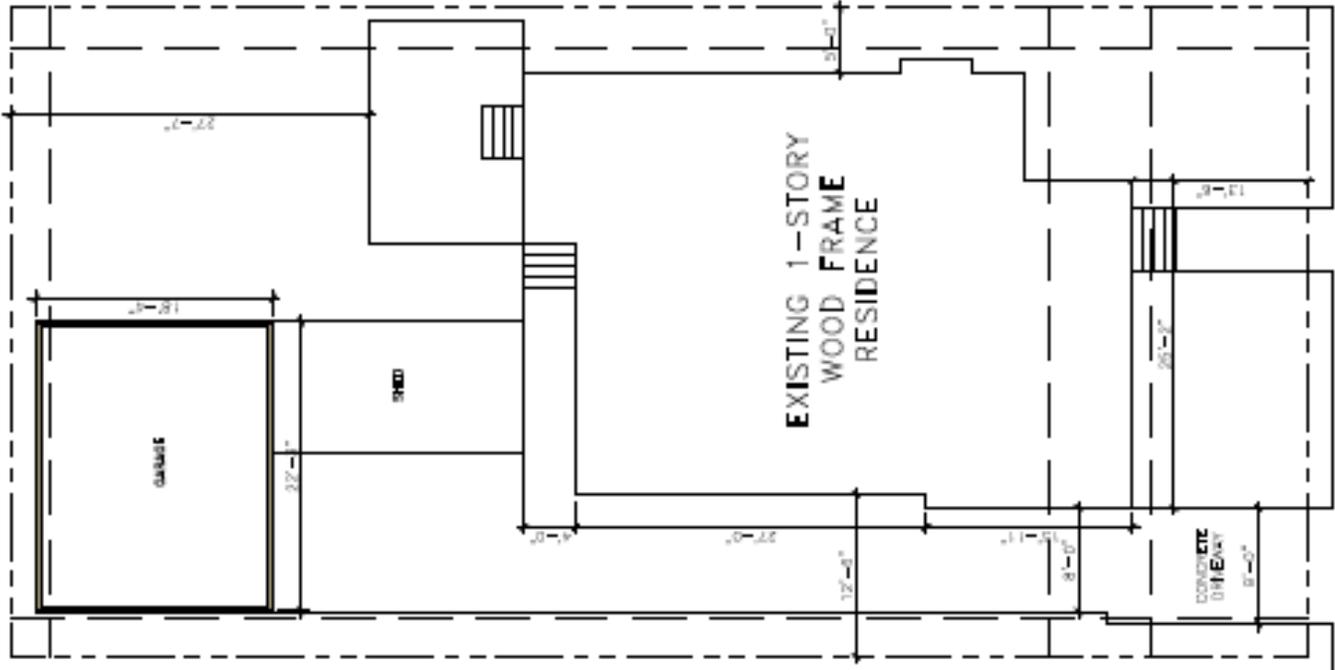


PROPOSED

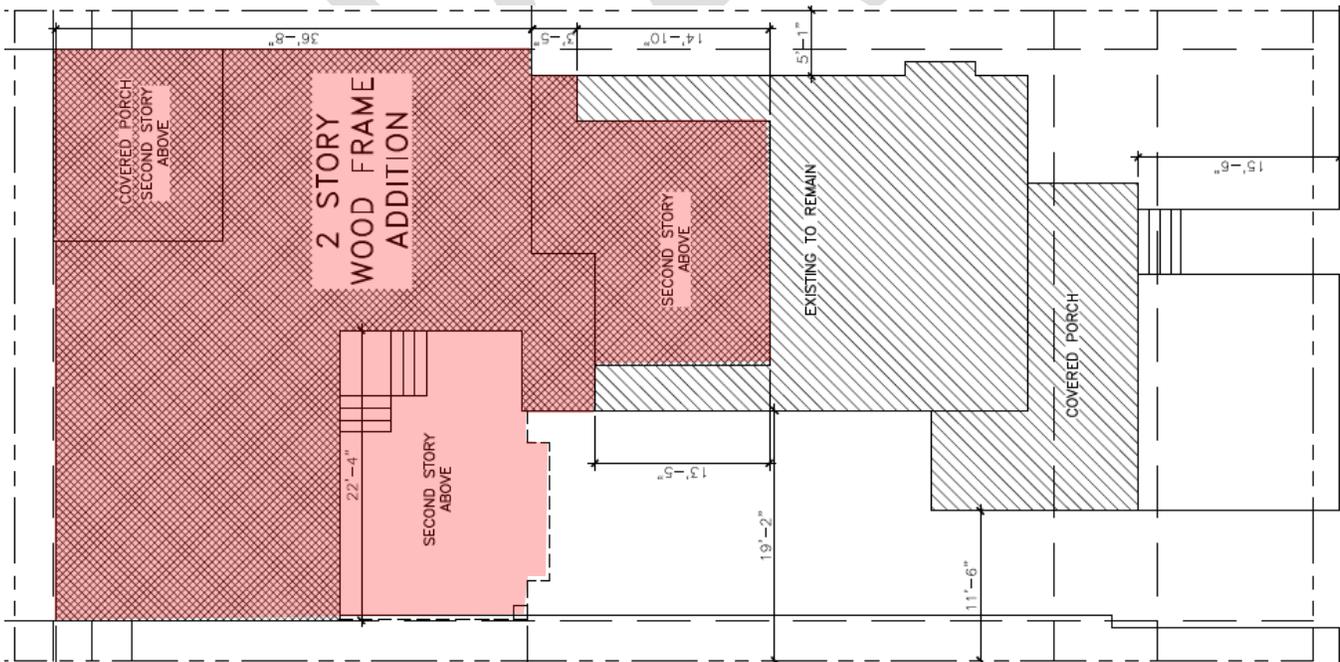




SITE PLAN
EXISTING

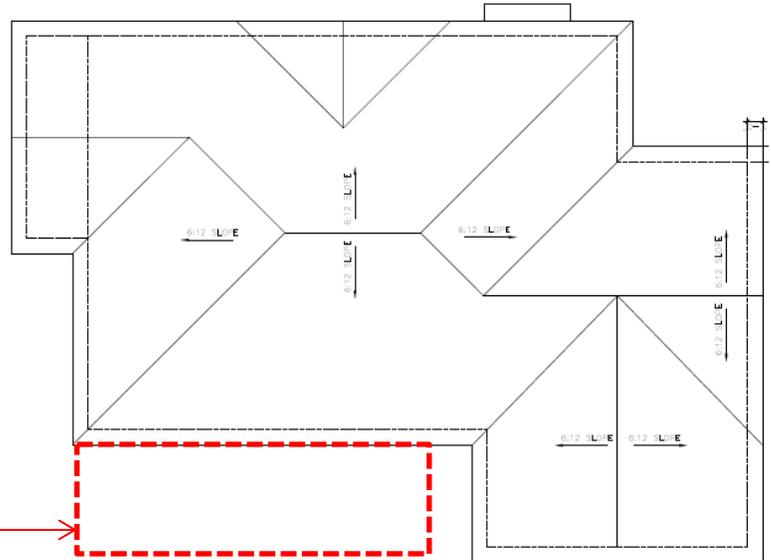


PROPOSED



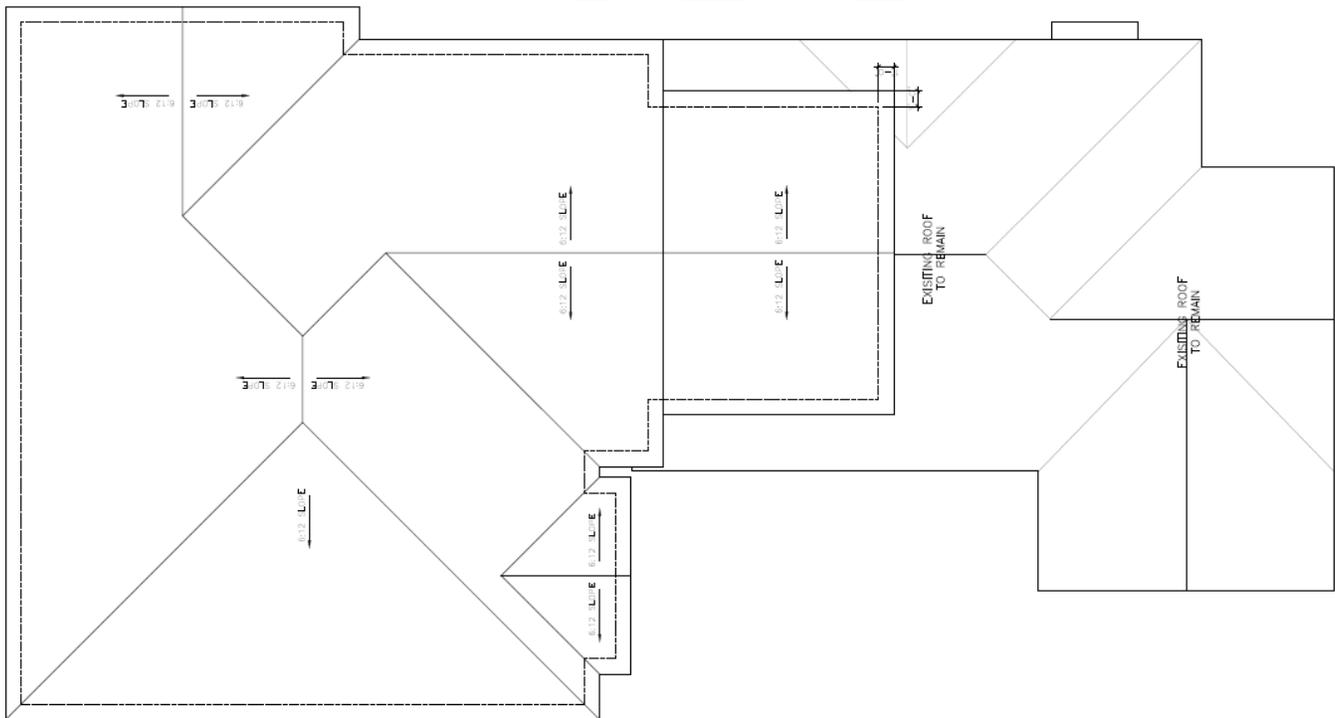


ROOF PLAN
EXISTING



Non-original side addition
to be removed

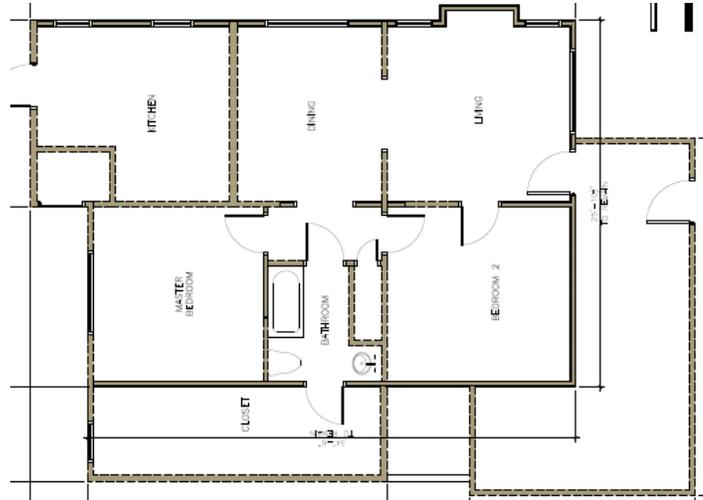
PROPOSED



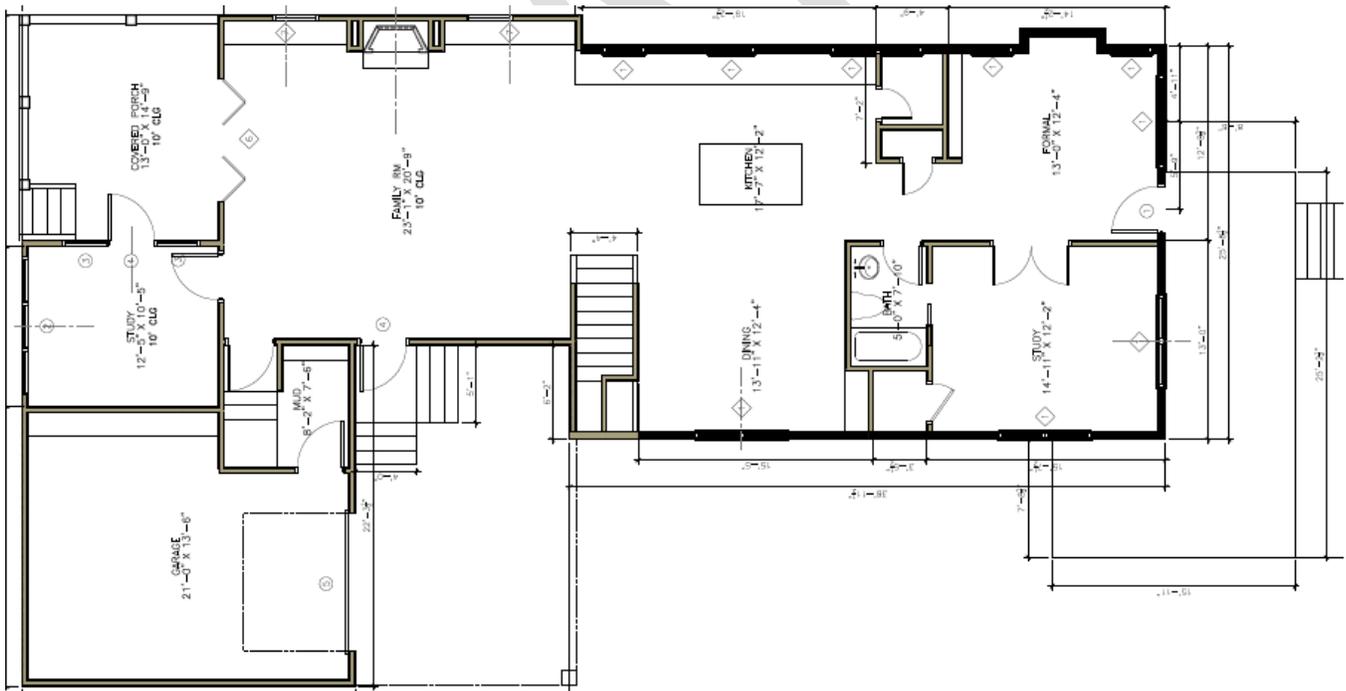


FIRST FLOOR PLAN

EXISTING

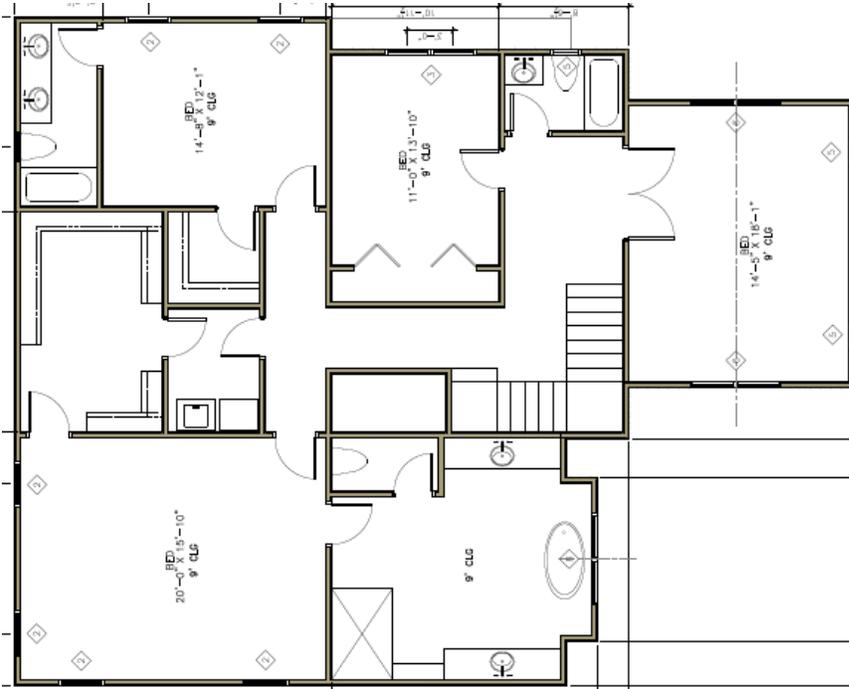


PROPOSED

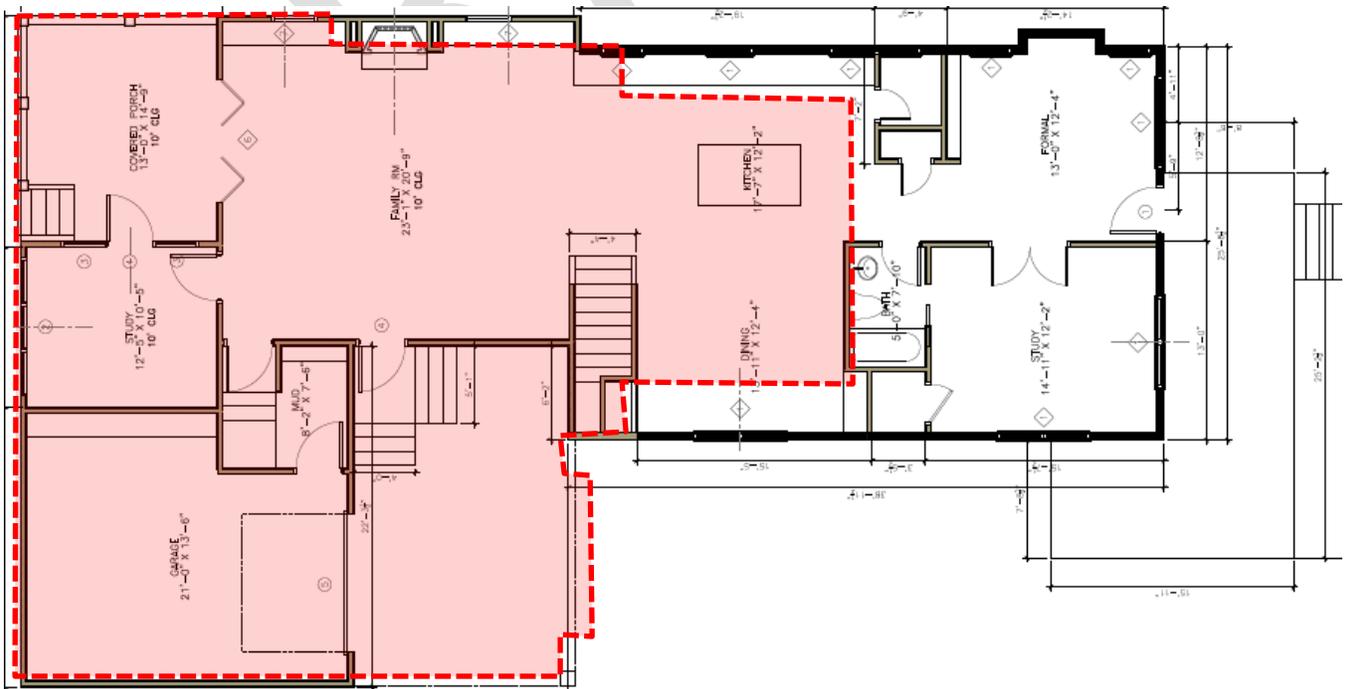




SECOND FLOOR PLAN
PROPOSED



PROPOSED SECOND FLOOR OVER PROPOSED FIRST FLOOR



WINDOW SCHEDULE

1. Existing to remain.
2. 3'x5' 1/1 wood double hung
3. (2) 3'x5' wood double hung
4. 3'x2' fixed tempered vinyl
5. 2'x2' fixed wood
6. (2) 2'x2'6" fixed wood
7. 3' X 4' wood double hung

DOOR SCHEDULE

1. Existing to remain
2. (3) 3'x8' fixed doors, 1 lite
3. 3'x8' fixed doors, 1 lite
4. 3'x8' operable door 1 lite
5. 10' garage door

STAFF PHOTOS

EXISTING NON-ORIGINAL EAST SIDE ADDITION



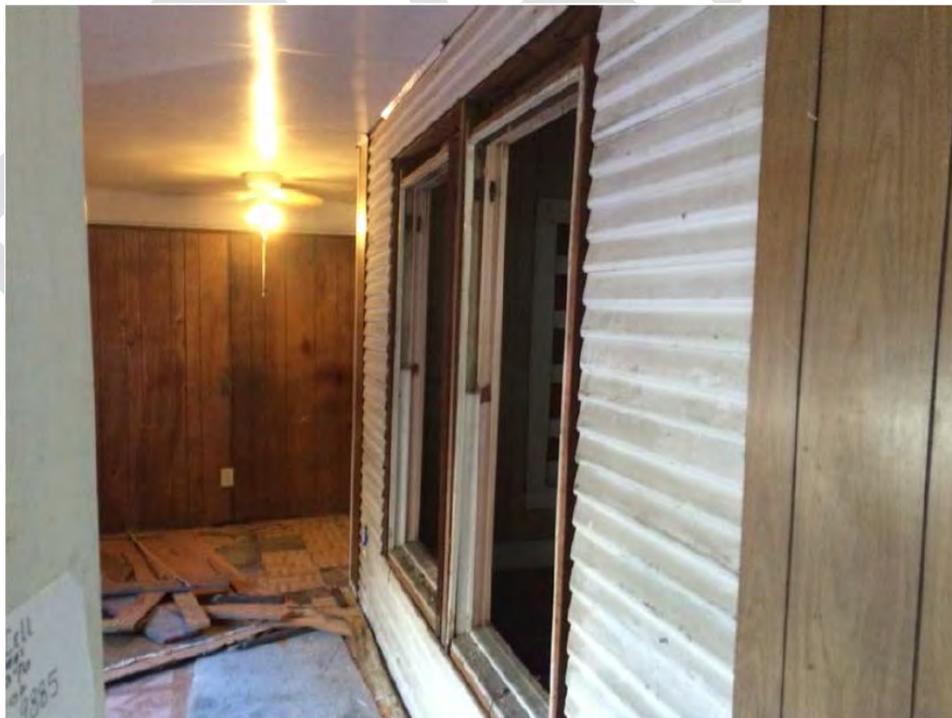
FRONT PORCH ENCLOSURE



APPLICANT PHOTOS



Inside of front porch



Inside of front porch

PROJECT DETAILS

Shape/Mass: The existing residence measures 33' wide by 38' 6" deep and features an eave height of 11' 1" and a ridge height of 19' 3". The existing home features an offset front porch that was enclosed and a 21' 2" deep by 6' 8" wide east side addition.

The porch enclosure and side addition will be removed. The proposed new addition will measure 43' 11" wide by 55' 2" deep and will feature an eave height of 22' 5" and a ridge height of 33' 3". The addition will encroach on the existing structure by 18' 3". The addition will feature an attached front facing garage at the southeast corner of the property with a 14' deep second floor overhang above the garage portal.

Setbacks: The existing structure is setback 13' 6" from the front property line, 5' from the west property line and 12' 6" from the east. The addition will be built to 3' of the east and west property lines. The front setback will not be changed.

Foundation: The existing structure is situated on a pier and beam foundation with a 2' 6" tall finished floor height measured from existing natural grade. The addition will feature a matching foundation.

Windows/Doors: The existing residence features historic wood 1-over-1 windows. These will be retained. The window openings and framed currently covered by the front porch enclosure and the side addition are intact, though the sashes have been lost. The applicant proposes to install sash pack windows within these existing openings when the addition and porch enclosure are removed. The addition will feature wood 1-over-1 and casement windows.

A historic wood and glass divided lite craftsman style door exists behind the existing non-original front porch enclosure within its original opening. This door will be retained.

Exterior Materials: The existing residence features historic 117 siding. The siding that has been enclosed by the porch enclosure is intact. The addition will feature horizontal lap cementitious cladding with a 4" reveal.

The existing brick porch columns will be retained.

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

Front Elevation: A non-original front porch enclosure will be removed, restoring the historic open porch. The existing brick columns, front door, window openings, and cladding will be retained. The 2nd story addition will span to within 3' of each side property line. The addition will feature four casement windows and two front facing gables.

(North)

Side Elevation: A non-original side addition and porch enclosure will be removed. The cladding and window openings behind the non-original addition will be retained. The addition will encroach upon the rear 18' 3" of the existing structure. The addition will feature a 14' deep overhang at the garage portal. The first floor of the addition will feature a window, a door, and a covered side porch. The second floor will feature four windows.

(East)

Side Elevation: The addition will encroach over the rear 18' 3" of the original structure. The first floor of the addition will feature 2 windows and a covered side porch. The second floor will feature 7 windows.

(West)

Rear Elevation: The south elevation is not visible from Euclid Street.

(South)

DRAFT