

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Jeremy McFarland, Brickmoon Design, for Chris and Emily Heasley, owner

Property: 714 Highland Street, Lot 4, Block 34, Woodland Heights Subdivision. The property includes a historic 1,490 square foot one-story wood frame single-family residences and detached non-contributing two-story garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1909, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a two-story 1,193 square foot addition over an existing one-story rear addition to connect the residence to an existing two-story garage.

- The proposed addition will have a ridge height of 28’ and an eave height of 21’
- Although the western wall of the existing addition is to remain, a piece of trim board will be installed to delineate the original portion; the eastern portion of the addition will be inset 1’

See enclosed application materials and detailed project description on p. 5-22 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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 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, 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; | |
| <input checked="" type="checkbox"/> | <input 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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



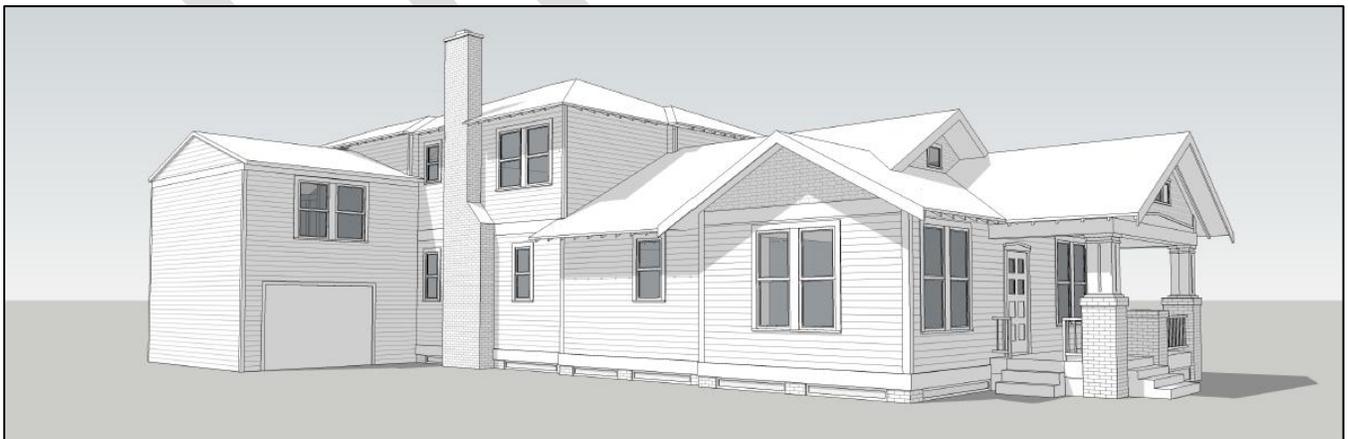
3D RENDERING

PROPOSED



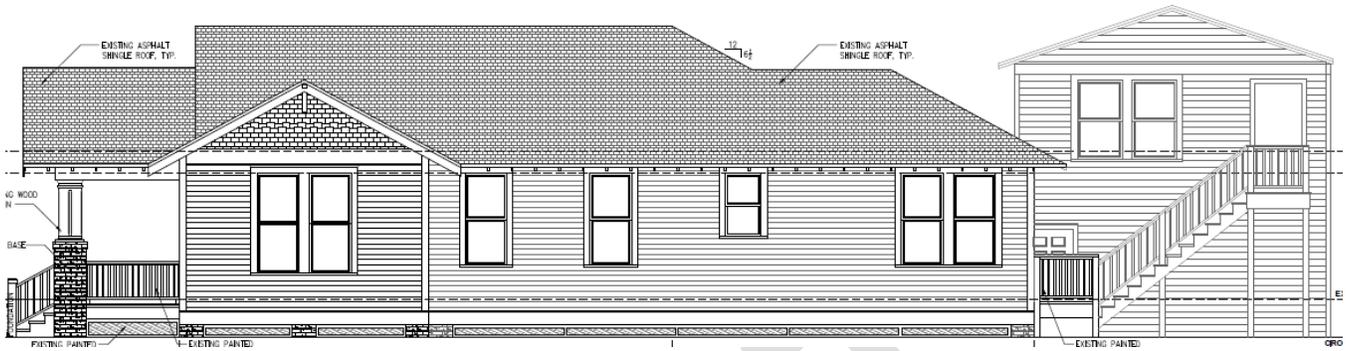
3D RENDERING

PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

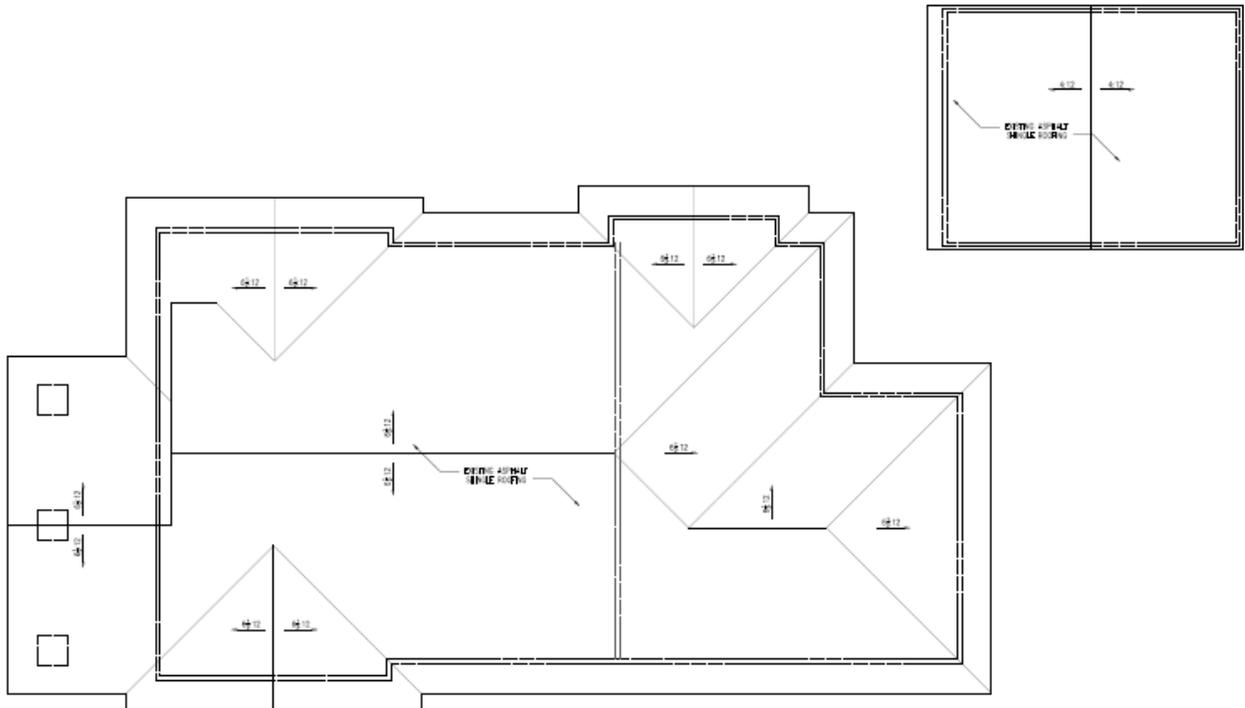


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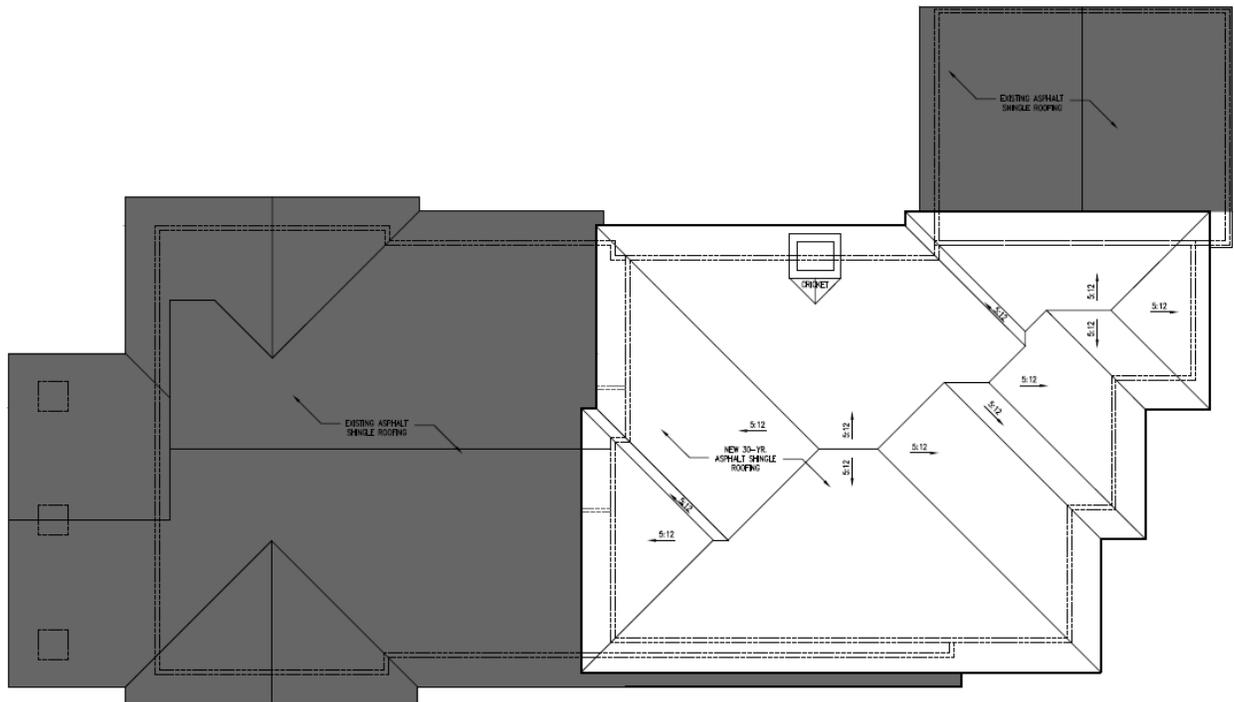




ROOF PLAN
EXISTING

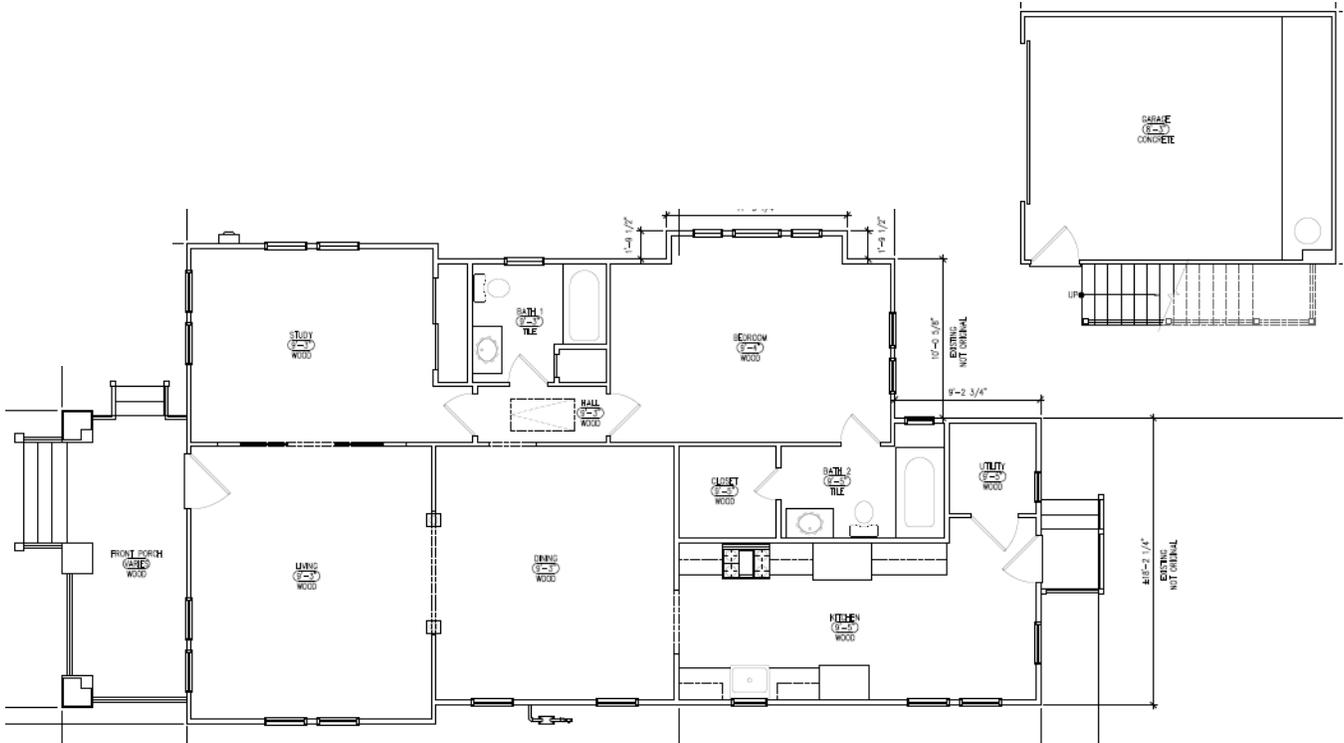


PROPOSED

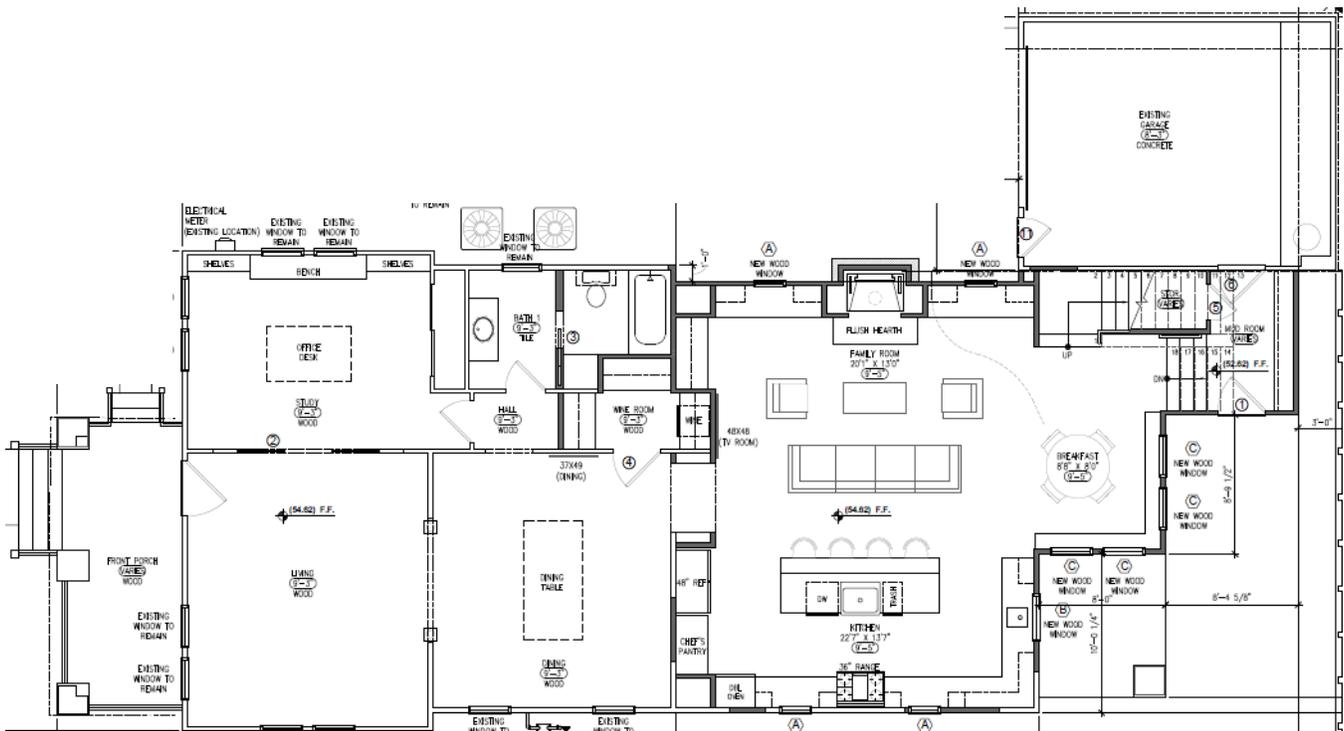


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING

EXISTING WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(B)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(C)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(D)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(E)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(F)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(G)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(H)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(I)	1	2'-4"	4'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(J)	1	2'-7"	4'-7"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(K)	1	2'-7"	4'-7"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(L)	1	2'-7"	4'-7"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(M)	1	2'-0"	4'-9"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(N)	1	1'-3"	1'-10"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(O)	1	2'-3"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(P)	1	2'-3"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(Q)	1	1'-11"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(R)	1	3'-0"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(S)	1	1'-11"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(T)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(U)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(V)	1	EXISTING SIZE		EXISTING WINDOW (ORIGINAL) TO REMAIN
(W)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(X)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(Y)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(Z)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
EXISTING EXTERIOR DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMAIN (ORIGINAL)
(2)	1	2'-8"	6'-8"	REAR DOOR TO BE REMOVED (NOT ORIGINAL)
(3)	1	3'-0"	6'-8"	SIDE DOOR @ GARAGE TO BE REMOVED (NOT ORIGINAL)
(4)	1	10'-0"	7'-0"	GARAGE DOOR TO REMAIN (NOT ORIGINAL)
(5)	1	3'-0"	6'-8"	DOOR @ GUEST BEDROOM TO BE REMOVED (NOT ORIGINAL)

WINDOW / DOOR SCHEDULE

PROPOSED

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
Ⓐ	4	2'-0"	4'-6"	DOUBLE HUNG (KITCHEN, FAMILY ROOM)
Ⓑ	1	2'-6"	4'-6"	DOUBLE HUNG (KITCHEN)
Ⓒ	4	2'-8"	5'-6"	DOUBLE HUNG (BREAKFAST)
Ⓓ	3	2'-0"	3'-6"	DOUBLE HUNG (MASTER BATH, NOOK, STAIR LANDING)
Ⓔ	3	2'-6"	5'-0"	DOUBLE HUNG (MASTER BEDROOM)
Ⓕ	4	2'-8"	5'-0"	DOUBLE HUNG (MASTER BEDROOM)

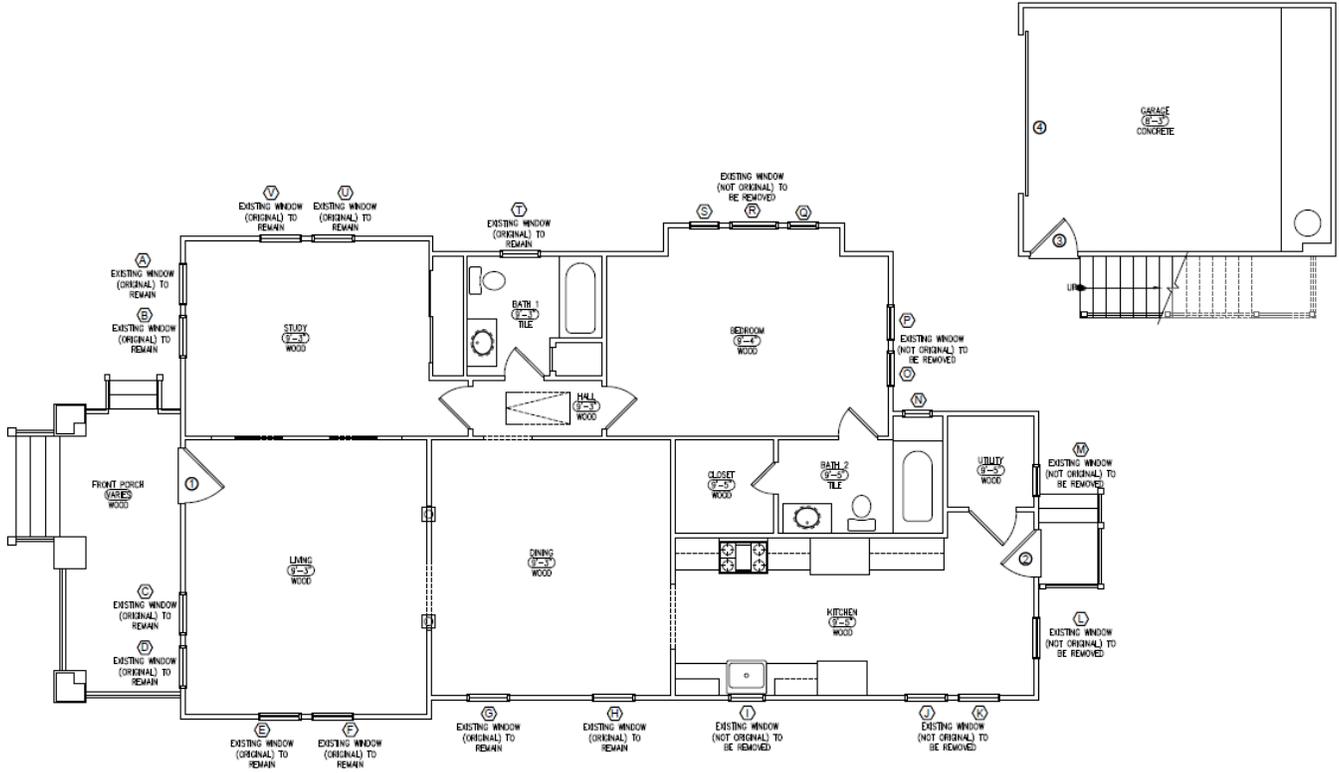
DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR DOOR (MUD ROOM)
②	2	3'-0"	6'-8"	INTERIOR PANELED POCKET DOOR (STUDY)
③	1	2'-4"	6'-8"	INTERIOR PANELED POCKET DOOR (BATH 1)
④	1	3'-0"	6'-8"	INTERIOR PANELED DOOR (WINE ROOM)
⑤	1	2'-4"	6'-8"	INTERIOR PANELED DOOR (STORAGE)
⑥	1	3'-0"	6'-8"	EXTERIOR PANELED DOOR FIRE RATED (GARAGE)
⑦	4	2'-4"	6'-8"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSET, BATH 3)
⑧	3	2'-8"	6'-8"	INTERIOR PANELED DOOR (MASTER BEDROOM, BEDROOM 2, 3)
⑨	1	3'-0"	6'-8"	INTERIOR PANELED DOOR (UTILITY)
⑩	2	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (CLOSET 2, 3)
⑪	1	2'-6"	6'-8"	EXTERIOR DOOR (GARAGE)

NOTE:

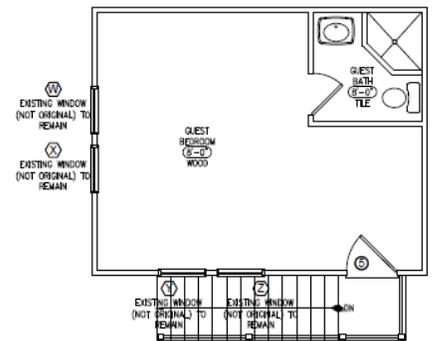
THE MOUNTING PROFILE OF PROPOSED WINDOWS FOR THE ADDITION WILL BE RECESSED
THE MATERIAL OF THE PROPOSED NEW WINDOWS ARE WOOD

WINDOW / DOOR SCHEDULE

EXISTING KEY MAP
FIRST FLOOR



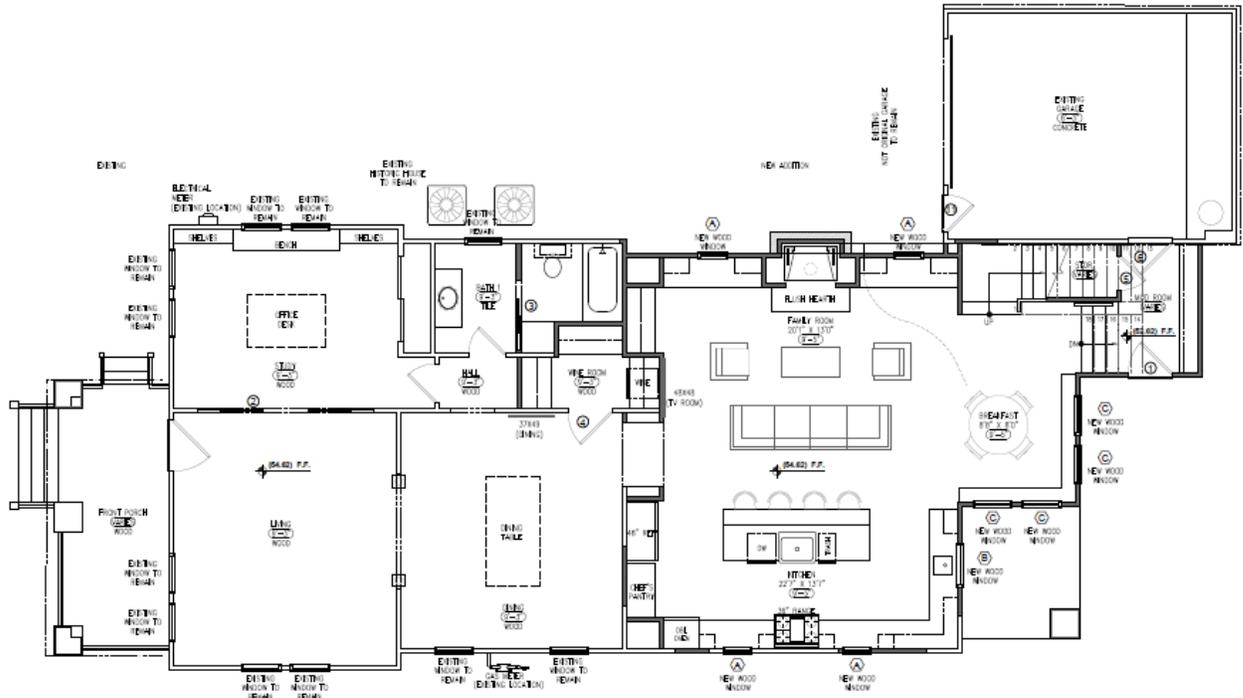
SECOND FLOOR



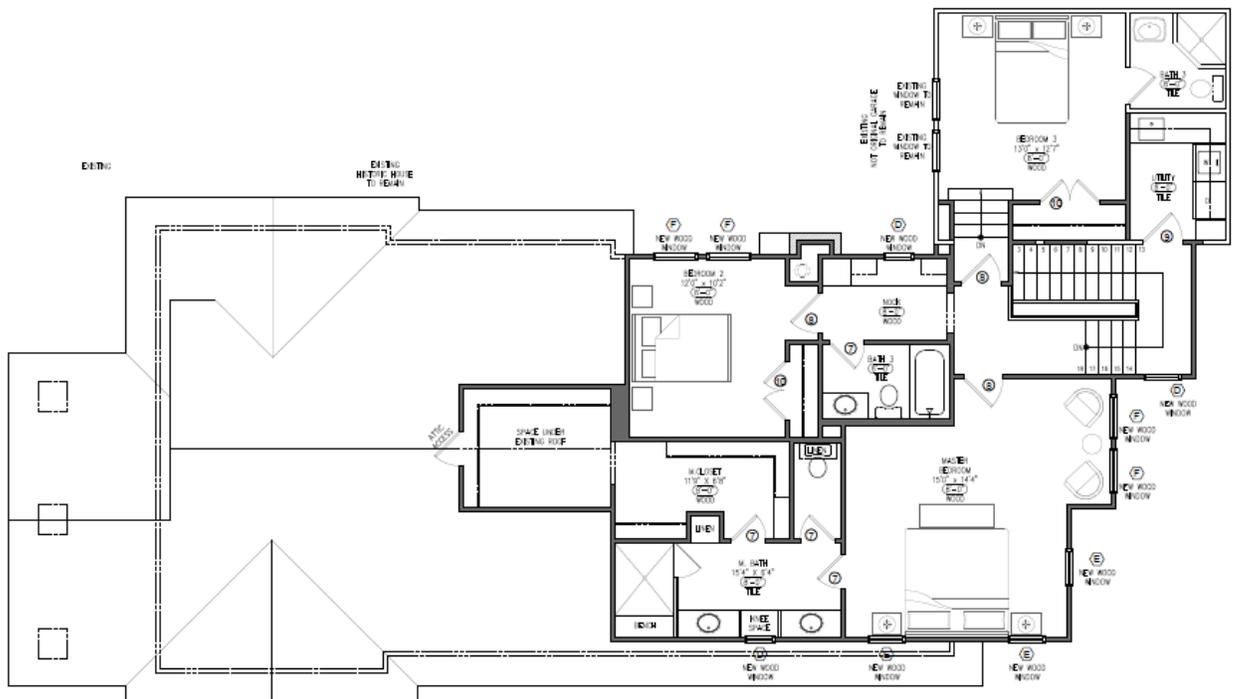
WINDOW / DOOR SCHEDULE

PROPOSED KEY MAP

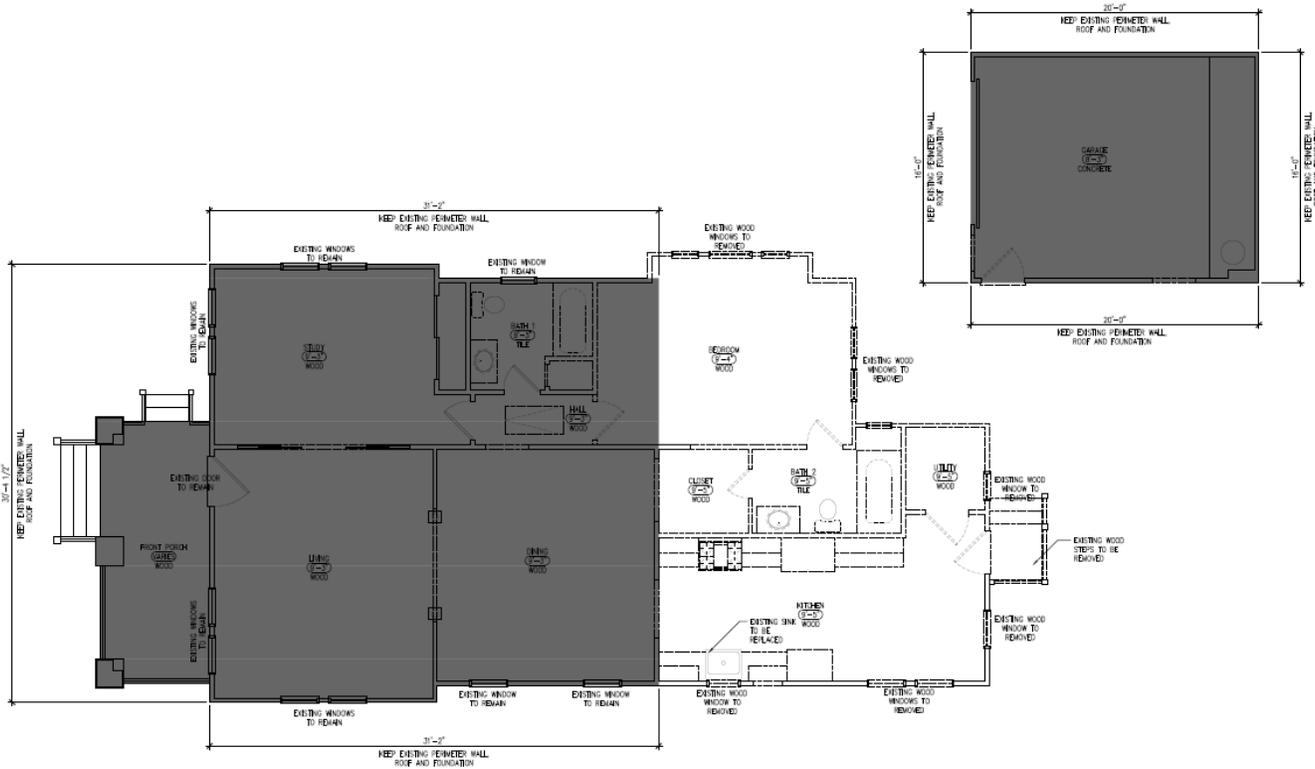
FIRST FLOOR



SECOND FLOOR



Demolition Plan

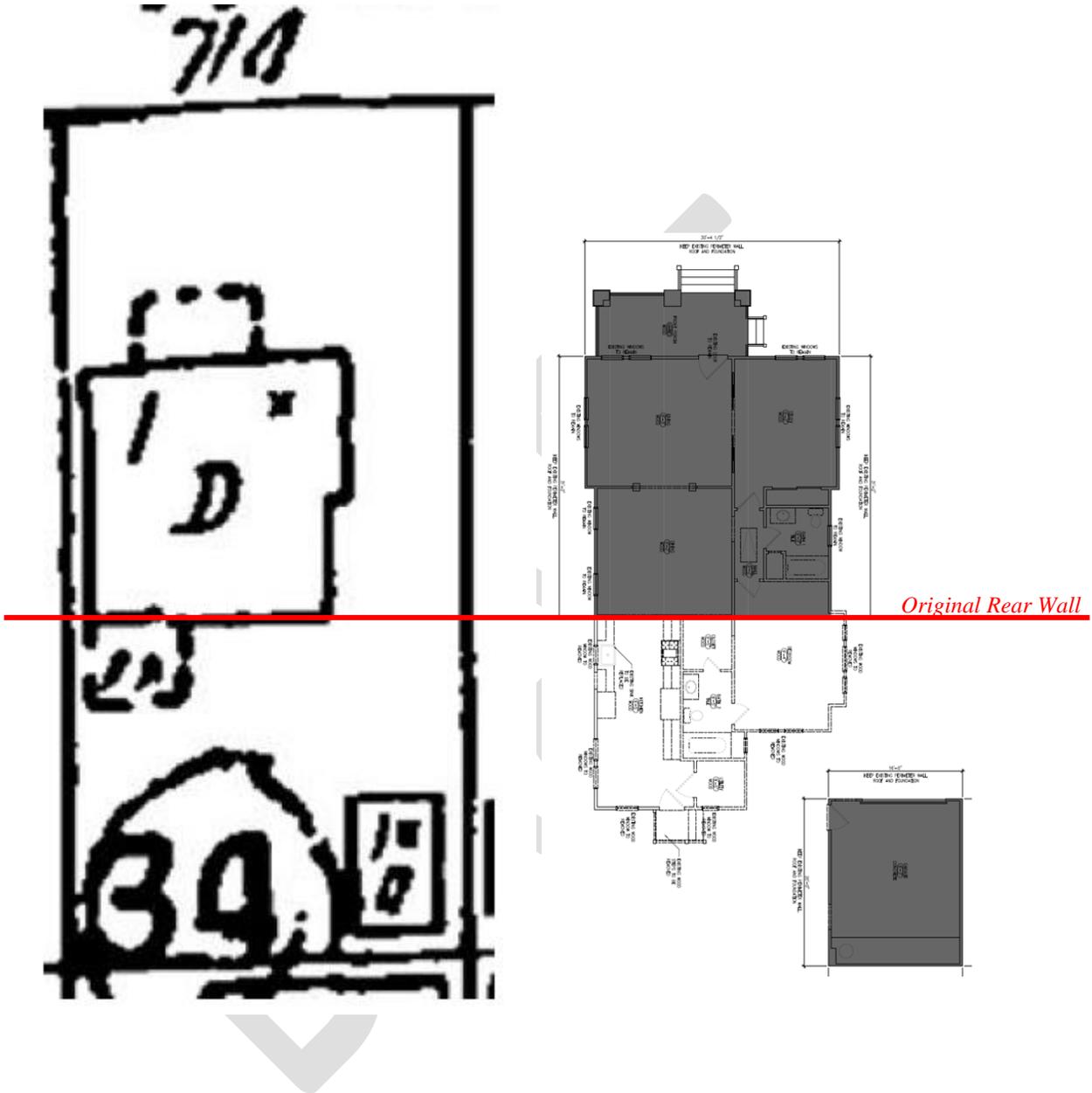


LEGEND

- EXISTING TO REMAIN
- DEMO
- EXISTING FOUNDATION, EXTERIOR WALLS AND ROOF TO REMAIN.

NOTE:
 CONTRACTOR TO FIELD VERIFY THE EXTENT OF DEMOLITION AS IT PERTAINING TO CONSTRUCTABILITY. REPAIR OR REPLACE ALL EXISTING WINDOWS AS NEEDED (FIELD VERIFY)

SANBORN MAP



PROJECT DETAILS

Shape/Mass: The existing 1,810 square foot residence has a maximum width of 31'-3", a maximum depth of 62'-1", and a ridge height of 19'-8". The original structure has a maximum width of 30'-4½" and a depth of 39'-1¼". The existing residence has an 18'-10" wide by 7'-11¼" deep porch. A 22'-11¼" deep addition was constructed in 1999. The addition is flush with the western wall and extends 1'-9" out from the eastern wall. A non-classified two-story garage (constructed 1999-2000) is located at the southeast rear corner of the property. The garage is 19'-10½" in width (including exterior staircase (16'-0" not including the staircase)) and 20'-0" deep. The garage has a ridge height of 21'-0".

The proposed two-story addition will be constructed over the existing prior addition and will attach the existing structure to the existing garage. The existing western wall of the addition is to remain (although the existing windows will be removed and new windows, in shifted locations and sizes, will be installed. The eastern wall of the prior addition will be removed and a new wall, inset 1'-0" from the original wall, will be constructed. The second-story of the addition will be inset 1'-0" on the western elevation. The proposed addition will have a maximum width of 27'-11¼" (to the existing garage) and a maximum depth of 39'-4". The ridge height of the addition will be 27'-10 5/8". See drawings for more detail.

Setbacks: The existing residence has a (north) front setback of 18'-0"; a west side setback of 14'-10"; an east side setback of 3'-11"; and a rear (south) setback of 19'-3".

All existing setbacks of the original structure are to remain. The proposed addition will maintain the 18'-0" north (front) setback; have a west side setback of 5'-1"; an east side setback of 16'-2 5/8"; and a south (rear) setback of 3'-0". See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'-7".

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-7" to match existing. See drawings for more detail.

Windows/Doors: The proposed residence has wood 1-over-1 double-hung wood windows. All of the windows and doors in the original portion of the house are to remain.

The proposed addition will have 1-over-1 double-hung wood windows with a recessed mounting profile. See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad in wood lap siding, which is to remain. The wood shingles in the gables will be retained. All wood windows on the original portion of the house, trim, porch elements (railing, piers, columns, steps, flooring,) are to remain. Three windows at the rear of the west elevation will be removed and replaced with two windows of a reduced size and shifted location.

The proposed addition will be clad in smooth cementitious lap siding with a 6" reveal. A piece of vertical trim board will be installed between the original structure and proposed addition. A new brick chimney will be constructed along the eastern wall of the proposed addition. See drawings for more detail.

Roof: The existing residence features a double front gable roof with a cross gable. The composition shingle roof has an eave height of 10'-9" and a pitch of 6½:12. Two decorative windows are located in the front gables. The window on the porch front gable is flanked by wood louvers. The existing roof has open eaves with an overhang of 2'-0". The existing garage has a composition shingle roof with an eave height of 17'-2" and a pitch of 4:12.

The proposed addition will have a series of hipped composition shingle roofs. The proposed eave height will be 20'-10½". See drawings for more detail.

Front Elevation: The existing north elevation features a gabled offset partial front porch to the west with a pair of windows and door. There are three brick piers with the porch roof being supported by two columns at either end. To the east of the porch is an additional pair of windows. To the east of the house is the existing garage. The garage features a single garage door on the first story and a pair of windows on the second.

(North)

All existing features on the front elevation are to remain. The proposed addition will rise above the existing structure. The front of the proposed addition will not feature any fenestration and will be topped by hipped roofs. A brick chimney rises along the eastern elevation. See drawings for more detail.

Side Elevation: The existing south elevation features the side profile of the front porch. The first bay is topped by a gable roof and features a pair of windows. To the south are an additional two windows in the original portion of the house with a single window and a pair of windows in the previously constructed rear addition. The west side of the garage features an exterior staircase with a single door on the first story and a pair of windows and door on the second story.

(West)

The proposed addition will begin at the location of the original rear wall. The rear windows from the prior addition will be removed and new smaller windows will be installed in shifted locations. A vertical trim board will differentiate the original from the existing addition. The second story of the addition will be inset from the existing western wall. Three windows will be installed on the second story. An additional window will be installed at the rear of the west elevation. See drawings for more detail.

Side Elevation: The existing north elevation features the side profile of the front porch. The first bay is topped by a gable roof and features a pair of windows. To the south is an additional window and a rear bay topped by a gable roof with a pair of windows. A small horizontal window is located at the rear. The east side of the existing garage features no fenestration.

(East)

The proposed addition will begin at the location of the original rear wall. The first story of the addition will have windows flank the chimney. The second story will have a pair of windows to the north of the chimney and a single window to the south. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

(South)