

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Robert Covington, Covington Custom Builder, owner

Property: 1911 A Crockett St, Lot 4, Block 1, Barclay Estates Subdivision. The property is a vacant interior lot, subdivided into two lots, Lot A measuring 2,604 square feet (42' x 62') and the Lot B measuring 1,596 square feet (42' x 38').

The property directly to the east contains modern three-story townhouses on small lots. On the west side at 1907 Crockett is a contributing one-story Queen Anne cottage.

Significance: The property is a vacant 2,604 square foot (42' x 62') lot [Lot A] located in the High First Ward Historic District.

Proposal: New Construction – Residence

Construct a two and a half-story 2,640 square foot residence and attached garage.

- The residence measures 25' wide by 30' deep by 32' tall with a 23' eave height;
- The front setback is 10'; side setbacks are 1'-2" from the east side, 16' from the west side.
- The residence is clad in 8" cementitious siding.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Context Area The 1900 block of Crockett contains only one contributing structure, the one-story Queen Anne cottage next door at 1907 Crockett. The properties directly to the east contain modern three-story townhouses on small lots. The opposing blockface is not within the historic district boundary.

Because there is only one contributing structure on the blockface, staff looked beyond the block to other historic district contributing structures located on the 2000 block of Crockett St as well as the contributing structures on the 1700 block of White St for compatible setbacks and features.

Public Comment: Public comment was received opposing the design. See Attachment A, pg. 20.

Civic Association: No comment received.

Recommendation: Deferral

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- The one contributing structure on this blockface has an 11' front setback. The remainder of the blockface contains modern three-story townhouses to the east of the subject property (with a 5' setback from Crockett and 3' side setback). The new structure at 1911-A Crockett has a proposed 10' front setback. It has a 16' setback from the west side property line and will be situated at least 20' east of the contributing structure at 1907 Crockett.*
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- 8" horizontal lap cementitious siding is not an appropriate feature within the context area. Smooth-finish 4" reveal horizontal lap cementitious siding would be a more appropriate siding option.*
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- The width is 25', below the typical dimensions of the contributing structures. The porch and plate heights of the first floor are in scale with the neighboring property at 1907 Crockett. The proposed structure has a third level ½ story tucked under the roof which sits on a pony wall. Although the house retains the appearance of a traditional gable-front two-story residence, this partial 3rd story makes the roof ridge slightly taller than a contributing two-story in the historic district (there are no two-story contributing structures on the blockface).*
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- The residence is a two and a half-story building, however, the first floor is in-line with the one-story contributing structures within the context area.*
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- The Design Guidelines for High First Ward have not yet been adopted, and do not contain provisions addressing this new criterion of the ordinance. The project does have proportions compatible with contributing structures in the context area, except for the partial 3rd story.*
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

HIGH FIRST WARD DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

The Design Guidelines have not been officially adopted by City Council. The draft Design Guidelines state that new construction should be no more than two stories tall. There are only two two-story contributing structures in High First Ward – one measures 40' wide by 28' tall; the other is 39' wide and 30' tall with a 23' eave.

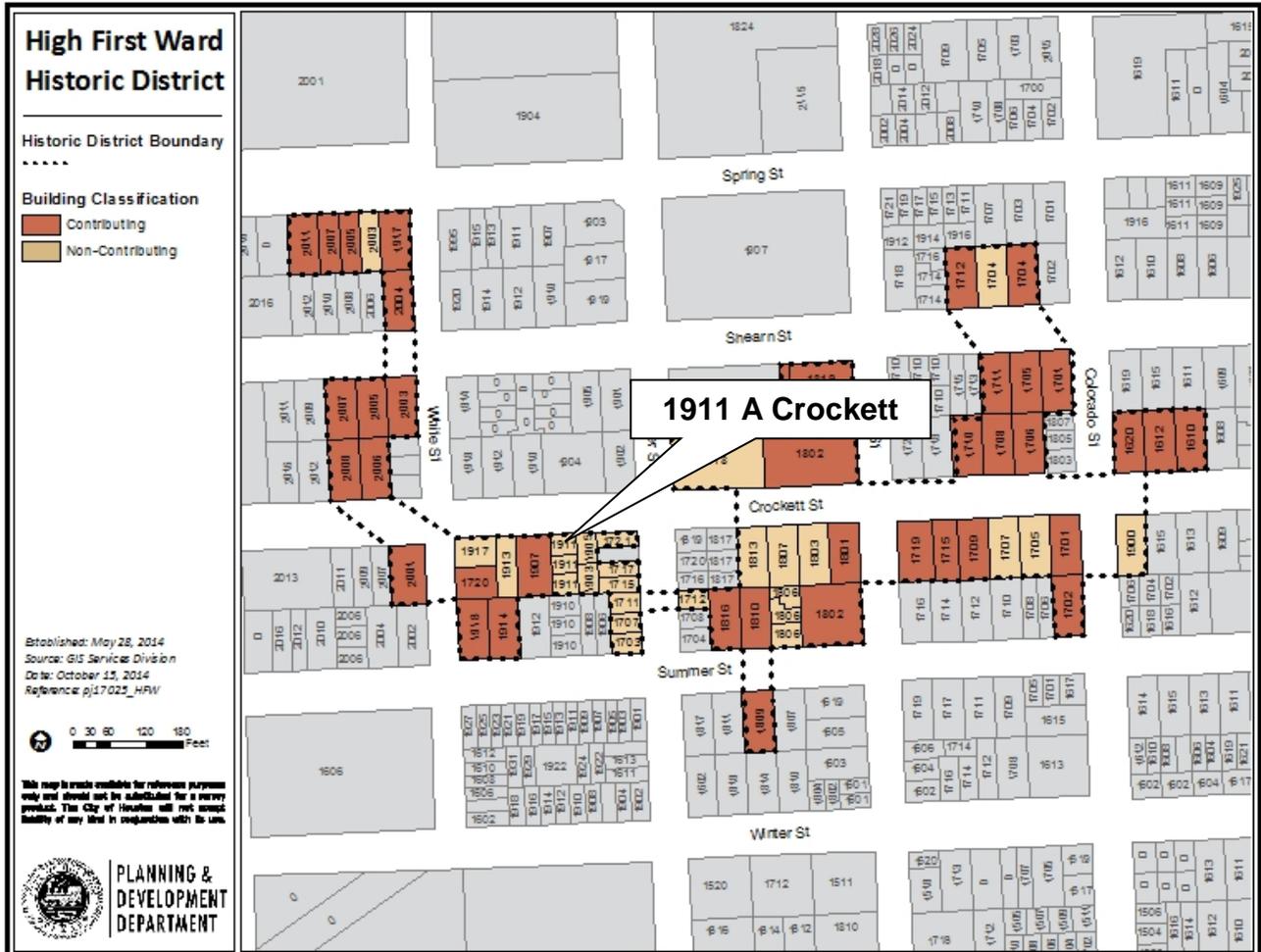
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PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CONTEXT AREA



1907 Crockett – Contributing –(neighbor)
11' front setback
32' width
26' ridge
14' eave



1720 White – Contributing (neighbor)
18' ridge
12' eave

CONTEXT AREA



2001 Crockett– Contributing –(across street)
15' front setback
39' width
22' ridge
13' eave



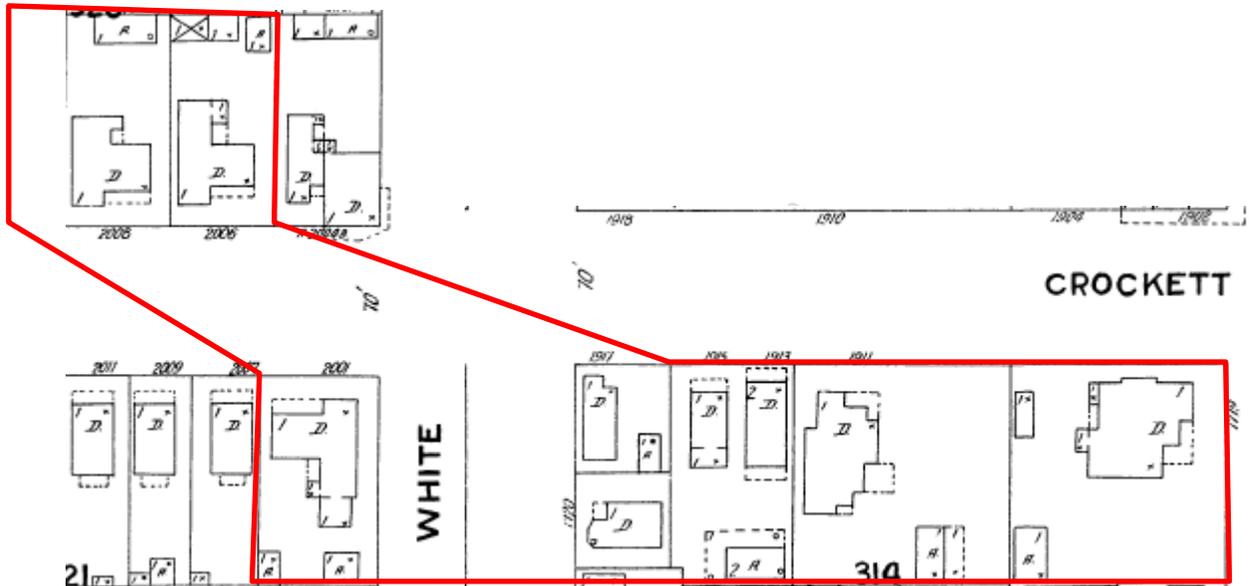
2006 Crockett– Contributing –(across street)
11' front setback
36' width
27' ridge
12' eave



2008 Crockett– Contributing (across street)
39' width
24' ridge
15' eave

SANBORN MAPS

1924-1950, Vol 2, Sheets 228, 229



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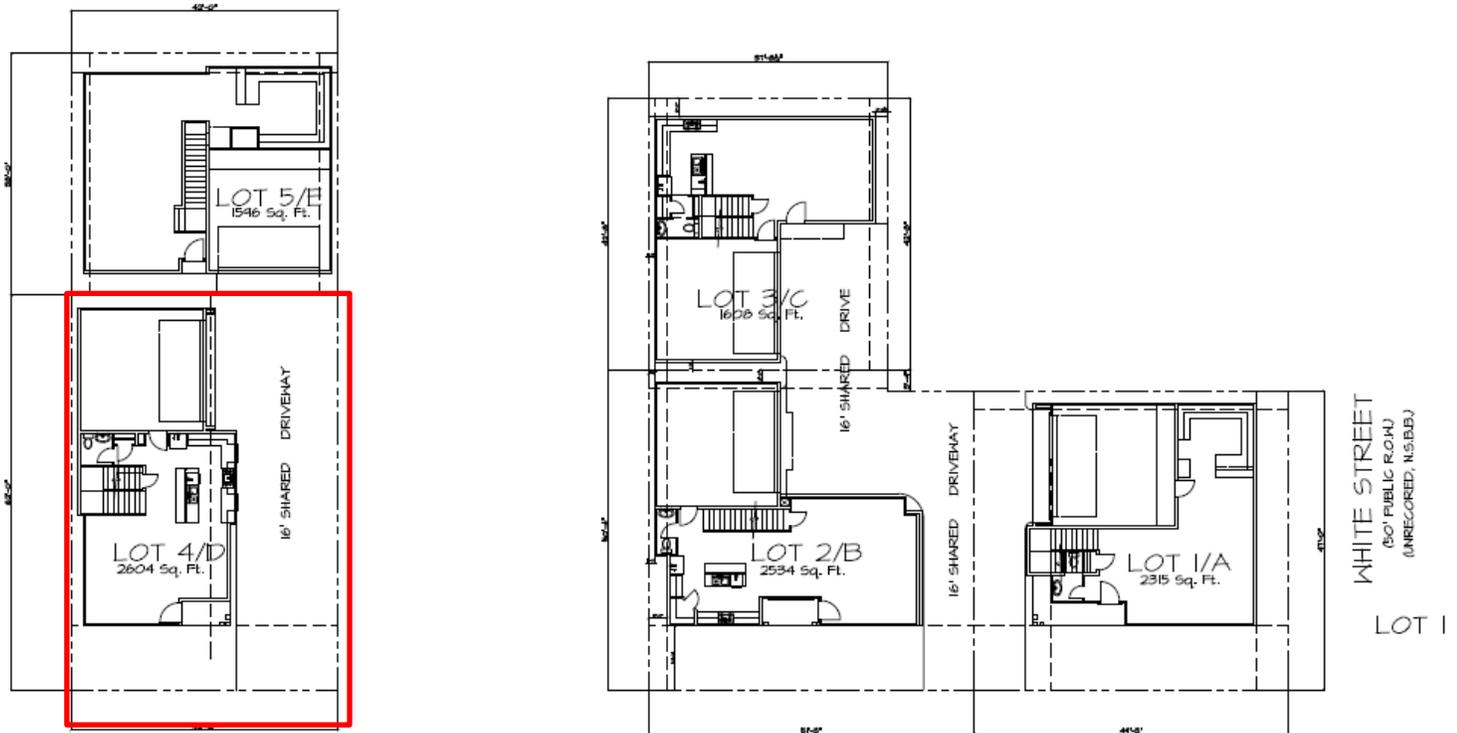
BLOCKFACE RENDERING – FRONT FACING CROCKETT STREET

PROPOSED

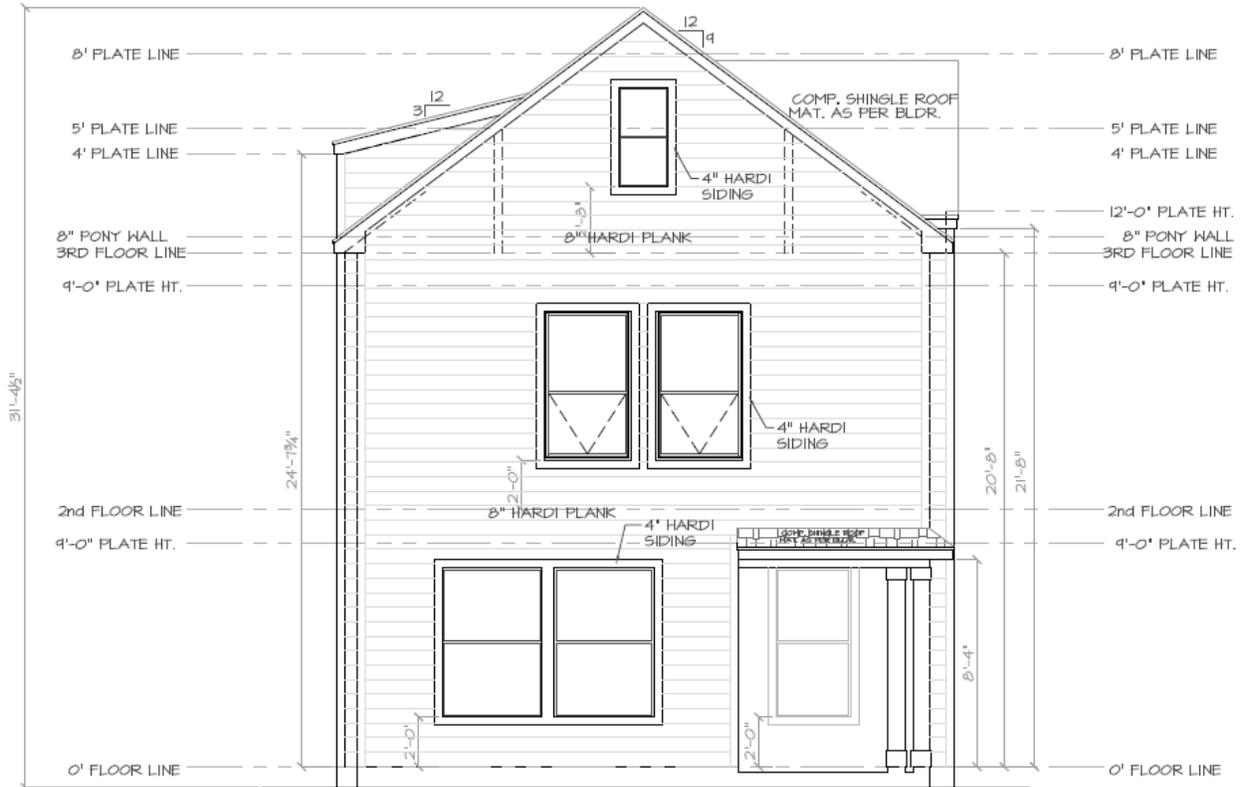


BLOCKFACE SITE PLANS

PROPOSED

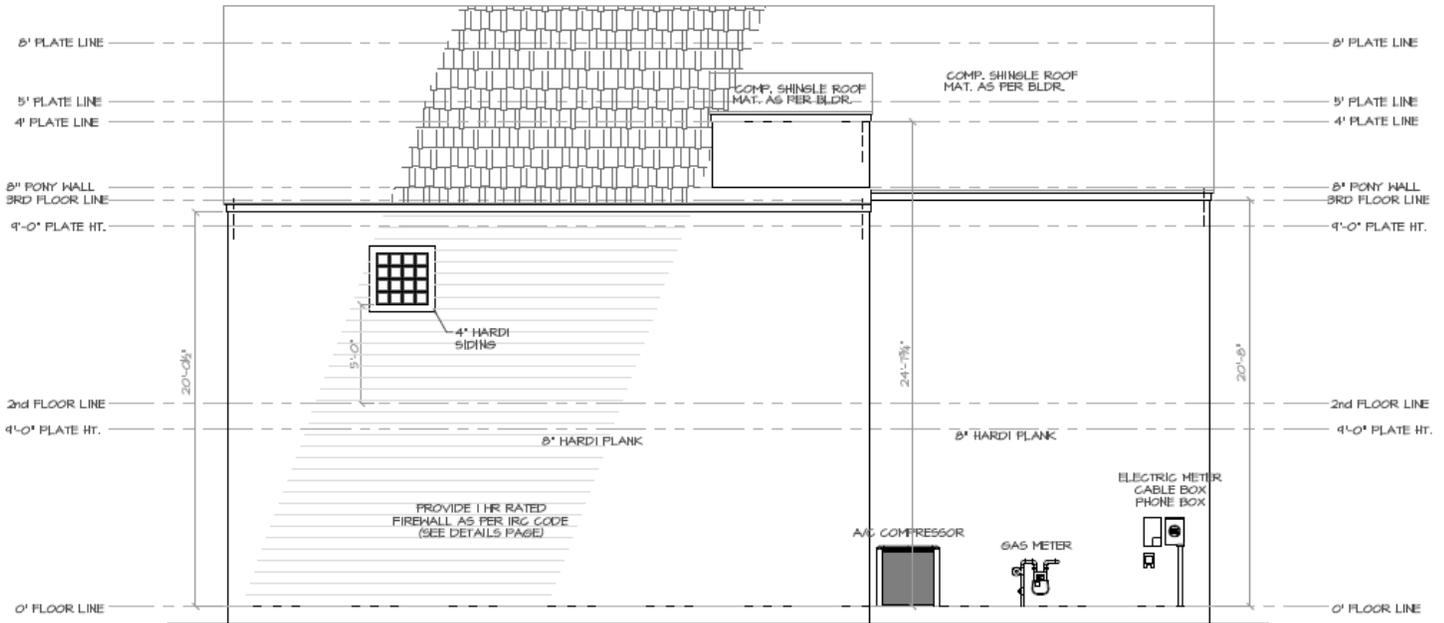


NORTH ELEVATION – FRONT FACING CROCKETT STREET
PROPOSED

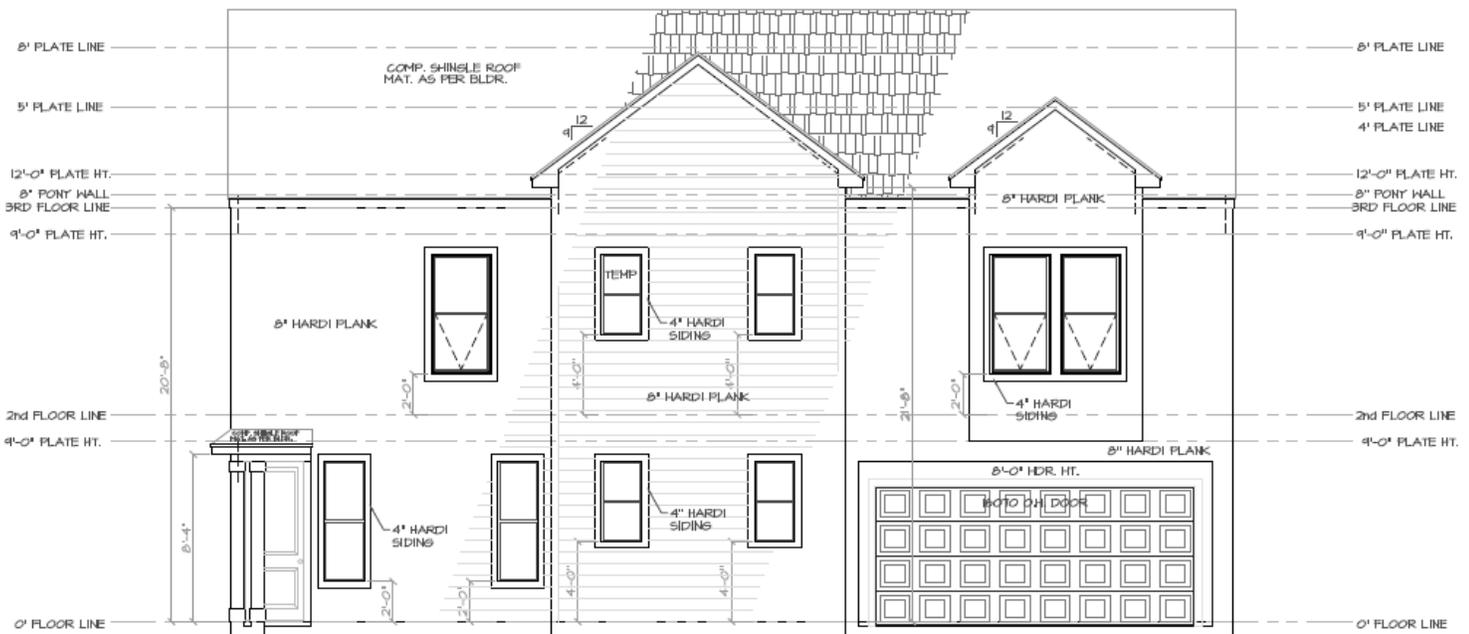


EAST SIDE ELEVATION

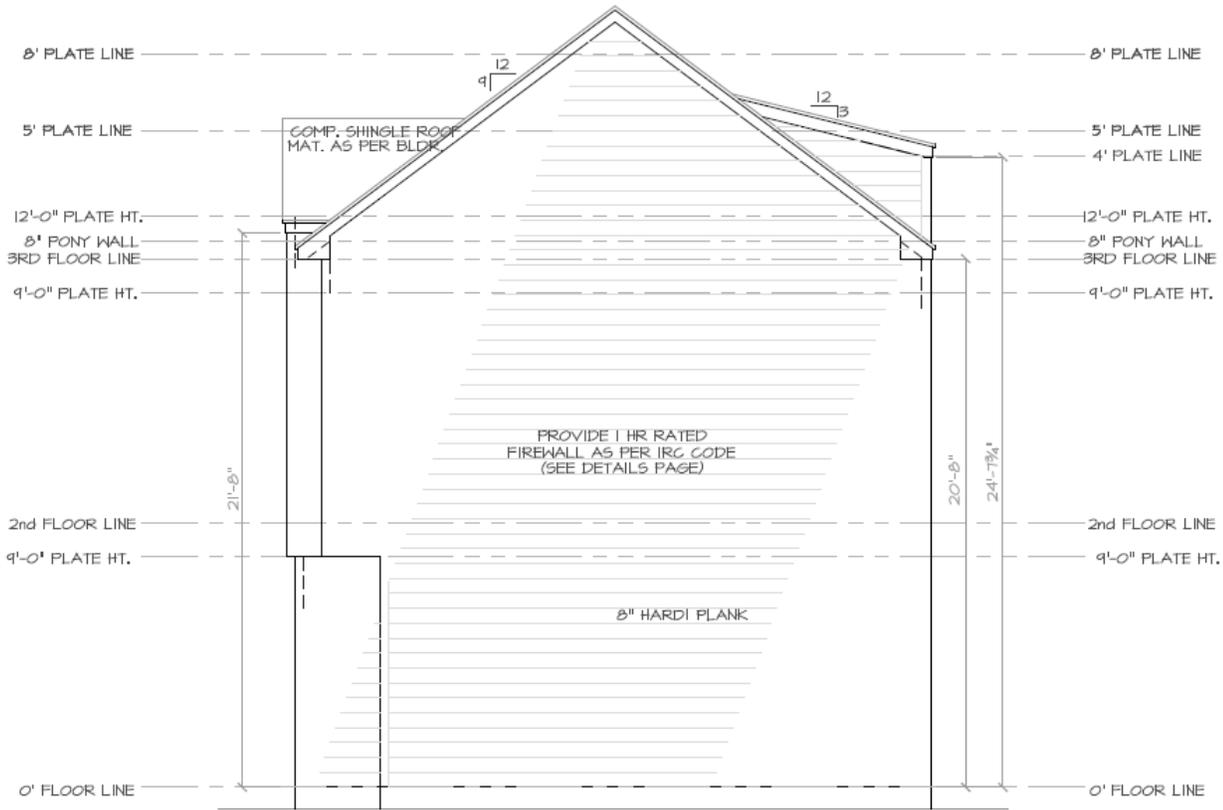
PROPOSED



WEST SIDE ELEVATION

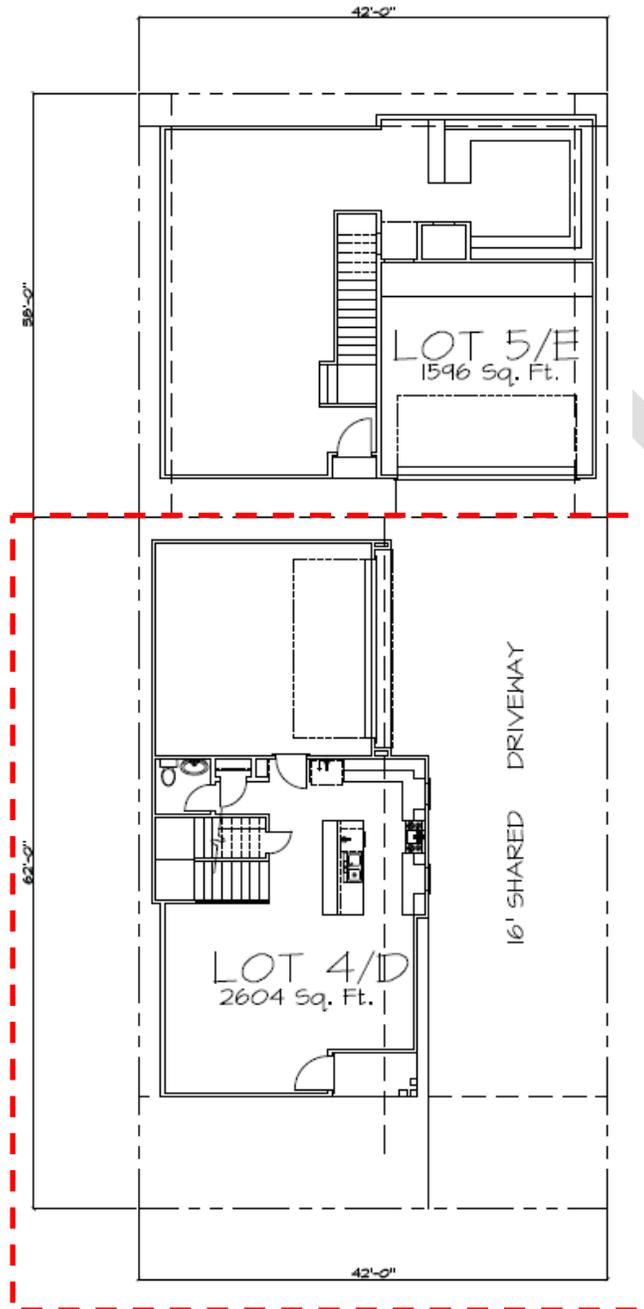


SOUTH (REAR) ELEVATION PROPOSED

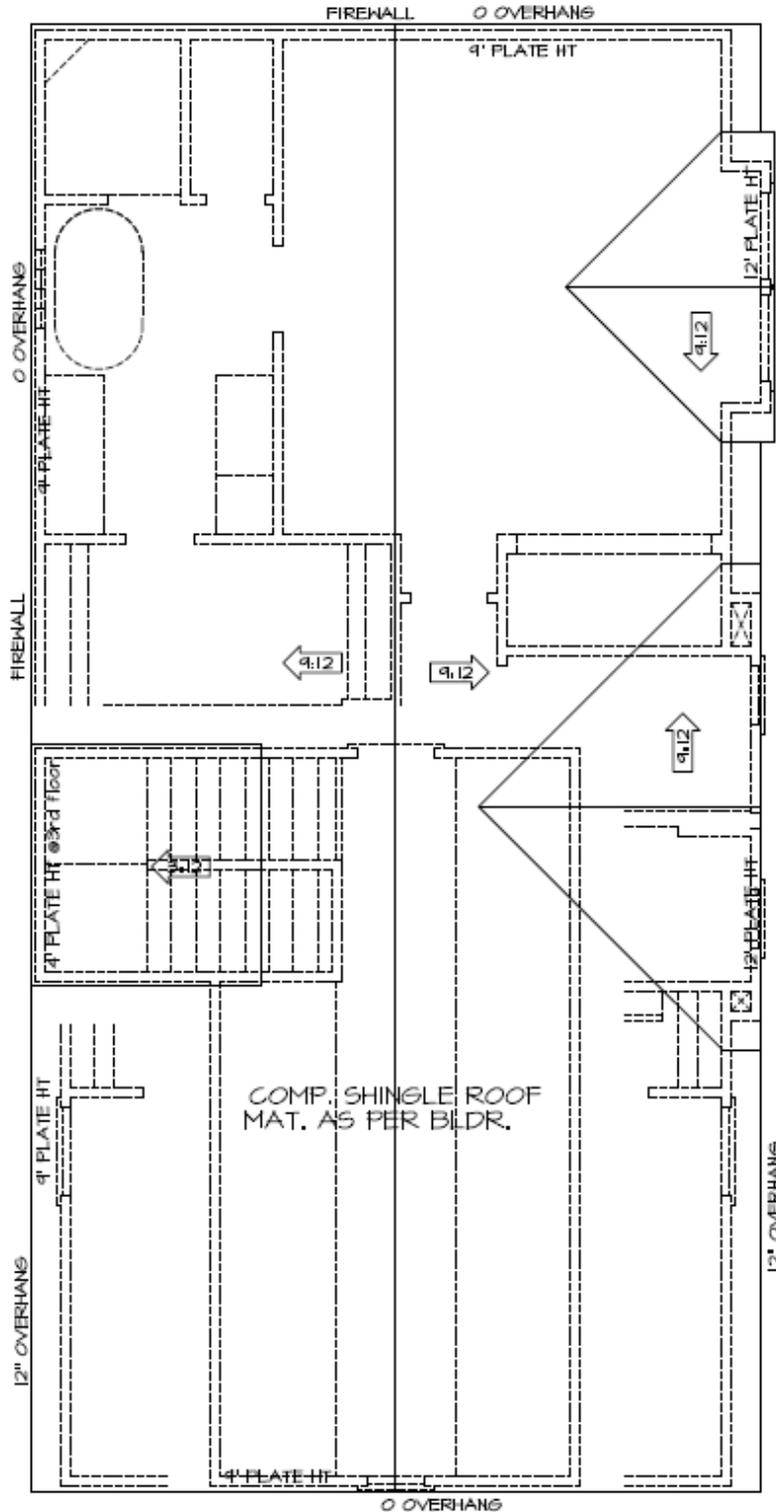


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SITE PLAN
PROPOSED

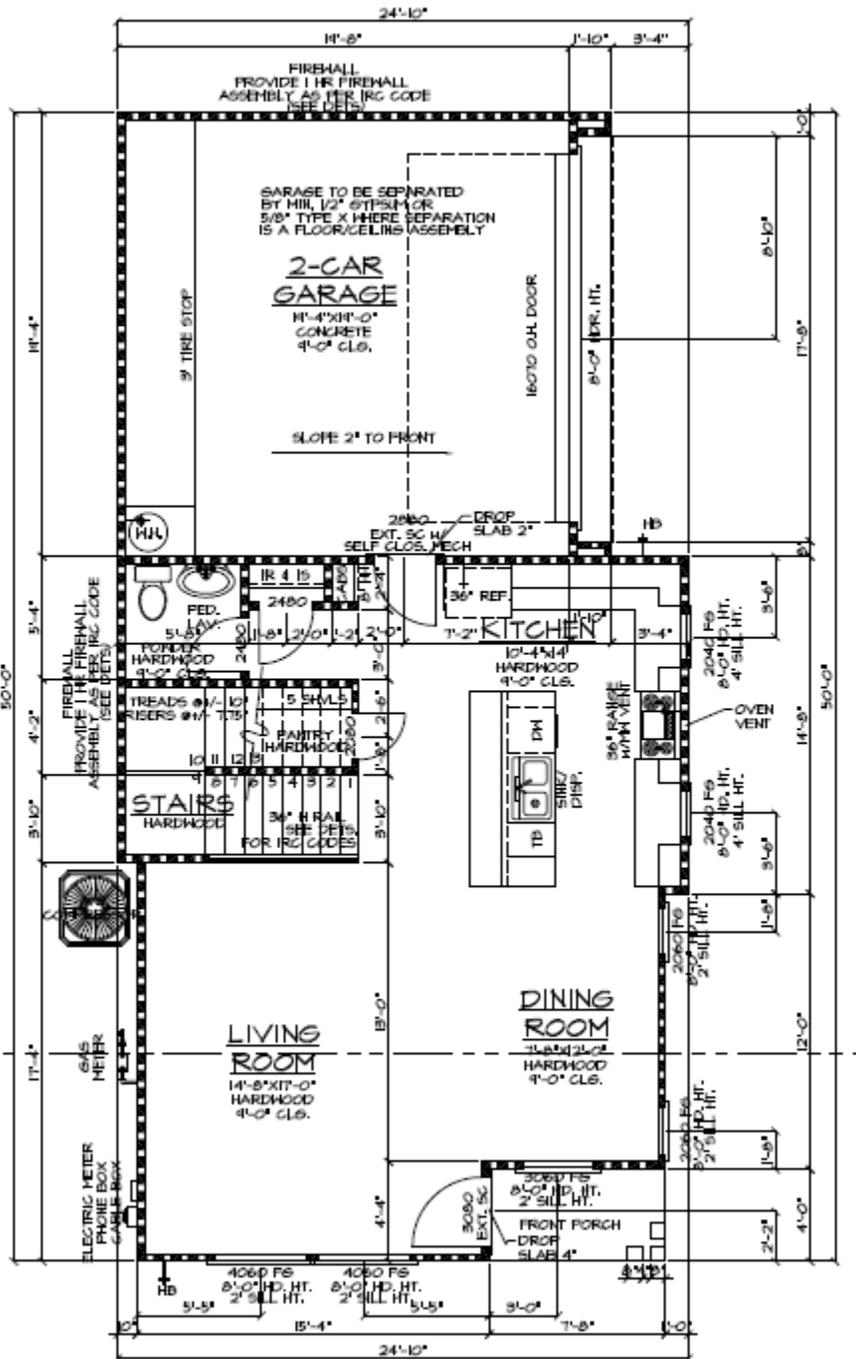


ROOF PLAN
PROPOSED



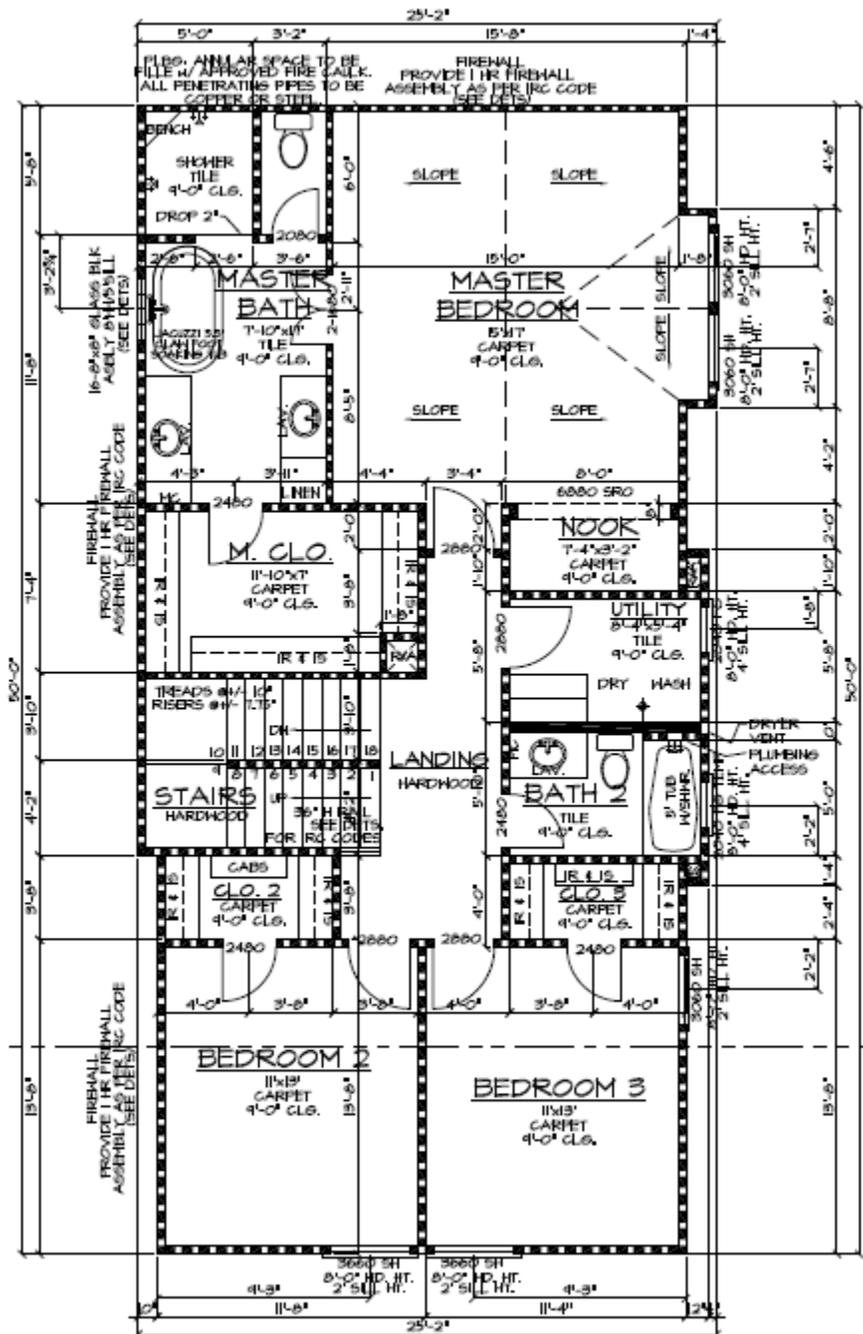
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

HFG. AS PER BLDG.

QTY	SAFETY GLS.	DESCRIPTION	VERIFY R.O. W/ HINDCH MANUFACTURE	HFG. AS PER BLDG.	
				R.O.	HER. HT.
3	NO	2'-0" x 4'-0" Fg		FIELD VERIFY	8'-0"
2	NO	2'-0" x 6'-0" Fg			8'-0"
1	NO	3'-0" x 6'-0" Fg			8'-0"
2	NO	4'-0" x 6'-0" Fg			8'-0"
3	NO	3'-0" x 6'-0" SH			8'-0"
1	NO	2'-0" x 4'-0" Fg THERP			8'-0"
2	NO	3'-6" x 6'-0" SH			8'-0"
1	NO	2'-0" x 4'-0" Fg			8'-8"

NOTE: SAFETY GLASS LOCATIONS ARE NOT NOTED AT FLOOR PLANS

FINISHED FLOOR UGHL
 NOTE:

-BLDG OWNER TO REVIEW WINDOW SCHEDULE WITH WINDOW MANUFACTURER TO INSURE R.O., SIZES, AND VERIFY EXISTING REQUIREMENTS PRIOR TO ORDERING WINDOWS.
 -ALL HER. HT. ARE FROM

FG= FIXED GLASS
 HER. HT.= HEADERS HEIGHT
 DL= DIVIDED LIGHTS
 THERP= THERMOPANED GLASS
 GRNT= CASSEMENT
 EDH= EYEBROW ARCH
 FA= FULL ARCH

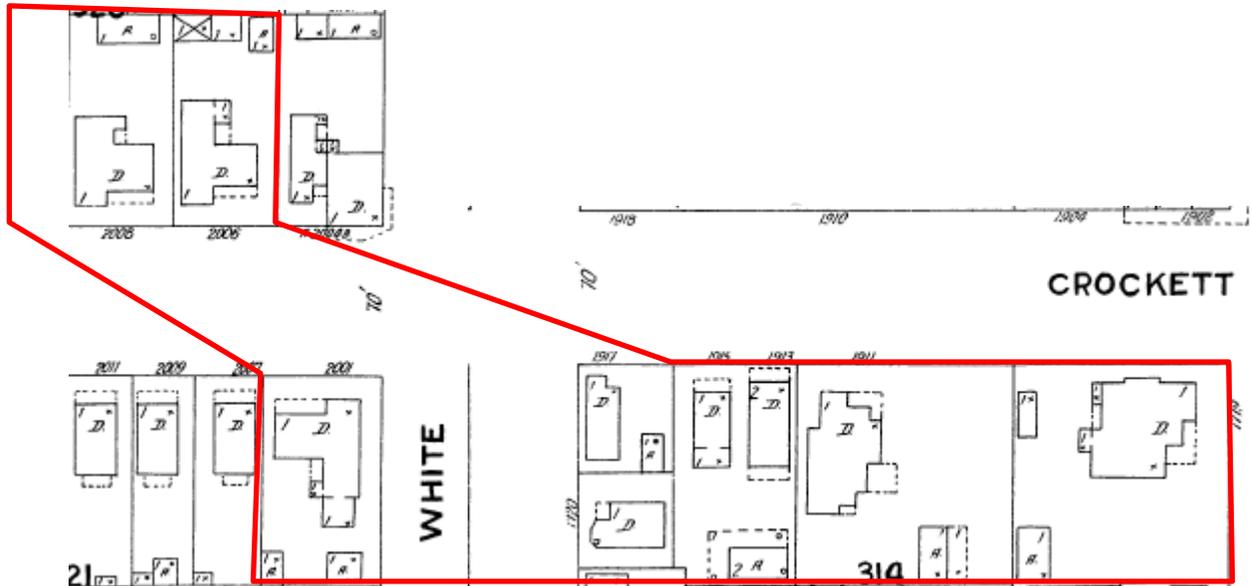
DOOR SCHEDULE

QTY	SAFETY GLS.	DESCRIPTION	HER. HT.
1	NO	2'-0"X8'-0" WITH SELF-CLOSING MECHANISM	8'-0"
1	NO	3'-0"X8'-0" EXT. SOLID CORE	8'-0"
4	NO	2'-8"X8'-0"	8'-0"
2	NO	2'-0"X8'-0"	8'-0"
6	NO	2'-4"X8'-0"	8'-0"
1	NO	2'-11"X8'-0"	8'-0"
1	NO	16'-0"X 7'-0" OVER HEAD DOOR	7'-0"

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SANBORN MAPS

1924-1950, Vol 2, Sheets 228, 229



PROJECT DETAILS

Shape/Mass: The new residence measures 25' wide by 30' deep by 32' tall.

Setbacks: The residence is setback 10' from the front, 1'-2" from the east side, 16' from the west side and 2' from the rear property lines.

Foundation: Foundation height is 1' above grade.

Windows/Doors: The residence will use 1-over-1 windows, pedestrian doors and a garage door.

Exterior Materials: The residence will be clad in 8" cementitious siding.

Roof: The roof is a front gable with a shed and cross-gable. The pitch of the main roof is 9-over-12 with eaves heights of 21'-8", and 22'-8". The shed dormer has a pitch of 3-over-12. The porch eave height is 9'-4".

Front Elevation: Please see elevation drawings for details.
(North)

Side Elevation: Please see elevation drawings for details.
(East)

Side Elevation: Please see elevation drawings for details.
(West)

Rear Elevation: Please see elevation drawings for details.
(South)

ATTACHMENT A

PUBLIC COMMENT – Evan and Laura Michaelides

Comments on proposed new construction in High First Ward Historic District

1911A, 1911B, 1913A, 1913B, 1917 Crockett Street

February 13, 2016

1. Site plans

- 1.1. A site plan is required for a COA application. Each of these applications includes a drawing labeled "Site Plan". However, these purported site plans do not indicate the orientation of the proposed buildings to the surrounding streets or to each other. In addition, the elevations are listed as "left", "right", etc. instead of the usual "north", "south" etc. All this is contrary to industry standards, and makes the site plans very difficult to decipher. This needs to be addressed in order to make the proposed plans more readily understandable.
- 1.2. Given the close proximity and interrelationships of the proposed buildings with one another, a site plan should be provided that covers all the buildings in the project so that what is being proposed can be understood.
- 1.3. With respect to the applications for 1911A and 1911B Crockett: according to the records available online, the 5,000 square foot lot in question is platted into 3 lots, so one might have expected to see applications for 1911A, 1911B and 1911C. However, no COA application for 1911C appears to have been made. Are we to understand that the 5,000 square foot lot is being replatted into two instead of three, i.e., that 1911A and 1911B are going to take up the full 5,000 square feet? This is another point that the site plan should have made clear, but doesn't.
- 1.4. The historic/contributing structure at 1907 Crockett is known to encroach on its neighbor to the west (1913 Crockett). This encroachment is not shown on the site plan. This omission is significant, since it affects the actual distance that will separate the new structure at 1913 from the existing one at 1907.
- 1.5. A 10' setback from the street is noted. This is out of character for the District, where setbacks of 15 feet or more are prevalent on contributing structures. Is this permissible?

2. Massing

- 2.1. The contributing structures in the High First Ward Historic District include both single-story and two-story structures. However, it is not a random mixture; single-story structures are overwhelmingly prevalent. In fact, there are only two two-story contributing structures in the District: 1809 Summer and 2007 Shearn. Everything else is single-story. The overall proposal to add no fewer than five two-story structures in close proximity to each other is highly unbalanced and not compatible with the contributing structures in the District. Worse, the

existing historic structure at 1907 Crockett would be sandwiched in the middle of all this new construction which would loom over it, resulting in a classic example of what historic districts are intended to avoid.

- 2.2. In addition, several of the proposed structures (1911A, 1911B, 1913B) stretch the definition of what can be considered a two-story structure. By incorporating dormers (in order to capture additional living space in an area which in a traditional historical structure would be an unfinished attic), they create additional massing, worsening the contrast with and dwarfing of 1907 Crockett and the other contributing structures. These proposed new buildings are really two-and-a-half-story structures.

3. Materials

- 3.1. 8" hardie plank has been specified throughout. This material is cheap-looking and not in keeping with the historic structures in the District. 4" plank should be used instead. Additionally, the texture of the planks to be used is not noted; flat-texture planks should be used.
- 3.2. Glass block has been specified in all of the designs. This material does not seem appropriate for a historic district.
- 3.3. Many of the windows in the designs are large, single-pane fixed windows. This type of window does not seem appropriate to this historic district. 1-over-1 and 2-over-2 double-hung windows are the norm in this district.

4. Other design issues

- 4.1. On a number of the sides of the proposed structures, there are no windows at all. This is out of character for the contributing structures in the District.
- 4.2. Many of the rooflines are excessively complicated and thus not compatible with the contributing structures in the District.