CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Bicycle Bungalows, owner

Property: 509 Teetshorn Street, Lot 14, Block 24, Woodland Heights Subdivision. The property includes a historic 980 square foot, one-story wood frame single-family residence situated on a 6,350 square foot (50' x 127') interior lot.

Significance: Contributing craftsman residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition *Resubmittal*

Construct an approximately 1,470 square foot two story addition and one-story garage at the rear of the existing structure.

- The proposed addition has an eave height of 19' and a ridge height of 24'.
- The existing garage will be demolished.
- The proposed garage will have an eave height of 9'-6" and a ridge height of 14'.
- The addition will be clad in cementitious siding.
- Existing windows will be rebuilt as necessary.
- Replace a non-original front door with a custom Craftsman style wood door.
- Repair or replace damaged wood with in-kind materials.

See enclosed application materials and detailed project description on p. 7-27 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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.

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PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CONTEXT AREA

505 Teetshorn Street – Contributing – 1915 (neighbor)

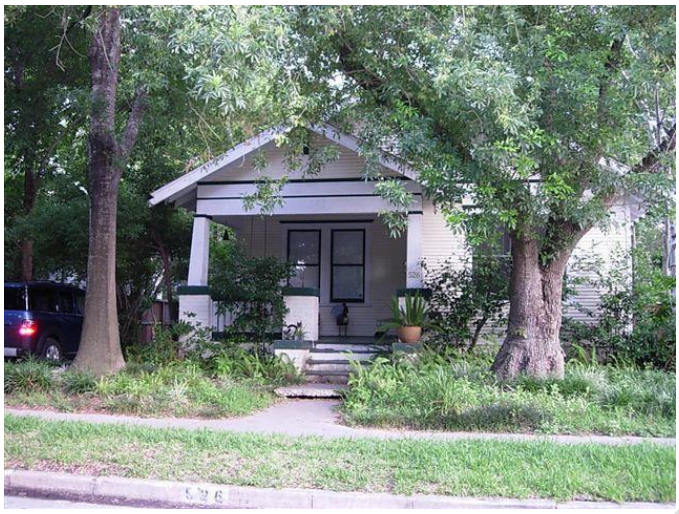
513 Teetshorn Street – Contributing – 1915 (neighbor)

520 Teetshorn Street– Contributing – 1915 (across street)

524 Teetshorn Street– Contributing – 1924 (across street)

519 Teetshorn Street– Contributing – 1915 (neighbor)

523 Teetshorn– Contributing – 1916 (neighbor)



526 Teetshorn Street– Contributing – 1924 (neighbor)

525 Teetshorn Street– Contributing – 1920 (across street)

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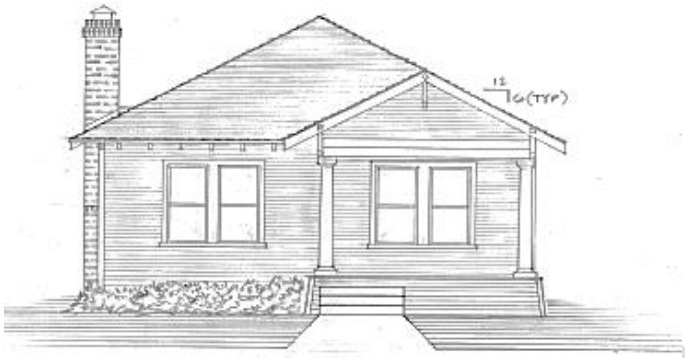
3D RENDERING – FRONT FACING TEETSHORN

PROPOSED

3D RENDERING – SIDE

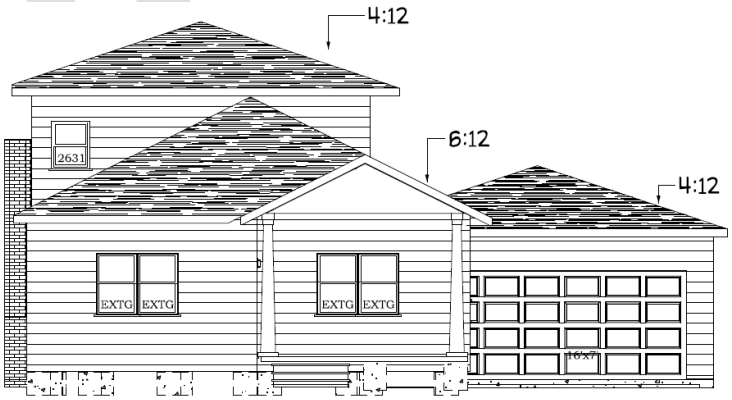
SOUTH ELEVATION– FRONT FACING TEETSHORN

EXISTING



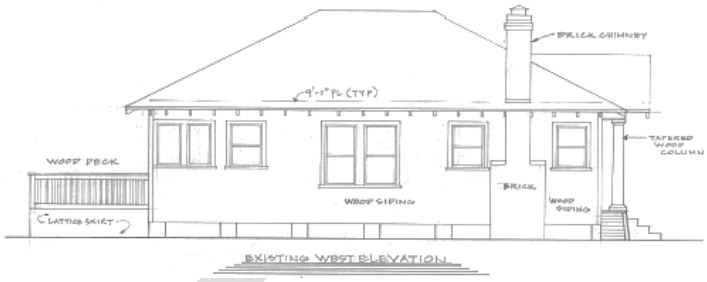
DENIED – 4/21/16

PROPOSED



WEST SIDE ELEVATION

EXISTING



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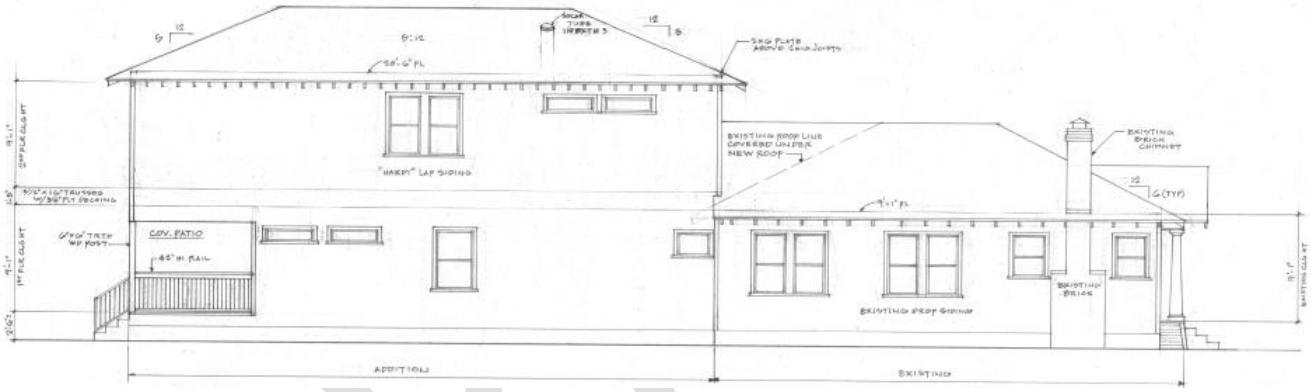

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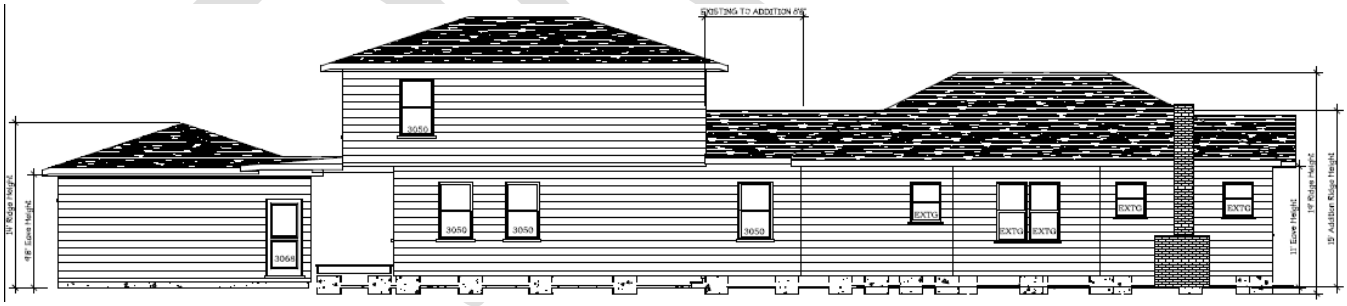

EAST SIDE ELEVATION

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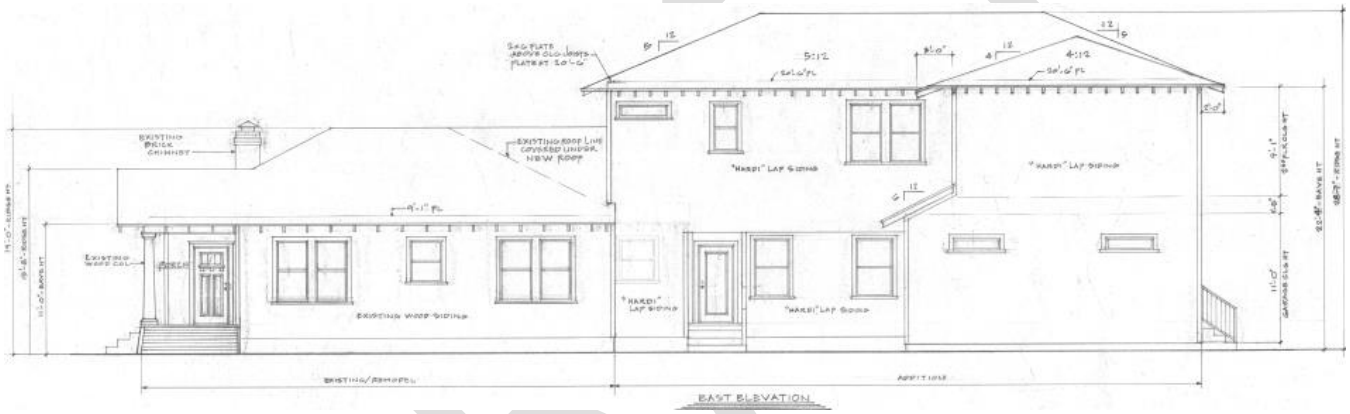

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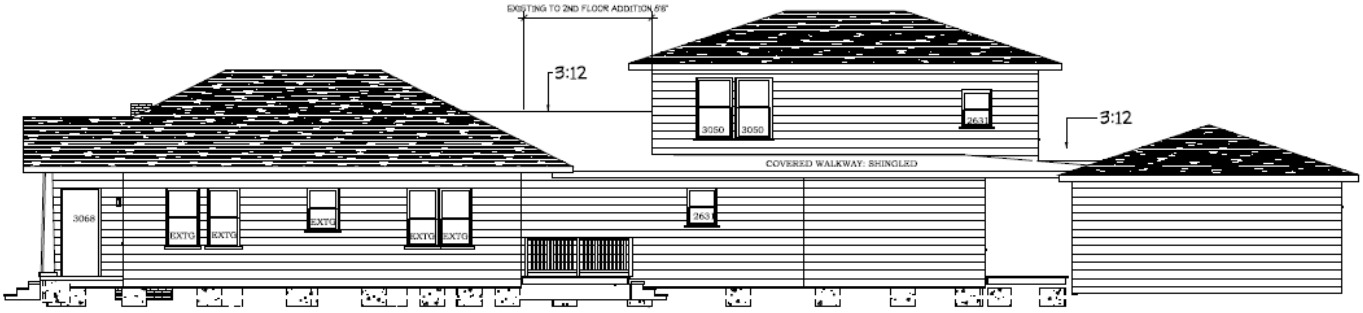
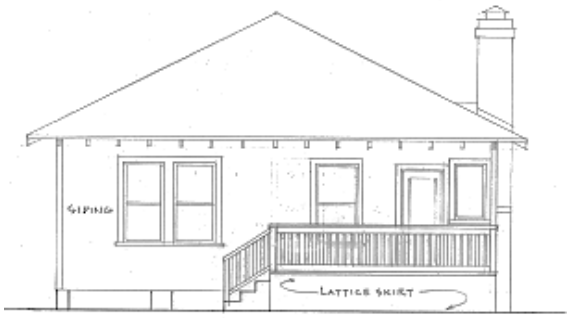


NORTH (REAR) ELEVATION

EXISTING



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PROPOSED

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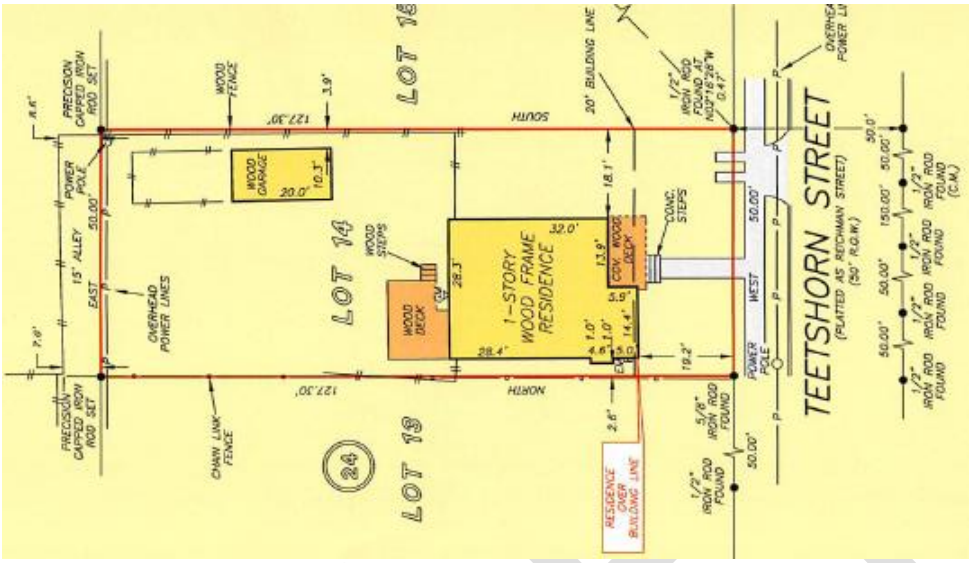
SITE PLAN

EXISTING



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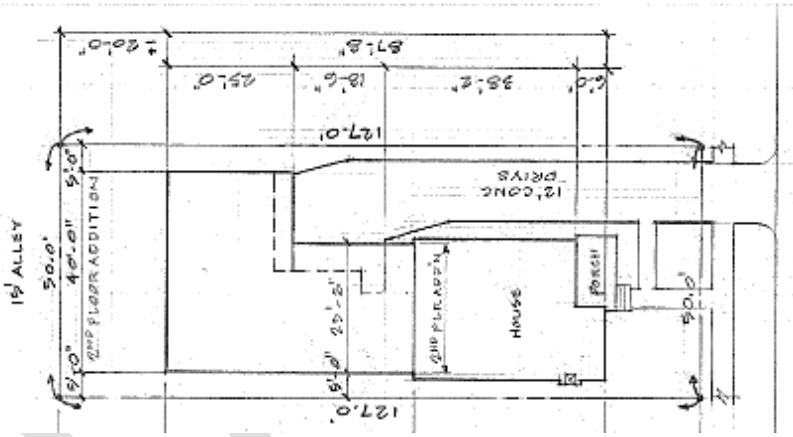

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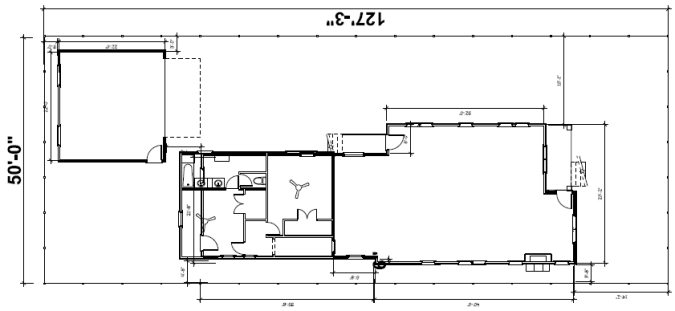

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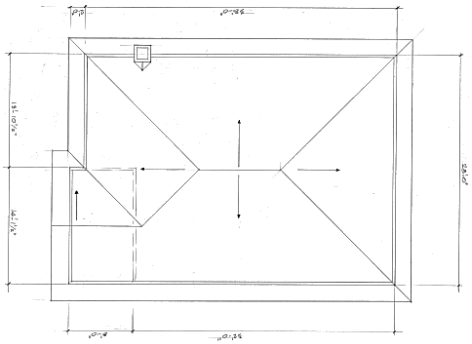
ROOF PLAN

EXISTING



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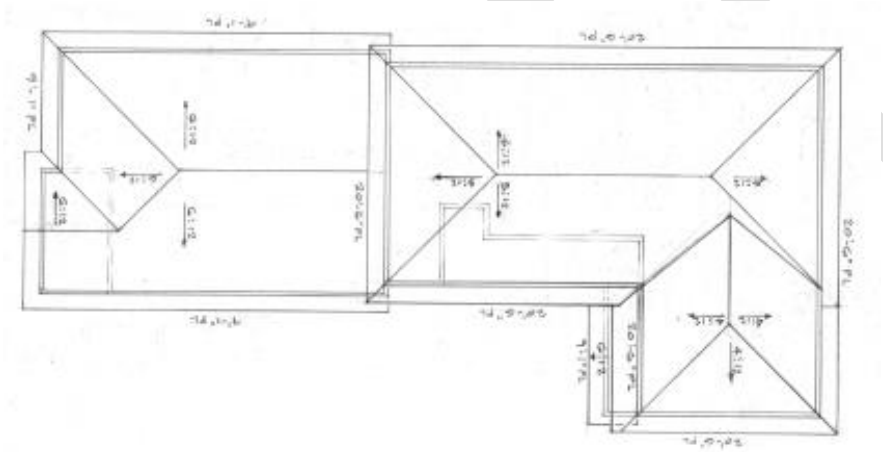

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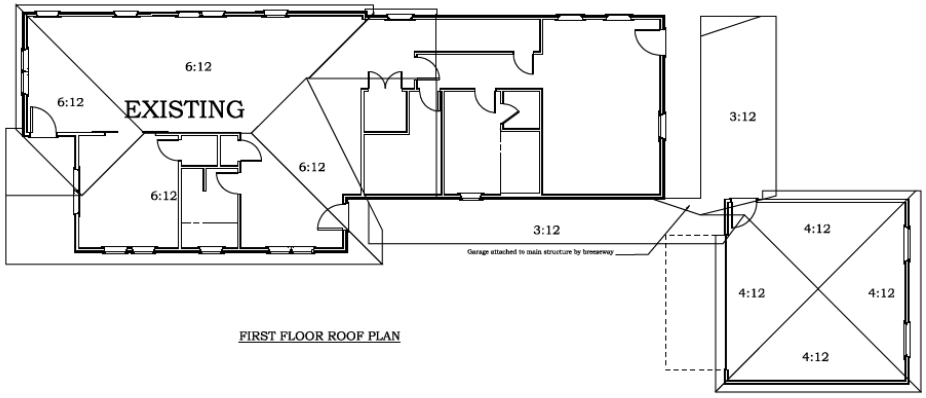

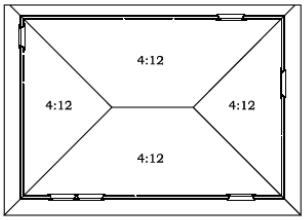

FIRST FLOOR PLAN

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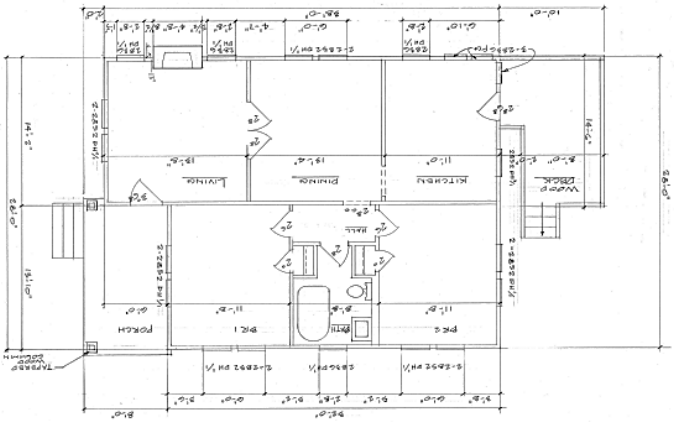
EXISTING



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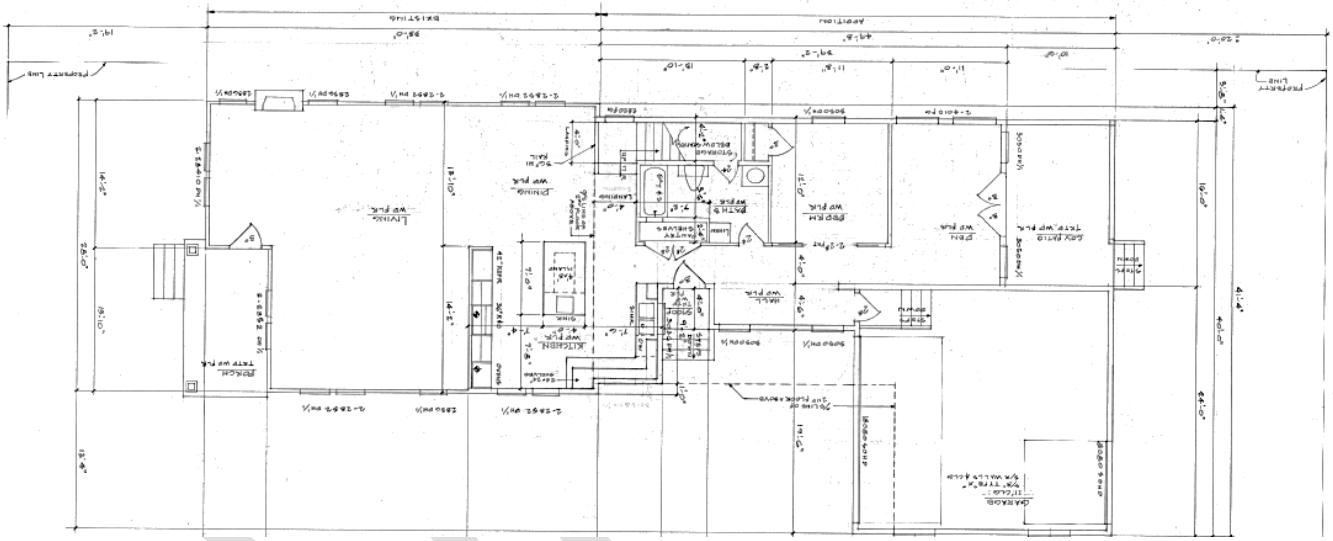

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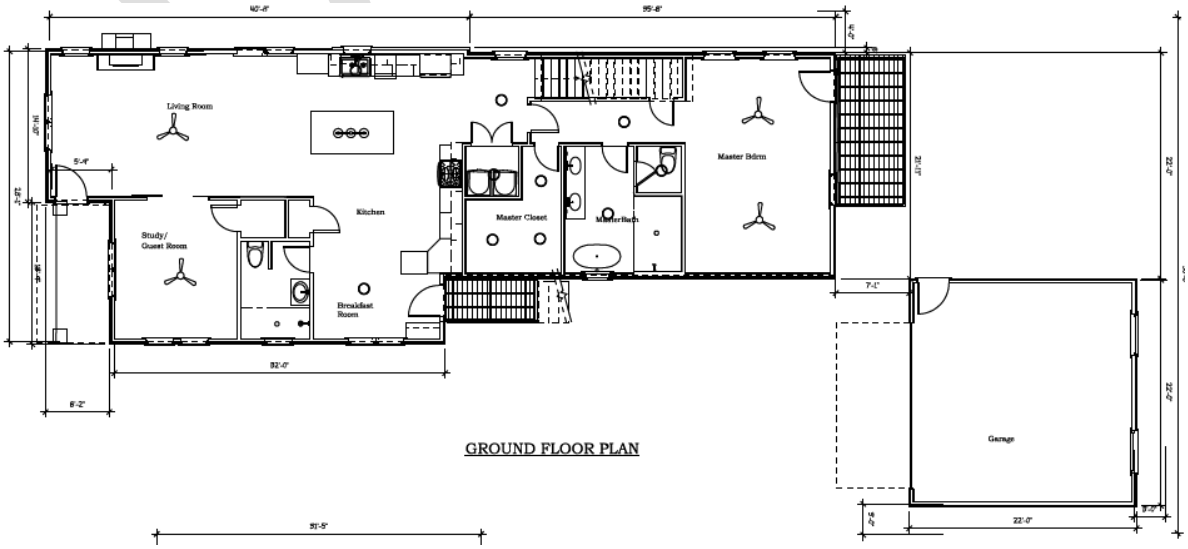

SECOND FLOOR PLAN

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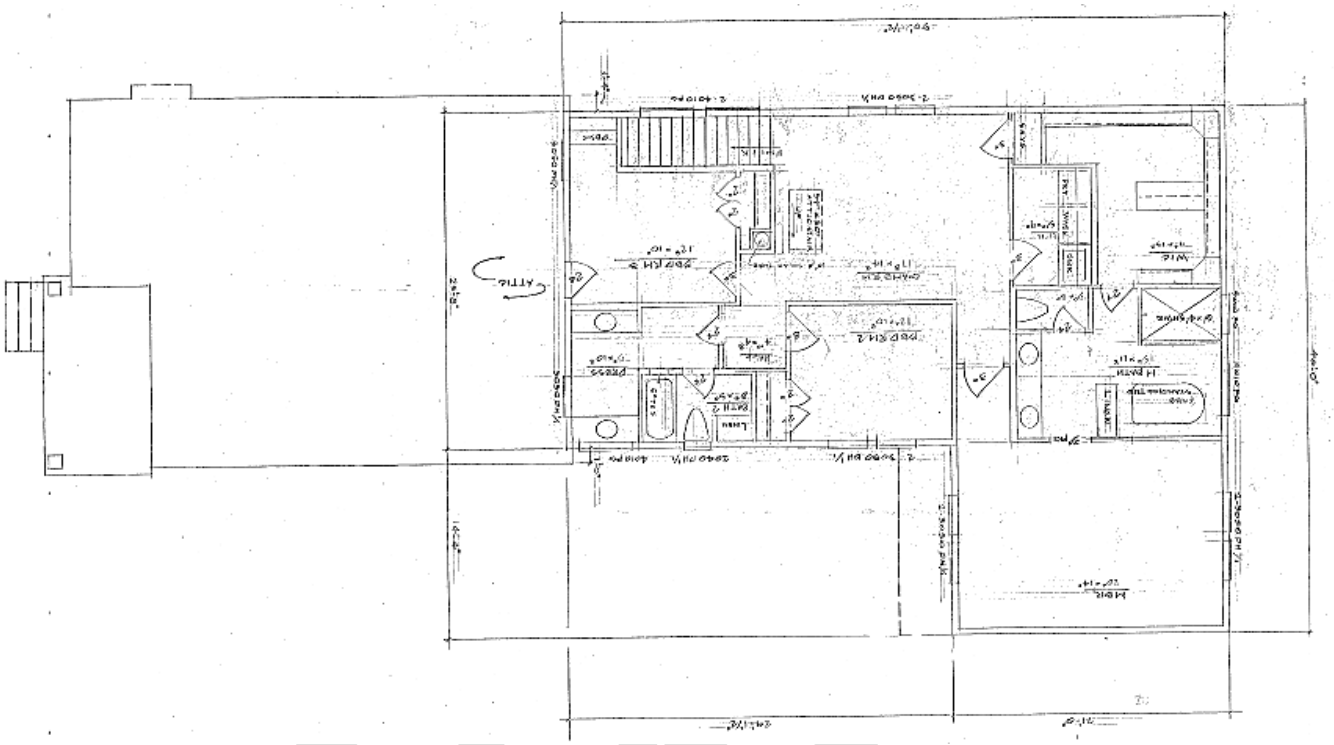

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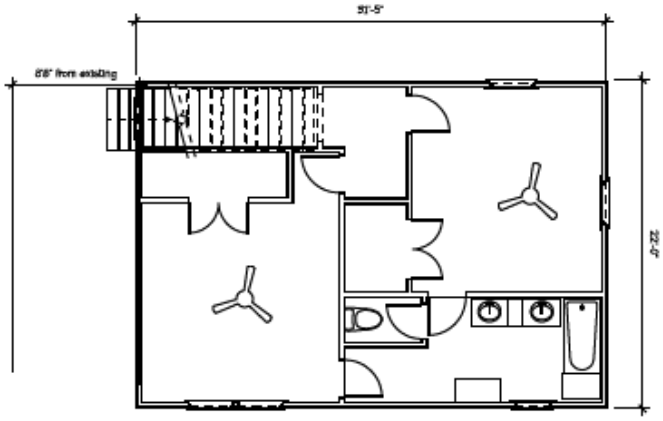
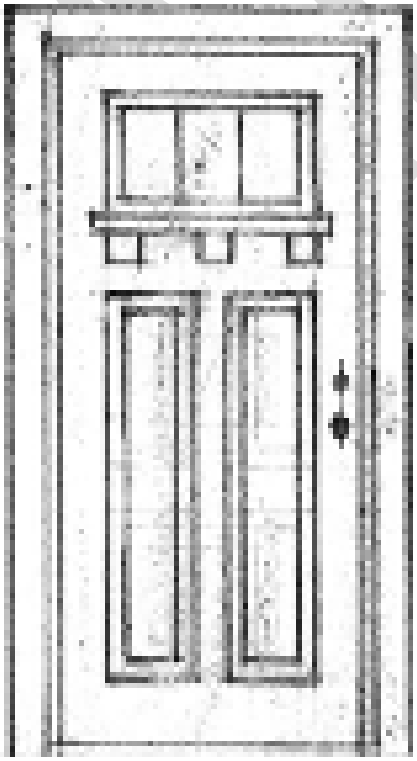


WINDOW / DOOR SCHEDULE

Windows

Location	Qty	Dimensions	Type	Description
Living Area	2	2'6"x5'2"	DH	Existing to Remain
Fireplace	2	2'0x2'9"	DH	Existing to Remain
Study	4	2'6"x5'2"	DH	Existing to Remain
Bath 1	1	2'1"x3'0	DH	Existing to Remain
Kitchen	6	2'6"x5'2"	DH	Existing to Remain
Hallway	2	2'6"x3'0	DH	Jeldwen Wood Tradition Plus
Bedroom 1	2	3'0"x5'0	DH	Jeldwen Wood Tradition Plus
Master Bedroom	2	3'0"x5'0"	DH	Jeldwen Wood Tradition Plus
Master Bath	2	4'0"x1'0"	Fixed	Jeldwen Wood Tradition Plus
Laundry Room	1	4'0x1'0	Fixed	Jeldwen Wood Tradition Plus
Carport Storage	1	2'6"x3'6"	DH	Jeldwen Wood Tradition Plus

PROPOSED DOOR



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APPLICANT WRITTEN DESCRIPTION

I am requesting a COA to build an addition to the rear of the house at 509 Teetshorn. The existing house is a 980 square foot wood frame single family residence built circa 1920. The addition would consist of 2 stories attached to the back of the existing house and connected to a 2 car garage set back approximately 82 ft from the property line. The new total conditioned square footage would be 3327.

The addition would be set in from the existing house and clad in 117 siding. The addition to be clad with cementitious fiber board with a 4" reveal. The existing 1 over 1 wood windows will be rebuilt as necessary. The windows for the addition will be wood frame low e double pane windows to complement the existing. The existing front door is a non-original metal door. A custom built craftsman style door with 2 vertical lower wood panels and 3 top vertical lites to be installed. The existing house roof pitch is 6/12 and the addition would have the same pitch. The roof is covered with composition shingles. The house and addition will be roofed in high definition composition shingles.

The house is almost in original condition. It appears that a back porch area on the NW corner of the house was enclosed and added to the kitchen in the past. There are fixed glass windows on the side and rear that are not original in that area. Some of the exterior wood has been damaged by water or insects and needs to be replaced with similar materials. This includes some of the wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. This is minor in scope.

New windows to be Jeld Wen wood clad windows.

There is a small garage in the back yard that would be removed.

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PROJECT DETAILS

Shape/Mass: The existing 980 square foot residence has a maximum width of 28'-0", a maximum depth of 32'-0", and a ridge height of 19'-0". A non-classified one-car garage is located at the northeast rear corner of the property, which will be demolished.

The proposed two-story addition will be attached at the back of the existing structure and is inset 6" on the western wall and 6' from the eastern wall. The proposed addition will have a width of 22' and a depth of 35'-6". The ridge height of the addition will be 24'. See drawings for more detail

Setbacks: The existing residence has a (south) front setback of 19'-3"; a west side setback of 2'-7"; an east side setback of 18'-1"; and a (north) rear setback of 80'-3".

All existing setbacks for the original structure are to remain. The proposed addition will maintain the 19'-3" south (front), west and east side setback. The new north setback will be 31' – 8". See drawings for more detail. The proposed garage will feature east and north setbacks of 3'.

Foundation: The existing residence has a pier and beam foundation with a finished floor height 2'-6". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

Windows/Doors: The existing house has wood 1-over-1 windows.

The proposed addition has a combination of 1-over-1 double-hung and fixed wood clad windows. The windows on the existing house will be rebuilt as necessary. A new, craftsman style door will be made to replace an incompatible existing front door.

Exterior Materials: The existing house is clad in wood 117 siding, which is to remain. All existing exterior materials will be retained, except where damage by water or insects warrants removal and replacement with an in-kind material. This includes wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim.

The proposed addition and garage will be clad in cementitious fiber board with a 4" reveal.

Roof: The existing residence features a hipped roof with a gable over the front porch clad in composition shingles. The roof has an eave height of 11'-0" and ridge heights of 15'-8" and 19'-0" with a pitch of 6:12.

The proposed addition will have a 4:12 pitch, an eave height of 19' and a ridge height of 24'. The proposed garage will have a 4:12 garage roof pitch, an eave height of 9'-6" and 14'. Both the proposed addition and the existing structure will be clad in high definition composition shingles.

Front Elevation: (South) The existing south elevation features a gabled offset partial front port to the east with a pair of windows. The front porch gable is supported by two columns at either end. To the west of the porch is an additional pair of windows. A brick chimney rises along the western elevation.

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 feature one, 1-over-1 window. See drawings for more detail.

Side Elevation: (East) The existing east elevation features two pairs of windows, one towards the front and the other towards the rear of the elevation. A single 1-over-1 window is located in the center of the elevation.

The proposed addition will begin at the location of the original rear wall and will be inset from the original structure. The first floor of the addition features a deck off the original structure. A covered walkway runs the length of the new addition and connects to the garage. The first floor of the addition features one, 1-over-1 window while the second floor features three. The second floor cantilevers over a back porch and the proposed is visible towards the rear of the lot. See drawings

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for more detail.

Side Elevation: (West) The existing west elevation features the side profile of the front porch. The existing home features two single 1-over-1 windows flanking the chimney and two pairs of windows towards the rear of the structure.

The proposed addition will begin at the location of the original rear wall and will be inset from the original structure. The first floor of the addition features three 1-over-1 windows and a single window on the second floor. The second floor cantilevers over a back porch and the profile of the proposed is visible towards the rear of the lot. See drawings for more detail.

Rear Elevation: (North) The rear elevation of the residence is not visible from the public right of way. See drawings for more detail.

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