CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Karen Brasier, Design 3 Studio for Christina DeHaven, owner

Property: 3324 Morrison Street, Lot 13, Tract 14A, Block 1, Woodland Heights Subdivision. The property includes a historic one-story wood frame single family residence and a detached two car garage situated on a 9,750 square foot (75' x 130') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1908, located in the Woodland Heights Historic District. The existing house has had several additions over the years and was renovated in 2005.

Proposal: Alteration – Revision. Construct a one-story addition at the rear and on the interior side of the L-shaped contributing one-story residence. The proposed addition will be constructed behind the two street facing existing elevations and the roofline of the addition will not exceed the height of existing roofline.

A similar proposal, with the same footprint but including a second-story, was granted approval by the HAHC in May 2014.

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

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☒	(11)	The proposed activity will comply with any applicable deed restrictions.

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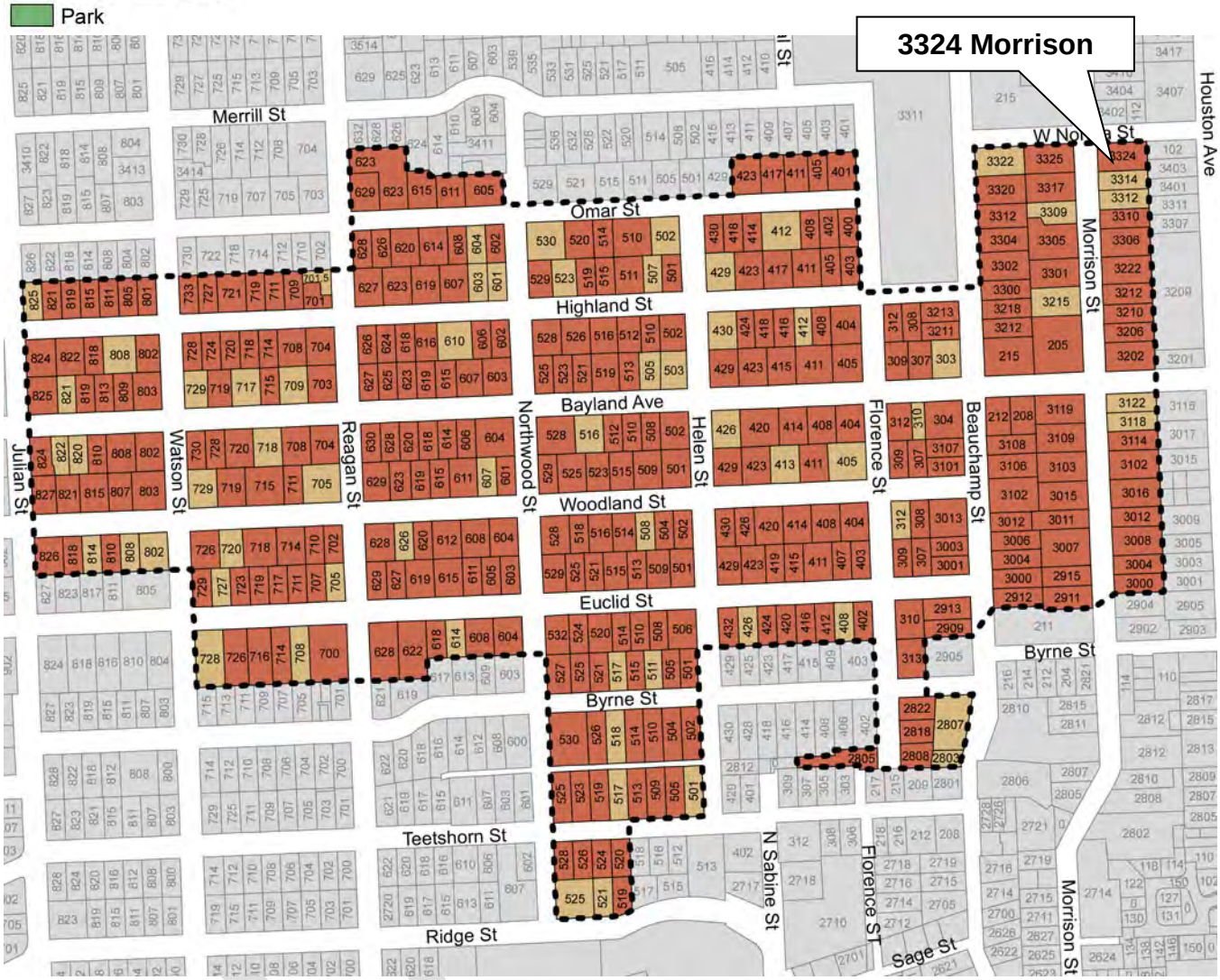
Building Classification
- Contributing
- Non-Contributing
- Park

PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

N



INVENTORY PHOTO

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NEIGHBORING PROPERTIES

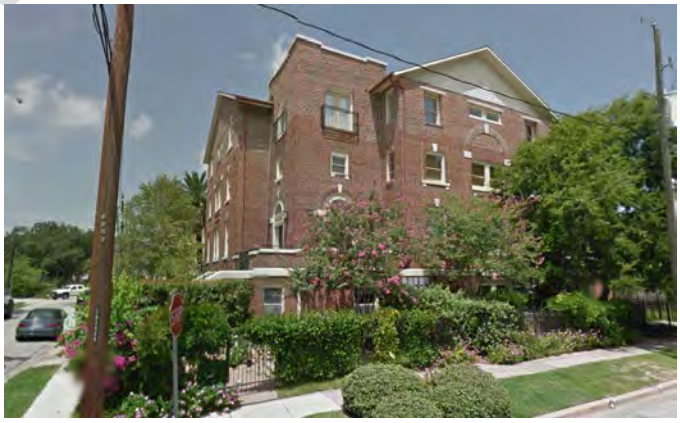
3402 Morrison Street – Outside District – (neighbor)

3314 Morrison Street – Noncontributing – 1962 (neighbor)

3312 Morrison Street – Noncontributing – 1920 (neighbor)

3317 Morrison Street – Contributing – 1920 (across street)

3325 Morrison Street – Contributing – 1920 (across street)



215 Norma Street – Outside District – (across street)

WEST ELEVATION – FRONT FACING MORRISON STREET

EXISTING

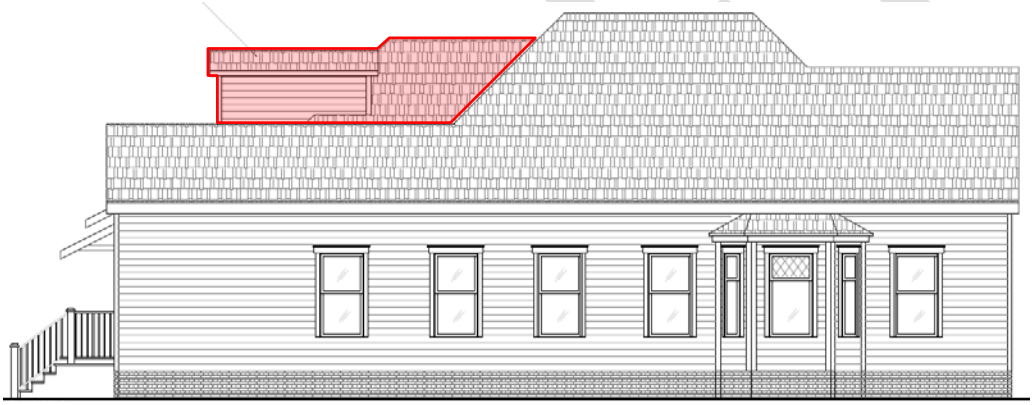
APPROVED MAY 2014

PROPOSED

NORTH SIDE ELEVATION FACING NORA STREET

EXISTING

APPROVED MAY 2014

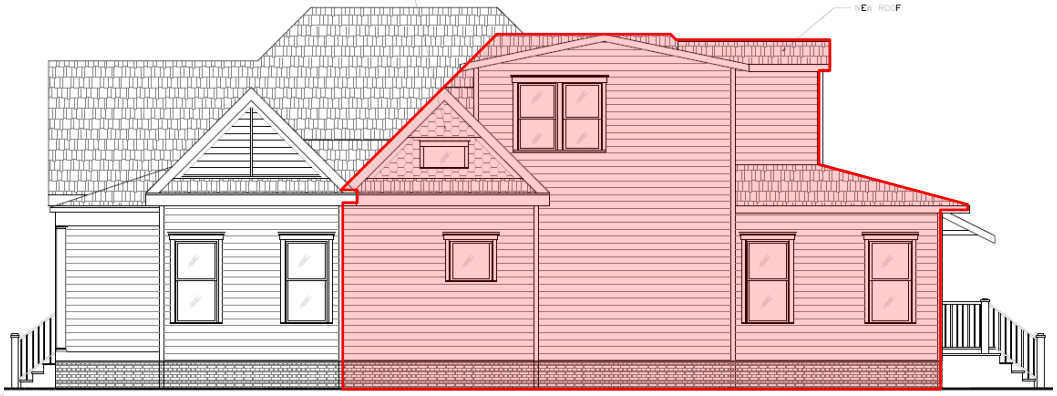


PROPOSED

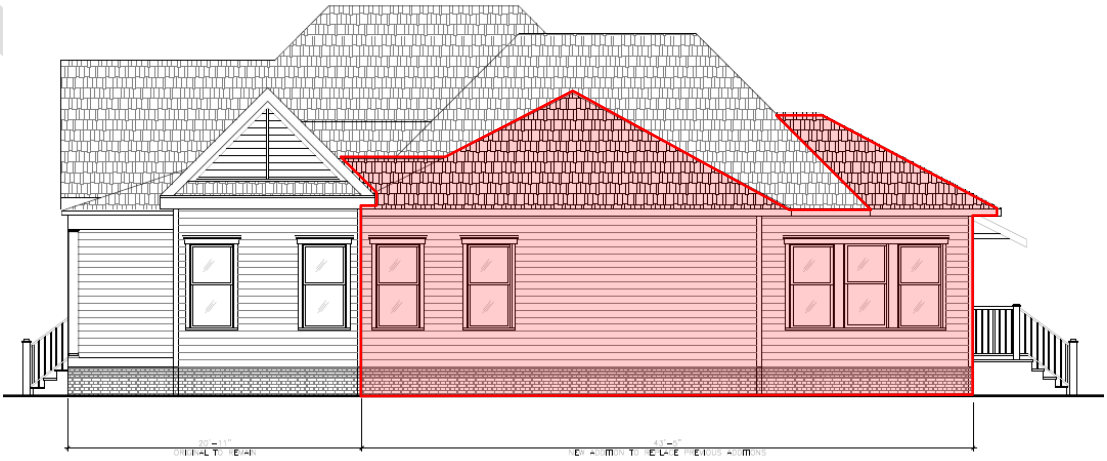
SOUTH SIDE ELEVATION

EXISTING

APPROVED MAY 2014



PROPOSED



EAST (REAR) ELEVATION

EXISTING

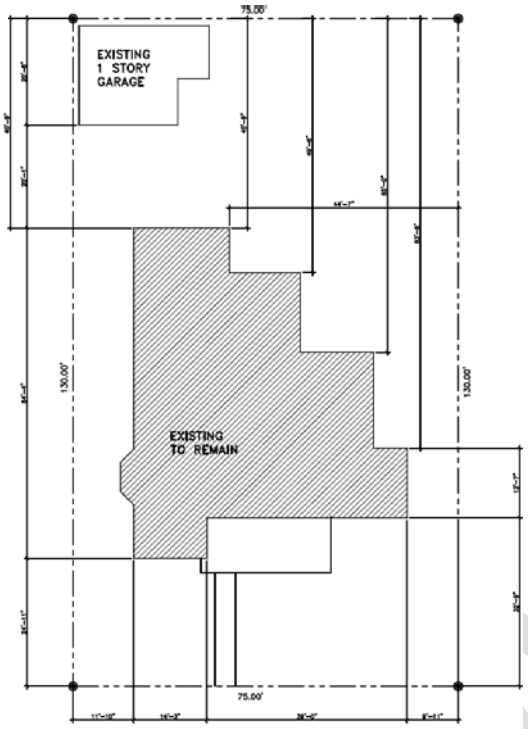
APPROVED MAY 2014

PROPOSED

N

SITE PLAN

EXISTING



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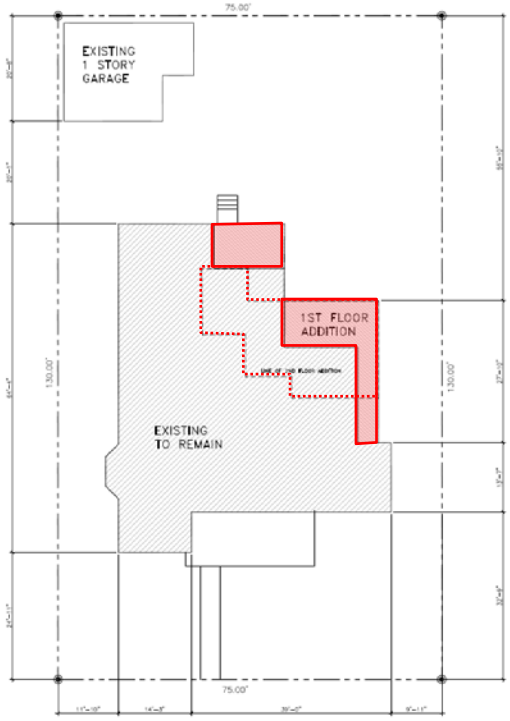

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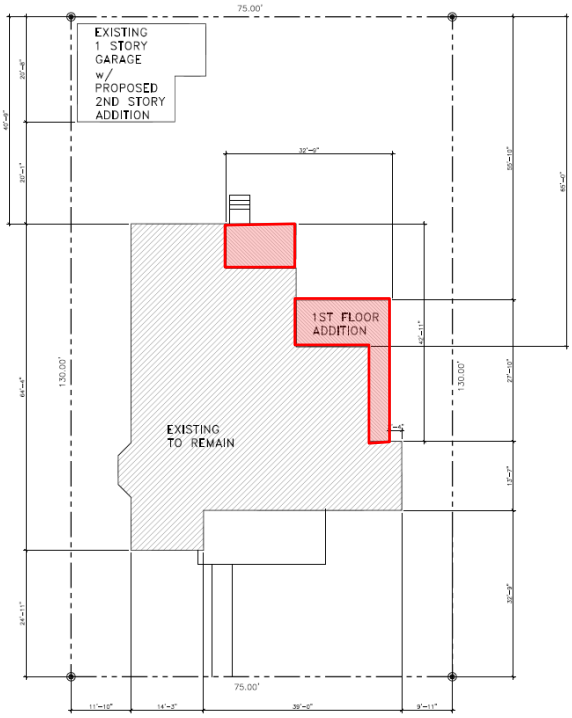

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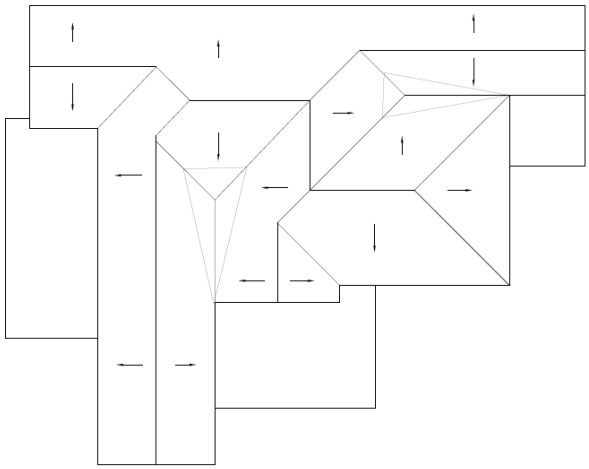
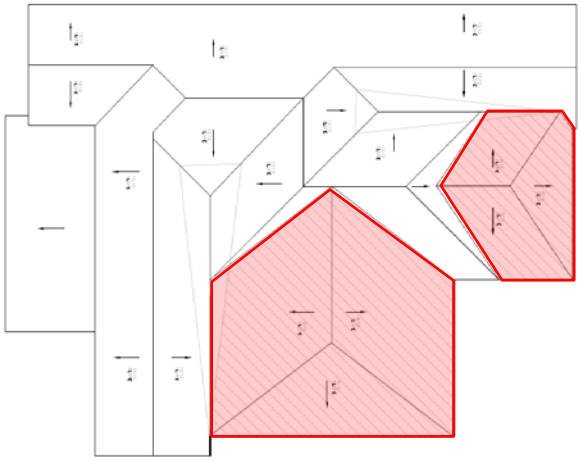
ROOF PLANS

EXISTING



APPROVED MAY 2014

PROPOSED



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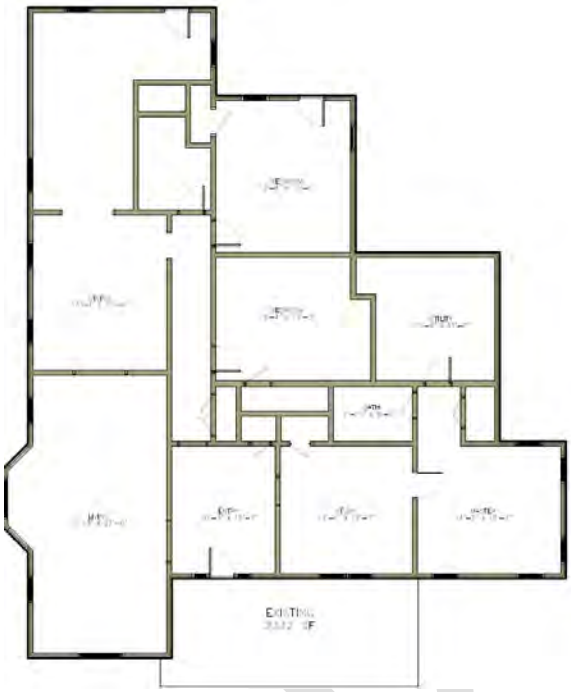
FIRST FLOOR PLAN

APPROVED MAY 2014

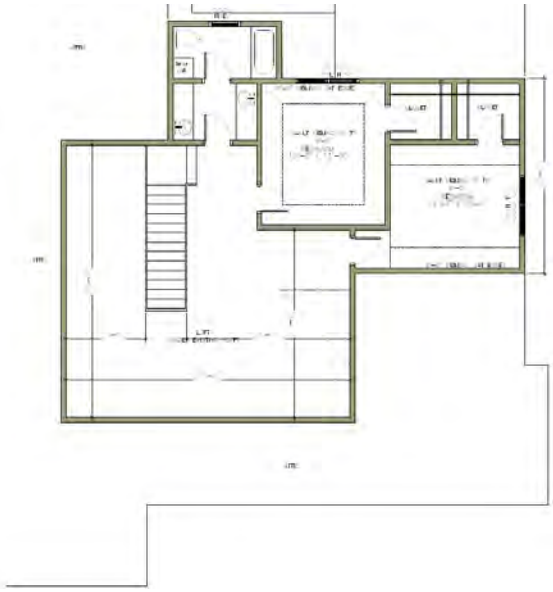
EXISTING



PROPOSED

SECOND FLOOR PLAN

PROPOSED



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FIRST FLOOR PLAN

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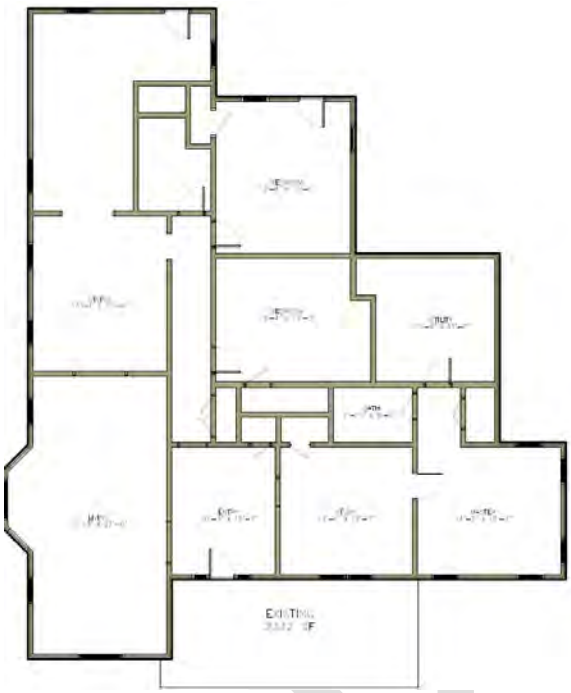
EXISTING



PROPOSED

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ADDITION DETAIL

Window / Door Schedule

Window Schedule

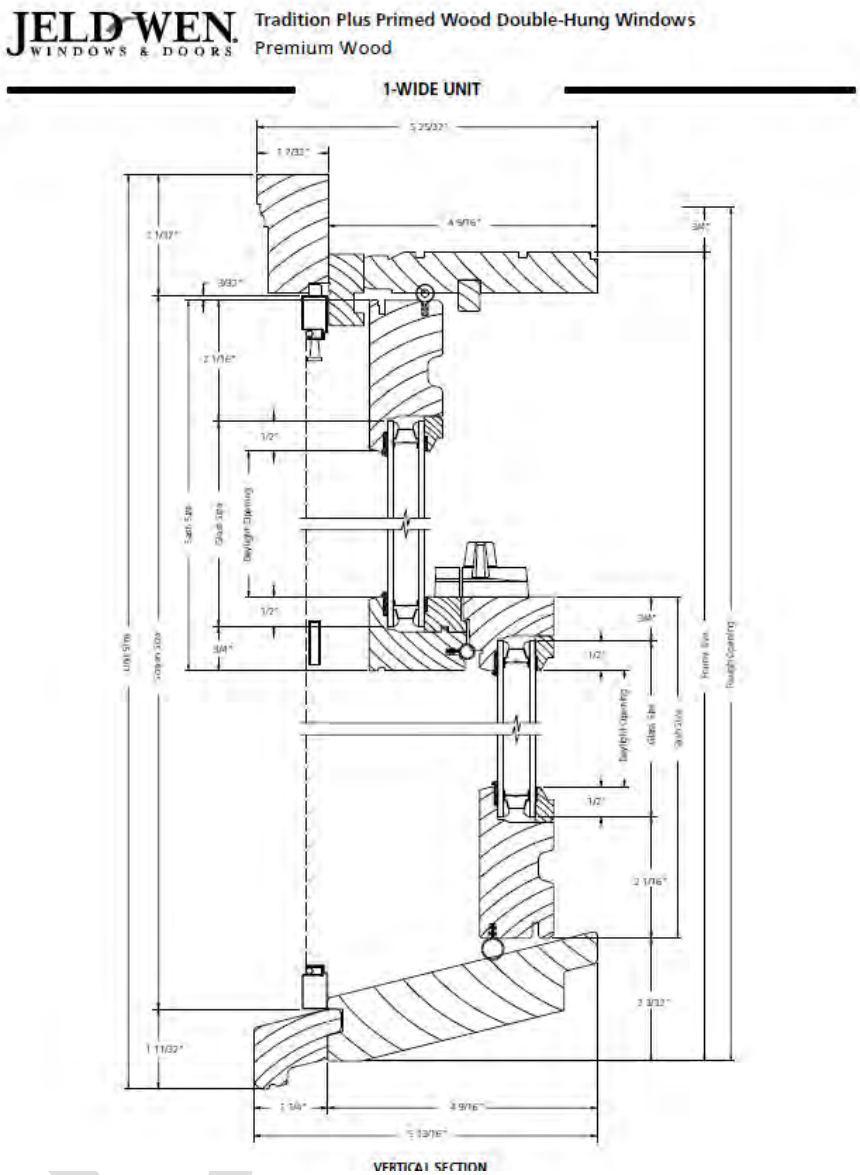
All Jeld-wen Tradition Plus.

1. (3) 3'-0" x 6'-0" wood double hung, 1/1
2. (3) 3'-0" x 6'-0" wood double hung, 1/1
3. (2) 3'-0" x 6'-0" wood double hung, 1/1
4. Existing wood window to remain.
5. Existing wood window to remain.
6. Existing wood window to remain.
7. Existing wood window to remain.
8. Existing wood window to remain.
9. Existing wood window to remain.
10. Existing wood window to remain.
11. Existing wood window to remain.
12. Existing wood window to remain.
13. Existing wood window to remain.
14. Existing wood window to remain.
15. Existing wood window to remain.
16. Existing wood window to remain.
17. Existing wood window to remain.
18. Existing wood window to remain.
19. 3'-0" x 6'-0" wood double hung, 1/1
20. 3'-0" x 6'-0" wood double hung, 1/1

Doors

1. Existing front door to remain.
2. Re-use existing 3'x8' door in new wall.

PROPOSED WINDOW DETAIL



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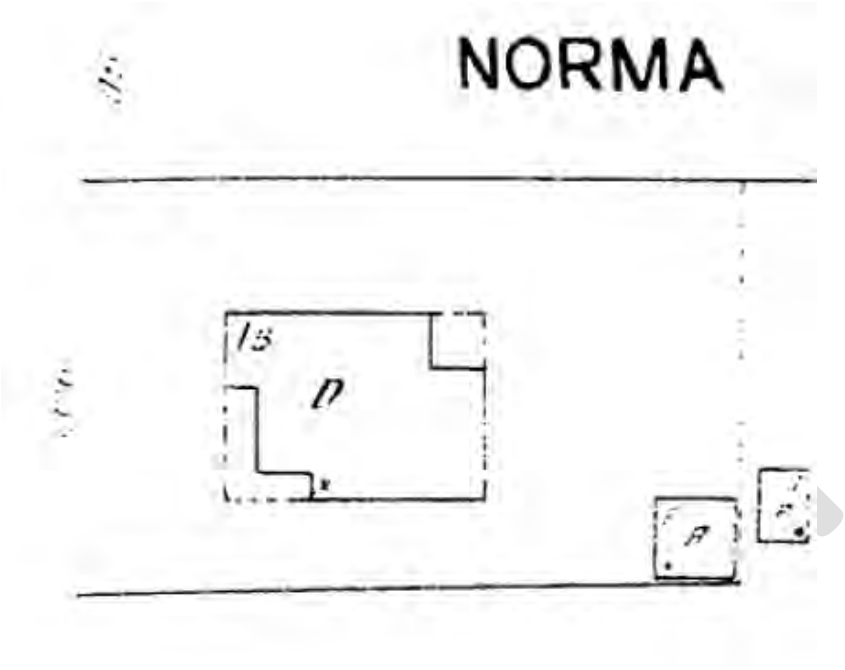
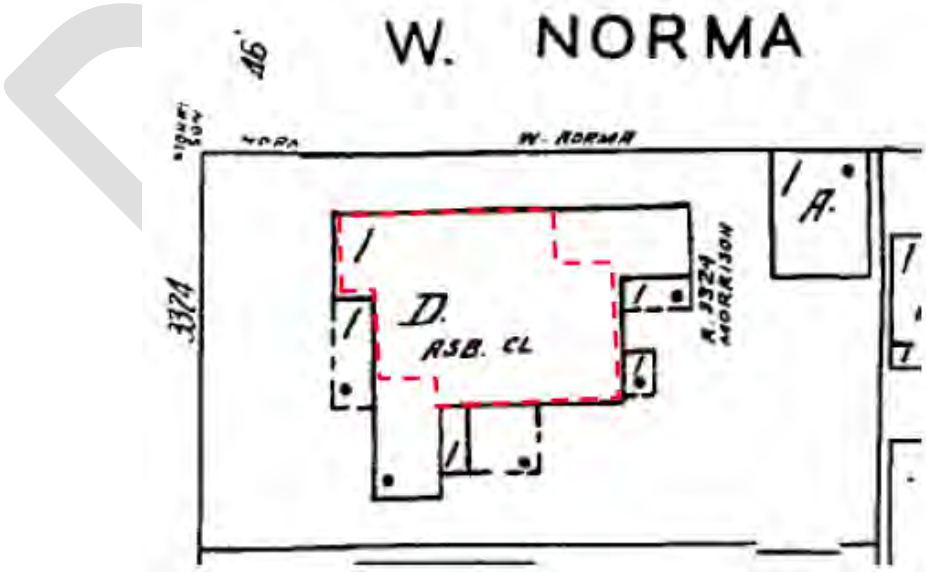
SANBORN MAPS

1924-1950

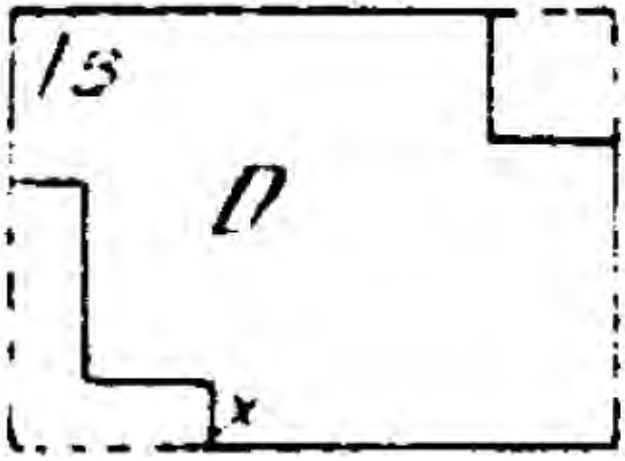


1924-1950

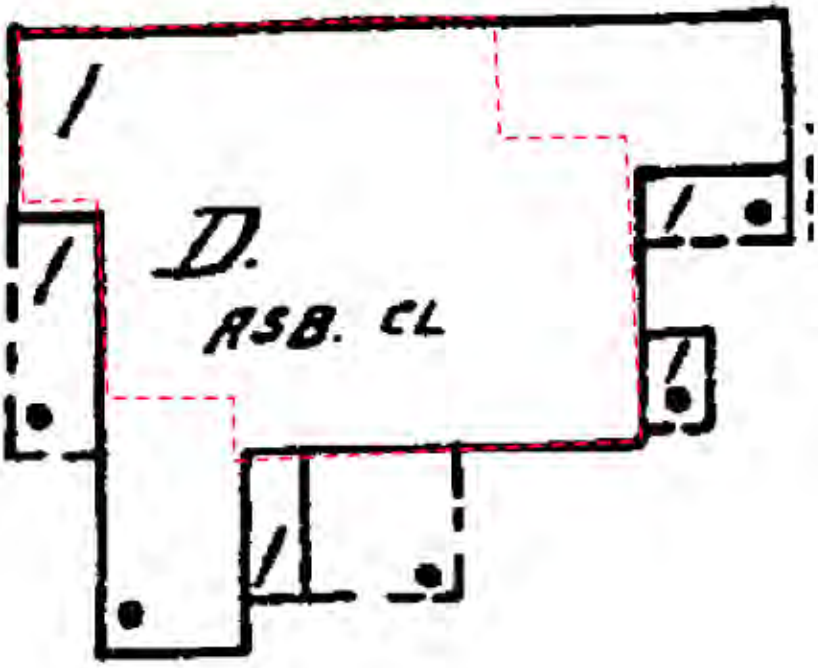


SANBORN MAPS

1924-1950



1924-1950



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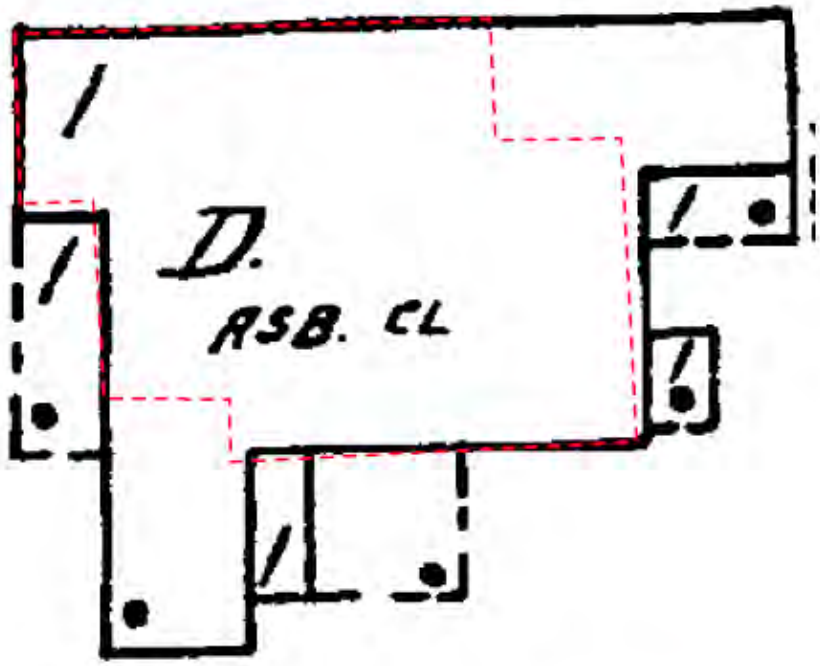
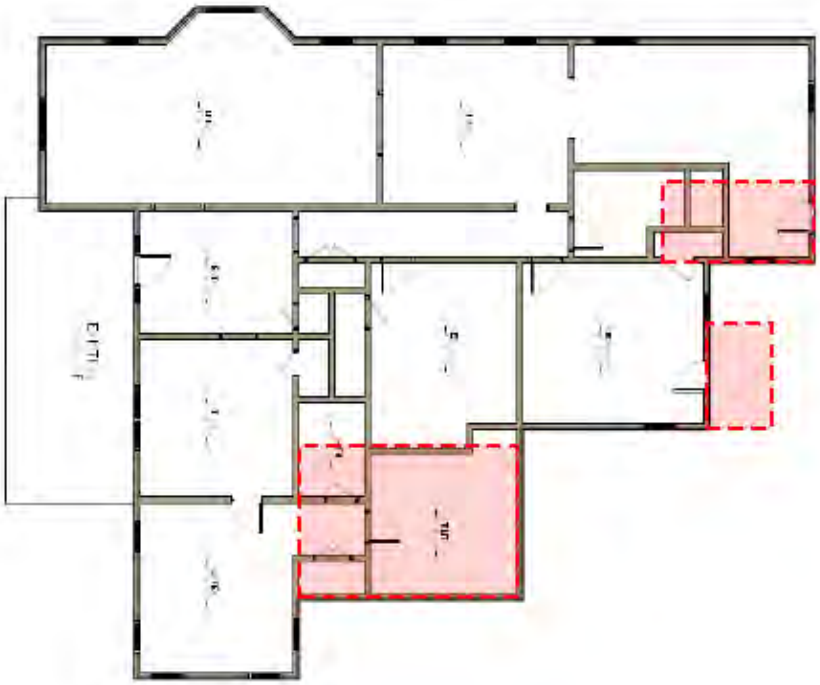
SANBORN MAPS

LOCATION OF PREVIOUSLY ENCLOSED / REMOVED PORCHES





PROJECT DETAILS

Shape/Mass: The existing residence is 53'-3" wide, 64'-4" deep, and has a ridge height of 27'-4". The existing structure has been highly altered with multiple previously constructed additions. These prior additions have expanded the building's footprint as well as the roof configuration. See drawings and Sanborn Maps for more detail.

The proposed addition will be a series of boxes that will expand the existing footprint of the house. A 14'-1" wide and 8'-8" deep addition to the rear wall will fill in a notch at the rear of the house. An 18'-6" wide and 10'-2" deep addition and an adjacent 4'-3" wide and 18'-8" deep addition will wrap around the existing southeast corner of the house. The addition will be flush with the rear wall and will be inset 2'-3" on the south elevation. The proposed addition will be constructed behind both the Morrison Street façade and the Nora Street elevation. The addition will have a maximum ridge height of 21'-5", fully concealing the proposed roof behind the 21'-10" lowest portion of the existing roof. See drawings and Sanborn Maps for more detail.

Setbacks: The existing residence has a front (west) setback of 24'-11"; a north side setback (along Nora) of 11'-10"; a south side setback of 9'-11"; and a rear (east) setback of 40'-9". See drawings for more detail.

The proposed addition will not affect the existing setbacks. See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 30".

The proposed addition will have a pier and beam foundation to match.

Windows/Doors: The majority of the existing windows are wood 1-over-1 double hung or single hung. A window on the front wall of the façade and the center window in the bay on the north elevation along Nora Street feature a decorative diamond pattern on the top sash. See drawings for more detail. All existing windows and doors on the west and north elevations are to remain. Windows and doors on the south and east elevations are to remain unless otherwise noted.

All existing windows are to remain. The proposed addition will have wood 1-over-1 double hung windows as well as fixed windows. The existing front door will be retained. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in wood siding. Decorative siding is located in the gables. The existing residence has brick skirting. All existing cladding is to remain. See drawings for more detail.

The existing wood siding will be retained and repaired as necessary. The proposed addition will be clad in cementitious siding and have a brick skirting to match existing. See drawings for more detail.

Roof: The existing residence features a composition shingle gable and hipped roof. The main roof has a pitch of 12:12 with varying lower pitches on the later additions. The roof has been severely altered due to the construction of multiple previous additions. See roof plan and drawings for more detail. The existing roof has an eave height of 13'-8".

The proposed addition will have a hipped composition shingle roof with a pitch of 6:12. The proposed roof will tie into the existing roof and will have an eave height of 13'-8" to match existing. The proposed roof will not extend past the lowest ridge of the existing roof. See drawings for more detail.

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Front Elevation: (West) Existing: The existing front elevation features the front wall on the northern portion of the façade. The front wall features a centered window with a decorative diamond patterned top sash. The front wall is topped by a front gable featuring decorative octagonal siding and other decorative features near the eave. A single window is centered in the gable. To the south of the front wall is the partial porch. The porch features a hipped roof supported by four columns. The rest of the residence continues past the partial porch. The front door, located on the front porch, is flanked by sidelites and topped by a transom. A pair of windows is also located under the porch followed by two additional windows. The existing residence is topped by front and side gable roofs as well as multi-peaked hipped roofs. See drawings for more detail.

May 2014: Only the roof of the proposed addition will be seen from the west elevation.

June 2015: The addition will not be seen from the front elevation as it will be constructed behind the existing roofline. See drawings for more detail.

Side Elevation: (North) Existing: The existing north elevation fronts Nora Street. At the western portion of the elevation is a single window followed by a partial octagonal bay featuring three windows, with the center window having a decorative diamond patterned top sash. To the east of the bay are four additional windows. The existing residence is topped by side gable roofs as well as multi-peaked hipped roofs. See drawings for more detail.

May 2014: A 12' portion of roof and siding of the proposed addition will be visible from the north elevation.

June 2015: The addition will not be seen from the north elevation (along Nora Street) as it will be constructed behind the existing roofline. See drawings for more detail.

Side Elevation: (South) Existing: The existing south elevation features the side profile of the front porch and front wall on the southern portion of the elevation. To the east of the porch is a gable front bay featuring two windows. The gable features horizontal slats. To the east of the bay is a second inset bay. This bay has a more decorative gable featuring an octagonal shingle pattern. A window is centered in the gable. In front of this gable is part of an earlier addition that features no fenestration and a low pitch roof. Inset to the east are two additional windows followed by an additional prior addition or enclosed porch featuring a single window. The existing residence is topped by front and side gable roofs as well as multi-peaked hipped roofs. See drawings for more detail.

May 2014: The proposed south elevation will begin behind the existing first bay of the residence and will be inset 2'-4". The second inset bay will be moved forward and portions of the existing gable will be salvaged and reused on the addition. A fixed window will be located in the new bay. To the east of the new bay will be a two story addition. The two-story addition will feature no fenestration on the first story and a pair of windows on the second story. The two-story addition will have a roof pitch of 2:12. A large dormer will extend out from the two story portion towards the rear. To the east of the proposed two-story addition will be a one-story addition with two windows.

June 2015: The proposed south elevation will begin behind the existing first bay of the residence and will be inset 2'-3". The western portion of the addition will extend towards the rear and will have two windows. The eastern portion of the addition will have a group of three windows. The ridge of the addition will remain lower than the existing ridge. See drawings for more detail.

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Rear Elevation: (East) Existing: A single window is located on the southern portion of the existing rear elevation. To the north is the prior addition featuring a single window. East of the prior addition is another portion of the structure that includes a door and a window. The last bay of the rear features a door and a window. This bay is topped by a gable with horizontal slats. A porch roof extends over the door to the south. The existing residence is topped by front and side gable roofs as well as multi-peaked hipped roofs. See drawings for more detail.

May 2014: The proposed addition will be flush with the existing rear northern wall of the residence. To the south, a one story portion of the addition will have a door followed by a pair of windows. Above this portion will be a gable front dormer with a single fixed window. To the south will be the two-story addition with a three windows on the first story and a pair of windows on the second story. The addition will be inset 2'-4" from the existing south wall.

June 2015: The proposed addition will be inset 2'-3" from the existing northern bay. The northern portion of the addition will have a group of three windows. The southern portion of the addition will have a pair of windows and a door. See drawings for more detail.

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