CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Alainia Hebert, owner

Property: 3107 Beauchamp, Lot 2, Block 7, Woodland Heights Subdivision. The property includes a historic 1,428 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Siding

The applicant removed their existing wood bevel lap foundation skirting on both side elevations and a portion of the front elevation. They were issued a posted written notice from the City's Structural Inspector and are now seeking a COA to replace the siding removed.

- Existing skirting was wood bevel lap siding with a 5" reveal that matched the cladding on the rest of the structure.
- The applicant asserts that the siding that previously existed on the side elevation was not original and was installed as a part of a foundation repair and addition that were permitted in May of 2012. The applicant confirmed that the siding on the front of the house was likely original.
- The foundation skirting was removed along both side elevations and the front elevation between the front porch and the south side of the property. A small section of original siding remains on the front elevation between the porch and the north side of the property.
- The applicant proposes to replace the existing siding with new wood bevel lap siding.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval with the following conditions: The original siding that was removed on the front elevation be replaced with salvaged historic bevel lap siding.**

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; *The skirting removed along the front elevation was historic, likely original, bevel lap siding which is a character defining feature of this property. Replacing undamaged historic skirting with new siding undermines the character of this 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; *Historic wood siding is an irreplaceable distinguishing quality of this residence and others found throughout the Woodland Heights Historic District.*
☐	☒	☐	(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; *Historic siding often consists of old growth cypress or longleaf pine wood which is more resistant to deterioration than new pine siding. In addition, historic siding features a unique texture acquired from years of weathering, past paint, and paint scraping. Replacing this undamaged aged old growth siding with new pine siding with a smooth surface represents a failure to maintain the structure's distinct stylistic exterior features.*
☒	☐	☐	(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; *Removing a portion the house's historic siding on the front elevation represents the destruction of a significant amount of historical and architectural material. Staff has no reason to believe that the historic siding was damaged beyond repair.*
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

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☐ ☐ ☒ (11) The proposed activity will comply with any applicable deed restrictions.

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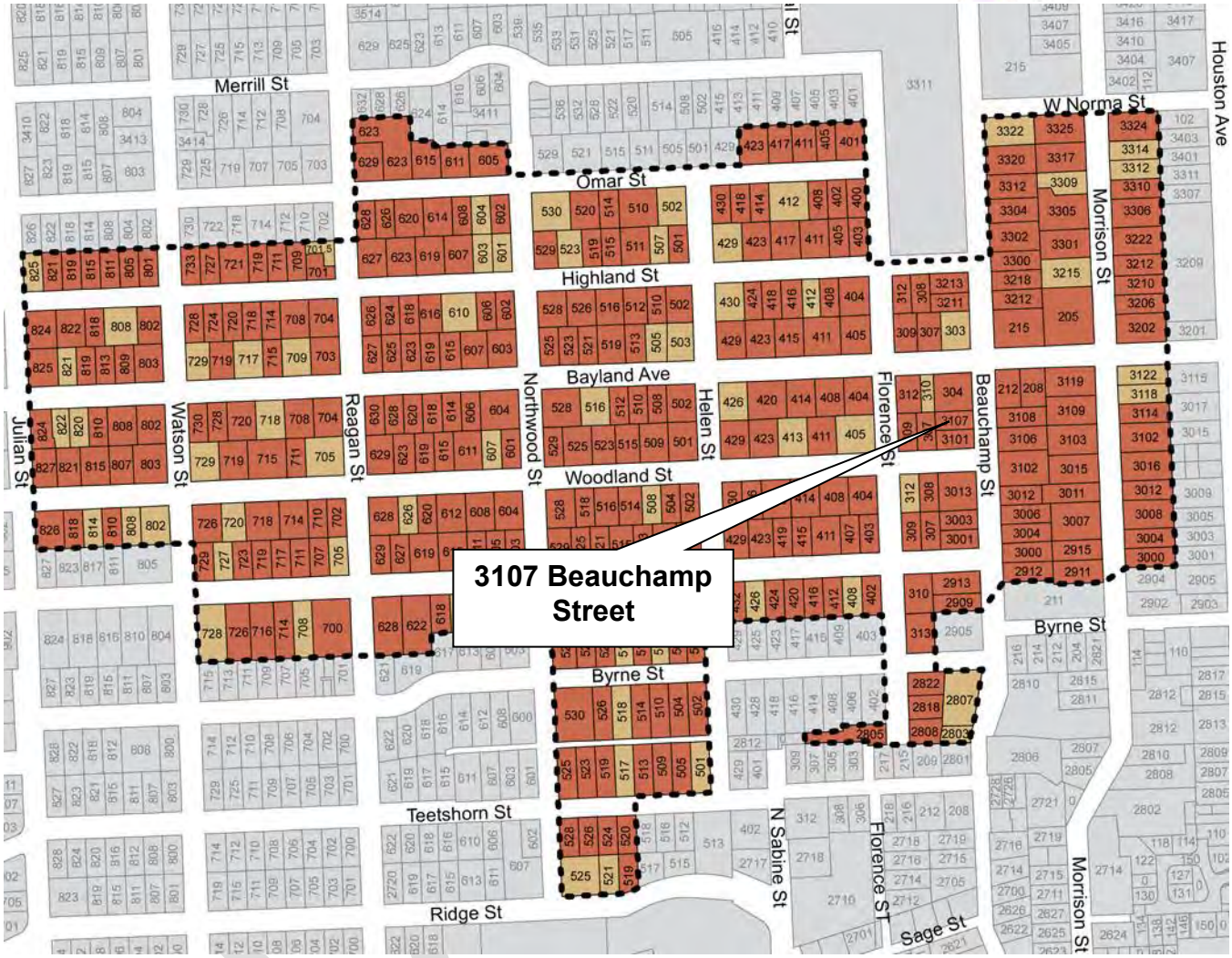
PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

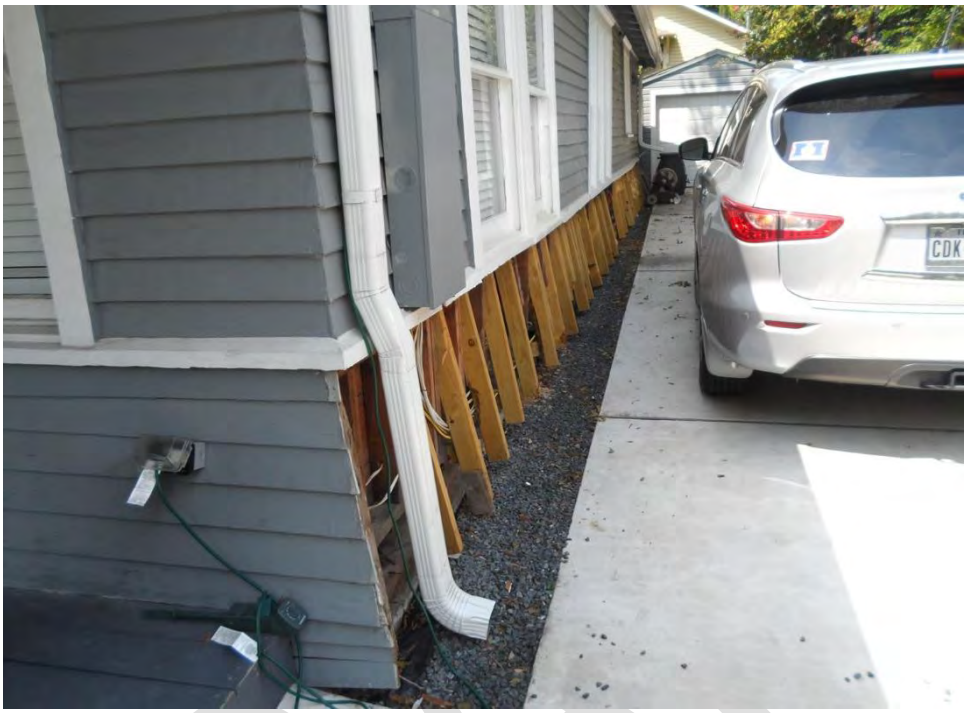


INVENTORY PHOTO

CURRENT PHOTO

NORTH ELEVATION

EXISTING



NORTH ELEVATION DETAIL

SOUTH ELEVATION

EXISTING

SOUTH ELEVATION DETAIL

EXISTING

EAST ELEVATION – FRONT FACING BEAUCHAMP STREET

EXISTING

PROJECT DETAILS

Exterior Materials: The existing residence featured horizontal bevel lap siding with a 5" reveal with matching foundation skirting approximately 4' tall from existing natural grade. The applicant removed the skirting along most of the front and all of the north and south side elevations. The remainder of the siding has not been altered and will remain.

The applicant has asserted that the siding removed on the side elevations was installed three years ago as part of a rear addition and foundation repairs that were permitted in May of 2012. The relatively recent lumber and wiring visible in the now open foundation skirting is an indication that the skirting removed was not original.

The applicant removed approximately two thirds of the skirting on the front elevation. This skirting is believed to have been original.

The applicant proposes to replace the removed siding with matching wood bevel lap siding.

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