

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Steven Benavides for Ramiro Benavides, owner

**Property:** 1811 Shearn Street, Tract 9, Block 304, Shearn Subdivision. The property includes a historic 880 square foot, one-story wood frame single-family residence and a detached garage situated on a 3,333 square foot (33'-4" x 100') interior lot.

**Significance:** Contributing vernacular residence with Craftsman alterations, constructed circa 1900, located in the High First Ward Historic District.

**Proposal:** Alteration – Deferral *Revision* - Construct a 1,032 square foot two story addition at the original rear wall of the residence.

In August 2015, the applicant proposed a two-story addition to the rear of a one-story contributing residence. The HAHC expressed concerns over the lack of delineation between the original structure and the addition, the use of windows on the addition with more horizontally oriented proportions than those on the existing structure, windows on the second floor of the addition that did not align with those on the first floor, and a depth difference between the first and second floors of a proposed rear side porch. The HAHC moved to defer this item to allow the applicant time to make appropriate changes

The applicant has since consulted with staff and made the following revisions to their proposal:

- Clarified that roof shingles are proposed to be used to visually separate the first and second floors of the addition.
- Added taller and narrower windows to the proposed addition.
- Aligned a pair of windows on the first and second floor of both sides of the addition.
- Adjusted the depth of the proposed second floor balcony so that the exterior wall aligns with the corresponding wall of the proposed outdoor kitchen on the first floor when viewed from the west.

Proposed August 27, 2015

- *Two non-original vinyl windows will be removed and replaced with wood windows*
- *Two existing rear additions will be removed with the exception of the west wall which overlaps the side property line and will be retained*
- *Existing non-original front porch columns will be removed and replaced*
- *The foundation will be raised from a 1'-7" finished floor height to 2'-6"*
- *An existing non-contributing detached metal shed and non-contributing detached garage will be demolished*
- *Non-original shed porch extensions and carport will be removed*
- *The addition will feature a ridge height of 29' and a 21'-11" eave*

*See enclosed application materials and detailed project description on p. 5-20 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(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:

- | <b>S</b>                                 | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|--|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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 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;   |                            |
| <input checked="" type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |
| <input checked="" type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |
| <b>HIGH FIRST WARD DESIGN GUIDELINES</b> |                          |                          |                      |   |                            |
| <input checked="" type="checkbox"/>      | <input type="checkbox"/> | <input type="checkbox"/> |                      | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.   |                            |



**CURRENT PHOTO**

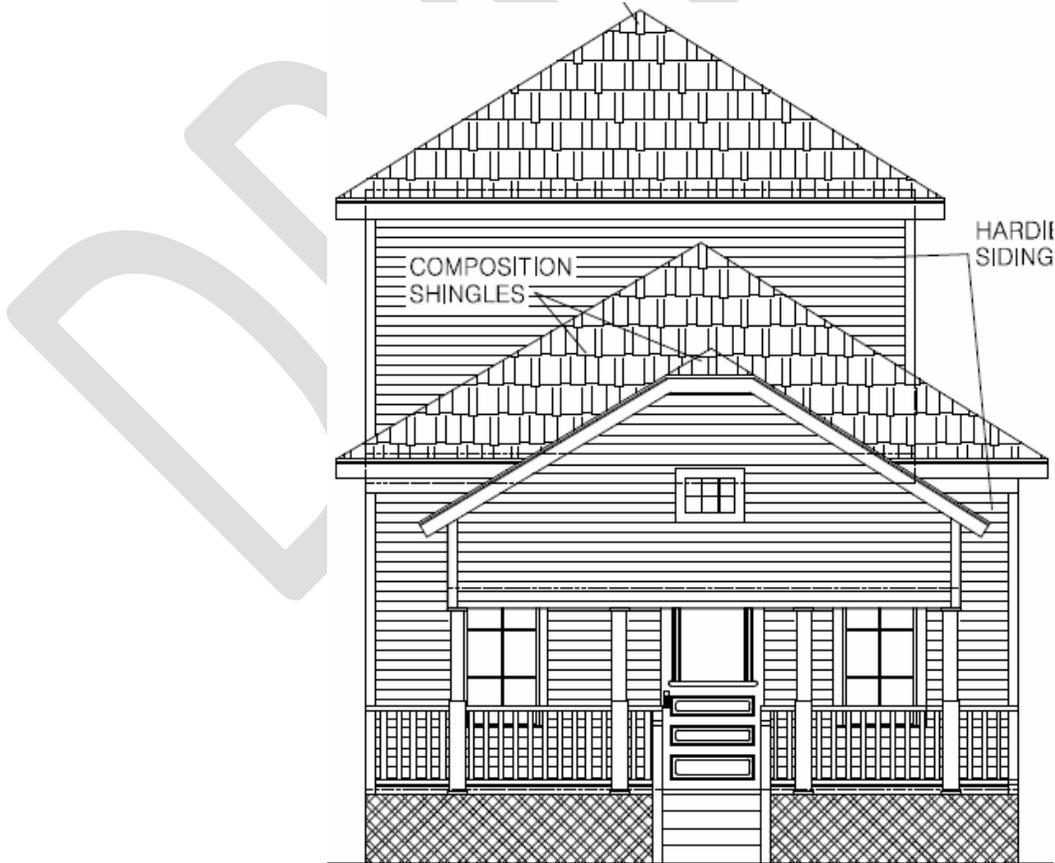


**NORTH ELEVATION – FRONT FACING SHEARN STREET**

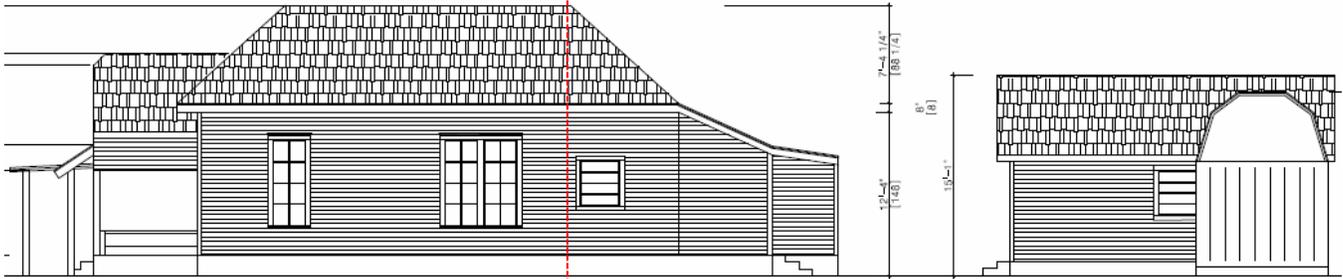
EXISTING



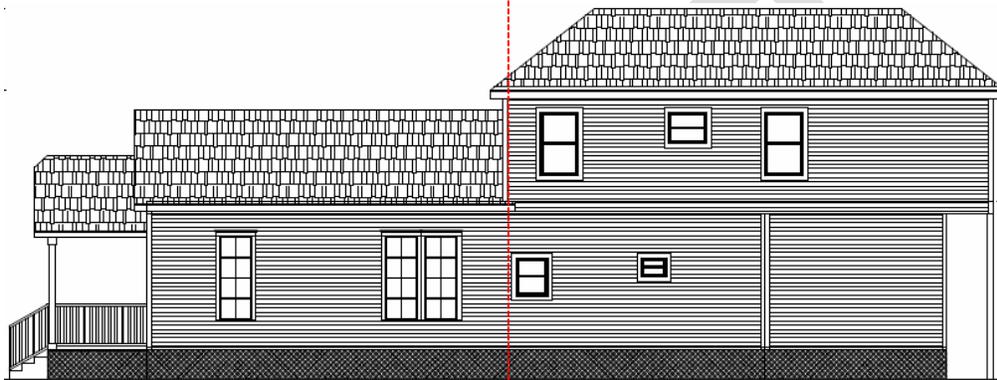
PROPOSED (NO CHANGES)



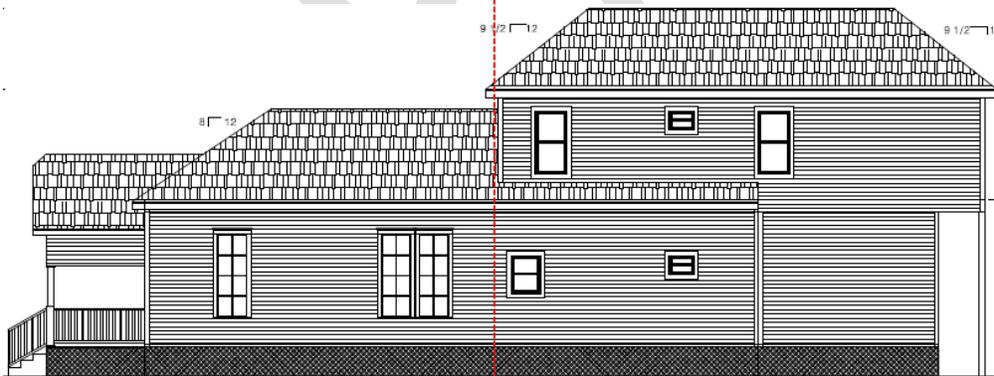
WEST SIDE ELEVATION  
EXISTING



DEFERRED 8/24/2015

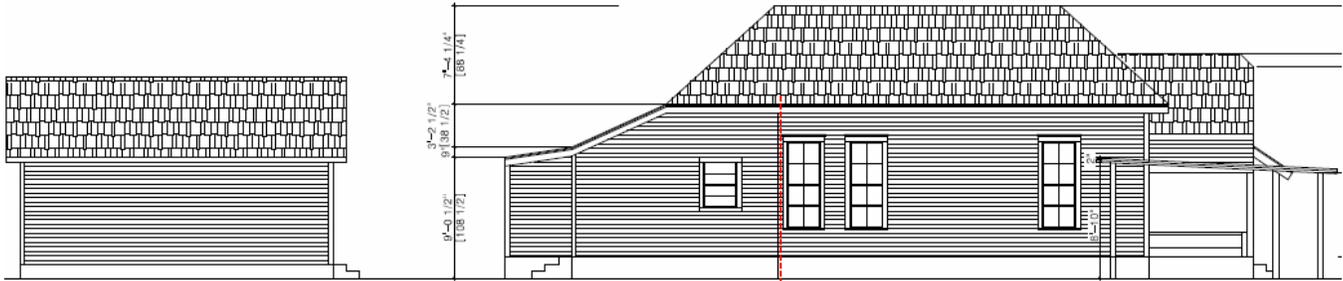


PROPOSED

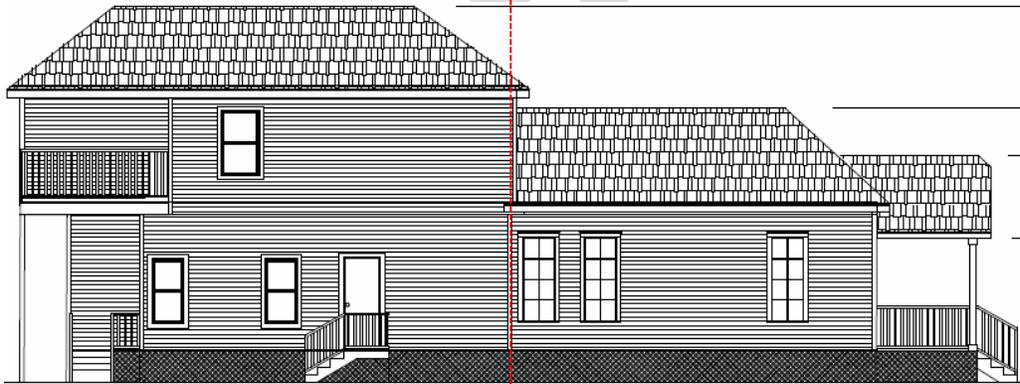


**EAST SIDE ELEVATION**

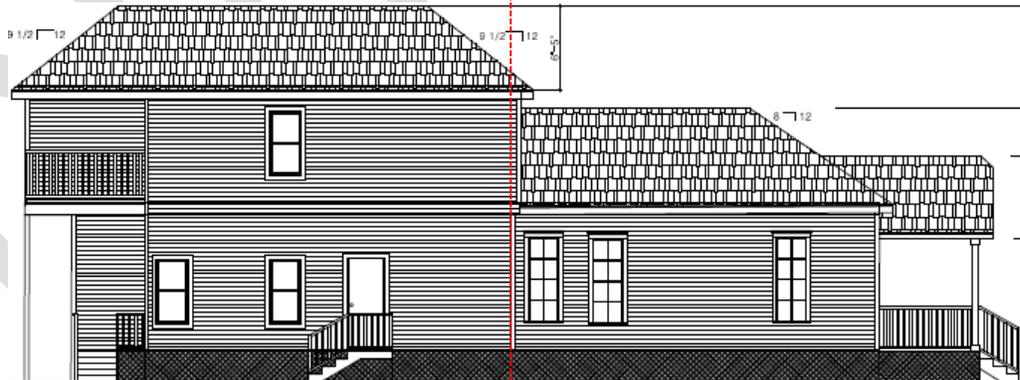
EXISTING



DEFERED 8/24/2015



PROPOSED



**SOUTH (REAR) ELEVATION**

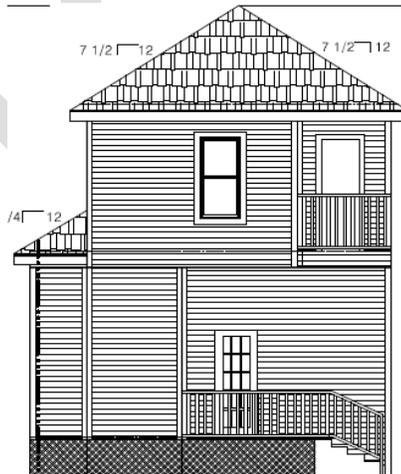
EXISTING

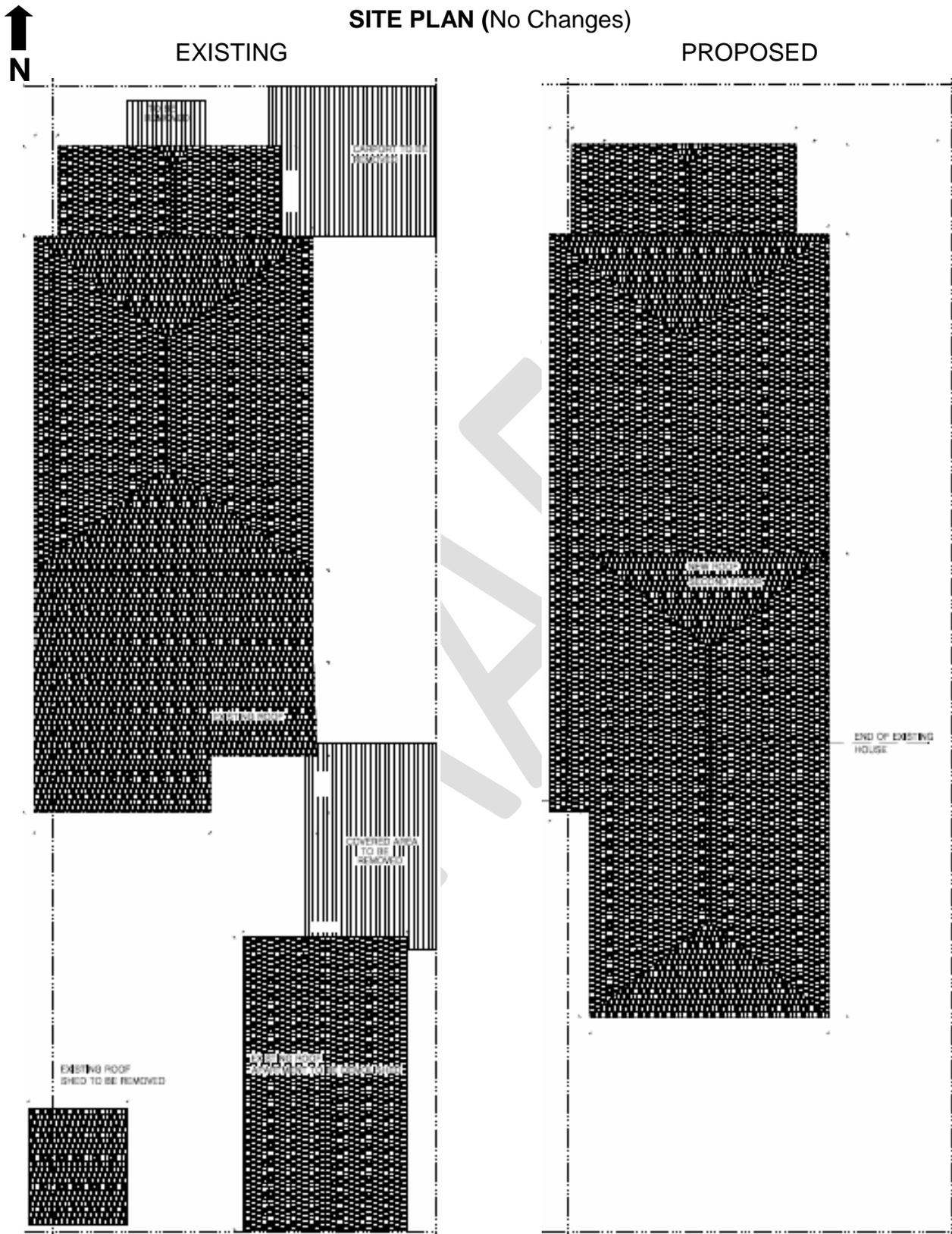


DEFERRED 8/24/2015



PROPOSED



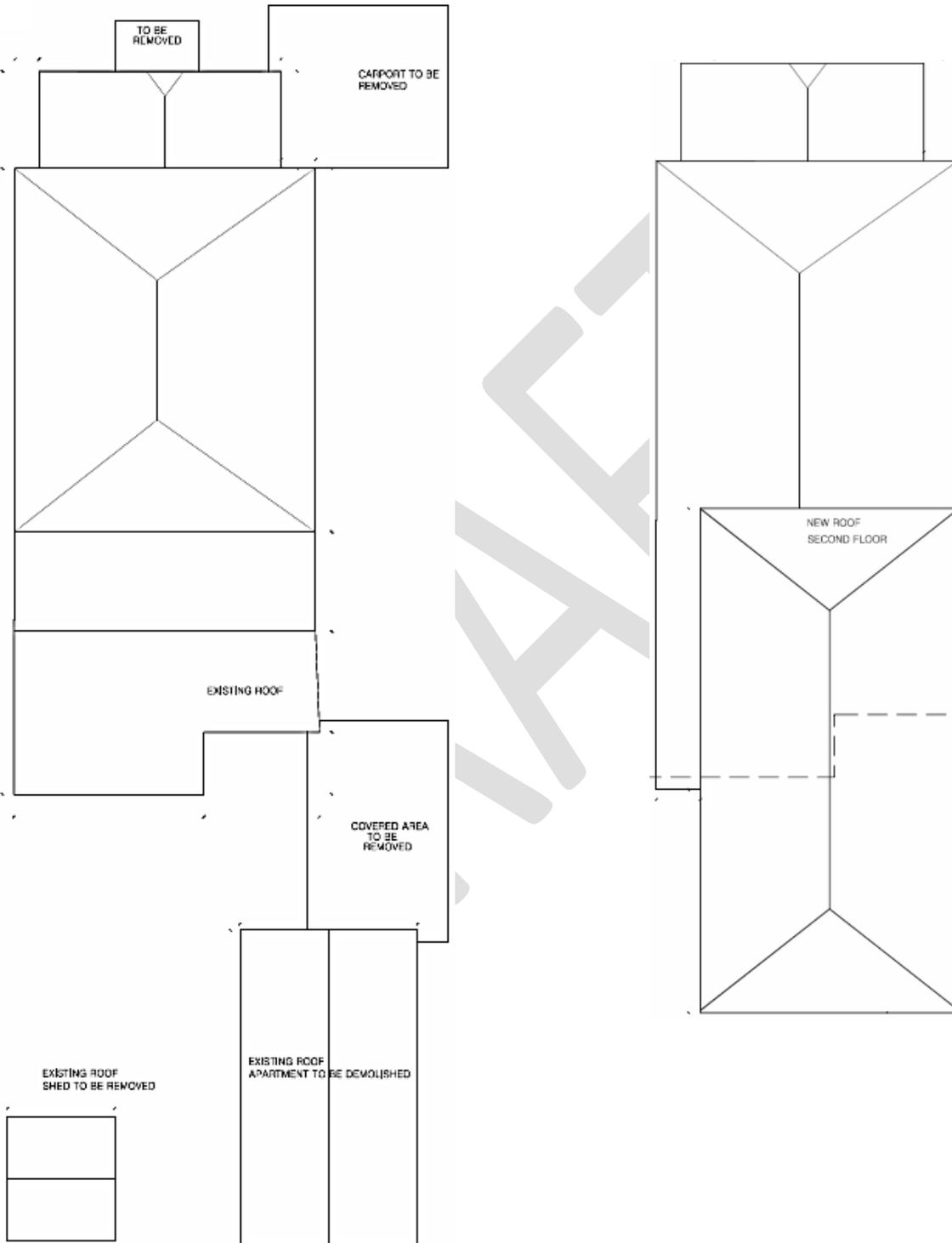


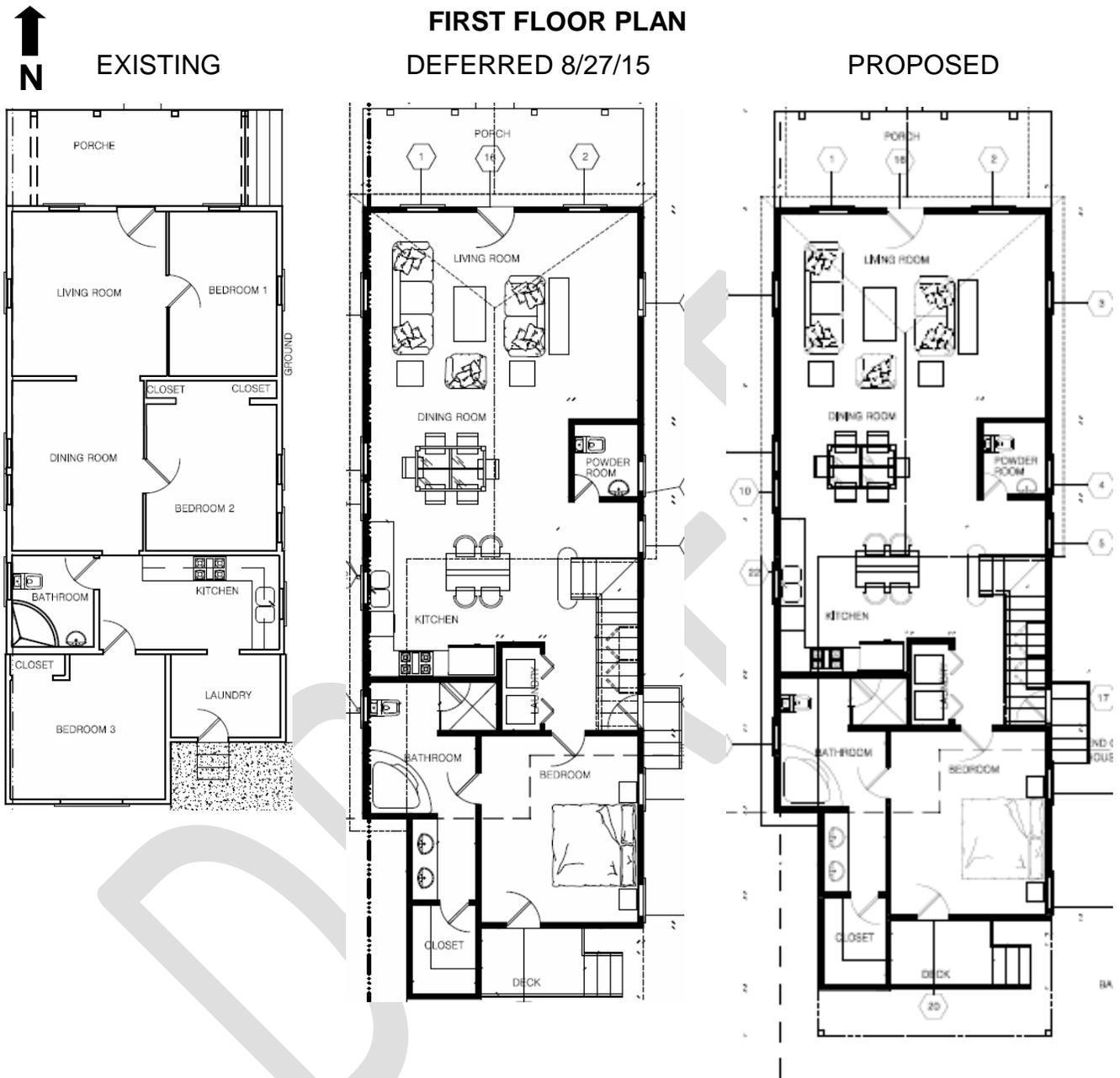


ROOF PLAN (No Changes)

EXISTING

PROPOSED

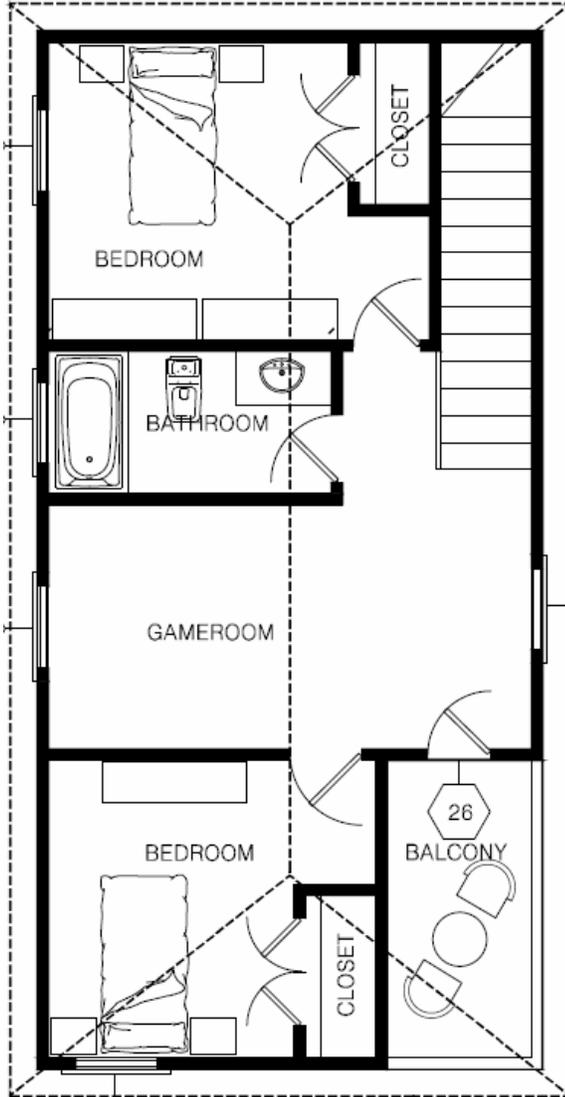




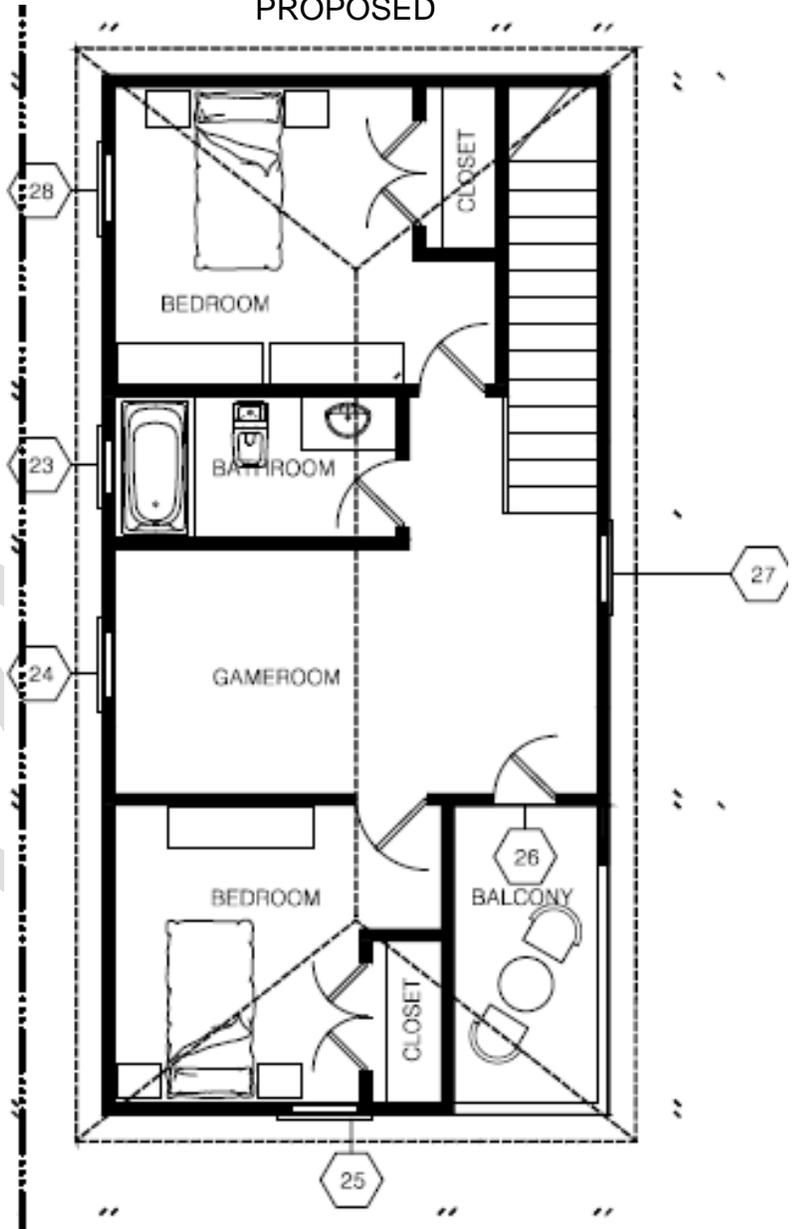


SECOND FLOOR PLAN

DEFERRED 8/27/15



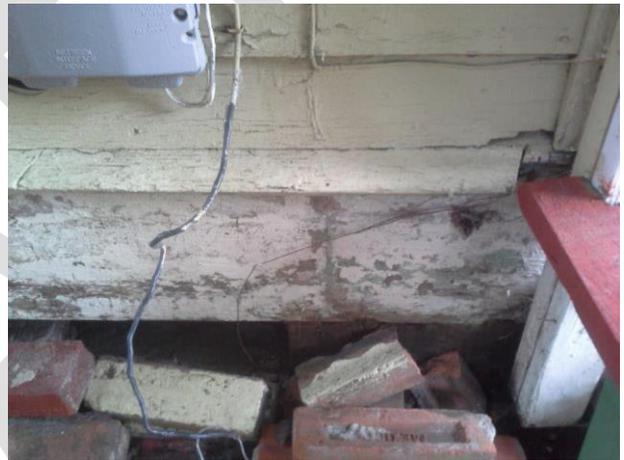
PROPOSED



**WINDOW / DOOR SCHEDULE**

WINDOWS AND DOORS SCHEDULE				
MARK	WIDTH	HEIGHT	DESCRIPTION	PROPOSED
1	2'-4"	5'-10"	EXISTING VYNIL WINDOW SINGLE HUNG	TO BE REMOVED AND REPLACED FOR A NEW WOOD WINDOW W-2500 JELD WEN FROM GROGAN BUILDING SUPPLY SINGLE HUNG, SAME DIMENSIONS,
2	2'-4"	5'-10"	EXISTING VYNIL WINDOW SINGLE HUNG	TO BE REMOVED AND REPLACED FOR A NEW WOOD WINDOW W-2500 JELD WEN FROM GROGAN BUILDING SUPPLY SINGLE HUNG, SAME DIMENSIONS,
3	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
4	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
5	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
6	2'-6"	3'-0"	EXISTING NATURAL ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
7	2'-6"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED
8	5'-0"	4'-0"	EXISTING ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
9	3'-0"	2'-0"	EXISTING ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
10	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
11	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
12	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
13	3'-0"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED
14	3'-0"	4'-0"	EXISTING ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
15	2'-6"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED
16	3'-0"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED AND REPLACED FOR A WOOD DOOR SAME DIMENSIONS,
17	2'-6"	6'-8"	NEW PANEL DOOR	NEW
18	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
19	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
20	3'-0"	6'-8"	NEW PANEL DOOR	NEW
21	2'-0"	1'-6"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
22	2'-4"	3'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
23	2'-0"	1'-6"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
24	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
25	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
26	3'-0"	6'-8"	NEW PANEL DOOR	NEW
27	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
28	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW

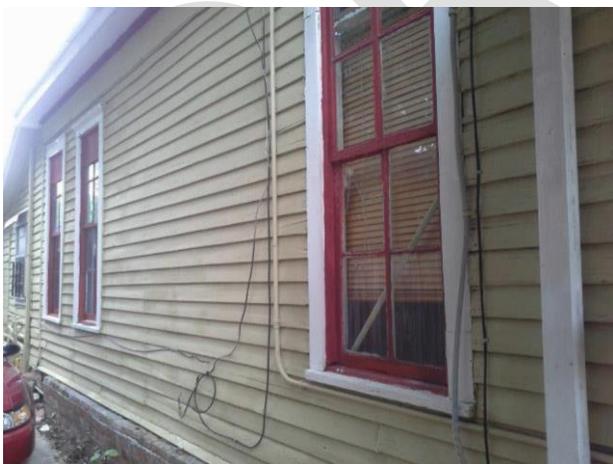
PHOTOS SUBMITTED BY APPLICANT



PHOTOS SUBMITTED BY APPLICANT



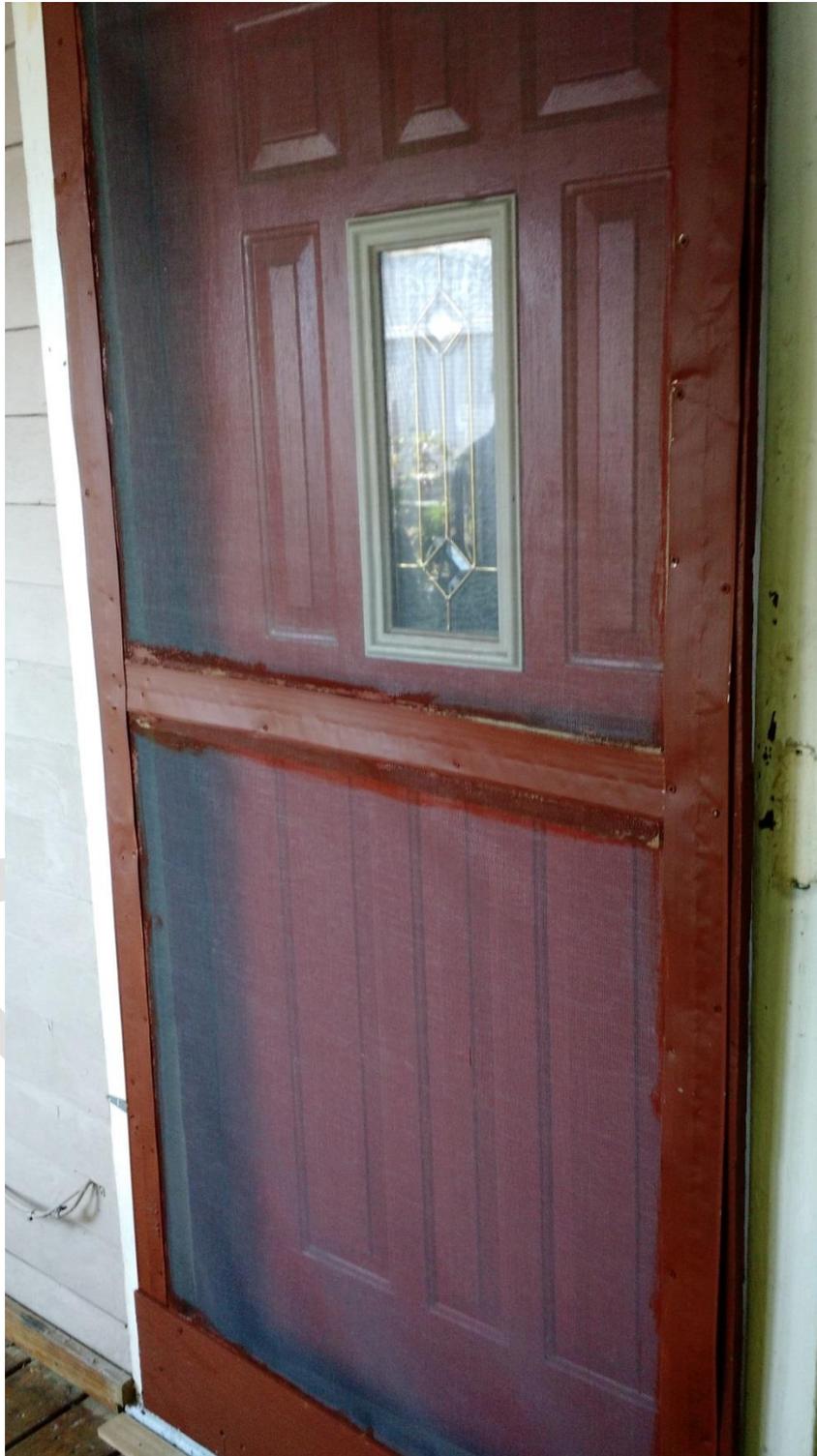
PHOTOS SUBMITTED BY APPLICANT



PHOTOS SUBMITTED BY APPLICANT



**STAFF PHOTOS**  
EXISTING FRONT DOOR



---

**PROJECT DETAILS**

**Shape/Mass:** **Deferred 8/27/15:** *The original residence measures 24'-1" wide by 28'-2" deep. An existing rear addition extends back a further 21'-1" and its west wall will be retained. The existing eave of 12'-4" and ridge of 20'-4" will increase to 13'-3" and 21'-3" respectively as a result of raising the foundation. The proposed addition will inset 3'-7" from the existing west wall and extend back 17'-10" toward the rear property line. The addition will feature an eave height of 21'-11" and a ridge height of 29'.*

**Proposed:** The rear wall of the proposed addition's second floor balcony has been adjusted to line up with the rear wall of the proposed outdoor kitchen on the first floor. The applicant has also added a strip of roofing material to delineate the first and second floor of the addition.

**Setbacks:** The residence features a 6'-4" front (north) setback and an 11'-8" east side setback. The west side of the house is 7" over the side property line. The addition will be set back 3' from the west property line and 19'-9" from the rear property line.

**Foundation:** The residence features a pier and beam foundation with a finished floor height of 1'-7" to be raised to 2'-6". The addition will feature a pier and beam foundation with a finished floor height of 2'-6".

**Windows/Doors:** **Deferred 8/27/15:** The residence features wood windows with a 4/4 lite pattern to be retained. Two vinyl windows will be removed and wood windows with a 4/4 lite pattern will be installed. The addition will feature aluminum windows with a 4/4 lite pattern. The existing non-original metal front door will be removed and replaced with a wood front door.

**Proposed:** Adjusted the window of a the proposed second story game room so that it aligned with a first floor bedroom on the east elevation and aligned a first and second floor bedroom window on the west elevation.

Replaced the proposed horizontally oriented windows with taller windows more in keeping with the proportions of the historic windows on the original house.

**Exterior Materials:** The residence features wood horizontal lap siding and window trim to remain. The addition will feature smooth cementitious horizontal lap siding with a matching reveal.

**Roof:** The residence features a hipped roof with an 8/12 pitch clad with composition shingles. The addition will feature a hipped roof with an 8/12 pitch clad with composition shingles.

**Front Elevation:** The residence features a non-original carport, non-original front porch shed extension, and non-original front porch side extension to be removed. Existing square wood columns will be removed and replaced with square wood columns on square wood bases. A wood balustrade will be installed. The existing non-original front door will be removed and replaced. Two non-original partial height windows will be removed and replaced with full-height wood windows in the original openings.

**Side Elevation:** The residence features three original wood windows to be retained. One existing non-original window will be removed and replaced. A new window will be installed in the existing addition, and the proposed second floor will feature three windows.

**Side Elevation:** The residence features three original wood windows to be retained. One window in the existing addition will be removed. The proposed addition will feature a door and two windows at the first floor and one window at the second floor.

**Rear Elevation:** Not visible from public right of way.

DRAFT