CERTIFICATE OF APPROPRIATENESS

Application Date: April 6, 2016

Applicant: Susan Goll, owner

Property: 416 Euclid St, Lot 4, Block 12, Woodland Heights Subdivision. The property includes a historic 1,176 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 Bungalow residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

Construct an approximately 800 square foot first and second-story addition on top of a contributing structure. A previously constructed shed-roof addition in the rear will be removed. A previous application was denied at the March 2016 HAHC meeting.

- The addition begins 33' from the front wall of the existing residence and encroaches onto the house 13';
- The addition is 25' to the ridge, approximately 5' above the existing ridge and;
- One window is removed, and one window is shifted towards the rear on the west side.

See enclosed application materials and detailed project description on p. 4-25 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4, 8, 9, & 10**

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; *Though the addition roofline was changed to a hip and pushed back approximately 3', the encroachment of the second-story addition onto the original structure still results in a more visually dominant addition that also removes and shifts original windows. Therefore the alteration does not retain the historical character of the one-story 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; *The encroachment of the second-story addition onto the original structure and removal of original windows does not retain the character of the property as a one-story structure.*
☒	☐	☐	(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; *The second-story addition on the original structure impairs the form and integrity of the house. The walls beneath will likely have to be reframed to carry the extra-load which results in the removal of interior shiplap and exterior siding which compromises the structural integrity and is irreversible. The applicant has not provided an engineer's letter or drawings showing how this will be addressed.*
☐	☒	☐	(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; *The addition and changes to the fenestration will likely remove interior shiplap, and will remove exterior siding and original windows.*
☐	☒	☐	(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 *Though the addition roofline was changed to a hip and pushed back approximately 3', constructing a second-story addition on top of the existing residence still results in a more visually dominant addition from the right-of-way and does not maintain the massing, size, scale, material and character of the one-story property.*
☒	☐	☐	(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

INVENTORY PHOTO

CONTEXT AREA

420 Euclid – Contributing – (neighbor)

412 Euclid – Contributing – (neighbor)

402 Euclid – Contributing

424 Euclid – Contributing

432 Euclid – Contributing

415 Euclid – Contributing (across street)

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411Euclid – Contributing (across street)

419 Euclid – Contributing (across street)

423 Euclid – Contributing (across street)

429 Euclid – Contributing (across street)

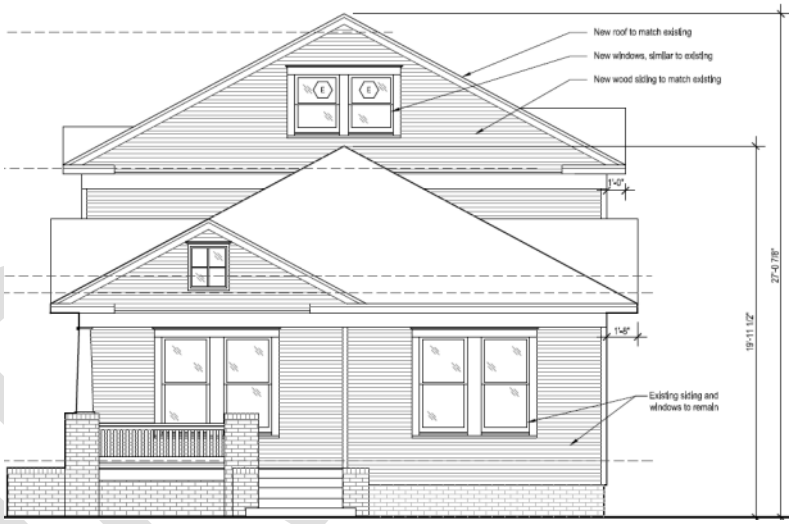
407 Euclid – Contributing (across street)

403 Euclid – Contributing (across street)

NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING

DENIED 3/24/2016



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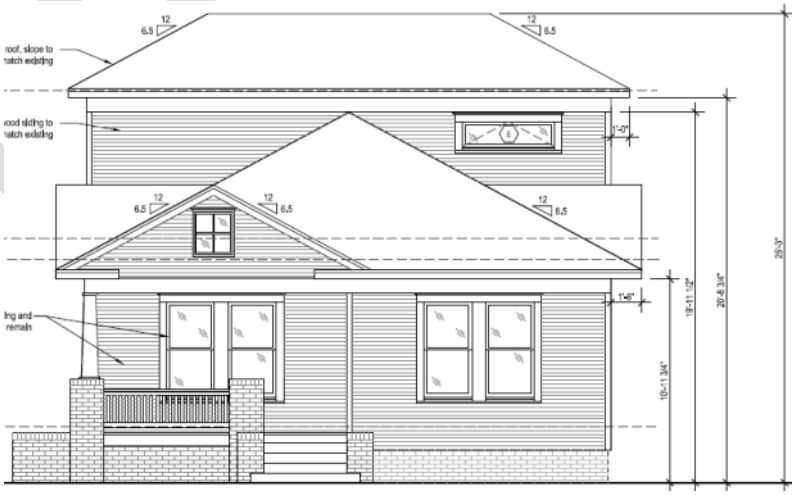
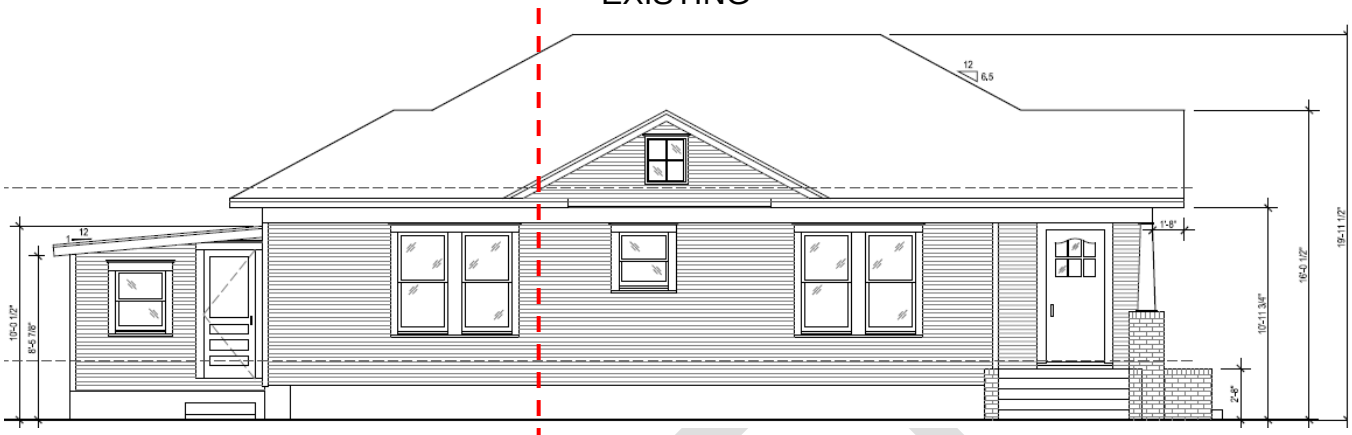
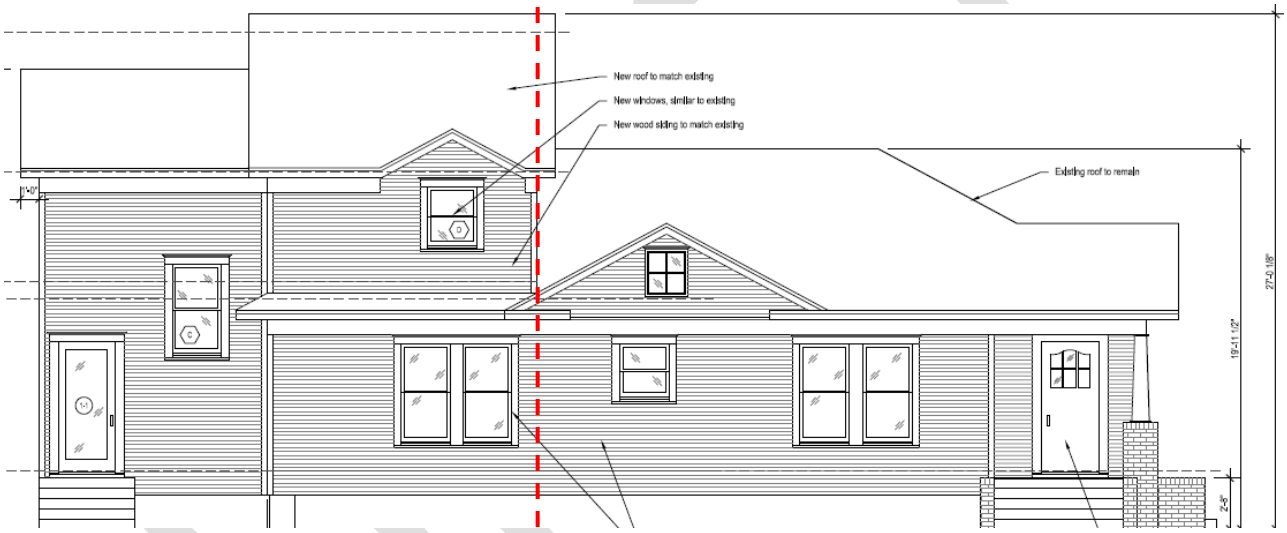


EAST SIDE ELEVATION

EXISTING



DENIED 3/24/2016



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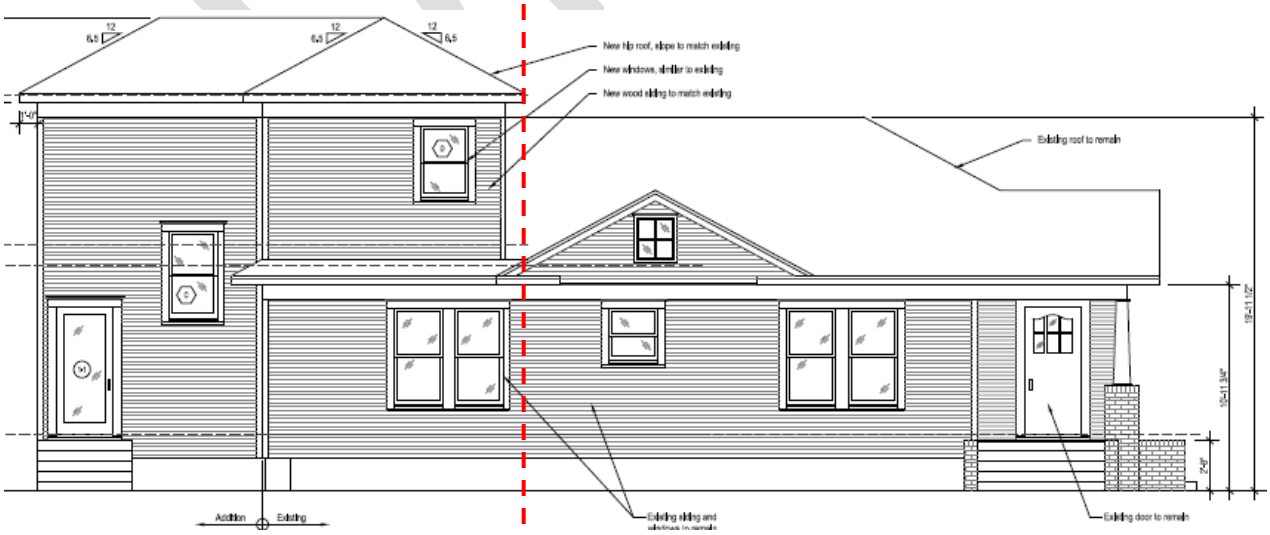
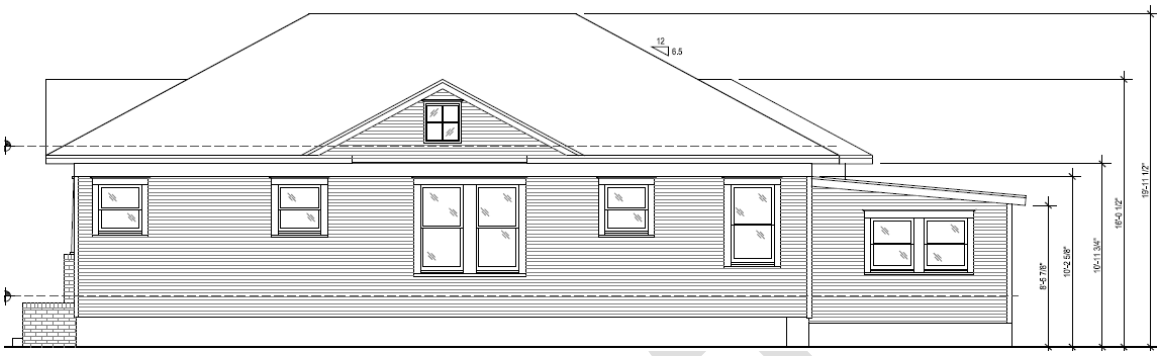
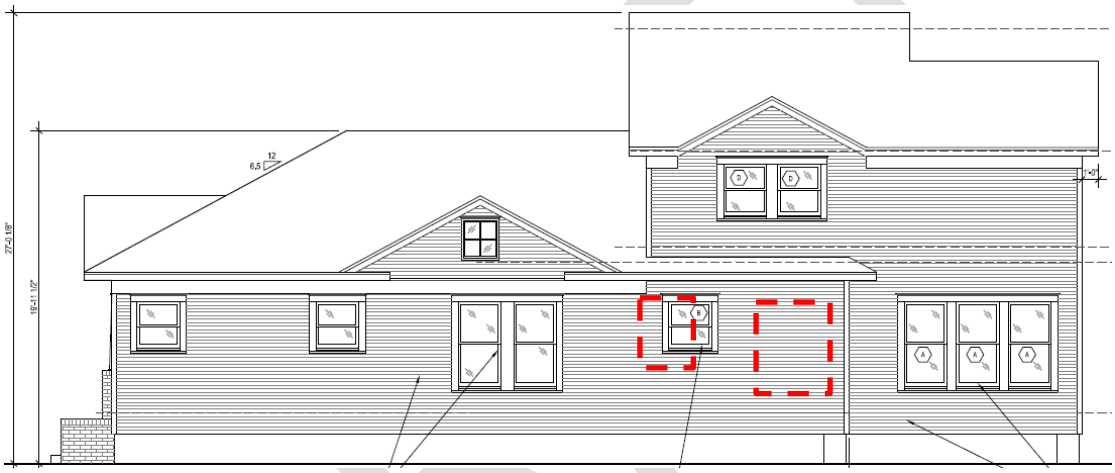


WEST SIDE ELEVATION

EXISTING

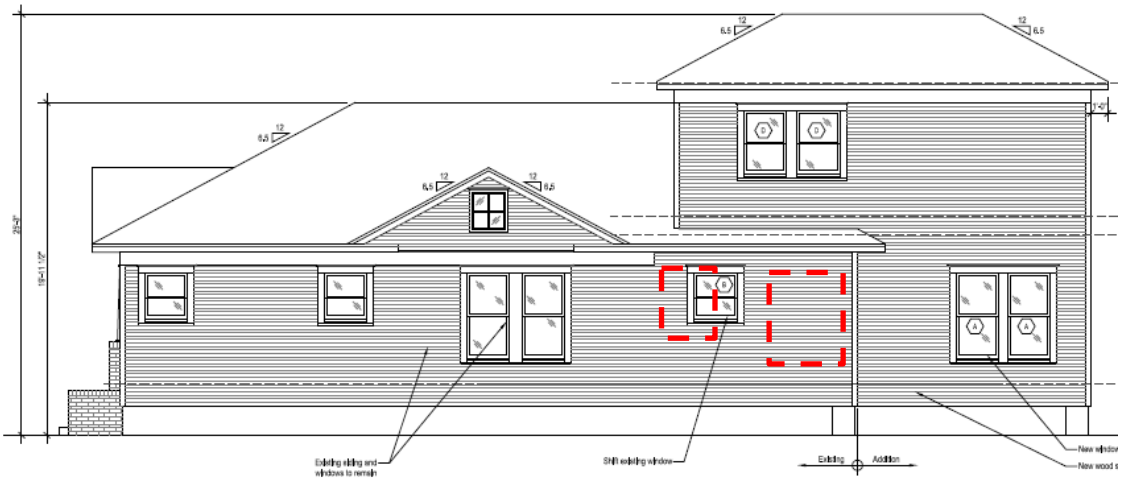


DENIED 3/24/2016



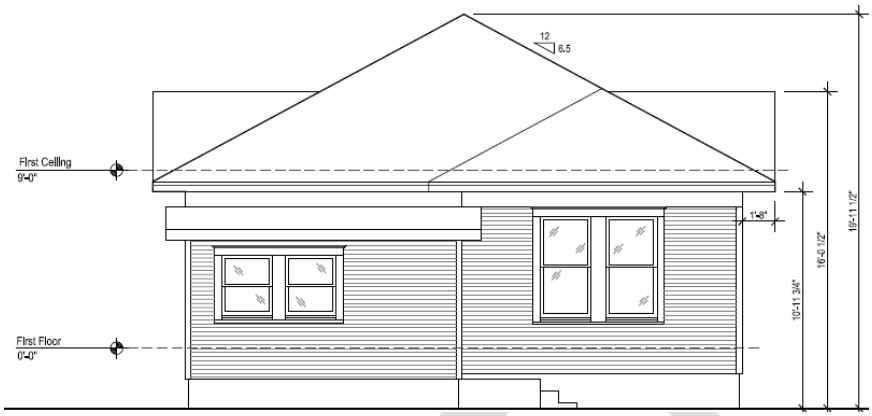
PROPOSED

1 WINDOW SHIFTED TOWARDS THE REAR;
1 WINDOW REMOVED



SOUTH (REAR) ELEVATION

EXISTING



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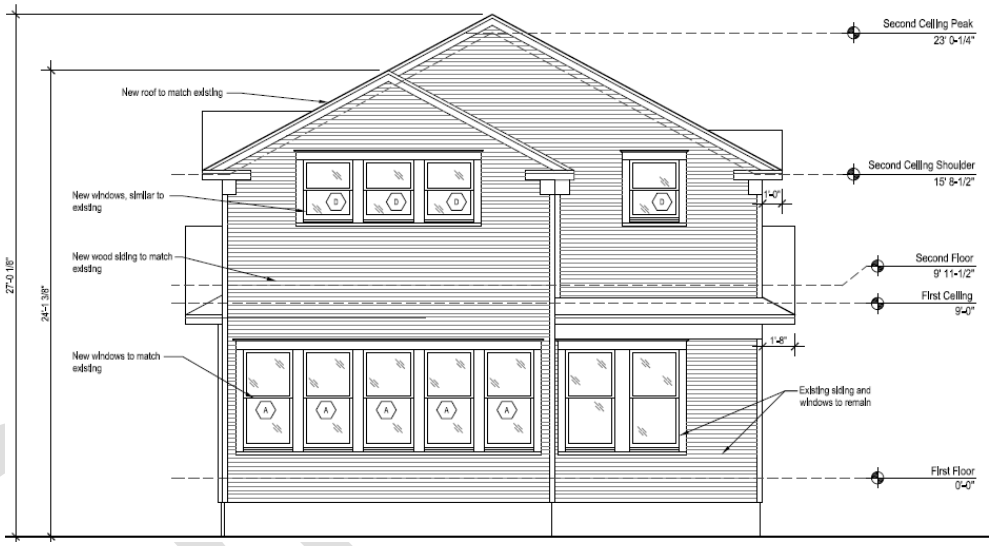

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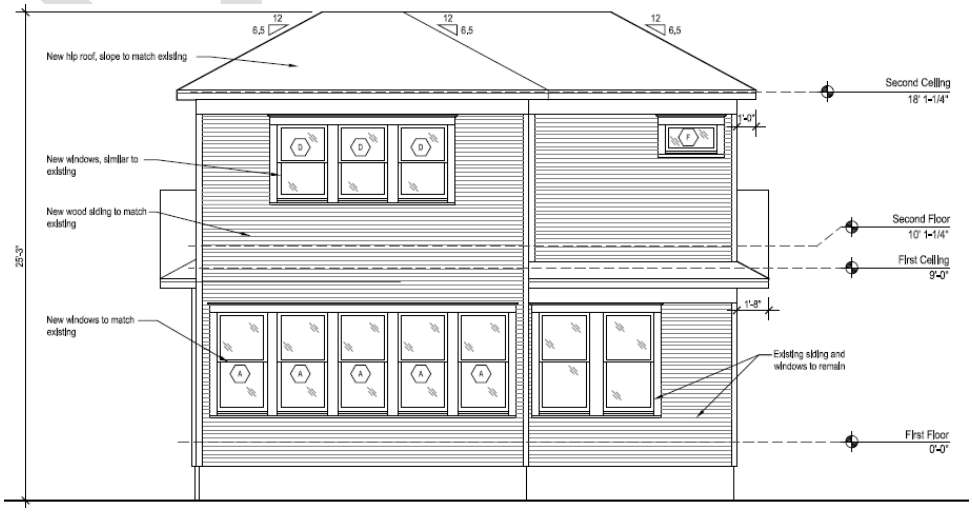

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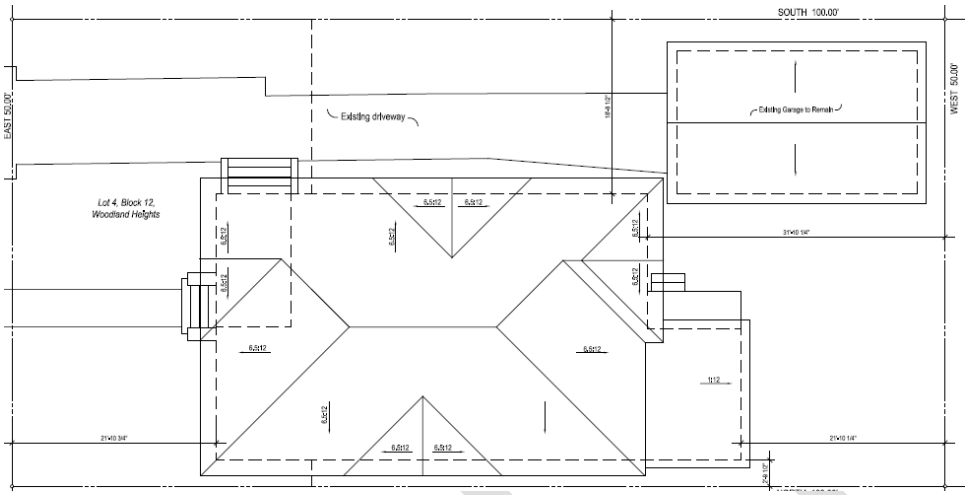
SITE PLAN/ROOF PLAN

EXISTING



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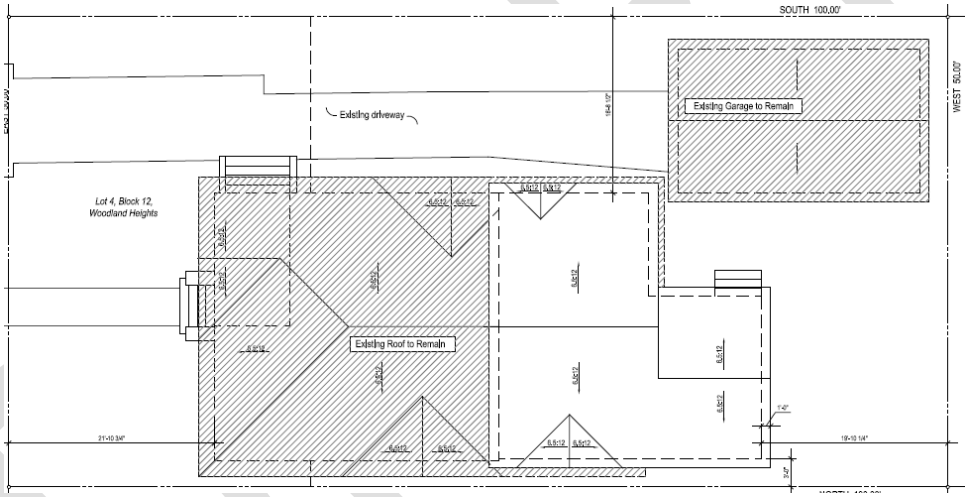

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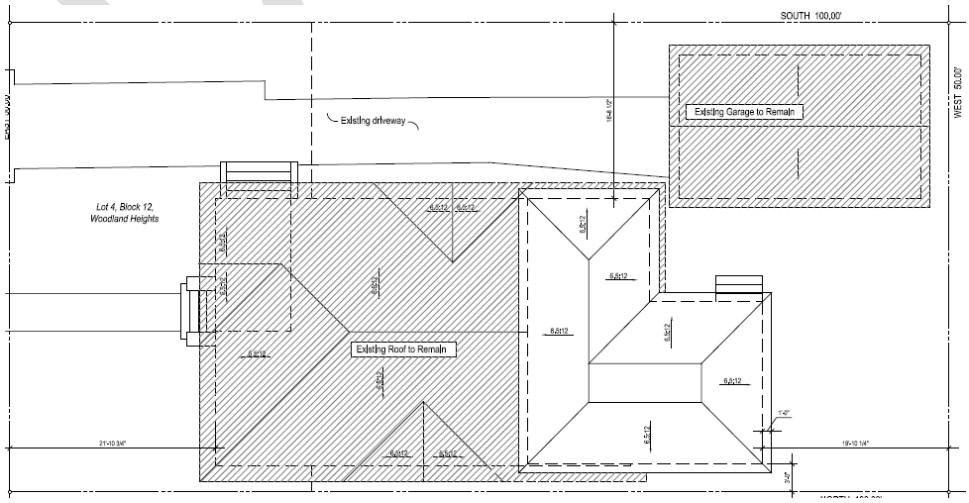

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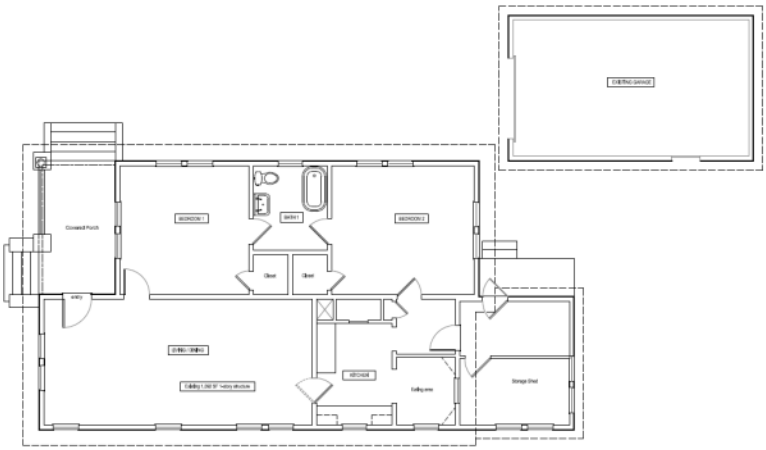
FIRST FLOOR PLAN

EXISTING



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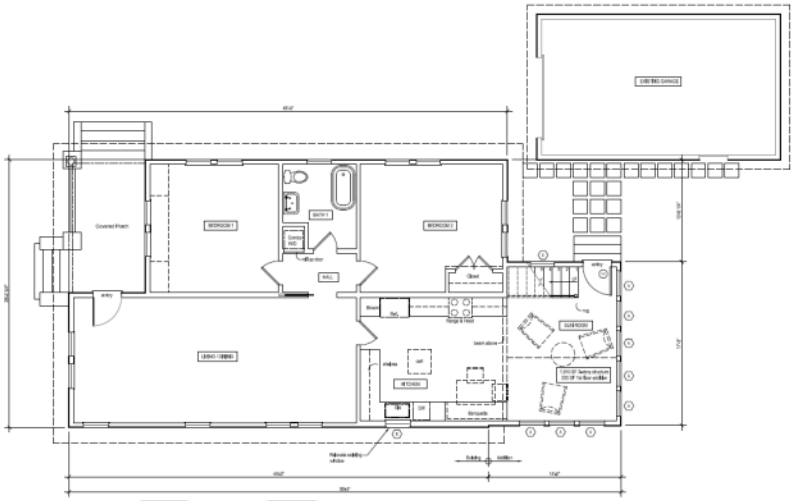

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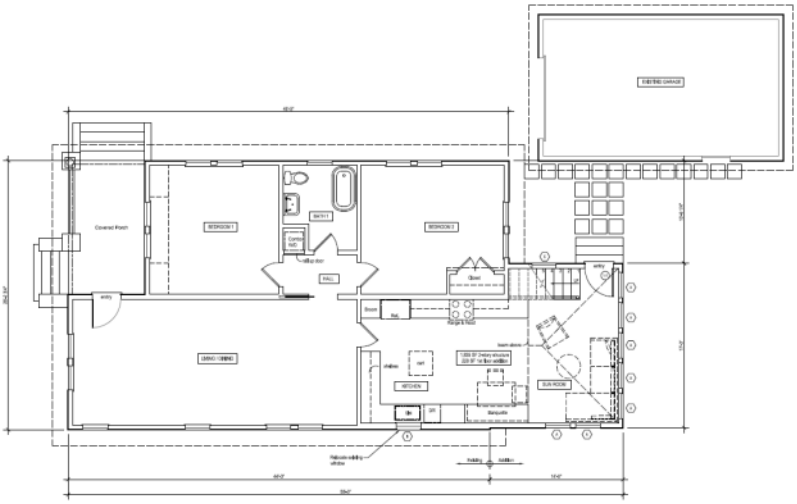

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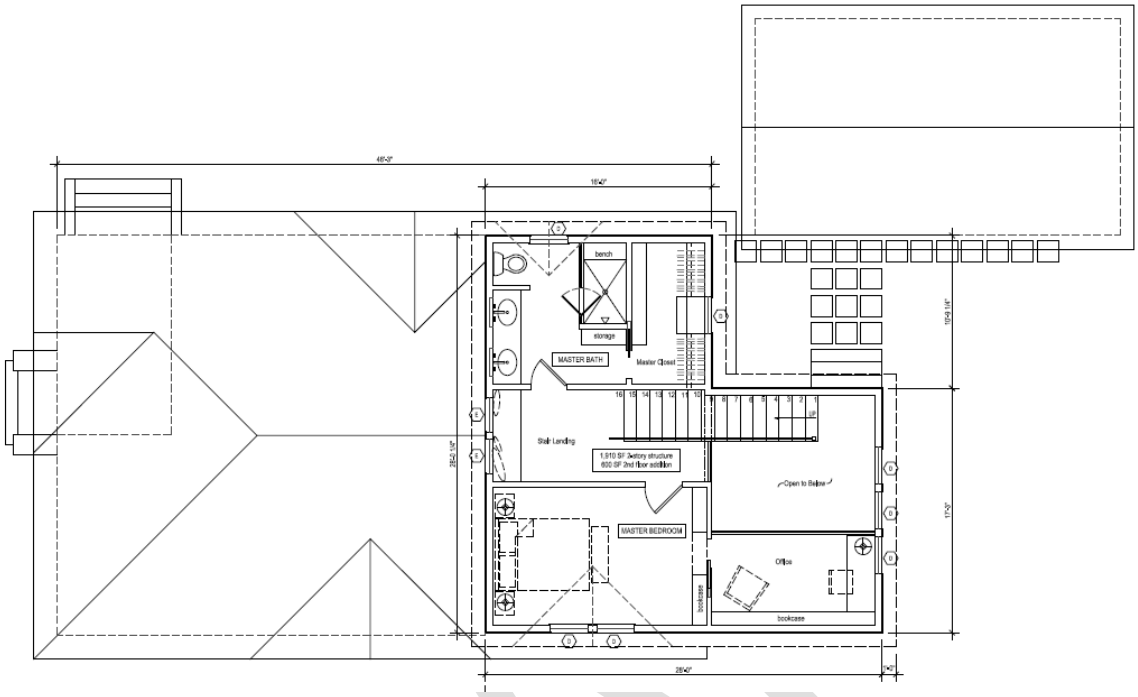
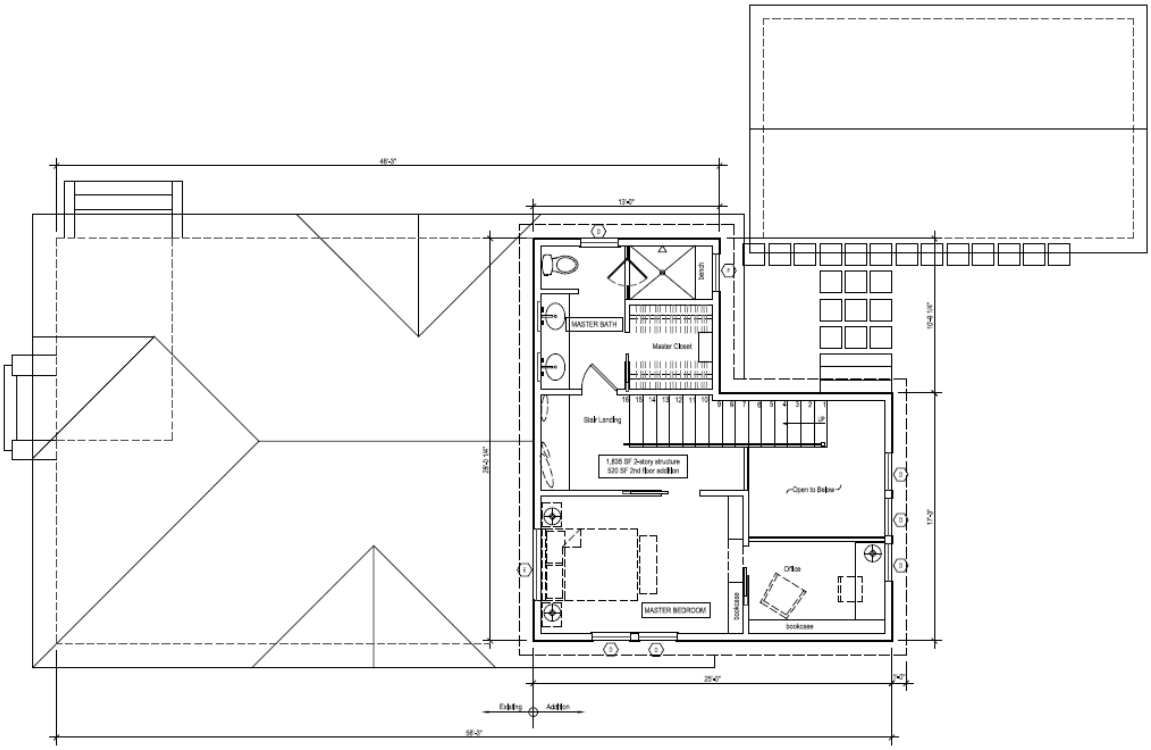
SECOND FLOOR PLAN

DENIED 3/24/2016



PROPOSED



WINDOW / DOOR SCHEDULE

DENIED 3/24/2016

WINDOW SCHEDULE

Notes:
1. All windows are Jeld-Wen Tradition Plus All Wood Double Hung Units, unless noted otherwise
2. All dimensions are from inside face of window trim to inside face of window trim.
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing window order

SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	8	Sun Room	Double Hung	2' 7"	5' 0-1/2"	1' 7-1/2"	Match existing - V.I.F.
B	1	Kitchen	Double Hung				Relocate existing window
C	1	Sun Room	Double Hung	2' 7"	4' 7"	6' 3-1/2"	Similar to existing
D	7	various	Double Hung	2' 7"	3' 0"	3' 6"	Similar to existing
E	2	Stair Landing	Double Hung	2' 5"	3' 0"	7' 9-1/2"	Similar to existing

DOOR SCHEDULE

Notes:
1. Exterior doors to be painted with insulated glazing
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing door order

SYMBOL		LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1		Kitchen	Exterior Swing - Painted Full Lite Door	3' 0"	6'-8"	Exterior lock set with dead bolt; finish TBD	New painted fiberglass door with tempered glass panel

PROPOSED

WINDOW SCHEDULE

Notes:
1. All windows are Jeld-Wen Tradition Plus All Wood Double Hung Units, unless noted otherwise
2. All dimensions are from inside face of window trim to inside face of window trim.
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing window order

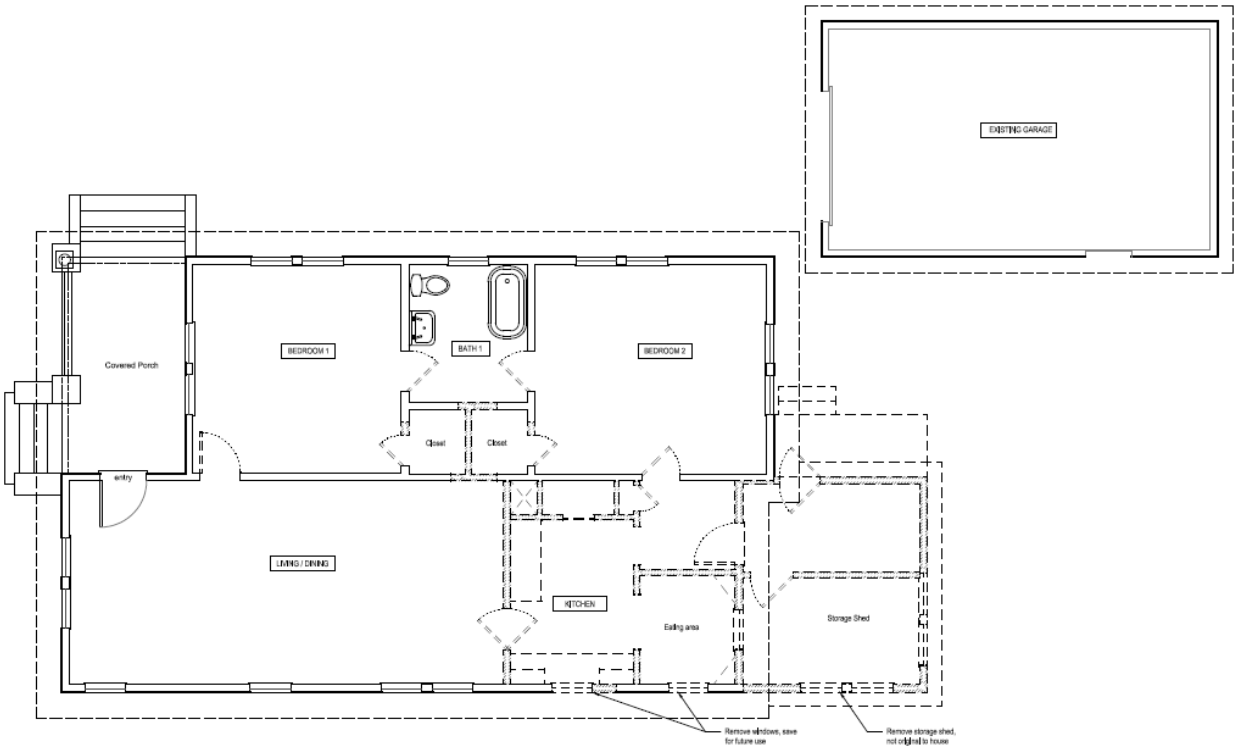
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	7	Sun Room	Double Hung	2' 7"	5' 0-1/2"	1' 7-1/2"	Match existing - V.I.F.
B	1	Kitchen	Double Hung				Relocate existing window
C	1	Sun Room	Double Hung	2' 7"	4' 7"	6' 3-1/2"	Similar to existing
D	6	various	Double Hung	2' 7"	3' 9"	2' 6-3/4"	Similar to existing
E	1	Master Bedroom	Awning	5' 0"	1' 4"	4' 11-3/4"	
F	1	Master Bathroom	Fixed	2' 8"	1' 4"	4' 11-3/4"	

DOOR SCHEDULE

Notes:
1. Exterior doors to be painted with insulated glazing
3. Rough opening to be determined per manufacturer
4. Verify all dimensions with designer prior to placing door order

SYMBOL		LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1		Kitchen	Exterior Swing - Painted Full Lite Door	3' 0"	6'-8"	Exterior lock set with dead bolt; finish TBD	New painted fiberglass door with tempered glass panel

DEMOLITION PLAN



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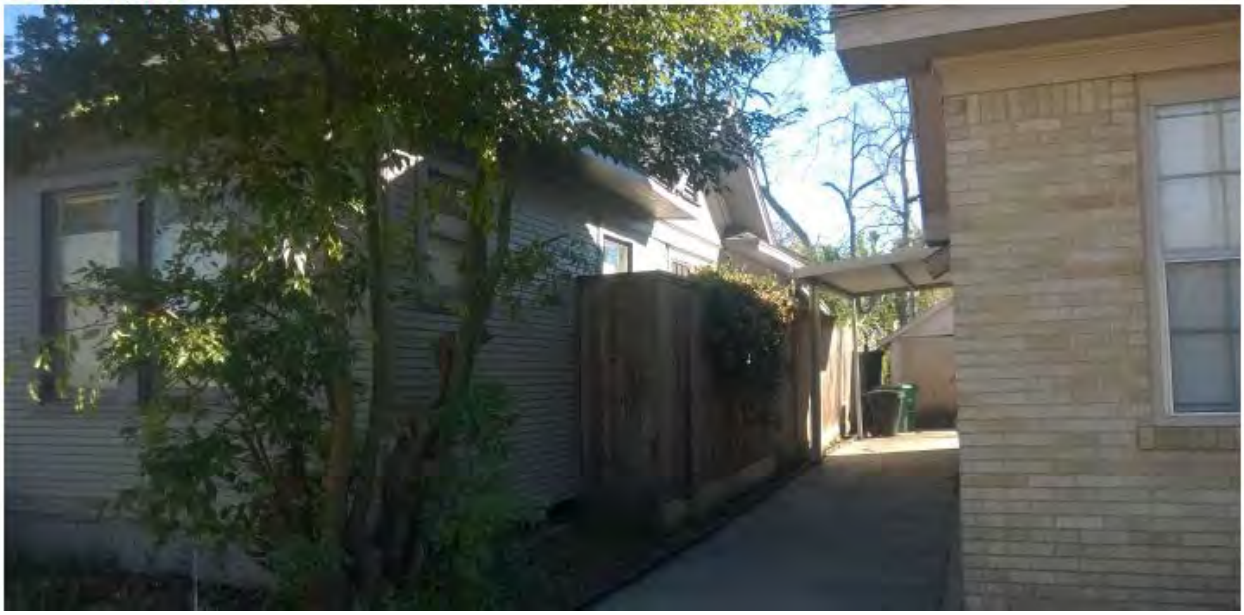
PHOTOS OF EXISTING PROVIDED BY APPLICANT

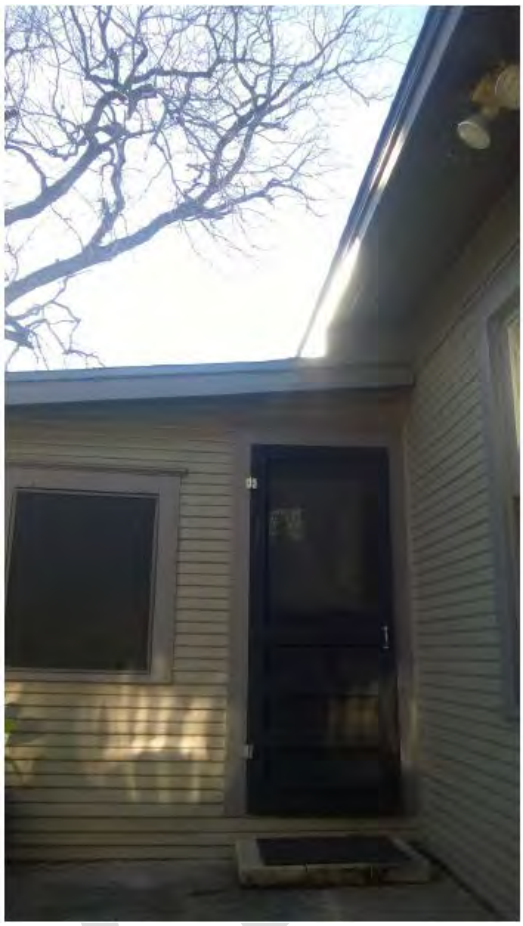
North elevation

West elevation

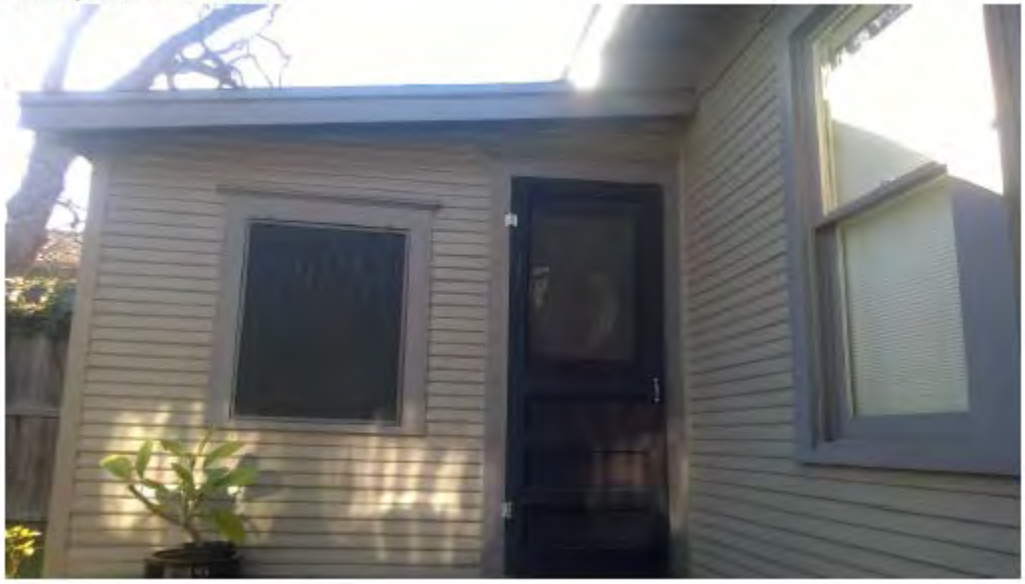


East elevation

East elevation with exising back entrance into laundry room.



Laundry room to be removed

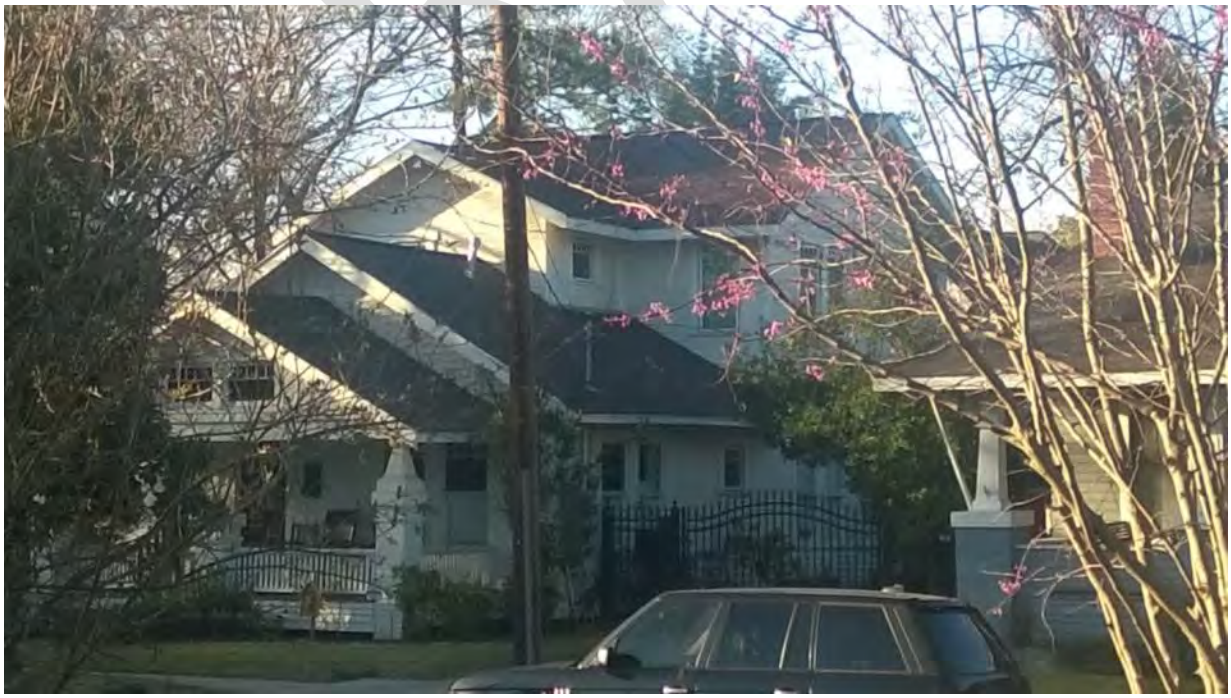


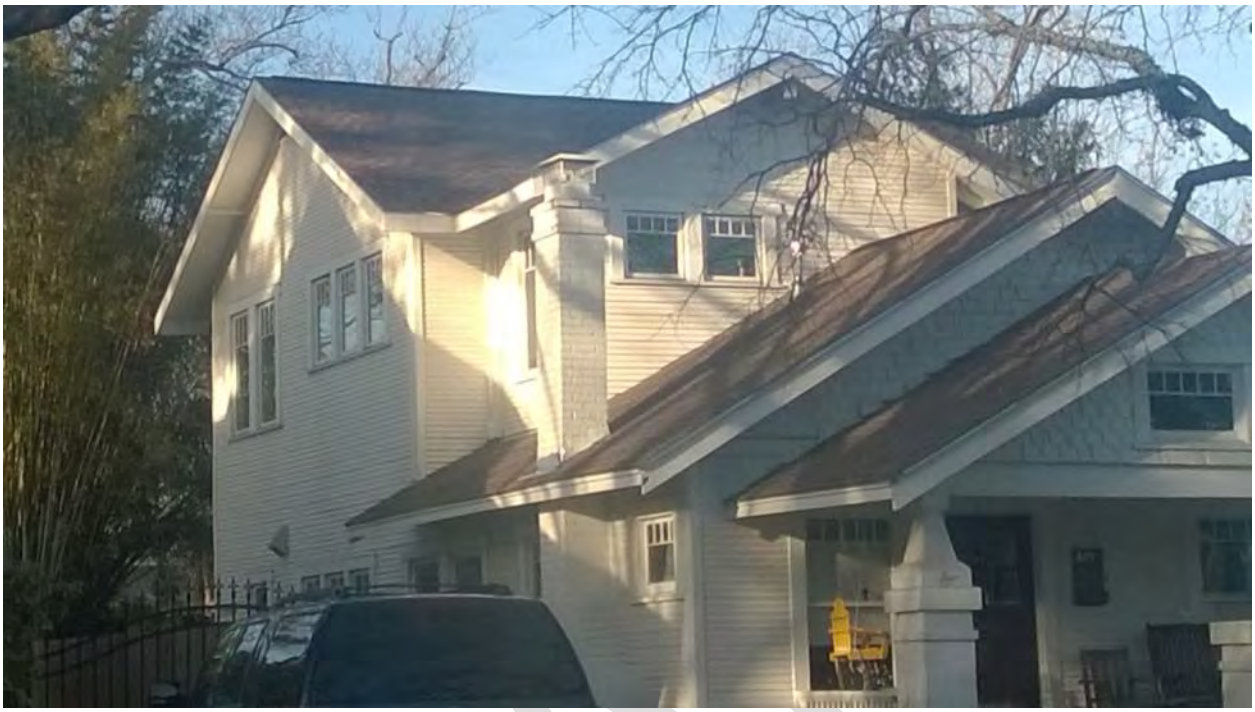
South elevation (exterior of laundry room)

APPLICANT MATERIALS

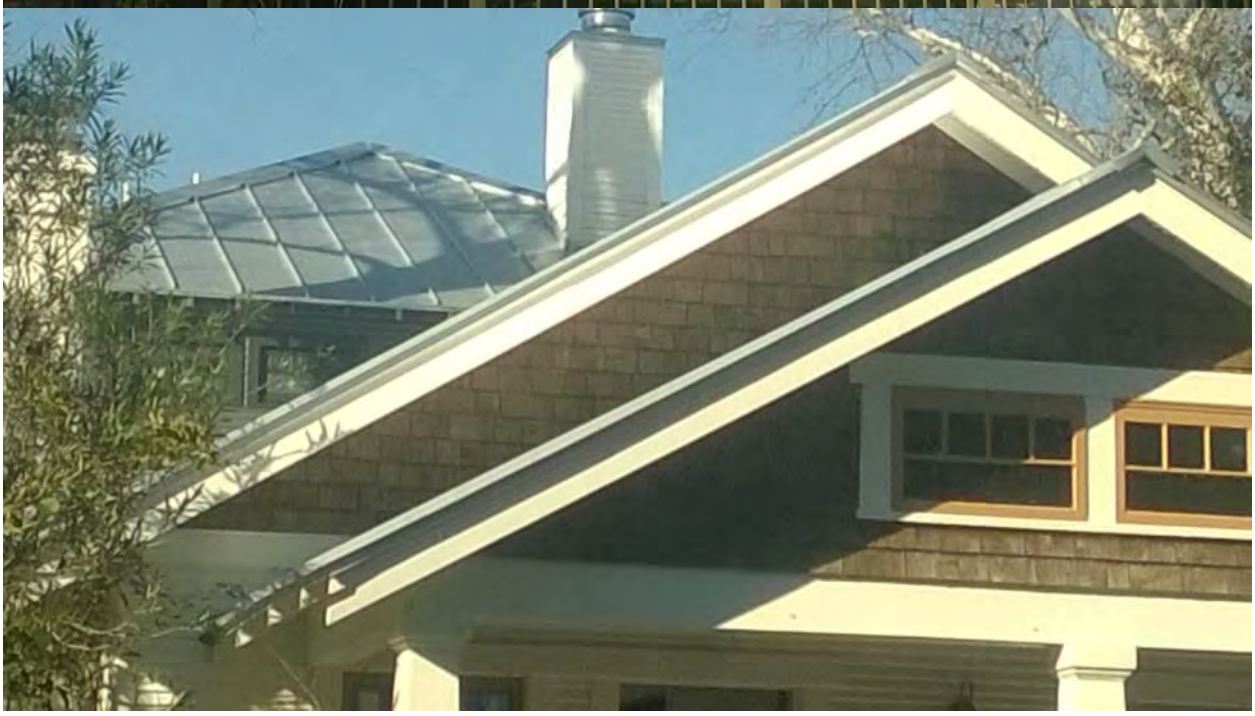
Recently Constructed Additions on Euclid Street in the Woodland Heights Historic District

419 Euclid – APPROVED JUNE 2013





515 Euclid – (521 EUCLID) APPROVED NOVEMBER 2014



514 Euclid – APPROVED JANUARY 2013

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PROJECT DETAILS

Shape/Mass: The existing residence measures 28' wide by 56' deep by 19'-11" tall. The proposed addition begins approximately 33' from the front wall, encroaching 13' and extending the existing footprint back by 2', making the new depth of the residence 58'-3". The width of the addition matches the existing residence and the new ridge height is 25'.

Setbacks: The existing residence is setback 21'-10" form the front, 18'-8" from the side (east), 2'-9" from the side (west) and 21'-10" from the rear. The addition is setback approximately 54'-10" from the front, 18'-8" from the side (east), 3' from the side (west) and 19'-10" from the rear

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'-8". The addition will match this condition.

Windows/Doors: The residence contains wood 1-over-1 windows. The alteration removes a 1-over-1 window and shifts another 1-over-1 window over towards the rear. The addition contains 1-over-1 windows.

Exterior Materials: The residence is clad in wood 117 lap siding. The addition will be clad in wood lap siding.

Roof: The existing residence has a cross-gable roof with a 6.5-over-12 pitch and is 19'-11" to the ridge with a 10'-11" eave height and 1'-8" overhang. The addition has a hipped roof with a 6.5-over-12 pitch and is 25' to the ridge with a 21' eave height and 1' overhang.

Front Elevation: (North) This elevation contains four 1-over-1 wood windows. The addition contains one awning window.

Side Elevation: (East) This elevation contains five 1-over-1 windows and two pedestrian doors. The addition contains two 1-over-1 windows and a pedestrian doors.

Side Elevation: (West) This elevation contains six 1-over-1 windows. The addition removes one window, shifts another over and contains four more 1-over-1 windows.

Rear Elevation: (South) Not visible form public right of way. See elevations drawings for details.

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