

CERTIFICATE OF APPROPRIATENESS

Applicant: William Yester owner, Sarah Hannah, agent

Property: 411 Highland Street Lot 14, Track 13, Block 16, Woodland Heights Subdivision. The property includes a historic 2,692 square foot, three-story wood frame single-family residence and detached garage situated on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Woodland Heights Historic District. Alterations to the residence and non-contributing detached garage built in 2006.

Proposal: Alteration – Addition

- Partially demolish rear walls of non-contributing addition to allow for 133 sq ft first floor addition and 36 sq ft second floor addition for a total of 169 sq ft. The final total of the home will be 3,243 sq ft.
- Build 2 story rear addition that retains existing corners of residence are maintained. Second floor addition is significantly smaller and in line with existing footprint of residence. First floor is inset and extends to the rear and side of existing footprint.
- Ridge Height is maintained; second floor addition fits under existing eaves.
- First floor addition hipped ridge is 18' 2-1/8" and first floor plate height aligns with existing at 13' 8-3/4" with pitch of 4:12.
- Finished floor height aligns with existing pier and beam foundation.
- Setbacks from property are in compliance
- Addition cladding: wood lap siding with 4 1/2" reveal.
- Addition Roof: composite shingle
- Addition windows: wood with aluminum cladding. Windows being relocated are either exempt or non-historic *Two existing windows facing the back yard will be relocated to other parts of the house and two other existing windows will be removed and saved for possible reuse.*
- Addition Doors: *A new 3 lite door will be installed on the East side of the house. Six new 3 lite, fixed doors will be installed in the breakfast room addition to the first floor.*

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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 D NA S - satisfies D - does not satisfy NA - not applicable

- (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 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.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

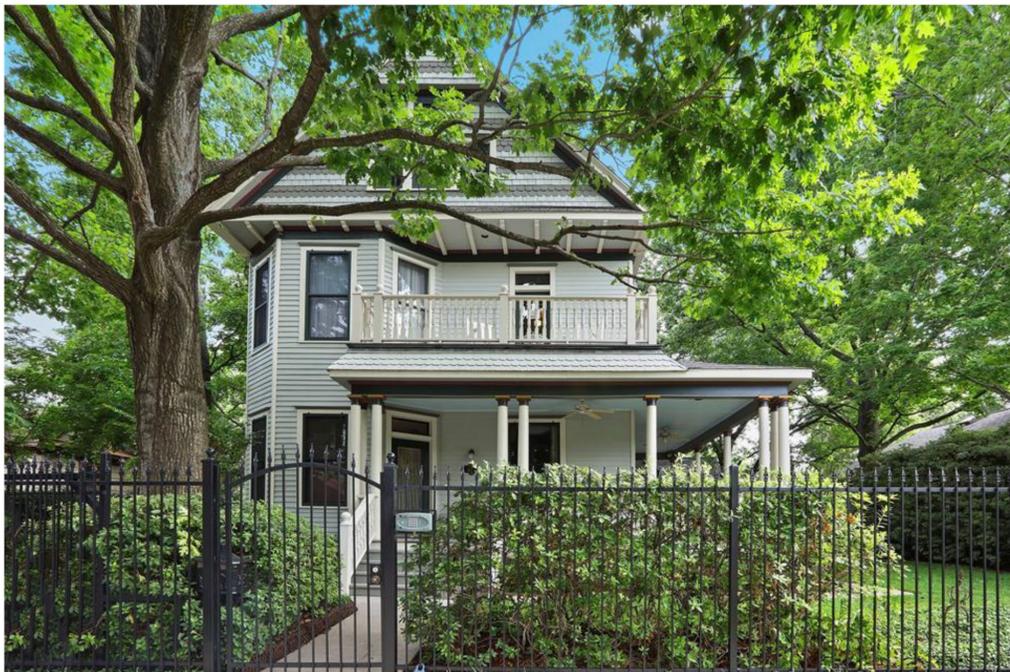
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO (s)

South Elevation



CURRENT PHOTO (s)

West Elevation



East Elevation



CURRENT PHOTO (s) – NORTH EAST CORNER (LOCATION OF ADDITION)



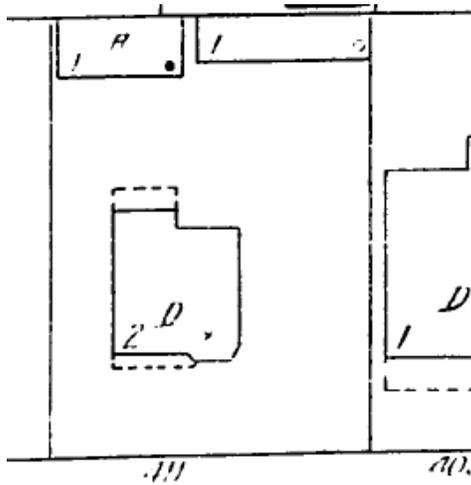
(Rear Elevation)

North Elevation



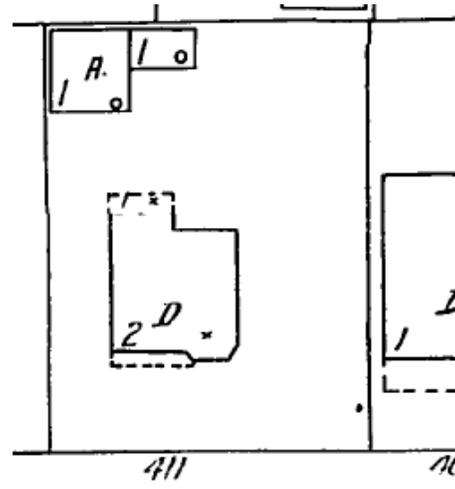


SANBORNS



HIGHLAND A

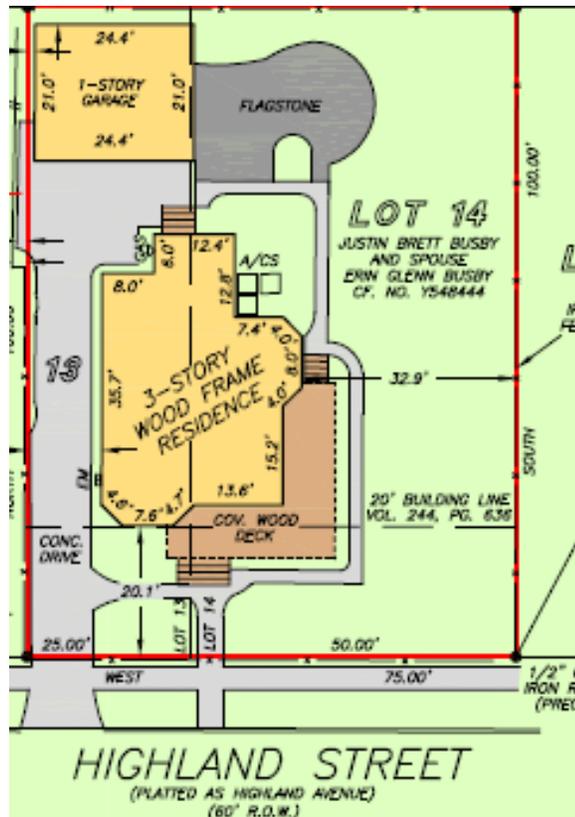
1924



HIGHLAND A

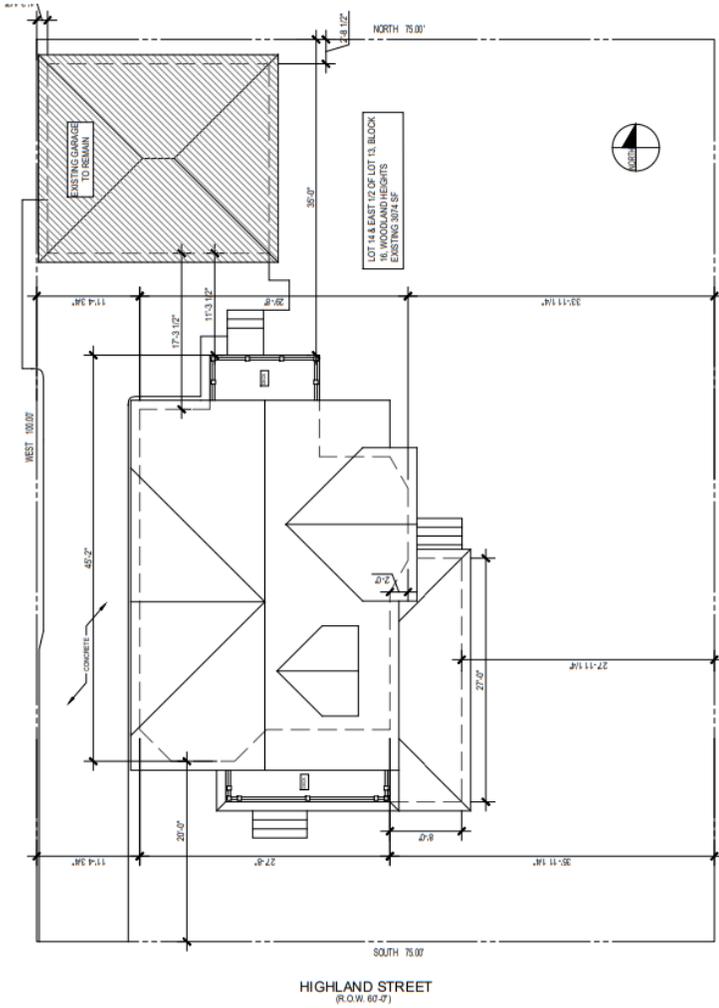
1950

CURRENT AERIAL/SURVEY *altered in 2006

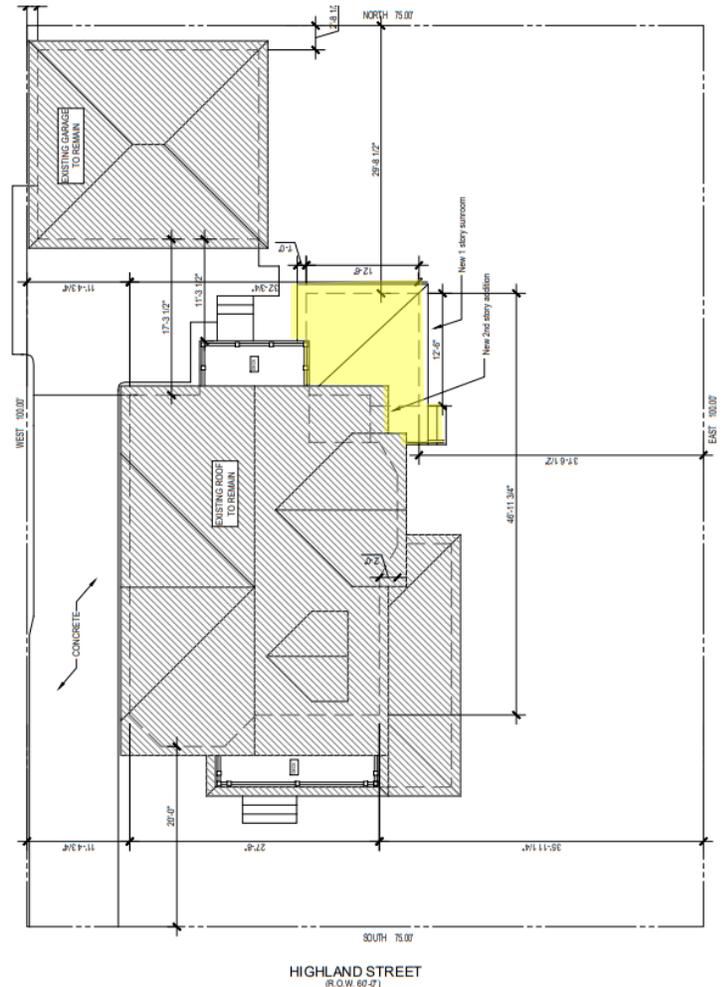




SITE PLAN



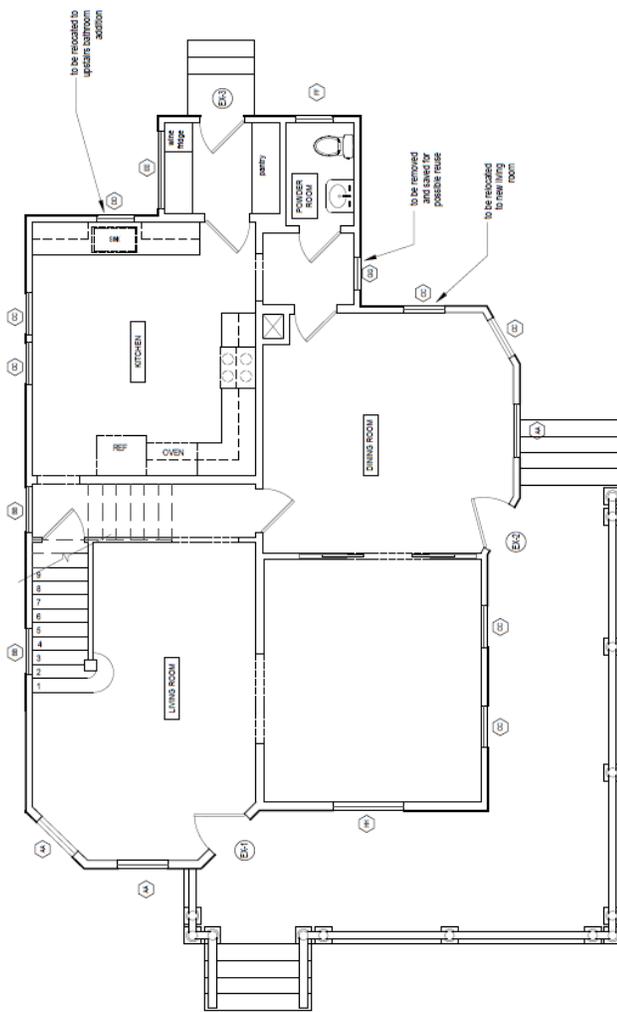
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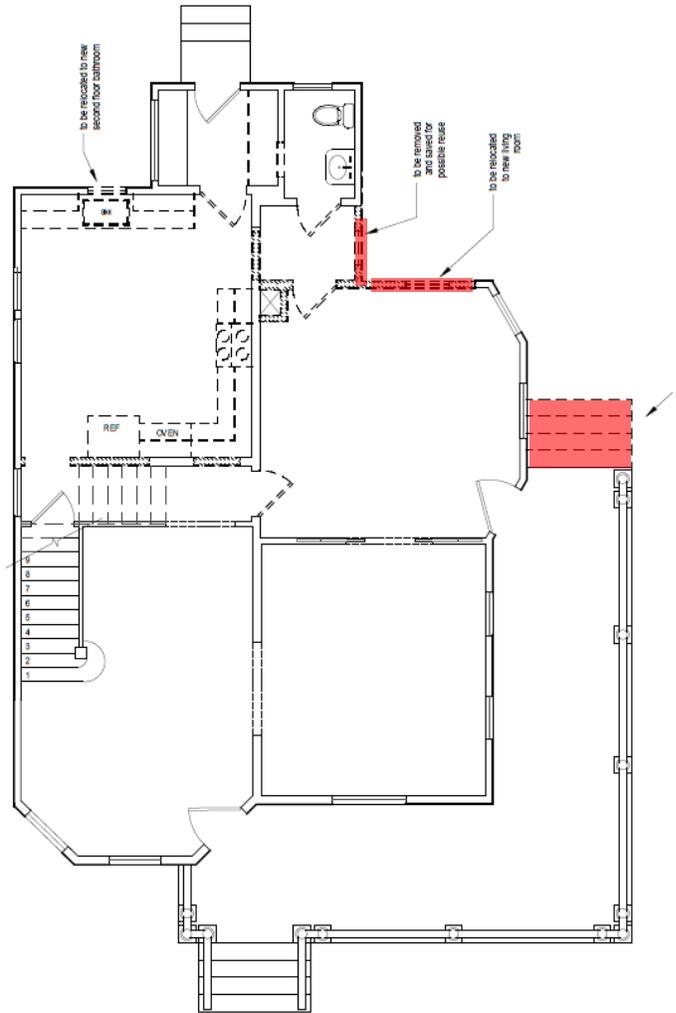
PROPOSED



FIRST FLOOR/DEMOLITION PLAN



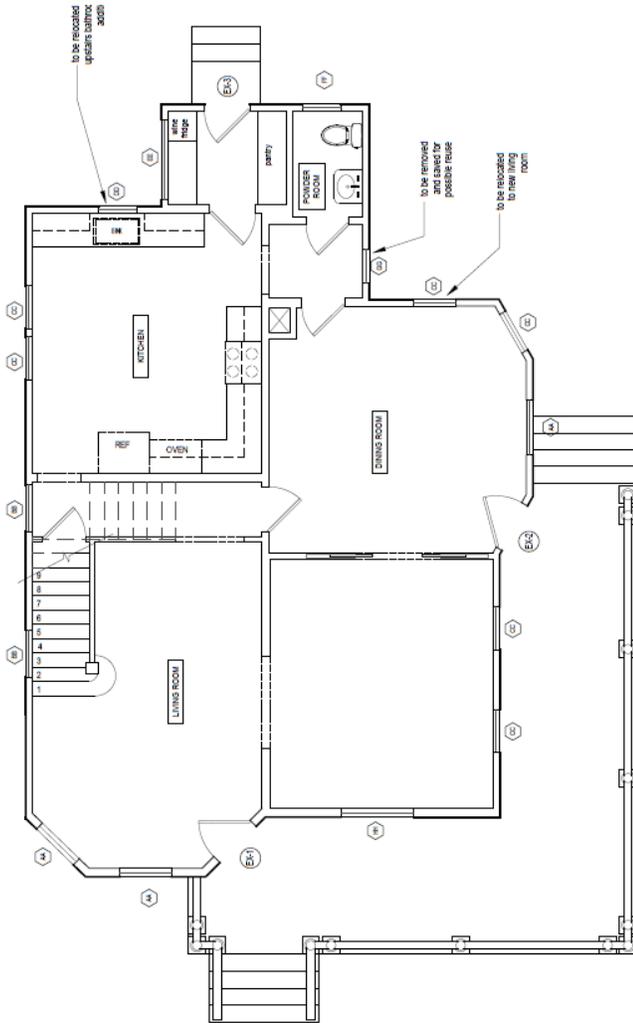
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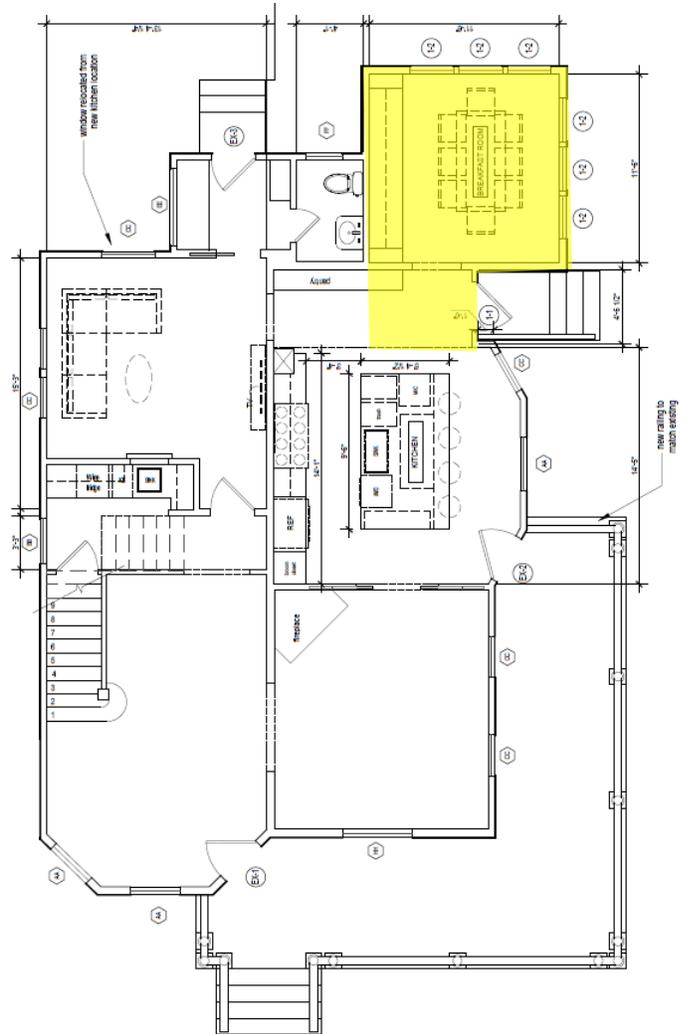
PROPOSED DEMO



FIRST FLOOR PLAN



EXISTING

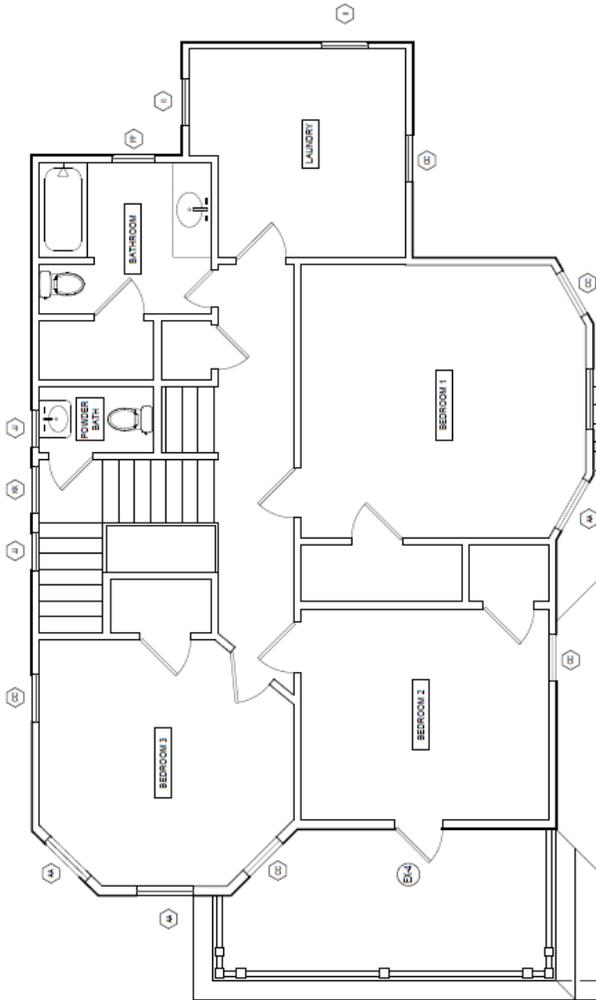


PROPOSED

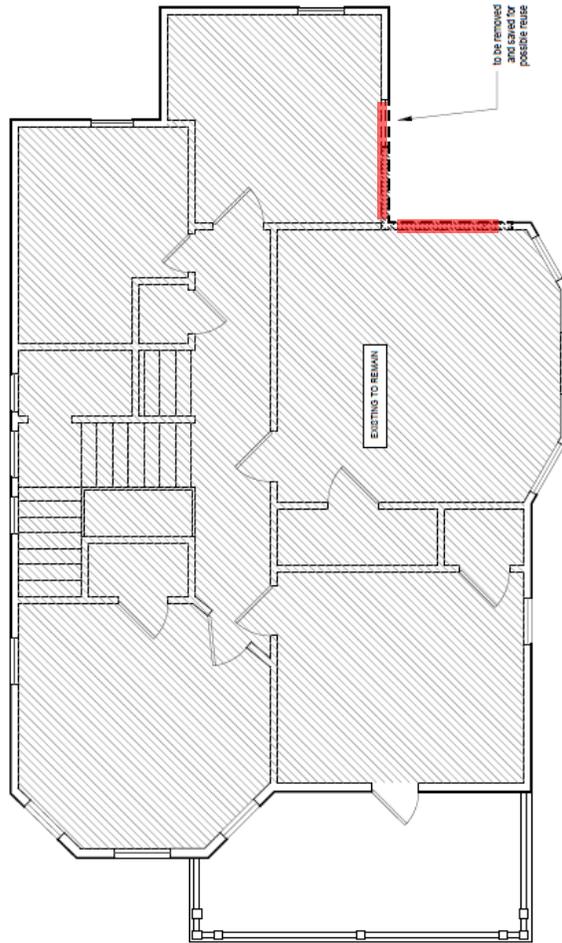
**(NE CORNER RETAINED; ADDITION INSET)
(THIS IS NOT THE ORIGINAL CORNER; IT WAS ALTERED IN 2006 OR BEFORE)**



SECOND FLOOR/DEMOLITION PLAN



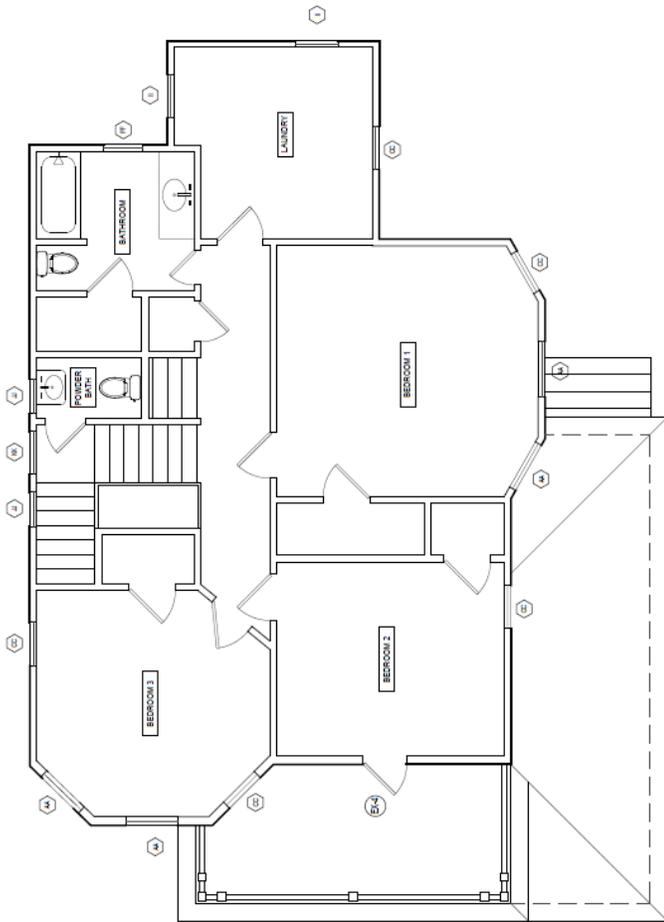
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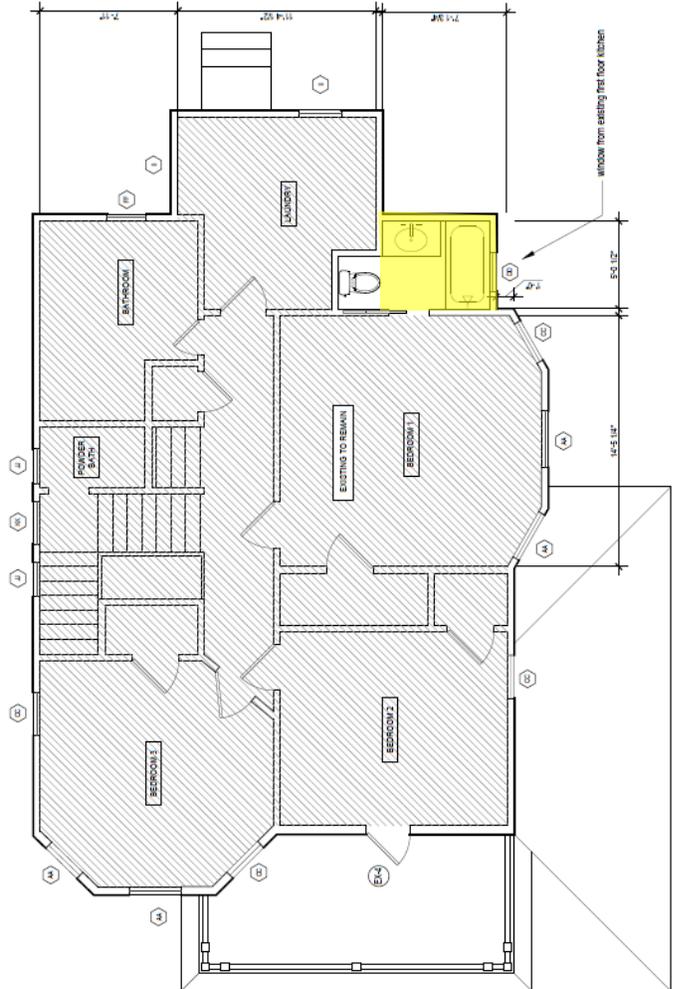
PROPOSED DEMO



SECOND FLOOR PLAN



EXISTING



PROPOSED

SOUTH ELEVATION – FRONT
EXISTING



PROPOSED



WEST ELEVATION
EXISTING



PROPOSED



EAST SIDE ELEVATION EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

- Notes:
1. All windows are Jeld-Wen Sitrine all-wood double hung windows, unless noted otherwise
 2. All dimensions are frame sizes
 3. Verify all dimensions with owner/designer prior to placing window order
 4. Rough opening to be determined per manufacturer
 5. Verify sill height during framing.
 5. Temper where required

CURRENT WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
AA	6	Various	Double-hung	3'	6'-5"	2'-3/4"	Existing to remain
BB	2	Hall by kitchen and also by the stairs	Fixed	2'-9"	2'	4'	Existing to remain
CC	10		Double-hung	2'-6"	6'-5"	2' - 1/2"	1 being relocated to the new living room, 1 to be removed and saved for possible use, others to remain
DD	1	Kitchen	Double-hung	2'-3"	3'-3"	4' - 3"	To be relocated to 2nd floor bathroom addition
EE	1	bar/pantry space by back door	Double-hung	4'-8-1/2"	1'-6"	2'-6"	Existing to remain
FF	2	1st floor powder bathroom and upstairs bathroom	Double-hung	2' - 3"	5'	2' - 3/4"	Existing to remain
GG	1	room adjacent to 1st floor powder bathroom	Double-hung	2'	1'-10-1/2"	5'	To be removed, saved for possible reuse
HH	1	living room	Double-hung	4'-3"	6'-5"	2'	Existing to remain
II	2	Laundry room	Double-hung	2'-6"	2'-9-1/2"	4'	Existing to remain
JJ	2	Stairs	Fixed	2'	3'-6"	2'	Existing to remain
KK	1	Stairs	Fixed	2'-6"	6'	2'	Existing to remain

CC - 1 relocated to new living room, 1 other saved for possible use - EXEMPT

DD – (existing kitchen) relocated to 2nd floor – NON-HISTORIC

GG- (next to 1st fl powder room)- saved for possible reuse – NON-HISTORIC

CURRENT DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
EX-1	1	Front entry	Exterior Swing door	3'	6'-8"		Existing to remain
EX-2	1	Side of front porch	Exterior Swing door	3'	7'-1"		Existing to remain
EX-3	1	Back door	Exterior Swing door	2'-8"	6'-6"		Existing to remain
EX-4	1	Balcony	Exterior Swing door	2'-6"	6'-8"		Existing to remain

PROPOSED DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
1-1	1	Side entry off of kitchen	Exterior Swing door	3'	7'-1"		with 14" transom above
1-2	6	Breakfast room off of kitchen	Fixed	3'	6'-8"		with 14" transoms above

CERTIFICATE OF APPROPRIATENESS ALTERATION / ADDITION WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

* FAILURE TO INCLUDE REQUESTED INFORMATION MAY RESULT IN AN INCOMPLETE APPLICATION AND DELAY IN THE APPROVAL OF THE PROPOSED PROJECT

	EXISTING	CHANGES TO EXISTING	PROPOSED ADDITION
NUMBER OF STORIES	3 stories	none	2 stories
SQUARE FOOTAGE	-- SEE SQUARE FOOTAGE WORKSHEET --		
HOUSE	3074 ft ²	+169 ft ²	3243 ft ²
ATTACHED GARAGE	none	none	none
DETACHED GARAGE	515 ft ²	none	none
FAR (Floor/Area Ratio) *	.41		0.43 .43
LOT COVERAGE *	.14		.17
SETBACKS *	N: 35' (to house) E: 33' 11 1/4" S: 20' W: 11' 4 3/4"	N: 5' 3 1/2" E: 2' 4 3/4" S: none W: none	N: 24' 8 1/2" E: 31' 6 1/2" S: 20' W: 11' 4 3/4"
HEIGHTS			
Ridge	39' 10 3/8"	none	none
Eave	32' 6 7/8"	none	none
FOOTPRINT			
MAX WIDTH	29' 8"	+ 2' 4 3/4"	32' 3/4"
MAX DEPTH	45' 2"	+ 1' 9 3/4"	46' 11 3/4"
ENCROACHMENT			
Inset Dimensions			
FOUNDATION			
Height to FF	2' - 9 1/2"	none	none 2' - 9 1/2"
Type	pier & beam	none	none pier/beam
Material	concrete	adding cmu	cmu
CLADDING			
Material / Reveal	wood /		wood /
Skirting Material / Reveal	wood lattice /		wood lattice /
PORCH DETAILS			
Eave Height	9' 6" (front porch)	* front porch	none
Width	8'	remaining the same	"
Depth	27'		"
Decking Material	wood		"
Pier/Base Material	concrete		"
Column Material	wood		"
Column/Pier Dimensions	D: 6 1/2"		"
Step Material / Width	wood		"
Railing Height	2' 9"		"
ROOF			
Style	Gabled & hipped	additional hip hip	hip
Pitch	12/12	additional roof pitch	12/4
Additional Pitches	12/6	no change	12/12
Material	Composite Shingle	same	Composite Shingle
Soffit Material	wood	none	wood
Fascia Material	wood	none	wood
Eaves (Open / Closed)	closed	open none	closed
Eave Overhang	12"	same	12"
WINDOWS	-- SEE WINDOW WORKSHEET --		

- * At a minimum, all requested information included above must be indicated on drawings when applicable
- * All drawings must be fully dimensioned
- * All setbacks measured from property line to nearest point of structure
- * All heights taken from existing natural grade (to be 0'-0") - Specify the height of the existing natural grade relative to a fixed point in ROW