

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Alexander Ridgeway, Brickmoon Design for Todd and Denise Liebl, owner

Property: 501 Highland Street, lot 16, block 9, Woodland Heights Subdivision. The property includes a historic 1,654 square foot two story residence and two story garage-apartment situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Craftsman style residence, constructed circa 1910 and a Noncontributing garage-apartment, located in the Woodland Heights Historic District

Proposal: Alteration – Revision. The applicant submitted a COA application for an addition to 501 Highland Street that was considered at the February 26, 2015 HAHC meeting. This proposal involved constructing a two-story addition, replacing the previously existing stucco cladding, and lifting the residence by 11” to install a new foundation. Staff found that the application to not meet criteria 1, 4, 8, and 9 for alterations to Contributing structures. Among the concerns cited, staff found that the addition would be visually incompatible with the smaller existing residence, compounded by the fact that the property is on a corner lot with greater visibility. The proposed lifting of the residence would destroy the front porch and masonry chimney while the house’s original structural shiplap has been removed and destroyed.

After the applicant asserted that lifting the porch would not be problematic, the HAHC granted the applicant a COA. However, during construction, the front porch was removed while the residence was being lifted to install the foundation, and in October 2015, the applicant was subsequently granted approval to replace the destroyed front porch, to include salvaged portions of the historic arches.

The applicant now requests permission to:

- Delete a proposed second set of steps from the front porch as well as a set of steps leading from the family room to the back patio.
- Delete the proposed small balcony, set of doors, and two windows on the second floor of the garage facing Helen Street, and replace with three aluminum clad windows.
- Extend the previously approved set of steps at the kitchen, and extend the corresponding roof overhang an additional 3'
- Change the roofing material on the new front porch, kitchen step overhang, and rear garage dormer from asphalt shingle to metal

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: -



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official _____ Date _____

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

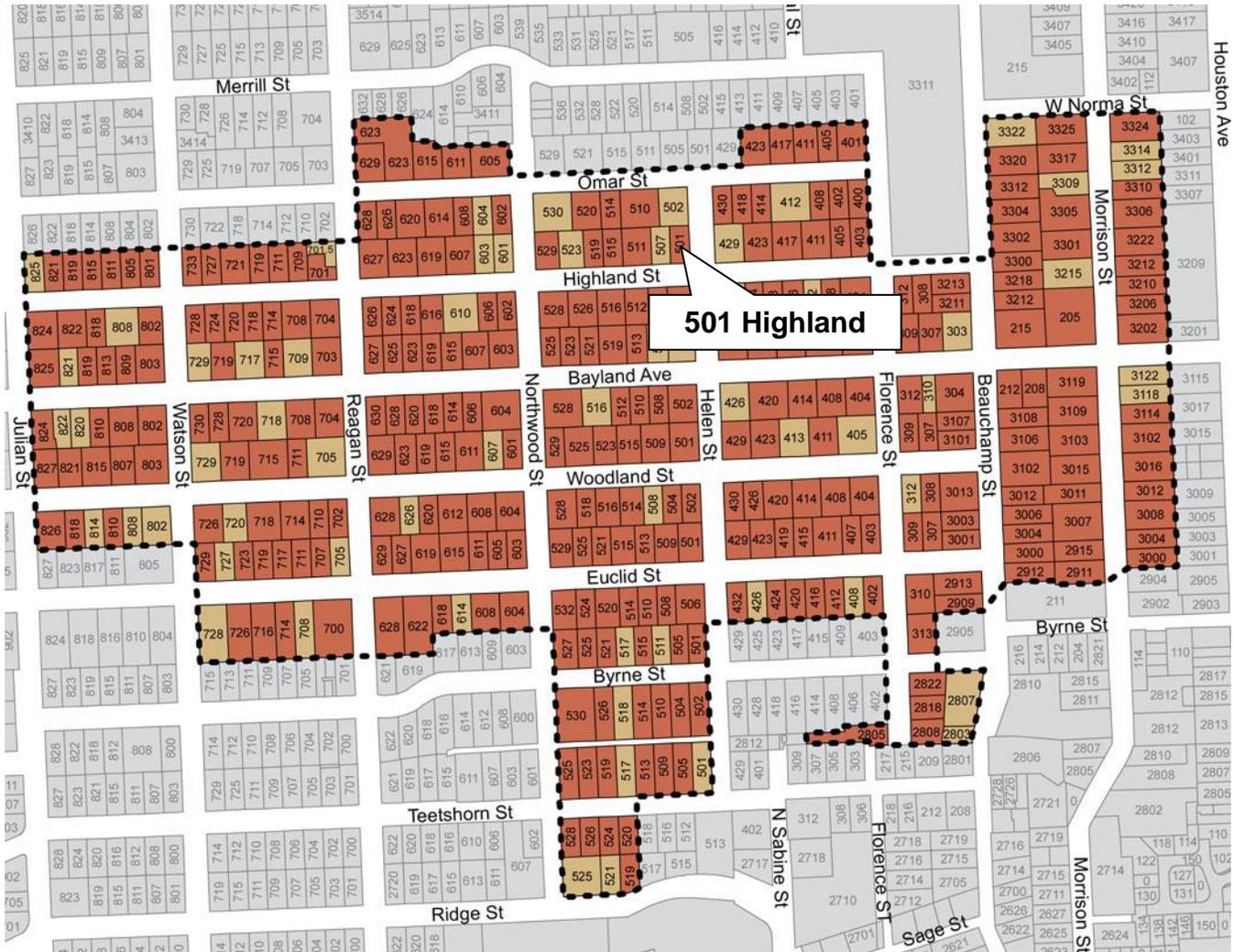
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 | |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements 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 proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

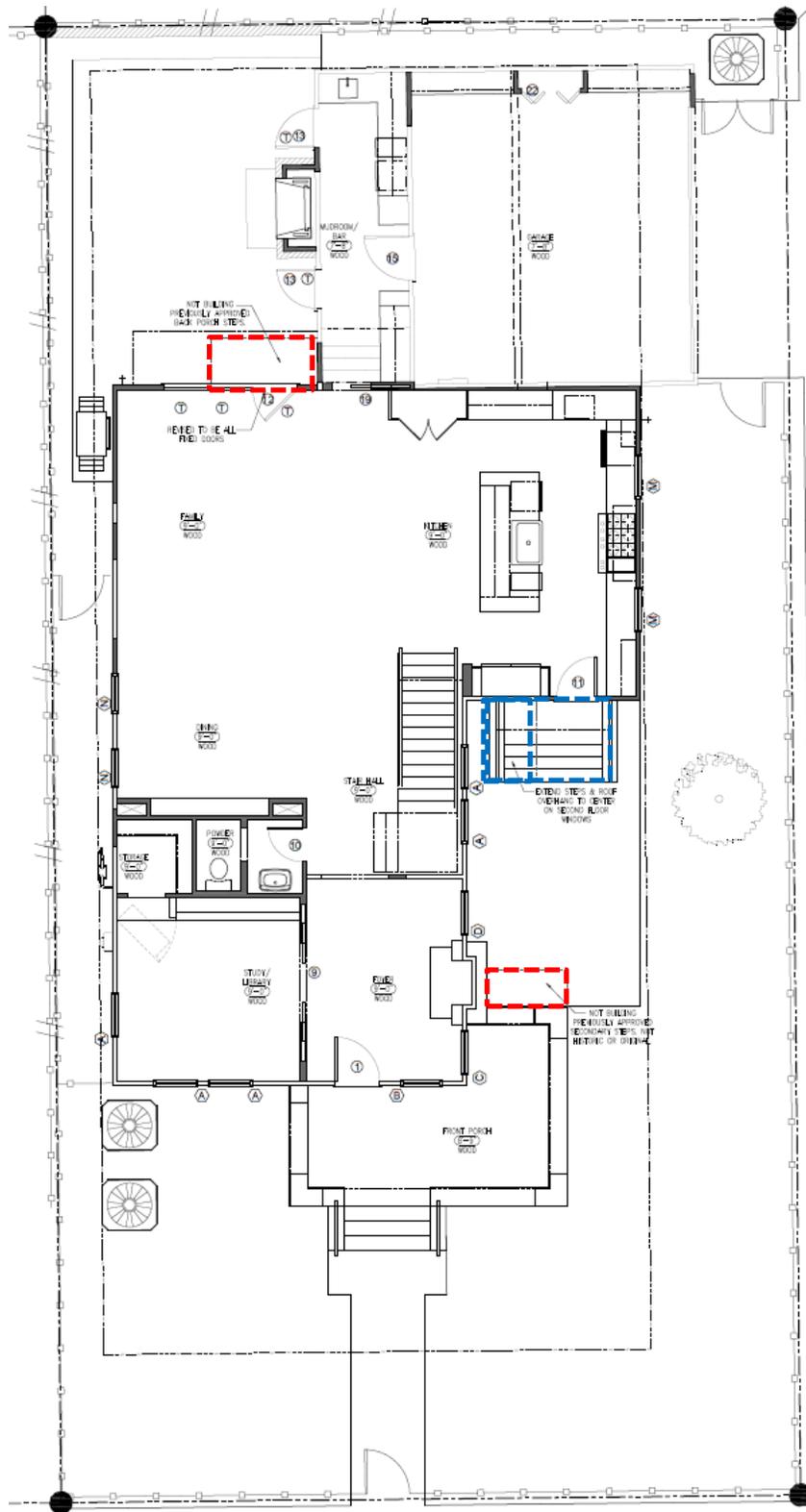
PREVIOUSLY EXISTING



CURRENT PHOTO

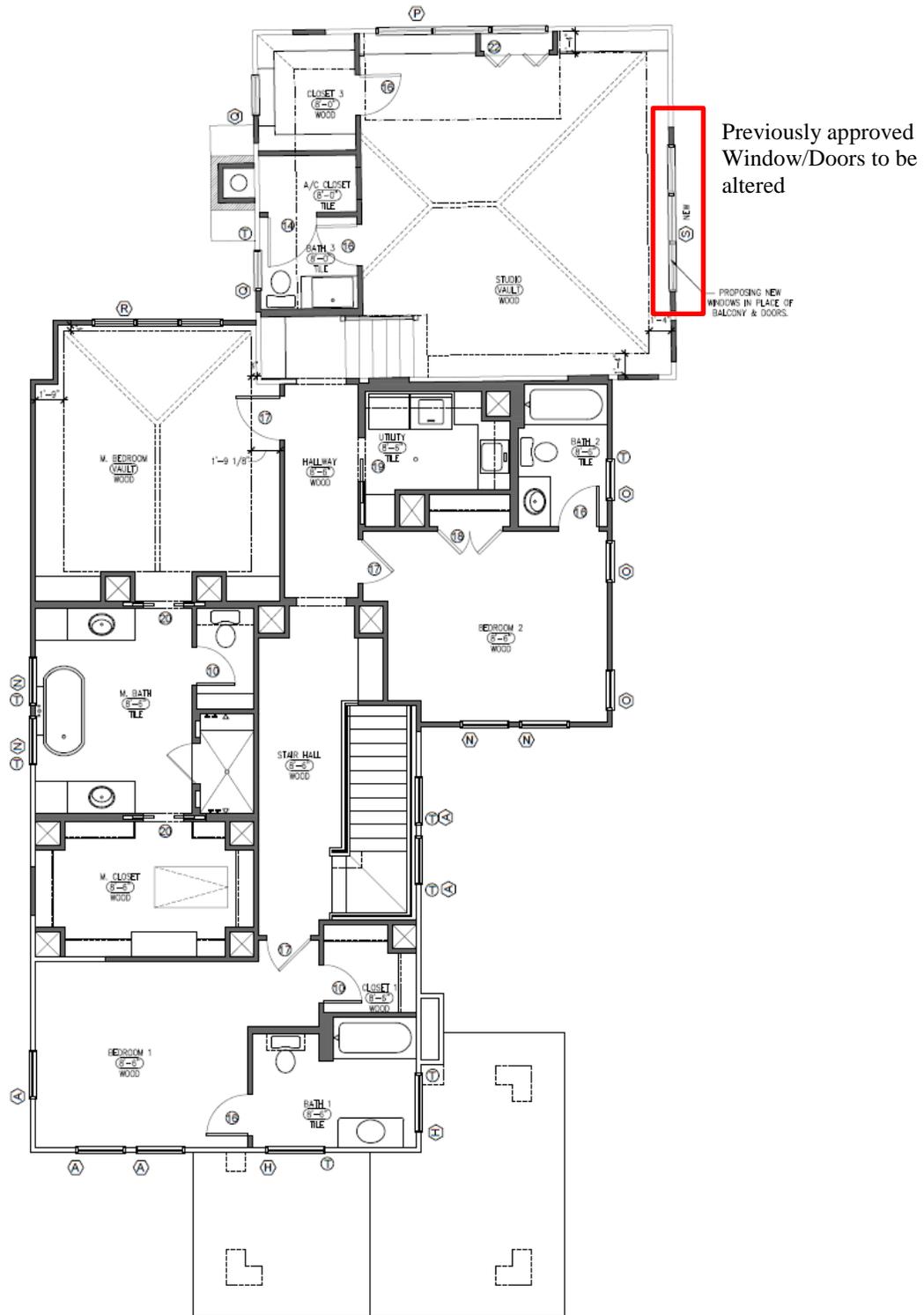


LOCATION OF PROPOSED WORK

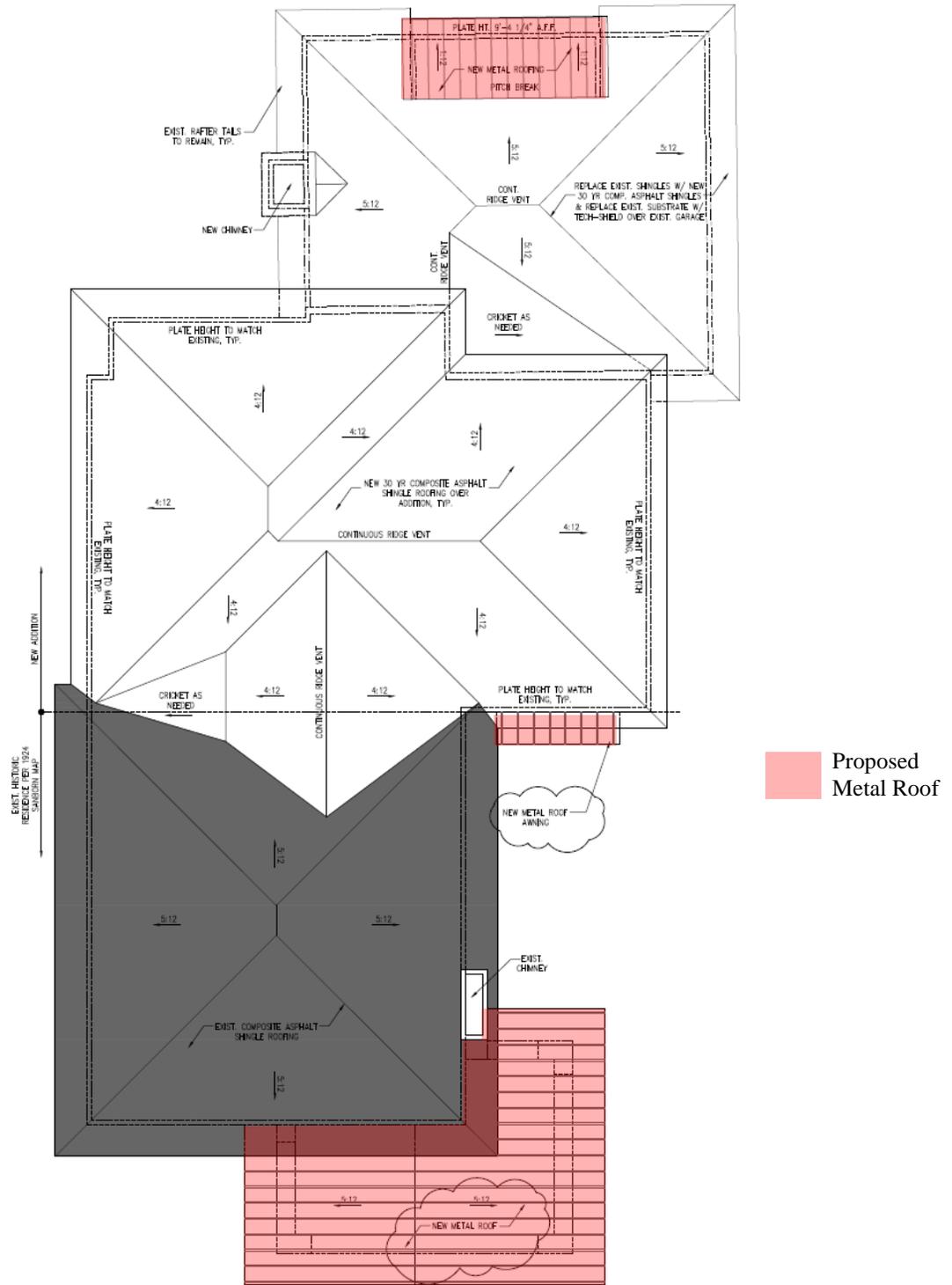


-  Steps to not be constructed
-  Steps to be expanded

PROPOSED WINDOW ALTERATIONS



ROOF MATERIAL ALTERATIONS



SOUTH ELEVATION – FRONT FACING HIGHLAND STREET

Existing



APPROVED OCTOBER 2015

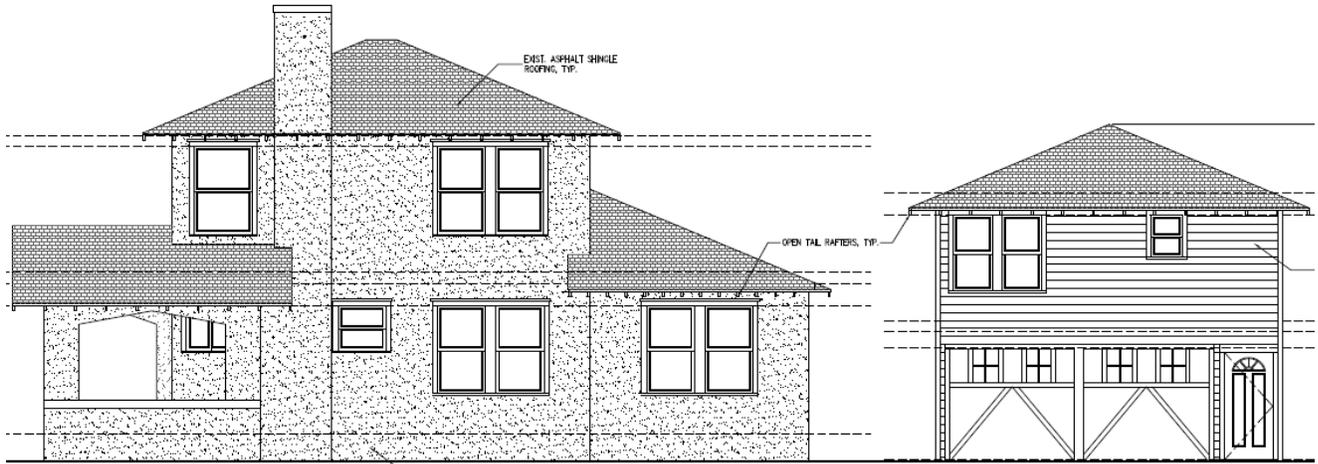


PROPOSED



EAST SIDE ELEVATION FACING HELEN STREET

EXISTING



APPROVED FEBRUARY 2015

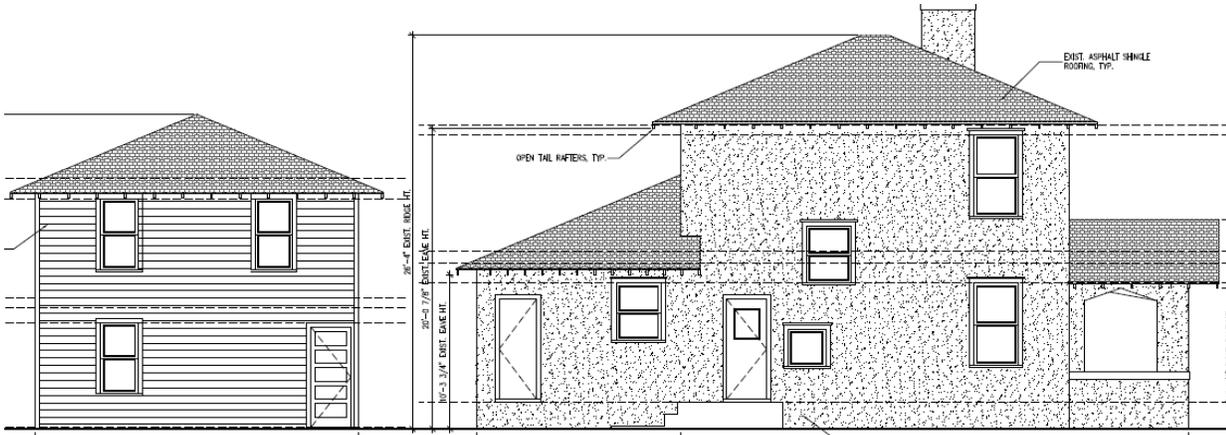


PROPOSED

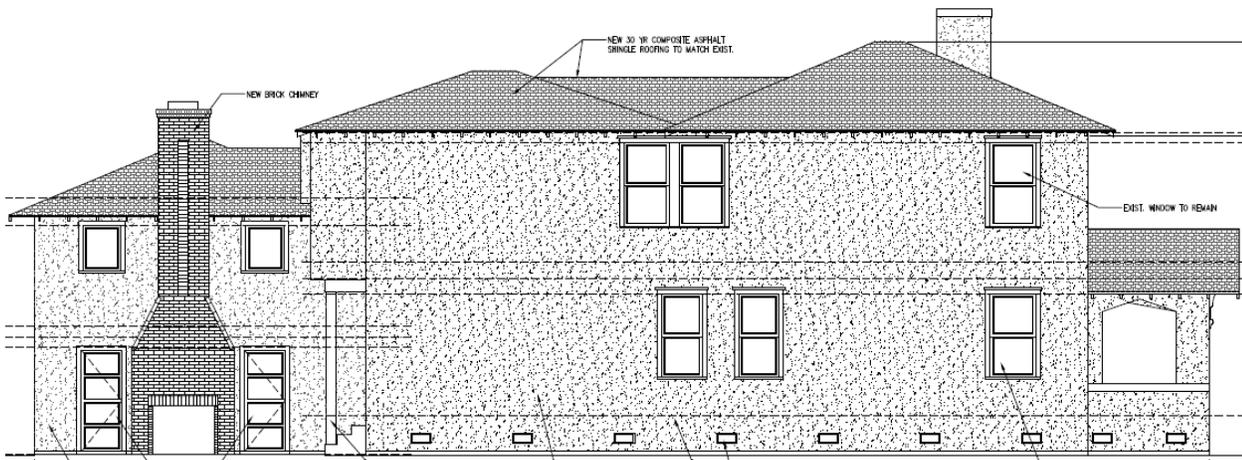


WEST SIDE ELEVATION

EXISTING



APPROVED FEBRUARY 2015

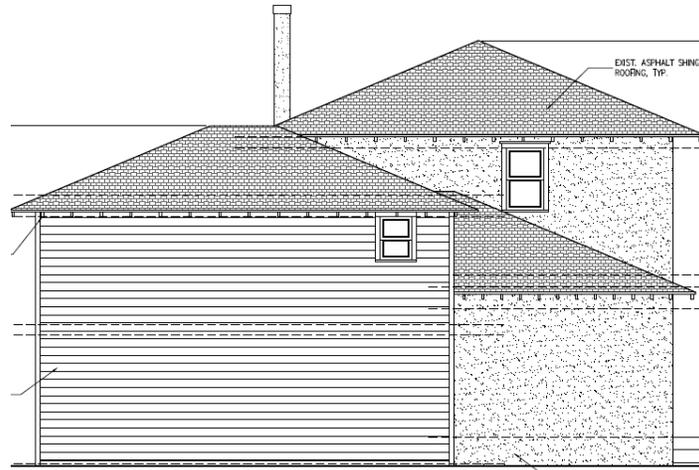


PROPOSED

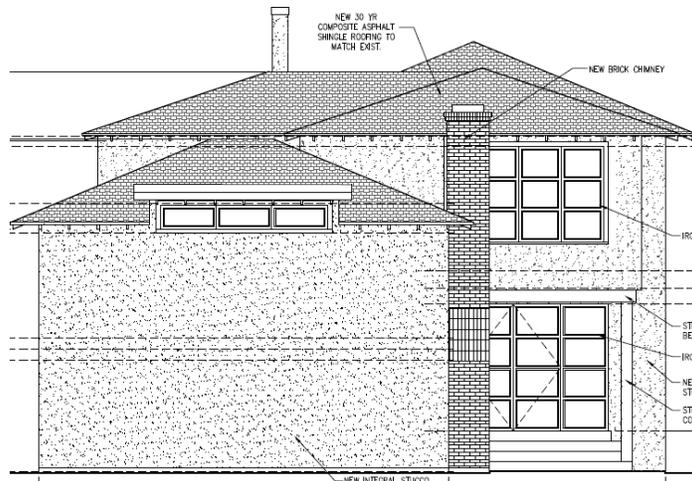


NORTH ELEVATION – FACING REAR

Existing



Approved February 2015



Proposed



WINDOW SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	10	3'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN (10), 2 TO BE REMOVED
(B)	1	2'-9"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(C)	1	3'-0"	2'-10"	SLIDE	2X4	EXISTING TO REMAIN
(D)	1	3'-0"	2'-10"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(E)	2	2'-10"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(F)	1	3'-10"	3'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(G)	1	2'-6"	2'-6"	FIXED	2X4	EXISTING TO BE REMOVED
(H)	2	3'-8"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(I)	1	2'-4"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(J)	1	3'-0"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(K)	7	2'-6"	4'-9"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(L)	2	2'-0"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(M)	2	3'-0"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(N)	6	3'-0"	5'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(O)	3	2'-0"	2'-8"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(P)	1	(3)3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(Q)	2	2'-6"	3'-6"	FIXED	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(R)	1	(3)2'-8"	6'-0"	CASEMENT	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(S)	1	(3)3'-0"	5'-0"	CASEMENT	2X4	NEW ALUM. CLAD WOOD WINDOW

PROJECT DETAILS

Shape/Mass: February 2016: The applicant now proposes to delete a formerly proposed second set of steps from the front porch (facing the rear) as well as a set of steps leading from the family room to the back patio. The applicant also proposes to delete the small balcony, set of doors, and two windows on the second floor of the garage facing Helen Street, and replace with three aluminum clad windows. The two outer windows will be operable casement windows and the middle will be one fixed window. The previously approved set of steps at the kitchen, and extend the corresponding roof overhang an additional 3'-0". See drawings for more detail.

Exterior Material All remaining historic material (including the original eaves, remaining original windows, and original framing) is to remain.

Roof February 2016: The applicant proposes to change the previously approved composition shingle roofing material on the new front porch, kitchen step overhang, and garage dormer to metal roofing. See drawings for more detail.