CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Robert Covington, Covington Custom Builder, owner

Property: 1913 A Crockett St, Lot 11A, Block 314, Crockett Street Landing Subdivision. The property is a vacant lot, subdivided into two lots – 1913-A, which fronts on Crockett St, measures 2,534 square feet (51' x 50'-4"); 1913-B at the rear is 1,608 square feet (37'-8" x 42'-8").

Significance: The property is a vacant 2,534 square foot (51' x 50'-4") lot.

Proposal: New Construction – Residence/Garage *Resubmittal*

Construct a 2,000 square foot two story L-shaped residence and attached garage. The application was deferred at the February and March 2016 meetings and denied at the April 2016 HAHC meeting. The previous proposals were wider and taller than contributing structures in the context area and lacked certain compatible features such as a front porch. The applicant has since adjusted the design multiple times to be compatible with the surrounding area by adding a half width front porch, removing the brick from the previous proposal, and reducing the overall measurements. The details of the latest proposal is as follows:

- The residence measures approximately 39' wide by 37' deep by 27'-9" tall to the ridge;
- The front setback is 11'; the proposed side setback on the east side is 4';
- The residence is clad in 4" horizontal lap cementitious siding;
- The porch is approximately 6' deep.

See enclosed application materials and detailed project description on pp. 4-31 for further details.

Context Area The 1900 block of Crockett contains only one contributing structure, the one-story Queen Anne cottage next door at 1907 Crockett. The opposing blockface is not within the historic district boundary.

Because there is only one contributing structure on the blockface, staff looked beyond the block to other historic district contributing structures located on the 2000 block of Crockett St as well as the contributing structures on the 1700 block of White St for compatible setbacks and features.

Public Comment: No comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: June 16, 2016

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.

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

S	D	NA	
☒	☐	☐	(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; *There is one contributing structure on this blockface that has a setback of 11'. The residence is setback 11' from the front and 4' from the east which places the new structure approximately 7' from the contributing structure at 1907 Crockett.*
☒	☐	☐	(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; *The residence is clad in 4" smooth-finish cementitious siding which is compatible with materials in in the context area.* *The fenestration changes made to the east and west elevations meet the solid to void ratio requirements outlined in the design guidelines.* *The approximately 6' deep front porch is compatible with porch depths in the context area.*
☒	☐	☐	(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; *The residence has a 39' overall width, which is within the range of the typical 32'-39' widths of contributing structures in the context area. The height is within range of contributing two-story structures at 27'-9" to the ridge. The porch height and first floor plate heights are also in-line with the one-story contributing structures within the context area.* *The lowered height and reduced width results in massing that is compatible with the contributing structures within the context area.*
☒	☐	☐	(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; *The 27'-9" height of the residence is compatible with other contributing structures in the context area. There are two two-story contributing buildings in the historic district (one is 28' tall, the other is 30') but none in the context area.*
☐	☐	☒	(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and *The Design Guidelines for High First Ward have not yet been adopted; the current draft guidelines do not contain provisions addressing this new criterion of the ordinance.*
☐	☐	☒	(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines

for an individual historic district.

HIGH FIRST WARD DESIGN GUIDELINES

☒ ☐ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

The Design Guidelines have not been officially adopted by City Council. The draft Design Guidelines state that new construction shall be no more than two stories tall. Width should be no greater than that of contributing structures, which in the context area ranges from 32' wide (1907 Crockett) to 39' wide. There are only two two-story contributing structures in High First Ward (neither in the context area) – one measures 40' wide by 28' tall; the other is 39' wide and 30' tall with a 23' eave. The residence is two stories tall and is 39' wide.

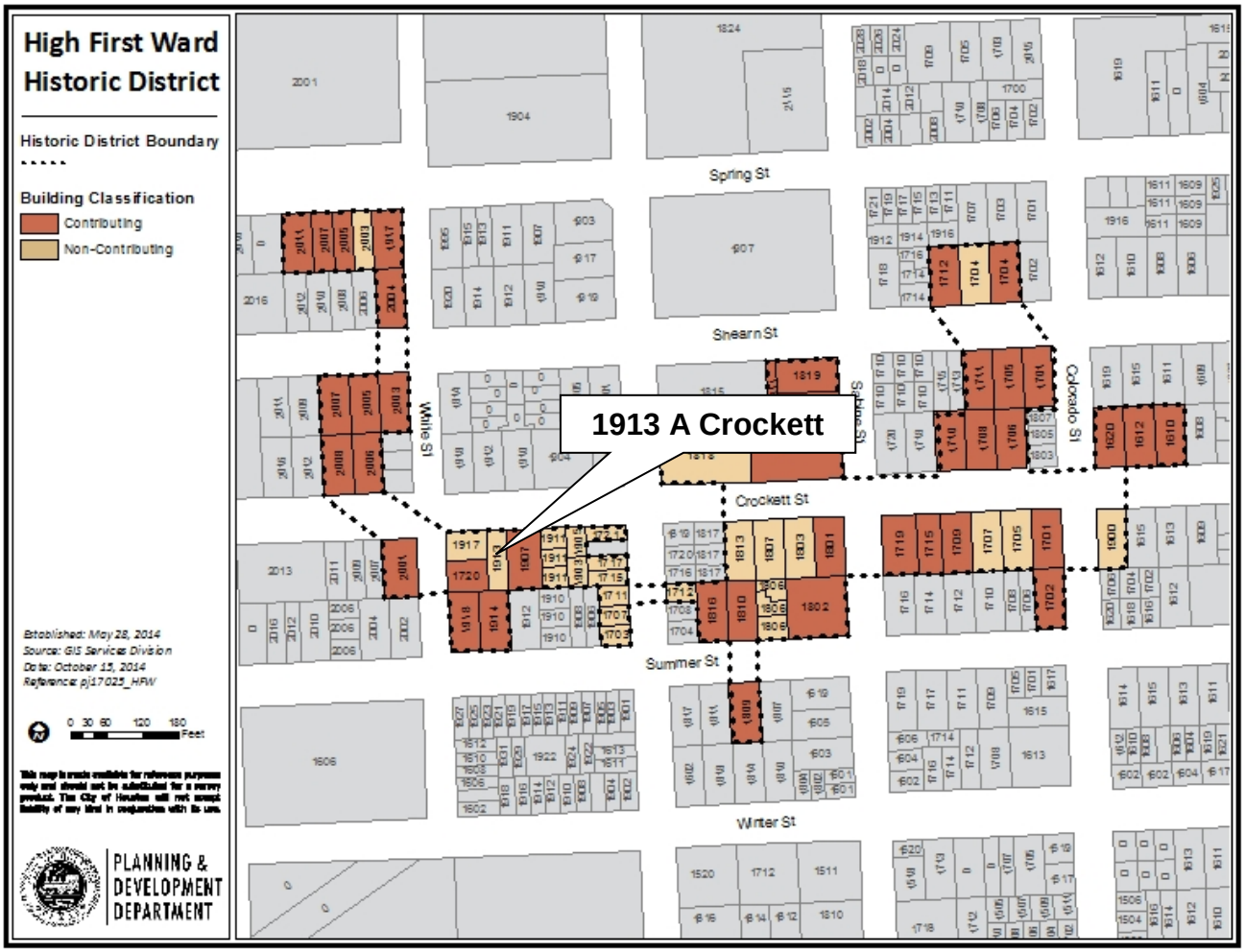
The draft Design Guidelines also requires traditional solid-to-void proportions for walls to windows. The fenestration changes made to the east and west elevations meet this provision.

N

PROPERTY LOCATION

HIGH FIRST WARD HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

CONTEXT AREA

1907 Crockett – Contributing –(neighbor)
11' front setback
32' width
26' ridge
14' eave

1720 White – Contributing (neighbor)
18' ridge
12' eave

CONTEXT AREA

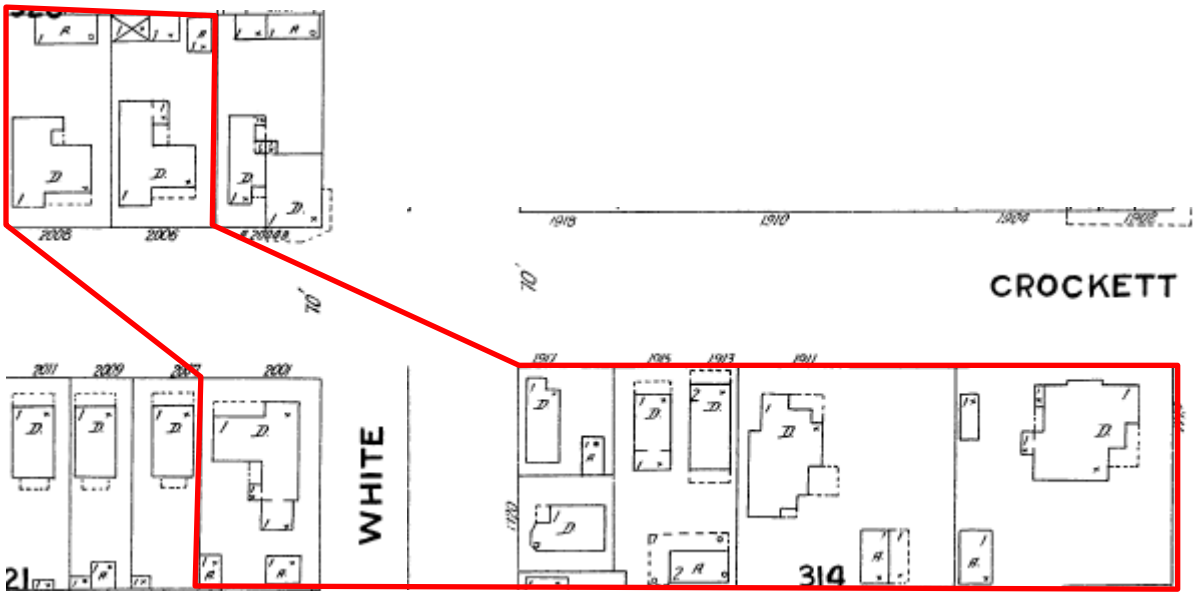
2001 Crockett– Contributing –(across street)
15' front setback
39' width
22' ridge
13' eave

2006 Crockett– Contributing –(across street)
11' front setback
36' width
27' ridge
12' eave

2008 Crockett– Contributing (across street)
39' width
24' ridge
15' eave

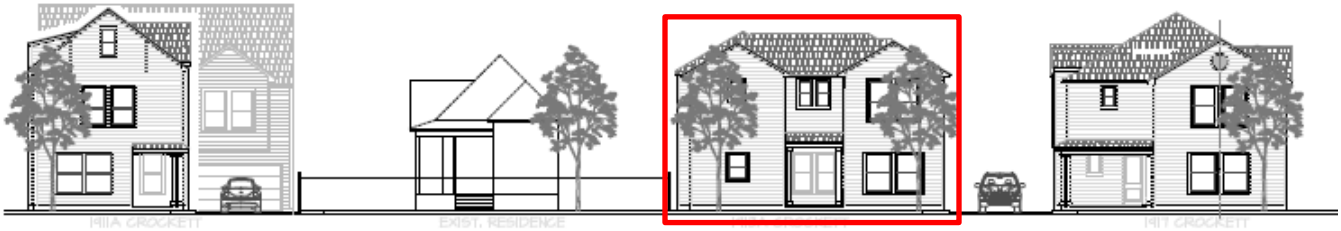
SANBORN MAPS

1924-1950, Vol 2, Sheets 228, 229

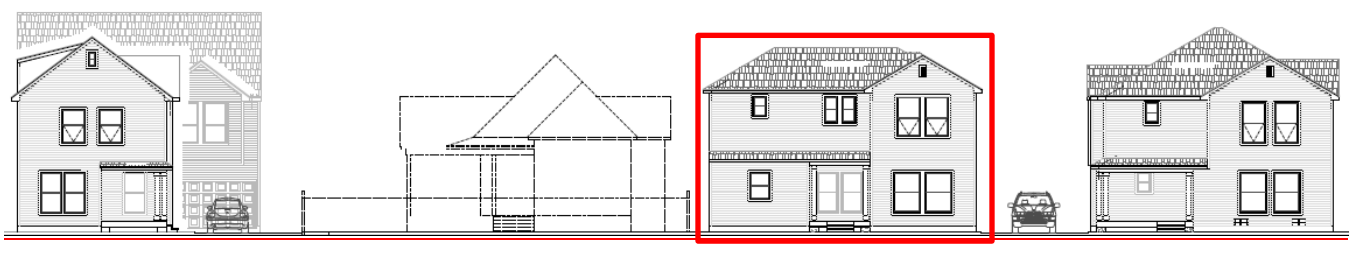


BLOCKFACE RENDERING – FRONT FACING CROCKETT STREET

DEFERRED 2/25/2016



DEFERRED 3/24/2016



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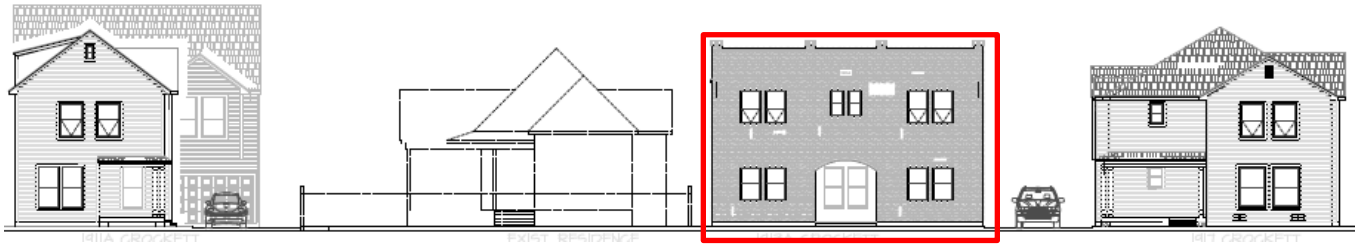

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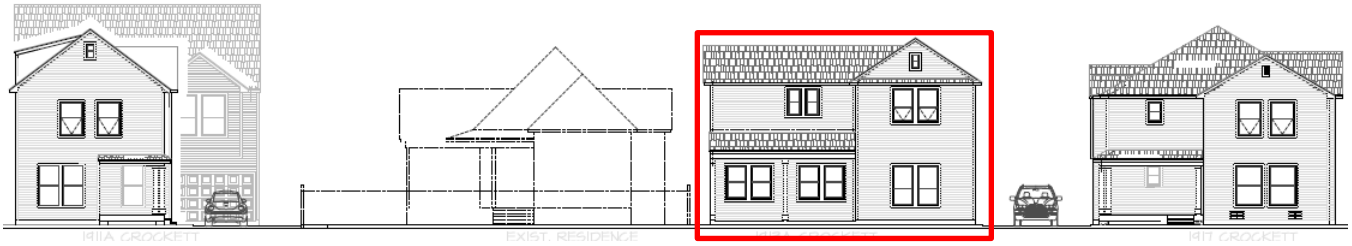
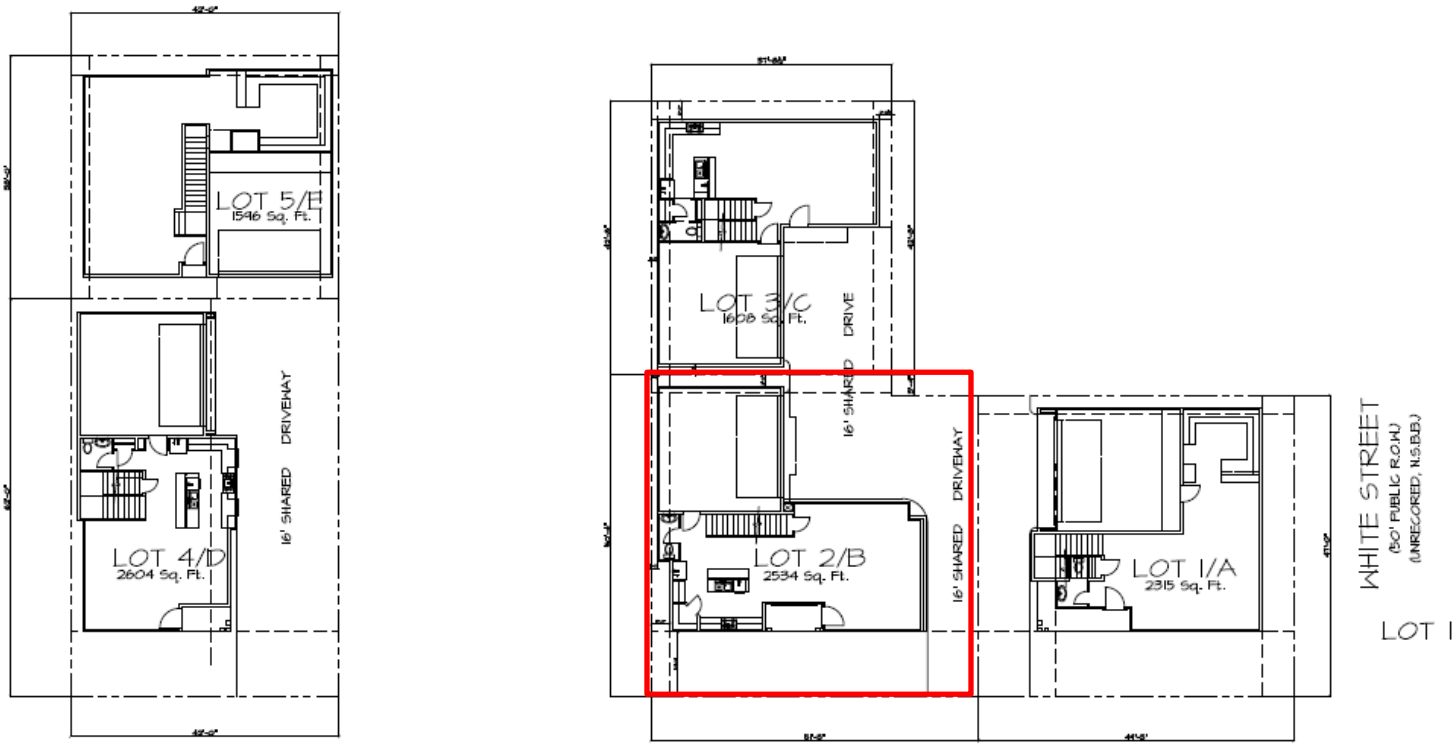


BLOCKFACE SITE PLANS

DEFERRED 2/25/2016



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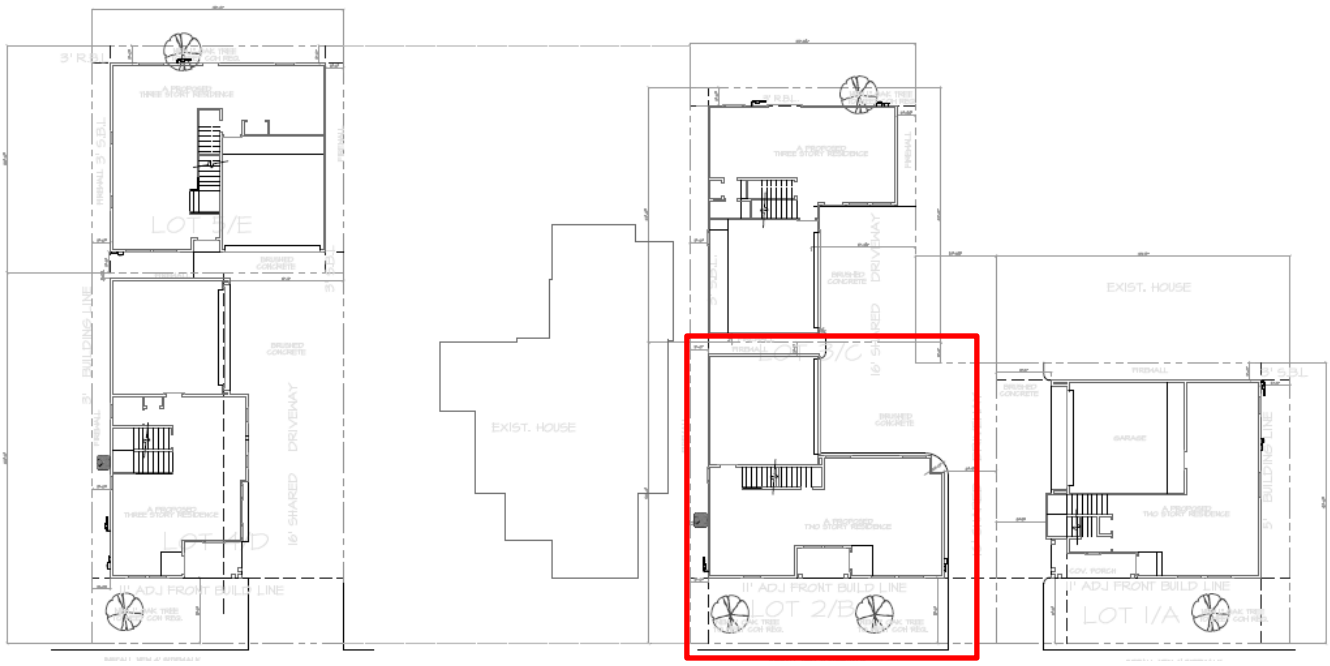

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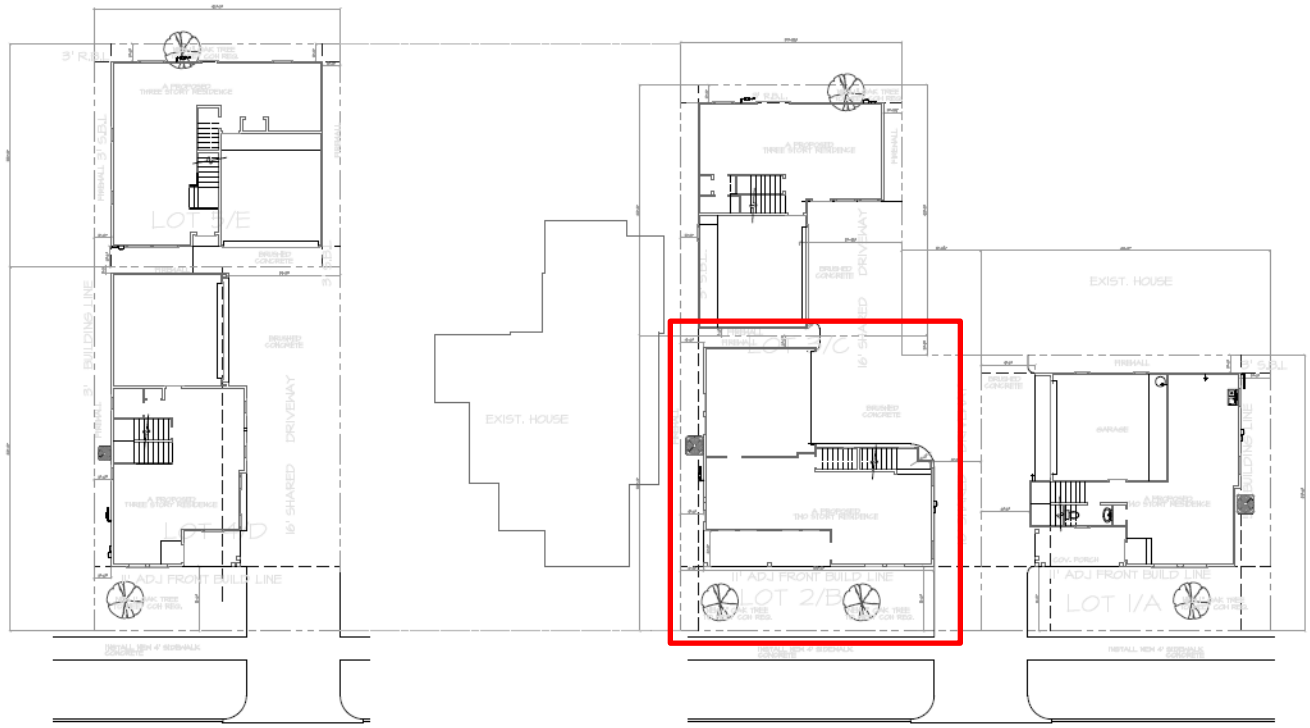

EXIST. HOUSE
EXIST. HOUSE
16' SHARED DRIVEWAY
11' ADJ FRONT BUILD LINE
LOT 2/B
LOT 1/A

TWO-STORY CONTRIBUTING STRUCTURES

2007 SHEARN

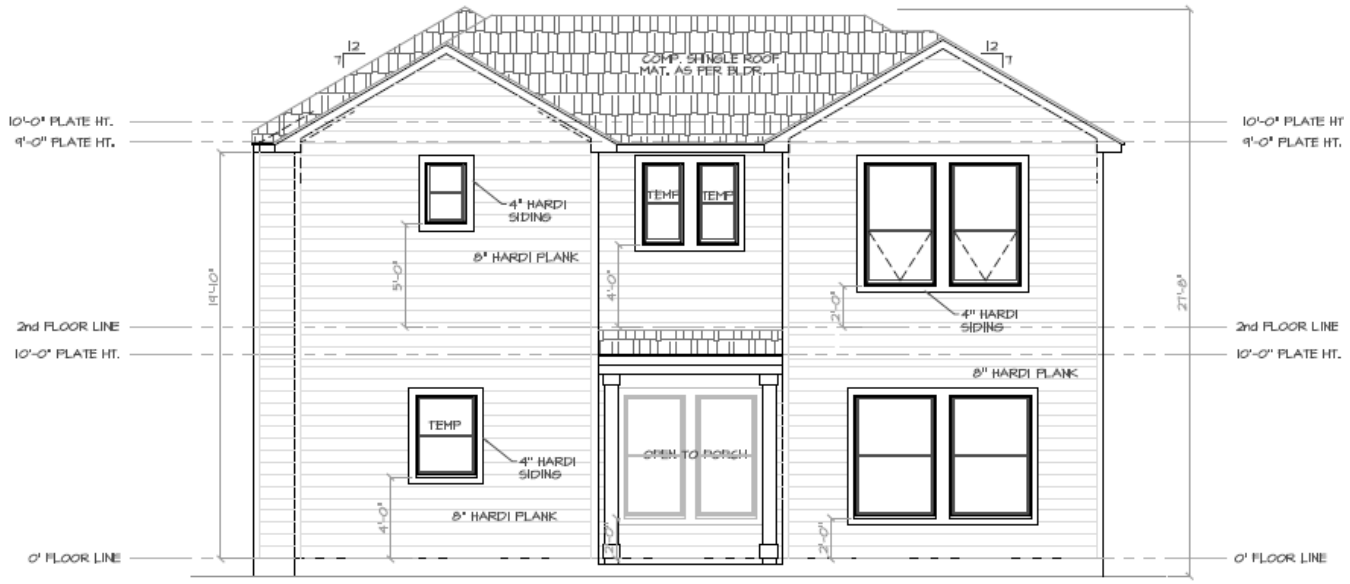
39’ wide, 30’ ridge, 23’ eave, 9’ porch eave

1809 SUMMER

40’ wide, 28’ tall

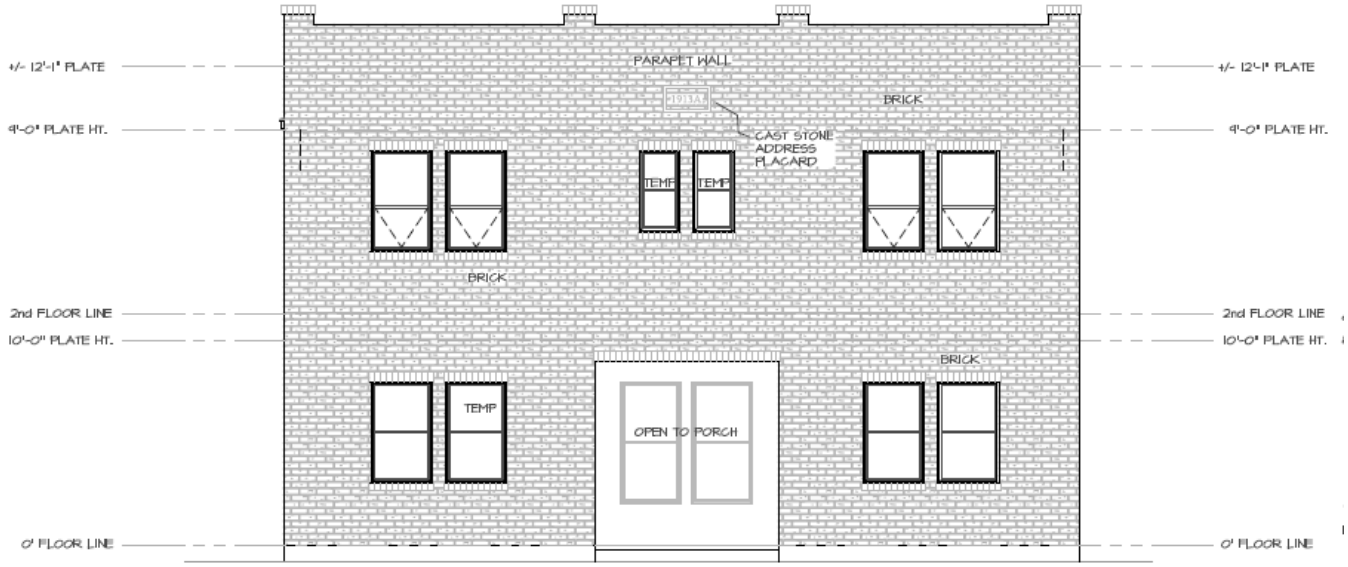
NORTH ELEVATION – FRONT FACING CROCKETT STREET

DEFERRED 2/25/2016



DEFERRED 3/24/2016

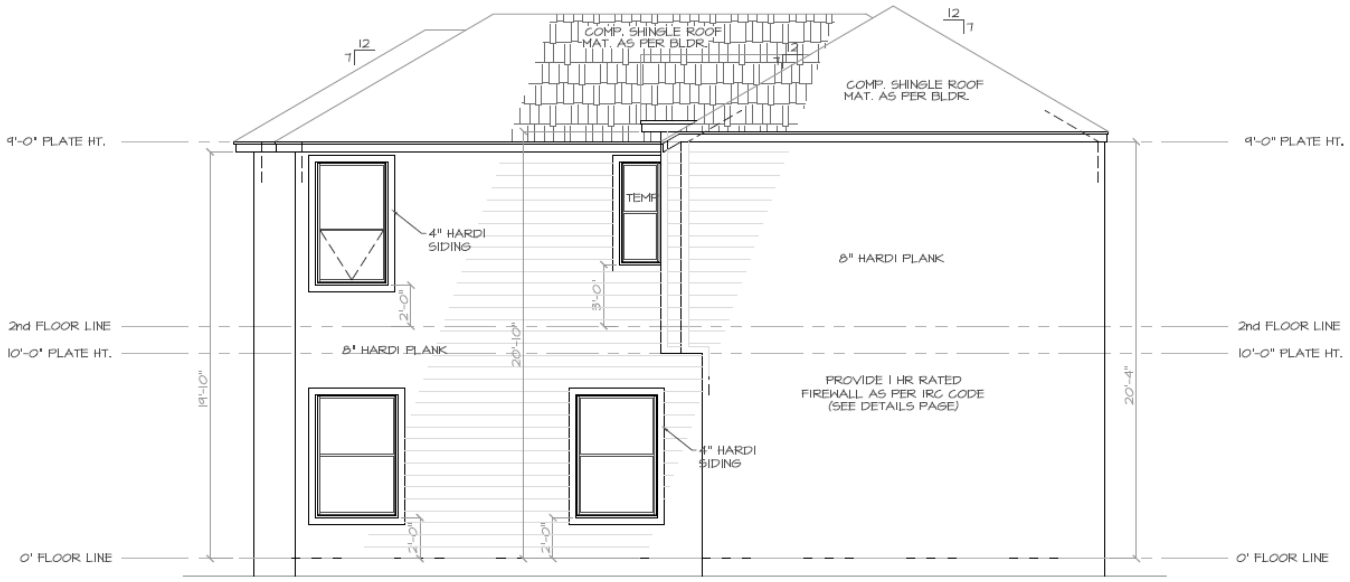
DENIED 4/21/2016



PROPOSED

SOUTH (REAR) ELEVATION (not visible from street)

DEFERRED 2/25/2016



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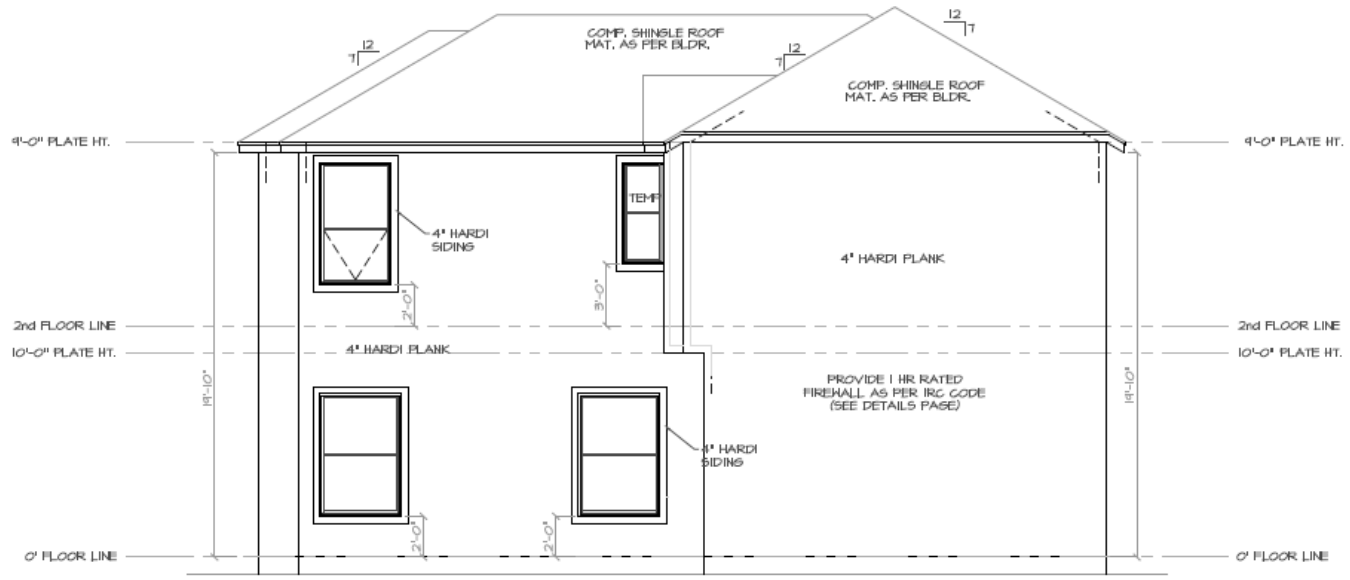

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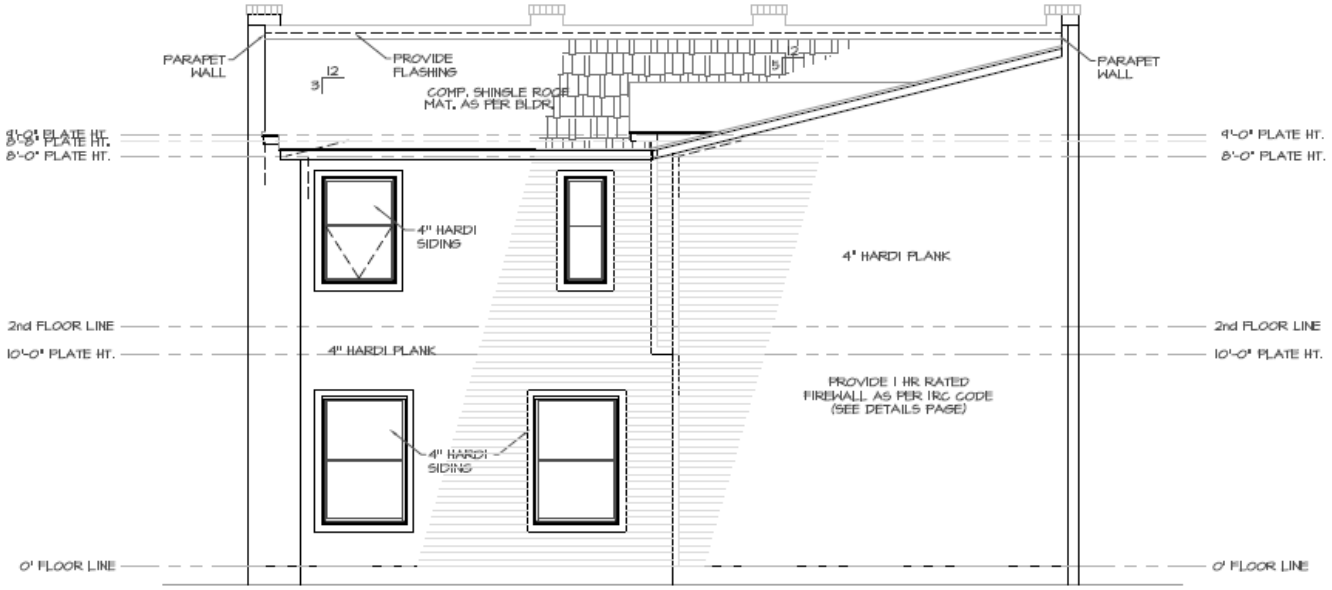

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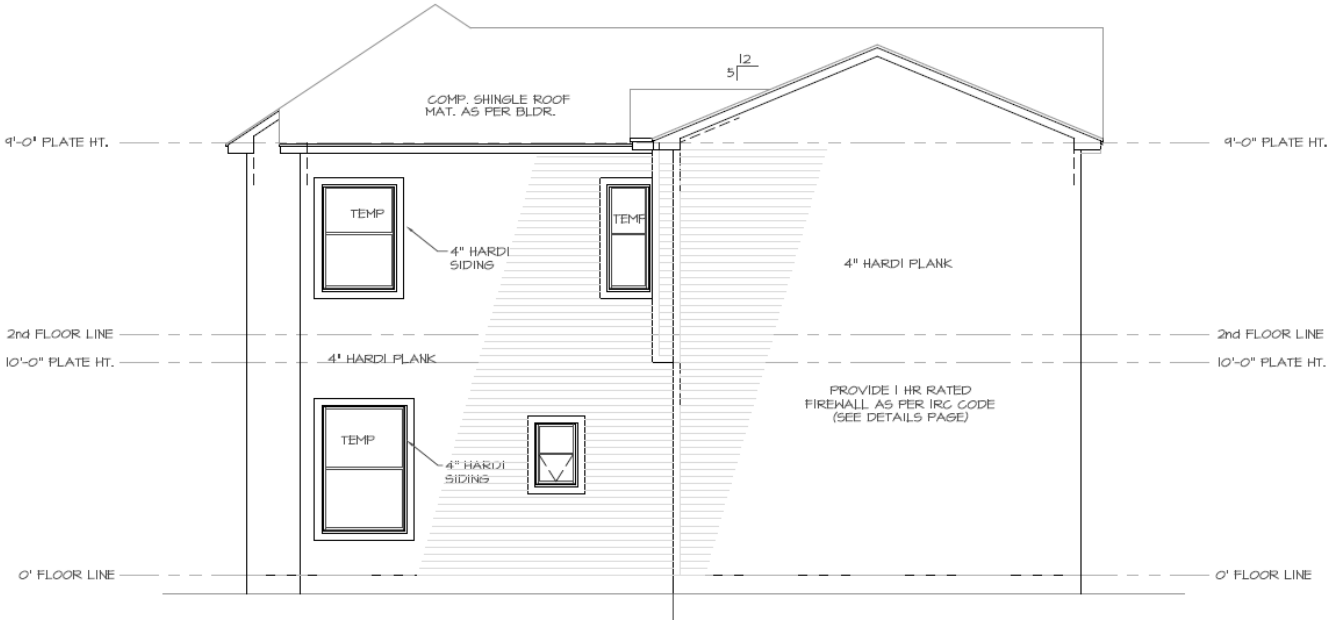

EAST SIDE ELEVATION

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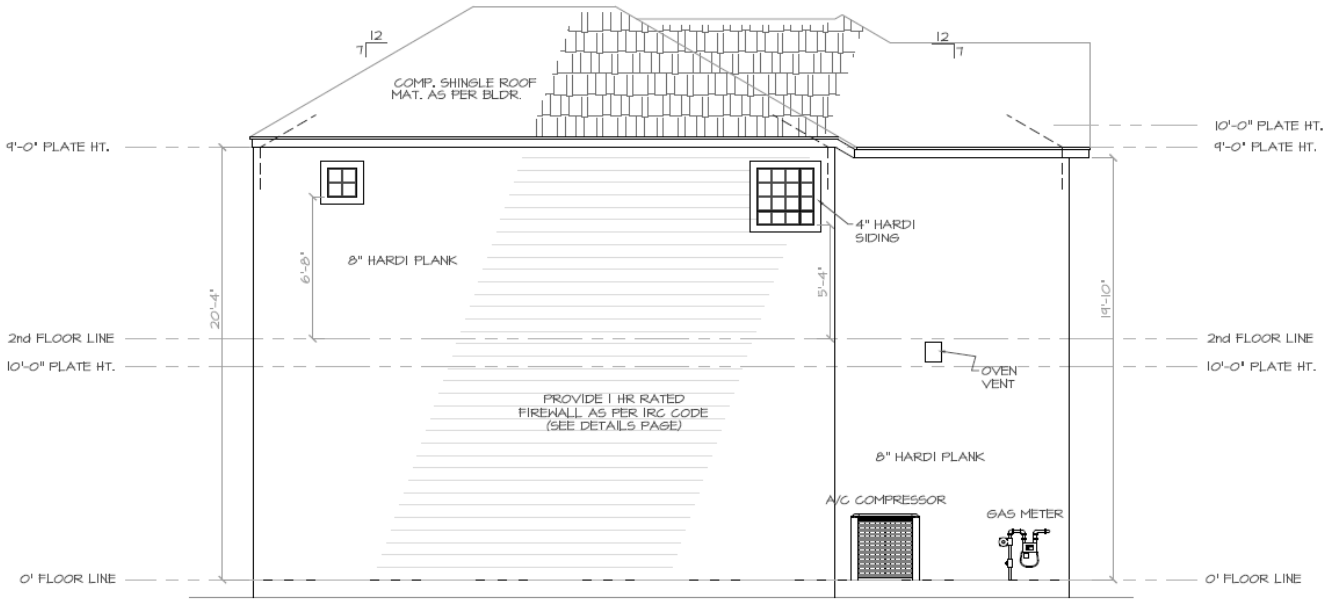

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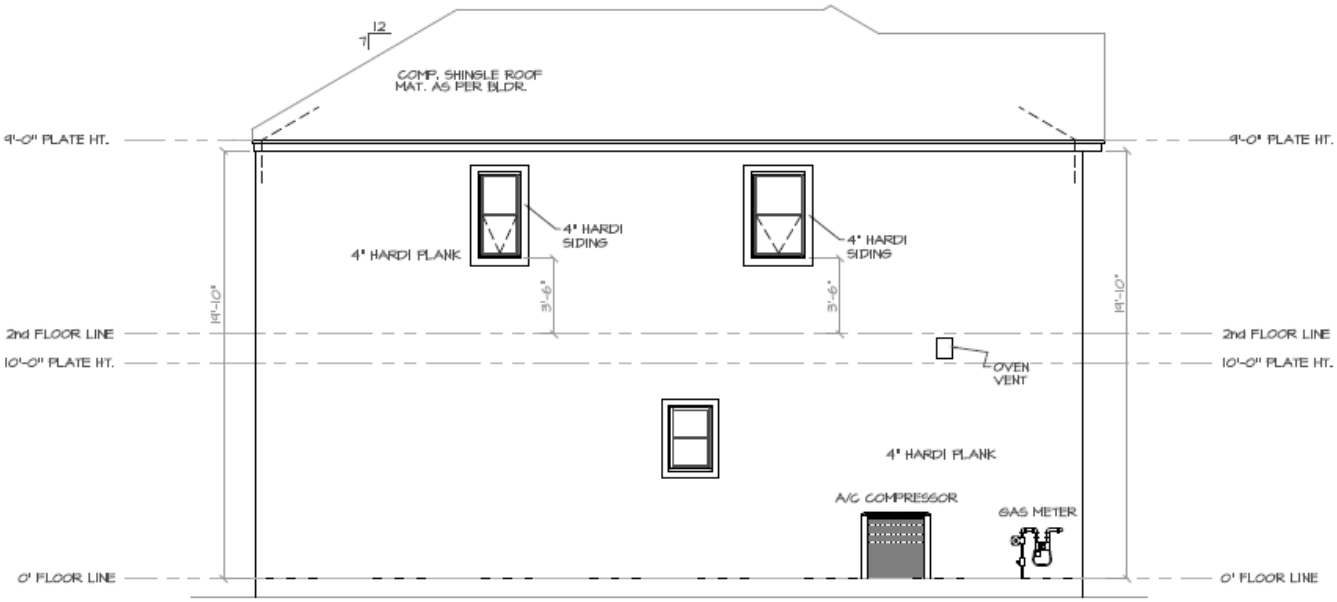

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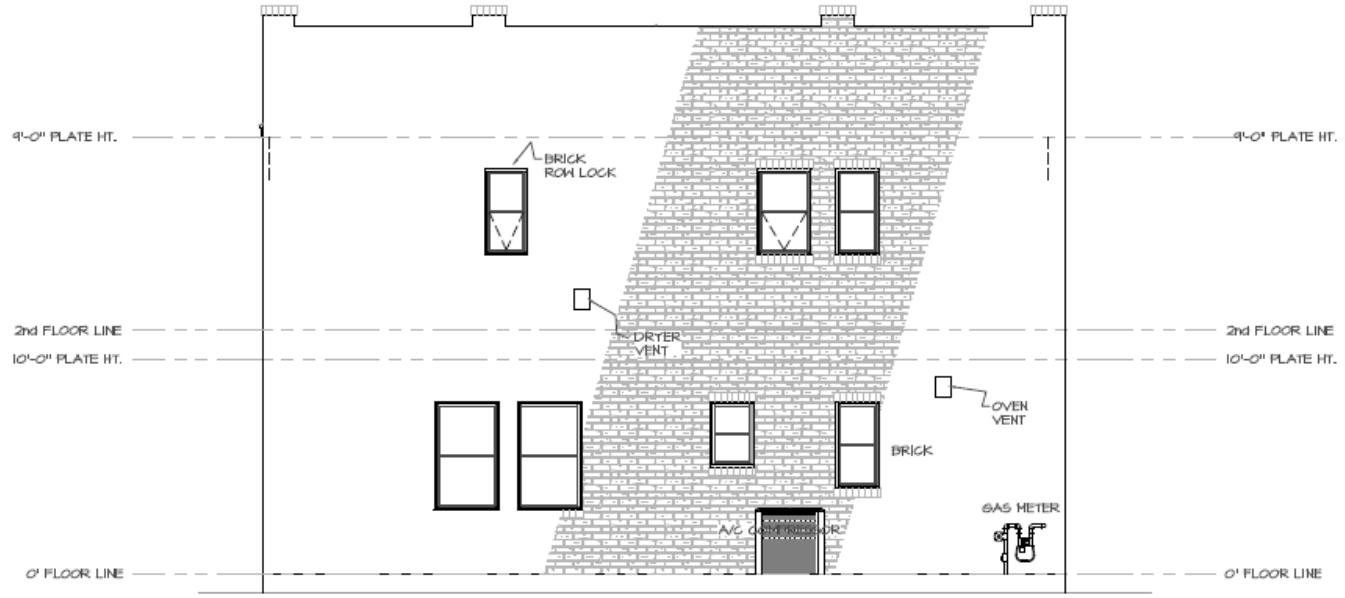

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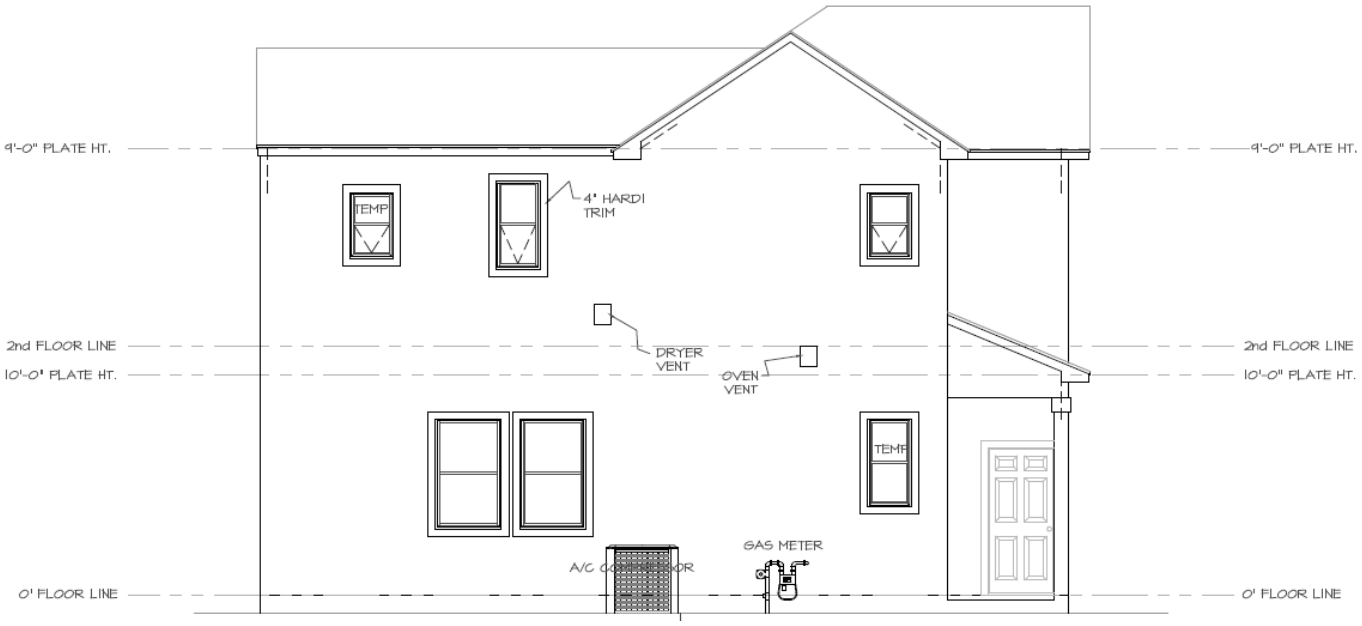

WEST SIDE ELEVATION

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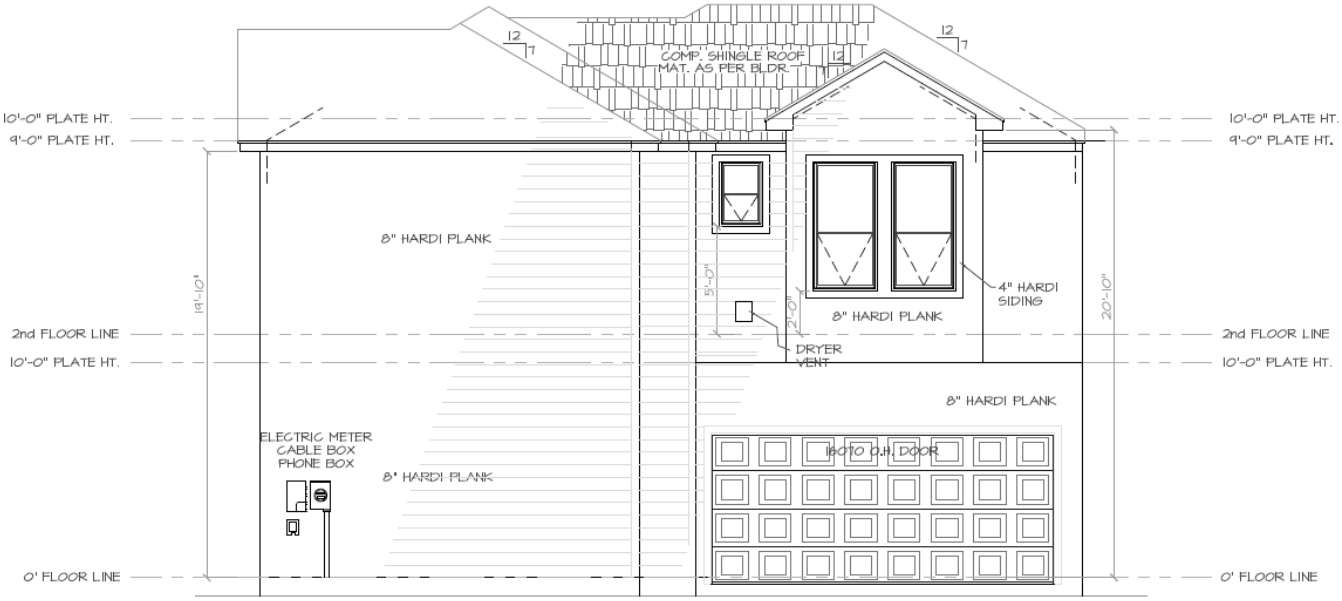

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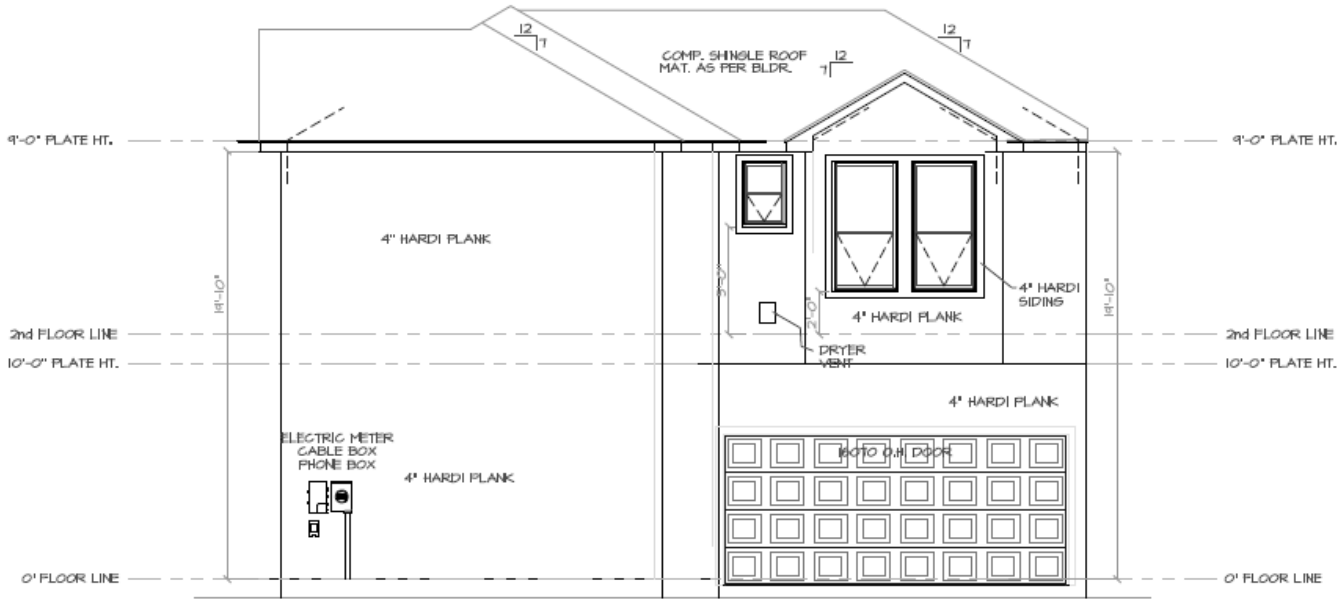

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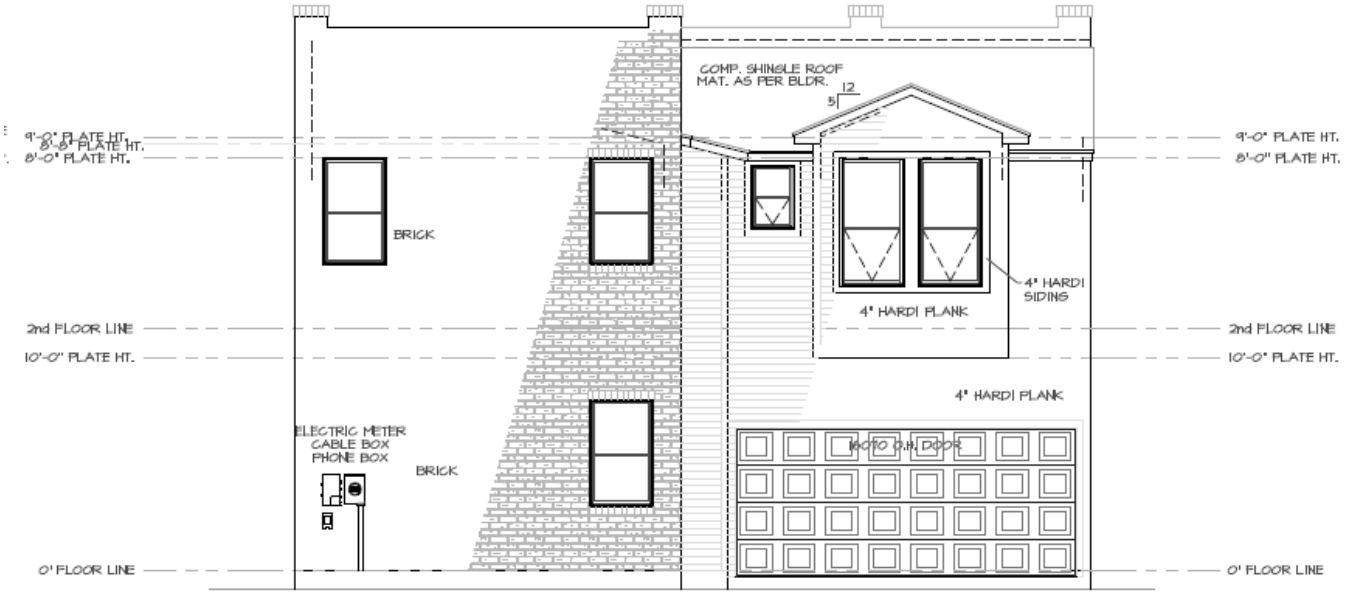

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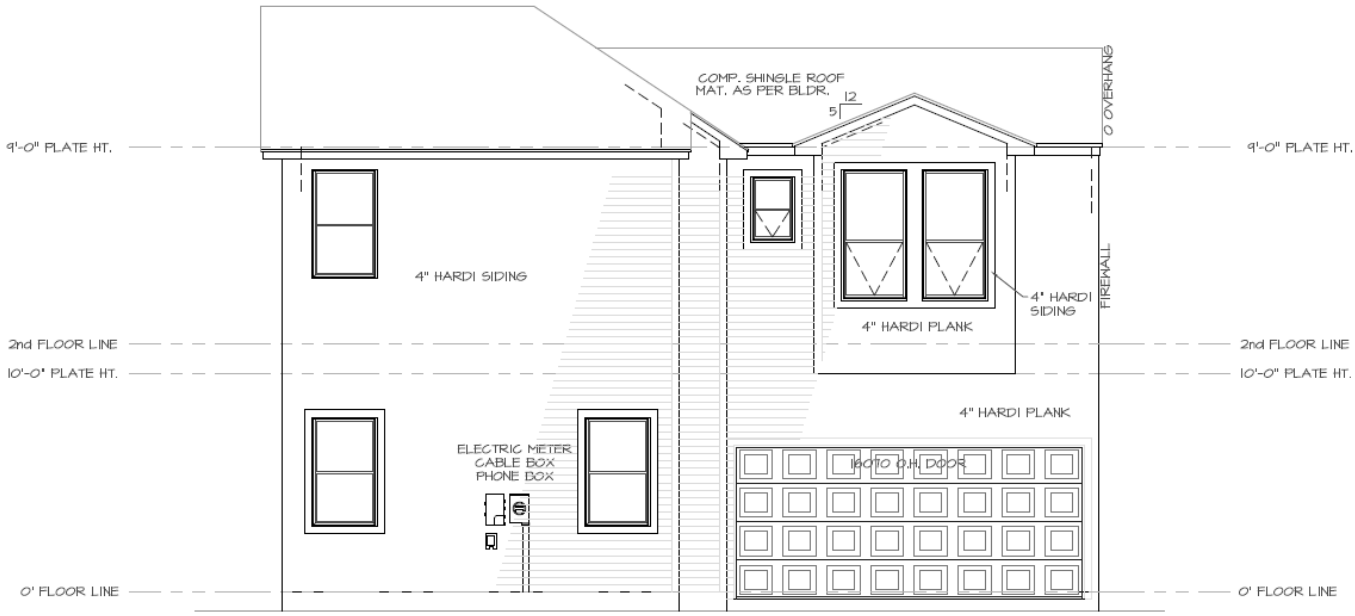
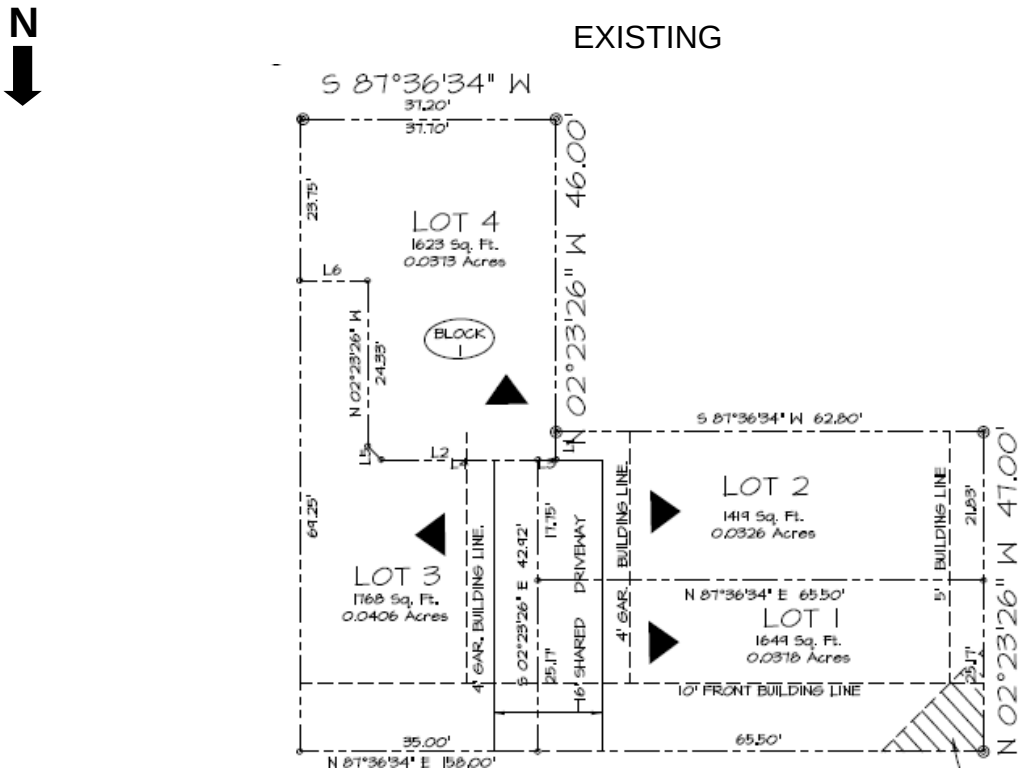


SITE PLAN

EXISTING



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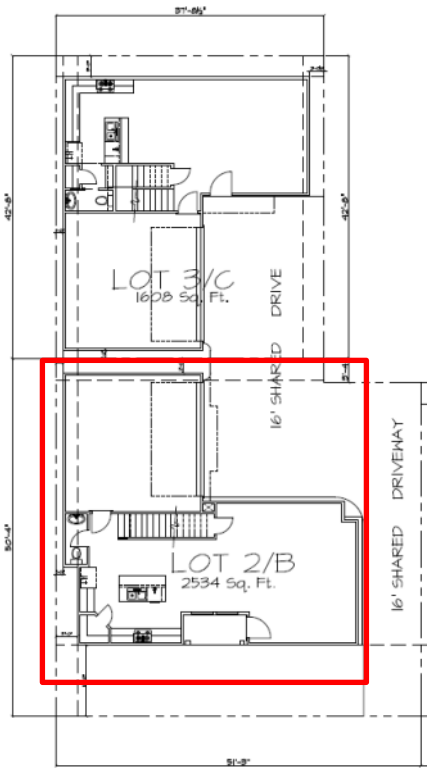

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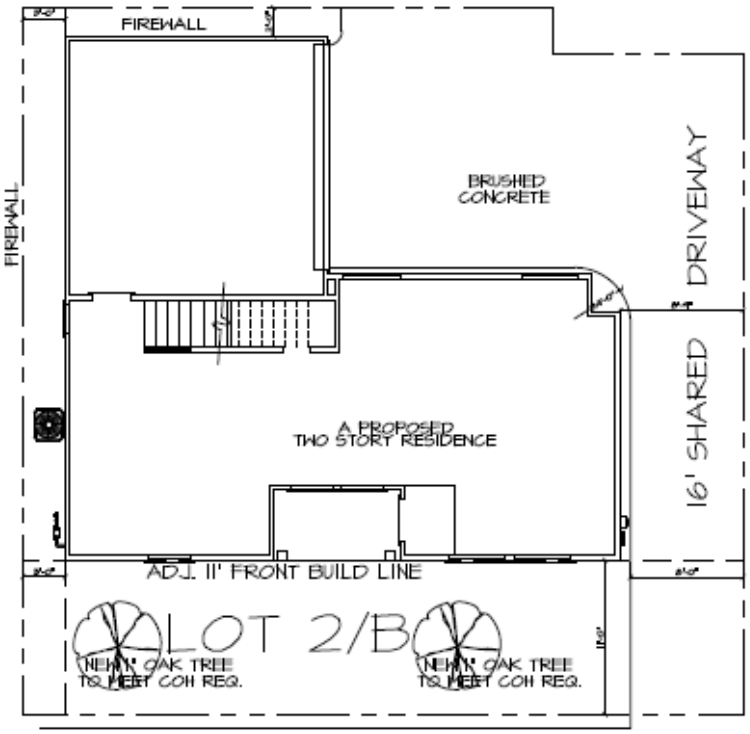

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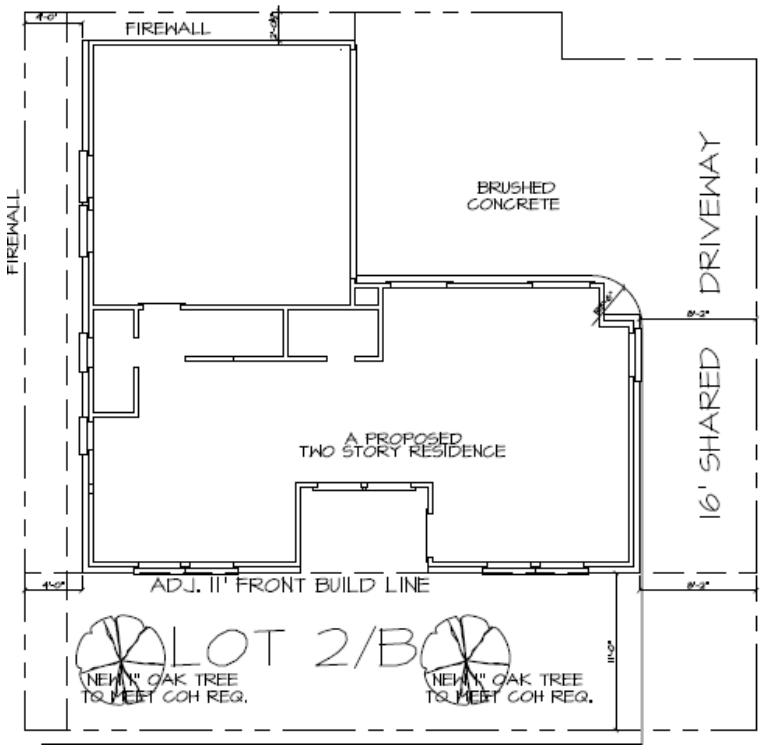

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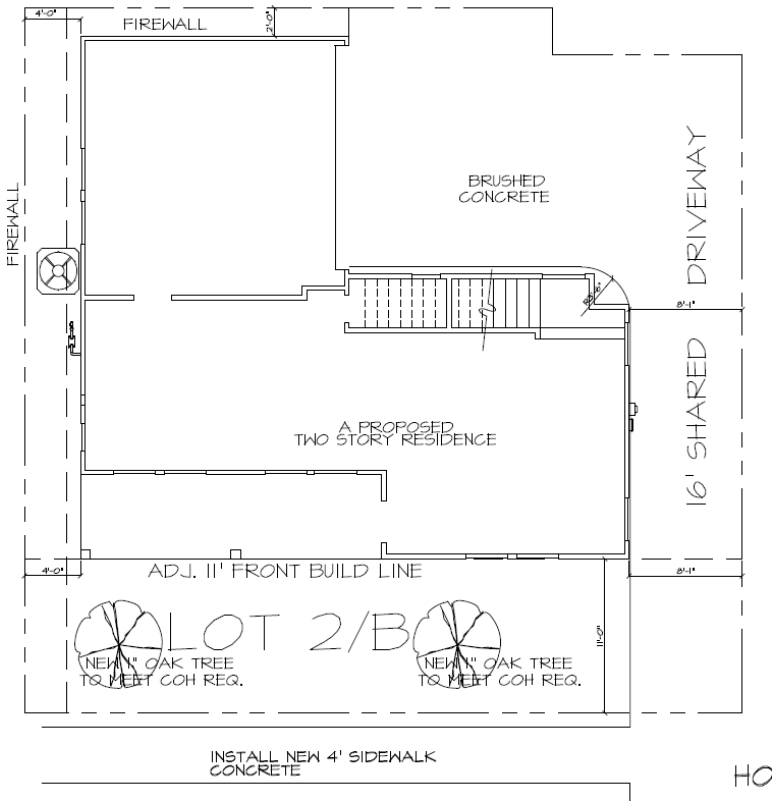
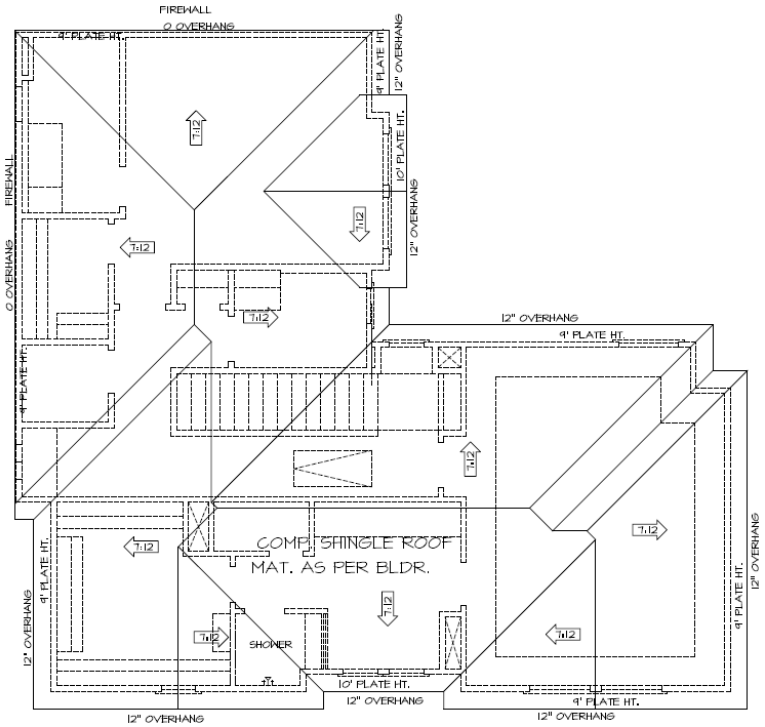

FIREWALL
FIREWALL
BRUSHED CONCRETE
DRIVEWAY
16' SHARED
A PROPOSED TWO STORY RESIDENCE
ADJ. 11' FRONT BUILD LINE
LOT 2/B
NEW 1" OAK TREE TO MEET COH REQ.
NEW 1" OAK TREE TO MEET COH REQ.
INSTALL NEW 4' SIDEWALK CONCRETE
HC

ROOF PLAN

N

DEFERRED 2/25/2016



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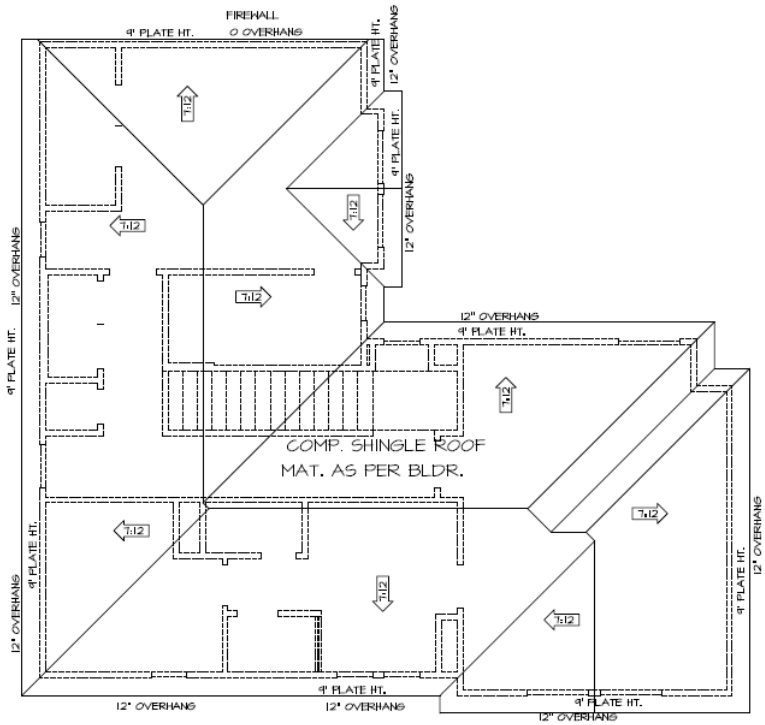

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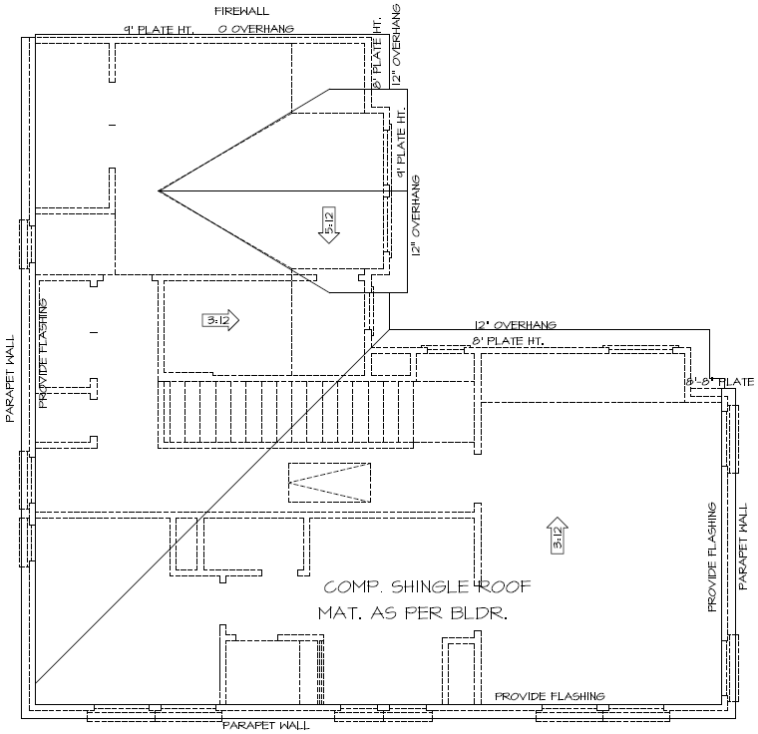

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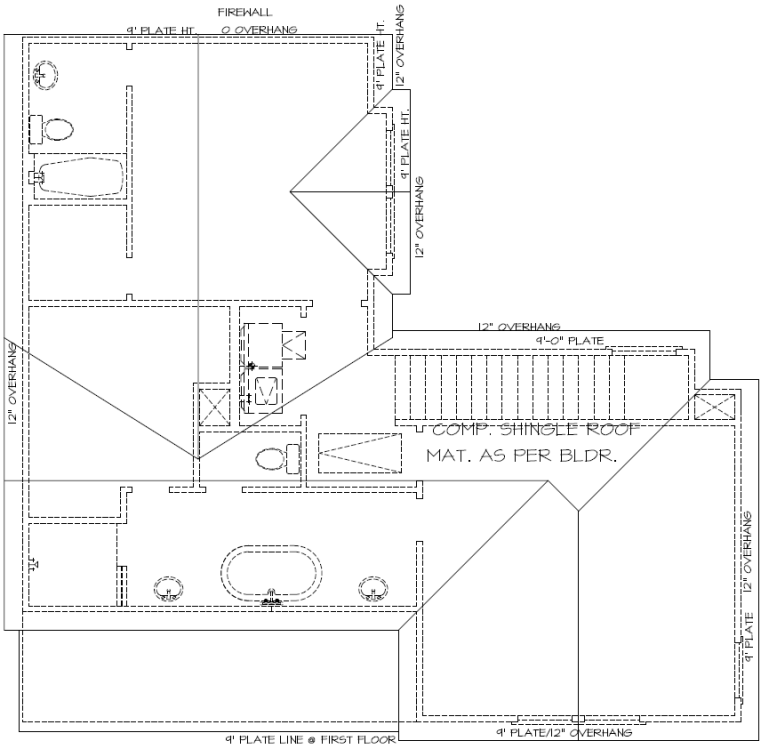
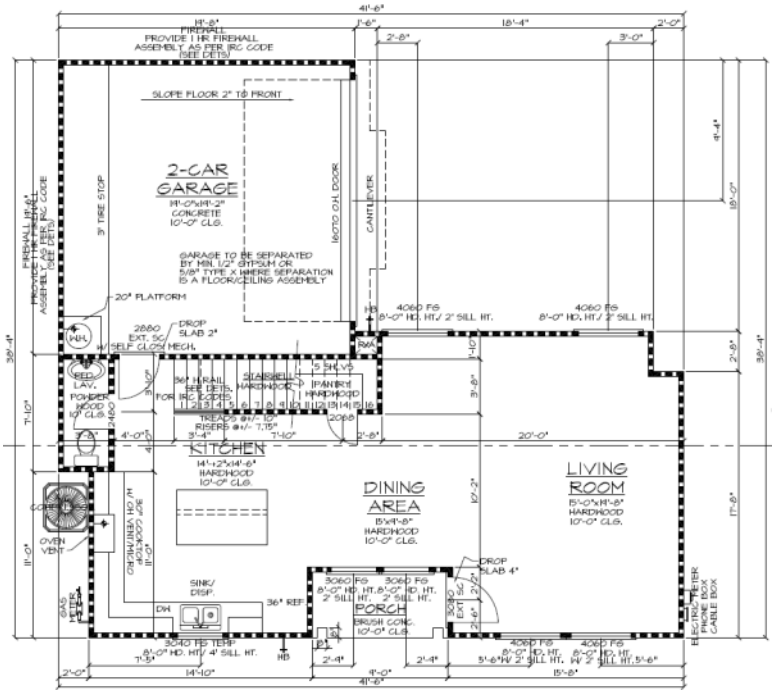


FIRST FLOOR PLAN

N

DEFERRED 2/25/2016



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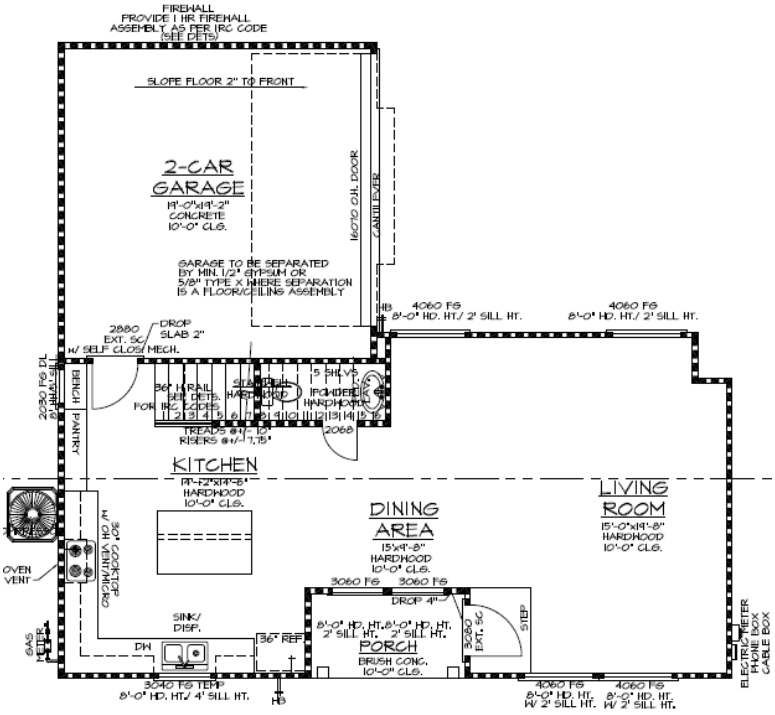

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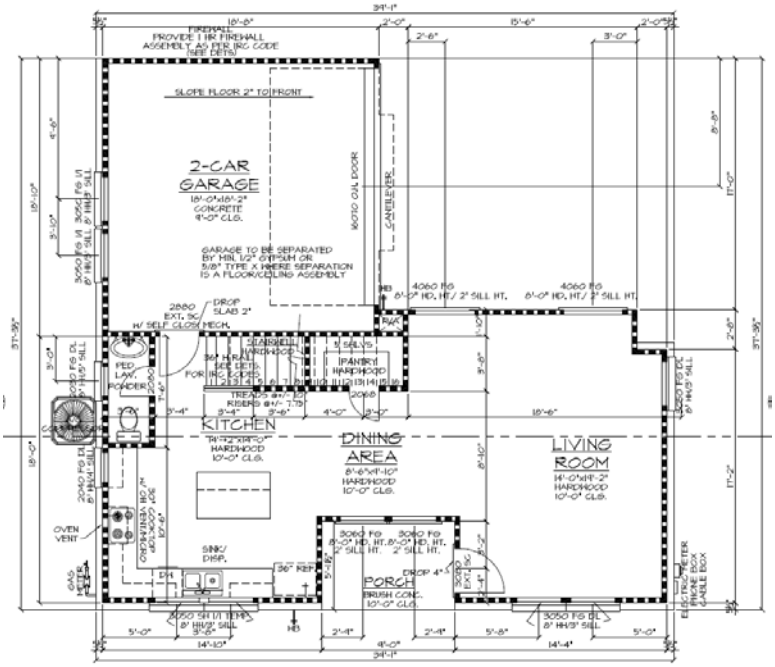

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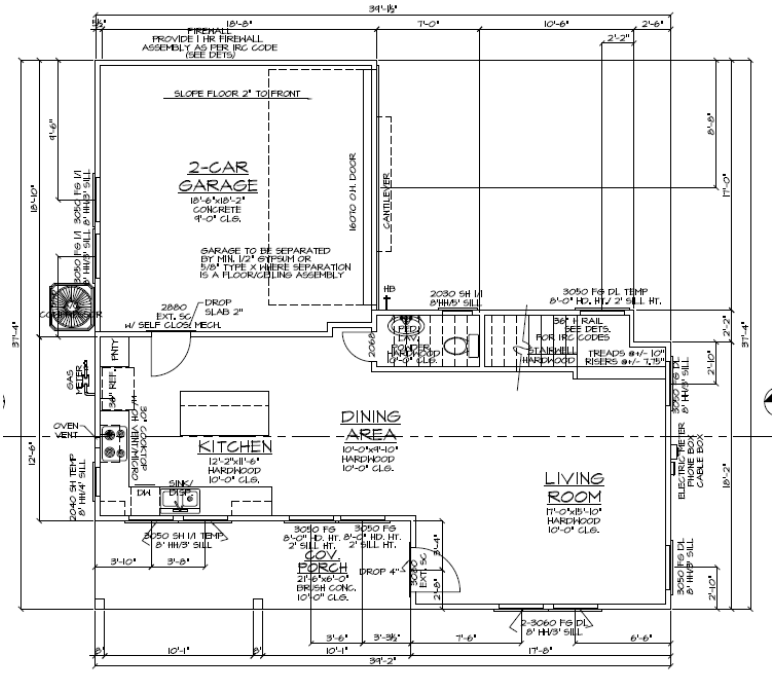

SECOND FLOOR PLAN

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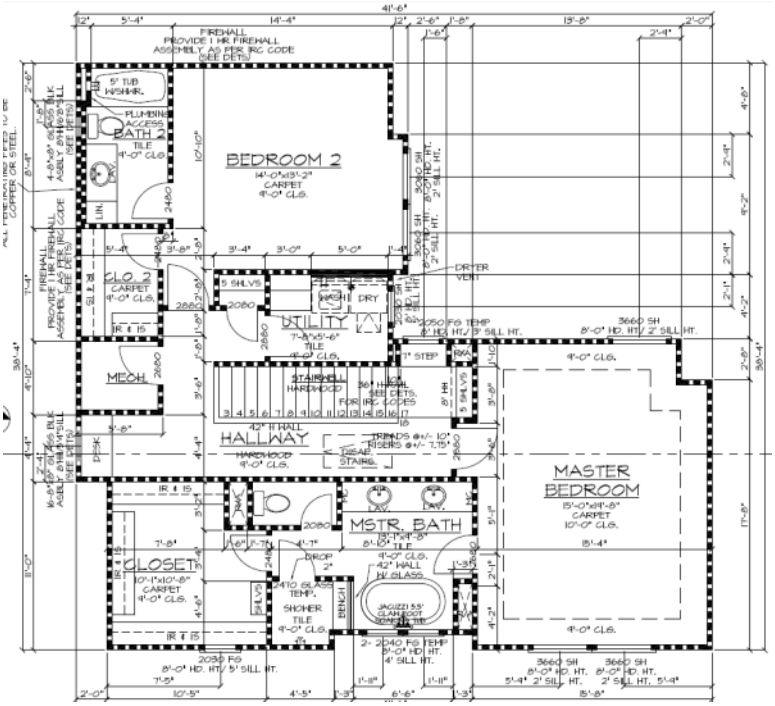
DEFERRED 2/25/2016



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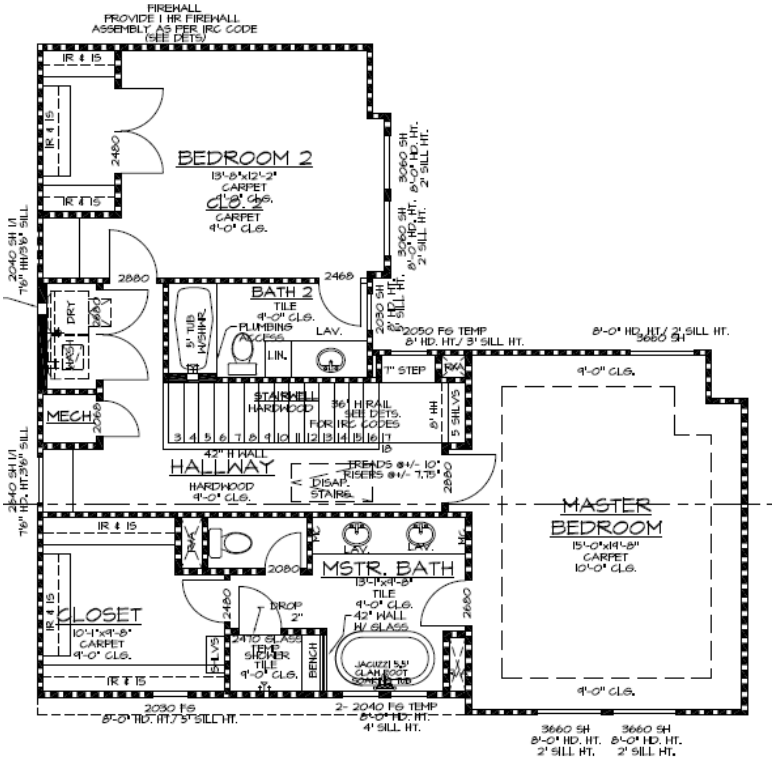

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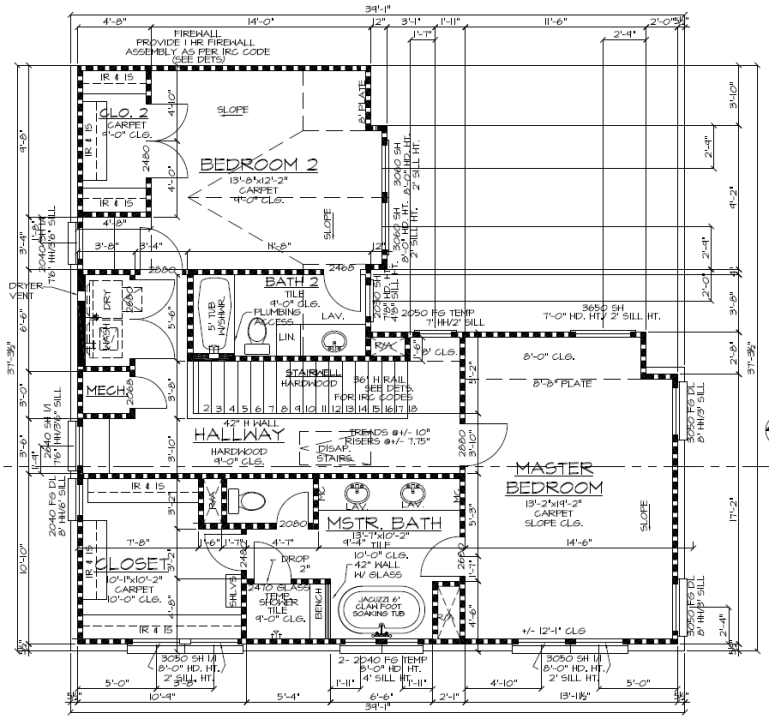

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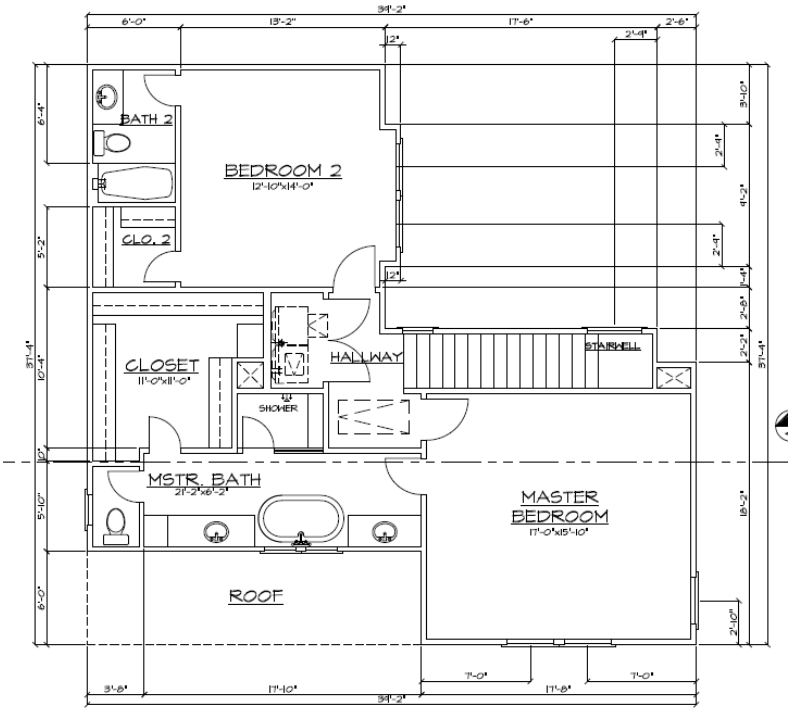

WINDOW / DOOR SCHEDULE

DENIED 4/21/2016

WINDOW SCHEDULE

MFG. AS PER BLDR.

QTY	SAFETY GLS.	DESCRIPTION VERIFY R.O. W/ WINDOW MANUFACTURE	R.O.	HDR. HT.
4	NO	4'-0" x 6'-0" FG	FIELD VERIFY	8'-0"
1	NO	3'-0" x 4'-0" FG TEMP		8'-0"
2	NO	3'-0" x 6'-0" SH		8'-0"
1	NO	2'-0" x 3'-0" SH		8'-0"
1	NO	2'-0" x 5'-0" FG TEMP		8'-0"
3	NO	3'-6" x 6'-0" SH		8'-0"
1	NO	2- 2'-0" x 4'-0" FG TEMP		8'-0"
1	NO	2'-0" x 3'-0" FG		8'-0"

NOTE: SAFETY GLASS LOCATIONS ARE NOT NOTED AT FLOOR PLANS

FINISHED FLOOR W.O.N.

NOTE:

-BLDR/OWNER TO REVIEW WINDOW SCHEDULE WITH WINDOW MANUFACTURER TO INSURE R.O. SIZES AND VERIFY EGRESS REQUIREMENTS PRIOR TO ORDERING WINDOWS.
-ALL HDR. HT. ARE FROM

DOOR SCHEDULE

QTY	SAFETY GLS.	DESCRIPTION	HDR. HT.
1	NO	2'-8"X8'-0" WITH SELF-CLOSING MECHANISM	8'-0"
1	NO	3'-0"X8'-0" EXT. SOLID CORE	8'-0"
3	NO	2'-8"X8'-0"	8'-0"
1	NO	2'-0"X8'-0"	8'-0"
3	NO	2'-4"X8'-0"	8'-0"
1	NO	2'-0"X8'-8"	8'-0"
3	NO	2'-6"X8'-0"	8'-0"
1	YES	2'-4"X7'-0" TEMPERED GLASS	7'-0"
1	NO	16'-0"X 7'-0" OVER HEAD DOOR	7'-0"

FG.= FIXED GLASS
HDR. HT.= HEADER HEIGHT
D.L.= DIVIDED LIGHTS
TEMP. GLS.= TEMPERED GLASS
CSMNT= CASEMENT
EBA.= EYEBROW ARCH
F.A.= FULL ARCH

FIREWALL

PROPOSED

WINDOW SCHEDULE

MFG. AS PER BLDR.

QTY	SAFETY GLS.	DESCRIPTION VERIFY R.O. W/ WINDOW MANUFACTURE	R.O.	HDR. HT.
2	NO	3'-0" x 6'-0" SH	FIELD VERIFY	8'-0"
3	NO	2'-0" x 4'-0" FG DL TEMP		8'-0"
4	NO	3'-0" x 5'-0" SH		8'-0"
2	NO	2'-0" x 3'-0" SH		8'-0"
1	NO	2'-0" x 5'-0' FG DL TEMP		8'-0"
3	NO	3'-6" x 5'-0" SH		8'-0"
1	NO	2- 2'-0" x 4'-0" FG TEMP		8'-0"
2	NO	3'-0" x 6'-0" FG DL		8'-0"
8	NO	3'-0" x 5'-0" FG DL		

NOTE: SAFETY GLASS LOCATIONS ARE NOT NOTED AT FLOOR PLANS
ALL STREET FACING WINDOWS TO BE NON-FIN MOUNTED.

FINISHED FLOOR W.O.N.

NOTE:

-BLDR/OWNER TO REVIEW WINDOW SCHEDULE WITH WINDOW MANUFACTURER TO INSURE R.O. SIZES AND VERIFY EGRESS REQUIREMENTS PRIOR TO ORDERING WINDOWS.
-ALL HDR. HT. ARE FROM

DOOR SCHEDULE

QTY	SAFETY GLS.	DESCRIPTION	HDR. HT.
1	NO	2'-8"X8'-0" WITH SELF-CLOSING MECHANISM	8'-0"
1	NO	3'-0"X8'-0" EXT. SOLID CORE	8'-0"
3	NO	2'-8"X8'-0"	8'-0"
1	NO	2'-0"X8'-0"	8'-0"
3	NO	2'-4"X8'-0"	8'-0"
1	NO	2'-0"X8'-8"	8'-0"
3	NO	2'-6"X8'-0"	8'-0"
1	YES	2'-4"X11'-0" TEMPERED GLASS	7'-0"
1	NO	16'-0"X 7'-0" OVER HEAD DOOR	7'-0"

FG.= FIXED GLASS
HDR. HT.= HEADER HEIGHT
D.L.= DIVIDED LIGHTS
TEMP. GLS.= TEMPERED GLASS
CSMNT= CASEMENT
EBA.= EYEBROW ARCH
F.A.= FULL ARCH

PROJECT DETAILS

Shape/Mass: The residence is an L-shaped structure that measures 39'-1" wide by 37'-4" deep by 27'-9" tall. The porch is approximately 6'deep.

Setbacks: The residence is set back 11' from the front, 4' from the east side, 8' from the west side and 2' from the rear property lines. The property shares a 16' driveway with 1917 Crockett.

Foundation: Foundation is slab on grade with concrete blocks under the porch; the height is 1' above grade.

Windows/Doors: The residence will use 1-over-1 non-fin mounted windows, pedestrian doors and a garage door.

Exterior Materials: The residence will be clad in 4" cementitious siding. The square porch columns are cementitious material.

Roof: The roof is a cross-gable with a 5-over 12 pitch, a 20' eave height and a 12" overhang. The porch eave height is 10'-8".

Front Elevation: (North) Please see elevation drawings for details.

Side Elevation: (East) Please see elevation drawings for details.

Side Elevation: (West) Please see elevation drawings for details.

Rear Elevation: (South) Please see elevation drawings for details.