CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: Kenneth Williams, owner

Property: 1805 Crockett St, the West half of Lot 8, Block 305, Shearn Subdivision. The interior lot is vacant. The original lot was 50' x 100' but the applicant recently replatted the lot into two 25' x 100' lots, addressed now as 1803 and 1805.

Significance: The property is a vacant lot located in the High First Ward Historic District.

Proposal: New Construction – Residence

- Construct a 2,304 square foot two-story townhouse with front-loading garage and front-facing stucco parapet walls.
- The townhouse will have a max width of approximately 21' and a max depth of approximately 75'. The front setback will be 12'. The side setbacks are 3' (east) and 1'-4" (west).
- The façades will feature Decoupage with the use of stucco, vertical paneling, and concrete masonry units.
- The front façade features one horizontal window and one door located on the second level balcony.
- The applicant re-platted the existing 1803 Crockett lot into two lots in order to construct two townhouses. The applicant proposes to build a matching townhouse on the adjacent lot, which is the subject of a separate COA.

See enclosed application materials and detailed project description on p. 18 for further details.

Context Area: The 1800 block of Crockett contains only two contributing structures, the one-story Queen Anne next door at 1801 Crockett and the altered commercial building across the street at 1802 Crockett.

Because there are only two contributing structures within the context area, staff looked beyond the block to other historic district contributing structures located on the 1700 block of Crockett.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria**

HAHC Action: **-**

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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; *The typical front setback of the context area ranges from 6.5' to 16.1'. The new construction has a front setback of 12'-3.5" and is compatible. However, since the property was replatted into two lots, the side setbacks are 3' and 1'-4" which leaves no space on either side of the residence to accommodate a driveway to a rear garage which is typical of contributing structures in the context area. Therefore, the side setbacks are not compatible with the contributing structures in the context area.*
☐	☒	☐	(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; *Typical architectural styles of contributing structures in High First Ward include Queen Anne, Craftsman, Folk Victorian, and Folk National. Typical exterior wall cladding includes wood siding and, less commonly, brick masonry. Decoupage with the use of stucco, vertical paneling, and concrete masonry units on new construction is not appropriate and does not contribute to a compatible streetscape. While these features may be found on existing townhouses within the historic district, these residences are non-contributing and were constructed before the creation of the historic district. Contributing structures in High First Ward also have prominent front porches, averaging 21' wide by 7' deep within the context area. The proposed new townhouse has no front porch, only a recessed balcony on the second level. The proposed townhouse also has a front loading garage. Garages in High First Ward are typically located in the rear half of the lot accessed via driveway next to the house, and therefore front loading garages are not appropriate. The proposed townhouse also has a solid to void ratio that is not appropriate for High First Ward. The front elevation features two parapet stucco walls with no windows or doors, and is not compatible with historic fenestration patterns.*
☐	☒	☐	(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 proposed townhouse has incompatible scale and proportions. A typical contributing house in High First Ward is one or two stories with a pitched roof, full or half-width front porch, and pier and beam foundation. The average width of contributing structures in the context area is 33' whereas the width of the proposed townhouse is 20'-7". The average ridge height of contributing structures in the context area is approximately 25' whereas the height of the tallest parapet wall is 30'-2"The proposed residence also has a slab foundation that is not compatible with the pier and beam foundation found on contributing houses in the context area. A gabled roofline with rear hip, compatible with the context area, is hidden behind the parapet walls. The parapet wall gives the appearance of a flat roof, which is not appropriate in this district.*

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☐ ☒ ☐ (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 average ridge height of contributing structures in the context area is approximately 25' whereas the height of the parapet tallest wall is 30'-2"

☐ ☐ ☒ (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

☐ ☐ ☒ (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

☐ ☒ ☐ 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. However, the draft design guidelines state that new construction shall be no more than two stories tall. The guidelines also expressly prohibit the use of stucco and stone for exterior wall cladding. The guidelines state that garages and carports shall not be located in the front half of the property, and front-loading garages are not allowed. Since the property was replatted into two lots, the side setbacks leave no space on either side of the residence to accommodate a driveway and therefore the side setbacks are not compatible with the district. Houses with disproportionate solid-to-void proportions are also not allowed. Houses in High First Ward have prominent front porches which the proposed townhouse does not have. Contributing houses also have gabled or hipped roofs. Parapet walls that create the illusion of a flat roof are not appropriate. See Attachment A for reference pages.

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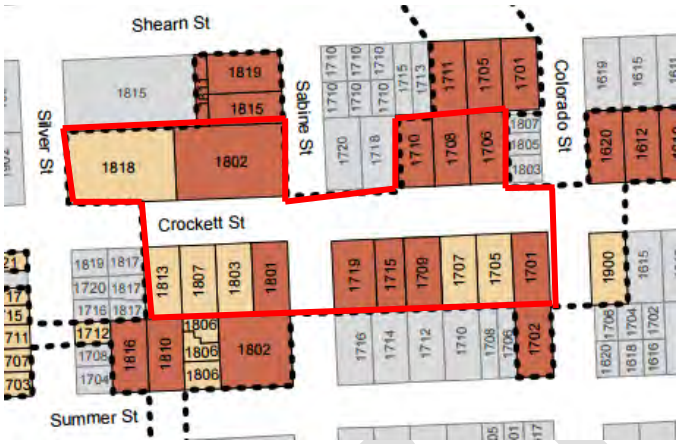
PROPERTY LOCATION

HIGH FIRST WARD HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CONTEXT AREA



BLOCKFACE AND OPPOSING BLOCKFACE

1801 Crockett – Contributing – 1900 (neighbor)

1802 Crockett – Contributing – 1920 (across street)

EXPANDED CONTEXT AREA-BLOCKFACE

1719 Crockett – Contributing – 1900 (neighboring)

1715 Crockett– Contributing – 1920 (neighboring)

1709 Crockett – Contributing – 1900 (neighboring)

1701 Crockett – Contributing – 1900 (neighboring)

EXPANDED CONTEXT AREA-OPPOSING BLOCKFACE

1710 Crockett – Contributing – 1900 (across street)

1708 Crockett – Contributing – 1900 (across street)

1706 Crockett – Contributing – 1900 (across street)

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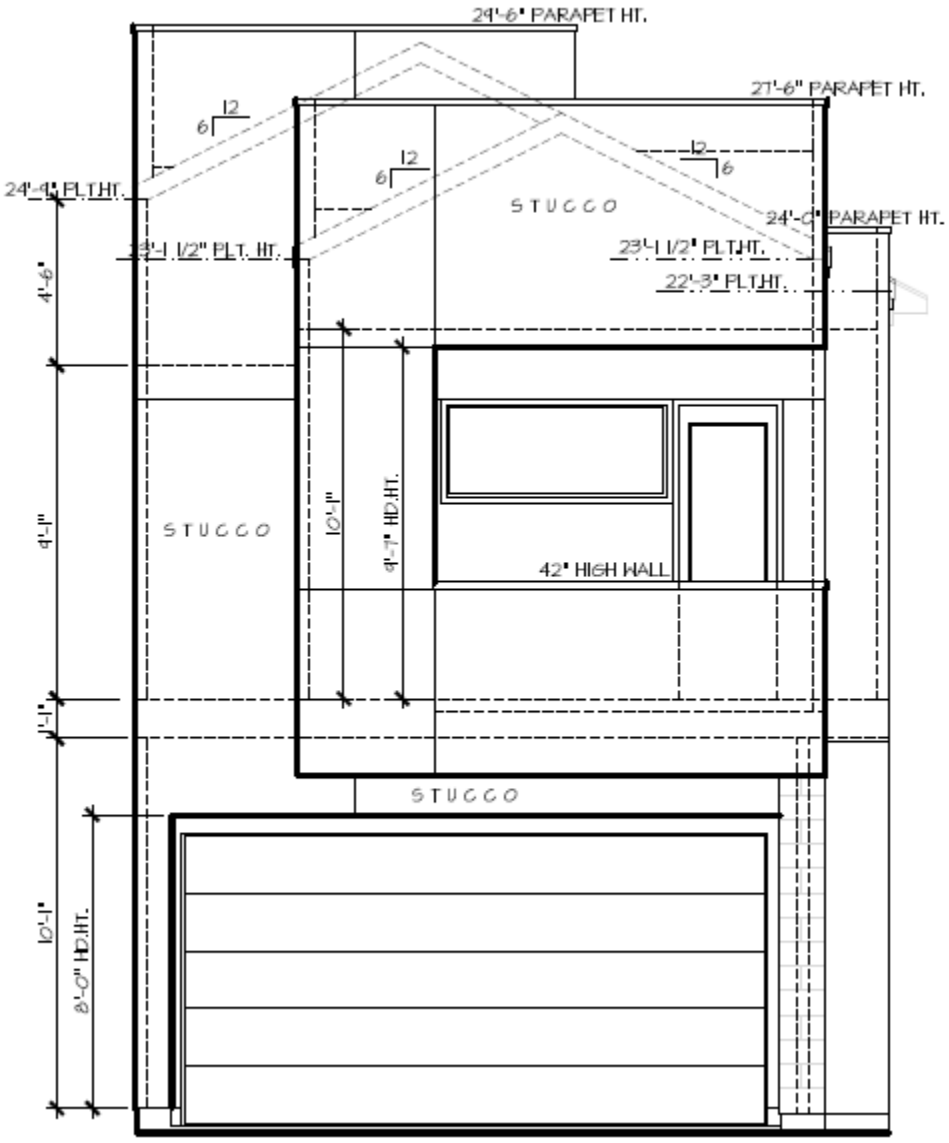
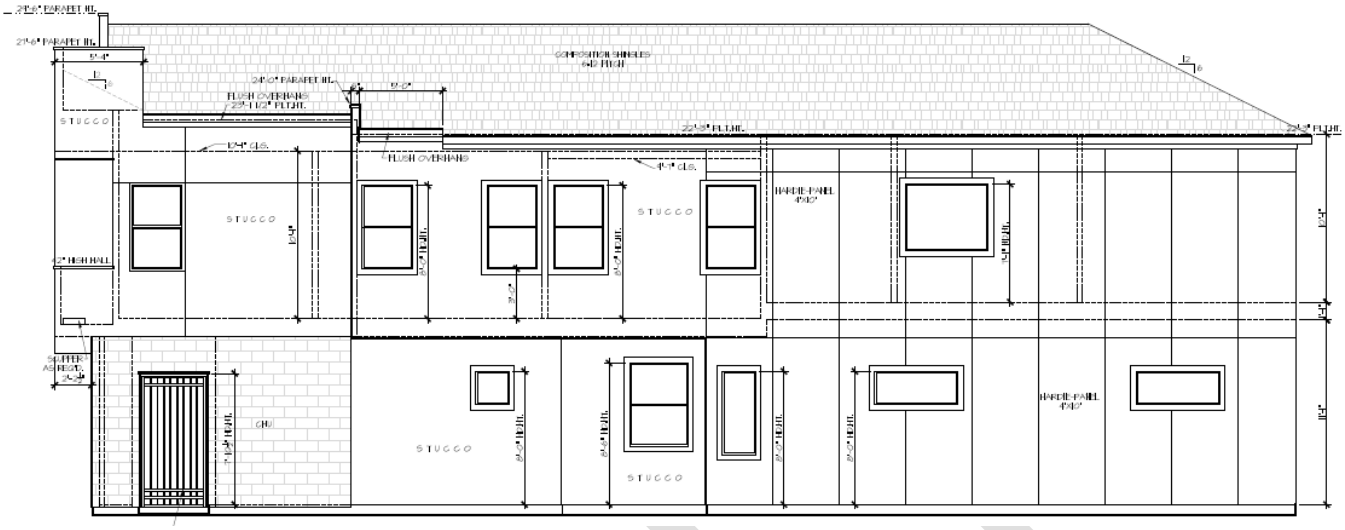
NORTH (FRONT) FACING CROCKETT

PROPOSED



WEST SIDE ELEVATION



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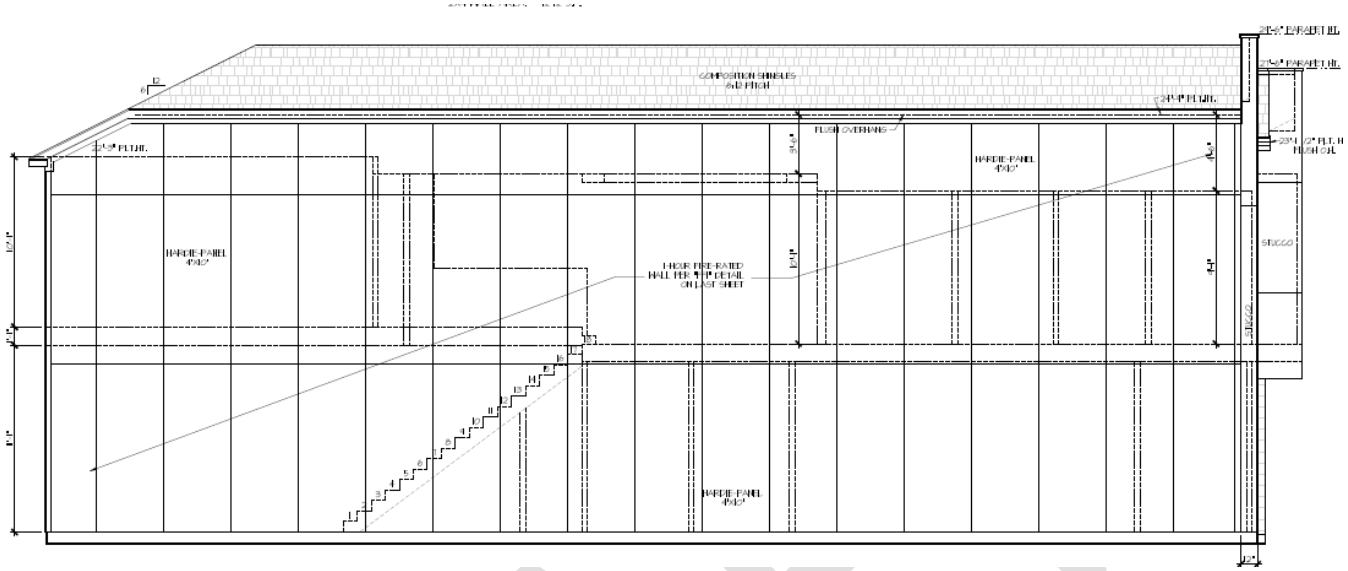
EAST SIDE ELEVATION

PROPOSED



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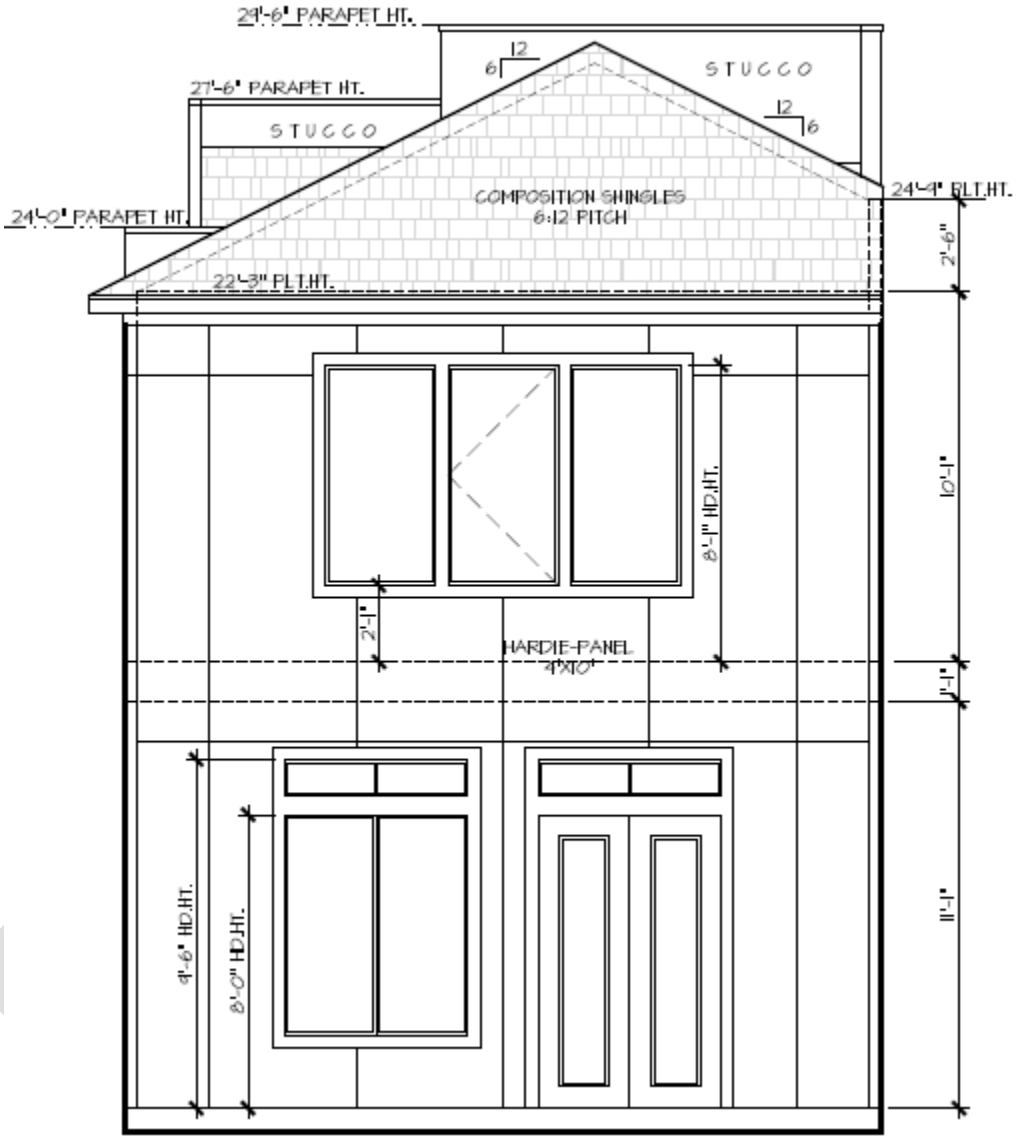
SOUTH (REAR) ELEVATION

PROPOSED



SITE PLAN

PROPOSED

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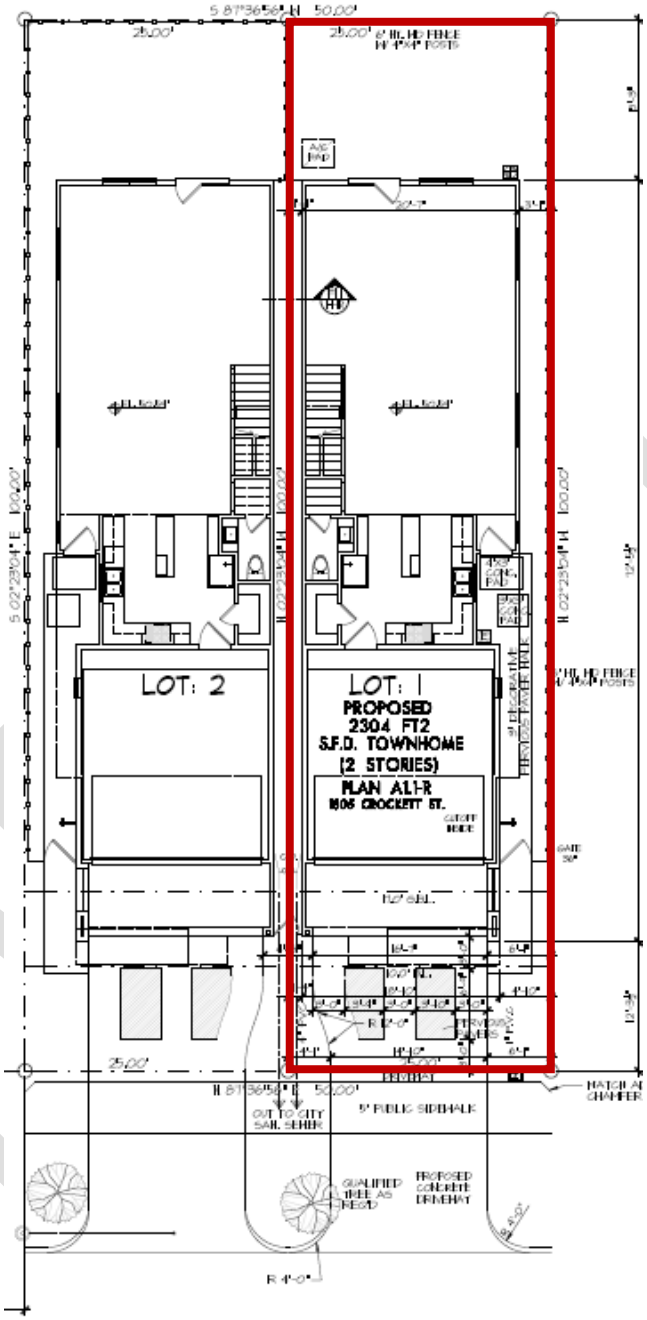

CROCKETT STREET

ROOF PLAN

PROPOSED

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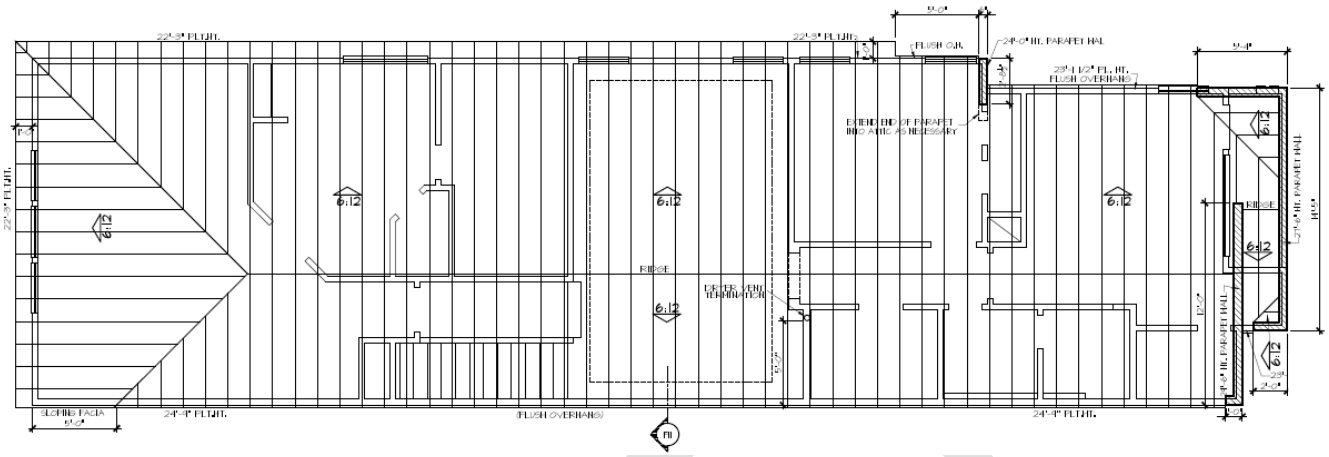

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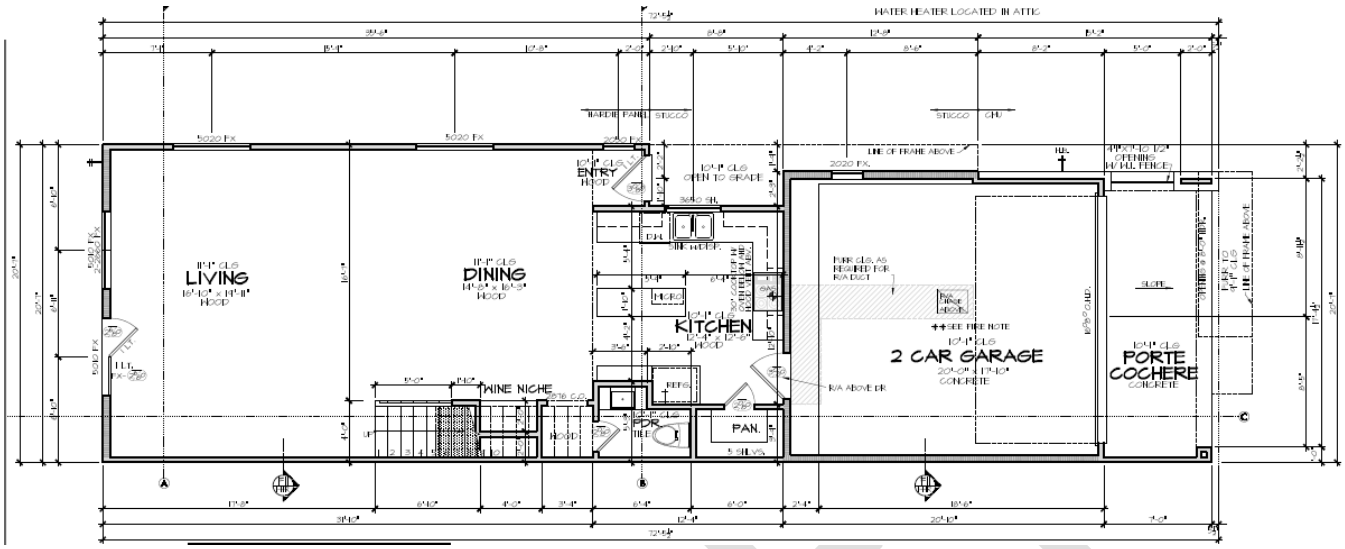
FIRST FLOOR PLAN

PROPOSED



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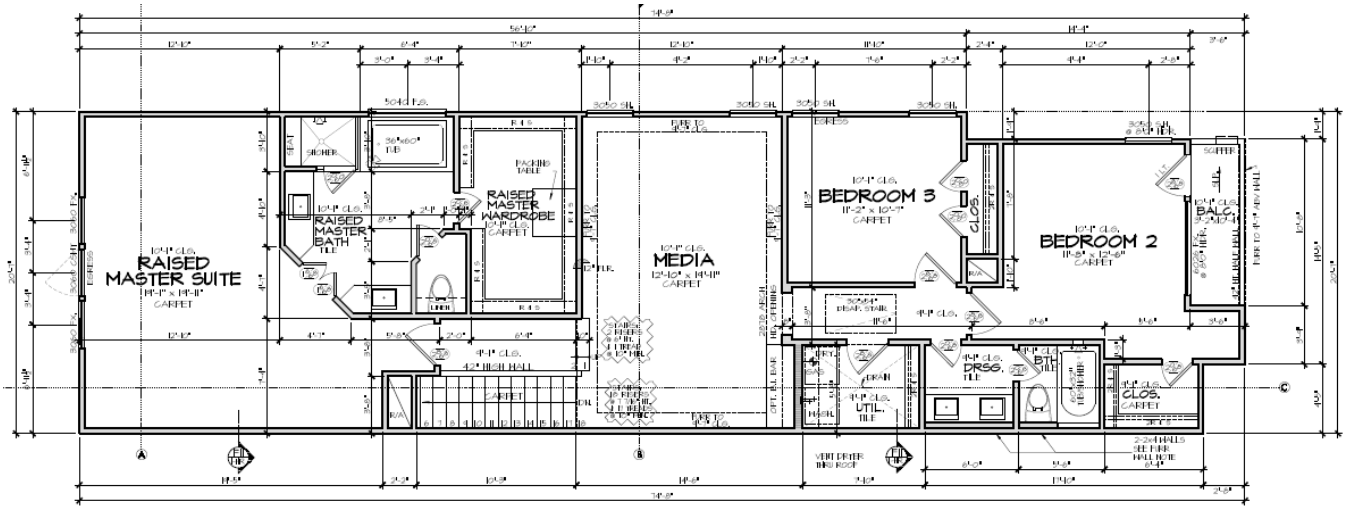
SECOND FLOOR PLAN

PROPOSED



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WINDOW / DOOR SCHEDULE

Window Schedule			
Qty	Size	Location	Comments
1	2020	Garage	Fixed
1	3650	Kitchen	SH
1	2050	Entry	Fixed
2	5020	Dining / Living	Fixed
2	5010	Living	Fixed
2	2660	Living	Fixed
2	3060	M-Bedroom	Fixed
1	3060	M-Bedroom	CSMT
1	5040	M-Bath	Fixed
5	3050	Media / Bed#3 / Bed #2	SH
Door Schedule			
Qty	Size	Location	
1	3080	Front Door	
2	2680	Rear Door	
1	2868	Balcony	

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PROJECT DETAILS

Shape/Mass: The residence will be a 2,304 square foot two-story townhouse. The tallest parapet wall gives the residence a maximum height of 30'-2" to the top of the highest parapet wall. The eave height of the gable roof beyond the parapet wall will be 23'-1". The townhouse will have a max width of 20'-7" and a max depth of 74'-8".

Setbacks: The residence will be set back 12'-3.5" from the north (front) property line, 3'-1" from the west (side) property line, 1'-4" from the east (side) property line, and 15'-3" from the south (rear) property line.

Foundation: The residence will have a slab foundation with a finished floor height of 8".

Windows/Doors: The residence will have a mixture of fixed and single hung windows.

Exterior Materials: The residence will be clad in stucco, concrete masonry units, and cementitious siding.

Roof: The residence will have a gable roof behind the parapet wall with a hip at the rear. The roof will have a 6:12 pitch and will be covered with composition shingles.

Front Elevation: (North) The residence will have two stucco parapet walls and a front loading garage. The second level will have a recessed balcony with one single-pane window and one door.

Side Elevation: (West) The residence will have a concrete masonry unit feature at the northwest corner on the first level extending 8'-2" from the front elevation. The elevation will have four, single-pane windows and one 1-over-1 window. The stucco cladding extends 40' from the front elevation where the material then changes to 4' x 10' cementitious panel.

Side Elevation: (East) The proximity of the residence to the neighboring residence requires the east elevation to be a fire-rated wall. The elevation will have 4' x 10' cementitious panel and no fenestration.

Rear Elevation: (South) The rear elevation will not be visible from the public right of way.

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ATTACHMENT A

HIGH FIRST WARD DRAFT DESIGN GUIDELINES

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Massing

Massing, or architectural form, is the overall shape and volume of a building. The proportion of *solid* surfaces (walls, roof) to *voids* (windows, doors, porches) also affects the perception of form and volume.

Most of the houses in High First Ward Historic District are relatively small, with simple rectangular shapes. Subordinate building elements are mostly rectangular. These generally project from the main house in the form of front porches or rear additions.

Where additions increase both the size and complexity of these buildings, they are located far enough from the street to be visually subordinate to the traditional forms of the original houses.

Compatible Changes

Maintain traditional building forms.

Maintain traditional proportions of solid walls to voids (windows, doors, porches).

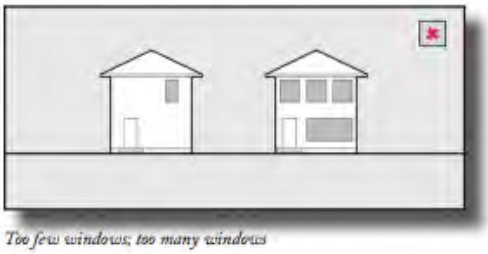
Incompatible Changes

Houses with disproportionate solid-to-void proportions are not allowed.

Compatible massing is generally small and rectangular

Incompatible complex, non-linear massing

Appropriate solid-void proportion



Too few windows; too many windows

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Garages and Accessory Structures

In the High First Ward Historic District, garages (where present) are located in the rear half of lots, accessed via driveways next to the house.

Sheds and other accessory structures are usually located along rear and/or side property lines, in order to maximize available back yard space.

Compatible Changes

When possible, preserve and repair historic garages and accessory structures.

New garages, carports, and accessory structures may be attached or detached, as long as they are located at the rear half of the lot.

If possible, a carport should not be visible from the public right-of-way.

Garages should be constructed in a style and with materials that complement the house.

Second-story additions for garage apartments may be constructed but should maintain the features and footprint of the existing garage.

Incompatible Changes

Garages and carports may not be located in the front half of the property.

Garages that are significantly different from the house in style and construction are not allowed.

Front-loading garages are not allowed.

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New Construction

New construction should be appropriately sized to be compatible with the existing neighborhood. New construction may incorporate traditional materials and features found on historic homes in the neighborhood, but it should clearly be of its own time. Infill construction on vacant lots is encouraged.

Compatible Changes

New consruction should be no more than two stories tall.

New construction should be in scale with Contributing buildings in this historic district. (See Streetscapes sections earlier in this chapter and the index of appropriate building sizes on page 13.)

Multi-family housing should be similar in size and scale to historic examples.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. Compatibility is more important than differentiation.

New construction may incorporate architectural features that have been described as Compatible with the historic district in these Guidelines. New construction does not need to look "historic."

New construction may be made distinct from historic buildings through the use of different materials and construction methods. Appropriate materials include wood siding, cementitious fiberboard siding (e.g., Hardieplank), metal siding, and brick veneer. All siding should be sized similar to traditional materials found in the district.

Photo courtesy of the Indianapolis Historic Preservation Commission

Photo courtesy of the Indianapolis Historic Preservation Commission

Photo courtesy of Arkansas Capitol Zoning District Commission

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Incompatible Changes

New construction that is incompatible with the neighborhood is not allowed.

New construction that is over- or under-scaled in comparison to typical width and/or height of Contributing houses in the district is not allowed. (See the index on page 13.)

Buildings taller than two stories are not allowed.

Foundation heights that are out of proportion with the existing buildings in the district are not allowed.

Raising the elevation of a lot above surrounding lots creates drainage and stormwater management issues for other property owners and is not allowed.

Design elements with proportions that are not typical of Contributing houses are not allowed.

Stone veneer, which is not existing in the district, is not allowed.

Non-traditional materials, such as stucco, vinyl siding, synthetic coating materials (e.g., DryVit), manufactured stone, etc., are no allowed.

Paneling (e.g., T-111 or faux brick/stone) and similar wall cladding products are not allowed.

Commercial building systems, such as tilt-up concrete panels, are not appropriate for residential construction and are not allowed.

Incompatible infill (size, style) between historic houses

Incompatible infill (size, scale, style, material)