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 *Deferral*

Construct a 2,000 square foot two story L-shaped residence and attached garage.

- The residence measures approximately 39' wide by 37' deep by 26'-6" tall to the parapet;
- The front setback is 11'; the proposed side setback on the east side is 4';
- The residence is clad in brick on the front and side elevations and 4" horizontal lap cementitious siding on the rear;
- The inset entrance is approximately 6' deep.

See enclosed application materials and detailed project description on pp. 4-29 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: Public comment was received opposed to the project. See pp.30.

Civic Association: No comment received.

Recommendation: **Approval**

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	D	NA		**S - satisfies D - does not satisfy NA - not applicable**
☒	☐	☐	(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 brick on the front and side elevations and 4" smooth-finish cementitious siding on the rear not visible form the public right-of-way. Both materials are compatible 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 inset front entrance is approximately 6' deep which is compatible with porch depths in the context area.* *At the February and March meetings, the Commission suggested following the trend in the historic neighborhood of differing architectural styles along the street and referencing the contributing structure at 1809 Summer Street. The applicant has designed a residence with features that reference, but do not copy, the historic structure such as the square front opening instead of an arched opening, and the absence of detailed brick work and an arched parapet above the entrance.*
☒	☐	☐	(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 matches the height of the contributing structure next door and is within range of contributing two-story structures at 26'-6" high. 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 26'-6" height of the residence matches the height of the contributing structure at 1907 Crockett and 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.*

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☐ ☐ ☒ (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.

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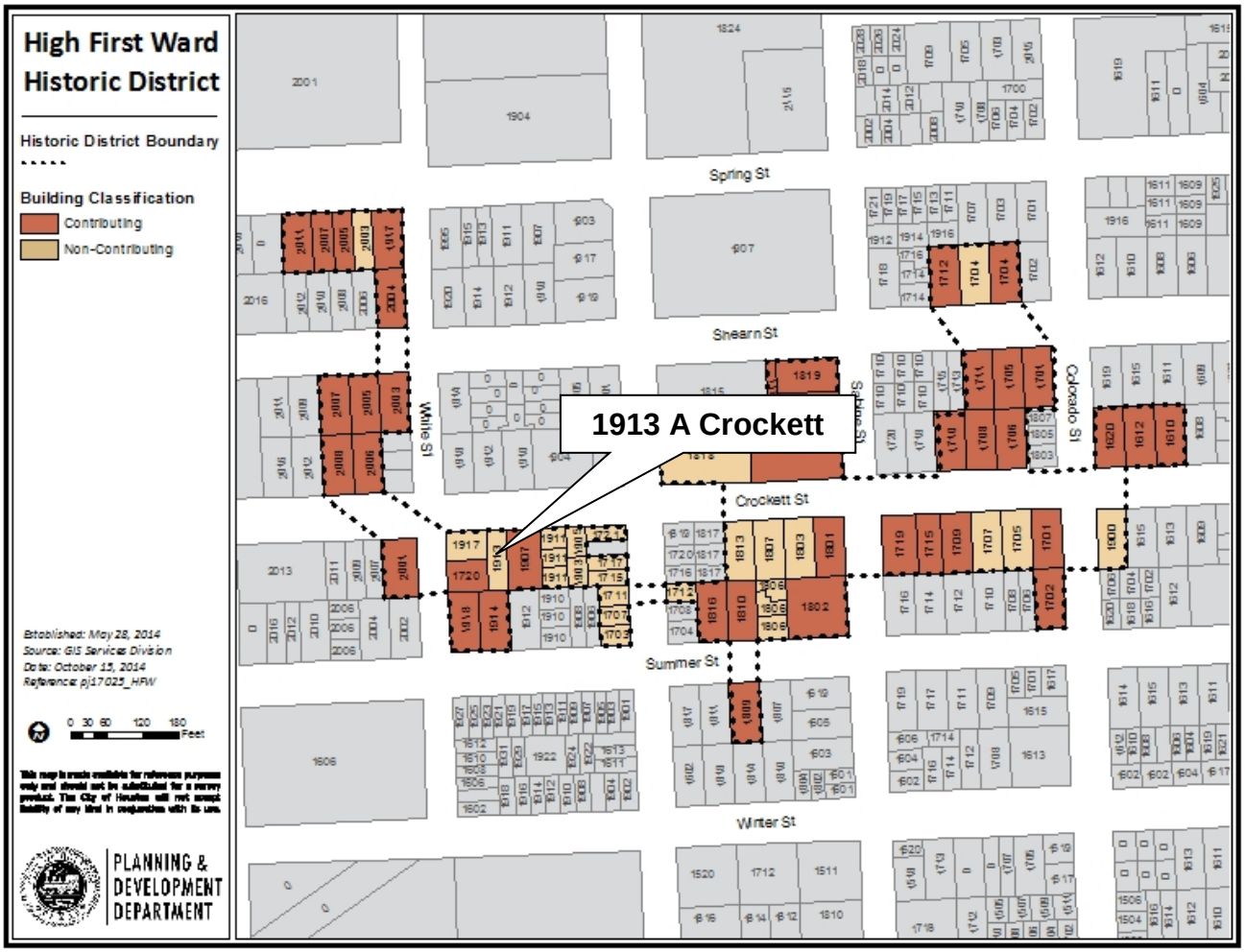
PROPERTY LOCATION

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

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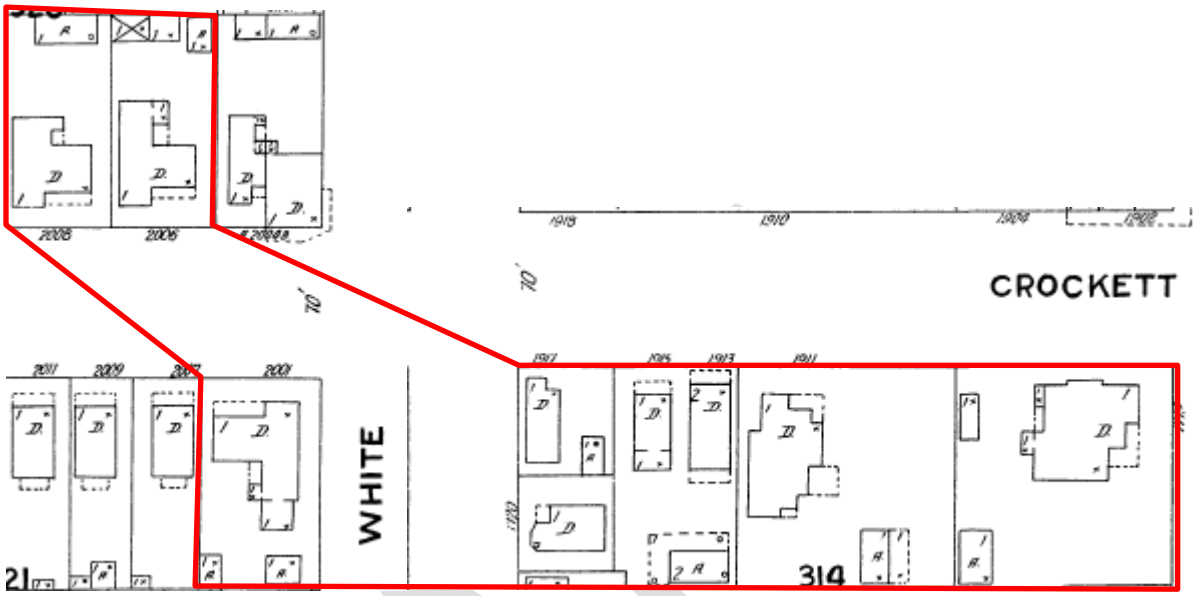
SANBORN MAPS

1924-1950, Vol 2, Sheets 228, 229



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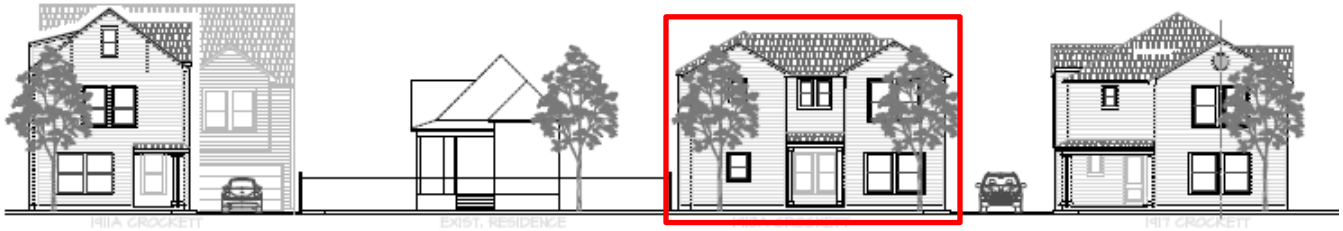
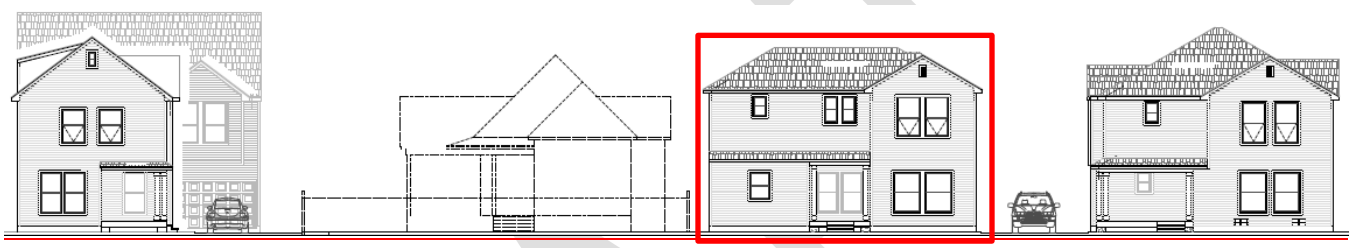
BLOCKFACE RENDERING – FRONT FACING CROCKETT STREET

DEFERRED 2/25/2016



DEFERRED 3/24/2016



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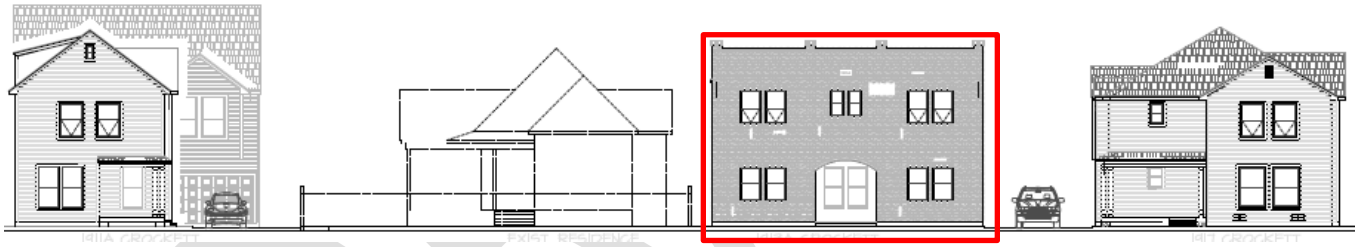

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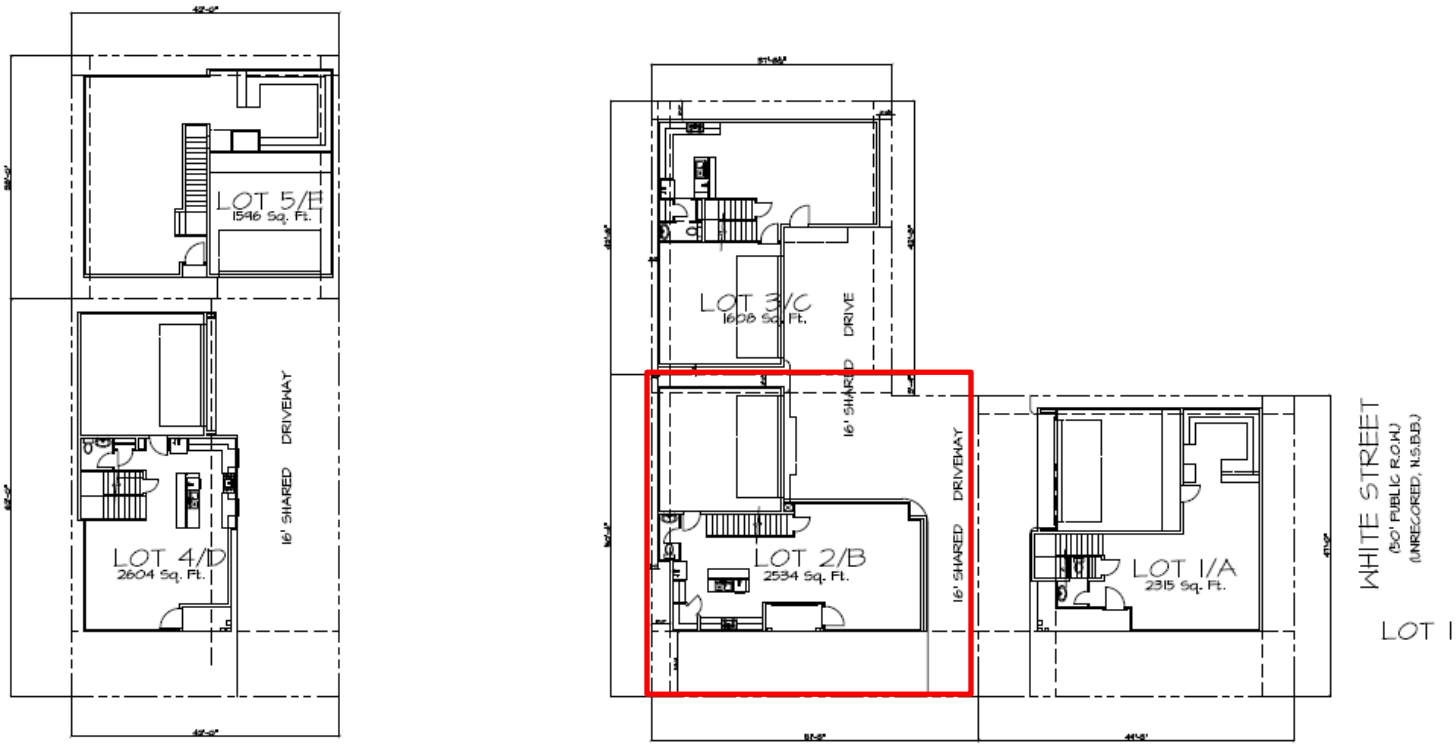
BLOCKFACE SITE PLANS

DEFERRED 2/25/2016



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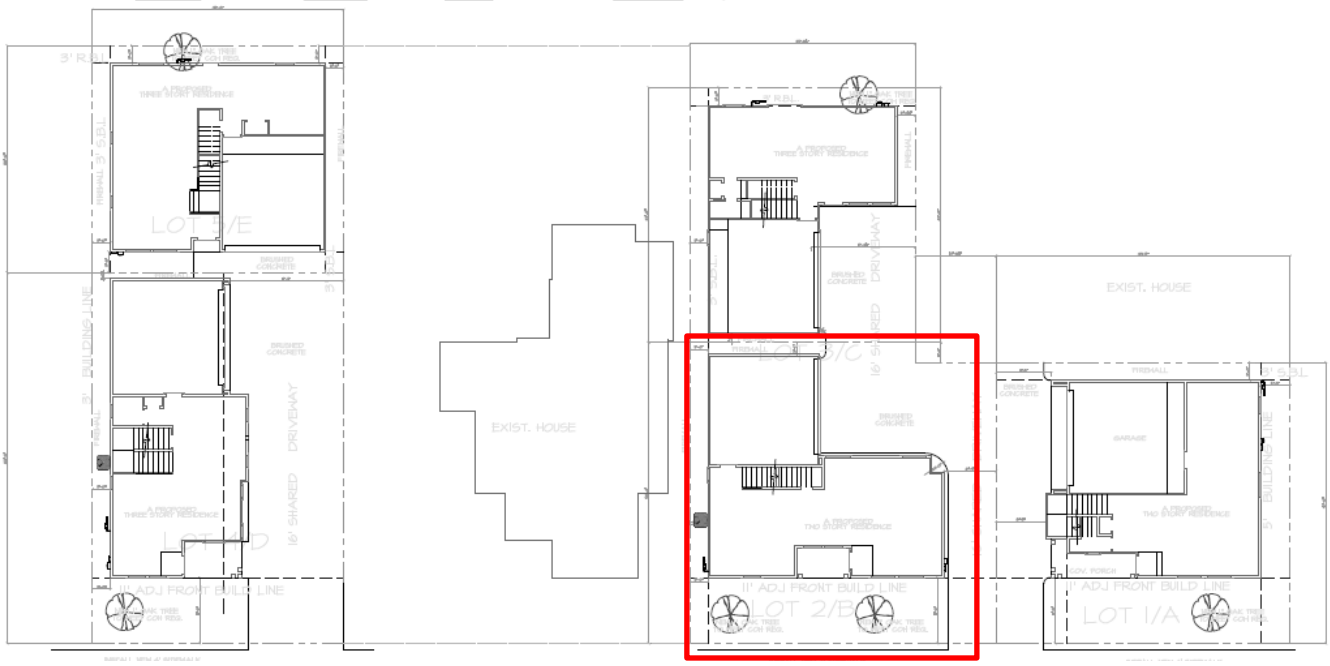


TWO-STORY CONTRIBUTING STRUCTURES

2007 SHEARN

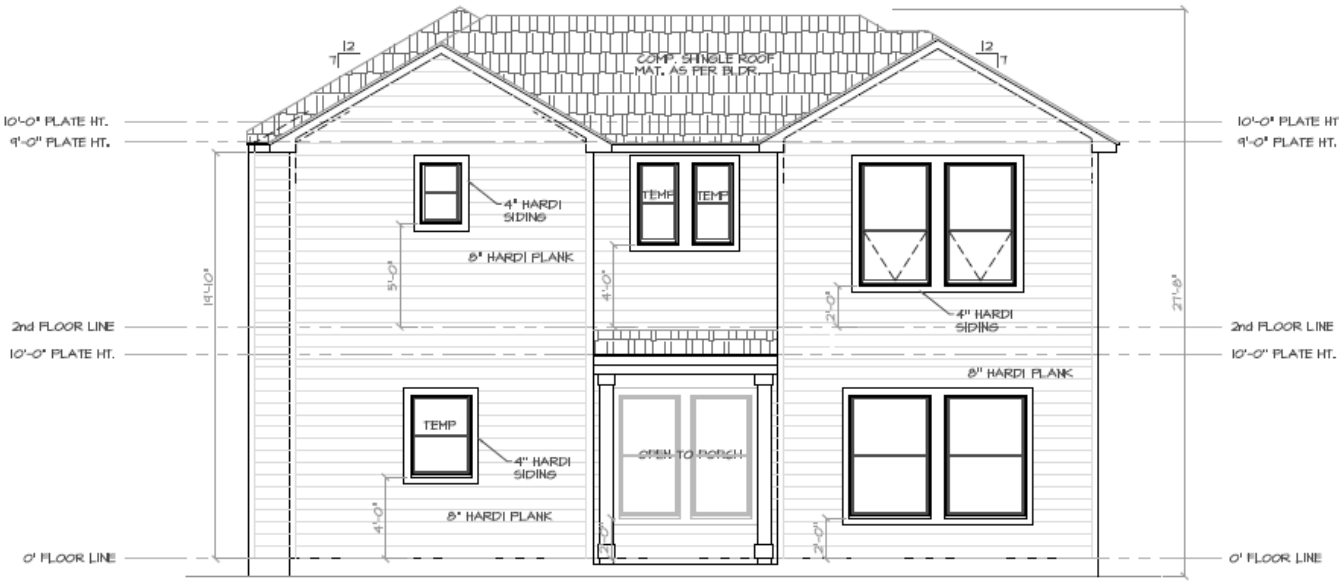
39’ wide, 30’ ridge, 23’ eave, 9’ porch eave

1809 SUMMER

40’ wide, 28’ tall

NORTH ELEVATION – FRONT FACING CROCKETT STREET

DEFERRED 2/25/2016



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PROPOSED

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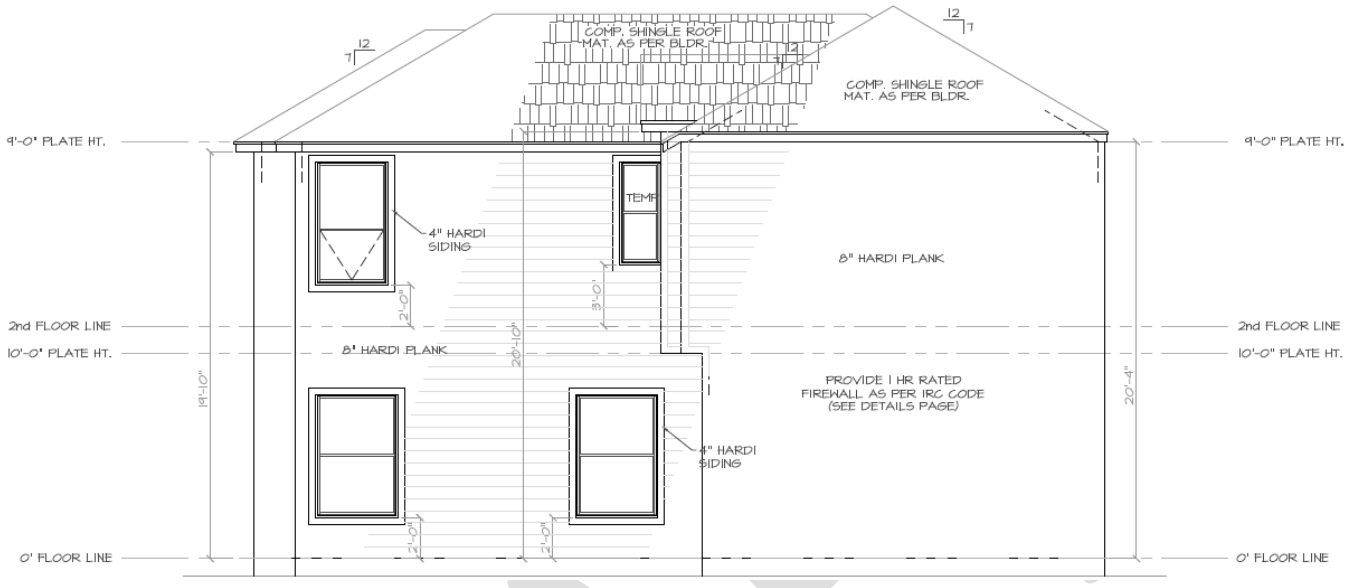
SOUTH (REAR) ELEVATION (not visible from street)

DEFERRED 2/25/2016



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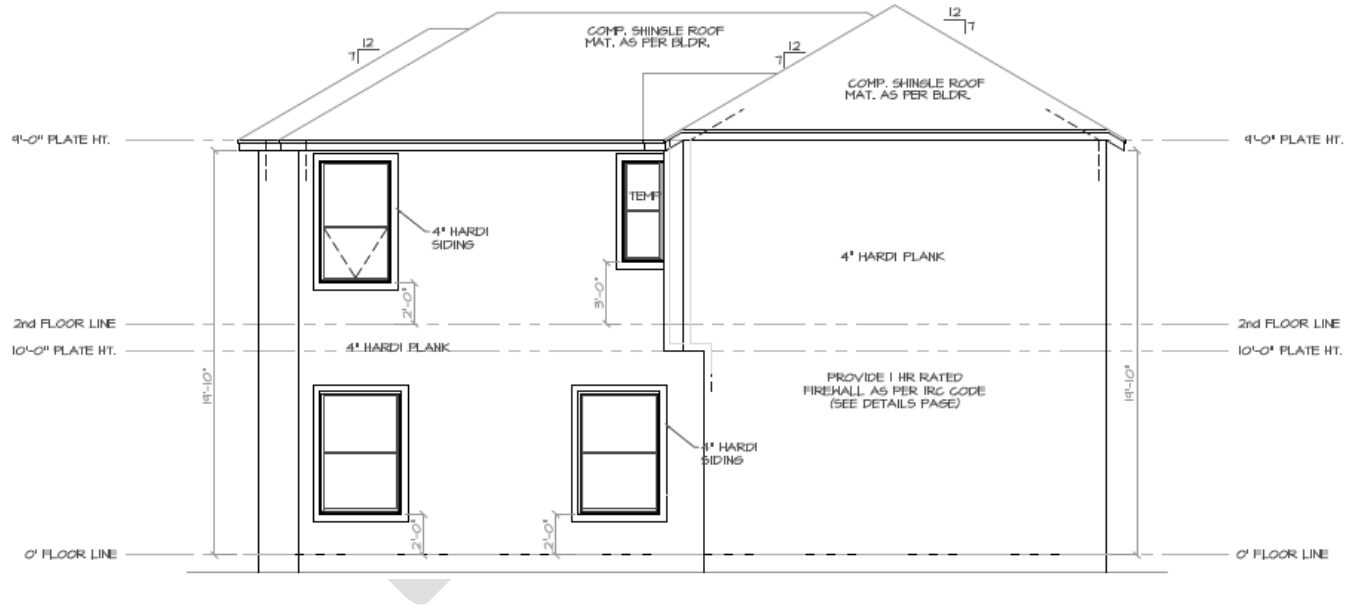

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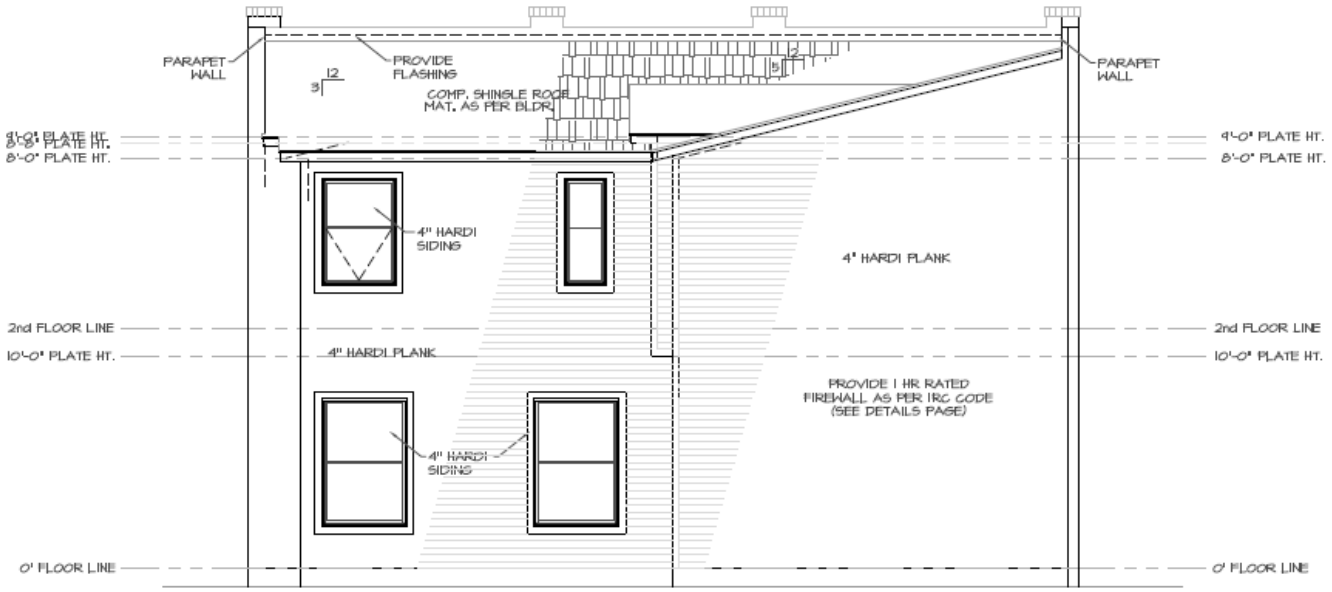

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EAST SIDE ELEVATION

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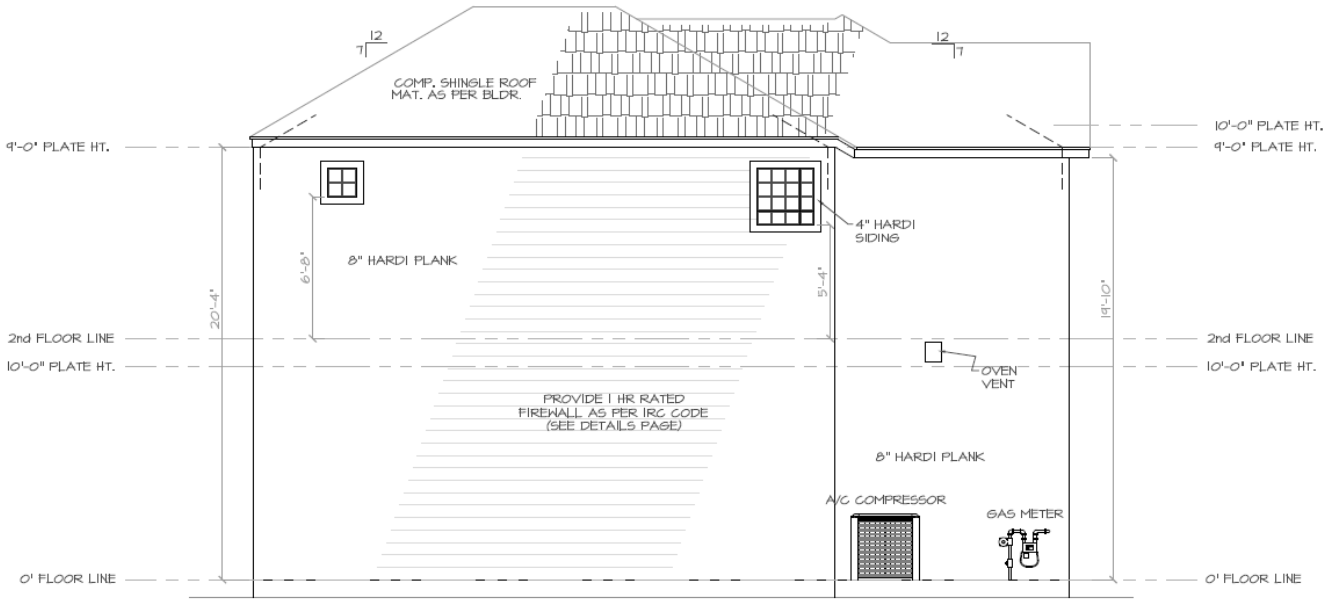

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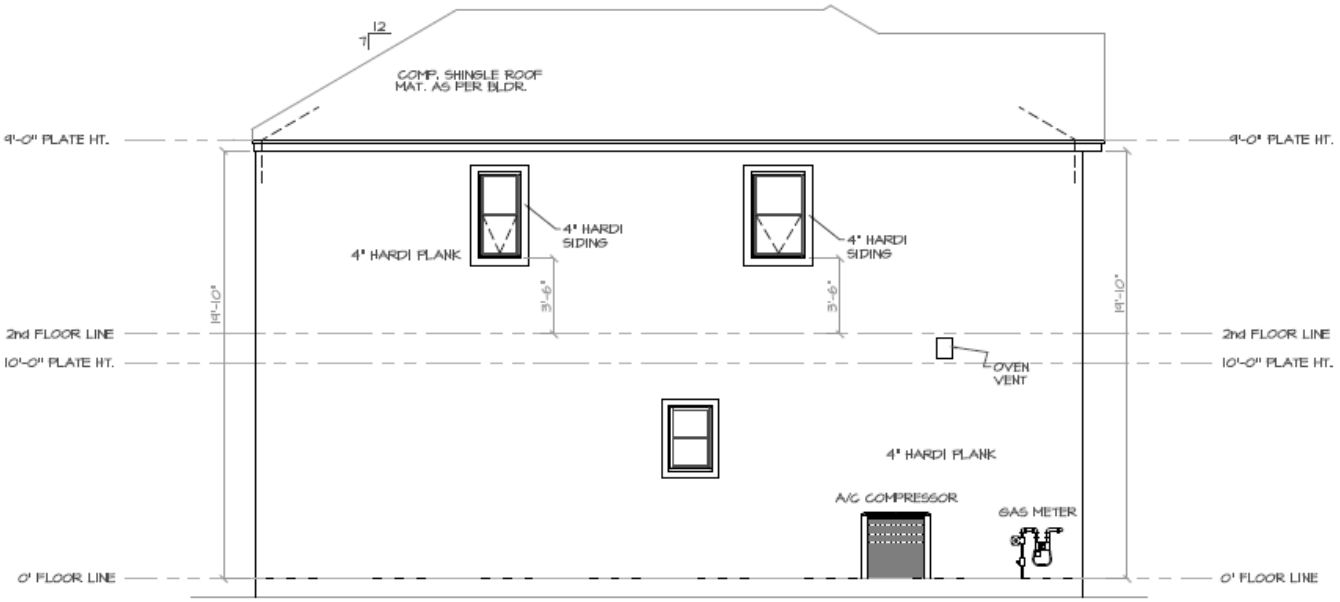

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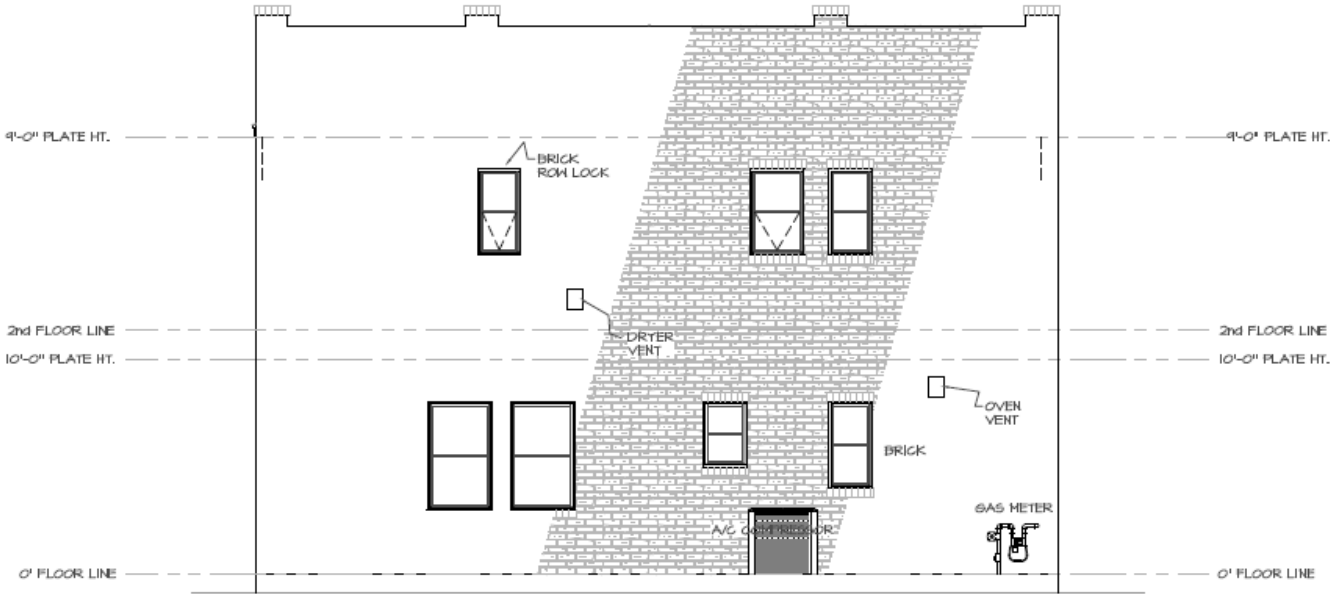

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WEST SIDE ELEVATION

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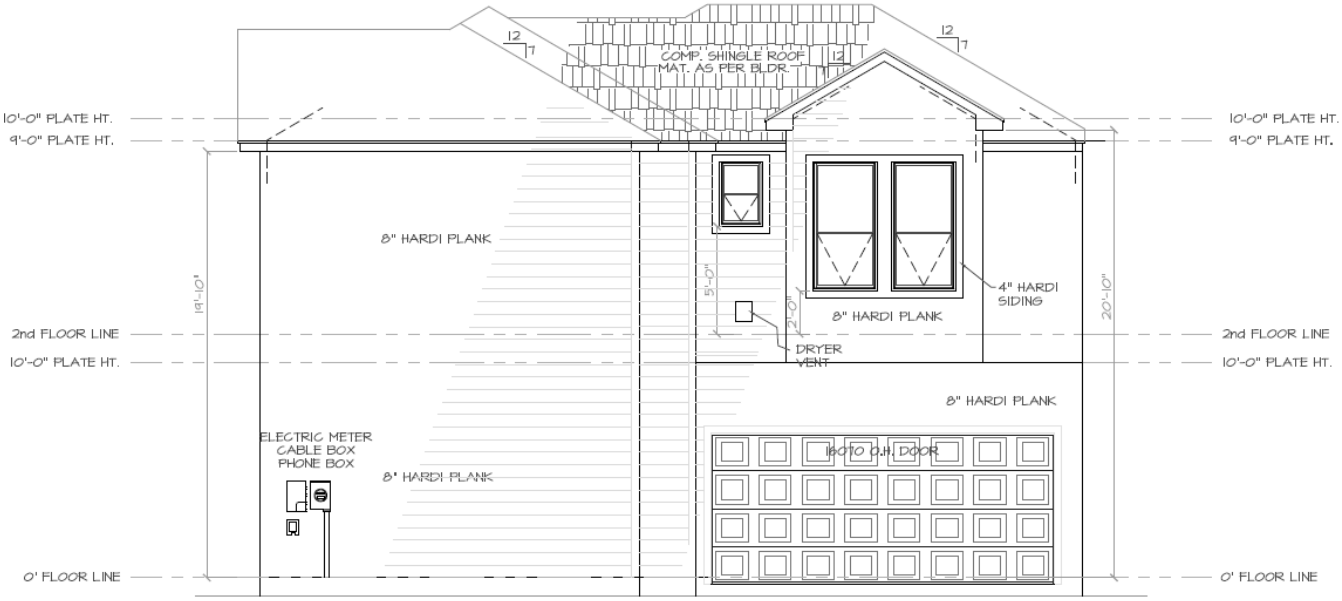

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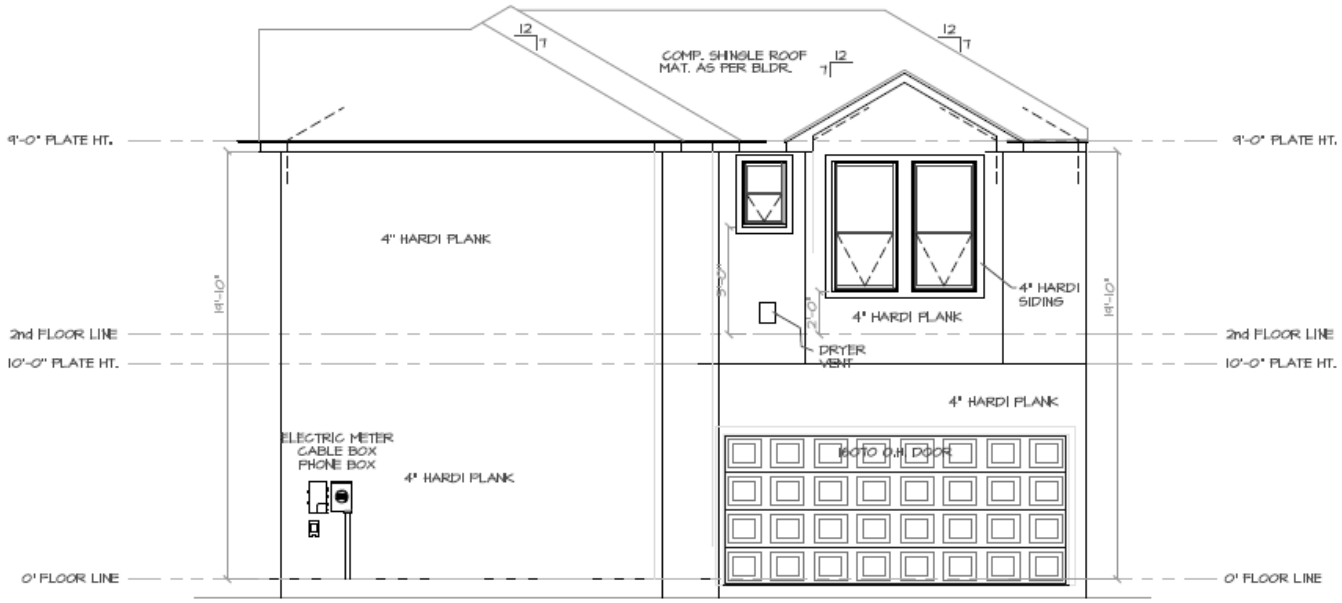

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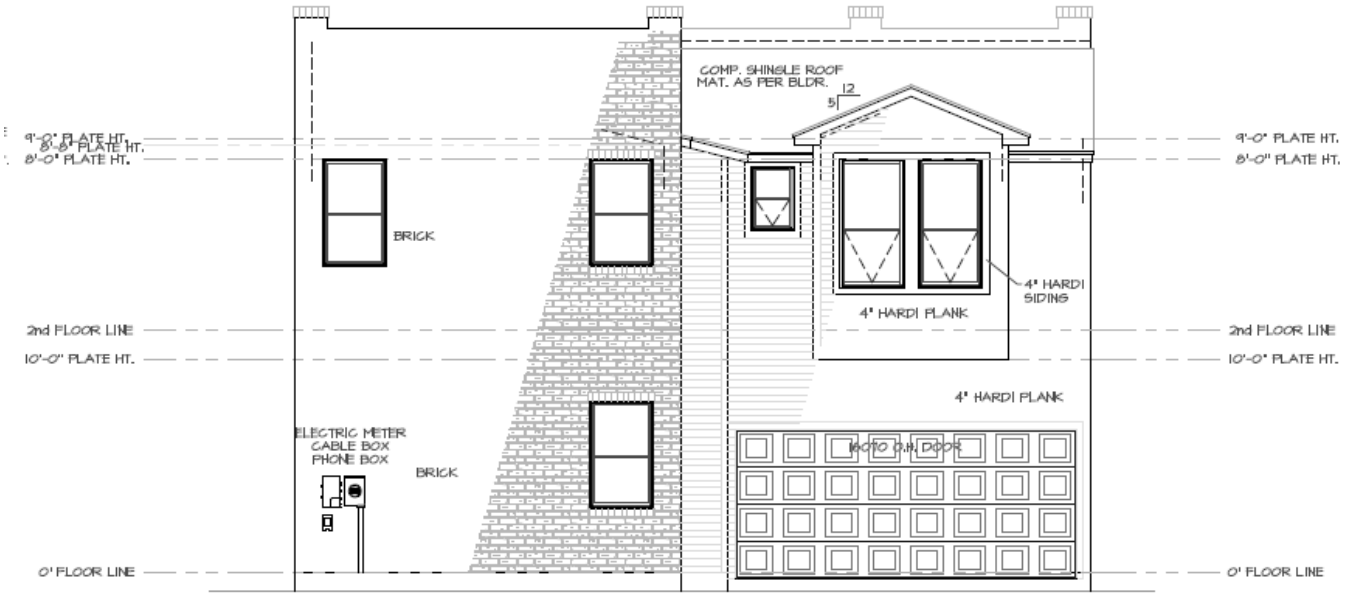

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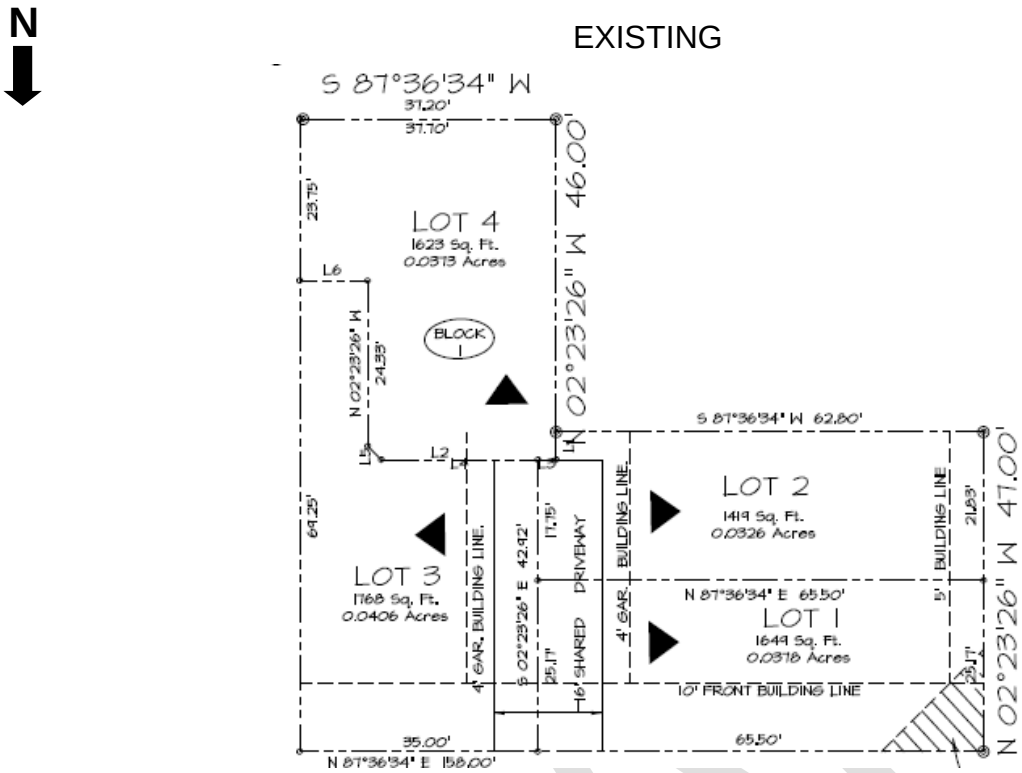
SITE PLAN

EXISTING



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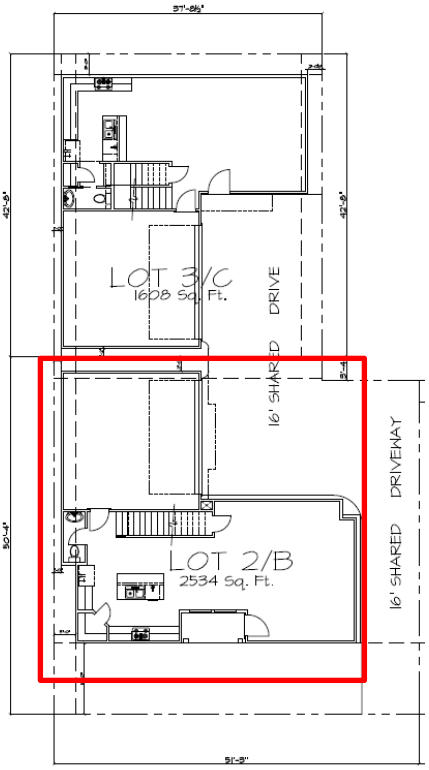

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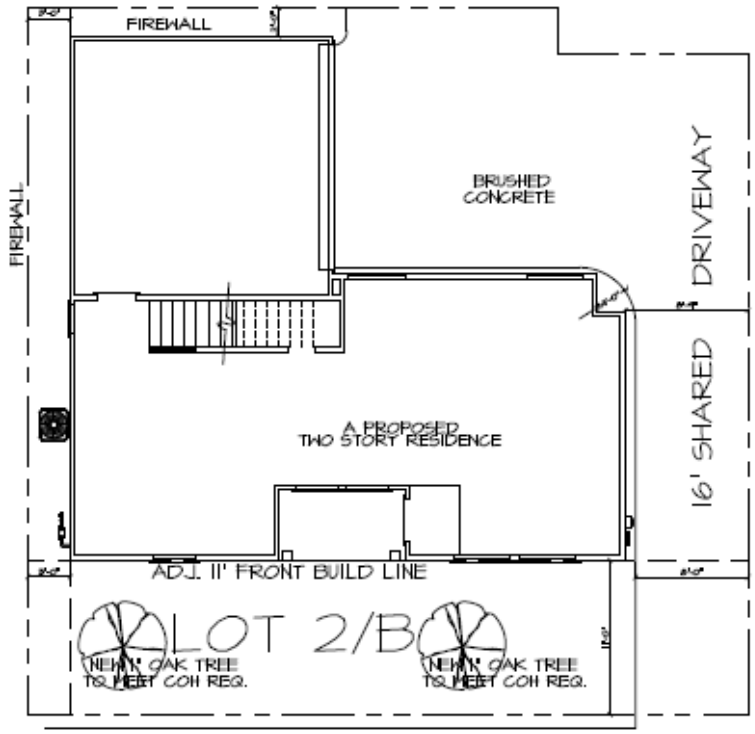

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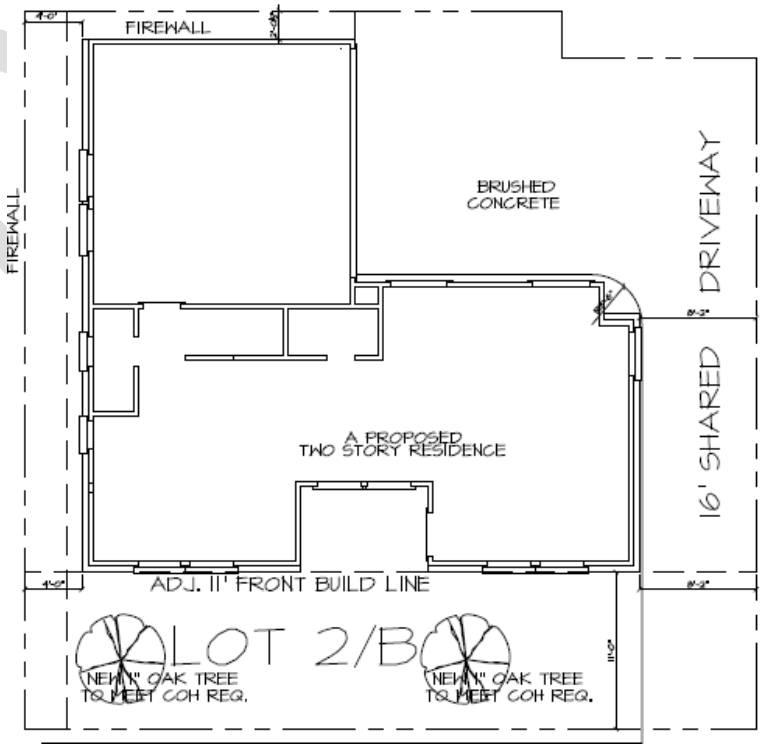

ROOF PLAN

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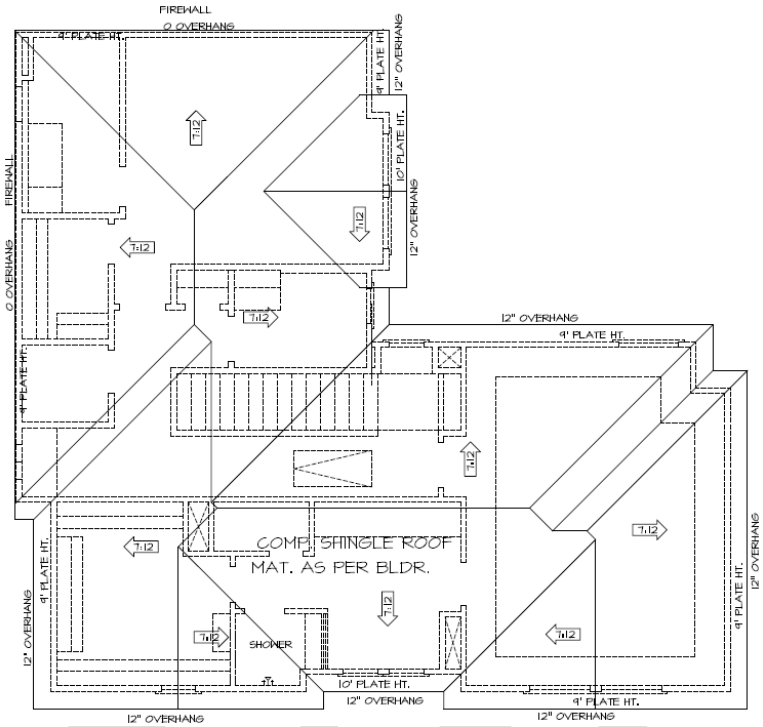

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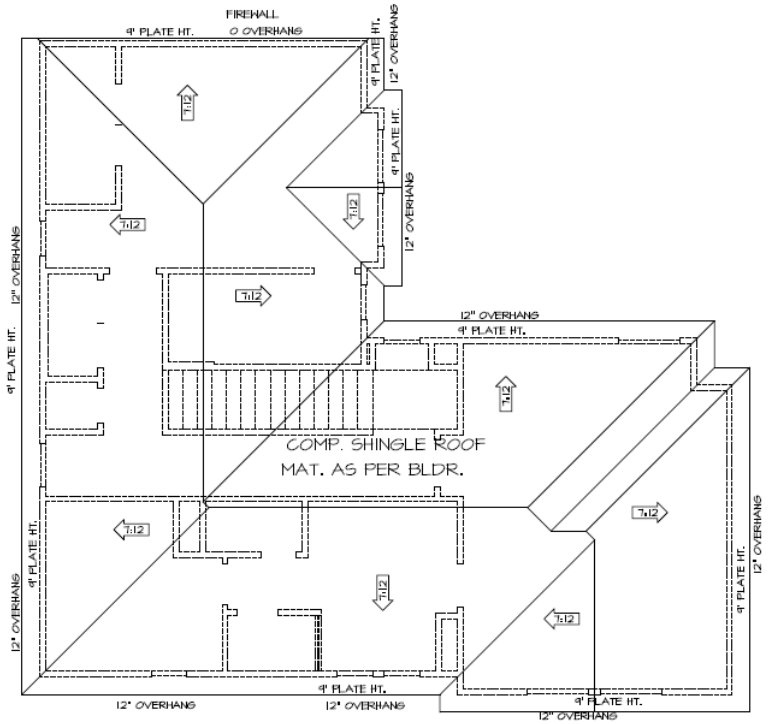

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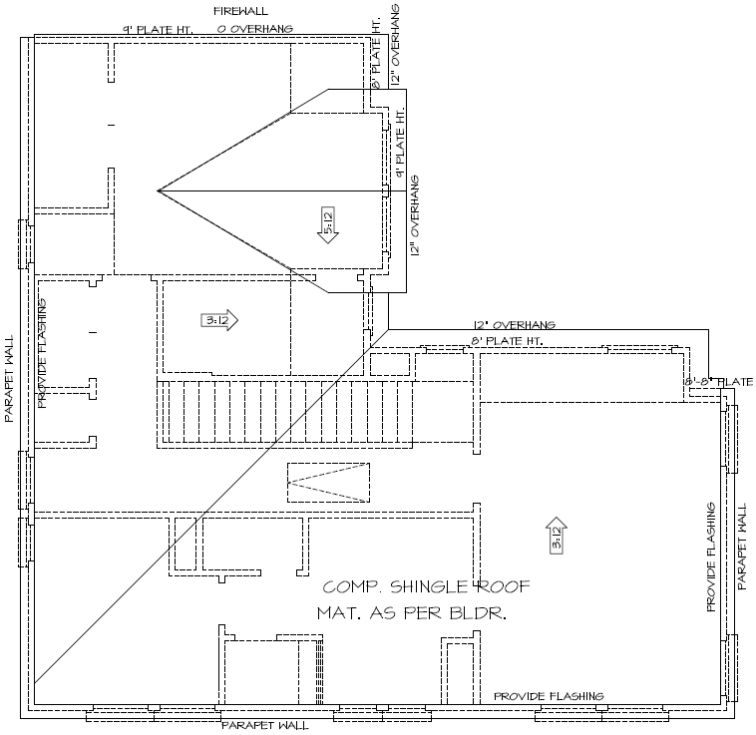

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FIRST FLOOR PLAN

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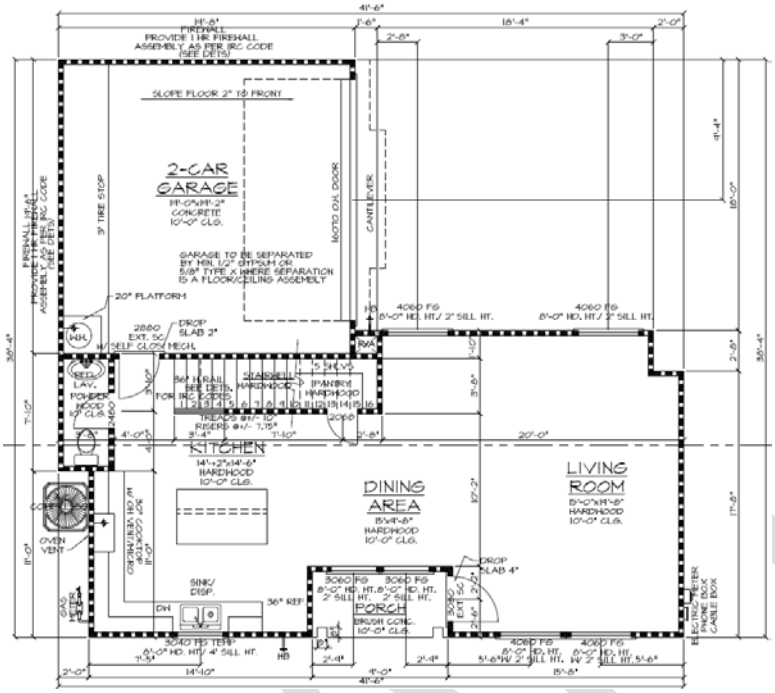

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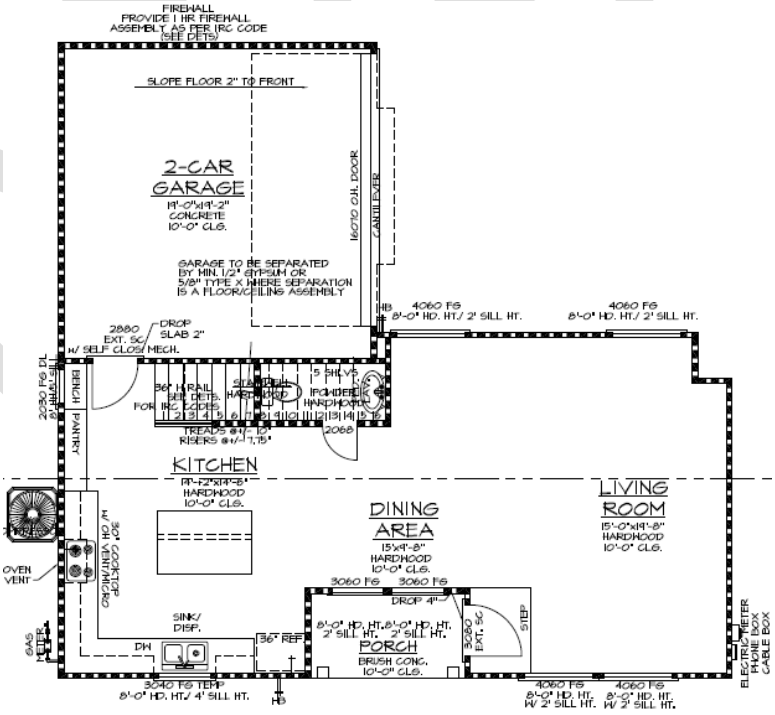

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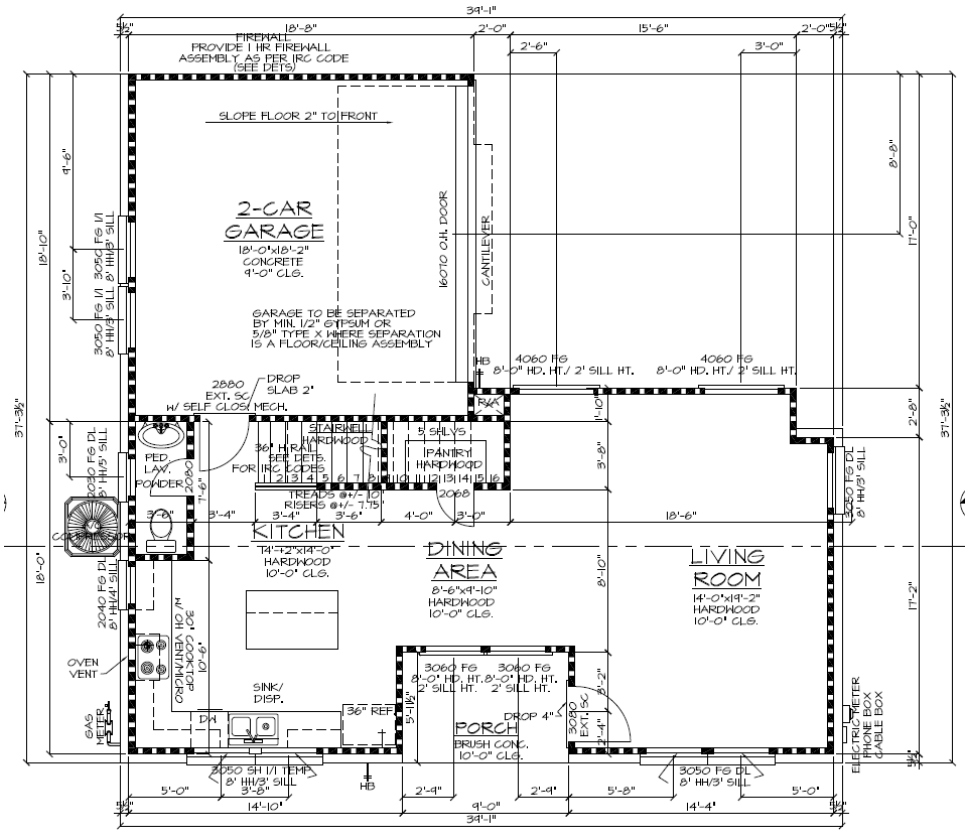
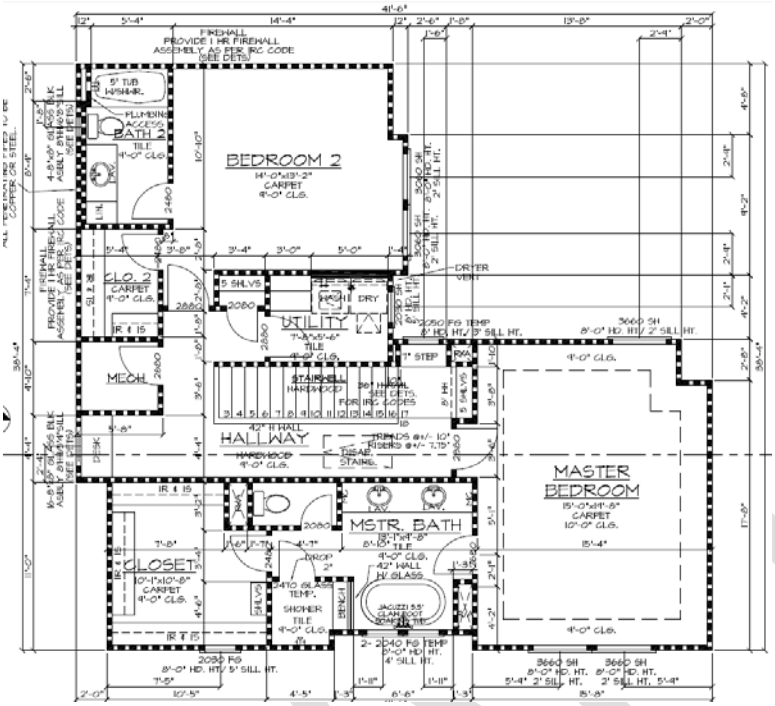

34'-1"
FIREWALL
PROVIDE 1 HR FIREWALL ASSEMBLY AS PER IRC CODE (SEE DETS)
SLOPE FLOOR 2" TO FRONT
2-CAR GARAGE
18'-0"x18'-2"
CONCRETE
9'-0" CLG.
GARAGE TO BE SEPARATED BY MIN. 1/2" GYPSUM OR 5/8" TYPE X WHERE SEPARATION IS A FLOOR/CEILING ASSEMBLY
16070 OH. DOOR
CANTILEVER
4060 FG
8'-0" HD. HT./ 2' SILL HT.
2880 EXT. SC
DROP SLAB 2"
W/ SELF CLOS/ MECH.
STAIRWELL
HARDWOOD
5 SHLVS.
36" H. RAIL SEE DETS. FOR IRC CODES
PANTRY
HARDWOOD
TREADS @+/- 10"
RISERS @+/- 7.75"
2068
KITCHEN
14'-12"x14'-0"
HARDWOOD
10'-0" CLG.
DINING AREA
8'-6"x14'-10"
HARDWOOD
10'-0" CLG.
LIVING ROOM
14'-0"x14'-2"
HARDWOOD
10'-0" CLG.
PED. LAV.
POWDER
30" COOKTOP W/ OH VENT/MICRO
OVEN VENT
SINK/ DISP.
36" REF.
DW
GAS METER
3060 FG
8'-0" HD. HT. 2' SILL HT.
PORCH
DROP 4"
BRUSH CONC.
10'-0" CLG.
3050 EXT. SC
3050 SH 1/1 TEMP.
8' HH/3' SILL
3050 FG DL
8' HH/3' SILL
ELECTRIC METER
PHONE BOX
CABLE BOX
2040 FG DL
8' HH/4' SILL
3050 FG DL
8' HH/5' SILL
3050 FG 1/1
8' HH/3' SILL
18'-10"
37'-3½"
18'-0"
17'-0"
17'-2"
14'-10"
14'-4"
9'-0"

SECOND FLOOR PLAN

N

DEFERRED 2/25/2016



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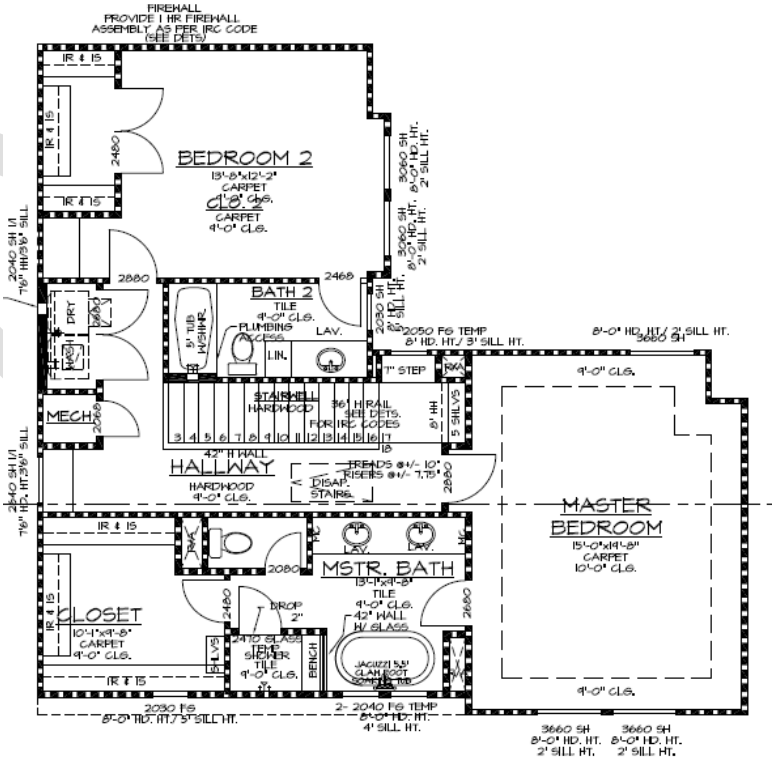

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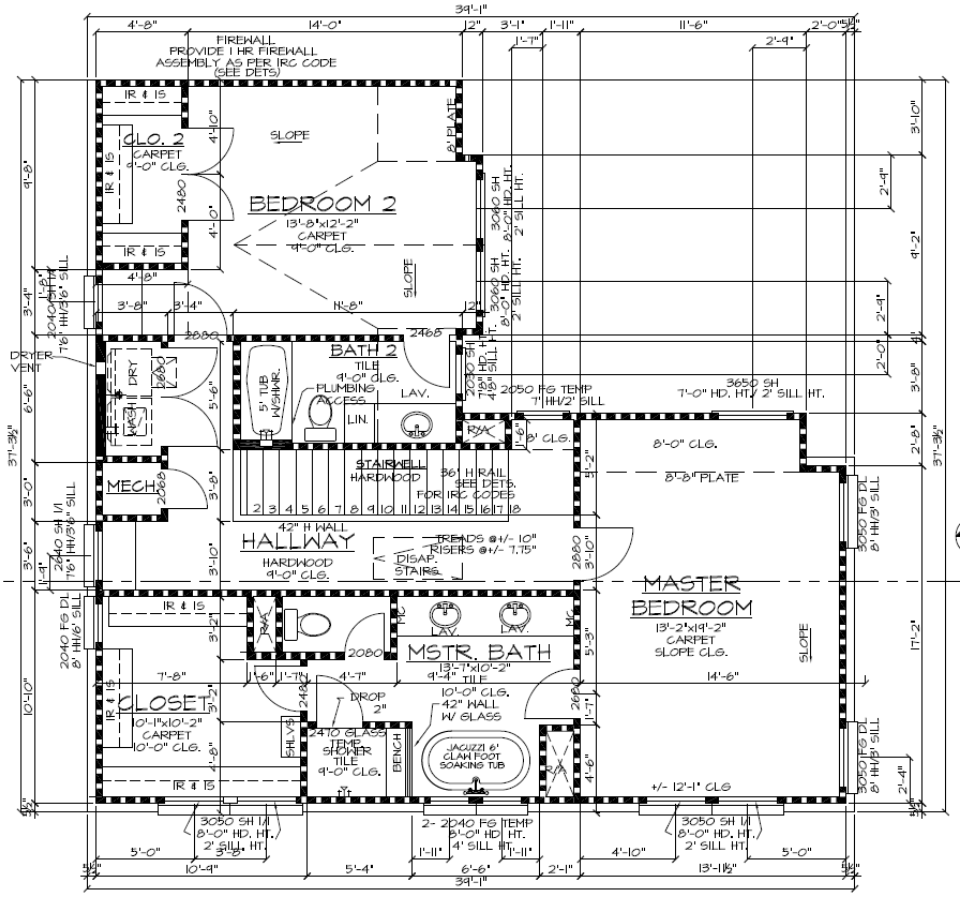
39'-1"
FIREWALL
PROVIDE 1 HR FIREWALL
ASSEMBLY AS PER IRC CODE
(SEE DETS)
CLO. 2
CARPET
9'-0" CLG.
SLOPE
BEDROOM 2
13'-8"x12'-2"
CARPET
9'-0" CLG.
BATH 2
TILE
9'-0" CLG.
PLUMBING
ACCESS
LAV.
LIN.
5' TUB W/SHWR.
DRYER VENT
DRY
MECH
STAIRWELL
HARDWOOD
36" H RAIL
SEE DETS.
FOR IRC CODES
42" H WALL
HALLWAY
HARDWOOD
9'-0" CLG.
TREADS @+/- 10"
RISERS @+/- 7.75"
DISAP.
STAIRS
MASTER
BEDROOM
13'-2"x14'-2"
CARPET
SLOPE CLG.
8'-0" CLG.
8'-8" PLATE
MSTR. BATH
13'-7"x10'-2"
9'-4" TILE
10'-0" CLG.
42" WALL
W/ GLASS
JACUZZI 6'
CLAW FOOT
SOAKING TUB
CLOSET
10'-1"x10'-2"
CARPET
10'-0" CLG.
2410 GLASS
TEMP
SHOWER
TILE
9'-0" CLG.
BENCH
DROP
2"
+/- 12'-1" CLG
3050 SH 1/1
8'-0" HD. HT.
2' SILL HT.
2- 2040 FG TEMP
8'-0" HD. HT.
4' SILL HT.
3650 SH
7'-0" HD. HT.
2' SILL HT.
2050 FG TEMP
7' HH/2' SILL
2040 FG DL
8' HH/6' SILL
3050 FG DL
8' HH/8' SILL
2040 SH 1/1
7'6" HH/3'6" SILL
5'-0"
10'-9"
5'-4"
6'-6"
2'-1"
4'-10"
13'-1½"
39'-1"

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

QTY	SAFETY GLS.	DESCRIPTION VERIFY R.O. W/ WINDOW MANUFACTURE	MFG. AS PER BLDR. 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"

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"

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

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

FIREWALL

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PROJECT DETAILS

Shape/Mass: The residence is an L-shaped structure that measures 39'-1" wide by 37'-4" deep by 26'-6" tall.

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 windows, pedestrian doors and a garage door.

Exterior Materials: The residence will be clad in brick and 4" cementitious siding.

Roof: The roof is inclined towards the rear with a 3-over-12 pitch and a side gable located at the rear with a 5-over-12 pitch. A brick parapet wall sticks above the ridge along the north, east and west walls.

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.

DRAFT

ATTACHMENT A

PUBLIC COMMENT– Evan and Laura Michaelides from February 2016

Comments on proposed new construction in High First Ward Historic District

1911A, 1911B, 1913A, 1913B, 1917 Crockett Street

February 13, 2016

1. Site plans

1.1. A site plan is required for a COA application. Each of these applications includes a drawing labeled "Site Plan". However, these purported site plans do not indicate the orientation of the proposed buildings to the surrounding streets or to each other. In addition, the elevations are listed as "left", "right", etc. instead of the usual "north", "south" etc. All this is contrary to industry standards, and makes the site plans are very difficult to decipher. This needs to be addressed in order to make the proposed plans more readily understandable.

1.2. Given the close proximity and interrelationships of the proposed buildings with one another, a site plan should be provided that covers all the buildings in the project so that what is being proposed can be understood.

1.3. With respect to the applications for 1911A and 1911B Crockett: according to the records available online, the 5,000 square foot lot in question is platted into 3 lots, so one might have expected to see applications for 1911A, 1911B and 1911C. However, no COA application for 1911C appears to have been made. Are we to understand that the 5,000 square foot lot is being replatted into two instead of three, i.e., that 1911A and 1911B are going to take up the full 5,000 square feet? This is another point that the site plan should have made clear, but doesn't.

1.4. The historic/contributing structure at 1907 Crockett is known to encroach on its neighbor to the west (1913 Crockett). This encroachment is not shown on the site plan. This omission is significant, since it affects the actual distance that will separate the new structure at 1913 from the existing one at 1907.

1.5. A 10' setback from the street is noted. This is out of character for the District, where setbacks of 15 feet or more are prevalent on contributing structures. Is this permissible?

2. Massing

2.1. The contributing structures in the High First Ward Historic District include both single-story and two-story structures. However, it is not a random mixture; single-story structures are overwhelmingly prevalent. In fact, there are only two two-story contributing structures in the District: 1809 Summer and 2007 Shearn. Everything else is single-story. The overall proposal to add no fewer than five two-story structures in close proximity to each other is highly unbalanced and not compatible with the contributing structures in the District. Worse, the

existing historic structure at 1907 Crockett would be sandwiched in the middle of all this new construction which would loom over it, resulting in a classic example of what historic districts are intended to avoid.

2.2. In addition, several of the proposed structures (1911A, 1911B, 1913B) stretch the definition of what can be considered a two-story structure. By incorporating dormers (in order to capture additional living space in an area which in a traditional historical structure would be an unfinished attic), they create additional massing, worsening the contrast with and dwarfing of 1907 Crockett and the other contributing structures. These proposed new buildings are really two-and-a-half-story structures.

3. Materials

3.1. 8" hardie plank has been specified throughout. This material is cheap-looking and not in keeping with the historic structures in the District. 4" plank should be used instead. Additionally, the texture of the planks to be used is not noted; flat-texture planks should be used.

3.2. Glass block has been specified in all of the designs. This material does not seem appropriate for a historic district.

3.3. Many of the windows in the designs are large, single-pane fixed windows. This type of window does not seem appropriate to this historic district. 1-over-1 and 2-over-2 double-hung windows are the norm in this district.

4. Other design issues

4.1. On a number of the sides of the proposed structures, there are no windows at all. This is out of character for the contributing structures in the District.

4.2. Many of the rooflines are excessively complicated and thus not compatible with the contributing structures in the District.