

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Karen Brasier, Design 3 Studio for Matthew and Christina de Haven, owners

Property: 3324 Morrison Street, lot 13, tract 14A, block 1, Woodland Heights Subdivision. The property includes a historic one-story wood frame single family residence and a detached two car garage situated on a 9,750 square foot (75' x 130') corner lot.

Significance: Noncontributing one story garage located to the northeast of the contributing Queen Anne residence located in the Woodland Heights Historic District.

Proposal: Alteration –Revision. Revise the previously approved second story addition above the existing garage to include:

- Enclosing a 16'-7 x 3'-4' space under the proposed exterior staircase.
- Approval was previously granted by the HAHC in June 2015 for the construction of a second story addition above the existing garage. The second story will be inset and offset to comply with required setbacks

See enclosed application materials and detailed project description on p. 6-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

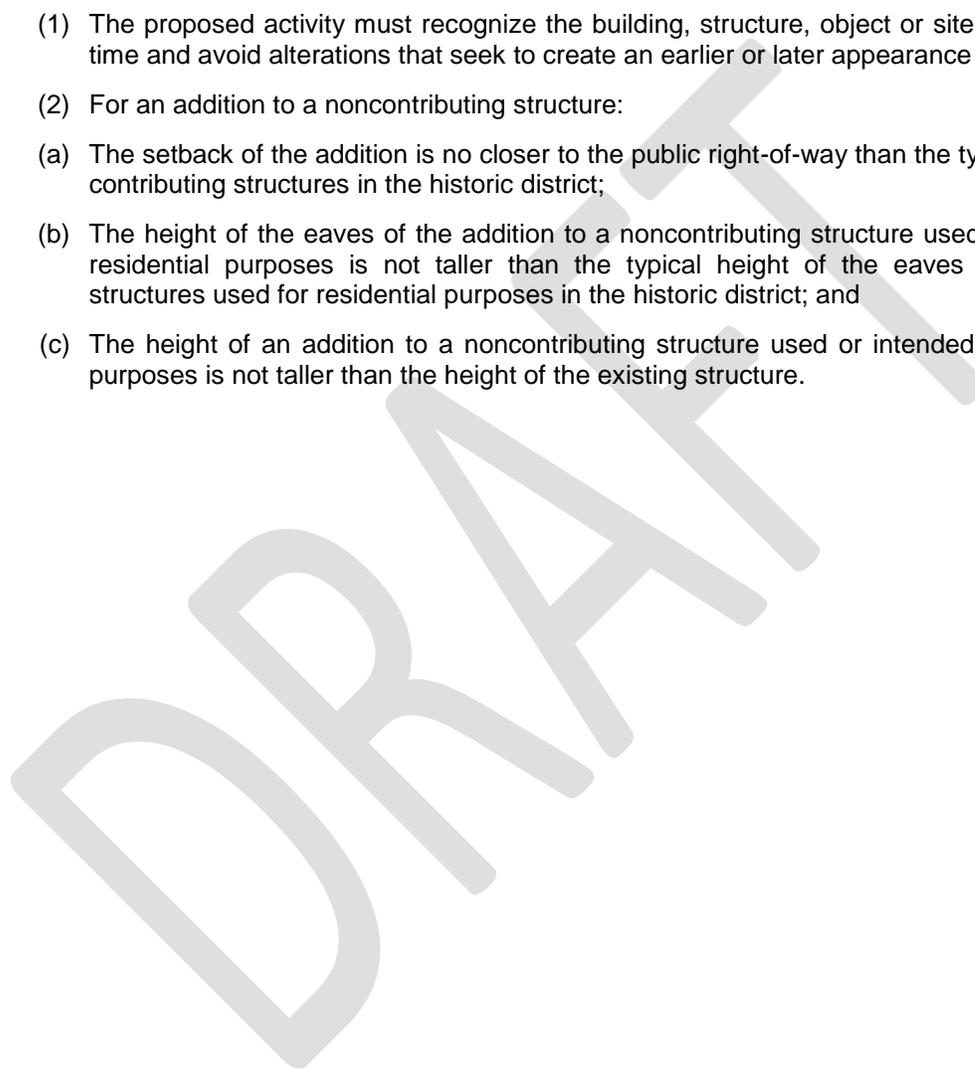
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

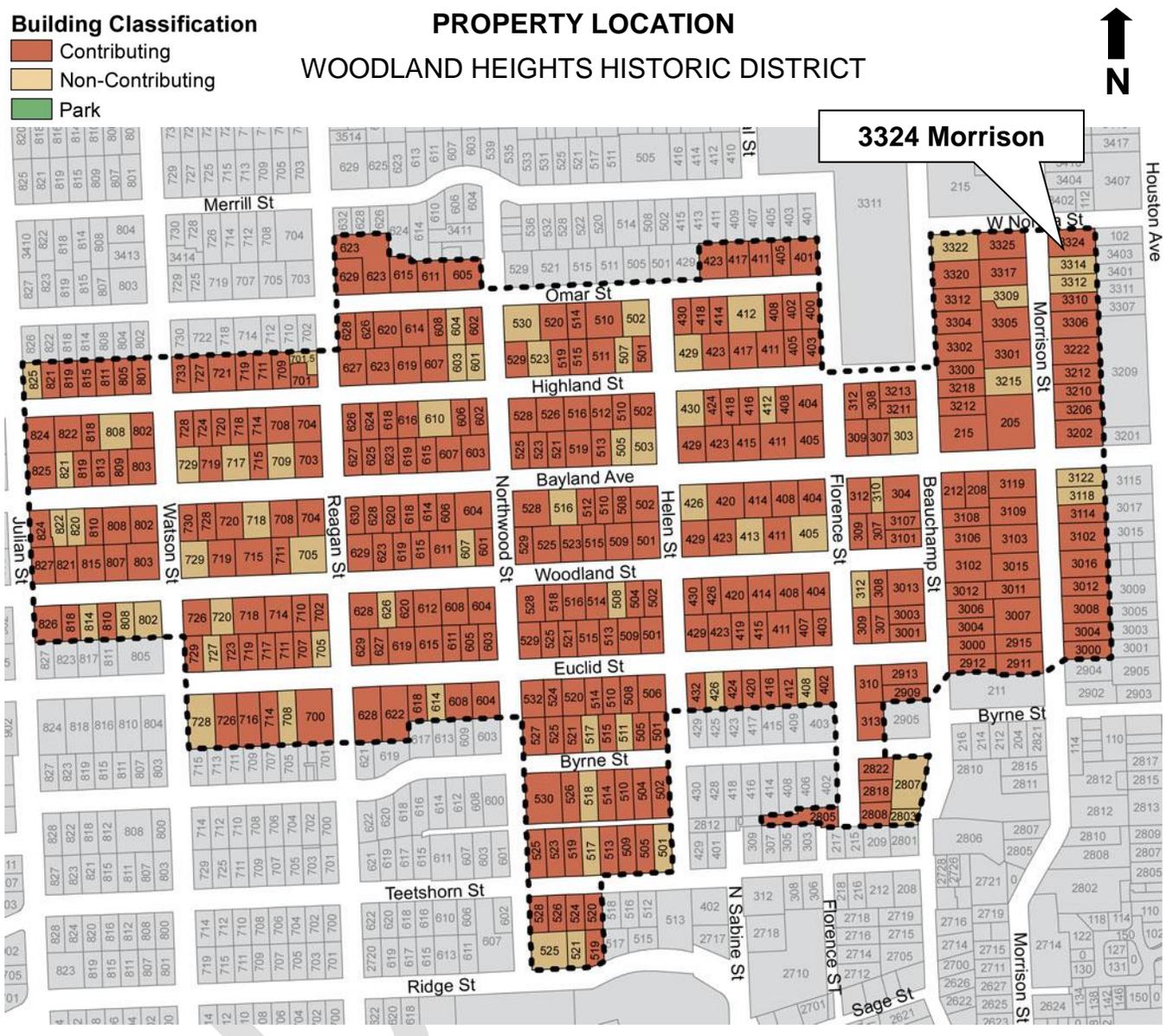
Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

- (1) The proposed activity must 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.





CURRENT PHOTO

(FRONT FACING NORA STREET)



(REAR)



NORTH ELEVATION – FRONT FACING NORA STREET

EXISTING



APPROVED JUNE 2015

PROPOSED



WEST SIDE ELEVATION

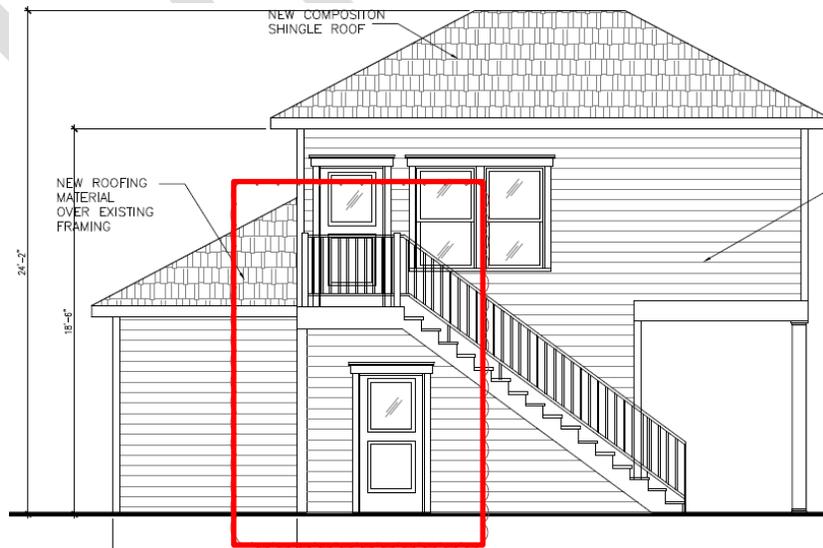
EXISTING



APPROVED JUNE 2015

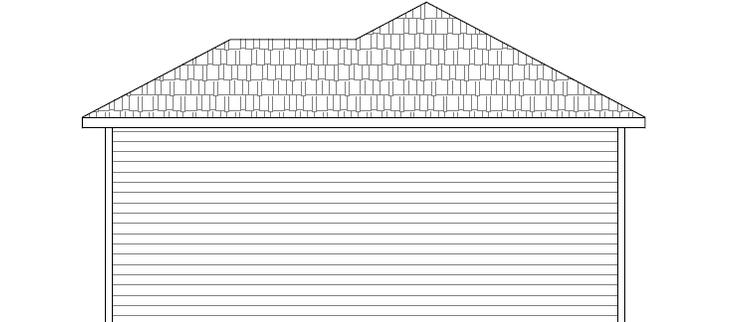


PROPOSED



EAST SIDE ELEVATION

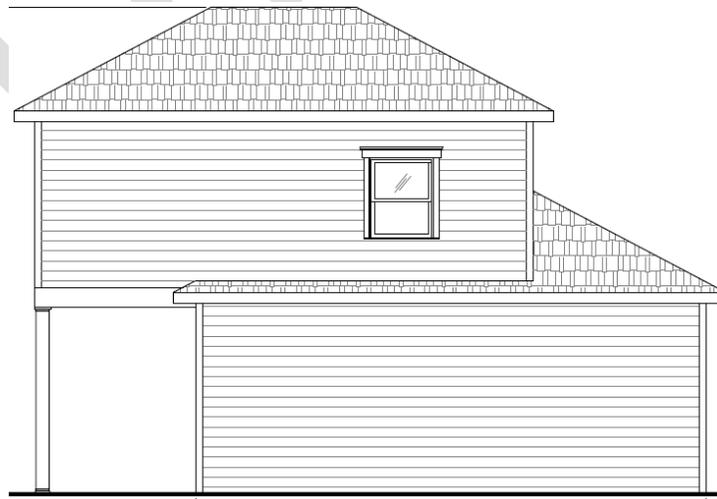
EXISTING



APPROVED JUNE 2015



PROPOSED



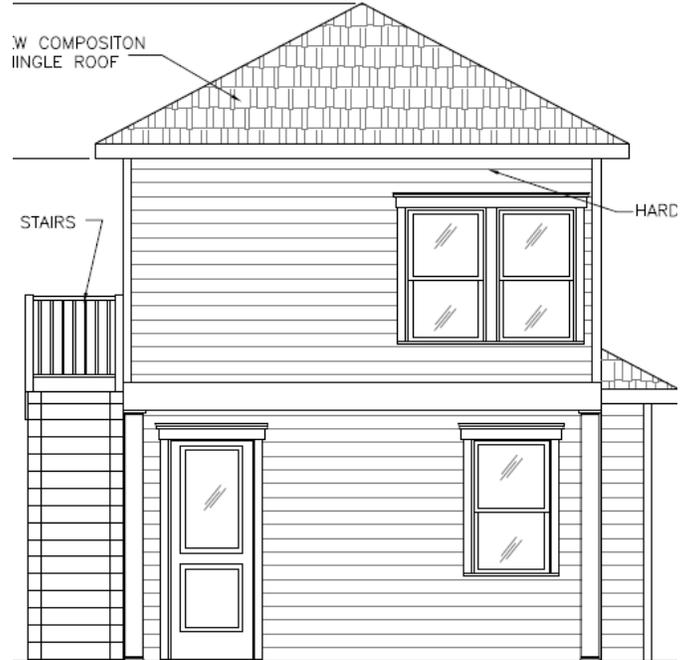
SOUTH (REAR) ELEVATION

EXISTING



APPROVED JUNE 2015

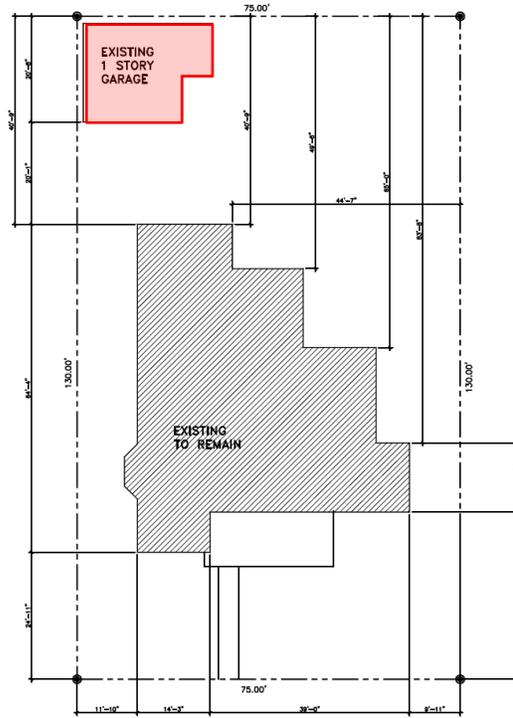
PROPOSED



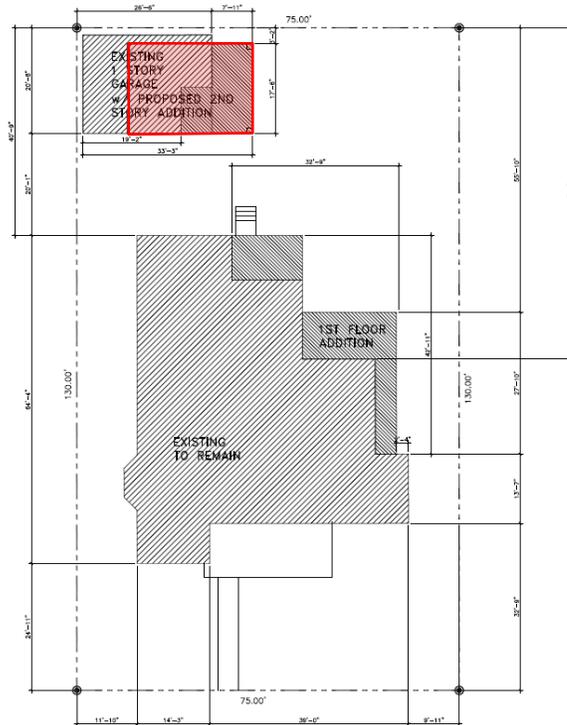


SITE PLAN

EXISTING



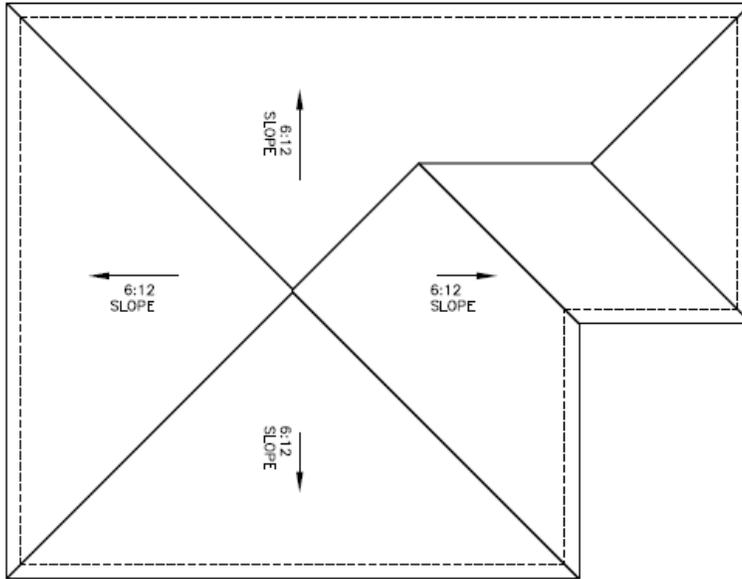
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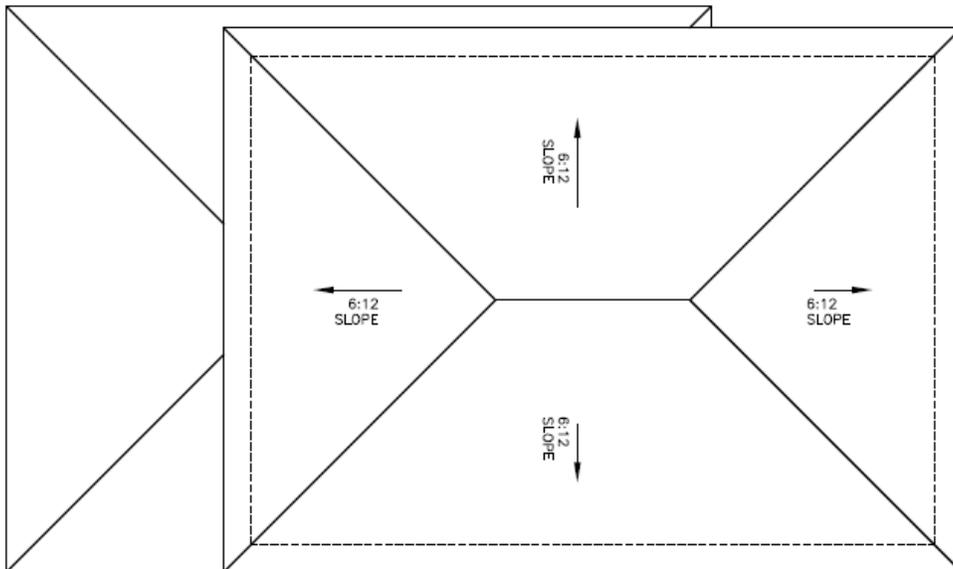
3324 MORRISON



ROOF PLANS
EXISTING



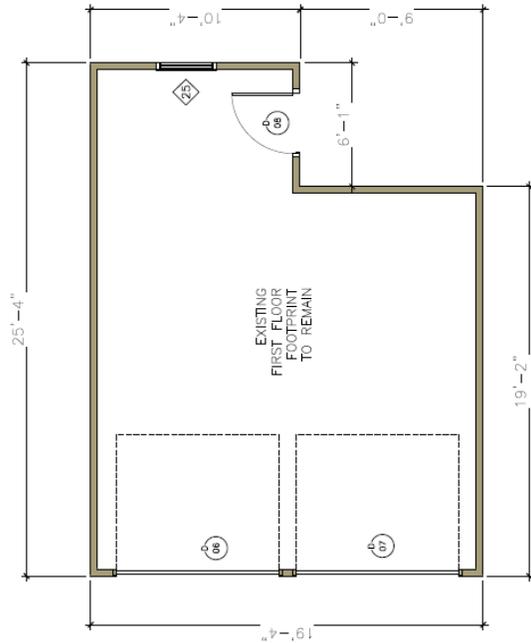
PROPOSED



FIRST FLOOR PLAN

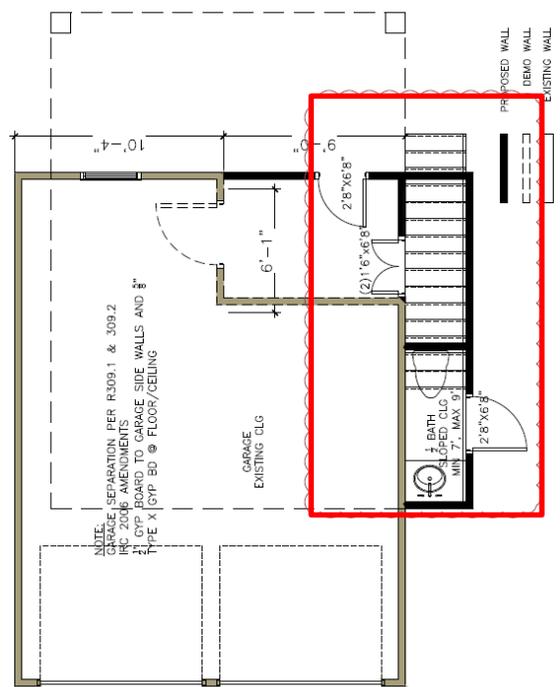
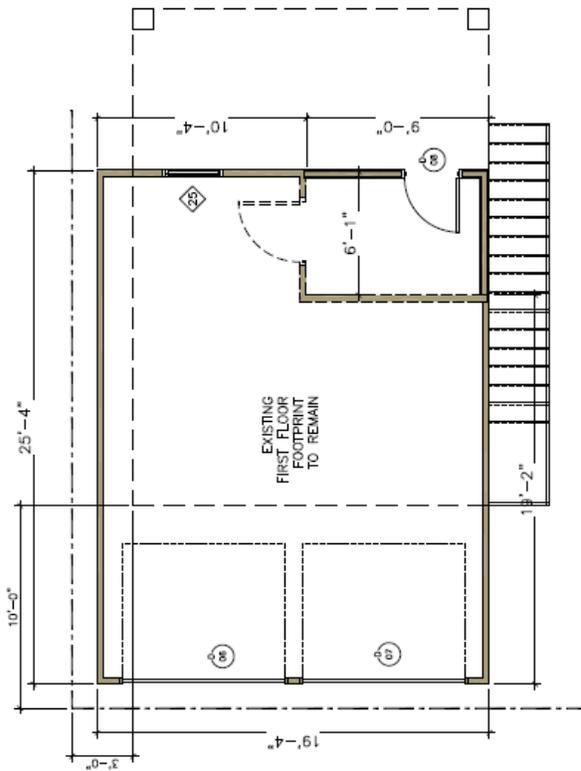


EXISTING



APPROVED JUNE 2015

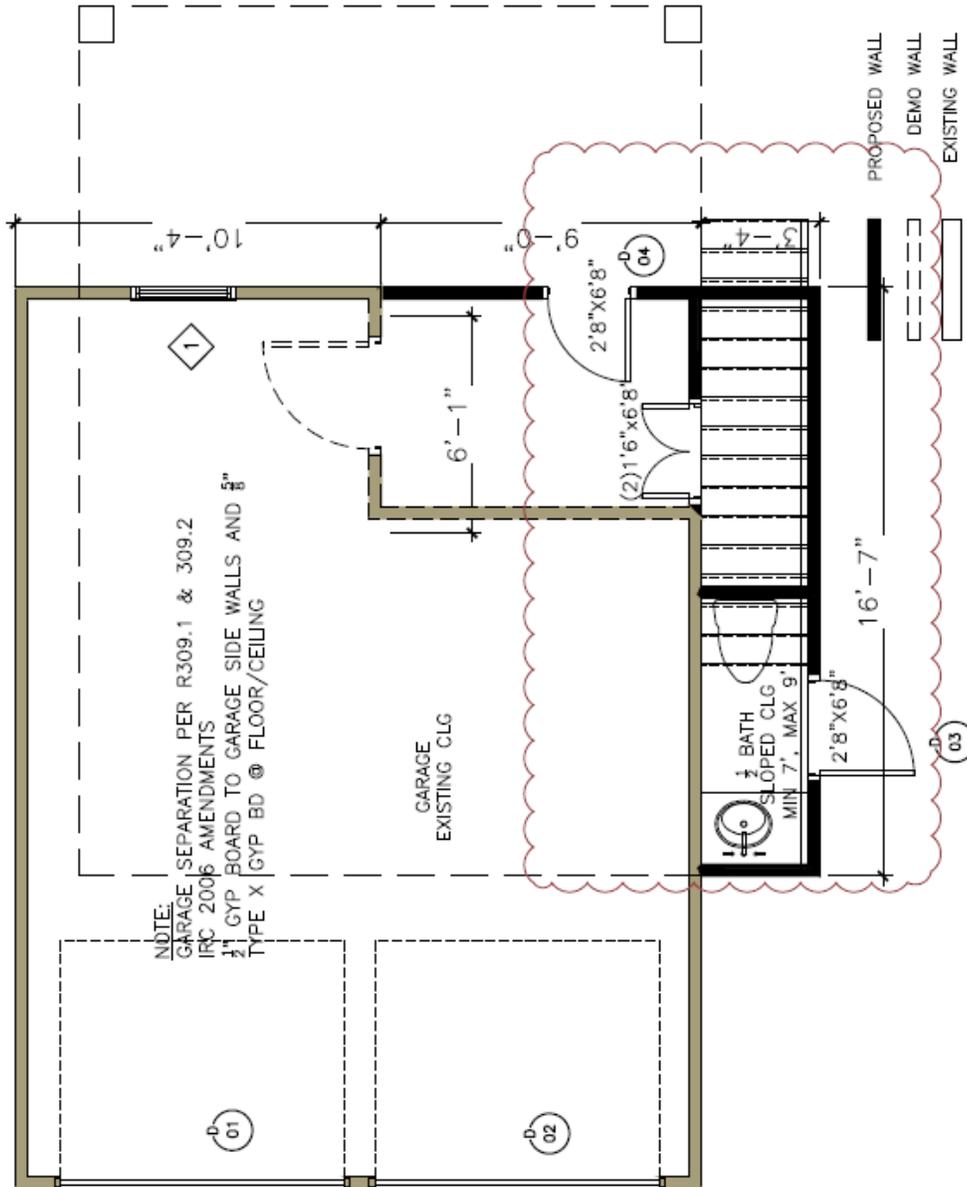
PROPOSED



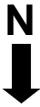
NOTE:
GARAGE SEPARATION PER R309.1 & 309.2
IRC 2006 AMENDMENTS
1. GYP BOARD TO GARAGE SIDE WALLS AND 8"
TYPE X GYP BD @ FLOOR/CEILING

DETAILED FIRST FLOOR PLAN

PROPOSED

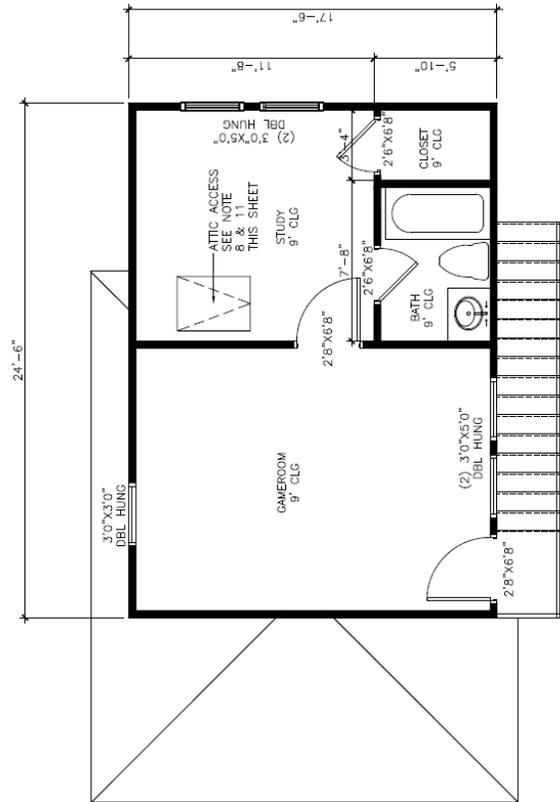
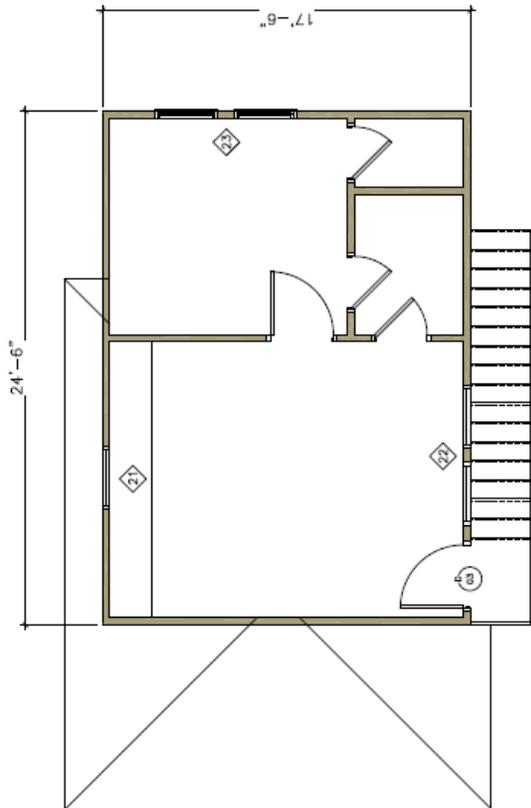


SECOND FLOOR PLAN



APPROVED JUNE 2015

PROPOSED



WINDOW / DOOR SCHEDULE

Garage

- 21. 3'-0 x 3'-0 wood double hung, 1/1
- 22. (2) 3'-2" x 4'-8" wood double hung, 1/1
- 23. (2) 3'-2" x 4'-8" wood double hung, 1/1

25. Existing wood window to remain.

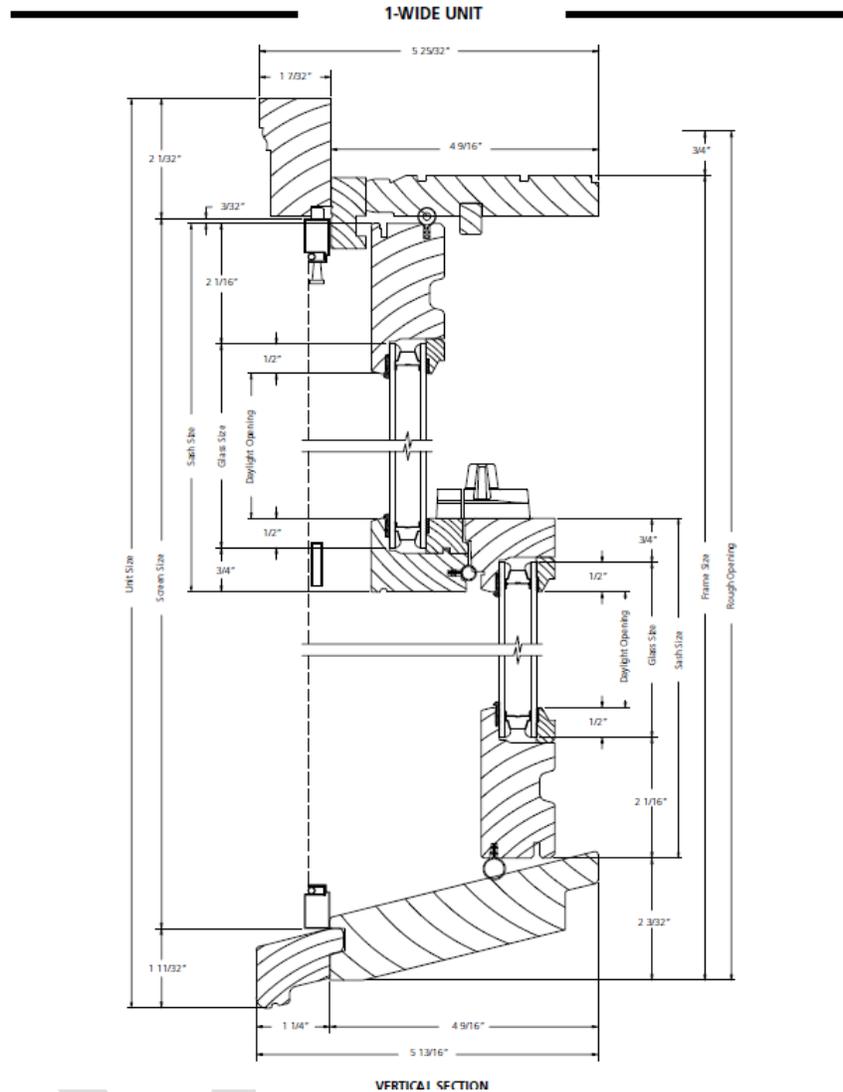
Garage

- 3. 32" x 80" wood half lite door.
- 6. Existing overhead garage door.
- 7. Existing overhead garage door.
- 8. 32" x 80" wood half lite door.

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PROPOSED WINDOW DETAIL

JELD-WEN Tradition Plus Primed Wood Double-Hung Windows
WINDOWS & DOORS Premium Wood



PROJECT DETAILS

Shape/Mass: The existing garage has a maximum width of 19'-4", a maximum depth of 25'-4" deep, and has a ridge height of 15'-7".

The proposed second story addition will be 17'-6" wide by 24'-6" deep. The north wall of the addition will be set back 8'-9" from the existing front wall of the garage while the east wall of the addition will be set back 1'-9" from the existing north wall of the garage. A 3' wide and 19' long exterior stairway is located on the west elevation will provide access to the second level.

August 2015:

A 16'-7" wide by 3'-4" deep space located under the proposed exterior staircase will be enclosed. See drawings for more detail.

Setbacks: The existing garage has a front (north) setback of 1.2' and an east side setback of 1.2'.

The proposed second story garage addition will have a front (north) setback of 10'-10" and an east side setback of 3'-0". See drawings for more detail.

Foundation: The existing garage has an existing concrete slab on grade foundation.

The proposed addition will utilize the existing foundation. See drawings for more detail.

Windows/Doors: The existing garage features a wood 1-over-1 double hung window. Two garage doors face Nora street and a pedestrian door is located on the west elevation.

All existing windows and doors are to remain. The proposed addition will have 5 wood 1-over-1 double hung windows as well as a single pedestrian door.

August 2015:

A door will be installed on the west elevation of the enclosed space under the staircase. See drawings and window/door schedule for more detail.

Exterior Materials: The existing garage is clad in wood lab siding.

The existing wood siding will be retained and repaired as necessary. The proposed addition will be clad in cementitious siding. See drawings for more detail.

Roof: The existing garage features a composition shingle hipped roof with a pitch of 6:12 and an eave height of 9'-6".

The roof of the proposed addition will have a composition shingle hipped roof with a pitch of 6:12, to match existing, and an eave height of 18'-6". See drawings for more detail.

Front Elevation: The existing north elevation (facing Nora Street) features two garage doors.

(North) The proposed addition will not include any additional fenestration. The exterior stairs will be located along the west elevation. See drawings for more detail.

Side Elevation: The existing west elevation features a single pedestrian door towards the rear of the structure.

(West) The proposed addition will be inset about a quarter over the existing garage and will overhang the existing structure. An exterior stairway will lead to the second level. A single door and a pair of windows will be located on the second story.

August 2015:

A door will be located in the proposed enclosed space under the staircase. See drawings for more detail.

Side Elevation: The existing west elevation features no fenestration.

(East) The proposed addition will be inset about a quarter over the existing garage and will overhang the existing structure. A single window will be located on the second story. See drawings for more detail.

Rear Elevation: The existing rear elevation features a single window.

(South) A door will be installed on the first story and pair of windows will be located on the second story. The exterior stairs will be located along the west elevation. See drawings for more detail.

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