

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Karen Brasier, Design 3 Studio for Christina DeHaven, owner

**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:** Contributing Queen Anne residence, constructed circa 1908, located in the Woodland Heights Historic District. The existing house has had several additions over the years and was renovated in 2005.

**Proposal:** Alteration – Revision.

- Replace non-original brick skirting with brick clad piers and wood slat lattice.
- The construction of a one-story addition at the rear and on the interior side of the L-shaped contributing one-story residence was granted approval by the HAHC in June 2015.

See enclosed application materials and detailed project description on p. 5-22 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.

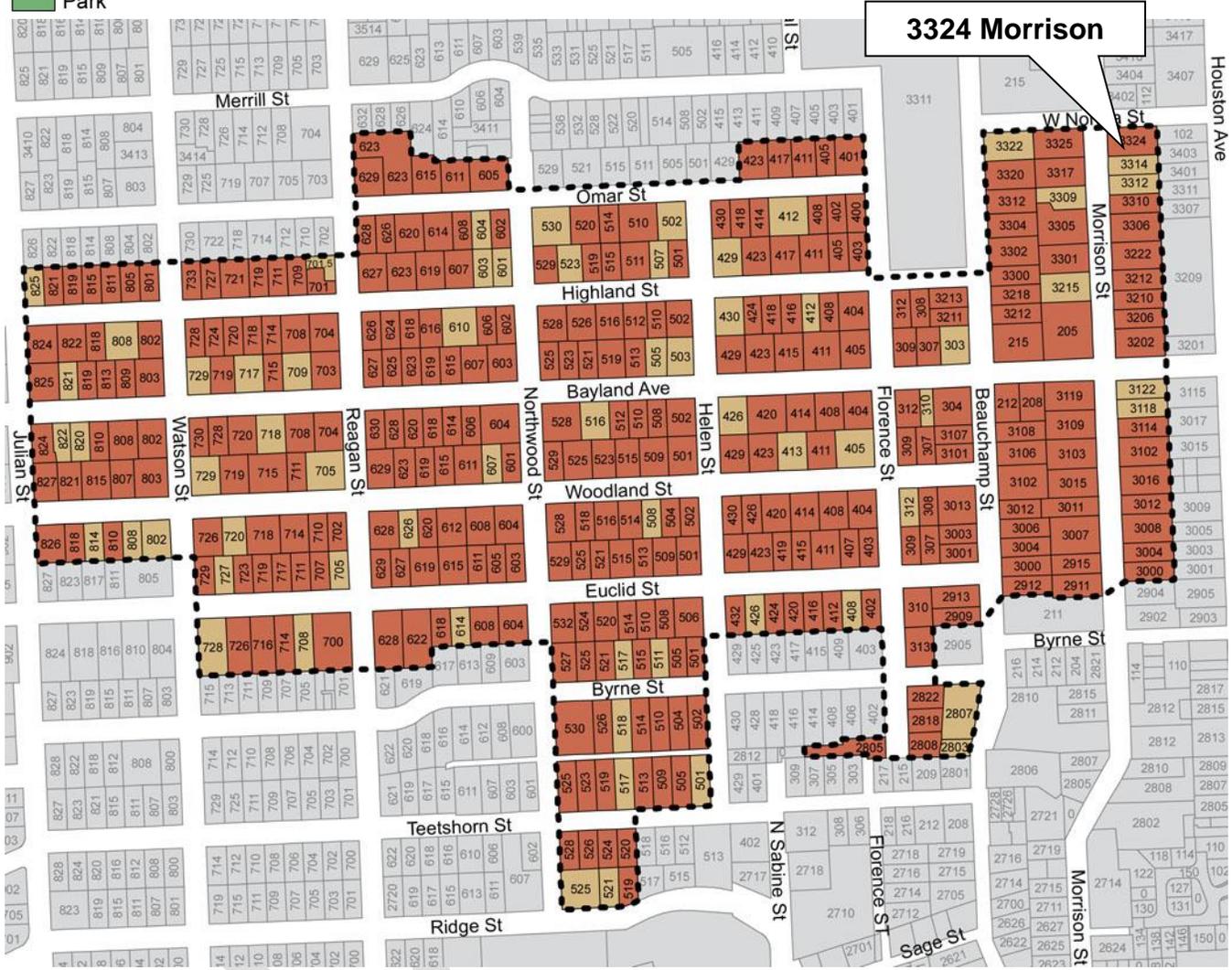


**Building Classification**

- Contributing
- Non-Contributing
- Park

**PROPERTY LOCATION**

**WOODLAND HEIGHTS HISTORIC DISTRICT**



**3324 Morrison**

INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



3402 Morrison Street – Outside District – (neighbor)



3314 Morrison Street – Noncontributing – 1962 (neighbor)



3312 Morrison Street – Noncontributing – 1920 (neighbor)



3317 Morrison Street – Contributing – 1920 (across street)



3325 Morrison Street – Contributing – 1920 (across street)



215 Norma Street – Outside District – (across street)

**WEST ELEVATION – FRONT FACING MORRISON STREET**  
**EXISTING**



APPROVED JUNE 2015



PROPOSED



**NORTH SIDE ELEVATION FACING NORA STREET**

EXISTING



APPROVED JUNE 2015



PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



APPROVED JUNE 2015



PROPOSED



**EAST (REAR) ELEVATION**

**EXISTING**



**APPROVED JUNE 2015**



**PROPOSED**

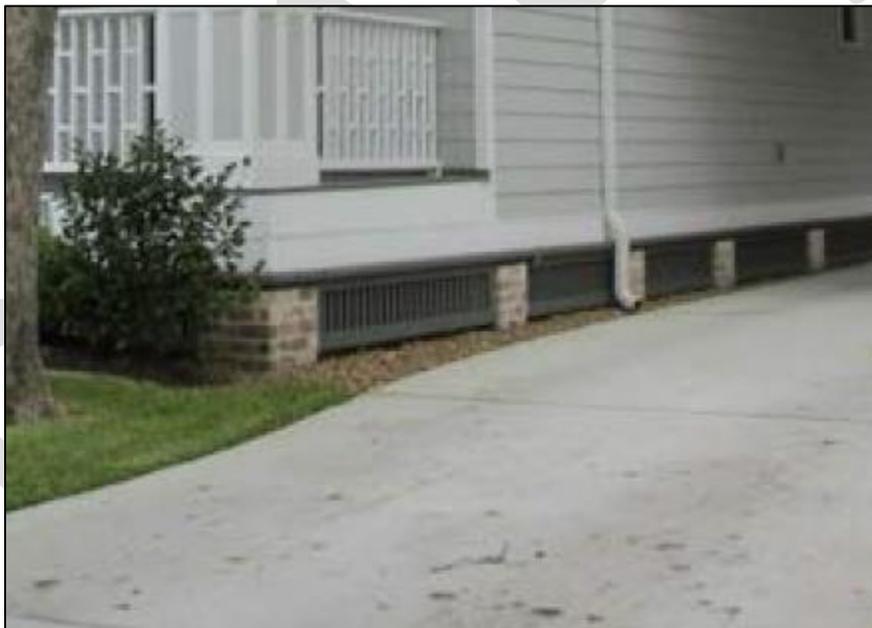


**SKIRTING DETAIL**

EXISTING



PROPOSED (APPROXIMATE)



---

## PROJECT DETAILS

**Exterior Materials:** The existing residence is clad in wood siding. Decorative siding is located in the gables. The existing residence has brick skirting. All existing cladding is to remain. See drawings for more detail.

The existing wood siding will be retained and repaired as necessary. The proposed addition will be clad in cementitious siding and have a brick skirting to match existing.

August 2015

Replace non-original brick skirting with brick clad piers and wood slat lattice.

See drawings for more detail.

DRAFT