

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Clint Johnson, Newberry Architects, for Craig Vollmers, owner

Property: 404 Bayland Street, Lot 1, Tract 2A, Block 14, Woodland Heights Subdivision. The property includes a historic 3,186 square foot, two-story wood frame single-family residence and attached garage situated on a 7,500 square foot (75' x 100') corner lot.

Significance: Contributing Craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a 299 square foot front addition with an expanded first story and covered second-story balcony.

- The proposed addition will span 14'-10" in width and 7'-11" in depth on the first level and expand to 12'-9" on the second level
- The existing roof will be altered and increased in height to 31'-11" (approximately 1' lower than the existing ridge)

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 | |
|-------------------------------------|--------------------------|--------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



404 Bayland

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



3D RENDERING – FRONT FACING BAYLAND / FLORENCE STREETS

EXISTING



PROPOSED



3D RENDERINGS – FRONT FACING BAYLAND / FLORENCE STREETS

EXISTING



Looking Southwest



Looking South



Looking Northwest

PROPOSED



Looking Southwest



Looking South

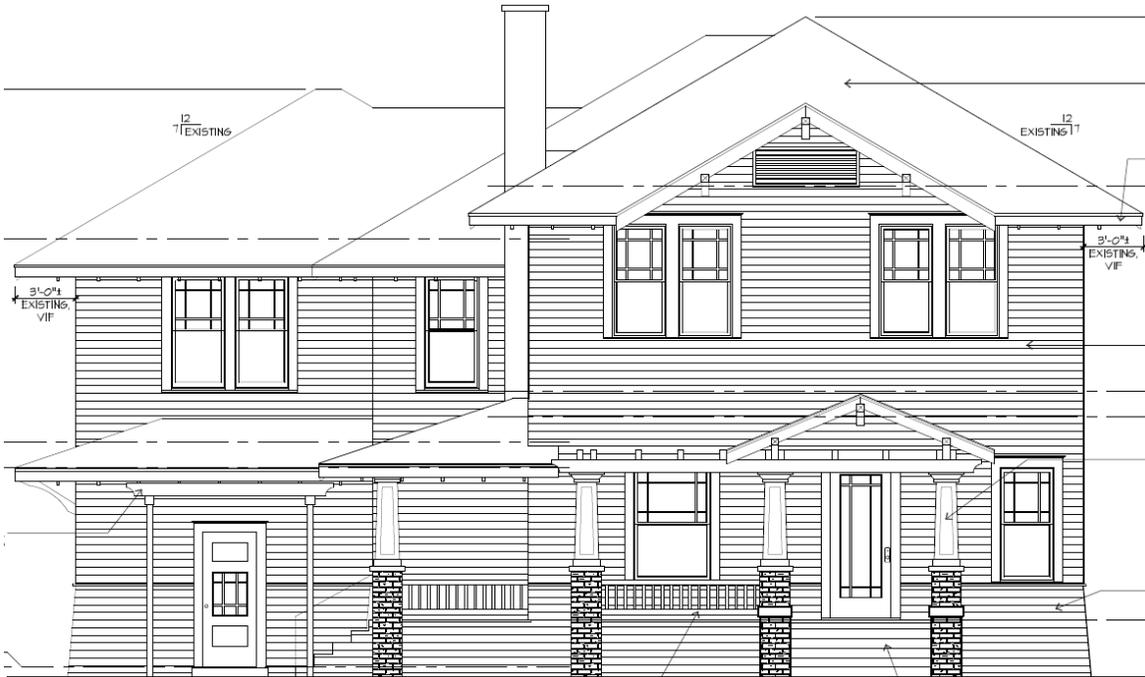


Looking Northwest

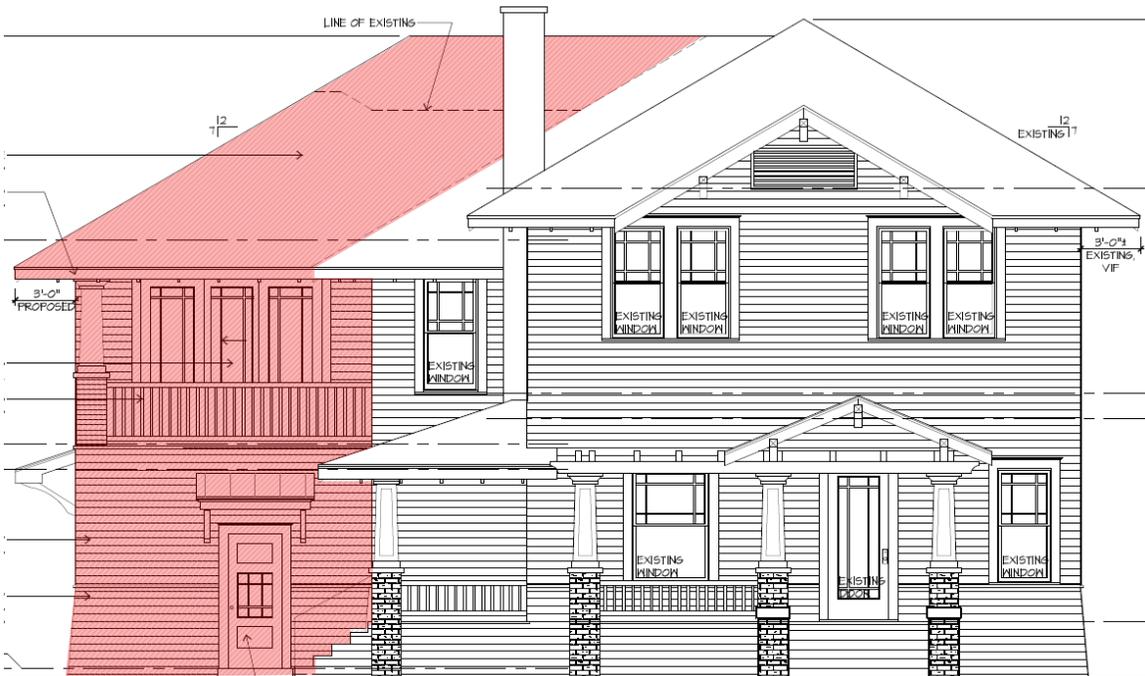


NORTH ELEVATION – FRONT FACING BAYLAND STREET

EXISTING

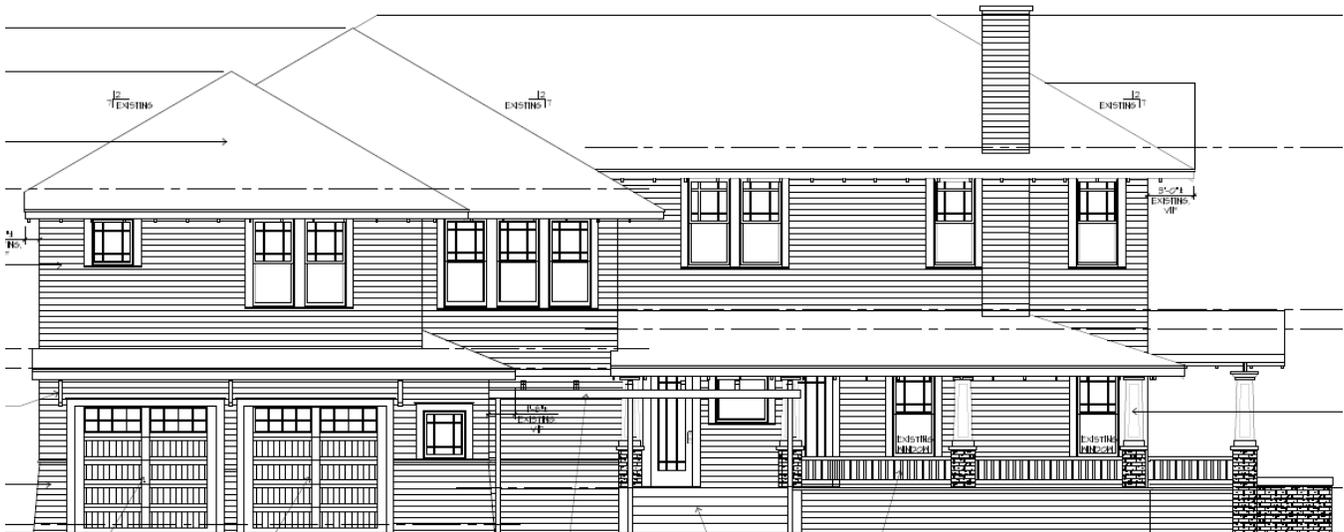


PROPOSED



EAST SIDE ELEVATION FACING FLORENCE STREET

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED

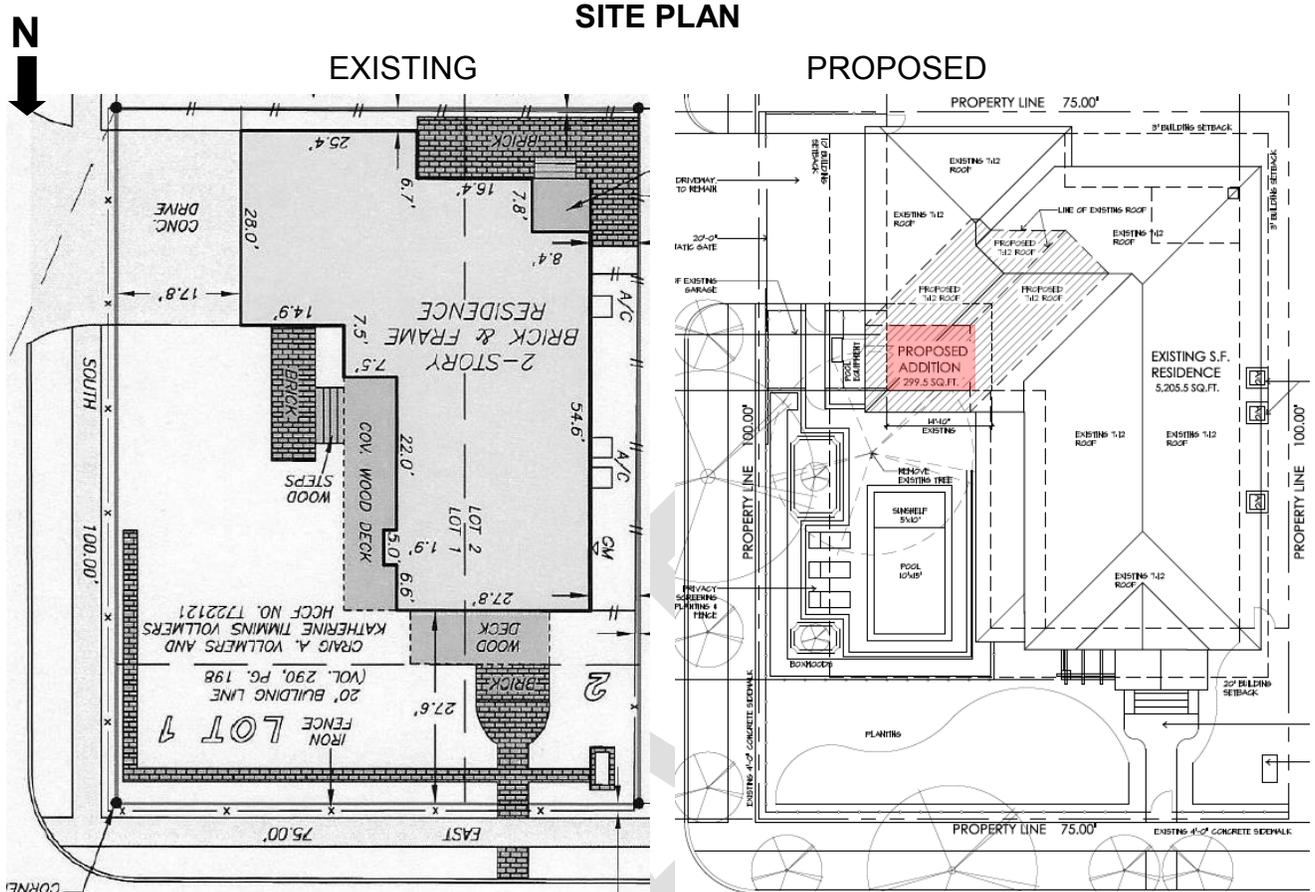


SOUTH (REAR) ELEVATION
EXISTING



PROPOSED

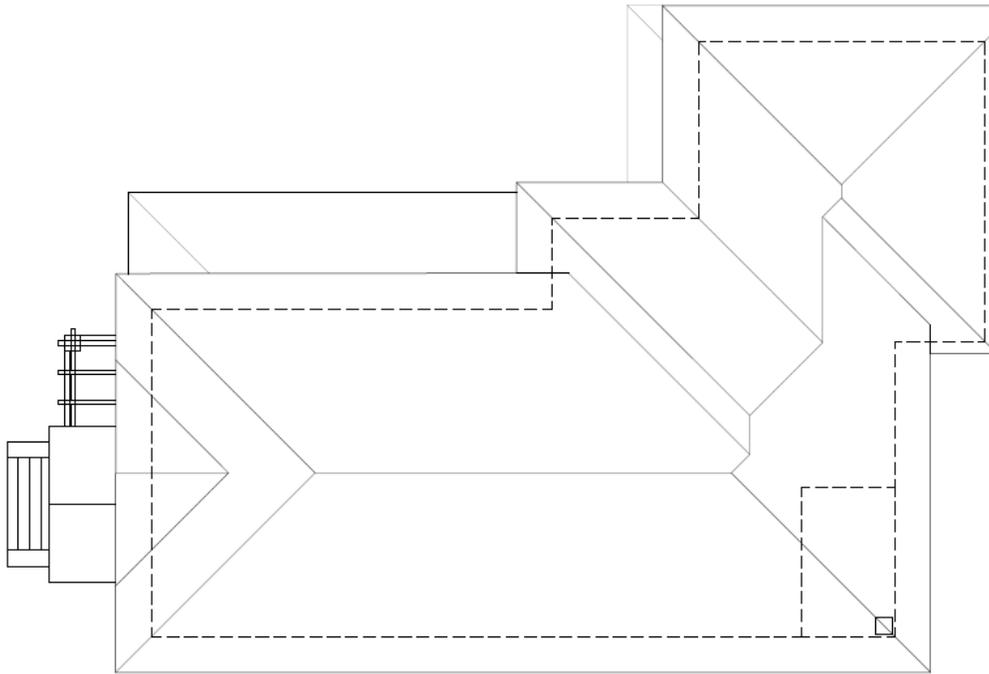




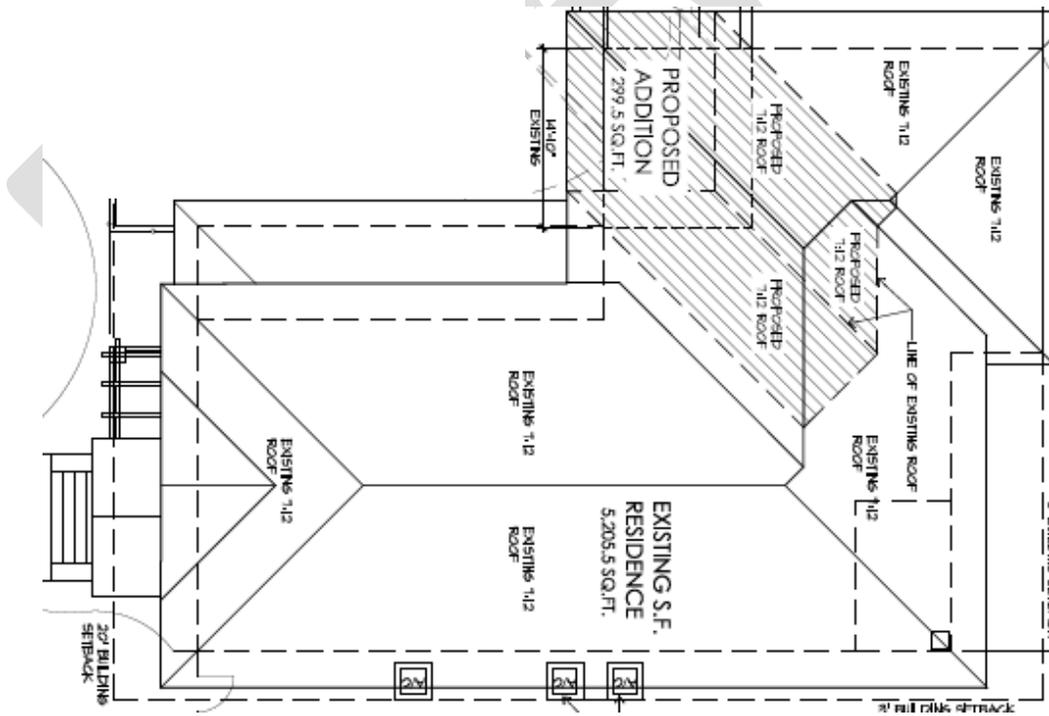


ROOF PLAN

EXISTING

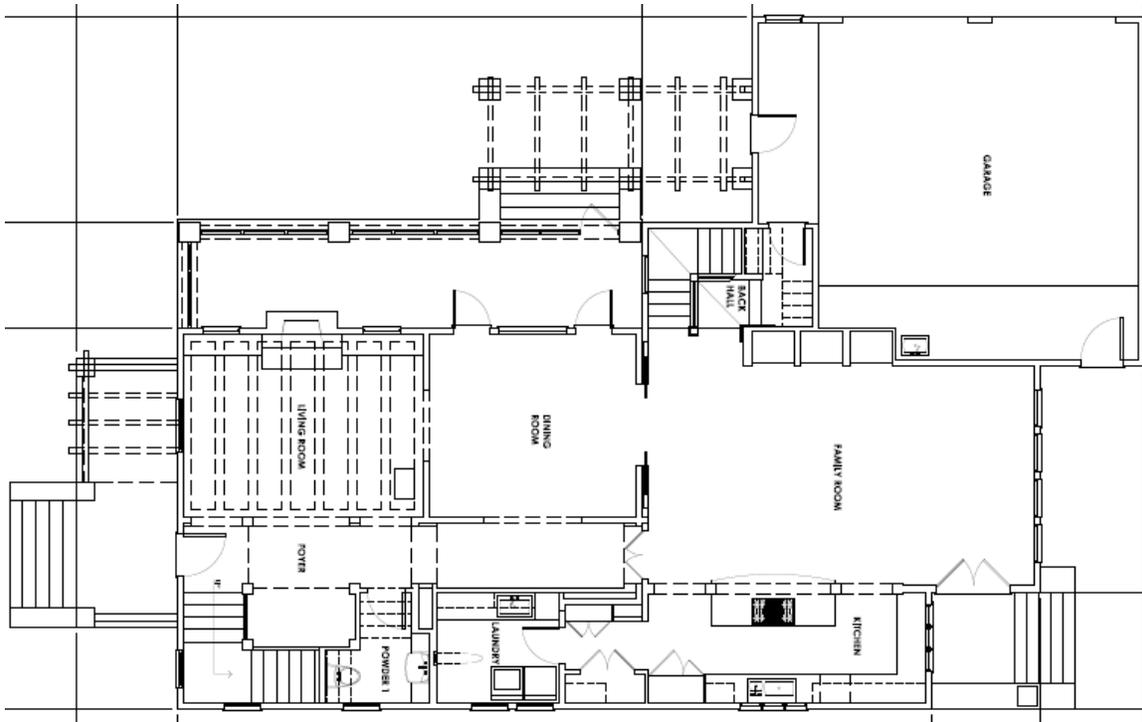


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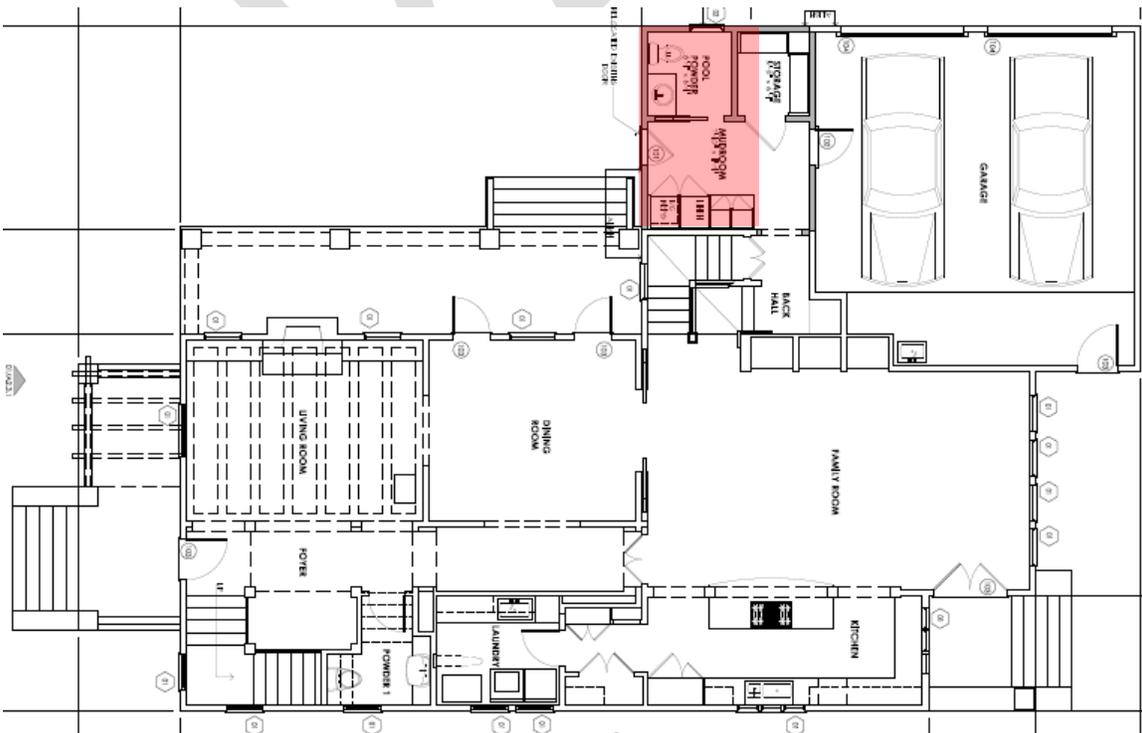


FIRST FLOOR PLAN

EXISTING

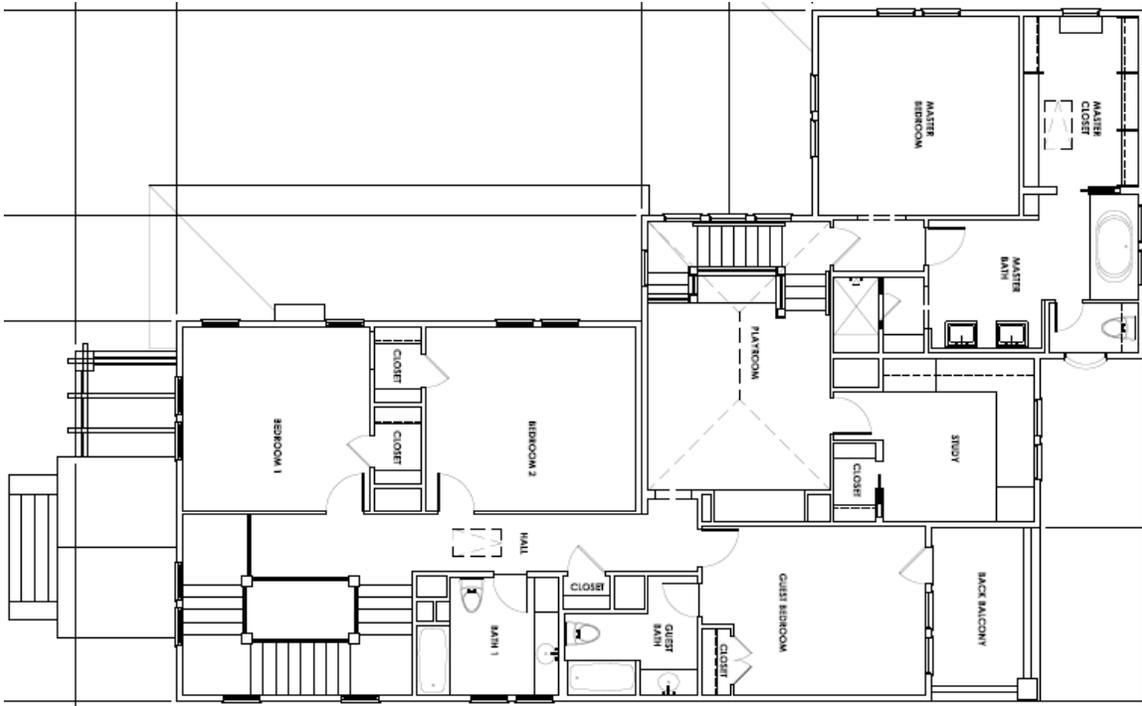


PROPOSED

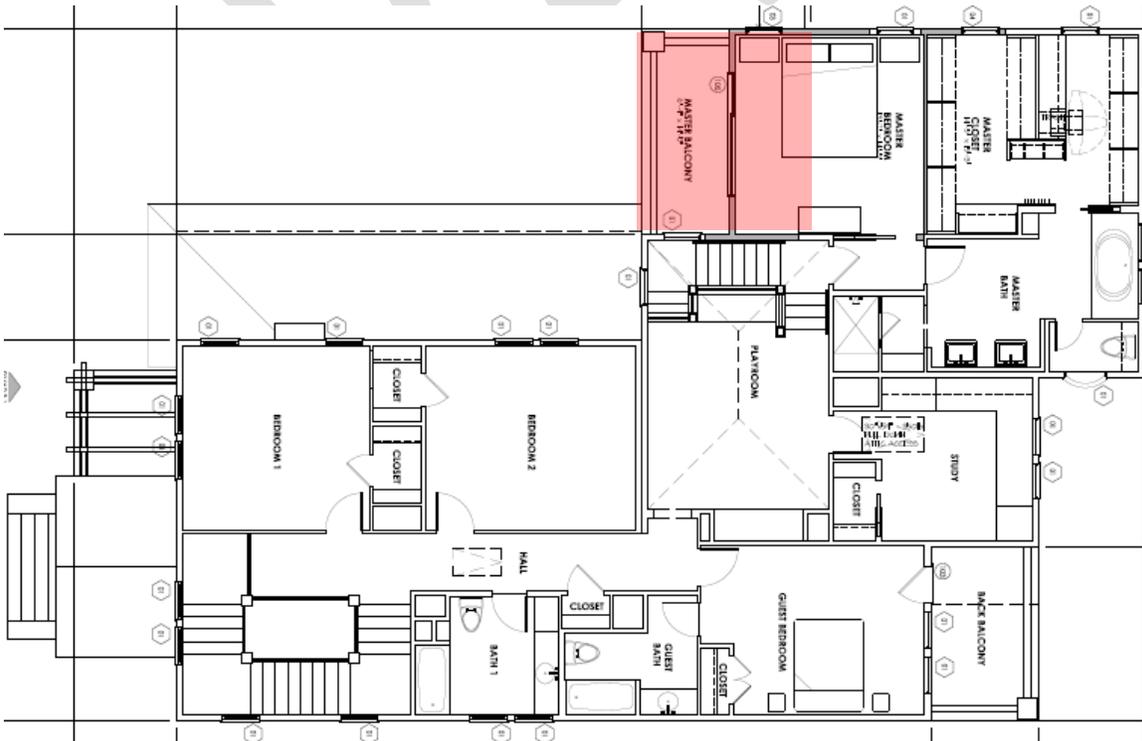


SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

TAG	QUANTITY	SIZE	FUNCTION
01	39	EXISTING TO REMAIN	
02	1	RELOCATED EXISTING	PICTURE
03	1	RELOCATED EXISTING	DOUBLE HUNG
04	1	2'-8" X 3'-0"	PICTURE, MARVIN OR SIMILAR

DOOR SCHEDULE

TAG	QUANTITY	SIZE	FUNCTION
101	1	RELOCATED EXISTING	
102	1	3'-0" X 8'-0"	SWING, 20 MIN FIRE RATED DOOR WITH CLOSURE
103	6	EXISTING TO REMAIN	
104	2	EXISTING TO REMAIN	OVERHEAD GARAGE DOOR
105	1	9'-0" X 8'-0"	3-PANEL SLIDER, MARVIN OR SIMILAR



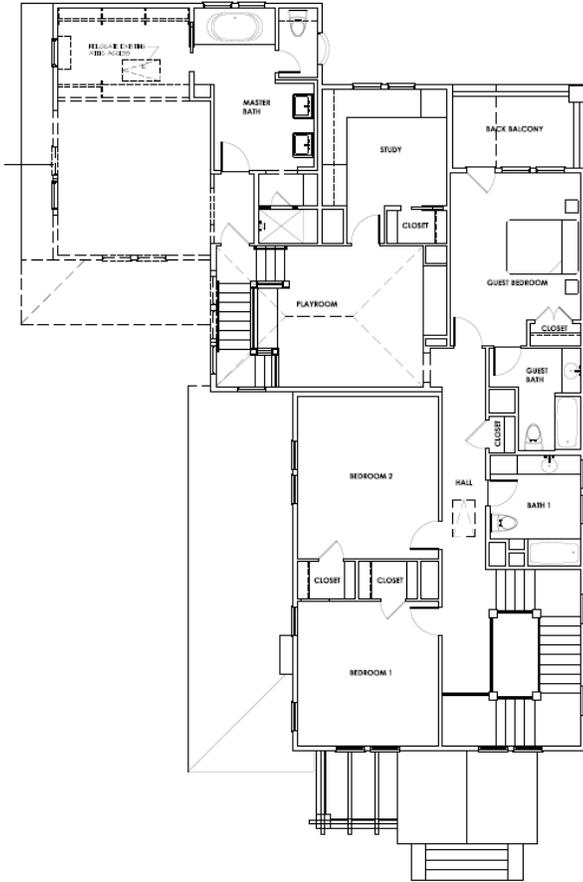
CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT



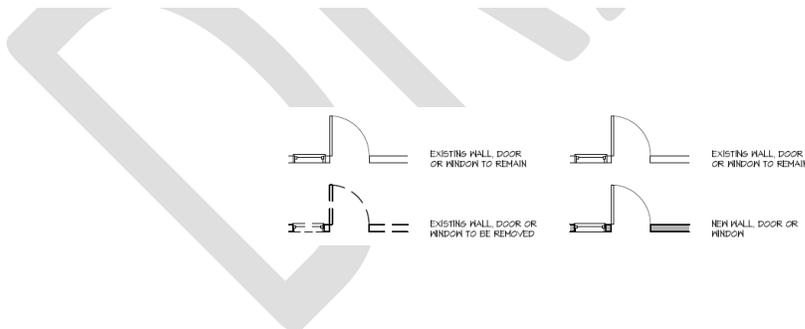
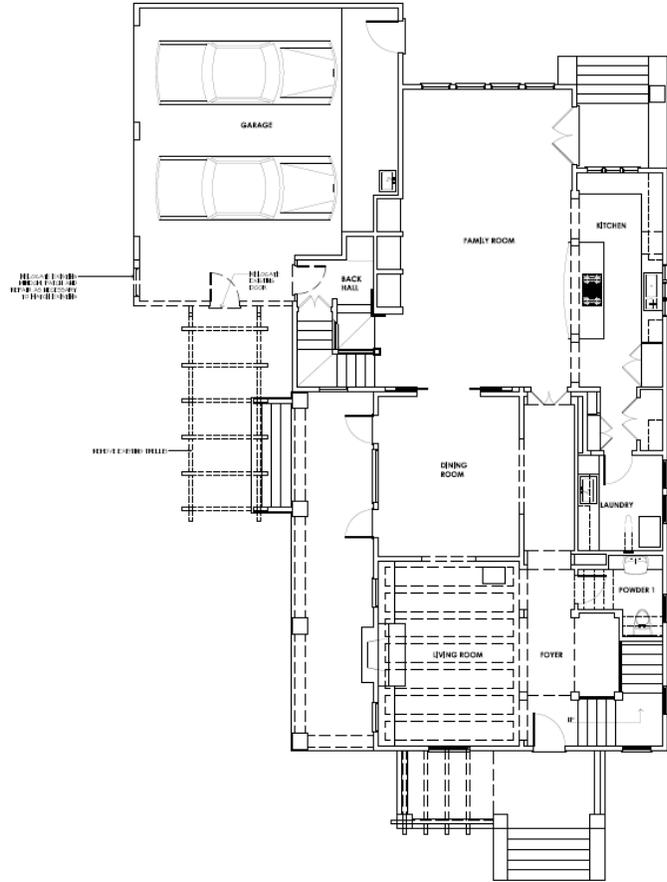
ULTIMATE SLIDING FRENCH DOOR

DEMOLITION PLAN

SECOND FLOOR



FIRST FLOOR



PROJECT DETAILS

Shape/Mass: The existing residence has a maximum width of 49'-11 $\frac{3}{4}$ " and a maximum depth of 77'-3 $\frac{1}{2}$ ". The existing ridge has a height of 32'-9". In 2001, an attached garage, stairway, master bedroom/bathroom, guest bedroom, and study was added to the existing contributing house increasing the square footage to a total of 5,205.5. The constructed attached garage had a ridge height of 29'-8". The current addition was built behind the original structure in a stepped back configuration.

The applicant now proposes to fill-in a notch of the previously constructed addition, created by the stepped back configuration, with a new 299 square foot front addition with an expanded first story and covered second-story balcony. The proposed addition will span 14'-10" in width and 7'-11" in depth on the first level and expand to 12'-9" on the second level. The existing roof will be altered and increased in height to 31'-11" (approximately 1' lower than the existing ridge). See drawings for more detail.

Setbacks: The existing structure has a front (north) setback of 19'-8"; an east side setback 18'-0 $\frac{3}{4}$ "; a west side setback of 6'-11 $\frac{1}{2}$ "; and a rear (south) setback of 3'-0 $\frac{1}{2}$ ".

The setbacks of the existing structure will not be altered. The proposed addition will have a front (north) setback of 67'-7 $\frac{1}{2}$ " and an east side setback of 18'-0 $\frac{3}{4}$ ". See drawings for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 2'-10". The previously constructed garage was built with a concrete slab on grade foundation with a finished floor height of 6".

The proposed addition will be constructed on a concrete slab on grade foundation with a 6" finished floor height to match existing. See drawings for more detail.

Windows/Doors: The existing original structure features original 9-over-1 double hung wood windows. The previously constructed addition has new 9-over-1 window along with divided-lite casement and fixed windows.

The proposed addition will include two windows that will be relocated, a picture window and a double hung window, and will include an additional new picture/casement window to match existing. The proposed addition will include one door that will be relocated and two additional doors, an ultimate sliding French door and a single swing door. All windows and doors on the original structure and all other windows and doors on the previously constructed addition, not mentioned to be altered, are to remain. See drawings and window/door schedule for more detail.

Exterior Materials: The existing structure is clad in smooth cementitious lap siding. The columns were redone during the 2001 renovation and now have decorative trim.

The proposed addition will be clad in smooth cementitious lap siding to match existing. The proposed tapered columns on the second-story balcony will not feature any decorative trim. See drawings for more detail.

Roof: The existing house features a composition shingle hipped roof with a pitch of 7:12. The house features open eaves with a 3'-0" overhang and an eave height of 24'-4 1/8".

To incorporate the addition, the existing rear addition roof will be altered. The roof will have a ridge height of 31'-11" and will have an eave height of 21'-9". The proposed ridge and eaves of the addition will be lower than the original structure. The addition will have open eaves with a 3'-0" overhang to match existing. See drawings for more detail.

Front Elevation: The existing residence features a centered gable front porch flanked by a single window on either side. The west window is wider than the south window. The second story features two pairs of windows. A vent is centered in the gable. To the east of the original house is the previously constructed two-story addition. The first story includes a side porch followed by a single door. The second floor includes a single window on the western portion and a pair of windows on the eastern portion. The roof of the addition is stepped back and lower than the original ridge of the house.

(North)

The proposed addition will be constructed in front of the eastern portion (and adjacent to the western portion) of the previously constructed addition. The proposed addition includes a single door topped by a small shed roof on the first story and a balcony with a single tapered column and a three part slider door on the second story. The roof will be extended in height to better encompass the proposed addition. See drawings for more detail.

Side Elevation: The existing residence features the side profile of the front porch to the north. A side porch extends the length of the original structure. Three windows and two doors are located on the first story. The second story features two windows and an additional pair of windows. The previously constructed addition includes no windows on the first story of the northern portion and a group of three windows on the second story of the northern portion. The southern portion includes two garage doors and a window on the first story and a pair of windows with an additional window on the second story.

(East)

The proposed addition will be located in front of the northern portion of the previously constructed addition (and adjacent to the southern portion of the addition). The single window adjacent to the garage doors will be moved to the first story of the proposed addition. On the second story, the side profile of the proposed balcony will include a tapered column. Several windows will be shifted around and an additional window will be added on the previously constructed addition. The roof will be extended in height to better encompass the proposed addition. See drawings for more detail.

Side Elevation: The existing residence features the side profile of the front porch to the north. A single window, followed by a pair of windows, and then an additional three windows. A side porch extends the length of the original structure. Three windows and two doors are located on the first story. The rear portion of the previous addition included a set of French doors and an additional door. The second story features two windows and an additional pair of windows. A balcony is located at the rear along with an additional window.

(West)

Only the altered roof structure will be altered on this elevation. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

(South)