CERTIFICATE OF APPROPRIATENESS

Application Date: January 13, 2016

Applicant: Karen Brasier, Design 3 Studio for Lucas Brown, L & B Limited owner

Property: 424 Euclid Street, Lot 6, Block 12, Woodland Heights Subdivision. The property includes a historic 1,623 square foot, one-story wood frame single-family residence, detached rear shed, and a detached rear garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The applicant was denied a COA to construct a 2,690 square foot two-story addition to the rear, and on top of, a one story Contributing residence on December 16, 2015. The applicant now proposes the following revisions to their denied proposal:

- Reduced the proposed conditioned space from 2,690 square feet to 2,197 square feet
- Reduced the width of the structure from 43' 11" to 41' 9"
- Reduced the depth of the addition from 55' 2" to 35' 10"
- Eliminated the previously proposed 19' deep encroachment over the existing residence

As in the previous proposal, an existing non-original porch enclosure and side addition will be removed. The historic siding and window openings intact within these enclosures will be retained.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

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

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The proposed addition is significantly taller and wider than the existing structure. The large massing of the structure undermines 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; *The existing residence's modest stature and simple massing are distinguishing qualities of this structure and other Contributing structures within the Woodland Heights Historic District. The proposed addition undermines these distinguishing qualities by resulting in a form that is much larger.*
☒	☐	☐	(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, 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; *The proposed large massing of the addition will undermine the character of the smaller existing structure because it is not compatible size and scale.*
☐	☒	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; *The significantly wider and taller addition results in a structure with massing that is incompatible with the smaller existing structure and others within the context area.*
☒	☐	☐	(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.

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Staff has suggests the following revisions to make the proposal more appropriate:

- **Reduce the roof ridge height from 32' 10" to no more than 30' tall and the eave height from 22' 6" to no more than 20' 6" tall.** The reduced height of the addition would result in it having more compatible proportions with the existing structure and other Contributing structures in the district.
- **Remove the proposed 14' deep second floor overhang above the proposed garage portal.** Removing this portion of the addition would result in it having more compatible massing with the existing structure and other Contributing structures within the district. It would also reduce the visibility of the addition and give it the appearance of a rear accessory structure when viewed from the street.

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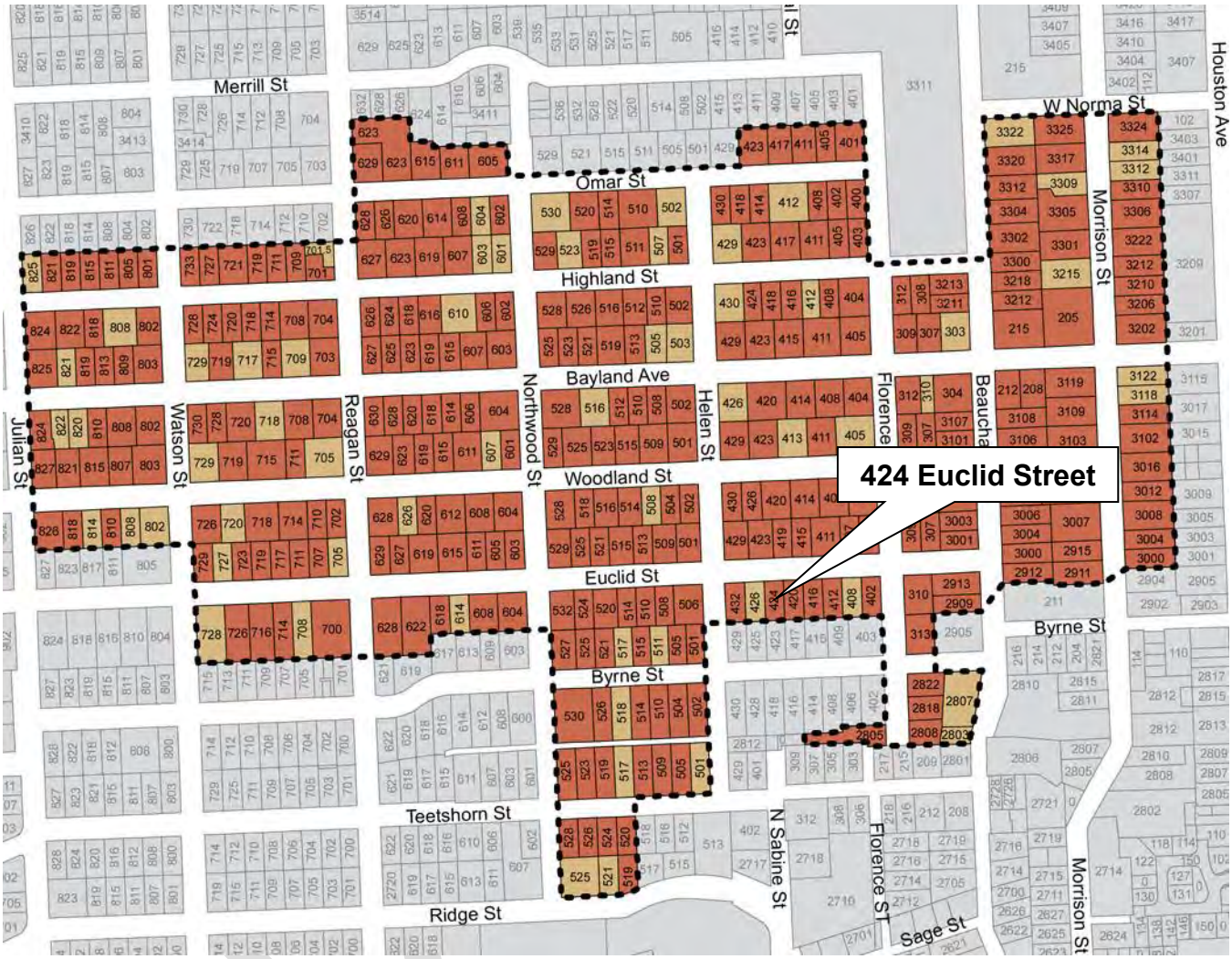
PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

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NEIGHBORING PROPERTIES

426 Euclid – Noncontributing – 1915 (neighbor to the west)

420 Euclid – Contributing – 1930 (neighbor to the east)

416 Euclid– Contributing – 1925 (across street)

429 Euclid– Contributing – 1920 (across street)

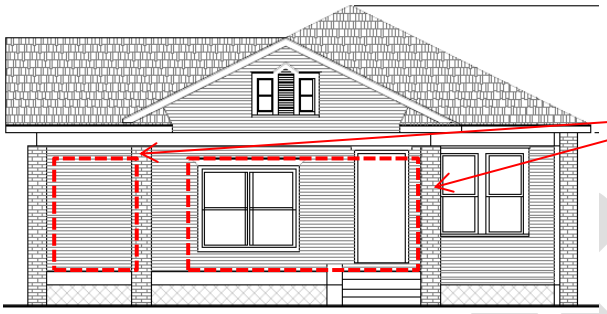
432 Euclid– Contributing – 1930 (neighbor two doors to the west)

415 Euclid– Contributing – 1915 (across street)

STREET VIEW AND AERIAL VIEW

NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING



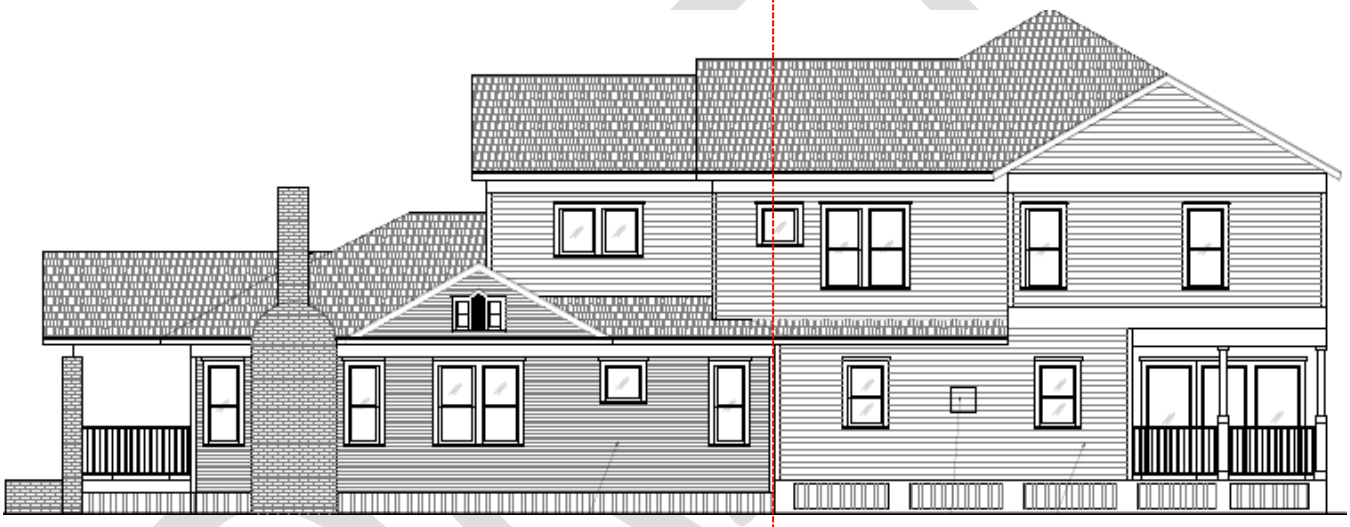
DENIED 12/16/15

PROPOSED

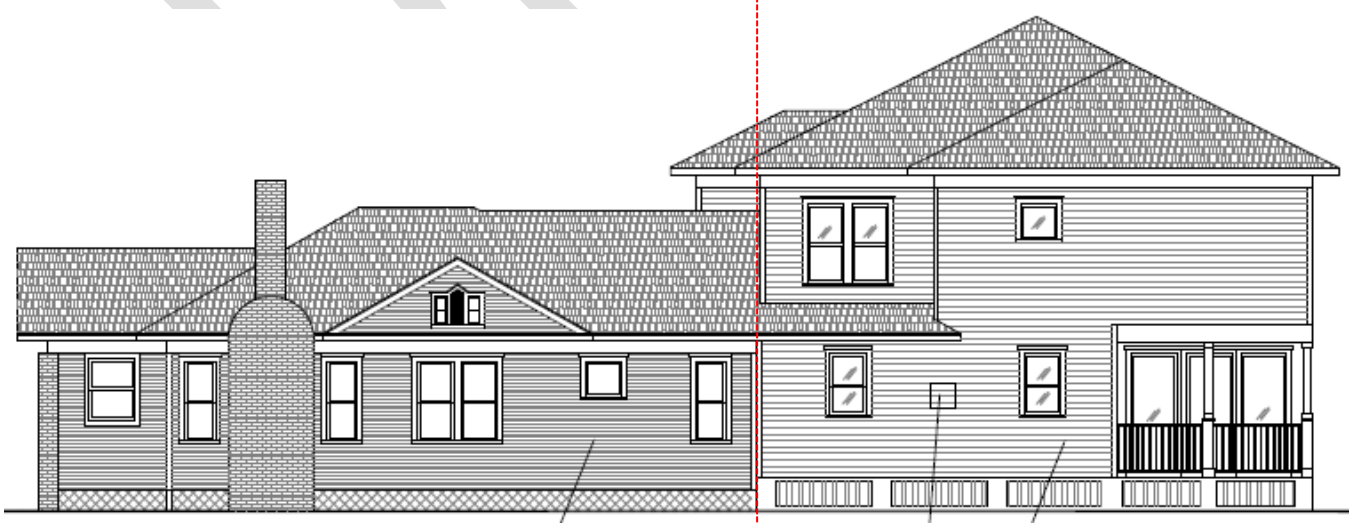
WEST SIDE ELEVATION

EXISTING

DENIED 12/16/15

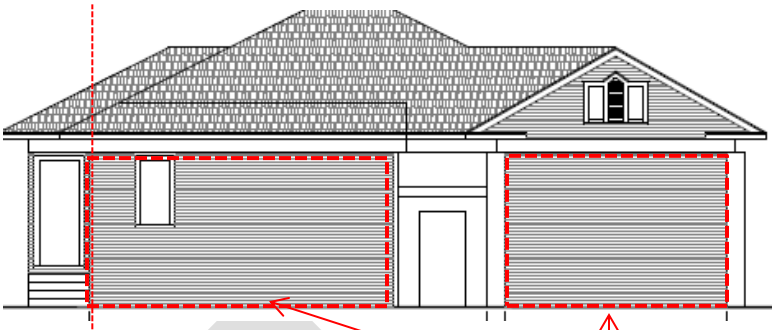


PROPOSED



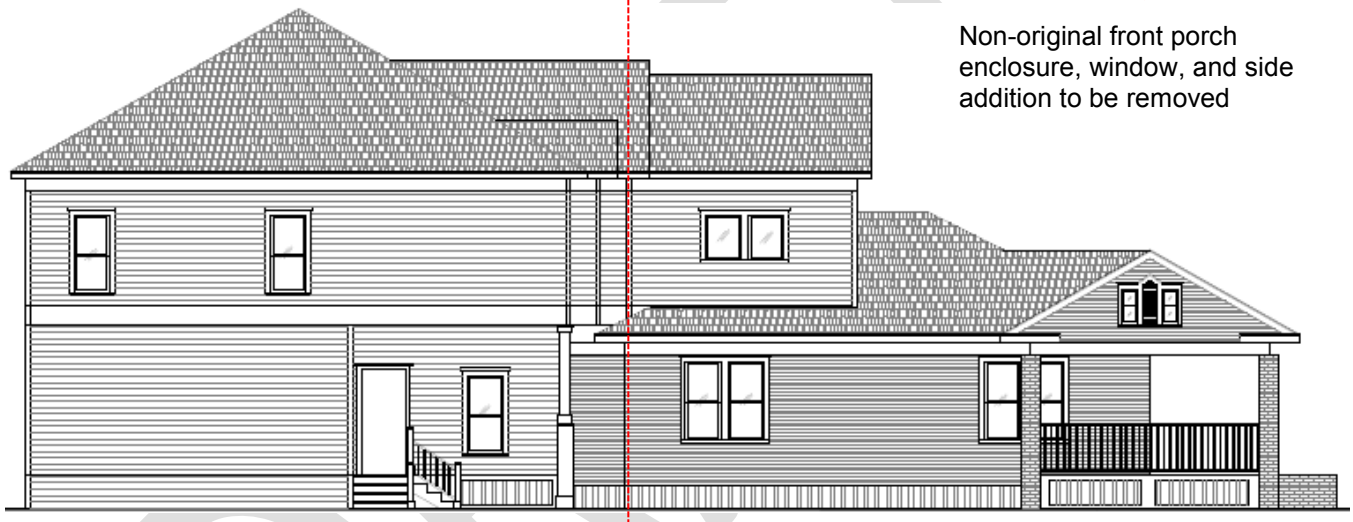
EAST SIDE ELEVATION

EXISTING

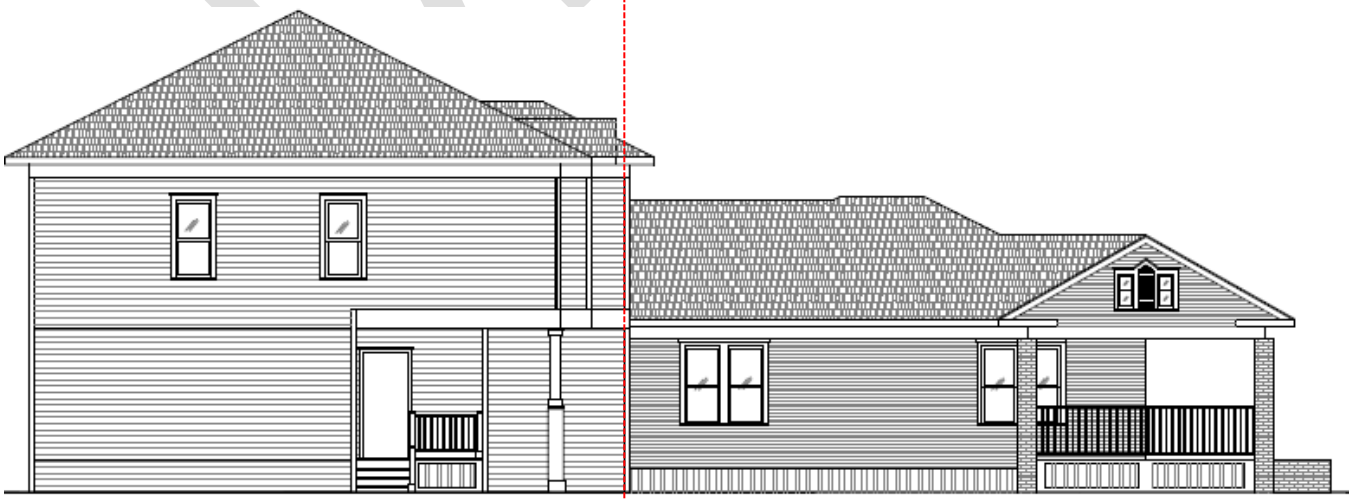


DENIED 12/16/15

Non-original front porch enclosure, window, and side addition to be removed

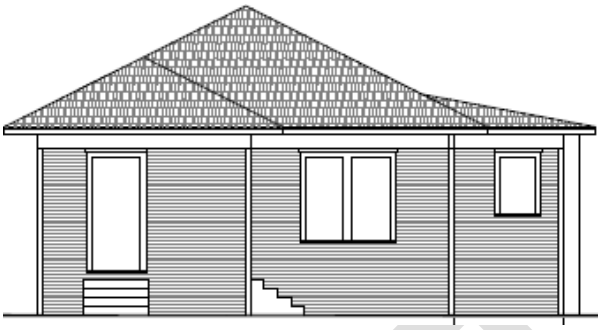


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING



DENIED 12/16/15

PROPOSED

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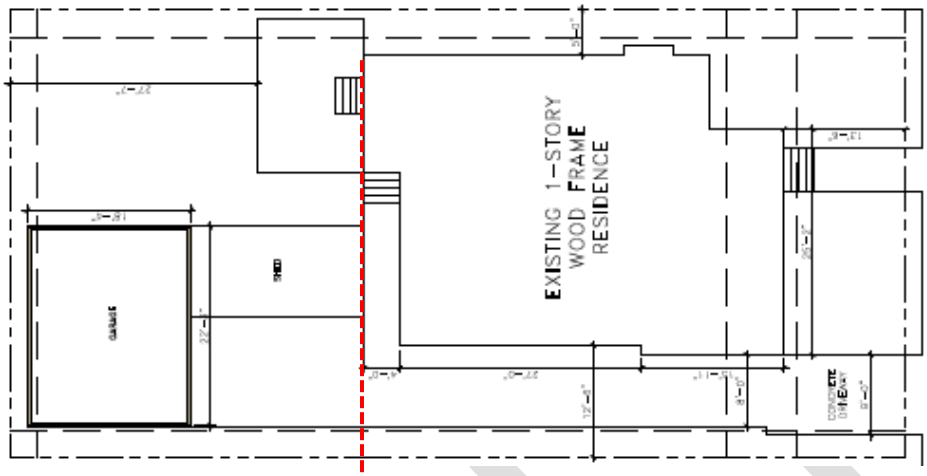
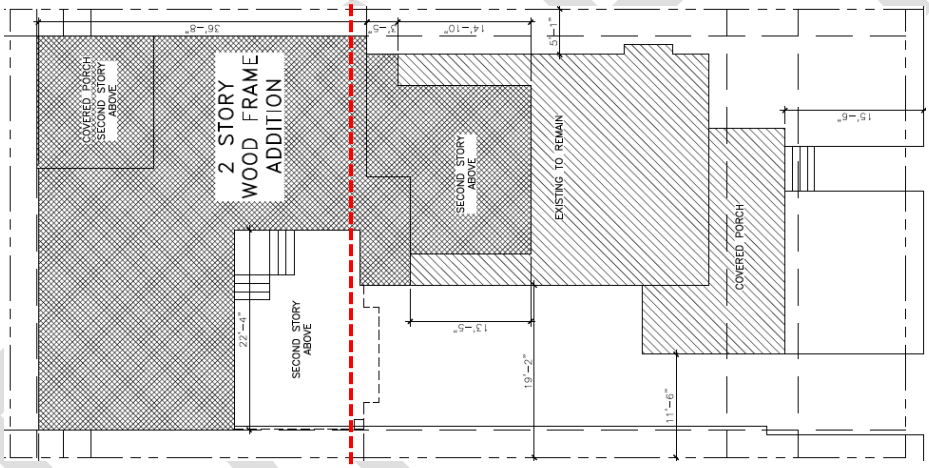
SITE PLAN

EXISTING



DENIED 12/15/16



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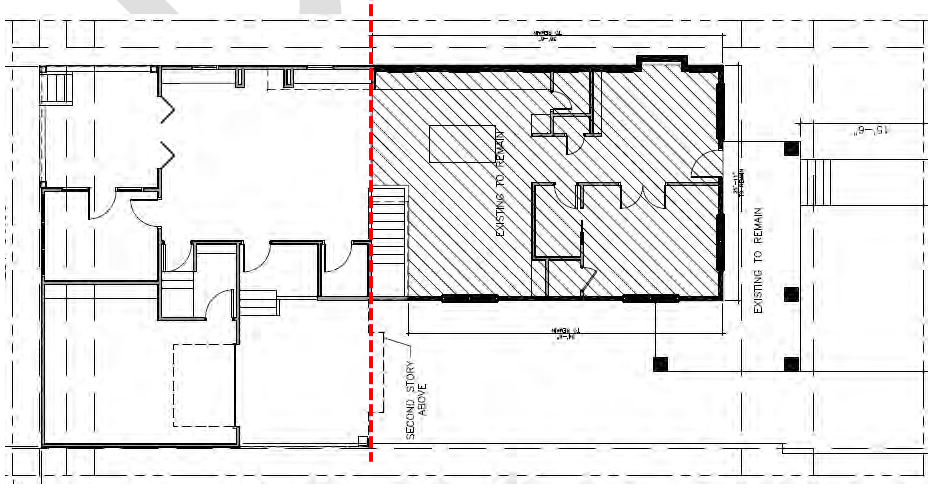

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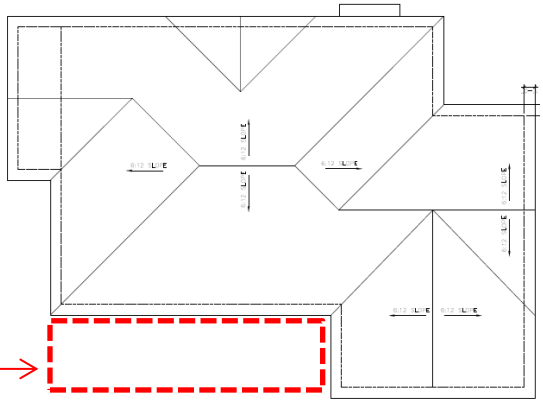
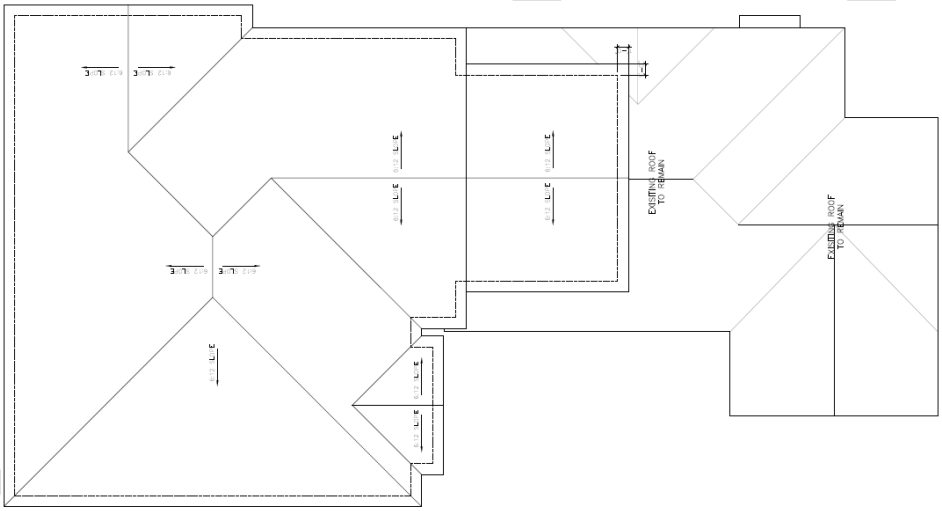
ROOF PLAN

EXISTING



Non-original side addition to be removed

DENIED 12/16/15



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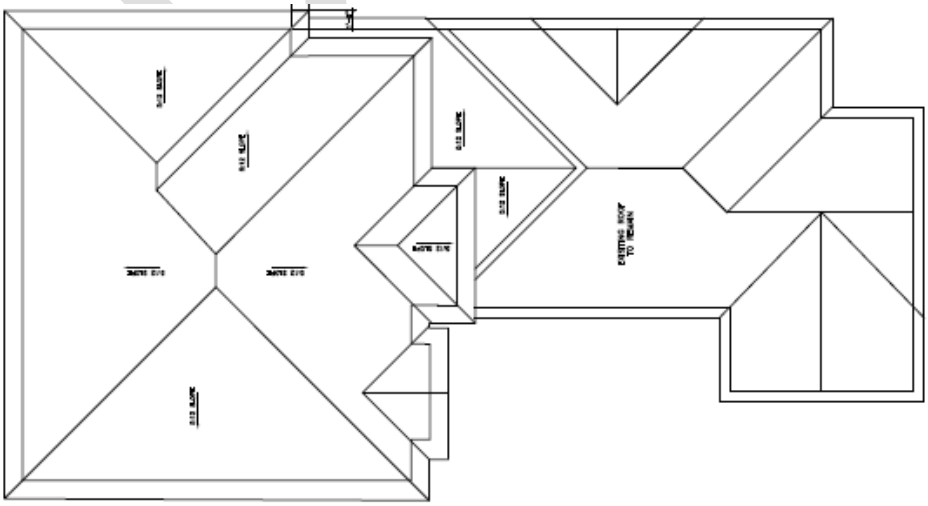

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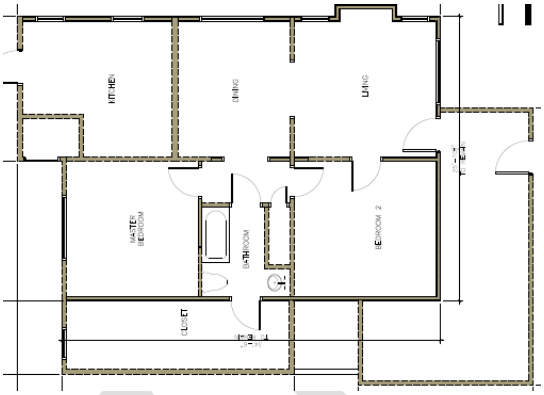
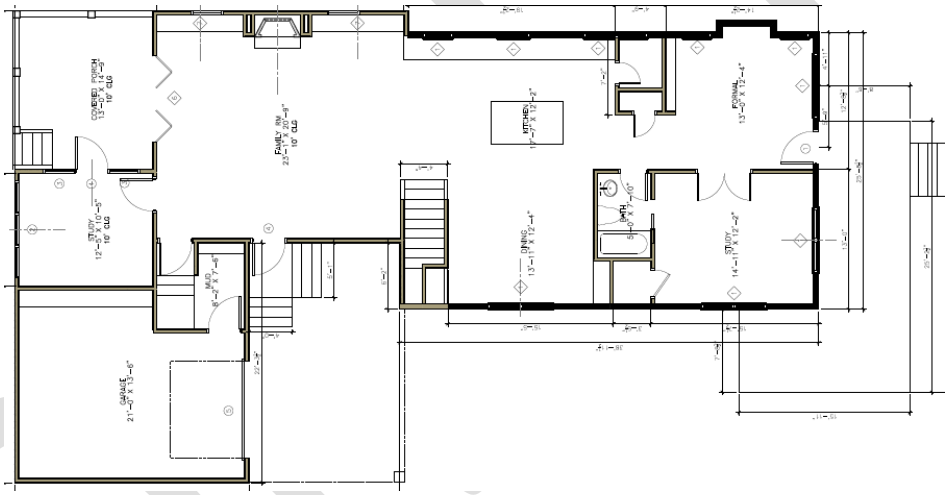
FIRST FLOOR PLAN

EXISTING



DENIED 12/16/15



PROPOSED

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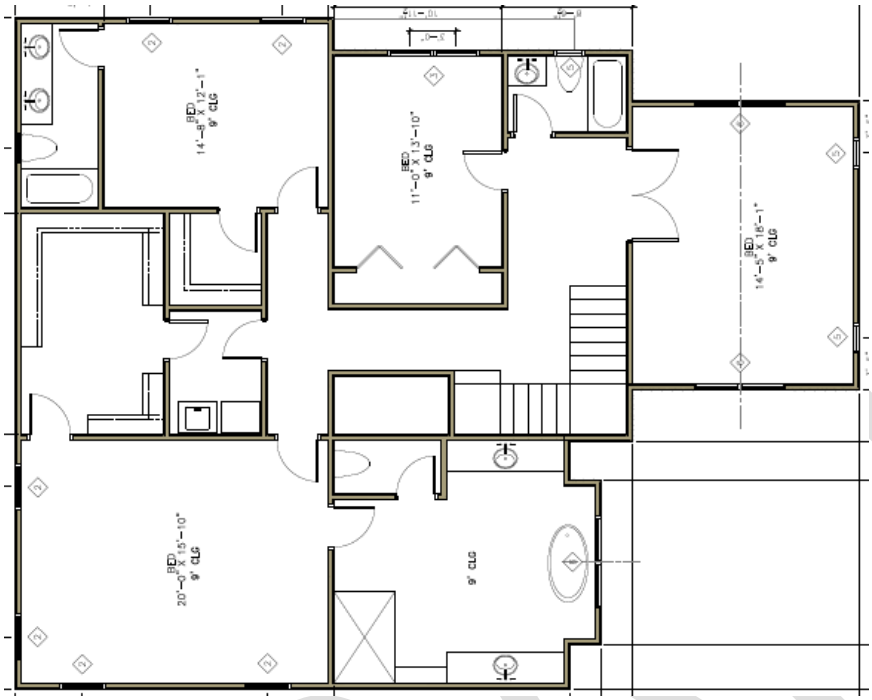
SECOND FLOOR PLAN

DENIED 12/15/16



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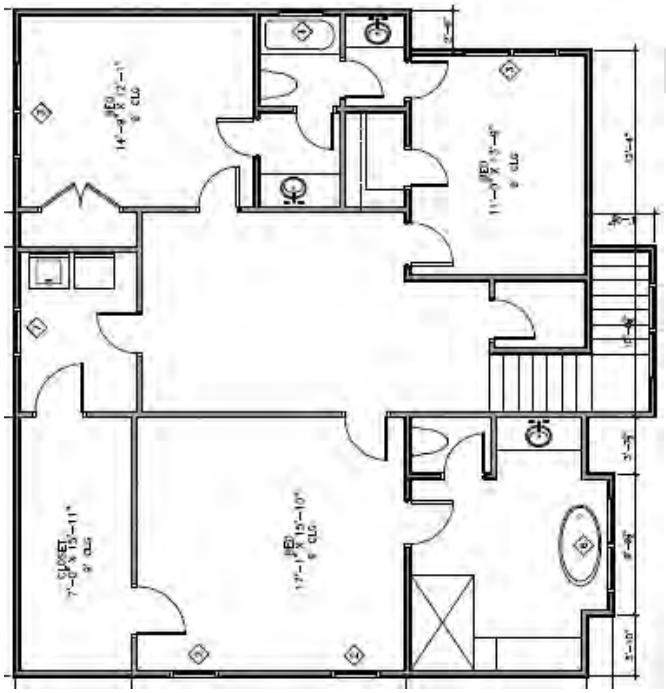

WINDOW SCHEDULE

1. Existing to remain.
2. 3'x5' 1/1 wood double hung
3. (2) 3'x5' wood double hung
4. 3'x2' fixed tempered vinyl
5. 2'x2' fixed wood
6. (2) 2'x2'6" fixed wood
7. 3'x4' wood double hung
8. New wood window to fit existing opening.

DOOR SCHEDULE

1. Existing to remain
2. (3) 3'x8' fixed doors, 1 lite
3. 3'x8' fixed doors, 1 lite
4. 3'x8' operable door 1 lite
5. 10' garage door
6. 8' sliding glass door

STAFF PHOTOS

EXISTING NON-ORIGINAL EAST SIDE ADDITION

FRONT PORCH ENCLOSURE

APPLICANT PHOTOS

Inside of front porch

Inside of front porch

PROJECT DETAILS

Shape/Mass: The existing residence measures 33' wide by 38' 6" deep and features an eave height of 11' 1" and a ridge height of 19' 3". The existing home features an offset front porch that was enclosed and a 21' 2" deep by 6' 8" wide east side addition.

Denied 12/16/15: *The porch enclosure and side addition will be removed. The proposed new addition will measure 43' 11" wide by 55' 2" deep and will feature an eave height of 22' 5" and a ridge height of 33' 3". The addition will encroach on the existing structure by 18' 3". The addition will feature an attached front facing garage at the southeast corner of the property with a 14' deep second floor overhang above the garage portal*.

Proposed: The applicant has reduced the height and width of the addition and removed the previously proposed encroachment. The addition will now measure 41' 9" wide by 35' 10" deep and will feature an eave height of 22' 6" and a ridge height of 32' 10".

Setbacks: **Denied 12/16/15:** *The existing structure is setback 13' 6" from the front property line, 5' from the west property line and 12' 6" from the east. The addition will be built to 3' of the east and west property lines. The front setback will not be changed.*

Proposed: The previously proposed west side setback has been increased from 3' to 5'.

Foundation: The existing structure is situated on a pier and beam foundation with a 2' 6" tall finished floor height measured from existing natural grade. The addition will feature a matching foundation.

Windows/Doors: The existing residence features historic wood 1-over-1 windows. These will be retained. The window openings and frames currently covered by the front porch enclosure and the side addition are intact, though the sashes have been lost. The applicant proposes to install sash pack windows within these existing openings when the addition and porch enclosure are removed. The addition will feature wood 1-over-1 and casement windows.

A historic wood and glass divided lite craftsman style door exists behind the existing non-original front porch enclosure within its original opening. This door will be retained.

Exterior Materials: The existing residence features historic 117 siding. The siding that has been enclosed by the porch enclosure is intact. The addition will feature horizontal lap cementitious cladding with a 4" reveal.

The existing brick porch columns will be retained.

Roof: The existing residence features a front and two side facing gables with a 6:12 pitch. The addition will feature two front facing gables with a 6:12 pitch.

Front Elevation: (North) A non-original front porch enclosure will be removed, restoring the historic open porch. The existing brick columns, front door, window openings, and cladding will be retained. The 2nd story addition will span to within 3' of each side property line. The addition will feature four casement windows and a front facing gable.

Side Elevation: (East) A non-original side addition and porch enclosure will be removed. The cladding and window openings behind the non-original addition will be retained. The addition will encroach upon the rear 18' 3" of the existing structure. The addition will feature a 14' deep overhang at the garage portal. The second floor will feature two windows.

Side Elevation: (West) The first floor of the addition will feature 2 windows and a covered side porch. The second floor will feature 3 windows.

Rear Elevation: (South) The south elevation is not visible from Euclid Street.

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