CERTIFICATE OF APPROPRIATENESS

Application Date: April 27, 2016

Applicant: Stacie Cokinos for James Favre, owner

Property: 601 Woodland St, Lot 16, Block 28, Woodland Heights Subdivision. The property includes a historic 1,200 square foot, one-story brick and frame single family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Craftsman bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District

Proposal: Alteration – Addition

- Construct a two-story addition with attached garage (accessed from Northwood St) at the rear wall of the original residence.
- The addition will have a max width of 30' and a max depth of 34'. The addition will have a 21' eave height and a 28' ridge height.
- A portion of the addition will act as an inset hyphen to the attached garage with living quarters above. The hyphen is inset 6" from the northeast and northwest corners of the original residence and is approximately 13' deep.
- The addition will be clad in 4" cementitious siding and have 1-over-1 windows dispersed throughout its east and west elevations.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: May 19, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official **Date**

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:

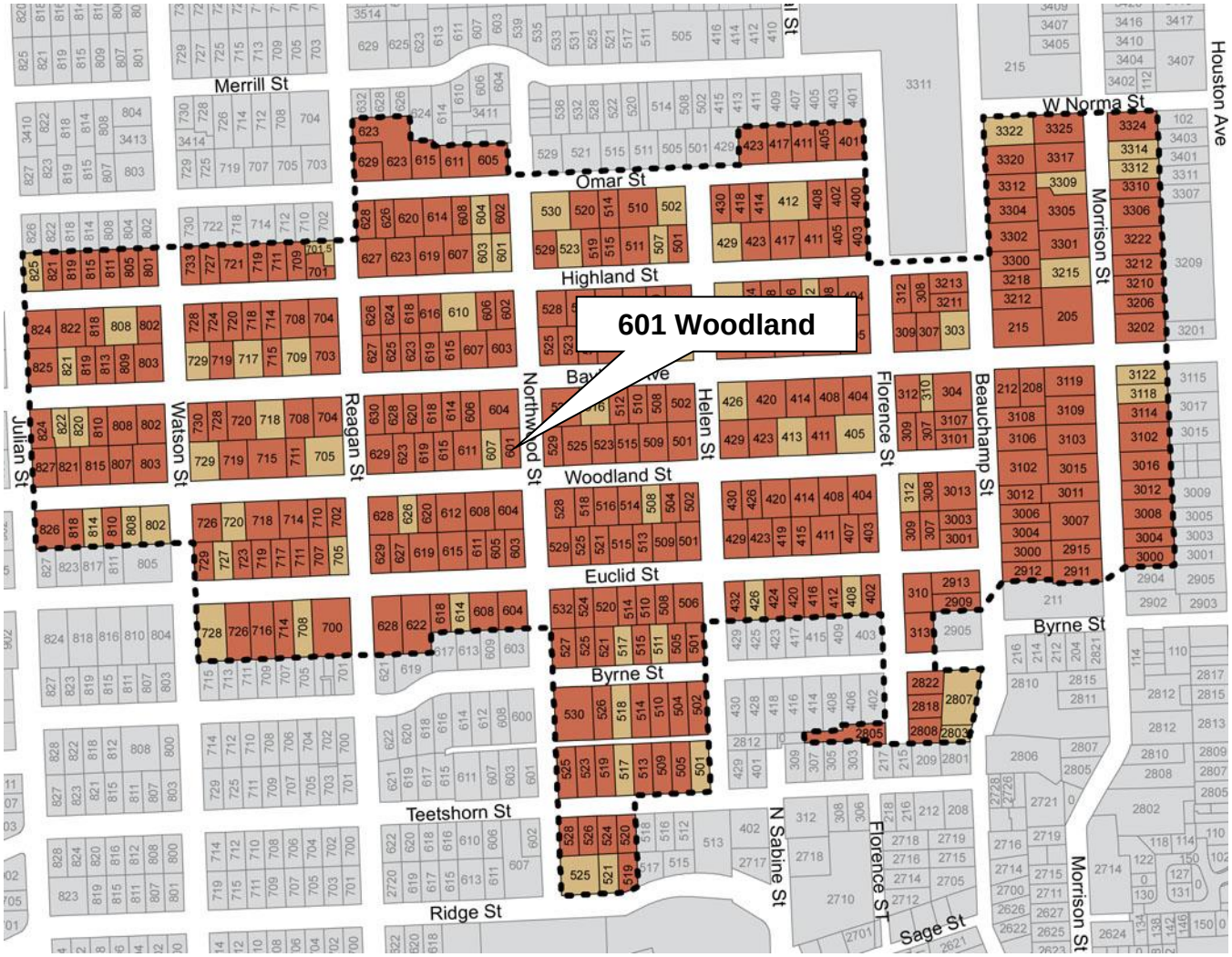
S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☒	☐	☐	(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
☒	☐	☐	(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.

N

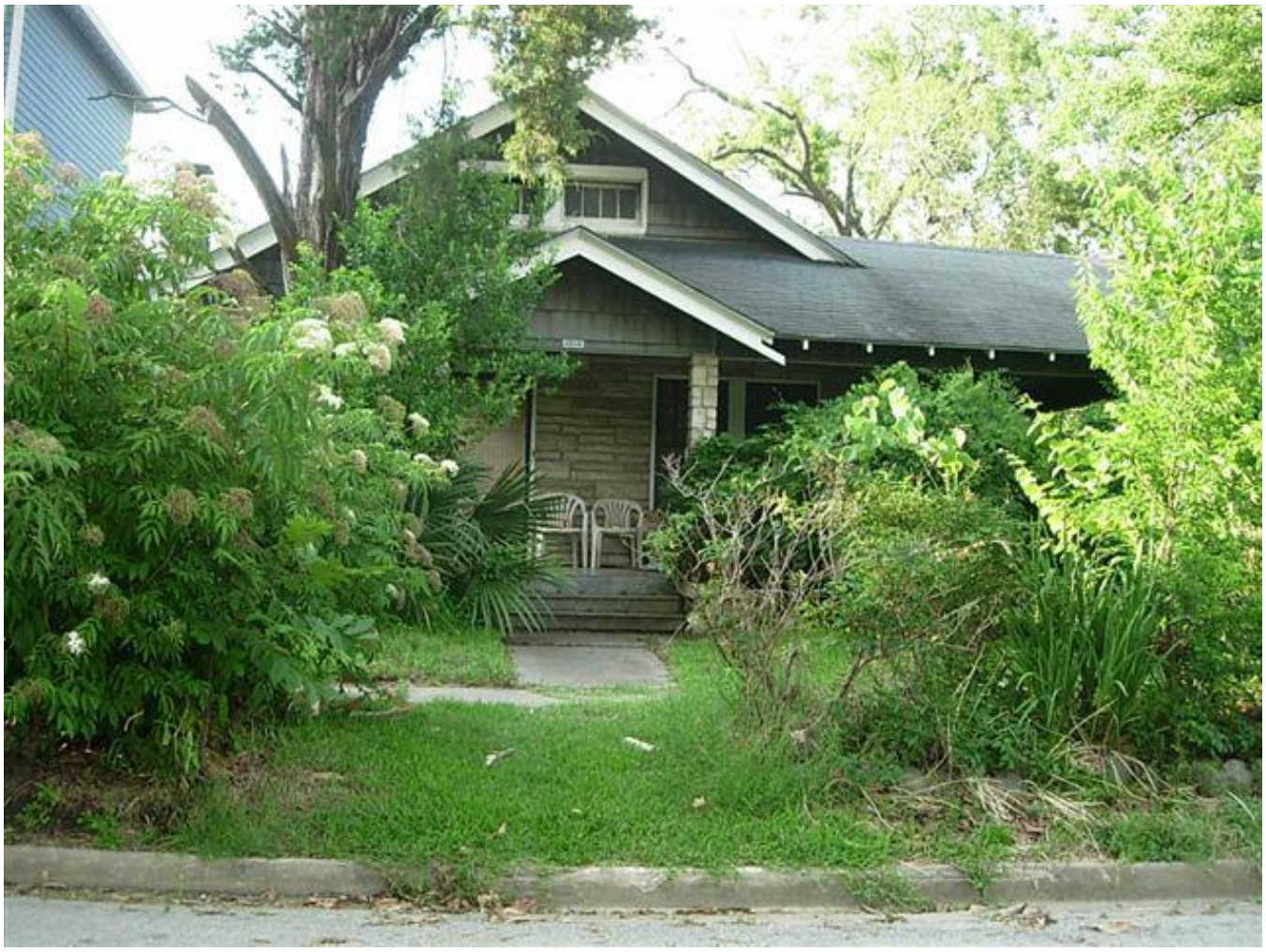
PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CONTEXT AREA

611 Woodland – Contributing – 1915 (neighbor)

615 Woodland – Contributing – 1920 (neighboring)

619 Woodland– Contributing – 1920 (neighboring)

623 Woodland– Contributing – 1930 (neighboring)

604 Woodland– Contributing – 1925 (across street)

608 Woodland– Contributing – 1916 (across street)

620 Woodland – Contributing – 1915 (across street)

628 Woodland– Contributing – 1925 (across street)

612 Woodland – Contributing – 1910 (across street)

SOUTH ELEVATION – FRONT FACING WOODLAND

EXISTING

PROPOSED

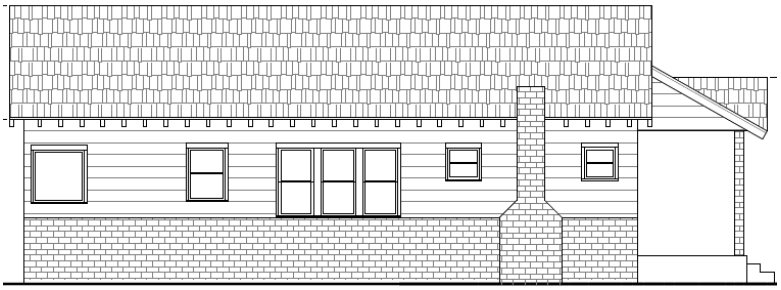
EAST SIDE ELEVATION – FACING NORTHWOOD

EXISTING

PROPOSED

WEST SIDE ELEVATION

EXISTING



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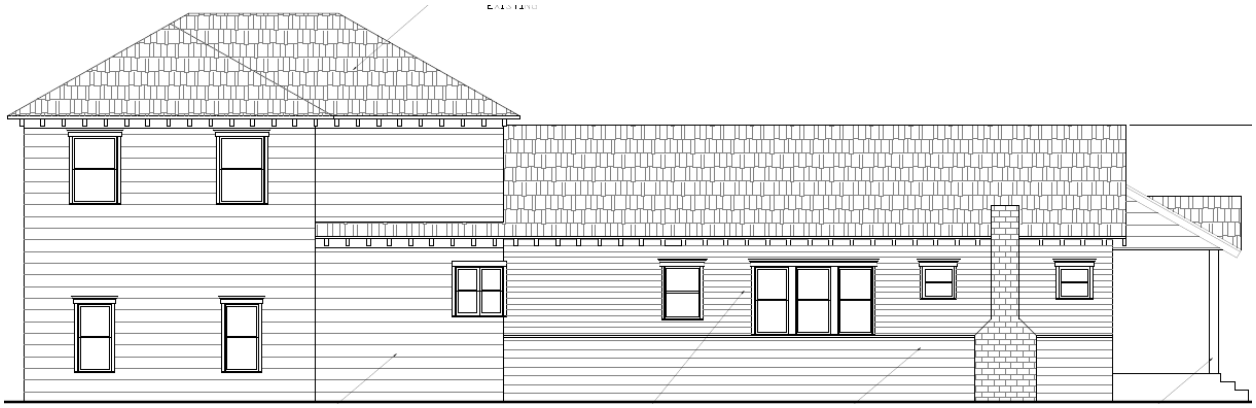
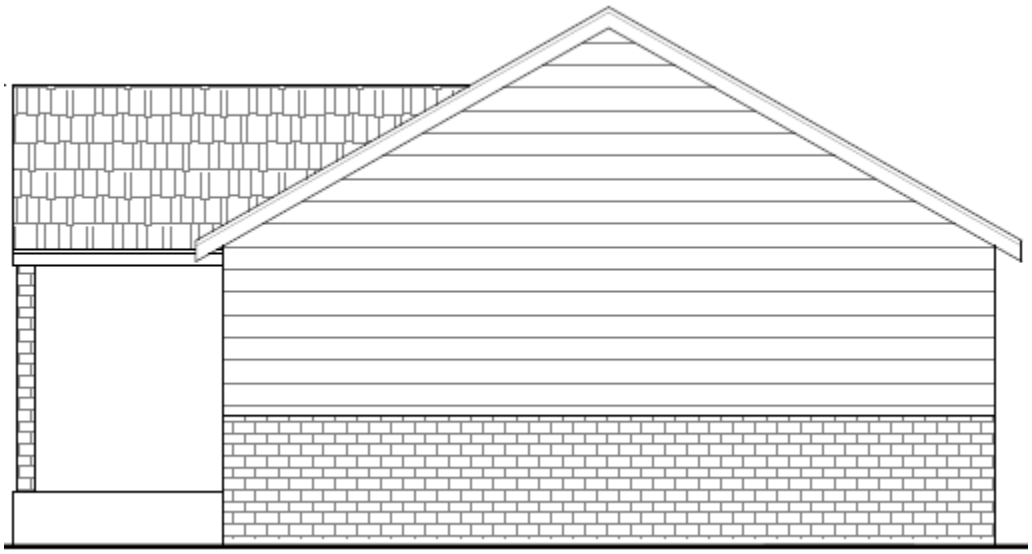


NORTH (REAR) ELEVATION

EXISTING



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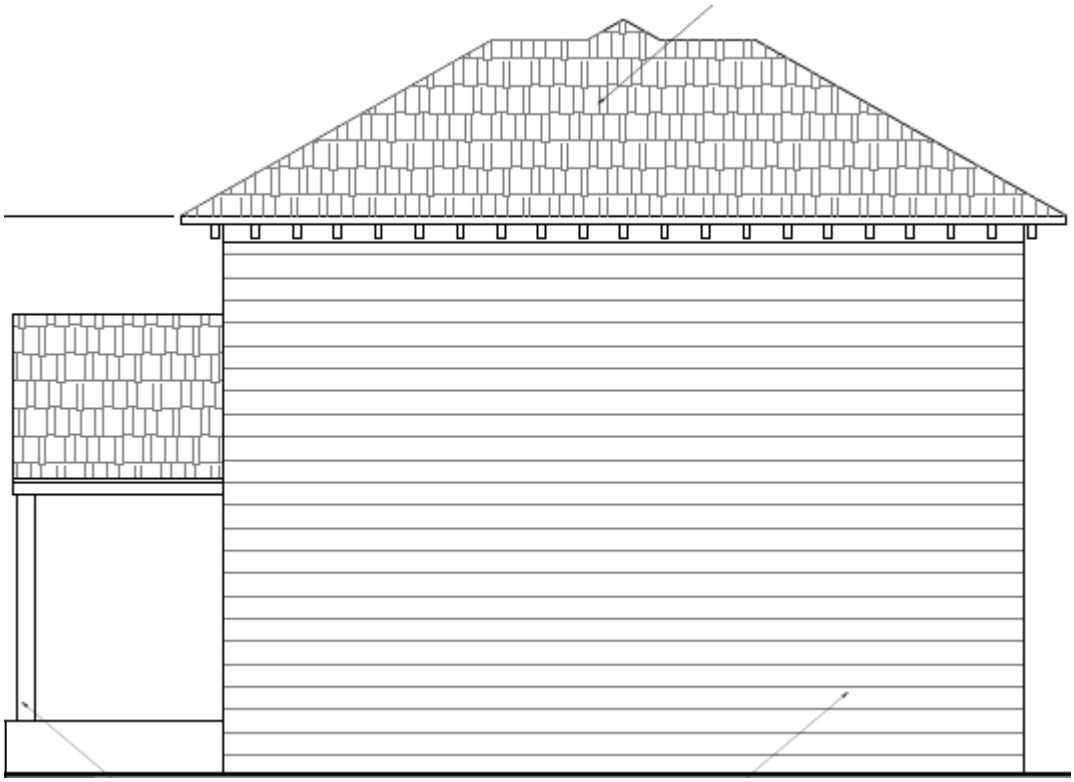

SITE PLAN

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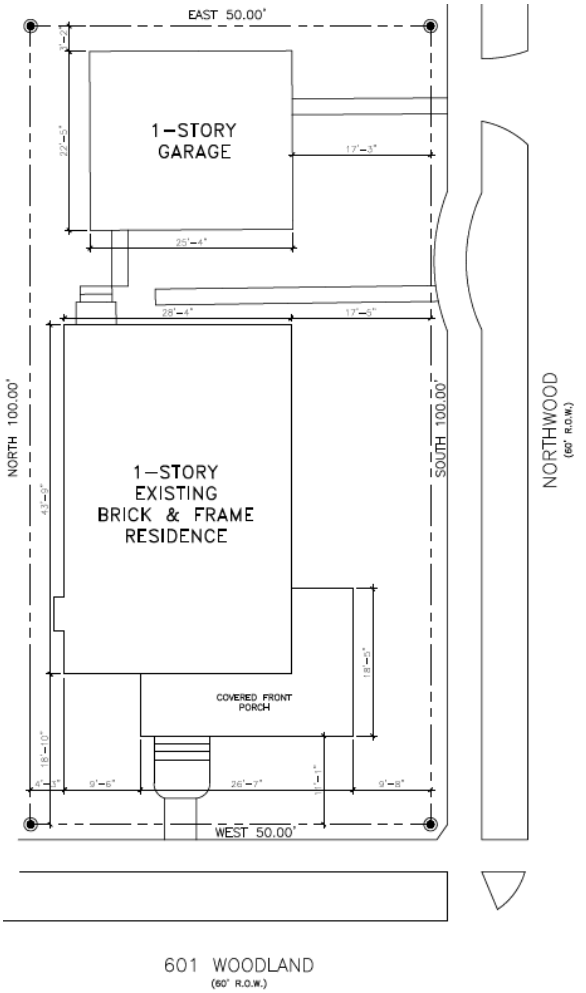
EXISTING



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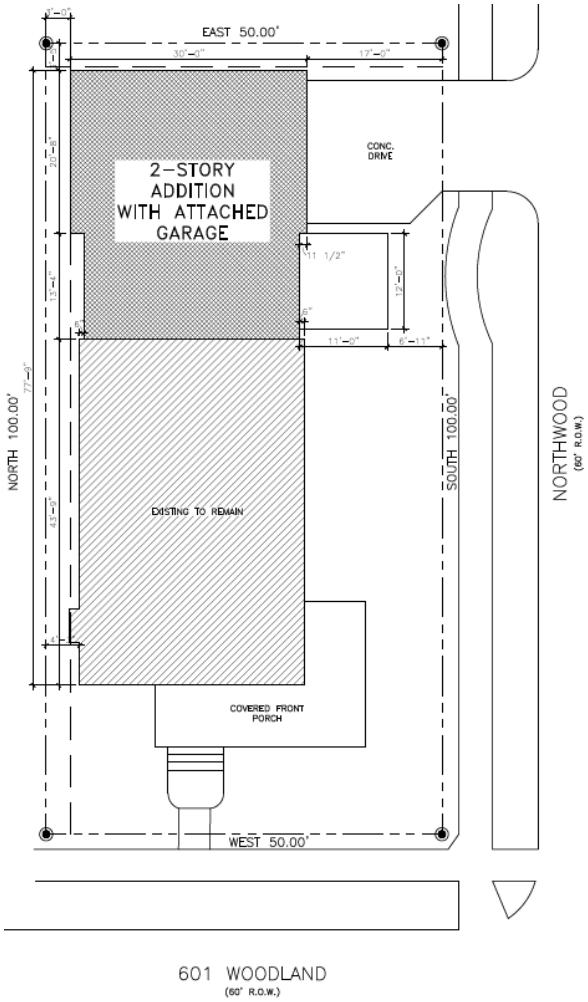
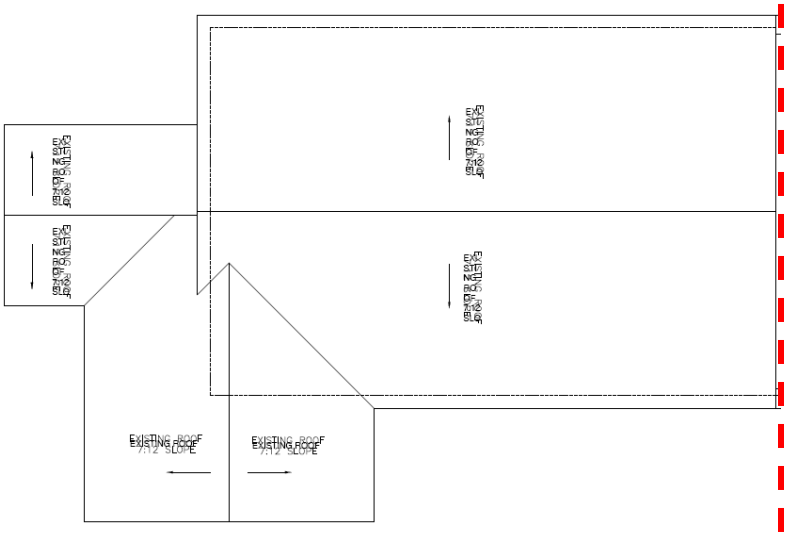


ROOF PLAN

EXISTING



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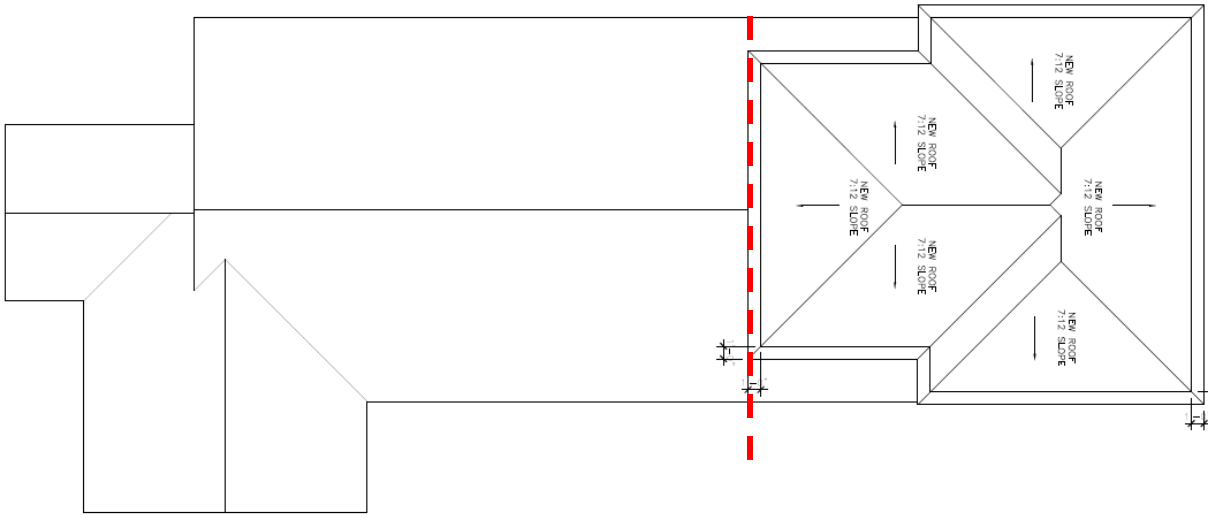

FIRST FLOOR PLAN

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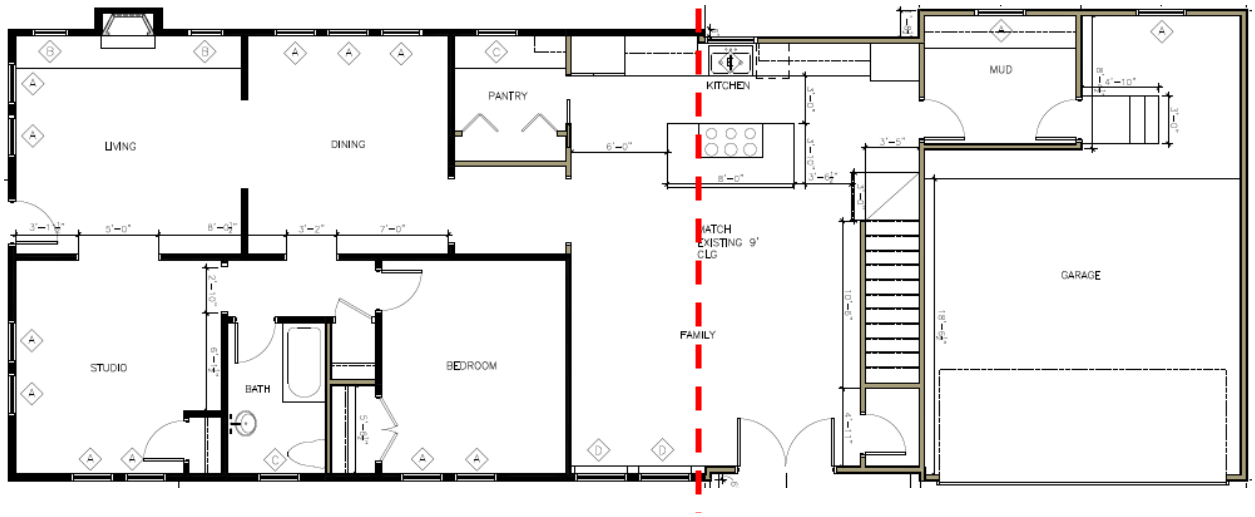
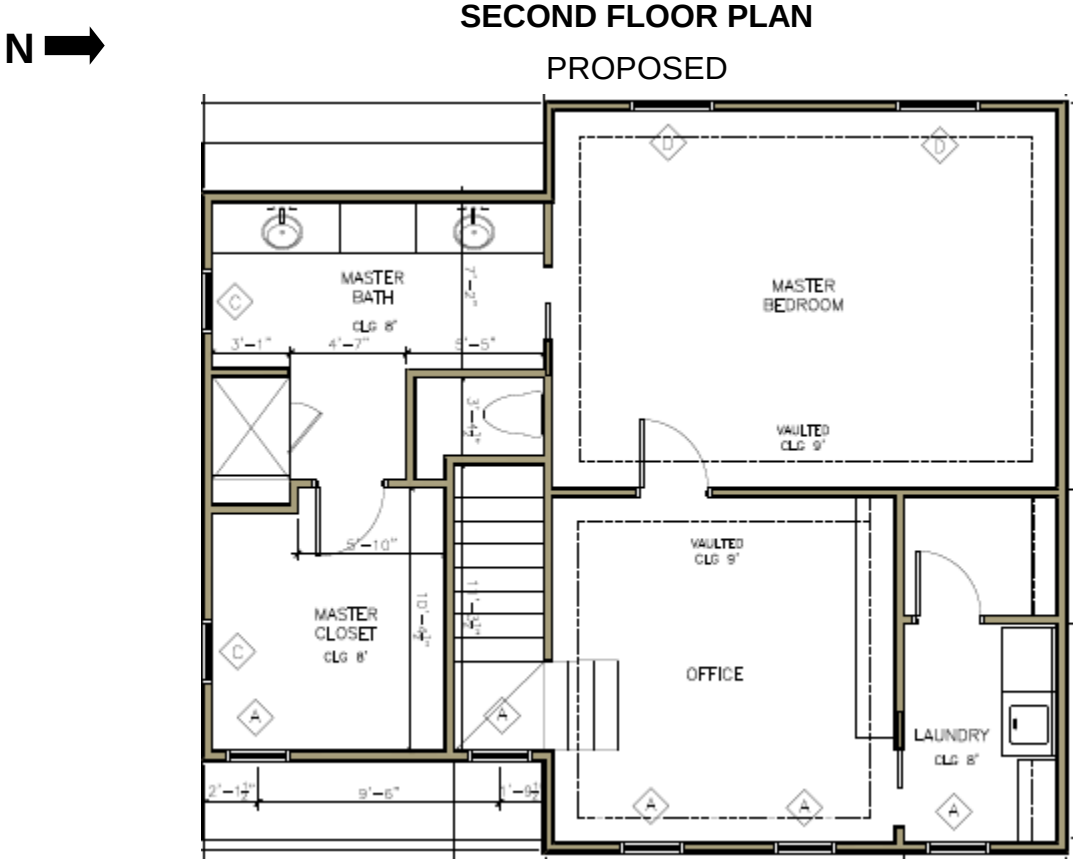
EXISTING

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

601 Woodland Window Schedule

All windows, existing and new to be wood 1 over 1 style.

Original House and Additional

A= 32" x 58"

B= 27"x27"

C= 32"x 48"

D= 40"x58"

E= 30" x 36"

F= 48" x 48" Plate Glass Window

Door Schedule

Front Door – original 3'0 x 6'8

East Side Patio Double Doors 5'0 x 6'8 (double 2'6") 1 lite doors

Garage Overhead Door Carriage style with windows

PROJECT DETAILS

Shape/Mass: The existing one-story residence has approximately 1,242 square feet of conditioned space with a max width of 36'-1" and a max depth of approximately 53' which includes the covered concrete porch. The porch has a max width of 26'-7" and a max depth of 18'-5". The residence has an 11'-8" eave height and a 19'-9" ridge height. The porch has a 10'-10" eave height and a 16'-11" ridge height.

The proposed two-story addition will begin at the rear wall of the original residence and will have an approximately 1,020 square foot footprint with a max width of 30' and a max depth of 34'. The addition will have a 20'-6" eave height (9" above the existing residence's ridge height) and a 27'-8" ridge height. A portion of the addition beginning at the original residence's rear wall will act as an inset hyphen to the attached garage with living quarters above. The hyphen is inset 6" from the northeast and northwest corners of the original residence and is 13'-4" deep. The addition will extend back out 1'-8 ½" on the west elevation. The addition will extend back out 6" on the east elevation to match the existing residence's linear plane. See drawings for more detail.

Setbacks: The existing residence is setback 11'-1" from the south (front) property line, 9'-8 from the east (Northwood side) property line, and 4'-3" from the west (side) property line. The south and east setbacks reflect the distance from the property line to the covered concrete porch. The existing garage (to be demolished) is set back 3'-2" from the north (rear) property line.

The proposed addition will be setback 17' from the east (Northwood side) property line, 3' from the west (side) property line, and 3'-5" from the north (rear) property line. The proposed addition will not affect the front setback. See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with 2' of clearance to the finished floor height.

The inset portion of the addition will have a pier and beam foundation with 2' of clearance to the finished floor height. The garage portion of the addition will have a concrete slab foundation. See drawings for more detail.

Windows/Doors: The existing residence has original 1-over-1 wood windows of various sizes dispersed throughout its elevations which will remain.

One non-original plate-glass window on the west elevation at the northwest corner will be removed. The original front door will remain. The addition will have 1-over-1 wood windows of various sizes dispersed throughout the east and west elevations. One set of single-lite double doors will be installed on the east elevation. The garage will have an overhead Carriage-style door with windows. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in faux-stone and asphalt shingles. The faux-stone and shingles will be removed and the historic 117 siding and 4" siding skirt beneath will remain. Portions of the siding and skirt that are damaged will be repaired or replaced with in-kind materials. Staff will verify the condition of the original material prior to any removal and replacement. The proposed addition will be clad in 4" cementitious siding to match the reveal of the existing residence's skirt.

The faux-stone cladding will also be removed from the existing porch columns which will remain. The structural state of the columns will be determined after the removal of the faux-stone. If the existing columns are damaged beyond repair, the applicant will work with staff to find appropriate replacements. See drawings for more detail.

Roof: The existing residence has a gable roof with a 7:12 pitch and is covered with composition shingles.

The proposed addition will have a hipped roof with a 7:12 pitch and will be covered with composition shingles to match the existing residence. The notched rafter tail design on the

original residence will be replicated on the addition. See drawings for more detail.

Front Elevation: (South) The existing residence has four 1-over-1 windows and one original door on the front elevation. A horizontal window accents the front facing gable. The covered concrete porch elongates the front elevation and creates a cross gable visible from the east elevation. The faux-stone and asphalt shingles will be removed from the residence to reveal the 117 siding and 4" siding skirt beneath. Portions of the siding and skirt that are damaged will be repaired or replaced with in-kind materials. The faux-stone cladding will also be removed from the existing porch columns which will remain. The structural state of the columns will be determined after the removal of the faux-stone. If the existing columns are damaged beyond repair, the applicant will work with staff to find appropriate replacements.

The proposed addition has a hipped roof that minimizes the visual impact of the addition from the street. The addition's construction at the rear wall of the existing residence also minimizes the visual impact of the addition from the street. The second level of the addition will have two, 1-over-1 wood windows on the front elevation. See drawings for more detail.

Side Elevation: (East) The existing residence has seven 1-over-1 windows that will remain. The faux-stone and asphalt shingles will be removed from the residence to reveal the 117 siding and 4" siding skirt beneath. Portions of the siding and skirt that are damaged will be repaired or replaced with in-kind materials. The porch's cross gable is a prominent feature of the east elevation. The faux-stone cladding will be removed from the existing porch columns which will remain. The structural state of the columns will be determined after the removal of the faux-stone. If the existing columns are damaged beyond repair, the applicant will work with staff to find appropriate replacements.

The addition will start at the rear wall on the east elevation and will be clad in 4" cementitious siding. The first level will have one set of single-lite double doors and a Carriage-style garage door. The second level will have five, 1-over-1 wood windows. See drawings for more detail.

Side Elevation: (West) The existing residence has six 1-over-1 windows that will remain. One non-original plate-glass window at the northwest corner will be removed. The faux-stone and asphalt shingles will be removed from the residence to reveal the 117 siding and 4" siding skirt beneath. Portions of the siding and skirt that are damaged will be repaired or replaced with in-kind materials. The existing brick chimney will remain.

The addition will start at the rear wall on the west elevation and will be clad in 4" cementitious siding. The first level will have four, 1-over-1 wood windows. The second level will have two, 1-over-1 wood windows. See drawings for more detail.

Rear Elevation: (North) The rear elevation of the addition has no fenestration and is clad in 4" cementitious siding. See drawings for more detail.