

CERTIFICATE OF APPROPRIATENESS

Applicant: Panagiota Papadopulos agent; Jake Boehm owner

Property: Lot 12 & Tr 13A Blk 40, Woodland Heights. Includes a 3,628 SF, 2-story wood framed single-family residence and detached garage situated on a 6,200 square foot (62' x 100') interior lot.

Significance: Contributing Bungalow style residence with two front doors, constructed circa 1912, located in the Woodland Heights Historic District.

The 2-story rear addition and single car detached garage was approved on consent at a meeting of the HAHC in February 2018.

Proposal: Alteration – 2nd-Story addition to the non-contributing garage that was approved in 2018. Project completed with a COA or permit. Project would be revised if this COA application approved.

The proposal has been revised since the project was denied at the HAHC and reviewed by HPAB. The HPAB asked the applicant to re-apply after getting word from permitting that the project would be approved. The applicant has received a confirmation permitting that the proposed project would be approved subject to a COA/COR approval.

- Proposed Addition is 228 SF, built above the existing single-story garage.
- Gable roof with composition shingles
- Ridge Height of 21' 7" (the 2-story portion of the house is 23')
- Pair of single hung windows facing north, not visible.
- Cement lap siding
- No Exterior door to be added at 2nd level.
- Side setback of existing garage is 3'3".

Public Comment: ***

Civic Association: ***

Recommendation: Denial of COA and issuance of a COR for work completed with the conditions that the ridge height be lowered by 1' and the front facing portion of the roof be reframed with a hip.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a 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

[X] [] [] (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

[X] [] [] (a) 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.

[X] [] [] (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

[] [] [X] (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

[X] [] [] (a) 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 from the property line of similar elements of existing contributing structures in the context area; and

The proposed project does not change distances from the property lines to the front and side walls.

[X] [] [] (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

The non-contributing garage with the 2nd floor addition is diminutive and set back more than 50% from the front of the primary historic structure. The garage with proposed addition has no adverse impact on the historic district.

Additionally, the legal context area does not have any 2-story, contributing, primary residences. There is one 2-story non-contributing primary residence at 814 Woodland. There are 3, 2-story garage apartments or auxiliary buildings that are not legally contributing. The noncontributing 1-story, single width, 228 SF garage with the proposed addition (with the conditions recommended) would still have a 228 SF footprint and a ridge height of 20'7", which is 2' below the original historic home's ridge height. The 3 2-story garages in the context area have footprints that are at least 2X the footprint of the proposed structure with the proposed addition.

Why this alteration is acceptable in a local historic district:

This is a locally designated historic district with approval criteria written based on the Standards for nationally designated properties. The Standards for the Treatment of Historic Properties may be looked to for insight. Some NPS points are noted below, and key phrases are underlined.

The Secretary of the Interior's Standards for the Treatment of Historic Properties were inspired by the International Restoration Charter, adopted at the Second International Congress of Architects and Specialists of Historic Buildings held in Venice, Italy in 1964. This resolution, also known as the Venice Charter, provided basic principles for the conservation of historic resources around the world. The development of the Venice Charter was an effort to treat historic resources not as unchangeable works of art but as important parts of our entire built environment. The National Park Service (NPS), on behalf of the Secretary of the Interior, developed Standards for the Treatment of Historic Properties in an effort to establish concepts and guide decisions regarding maintaining, repairing, and altering historic properties in the U.S.

Standards for Rehabilitation

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Alterations

Some exterior and interior alterations to a historic building (in our case here we are talking about a district) are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building's period of significance.

https://www.nps.gov/crps/tps/incentives/avoiding_14.htm

Adjacent New Construction on a Site

New construction proposed as part of a rehabilitation project on a site should be compatible with the size, scale, and character of the historic property in order to meet the Standards for Rehabilitation. Most important, the new construction should not significantly alter the historic relationship of the existing

building or buildings to their immediate surroundings, destroy historic features, or obscure primary views of the historic property.

From *The Guide the Federal Historic Tax Incentive Tax Incentive Program*:

Important to consider prior to construction:

The historic setting of the property. The location of the proposed new construction. The size, scale, and design of the new construction in relationship to the historic building or buildings on the site.

When considering the setting of the historic property, it is necessary to evaluate how important the surroundings are in conveying the character of the property. Is the historic property within an urban, rural, or designed landscape setting? Large-scale construction in close proximity to a historic building may be appropriate in a dense urban context but may not be appropriate in a rural or designed setting. Important views of the property are also crucial in determining the impact of new construction.

In summary, in this case the alterations to the non-historic, single width, non-contributing garage, do not have an adverse effect on the contributing resources; those being the original house and the district. Even the federal standards for nationally registered historic properties would allow for new construction that does not “obscure primary views of the historic property” and “does not radically change, obscure or destroy the character-defining spaces”, or “spatial relationships that characterize” the district.

PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT



INVENTORY PHOTO



Figure 1 - 2018 After Synthetic Siding Removed



Figure 2 - Current Image



Figure 3 - Current Image



Figure 4 - Before 2nd Story Added



Figure 5 - Property to the Left of Site

Context Area Images



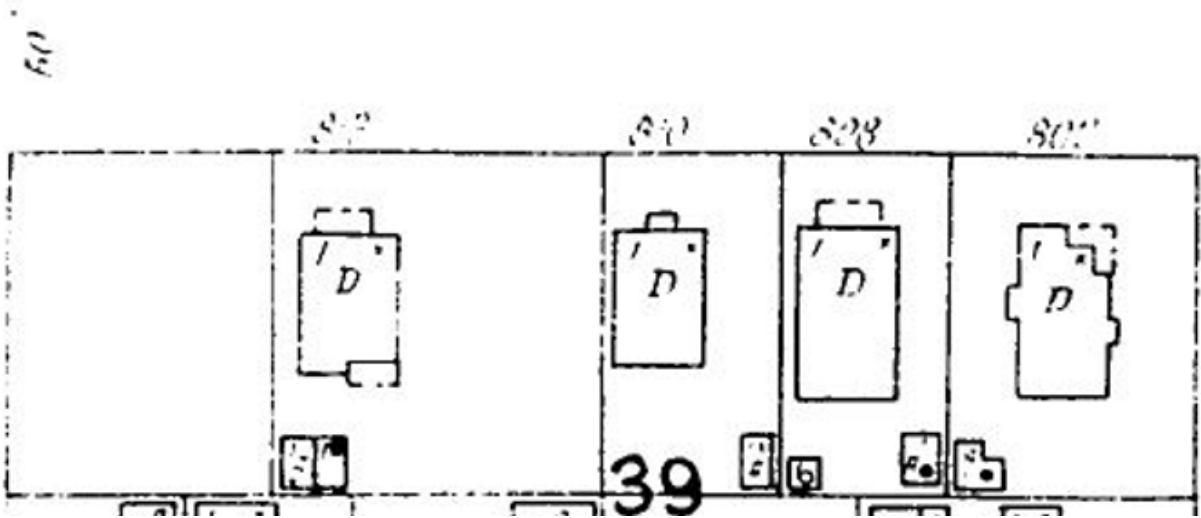
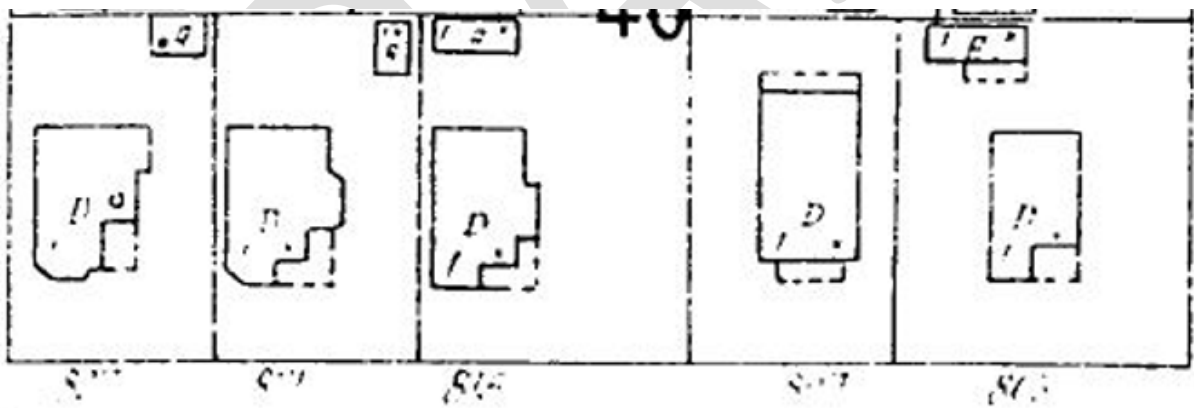
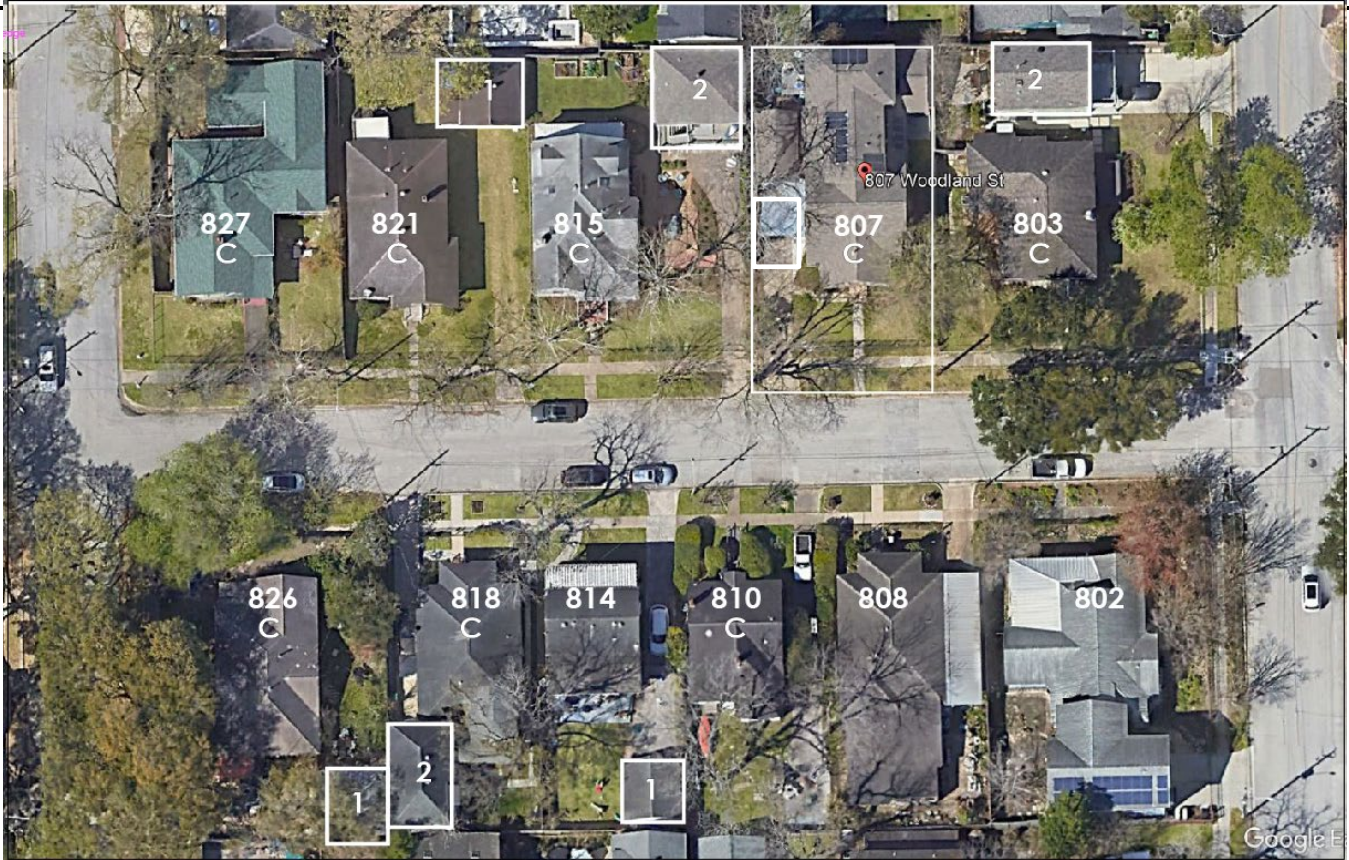
Figure 6 and 7 - Context Area Garages



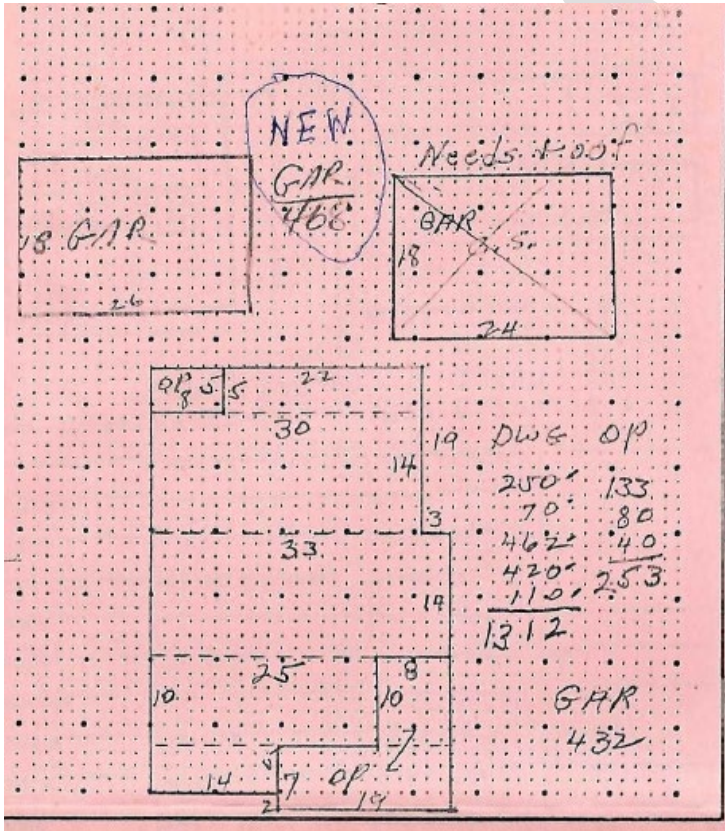


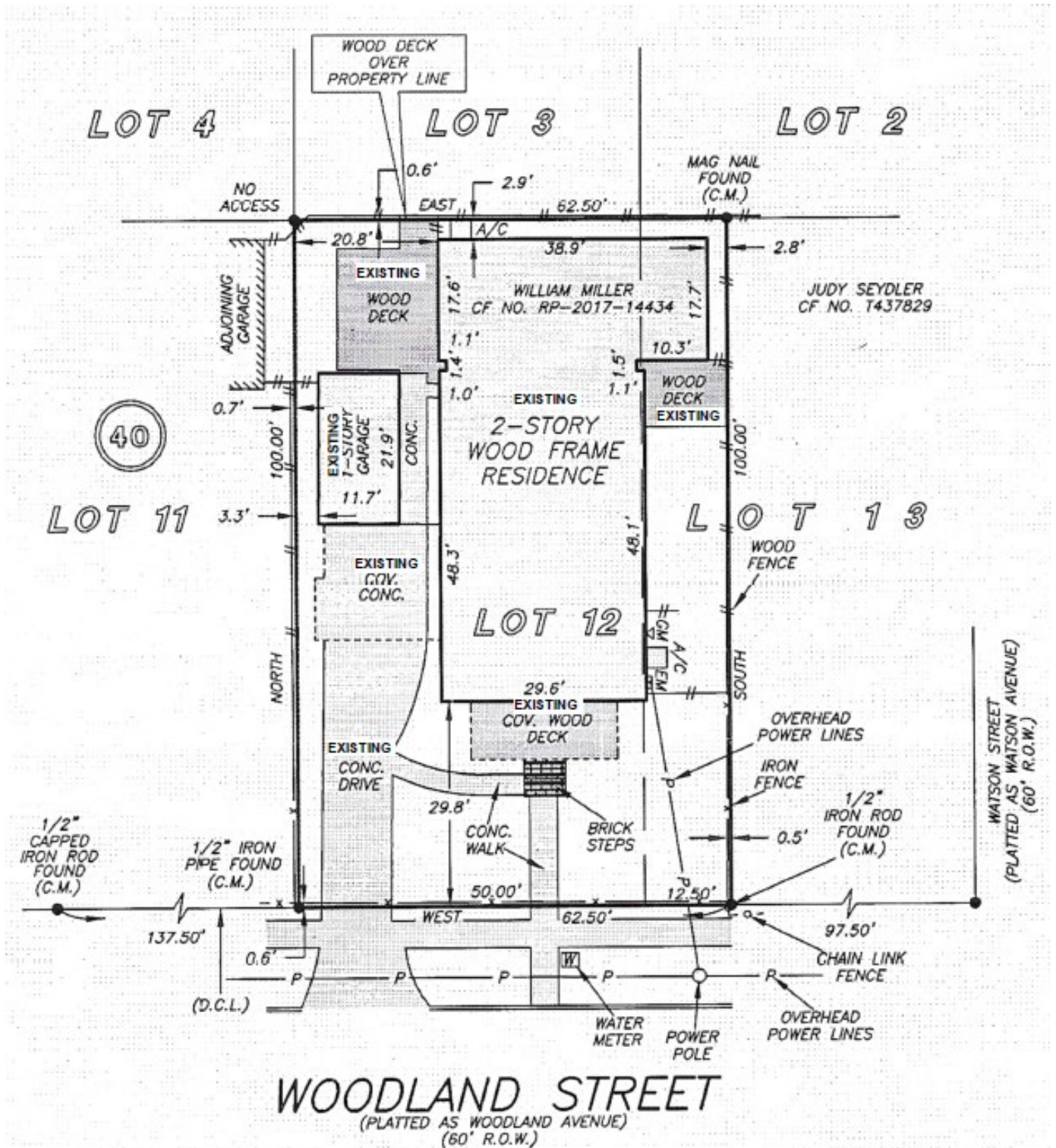


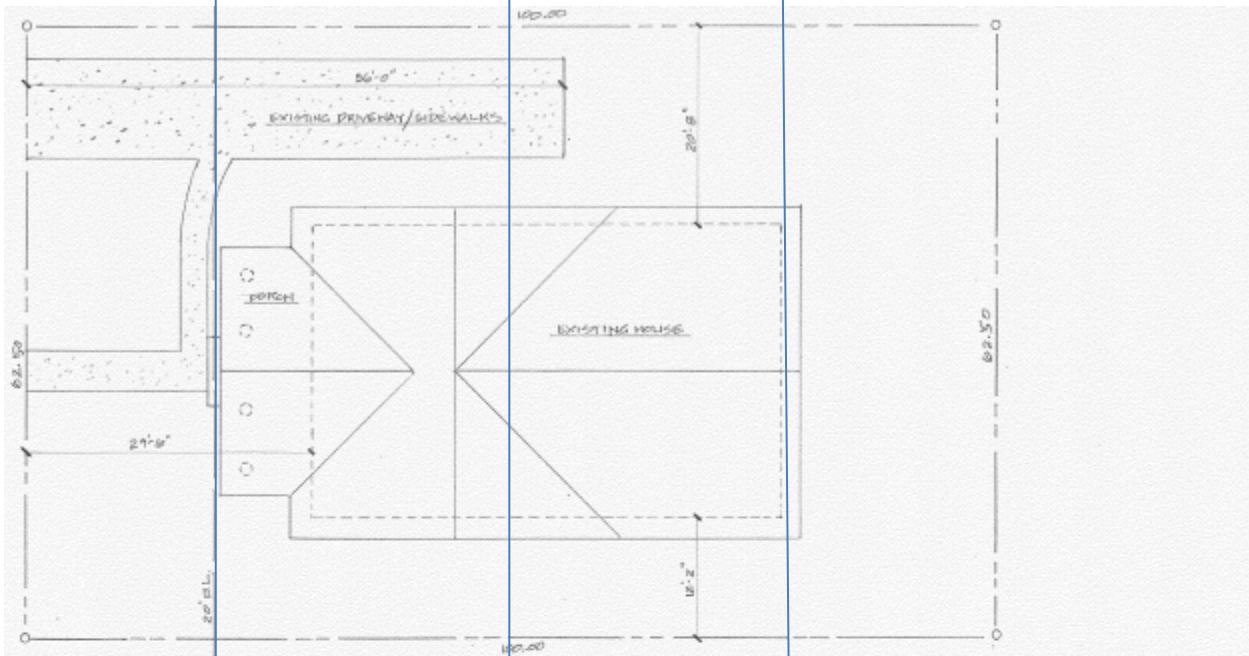




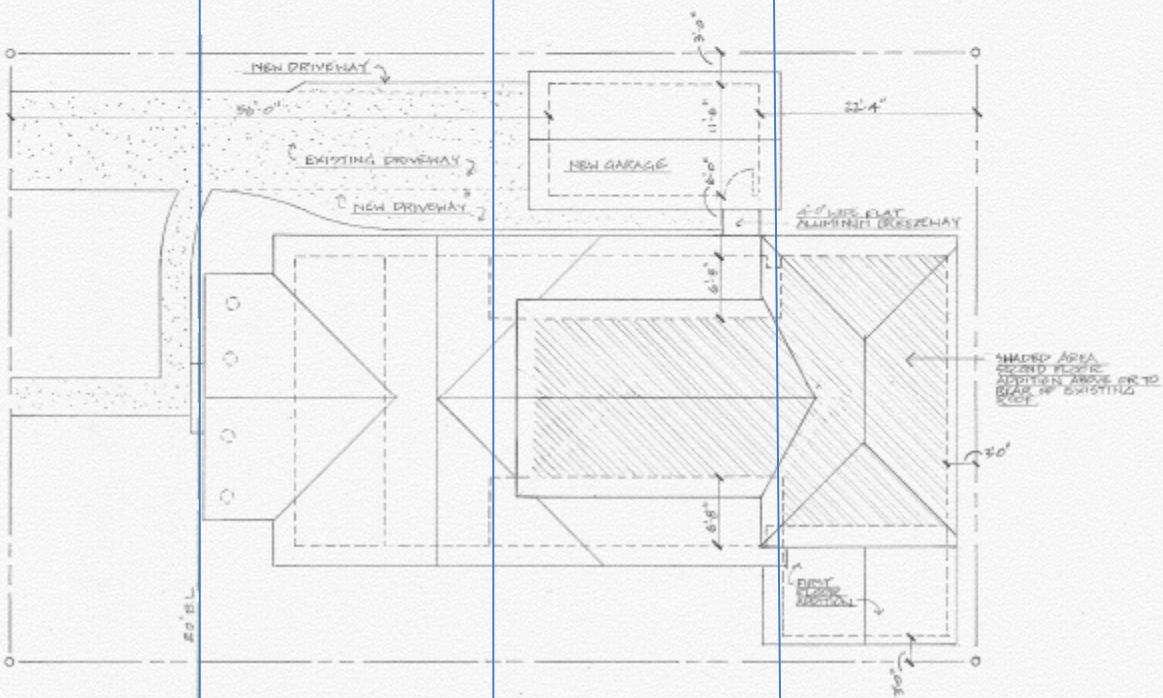






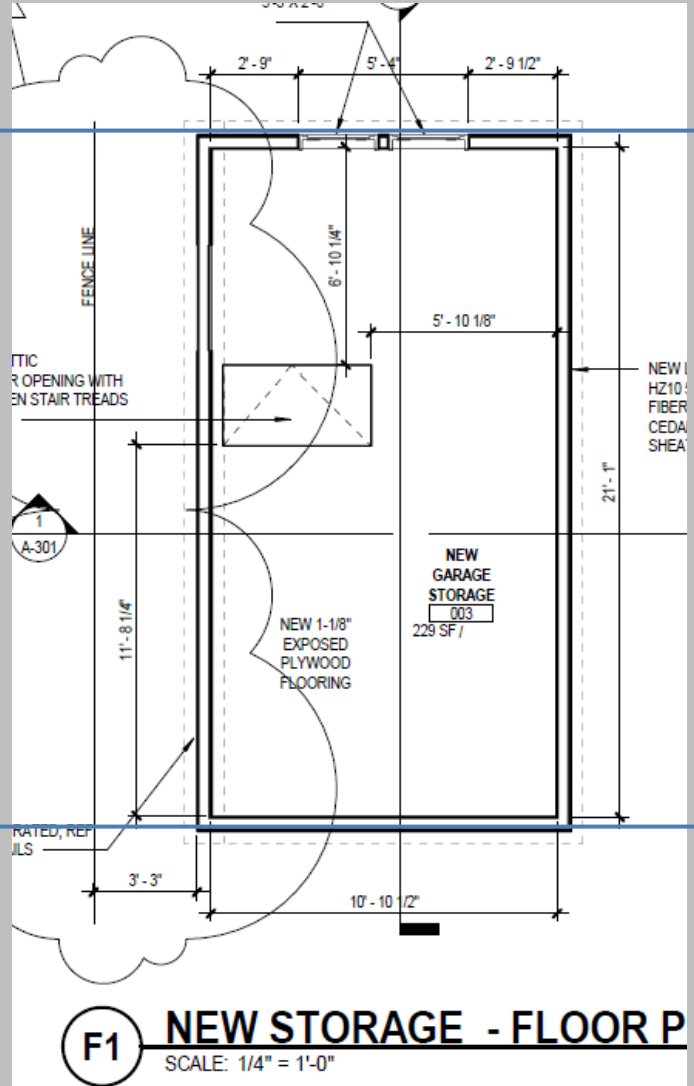
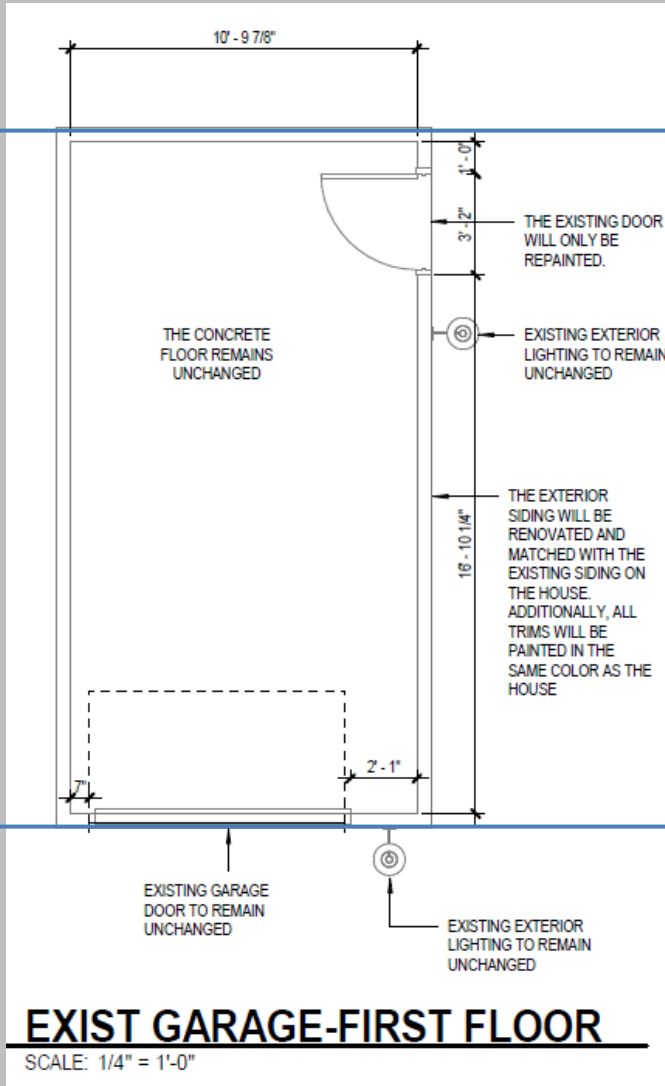


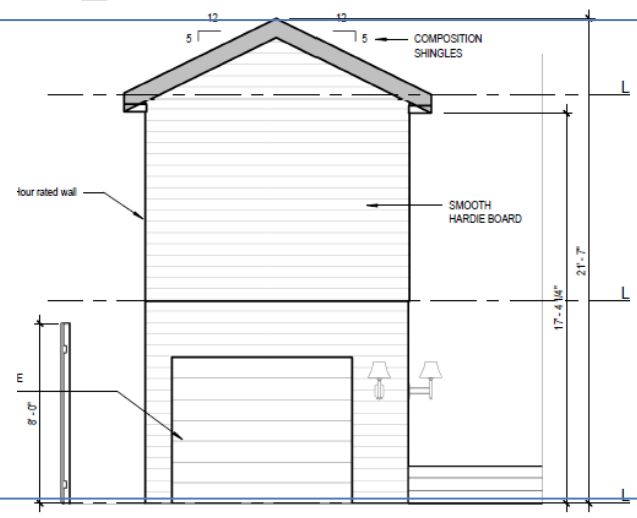
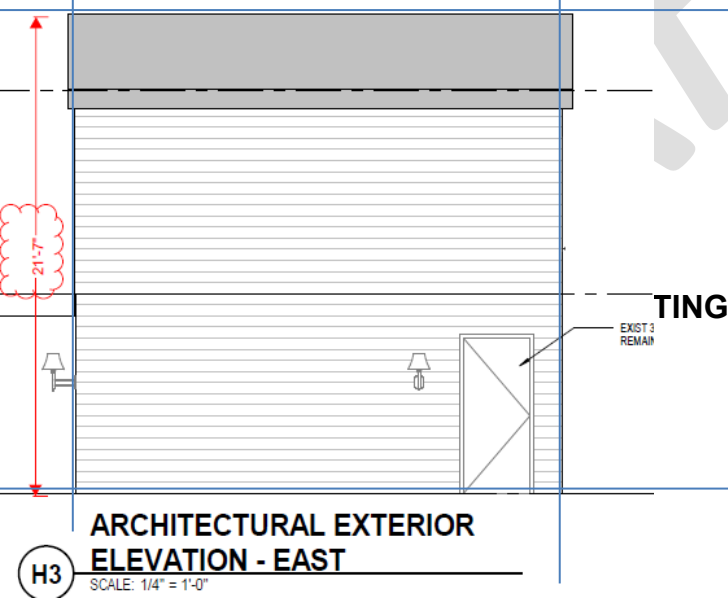
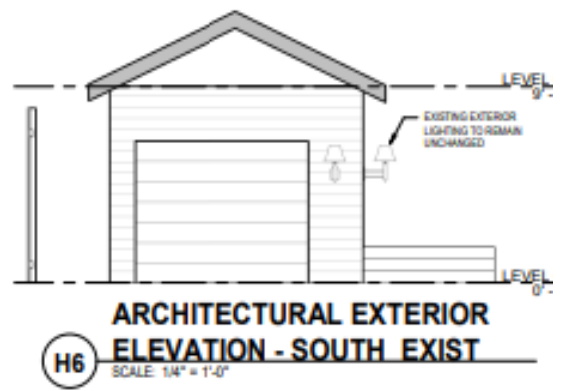
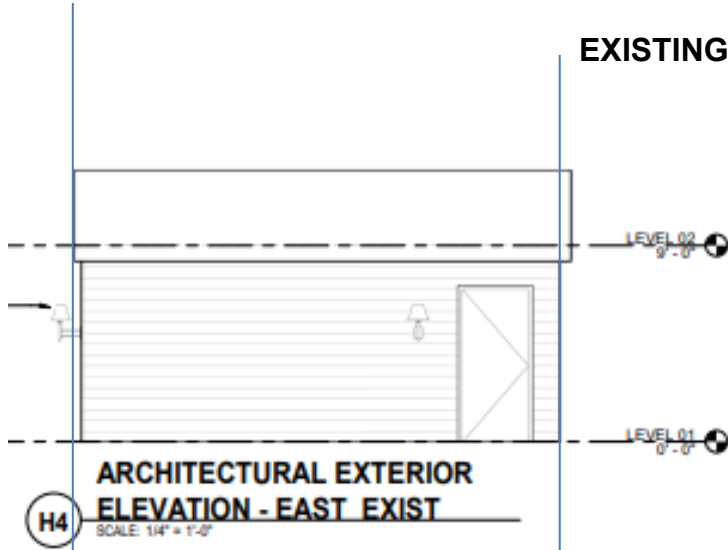
EXISTING SITE/ROOF PLAN 3/32"

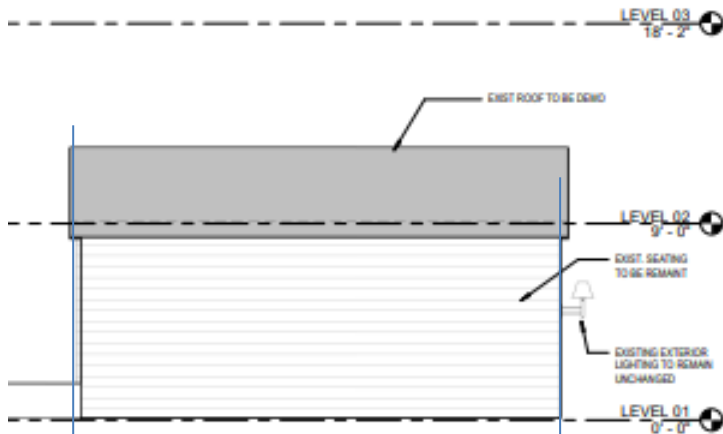


PROPOSED SITE/ROOF PLAN 3/32"

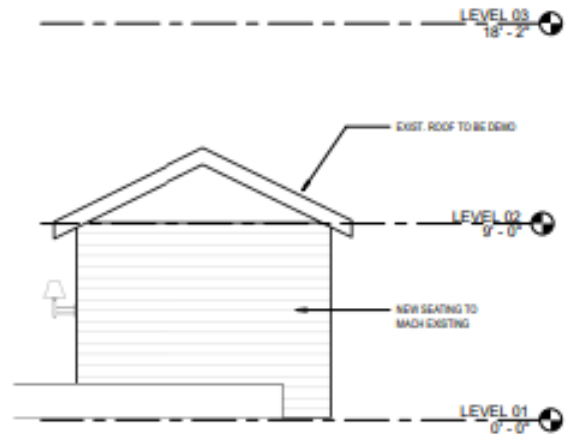
Existing First Floor Plan with Proposed 2nd Floor Plan Side by Side



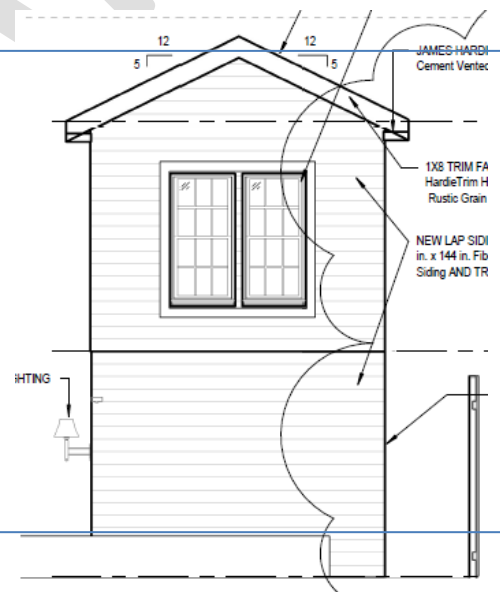
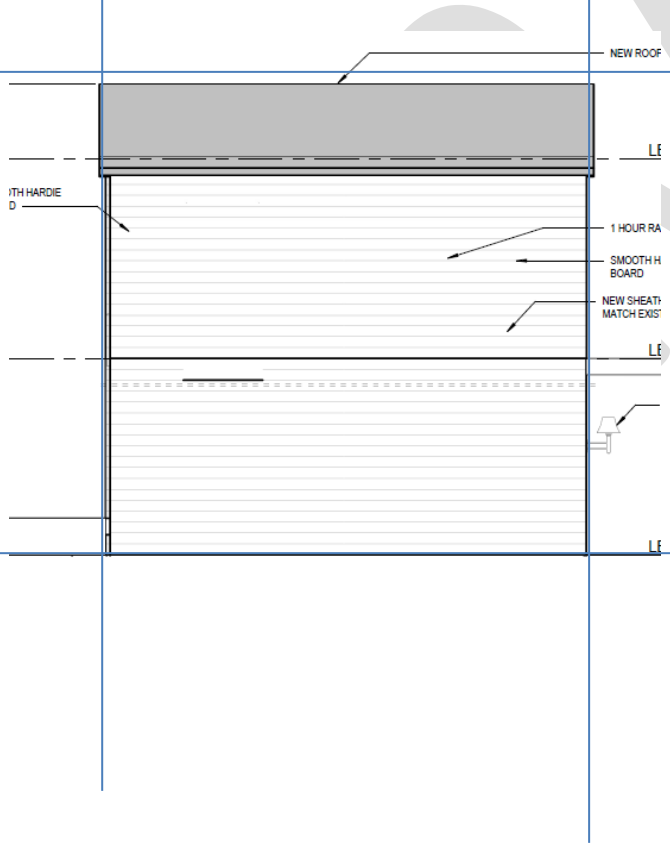




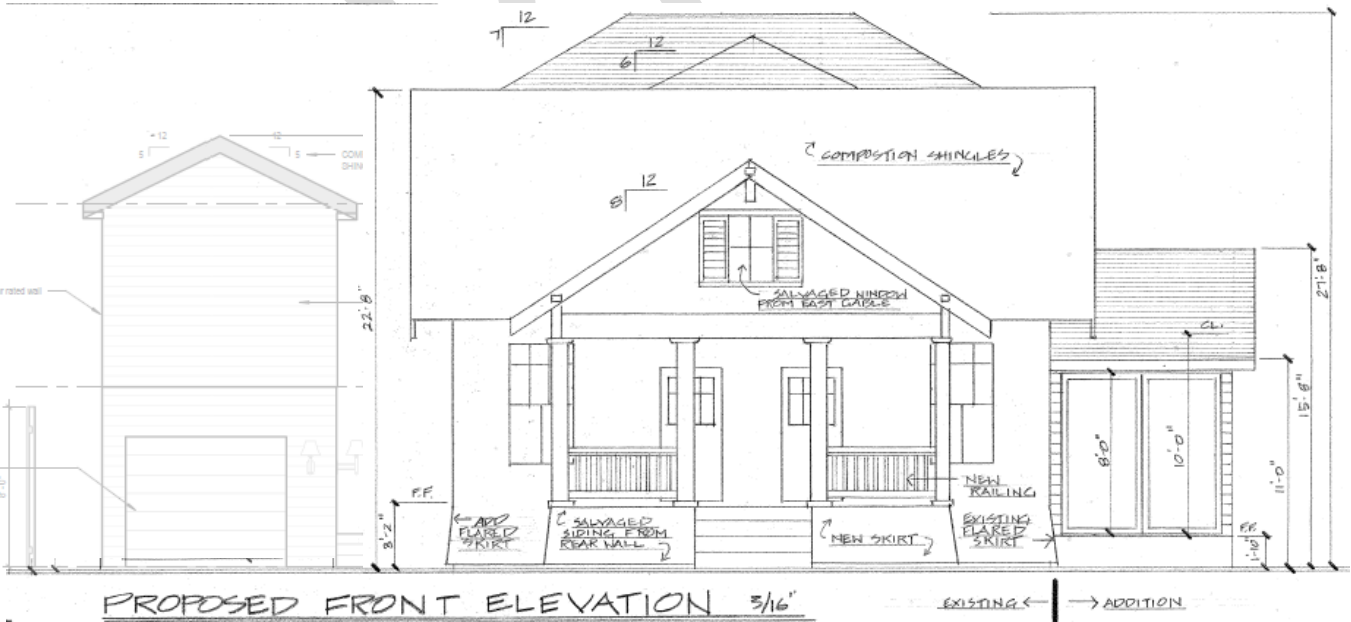
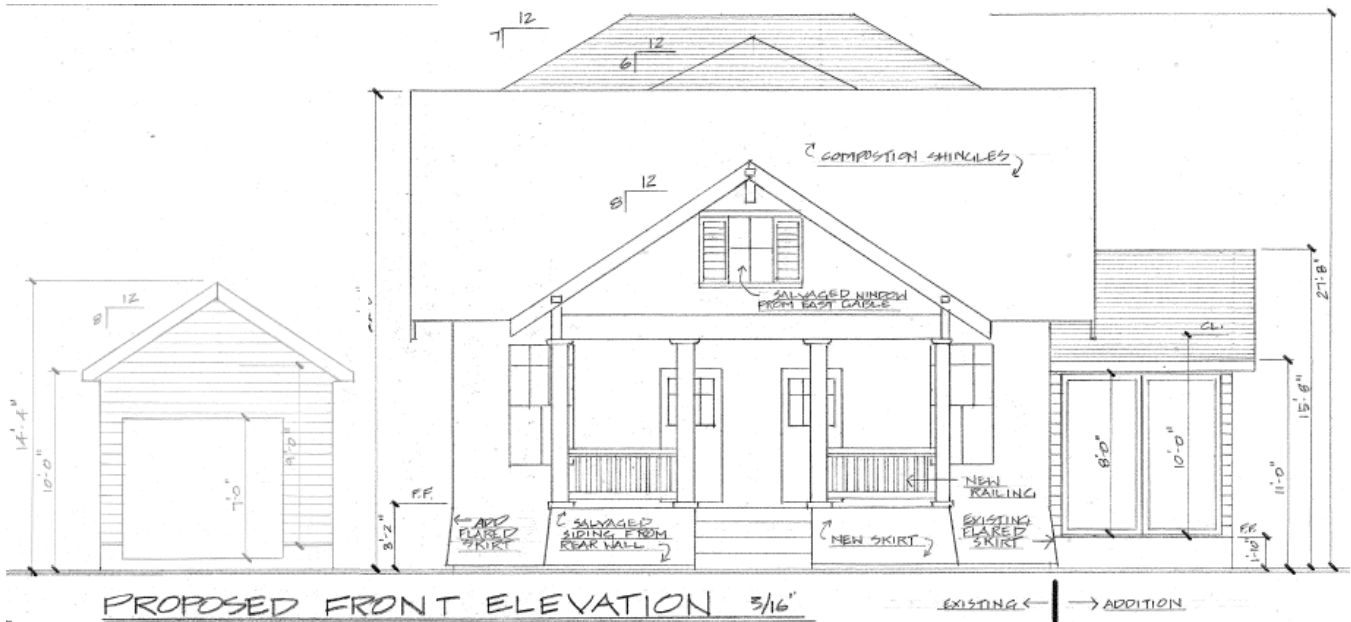
F4 ARCHITECTURAL EXTERIOR ELEVATION - WEST EXIST
 SCALE: 1/4" = 1'-0"



F6 ARCHITECTURAL EXTERIOR ELEVATION - NORTH EXIST
 SCALE: 1/4" = 1'-0"



Existing Front Elevation



PROPOSED RIDGE HT.
21'-7"

PROPOSED RIDGE HT.
21'-7"