

CERTIFICATE OF APPROPRIATENESS

Application Date: April 17, 2019

Applicant: Ramiro Alvarado, agent / Victoria Scott, owner

Property: 1807 Crockett Street, Lots 9, Block 305 Shearn. The property is a vacant 5,000 square foot (50' x 100') interior lot.

Significance: The property is a vacant lot located in the High First Ward Historic District.

Proposal: New Construction – Residence

New two-story 3,313 sq. ft. single-family residence. The new residence will have the following specifications:

- 29'-9" maximum ridge height, 17'-5" and 22'-4" secondary ridge with side-facing shed roofs
- Roof pitches of 3:12
- Constructed with a standing seam metal roof
- The first floor has an 11'-0" top plate, with a 10'-0" second floor top plate
- Front porch featuring a shed roof.
- Modern front door featuring half-length single-lite with wood paneling surrounding the glass.
- Featuring variety of casement and fixed glass windows on all elevations.
- Concrete slab on grade foundation with a finished floor height of 6"
- Front facing garage
- To be clad with board and batten

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

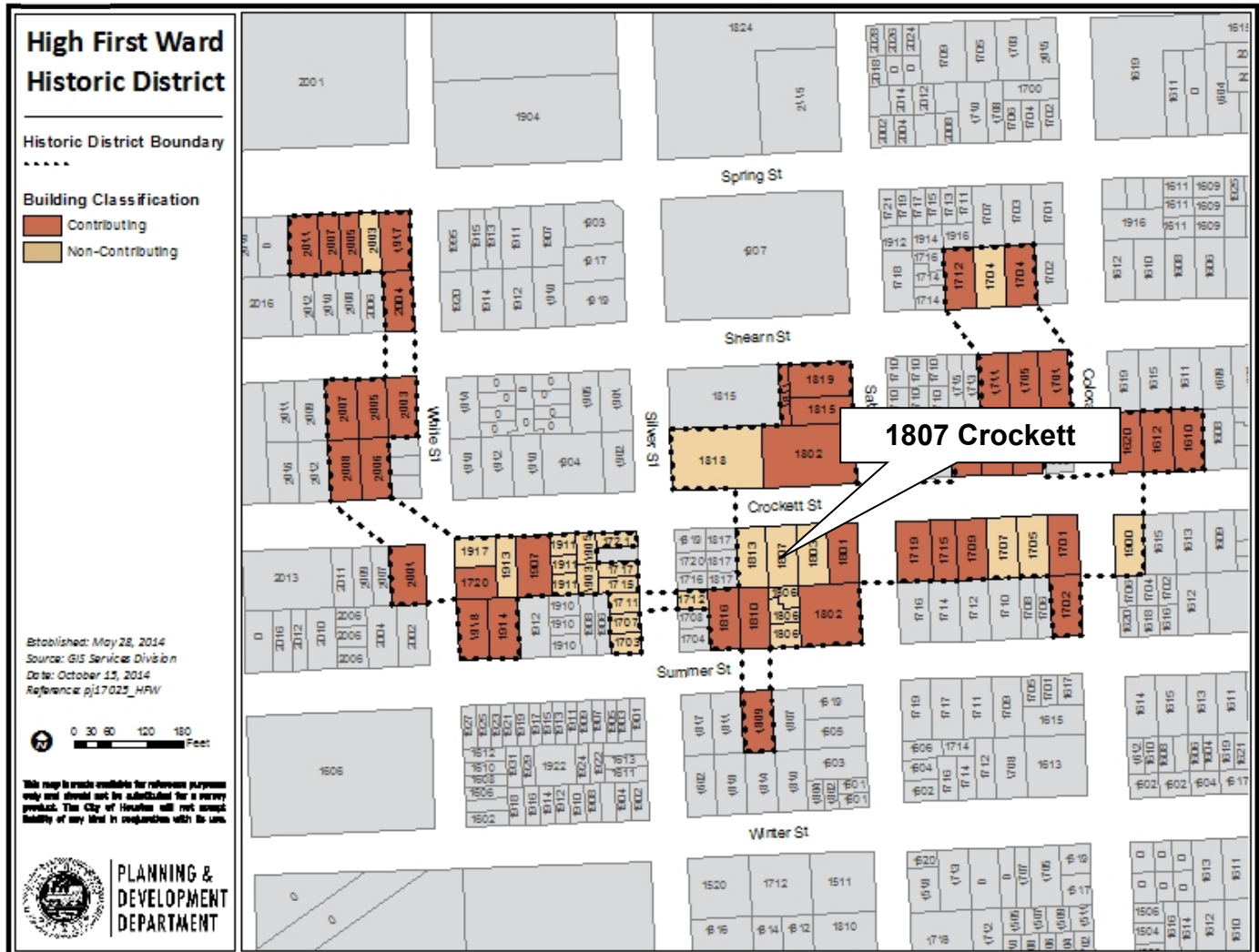
S D NA

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

- ☐ ☒ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
The garage is much closer to the property line than the contributing structures in the context area. It does however match the non-contributing homes built before the district was created.
- ☐ ☒ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
The exterior features of this new construction are not compatible with the exterior features of the contributing structures in the context area. The proposed new construction is a modern design with a front facing garage, shed roof concept, with fixed windows around the entire structure.
- ☐ ☒ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
The proposed scale and proportions of the new construction are nothing like the contributing structures in the context area. The roofline is not compatible with any contributing structure in the district, along with the roof shape and pitch.
- ☐ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
HIGH FIRST WARD HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CONTEXT AREA PHOTOS

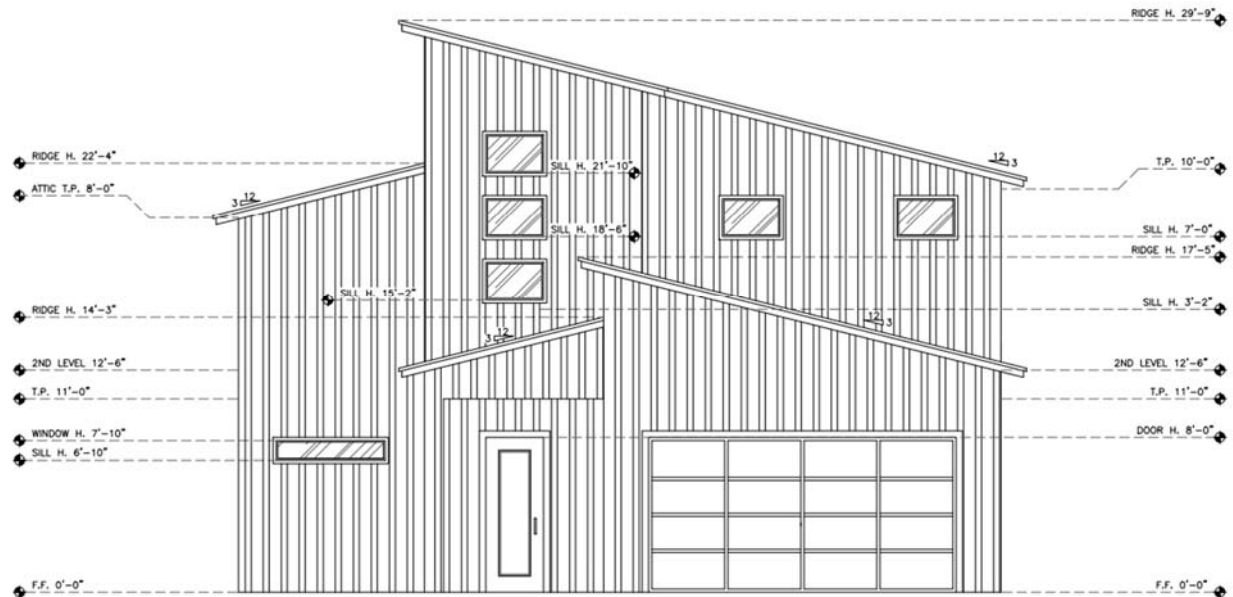






NORTH ELEVATION – FRONT FACING CROCKETT

PROPOSED



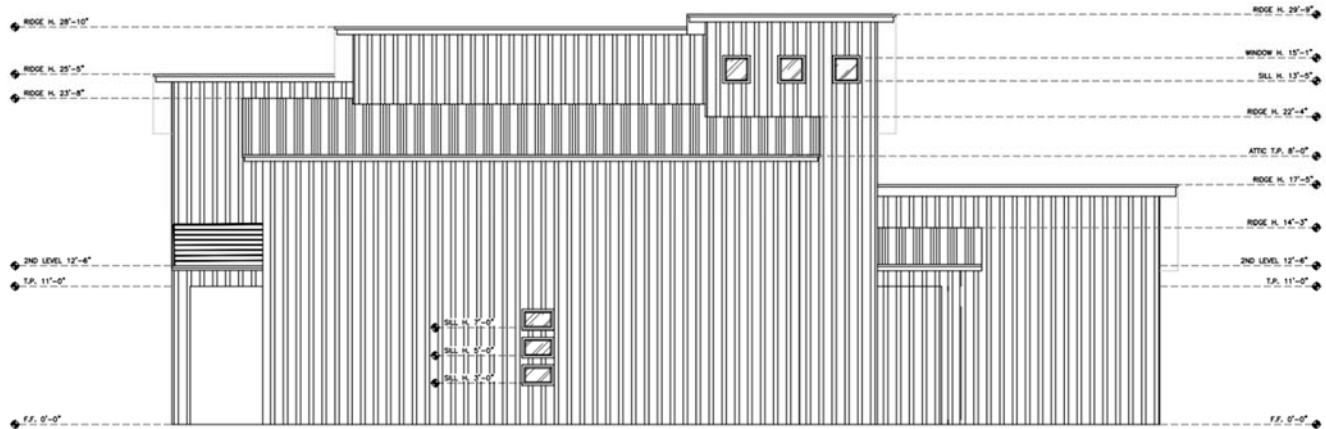
SOUTH (REAR) ELEVATION

PROPOSED



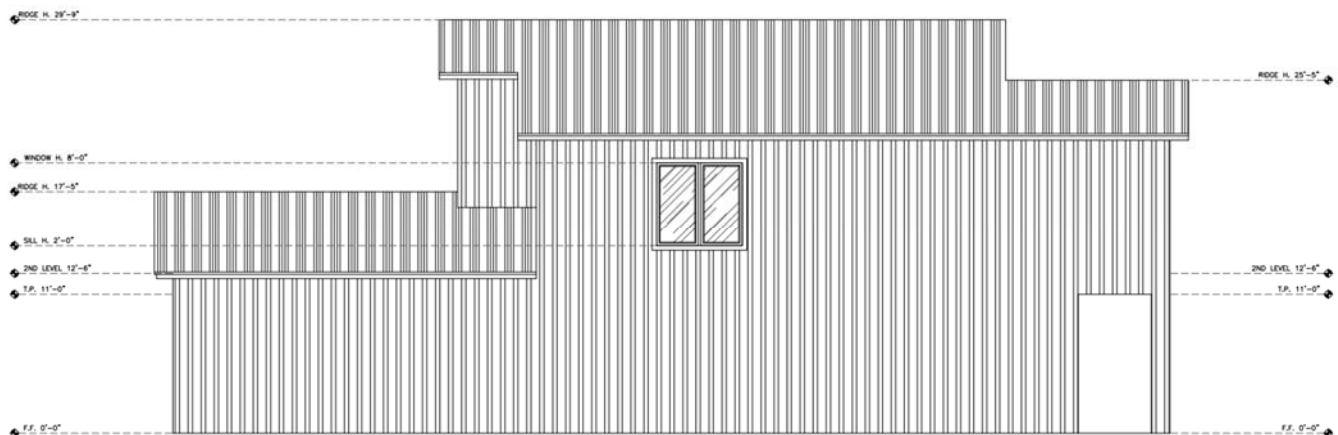
WEST SIDE ELEVATION

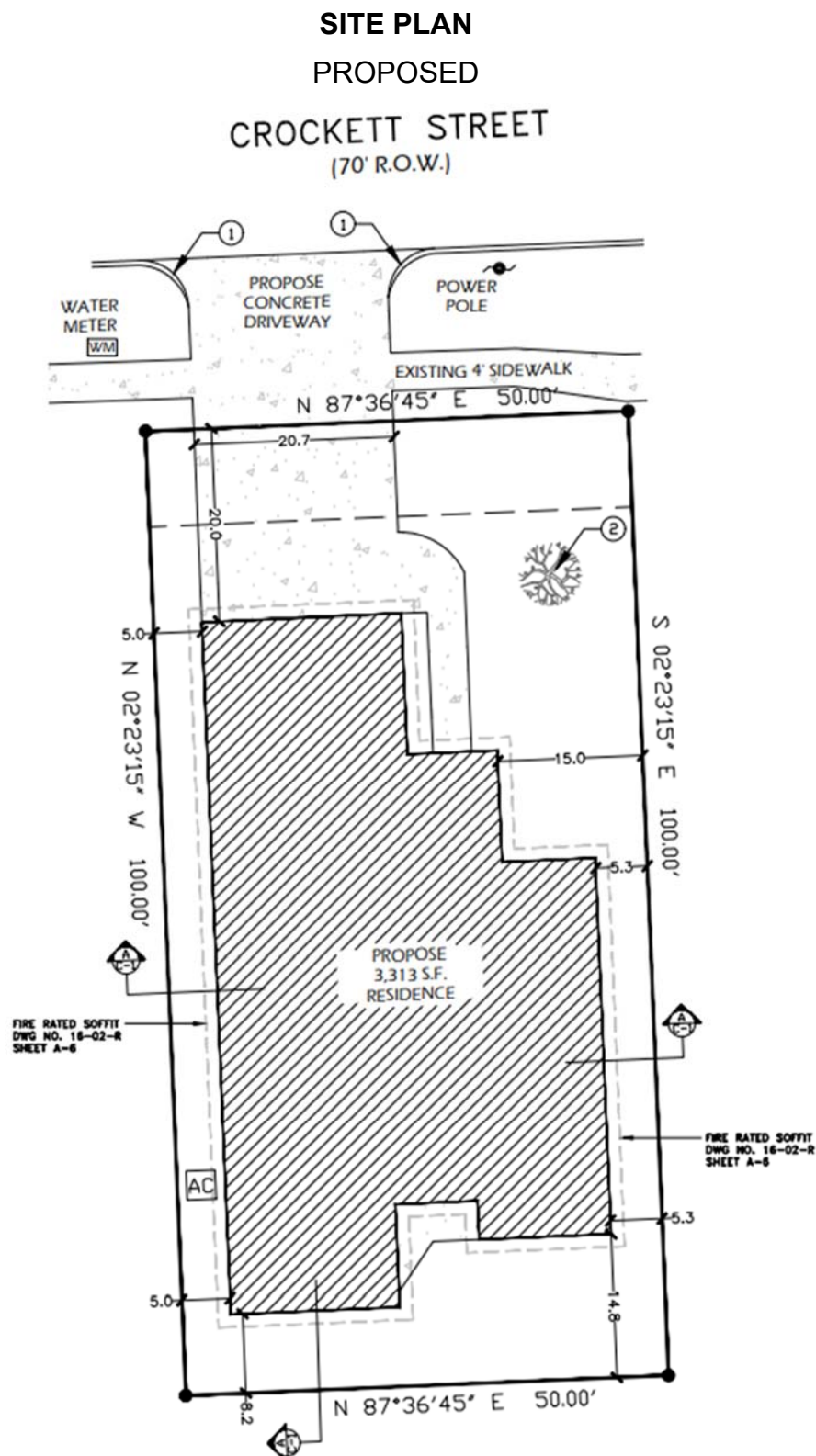
PROPOSED



EAST SIDE ELEVATION

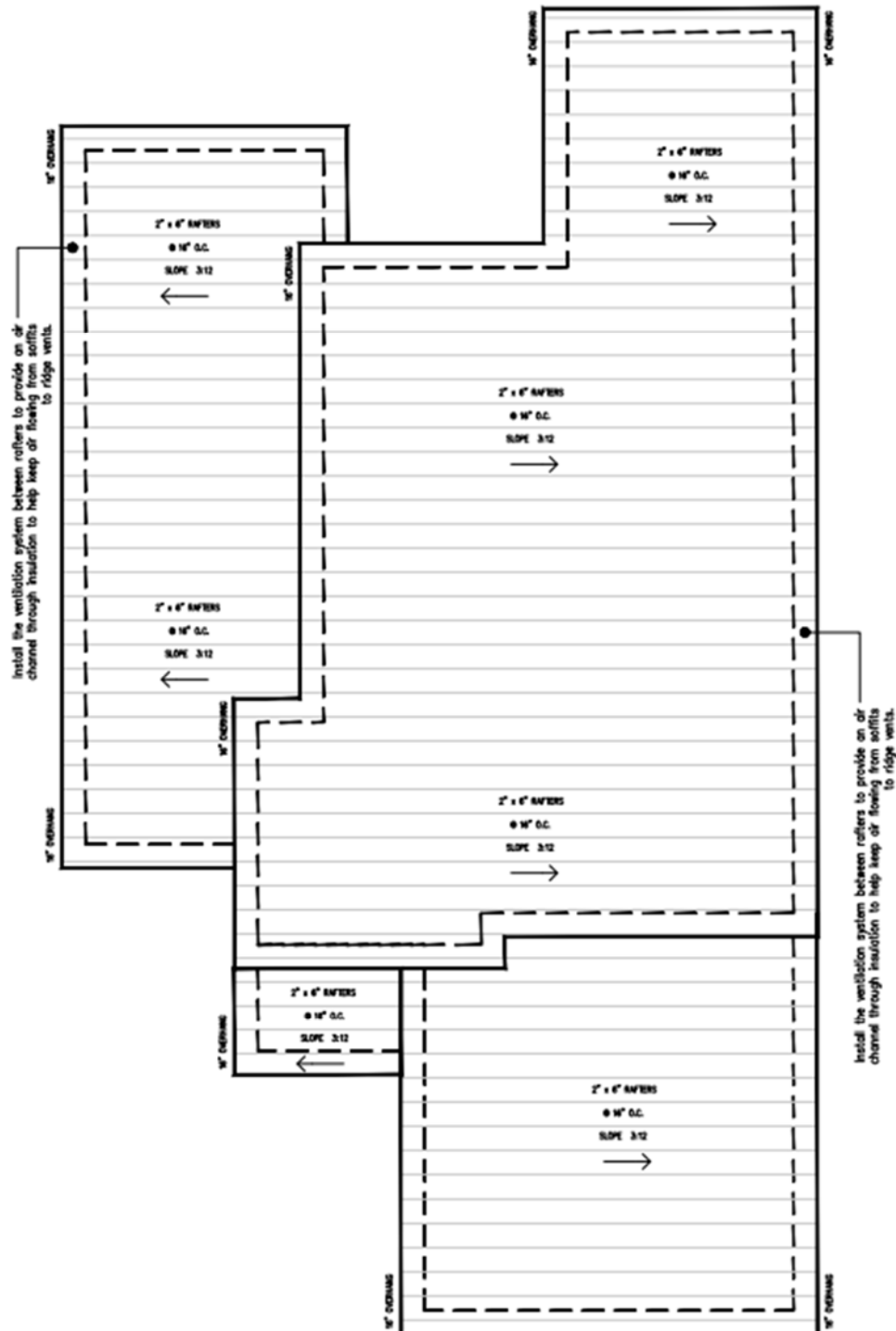
PROPOSED







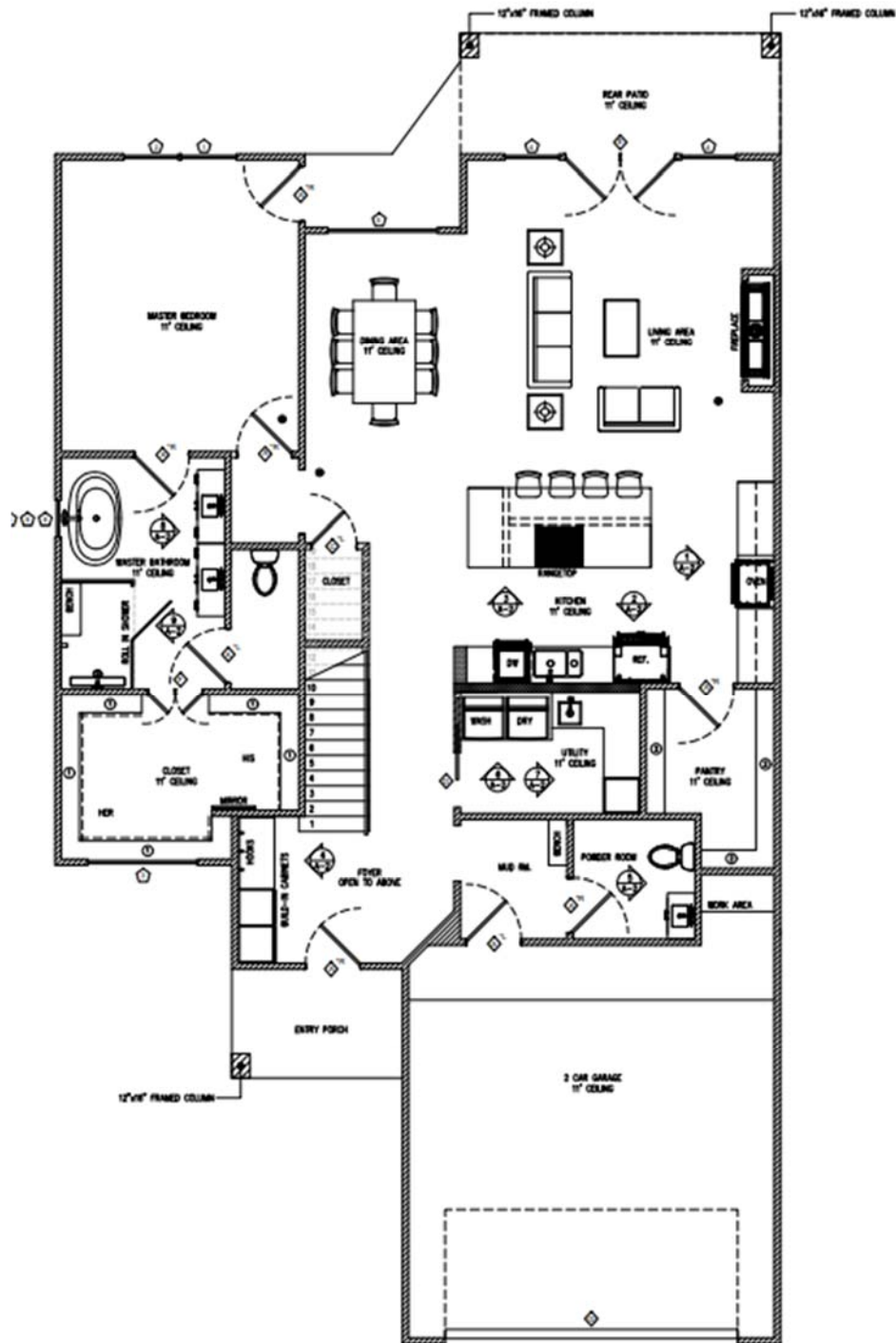
ROOF PLAN
PROPOSED





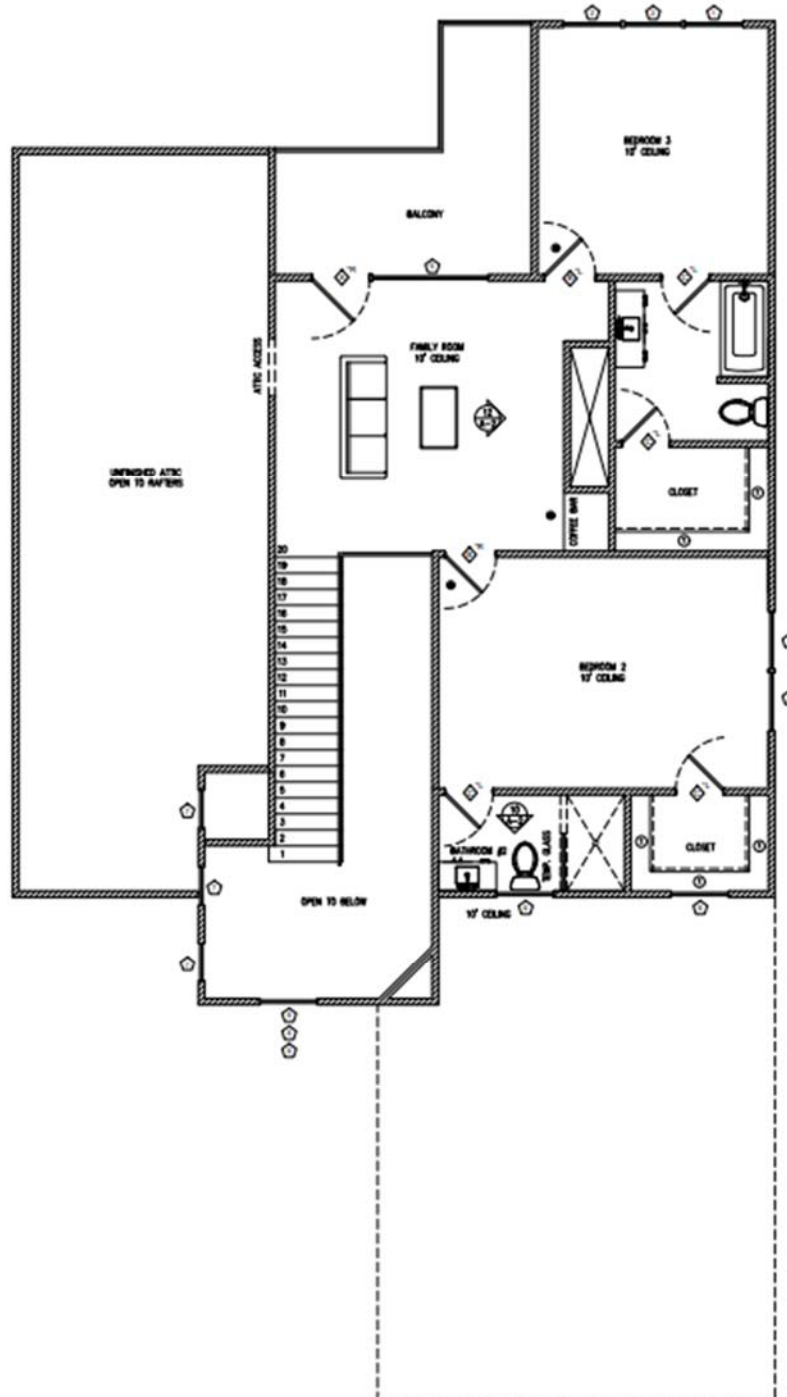
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE**PROPOSED**

PROPOSED WINDOW SCHEDULE				
SYMBOL	TYPE	WINDOW SIZE	ROUGH OPENING	QTY.
1	CASEMENT	3'-0" X 6'-0"	3'-2" X 6'-2"	3
2	FIXED	3'-0" X 6'-0"	3'-2" X 6'-2"	4
3	FIXED	6'-0" X 1'-0"	6'-2" X 1'-2"	1
4	FIXED	3'-0" X 8'-0"	3'-2" X 8'-2"	2
5	FIXED	6'-0" X 8'-0"	6'-2" X 8'-2"	1
6	FIXED	3'-0" X 2'-0"	3'-2" X 2'-2"	5
7	FIXED	2'-0" X 2'-0"	2'-2" X 2'-2"	3
8	FIXED	2'-0" X 1'-0"	2'-2" X 1'-2"	3

PROPOSED DOOR SCHEDULE			
SYMBOL	DOOR SIZE	ROUGH OPENING	QTY.
A	3'-0" X 8'-0"	3'-2" X 8'-2 1/2"	9
B	2'-8" X 8'-0"	2'-10" X 8'-2 1/2"	2
C	2'-6" X 8'-0"	2'-8" X 8'-2 1/2"	5
D	3'-0" X 8'-0" POCKET	3'-2" X 8'-2 1/2"	1
E	6'-0" X 8'-0" FRENCH D.	6'-2" X 8'-2 1/2"	1
F	3'-0" X 8'-0" BI-FOLD	3'-2" X 8'-2 1/2"	1
G	16'-0" X 7'-0" OVERHEAD	16'-2" X 8'-2 1/2"	1
* DOOR SWING: *R, *L			

PROJECT DETAILS

FIRST FLOOR	1,640 sq. ft.
SECOND FLOOR	870 sq. ft.
LIVING AREA	2,510 sq. ft.
GARAGE	467 sq. ft.
ENTRY PORCH	56 sq. ft.
REAR PATIO	159 sq. ft.
BALCONY	121 sq. ft.
TOTAL AREA	3,313 sq. ft.