## CERTIFICATE OF APPROPRIATENESS

**Application Date:** March 30, 2016

**Applicant:** William Riley, Bicycle Bungalows LLC, owner

**Property:** 509 Teetshorn Street, Lot 14, Block 24, Woodland Heights Subdivision. The property includes a historic 980 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,350 square foot (50' x 127') interior lot.

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

**Proposal:** Alteration – Addition

Construct a two story addition and attached garage at the back of the existing structure.

- Construct a 2,346 square foot two story addition with attached garage at the back of the existing contributing 980 square foot structure.
- The proposed addition has an eave height of 22’ – 6” and a ridge height of 28’ – 7”.
- The existing garage will be demolished.
- The addition will be clad in cementitious siding.
- Existing windows will be rebuilt as necessary.
- Replace a non-original front door with a custom Craftsman style wood door.
- Repair or replace damaged wood with in kind materials.

See enclosed application materials and detailed project description on p. 7-19 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** **Approval**

**HAHC Action:** **Denied**

## 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:

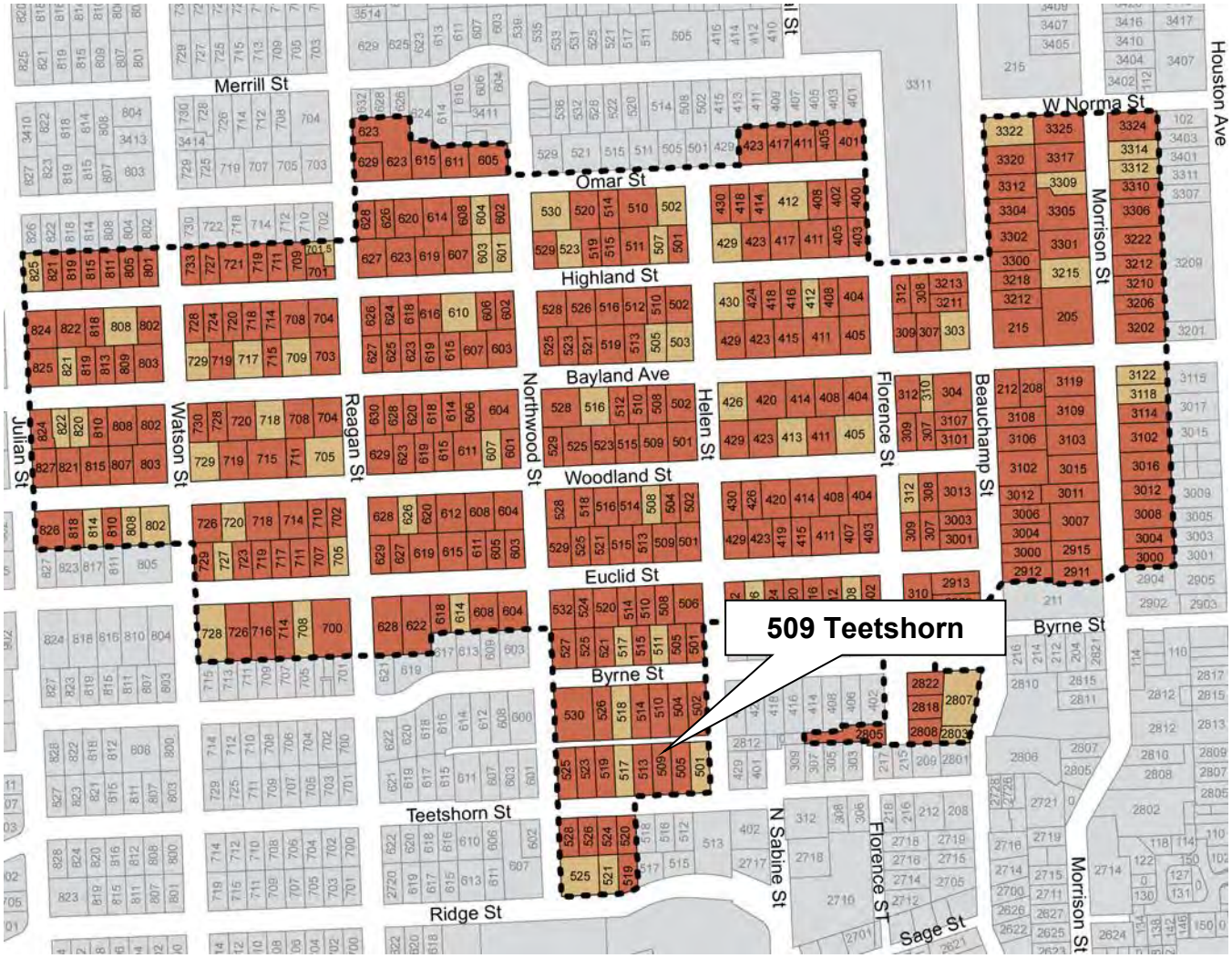
**S - satisfies D - does not satisfy NA - not applicable**

| 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

## NEIGHBORING PROPERTIES

*505 Teetshorn Street – Contributing – 1915 (neighbor)*

*513 Teetshorn Street – Contributing – 1915 (neighbor)*

*520 Teetshorn Street– Contributing – 1915 (across street)*

*524 Teetshorn Street– Contributing – 1924 (across street)*

*519 Teetshorn Street– Contributing – 1915 (neighbor)*

*523 Teetshorn– Contributing – 1916 (neighbor)*

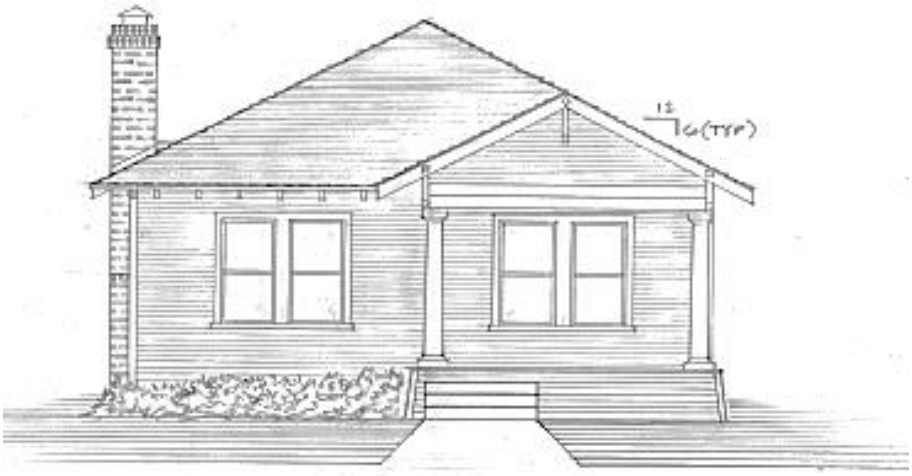
*526 Teetshorn Street– Contributing – 1924 (neighbor)*

*525 Teetshorn Street– Contributing – 1920 (across street)*

*528 Teetshorn Street– Contributing – 1915 (neighbor)*

## SOUTH ELEVATION– FRONT FACING TEETSHORN

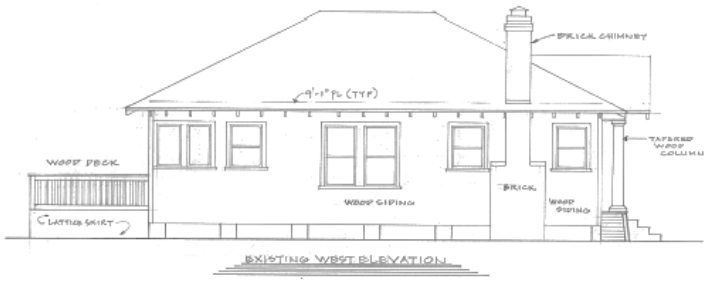
EXISTING



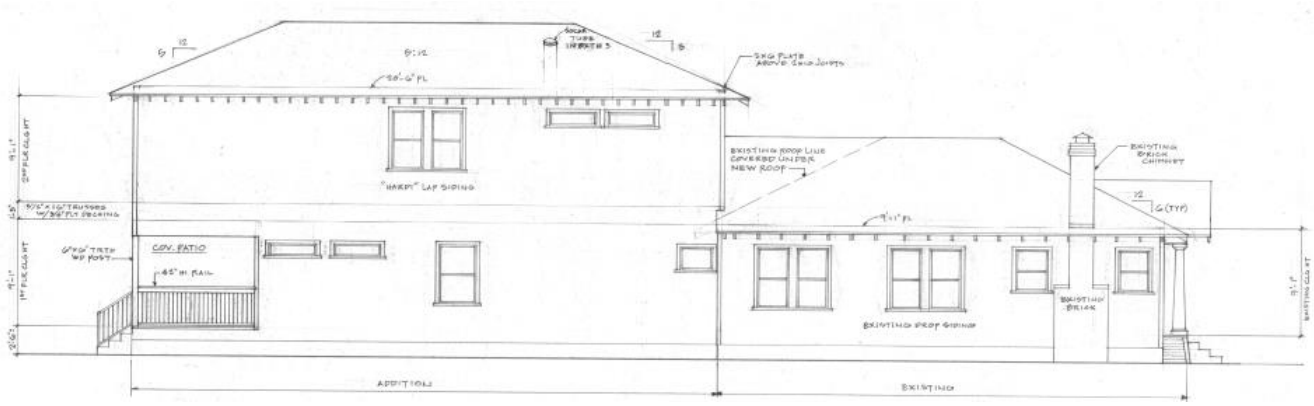

PROPOSED

## WEST SIDE ELEVATION

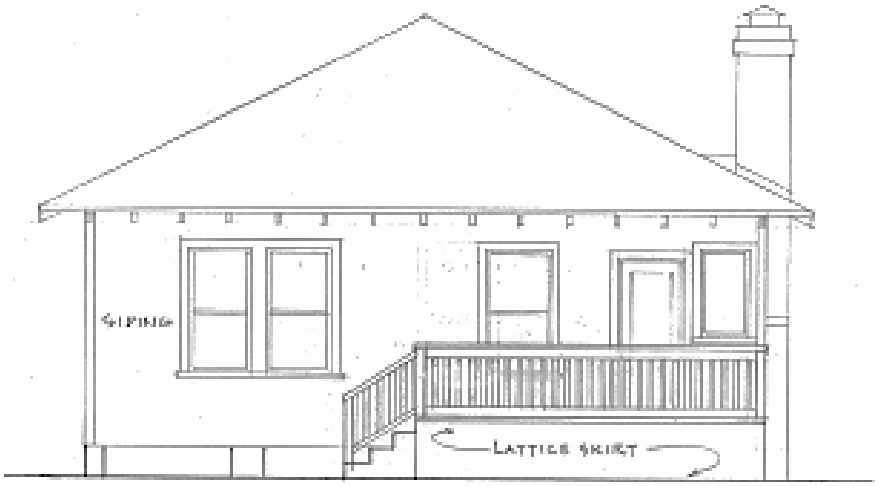
EXISTING




PROPOSED

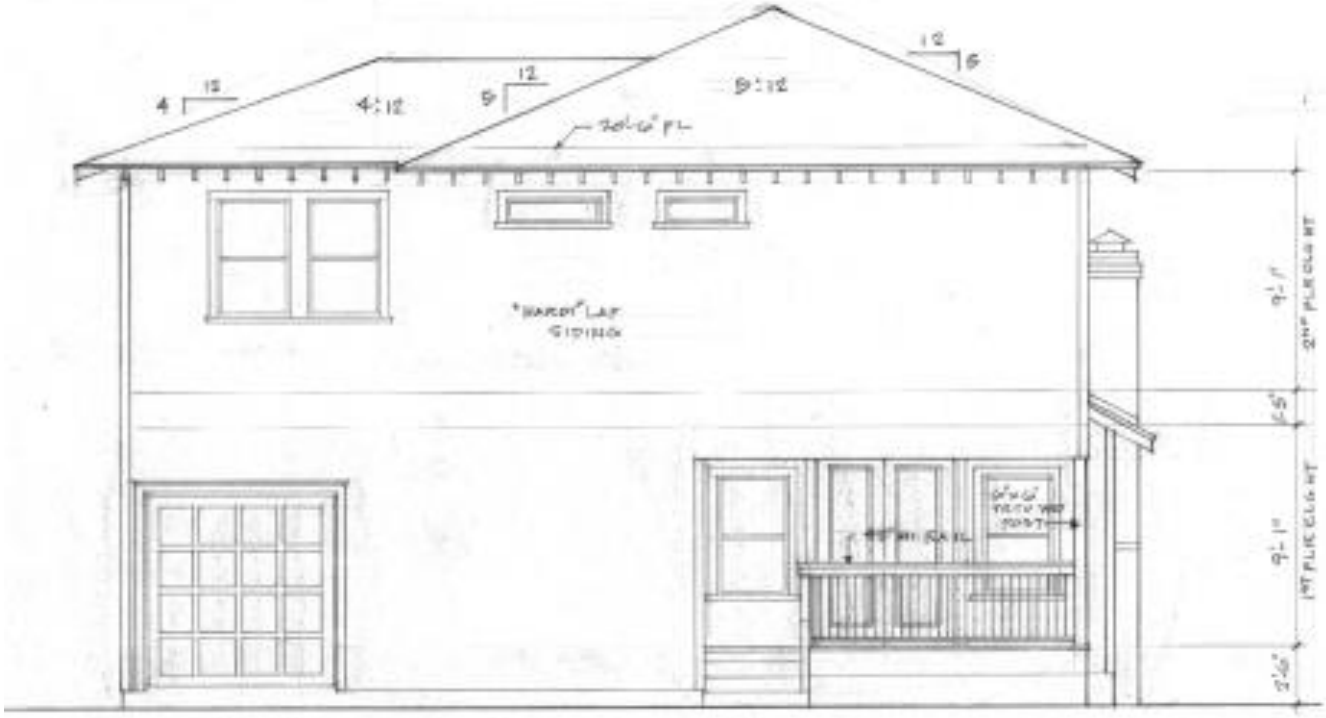


## NORTH SIDE ELEVATION




EXISTING

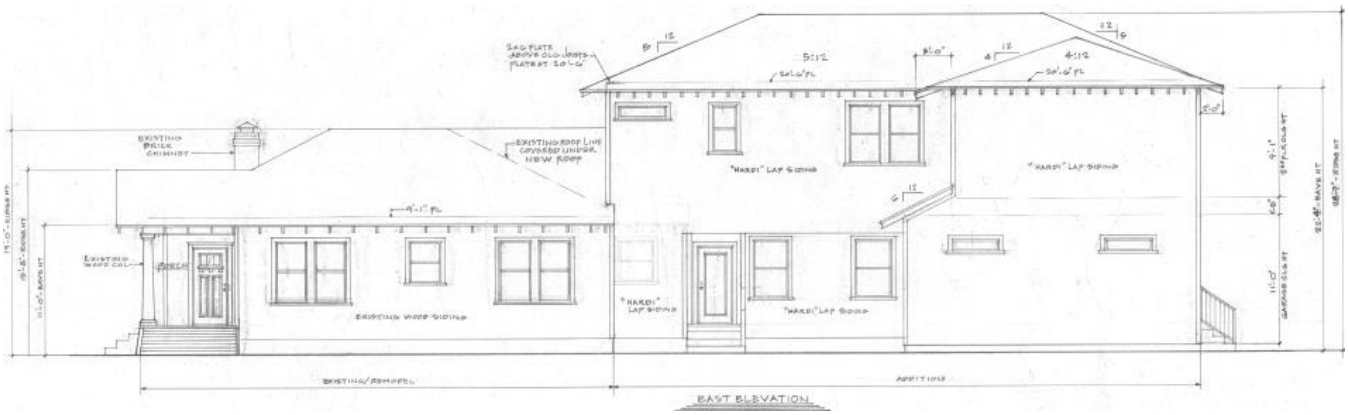
PROPOSED



## EAST (REAR) ELEVATION

EXISTING

PROPOSED



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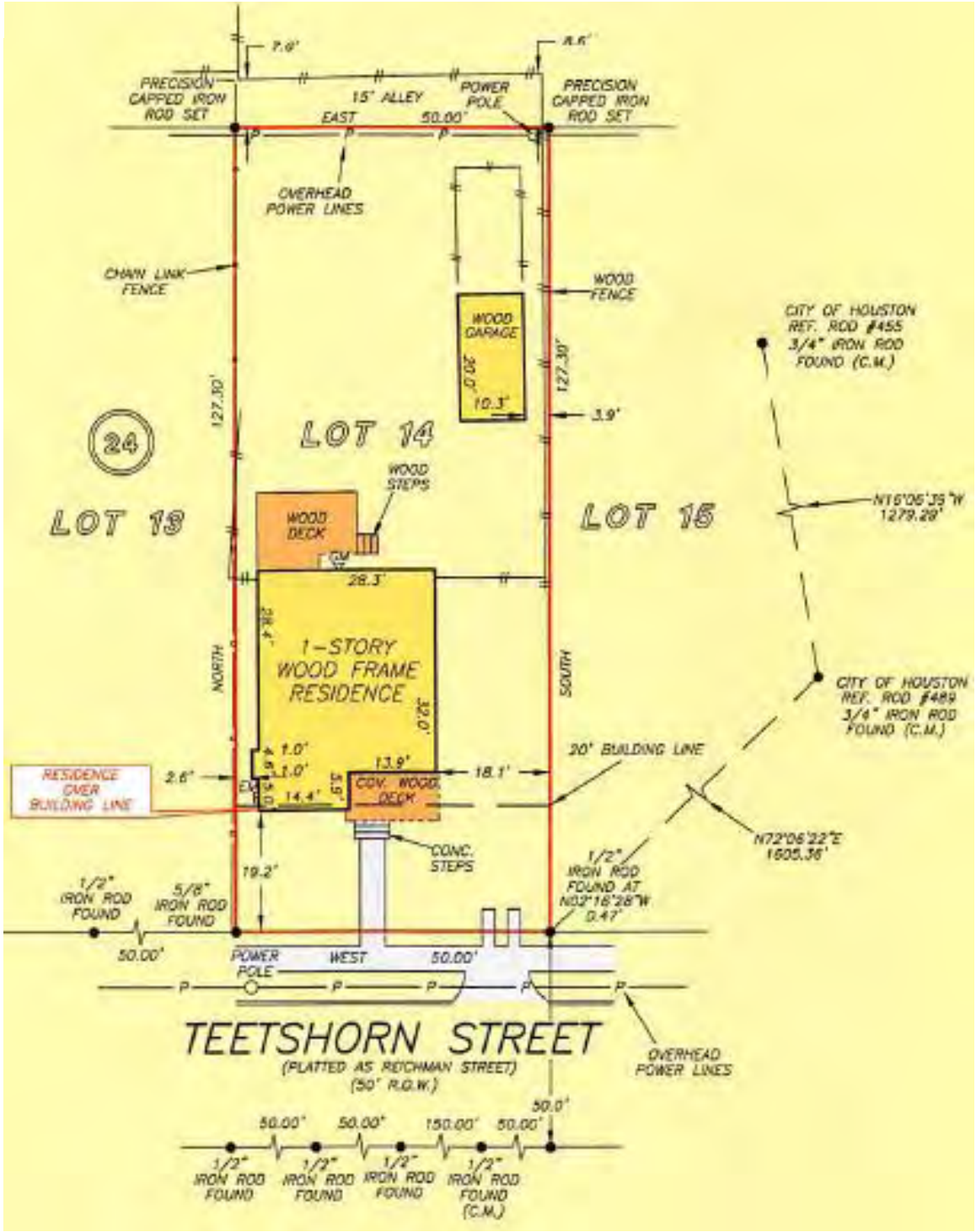
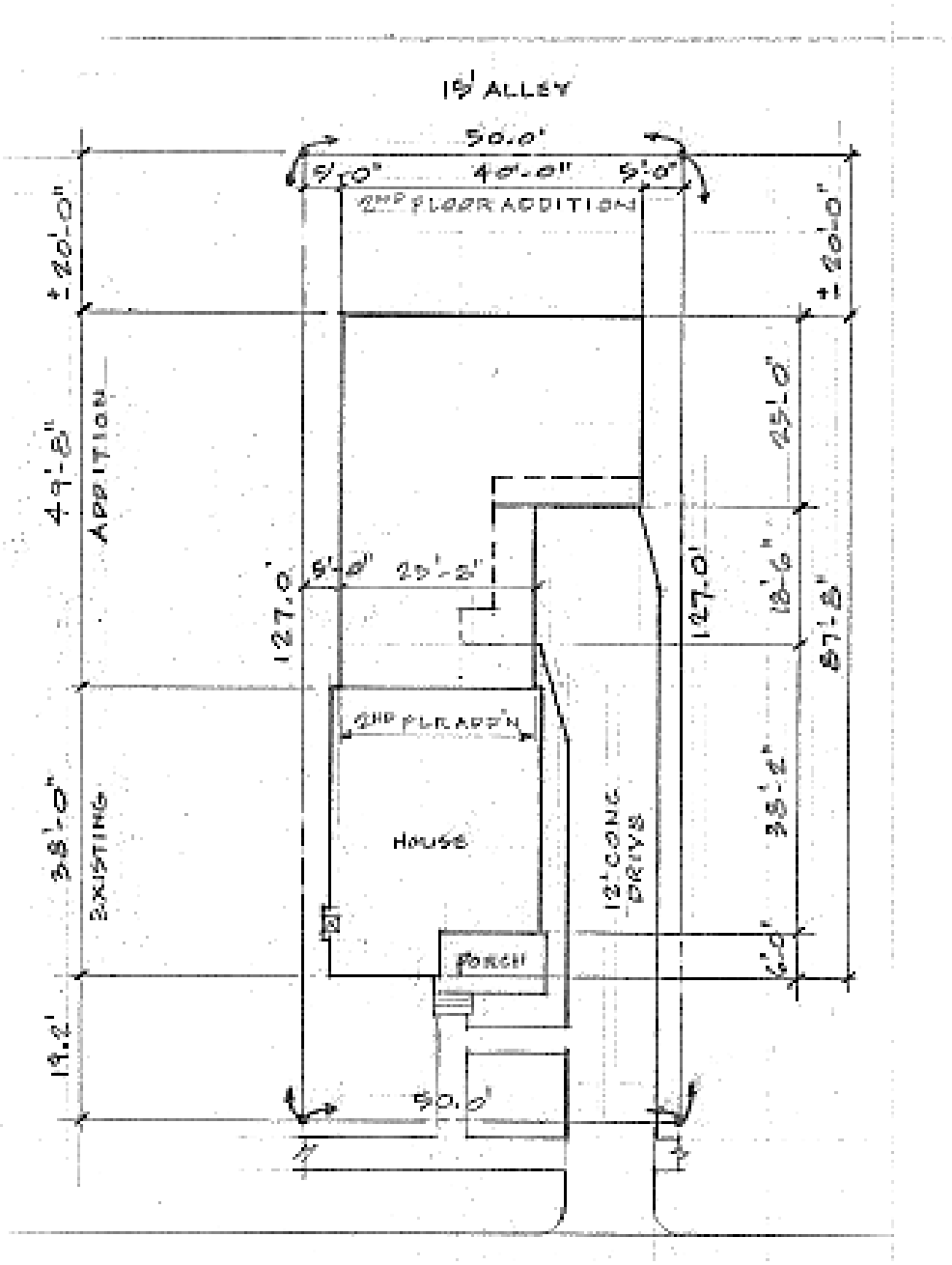
**SITE PLAN**

EXISTING



PROPOSED

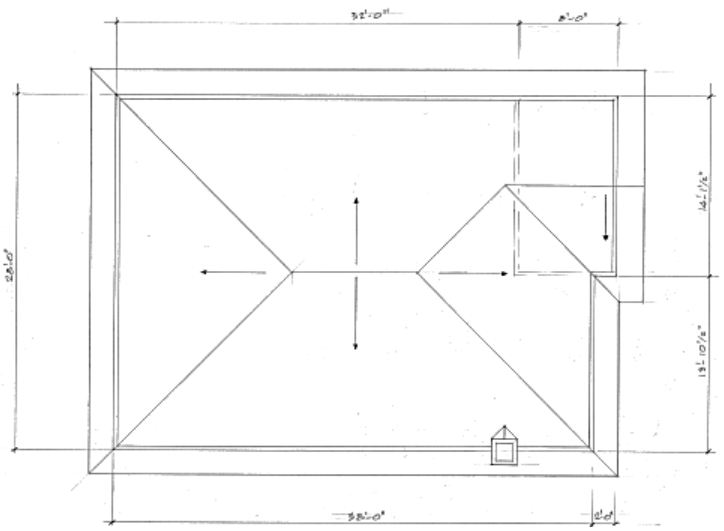
NORTH


15' ALLEY
50.0'
5'-0"
40'-0"
5'-0"
2ND FLOOR ADDITION
± 20'-0"
± 20'-0"
49'-8"
ADDITION
127.0'
5'-0"
25'-2"
127.0'
25'-0"
18'-6"
87'-8"
2ND FLR ADD'N
38'-0"
EXISTING
HOUSE
12' CONC DRIVE
38'-2"
PORCH
19.2'
50.0'

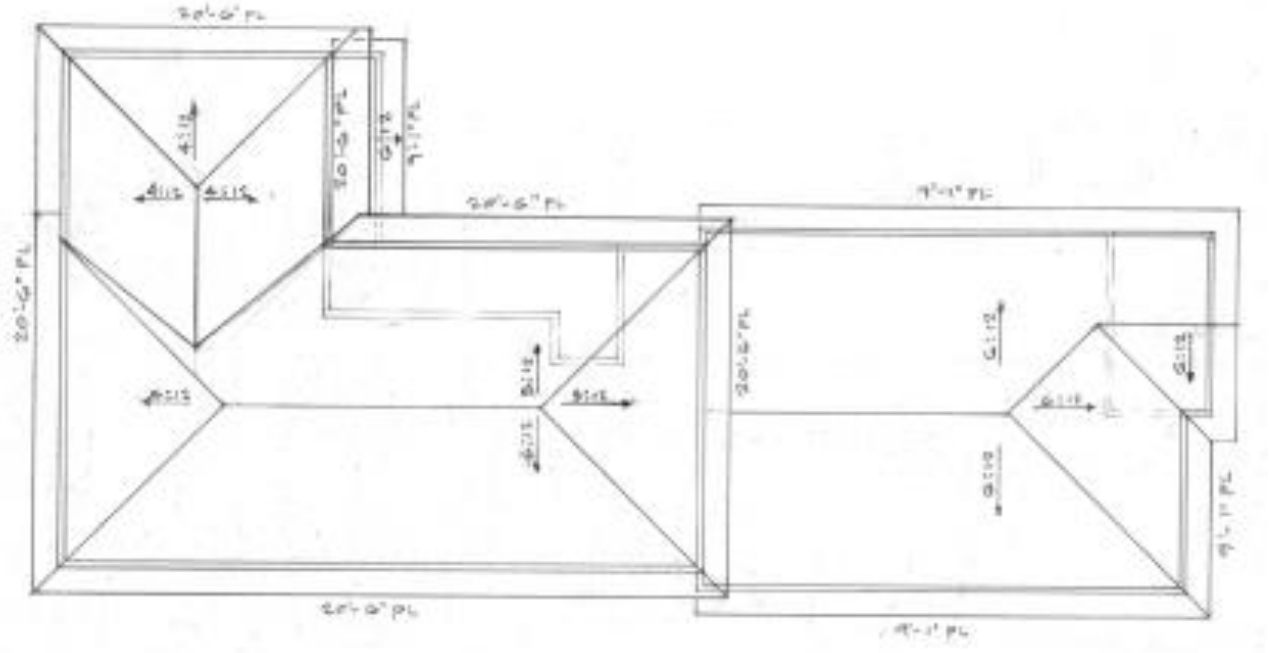
N

## ROOF PLAN

EXISTING



PROPOSED



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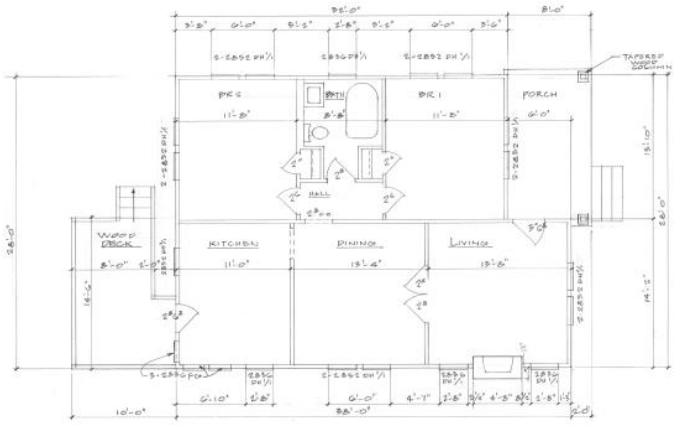
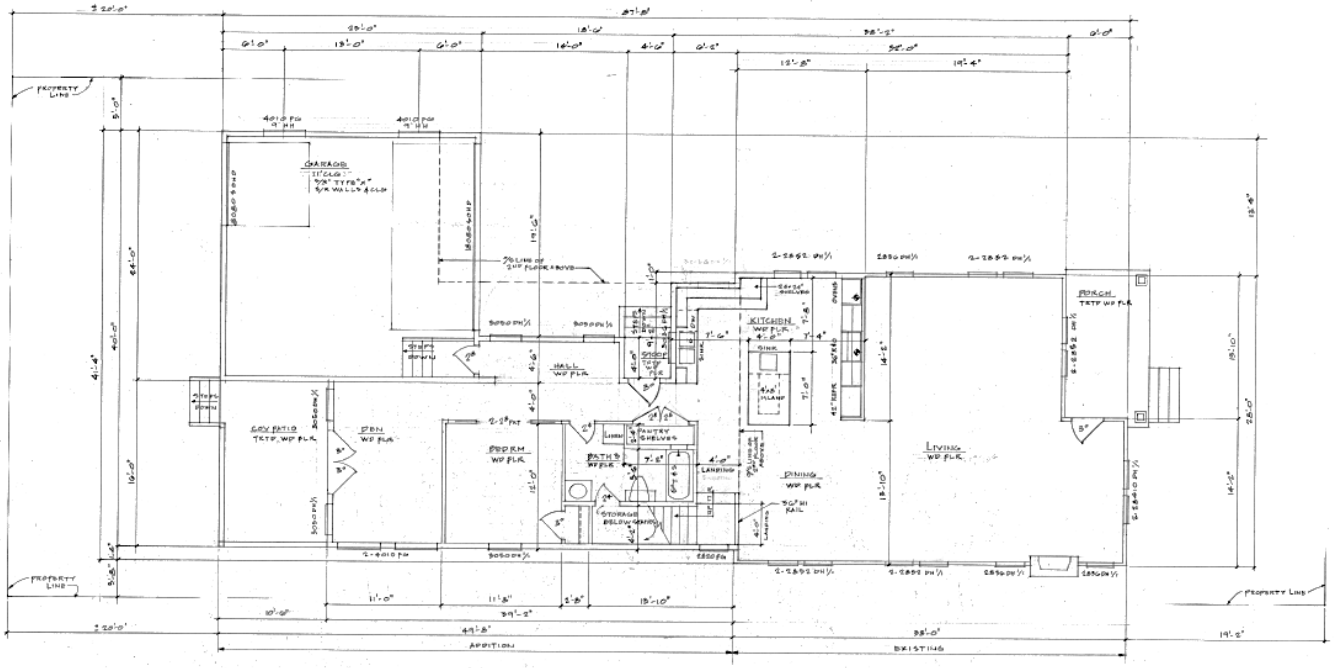
## FIRST FLOOR PLAN

EXISTING




PROPOSED



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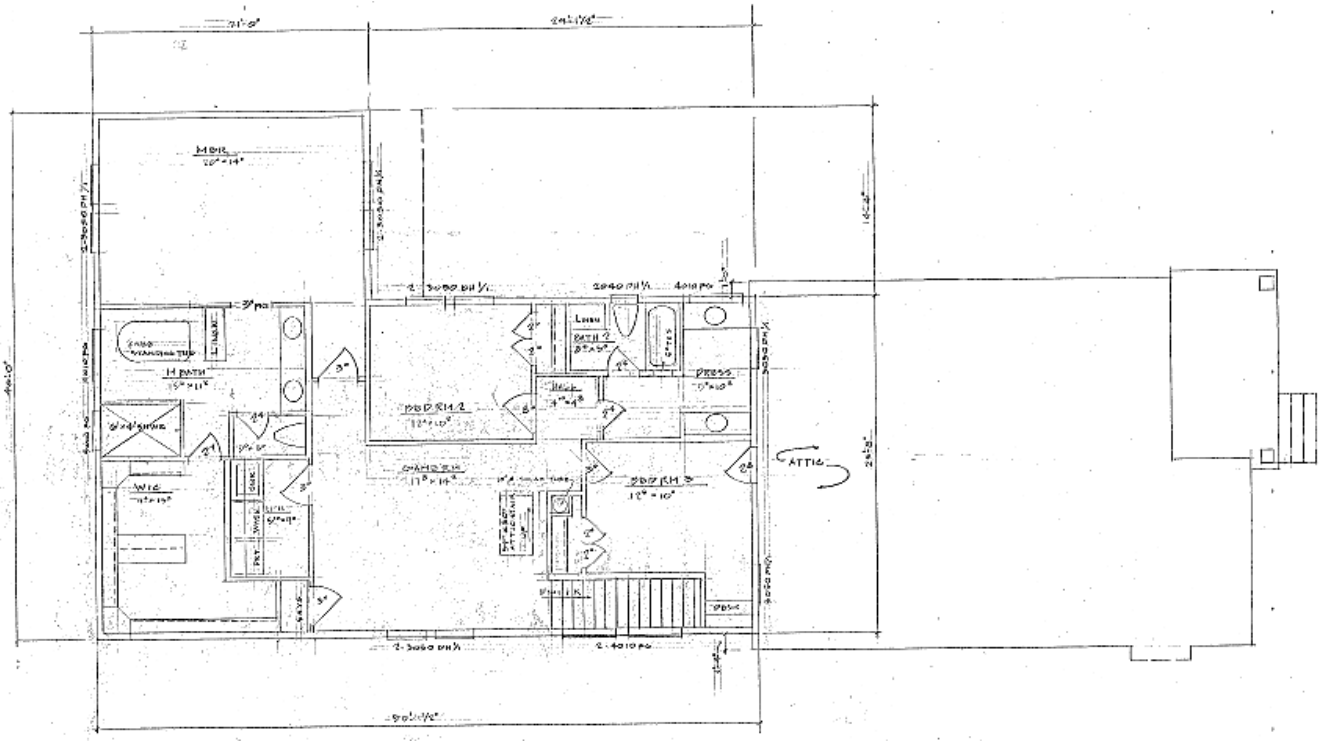
## SECOND FLOOR PLAN

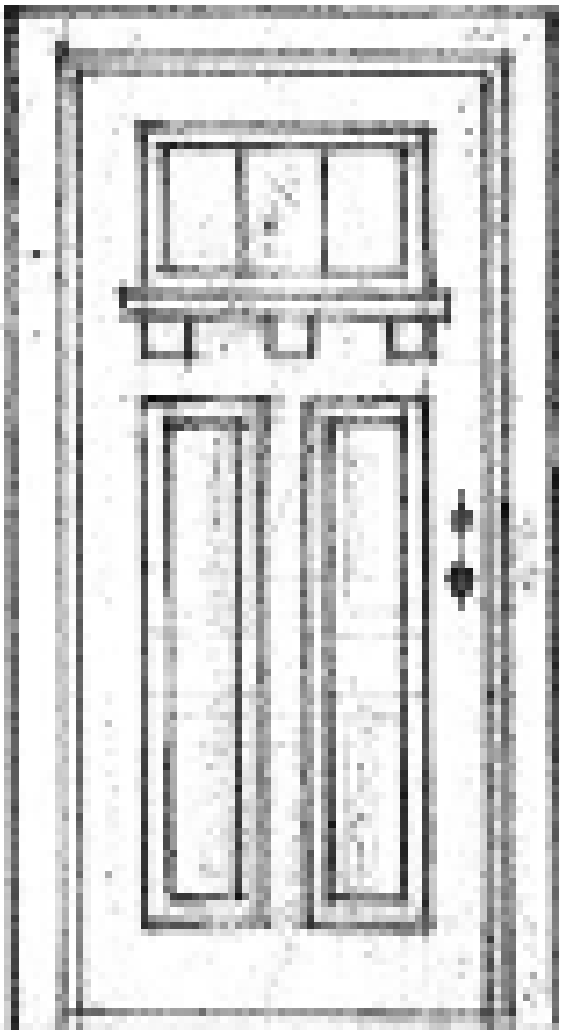
PROPOSED



## WINDOW / DOOR SCHEDULE

| Windows | Dimensions | Qty | Description |
|---|---|---|---|
| Living Area | 2'8"x5'2" DH 1/1 | 6 | EXISTING |
| | 2'8"x3'6" DH 1/1 | 3 | EXISTING |
| Dining | 2'8"x5'2" DH 1/1 | 2 | EXISTING |
| Kitchen | 2'8"x5'2" DH 1/1 | 2 | EXISTING |
| | 3'0"X3'6" DH 1/1 | 1 | Jeldwen Tradition Plus Wood |
| Mudroom | 3'0"x5'0" DH 1/1 | 2 | Jeldwen Tradition Plus Wood |
| Bedroom 1 | 3'0"x5'0" DH 1/1 | 1 | Jeldwen Tradition Plus Wood |
| Den | 3'0"x5'0" DH 1/1 | 2 | Jeldwen Tradition Plus Wood |
| | 4'0"x1'0" FG | 2 | Jeldwen Tradition Plus Wood |
| Garage | 4'0"x1'0" FG | 2 | Jeldwen Tradition Plus Wood |
| Landing | 2'8"x2'0" FG | 1 | Jeldwen Tradition Plus Wood |
| | | | |
| Bedroom 2 | 3'0"x5'0" DH 1/1 | 2 | Jeldwen Tradition Plus Wood |
| Bedroom 3 | 3'0"x5'0" DH 1/1 | 1 | Jeldwen Tradition Plus Wood |
| Game Room | 3'0"x5'0" DH 1/1 | 2 | Jeldwen Tradition Plus Wood |
| Master Bedroom | 3'0"x5'0" DH 1/1 | 4 | Jeldwen Tradition Plus Wood |
| Master Bathroom | 4'0"x1'0" FG | 1 | Jeldwen Tradition Plus Wood |
| | 3'0"x1'0" FG | 1 | Jeldwen Tradition Plus Wood |
| Bathroom 2 | 4'0"x1'0" FG | 1 | Jeldwen Tradition Plus Wood |
| | 3'0"x5'0" DH 1/1 | 1 | Jeldwen Tradition Plus Wood |
| | 2'0"x4'0" DH 1/1 | 1 | Jeldwen Tradition Plus Wood |
| **Exterior Doors** | | | |
| Front Door | 3'0"x7'0" | 1 | Wood Custom Craftsman style |
| Side Driveway Door | 3'0"x7'0" | 1 | Wood frame single lite |
| Rear porch Doors | 6'0"x7'0" Double | 1 | Wood frame single lite |
| Garage Front | 18'0"x8'0" | 1 | Metal overhead door |
| Garage Rear | 8'0"x8'0" | 1 | Metal overhead door |

PROPOSED DOOR



## APPLICANT WRITTEN DESCRIPTION

I am requesting a COA to build an addition to the rear of the house at 509 Teetshorn. The existing house is a 980 square foot wood frame single family residence built circa 1920. The addition would consist of 2 stories attached to the back of the existing house and connected to a 2 car garage set back approximately 82 ft from the property line. The new total conditioned square footage would be 3327.

The addition would be set in from the existing house 1.3 ft on the left and 1.0 ft on the right.
The existing house is clad in 117 siding. The addition to be clad with cementitious fiber board with a 4" reveal. The existing 1 over 1 wood windows will be rebuilt as necessary. The windows for the addition will be wood frame low e double pane windows to complement the existing. The existing front door is a non-original metal door. A custom built craftsman style door with 2 vertical lower wood panels and 3 top vertical lites to be installed. The existing house roof pitch is 6/12 and the addition would have the same pitch. The roof is covered with composition shingles. The house and addition will be roofed in high definition composition shingles.

The house is almost in original condition. It appears that a back porch area on the NW corner of the house was enclosed and added to the kitchen in the past. There are fixed glass windows on the side and rear that are not original in that area. Some of the exterior wood has been damaged by water or insects and needs to be replaced with similar materials. This includes some of the wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. This is minor in scope.

New windows to be Jeld Wen wood clad windows.

There is a small garage in the back yard that would be removed.

## PROJECT DETAILS

**Shape/Mass:** The existing 980 square foot residence has a maximum width of 28'-0", a maximum depth of 32'-0", and a ridge height of 19'-0". A non-classified one-car garage is located at the northeast rear corner of the property, which will be demolished. The proposed two-story addition will be attached at the back of the existing structure and is inset 1'-4" on the western wall and 1'-0" from the eastern wall. The proposed addition will have a maximum width of 41'-4" and a maximum depth of 81'-8". The ridge height of the addition will be 28-7". See drawings for more detail

**Setbacks:** The existing residence has a (south) front setback of 19'-3"; a west side setback of 2'-7"; an east side setback of 18'-1"; and a (north) rear setback of 80'-3".

All existing setbacks for the original structure are to remain. The proposed addition will maintain the 19'-3" south (front) setback; have a west side setback of 5'-0"; an east side setback of 5'-0"; and a north (rear) setback of 5'-0". See drawings for more detail.

**Foundation:** The existing residence has a pier and beam foundation with a finished floor height 2'-6". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

**Windows/Doors:** The existing house has wood 1-over-1 windows. The proposed addition has 1-over-1 double-hung wood clad windows and fixed wood clad windows. The windows on the existing house will be rebuilt as necessary. A new, craftsman style door will be made to replace an incompatible existing front door.

**Exterior Materials:** The existing house is clad in wood 117 siding, which is to remain. All existing exterior materials will be retained, except where damage by water or insects warrants removal and replacement with an in-kind material. This includes wood siding, wood porch decking, rafter tails, roof decking, fascia boards, trim. The proposed addition will be clad in cementitious fiber board with a 4" reveal.

**Roof:** The existing residence features a hipped roof with a gable over the front porch clad in composition shingles. The roof has an eave height of 11'-0" and ridge heights of 15'-8" and 19'-0" with a pitch of 6:12. The proposed addition will have a 5:12 pitch and eave height of 22'-6" and a ridge height of 28-7". The proposed garage portion will have a 4:12 garage roof pitch, an eave height of 22'-2" and 26'-9". Both the proposed addition and the existing structure will be clad in high definition composition shingles.

**Front Elevation: (South)** The existing south elevation features a gabled offset partial front port to the east with a pair of windows. The front porch gable is supported by two columns at either end. To the west of the porch is an additional pair of windows. A brick chimney rises along the western elevation.

All existing features on the front elevation are to remain. The proposed addition will rise above the existing structure. The front of the proposed addition will feature two, 1-over-1 windows on the main portion along with a pair of windows situated over the paneled garage door. See drawings for more detail.

**Side Elevation: (East)** The existing east elevation features two pairs of windows, one towards the front and the other towards the rear of the elevation. A single 1-over-1 window is located in the center of the elevation. The proposed addition will begin at the location of the original rear wall. The addition will be inset from the original structure. The first floor of the addition features a door and two 1-over-1 windows. The second story has a fixed window, a 1-over-1 single window and a pair of windows. Projecting from the addition is the attached, two-story garage. The garage features two fixed windows on the first floor.

**Side Elevation: (West)** The existing west elevation features the side profile of the front porch. The existing home features two single 1-over-1 windows flanking the chimney and two pairs of windows towards the rear of

the structure. The proposed addition will begin at the location of the original rear wall. The addition will be inset from the original structure. The first floor of the addition features three fixed windows and a 1-over-1 window. A side profile of the back porch is present at the rear of the elevation. See drawings for more detail.

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