

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 27<sup>th</sup>, 2021

**Applicant:** Gail R. Schorre, agent for David F. Bailey Jr., owner

**Property:** 618 Euclid Street, Lot 5, Block 26, Woodland Heights. The property includes a historic 1,383 square foot one-story single-family residence situated on a 5,000 square foot interior lot.

**Significance:** Contributing Craftsman bungalow residence, constructed circa 1915, located in Woodland Heights Historic District.

**Proposal:** Alteration—Addition: Applicant proposes to build a two-story addition with an attached garage. In addition, they will do a series of repairs to the historic house and add two new windows and move another. Under the 11 criteria listed on the next page, agent Gail Schorre has written an explanation on why this addition meets each of the criteria. Attached at the end of the report is the context area of other houses in the district with similar additions.

**Two-story addition:**

- The addition will take the existing 147 square foot screened back porch at the southeast corner of the house.
- Add an additional 789 square foot second story over the part of back of the house, extending no more than 25% over the overall depth of the original house.
- One window added to the west side of the house.
- One skylight added to the east side of the roof

**Attached Garage:**

- Build a two-story garage that will be attached to the house via the second story.
- The footprint of the garage portion is 202 square foot.

**Repairs on historic structure:**

- Repairs made to existing wood windows, rotten/damaged siding, and other maintenance.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

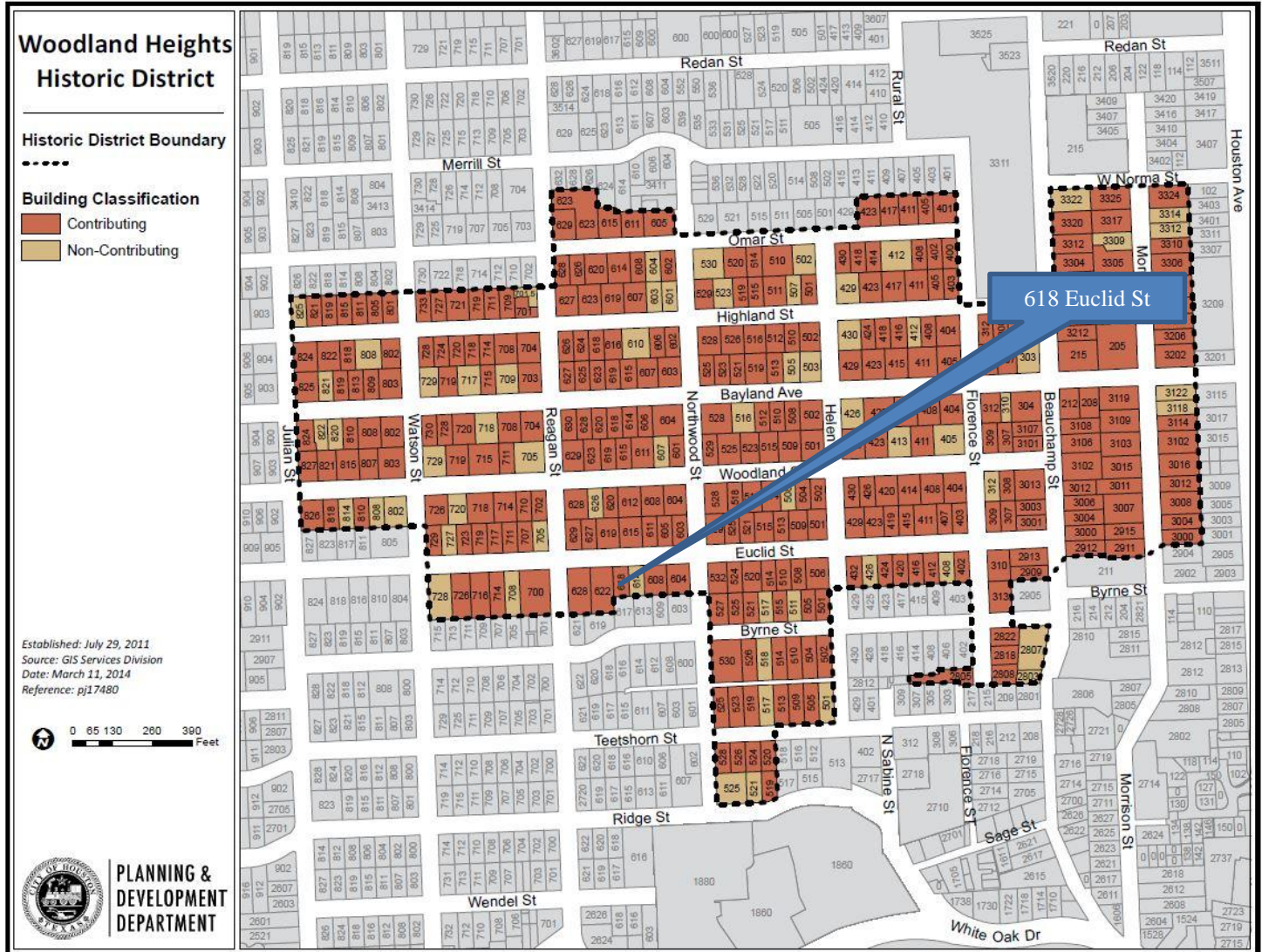
**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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                                   | D                        | NA                       | S - satisfies | D - does not satisfy  | NA - not applicable |
|-------------------------------------|--------------------------|--------------------------|---------------|---|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1)           | The proposed activity must retain and preserve the historical character of the property;<br><i>"With the proposed addition having been designed to be back on the site, the historical character of the property is preserved and remains the most visible and important feature of the property."</i>  |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2)           | The proposed activity must contribute to the continued availability of the property for a contemporary use;<br><i>"The added area will help this housework for an expanding family which includes parents, two children, and a mother-in-law. Covered space at the back and side can make this house relevant for today by providing more ways to be outdoors yet still in the shade. The property that the house sits on used to be a double lot which has recently been divided. Now two houses will occupy what used to all be the side yard of this house. The proposed addition allows the house to function on a much smaller lot, making way for a denser and more urban environment."</i> |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;<br><i>"The original house will continue to be much as it was when it was built. The proposed addition has been designed to respect the original house and let it be of its own time."</i>   |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4)           | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>"The structure remains essentially intact. The site has changed (see 2 above) reducing the open area around the house – thus the proposed addition seeks to preserve open area surrounding the house."</i>  |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;<br><i>"One of the distinctive stylistic exterior features of this house is the siding clad skirt at the base of the house. This will be preserved and repaired. It will not be copied on the garage however, given that it is a different foundation type. It is unlikely that a sloping skirt would have been built on a garage if it had been original."</i>   |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;<br><i>"New materials of siding and trim will match those on the historic house. The roof form on the addition will be entirely hipped and have a lower pitch than the original house. It will also have a smaller overhang than the original house. Thus, none of the new design will appear to overshadow the original."</i>   |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7)           | The proposed replacement of 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;<br><i>"The proposed replacement of elements will amount to, for the most part, filling in siding and trim where rotten or broken away. There is plenty of material remaining to match and so conjecture will not be needed."</i>  |                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;<br><i>"If this addition were to be removed in the future, the house form would essentially remain intact with the only change to the existing house being that the screened back porch would have been incorporated into the interior. The addition only touches the house at the roof on the back."</i>   |                     |

- (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;  
*"All of the original siding, windows, doors, and porch elements at the front 75% of the house will remain or will be repaired. The only element that will change is the bathroom window on the east front side of the house which will be raised (with its top aligning with adjacent window head height), using the original siding in patching where needed, so as to be better used on the interior as a shower. One original window facing west at the back of the house is proposed to be removed and replaced with a smaller window to fit over a kitchen cabinet."*
  
- (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  
*"There is a tall 3-story addition beside the contributing house at 619 Euclid that sets a precedent for the height and massing of this addition."*
  
- (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.  
*"The distance from the property line to the front remains unchanged as does the distance from the property line to the house on the west side. The addition adds space to the east of the house to the limit of the standard 3' side setback, to be duplicated directly next door at 614 Euclid both at the east and west sides of the property. (COA approved 6/21) The back setback is the standard 3' utility easement, also to be duplicated at many places within the context area and specifically at 608 Euclid, two doors down."*

District Map





Inventory Photograph



Historic Photograph

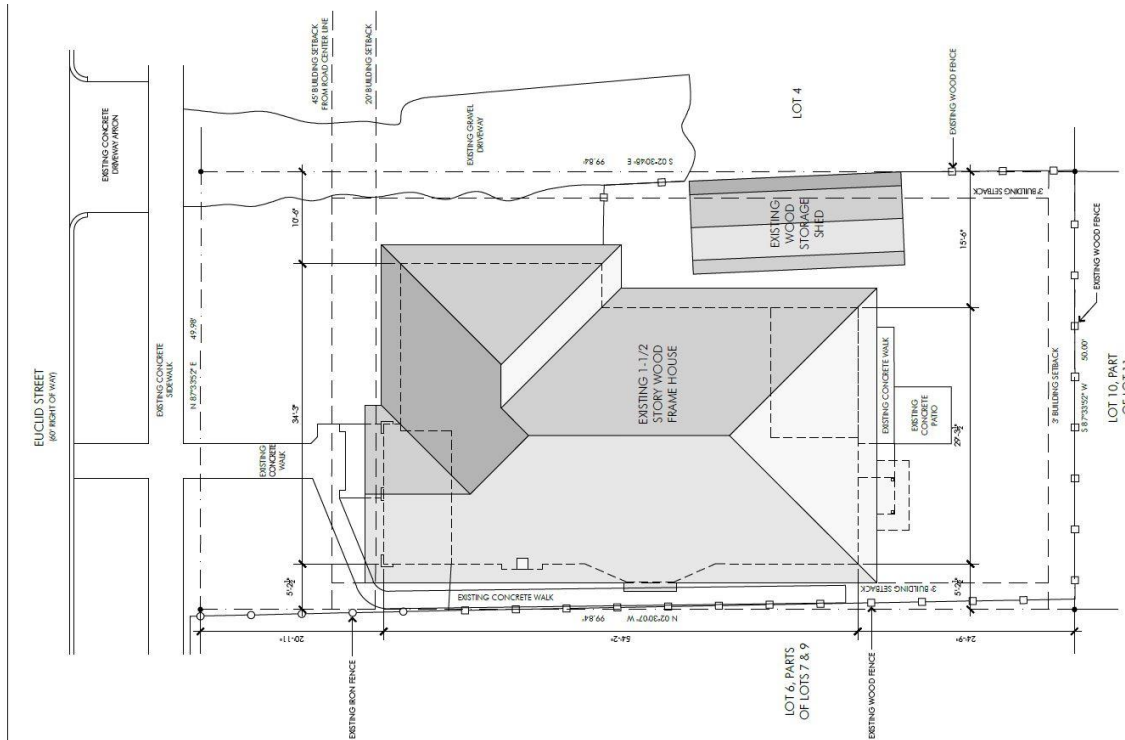


Current Photograph

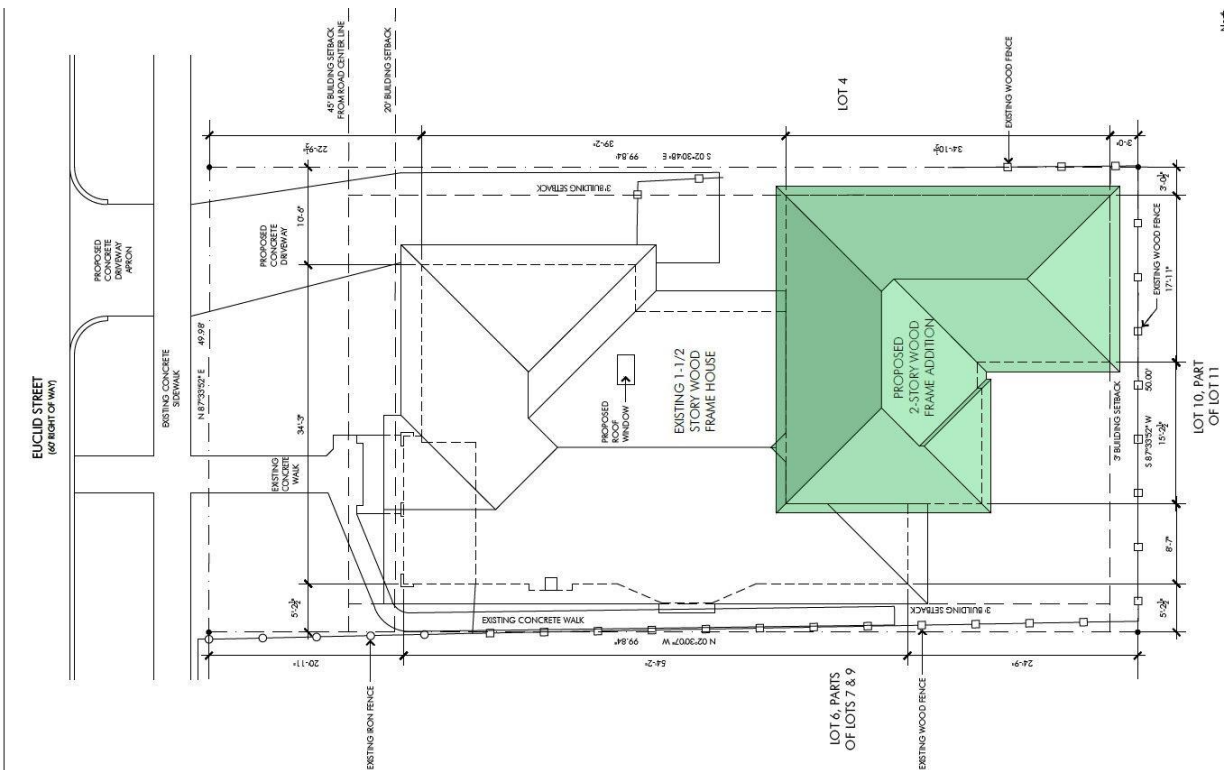




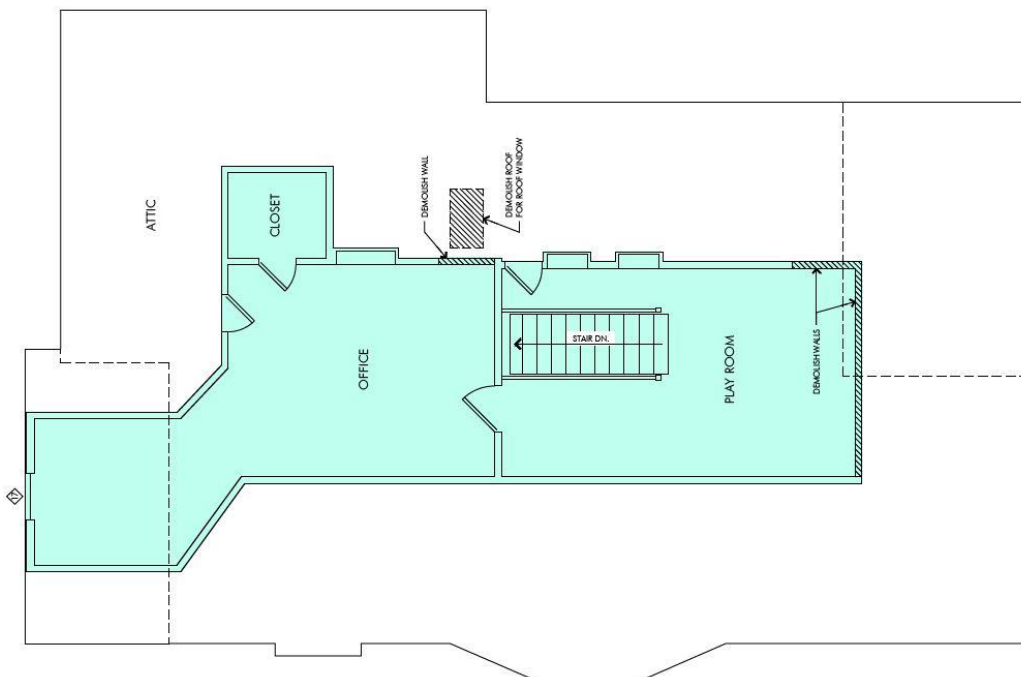
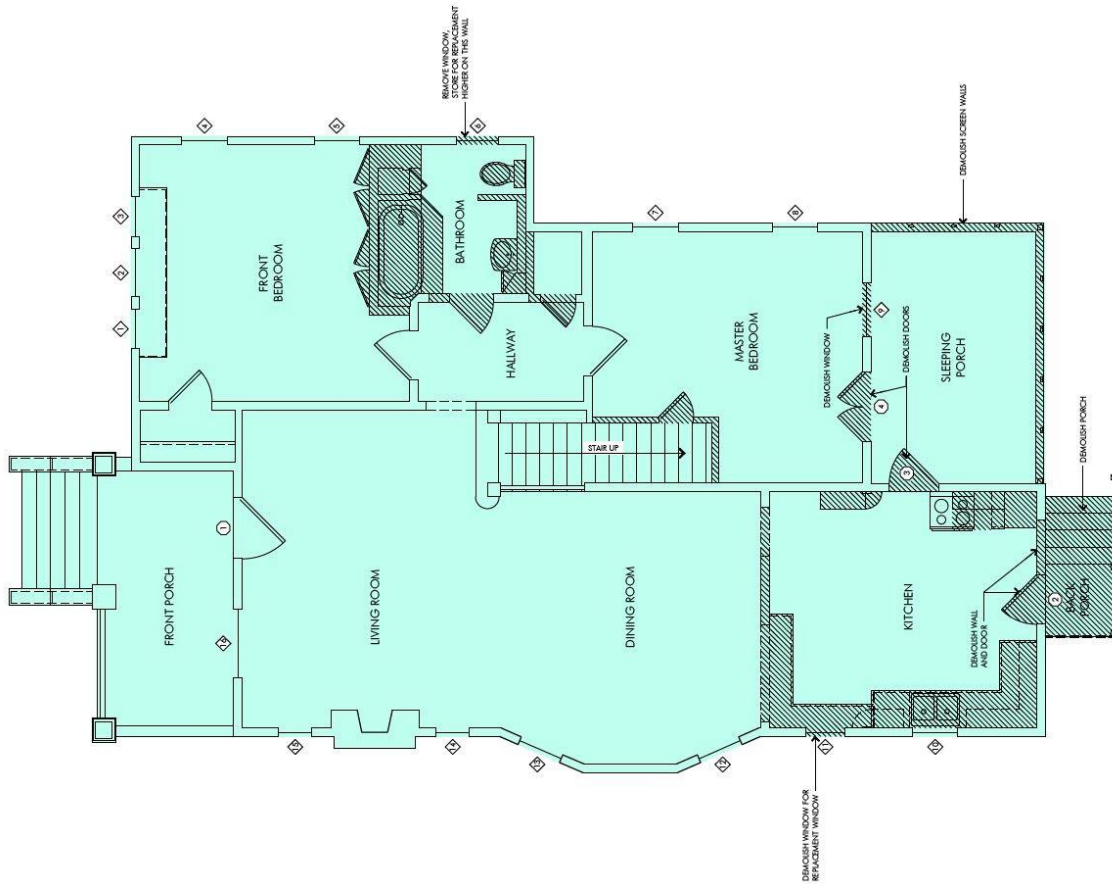
### Existing Site Plan



### Proposed Site Plan

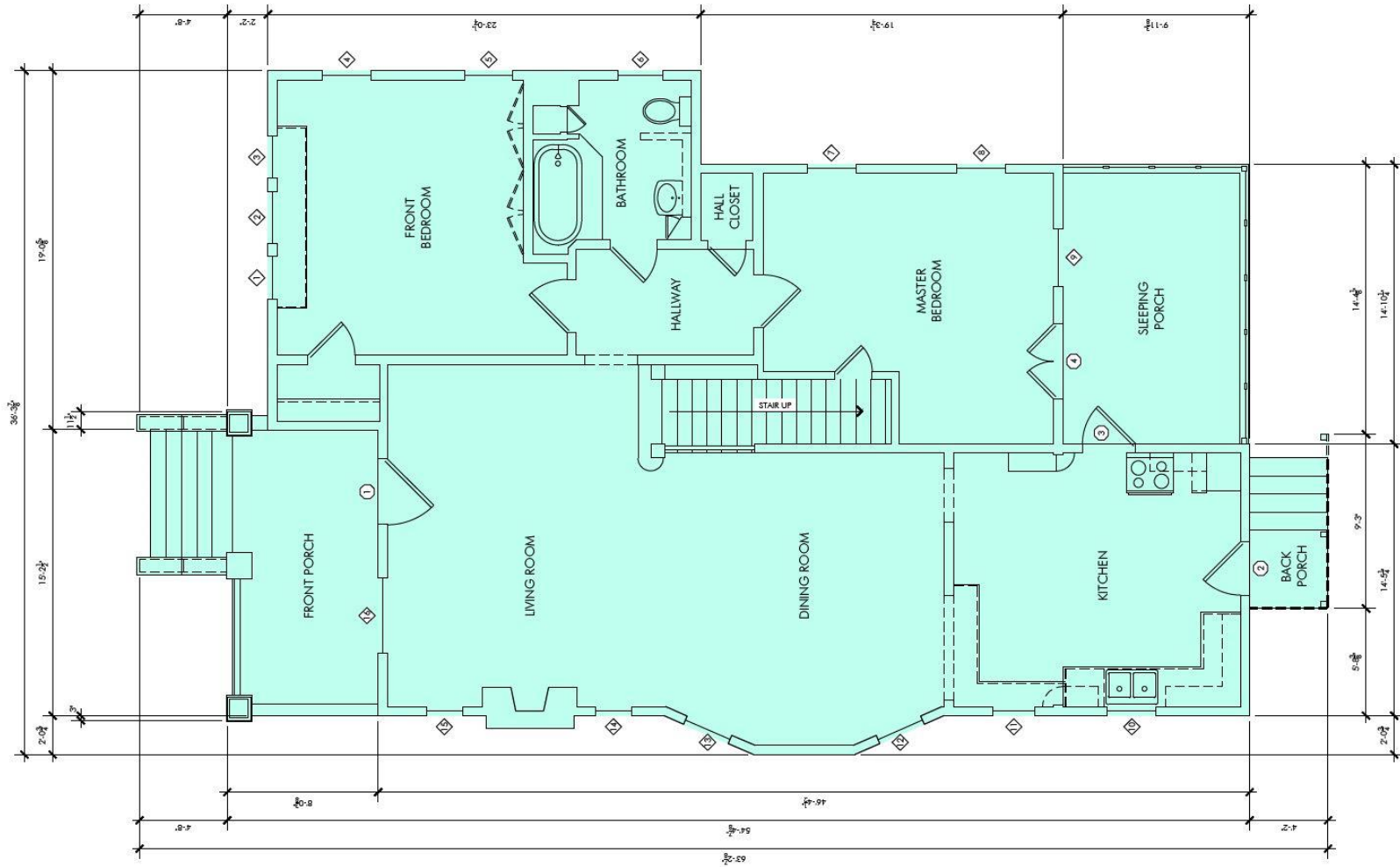


Demolition Plan-First Floor








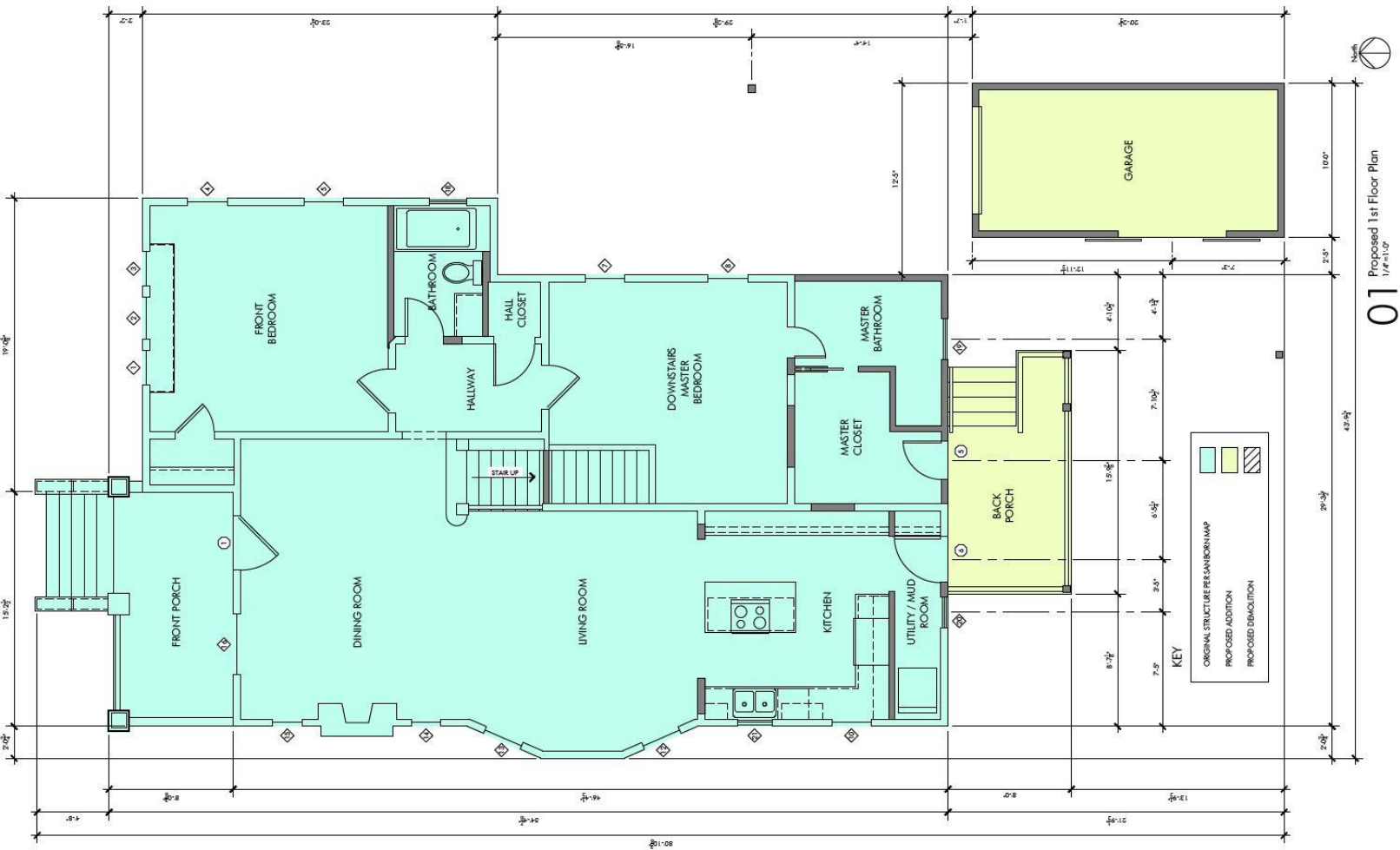
Existing First Floor Plan



KEY

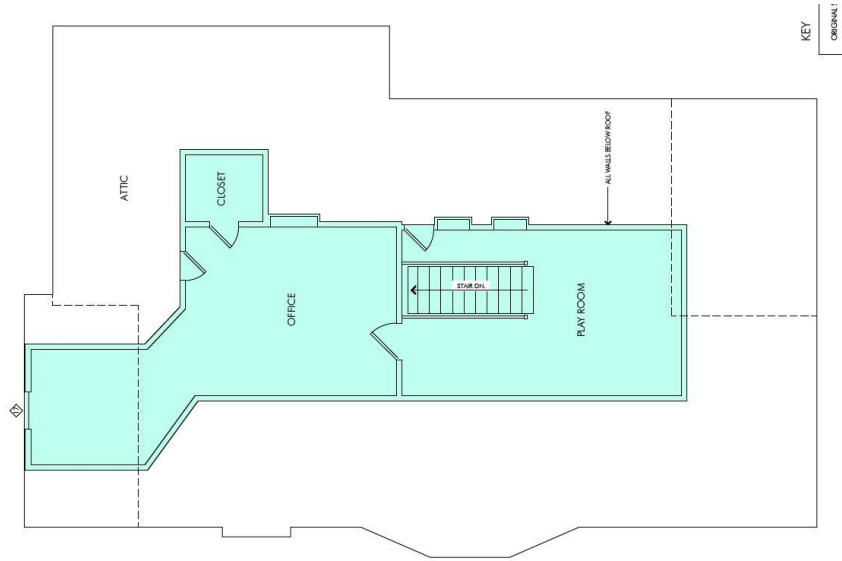
ORIGINAL STRUCTURE PER SANBORN MAP	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

Proposed First Floor Plan

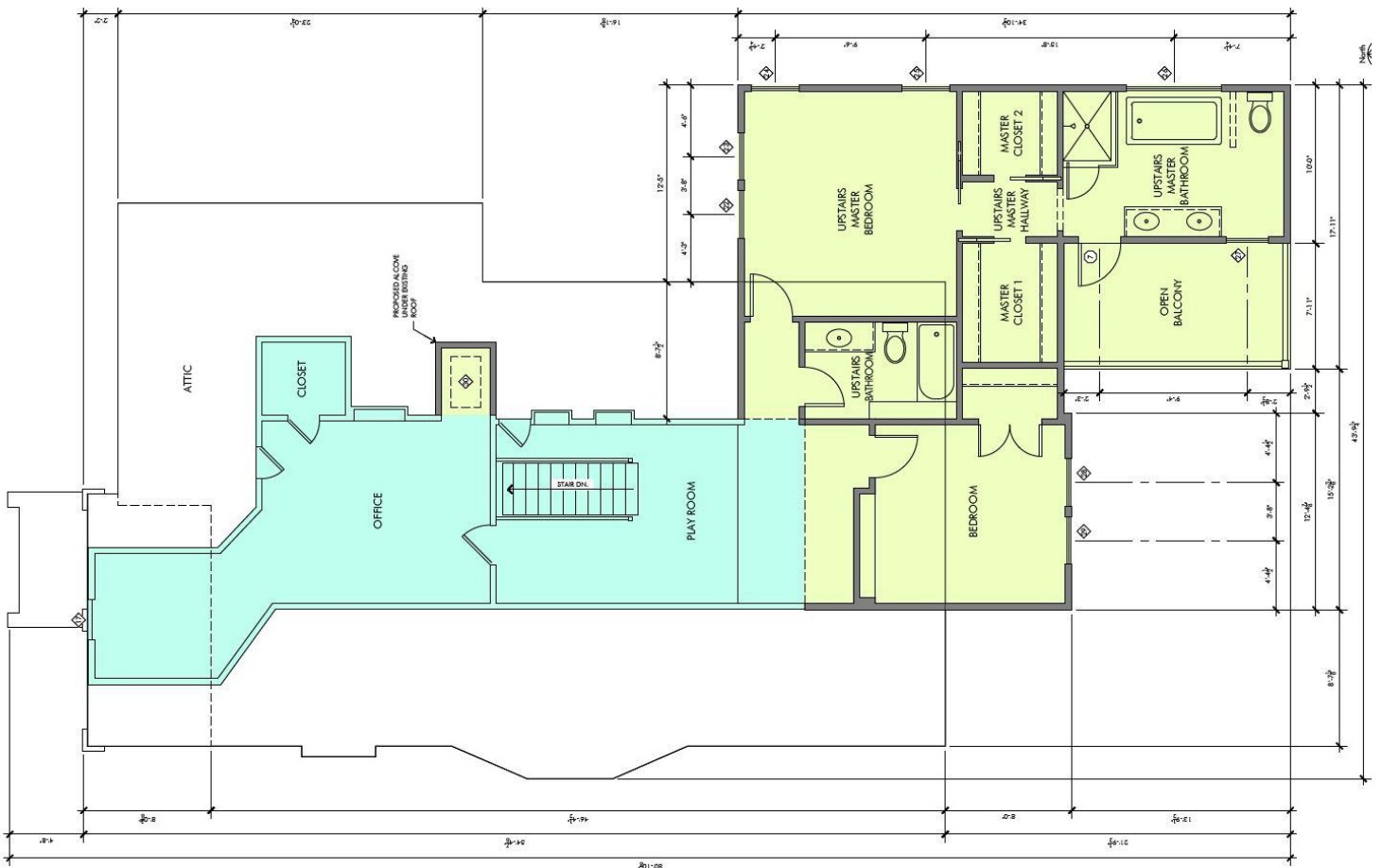


01 Proposed 1st Floor Plan  
1/4"=1'-0"

Existing Second Floor Plan



Proposed Second Floor Plan

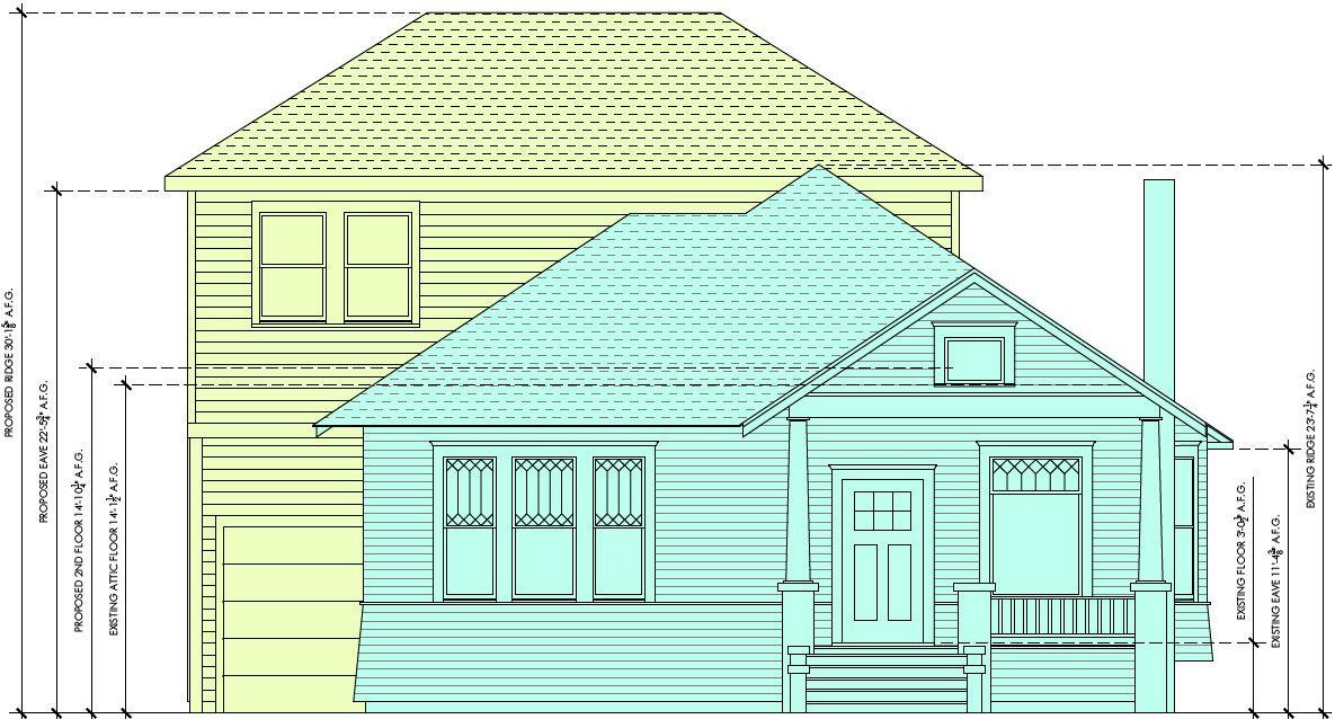




Existing North Elevation (front)



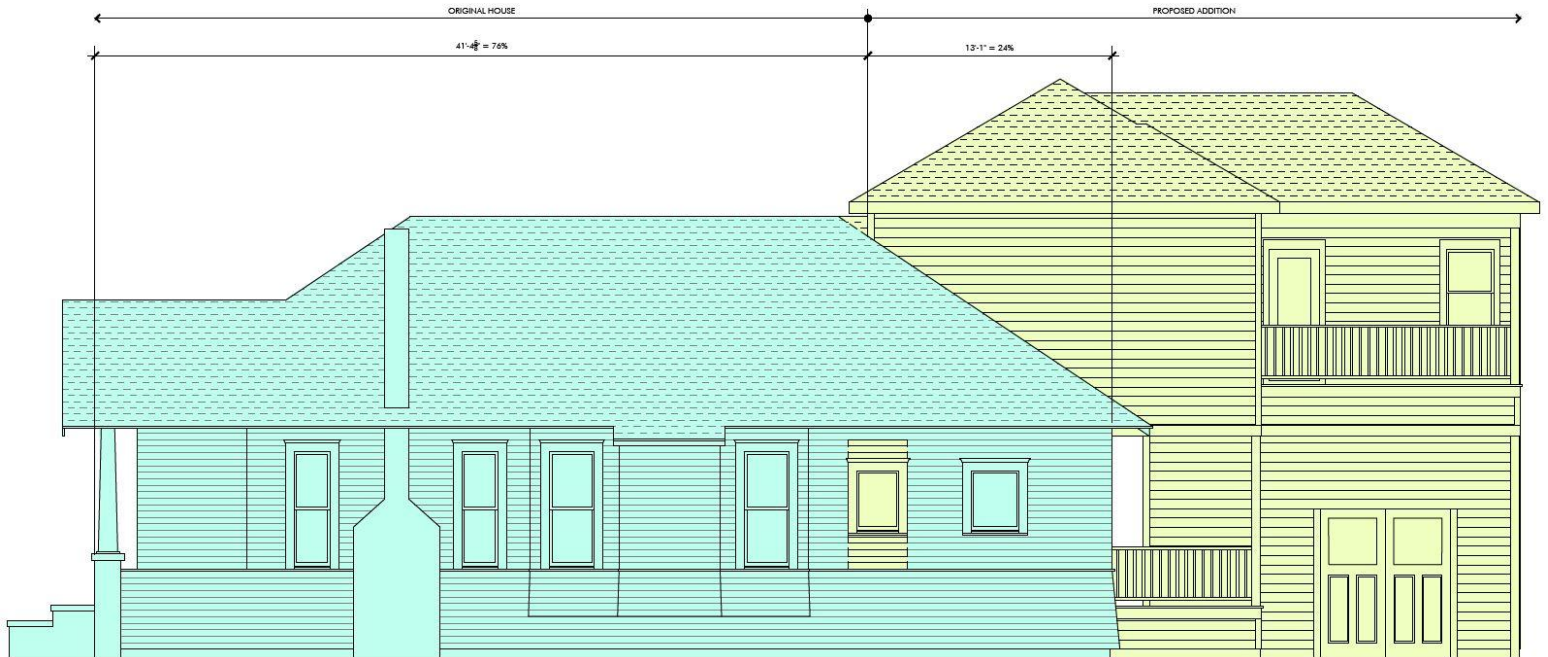
Proposed North Elevation



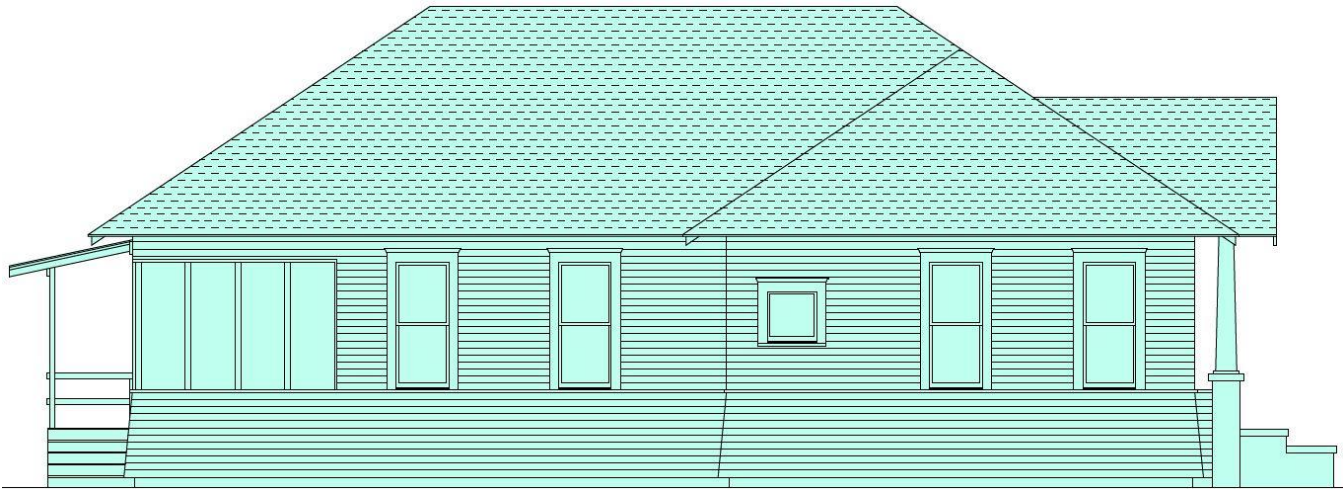
Existing West Elevation (right)



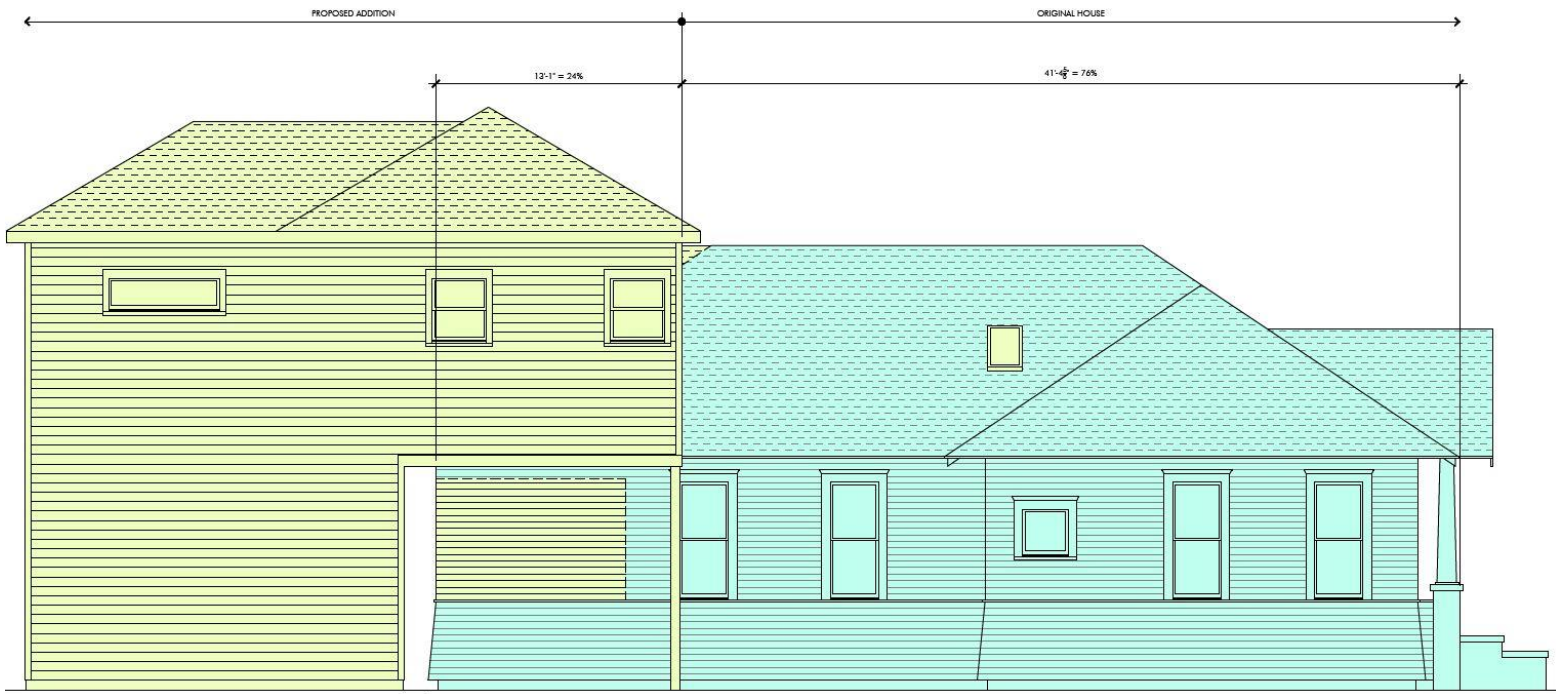
Proposed West Elevation (right)



Existing East Elevation (left)

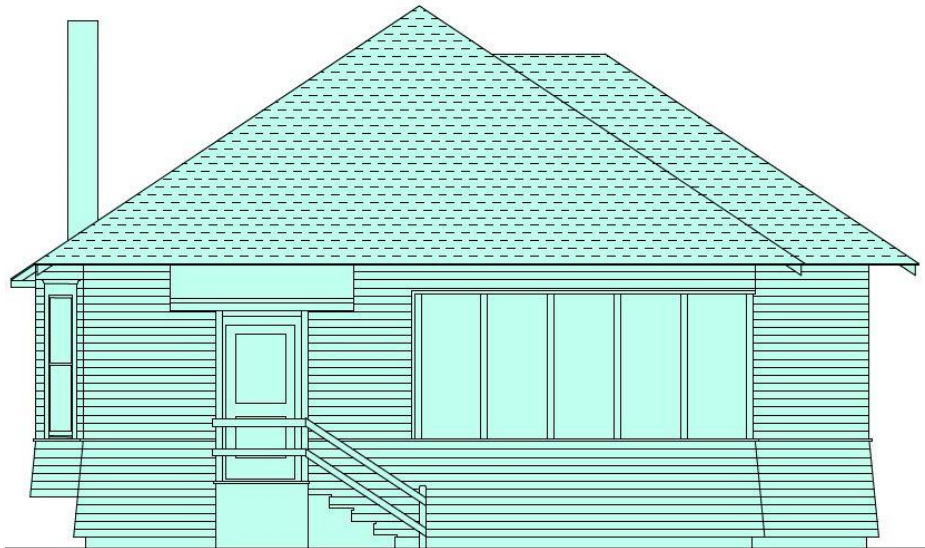


Proposed East Elevation (left)





**Existing South Elevation (back)**



**Proposed South Elevation (back)**



3D Renderings



05 Northwest Corner  
NTS



03 Northeast Corner  
NTS



04 South / Back  
NTS



02 Southwest Corner  
NTS





01 North / Front  
NTS

Context Area



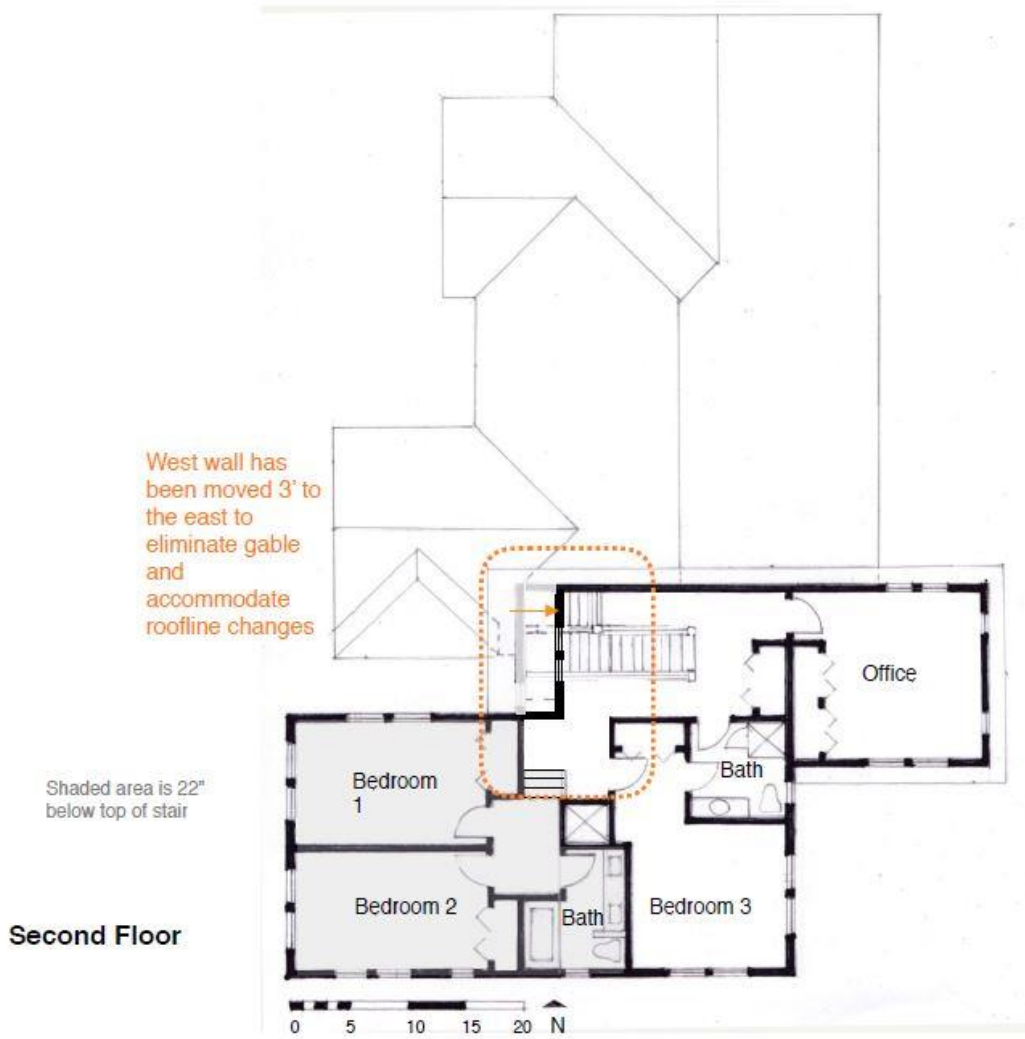
628 Woodland – side view from Reagan



628 Woodland – corner lot

628 Woodland  
July 3, 2018 submission  
Aug 7 resubmission

Second Floor Plan Change



628 Woodland  
July 3, 2018 submission  
Aug 7 resubmission

### Roof Plan Changes



The roof over the addition has changed into a mostly hipped profile

