611 Euclid Street Woodland Heights

CERTIFICATE OF APPROPRIATENESS

Applicant: Jonathan Parker, Owner / Randal Gay, Agent

Property: 611 Euclid Street, Lot 14, Block 27, Woodland Heights Subdivision. The property is 5,000 square foot (50' x 100)

interior lot.

Significance: Contributing 1,402 square foot craftsman style home, circa 1915 located in the Woodland Heights Historic District.

Proposal: Alteration and Addition:

• Construct a 435 square foot carport to the east of the home

Construct a 1227 square foot two-story addition

The front setback is 20'-0"

The side(s) and rear setbacks are all 3'-0"

4" cedar siding on addition shall match the wood siding on existing home

Construct a hyphen between the addition and existing home

• The new roof will be composition shingles to match existing

• 30" finished floor height to match existing

• 28'-7" new ridge height with a 20'-10" eave height

Public Comment: No comment received.Civic Association: No comment received.

Recommendation: Approval

HAHC Action:

611 Euclid Street
Woodland Heights

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									
			(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 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.									

611 Euclid Street Woodland Heights



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

Contributing

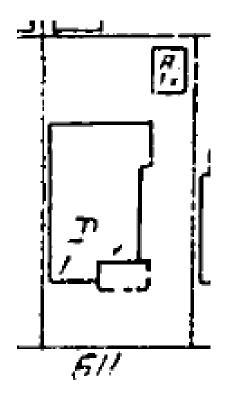
Non-Contributing

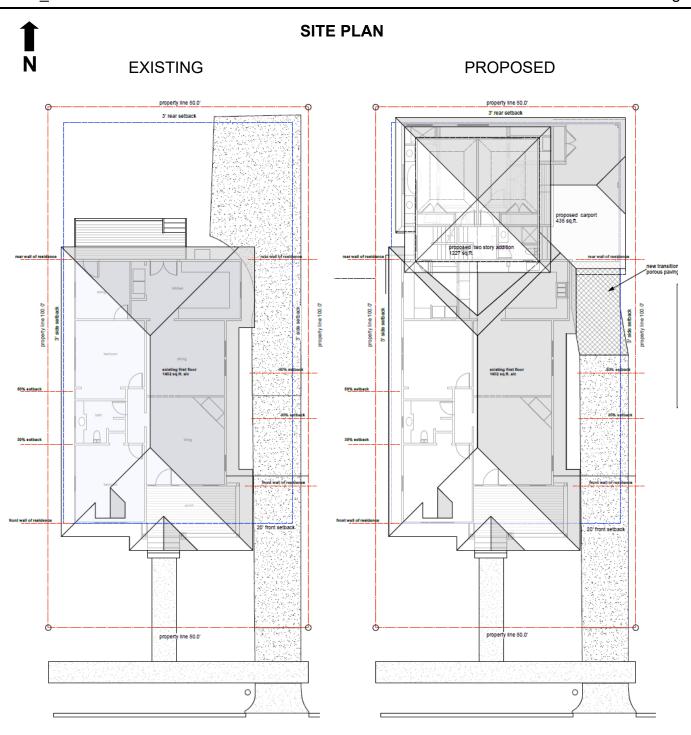
Park

INVENTORY PHOTO



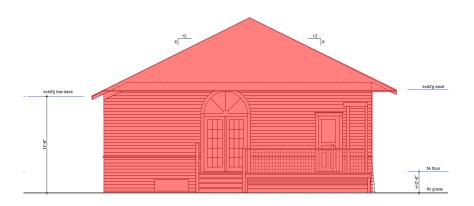
SANBORN MAP

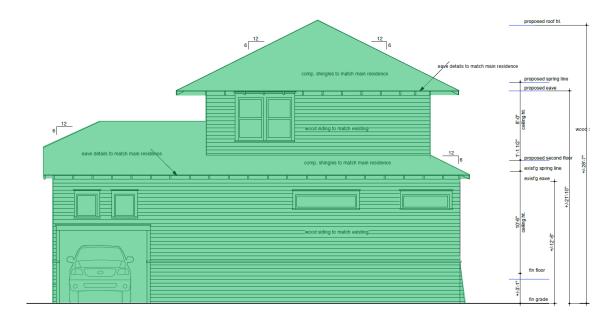




NORTH ELEVATION

EXISTING

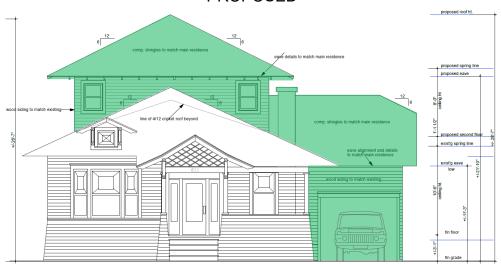




SOUTH ELEVATION

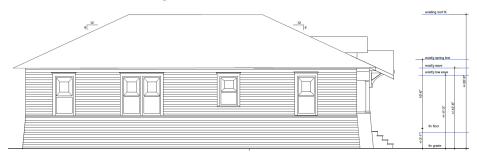
EXISTING

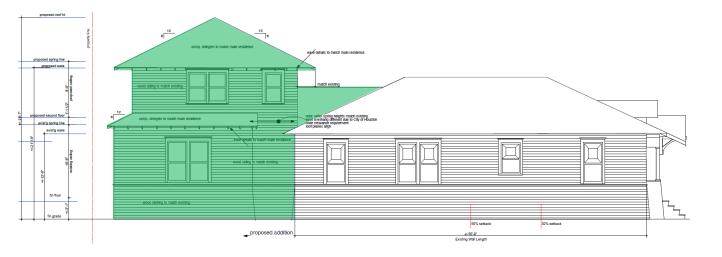




WEST SIDE ELEVATION

EXISTING



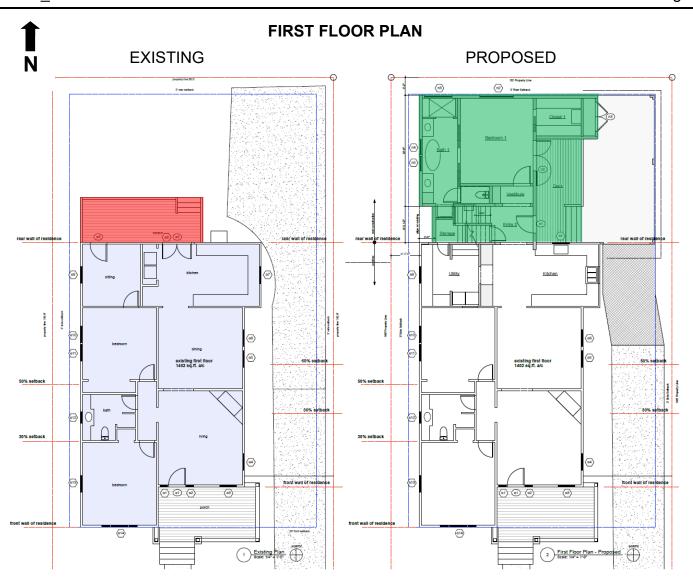


EAST SIDE ELEVATION

EXISTING

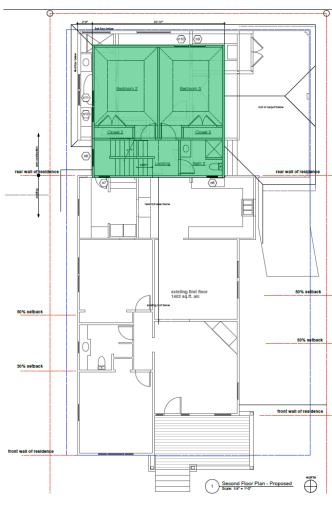








SECOND FLOOR PLAN



WINDOW / DOOR SCHEDULE

Exterior Door Schedule														
Plan Tag	ag Material		Lite Pattern		Style	Dimensions	Mountli	Mounting Profile		teplacement	Existing to Remain	Other		
e1	wood		1		Entry swing	3-0X6-8	n	n/a		jinal	yes			
e2			1/1		pali swing	2 - 2-6X6-8					no			
ез			1 oval		swing	2-8X6-8					•			
N1			1/1		Entry swing	3-0x8-0			new		n/a			
n2					pali swing	2 · 2-8X8-0								
nз	,	,	solid par	els	pali swing	2 · 2·8X8·0		ļ				storage		
									_		•			

