

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Mark Van Doren, agent for Andrea French, owner

**Property:** 2909 Beauchamp Street, lot 3, tract 6A, block 9, Woodland Heights Subdivision. The property includes a historic one-story wood frame single-family residence situated on a 6,250 square foot (50' x 125') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1924, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Rear Addition

The applicant is proposing to build a 306 SF one story rear addition and a 170 SF Screen Porch.

The addition will have the following:

- Eave height of 11'2" to match existing
- Ridge height of 18' to match existing
- Foundation will be a CMU pier and beam
- The addition will be clad in 117 smooth siding.
- All new windows on addition will be inset and recessed.

**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

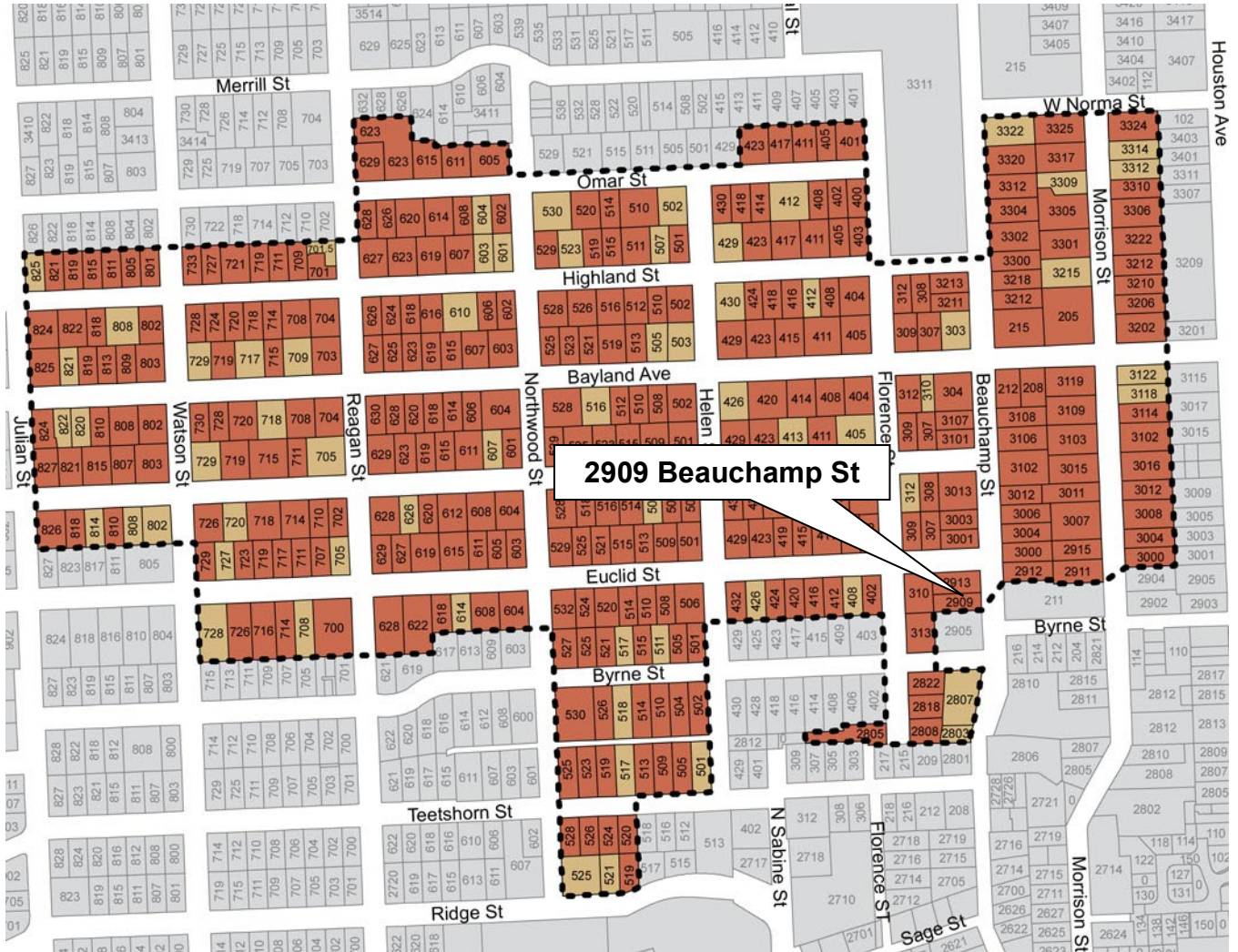
- (1) The proposed activity must retain and preserve the historical character of the property.
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product 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.



PROPERTY LOCATION  
WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CONTEXT AREA



Figure 1- 2913 Beauchamp St, next door neighbor



Figure 2- 3000 Beauchamp St, across the street neighbor



Figure 3- 2912 Beauchamp St, across the street neighbor



INVENTORY PHOTO

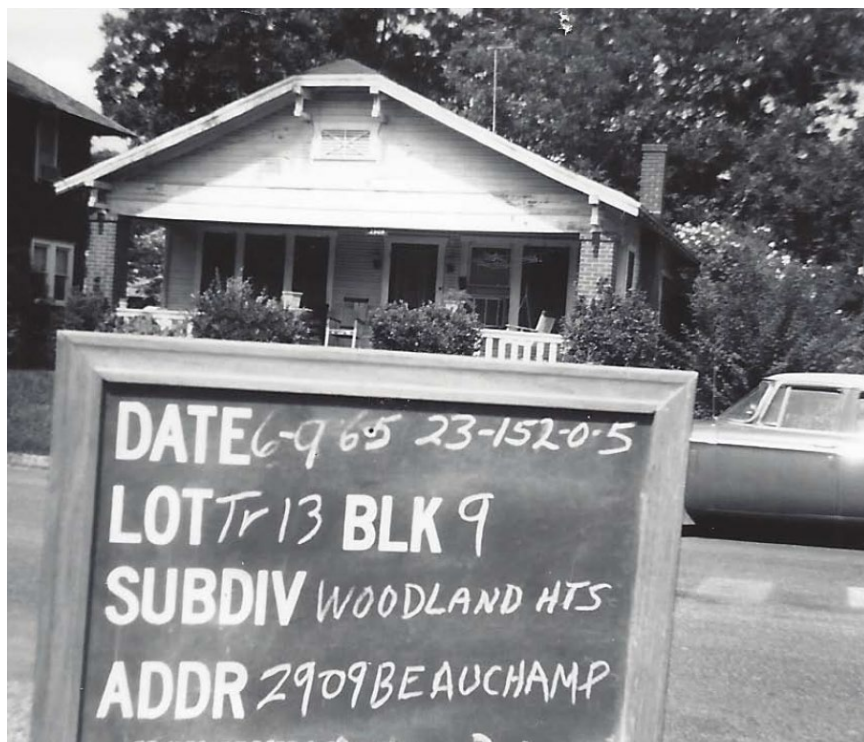


Figure 3-1965 Tax Photo

SANBORN MAP

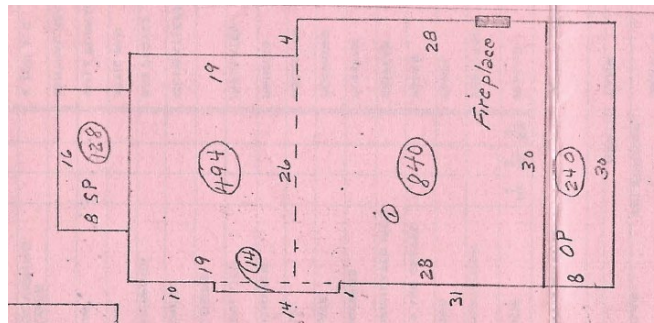
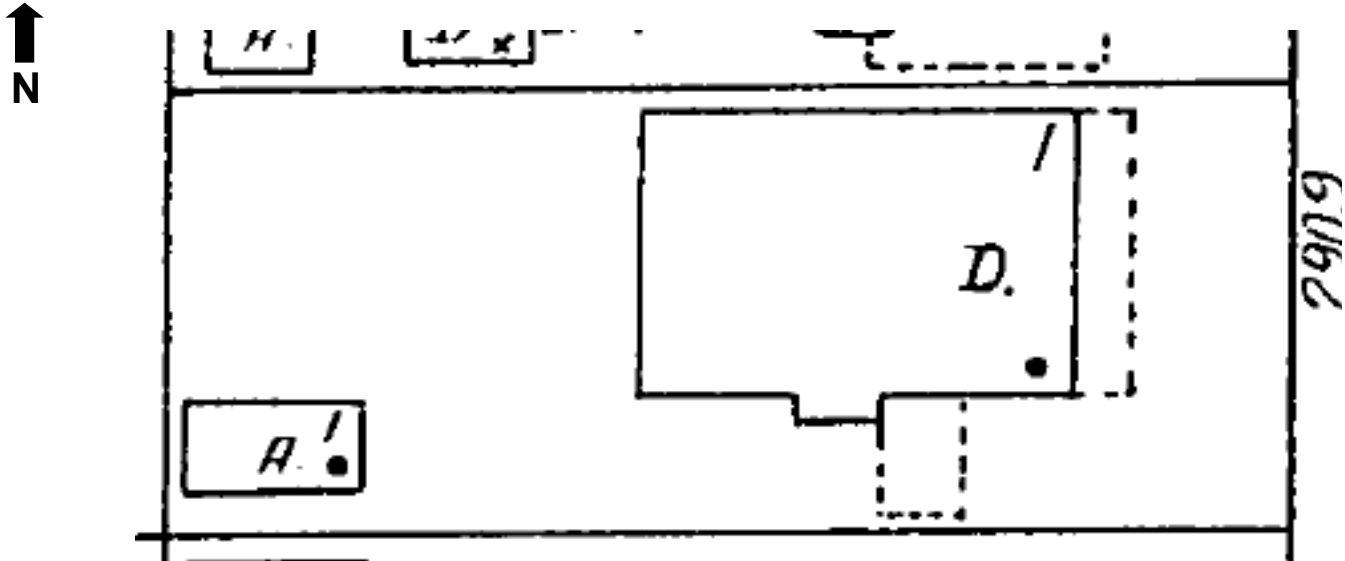


Figure 4- 1967 BLA

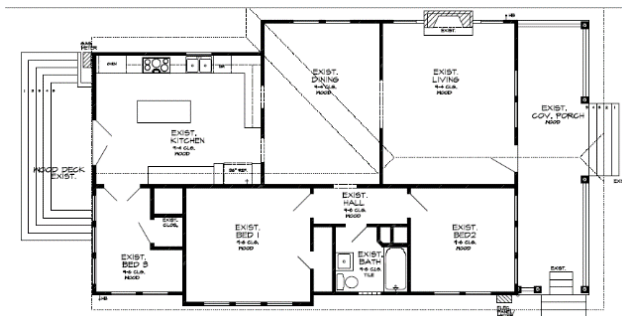


Figure 5- Existing



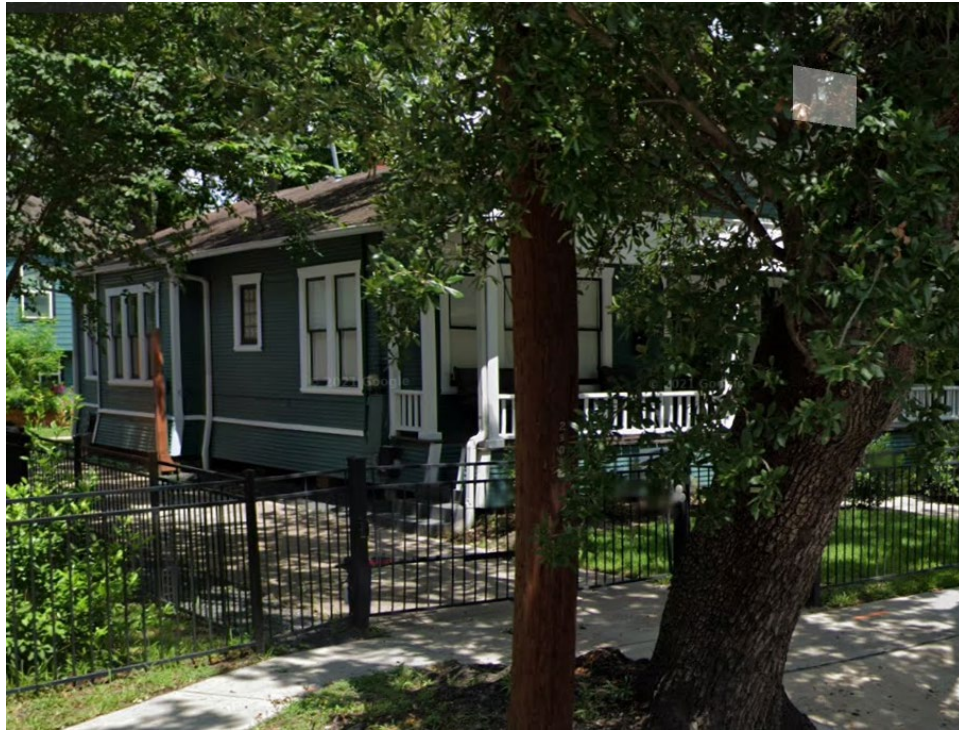
**EXISTING PHOTOS- Google pics**



*Figure 6- front elevation*



*Figure 7- side south elevation*

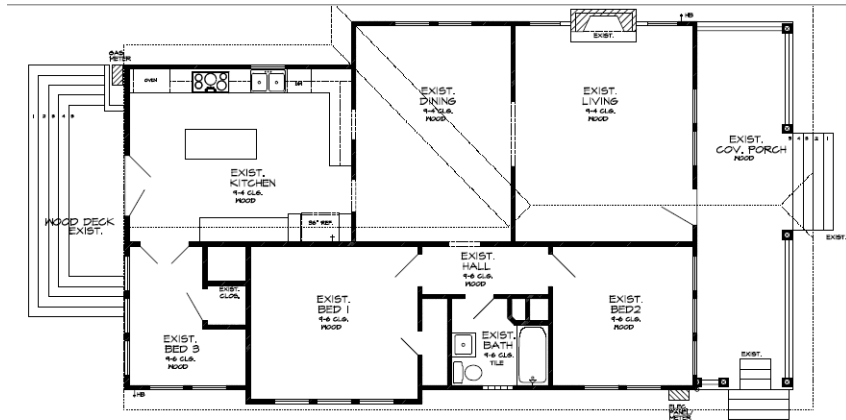


*Figure 8- north side elevation*

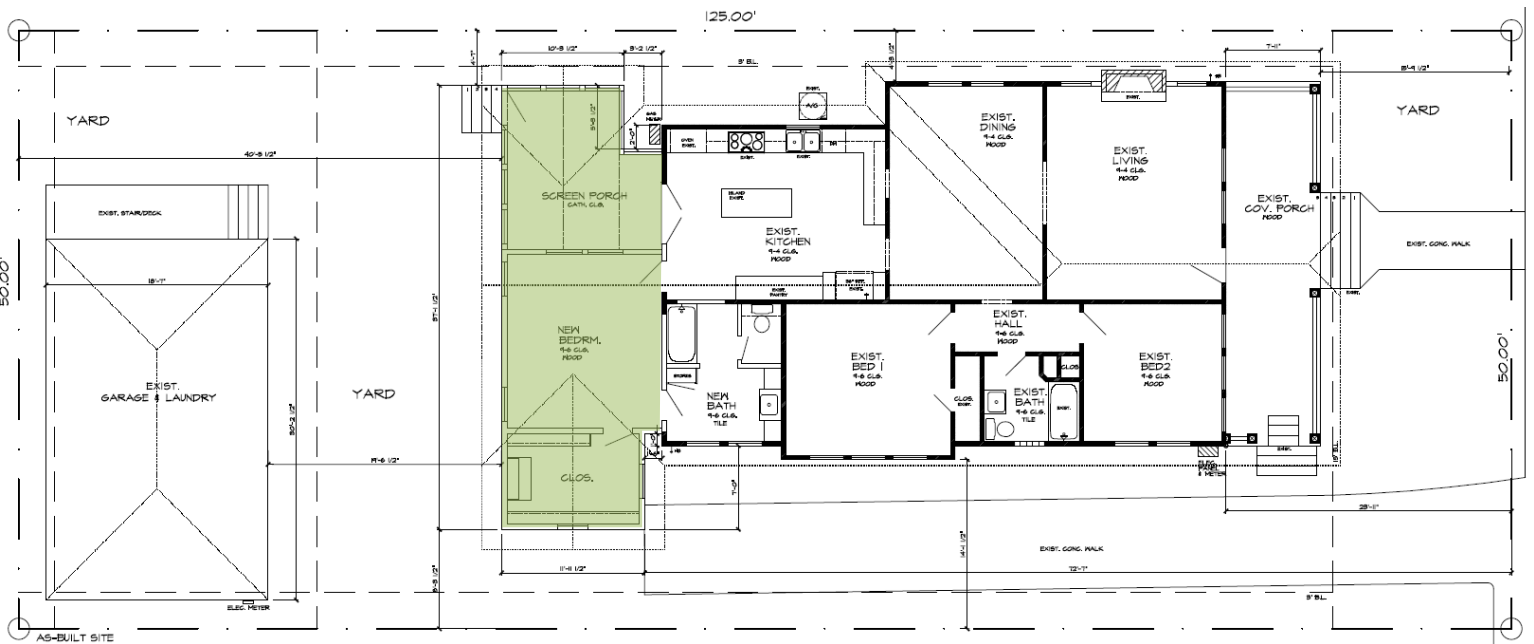


FIRST FLOOR PLAN

EXISTING

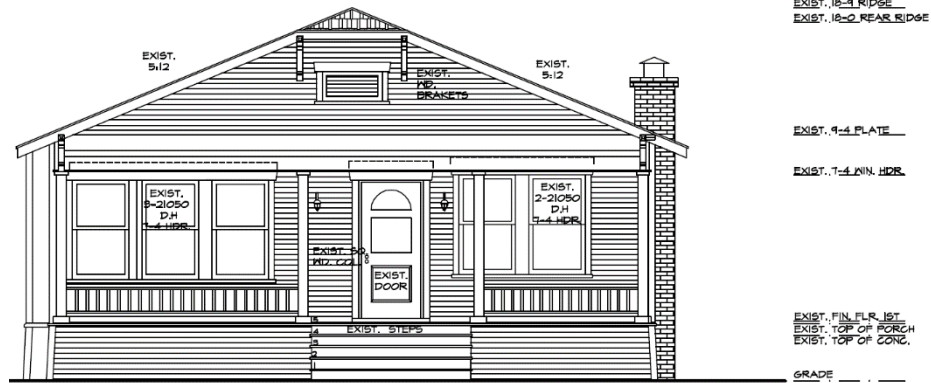


PROPOSED



EAST ELEVATION – FRONT FACING BEAUCHAMP STREET

EXISTING



1- EXIST. FRONT ELEV.  
1/4"

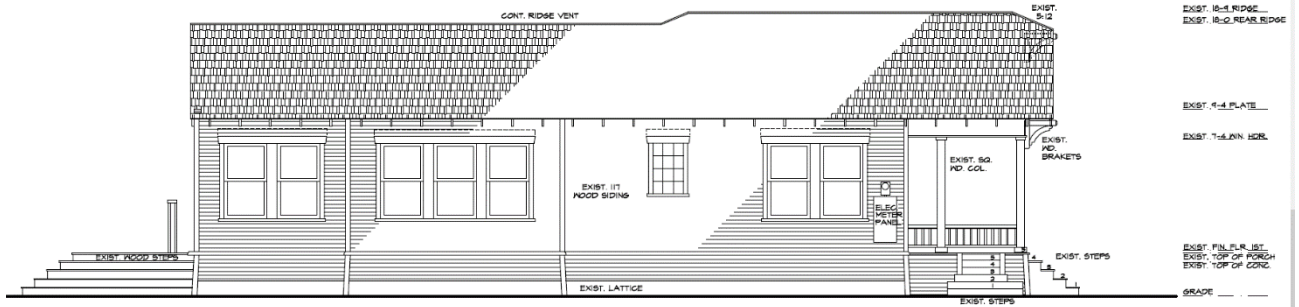
PROPOSED



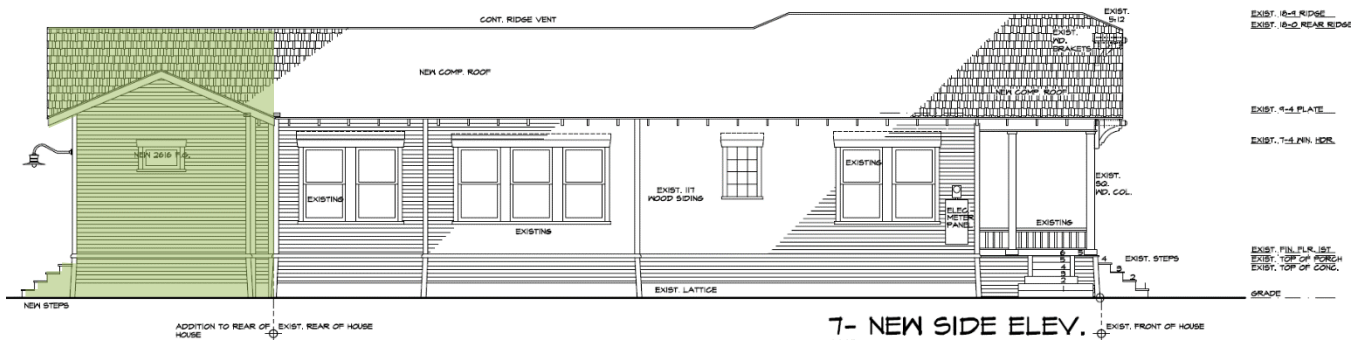
5- NEW FRONT ELEV.  
1/4"

SOUTH SIDE ELEVATION

EXISTING



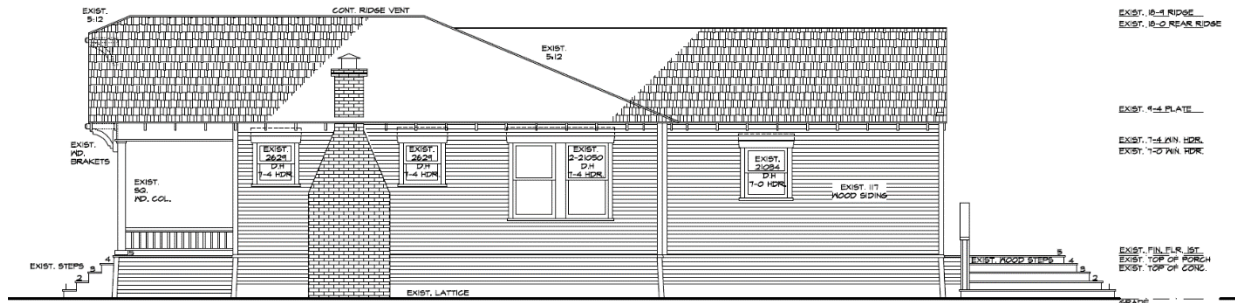
PROPOSED



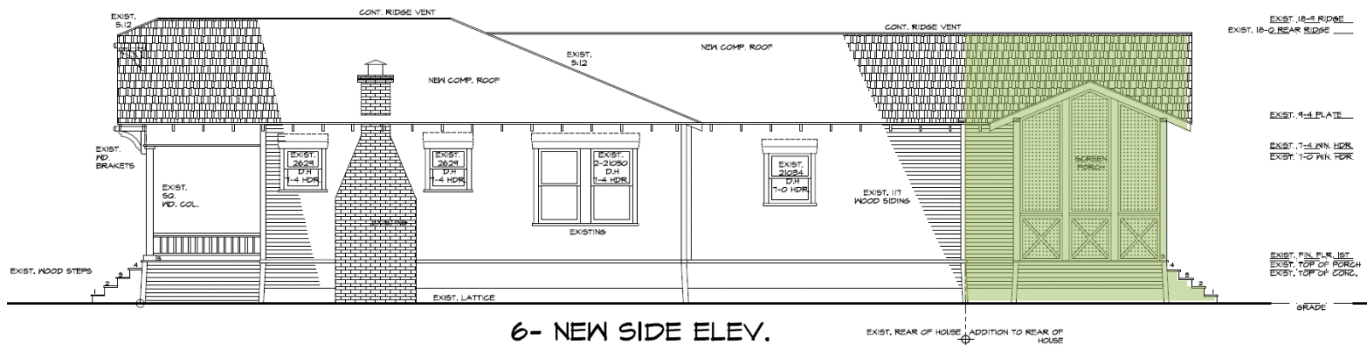


NORTH SIDE ELEVATION

EXISTING

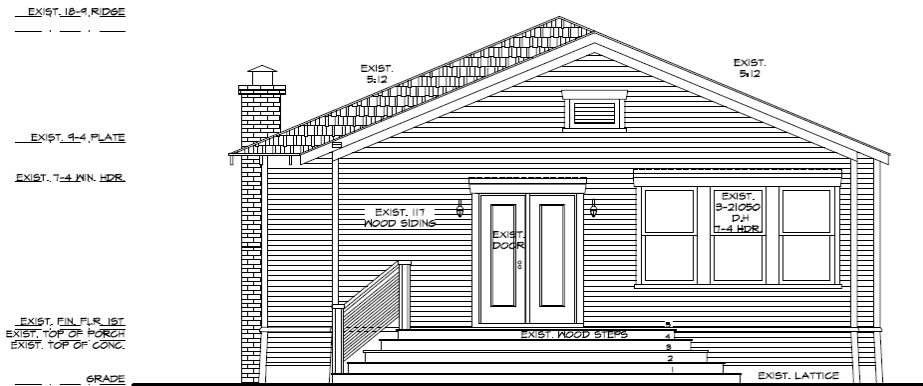


PROPOSED

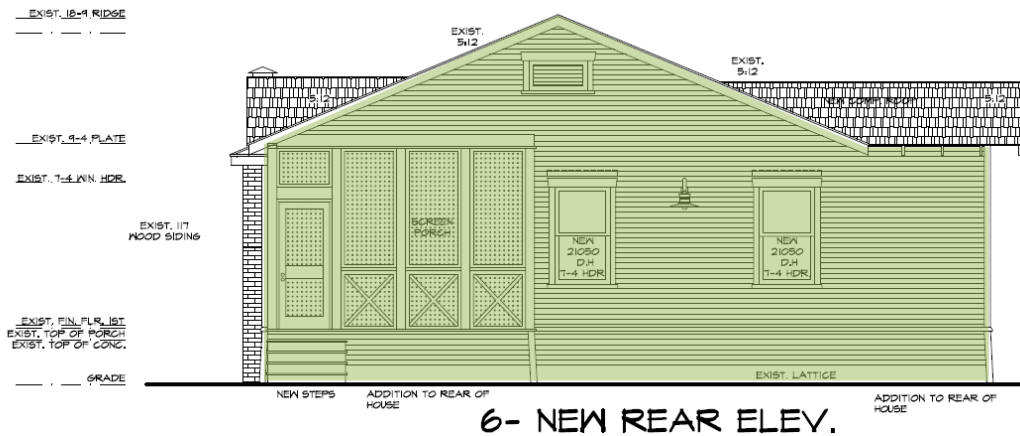


WEST REAR ELEVATION

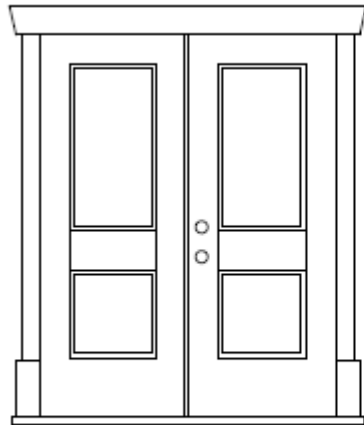
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE



REAR ENTRY  
2 2-6 x 6-8 MAHOGANY  
DOOR PAINTED, T.G.



NEW WINDOWS  
JELDWIN WOOD  
PAINTED, T.G.