

CERTIFICATE OF APPROPRIATENESS

Application Date: April 25th, 2022

Applicant: Jose Cordova, agent for Ben Fairchild, homeowner

Property: 604 Euclid Street, Lot 1, Tract 2A, Block 26, Woodland Heights Subdivision. The property includes a historic 1,605 square foot one-story single-family residence situated on a 7,500 square foot corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1915, with a detached rear garage located in the Woodland Heights Historic District.

Proposal: Addition—Applicant proposed to add a 1,546 square foot two-story rear addition with an attached garage and car port.

- Demolish a non-original small rear addition and demolish two original wood windows on the rear portion of the west elevation.
- A dormer will also be added to the west elevation of the roof to create more attic space.
- The new addition will maintain the original corners of the historic structure.
- Addition will have smooth cementitious siding.
- Total new proposed square footage is 3,151 square feet.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: Applicant to remove the portion of the second story addition that is located on rear southwest corner; and final design approval by staff.

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.

District Map

Woodland Heights Historic District

Historic District Boundary

Building Classification

Contributing

Non-Contributing

Established: July 29, 2011
Source: GIS Services Division
Date: March 11, 2014
Reference: pj17480

0 65 130 260 390 Feet



PLANNING & DEVELOPMENT DEPARTMENT



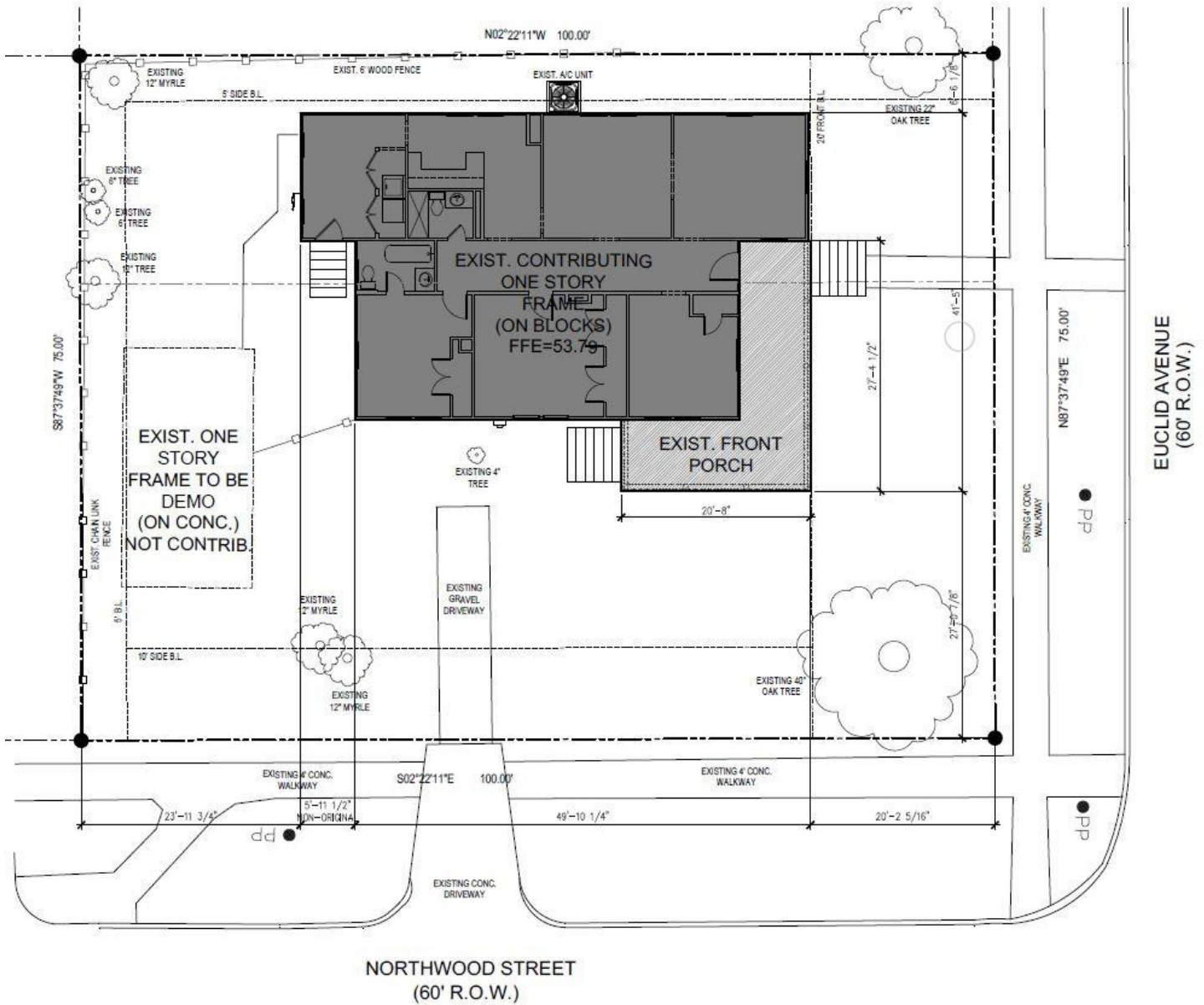
Inventory Photograph



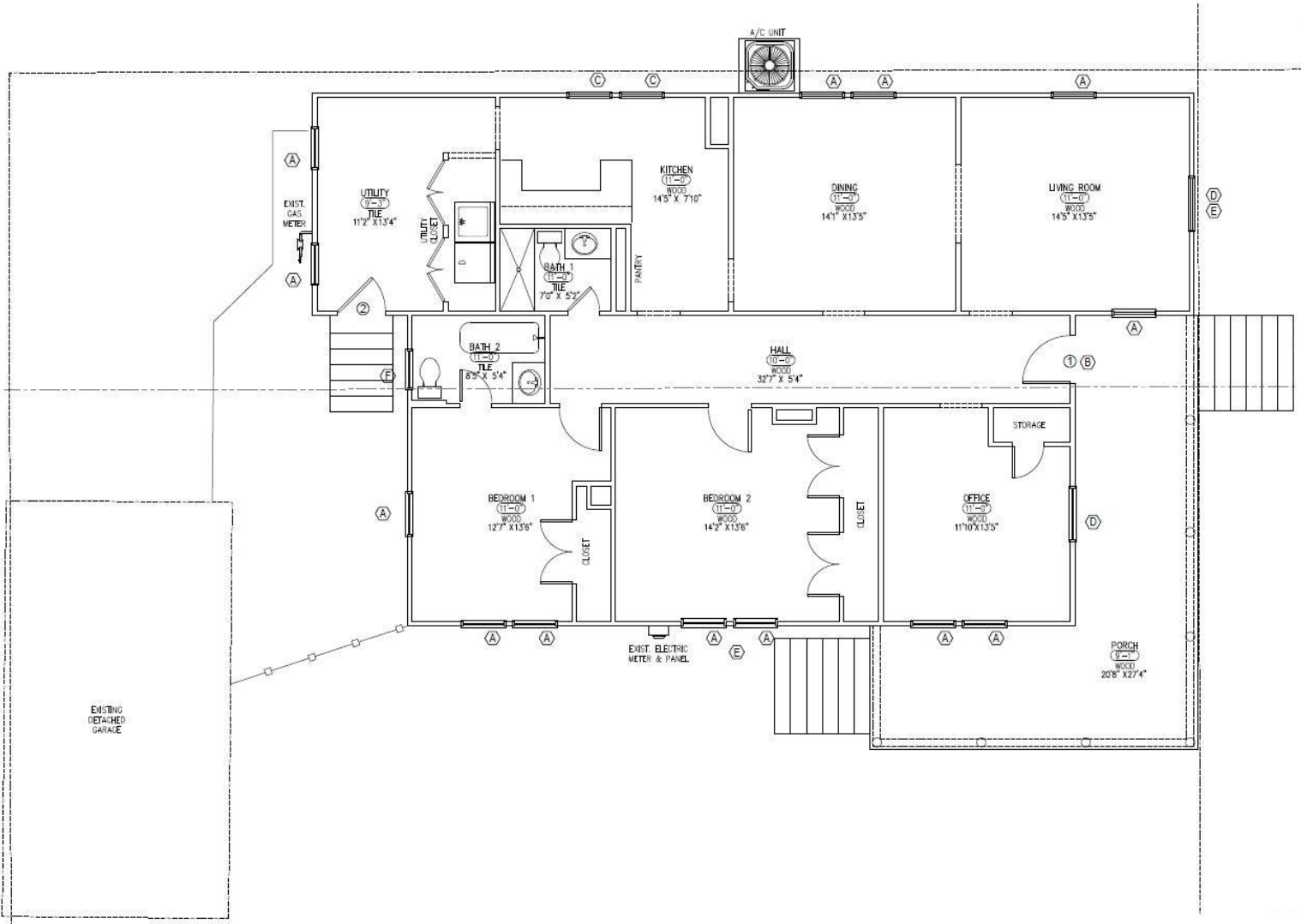
Current Photograph – Provided by Applicant



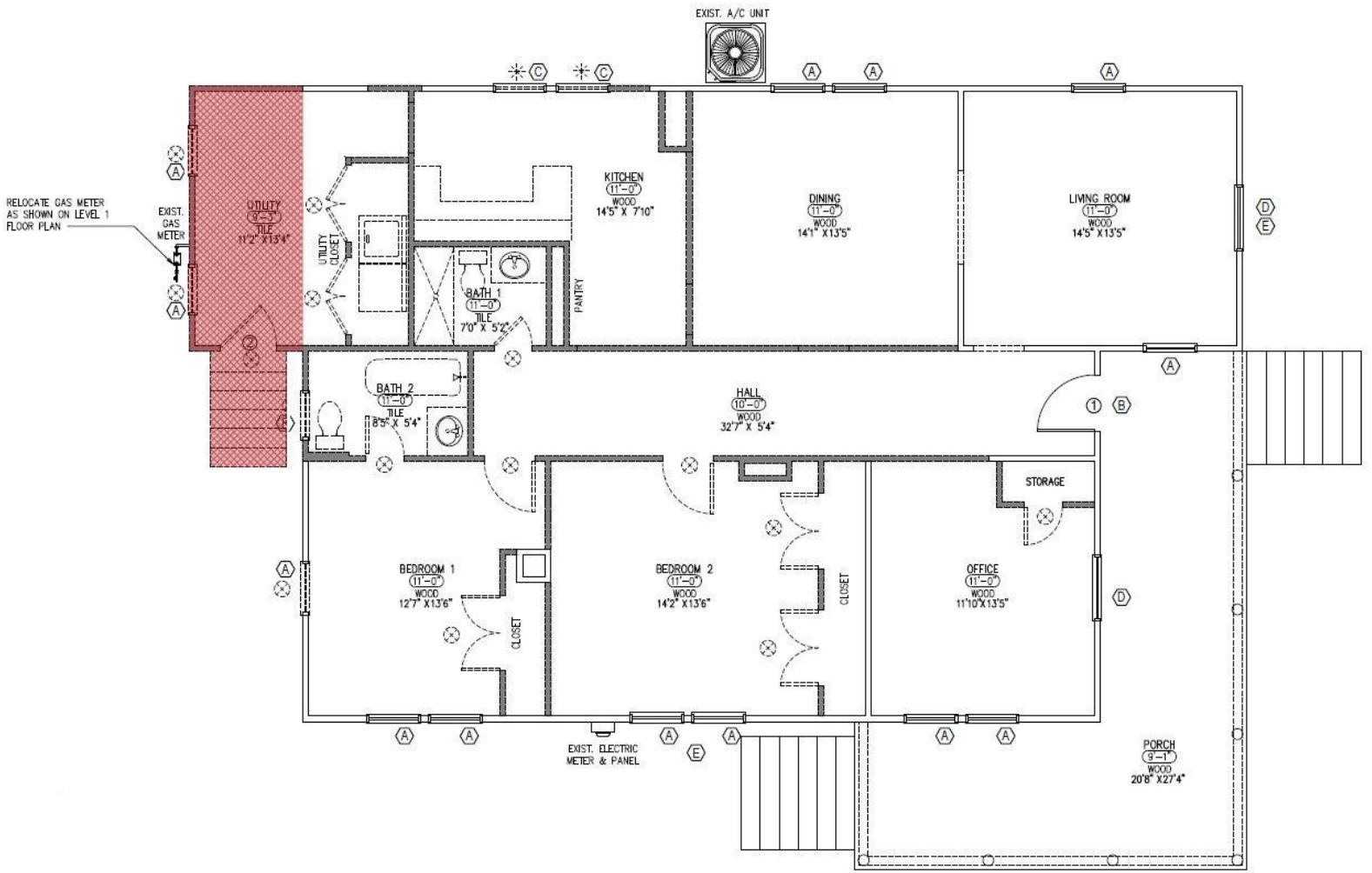
Existing Site Plan



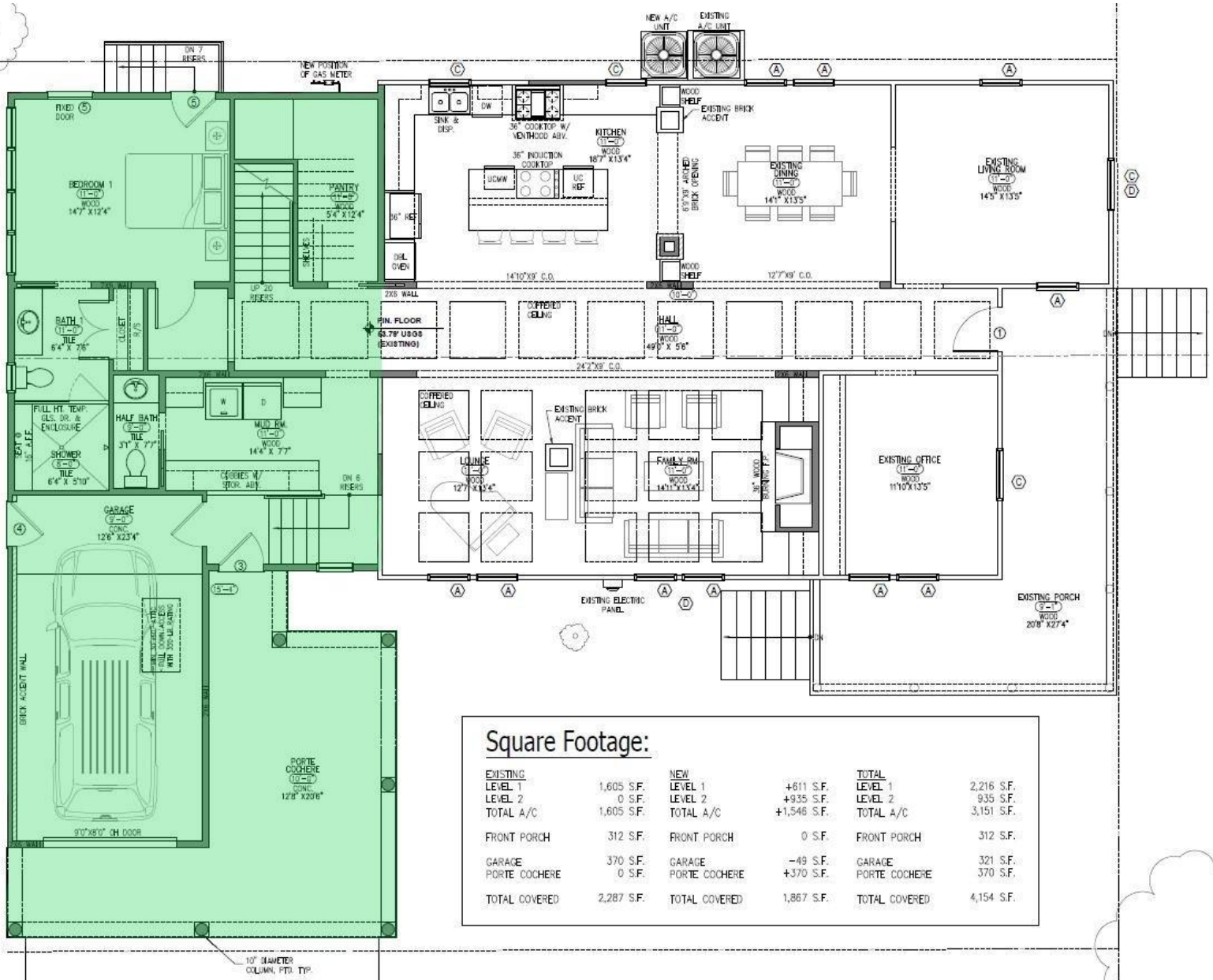
Existing First Floor Plan



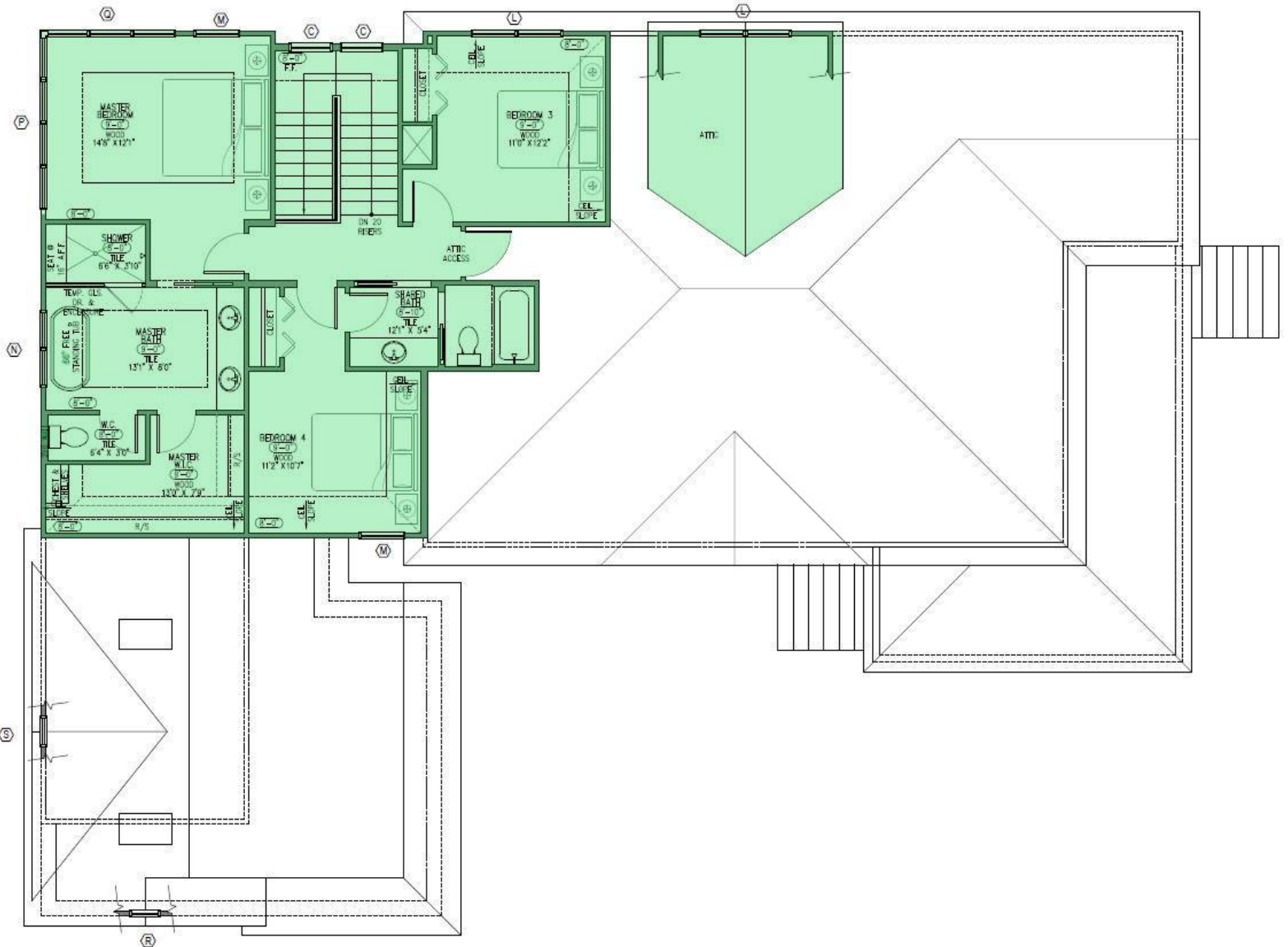
Proposed Demolition Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Existing North Elevation (front)



Proposed North Elevation (front)



Existing East Elevation (left)



Proposed East Elevation (left)



PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"

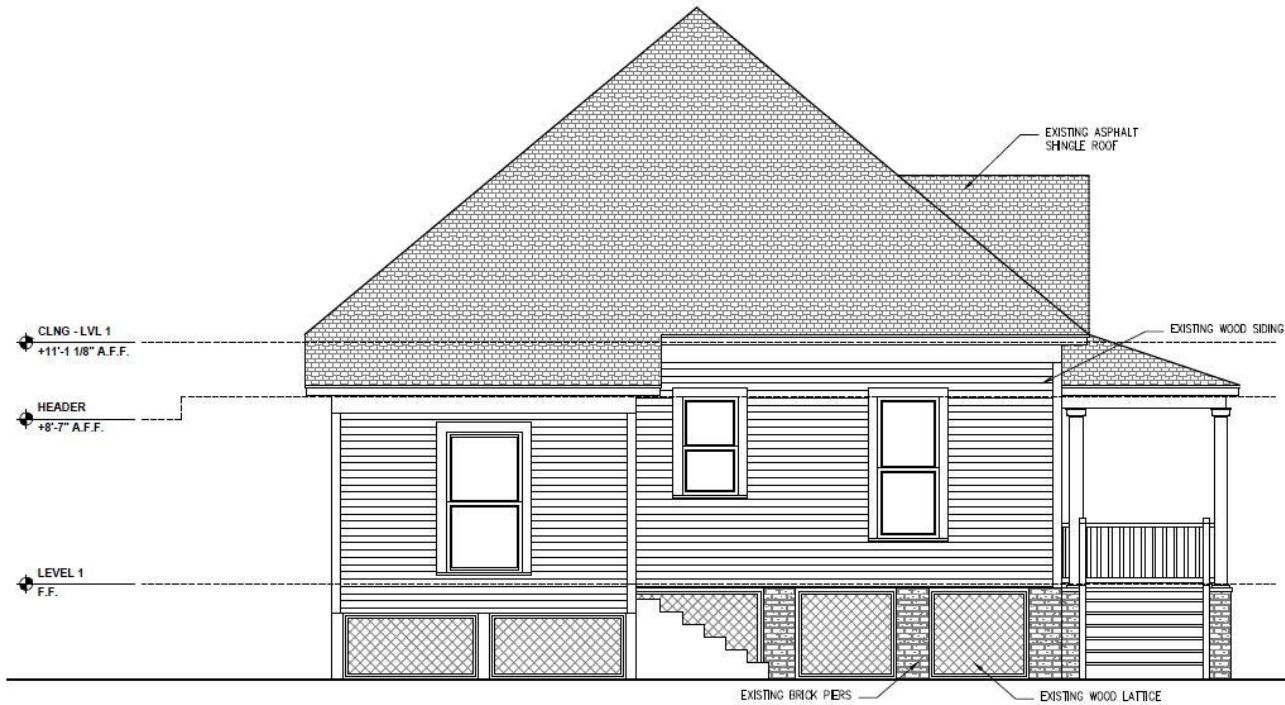
Existing West Elevation (right)



Proposed Right Elevation



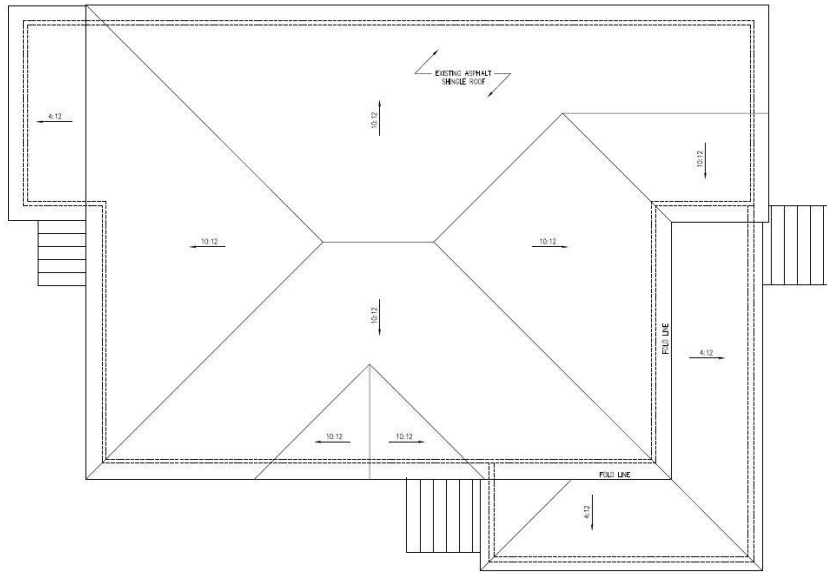
Existing South Elevation (rear)



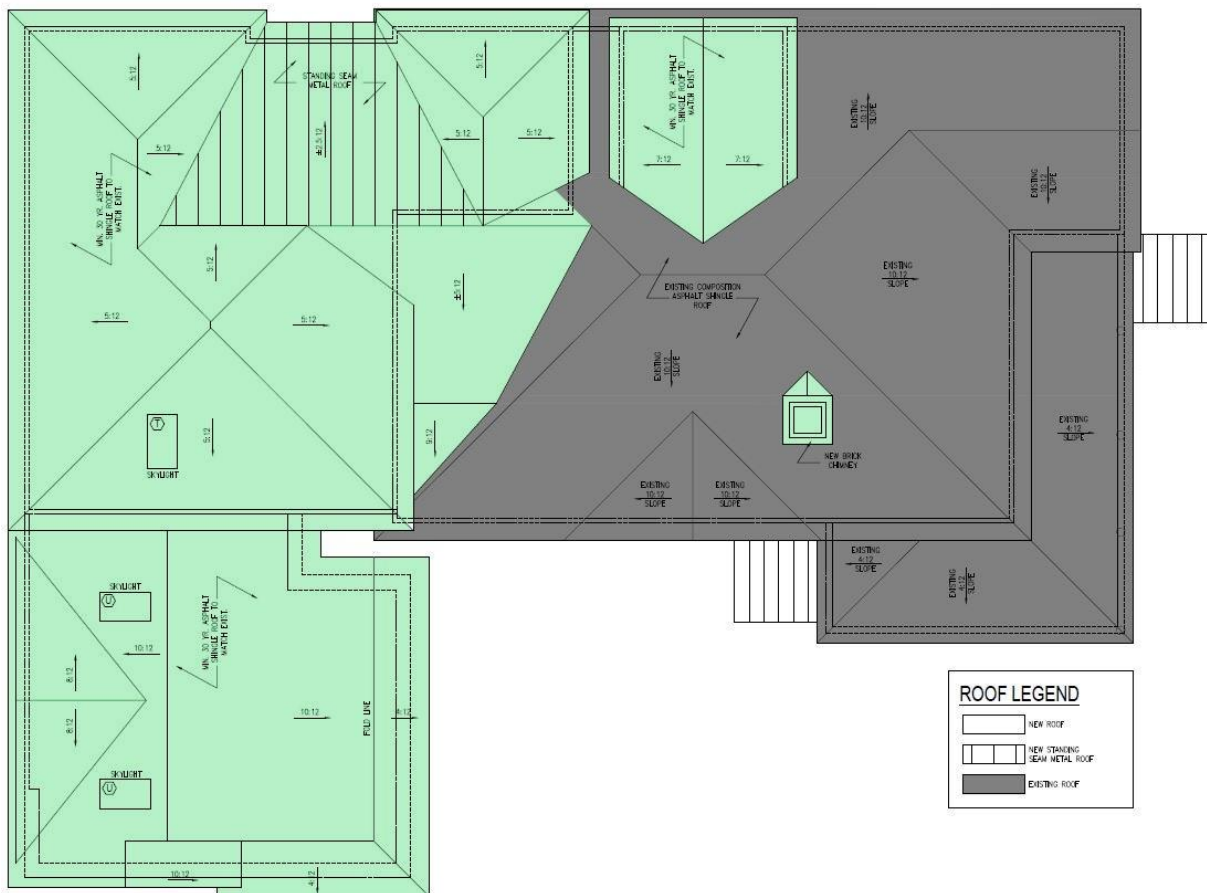
Proposed South Elevation (rear)



Existing Roof Plan



Proposed Roof Plan



Window and Door Schedules

EXISTING

NEW

WINDOW SCHEDULE							WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION	MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	13	2'-10"	6'-6"	SINGLE HUNG	2X4	2 - LIVING ROOM (TO REMAIN), 2 - OFFICE (TO REMAIN), 2 - BEDROOM 2 (TO REMAIN), 3 - BEDROOM 1 (2 REMAIN, 1 REMOVED), 2 - UTILITY (REMOVED), 2 - DINING (TO REMAIN)	(C)	2	2'-10"	6'-6"	SINGLE HUNG	2X6	2 - STAIR (REUSING EXIST. WINDOWS)
(B)	1	3'-0"	1'-6"	TRANSOM	2X4	ABOVE FRONT DOOR, HALL (TO REMAIN)	(G)	1	2'-6"	4'-0"	SINGLE HUNG	2X6	MUD ROOM
(C)	2	2'-10"	6'-6"	SINGLE HUNG	2X4	2 - KITCHEN (RELOCATED)	(H)	1	2'-0"	3'-0"	FIXED	2X6	BATH 1
(D)	2	3'-6"	6'-6"	SINGLE HUNG	2X4	LIVING ROOM (TO REMAIN), OFFICE (TO REMAIN)	(J)	1	(4)2'-10"	8'-0"	FIXED	2X6	MULLED UNIT, BEDROOM 1
(E)	2	4'-0"	1'-6"	TRANSOM	2X4	LIVING ROOM (TO REMAIN), BEDROOM 2 (TO REMAIN)	(K)						NOT USED
(F)	1	2'-7"	4'-10"	SINGLE HUNG	2X4	BATH 2 (REMOVED)	(L)	2	(2)3'-0"	5'-0"	SINGLE HUNG	2X4	MULLED UNIT, BEDROOM 3, ATTIC
							(M)	2	3'-0"	5'-0"	SINGLE HUNG	2X4	BEDROOM 4, MASTER BEDROOM
							(N)	1	(2)2'-6"	4'-0"	FIXED	2X4	MULLED UNIT, MASTER BATH
							(P)	1	(4)2'-10"	7'-0"	FIXED	2X4	MULLED UNIT, MASTER BEDROOM
							(Q)	1	(3)2'-10"	7'-0"	FIXED	2X4	MULLED UNIT, MASTER BEDROOM
							(R)	1	2'-0"	4'-0"	TRANSOM	2X4	PORTE COCHERE
							(S)	1	2'-0"	3'-0"	TRANSOM	2X4	GARAGE
							(T)	1	2'-0"	4'-0"	SKYLIGHT	2X6	MASTER CLOSET
							(U)	2	2'-0"	4'-6"	SKYLIGHT	2X6	GARAGE ATTIC
DOOR SCHEDULE							DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION	MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	7'-0"	EXTERIOR	2X4	FRONT ENTRY (TO REMAIN)	(3)	1	3'-0"	7'-0"	EXTERIOR	2X6	PORTE COCHERE
(2)	1	3'-0"	7'-0"	EXTERIOR	2X4	UTILITY (REMOVED)	(4)	4	3'-0"	8'-0"	EXTERIOR	2X4	GARAGE
							(5)	2	3'-0"	8'-0"	EXTERIOR	2X6	BEDROOM 1 - 1 FIXED, 1 OPERABLE

Proposed 3D North Elevation



Proposed 3D Northeast Elevation



Proposed 3D Northwest View



Proposed 3D Northeast Elevation



(another proposed view)