

126 NW 4th Avenue “Guest Cottage Narrative

The application for Certificate of Appropriateness is related to the conversion of a shipping container Tiny House to a guest cottage for the use of family and affix it to a permanent foundation within the rear yard area of the existing single family home. The container home has been on site and is the subject of a code enforcement violation case number 18-00118597. All other code violations for the property have been brought into compliance and have been signed off and permits closed. This application will bring the remaining violation into compliance.

The property recently had an 8' board on board wooden fence installed around the rear portion of the property. The fence provides privacy and conceals the location proposed for the permanent installation of the guest cottage. The installation of the guest cottage does not degrade the pervious / impervious area because 4 foot by 4 foot pavers will be removed in the area of the foundation installation.

The exterior of the shipping container will have a smooth stucco finish installed to match the stucco walls of the existing single family house on site. There are 2 windows and a sliding glass door installed on one side of the longest elevation. The roof will be flat to keep the profile of the structure low to minimize visibility from adjacent properties. Floor plans and elevations with material and color chips are included with the application package.

“EXHIBIT A”

SECRETARY OF THE INTERIOR STANDARDS: CONTAINER STRUCTURE

Standard #1: “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.”

Response: As the proposed guest cottage is an extension of the use of the existing single family residence, the approach for historic preservation of the container structure guest cottage employs principles that require absolute minimal change to the defining characteristics of the associated original building and its site and environment – some structures will certainly undergo a change in use.

Standard #2: “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”

Response: The existing historic structure shall have its character retained and preserved.

Standard #3: “Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”

Response: The proposal is not making use of conjectural features nor incorporating architectural elements from other existing structures.

Standard #4: “Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”

Response: This proposal is retaining and preserving all of the features of the existing historic residence.

Standard #5: “Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize(s) a property shall be preserved.”

Response: All distinctive features, finishes and construction techniques (including examples of craftsmanship) that define both the existing historic structure plus the container are being preserved..

Standard #6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”

Response: Because this proposal is not affecting the original structure there is no deterioration associated with this application being an addition of a guest cottage. However, we shall work in a collaborative effort with HPB Staff and the Chief Building Official should we experience any example of deterioration so severe it requires replacement rather than repair.

Standard #7: “Chemical or physical treatments, such as sandblasting, that causes damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.”

Response: Sandblasting or any chemical or any other physical treatment that causes harm to historic materials is not required to complete this Project.

Standard #8: “Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”

Response: The Project does not involve any archeological elements.

Standard #9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and Architectural features to protect the historic integrity of the property and it’s environment.”

Response: Any proposed exterior alterations (all related to finish-out of the container), to the historic structure, is in no way destroying the characteristic features, including use of materials, of that associated structure. The design of the container guest cottage is, in fact, designed to be subtly differentiated from that of the original fabric. So as to be compatible with the massing, size, scale and Architectural features that already exist.

Standard #10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and it’s environment would be unimpaired.”

Response: Our primary goal is to make it very clear to the discerning eye of the general public, what is original and therefore historic – and what has been added and therefore new. By differentiating between the two (2) in various subtle ways; use of materials, color, texture, variations in heights, massing, proportion.....we make removal of any improvement such that it would never take away from the defining characteristic of the historic fabric.