

HISTORIC LANDMARK COMMISSION
SEPTEMBER 26, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2001-0008
Ettlinger House
3110 Harris Park Avenue

PROPOSAL

Construct a new garage apartment.

PROJECT SPECIFICATIONS

The applicant proposes to construct a two-story garage apartment to the rear right of the historic house, facing onto 32nd Street. The Commission previously approved a garage apartment on this site, but the building was never constructed. This application constitutes a new design for the structure.

The proposed garage apartment will be one-and-a-half stories with a gabled roof with a gabled “pop-up” to accommodate a loft. The building will have painted cedar shingles, a composition shingle gabled roof with stained wood brackets, painted wood sash windows (Kolbe – see cutsheets attached), a painted metal balcony, and painted wood garage doors. The design of the proposed garage apartment is complementary to that of the historic house in its use of deep eaves, a gabled roof, and a shingle exterior.

STANDARDS FOR REVIEW

The Commission’s Standards for Review of applications for Certificates of Appropriateness include:

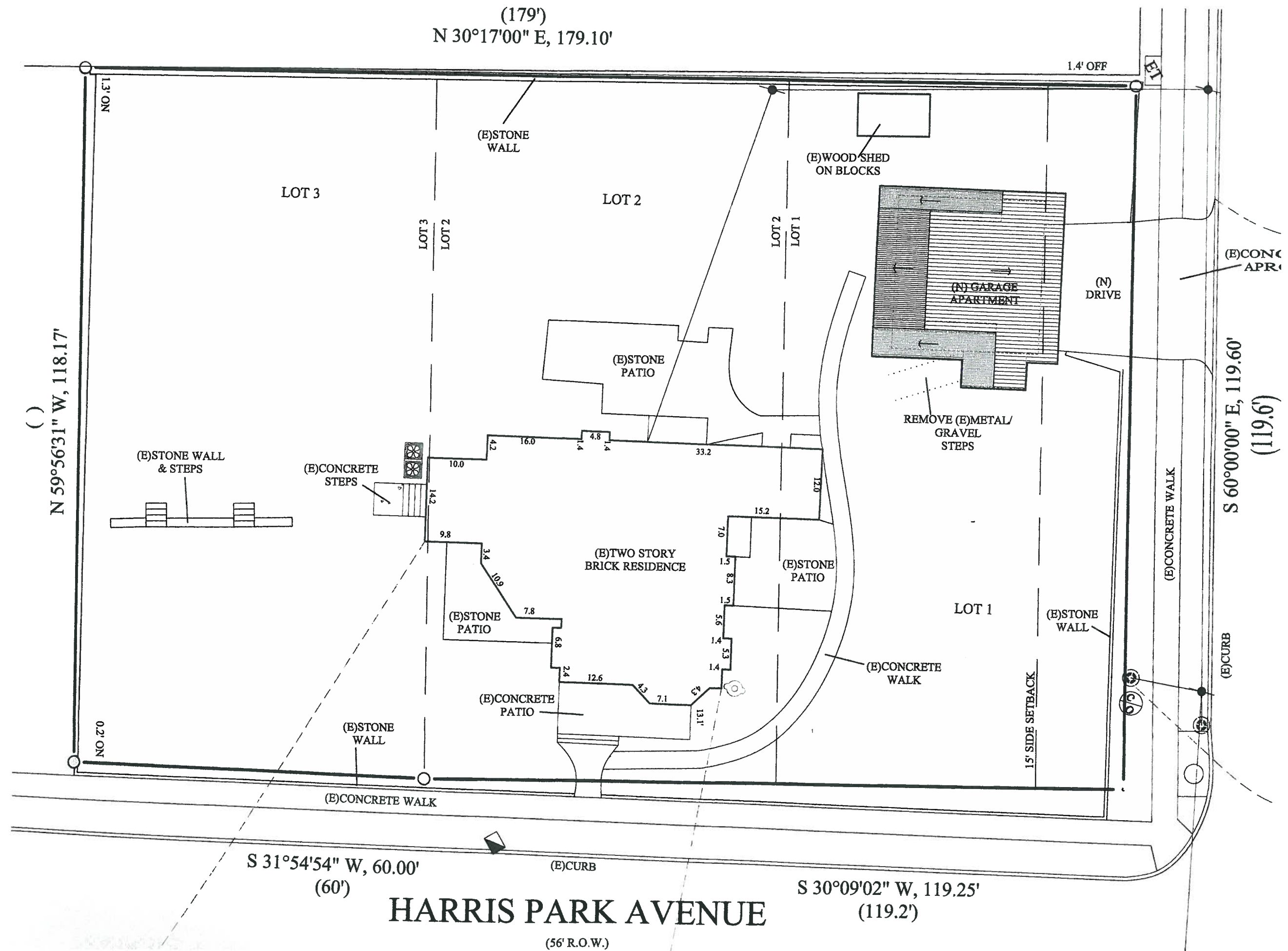
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.
- Make every reasonable effort to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use the property for its originally-intended purpose.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval of the proposal, but requested that the applicant call out the exposure of the shingles on the garage apartment.

STAFF RECOMMENDATION

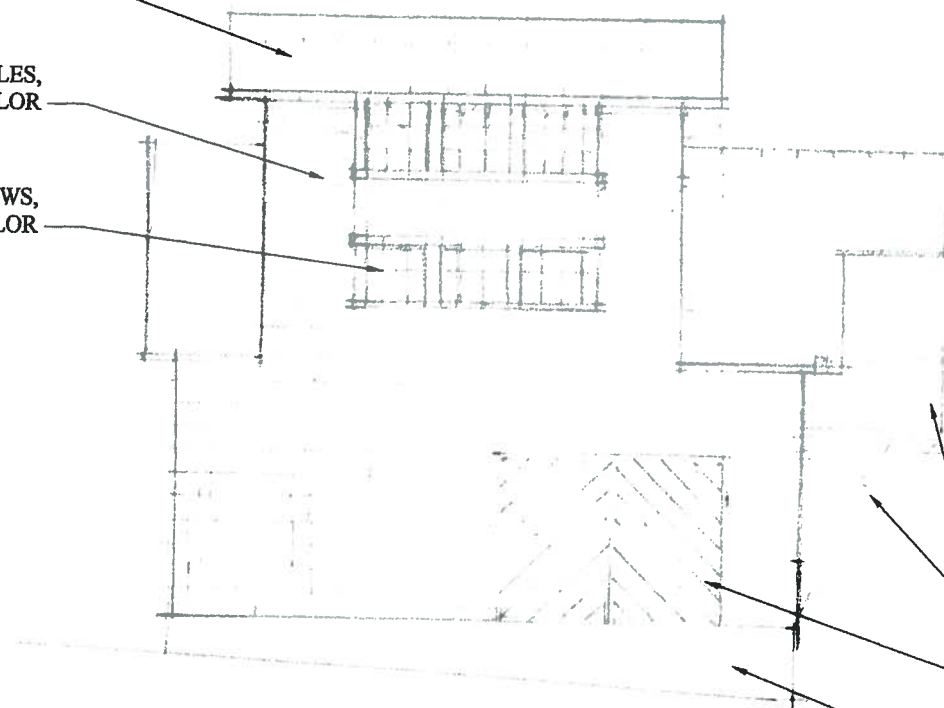
Grant the Certificate of Appropriateness. While a contemporary design, the proposed garage apartment is compatible with the size, scale, color, material, and character of the property and neighborhood. Garage apartments are common in the neighborhood; the proposed construction is compatible with the neighborhood context.



COMPOSITION SHINGLE ROOF,
MATCH EXISTING TYPE & COLOR, TYP.

STAINED WOOD SHINGLES,
MATCH EXISTING COLOR

PAINTED WOOD WINDOWS,
MATCH EXISTING COLOR



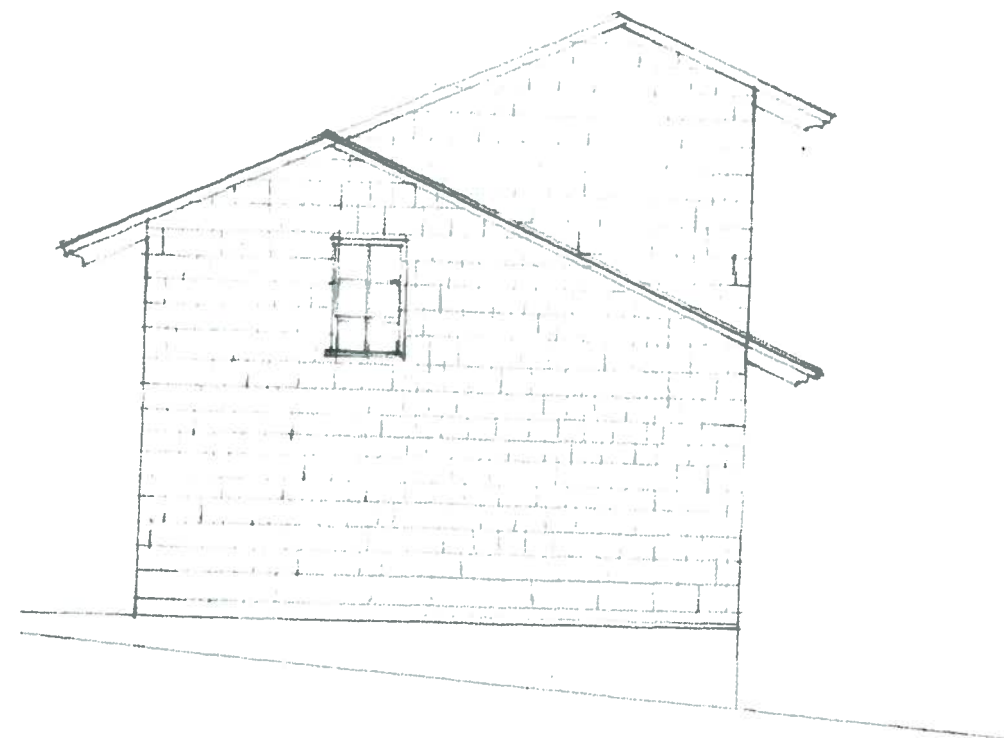
SOUTH ELEVATION
1/8"=1'-0"

PAINTED METAL GUARDRAIL,
MATCH EXISTING COLOR

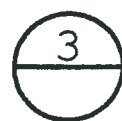
STAINED WOOD FIR BRACKETS,
MATCH EXISTING COLOR

PAINTED WOOD GARAGE DOORS,
MATCH EXISTING COLOR

PARGED UNDERPINNING

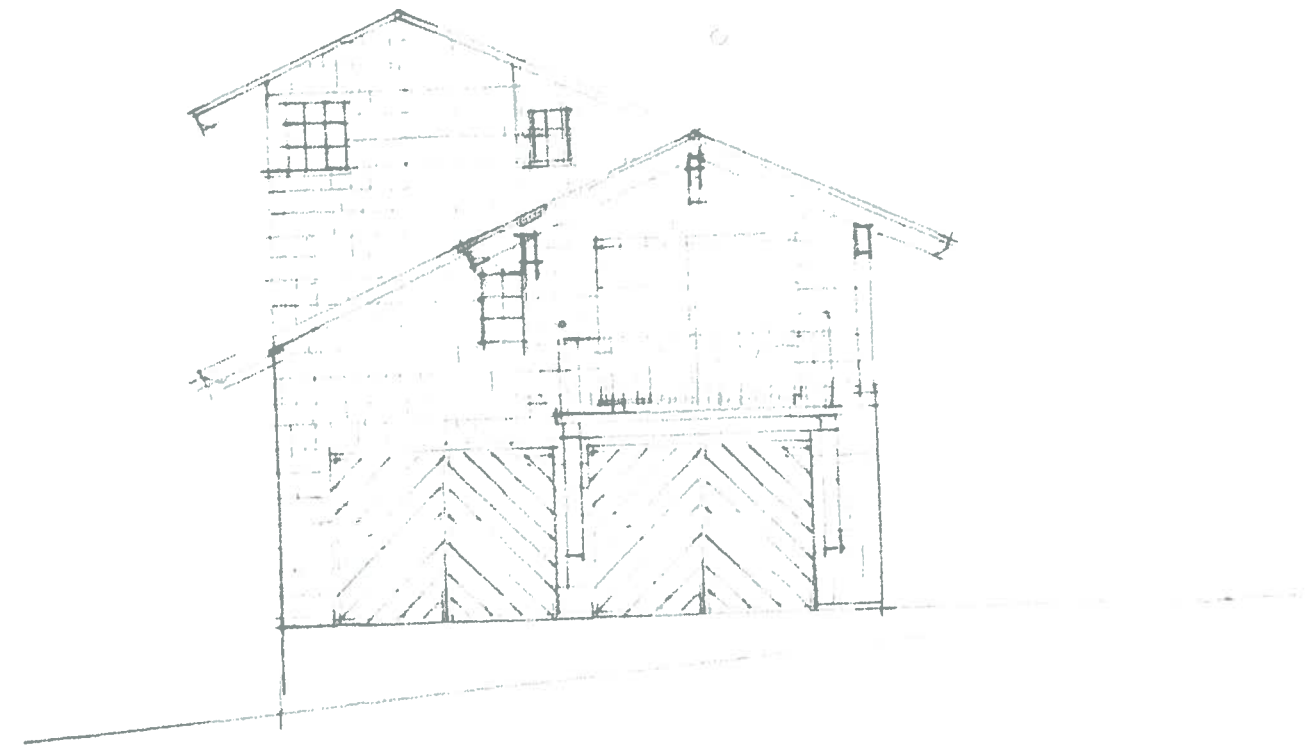
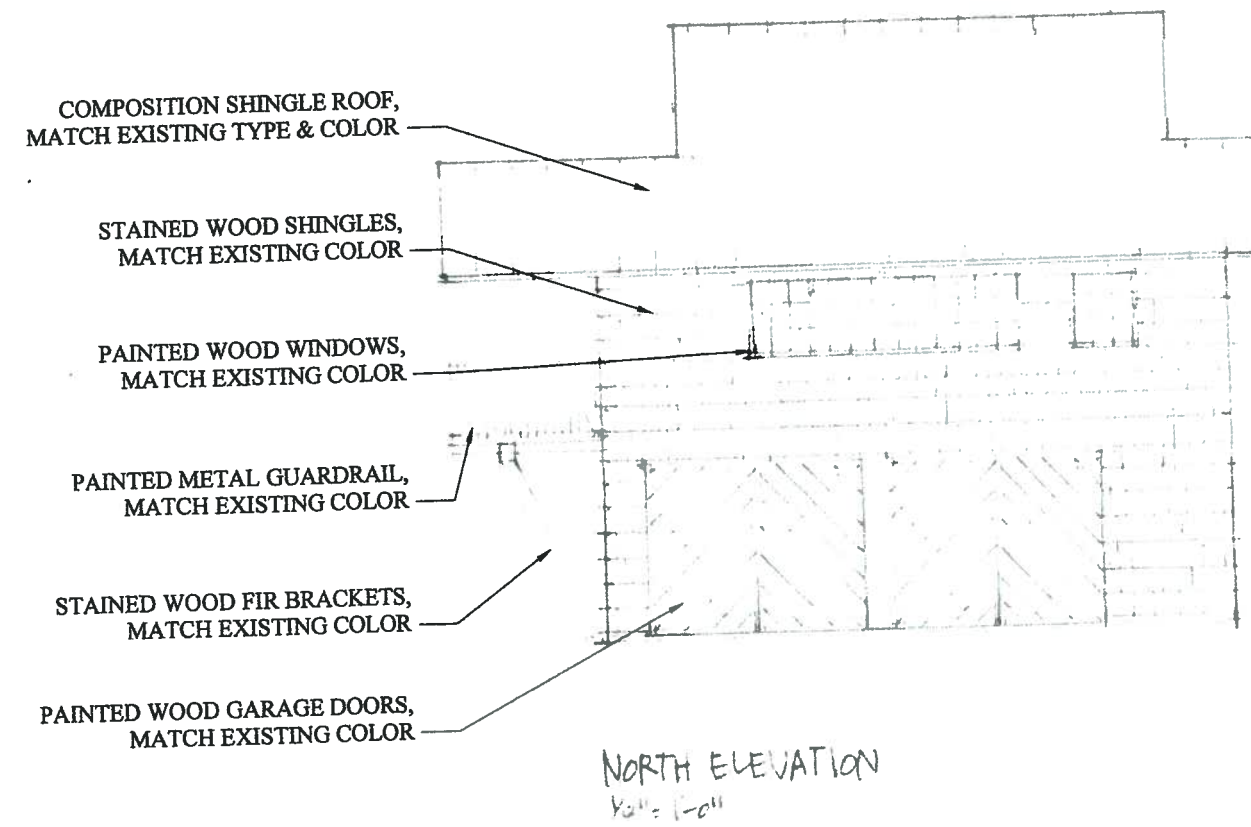


WEST ELEVATION
1/8"=1'-0"



ELEVATIONS

1/8"=1'-0"



CERTIGRADE[®]

Red Cedar Shingles



This type of smooth sawn architecturally uniform cedar shingle is preferred for its natural and tailored appearance and is used on traditional and modern residential and non-residential structures. For use on roofs and sidewalls.

**Cedar
Shake
& Shingle
Bureau**



R.M. Kliment & Frances Halsband Architects



William E. Poole Designs

Beautiful - Durable - Insulative - Wind Resistant - Thermal Shock Resistant - Impact Resistant - Light Weight

CERTIGRADE®

Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL®

Description—Lengths 16-inch (Fivex), 18-inch (Perfection), 24-inch (Royal); width 4" minimum, 14" maximum on 24-inch and 3" on 16-inch and 18-inch; thickness of 16-inch is 5/2" (5 butts together measures 2" thick), 18-inch is 5/2 1/4" thick, 24-inch is 4/2" thick. Clear heartwood; 100% edge grain; no defects.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where a premium quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description—Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 4" minimum, 14" maximum. Face must be 10", 11" and 16" clear or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where a good quality product is desired.

NUMBER 3 GRADE, BLACK LABEL

Description—Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 3" minimum, 14" maximum on 18-inch and 24-inch, 2 1/2" minimum on 16-inch. Face must be 6" clear on 16-inch and 18-inch, 10" clear on 24-inch. Unlimited sapwood and flat grain allowed. Limited knots and defects above clear portion.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where an economy product is acceptable.

UNDERCOURSING GRADE

Description—Lengths 16-inch, 18-inch, thickness 5/2", and 5/2 1/4", respectively; width 2 1/2" minimum, 17" maximum. Unlimited defects, flat grain and sapwood.

Recommended Use—A utility grade for undercoursing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

SPECIAL UNDERCOURSING

Same grade requirements as undercoursing grade, except each bundle also contains the machine production of No. 3 grade shingles.

Roof Exposure Table

PITCH	Maximum exposure recommended for roofs								
	Length								
	No. 1 Blue Label			No. 2 Red Label			No. 3 Black Label		
	16"	18"	24"	16"	18"	24"	16"	18"	24"
3/12 to 4/12	3 1/2"	4 1/2"	5 1/2"	3 1/2"	4"	5 1/2"	3"	3 1/2"	5"
4/12 and steeper	5"	5 1/2"	7 1/2"	4"	4 1/2"	6 1/2"	3 1/2"	4"	5 1/2"

Wall Exposure Table (Number One Grade)

Shingle Length	Max. Weather Exposure	
	Single Course	Double Course
	7"	12"##
	8"	14"##
16"		
18"	10 1/2"	16"
24"		

#Maximum exposure for #2 grade is 9".

##Maximum exposure for #2 grade is 10".

- Class B & C fire rating may be obtained by specifying Certi-Guard permanent fire retardant Certigrade shingles.
- Certi-Last CCA treated shingles are available for added longevity. Contact the treatment company for treatment warranty information, accessory product requirements (including recommended fastener types) and application details for treated cedar material.
- Products are manufactured by members of the Cedar Shake & Shingle Bureau are graded in accordance with UBC Standard No. 15-4 and/or CSA 0118.1.
- This is only a product description sheet necessary for selection of materials and grades. For a new roof construction manual and/or wall manual please contact:

CERTI-GUARD®
PERMANENT FIRE RETARDANT SHINGLES & SHAKES
CEDAR SHAKE & SHINGLE BUREAU

CERTI-LAST®
PERMANENT TREATED SHINGLES & SHAKES
CEDAR SHAKE & SHINGLE BUREAU



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Extruded
Aluminum/Wood☒ **Heritage**
All Wood☐ **Classic**
Roll-Formed
Aluminum/Wood☐ **Latitude**
All Vinyl☐ **Windquest**
All Vinyl**Choose Product****Windows**☒ **Casements**

Crank-Out

Push-Out

Inswing

Picture

Transom

Bay

Bow

☐ Awnings☐ Double Hungs☐ Sliders☐ Radius☐ Geometric☐ Tilt-Turns**Doors****Heritage Series Push-Out Casements**

Heritage Series Push-Out Casement with PDL bars and K-Kron II exterior finish in Patriotic Blue

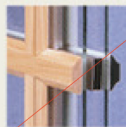


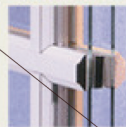
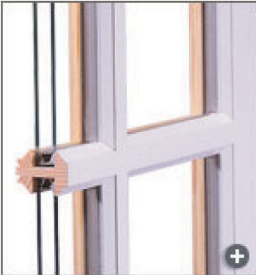
**Heritage Series**

- Wood interior & exterior
- Primer or K-Kron II ext finish
- 30+ exterior color options
- 10-year limited exterior finish warranty
- FSC certified wood available

**Heritage Series Push-Out Casements**

- Lever handle allows for simple operation
- Stainless steel friction hinges hold the sash in place
- Optional interior retractable and inswing screens

[Photos of this product ▸](#)[View all products in Heritage Series ▸](#)

OPTIONS	EXTERIOR	INTERIOR	SIZES, 2D & 3D DRAWINGS CLR OPGS, CSI SPECS	PERFORMANCE & ENERGY DATA, GREEN	INSTALL, MAINTAIN & WARRANTIES
<div><div><div>Configurations</div><div>Glass</div><div>Divided Lites</div><div>Glazing Bead</div><div>Hardware</div><div>Screens</div></div><div><div><h2>Divided Lites</h2><h3>The PDL System - Energy Efficiency with Historic Beauty</h3><p>The Performance Divided Lite (PDL) system uses a single insulating glass unit, which offers much better U-factors than true divided lite units. This is due to the large, unobstructed thermal break created by airflow within the insulating glass unit.</p><ol style="list-style-type: none">1. Bars are adhered to the interior of the insulating glass unit2. Beveled-profile bars are adhered to the exterior of the insulating glass unit3. Champagne-colored bars* are held within the insulating glass unit<h4>PDL bars</h4><ul style="list-style-type: none">■ Exterior & interior bars are finished to match the exterior or interior of the window or door unit.■ Optional bar widths: 5/8", 7/8", 1-1/8", 1-3/4", 2-1/4", and custom■ Interior bar profiles: beveled (standard), ovolo, and square<div><div>Interior PDL Bar Profiles</div><div><div><div>Beveled (Standard)</div></div><div><div>Ovolo (Option)</div></div><div><div>Square (Option)</div></div></div><div><div>Exterior PDL Bar</div><div><div>Beveled profile (Standard)</div></div></div></div><p>NOTE: Double pane insulating glass have one bar within the insulating glass unit, as shown above. Triple pane insulating glass have two bars, one in each airspace.</p></div></div></div>					
<div><div><div><h2>True Divided Lites - Provides Historic Authenticity</h2><p>True divided lites (TDL) gives each unit the traditional look often found in historical projects.</p><h3>Construction & Benefits</h3><ul style="list-style-type: none">■ 1-1/8" wide wood muntin bars in between individual 5/8" insulating glass*■ Horizontal and vertical bars interlock for strength and security■ Profile shadow lines enhance the warm, rich look■ Wood Species: pine (standard), other wood species (option)■ Custom bar widths and profiles available<h3>Factory Finishes</h3><ul style="list-style-type: none">■ Unfinished on interior, primed on exterior as standard■ Prefinishing available to match exterior and interior finish (option)<p>NOTE: Units with a traditional sash utilize 1/2" insulating glass.</p></div><div></div></div></div>					

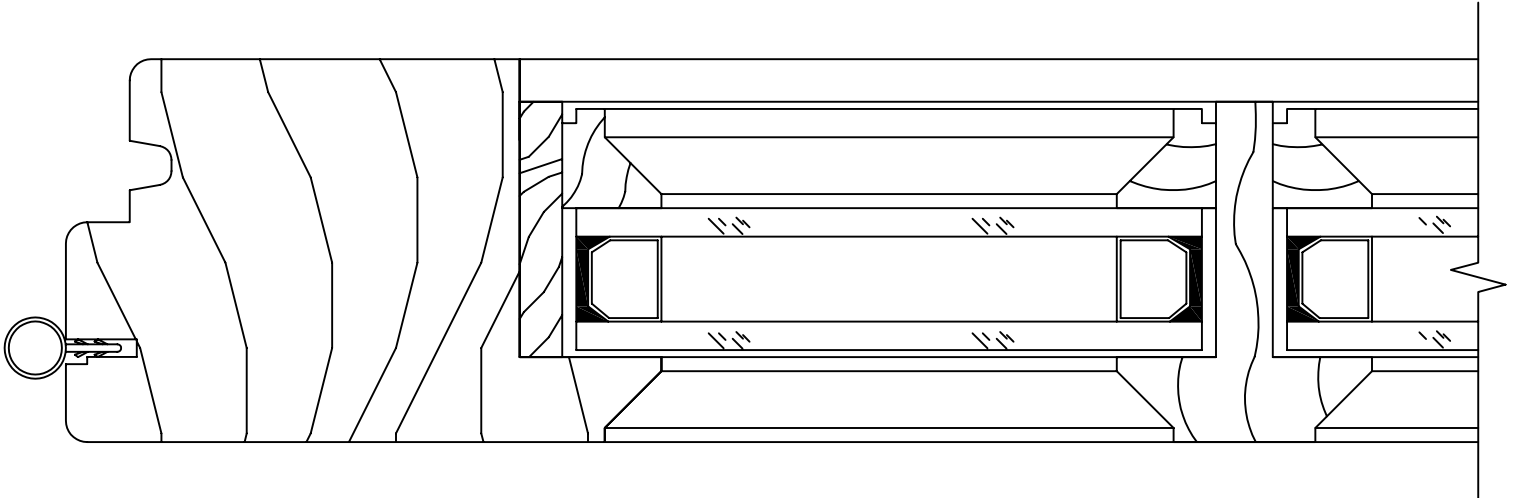
HERITAGE SERIES

Push-Out Casement - Insulated

Standard Cutlite - 1 1/8" (29) Bar

Horizontal Sash Detail

STILE



Kolbe® windows & doors
5/06/2008