

CERTIFICATE OF APPROPRIATENESS

Application Date: November 10, 2016

Applicant: Jonathan Sanders, TWS Construction, owner

Property: 1022 Peddie Street, Lot 6, Block 110, North Norhill Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Addition. Construct a 9’ – 11” deep by 28’ – 6” wide addition on the rear of the structure. A previous, shed roof addition of the same footprint is being removed. The addition extends the full width of the existing structure. The proposed roof will feature the same 10’ eave and 17’ -6” ridge height, as well as the same pitch as the original portion of the structure.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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Basis for Issuance: Administrative Approval



**PLANNING &
DEVELOPMENT
DEPARTMENT**

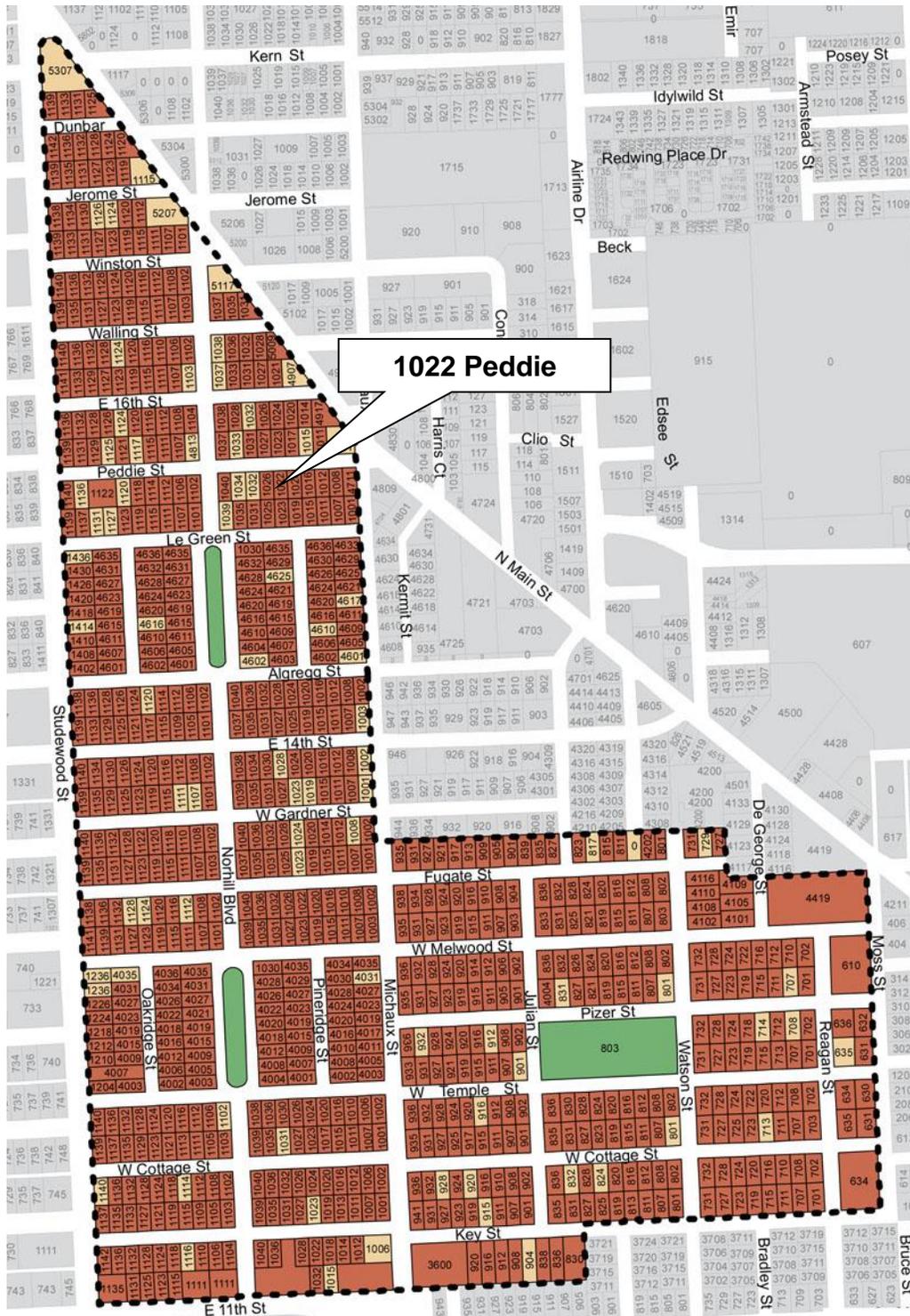
COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official

Date Effective



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



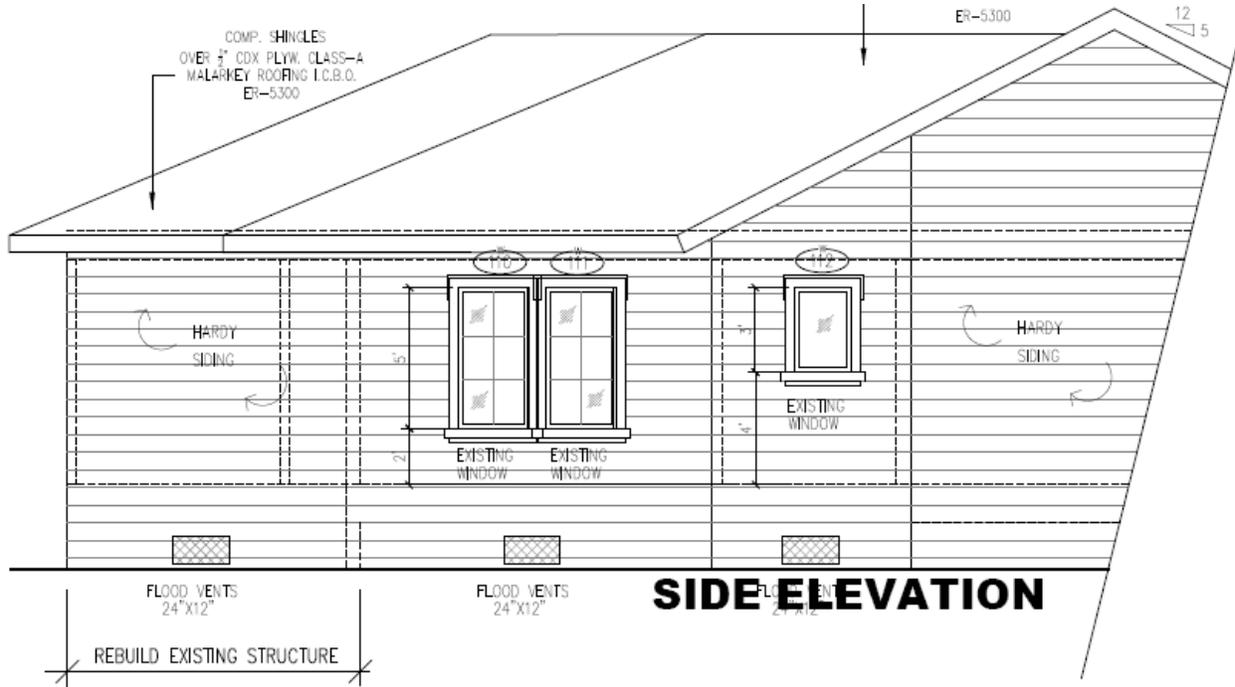
Building Classification

- Contributing
- Non-Contributing
- Park

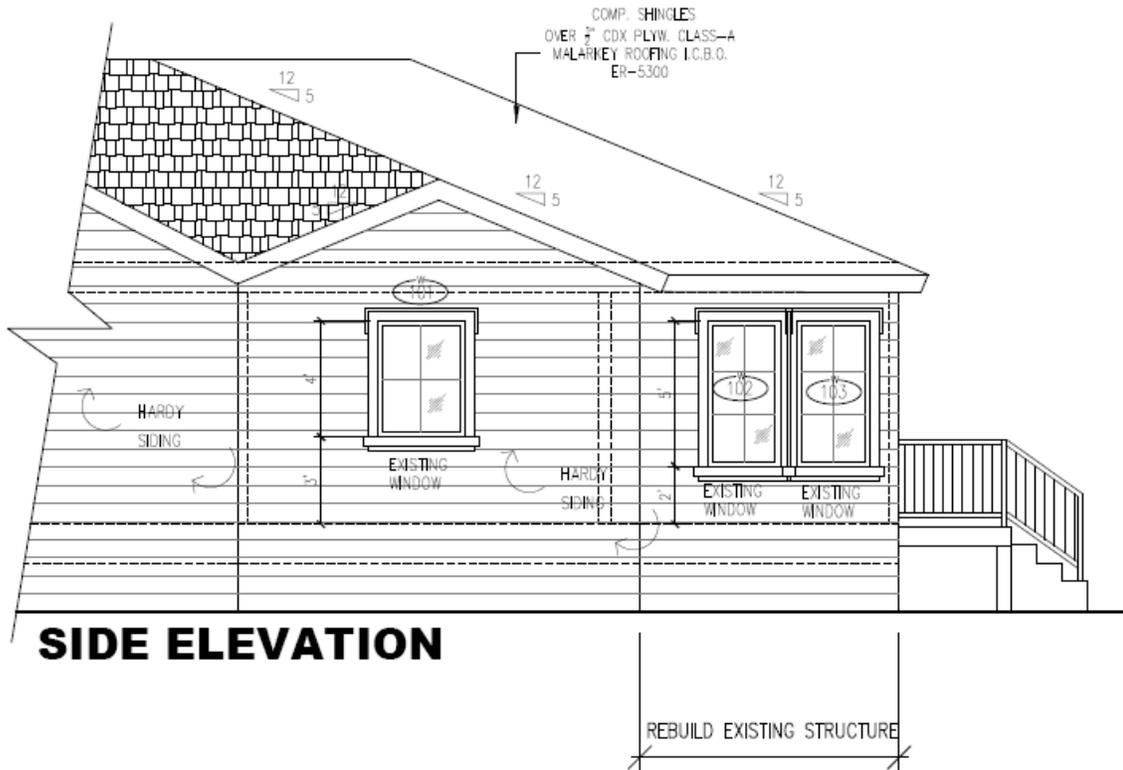
INVENTORY PHOTO



EAST SIDE ELEVATION
EXISTING / PROPOSED

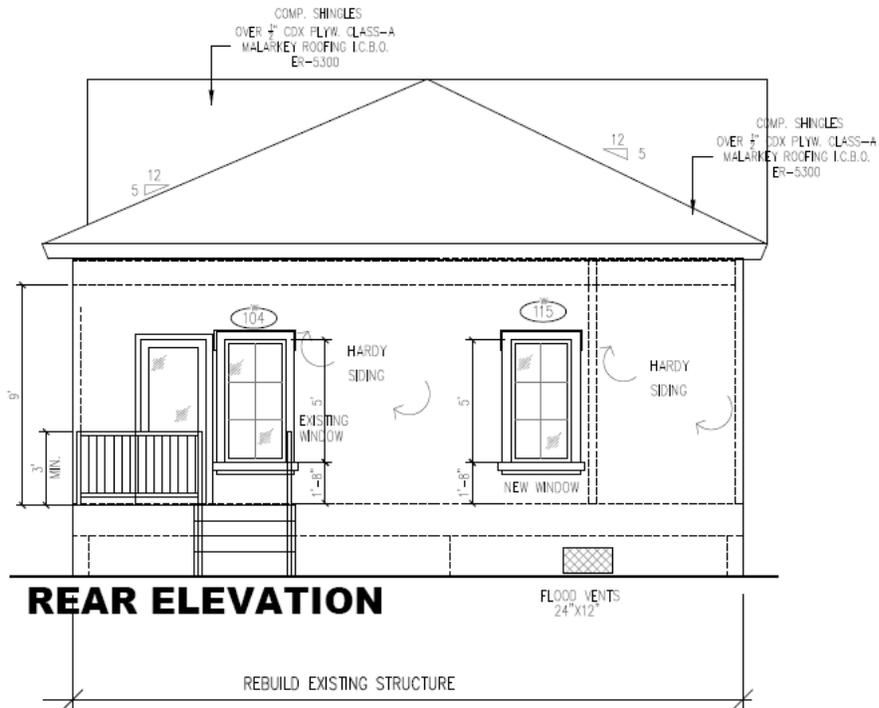


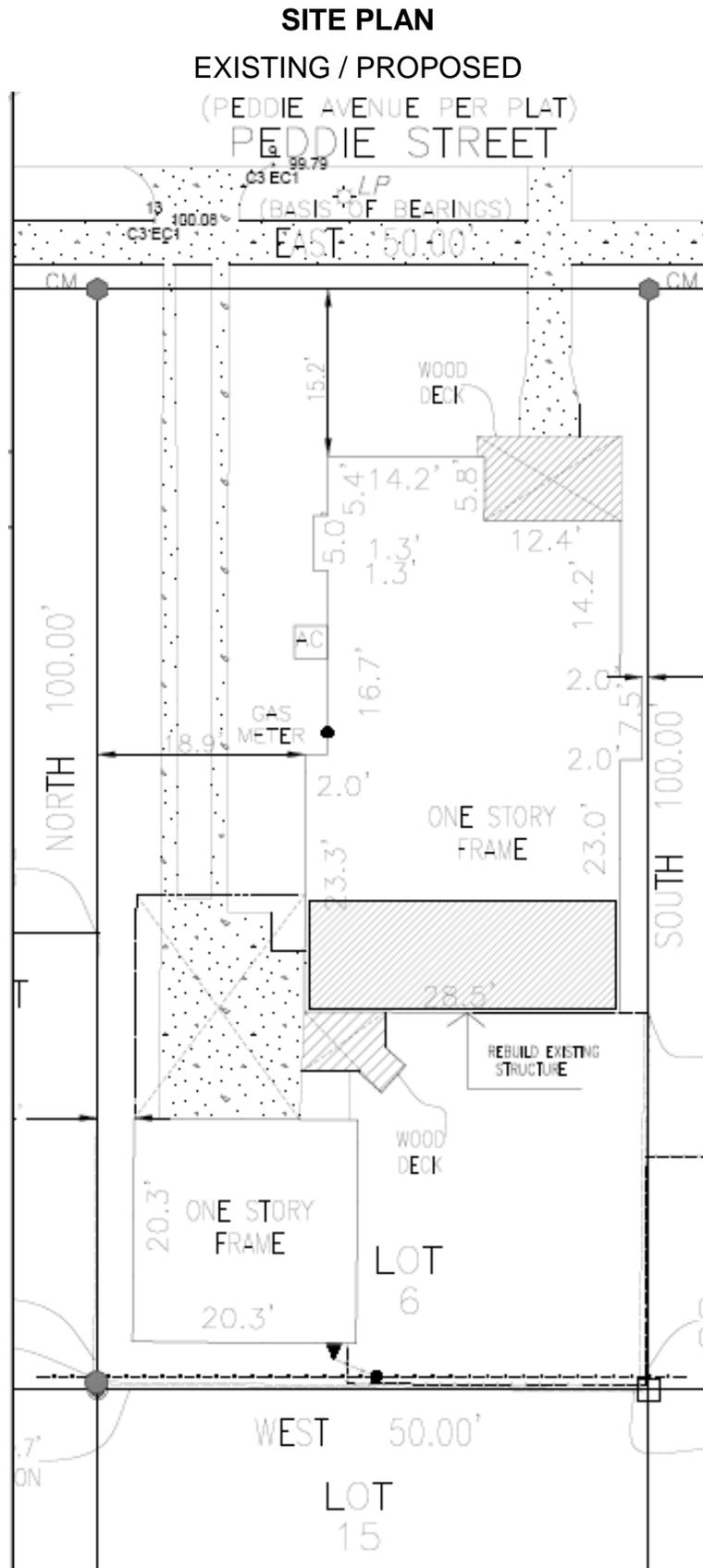
WEST SIDE ELEVATION
EXISTING / PROPOSED



SOUTH (REAR) ELEVATION

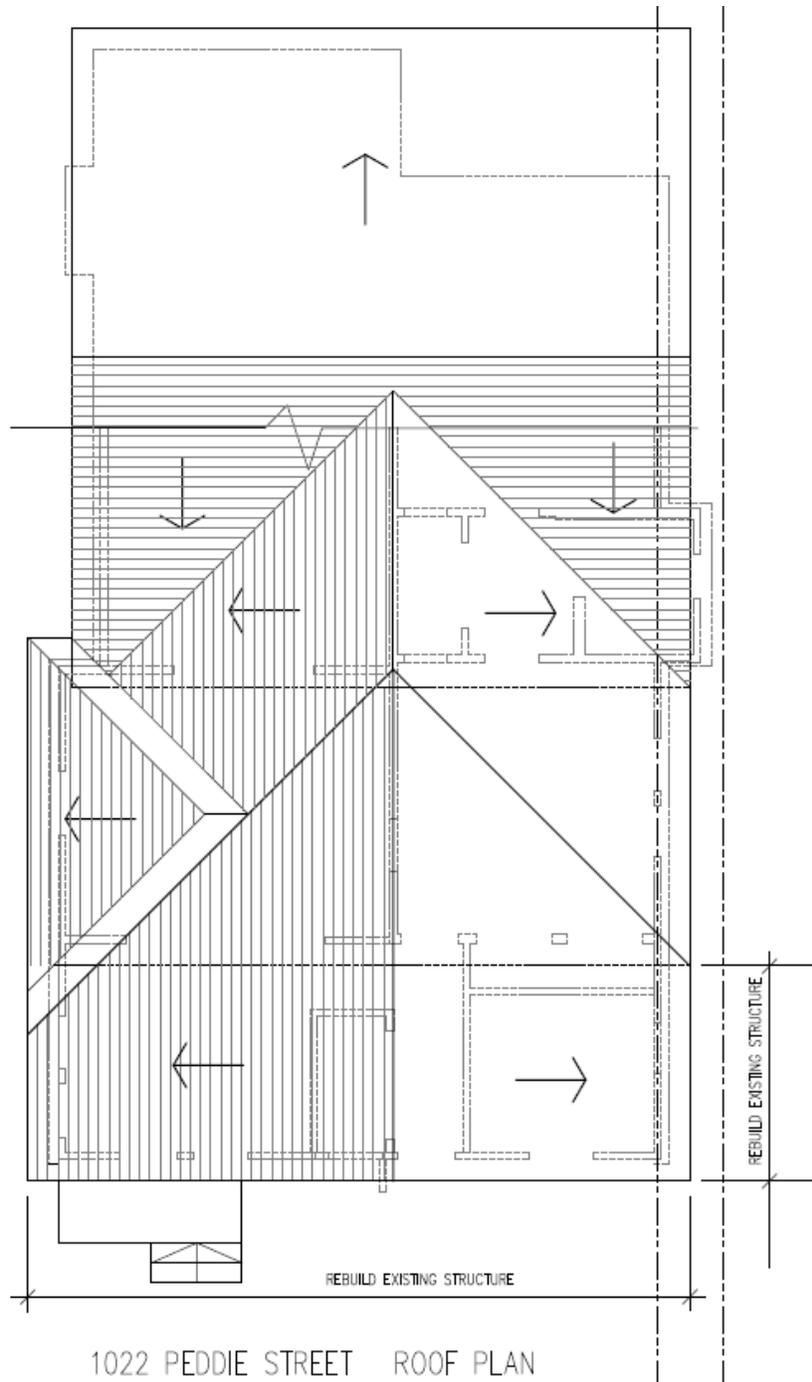
EXISTING / PROPOSED





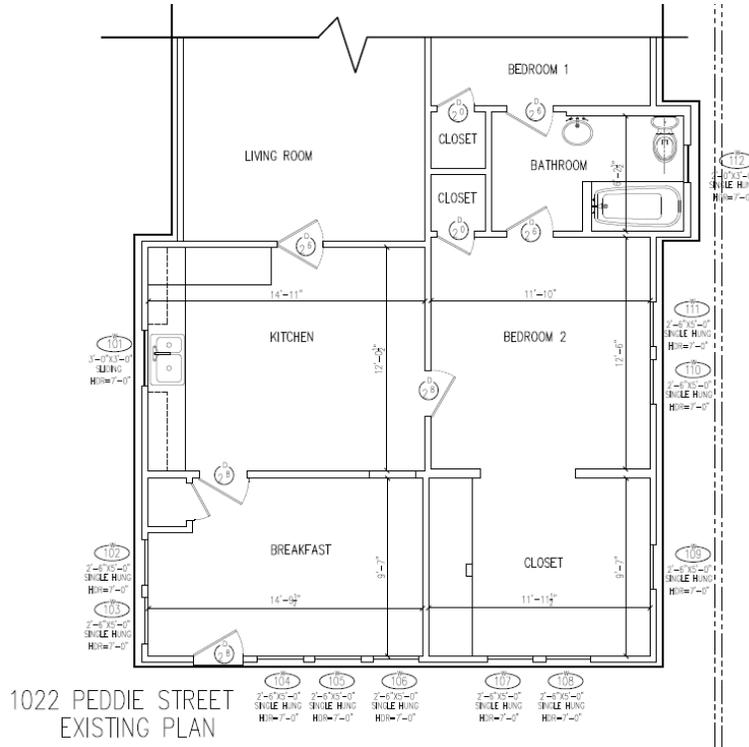


ROOF PLAN
EXISTING / PROPOSED



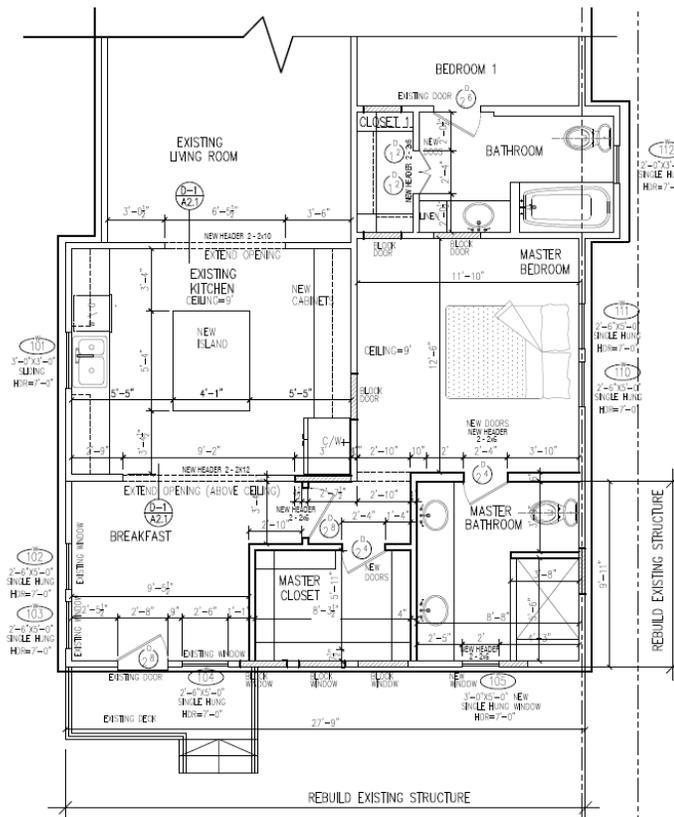


FIRST FLOOR PLAN EXISTING



1022 PEDDIE STREET
EXISTING PLAN

PROPOSED



APPLICANT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing structure is 50' – 5" deep by 28' – 6" wide with eave height of 10', and a ridge height of 17' – 6". It is clad in composition shingles and features a 5:12 pitch. The rear 9'-11" of the structure is a previous, shed roof addition that is failing due to poor construction. The applicant proposes to reconstruct the addition and extend the existing roof ridge.

Setbacks: The existing structure is setback 15' – 3" from the north (front); 2' from the east (side); 18' – 11" from the west (side); and 34' – 5" from the south (rear). The proposed addition will retain the same setbacks as it is being constructed with the exact same footprint as an existing addition.

Foundation: The existing structure is built upon a 1' -6" pier and beam foundation. The proposed foundation will be the same height as the existing foundation.

Windows/Doors: The existing structure features 3' x 5', wood 1-over-1 windows. The proposed addition will utilize the windows and doors located in the current rear addition and include one additional window on the rear elevation. If the windows cannot be reused

Exterior Materials: The existing structure features cementitious siding. The proposed addition will feature the same cementitious siding.

Roof: The existing roof features an eave height of 10', and a ridge height of 17' – 6". It is clad in composition shingles and features a 5:12 pitch.

The proposed addition's roof will feature the same eave and ridge heights along with the same slope and composition shingles.

Side Elevation: The applicant proposes to remove an existing previous rear addition and rebuild it to the same dimension. Please see drawings for more detail.
(East)

Side Elevation: A previous rear addition features two, 1-over-1 wood windows. The applicant proposes to remove the addition and rebuild it to the same dimension. Two, 1-over-1 wood windows will be installed in the same place as the existing addition. Please see drawings for more detail.
(West)

Rear Elevation: This elevation is not visible from the right of way. Please see drawings for more detail.
(South)