CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2016

Applicant: Bernardo Rios, o3 Design for Andre Merle, owner

Property: 4627 Oakridge Street, Lot 5, Block 112, Norhill Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence and a dethatched garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Addition

- Construct a 477 square foot addition on the rear of the house.
- Remove non-original siding and fix original wood siding if needed.
- Repair non-original wood window frames.
- Install cementitious board and batten and lap siding on addition

See enclosed application materials and detailed project description on p. 3-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: June 16, 2016

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.

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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 missing 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.

N

PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

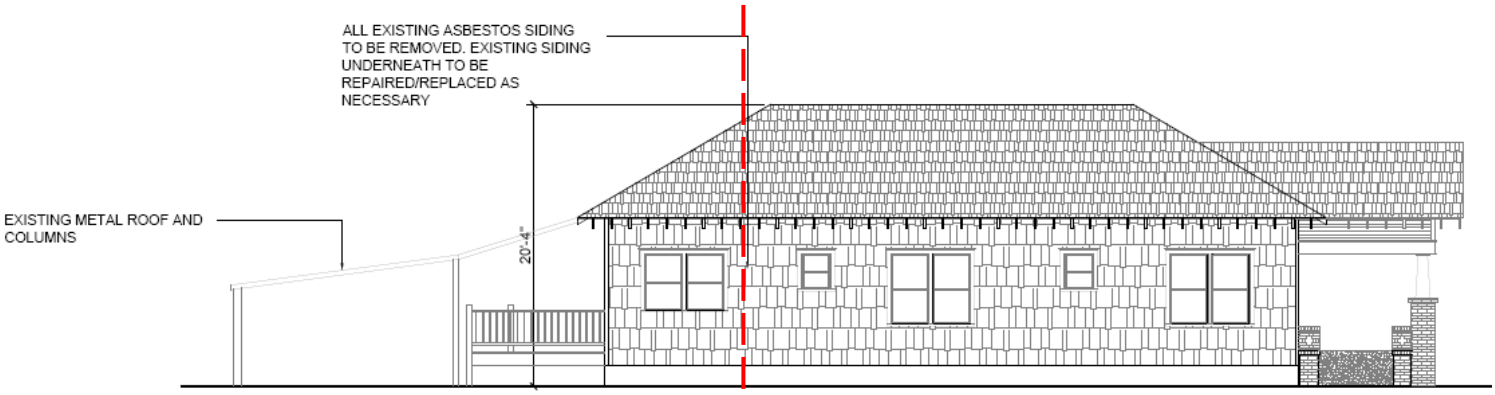
EAST ELEVATION - FRONT FACING OAKRIDGE STREET

EXISTING

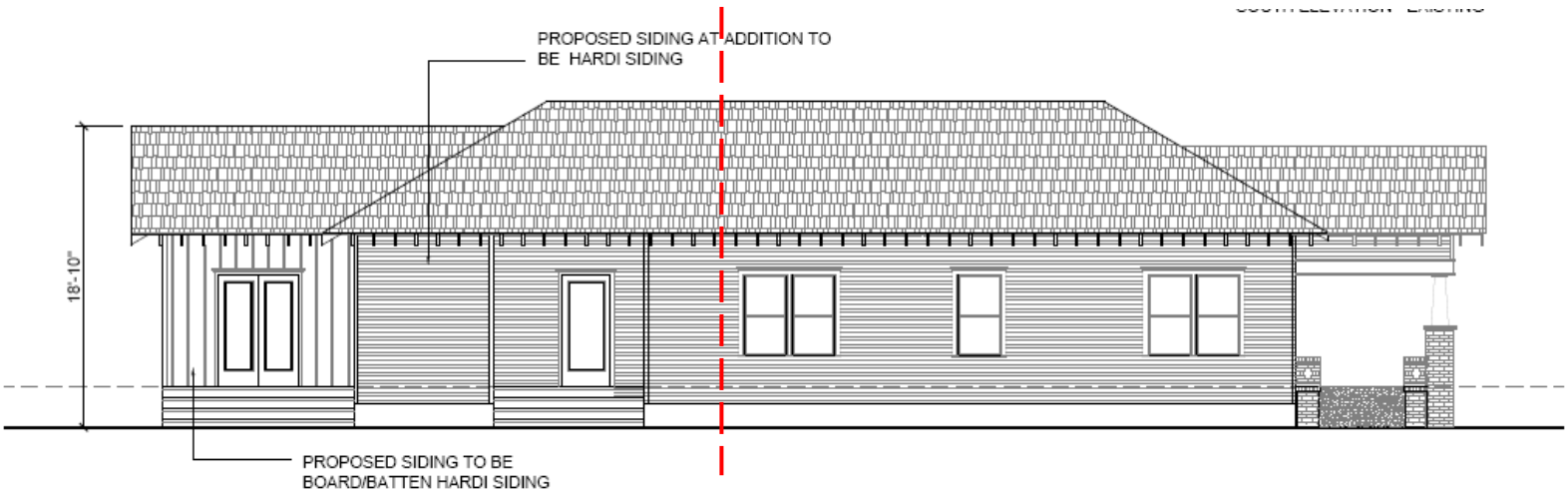
PROPOSED

SOUTH SIDE ELEVATION

EXISTING

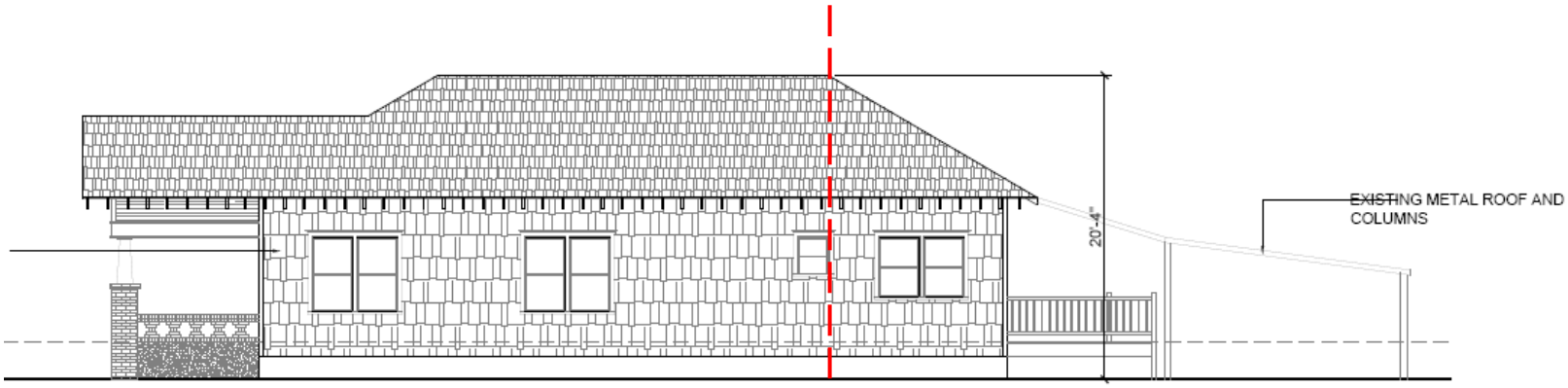


PROPOSED



NORTH SIDE ELEVATION

EXISTING



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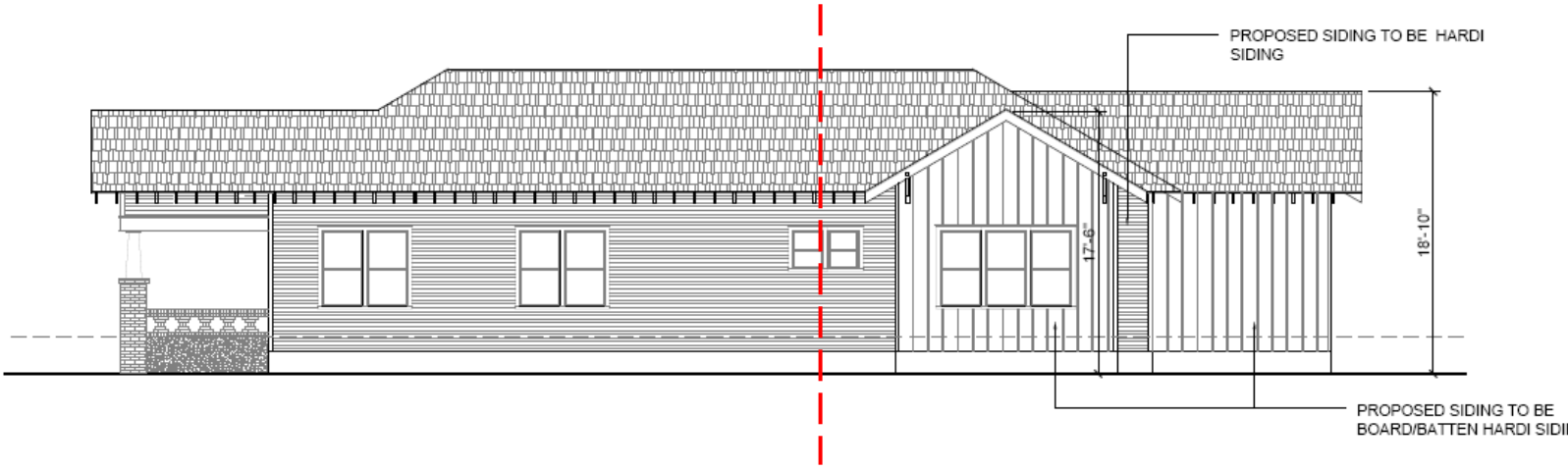
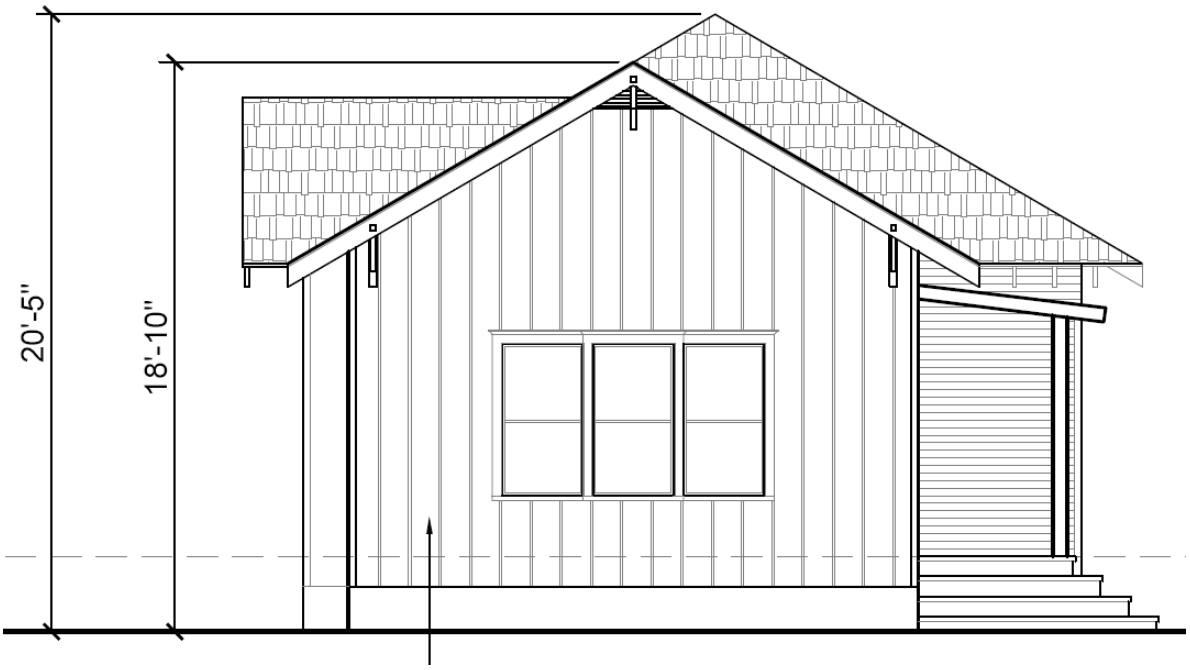


WEST (REAR) ELEVATION

EXISTING

PROPOSED



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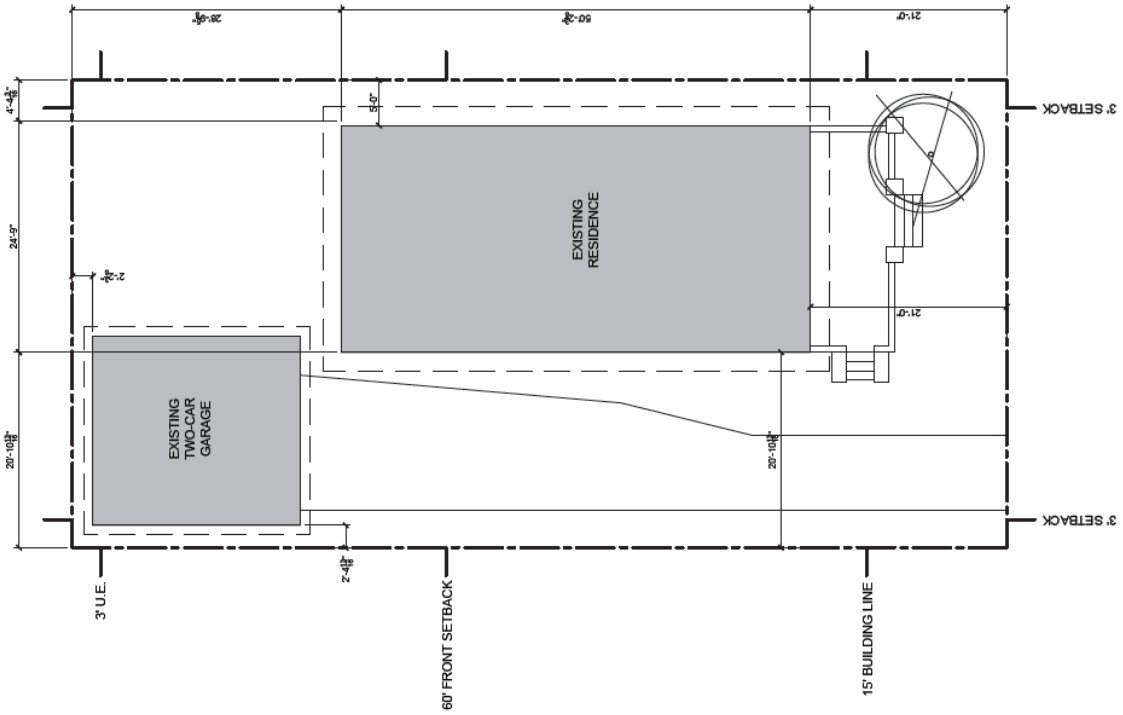
SITE PLAN

EXISTING



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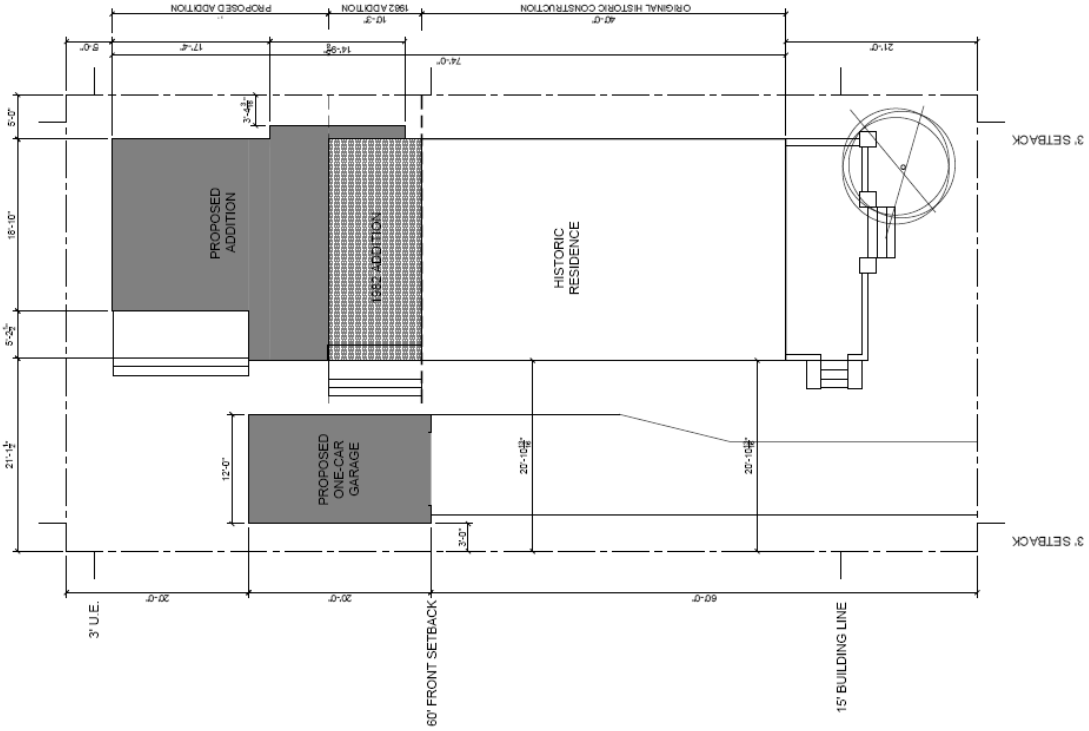

ROOF PLAN

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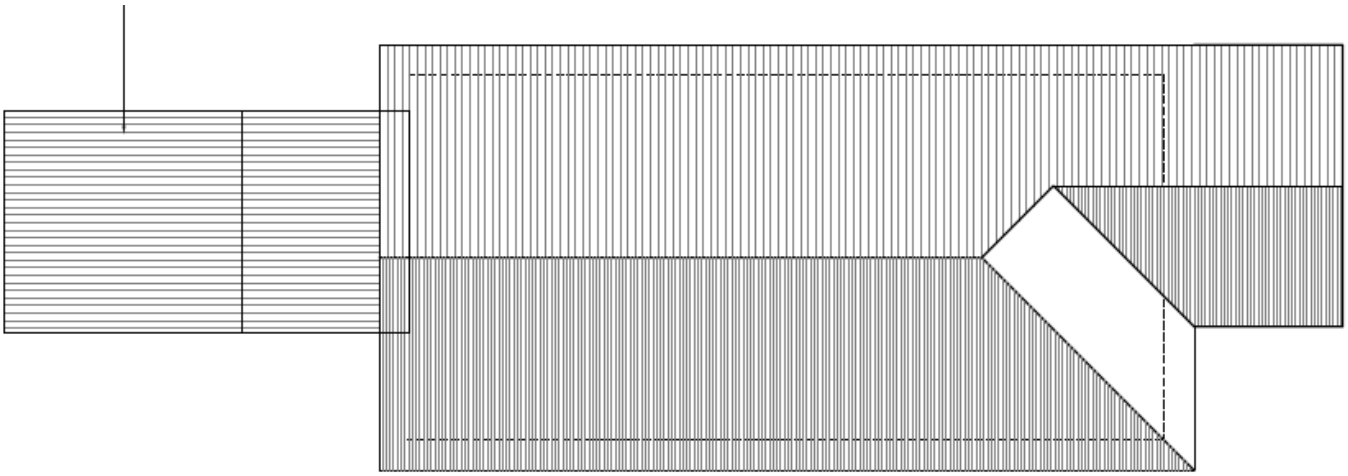
EXISTING



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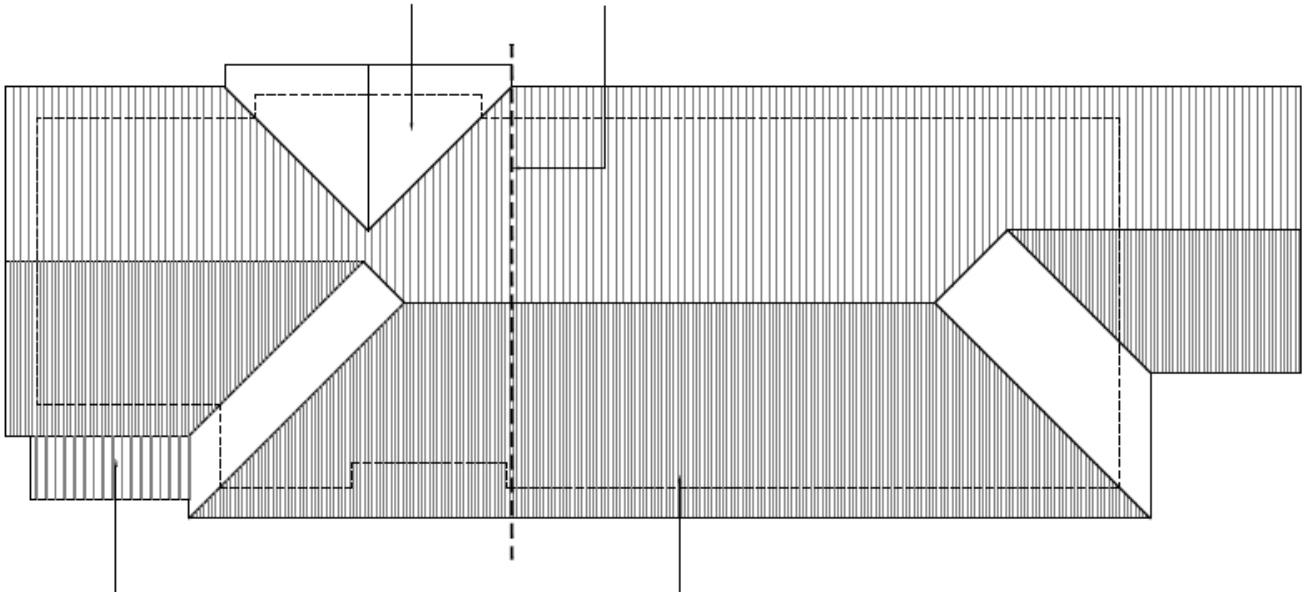

FIRST FLOOR PLAN

EXISTING

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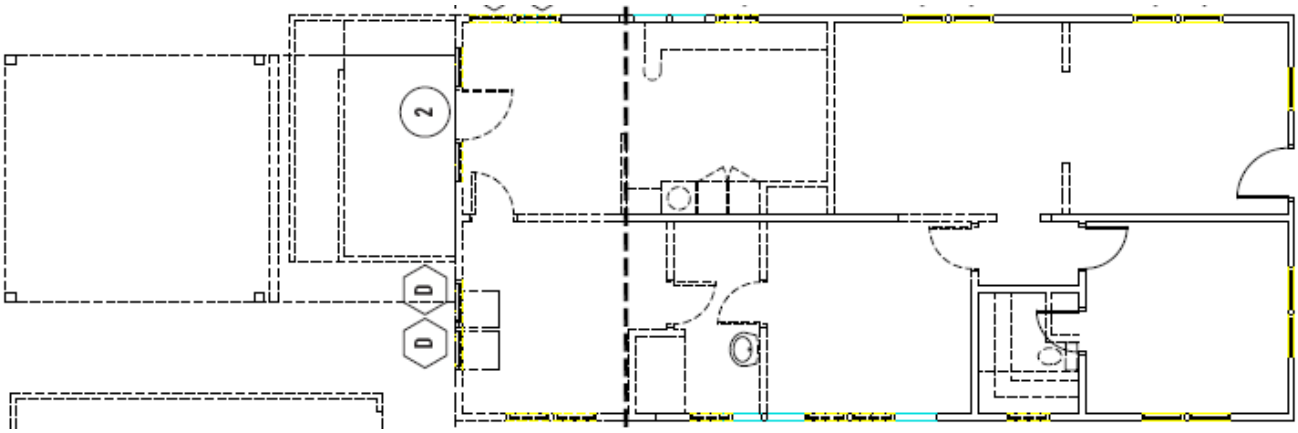

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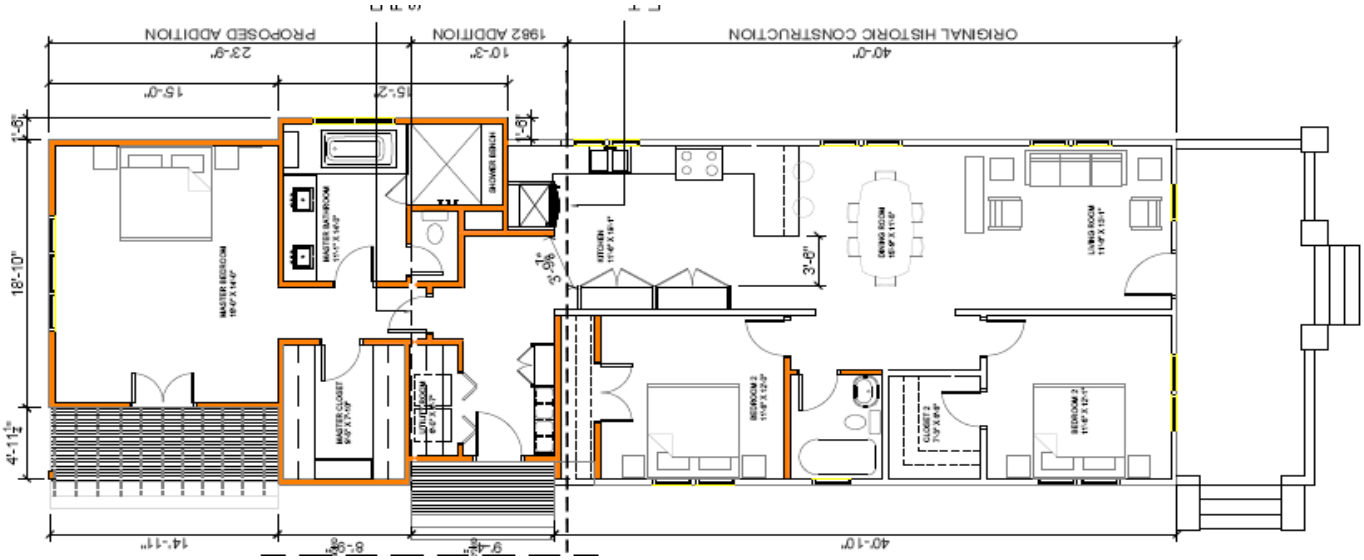
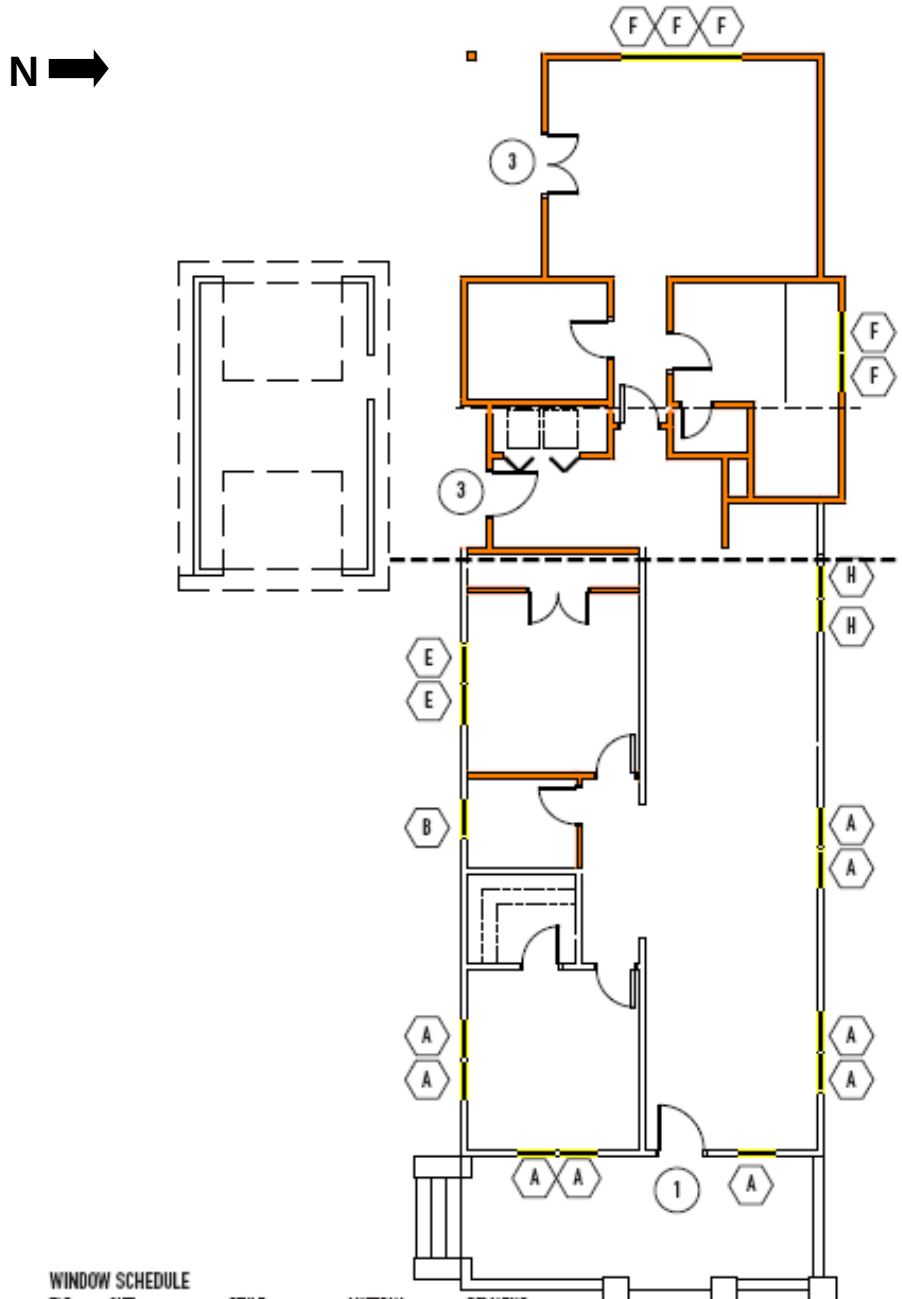


WINDOW / DOOR SCHEDULE



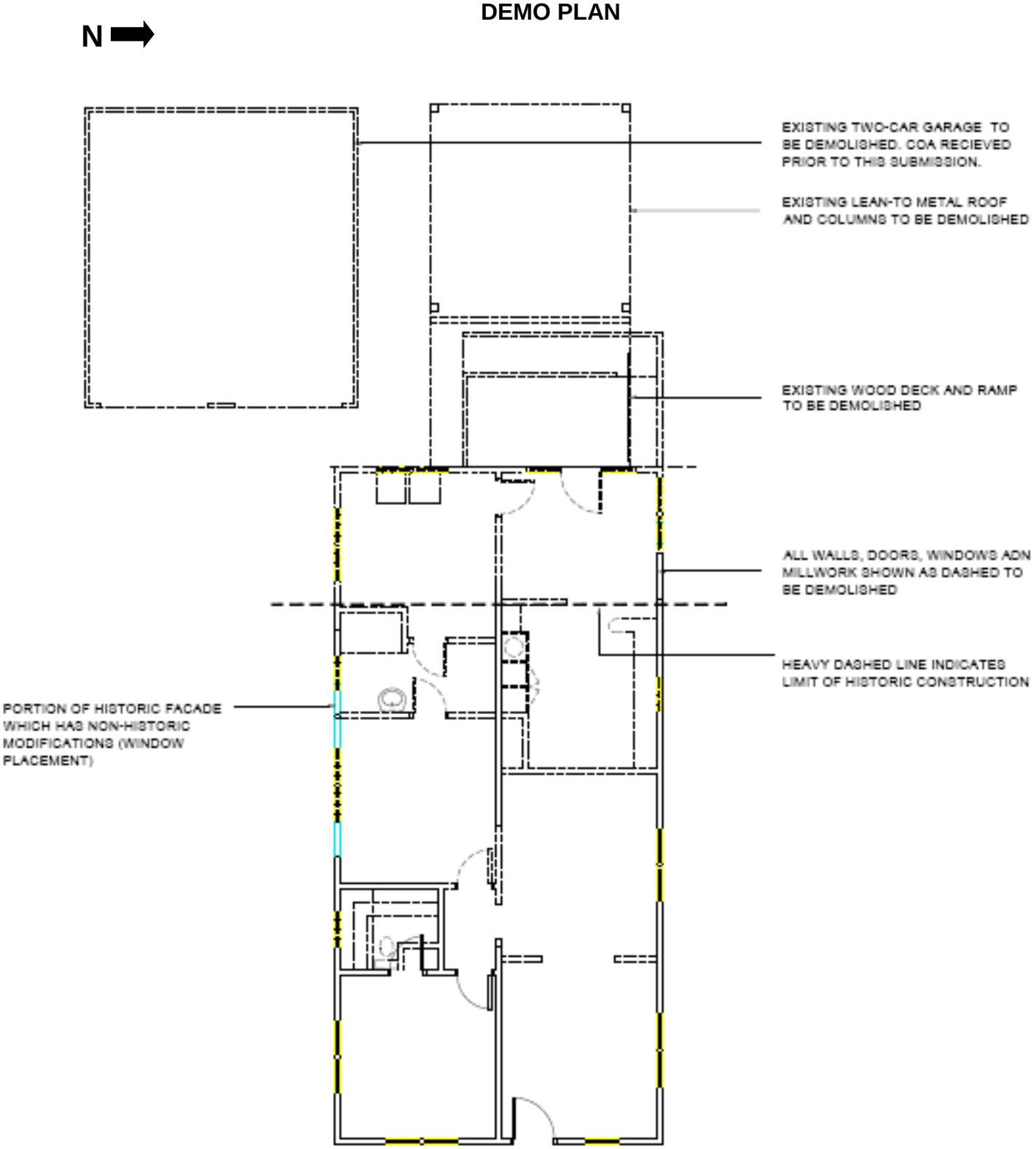
WINDOW SCHEDULE

TAG	SIZE	STYLE	MATERIAL	REMARKS
A	28" X 56"	DOUBLE HUNG	WOOD/VINYL	FRAME APPEARS TO BE ORIGINAL - SASH REPLACEMENT APPEARS TO BE VINYL. SASH TO BE CLEANED AND PAINTED
B	24" X 30"	DOUBLE HUNG	WOOD/VINYL	RELOCATED ORIGINAL FRAME. VINYL SASH TO BE CLEANED AND PAINTED
E	28" X 56"	DOUBLE HUNG	WOOD/VINYL	RELOCATED ORIGINAL FRAME VINYL SASH TO BE CLEANED AND PAINTED
F	28" X 56"	DOUBLE HUNG	WOOD	NEW WOOD WINDOW, JELDWEN
H	24" X 36"	FIXED	WOOD	NEW WOOD WINDOW; JELDWEN

DOOR SCHEDULE

TAG	OPENING SIZE	STYLE	MATERIAL	REMARKS
1	36" X 84"	HINGED, SINGLE	WOOD	APPEARS TO BE ORIGINAL; TO BE REPAIRED/REPAINTED AS NECESSARY
3	60" X 84"	HINGED, DOUBLE	METAL	NEW PAIR PATIO DOORS
4	36" X 84"	HINGED, SINGLE	METAL	NEW PATIO DOOR

DEMO PLAN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EXISTING TWO-CAR GARAGE TO BE DEMOLISHED. COA RECIEVED PRIOR TO THIS SUBMISSION.
EXISTING LEAN-TO METAL ROOF AND COLUMNS TO BE DEMOLISHED
EXISTING WOOD DECK AND RAMP TO BE DEMOLISHED
ALL WALLS, DOORS, WINDOWS ADN MILLWORK SHOWN AS DASHED TO BE DEMOLISHED
HEAVY DASHED LINE INDICATES LIMIT OF HISTORIC CONSTRUCTION
PORTION OF HISTORIC FACADE WHICH HAS NON-HISTORIC MODIFICATIONS (WINDOW PLACEMENT)

PROPOSED SIDING FOR ADDITION

SIDING: HARDI LAP SIDING
LOCATION: PORTIONS OF ADDITION AT REAR OF RESIDECE

SIDING: HARDI BOARD AND BATTEN
LOCATION:PORTIONS OF ADDITION AT REAR

PROJECT DETAILS

Shape/Mass: Existing: The residence has 1,200 square feet of living space and is situated on a 5,000 square foot interior lot. The house is 24'-9" wide and 50'-2 3/8" long, with a ridge height of 20'-5" and an eave height of approximately 15'.

Proposed: The alteration adds 477 square feet on the rear of the house. The addition's ridge height will match the existing house at 20'-5" and will step down to a ridge height of 18'-10". Proposed bump out on the north side of the addition will have a ridge height of 17'-8".

Setbacks: The existing house is situated 21' from the front (east) property line, 5' from the north and 20'-10" from the south and 28'-9" from the west property lines.

Because of the rear addition the house will be 3'-4" to the north and 5' to the west property lines.

Foundation: The addition will be built on a block and beam foundation.

Windows/Doors: All non-original vinyl windows to remain on main house. On the addition five new double hung wood windows will be installed and two new metal patio doors will be installed on the south elevation. One new fixed wood window will be installed on the north elevation on the new addition. Please refer to window and door schedule.

Exterior Materials: The existing house has asbestos siding and will be removed to expose original 117 wood siding. New addition will have 4-5 inch cementitious siding and bump out on north elevation will have board and batten siding.

Roof: The existing house has a gabled roof and the addition will also have a gabled roof. The addition of a bump out on north elevation of the new addition will also have a gabled roof with a pitch of 6/12 to match the existing pitch of the house.

Front Elevation: (East) Removal of asbestos siding to expose original wood siding. No other changes to the east elevation.

Side Elevation: (North) Part of the new 477 square foot addition will be added to the rear of the north elevation. One new window opening will be added to the bump out and will have three 1/1 double hung wood windows. There will one new window opening next to a window opening on the original house it will have a 1/1 fixed window. Please refer to plans. Proposed bump out on the north side of the addition will have a ridge height of 17'-8".

Side Elevation: (South) Two new door openings will be added. Please refer to plans.

Rear Elevation: (West) One new window opening will be added with three 1/1 double hung wood windows. Please refer to plans.