

CERTIFICATE OF APPROPRIATENESS

Applicant: Alia M. De Anda, agent for Connor R. Harness, owner

Property: 1031 E 16th Street, Lot 8, Block 106, North Norhill Subdivision. The property includes a one-story wood frame 1,108 square foot single-family residence and a one-story detached garage situated on a 5,000 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1928, located in the Norhill Historic District.

Proposal: Alteration – Addition

The applicant is proposing to construct a two-story addition at the rear of the property.

- Addition to 1st floor: 303 sq ft, addition to 2nd floor: 616 sq ft, total conditioned space: 2,026 sq ft
- All original corners maintained
- 4:12 & 6:12 pitched roof with composition shingles
- **All windows to be inset and recessed
- Window materials to be wood aside from one vinyl window located in rear over tub area
- 117 wood siding with 3" reveal- proper gap needs to be allowed for ventilation, 8 in. preferred
- Max ridge height: 26'-7"
- Max eave height: 20'
- Bracket detailing on addition to match brackets on the vent of the existing home
- Addition to begin 33'-11" back from front of existing home

Public Comment: No public comments received.

Civic Association: Norhill Neighborhood Association approves of the proposed plans.

Recommendation: Approval

HAHC Action:

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

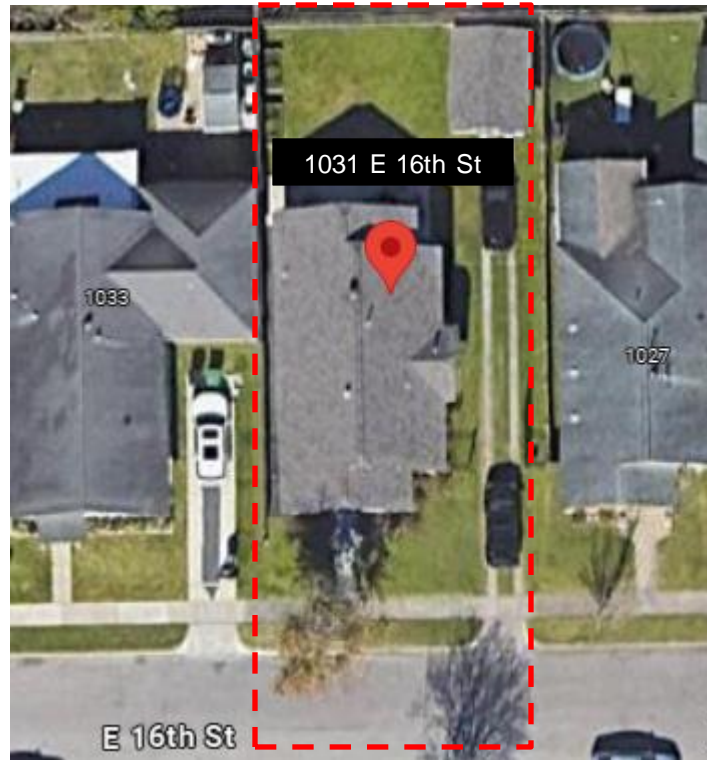
INVENTORY PHOTO



CURRENT PHOTO



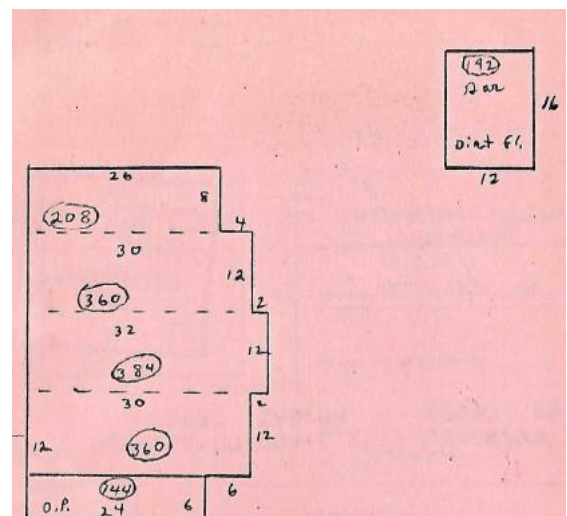
AERIAL VIEW OF PROPERTY



SANBORN (1924-51)



BLA (1968)



CONTEXT AREA MAP



**CONTRIBUTING
EXAMPLE 2 (BELOW)**

**CONTRIBUTING
EXAMPLE 1 (BELOW)**

1031 E 16th

**CONTRIBUTING
EXAMPLE 4 (BELOW)**

**CONTRIBUTING
EXAMPLE 3 (BELOW)**

CONTEXT AREA

1024 E 16th- CONTRIBUTING EXAMPLE 1



1104 E 16th-CONTRIBUTING EXAMPLE 2



1027 PEDDIE- CONTRIBUTING EXAMPLE 3



1129 PEDDIE-CONTRIBUTING EXAMPLE 4



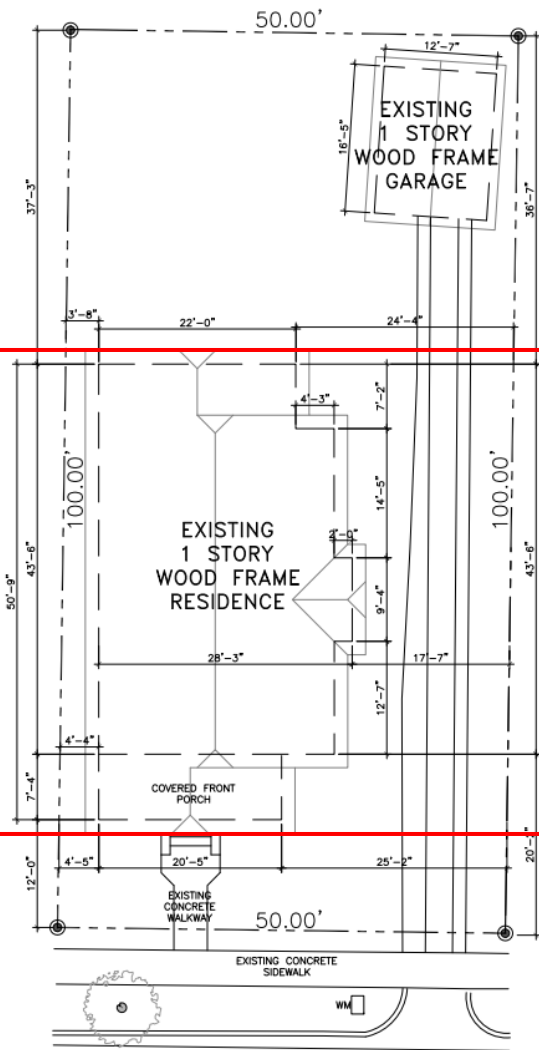
SITE PHOTOS (PROVIDED BY APPLICANT)





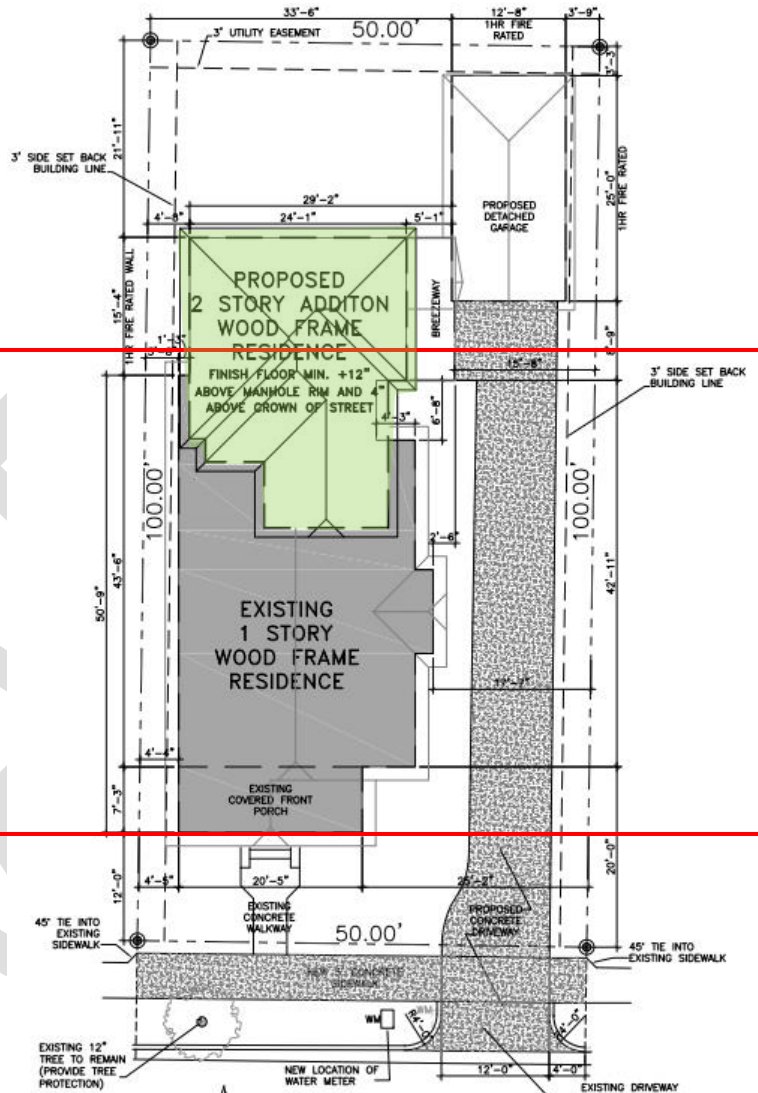
SITE PLANS

EXISTING



1031 E 16TH ST.
50' ROW
LOT 8 BLOCK 106
SUBDIVISION: NORTH
NORHILL

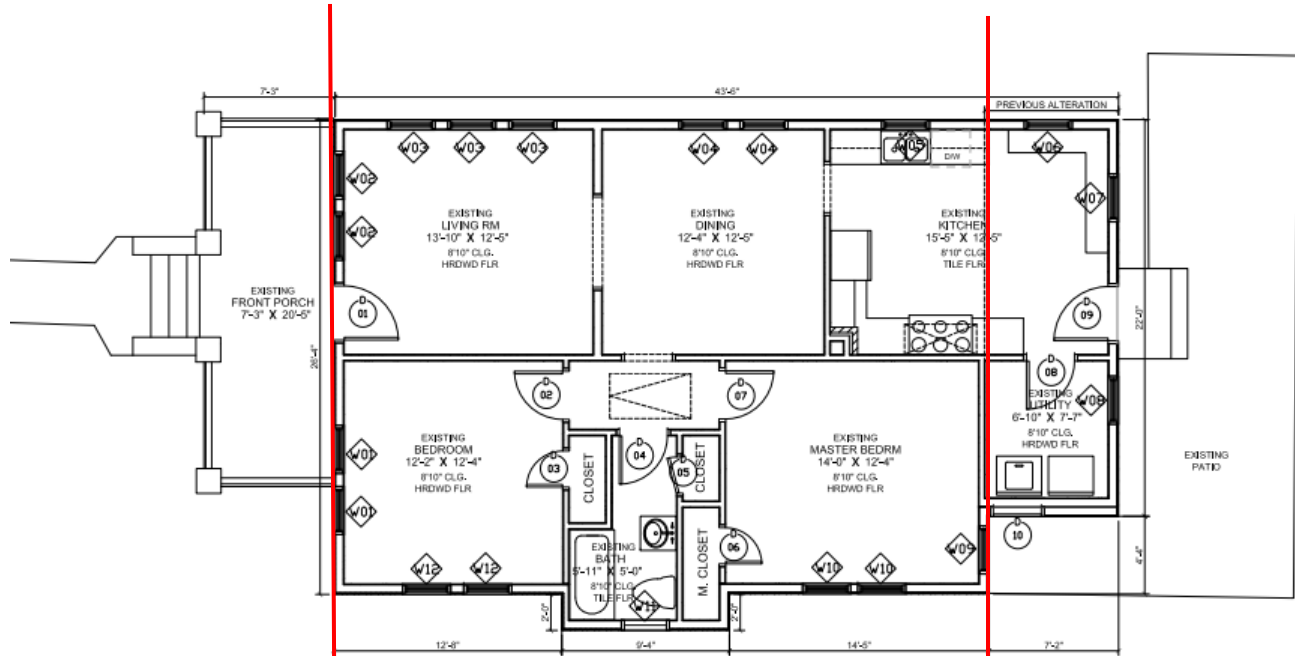
PROPOSED



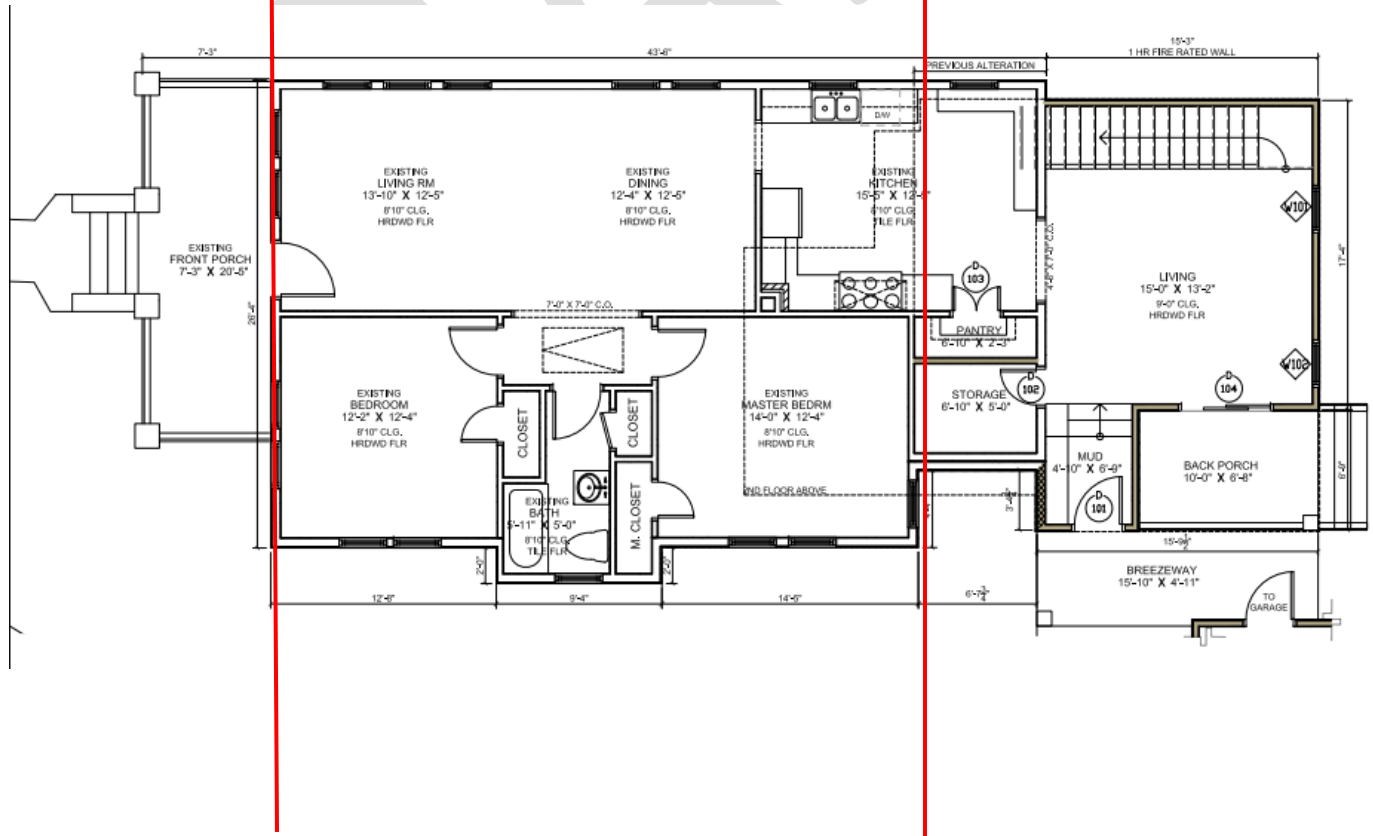
1031 E 16TH ST.
50' ROW
LOT 8 BLOCK 106
SUBDIVISION: NORTH
NORHILL

FLOOR PLANS

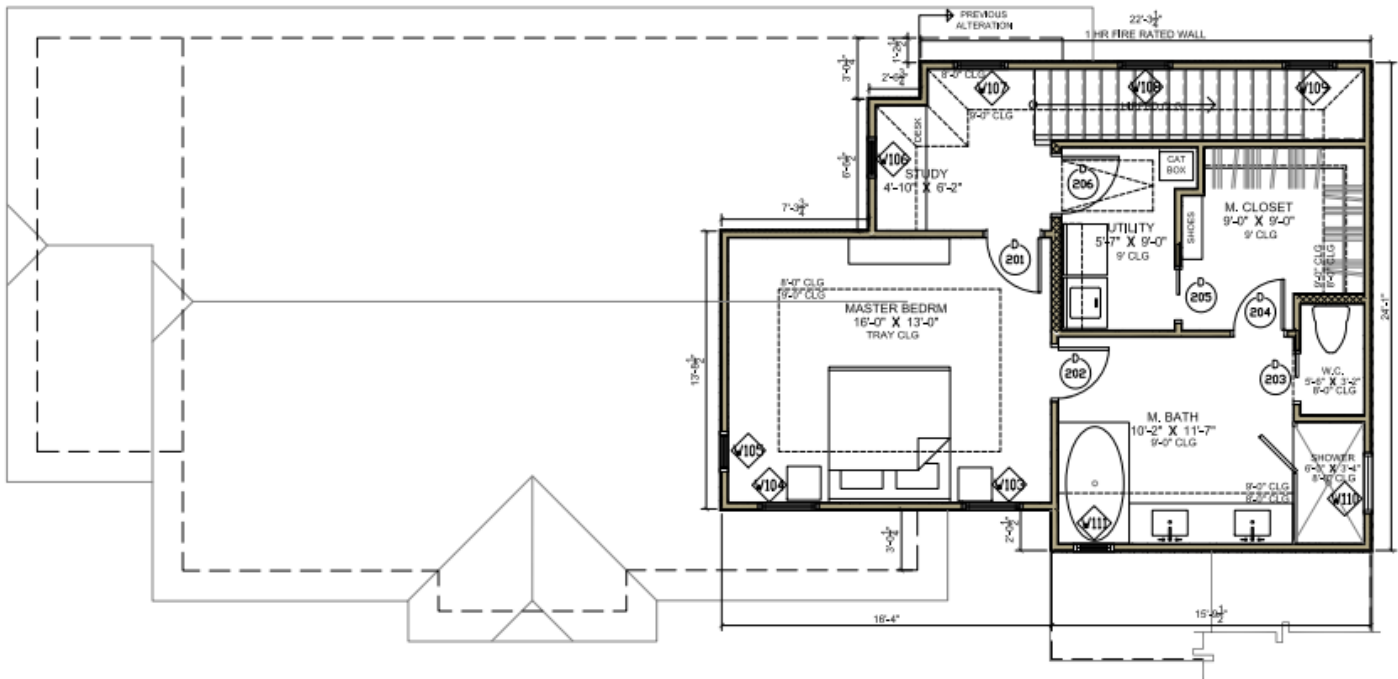
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

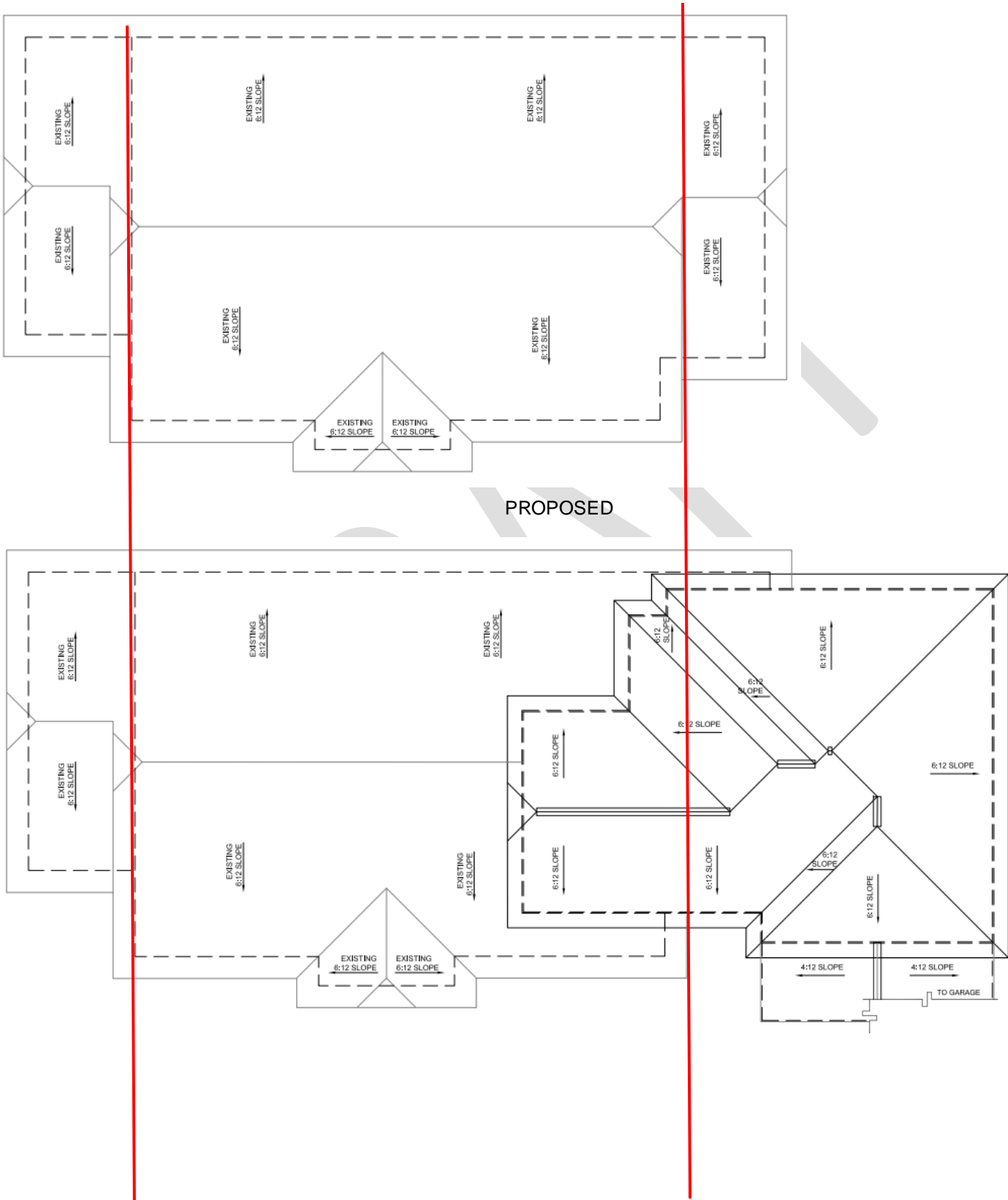


PROPOSED SECOND FLOOR

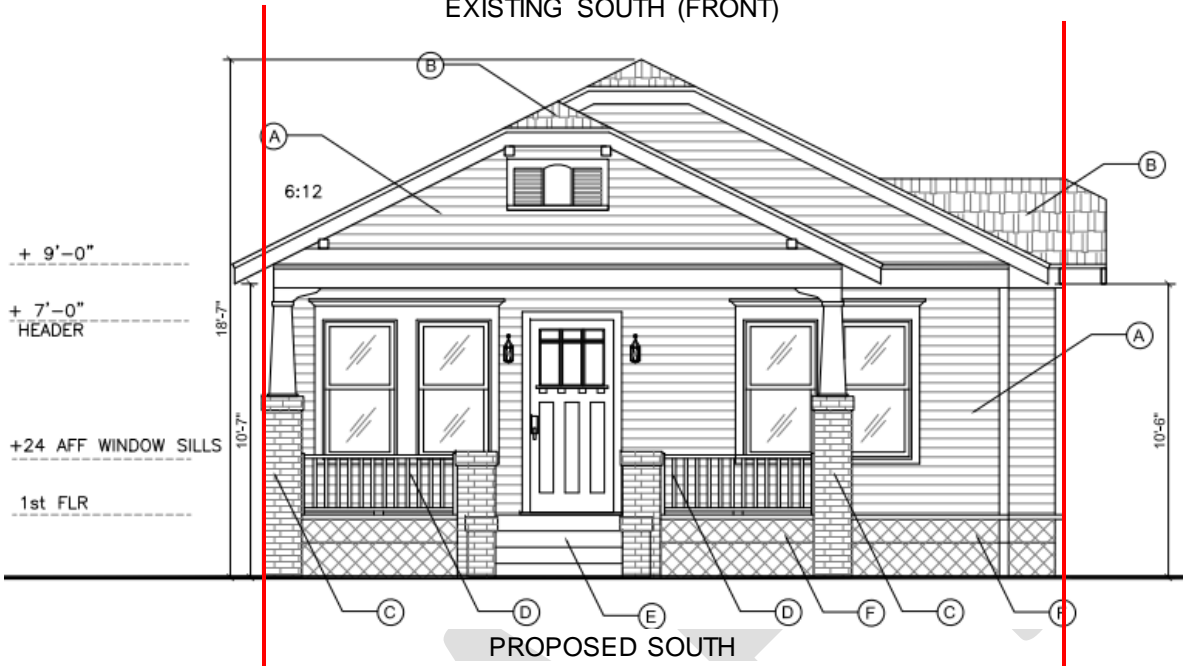


DRAFT

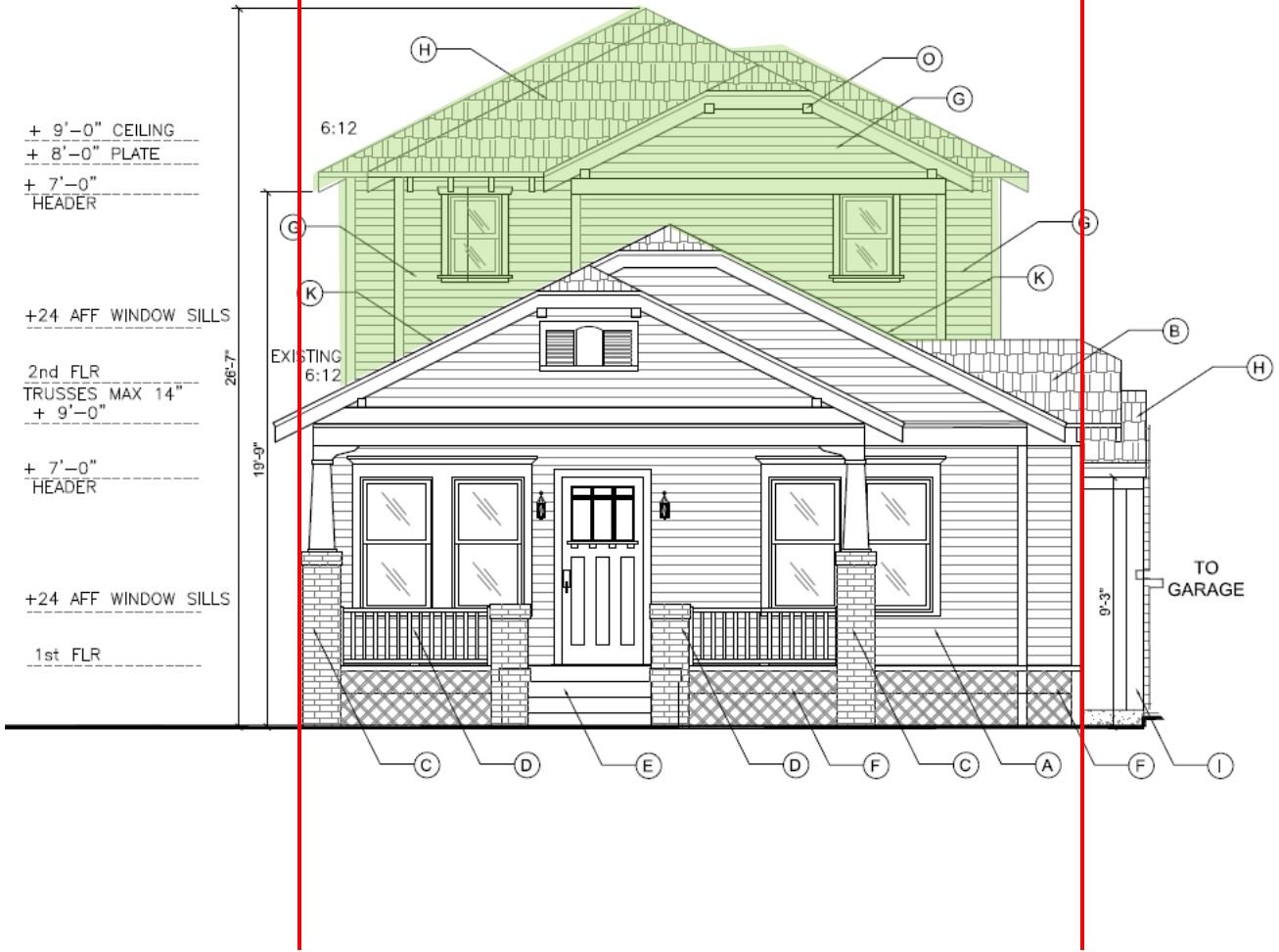
ROOF PLANS
EXISTING



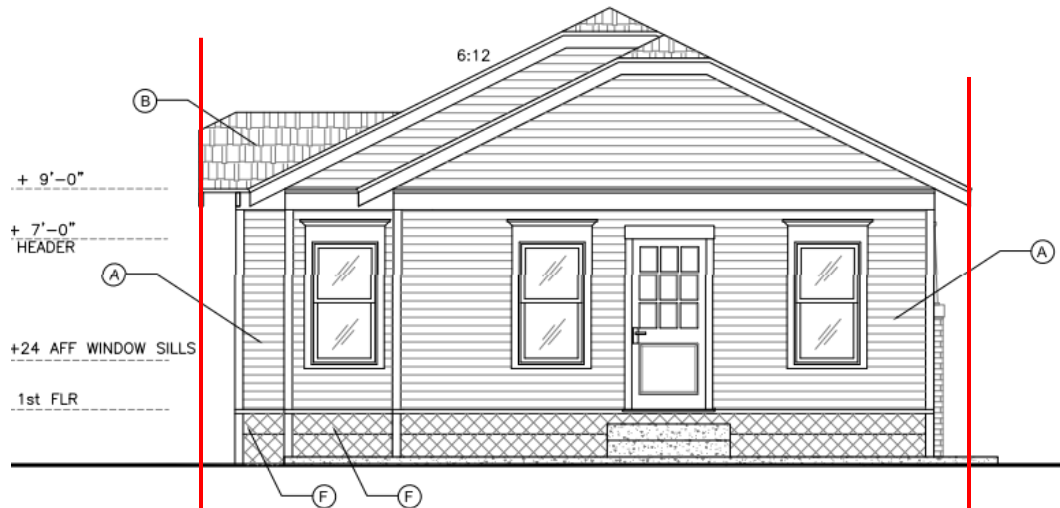
ELEVATIONS
EXISTING SOUTH (FRONT)



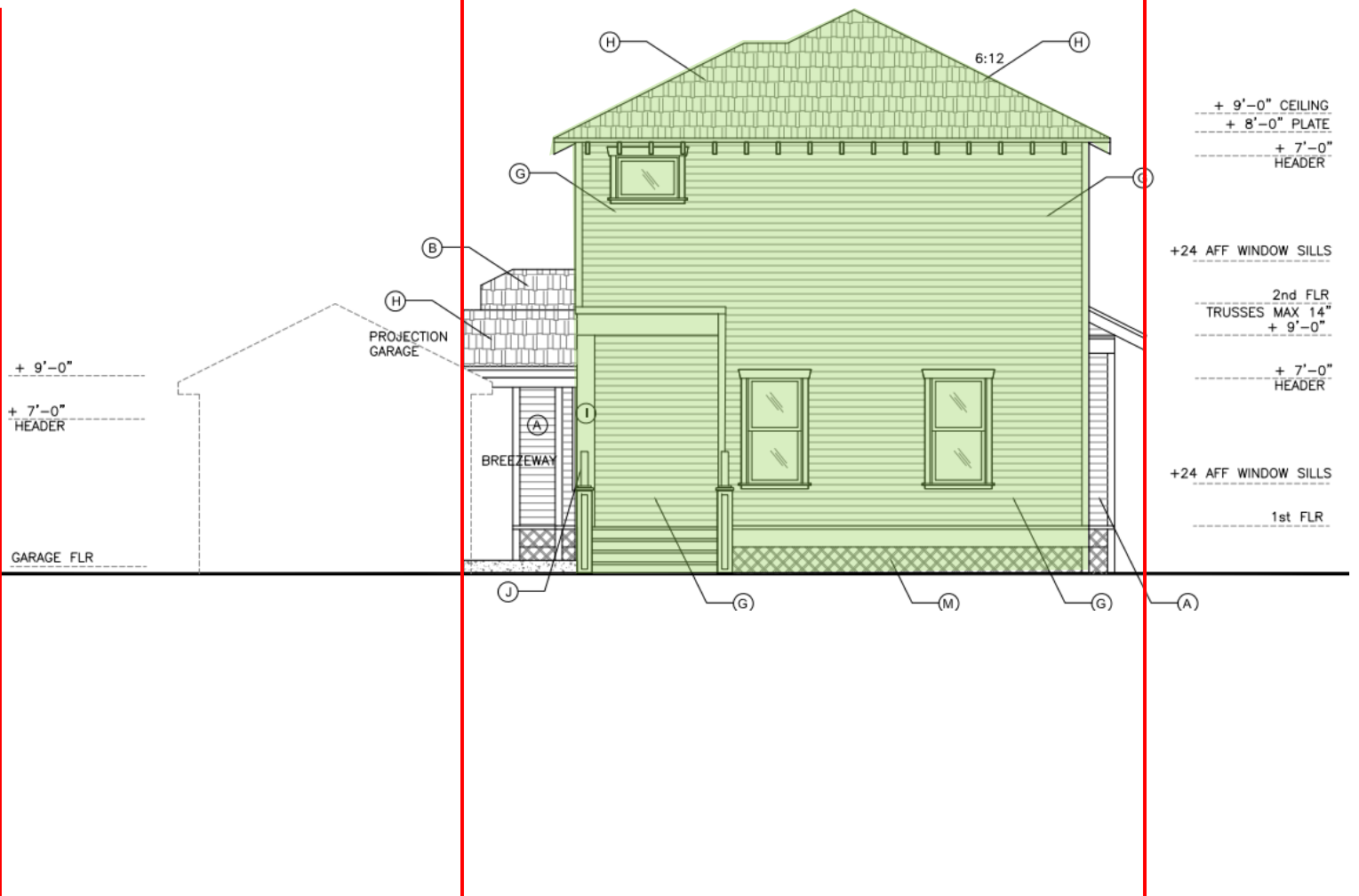
PROPOSED SOUTH

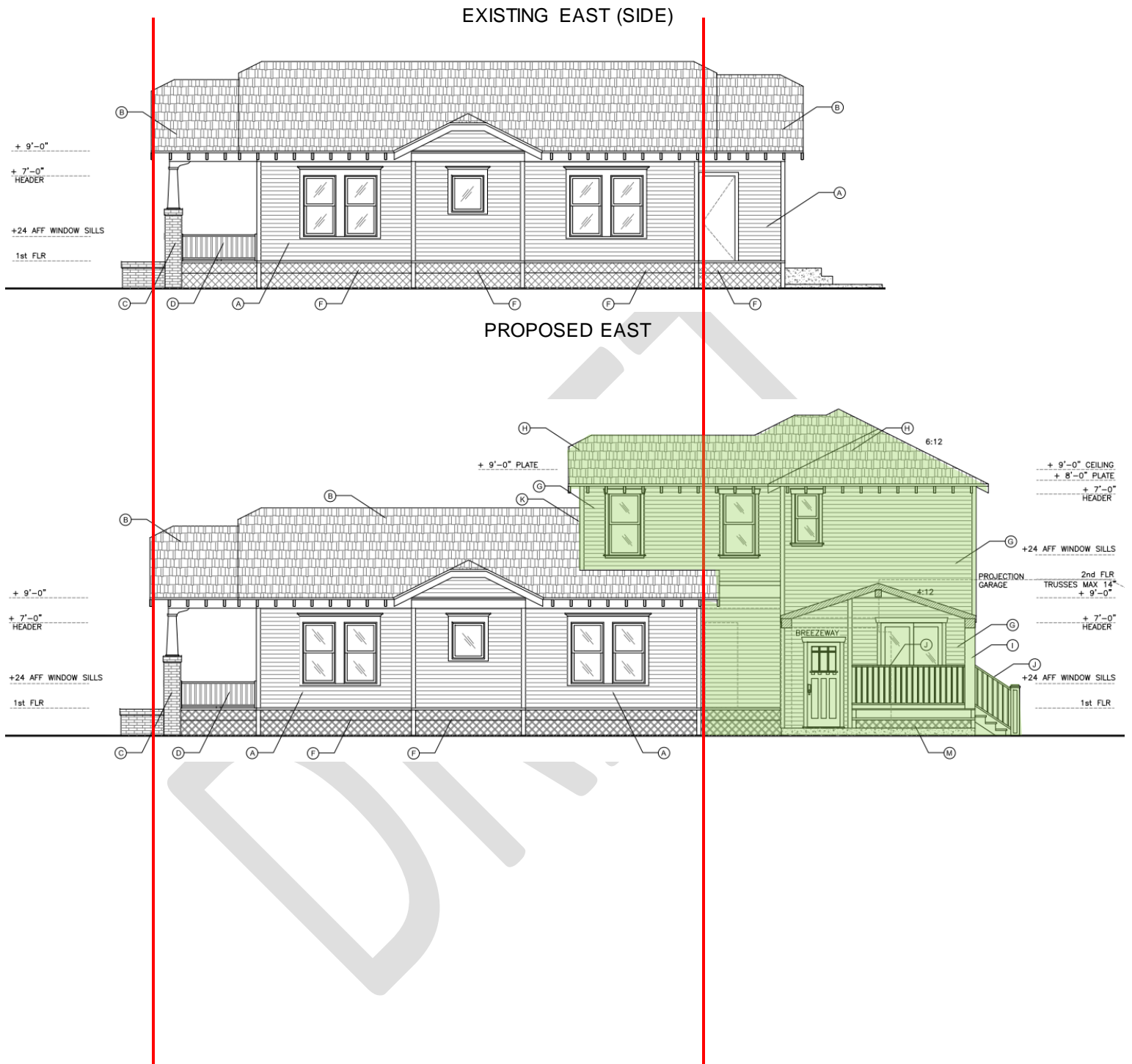


EXISTING NORTH (REAR)

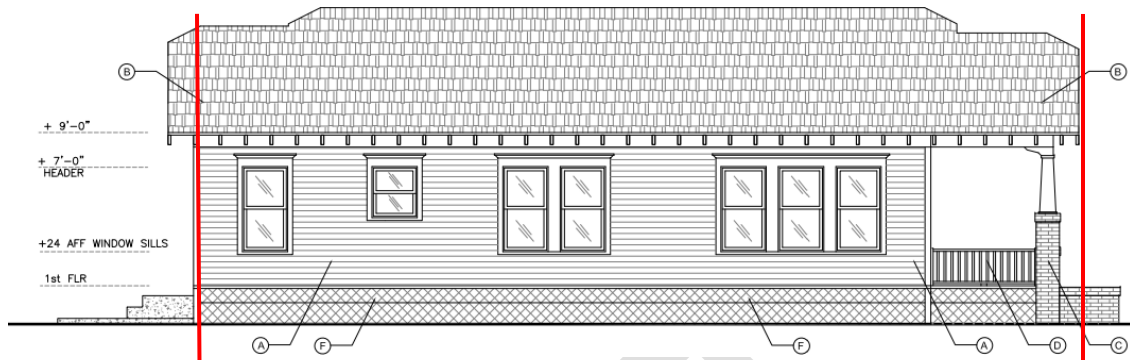


PROPOSED NORTH

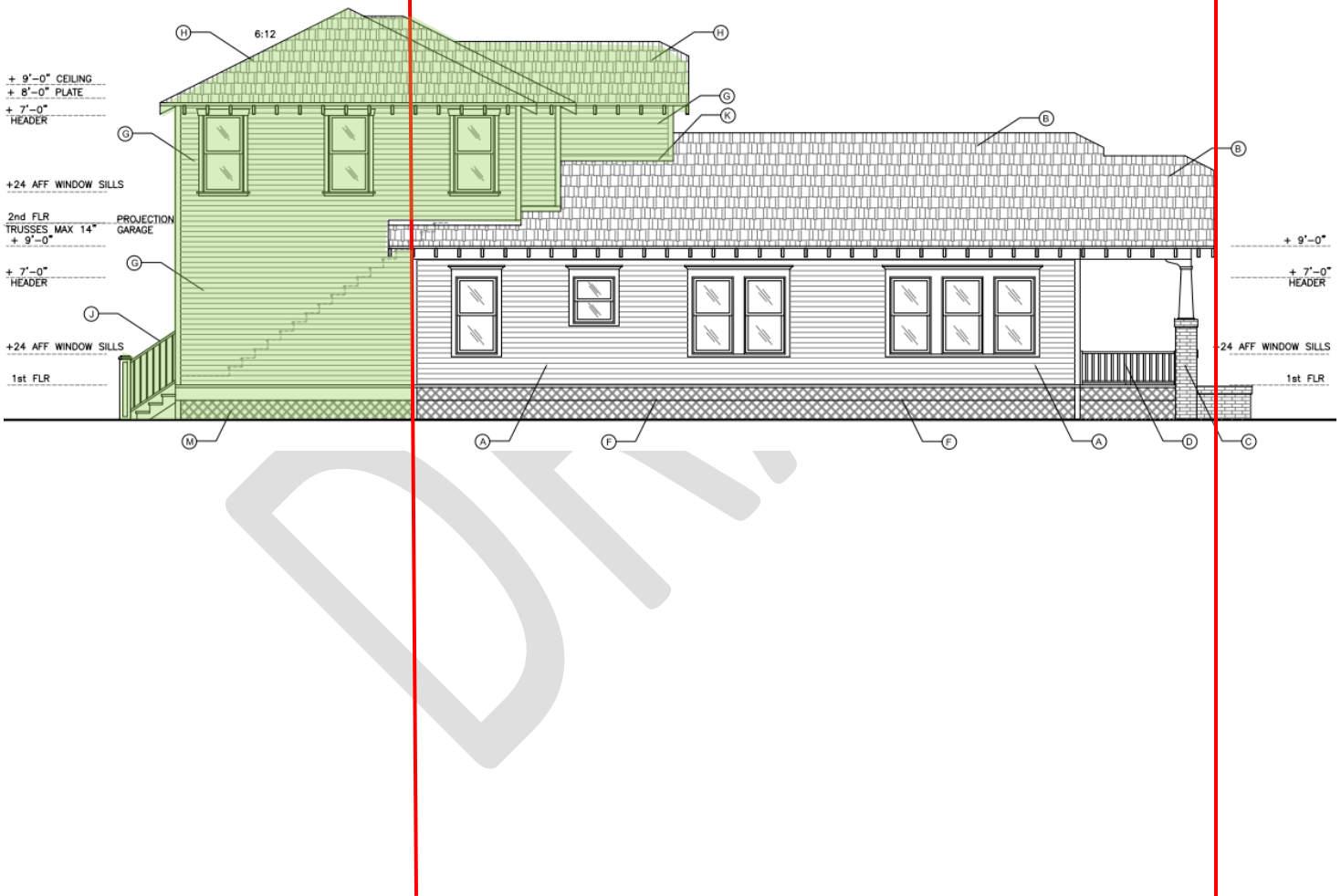




EXISTING WEST (SIDE)



PROPOSED WEST



LEGEND

- Ⓐ EXISTING 117 TEARDROP SIDING
- Ⓑ EXISTING COMPOSITION SHINGLE ROOF
- Ⓒ EXISTING COLUMNS TO REMAIN
- Ⓓ EXISTING HANDRAIL TO REMAIN
- Ⓔ EXISTING STEPS TO REMAIN
- Ⓕ EXISTING LATTICE TO REMAIN
- Ⓖ NEW 117 TEARDROP SIDING
- Ⓗ NEW COMPOSITION SHINGLE ROOF
- Ⓘ NEW COLUMNS
- Ⓙ NEW 36" GUARD RAIL, RE: A4.1
- Ⓚ PROVIDE WATERPROOFING/ FLASHING AT ALL ROOF TO WALL INTERSECTIONS
- Ⓛ APPLIANCE VENT, INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- Ⓜ WOOD LATTICE AT CRAWLSPACE, PROVIDE 18"X24" MIN. ACCESS OPENING.
- Ⓞ NEW CORBEL/BRACKETS TO MATCH EXISTING

DRAFT

NORHILL LETTER OF APPROVAL



April 20, 2024

Dear Laura Harness,

Congratulations! The 2024 Norhill Neighborhood Association Board has voted to **approve** the plans you submitted on April 19 for the renovation of and addition to 1031 E 16th.

Further, NNA supports the proposal for the clipped gable and open rafter tails on the second floor and we encourage HAHC to approve your project as drawn without modifications.

If you have questions, please don't hesitate to reach out. If anything changes, please be sure to resubmit any changes for approval. Congratulations again!

Thank you,
Virginia Kelsey
NNA VP of Deed Restrictions



DOOR AND WINDOW SCHEDULE

DOOR SCHEDULE						
Number	QUANTITY	DOOR		TYPE	SWING	NOTES
		SIZE				
		WD	HGT			
101	1	2'-8"	7'-0"	HINGED - SINGLE	RIGHT	TO BREEZEWAY
102	1	2'-0"	7'-0"	HINGED - SINGLE	RIGHT	--
103	1	2'-8"	7'-0"	DOUBLE	NA	EXITING OPENING DOOR 08
104	1	5'-0"	7'-0"	SLIDING DOUBLE GLAZED	LEFT	TO BACK PORCH
201	1	2'-8"	7'-0"	HINGED - SINGLE	LEFT	--
202	1	2'-6"	7'-0"	HINGED - SINGLE	LEFT	--
203	1	2'-4"	7'-0"	POCKET	RIGHT	--
204	1	2'-6"	7'-0"	HINGED - SINGLE	RIGHT	--
205	1	2'-6"	7'-0"	POCKET	LEFT	--
206	1	2'-10"	7'-0"	HINGED - SINGLE	LEFT	--

WINDOW SCHEDULE						
WINDOW TAG	Quantity	SIZE		Style	Lite Pattern	NOTES
		Width	HEIGHT			
W101	1	2'-8"	5'-0"	Double Hung	1/1	RECESSED/INSET
W102	1	2'-8"	5'-0"	Double Hung	1/1	RECESSED/INSET
W103	1	3'-0"	5'-0"	Double Hung	1/1	EGRESS, RECESSED/INSET
W104	1	3'-0"	5'-0"	Double Hung	1/1	EGRESS, RECESSED/INSET
W105	1	2'-0"	3'-0"	SINGLE HUNG	1/1	RECESSED/INSET
W106	1	2'-0"	3'-0"	SINGLE HUNG	1/1	RECESSED/INSET
W107	1	2'-8"	5'-0"	Double Hung	1/1	RECESSED/INSET
W108	1	2'-8"	5'-0"	Double Hung	1/1	RECESSED/INSET
W109	1	2'-8"	5'-0"	Double Hung	1/1	RECESSED/INSET
W110	1	3'-0"	2'-0"	FIXED	1	TEMPERED, RECESSED/INSET
W111	1	2'-0"	4'-0"	Double Hung	1/1	TEMPERED, RECESSED/INSET