

CERTIFICATE OF APPROPRIATENESS

Application Date: May 24, 2024

Applicant: Rod Frego, agent for Dylan Parker, owner

Property: Lot 9, Block 132, Norhill Neighborhood Subdivision. The property includes an historic 1,235 sq. ft., one-story wood single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Rear Addition, Garage, and Carport
Addition – 724 sq. ft., with a 167 sq. ft. cover porch

- Match smooth Hardi board siding of exiting house on addition
• Match roof pitch of existing house of 6:12

Garage & Carport - 456 sq. ft.

- Smooth Hardi board siding on non-visible areas of addition
• Match roof pitch of original house of 6:12

Public Comment: No public comment received

Civic Association: No comment received

ALL NEW WINDOWS MUST BE INSET & RECESSED

ALL CEMENTITIOUS BOARD MUST BE SMOOTH

Recommendation: Approval with conditions: Proposed Carport East elevation, construct solid wall, 1 hour fire-rated of smooth cementitious board.

HAHC Action: -

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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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

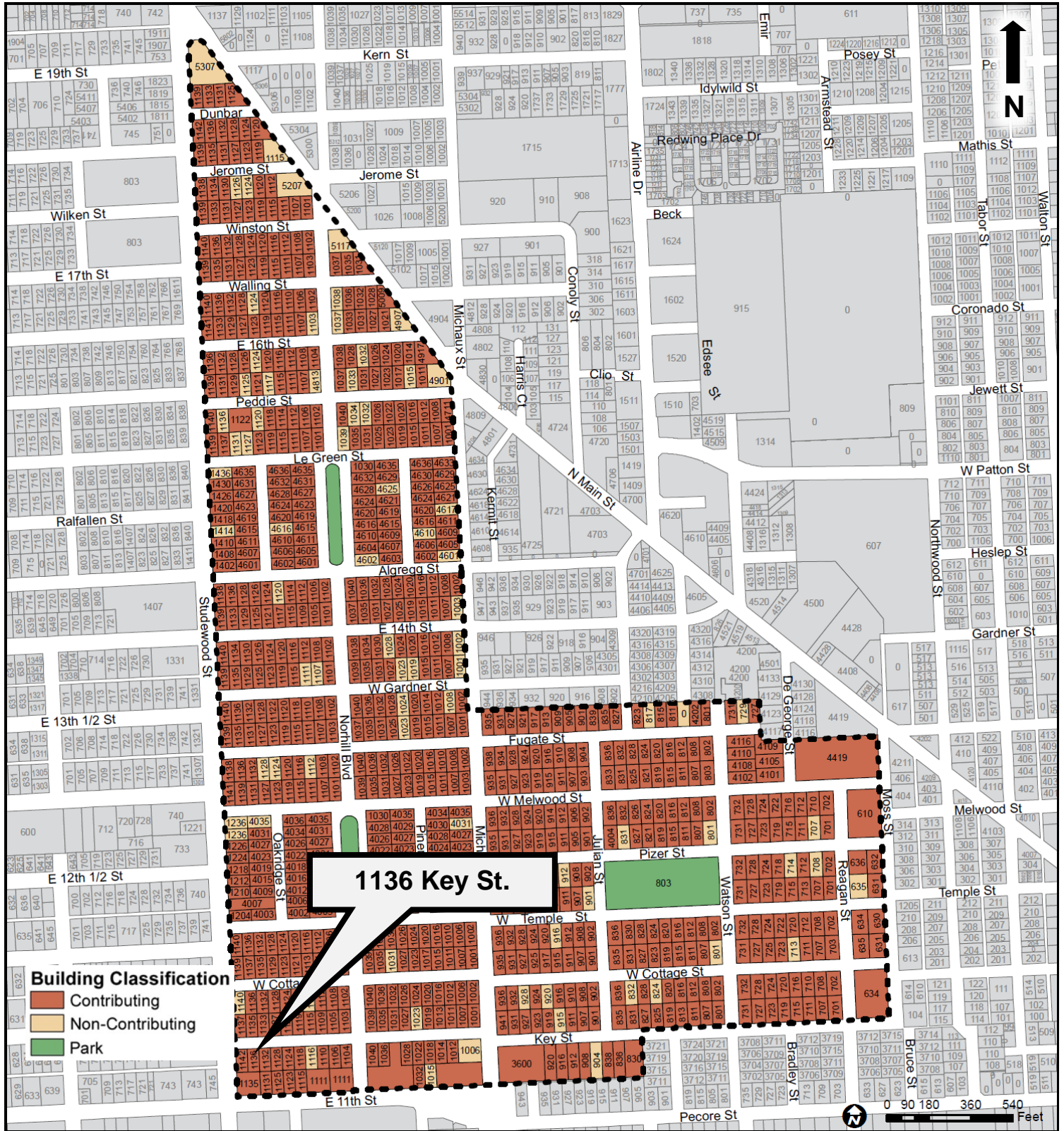
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 D NA S - satisfies D - does not satisfy NA - not applicable

- (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 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.

PROPERTY LOCATION NORHILL HISTORIC DISTRICT



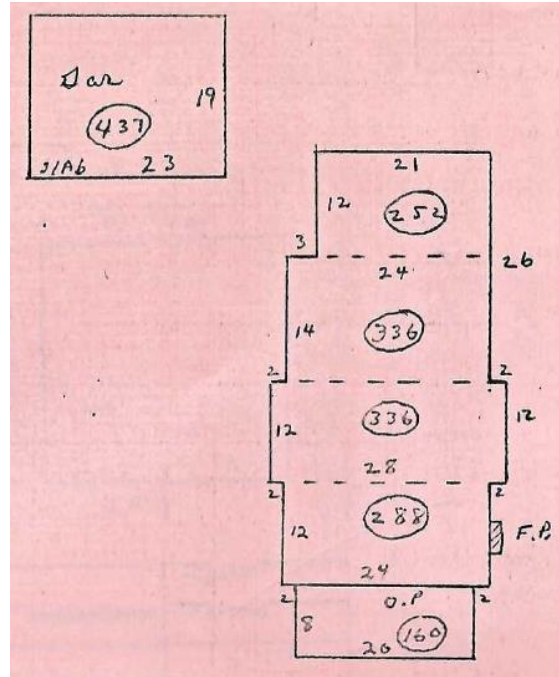
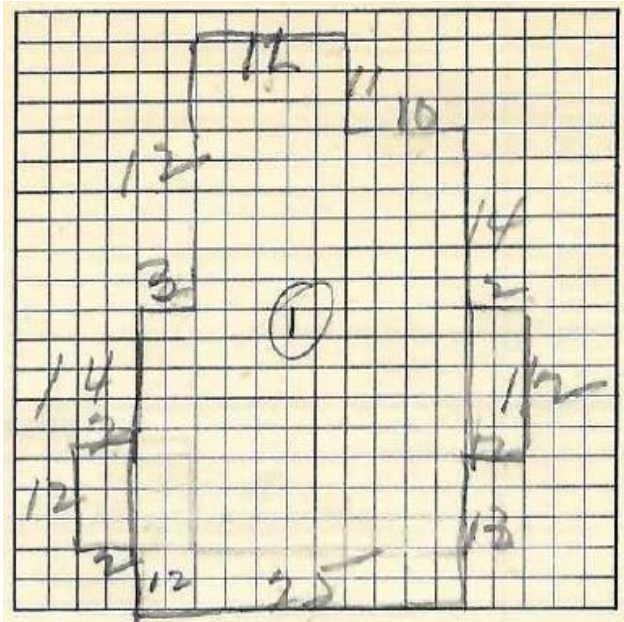
INVENTORY PHOTO



BUREAU OF LAND ASSESSMENT PHOTO (7/25/1965)



BUREAU OF LAND ASSESSMENT



AERIAL



SANBORN MAP



KEY ST.

KEY ST.

CONTEXT SITE AERIAL



CONTEXT AREA PRESERVATION MAP

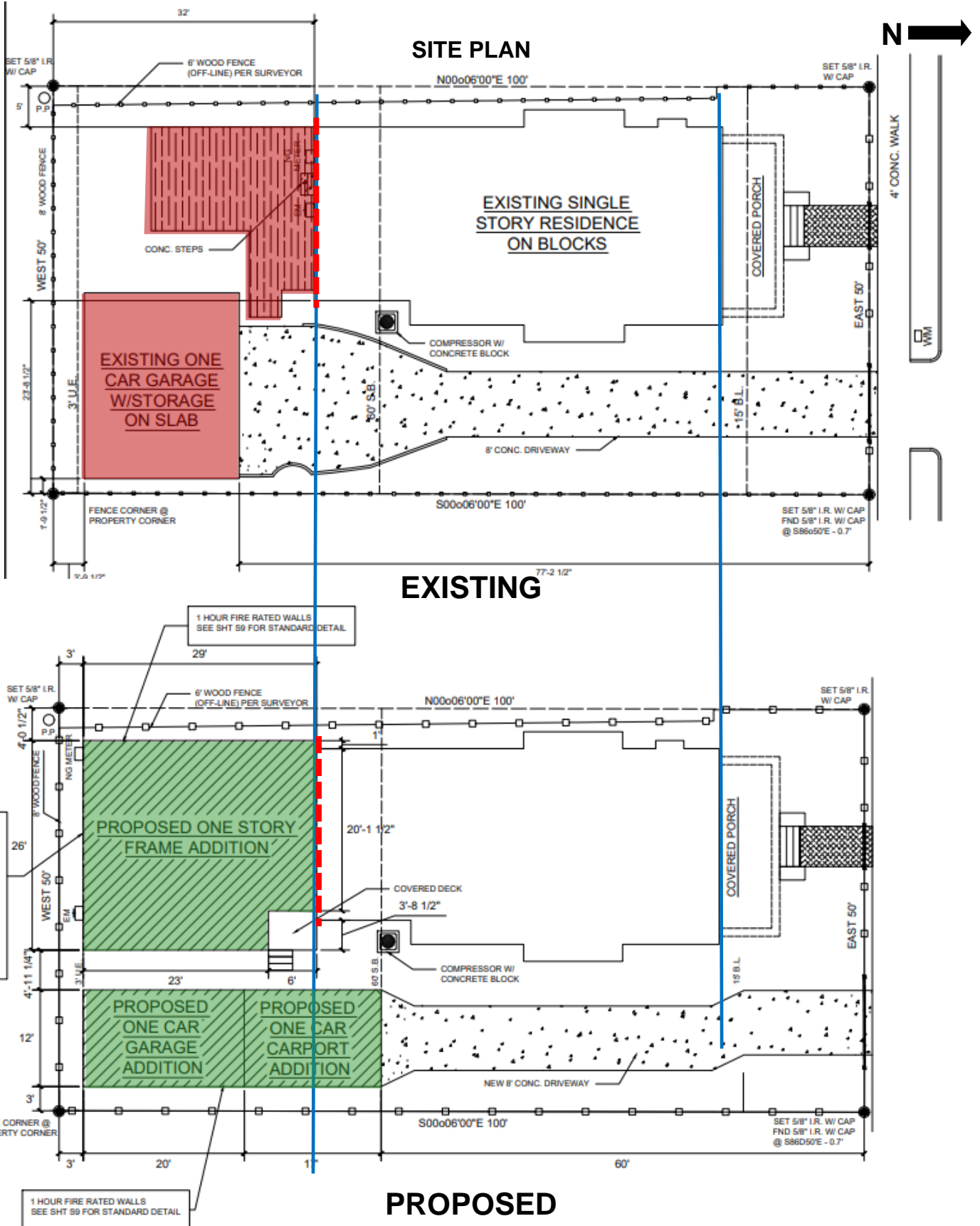


CONTEXT AREA

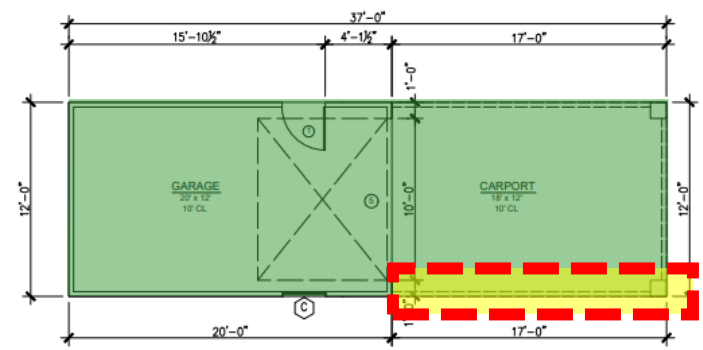
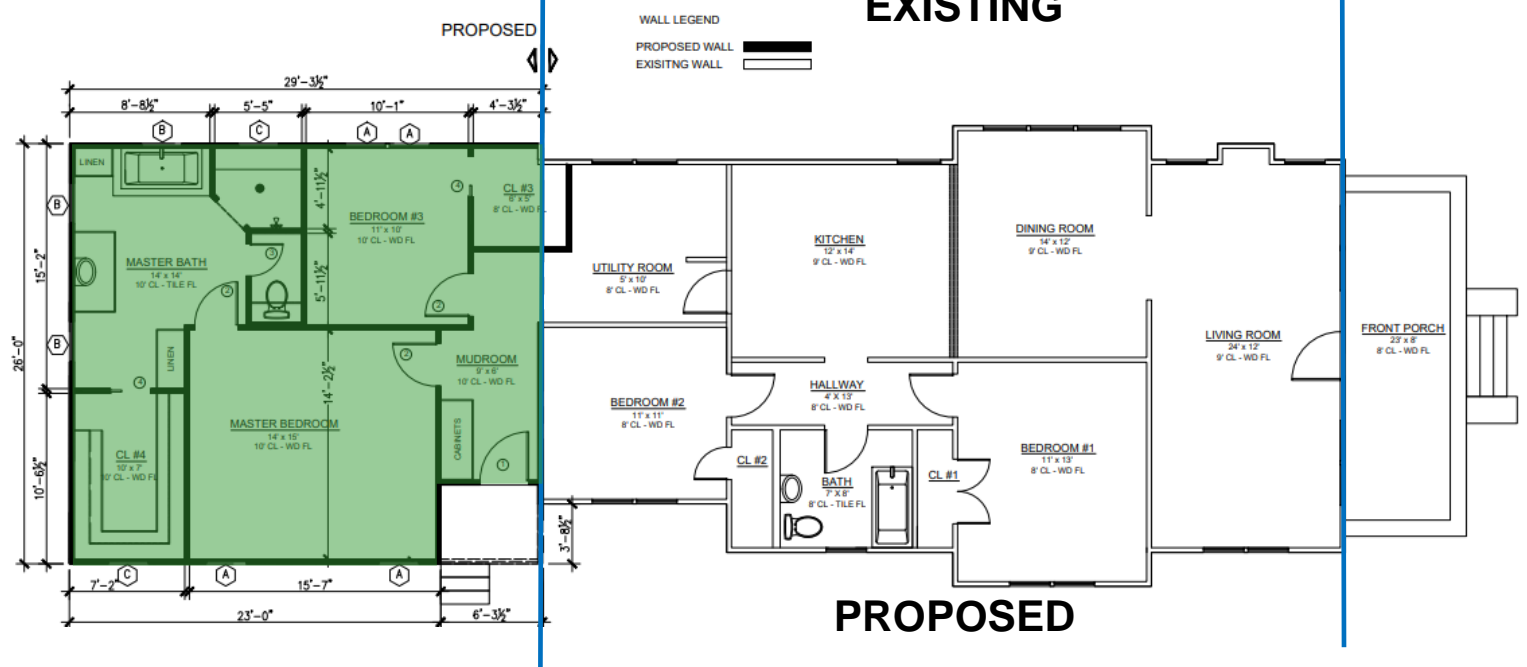
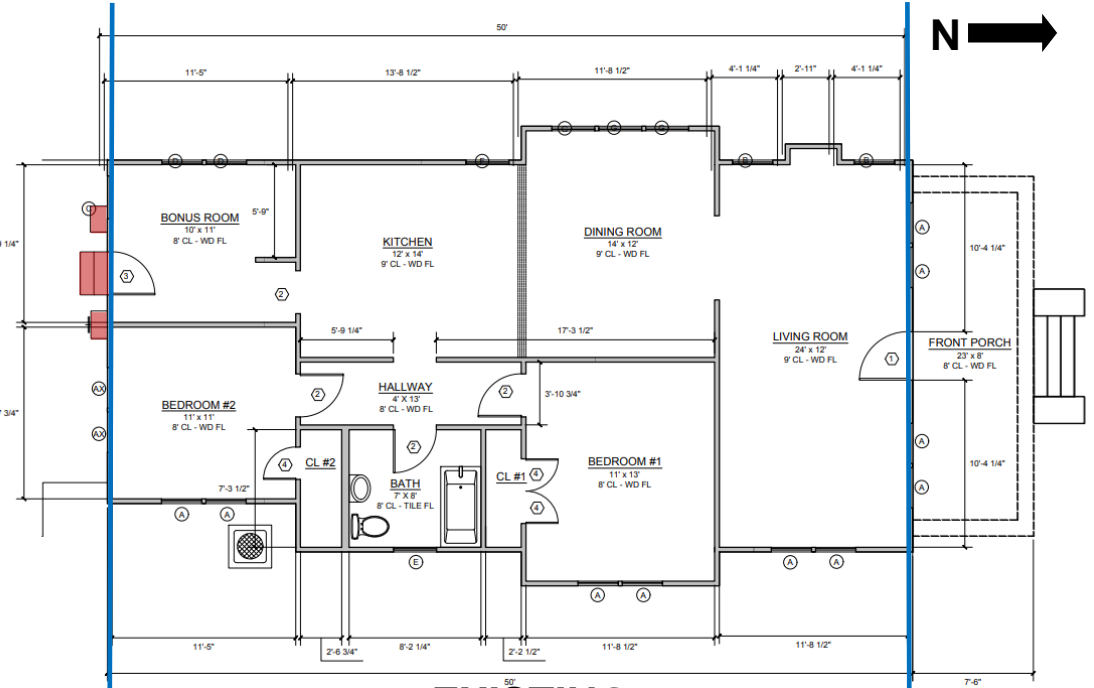


CURRENT PHOTO (Site Visit 6/3/2024)





FIRST FLOOR PLAN





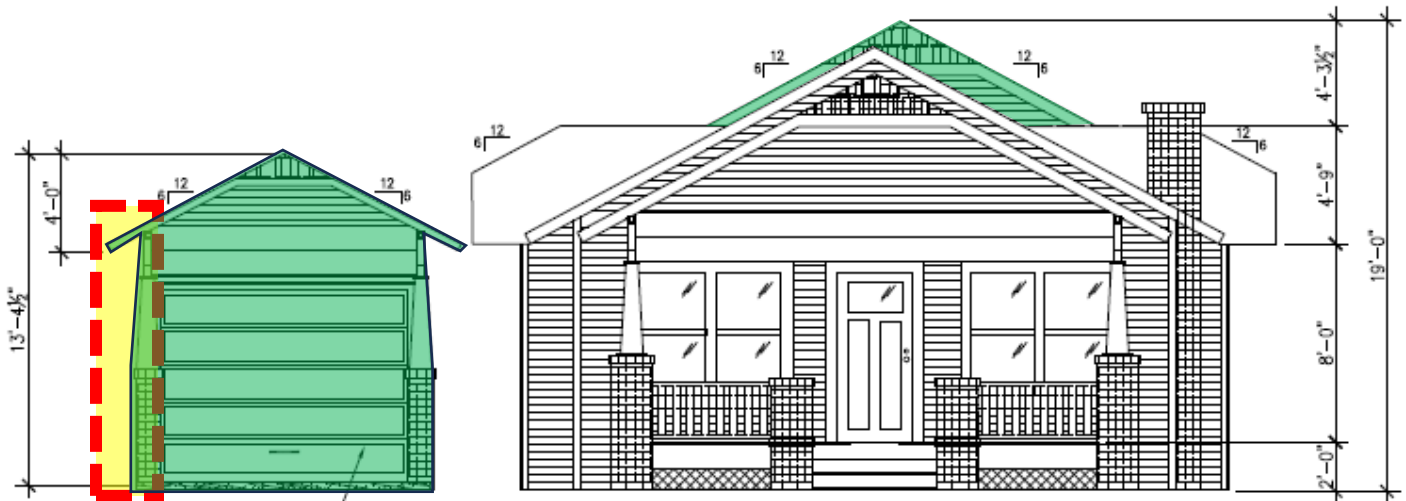
Approval with conditions: Proposed Carport East elevation, construct solid wall, 1 hour fire-rated, of smooth cementitious board.

NORTH ELEVATIONS



EXISTING

EXISTING
NORTH ELEVATION
1/4" - 1' - 0"



PROPOSED RAISED PANEL
GARAGE DOOR (CLOPAY)

PROPOSED

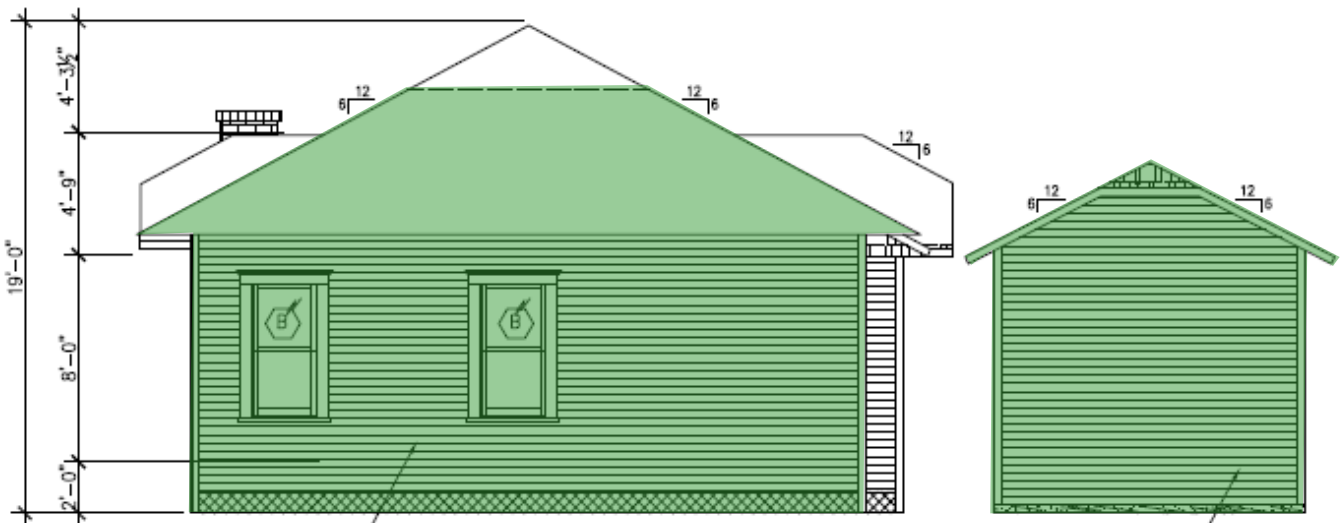
PROPOSED
NORTH ELEVATION
1/4" - 1' - 0"

SOUTH ELEVATIONS



EXISTING

EXISTING
SOUTH ELEVATION
1/4" - 1' - 0"



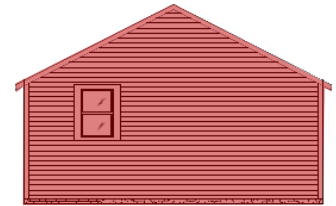
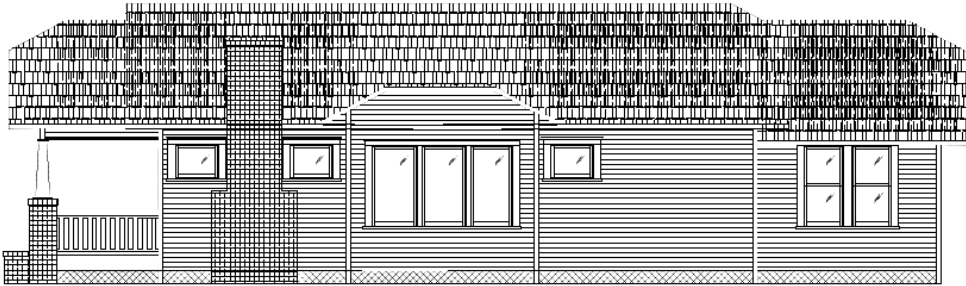
HARDI-PLANK MATCH TO EXISTING, SMOOTH FINISH

PROPOSED
SOUTH ELEVATION
1/4" - 1' - 0"

HARDI-PLANK MATCH TO EXISTING, SMOOTH FINISH

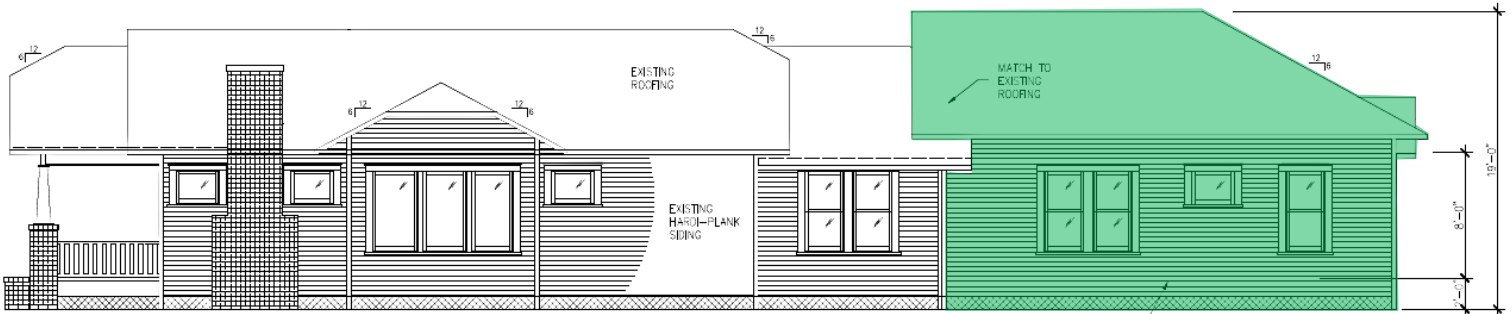
PROPOSED

EAST ELEVATIONS



**EXISTING
EAST ELEVATION**
1/4" - 1' - 0"

EXISTING

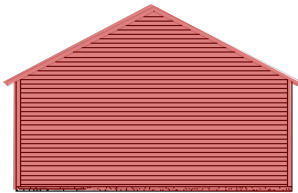


**PROPOSED
EAST ELEVATION**
1/4" - 1' - 0"

PROPOSED

PROPOSED

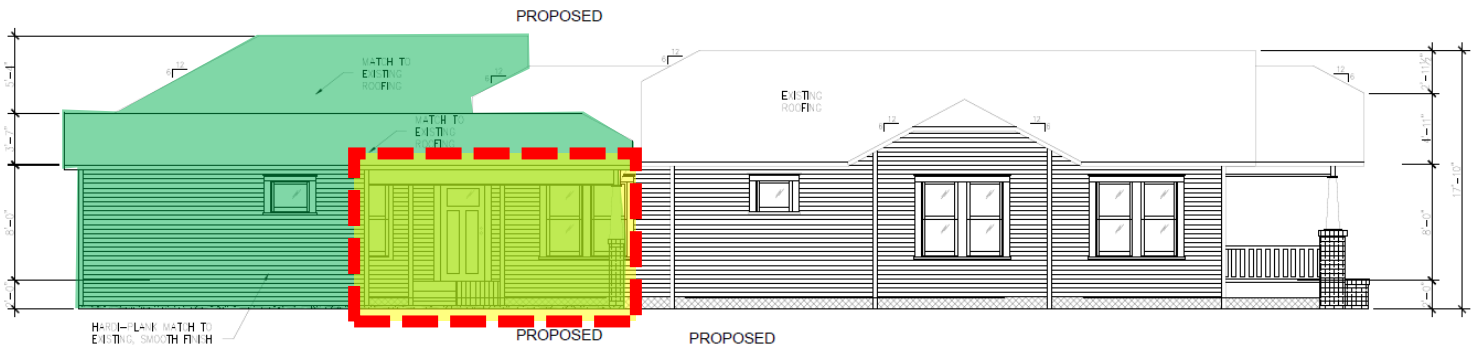
WEST ELEVATIONS



EXISTING



EXISTING
WEST ELEVATION
1/4" - 1' - 0"



PROPOSED

PROPOSED
WEST ELEVATION
1/4" - 1' - 0"

Approval with conditions: Proposed Carport East elevation, construct solid wall, 1 hour fire-rated, of smooth cementitious board.

WINDOW & DOOR SCHEDULE

PROPOSED WINDOW SCHEDULE					
WINDOW	QTY	LITE PTN	STYLE	DIMS	MANUFACTURER
<i>A</i>	<i>4</i>	<i>1/1</i>	<i>SH</i>	<i>3-0 X 5-0</i>	<i>JELD_WEN</i>
<i>B</i>	<i>3</i>	<i>1/1</i>	<i>SH</i>	<i>2-6 X 5-0</i>	<i>JELD_WEN</i>
<i>C</i>	<i>3</i>	<i>1/1</i>	<i>SH</i>	<i>2-6 X 2-6</i>	<i>JELD_WEN</i>

PROPOSED DOOR SCHEDULE			
DOOR	QTY	DIMS	NOTES
<i>1</i>	<i>2</i>	<i>3-0 X 6-8</i>	<i>EXT, CRAFTSMAN FIR, 2 PANEL, 1 LITE</i>
<i>2</i>	<i>3</i>	<i>2-8 X 6-8</i>	<i>INT, WOOD, 4 PANEL, NO LITE</i>
<i>3</i>	<i>1</i>	<i>2-0 X 6-8</i>	<i>INT, WOOD, 1 PANEL, NO LITE</i>
<i>4</i>	<i>2</i>	<i>2-6 X 6-8</i>	<i>INT, POCKET DOOR, 4 PANEL</i>
<i>5</i>	<i>1</i>	<i>10' X 7'</i>	<i>CLOPAY CLASSIC COLLECTION</i>