

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 31, 2022

**Applicant:** Jan A. Griffin, owner

**Property:** 1015 W. Gardner Street, Lot 17, Block 119, North Norhill Neighborhood Subdivision. The property includes a historic 1,107 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior/corner lot.

**Significance:** Contributing Pediment Bungalow style residence, constructed circa 1925, located in the Norhill Historic District.

**Proposal:** Alteration – Addition and Exterior Features

- One-story addition totaling 576 sq. ft.
- Rear setback 4'; West side setback 7' 9";
- Corners of historic structure preserved with insets
- Smooth, cementitious siding and composition roof shingles and 6:12 roof pitch
- Inset & recessed, 1-over-1, double-hung, Jeld-Wen wood clad windows
- Non-historic aluminum windows replaced with inset & recessed, 1-over-1, double-hung, Jeld-Wen wood clad windows
- Replace front porch columns
- Increase chimney height by 1' to make operable and in compliance with code
- Replace garage asbestos siding and corrugated metal with smooth, cementitious siding
- Retain and restore existing siding on historic structure
- Retain and restore existing cedar shake shingles in gables
- Retain and restore front door

**Public Comment:** No public comment received.

**Civic Association:** Comment received from Norhill Neighborhood Association.

**Recommendation:** Approval

**HAHC Action:** -

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.

District Map



Inventory Photo



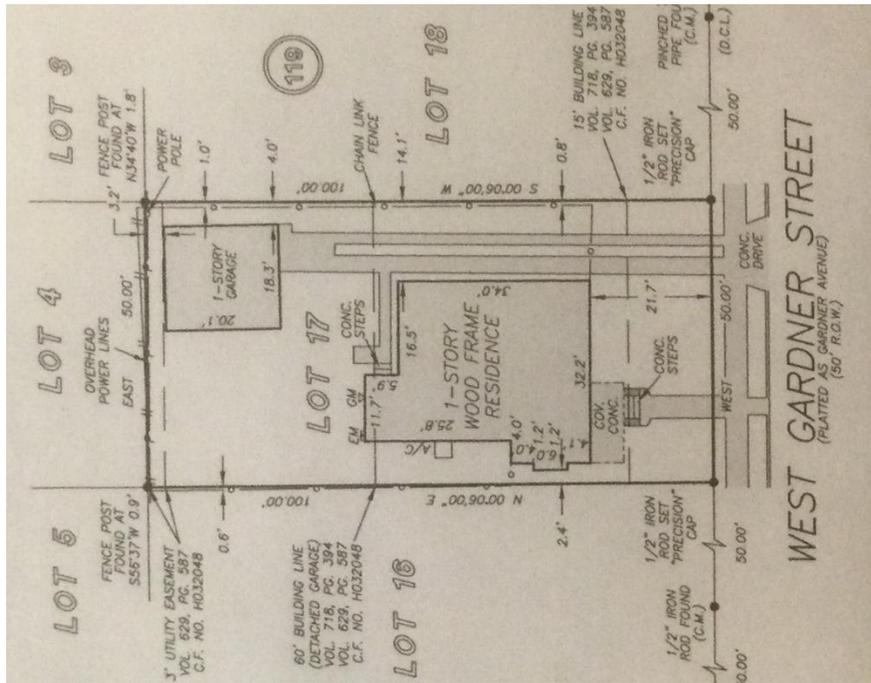
Replacement Example of Front Porch Columns – 728 W. Melwood



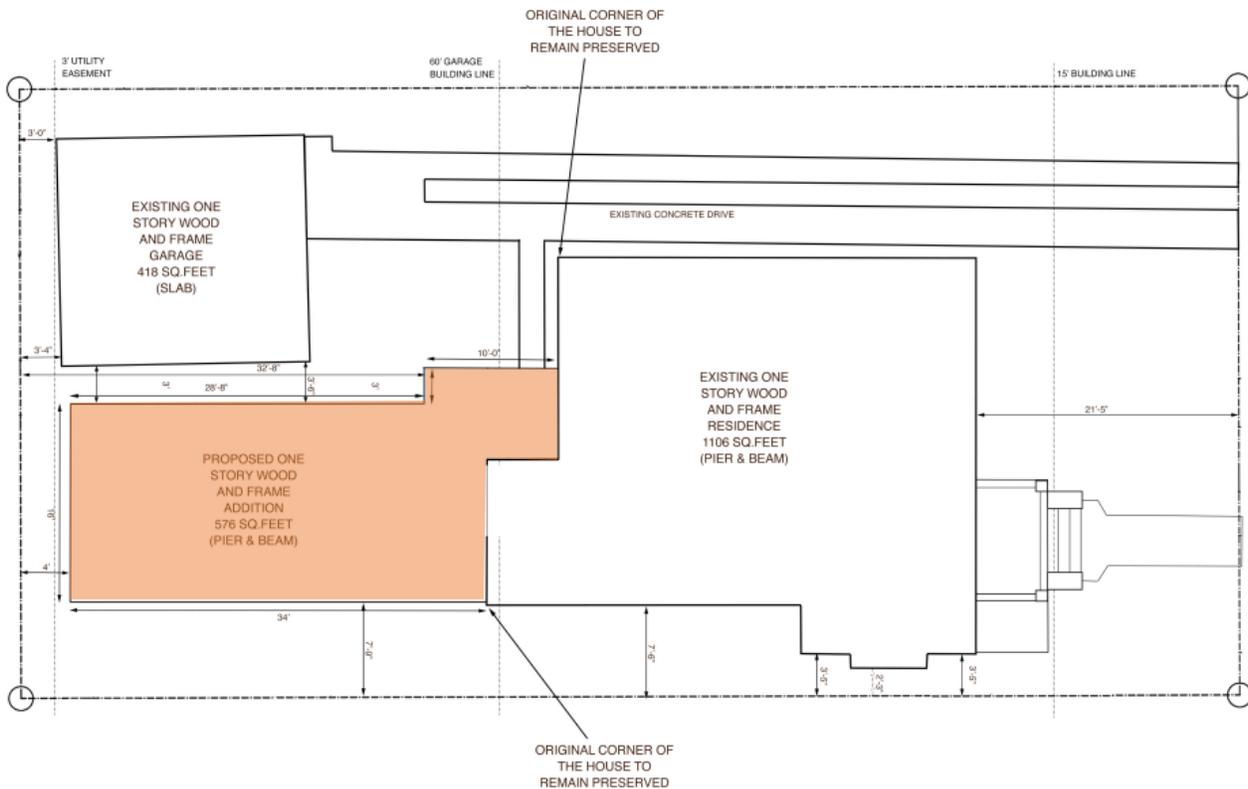
Photos Provided By Staff – 10-19-2022



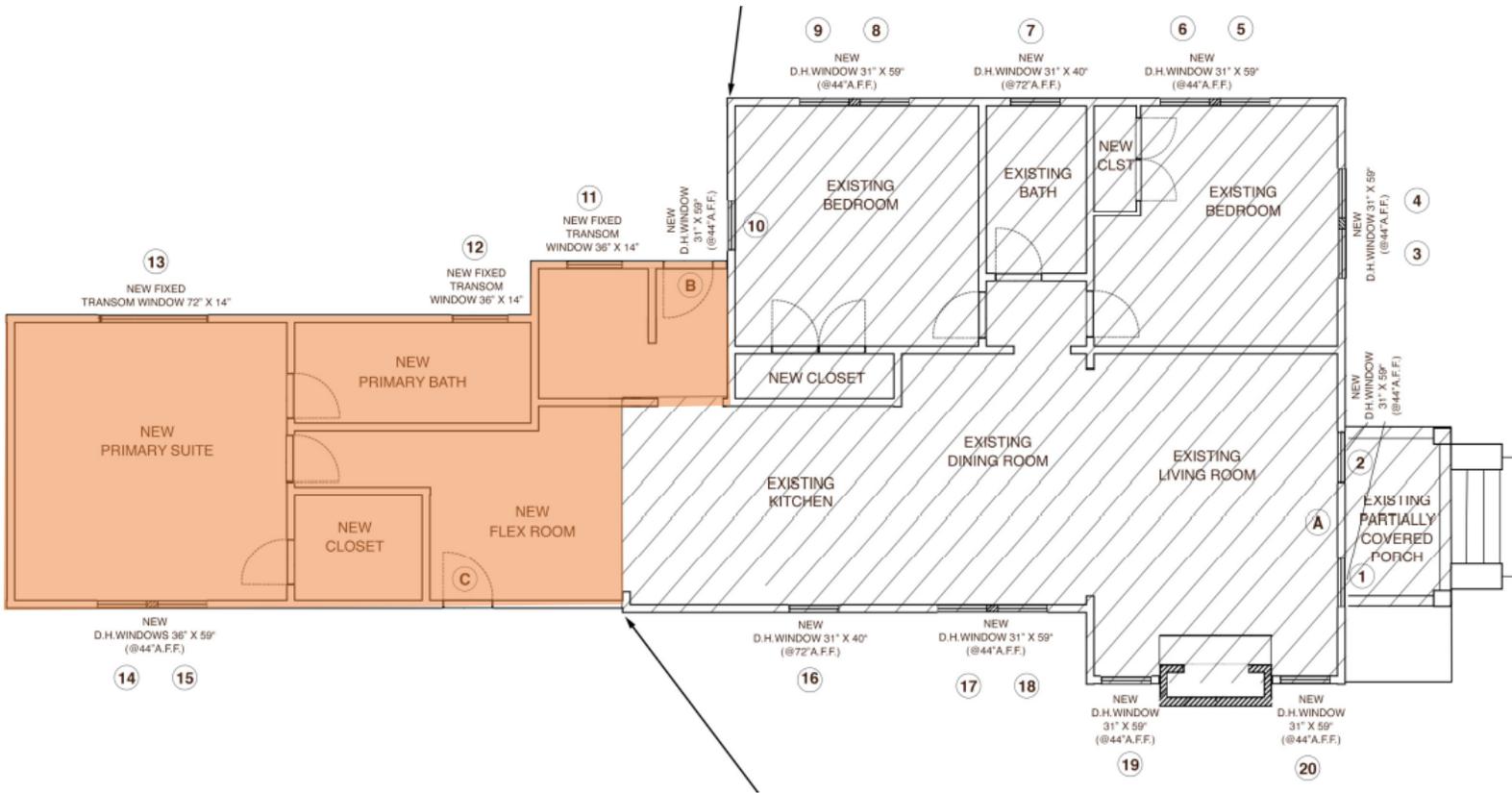
Existing Site Plan



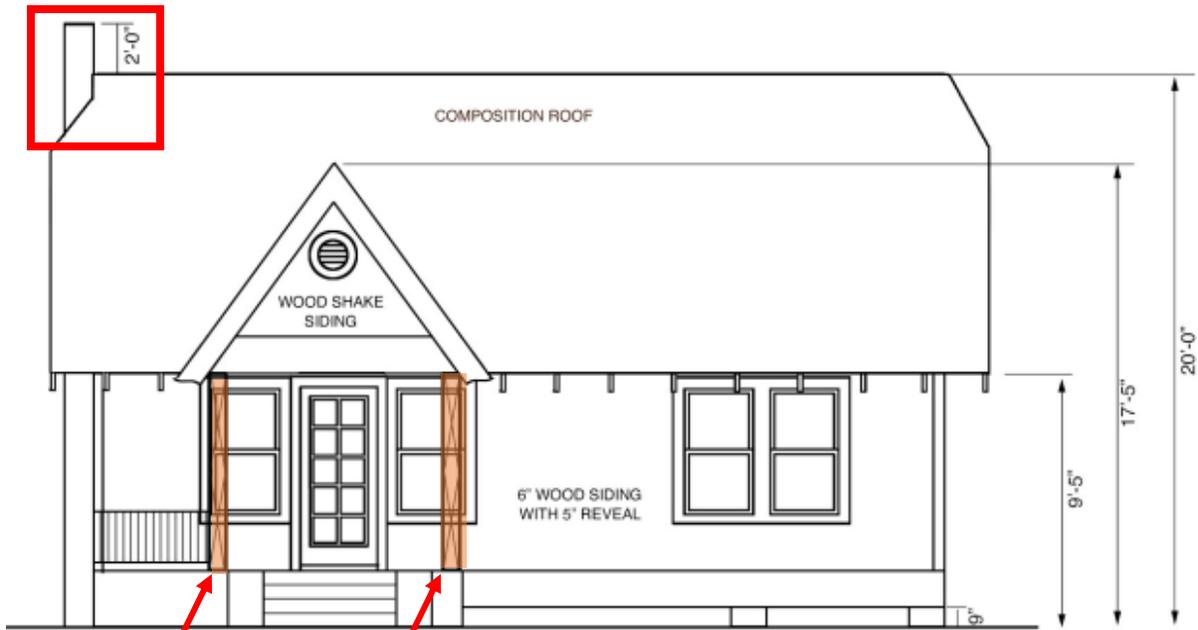
Proposed Site Plan



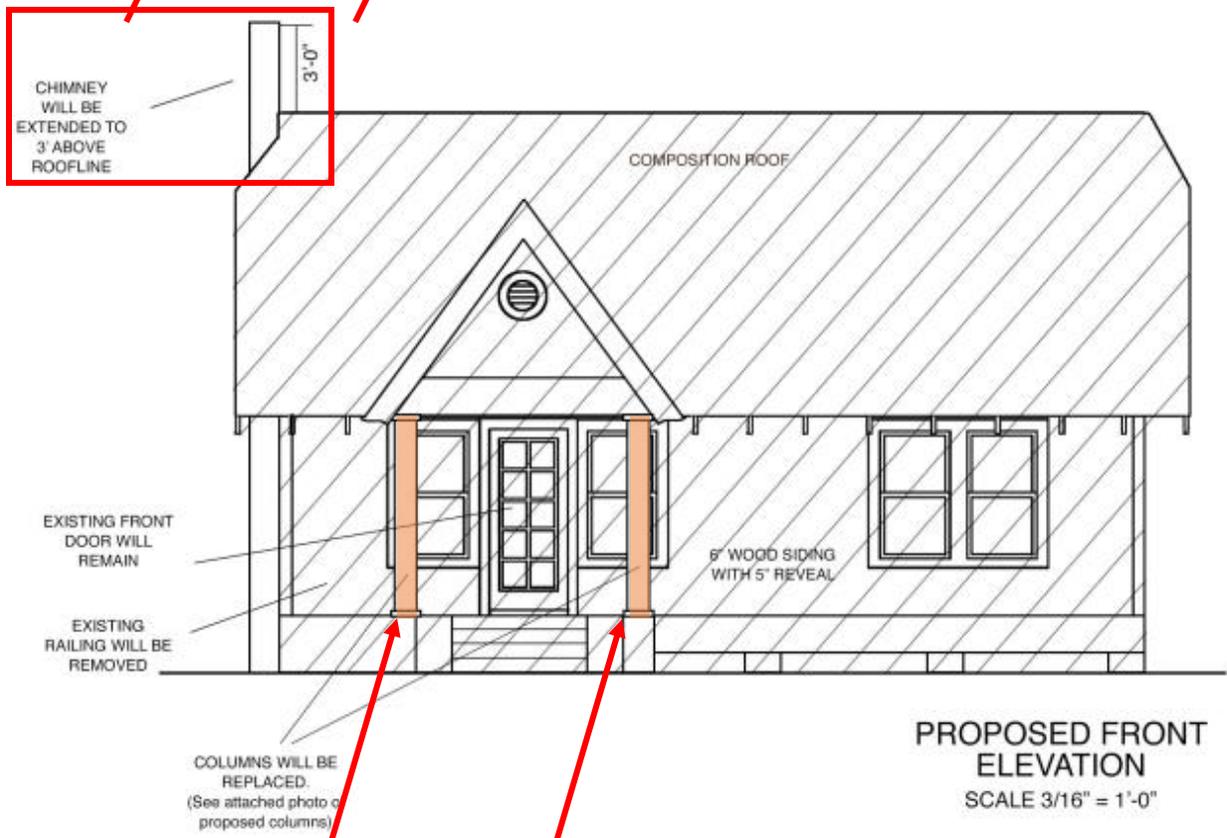
Proposed Floor Plan



**Existing Front (South) Elevation**

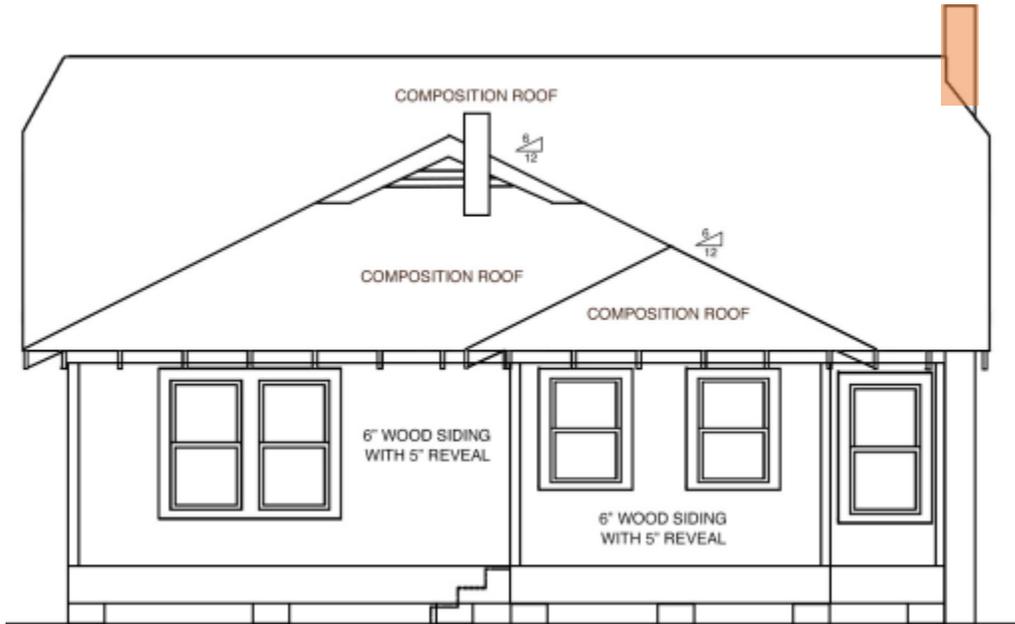


**Proposed Front (South) Elevation**

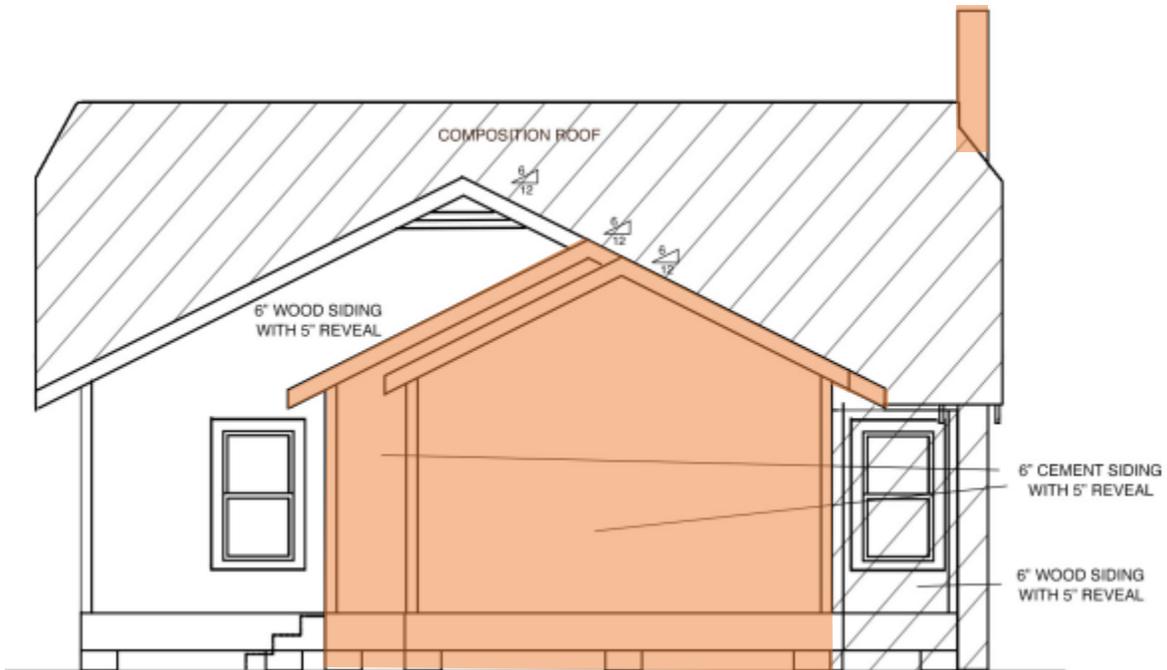


**PROPOSED FRONT ELEVATION**  
SCALE 3/16" = 1'-0"

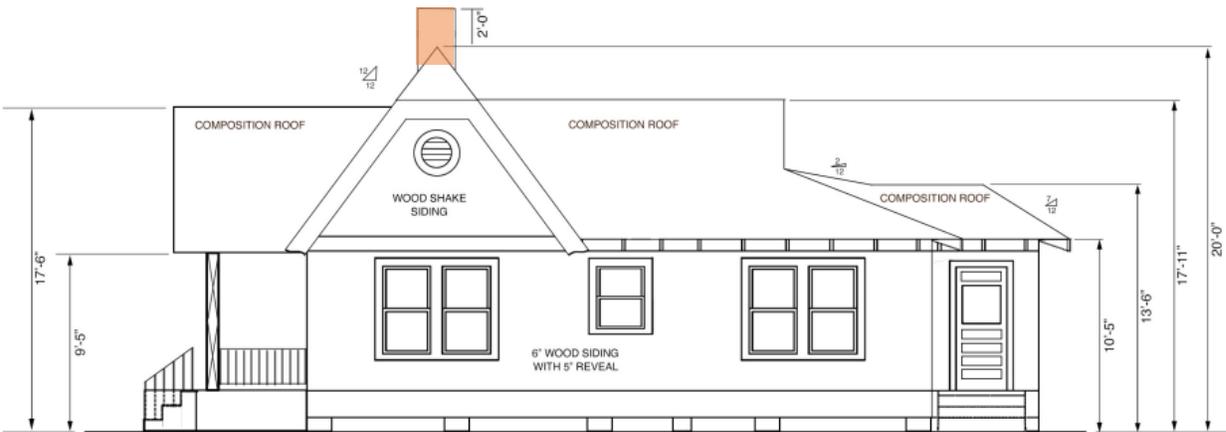
**Existing Rear (North) Elevation**



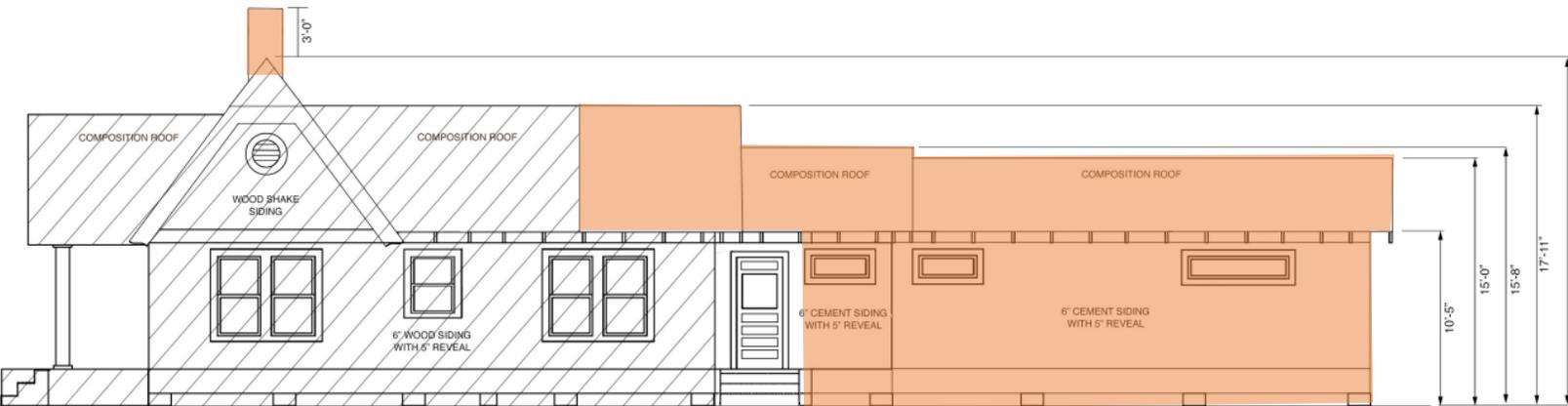
**Proposed Rear (North) Elevation**



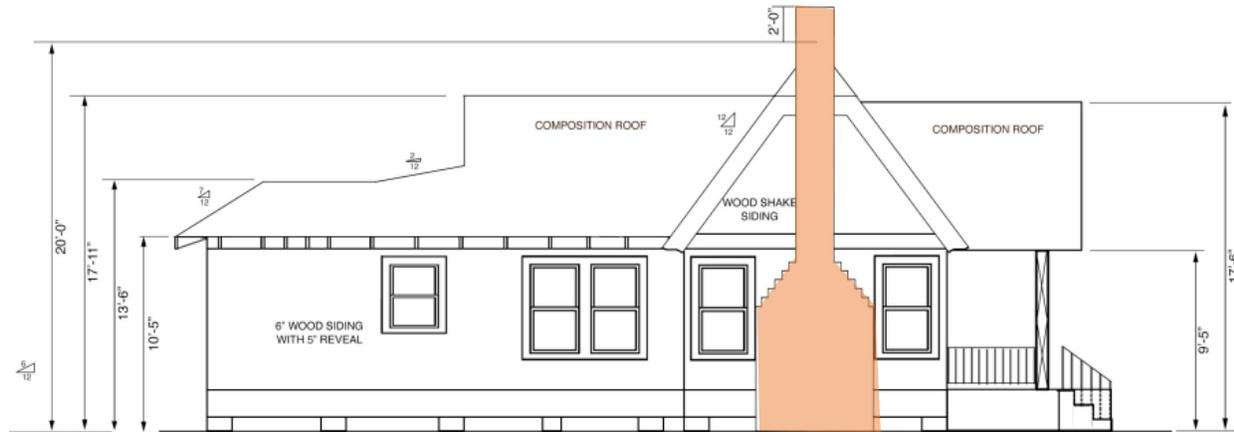
Existing Right (East) Elevation



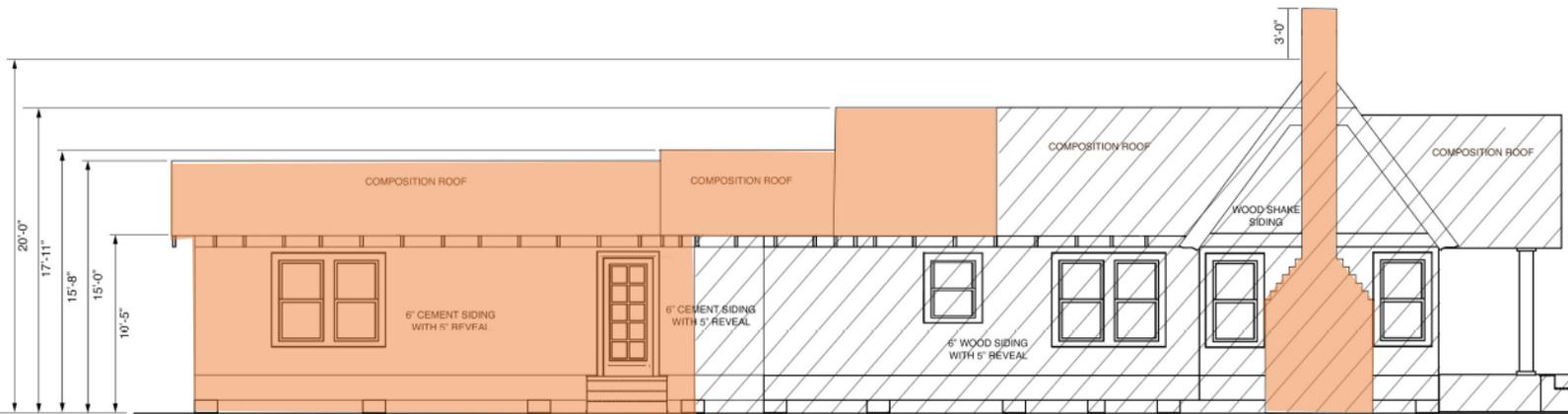
Proposed Right (East) Elevation



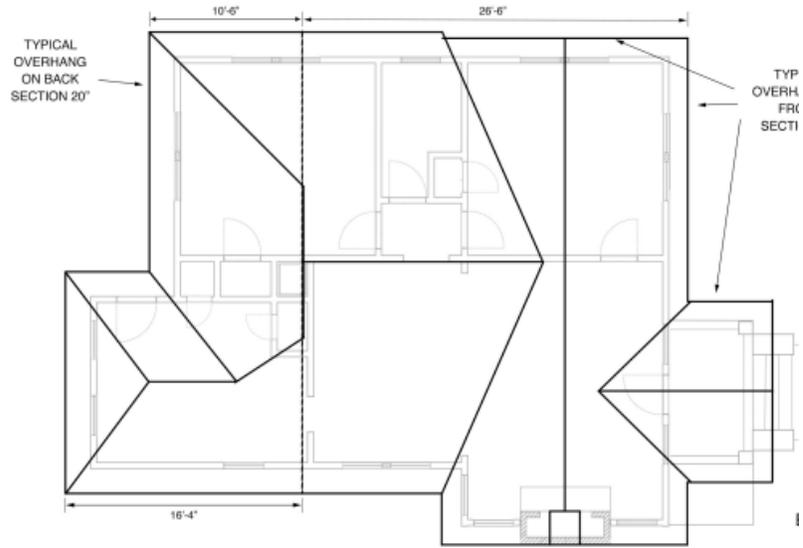
### Existing Left (West) Elevation



### Proposed Left (West) Elevation



### Existing Roof Layout



 = INDICATES EXISTING AND WILL REMAIN

EXISTING HIP ROOF TO BE REMOVED TO CONNECT TO NEW GABLE ROOF

### Proposed Roof Layout

