

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 1, 2015

**Applicant:** Brent Zuber of Memory Builders for Diane Oswald, owner

**Property:** 1102 West Fugate, lot 1, block 122, North Norhill Subdivision. The property includes an altered historic 2,848 square foot, two-story wood frame single-family residence with attached garage situated on a 5,000 square foot (50' x 100') corner lot.

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

**Proposal:** Alteration – Replace siding on a circa 2008 rear addition

- Existing cladding is wood 117 siding on both the original residence and the existing rear addition.
- Proposed cladding will consist of new wood 117 siding on each side and
- Siding on the original portion of the property will be retained.

See enclosed application materials and detailed project description on p. 4-8 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Norhill Civic Association has submitted written comment indicating that they are not in support of this project. Please see Attachment A.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, 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.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** April 23, 2015



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year 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(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**



**CURRENT PHOTO**



**NORTH ELEVATION – FRONT FACING WEST FUGATE STREET**



Existing Addition  
Proposed to be Re-Clad

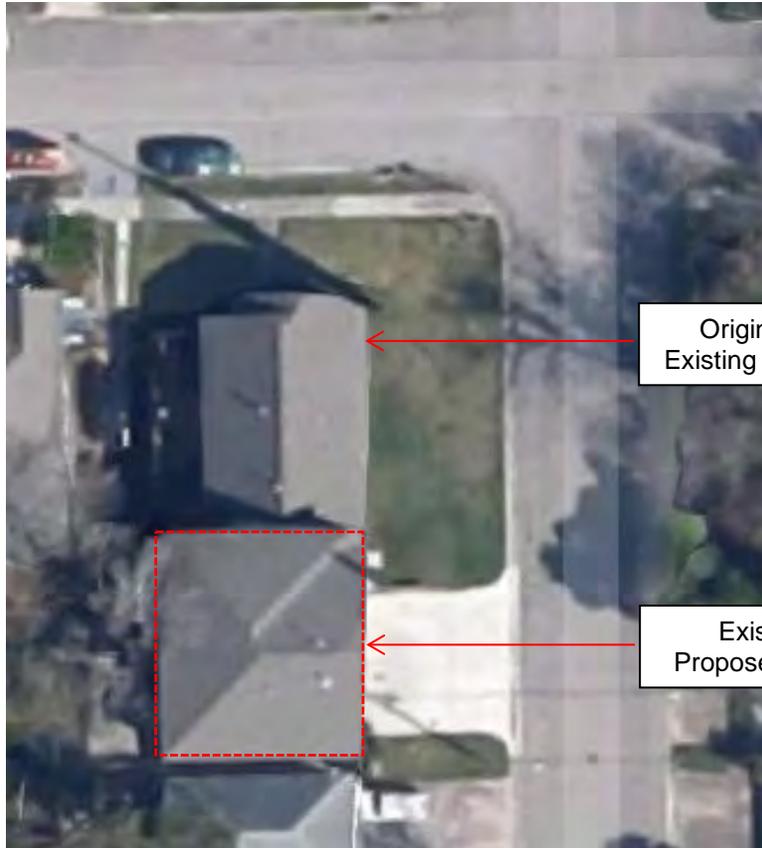
Original Residence:  
Existing Siding to Remain

EAST SIDE ELEVATION





AERIAL VIEW



Original Residence:  
Existing Siding to Remain

Existing Addition  
Proposed to be Re-Clad

### PROJECT DETAILS

**Exterior Materials:** The existing original residence was granted a COA in September of 2008 to construct a two-story rear addition. The addition's wood 117 siding has since deteriorated and the applicant proposes to replace it with new wood 117 siding on the north, west, and east sides of the addition. The applicant proposes to clad the south (rear) elevation of the addition with new smooth finish horizontal lap cementitious siding with a 5" reveal. The existing siding on the original one-story residence will remain.

**ATTACHMENT A**

CIVIC ASSOCIATION COMMENT

**From:** Tom Patton [REDACTED]  
**Sent:** Friday, April 17, 2015 9:21 AM  
**To:** Glennon, Erin - PD; DuCroz, Diana - PD  
**Subject:** NNA decisions for your April 23rd mtg

1102 W Fugate St, Alteration-Siding/Trim - not submitted to NNA - we oppose until it is submitted