CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Nick Eronko, Bungalow Revival, LLC for Courtney Parker, owner

Property: 908 W Cottage Street, Lot 8, Block 220, East Norhill Subdivision. The property includes a historic 1,120 square foot, one-story brick single-family residence and a detached garage situated on a 5,200 square foot (50' x 104') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration – Construct a rear 1-story addition with an attached garage to a 1-story residence. The addition will be connected to the proposed garage by a rear porch and breezeway.

- The addition will begin at the rear wall 47'-5" back from the front wall and will measure 37'-9" wide, and 35'-3" deep overall. 9'-6" to the eave and 14'-10" to the ridge.
- The addition and garage will be clad with wood 117 horizontal lap siding.
- The addition and garage will feature 6/12 gable roofs.
- Two original wood 1-over-1 sash windows on the east elevation will be replaced with three single lite wood fixed windows.

See enclosed application materials and detailed project description on p. 7-27 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Partial Approval:**

- **Approval of the addition and attached garage.**
- **Denial of the replacement of the two original 1-over-1 sash windows at the rear of the east elevation.**

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: August 27, 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

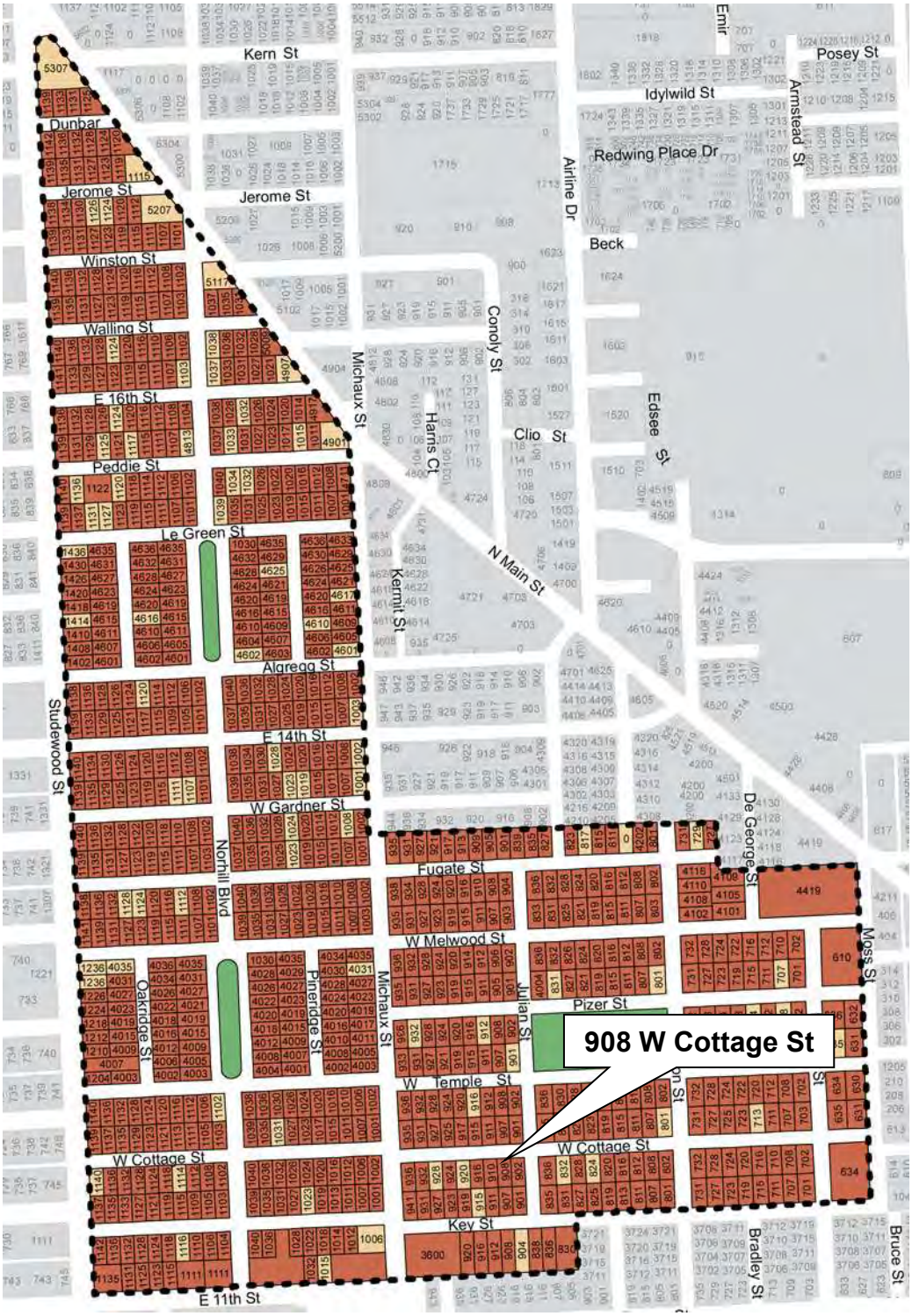
S	D	NA		
☐	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The removal of the two original 1-over-1 sash windows on the east elevation results in the loss of significant historical material and alters the fenestration pattern of pairs and ribbons of three sash windows that are a distinguishing character of the residence.*
☒	☐	☐	(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; *The removal of the two original 1-over-1 sash windows on the east elevation results in the loss of significant historical material.*
☐	☒	☐	(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; *The two original 1-over-1 sash windows on the east elevation are distinctive exterior features of the 1926 Bungalow residence, the removal of the two original windows results in the loss of significant historical material and alters the fenestration pattern of pairs and ribbons of three sash windows that are a distinguishing character of the residence.*
☒	☐	☐	(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; *The removal of the two original 1-over-1 sash windows on the east elevation results in the loss of significant historical material and alters the fenestration pattern of pairs and ribbons of three sash windows that are a distinguishing character of the residence.*
☒	☐	☐	(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.

N

PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

CURRENT PHOTO

NEIGHBORING PROPERTIES

902 W Cottage – Contributing – 1926 (neighbor)

910 W Cottage – Contributing – 1930 (neighbor)

916 W Cottage– Contributing – 1926 (blockface)

901 W Cottage– Contributing – 1932 (across street)

907 W Cottage – Contributing – 1925 (across street)

911 W Cottage – Contributing – 1925 (across street)

NORTH ELEVATION – FRONT FACING W COTTAGE STREET

EXISTING

PROPOSED

EAST SIDE ELEVATION

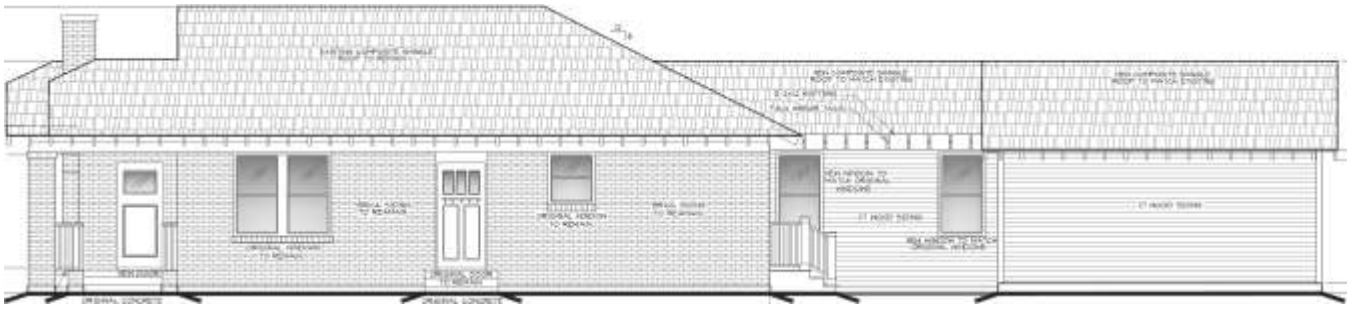
EXISTING

PROPOSED

WEST SIDE ELEVATION

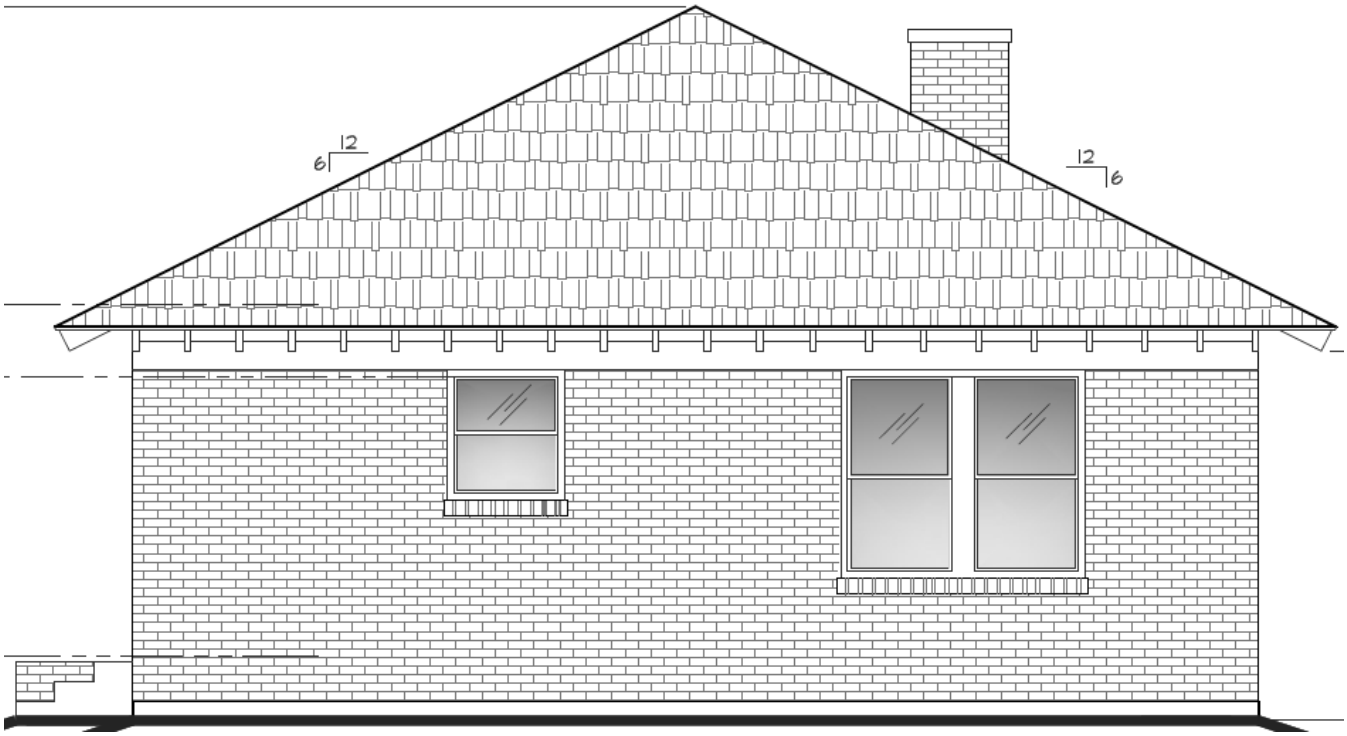
EXISTING

PROPOSED



SOUTH (REAR) ELEVATION

EXISTING



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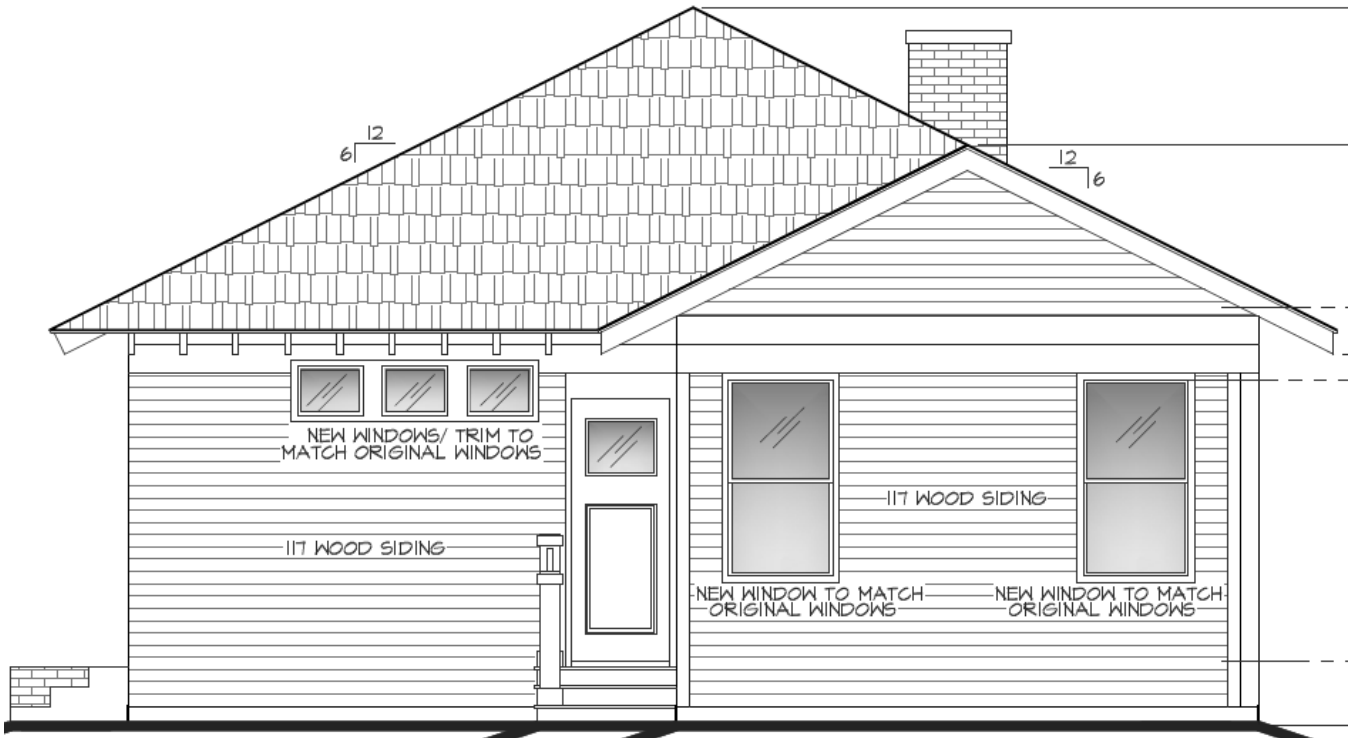

SITE PLAN

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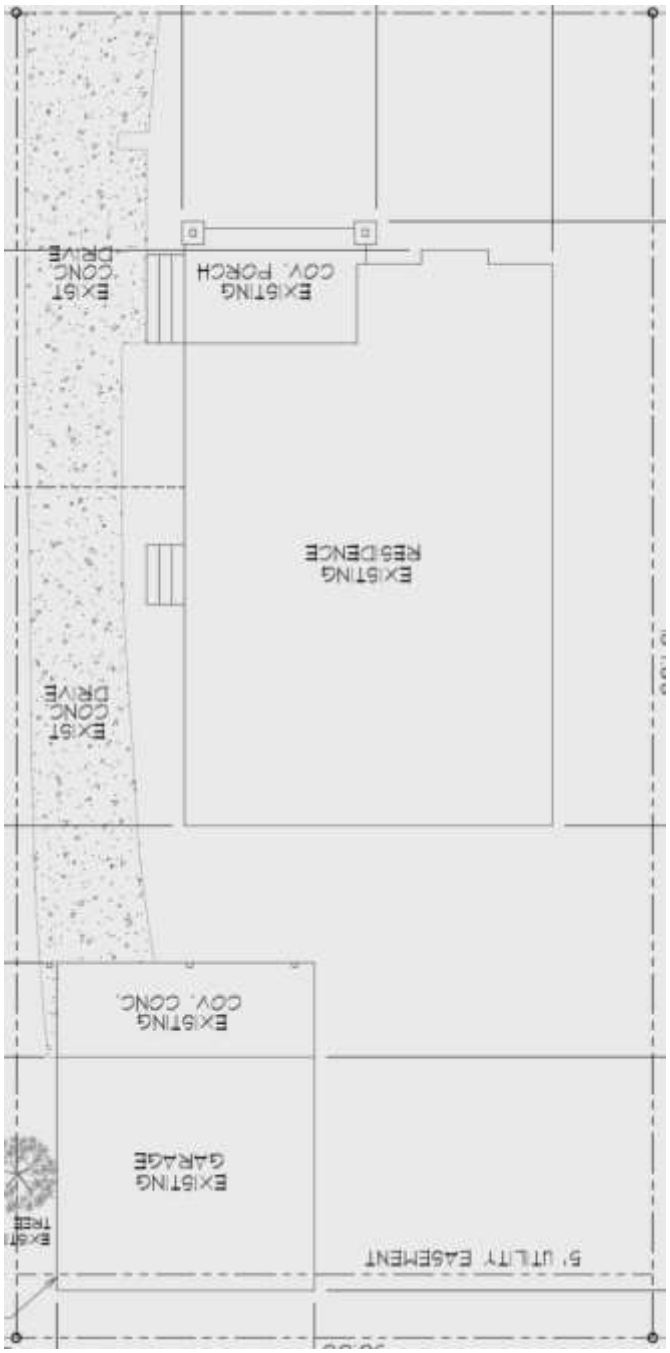
EXISTING



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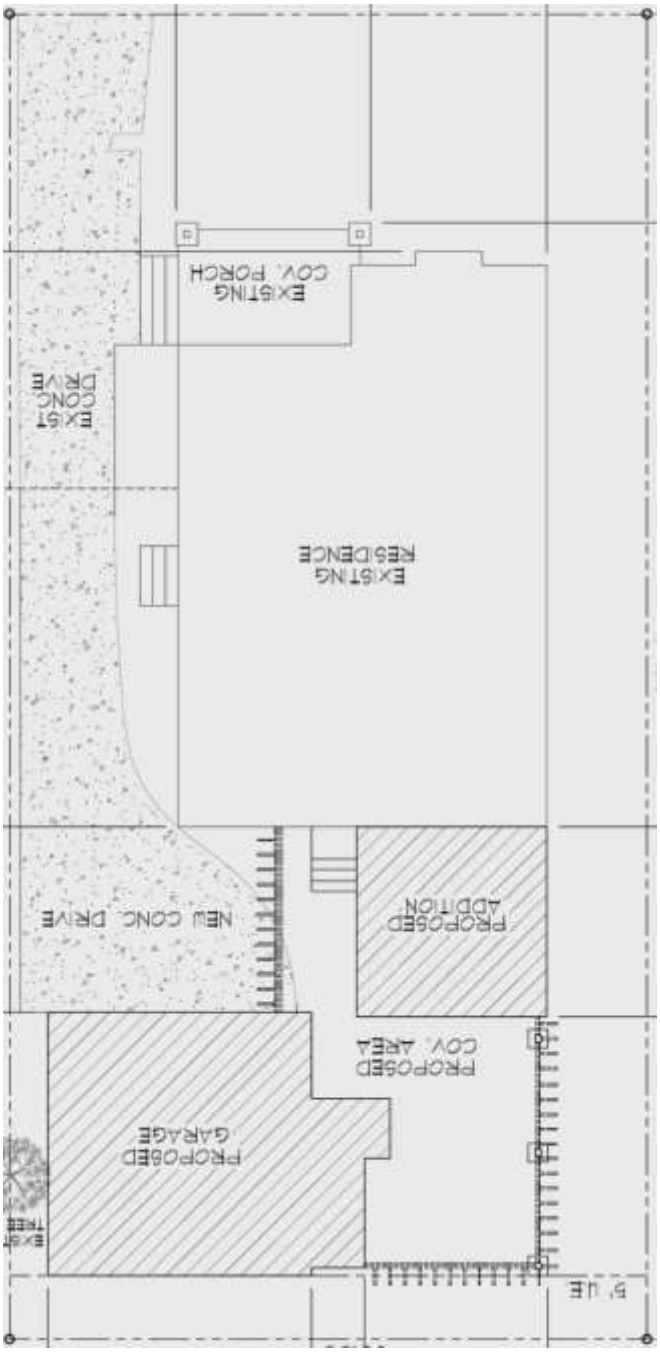

ROOF PLAN

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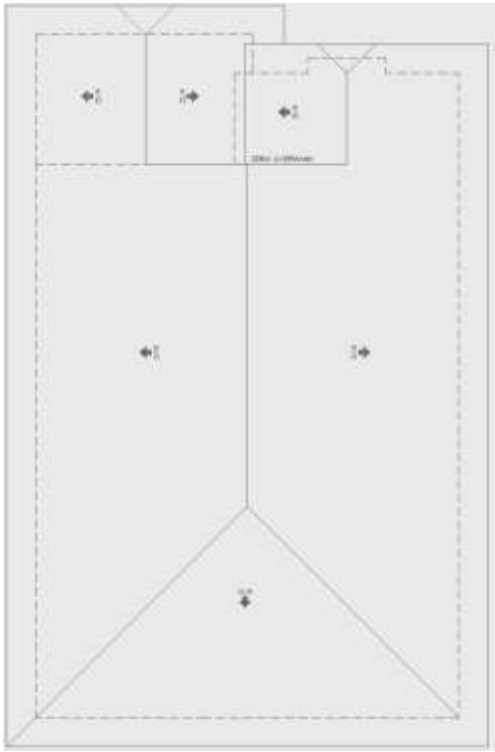
EXISTING



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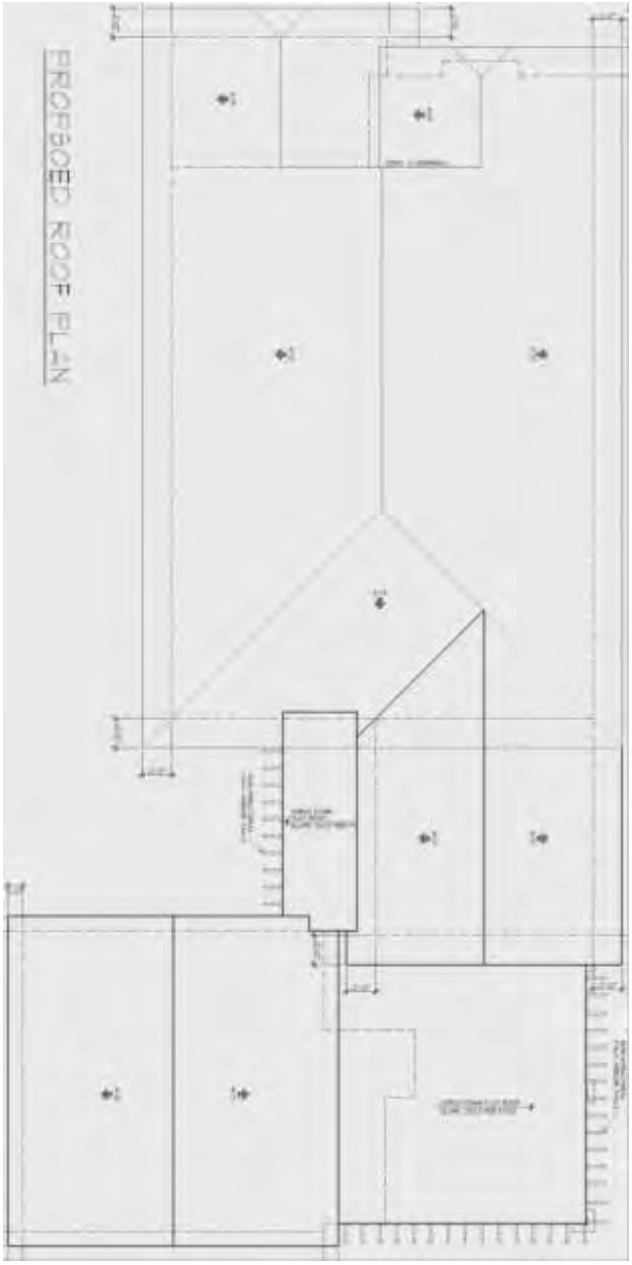

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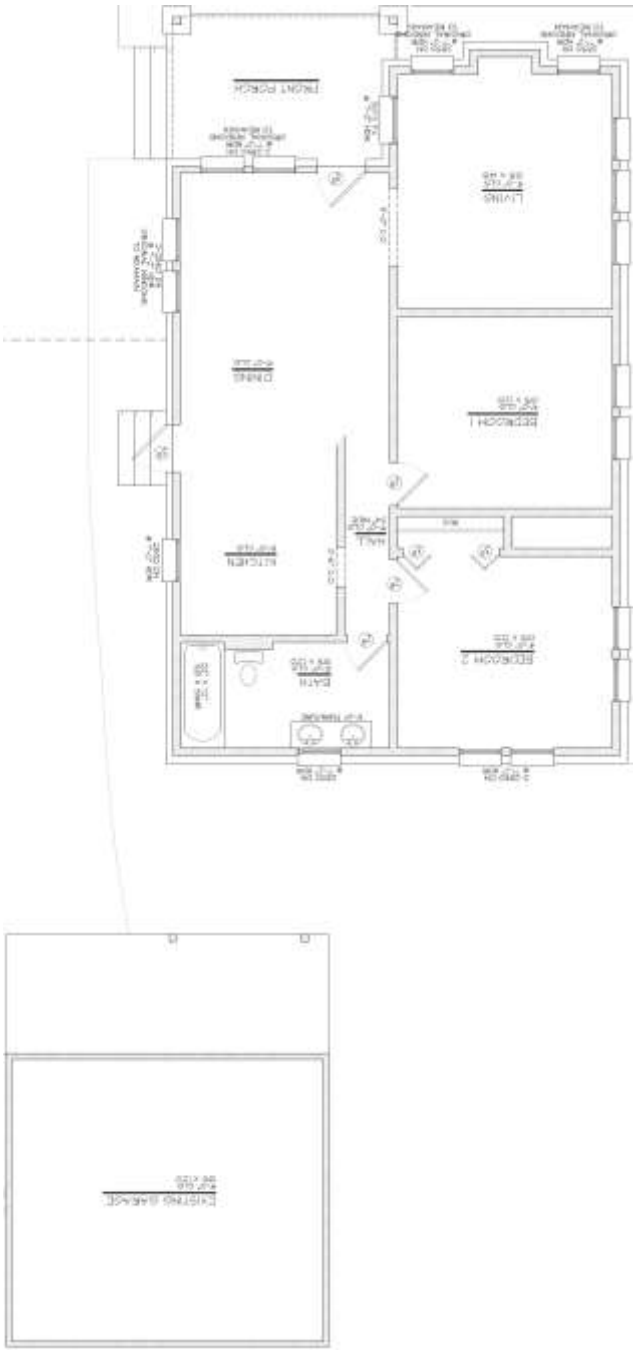
FIRST FLOOR PLAN

EXISTING



PROPOSED

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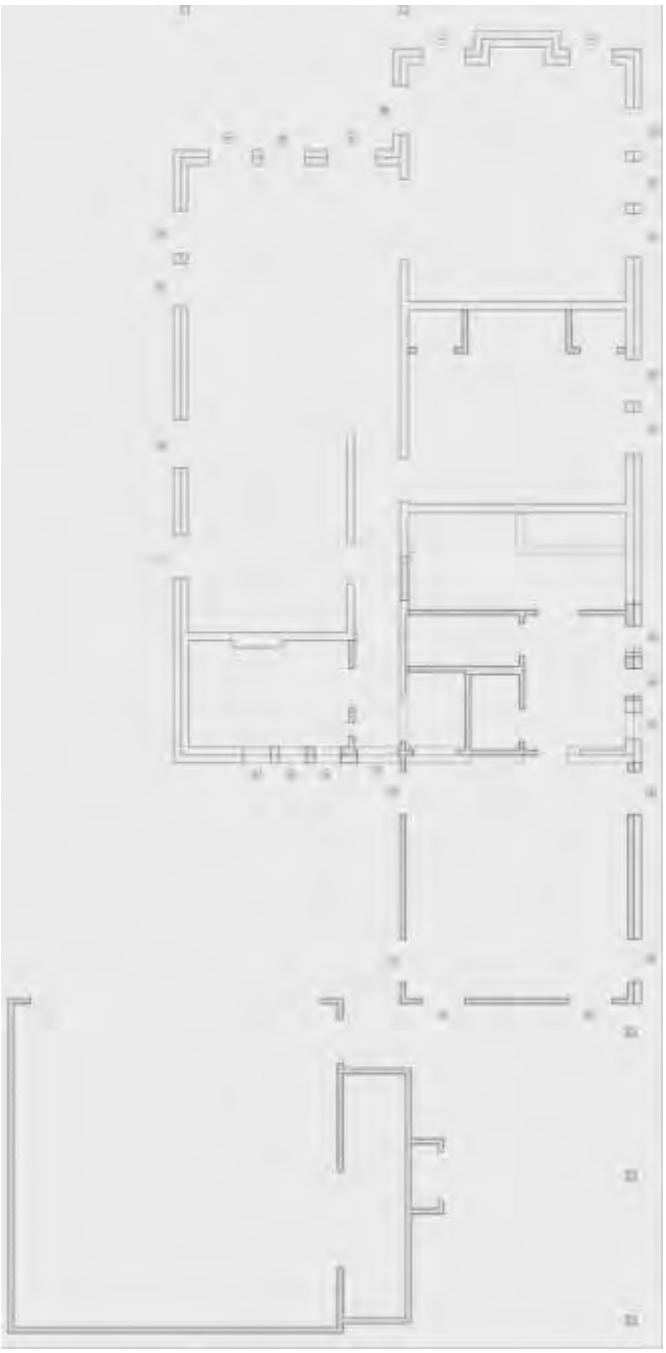
DEMO PLAN



LINE OF SIGHT

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE						
TAG	SIZE	QTY	TYPE	MATERIAL	GLAZING	TRIM
1	2830	3	DOUBLE HUNG	ORIGINAL	ORIGINAL	ORIGINAL
2	2850	9	DOUBLE HUNG	ORIGINAL	ORIGINAL	ORIGINAL
3	2856	6	DOUBLE HUNG	WOOD SASH	DOUBLE PANE	TO MATCH ORIGINAL
4	1813	6	FIXED	WOOD SASH	OBSCURE	TO MATCH ORIGINAL

DOOR SCHEDULE

DOOR SCHEDULE						
TAG	SIZE	QTY	TYPE	MATERIAL	LITE	GLAZING
A	3068	2	SINGLE	ORIGINAL SOLID WOOD	3	ORIGINAL
B	3068	1	SINGLE	SOLID WOOD	1	DOUBLE PANE
C	2868	1	SINGLE	SOLID WOOD	1	DOUBLE PANE

PHOTOS SUBMITTED BY APPLICANT

FRONT ELEVATION

EAST ELEVATION

WEST ELEVATION

REAR ELEVATION

REAR ELEVATION

EVIDENCE OF MISSING PORCH ELEMENTS

EVIDENCE OF MISSING PORCH ELEMENTS

EVIDENCE OF MISSING PORCH ELEMENTS

EVIDENCE OF MISSING PORCH ELEMENTS

EVIDENCE OF MISSING PORCH ELEMENTS

EXISTING MODIFIED DOOR OPENING

PROJECT DETAILS

Shape/Mass: The existing residence measures 28'-10 ½" wide, 45'-2" deep, 9'-5 ¾" to the eave, and 18'-3 ¾" to the ridge. The addition will begin 47'-4 ½" back from the front wall and will measure 13'-9" wide, 14'-10 ½" deep, 9'-5 ¾" to the eave, and 14'-9 ¾" to the ridge. The garage will measure 20'-8" wide, 20'-8" deep, 8'-5 ½" to the eave, and 14'-9 ¾" to the ridge. The addition and attached garage will have an overall width of 37'-9" and overall depth of 35'-3".

Setbacks: The residence is setback 18'-7 ¾" from the front property line, 7'-11" from the east, side property line, 13'-0 ½" from the west, side property line, and 40'-2 ½" from the rear property line. The addition and attached garage will be setback 63'-9 ½" from the front property line, 7'11" from the east, side property line, 3' from the west, side property line, and 5' from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a finished floor height of 1'-8". The addition will be built on a pier and beam foundation with a finished floor height of 1'-8". The attached garage will be built on a slab foundation.

Windows/Doors: The existing residence features original 1-over-1 wood sash windows, 3-lite wood paneled entry doors, and a non-original fixed window in a modified door opening. All original 1-over-1 wood sash windows will be retained with the exception of two original 1-over-1 sash windows on the east elevation that will be replaced with three single lite fixed windows. The original 3-lite wood paneled entry door will be retained. A single lite wood entry door will be installed in the existing modified door opening. The addition will feature wood 1-over-1 sash windows and single lite fixed windows, the attached garage will feature a paneled entry door and a sectional overhead garage door.

Exterior Materials: The residence features a partial width front porch with full height brick columns. The residence is clad with a painted brick veneer. The front porch guardrail has been removed; a new wood guardrail will be installed. The proposed addition and garage will be clad with wood 117 horizontal lap siding. The proposed rear porch will feature brick columns.

Roof: The residence features a 6/12 gable on hip roof with a 2' overhang. The proposed addition and garage will feature a 6/12 gable roof that will be clad with composite shingle. The addition will have a 2' overhang and the proposed garage will have a 1' overhang.

Front Elevation: (North) Please elevation drawings on pg. 7

Side Elevation: (East) Two 1-over-1 sash windows at the rear of the elevation, 37'-7" back from the front wall, will be replaced with three wood single lite fixed windows.

Side Elevation: (West) Please elevation drawings on pg. 9

Rear Elevation: (South) Please elevation drawings on pg. 10