

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Benjamin & Heather Lunsford, owner

Property: 1131 W Melwood St, lot 13, block 122, North Norhill Subdivision. The property includes a historic 1,250 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Construct a single story side addition to a contributing residence. This is a renewal of a COA that was granted in November of 2013.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

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: January 29, 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

SHALL APPROVE ADDITIONS

Sec. 33-241(b): HAHC **shall approve** an application for an addition to a contributing structure that satisfies the following criteria:

(1) An addition taller than any point of the roof of the structure conforms to the following standards:

S D NA

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

- (a) The addition does not encroach into the front half of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;
- (b) The plate height of the addition does not exceed 1.25 times the plate height of the existing structure; and
- (c) The roof of the new addition does not deviate from the roof pitch of the existing structure.

(2) For new additions that are not taller than any part of the roof of the structure and are adjacent to the sides of the front façade of the existing structure, the new addition conforms to the following standards:

- (a) The addition does not encroach into the front thirty percent of the total depth of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;
Total depth = 45'; Addition must be setback at least 13'-6" from front wall
Location of Addition = 29' from front wall
- (b) The addition is not wider, as measured from the side adjacent to the front façade, than half of the distance that the addition is actually set back from the front facade. For example, if an addition is set back forty percent of the total depth of the existing structure from the front façade, the addition may not be wider than twenty percent of the total length of the existing structure; and
Max allowable width of addition: 29' / 2 = 14'-6"
Addition Width (past existing side wall) = 3'-2"
- (c) The roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.
Addition Roof = Cross gable w/ pitch matching existing

(3) For new additions that are not taller than any point of the roof of the existing structure and do not encroach past the farthest point of the rear of the existing structure from the front façade, the roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

- (a) Addition is not taller than any point of the roof of the existing structure;
- (b) Addition does not encroach past the farthest point of the rear of the existing structure from the front façade; and
- (c) Roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

(4) **AND** (in addition to b1, b2, or b3):

- No original building materials are removed from the portion of the structure from the front facade to the addition.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



SOUTH ELEVATION – FRONT FACING W MELWOOD STREET

EXISTING/PROPOSED

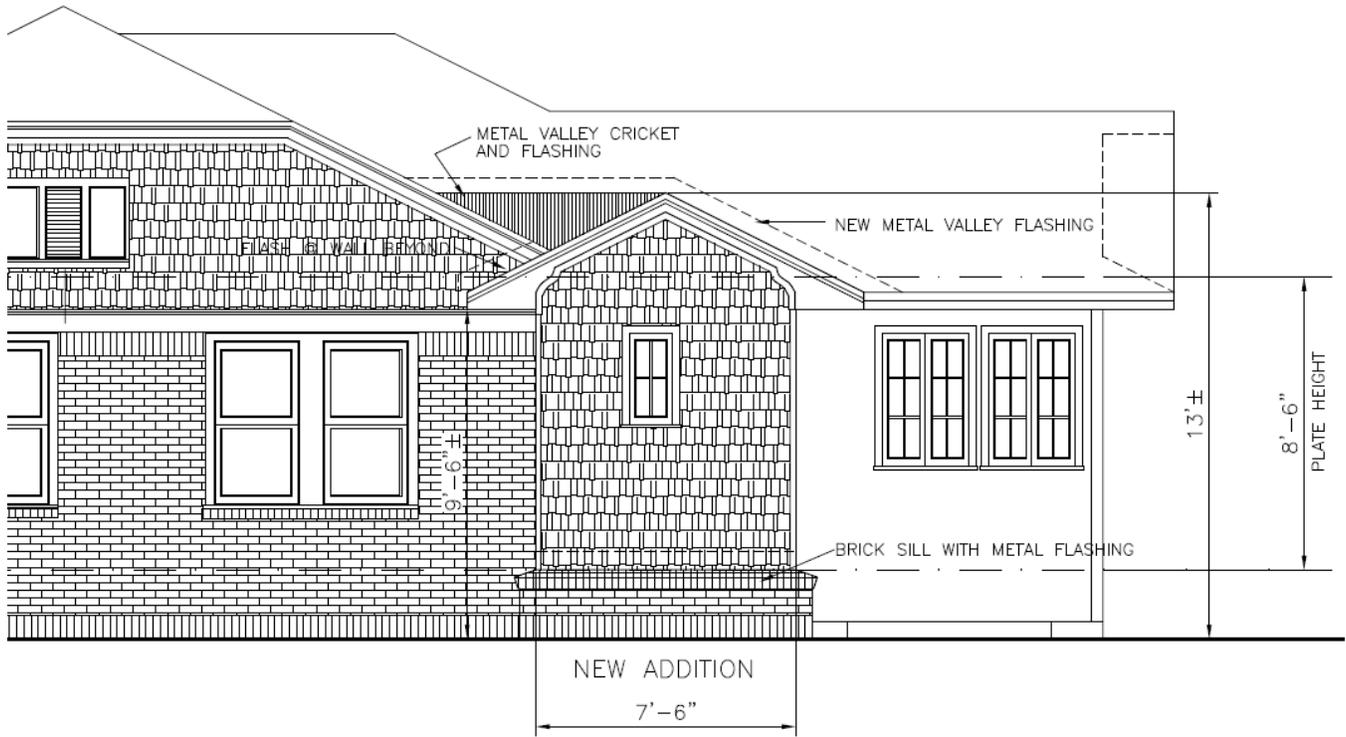


PROPOSED ADDITION

EAST SIDE ELEVATION
EXISTING PHOTOS/PROPOSED



EAST SIDE ELEVATION DETAIL



PROJECT DETAILS

Shape/Mass: Existing residence measures 31' in width and 45' in depth. The proposed addition will extend past the existing east side wall 3'-2" and will be 7'-6" in depth. Currently in the location of the addition is a small porch. Addition roof will be a cross gable with pitch to match existing.

Setbacks: Addition will be setback 29' from the front wall (at the original rear wall of the residence). The addition is located at an existing inset at the elevation and connects to a previous addition.

Foundation: The addition will have a raised foundation clad in brick with a brick sill at floor height.

Windows/Doors: The addition will contain one new 1-over-1 window.

Exterior Materials: The addition will be clad in shingles.

Roof: Addition will have a cross gable roof.

Front Elevation: Addition will be visible on the east side of the property, extending 3'-2" from the existing wall, (South) featuring a side gable roof and shingle siding.

Side Elevation: An existing exterior will be removed to accommodate the addition. Addition will be clad in new wood shingles to match existing shingles in the side gable of the existing residence. Addition will feature a single new window; see elevation drawing for details. (East)