

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Ed Sabo, Sabo Custom Builders for Christie Chomin, owner

**Property:** 4102 Watson Street, lot 4, block 206, East Norhill Subdivision. The property includes a historic 1,316 square foot, one-story wood frame single-family residence and an 841 square foot detached two-story garage situated on a 6,240 square foot (52' x 120') corner lot.

**Significance:** Contributing bungalow, constructed circa 1926, located in the Norhill Historic District.

**Proposal:** Alteration – Construct a 1,100 square foot two-story addition to the 1,316 square foot contributing residence.

At the August 28, 2014 HAHC meeting, the applicant was denied a COA to construct a two-story addition. The applicant has revised the design, pushing the addition further back off the original structure. The revised addition sets on top of the rear 16' of the 49' deep bungalow. Structural support for the addition will be engineered as to retain the original materials below.

See enclosed application materials and detailed project description for further details.

**Public Comment:** No comment received.

**Civic Association:** No comment received; project to be reviewed during the November Norhill Neighborhood Association review cycle.

**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:** October 23, 2014



**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



**CURRENT PHOTO**  
FRONT FACING WATSON



**CURRENT PHOTOS**  
SIDE FACING WEST MELWOOD



**CURRENT PHOTOS**

**WATSON**



**CORNER OF WATSON & WEST MELWOOD**



**WEST MELWOOD**



**NEIGHBORING PROPERTIES –INVENTORY PHOTOS**



**4108 Watson Street – Contributing – 1928  
(neighbor)**



**732 West Melwood Street – Contributing – 1925  
(across Melwood)**



**4110 Watson Street– Contributing – 1928  
(neighbor two doors north)**



**4116 Watson Street– Contributing – 1926  
(neighbor three doors north)**



**803 West Melwood Street– Contributing – 1932  
(across Watson)**



**4202 Watson Street – Contributing – 1930  
(across W Melwood Street two doors north)**

WEST ELEVATION – FRONT FACING WATSON

EXISTING



DENIED – 8/28/14

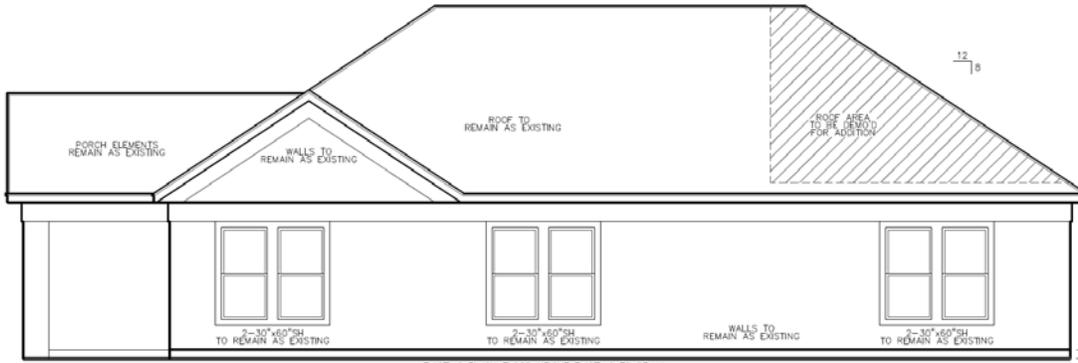


APPROVED

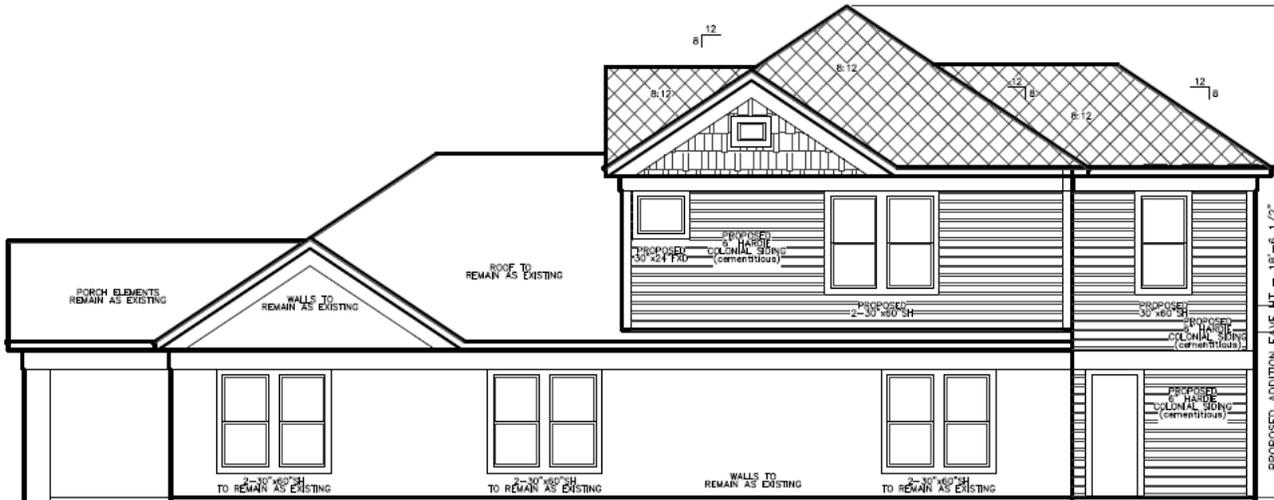


**SOUTH SIDE ELEVATION – SIDE FACING MELWOOD**

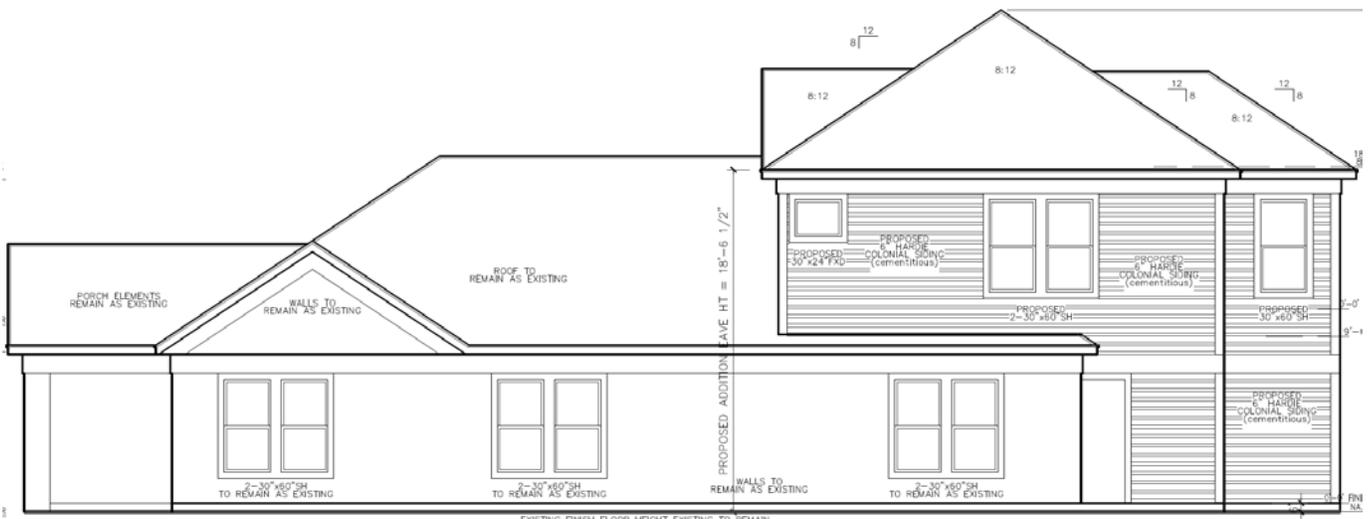
EXISTING



DENIED – 8/28/14

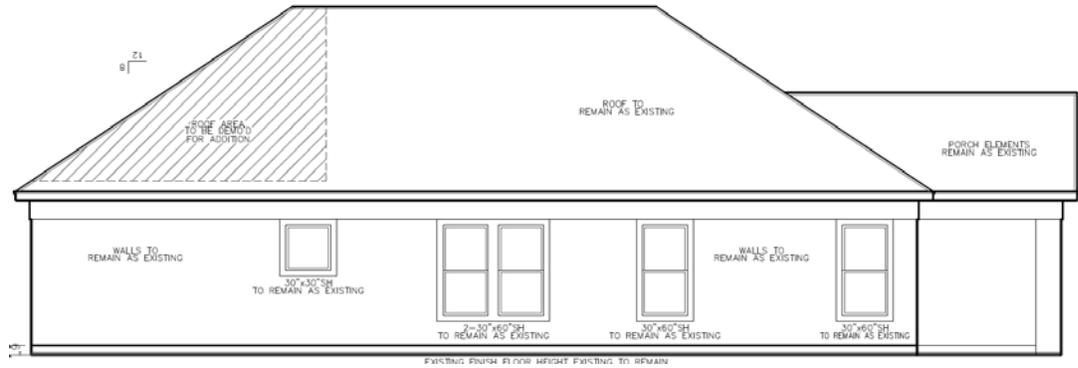


APPROVED

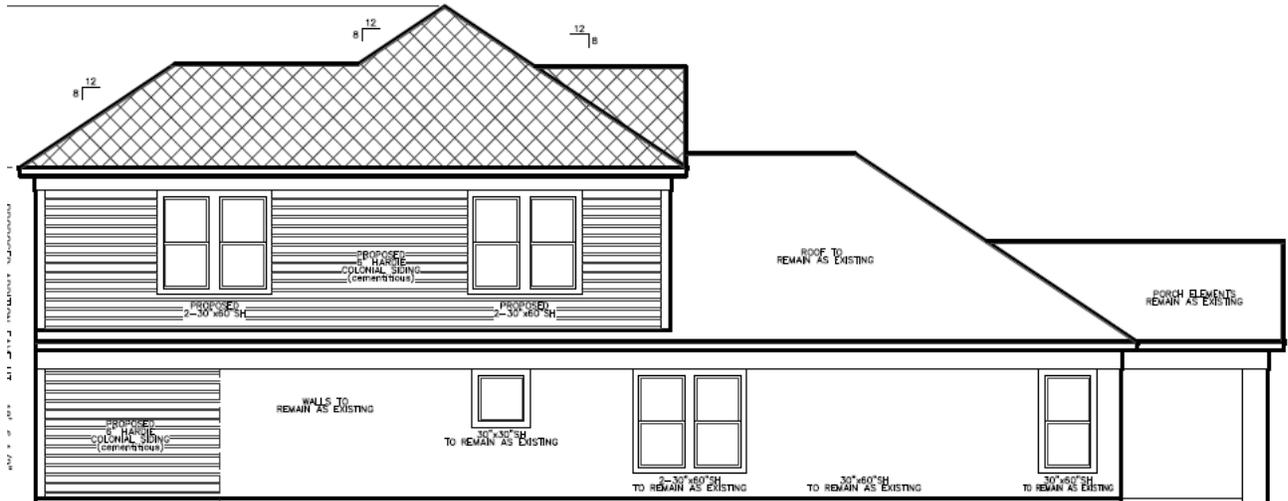


**NORTH SIDE ELEVATION**

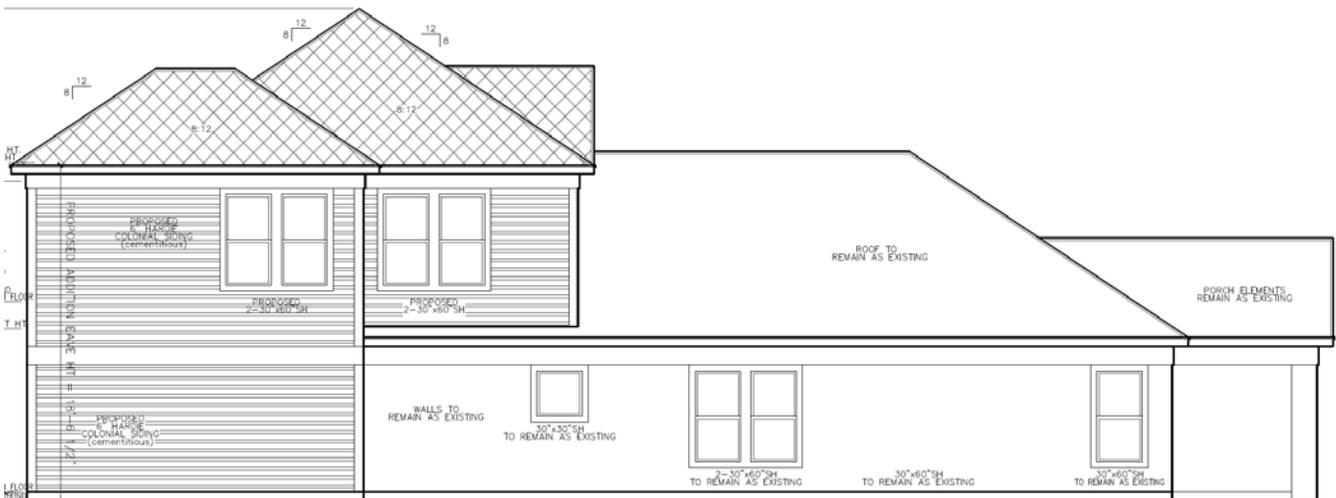
**EXISTING**



**DENIED – 8/28/14**



**APPROVED**

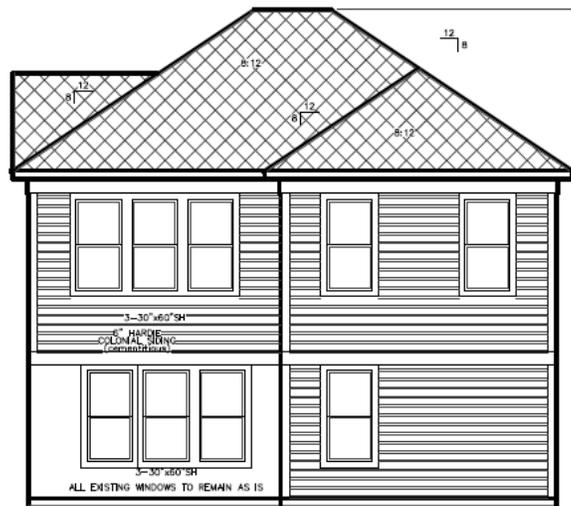


**EAST (REAR) ELEVATION**

EXISTING



DENIED – 8/28/14



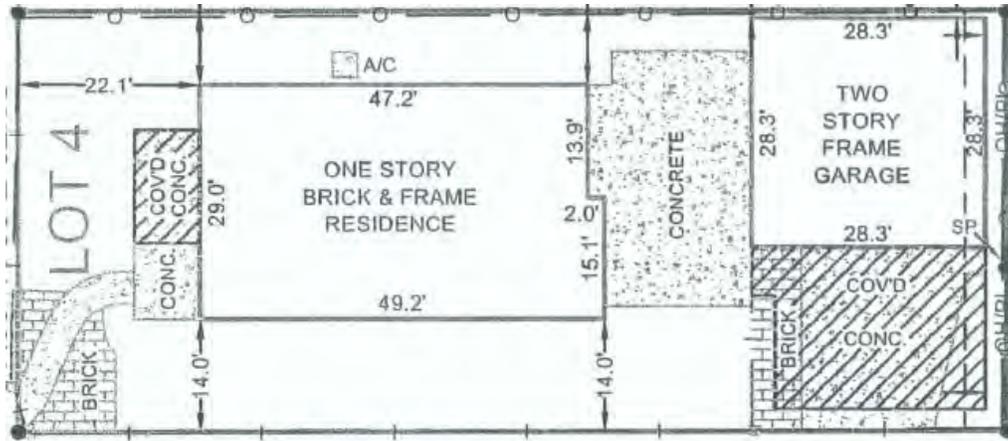
APPROVED



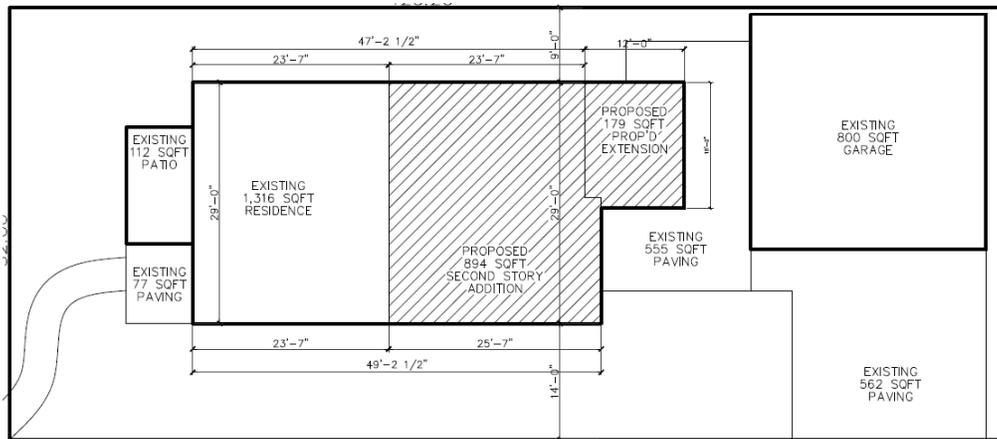


SITE PLAN

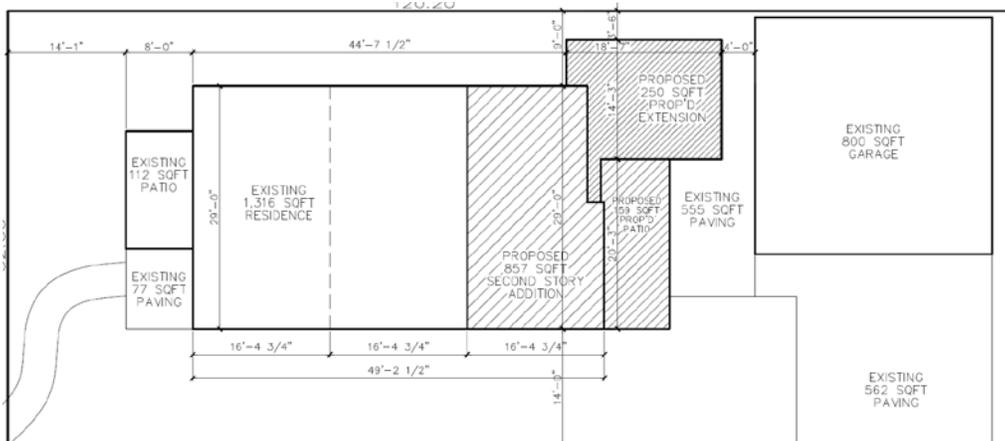
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DENIED - 8/28/14

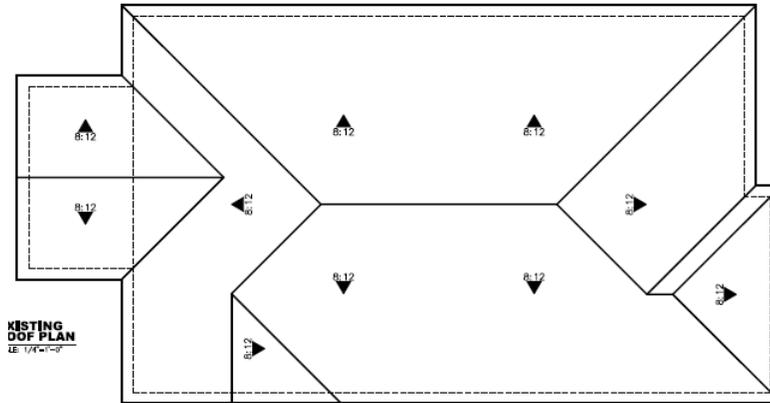


APPROVED

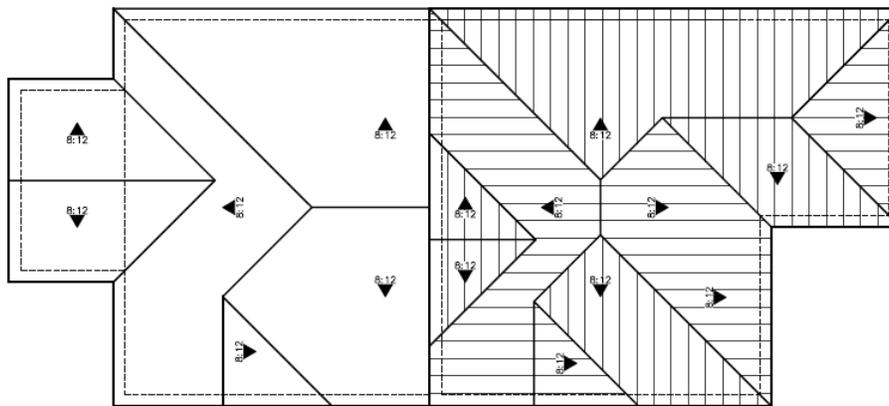




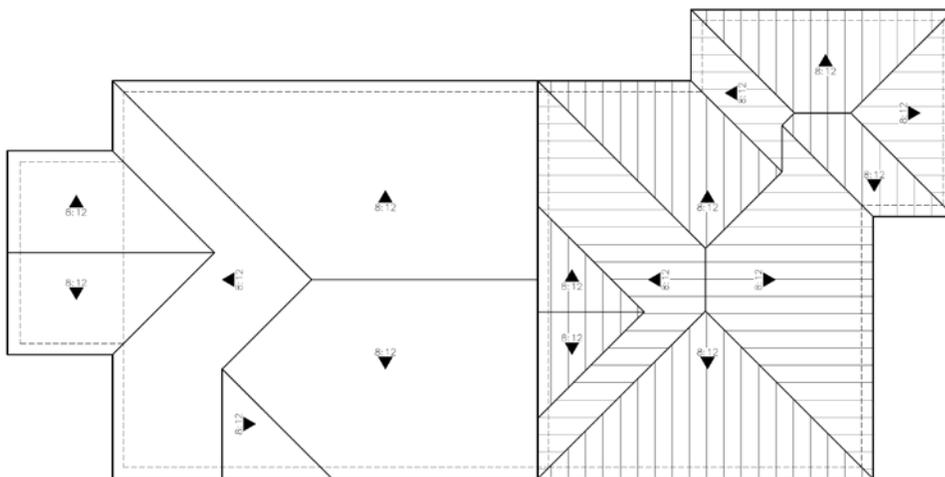
**ROOF PLAN  
EXISTING**



**DENIED – 8/28/14**

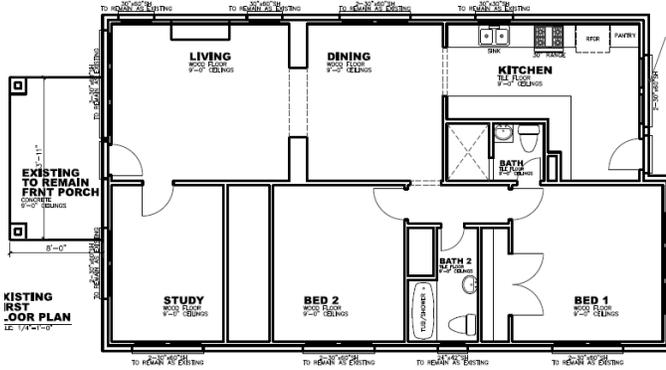


**APPROVED**

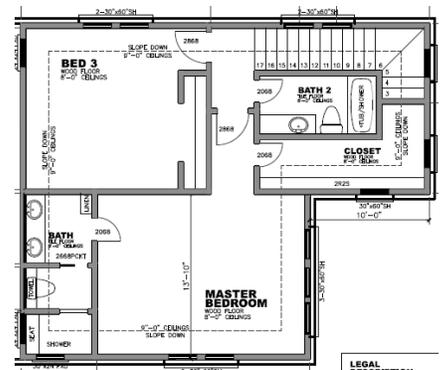
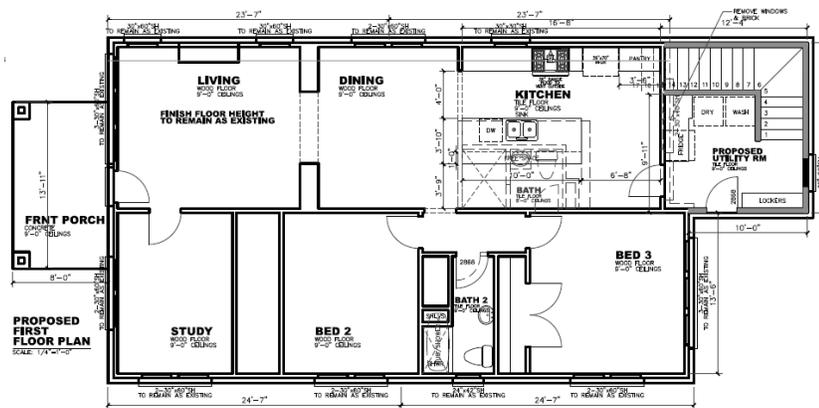


FIRST & SECOND LEVEL FLOOR PLANS

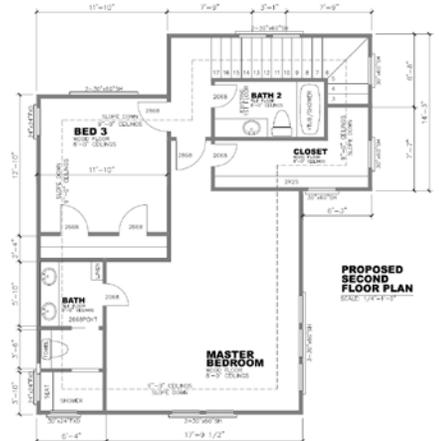
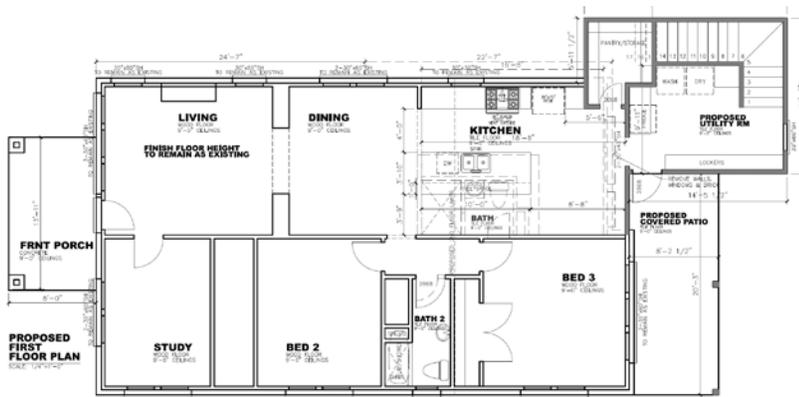
EXISTING



DENIED - 8/28/14



APPROVED



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## PROJECT DETAILS

**Shape/Mass:** The existing house measures 29' wide by 49' deep and features an eave height of 9' and a ridge height of 19'. The second story addition will be built on top of the rear 16'-5" of the existing structure (previously proposed over 25'-7"). An 18'-7" deep by 14'-3" wide portion of the addition located in the northeast corner of the structure will extend 6' out from the existing structure towards the north interior property line. The portion of the addition closest to W Melwood will extend 8' behind the rear wall at the second level; below will be an open covered patio. The addition will feature an eave height of 19' and a ridge height of 28'.

**Setbacks:** The existing house is situated on the northeast corner of Watson Street and W Melwood Street. It features a setback of 14' along Watson Street (west), a 14' setback along W Melwood Street (south) and a 9' setback along the northern property line. The addition will maintain the W Melwood St. setback, and will have a 3'-6" setback on the interior north side property line.

**Foundation:** The existing house is situated on a pier and beam foundation, with a finished floor height of 6", the addition foundation will match the existing foundation conditions.

**Windows/Doors:** The existing house features historic wood sash 1-over-1 windows. The addition will feature new wood casement and 1-over-1 windows. The rear portion of the addition will necessitate removing a pair of windows along the rear wall in order to incorporate the addition. No other existing windows will be removed as a part of this alteration. See plans and elevations for window specs.

**Exterior Materials:** The existing house features brick veneer siding with wood shakes in the front and side gables. The addition will feature horizontal lap cementitious siding with a 6" reveal.

**Roof:** The existing home features an 8/12 pitch hipped roof with a front facing gable over the porch and a south side facing gable at the front of the house. The addition will feature a hipped roof with an 8/12 pitch and a small front facing gable. The new gables will feature wood shingle siding matching the existing gables.

**Front Elevation:** The front elevation of the existing house will not be altered. The addition will be built over the rear 16' of the house starting 32'-10" from the front wall (previously proposed at 23'-7"). The addition will feature a hipped roof with a front facing gable sided with shake shingles.

**Side Elevation:** Other than the area of roof to be removed to accommodate the addition, no other components of the south elevation of the existing house will be altered. The addition features a fixed window and a pair of double hung windows at the second level at the wall closest to W Melwood St. The south facing wall of the setback portion of the addition will feature a single double hung window at the second level.

**Side Elevation:** Approximately 1' of the rear north wall and a portion of the roof will be removed to accommodate the addition. No other components of the north elevation of the existing house will be altered.

**Rear Elevation:** The addition will extend towards the rear property line at the second level. At the first level will be an open covered patio. Approximately half of the original rear wall closest to W Melwood will remain, featuring the original brick siding and set of three double hung windows. The portion of the addition above the porch will feature a set of three double hung windows at the second level. The northwest corner portion of the addition will feature a single double hung window at the first level and two double hung windows at the second level.