

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Bob Robinowitz, McIntyre + Robinowitz, Architect, for Mark Schuck, owner

Property: 801 Key Street, Lot 18, Block 221, East Norhill Subdivision. The property includes a historic 1,414 square foot, one-story wood frame single-family residence and historic detached garage situated on a 6,157 square foot (59.20' x 140.00') corner lot.

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

Proposal: Alteration – Construct an approximately 1,100 square foot two-story addition on top of, to the side of, and to the rear of a contributing structure.

- 287 square feet will be added to the first-story
- 847 square feet will be added to the second-story
- Second-story of addition will be begin 4" behind the 50% mark of the original structure
- Addition will extend 5'-6" to the rear
- Addition will extend 12'-5½" to the west side

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association is in support of this project. See Attachment A.

Recommendation: Denial - does not satisfy criteria 1, 4, 8, 9

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: November 20, 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;

The encroachment of the proposed addition onto 50% of the original structure and expansion out to the side and rear, severely impacts the historic character of this corner structure and property. The second story addition will encroach 50% onto the existing structure, while the covered screened porch and side addition will be begin 18' back from the front wall.
- (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 encroachment of a one- and two-story addition over the rear half, as well as out to the side and to the rear, heavily alters the distinguishing character (including windows, siding, shiplap, and roof framing) of the historic one-story residence and negatively impacts the structure visually. Both the first- and second-story portions of the addition should be moved farther towards the rear of the property in order to both minimize the visual impact and to preserve the distinguishing qualities of the building.
- (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;

Constructing a second-story addition atop half of an existing one-story building while removing and altering large sections of the rear and sides (including windows, siding, shiplap, and roof framing) impairs the essential form and integrity of the existing historic structure. In order to minimize or eliminate the detrimental impacts to the historic form and integrity of the building, the proposed addition should begin farther towards the rear of the property and expand back, not over the existing structure.

- (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 proposed two-story addition as well as the alterations towards the rear of the structure removes a significant portion of historic material, including siding, windows, and roof framing. Several windows along the Watson Street elevation will be removed, the covered screened porch and west side addition will begin 18' from the front wall, necessitating the existing roof to be altered and wall material, shiplap, and siding to be removed. The second-story addition will begin 50% back from the front wall, destroying half of the existing roof structure and impairing the character of the one-story Bungalow.

- (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



3D RENDERING

PROPOSED FRONT (FACING KEY STREET)



PROPOSED SIDE (FACING WATSON STREET)



SOUTH ELEVATION – FRONT FACING KEY STREET
EXISTING



PROPOSED

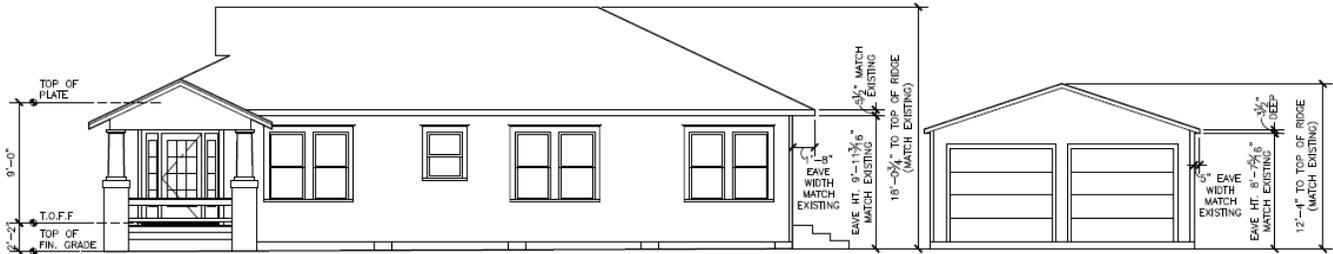


KEY NOTES:

- 1 EXISTING 117 WOOD SIDING TO REMAIN
- 2 NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING
- 3 NEW WINDOW RE: WINDOW SCHEDULE
- 4 NEW DOOR
- 5 HARDIE TRIM TO MATCH EXISTING SIZE
- 6 FIBERGLASS SCREEN
- 7 NEW 117 TREATED WOOD SIDING TO MATCH EXISTING

EAST SIDE ELEVATION FACING WATSON STREET

EXISTING



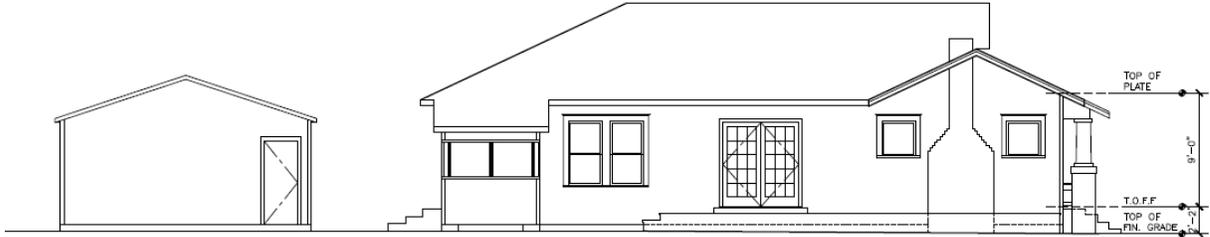
PROPOSED



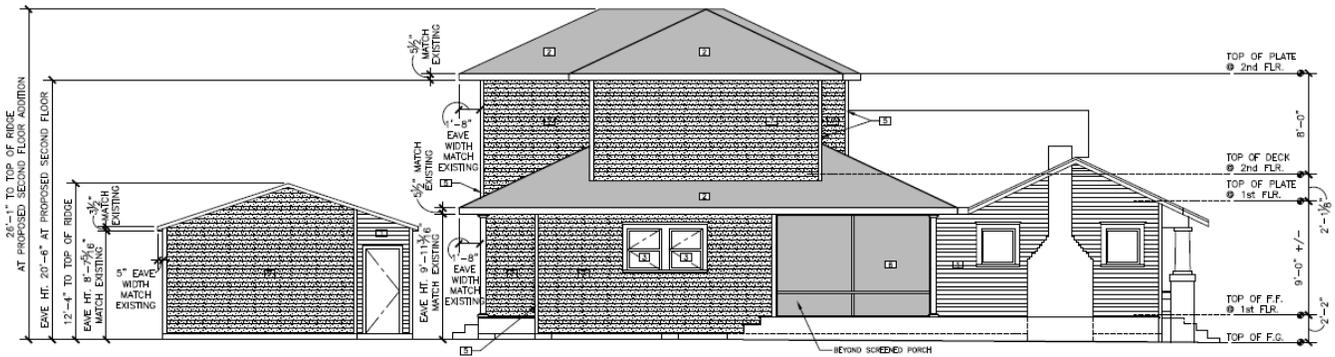
KEY NOTES:

- | | |
|---|--|
| 1 | EXISTING 117 WOOD SIDING TO REMAIN |
| 2 | NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING |
| 3 | NEW WINDOW RE: WINDOW SCHEDULE |
| 4 | NEW DOOR |
| 5 | HARDIE TRIM TO MATCH EXISTING SIZE |
| 6 | FIBERGLASS SCREEN |
| 7 | NEW 117 TREATED WOOD SIDING TO MATCH EXISTING |

WEST SIDE ELEVATION
EXISTING



PROPOSED



KEY NOTES:

- | | |
|---|--|
| 1 | EXISTING 117 WOOD SIDING TO REMAIN TO MATCH EXISTING |
| 2 | NEW COMPOSITION SHINGLE ROOF TO MATCH EXISTING |
| 3 | NEW WINDOW RE: WINDOW SCHEDULE |
| 4 | NEW DOOR |
| 5 | HARDIE TRIM TO MATCH EXISTING SIZE |
| 6 | FIBERGLASS SCREEN |
| 7 | NEW 117 TREATED WOOD SIDING TO MATCH EXISTING |

NORTH (REAR) ELEVATION
EXISTING



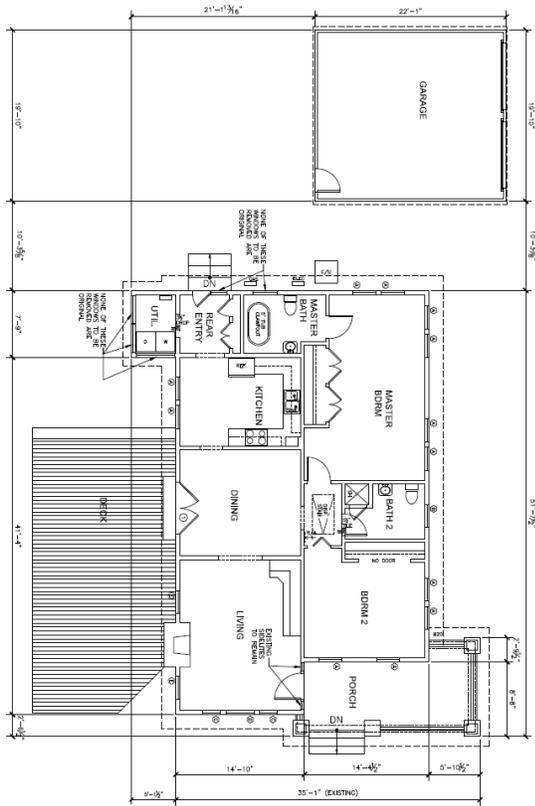
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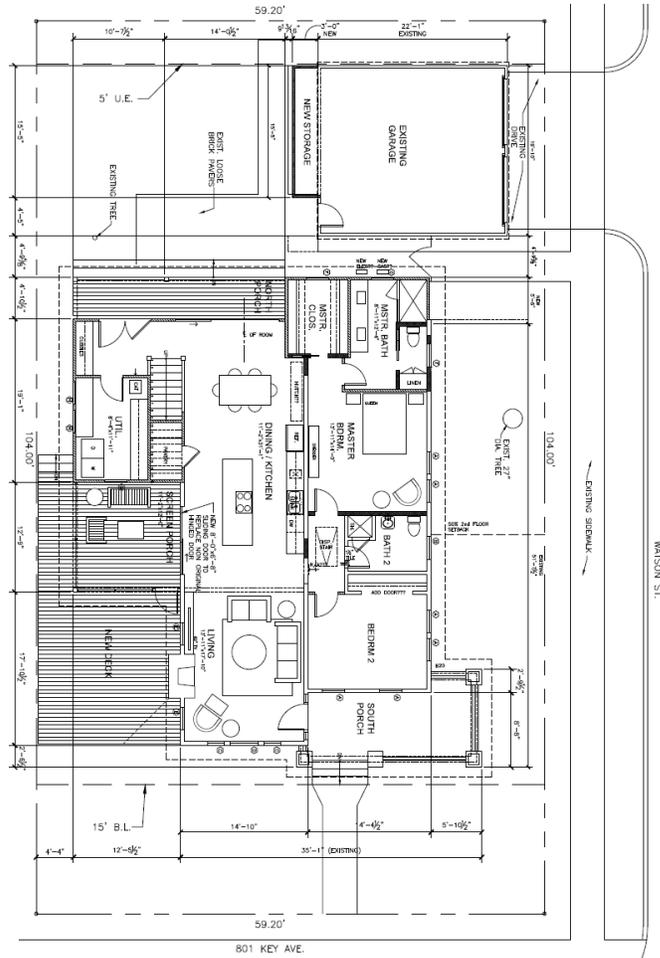


FIRST FLOOR PLAN

EXISTING

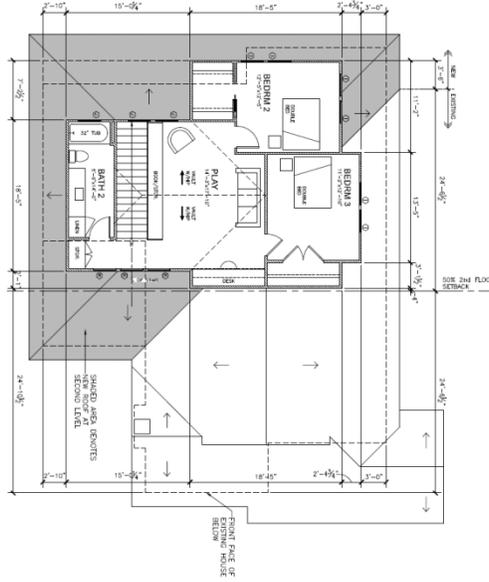


PROPOSED

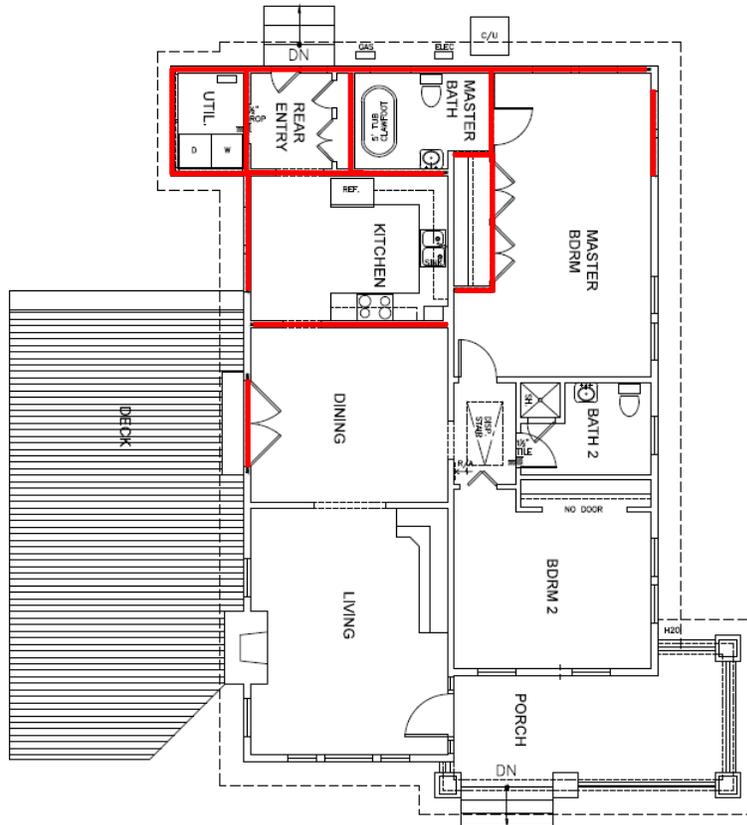




SECOND FLOOR PLAN PROPOSED



DEMOLITION PLAN



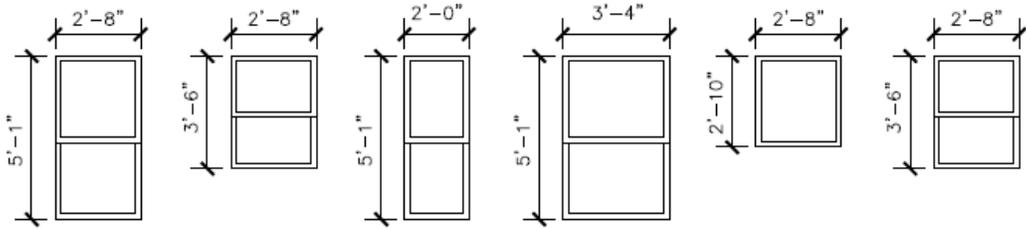
DEMOLITION PLAN 1

SCALE: 3/32" = 1'-0"
10-29-14

LEGEND:

- EXISTING WALL REMAINS
- EXISTING WALL/WINDOW/DOOR REMOVED

WINDOW / DOOR SCHEDULE



A EXISTING WINDOW TO REMAIN

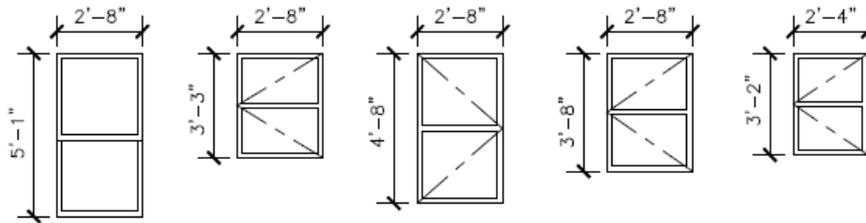
B EXISTING WINDOW TO REMAIN

C EXISTING WINDOW TO REMAIN

D EXISTING WINDOW TO REMAIN

E EXISTING WINDOW TO REMAIN

F PROPOSED WINDOW DBL. HUNG



G PROPOSED WINDOW DBL. HUNG

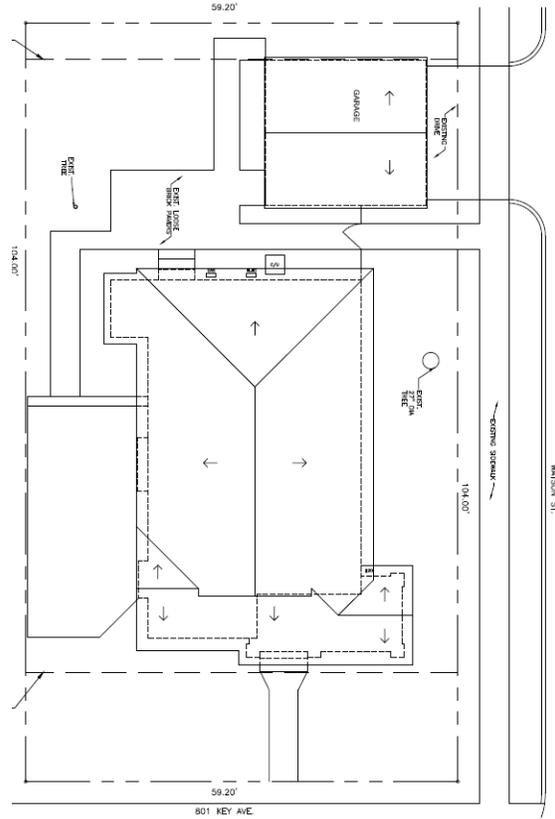
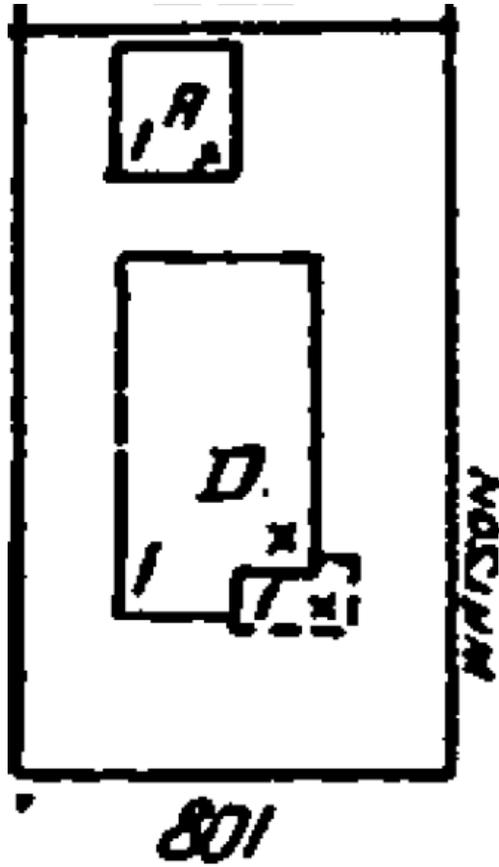
H PROPOSED WINDOW CASEMENT

I PROPOSED WINDOW CASEMENT (EGRESS)

J PROPOSED WINDOW CASEMENT

K PROPOSED WINDOW CASEMENT

SANBORN MAP COMPARISON



PHOTOS



Front (facing Key Street)



Side (along Watson Street)

PHOTOS



Original 117 wood siding under asbestos siding



Garage facing Watson Street

PROJECT DETAILS

Shape/Mass: The existing one-story historic residence has a total width of 40'-2½" (including a rear 5'-1½" rear addition bump-out) and a total depth of 51'-7½". The existing residence has a ridge height of 18'-11". The residence has an inset partial porch that extends approximately 20' and has a total depth of approximately 12'. The porch extends 2'-6 ½" forward of the front wall, extends 5'-10½" beyond the east wall, and wraps 2'-9½" around the southeast corner. A 16'-5½" wide (to the property line) wood deck, flush with the existing front wall, extends approximately 31' towards the rear along the east elevation.

The proposed addition will extend the rear of the existing structure an additional 5'-6" towards the rear and out an additional 7'-4" to the west from the rear addition bump-out (12'-5½" total from the original structure). The west side extension also extends an additional 11'-8" forward along the existing structure. Additionally, a covered screened porch extends an additional 12'-9" forward of the proposed extension. The screen porch is 17'-10½" back from the front wall. The roof of the screened porch will need to cut into the existing roof.

The proposed second-story addition has semi-cruciform shape and begins 4" back from the 50% mark (25'-0½"). The addition extends 28'-0½" to the rear and 35'-10¼" to the west on top of the proposed one story side extension. The second-story addition is inset 3'-0" from the first-story on the east elevation and 2'-10" on the east. The proposed addition will have a ridge height of 26'-1". See drawings for more detail.

Setbacks: The existing residence has a front (south) setback of 17'-1"; a west (facing Watson Street) side setback of 7'-4"; an east side setback of 11'-8"; and a rear 30'-2".

The proposed addition will maintain the front (south) and east setbacks. The proposed west side setback will be 4'-4" and the rear setback will be 31'-10". See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2'-2".

The proposed addition will also have a pier and beam foundation with a 2'-2" finished floor height to match existing. See drawings for more detail.

Windows/Doors: The existing residence features wood 1-over-1 double hung windows of varying sizes as well as two fixed windows that flank the chimney. The rear side addition features several non-original windows. The existing front door features divided-lites and is flanked by divided sidelites.

All the existing windows on the façade are to remain. On the east elevation, all windows are to remain with the exception of the rear pair, which will be removed and replaced with a single smaller window. On the west elevation, only the windows flanking the chimney will be retained. The other windows will be removed to make way for the addition. A set of non-original French doors located approximately in the center of the west elevation will be removed and replaced with a new 8'-0" x 6'-8" sliding glass door. This portion of the addition will also have several new double hung and divided-lite casement windows. The second-story of the addition will have single and groups of divided-lite casement windows. The rear of the structure will have a double hung windows, a set of French doors and a triple sliding glass door. See window schedule and drawings for more detail.

Exterior Materials: The existing residence features wood 117 siding under the current asbestos siding. The porch features brick piers topped by wood tapered columns.

The current asbestos siding will be removed to reveal the existing wood 117 siding beneath. The addition will be clad in new treated wood 117 siding and will have cementitious trim. See drawings for more detail.

Roof: The existing roof features an intersecting gable composition shingle roof that hips at the rear with a 6:12 pitch. The existing eave height is 9'-11" and has a 1'-8" overhang.

The addition will have a hipped composition shingle roof with a 6:12 pitch to match existing. The proposed eave height will be 20'-6" with a 1'-8" overhang. The proposed roof alterations will begin approximately 18' from the front wall to cover the screened porch, which will be cut into the existing roof. See drawings for more detail.

Front Elevation: The existing residence is two bays wide. The west bay features the front wall and has a window flanked by narrower windows. A chimney is located to the west of this bay. The east bay features the inset front porch, which extends beyond the eastern extent of the house. The porch features three brick piers with the two end piers being topped with tapered columns supporting the porch roof. The porch features a horizontal railing system. Two windows are located behind the porch. The house features a side gable topped by a front gable. A triangular vent is located in the front gable.

(South facing Key Street)

On the first-story, a screened porch will extend to the west. This porch will be topped by a hipped roof. The second story will be inset on both the east and west. The eastern portions of the addition do not feature any fenestration. The western portion features a group of three windows. The addition is topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing east elevation features the front porch to the south with the entry door flanked by sidelites. The porch features two brick piers both topped with tapered columns to support the porch roof. To the north is a pair of windows followed by a smaller window and an additional two pairs of windows. The residence is topped by an intersecting gable that hips at the rear.

(East facing Watson Street)

On the first-story of the proposed addition, the rear pair of windows will be removed and replaced with a single smaller window. The rear of the house will be extended towards the existing garage. The second-story addition will begin 50% back from the front wall. It will be inset from the first story along Watson Street (east elevation). The rear of the addition will align with the rear addition on the first-story. The addition will have two pairs of windows and will be topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing west elevation features a portion of the front porch that extends forward of the front wall. The porch features a single brick pier topped by a tapered column supporting the porch roof. To the north of the porch, under the gable is the chimney flanked by windows. Centered in the west elevation is a set of French doors followed by a pair of windows. At the rear of the west elevation is a small previously constructed addition with several windows. The residence is topped by an intersecting gable that hips at the rear.

(West)

On the first-story of the proposed addition, the screened porch will be located to the north of the windows flanking the chimney. To the north of the screened porch, the addition will have a pair of windows. The second-story of the addition will be inset from the first-story along the west elevation. The rear of the addition will align with the rear addition on the first-story. The second-story of the addition will not feature any fenestration and will be topped by a hipped roof. See drawings for more detail.

Rear Elevation: The existing rear elevation features the front porch extending to the east. The porch features a brick pier topped by a tapered column to support the porch roof. To the west is a pair of windows and a single window, and a set of French doors. The residence is topped by a hipped roof.

(North)

On the first-story of the proposed rear addition are two windows towards the eastern third. The center third has a triple sliding glass door, while the western third has a set of French doors. The second-story of the addition is inset on the west and east. The portion of the addition that is flush with the first-story has a pair of windows. The western portion has a pair of windows and a single window. The addition will be topped by a hipped roof. See drawings for more detail.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

 You forwarded this message on 11/13/2014 3:10 PM.

From: Febo, Lawrence Sent: Thu 11/13/2014 3:10 PM
To: Kriegl, Matthew - PD
Cc:
Subject: RE: 801 Key

Hi Matt,

Yes, we have reviewed the 801 Key St. plans and unanimously approved of their submission. We would like to see more of these types of well thought out architectural designs for second story rear additions. Please let me know if you have any questions.

Lawrence

ATTACHMENT B
RENDERING OF POSSIBLE SHALL APPROVE ADDITION
PROVIDED BY APPLICANT

