

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: R. Wayne Marchand, JWM Living, LLC, owner

Property: 4636 Pineridge Street, Lot 2, Block 115, North Norhill Subdivision. The property includes a historic 1,343 square foot, one-story wood frame single family residence and noncontributing detached garage situated on s 5,000 square foot (50' x 100') corner lot.

Significance: Noncontributing garage, constructed circa 1970, located in the Norhill Historic District.

Proposal: Alteration – Replace the existing 7'-6" wide garage door with a 16'-0" wide garage door facing Le Green Street

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association was not notified about the project. 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: 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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** 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 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



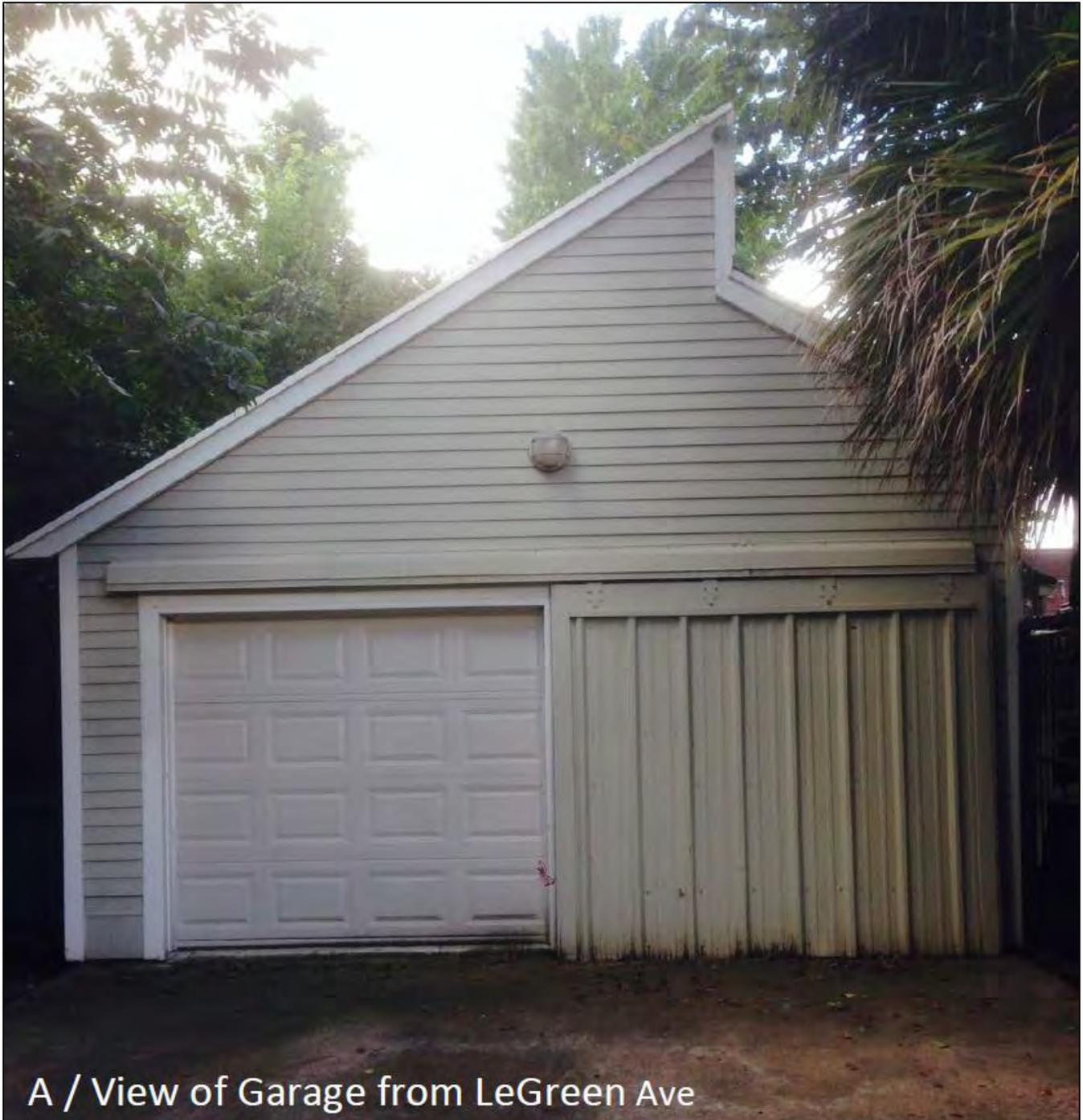
PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



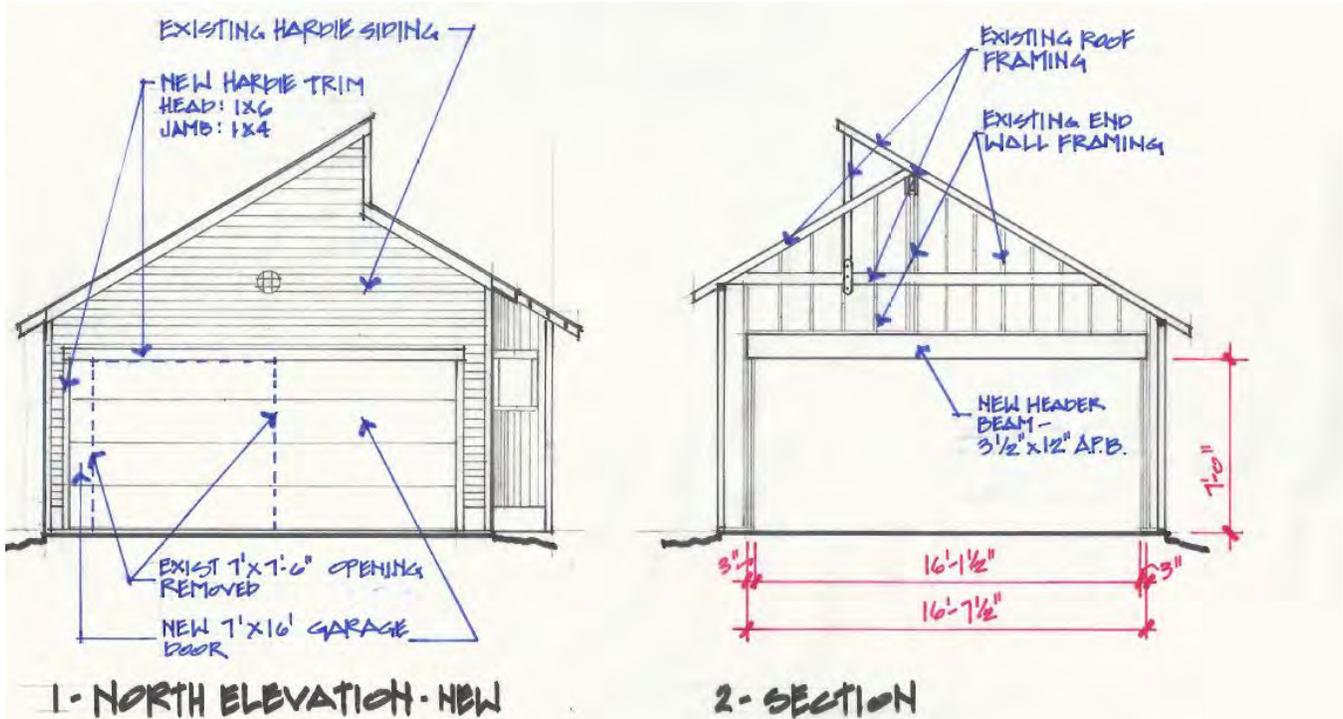
Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



NORTH ELEVATION – FACING LE GREEN STREET



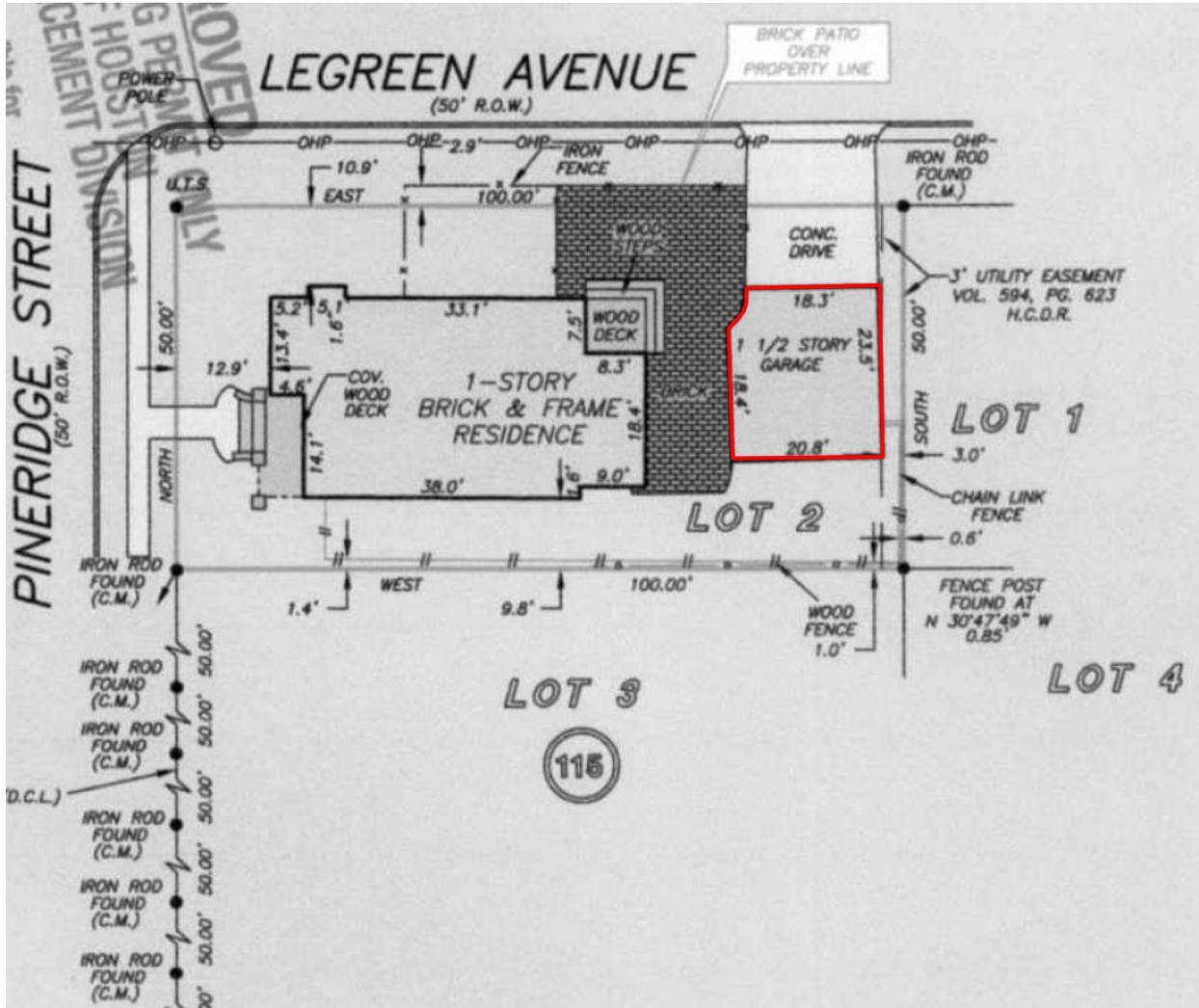
4636 PINERIDGE STREET - GARAGE RENOVATION
ELEVATION / SECTION
9-4-2014

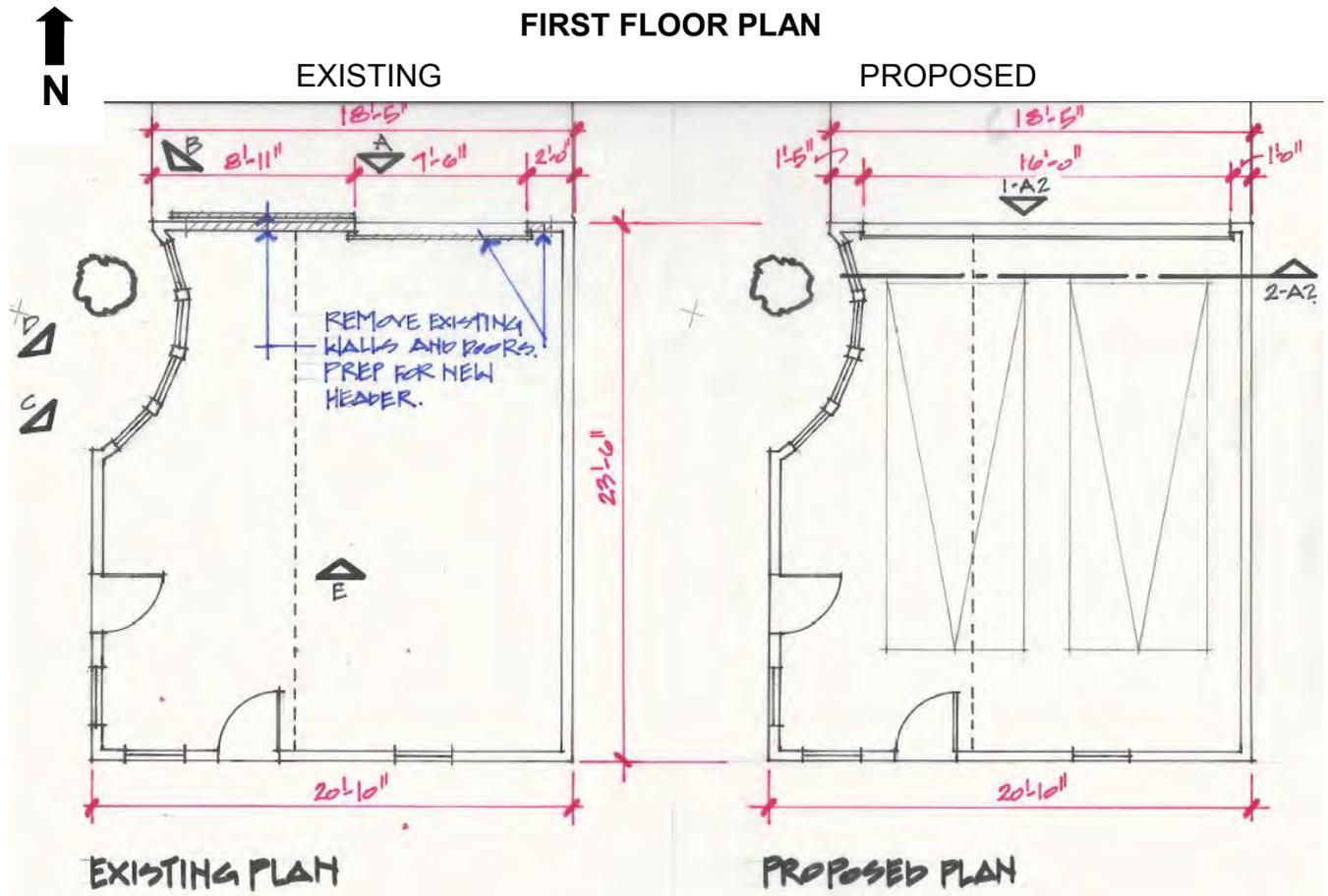
3/16" = 1'-0"

A-2



SITE PLAN





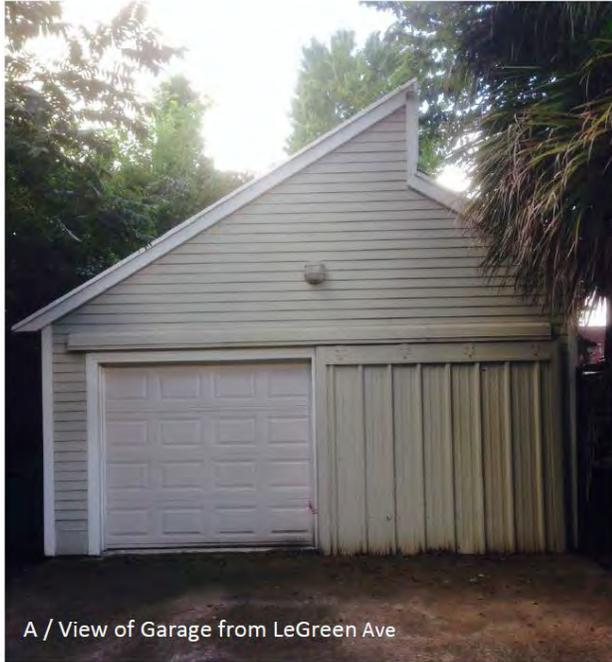
4636 PINERIDGE STREET - GARAGE RENOVATION
EXISTING & PROPOSED PLANS
 9-4-2014

3/16" = 1'-0"



A-1

PHOTOS



4636 PINERIDGE - Garage Door Replacement
Existing Photographs



4636 PINERIDGE - Garage Door Replacement
Existing Photographs

PROJECT DETAILS

- Windows/Doors:** The existing garage door is 7'-6" wide by 7'-0" tall.
The proposed garage door will be 16'-0" wide by 7'-0" tall. The proposed door will match existing in design. See drawings for more detail.
- Side Elevation:** The existing garage facing Le Green Street currently features a 7'-0" single wide garage door.
(North – facing Le Green Street) The applicant proposes to remove the existing garage door, expand the opening and install a 16'-0" double wide garage door. See drawings and photos for more detail.

ATTACHMENT A

 You replied to this message on 11/20/2014 7:54 AM.

From: Febo, Lawrence A
To: Kriegl, Matthew - PD;
Cc:
Subject: RE: 4636 Pineridge and 1038 W Temple

Sent: Wed 11/19/2014 5:46 PM

Hello Matt,

Please see info about the two properties below.

Please let me know if you have any further questions.

-Lawrence

4636 Pineridge:

No submission to Norhill, we were not notified and cannot make an approval or denial. Based on the COA that was submitted to HAHC, this would've been a pretty easy approval by the Norhill Neighborhood Association.

1038 W Temple:

Hello Irina,

Thank you for your submission to Norhill. The NNA board has voted to approve the replacement of your cottage style door on the condition that it has been judged to be non-historic in nature, which we will yield to the HAHC's opinion as stated in your COA. I will let the HAHC staff know about our decision to approve for the November meeting.

Please let me know if you have any further questions.

Thanks,
-Lawrence