

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 6, 2014

**Applicant:** Mary Beaver, owner

**Property:** 941 Key Street, lot 10, block 220, East Norhill Subdivision. The property includes a historic 1,200 square foot one story residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing bungalow residence, constructed circa 1926, and a Contributing garage constructed circa 1930, both located in the Norhill Historic District.

**Proposal:** Alteration – Retroactive approval of the following scope of work:

- Cover original wood 105 siding on both existing house and garage with wood grain finish cementitious siding. The wood siding was previously covered by asbestos siding.
- Install a pair of French doors at the rear of the west side elevation of the house. This change required the removal of two historic wood windows and a small section of the exterior wall.

The work has been completed without permit or COA. See enclosed application materials and detailed project description on p. 5-11 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Applicant has not submitted this application to the Norhill Civic Association for review.

**Recommendation:** **Partial Approval: Approve the installation of the French door but deny the installation of cementitious siding. The original 105 wood siding is underneath the cementitious siding and should be exposed and repaired as needed.**

**HAHC Action:** **Partially Approved: Approve the French door but deny the siding.**

*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 28, 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;  
*Covering original wood siding with cementitious siding is not appropriate. Even if the original wood siding is damaged beyond repair and must be replaced, cementitious siding with a wood grain finish is not an appropriate replacement for 105 wood siding.*
- (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 historic 105 siding is a distinctive quality of this residence, and of the Norhill Historic District. The use of wood grain cementitious siding does not preserve this characteristic because it features a profile and texture that is not associated with this home and other contributing homes found within the district.*
- (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;  
*Cementitious horizontal lap siding with a wood grain finish is not an appropriate replacement for 105 wood siding because it features a profile and texture that is not visually compatible with 105 siding.*
- (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;  
*Covering original 105 wood siding with cementitious siding with a wood grain finish is not compatible with the character of the house or the district.*
- (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



**PHOTOS OF THE SIDING BEING INSTALLED**

**NORHTWEST CORNER OF THE RESIDENCE INCLUDING FRENCH DOORS**



**PHOTOS OF THE SIDING BEING INSTALLED**

**REAR OF THE RESIDENCE**



**SOUTH (FRONT) ELEVATION  
WITH PREVIOUS ASBESTOS SIDING**



ORIGINAL 105 SIDING UNDERNEATH LAYER OF ASBESTOS



CEMENTITIOUS SIDING INSTALLED



**WEST SIDE ELEVATION FRENCH DOORS**

**PREVIOUS**



**INSTALLED**



**SIDING DETAIL**



**FRENCH DOOR SPECIFICATIONS**

- High-quality steel provides strength and security
- Steel reinforced door features energy saving polyurethane door core
- High performance compression weather-stripping helps to seal out drafts
- Low E tempered glass helps keep you comfortable in any season
- Smooth, primed white surface ready for painting and decorating
- Screen kits available for all inswing units - sold separately
- Rot-resistant bottom rail made of high-performance composite materials
- Patio door slabs are double bored for lockset - not included
- Patio door comes fully assembled with hinges, frame, aluminum sill and weather stripping
- From outside, opens toward the inside of the home with the hinges on the left

Assembled Depth (in.)	4.5625 in	Assembled Height (in.)	79.5 in
Assembled Width (in.)	71.25 in	Color Family	White
Color/Finish	Primed White	Commercial	No
Core Type	Other	Door Configuration	Double Door
Door Handing	Left-Hand/Inswing	Door Size (WxH) in.	72 x 80
Door Thickness (in.)	1.75 in	Door Type	French Patio Door
Energy Star Qualified	North-Central,Northern,South-Central,Southern	Features	Lockset Bore,Weatherstripping
Finish Type	Primed	Included	No additional items or accessories included
LowE rating	Yes	Manufacturer Warranty	Limited Lifetime Warranty
Material	Steel	Product Weight (lb.)	250 lb

### PROJECT DETAILS

**Windows/Doors:** Remove a pair of existing historic 1 over 1 wood sash windows and surrounding trim on the rear of the west elevation and a portion of wall material to install a pair of wood 80" tall by 71" wide French doors. The doors will each feature a 15 lite grid divided lite pattern.

**Exterior Materials:** Remove the non-original layer of asbestos shingles and replace with horizontal lap cementitious siding with a wood grain finish. The house's original 105 wood siding remains underneath the new layer of siding.