

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 25, 2014

**Applicant:** Philip Carranza, East End Development, for Karen Gibson, owner

**Property:** 4009 Pineridge Street, Lot 13, Block 125, North Norhill Subdivision. The property includes a historic 916 square foot, one-story wood frame single-family residence and historic one-story detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1920, located in the Norhill Historic District.

**Proposal:** Alteration – Construct an approximately 900 square foot one-story rear addition. The addition will begin at the existing rear wall, have a ridge height lower than existing, and will be clearly delineated from the historic structure.

See enclosed application materials and detailed project description on p. 5-18 for further details.

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

**Civic Association:** The Norhill Neighborhood Association denied the proposed one-story rear addition due to inconsistencies with what was submitted (the project was originally submitted as a two-story addition). Norhill will review the project at their January meeting. 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:** December 17, 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1)                  | The proposed activity must retain and preserve the historical character of the property;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



Building Classification

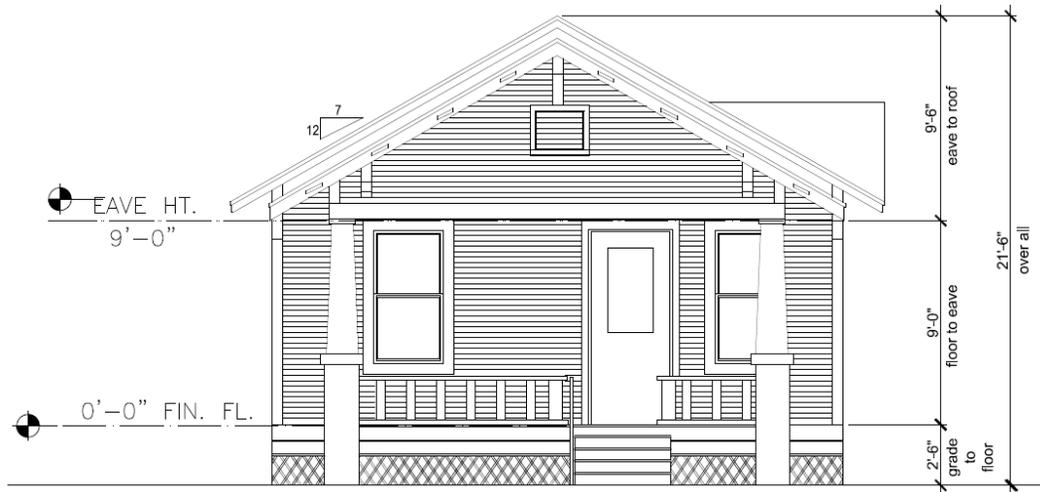
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING PINERIDGE STREET

EXISTING

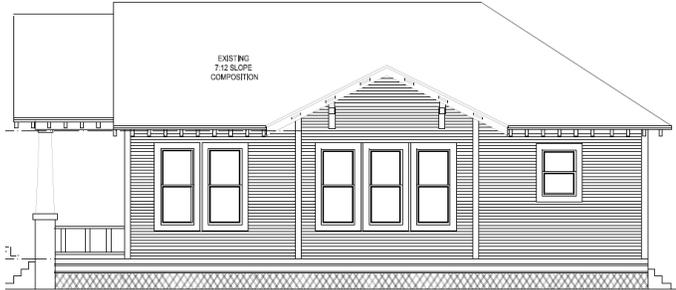


PROPOSED

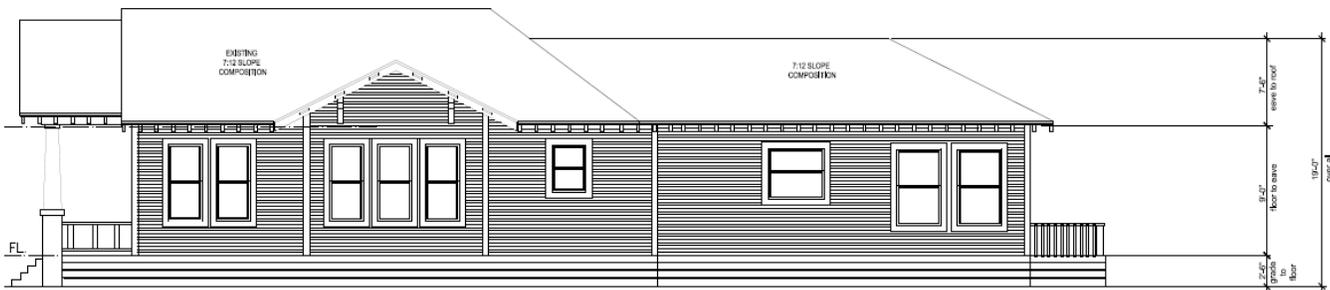


**NORTH SIDE ELEVATION**

**EXISTING**

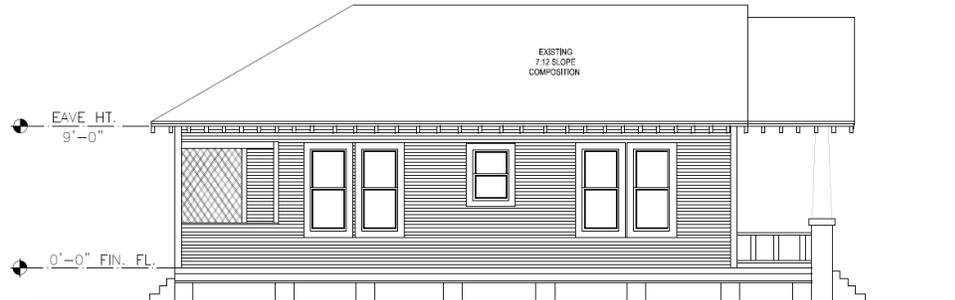


**PROPOSED**



**SOUTH SIDE ELEVATION**

**EXISTING**

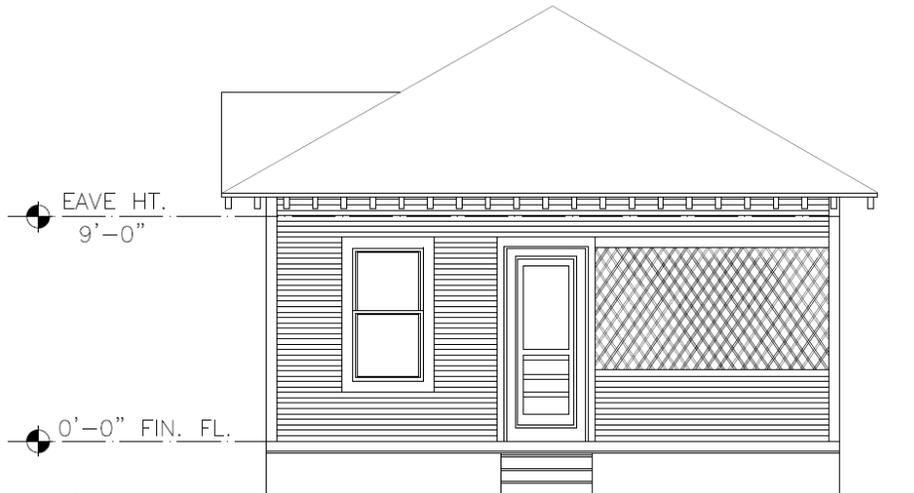


**PROPOSED**

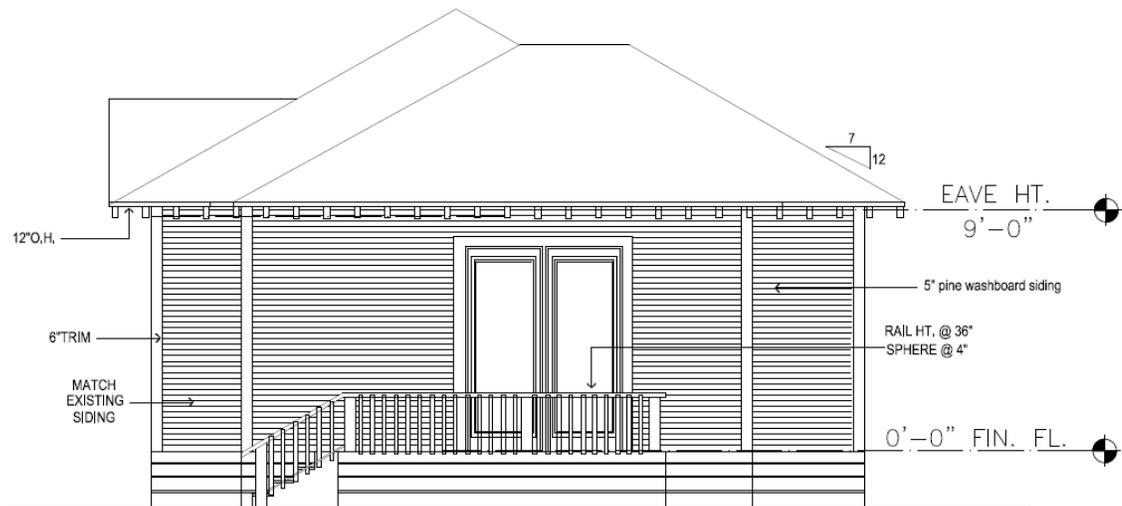


**WEST (REAR) ELEVATION**

EXISTING



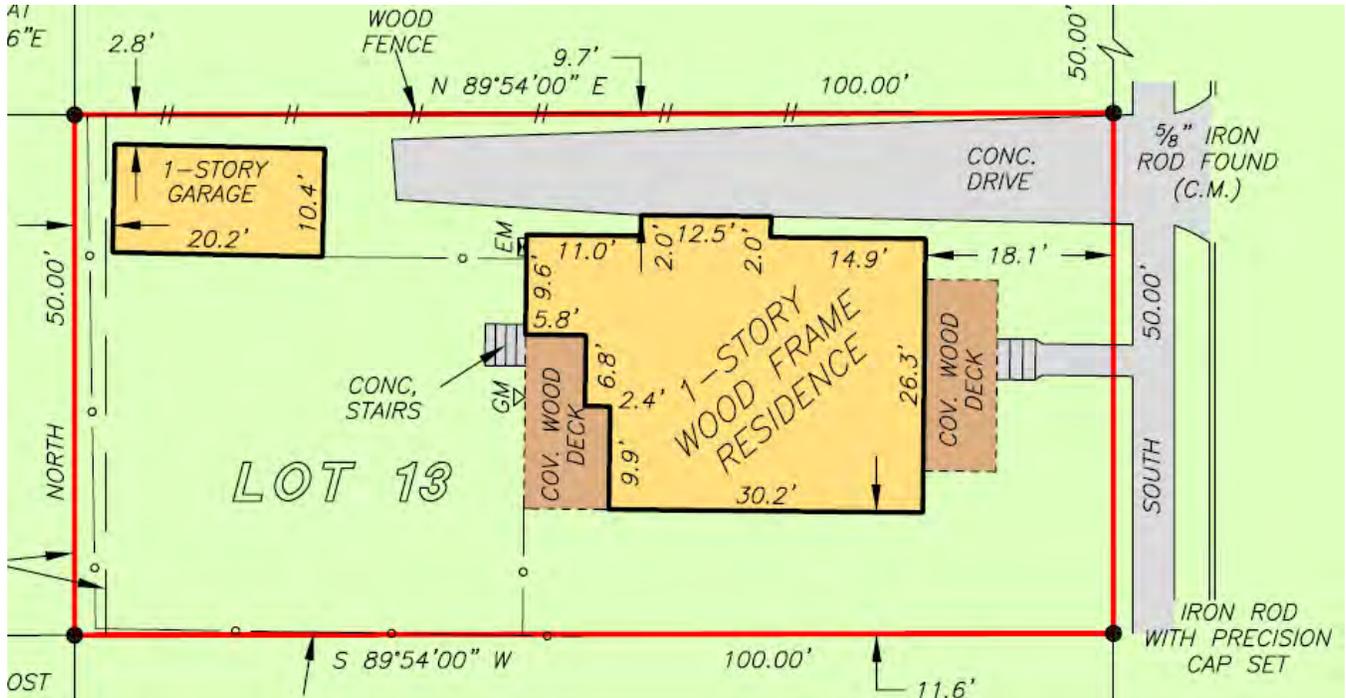
PROPOSED



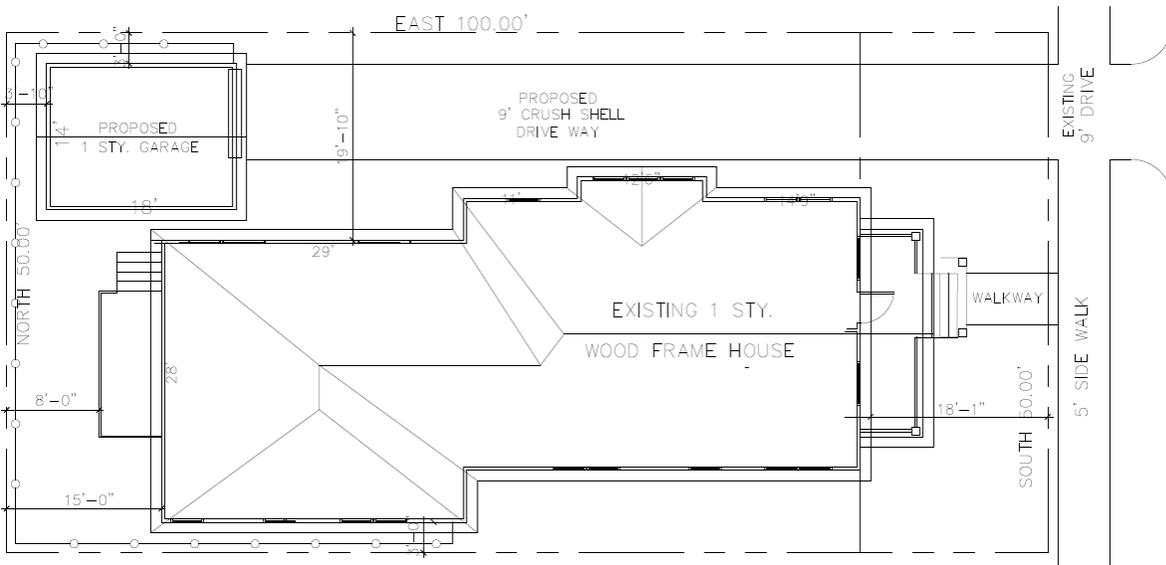


SITE PLAN

EXISTING



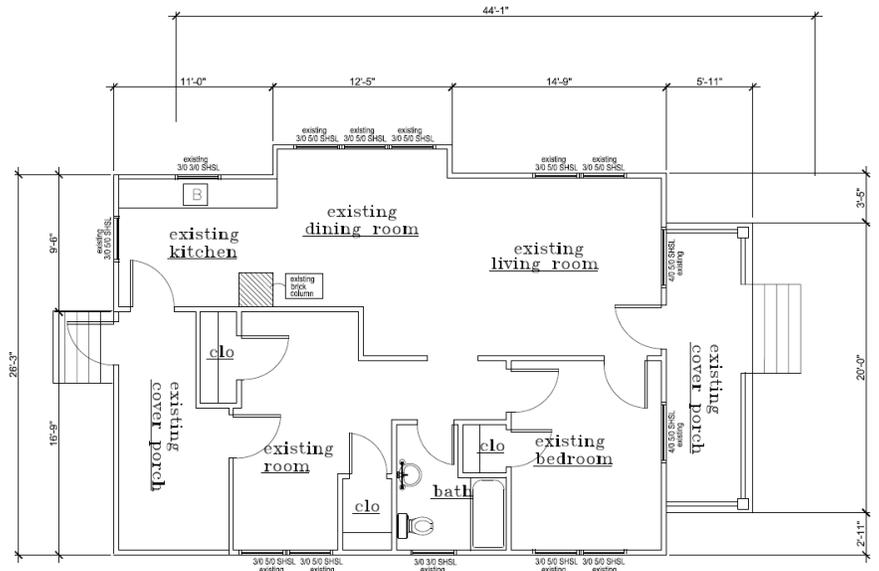
PROPOSED



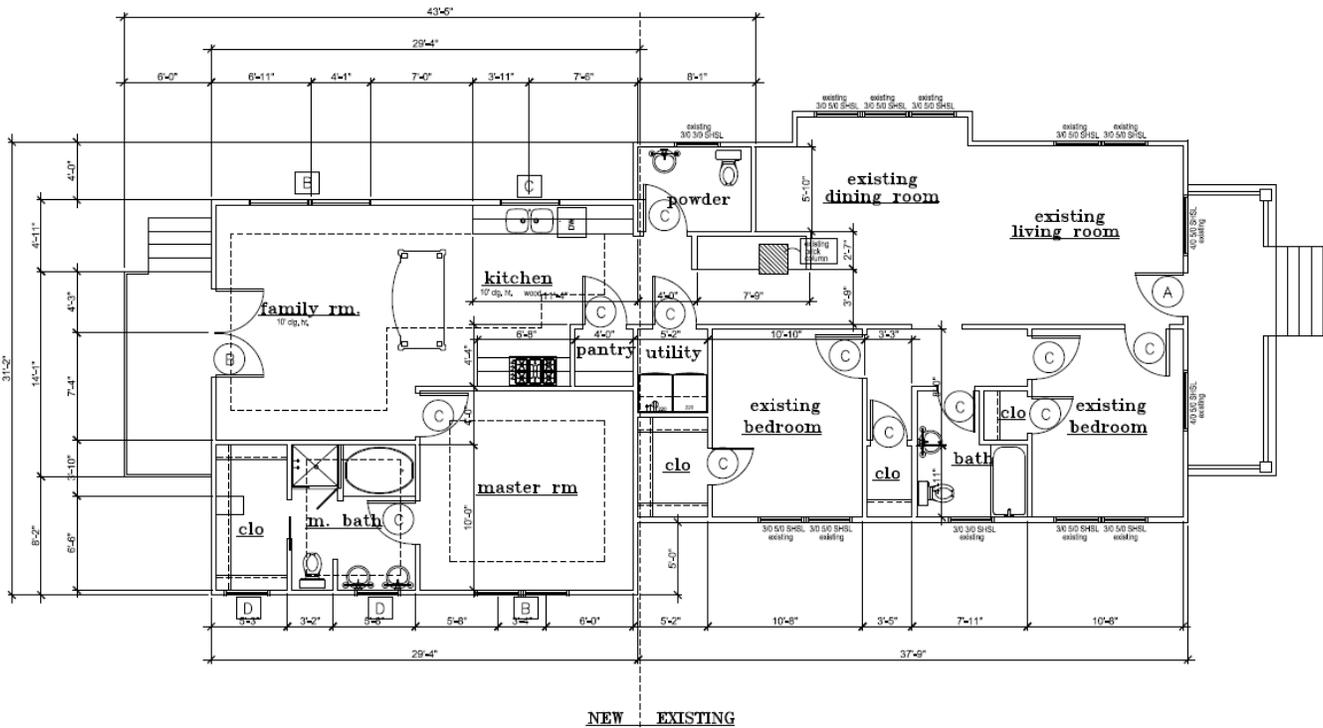


### FIRST FLOOR PLAN

EXISTING

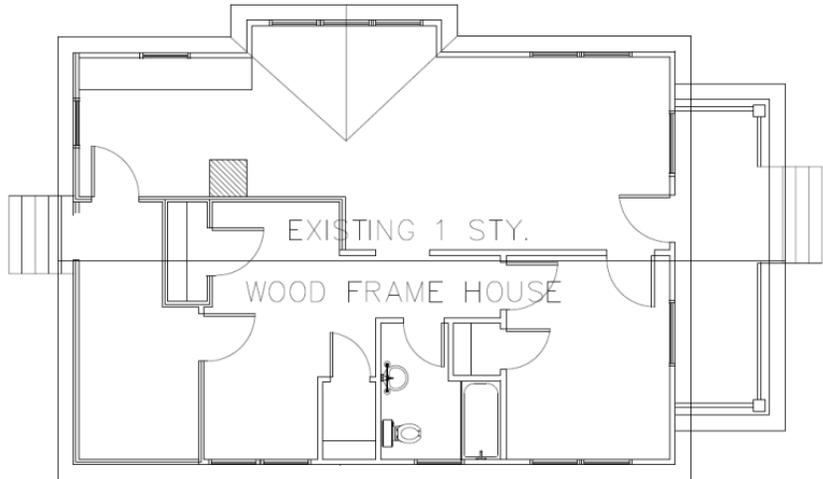


PROPOSED

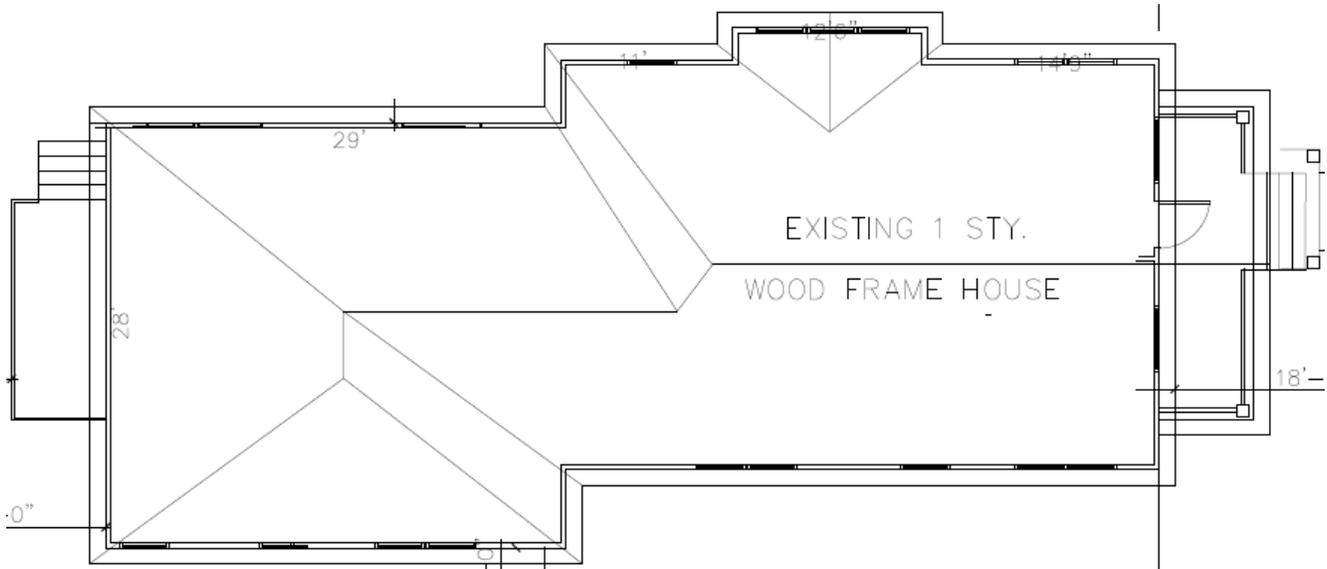


ROOF PLAN

EXISTING

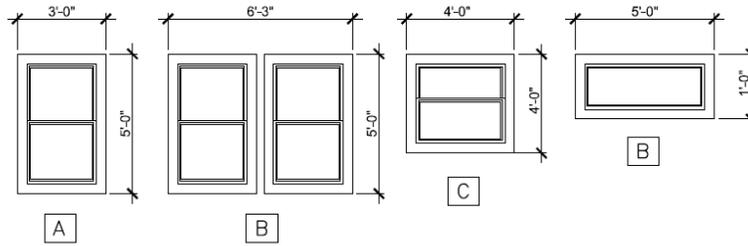


PROPOSED

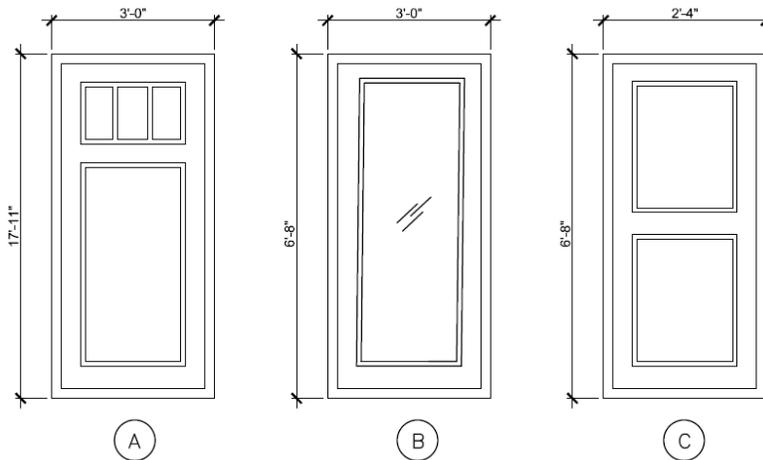


**WINDOW / DOOR SCHEDULE**

**PROPOSED WINDOWS**



**PROPOSED DOORS**





HOUSE PHOTOS



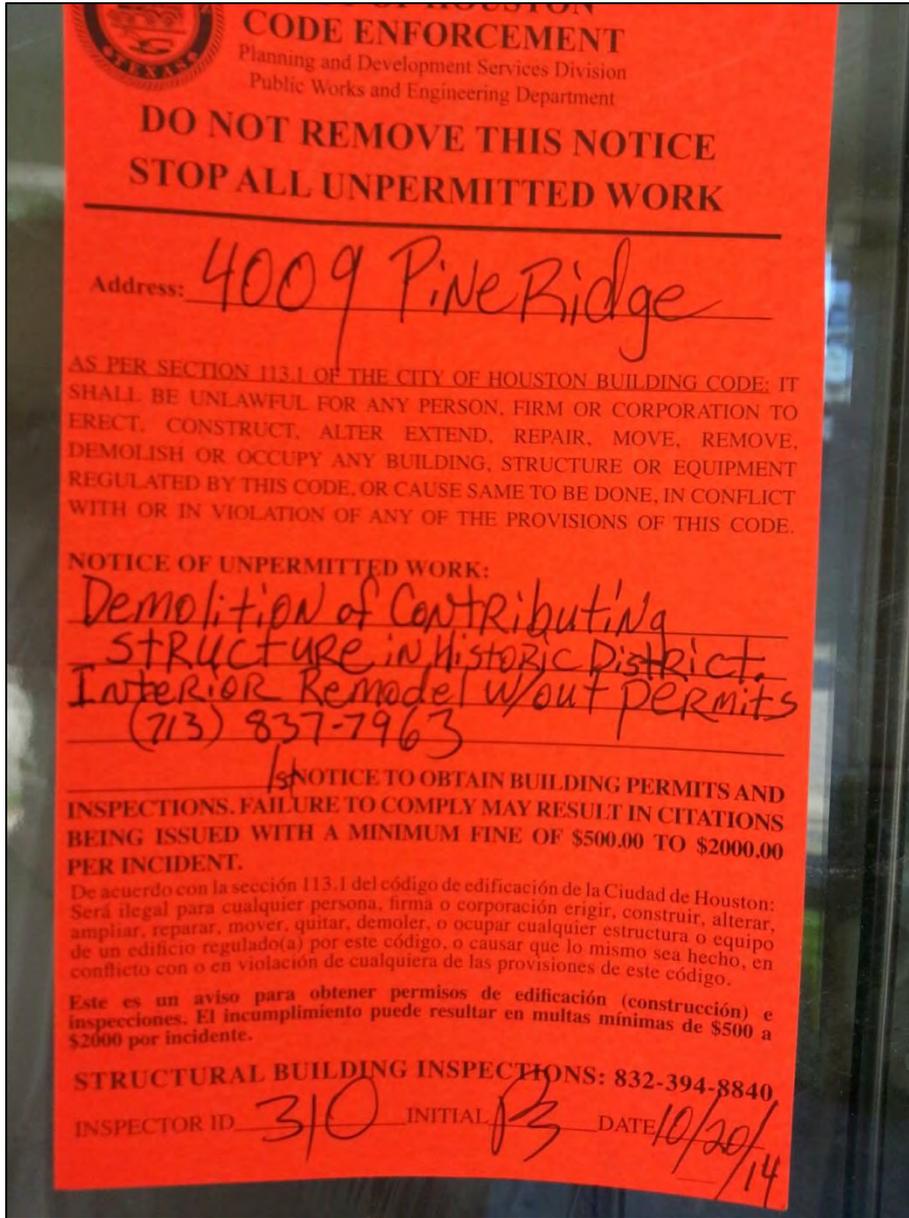
**EXISTING FRONT DOOR**



**EXISTING AND PROPOSED SIDING**



COMPLIANCE DOCUMENTATION



---

**PROJECT DETAILS**

**Shape/Mass:** The existing one-story historic structure has a total width of 26'-3" and a total depth of 44'-1". The existing structure has a ridge height of 21'-6". The front porch has a width of 20'-0" and a depth of 5'-11". The rear covered porch has been semi-enclosed with lattice.

The proposed one-story addition will begin at the existing rear wall of the structure. On the north elevation, the addition will be inset 4'-0" and will extend 29'-4" towards the rear. On the south elevation, the semi-enclosed porch will be fully enclosed. From the newly enclosed existing rear wall, the addition will extend out 6'-0" to the south and extend 29'-4" towards the rear. A 14'-1" wide by 6'-0" deck will be located at the rear. The proposed addition will have a ridge height of 19'-0", which will be lower than existing. See drawings for more detail.

**Setbacks:** The existing structure has an east (front) setback of 18.1' to the front wall (approximately 12'-0" to the front porch); a north side setback of 9.7'; and a south side setback of 11.6'.

The proposed addition will begin at the rear wall of the existing structure and have a north side setback of 13.7'; a south side setback of 3'-0"; and a rear (west) setback of 8'-0" (to deck) 15'-0" to the rear wall of the addition. See drawings for more detail.

**Foundation:** The existing structure has a pier and beam foundation with a 2'-6" finished floor height.

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

**Windows/Doors:** The existing house features 1-over-1 wood windows. The existing front door is non-original and contains decorative bevel and leaded glass.

The existing windows will be retained. The addition will have 1-over-1 wood windows as well as horizontally oriented fixed windows. The existing non-original front door will be replaced with a Craftsman style door. See drawings, photos, window schedule, and door information for more detail.

**Exterior Materials:** The existing house features 117 wood siding and wood trim. The front porch roof is supported with two brick piers topped with tapered wood columns.

All existing material is to remain. The proposed addition will be clad in wood 117 siding and wood trim to match existing. See drawings for more detail.

**Roof:** The existing structure has a front gable hipped composition shingle roof with a pitch of 7:12. The existing eave height is 11'-6" and the eave overhang is 12".

The proposed addition will have a hipped composition shingle roof with a pitch of 7:12 that will tie into the rear of the existing roof. The proposed eave height will match existing at 11'-6" and the eave overhang will match existing at 12". See drawings for more detail.

- Front Elevation:** The existing residence features a front porch spanning the majority of the façade. The front gable porch roof is supported by two brick piers topped with tapered columns. A door and two windows are located behind the porch.
- (West)** In the proposal, the front door will be replaced on the original portion of the structure. The proposed rear addition will extend out towards the north. This portion of the addition will contain no fenestration. See drawings for more detail.
- Side Elevation:** The existing north elevation features the profile of the front porch followed by a pair of windows.
- (North)** A gable bump-out, featuring a group of three windows, is centrally located in the existing structure. A single window is located at the rear.
- The proposed addition will extend back from the rear wall, and consists of three windows. See drawings for more detail.
- Side Elevation:** The existing south elevation features the profile of the front porch and consists of two pairs of windows and an additional window. A semi-enclosed porch is located at the rear.
- (South)** The semi-enclosed rear porch will be fully enclosed. The proposed addition will extend back from the newly enclosed rear wall, and consists of two four windows. See drawings for more detail.
- Rear Elevation:** The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.
- (East)**

**ATTACHEMENT A**  
CIVIC ASSOCIATION COMMENT

