

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 25, 2014

**Applicant:** Brian Putallaz, owner

**Property:** 1024 E.16<sup>th</sup> Street, Lot 4, Block 109, North Norhill Subdivision. The property includes a historic one-story wood frame 1,148 square foot single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1928, located in the Norhill Historic District.

**Proposal:** Alteration – One-story rear addition and alterations to the existing front porch.

Addition:

- Construct a rear one-story 570 square foot addition to a one-story 1,148 square foot contributing residence. The addition will measure 32'-4" deep, 17'-8" wide, and 17' to the ridge.

Porch Alterations:

- Replace non-original metal porch columns with square tapered wood columns with brick piers; the brick piers will be installed on top of the existing concrete porch.
- Install brick planters on either of the existing steps. Otherwise, the existing concrete porch and concrete steps will be retained in their existing condition.

See enclosed application materials and detailed project description on p. 6-22 for further details.

**Public Comment:** No public comment.

**Civic Association:** No comment received.

**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:** July 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    D - does not satisfy    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.   |

*Note: The proposed drawings show the installation of a brick veneer foundation skirting and brick veneer atop the concrete steps; the drawings are inaccurate and do not reflect the wishes of the property owner. No brick veneer will be installed on the concrete porch or concrete steps.*

*Staff would not recommend approval on the installation of the brick veneer foundation skirting and the brick veneer atop the concrete steps as a condition that was never present on the residence, it alters the existing stylistic exterior feature of the porch, and is not a typical porch condition found in the historic district.*



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

Building Classification

Contributing

Non-Contributing



**INVENTORY PHOTO**



**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**



1020 E. 16<sup>th</sup> – Contributing – 1928 (neighbor)



1026 E. 16<sup>th</sup> – Contributing – 1928 (neighbor)



1014 E. 16<sup>th</sup> – Contributing – 1928 (across street)



1021 E. 16<sup>th</sup> – Contributing – 1928 (across street)



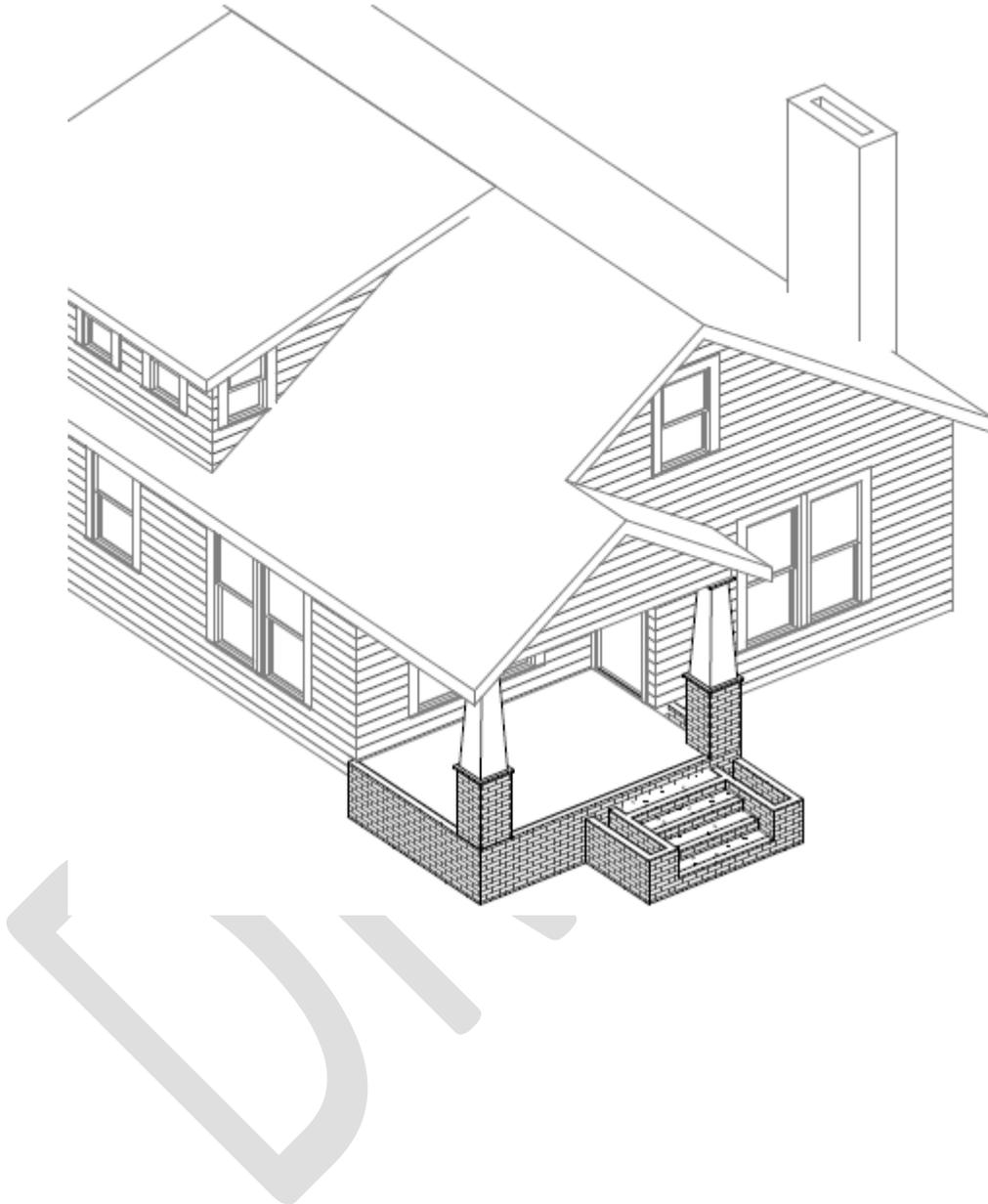
1027 E. 16<sup>th</sup> – Contributing – 1928 (across street)



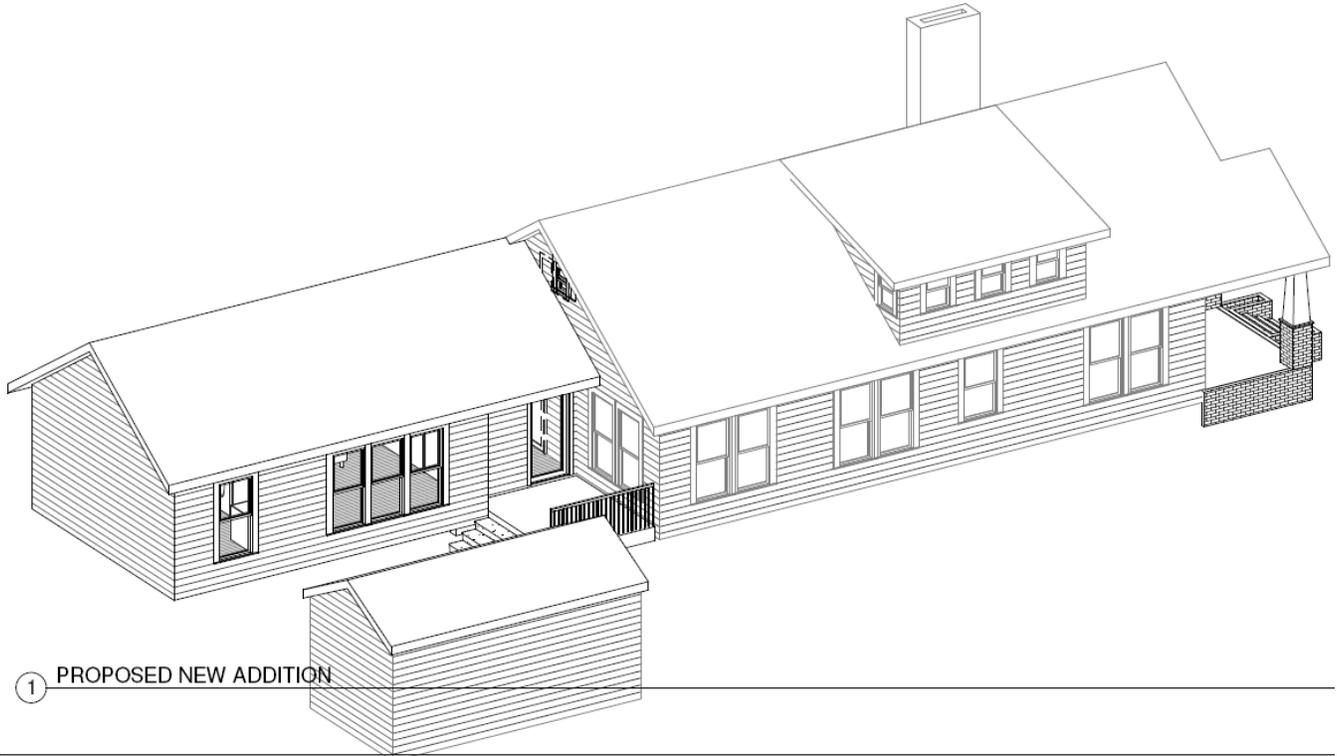
4907 N. Main – Noncontributing – 1960 (across street)

3D RENDERING – FRONT FACING E.16<sup>TH</sup> STREET

PROPOSED

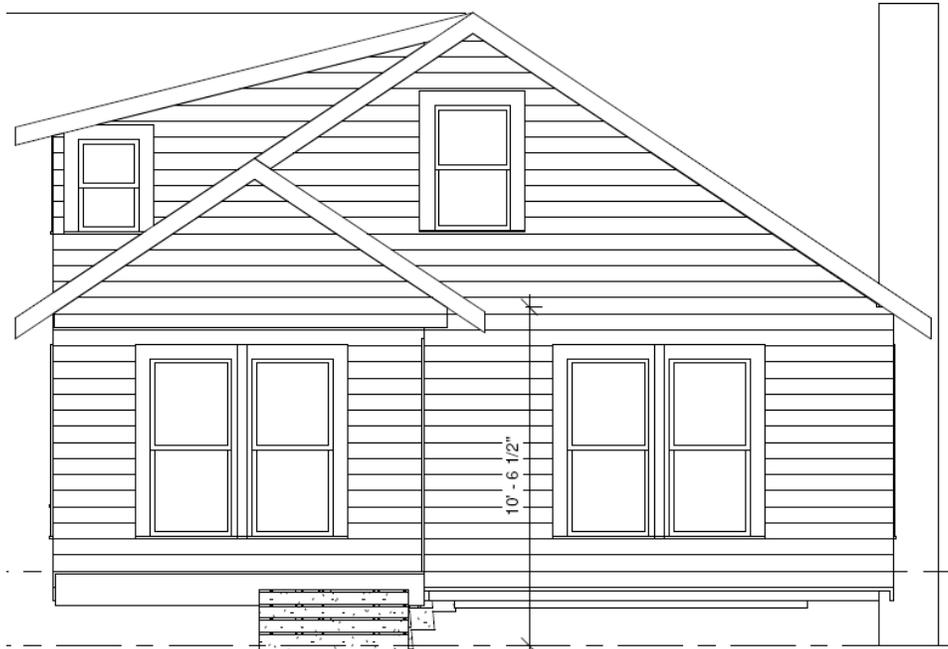


EAST ELEVATION



**NORTH ELEVATION – FRONT FACING E.16<sup>TH</sup> STREET**

EXISTING



PROPOSED

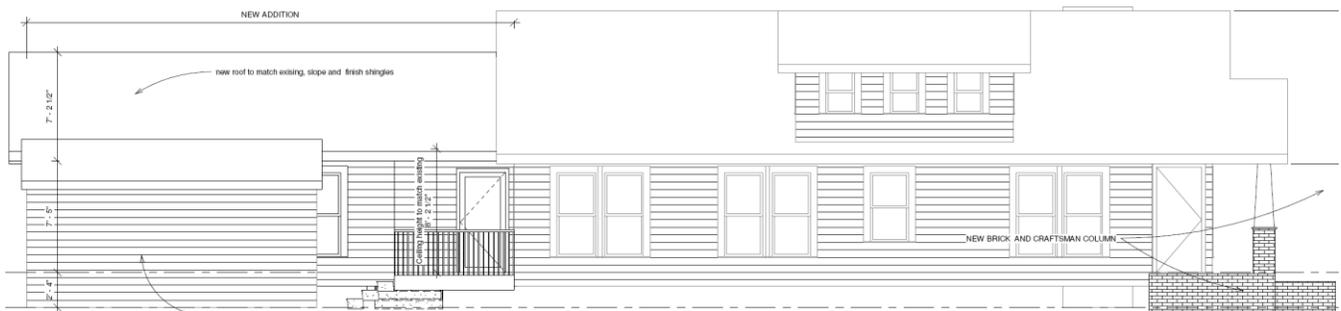


**EAST SIDE ELEVATION**

**EXISTING**

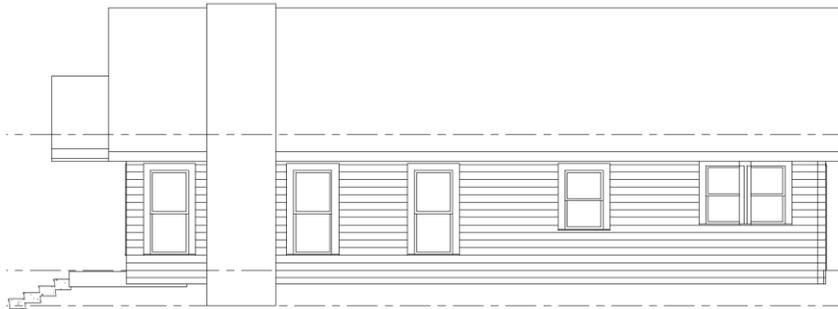


**PROPOSED**



WEST SIDE ELEVATION

EXISTING



PROPOSED



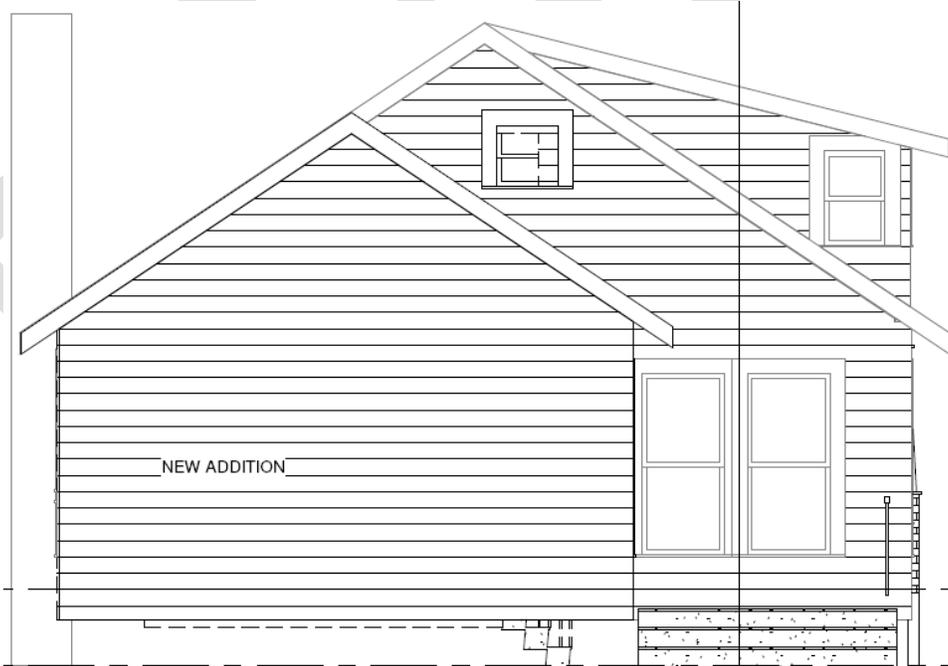
DRAFT

**SOUTH (REAR) ELEVATION**

EXISTING



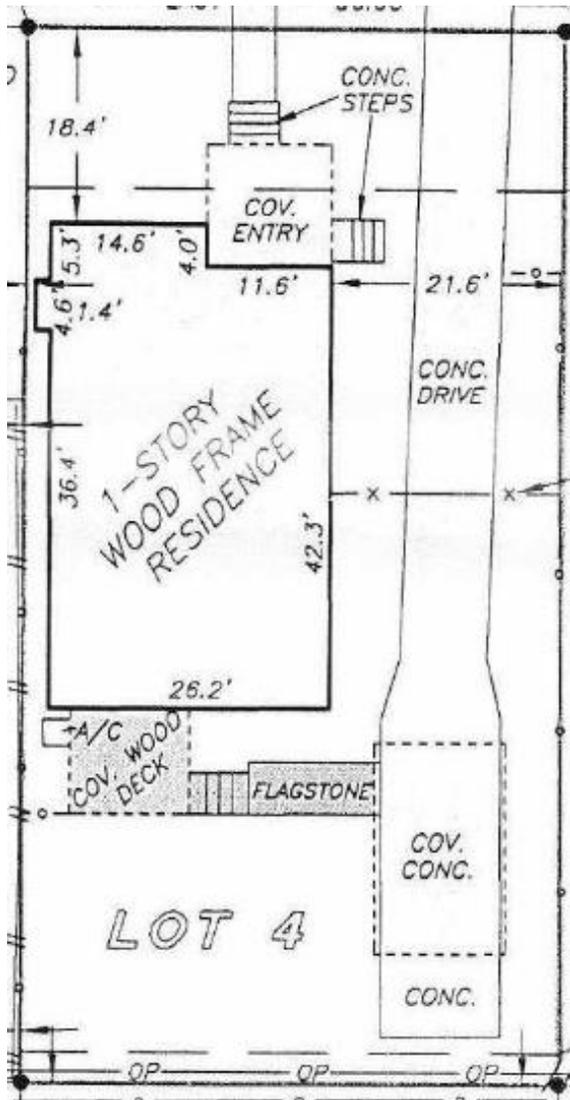
PROPOSED



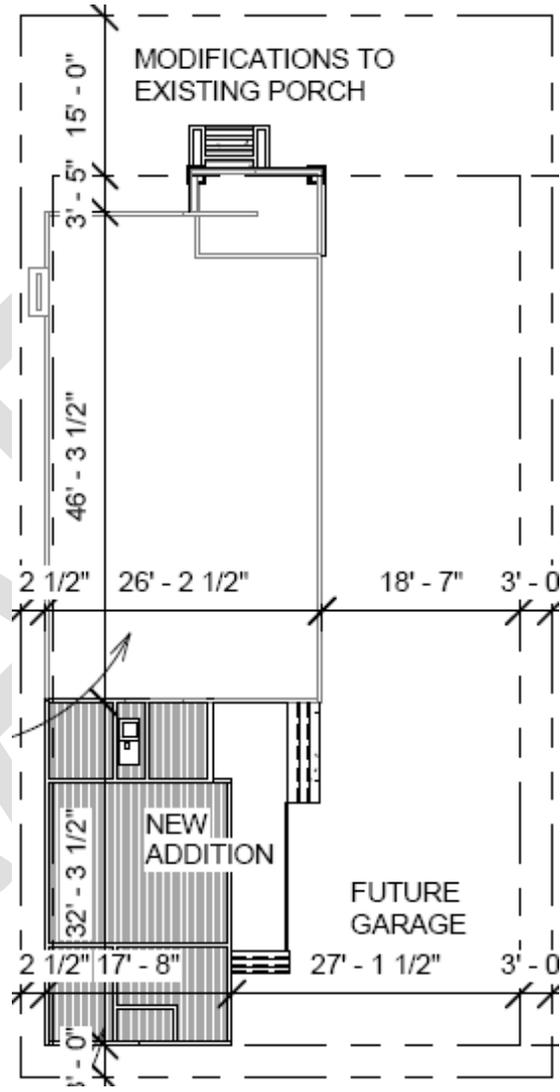


SITE PLAN

EXISTING

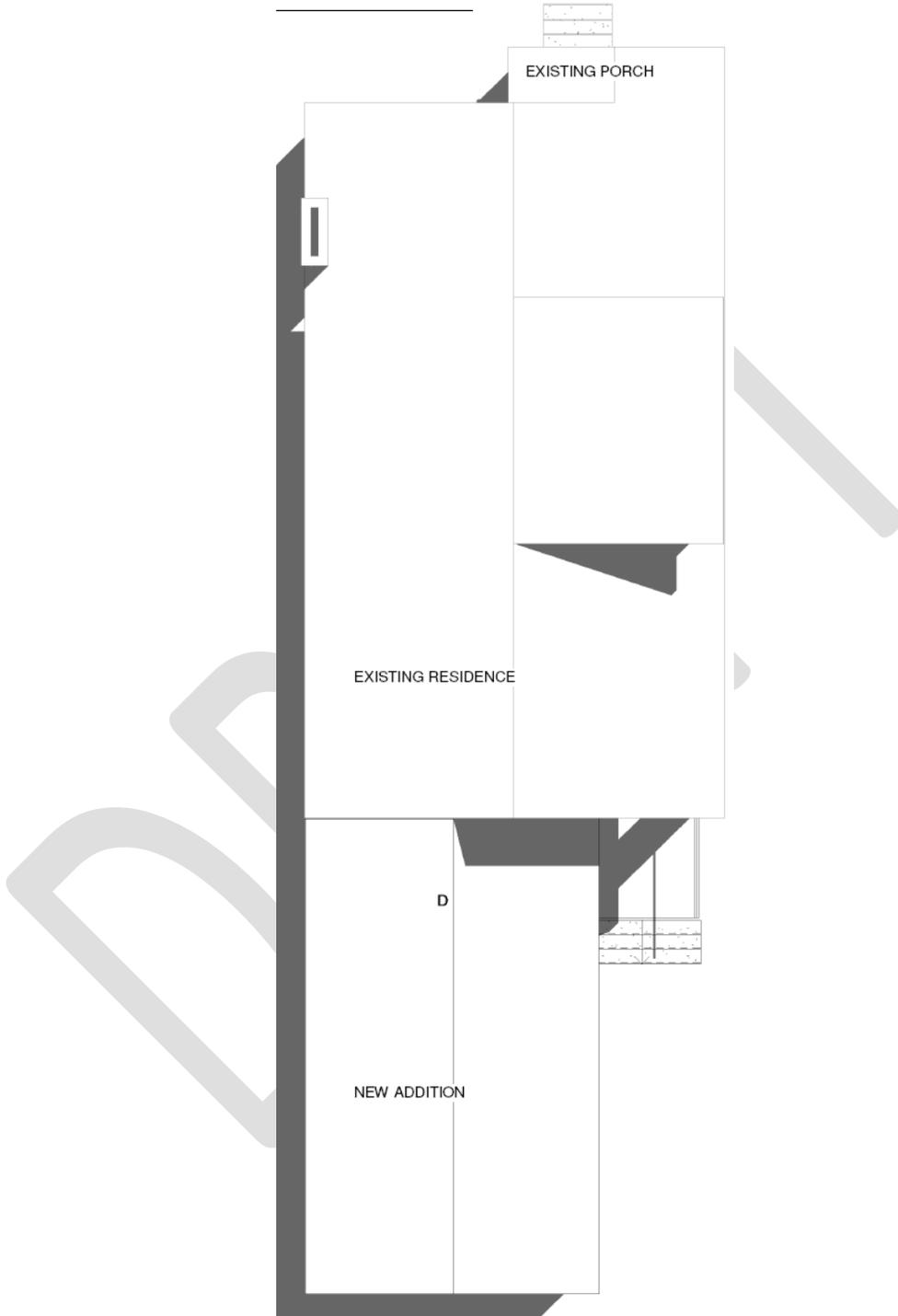


PROPOSED





ROOF PLAN  
PROPOSED

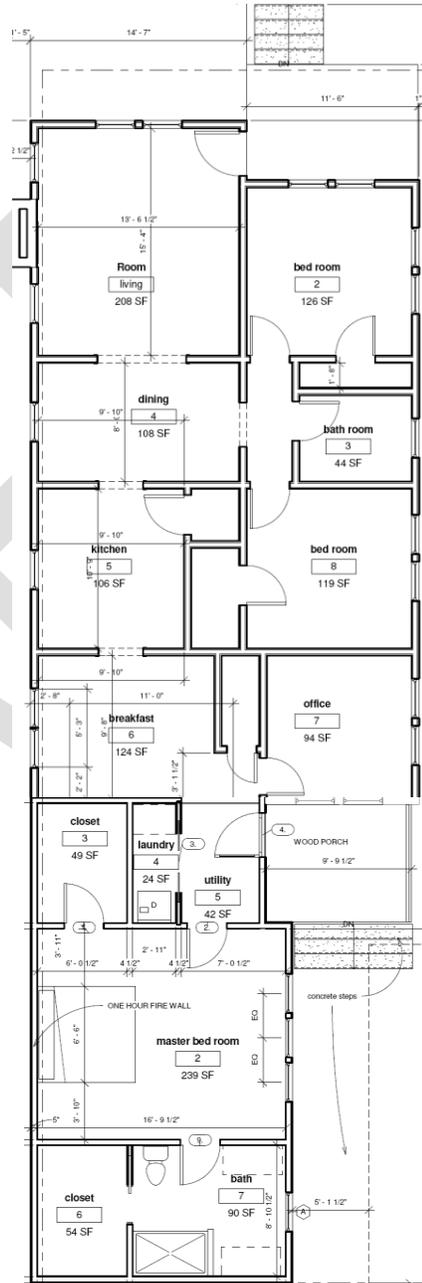
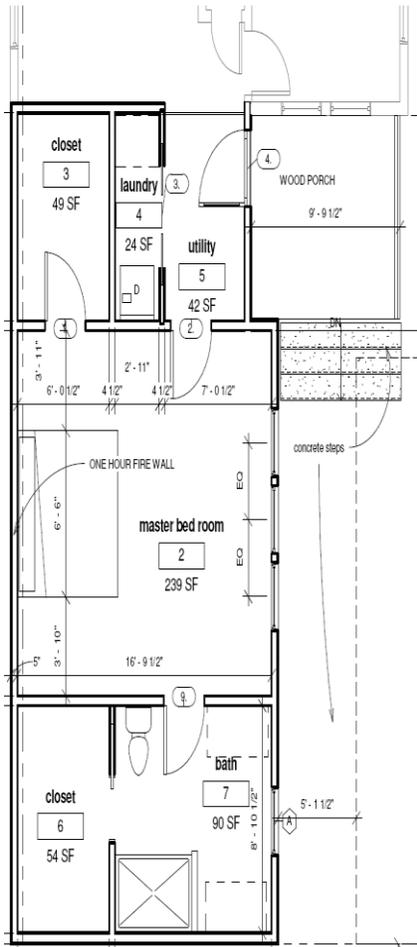




FIRST FLOOR PLAN

EXISTING

PROPOSED



**WINDOW / DOOR SCHEDULE**

Door Schedule						
Door Number	Door Size	Manufacturer	Frame Type	Description	Finish	
					Door	Comments
1.	32" x 84"					
2.	32" x 84"					
3.	48 x 80	SJS				
4.	36" x 80"					
9.	32" x 84"					
12	32" x 80"					
13	32" x 80"					
14	32" x 80"					
15	32" x 80"					
18	32" x 80"					
19	32" x 80"					
23	30 x 80			Internal Single Pocket Slider		

Window Schedule

Type Mark	Rough Opening		Type	Manufacturer	Material	Finish	Glazing	Head Height	Comments
	Width	Height					Type		
A	2' - 8"	5' - 8"	Double Hung with Trim			painted	double insulated	6' - 8"	verify head height

PROPOSED WOOD SASH WINDOW

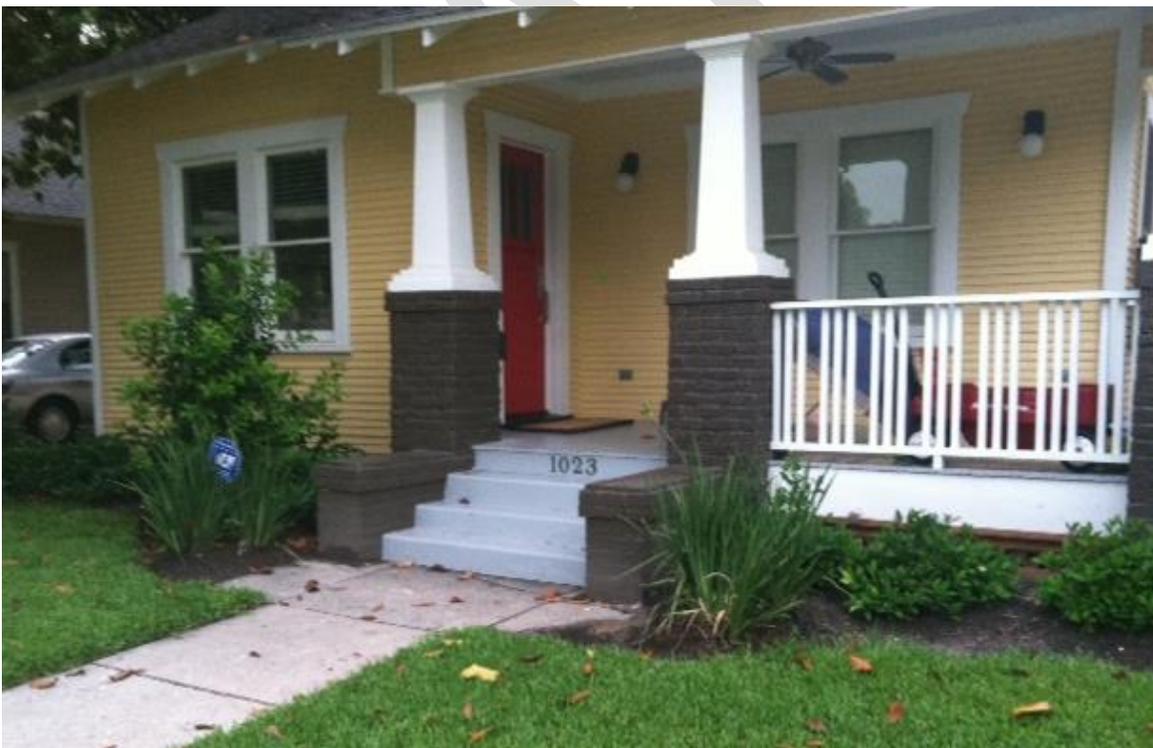


PHOTOS SUBMITTED BY APPLICANT











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## PROJECT DETAILS

**Shape/Mass:** The existing residence measures 26'-3" wide, 46'-4" deep, 9'-7" to the eave, and 19'-9" to the ridge. The proposed addition will begin at the existing rear wall, 46'-4" back from the front wall and will measure 17'-8" wide and 32'-4" deep. The addition will have an eave height of 9'-7" and a ridge height of 17'.

**Setbacks:** The residence is setback 15' from the front property line, 21'-7" from the east property line, 2'-3" from the west property line, and 35'-4" from the rear property line. The addition will be set back 64'-9" from the front property line, 30'-2" from the east property line, 2'-3" from the west property line, and 3' from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation with a foundation height of 2'-4". The addition will be built on a pier and beam foundation with a foundation height of 2'-4", to match the existing foundation height.

**Windows/Doors:** The residence features original 1-over-1 wood sash windows and a divided lite wood paneled entry door. All existing 1-over-1 wood sash windows will be retained. The addition will feature 1-over-1 wood sash windows, single lite full height windows, and single lite entry doors.

**Exterior Materials:** The residence is clad with original 117 wood siding. The addition will be clad with 117 wood siding to match the residence. The existing original 117 wood siding will be retained.

The front porch features non-original metal columns and metal hand and guard rails. The metal columns will be replaced with square wood tapered columns with brick piers; the brick piers will be installed on top of the existing concrete porch. Brick planters will be installed on either side of the existing concrete steps. The existing concrete porch and concrete steps will otherwise be retained and remain in their existing condition; no brick veneer will be installed on the concrete porch or concrete steps.

*Note: the proposed drawings show the installation of a brick veneer foundation skirting and brick veneer atop the concrete steps; the drawings are inaccurate and do not reflect the wishes of the property owner. No brick veneer will be installed on the concrete porch or concrete steps.*

**Roof:** The residence features a front gable roof with an 8/12 pitch. The roof is clad with composite shingles. The addition will feature a gable roof with an 8/12 pitch and will be clad with composite shingles.

**Front Elevation:** The residence features four 1-over-1 sash windows, a 1-over-1 sash window in the gable, and a sash window located on the shed roof dormer. The front porch features non-original metal porch columns and metal hand and guard rails. The non-original metal columns will be replaced with square wood tapered columns with brick piers. The metal handrails and guard rails will be removed.

**(North)**

**Side Elevation:** The residence features seven 1-over-1 sash wood sash windows and an original divided lite wood paneled entry door. The residence features a shed roof dormer with three 1-over-1 wood sash windows. All of the windows will be retained. The addition will feature a four 1-over-1 wood sash window and a single lite entry doors. The addition will feature a porch measuring 9'-10" wide and 8'-5" deep, with concrete steps and wood guard rails.

**(East)**

**Side Elevation:** The residence features six 1-over-1 sash windows and a brick chimney. All of the sash windows will be retained. The addition will be fire rated and will not feature any window or door openings.

**(West)**

**Rear Elevation:** The residence features two 1-over-1 sash windows, three single lite entry doors, two 1-over-1 sash windows in the gable, and a 1-over-1 sash window in the shed roof dormer. The two sash windows on the first floor and the eastern sash window in the dormer will be retained.

**(South)**

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