CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Kevin Stafford, owner

Property: 1113 W Cottage Street, Lot 17, Block 128, North Norhill Subdivision. The property includes a historic 1,182 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing pediment bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Remove and replace the existing original multi-lite front door with a wood door with upper lites.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4, 5 & 9**

HAHC Action: **Approved with Conditions: Applicant work with staff to select appropriate door**

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 22, 2015

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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

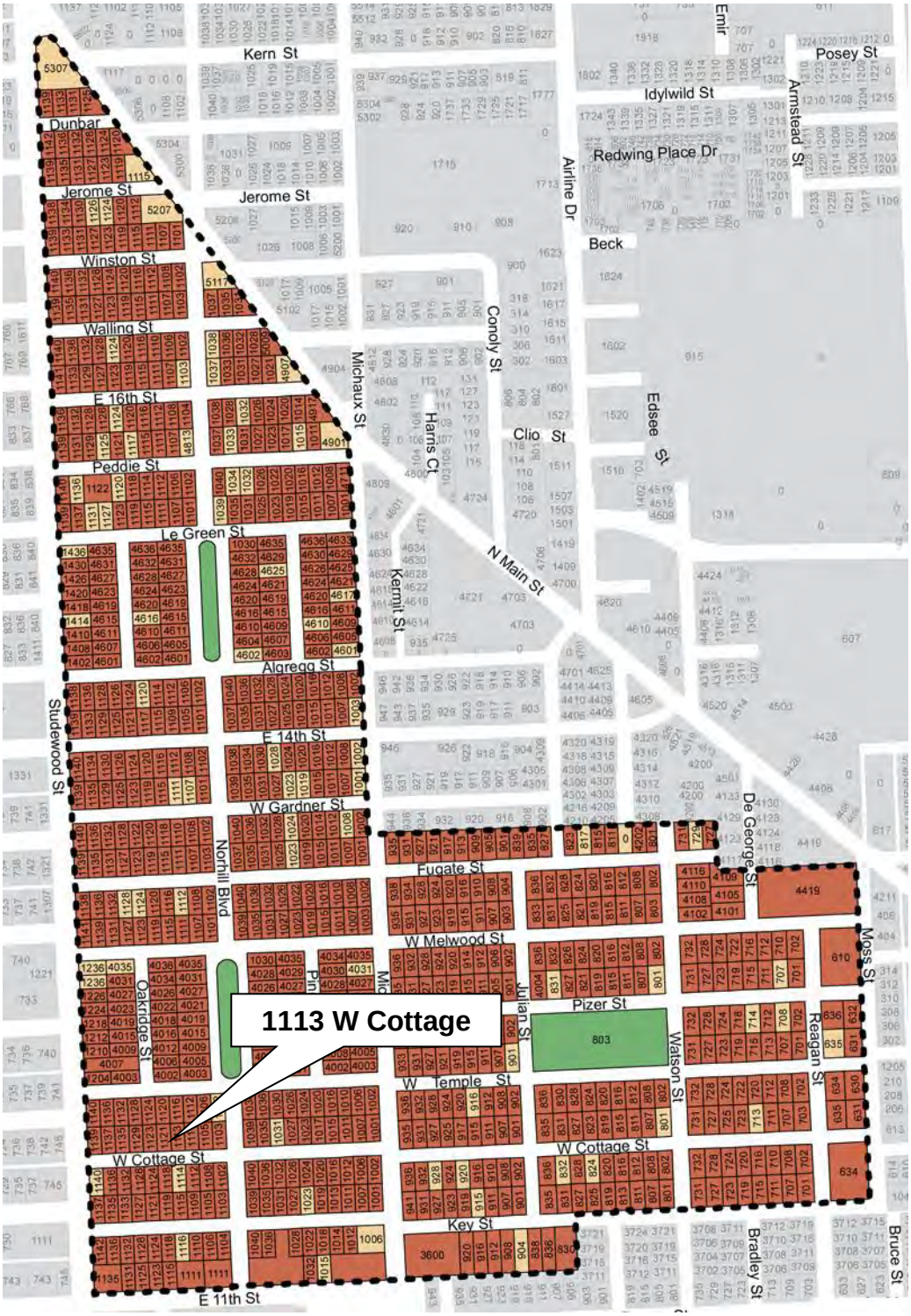
S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The front door is a highly visible aspect of a residence's historic character. Replacing an original door with a door of a different style and appearance alters this character significantly and is not appropriate.*
☒	☐	☐	(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; *Replacing the original front door with an inappropriate Craftsman-style door does not preserve the building's character.*
☐	☒	☐	(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; *The original front door is characteristic of cottage-style residences. The proposed replacement door is of a different, incompatible style.*
☒	☐	☐	(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;
☐	☒	☐	(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 front door constitutes significant historic material and should not be removed unless damaged beyond repair. Existing damage is limited to glass lites which can be replaced. Additional damage can be pre-empted by installing a grill or panel on the interior of the door. The proposed Craftsman-style replacement door is not appropriate for a cottage.*
☐	☐	☒	(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.

N

Building Classification
- Contributing
- Non-Contributing
- Park

PROPERTY LOCATION

NORHILL HISTORIC DISTRICT



INVENTORY PHOTO

PORCH DETAIL PHOTO

DOOR DETAIL PHOTO

STAFF PHOTOS

STAFF PHOTOS

STAFF PHOTOS

PROPOSED DOOR

PROJECT DETAILS

Windows/Doors: The residence features a fifteen lite wood front door to be removed and replaced with a wood door with two panels, six upper lites and a dentil shelf.