

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Rob Hellyer, Premier Remodeling for John & Virginia Kisalus, owners

Property: 4003 Norhill Boulevard, Lot 17, Block 126, North Norhill Subdivision. The property includes a historic 1,104 square foot, one-story wood frame single-family residence and detached carport situated on a 5,000 square foot (50' x 100') corner lot.

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

Proposal: Alteration – Construct a rear one-story addition to a one-story residence.

- A rear non-original addition will be demolished and the addition will begin at the original rear wall and will measure 28'-2" wide, 9'-11" deep, 9'-4" to the eave, and 18'-1" to the ridge.
- The addition will be clad with siding wood beveled lap siding.
- All original wood sash windows and wood beveled lap siding will be retained. The addition will feature wood 1-over-1 sash windows.

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: 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: October 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.

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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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



EAST ELEVATION – FRONT FACING NORHILL BOULEVARD

EXISTING

SCALE: 1/4 in = 1 ft



PROPOSED



SOUTH SIDE ELEVATION – FACING W TEMPLE STREET

EXISTING



PROPOSED



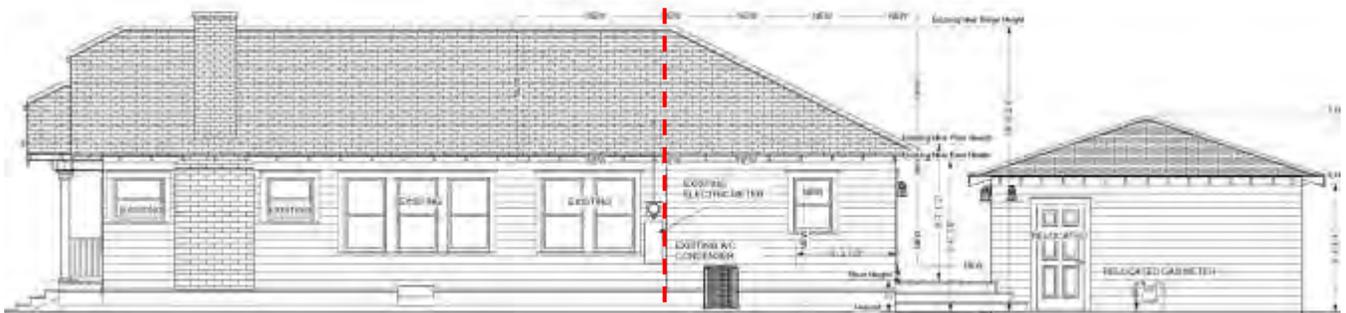
ORIGINAL REAR WALL

NORTH SIDE ELEVATION

EXISTING



PROPOSED



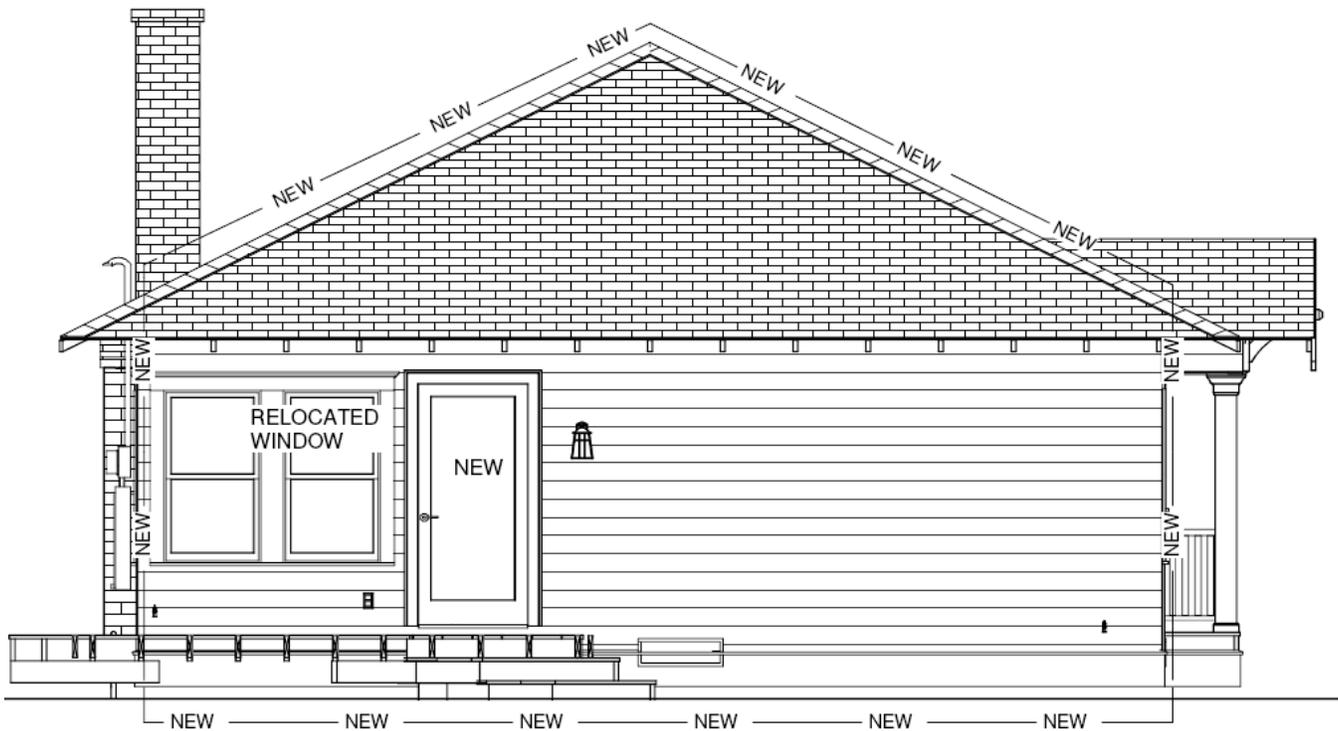
ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING



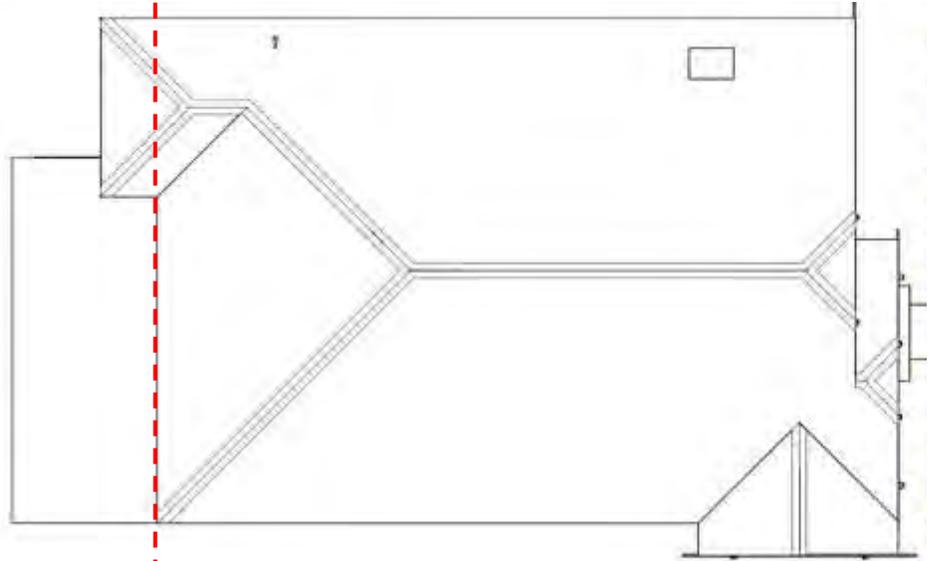
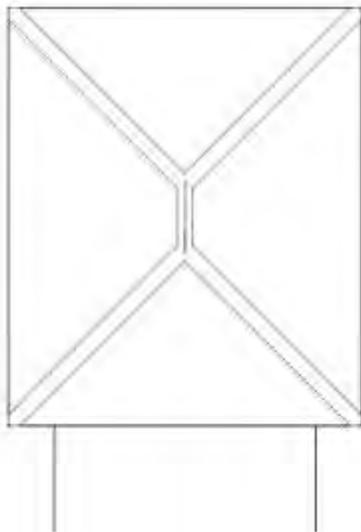
PROPOSED



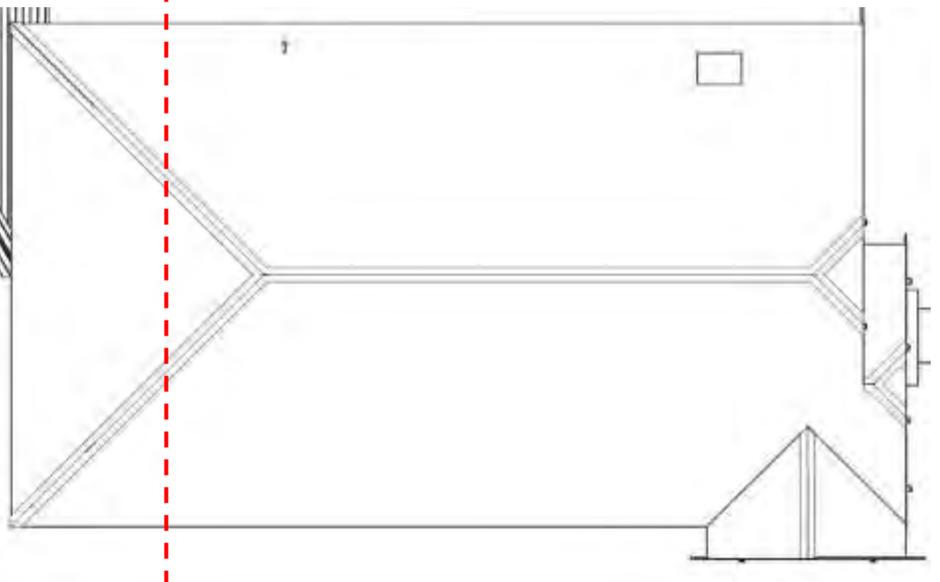
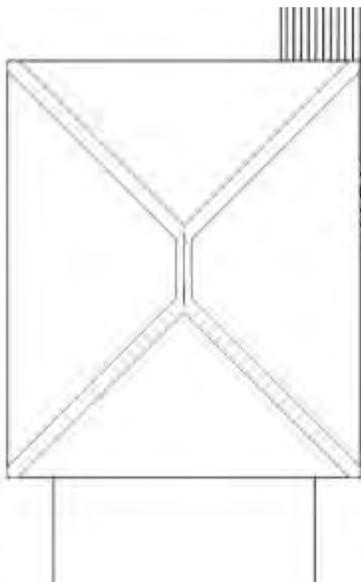


ROOF PLAN

EXISTING



PROPOSED



ORIGINAL REAR WALL

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE							
NUMBER	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	TOP	COMMENTS
W01	1	2636DH	30 "	41 1/2 "	DOUBLE HUNG,WOOD 1 OVER 1	78"	NEW
W02	1	2849DH	32 "	57 "	DOUBLE HUNG.WOOD 1 OVER 1	78 1/2"	RELOCATED
W03	1	2849DH	32 "	57 "	DOUBLE HUNG. WOOD 1 OVER 1	78"	RELOCATED

PHOTOS SUBMITTED BY APPLICANT

FRONT (EAST) ELEVATION



REAR NON-ORIGINAL ADDITION



SIDE (SOUTH) ELEVATION FACING W TEMPLE STREET



SIDE (NORTH) ELEVATION



REAR ELEVATION



PROJECT DETAILS

Shape/Mass: The residence measures 28'-2" wide, 40' deep, 9'-4" to the eave, and 18'-1" to the ridge. A rear non-original rear addition will be demolished. The addition will begin at the original rear wall and will measure 28'-2" wide, 9'-11" deep, 9'-4" to the eave, and 18'-1" to the ridge.

Setbacks: The residence is setback 19'-9" from the front property line, 3'-2" from the side, north property line, 17'-7" from the side, south property line, and 40'-3" from the rear property line. The addition will be setback 3'-2" from the side, north property line, 17'-7" from the side, south property line, and 30'-3" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a finished floor height of 2'. The addition will be built on a pier and beam foundation with a finished floor height of 2'.

Windows/Doors: The residence features original wood 1/1 sash windows and an original 3-lite wood paneled entry door and a non-original set of divided lite french doors. Seven non-original windows on the rear will be removed. All original sash windows, original entry door, and divided lite french doors will be retained. The addition will feature wood 1/1 sash windows and a single lite entry door. The existing detached garage features a paneled entry door; the door will be relocated from the east elevation to the north elevation.

Exterior Materials: The residence is clad with original wood beveled lap siding; the siding will be retained. The residence features a partial width front porch with square columns and concrete steps; all porch elements will be retained. The addition will be clad with wood beveled lap siding.

Roof: The residence features a gable on hip roof with a 6/12 pitch and is clad with composite shingles. The addition will feature a hip roof with a 6/12 pitch and the roof will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg. 5
(East)

Side Elevation: Please see elevation drawings on pg. 7
(North)

Side Elevation: Please see elevation drawings on pg. 6
(South)

Rear Elevation: Please see elevation drawings on pg. 8
(West)