

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Sam Gianukos, Creole Design for Emily Miller, owner

Property: 1139 Peddie Street, Lot 11, Block 108, North Norhill Subdivision. The property includes a historic 1,092 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

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

Proposal: Project Type – Construct a rear one-story addition to an existing one-story residence.

- The addition will begin at the rear wall and will measure 12'-6" wide, 20" deep, 9'-7" to the eave, and 14'-2" to the ridge.
- A pair of original 1-over-1 wood sash windows located on the east elevation will be split and relocated on the east elevation to accommodate an interior bed wall.

See enclosed application materials and detailed project description on p. 6-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval of the rear one-story addition.

Denial of the splitting and relocation of an original pair of 1-over-1 sash windows on the east elevation.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The splitting and relocation of the original pair of 1-over-1 sash windows on the east elevation alters the fenestration pattern on the east elevation and requires that new openings be created to accommodate the new window locations which results in the loss of significant historical material.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The splitting and relocation of the original pair of 1-over-1 sash windows on the east elevation alters the fenestration pattern of the 1928 Bungalow. The relocation of the two original windows results in the loss of significant historical material as a result of the new window openings on the east elevation.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The splitting and relocation of the original pair of 1-over-1 sash windows on the east elevation alters the fenestration pattern on the east elevation and requires that new openings be created to accommodate the new window locations which results in the loss of significant historical material.</i> |
| <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. |

INVENTORY PHOTO



NEIGHBORING PROPERTIES



1131 Peddie – Contributing – 1928 (neighbor)



1125 Peddie – Noncontributing – 1950 (blockface)



1129 Peddie– Contributing – 1926 (blockface)



1122 Peddie– Contributing – 1926 (across street)



1136 Peddie– Noncontributing – 1930 (across street)



1140 Peddie– Contributing – 1928 (across street)

SOUTH ELEVATION – FRONT FACING PEDDIE STREET

EXISTING

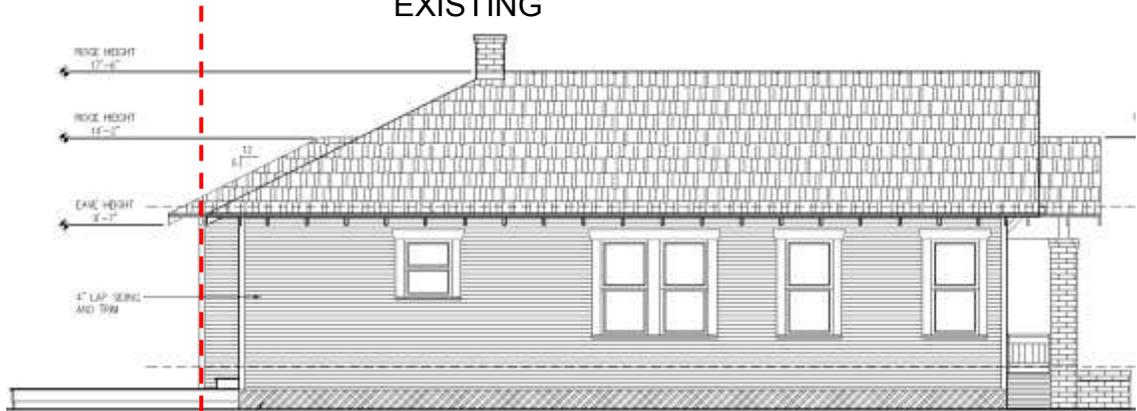


PROPOSED

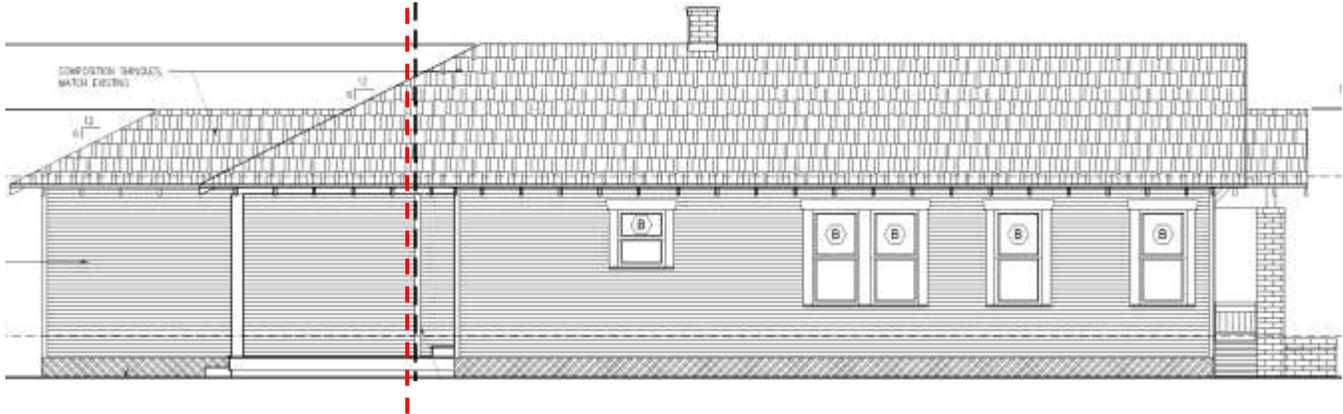


WEST SIDE ELEVATION- FACING STUDEWOOD STREET

EXISTING



PROPOSED

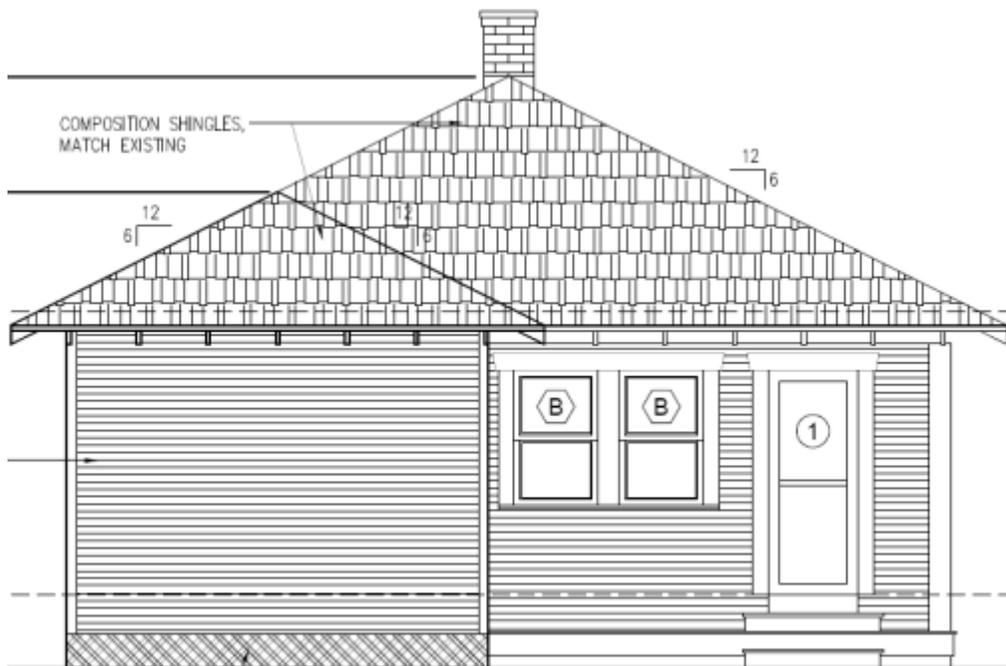


NORTH (REAR) ELEVATION

EXISTING



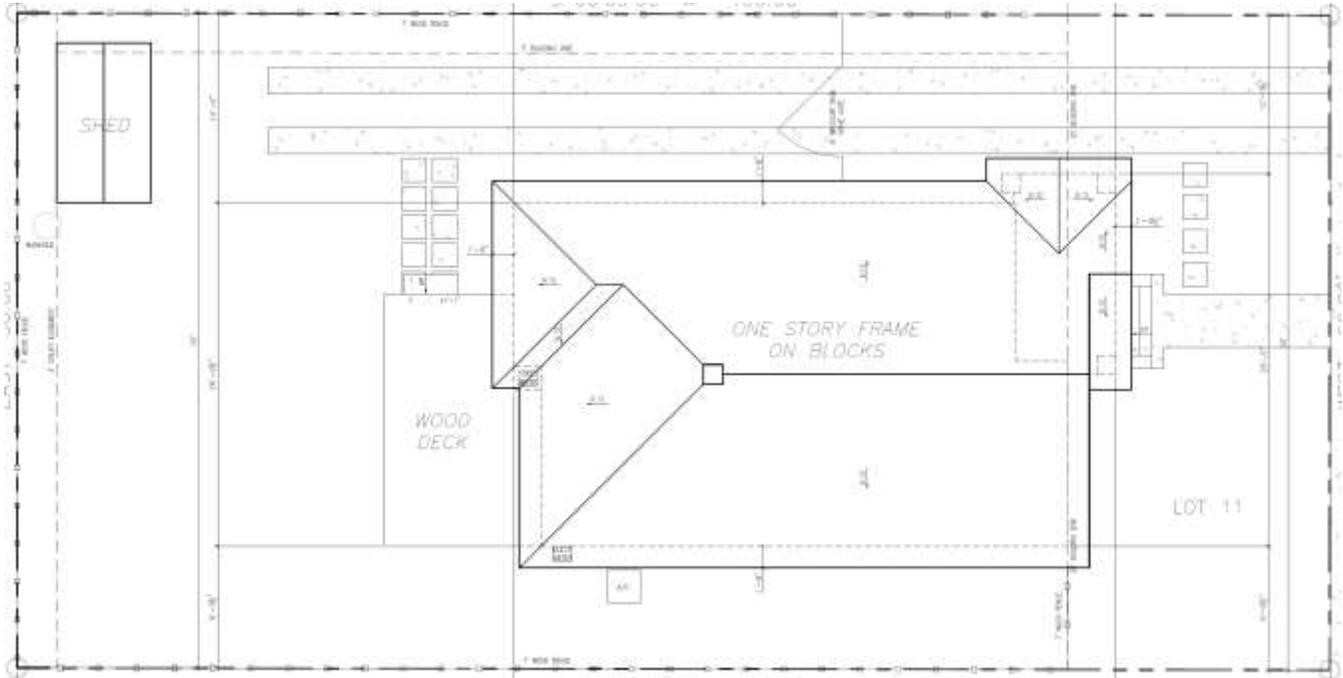
PROPOSED



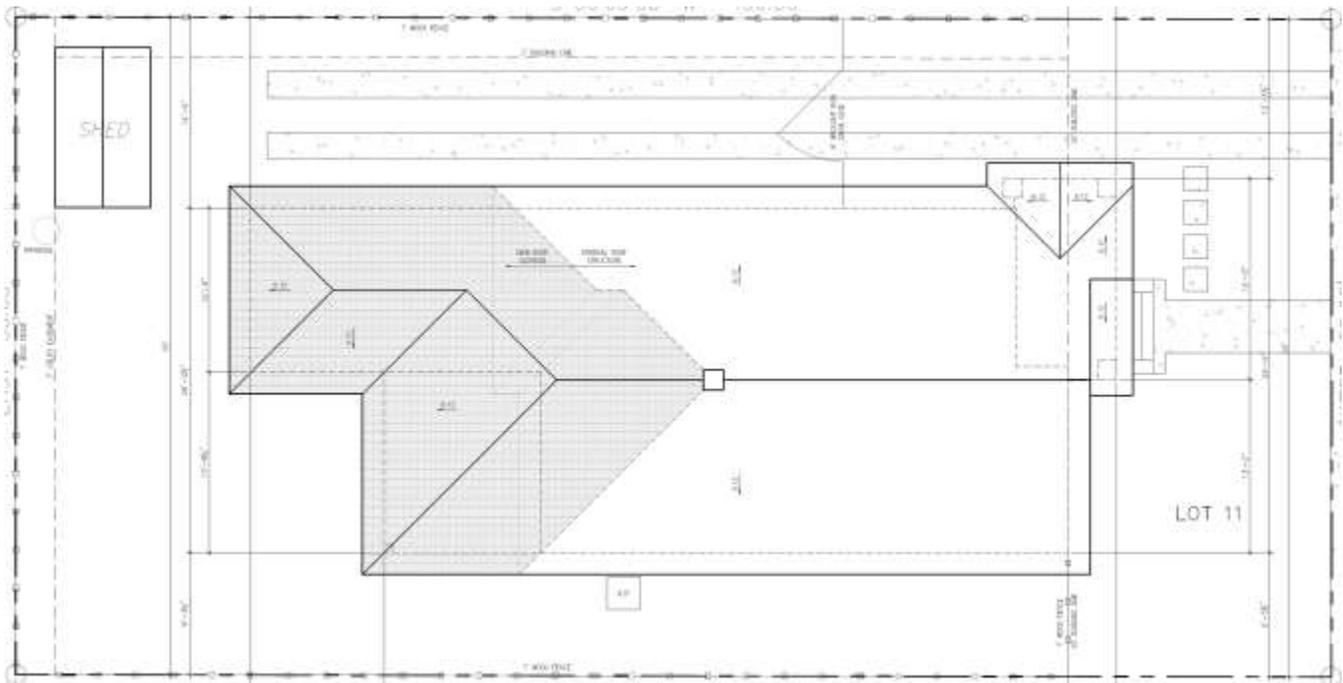


SITE PLAN

EXISTING

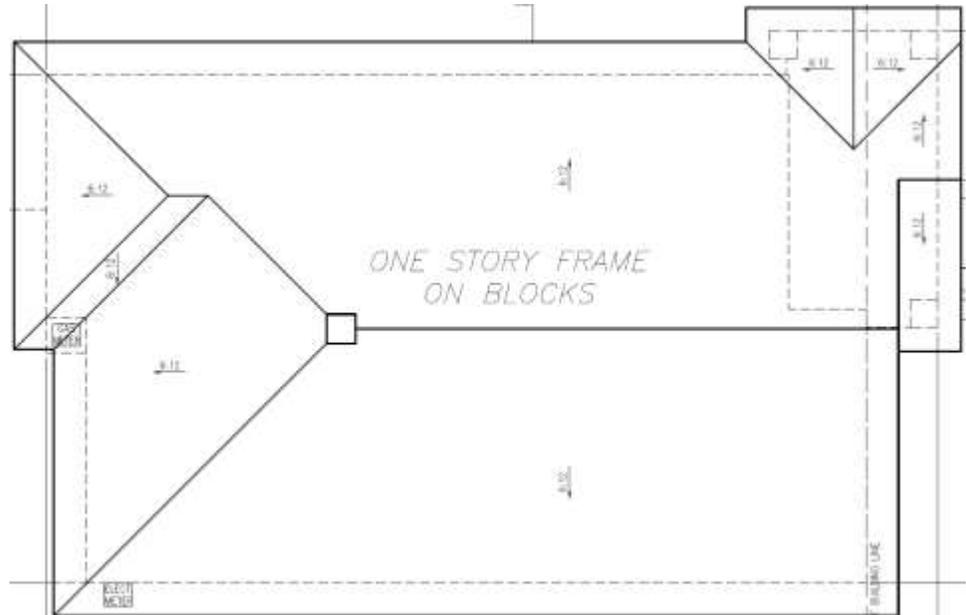


PROPOSED

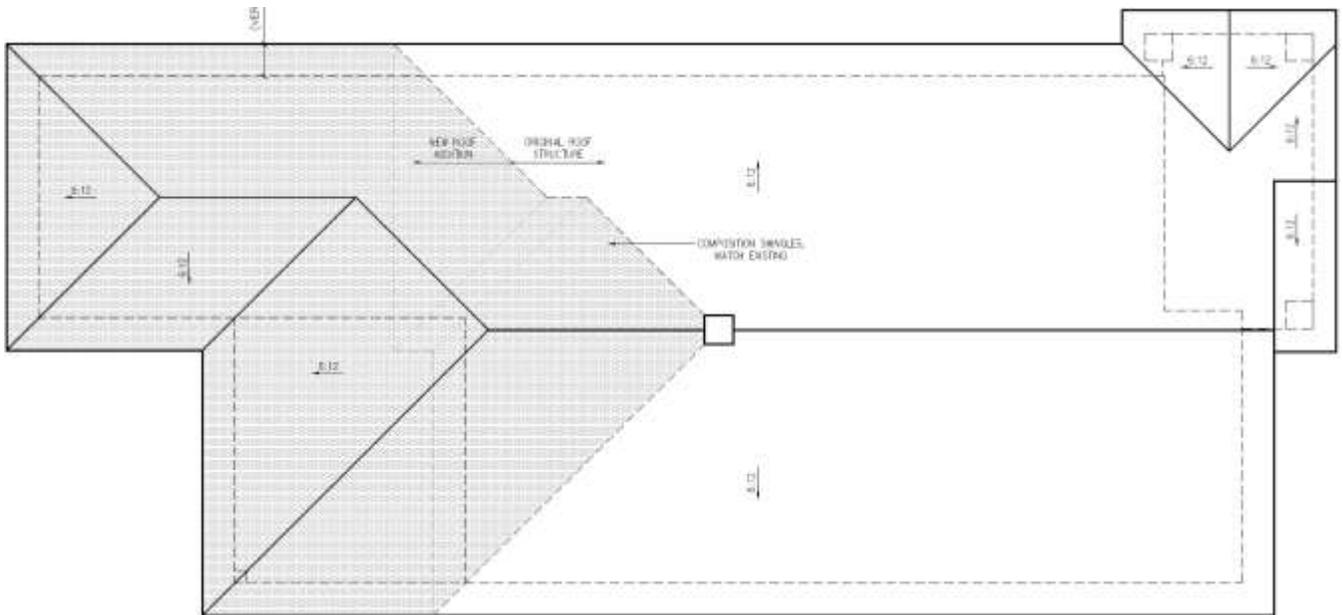




ROOF PLAN
EXISTING



PROPOSED



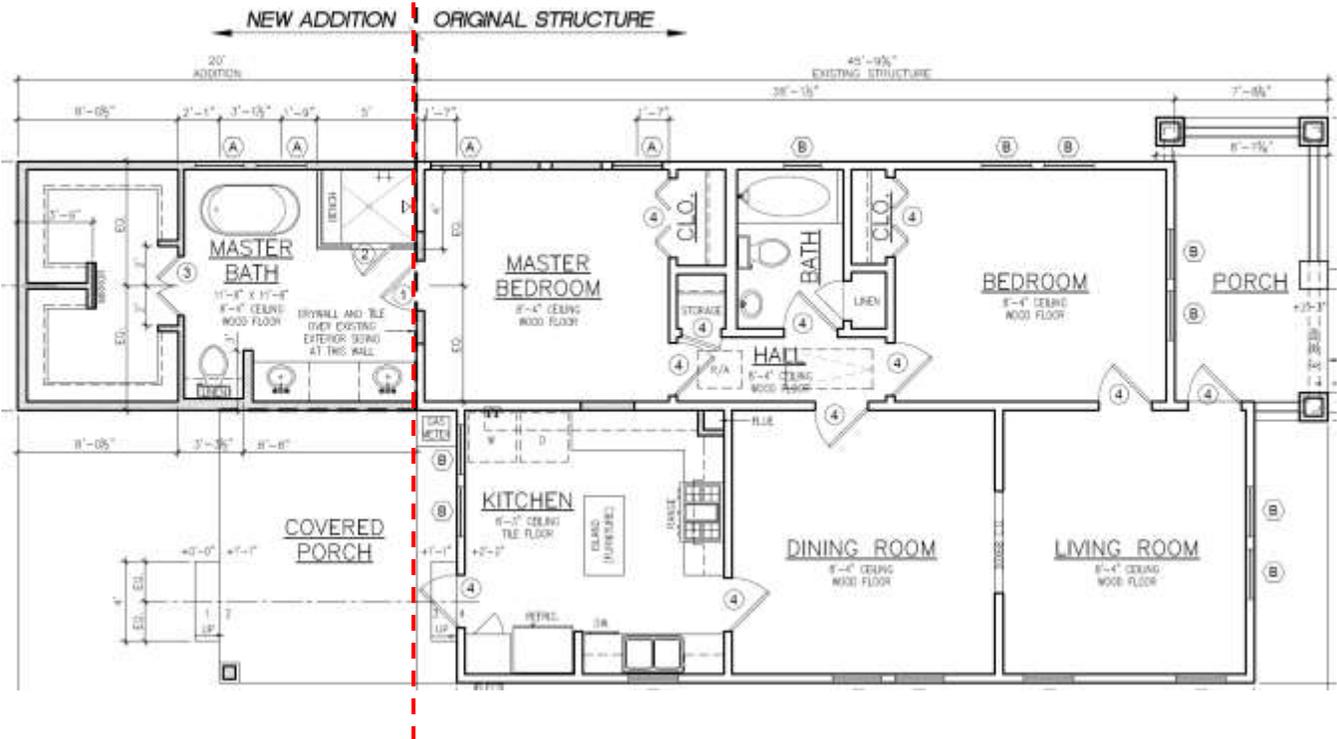


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>A</i>	<i>4</i>	<i>2'-6"</i>	<i>5'-0"</i>	<i>RELOCATED WINDOW</i>
<i>B</i>	<i>EXISTING WINDOW TO REMAIN</i>			

DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>1</i>	<i>1</i>	<i>2'-8"</i>	<i>6'-8"</i>	<i>RELOCATED DOOR</i>
<i>2</i>	<i>1</i>	<i>2'-0"</i>	<i>GLASS DOOR AT SHOWER ENCLOSURE</i>	
<i>3</i>	<i>1</i>	<i>(PR.) 1'-6"</i>	<i>6'-8"</i>	<i>INTERIOR DOOR</i>
<i>4</i>	<i>EXISTING DOOR TO REMAIN</i>			

PHOTOS SUBMITTED BY APPLICANT

FRONT (SOUTH) ELEVATION

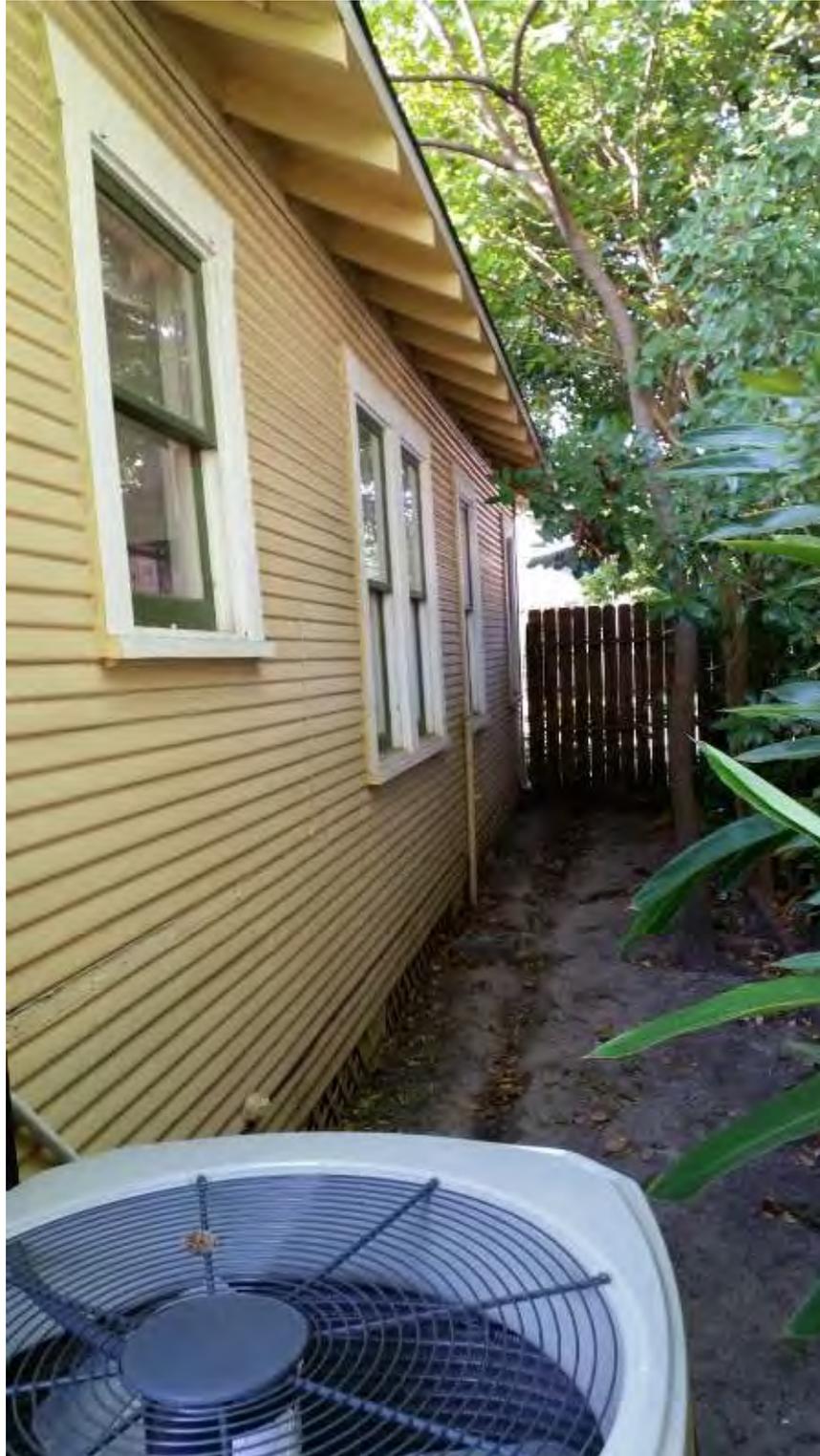


SIDE (EAST) ELEVATION



ORIGINAL WINDOWS TO BE SPLIT & RELOCATED

SIDE (WEST) ELEVATION



REAR (NORTH) ELEVATION



ORIGINAL WINDOWS TO BE RELOCATED TO EAST ELEVATION

PROJECT DETAILS

Shape/Mass: The residence measures 26'-3" wide, 38'-2" deep, to the 9'-7" eave, and 17'-6" to the ridge. The addition will begin at the rear wall and will measure 12'-6" wide, 20" deep, 9'-7" to the eave, and 14'-2" to the ridge.

Setbacks: The residence is setback 20' from the front property line, 12'-2" from the side, east property line, 9'-6" from the side, west property line, and 37'-11" from the rear property line. The addition will be setback 12'-2" from the side, east property line, 9'-6" from the side, west property line, and 17'-11" from the rear property line.

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

Windows/Doors: The residence features original wood 1-over-1 sash windows and an original entry door; the original windows and entry door will be retained. A pair of 1-over-1 sash windows on the east elevation will be split and relocated on the east elevation to accommodate an interior bed wall. A pair of original 1-over-1 sash windows on the rear elevation will be relocated to the east elevation of the proposed addition.

Exterior Materials: The residence is clad with original wood 117 siding; the siding will be retained. The addition will be clad with wood 117 siding. The residence features a partial width front porch with concrete steps, and brick columns and piers; all porch elements will be retained. The addition will feature a rear covered porch.

Roof: The residence features a gable on hip roof with a 6/12 pitch and 1'-8" overhang and is clad with composite shingles. The addition will feature a hip roof with a 6/12 pitch and a 1'-8" overhang and will be clad with composite shingles.

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

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

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

Rear Elevation: Please see elevation drawings on pg. 9
(North)