

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Carrie Gonzales, Richard Grothues Designs, Inc., for Bruce Boatner, owner

Property: 1040 Key Street, Lot 10, Block 133, North Norhill Subdivision. The property includes a historic 1,400 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 1930, located in the Norhill Historic District.

Proposal: Alteration – The applicant proposes to make the following alterations:

- Replace the existing non-original porch columns with new slightly tapered porch columns and replace the guardrail with one of a lower and more appropriate design
- Shift the existing original front door back to its original location (based evidence found in the existing framing)
- Reinstall a salvaged window back on the front elevation (which was removed when the door was shifted)
- Replace three non-original windows on the west elevation with two salvaged windows typical to the existing structure
- Convert a single window opening to a door covered by a small gable roof on the east elevation

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: Norhill Neighborhood Association has not reviewed the project. 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: September 24, 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 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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



CURRENT PHOTO



3D RENDERING – FRONT FACING KEY STREET AND NORHILL BOULEVARD

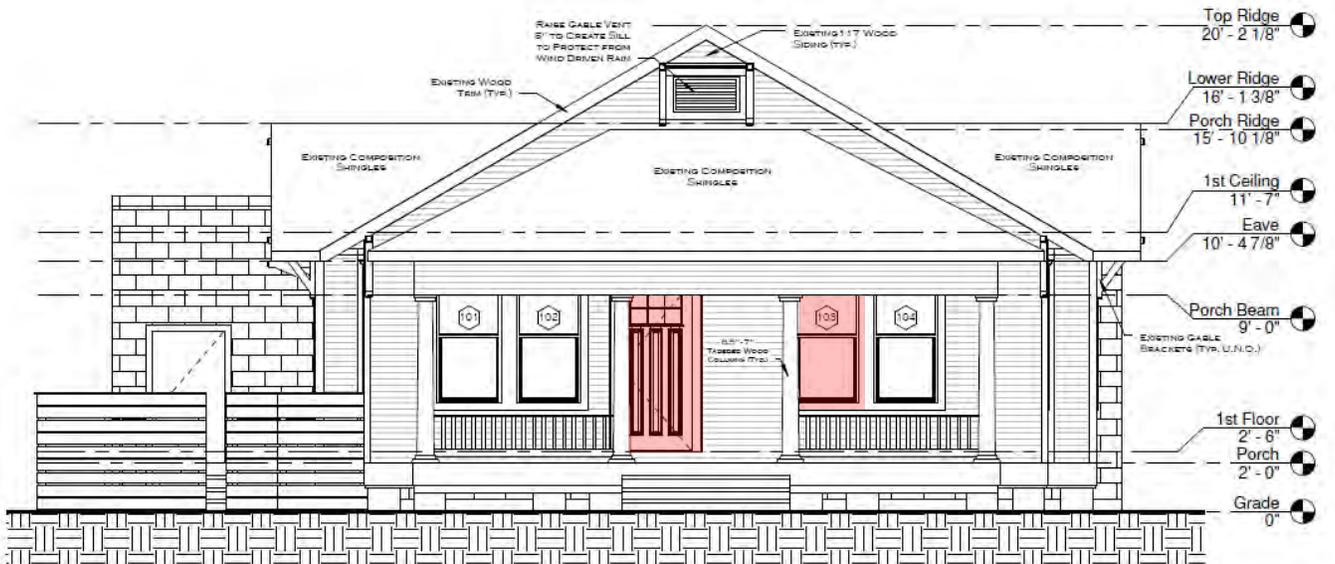
PROPOSED



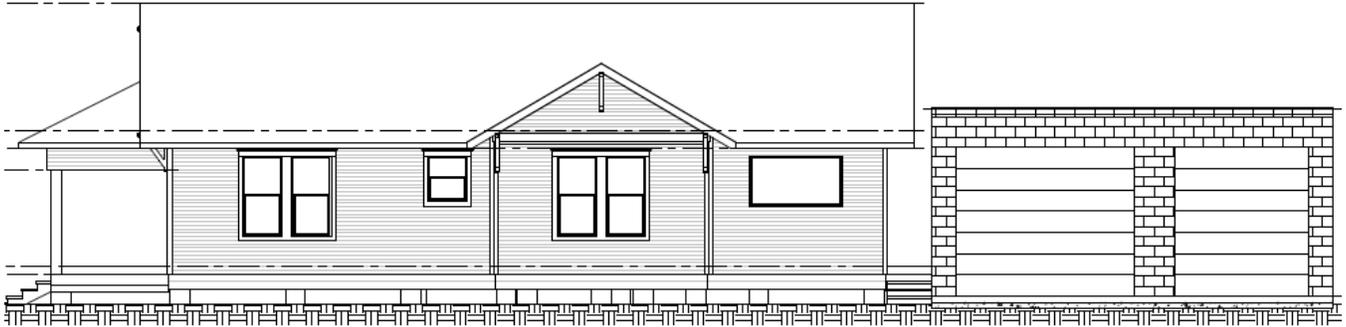
NORTH ELEVATION – FRONT FACING KEY STREET
EXISTING



PROPOSED



WEST SIDE ELEVATION
EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING

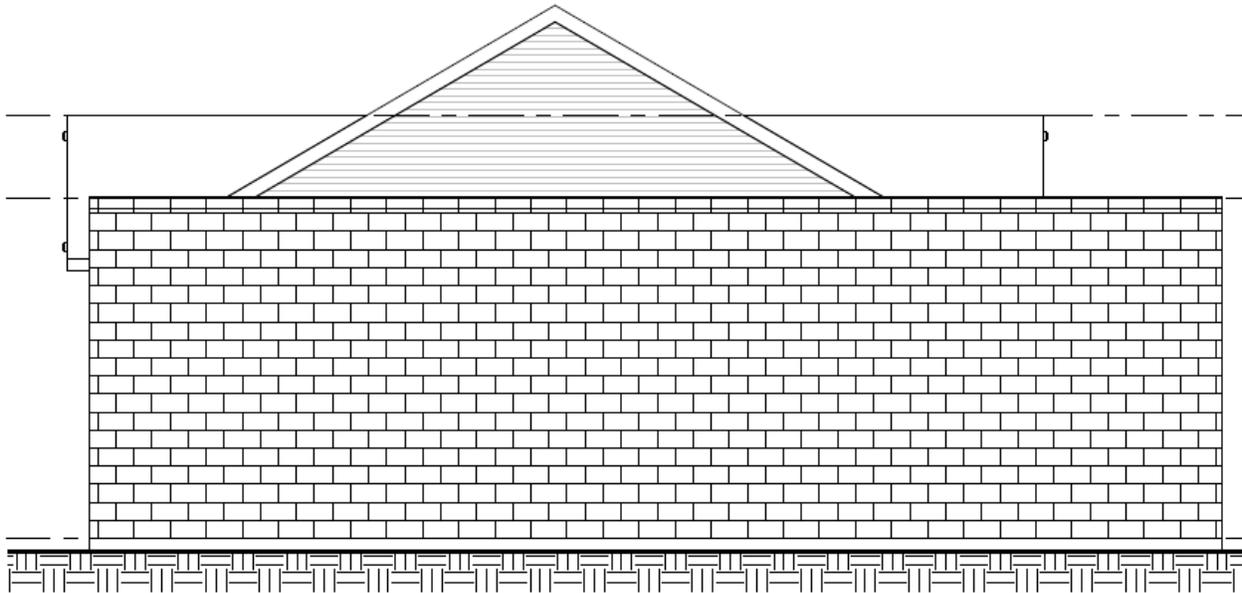


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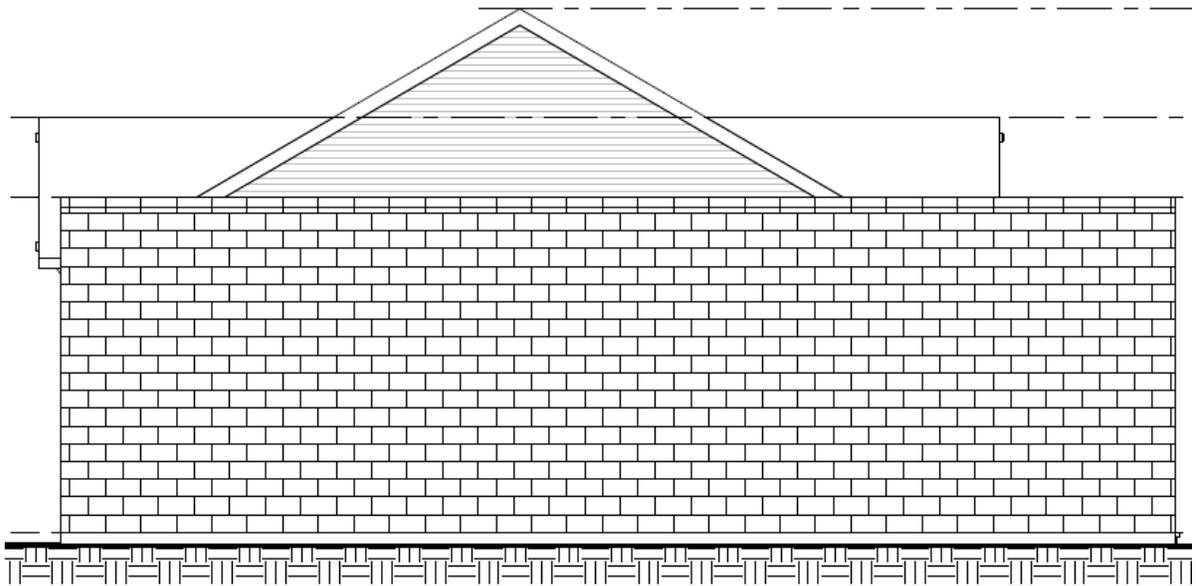


SOUTH (REAR) ELEVATION

EXISTING

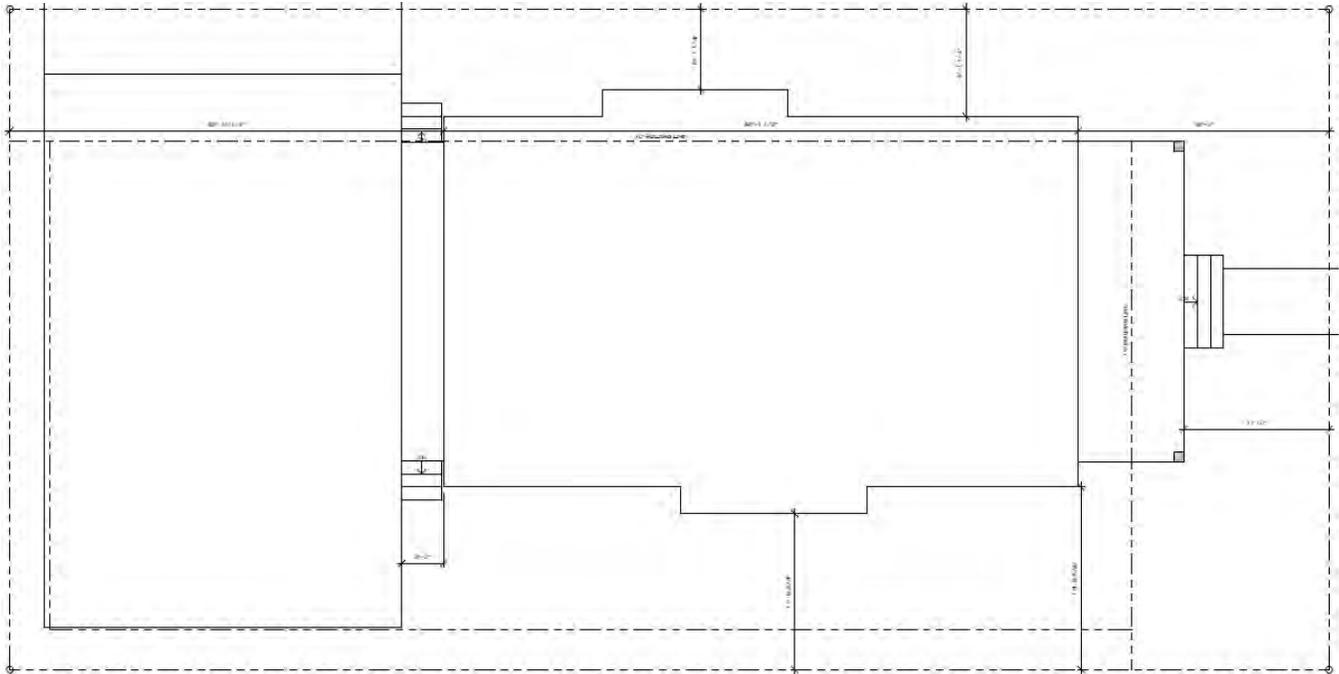


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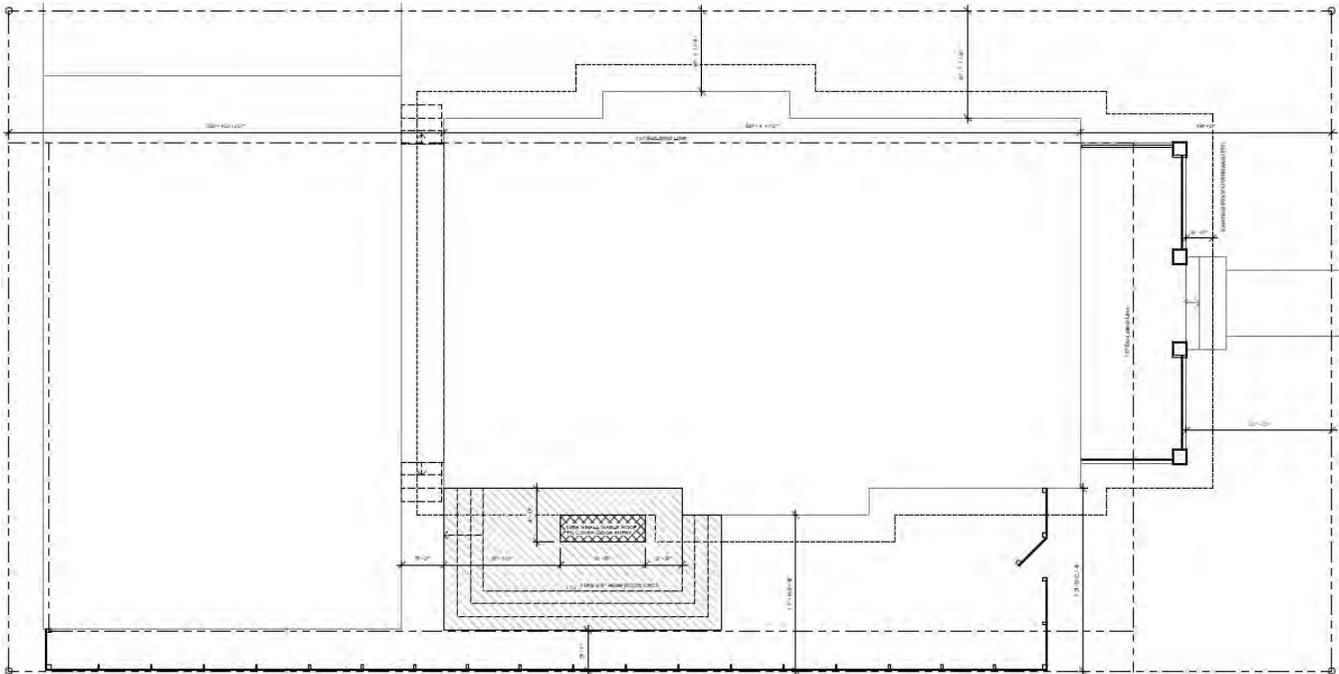




**SITE PLAN
EXISTING**

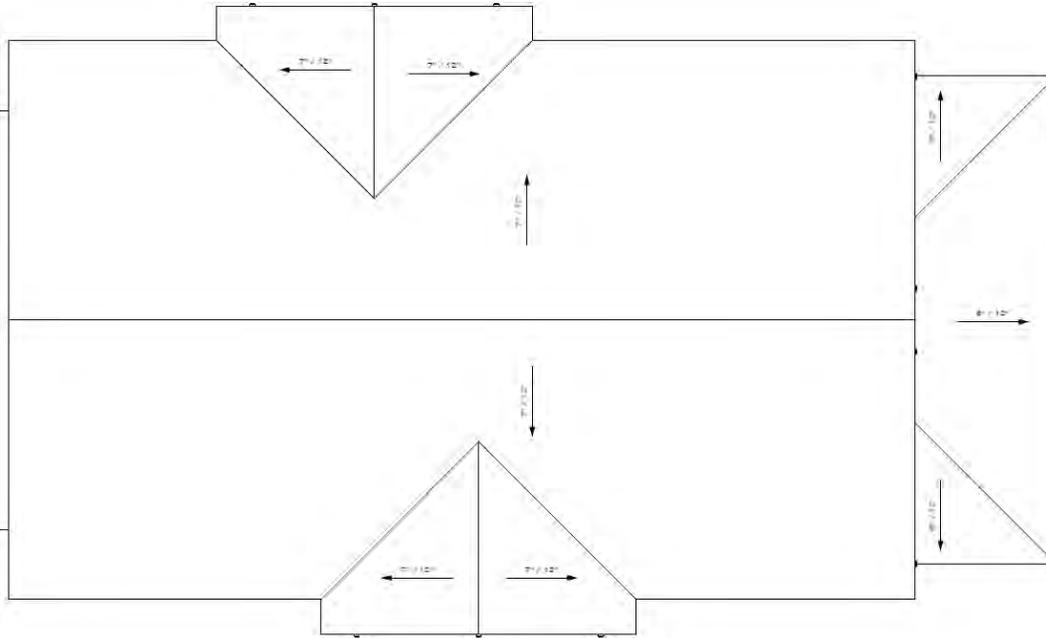


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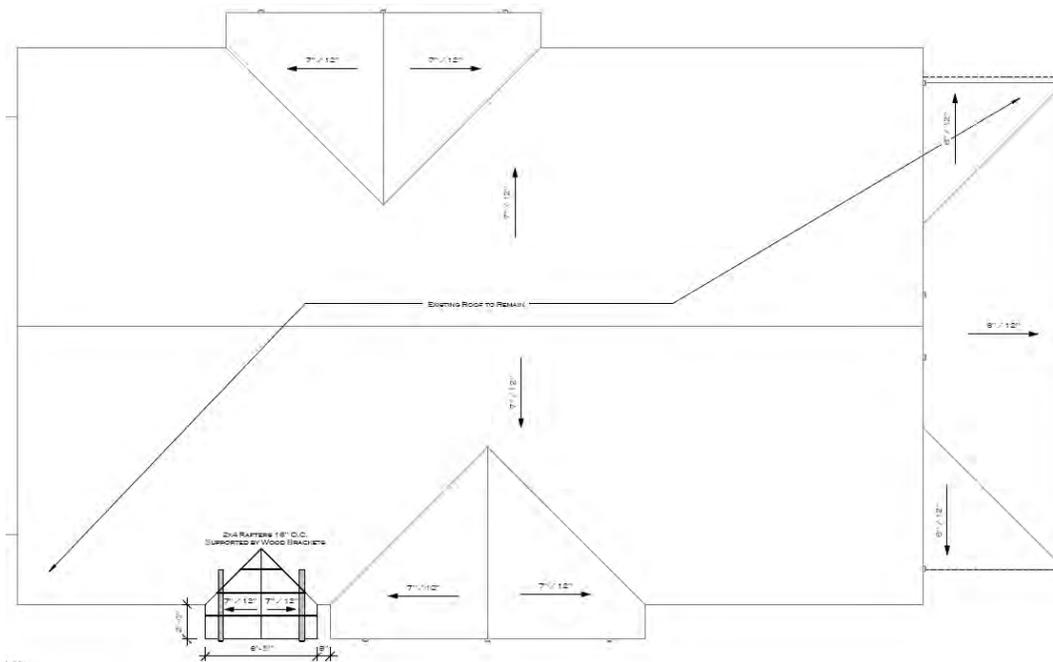




**ROOF PLAN
EXISTING**

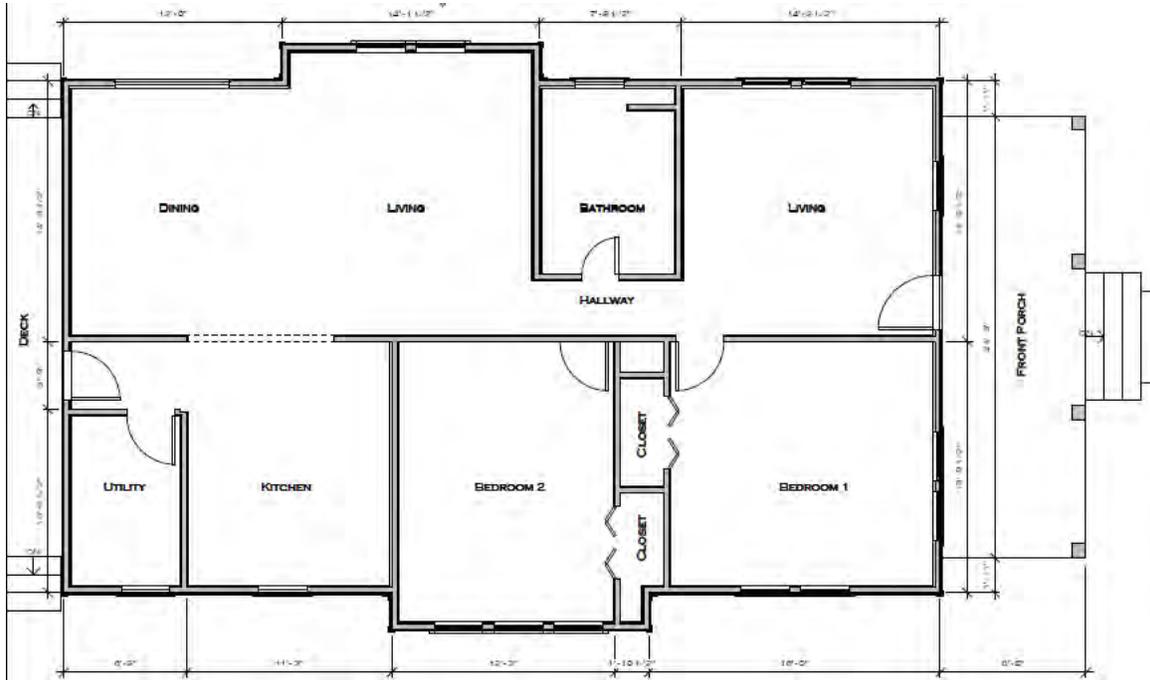


PROPOSED

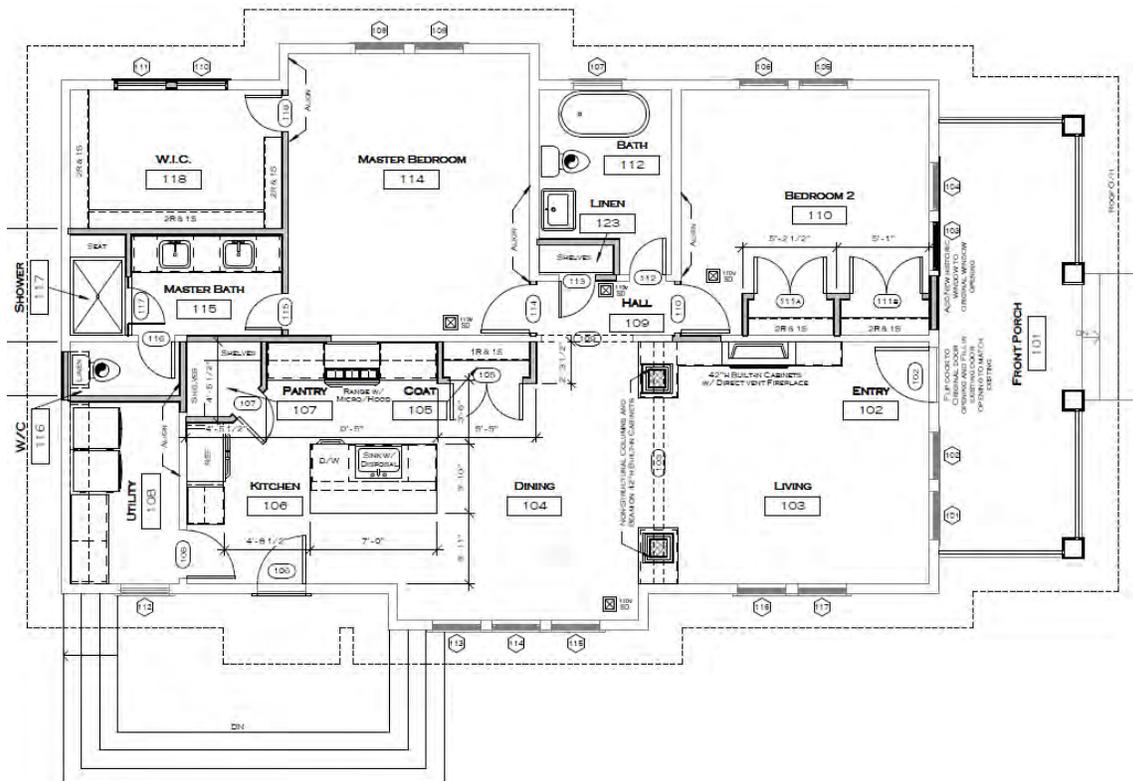




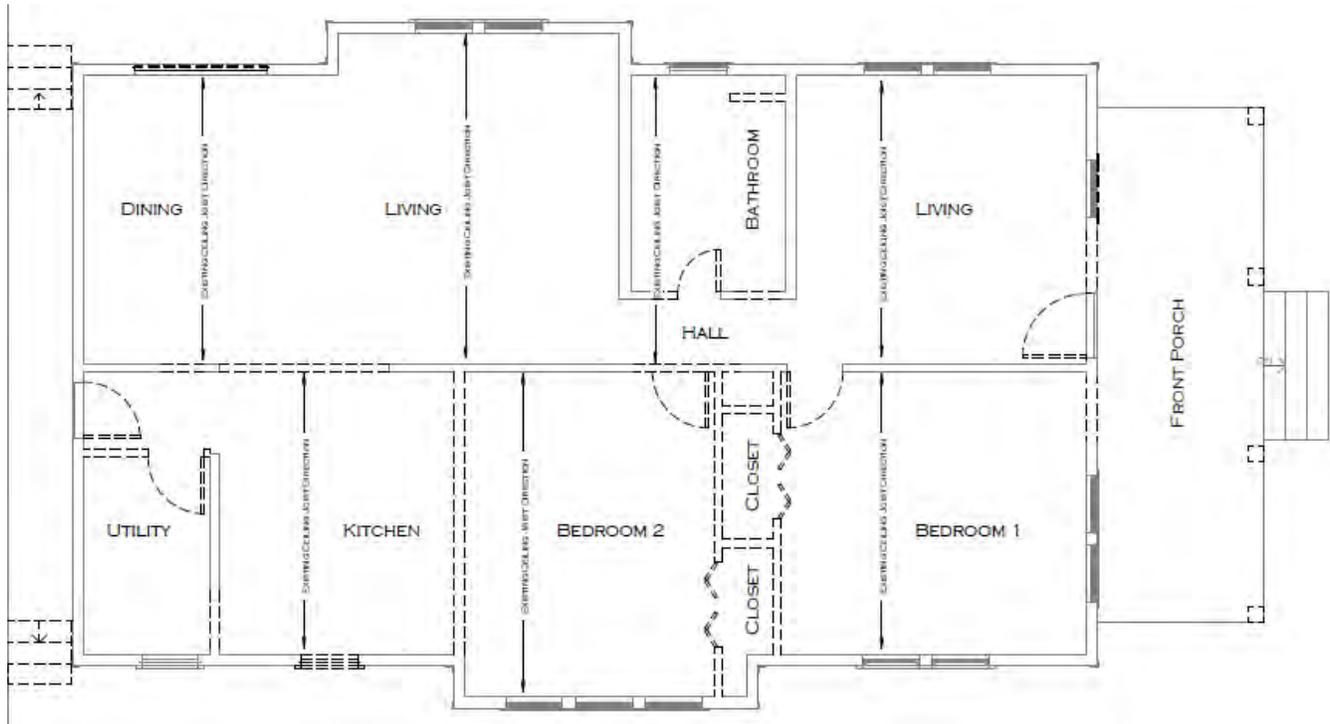
FIRST FLOOR PLAN
 EXISTING



PROPOSED



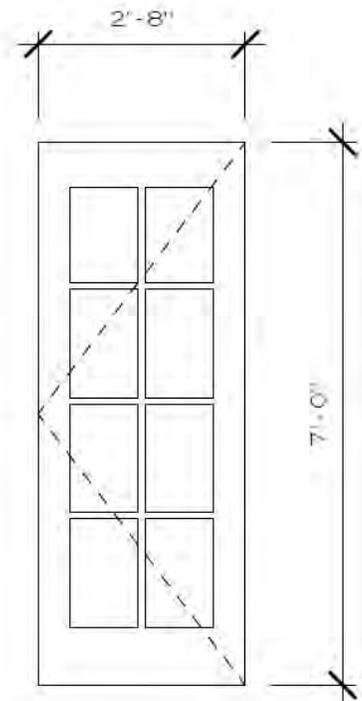
Demolition Plan



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE 1						
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS
101	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
102	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
103	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	NEW HISTORIC WINDOW
104	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
105	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
106	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
107	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
108	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
109	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
110	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	NEW HISTORIC WINDOW
111	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	NEW HISTORIC WINDOW
112	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
113	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
114	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
115	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
116	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN

DOOR SCHEDULE 1					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
102	5'-2"	7'-0"		DEADBOLT & LOCKSET	RELOCATED EXISTING DOOR
103	13'-4"	8'-0"			OPENING W/ DBL 2X12 HEADER
105	4'-0"	7'-0"	DOUBLE	PASSAGE	
106	2'-8"	7'-0"	RIGHT	DEADBOLT & LOCKSET	NEW HISTORIC TEMPERED GLASS DOOR
107	2'-0"	7'-0"	RIGHT	PASSAGE	
108	2'-8"	7'-0"	LEFT	PASSAGE	
109	5'-0"	8'-0"			OPENING W/ DBL 2X12 HEADER
110	2'-8"	7'-0"	RIGHT	PRIVACY	
111A	4'-0"	6'-8"	DOUBLE	PASSAGE	
111B	4'-0"	6'-8"	DOUBLE	PASSAGE	
112	2'-0"	7'-0"	RIGHT	PRIVACY	
113	2'-0"	7'-0"	RIGHT	PASSAGE	
114	2'-8"	7'-0"	LEFT	PRIVACY	
115	2'-0"	7'-0"	LEFT	PRIVACY	
116	2'-0"	7'-0"	LEFT	PRIVACY	DBL 2X12 HEADER
117	2'-0"	6'-6"	RIGHT	PASSAGE	TEMPERED SHOWER DOOR
118	2'-0"	7'-0"	RIGHT	PASSAGE	
124A	3'-0"	7'-0"	LEFT	DEADBOLT & LOCKSET	NEW STEEL DOOR
124B	12'-0"	10'-0"			EXISTING OVERHEAD GARAGE DOOR
124C	9'-0"	10'-0"			EXISTING OVERHEAD GARAGE DOOR



PHOTOS



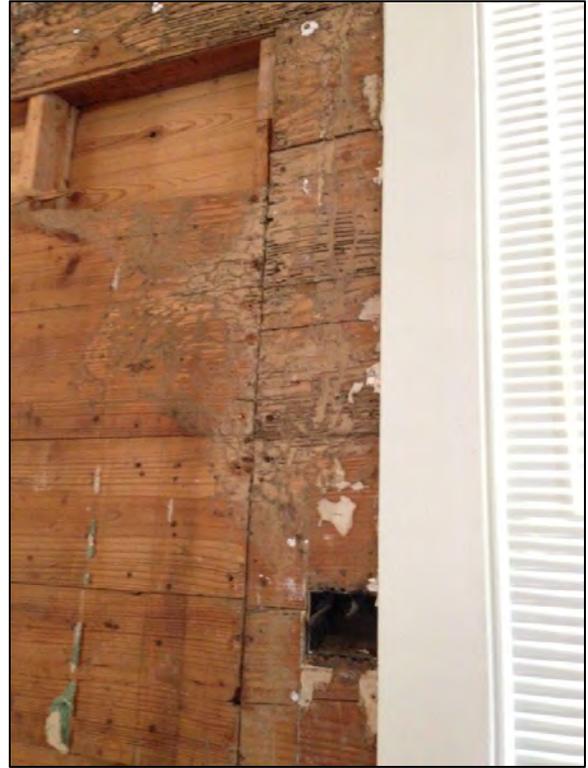
PHOTOS



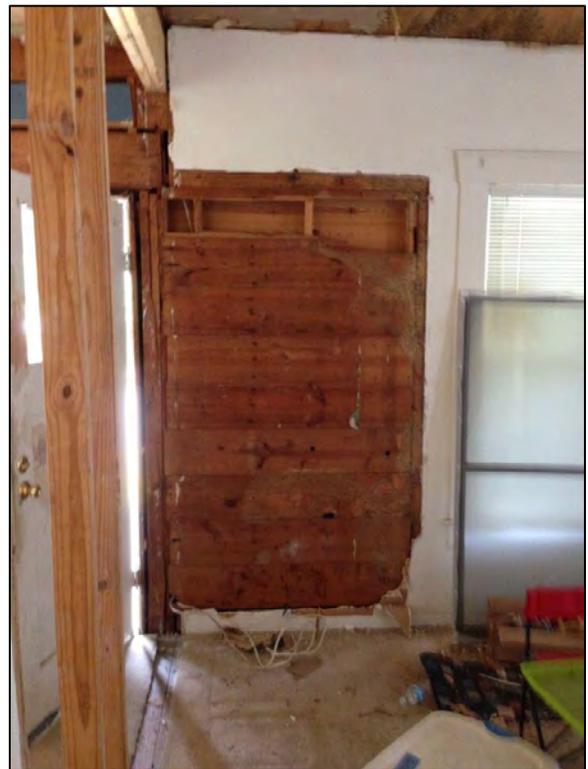
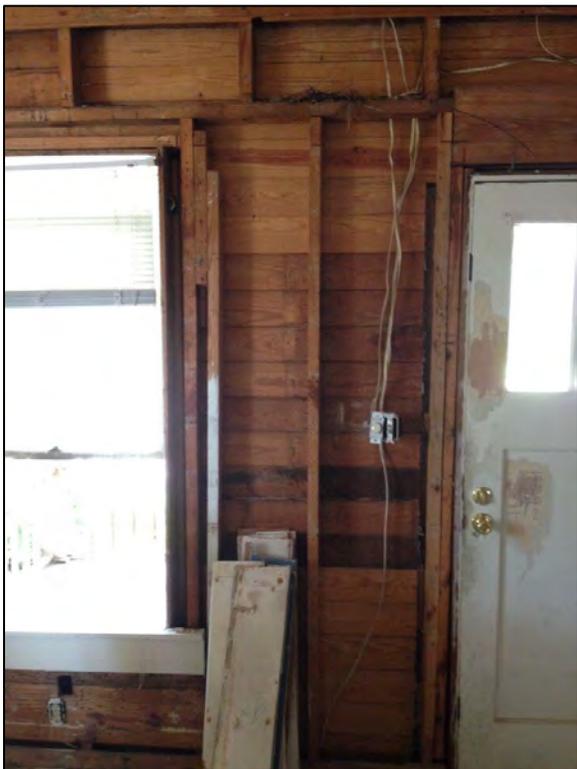
PHOTOS



PHOTOS



PHOTOS



PROJECT DETAILS

Shape/Mass: The existing house has an overall width of 30'-1" and an overall depth of 56-1½". The existing ridge height is 20'-2". The porch is inset 1'11" on each side and has a width of 24'-3" and a depth of 8'-0". The porch currently features four 8" wide, 7'-0" tall hollow wood square columns.

The proposed front porch dimensions will not be altered. The existing non-original columns will be removed and replaced with slightly tapered wood columns. These new columns will be 8" wide at the base and 7" wide at the top. They will have trim at the top and bottom. The new railing system will be 24" tall, to match what would have been originally installed on the house as seen by ghosting. See drawings for more detail.

Setbacks: The existing residence has a front (north) setback of 10.9'; a west side setback of 6.0'; an east side setback of 11.6'; and a rear (south) setback of 32'-10½".

All existing setbacks will be maintained. See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2'-6". The existing foundation and finished floor height will not be altered. See drawings for more detail.

Windows/Doors: The existing house features wood 1-over-1 double-hung windows. All windows are to remain and will be restored. A series of three non-original fixed windows have previously been installed into an original opening at the rear of the west elevation. The existing door is original to the house and will be retained.

The front façade of the residence has previously been altered. The front door has been shifted to the east and flipped and a window on the western pair was removed (now a single). These alterations have been substantiated by evidence on site including the framing and visible alterations made to the historic material. It is likely that these renovations and alterations took place sometime in the 1960s. The existing door will be returned to its original configuration and location (shifted to the east) and an additional salvaged window will be added to the single existing window (to recreate the original pair). Additionally, three non-original windows will be replaced with salvaged 1-over-1 double hung windows to match existing. A single window at the rear of the east elevation will be removed and the opening extended to allow for the installation of a door. The existing window will be installed on the west elevation (where the non-original windows will be removed). See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad in 117 wood siding. The existing siding will be retained and restored. Any siding needed for the façade restoration will be 117 wood siding to match existing. The existing gable vent on the façade will be raised approximately 5" to prevent water infiltration and allow for proper flashing to be installed. A new small deck will be installed at the proposed door opening at the rear of the east elevation. All other elements and material is to remain. See drawings for more detail.

Roof: The existing house has a composition shingle front gable roof with a pitch of 7:12 and an eave height of 10'-5". The porch roof is hipped with a pitch of 6:12 and eave height of 10'-5" to match existing. The porch header height is 9'. The existing roofs are to remain. A small gable will be constructed above the proposed door on the east elevation. This roof will be 6'-5" wide and 2'-0" deep and will have a pitch of 7:12 and an eave height of 10'-5" to match existing. See drawings for more detail.

Front Elevation: The existing front elevation features full width front porch with four square columns supporting the
(North) hipped porch roof. A pair of windows is located on the eastern bay of the façade followed by a door offset to the west in the central bay and a single window on the eastern bay. A vent is located in the main gable directly over the porch roof.

The proposed front elevation will retain the full width porch. The existing columns will be replaced with four slightly tapered columns. The western pair of windows will be maintained. The existing door will be shifted to the west and the opening flipped (restoring the door to the original location and configuration). A salvaged window will be installed directly to the west of the existing window on the eastern bay (restoring the original paired appearance). The gable vent will be slightly raised. See drawings for more detail.

Side Elevation: The existing west elevation features the profile of the front porch at the north. A pair of windows
(West) will be located to the south followed by a single window. A gable topped pop-out features a pair of windows. The rear of west elevation features three non-original fixed windows.

The only alterations proposed for the west elevation will be the removal of the non-original windows and the installation a pair of salvaged windows to match existing. All other elements and material is to remain. See drawings for more detail.

Side Elevation: The existing east elevation features the profile of the front porch at the north. A pair of windows
(East) will be located to the south. A gable topped pop-out features a group of three windows. The rear of west elevation features two additional windows.

The only alterations propose for the east elevation is the conversion of one of the rear windows into a door. The northernmost rear window will be removed and the existing opening extended to allow for the installation of a door. A small gable roof will be installed above the new door. All other elements and material is to remain. 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
(South) drawings for more detail.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

 You forwarded this message on 9/22/2015 3:38 PM.

From: Tom Patton Sent: Mon 9/21/2015 8:29 PM

To: Glennon, Erin - PD; Kriegl, Matthew - PD;

Cc:

Subject: Norhill decisions for HAHC Sept 24th mtg

1040 Key-- NOT SUBMITTED TO NNA!!

1031 Le Green -- in support of resubmitted proposal to use dual historic window instead of new windows

4010 Pineridge -- in support

4609 Michaux -- in support