

CERTIFICATE OF APPROPRIATENESS

Application Date: March 1, 2017

Applicant: Gail Schorre, Morningside Architects, LLP for Alan & Jennifer Perry, owners

Property: 1011 Peddie Street, Lot 16, Block 109, North Norhill Subdivision. The property includes a historic 1,160 square foot historic one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Addition.

Construct a one-story addition at the rear wall of the existing residence.

- A 3' deep connector will be inset 1.5' on the west and 12' on the east
- The addition will extend 6' to the west before running 37' towards the rear
- On the east, the addition will extend 17' towards the existing garage before extending to the west for 4.5' and then runs 23' towards the rear
- Along the rear property line the addition will span 16'
- The proposed addition will have a ridge height of 15.5' (lower than existing)

A new 32" wide door will be installed at the northwest corner of the existing structure. The door will be partially located in a previously sided over window and extend to the corner of the house.

See project details on p. 4-14 and application materials in Attachment A.

Public Comment: Three in favor. See Attachment B.

Civic Association: No comment received.

Recommendation: **Approval with conditions: Relocate the new door from the original structure to the addition or in the original window opening.**

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: March 23, 2017



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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

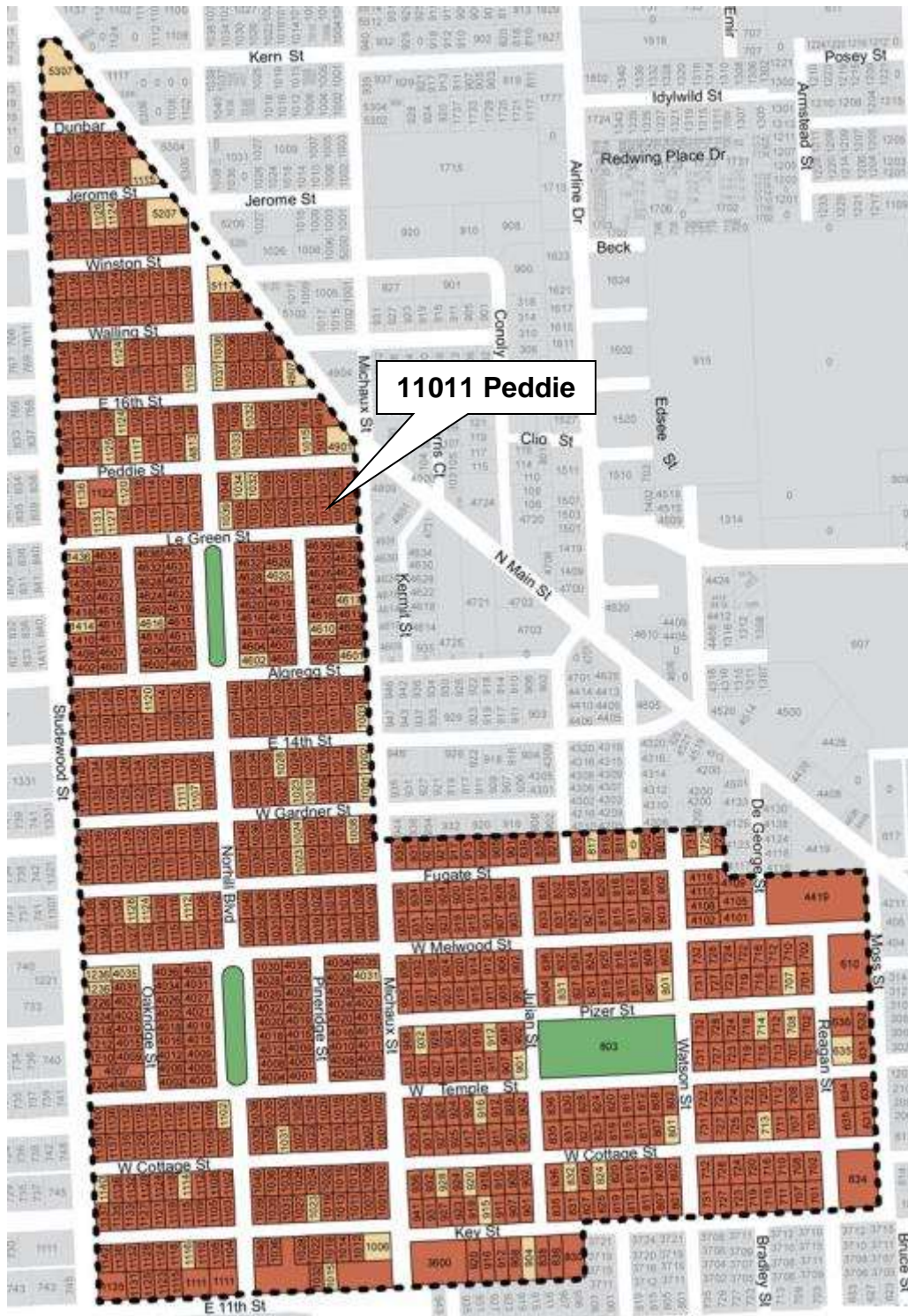
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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 checked="" 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;
<i>Although there was a window at the rear of the west elevation that has previously been closed in, the installation of a door near this location will lead to the damage of surrounding original material. Staff recommends that the proposed door be installed in the original window opening or be installed in the addition in order to preserve original material.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Installation of a door near a previously closed in original window opening will lead to irreversible damage to historic material and integrity of the building. Staff recommends that the proposed door be installed in the addition or in the original window opening in order to be reversible and to preserve the original integrity of the structure.</i> |
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<i>Although there was a window at the rear of the west elevation that has previously been closed in, the installation of a door near this location will lead to the damage of surrounding original material including siding, shiplap, and framing. Staff recommends that the proposed door be installed in the original window opening or be installed in the addition in order to preserve original material.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |

- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



1011 Peddie

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING PEDDIE STREET

EXISTING

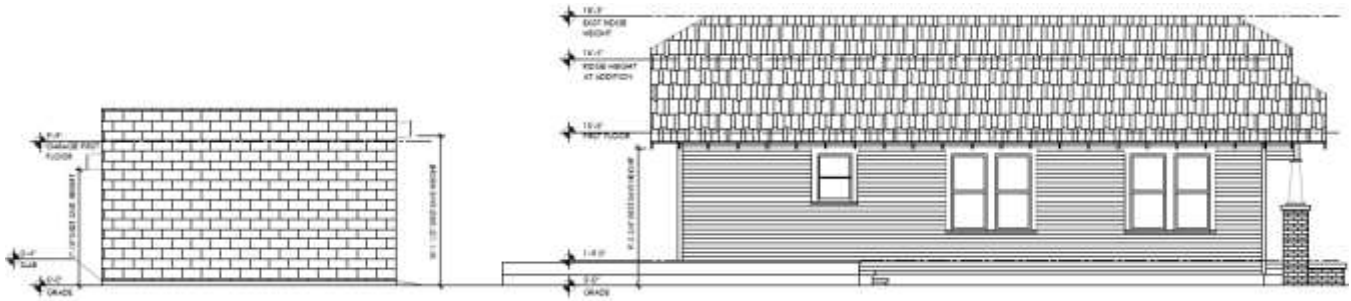


PROPOSED

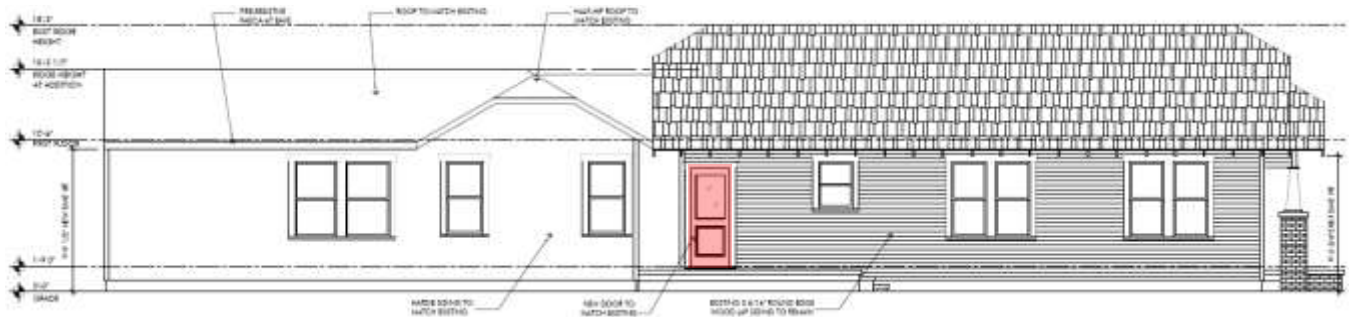


WEST SIDE ELEVATION

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED

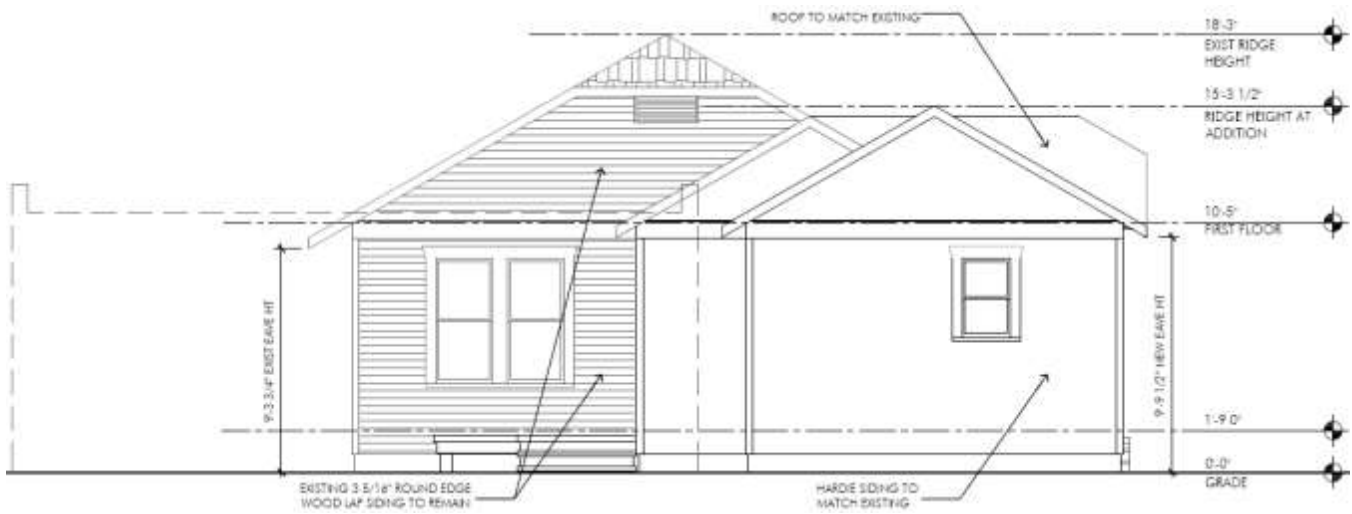


NORTH (REAR) ELEVATION

EXISTING

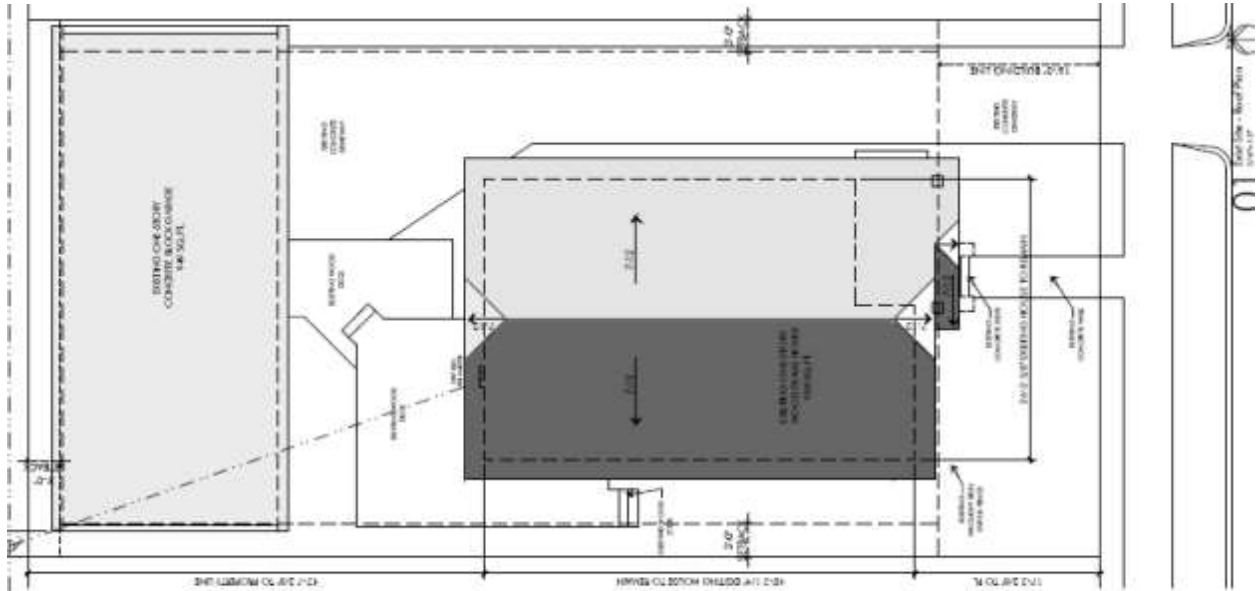


PROPOSED

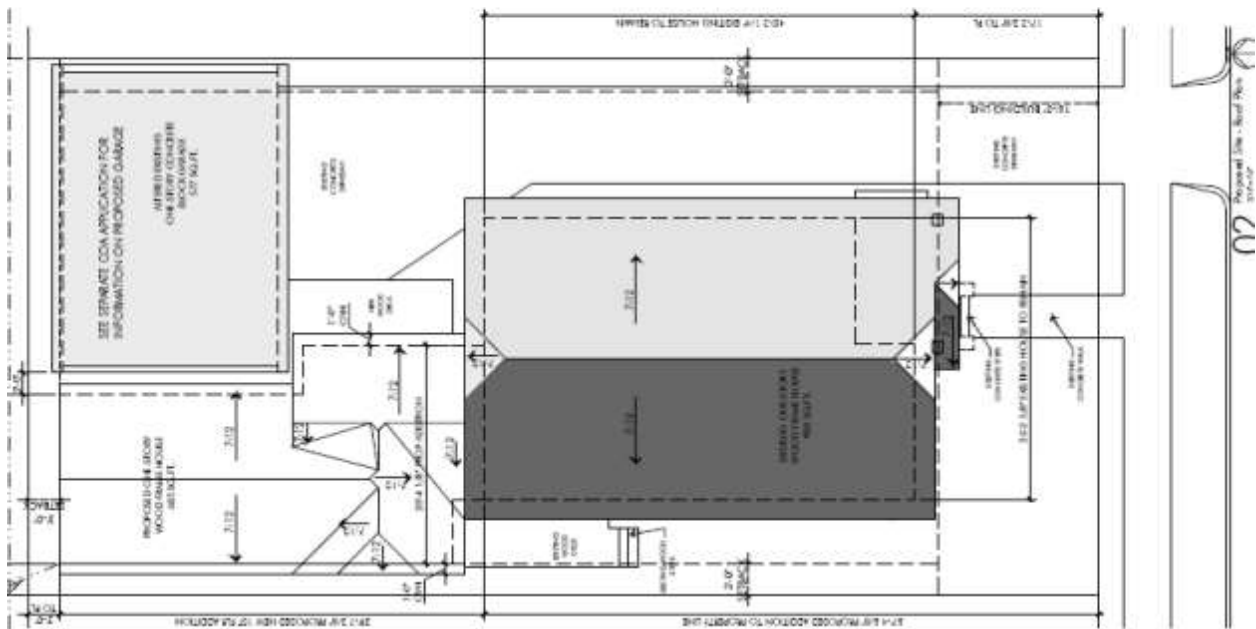


SITE PLAN / ROOF PLAN

EXISTING



PROPOSED

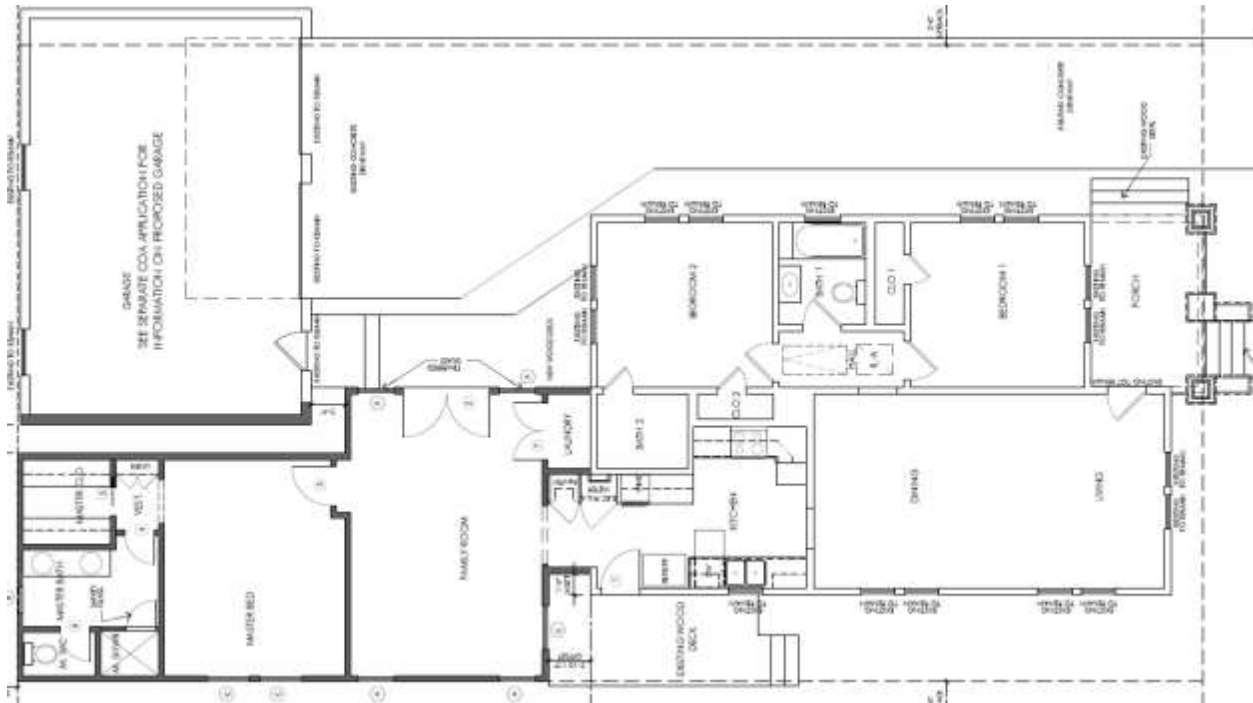


FIRST FLOOR PLAN

EXISTING



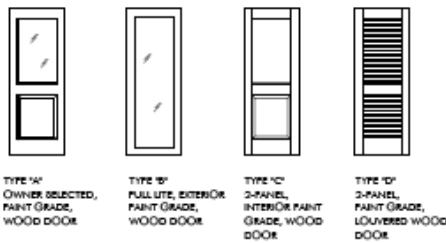
PROPOSED



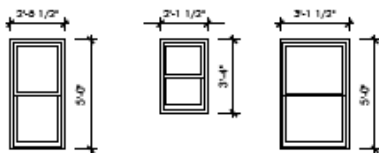
WINDOW / DOOR SCHEDULE

DOOR SCHEDULE		REUSE EXISTING DOORS WHERE FEASIBLE				
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	REMARKS
1	A	2'-8"	6'-8"	Wood	Paint	Deadbolt Lock. Weatherstripping
2	B	PR 3'-0"	6'-8"	Wood	Paint	Deadbolt Lock. Weatherstripping
3	C	2'-8"	6'-8"	Wood	Paint	Privacy Lock
4	C	2'-0"	6'-8"	Wood	Paint	Privacy Lock
5	C	2'-0"	6'-8"	Wood	Paint	Pocket door hardware. Passage Lock.
6	C	PR 2'-0"	6'-8"	Wood	Paint	Passage Lock
7	D	PR 2'-0"	6'-8"	Wood	Paint	Passage Lock

DOOR TYPES JELD-WEN CUSTOM WOOD DOORS RECESSED MOUNT, FLAT TRIM 1/4" = 1'-0"



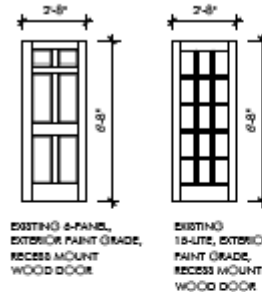
WINDOW TYPES JELD-WEN TRAD PLUS WINDOWS RECESSED MOUNT, FLAT TRIM 1/4" = 1'-0"



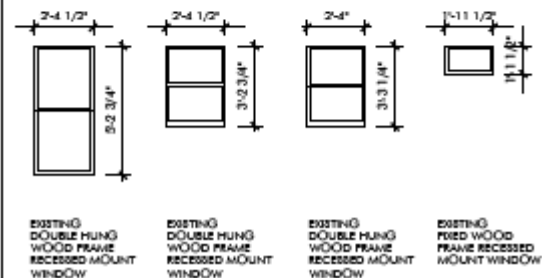
WINDOW TYPE 1A DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS
 WINDOW TYPE 1B DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS
 WINDOW TYPE 1C DOUBLE HUNG WOOD FRAME WINDOW WITH LOW-E INSULATED GLASS EGRESS WINDOW

ALL WINDOWS JELD WEN, TRADITION PLUS PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OR BETTER PRODUCT LINE UNLESS OTHERWISE NOTED
 TYPICAL ALL WINDOWS SHGC 0.28 & U VALUE 0.28, UNLESS NOTED OTHERWISE
 MOUNT FIRST FLOOR WINDOWS TO MATCH EXISTING, UNLESS NOTED OTHERWISE
 SEE FLOOR PLANS FOR LOCATIONS REQUIRING TEMPERED GLAZING
 EGRESS WINDOW TO MEET THE FOLLOWING OPENING REQUIREMENTS:
 MINIMUM CLEAR AREA OF OPENING: 5.7 SQ. FEET, MINIMUM CLEAR OPENING HEIGHT: 20" MINIMUM CLEAR OPENING WIDTH: 20", FOR 2012 IRC R210, CONTRACTOR TO VERIFY WINDOW TYPE 1C WILL COMPLY WITH NOTE ABOVE ON EGRESS REQUIREMENTS NOTIFY ARCHITECT IF CONFLICT EXISTS.
 NOTE: PER 810.1.2012 IBC, EMERGENCY ESCAPE AND RESCUE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 46" ABOVE THE FINISHED FLOOR.

CURRENT DOOR TYPES 1/4" = 1'-0"



CURRENT WINDOW TYPES 1/4" = 1'-0"



PROPOSED SIDE DOOR LOCATION



PROJECT DETAILS

Shape/Mass: The existing one-story house has a width of 26'-2", a depth of 40'-2", and a ridge height of 18'-3". The existing house is to remain.

The proposed one-story addition will be constructed at the rear wall of the existing residence. A 2'-10½" deep connector will be inset 1'-6" on the west and 11'-10¼" on the east. The addition will extend 5'-11¾" to the west before running 36'-8¾" towards the rear. On the east, the addition will extend 16'-11¼" towards the existing garage before extending to the west for 4'-7" and then runs 22'-8" towards the rear. Along the rear property line the addition will span 15'-9¼". The proposed addition will have a ridge height of 15'-3½". See drawings for more detail.

Setbacks: The existing house has a front (south) setback of 14'-10" (porch), 17'-2" (front wall); an east side setback of 14'-9½"; a west side setback of 8'-11¾"; and a rear (north) setback of 39'-7¼". All existing setbacks are to be maintained.

The proposed addition will be setback 46'-8½" from the front (south) property line; have an east side setback of 26'-7¾"; a west side setback of 3'-0"; and a rear (north) setback of 3'-0". A 2'-0" gap will be located between the garage and the addition at the north property line and a 2'-4" gap will be located between the southwest corner of the garage and the addition. See drawings for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 1'-9".

The proposed addition will have a pier and beam foundation with a finished floor height of 1'-9" to match existing. See drawings for more detail.

Windows/Doors: The existing house features 1-over-1 double-hung wood windows and a wood front door.

The addition will have new 1-over-1 double-hung wood windows (recessed mount) with wood doors. A new 32" door will be installed at the northwest corner of the existing structure. The door will be partially located in a previously sided over window and extend to the corner of the house. See drawings for more details.

Exterior Materials: The existing house is clad in 117 wood siding and has prick piers and tapered wood columns on the porch. The existing siding and porch is to remain and will not be altered.

The addition will be clad in cementitious siding to match the 3-5/16" reveal of the existing siding. See drawings for more detail.

Roof: The existing house has a composition shingle clipped gable roof with a pitch of 7:12 and an eave height of 9'-3¾".

The proposed addition will have a composition shingle clipped gable roof with a pitch of 7:12 and an eave height of 9'-9½". The roof of the addition will have a 1'-0" overhang. See drawings for more detail.