

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Brent Zuber of Memory Builders for Diane Oswald, owner

Property: 1102 West Fugate, lot 1, block 122, North Norhill Subdivision. The property includes a historic 2,848 square foot, two-story wood frame single-family residence with attached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Bungalow style residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Replace siding on a circa 2008 rear addition

- Existing cladding is wood 117 siding on both the original residence and the existing rear addition.
- Proposed cladding will consist of new wood 117 siding on each side and
- Siding on the original portion of the property will be retained.

See enclosed application materials and detailed project description on p. x-xx for further details.

Public Comment: No public comment received at this time.

Civic Association: The Norhill Civic Association has submitted written comment indicating that they are not in support of this project. Please see Attachment A.

Recommendation: Approval

HAHC Action: -

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(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;
(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;
(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;
(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.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING WEST FUGATE STREET



Existing Addition
Proposed to be Re-Clad

Original Residence:
Existing Siding to Remain

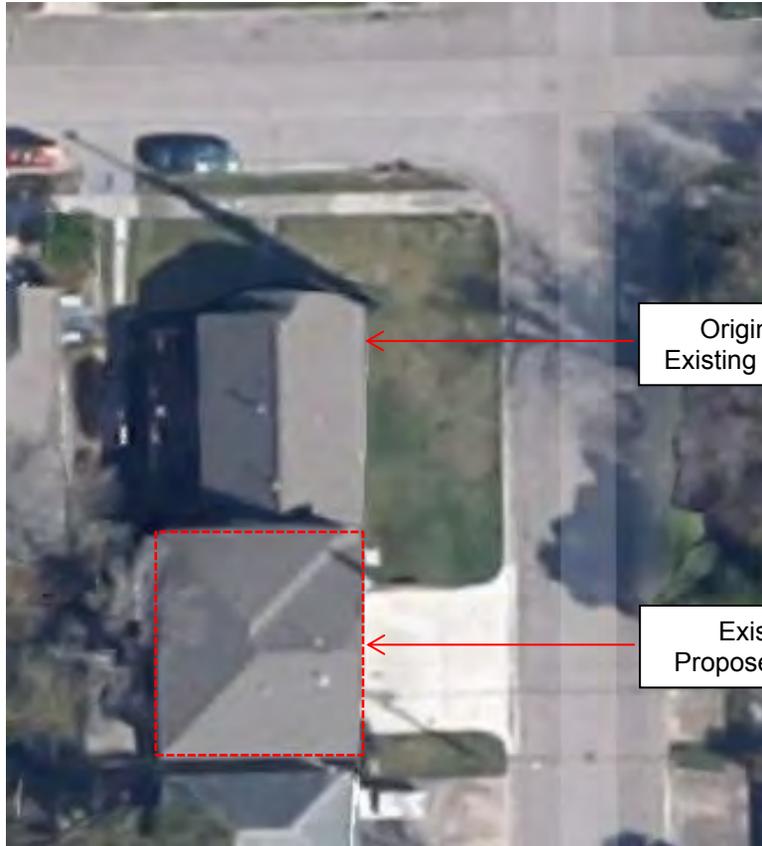
EAST SIDE ELEVATION



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AERIAL VIEW



Original Residence:
Existing Siding to Remain

Existing Addition
Proposed to be Re-Clad

PROJECT DETAILS

Exterior Materials: The existing original residence was granted a COA to construct a two-story rear addition. The addition's wood 117 siding has since deteriorated and the applicant proposes to replace it with new wood 117 siding on the north, west, and east sides of the addition. The applicant proposes to clad the south (rear) elevation of the addition with new smooth finish horizontal lap cementitious siding with a 5" reveal. The existing siding on the original one-story residence will remain.

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ATTACHMENT A

CIVIC ASSOCIATION COMMENT

From: Tom Patton [REDACTED]
Sent: Friday, April 17, 2015 9:21 AM
To: Glennon, Erin - PD; DuCroz, Diana - PD
Subject: NNA decisions for your April 23rd mtg

1102 W Fugate St, Alteration-Siding/Trim - not submitted to NNA - we oppose until it is submitted

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