

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Pablo Pereira, Heights Development Group, owner

Property: 1137 Key St, Lot 11, Block 131, North Norhill Subdivision. The property includes a historic two-story single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

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

Proposal: Alteration – Remove two existing non original metal box windows and install new wood 1-over-1 windows. Remove a wood 1-over-1 window and frame over the opening on a previous addition on the east elevation. Remove non-original turned porch columns and replace with cementitious tapered columns and install new wood porch railings.

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

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



NEIGHBORING PROPERTIES



1135 Key – Contributing – 1925 (neighbor)



1133 Key – Contributing – 1925 (neighbor)



1141 Key– Contributing – 1925 (across street)



1136 Key– Contributing – 1925 (across street)

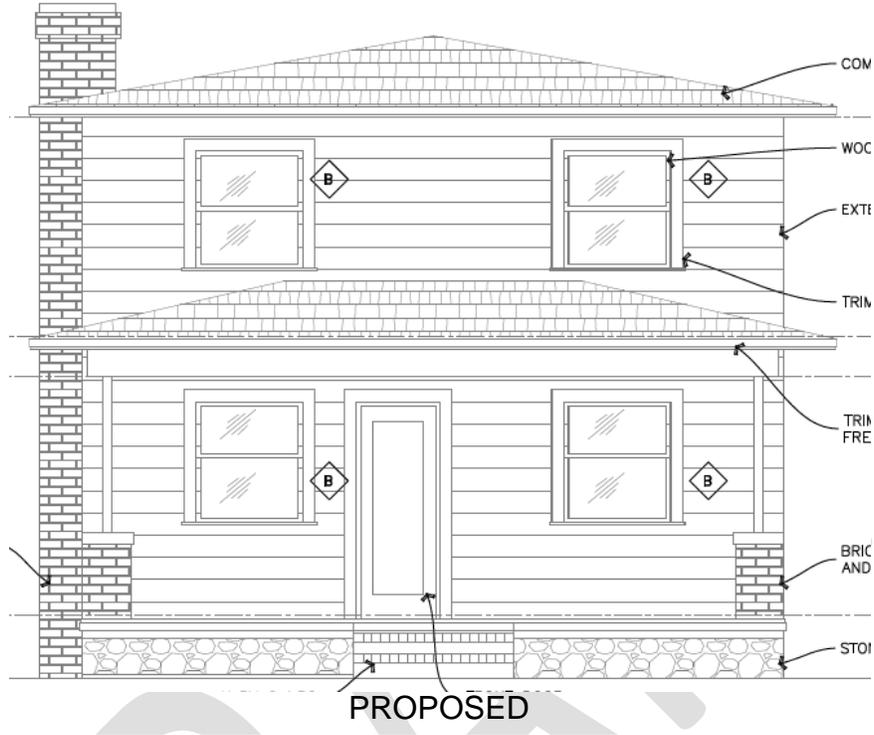


1132 Key– Contributing – 1930 (across street)



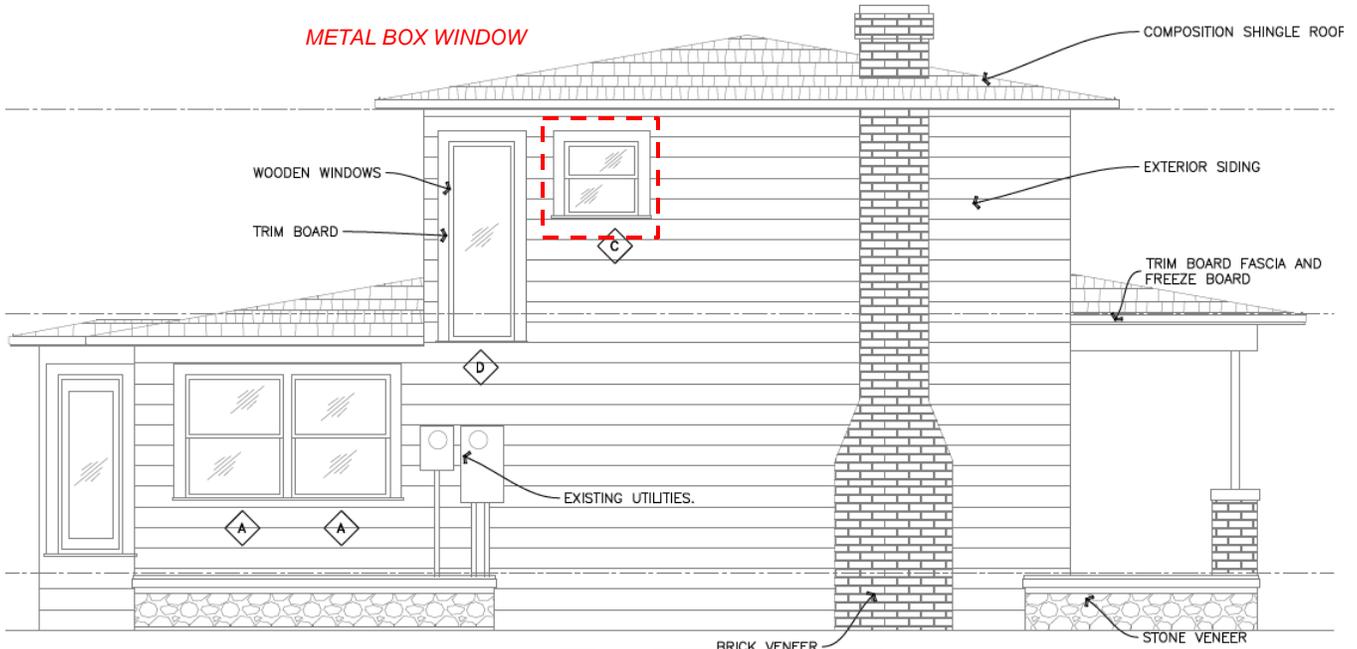
1128 Key– Contributing – 1925 (across street)

SOUTH ELEVATION – FRONT FACING KEY STREET
EXISTING

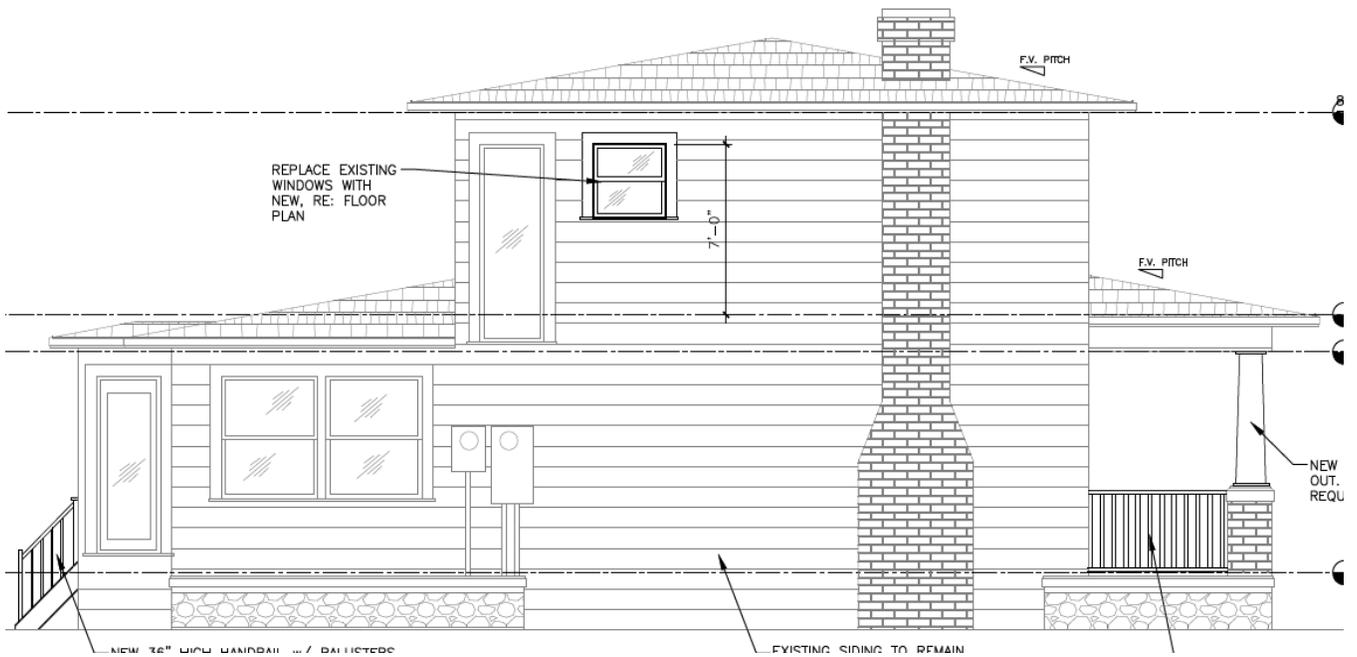


WEST SIDE ELEVATION FACING NORTHWOOD

EXISTING

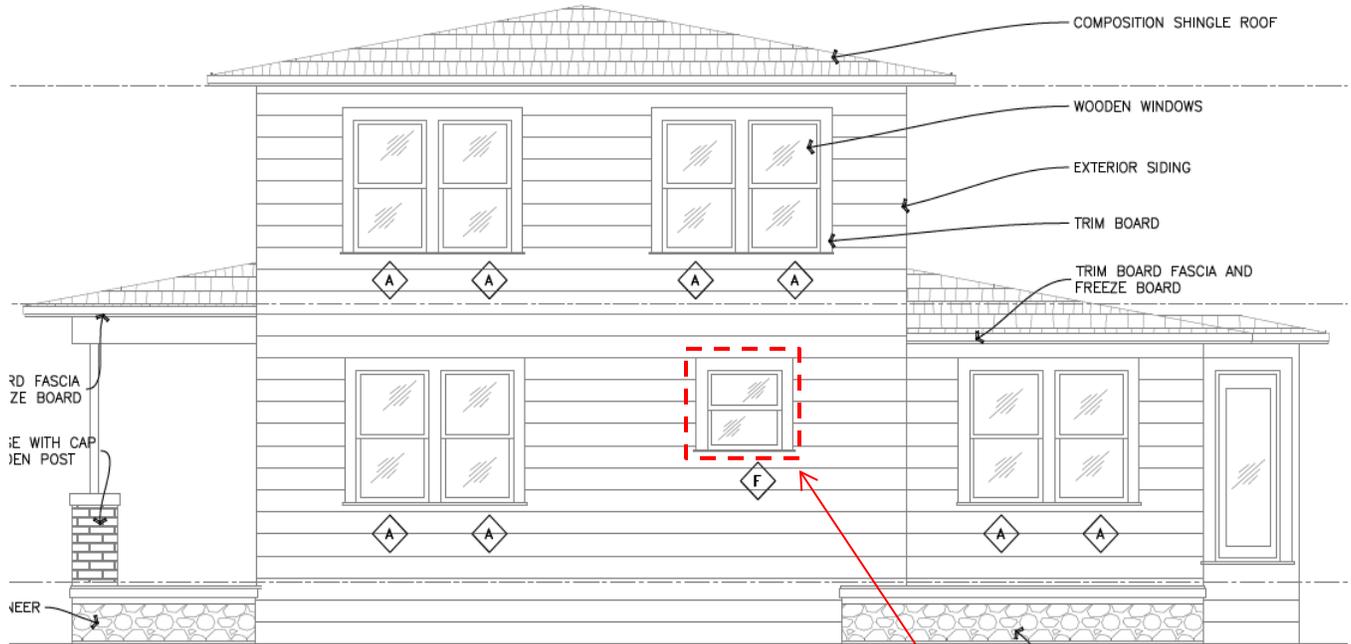


PROPOSED

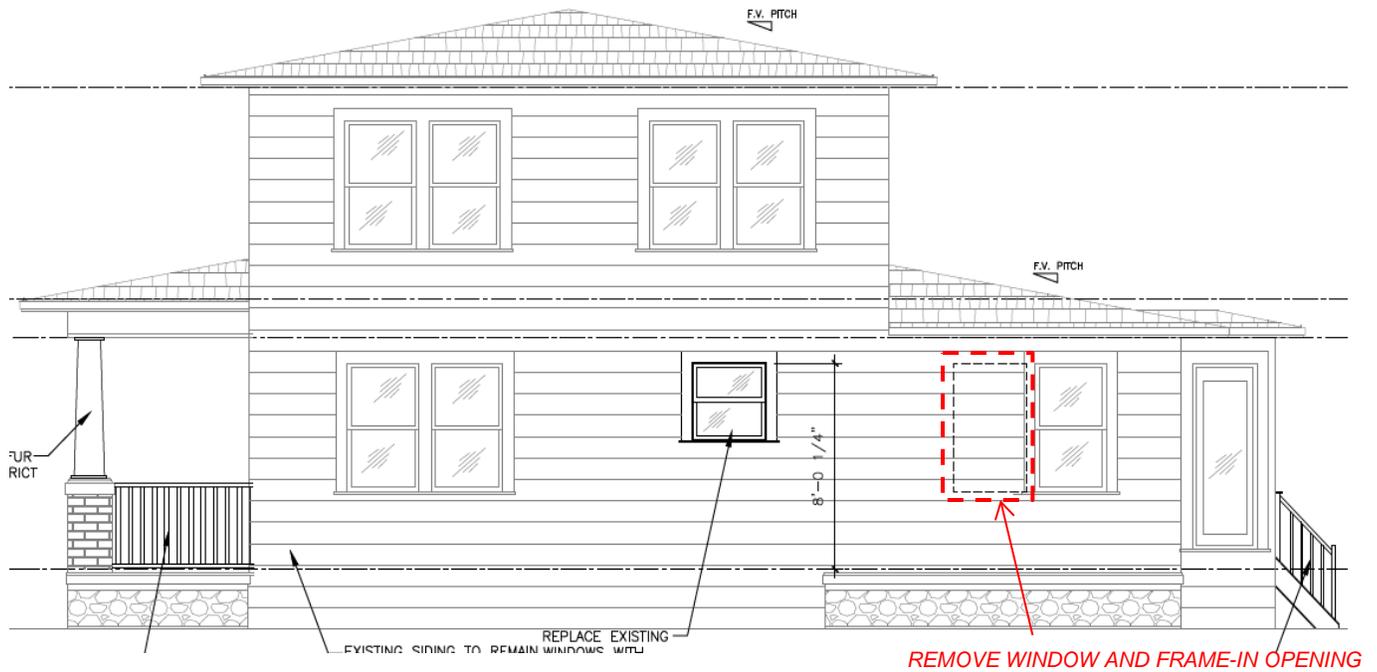


EAST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING

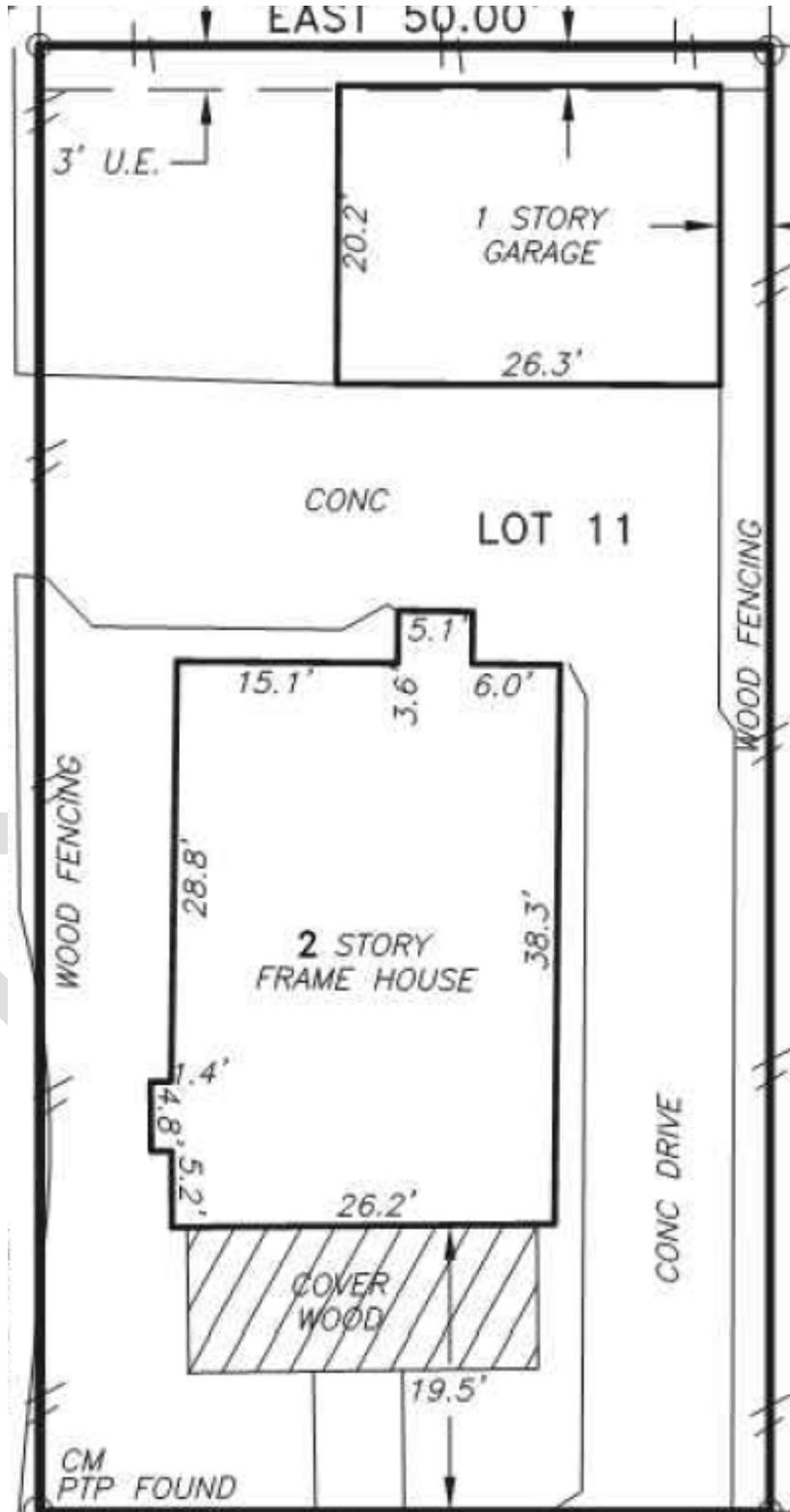


PROPOSED





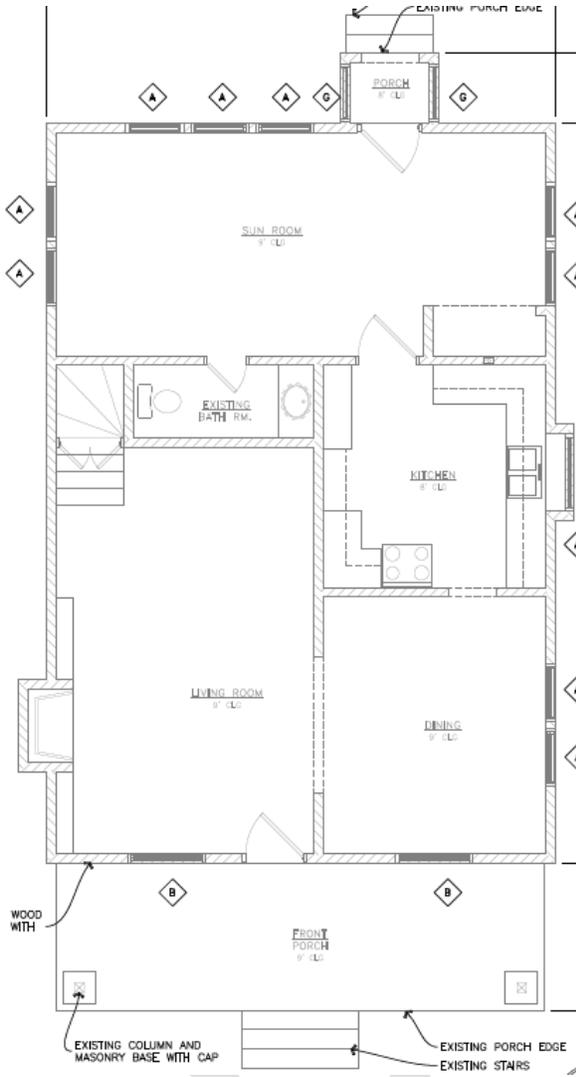
SITE PLAN
EXISTING



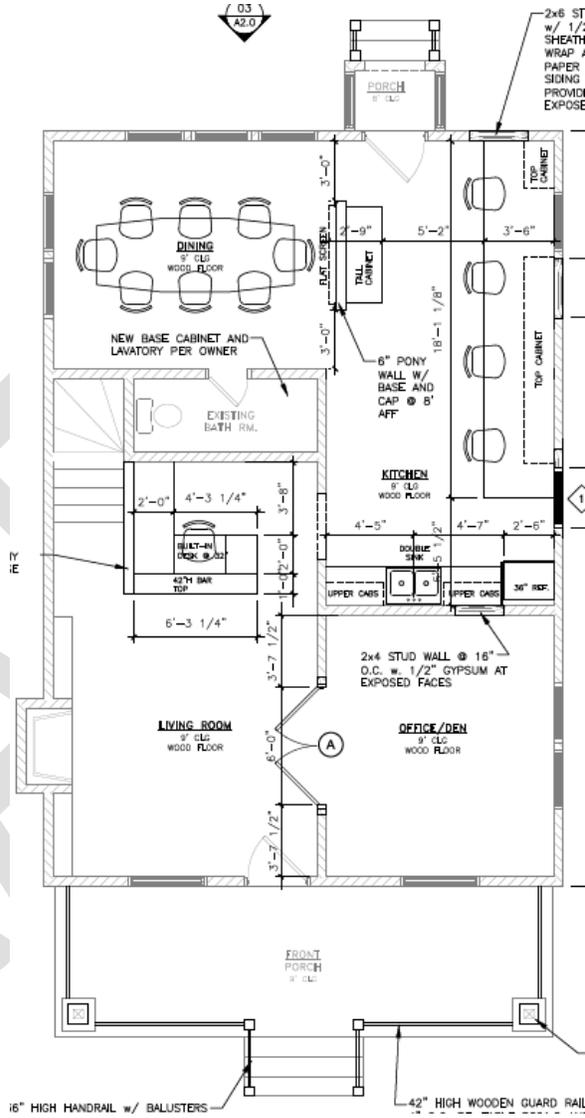


FIRST FLOOR PLAN

EXISTING



PROPOSED

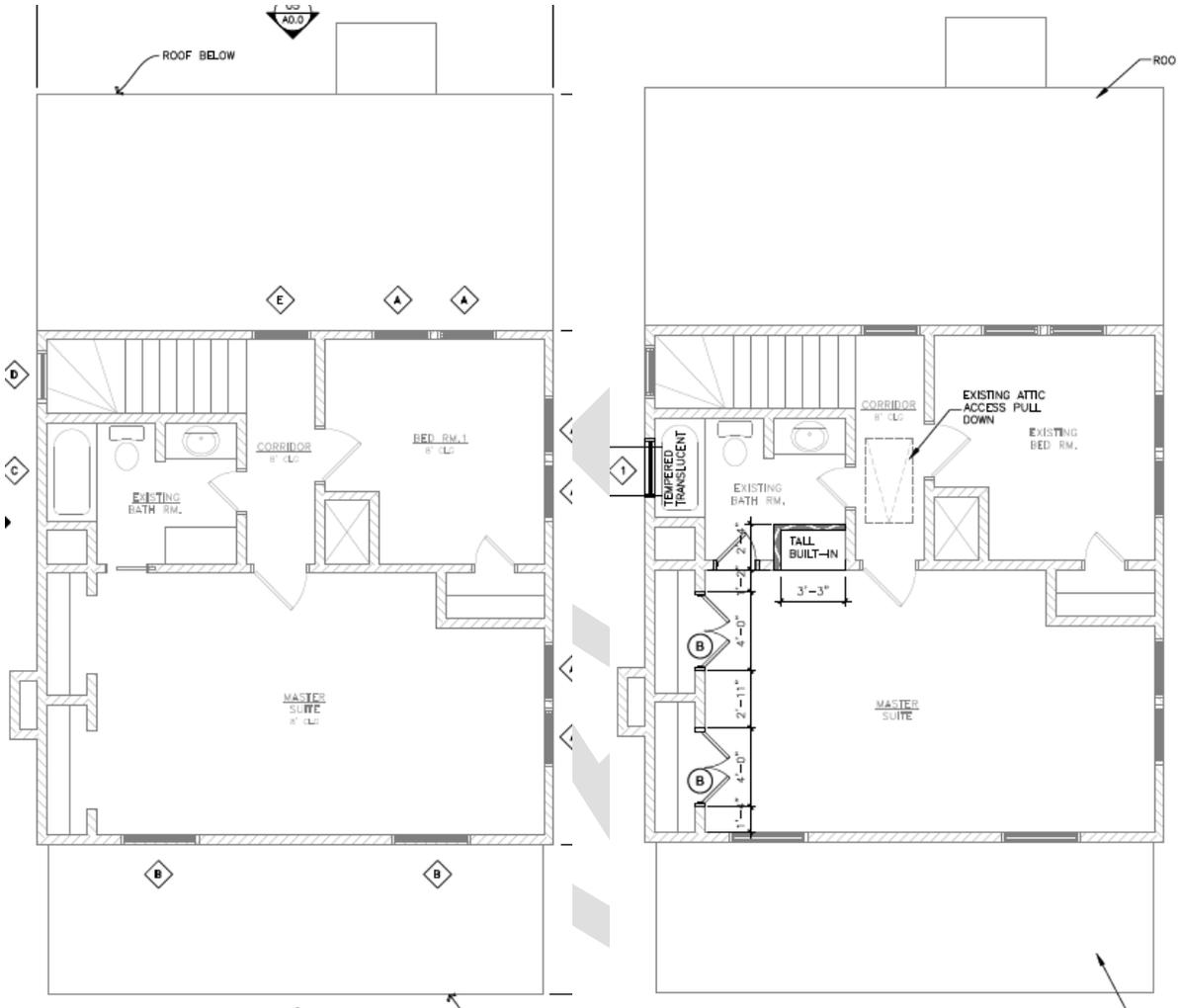




SECOND FLOOR PLAN

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING

EXISTING WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
A	3'-0"	5'-4"	SH	WOODEN	--
B	4'-0"	5'-0"	SH	WOODEN	--
C	3'-0"	3'-0"	FX	ALUMINUM	BAY WINDOW W/ GLASS SIDES
D	2'-8"	11'-9"	FIXED	ALUMINUM	--
E	3'-0"	3'-6"	SH	WOODEN	--
F	4'-0"	3'-0"	FX	ALUMINUM	BAY WINDOW W/ GLASS SIDES
G	2'-8"	6'-8"	FX	WOODEN	FIXED WOODEN DOOR PANEL

PROPOSED

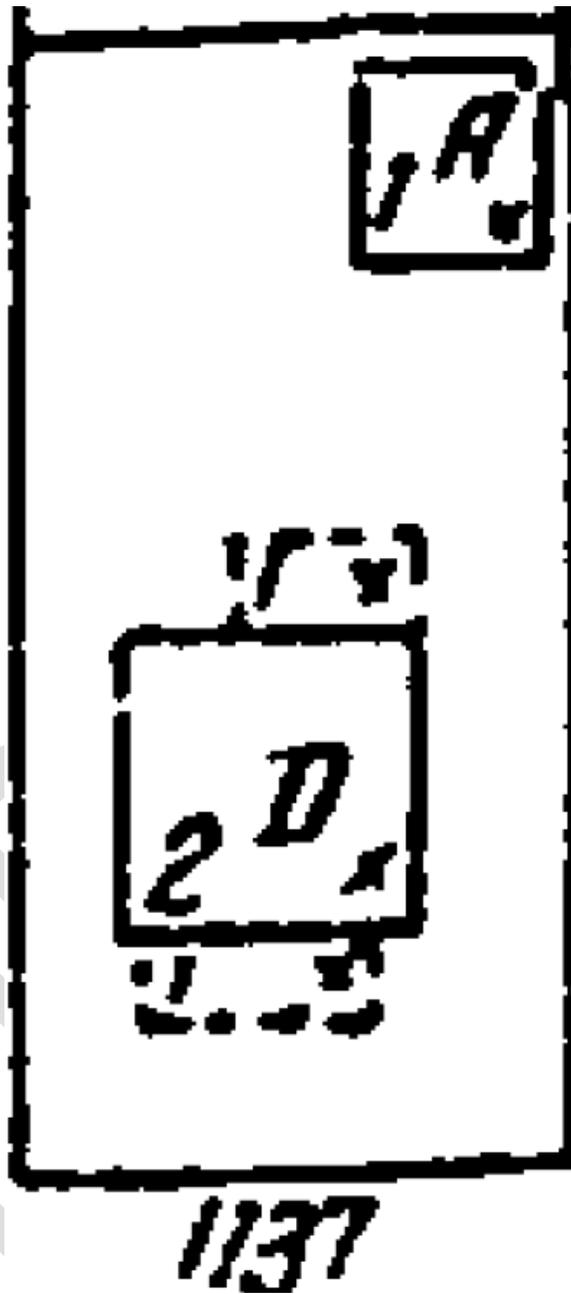
WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
1	3'-0"	3'-0"	SH	WOODEN	--

ALTER METAL BOX WINDOW OPENING ON EAST SIDE

STAFF PHOTOS



SANBORN MAP 1924-1951, VOL. 2, SHEET 273



PROJECT DETAILS

Windows/Doors: The existing residence contains wood 1-over-1, a fixed window and aluminum box windows. The two box windows will be replaced with wood 1-over-1 windows.

Exterior Materials: The residence is clad in asbestos shingles and will be repaired and retained.

Front Elevation: The existing residence has two brick piers with non-original wood turned columns and a stone-clad deck and steps. The proposed alteration includes removing the turned columns and replacing them with 5'-10" tall tapered cementitious columns with an 18" wide base and a 14" wide capital, and installing a new wood balustrade on the porch.

Side Elevation: The existing residence has two 1-over-1 windows and a 2'-8" wide by 11' tall fixed window. The proposed alteration includes installing a new 1-over-1 window in place of the box window.

Side Elevation: The existing residence has eight 1-over-1 windows and one aluminum box window. The proposed alteration includes making the opening of the box window smaller from 4' wide by 3' tall, to 3' wide by 3' tall and installing a new wood 1-over-1 window, and removing one 1-over-1 window and framing-in the opening.

Rear Elevation: The existing residence has six 1-over-1 windows and a small porch. The proposed alteration includes installing new 36" tall wood handrails.