

CERTIFICATE OF APPROPRIATENESS

Application Date: June 29, 2014

Applicant: Ed Sabo Sabo Custom Builders for Christie Chomin, owner

Property: 4102 Watson Street, lot 4, block 206, East Norhill Subdivision. The property includes a historic 1,316 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,240 square foot (52' x 120') corner lot.

Significance: Contributing Bungalow style residence, constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration – Construct a 1,074 square foot addition on top of, and to the rear of a 1,316 square foot contributing residence.

- Construct the second floor of the addition over the rear 26' of the 49' deep existing house.
- Remove the rear 25' 7" of the roof structure and a 14' wide portion of the rear wall of the existing home in order to incorporate the addition.
- Addition will be sided in horizontal lap cementitious siding and will feature wood windows.

See enclosed application materials and detailed project description on p. 8-18 for further details.

Public Comment: No public comment received.

Civic Association: Proctor Plaza Civic Association is in support of the project. See Attachment A.

Recommendation: Denial - does not satisfy criteria

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;
The addition of a second level on top of more than half of the existing home fundamentally alters the character of the residence from a modest one story home to a larger two story structure.
- (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;
The house's one story stature is a character defining quality of circa 1920s bungalows. Constructing a second story over more than half of the existing home undermines this distinguishing quality of both the house and the historic district.
- (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;
The proposed second floor addition will result in the loss of over half of the existing home's roof structure. In addition, the placement of a second floor jeopardizes the integrity of the structure, as the existing wall framing is often heavily altered or removed in order to carry the added weight of the second floor.
- (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;
The proposed second floor addition is incompatible with the one story character of the existing home. In addition, the placement of the addition on top of the existing structure results in the removal of the existing roof structure, as well as jeopardizes the integrity of the existing structural wall material.
- (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.

DRAFT



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO

VIEWED FROM WATSON STREET



CURRENT PHOTO

VIEWED FROM WEST MELWOOD STREET

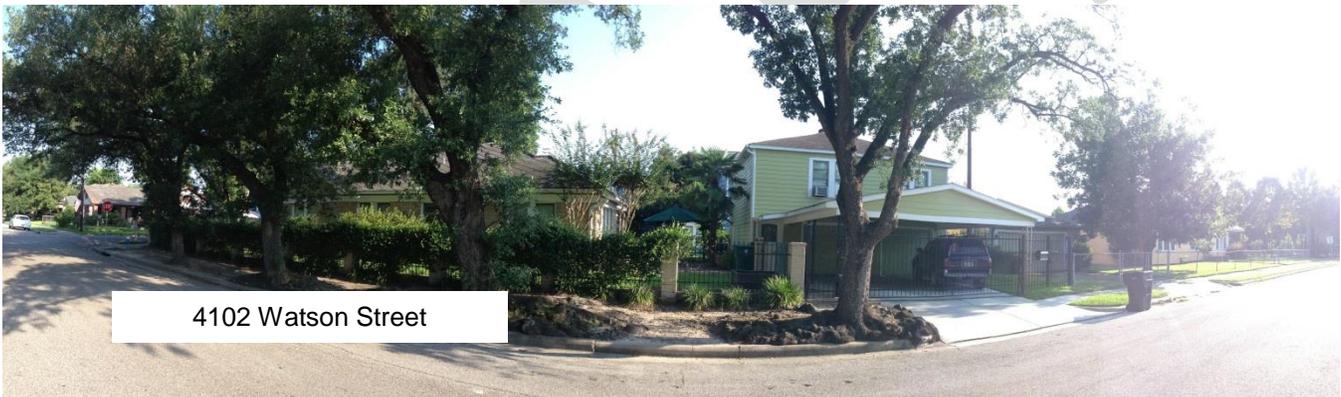


Panoramic Photos

Viewing East from Intersection of Watson and Melwood



Viewing North from West Melwood



Viewing East from Watson



NEIGHBORING PROPERTIES



4108 Watson Street – Contributing – 1928 (neighbor)



732 West Melwood Street – Contributing – 1925 (across Melwood)



4110 Watson Street– Contributing – 1928 (neighbor two doors north)



4116 Watson Street– Contributing – 1926 (neighbor three doors north)



803 West Melwood Street– Contributing – 1932 (across Watson Street)



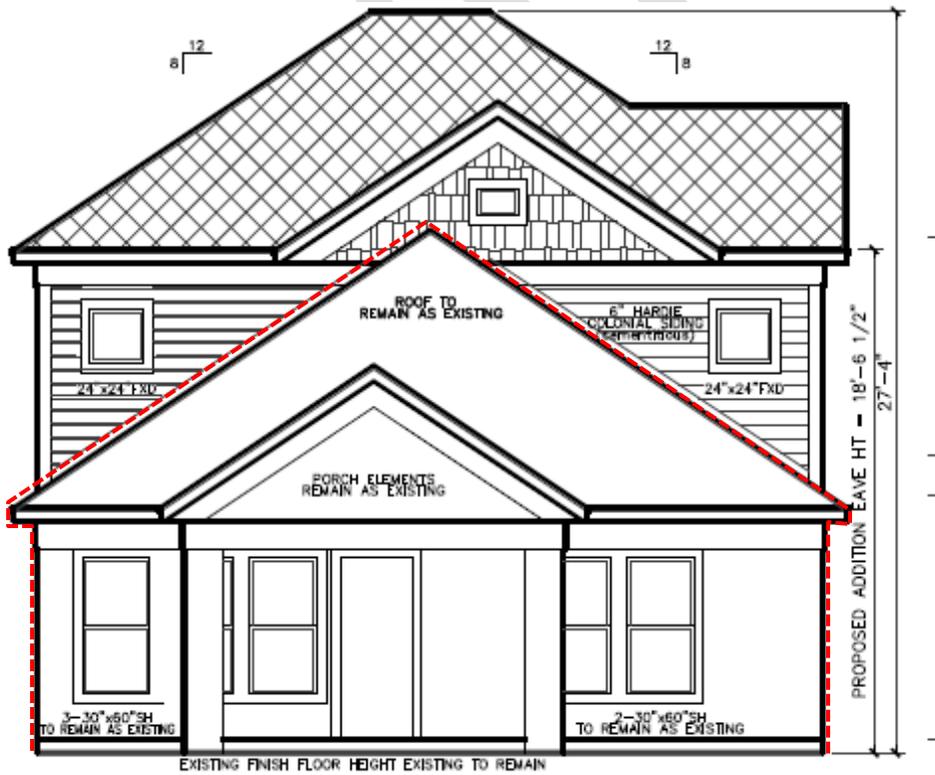
4202 Watson Street – Contributing – 1930 (across Melwood Street two doors north)

WEST ELEVATION – FRONT FACING WATSON STREET

EXISTING

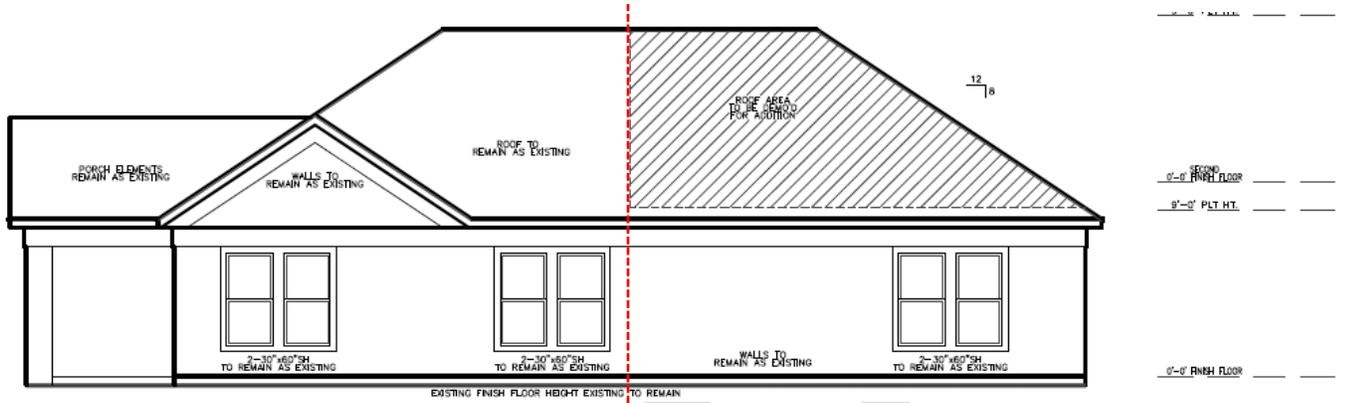


PROPOSED

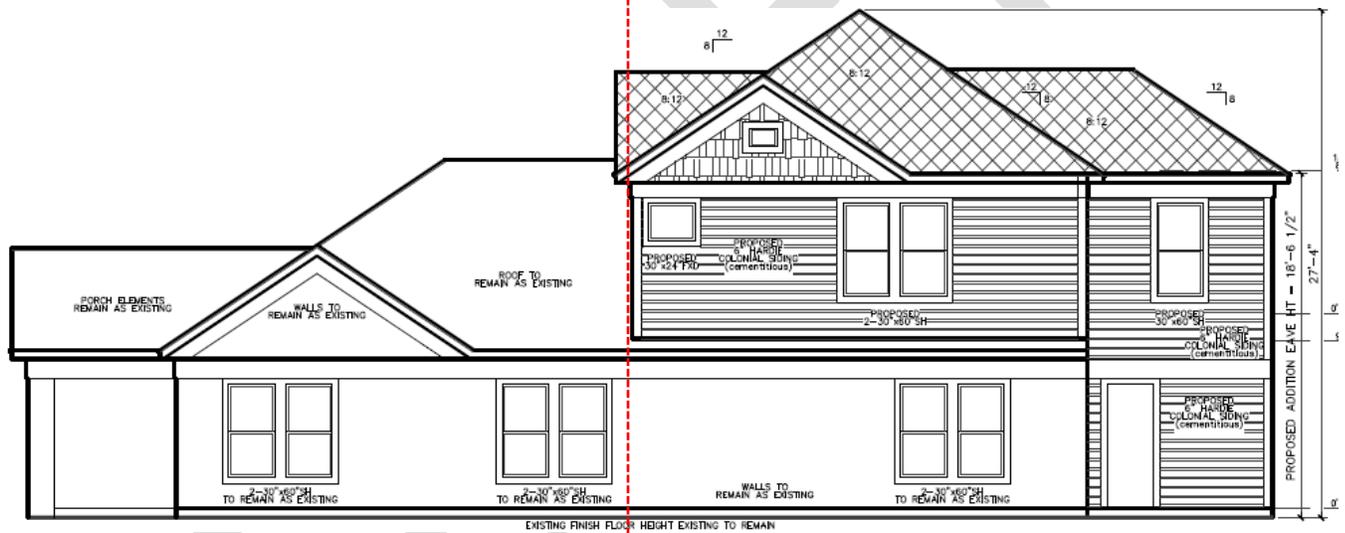


SOUTH SIDE ELEVATION

EXISTING

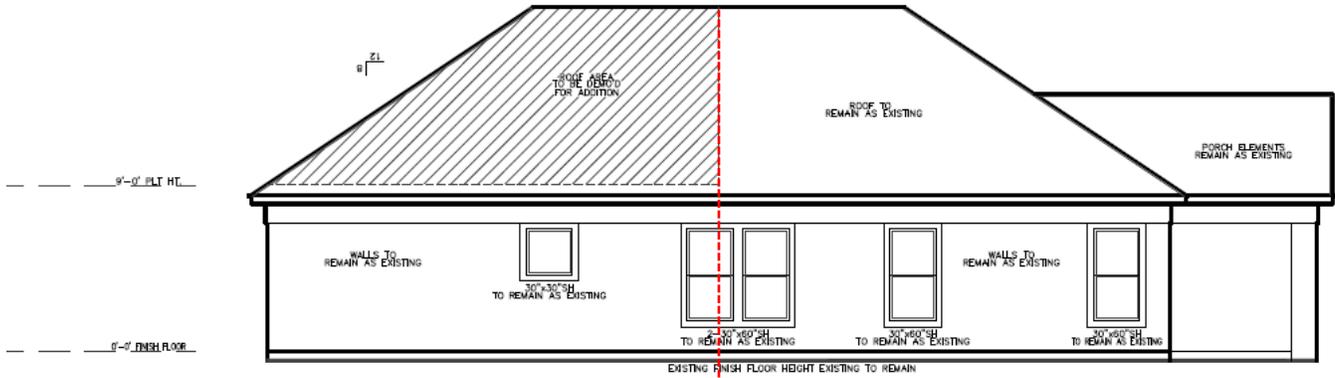


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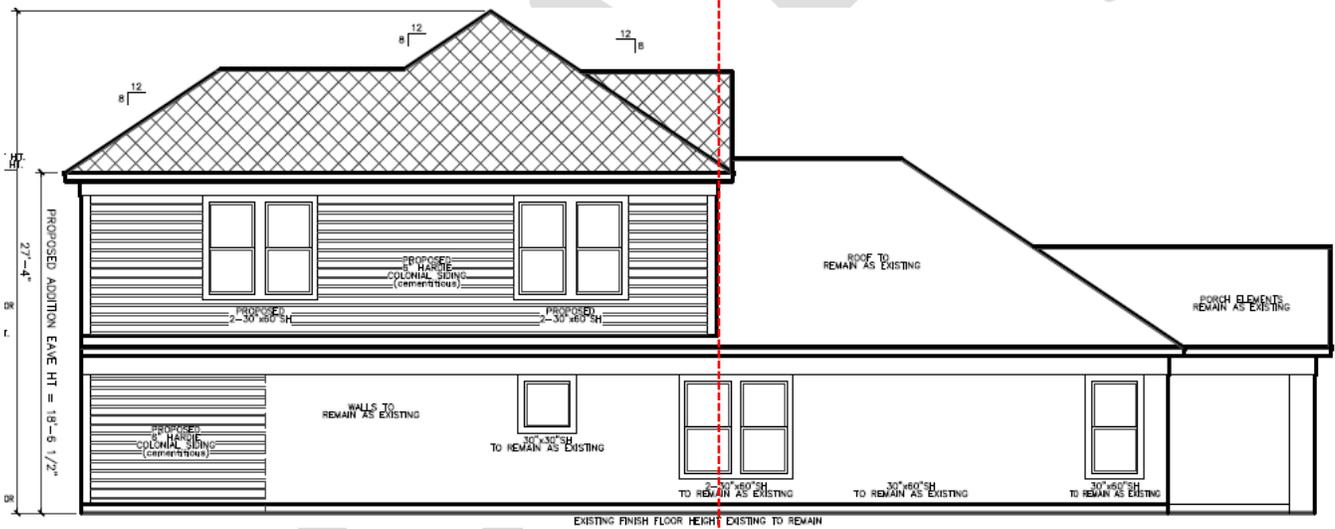


NORTH SIDE ELEVATION

EXISTING



PROPOSED

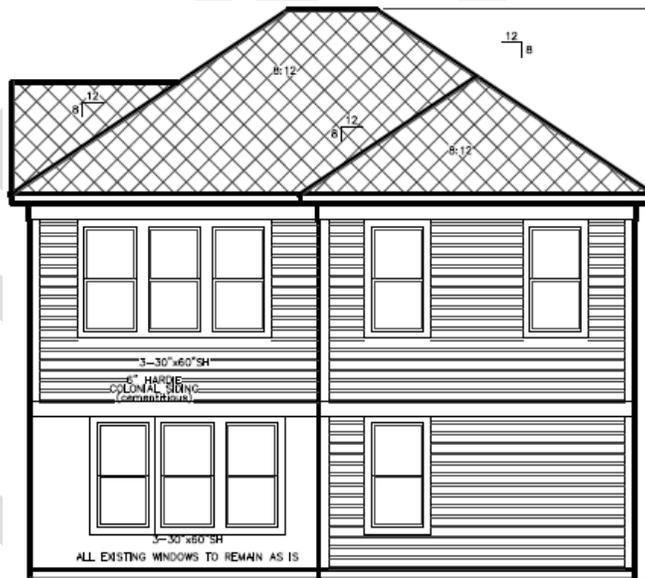


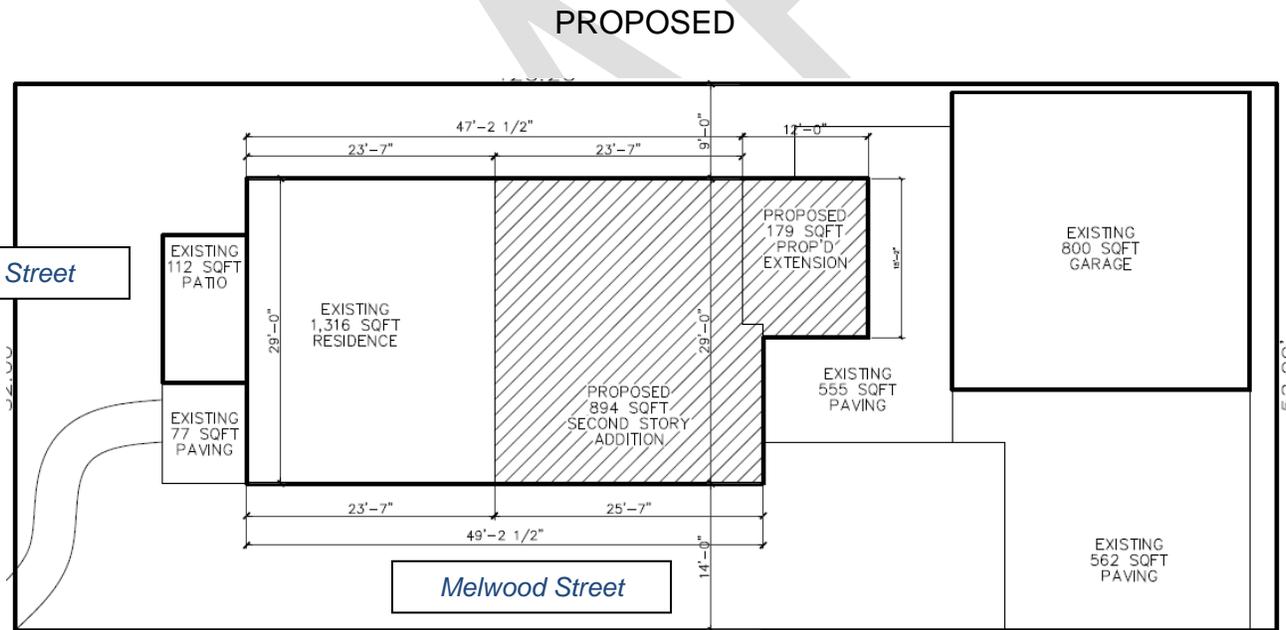
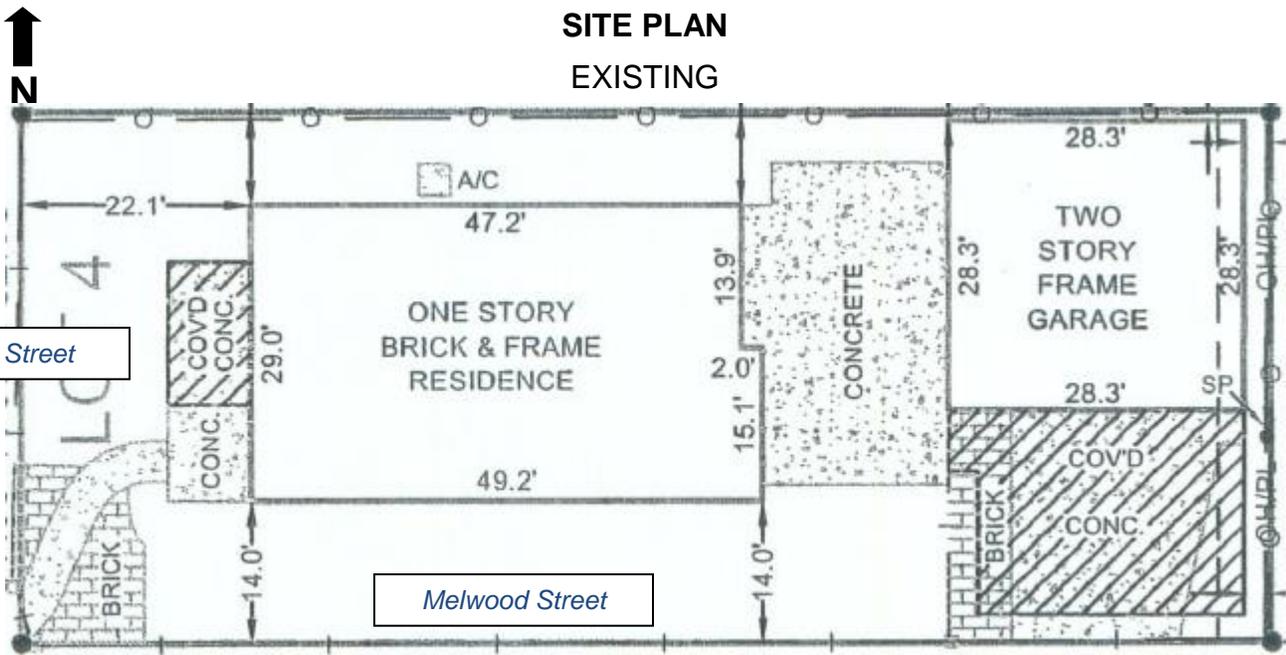
EAST (REAR) ELEVATION

EXISTING



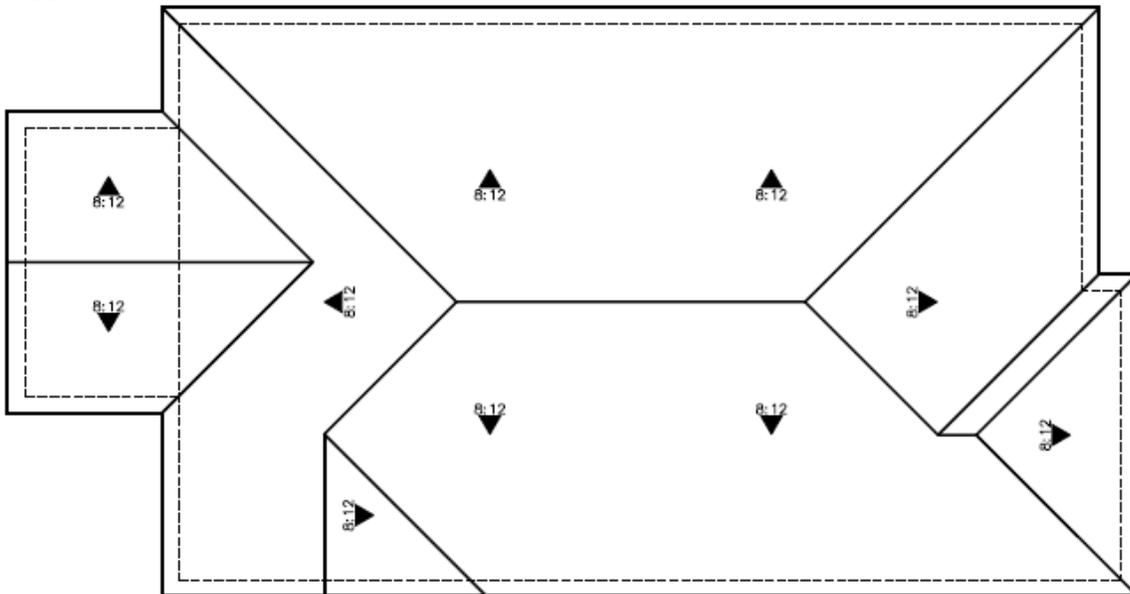
PROPOSED



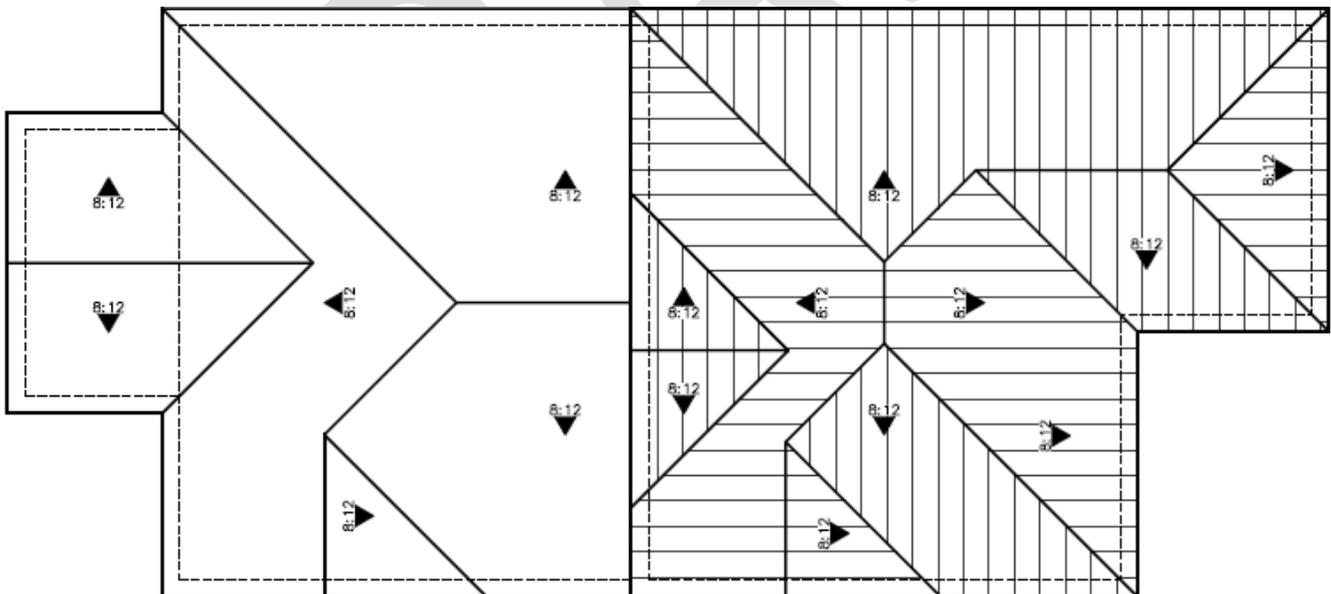




ROOF PLAN
EXISTING

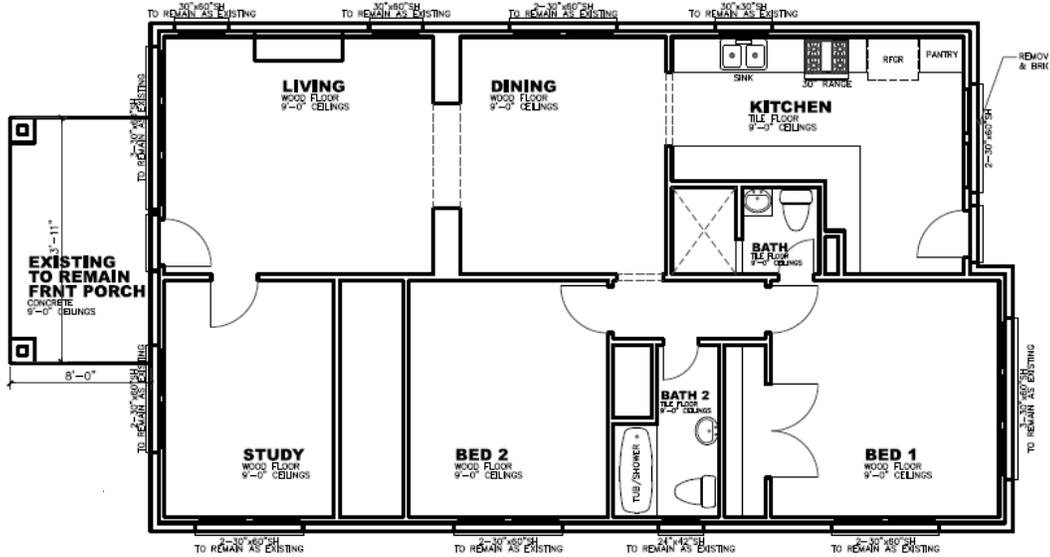


PROPOSED

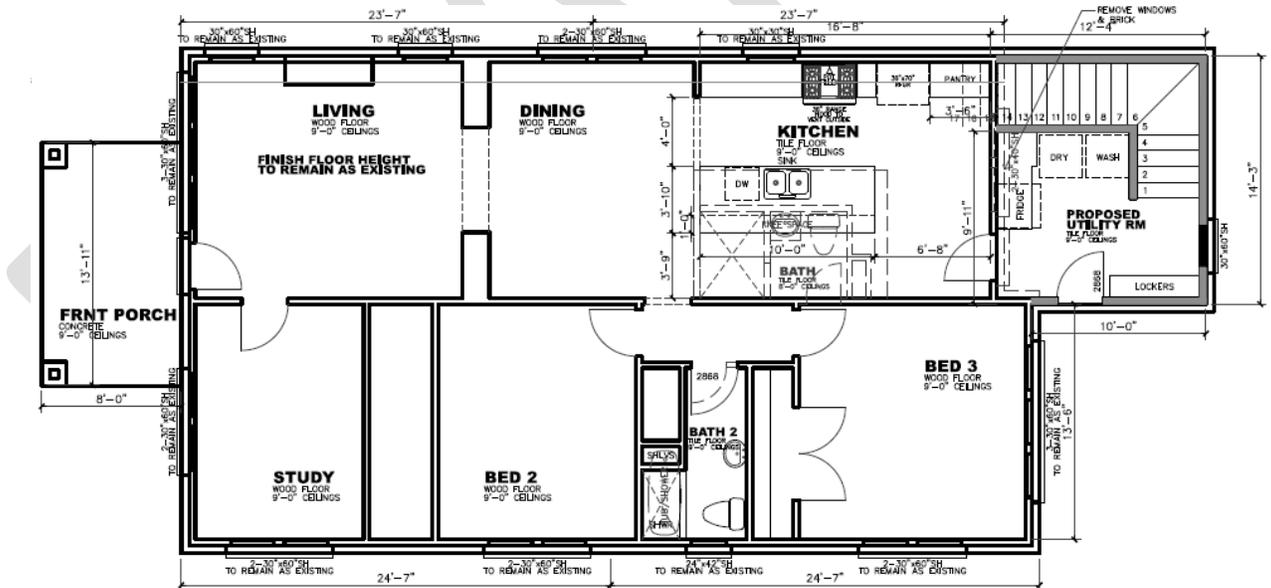




FIRST FLOOR PLAN EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing house measures 29' wide by 49' deep and features an eave height of 9' and a ridge height of 19'. The second story addition will be built on top of the rear 25' 7" of the existing home and will extend an additional 10' from the existing rear wall. The altered house will measure 29' wide by 59' deep and will feature an eave height of 19' and a ridge height of 27'.

Setbacks: The existing house is situated on the northeast corner of Watson Street and West Melwood Street. It features a setback of 14' along Watson Street (west), a 14' setback along West Melwood Street (south) and a 9' setback along the northern property line. The existing setbacks will not be changed as a result of the proposed addition.

Foundation: The existing house is situated on a pier and beam foundation, with a finished floor height of 6" concealed by brick veneer siding. The foundation height will not be changed as a part of this alteration.

Windows/Doors: The existing house features historic wood sash 1 over 1 windows. The addition will feature new wood casement and 1 over 1 windows. See the site plan and elevation drawings for window specs. The rear portion of the addition will necessitate removing 3 windows along the rear wall in order to incorporate the addition into the existing home. No other existing windows will be removed as a part of this alteration.

Exterior Materials: The existing house features brick veneer siding with wood shake shingles in the front and side facing gables. The addition will feature horizontal lap cementitious siding with a 6" reveal.

Roof: The existing home features an 8-over-12 pitch hipped roof with a front facing gable over the porch and a south side facing gable at the front of the house. The addition will necessitate removing the rear 25' 7" of the existing roof structure. The addition will feature a hipped roof with a matching pitch and a front and south side facing gable. The new gables will feature wood shingle siding matching the existing gables.

Front Elevation: The house is situated on the northeast corner of Watson and Melwood Streets and faces west.
(West) The front of the existing house will not be altered. The addition will be built over the rear 25' 7" of the house starting 23' 7" from the front façade. When viewed from the west, the addition will feature horizontal lap cementitious siding and a pair of fixed wood windows on the second floor. The addition will feature a hipped roof with a front facing gable sided with shake shingles.

Side Elevation: Remove the rear 25' 7" of the existing house's roof structure in order to construct the second floor addition. No other components of the south elevation of the existing house will be altered. The addition will feature a ridge height 8' taller than that of the existing home. The addition will extend 10' beyond the furthest point of the existing rear wall towards the rear property line. It will feature 3 double hung windows and a fixed window on the second floor and a side door on the first.
(South)

Side Elevation: Remove the rear 25' 7" of the existing house's roof structure in order to construct the second floor addition. No other components of the north elevation of the existing house will be altered. The addition will feature a ridge height 8' taller than that of the existing home. The addition will extend 10' beyond the furthest point of the existing rear wall towards the rear property line.
(North) The second floor will feature two pairs of double hung windows.

Rear Elevation: The addition will necessitate removing a 14' wide section of the rear wall and the rear half of the roof structure. It will feature 5 double hung windows on the second floor and 1 on the first.
(East)

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

From: [REDACTED]
Date: June 17, 2014 at 8:41:07 PM CDT
To: "Febo, Lawrence A" <[REDACTED]>
Subject: Re: 4102 Watson...

Thanks.
Christy and Dale.

Sent from my iPhone

On Jun 17, 2014, at 8:09 PM, "Febo, Lawrence A" <[REDACTED]> wrote:

Hello Christy,

I am pleased to let you know that the board unanimously approved of your renovation plans as submitted on 6/12 to add the second story rear addition to your home. Please let us know if you have any additional questions.

Thanks,
-Lawrence

OK