

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Philip Carranza, East End Development for Karen Gibson, owner

Property: 4009 Pineridge Street, Lot 13, Block 125, North Norhill Subdivision. The property includes a historic 916 square foot, one-story wood frame single-family residence and historic one-story detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Norhill Historic District.

Proposal: Alteration – Construct an approximately 900 square foot one-story rear addition. The addition will begin at the existing rear wall and will be clearly delineated from the historic structure.
See enclosed application materials and detailed project description on p. 5-17 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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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

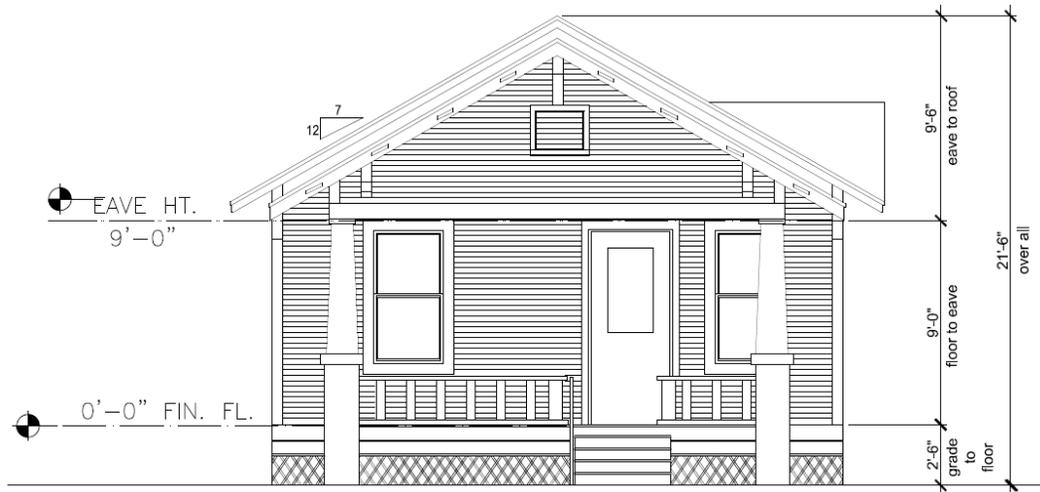
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING PINERIDGE STREET

EXISTING



PROPOSED

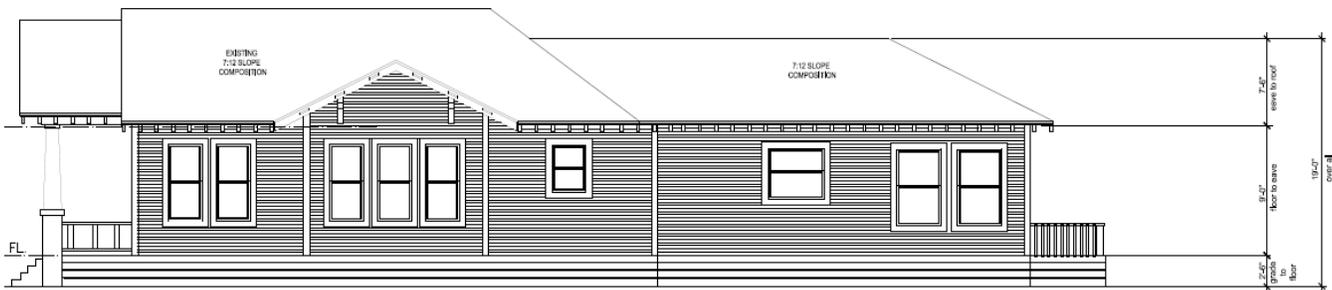


NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED

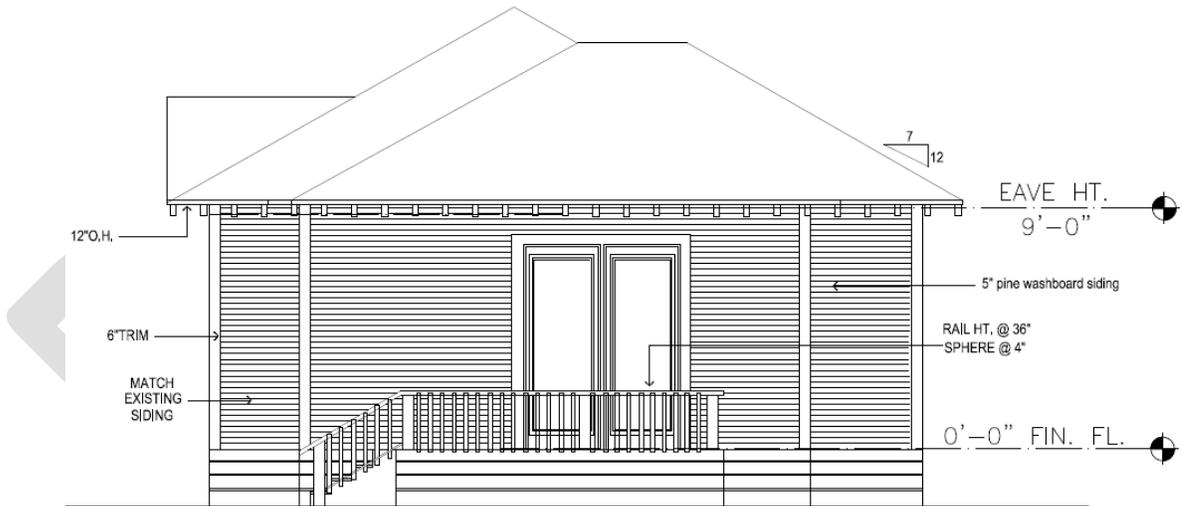


WEST (REAR) ELEVATION

EXISTING



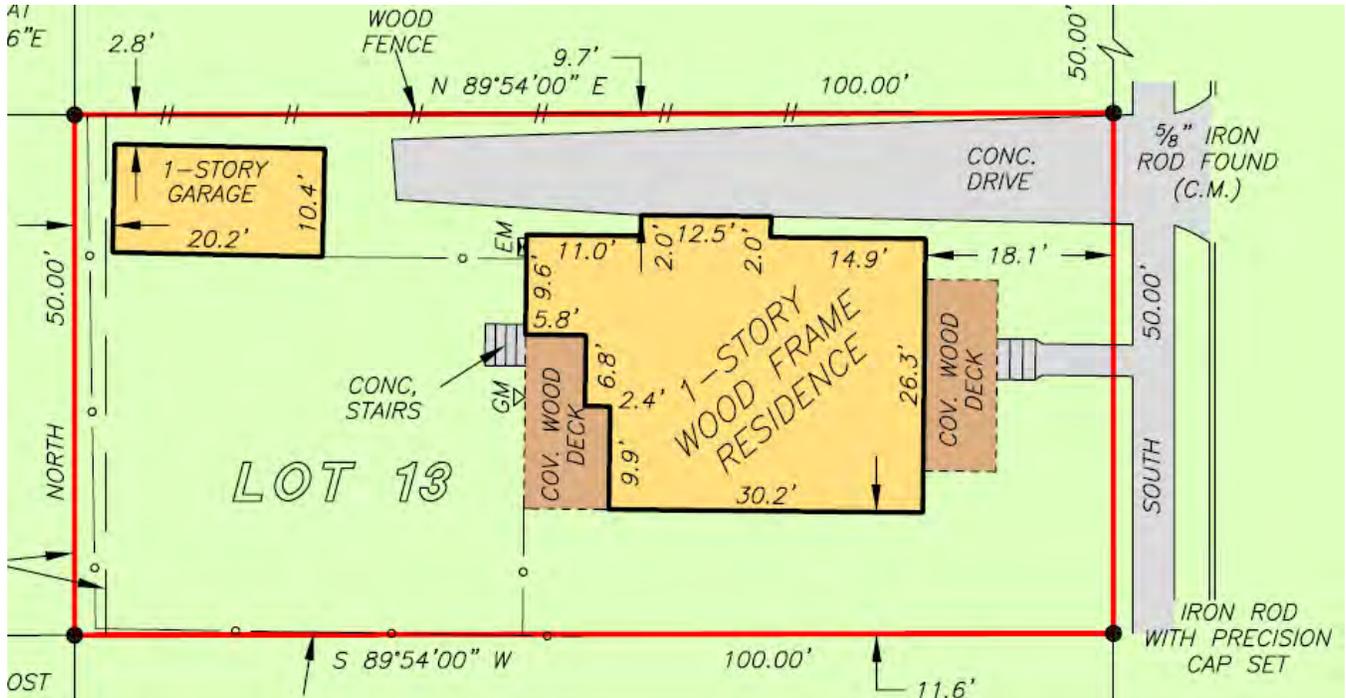
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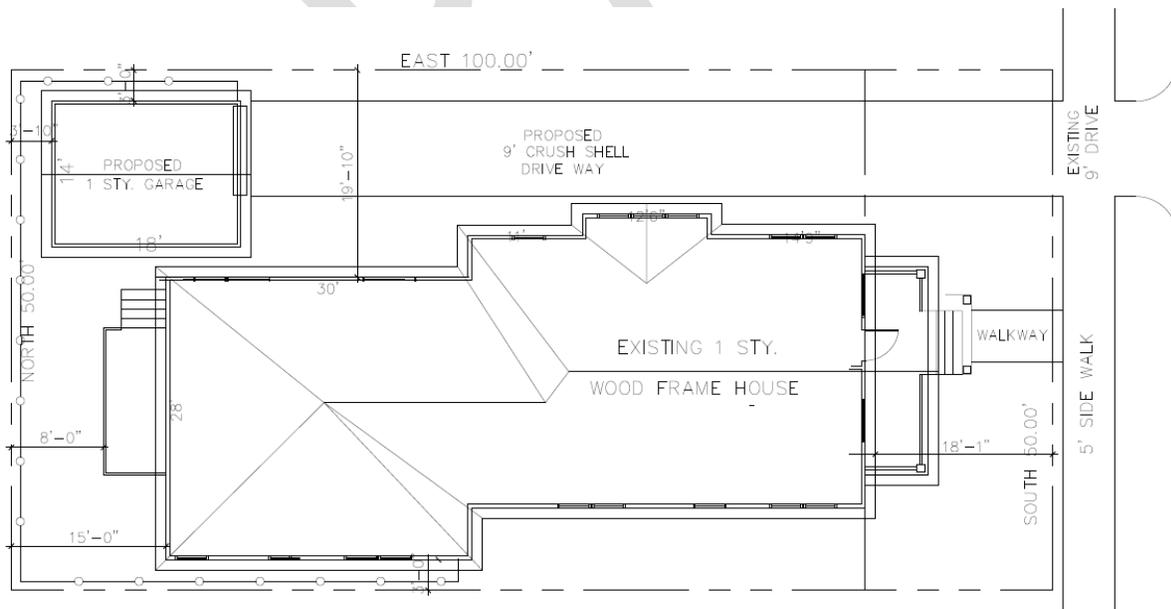


SITE PLAN

EXISTING



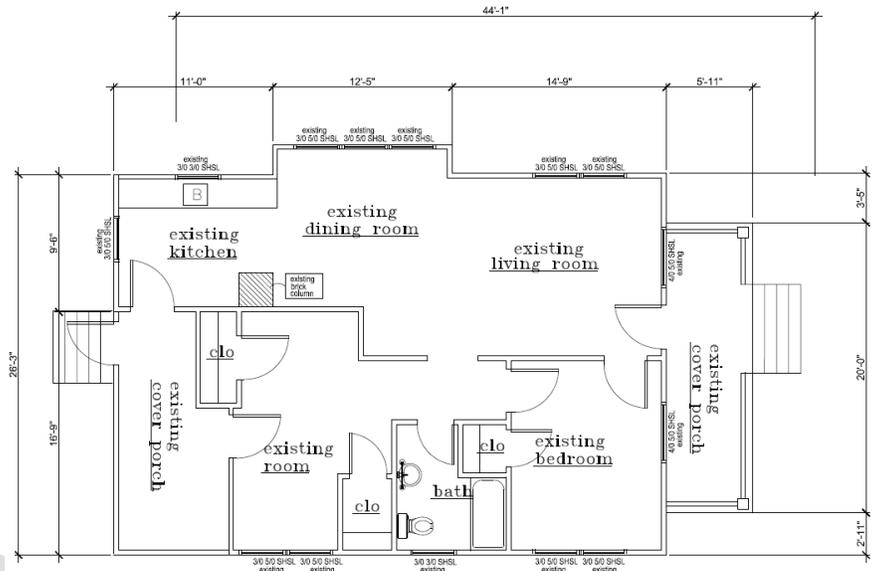
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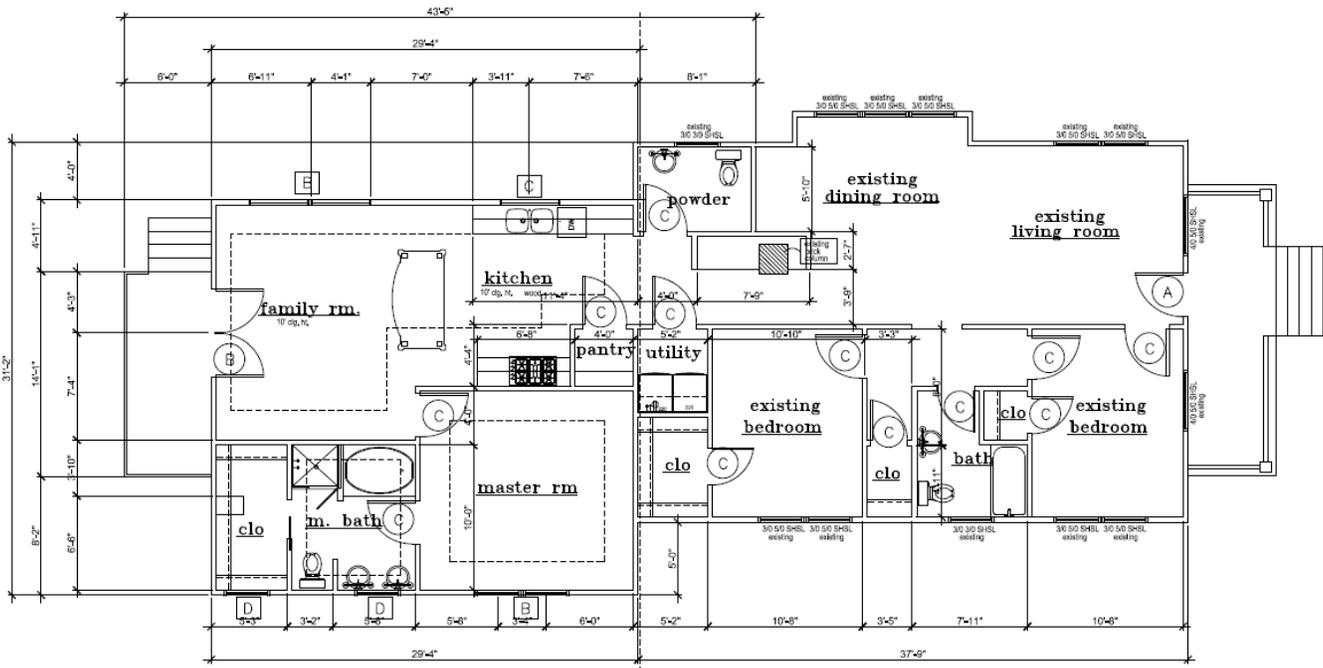


FIRST FLOOR PLAN

EXISTING



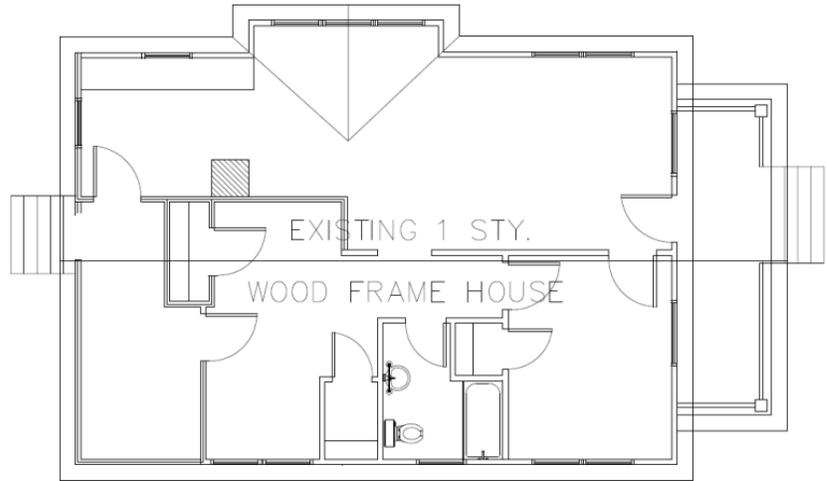
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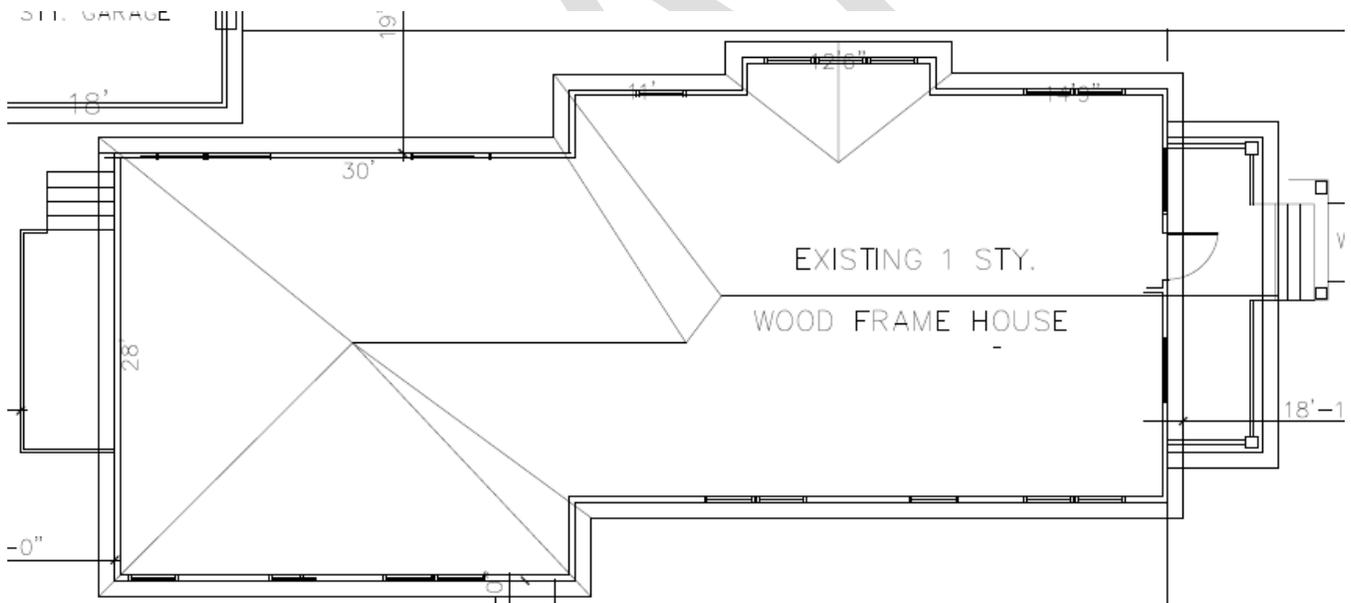
NEW EXISTING

ROOF PLAN

EXISTING

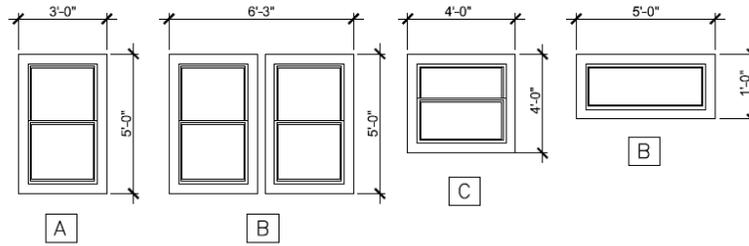


PROPOSED

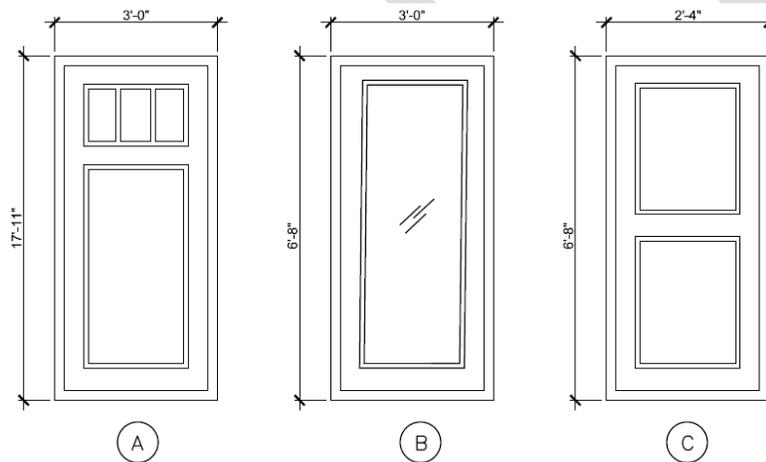


WINDOW / DOOR SCHEDULE

PROPOSED WINDOWS



PROPOSED DOORS



FRONT DOOR DETAIL

11/7/2014 Pacific Entries Craftsman 6 Lite Stained Mahogany Wood Entry Door-M36ML at The Home Depot

More wiring. More doing. Your Store: Brinkman #577

Tool & Truck Rental | Installation Services and Repair | Gift Cards | Help

Pacific Entries Model # M36ML Internet # 203663157

Craftsman 6 Lite Stained Mahogany Wood Entry Door

Write the First Review



Was ~~\$799.99~~
\$679.15 / each
Save \$118.05 (13%) through 11/18/2014

PRODUCT SOLD ONLINE ONLY

PRODUCT OVERVIEW Model # M36ML Internet # 203663157

Your house will be the talk of the neighborhood when they see your new Pacific Entries Craftsman 6 Lite 36 in. x 80 in. entry door. Factory prefinished and prehung ensures this wood door can bring years of enhancement to your home. All components carefully hand selected and factory kiln dried to exacting tolerances for maximum performance. Adjustable sill threshold and fully weather stripped jambs make installation fast and easy. Doors are pre-bored with 2-3/8 in. backset, ready for optional handle set. California residents: see Preparation 05-116686608

- Hand picked kiln dried genuine mahogany ensures accurate color consistency
- Engineered stiles, rails and Panels prevent warping and splitting for long-lasting beauty
- High-performance compression weather-stripping resists rot and corrosion while sealing out the weather elements
- Wide clear insulated bevel glass provides additional elegance to this design
- Factory prefinished mahogany wood adds style and elegance to your front door
- Oil-based polyurethane factory finish ensure durability and beauty for your door
- Soft nickel ball bearing hinges provide years of easy swing
- Included prefinished solid mahogany exterior 2 in. brick mold trim finishes the install
- Factory prefinished mahogany jambs included provides the ultimate beauty for your new entry door.
- Requires 4-1/16 in. x 36 in. x 82 in. rough opening for proper fit

SPECIFICATIONS

Assembled Depth (in.)	5 in	Assembled Height (in.)	82 in
Assembled Width (in.)	36 in	Color Family	Mahogany
Color/Finish	Medium Mahogany	Commercial	No
Door Configuration	Single Door	Door Handing	Left-Hand/Inswing
Door Size (WxH) in.	36 x 80	Door Style	Craftsman
Door Thickness (in.)	1.75 in	Door Type	Exterior Prehung
Energy Star Qualified	Not Qualified	Features	Bridgmould Weatherstripping
Finish Type	Stained	Fire rating	None
Glass Carving Finial	No carving	Glass Style	Clear
Glass Type	6 Lite	Hinge Finish	Nickel

<http://www.homedepot.com/p/Pacific-Entries-Craftsman-6-Lite-Stained-Mahogany-Wood-Entry-Door-M36ML/203663157>

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HOUSE PHOTOS



EXISTING FRONT DOOR



EXISTING AND PROPOSED SIDING



PROJECT DETAILS

Shape/Mass: The existing one-story historic structure has a total width of 26'-3" and a total depth of 44'-1". The existing structure has a ridge height of 21'-6". The front porch has a width of 20'-0" and a depth of 5'-11". The rear covered porch has been semi-enclosed with lattice.

The proposed one-story addition will begin at the existing rear wall of the structure. On the north elevation, the addition will be inset 4'-0" and will extend 29'-4" towards the rear. On the south elevation, the semi-enclosed porch will be fully enclosed. From the newly enclosed existing rear wall, the addition will extend out 6'-0" to the south and extend 29'-4" towards the rear. A 14'-1" wide by 6'-0" deck will be located at the rear. The proposed addition will have a ridge height of 19'-0", which will be lower than existing. See drawings for more detail.

Setbacks: The existing structure has an east (front) setback of 18.1' to the front wall (approximately 12'-0" to the front porch); a north side setback of 9.7'; and a south side setback of 11.6'.

The proposed addition will begin at the rear wall of the existing structure and have a north side setback of 13.7'; a south side setback of 3'-0"; and a rear (west) setback of 8'-0" (to deck) 15'-0" to the rear wall of the addition. See drawings for more detail.

Foundation: The existing structure has a pier and beam foundation with a 2'-6" finished floor height.

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

Windows/Doors: The existing house features 1-over-1 wood windows. The existing front door is non-original and contains decorative bevel and leaded glass.

The existing windows will be retained. The addition will have 1-over-1 wood windows as well as horizontally oriented fixed windows. The existing non-original front door will be replaced with a Craftsman style door. See drawings, photos, window schedule, and door information for more detail.

Exterior Materials: The existing house features 117 wood siding and wood trim. The front porch roof is supported with two brick piers topped with tapered wood columns.

All existing material is to remain. The proposed addition will be clad in wood 117 siding and wood trim to match existing. See drawings for more detail.

Roof: The existing structure has a front gable hipped composition shingle roof with a pitch of 7:12. The existing eave height is 11'-6" and the eave overhang is 12".

The proposed addition will have a hipped composition shingle roof with a pitch of 7:12 that will tie into the rear of the existing roof. The proposed eave height will match existing at 11'-6" and the eave overhang will match existing at 12". See drawings for more detail.

- Front Elevation:** The existing residence features a front porch spanning the majority of the façade. The front gable porch roof is supported by two brick piers topped with tapered columns. A door and two windows are located behind the porch.
- (West)** In the proposal, the front door will be replaced on the original portion of the structure. The proposed rear addition will extend out towards the north. This portion of the addition will contain no fenestration. See drawings for more detail.
- Side Elevation:** The existing north elevation features the profile of the front porch followed by a pair of windows.
- (North)** A gable bump-out, featuring a group of three windows, is centrally located in the existing structure. A single window is located at the rear.
- The proposed addition will extend back from the rear wall, and consists of three windows. See drawings for more detail.
- Side Elevation:** The existing south elevation features the profile of the front porch and consists of two pairs of windows and an additional window. A semi-enclosed porch is located at the rear.
- (South)** The semi-enclosed rear porch will be fully enclosed. The proposed addition will extend back from the newly enclosed rear wall, and consists of two four windows. 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 drawings for more detail.
- (East)**

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