CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Bernardo Rios, House Craft Development, LLC for Andres Chapellin, House Craft Development, LLC, owner

Property: 4628 Oakridge Street, Lot 6, Block 113, North Norhill Subdivision. The property includes a historic 969 square foot, one-story wood frame single-family residence and a detached shed situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: New Construction – Construct a rear 1-story addition with an attached carport to an existing 1-story residence.

- The addition will begin at the rear wall and will measure 20'-10" wide, 40'-4" deep, 11' to the eave, and 19'-6" to the ridge.
- The attached carport will begin 44'-8" back from the front wall and will have an eave height of 11' and a ridge height of 17'-2". The addition will be clad with board and batten siding
- The car port will measure and will feature square wood columns with simple brick bases.
- The existing original wood 3-lite paneled entry door will be replaced with a new wood 3-lite paneled entry door. The existing door is in good condition.
- The existing wood 117 siding and 1-over-1 wood sash windows will be retained.

See enclosed application materials and detailed project description on p. 5-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions:**

The existing original wood 3-lite front entry door be retained.

HAHC Action: **-**

DRAFT

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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; *The replacement of the existing original 3-lite wood paneled entry door result in the loss of significant historic 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

N

PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification
Contributing
Non-Contributing

INVENTORY PHOTO

DRAFT

WEST ELEVATION – FRONT FACING OAKRIDGE STREET

EXISTING

PROPOSED

NORTH SIDE ELEVATION

EXISTING

PROPOSED

DRAFT

SOUTH SIDE ELEVATION

EXISTING

PROPOSED

DRAFT

EAST (REAR) ELEVATION

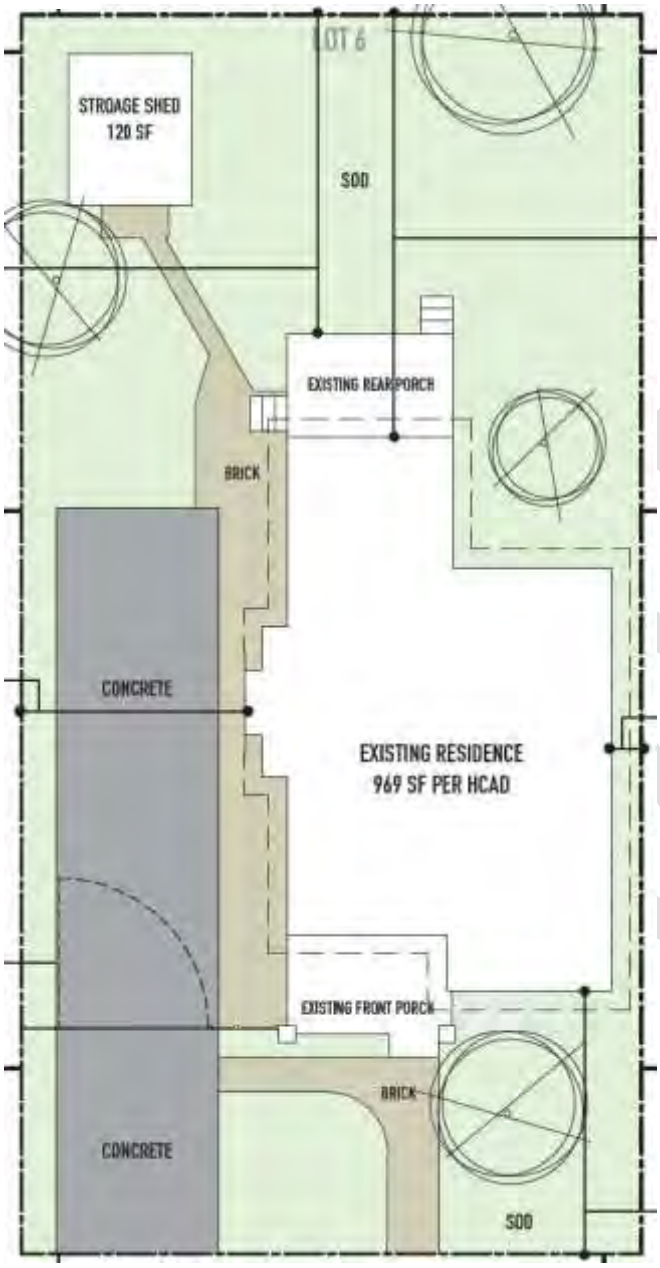
EXISTING

PROPOSED

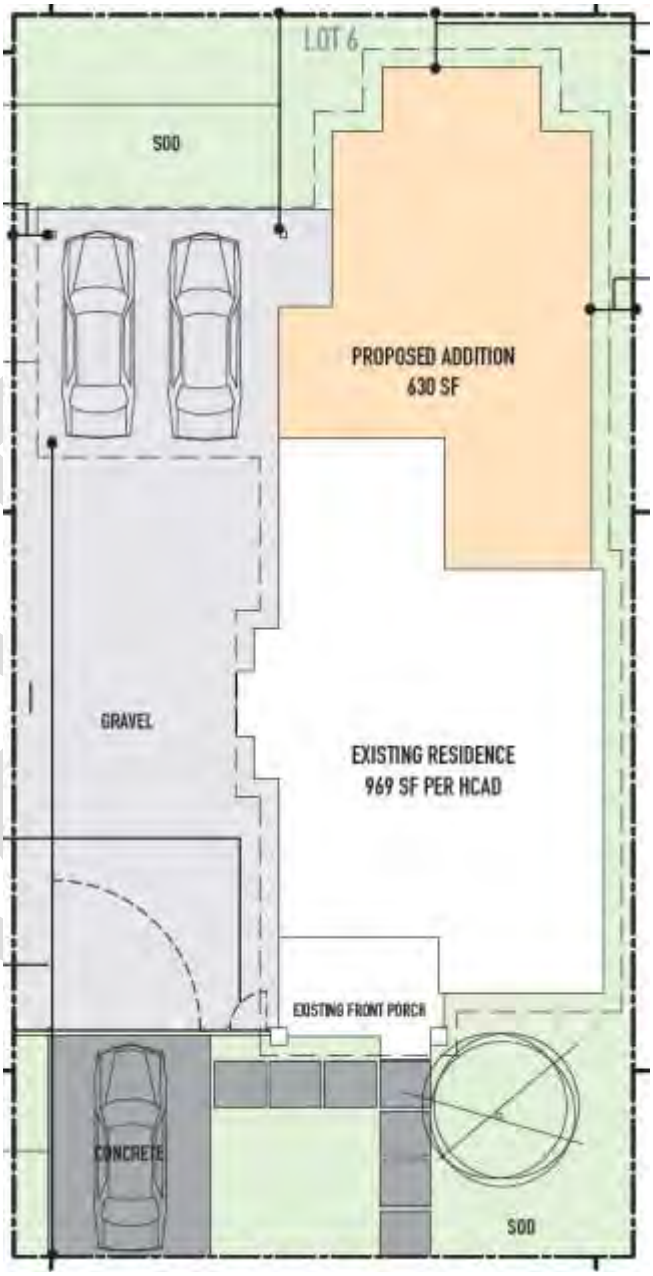
SITE PLAN

N

EXISTING



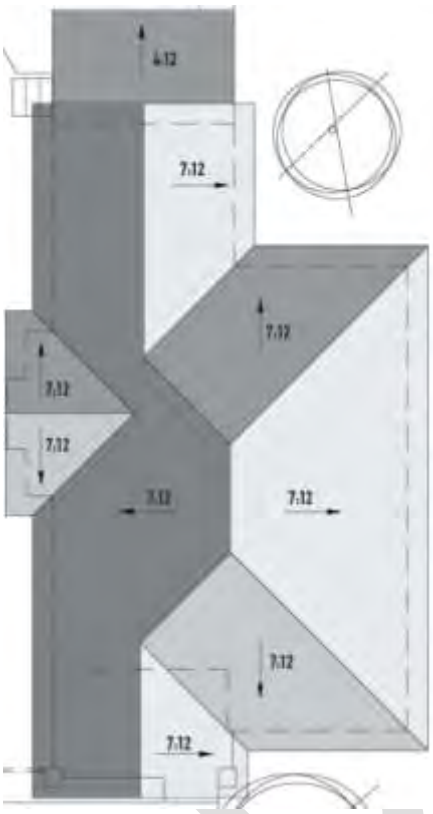
PROPOSED



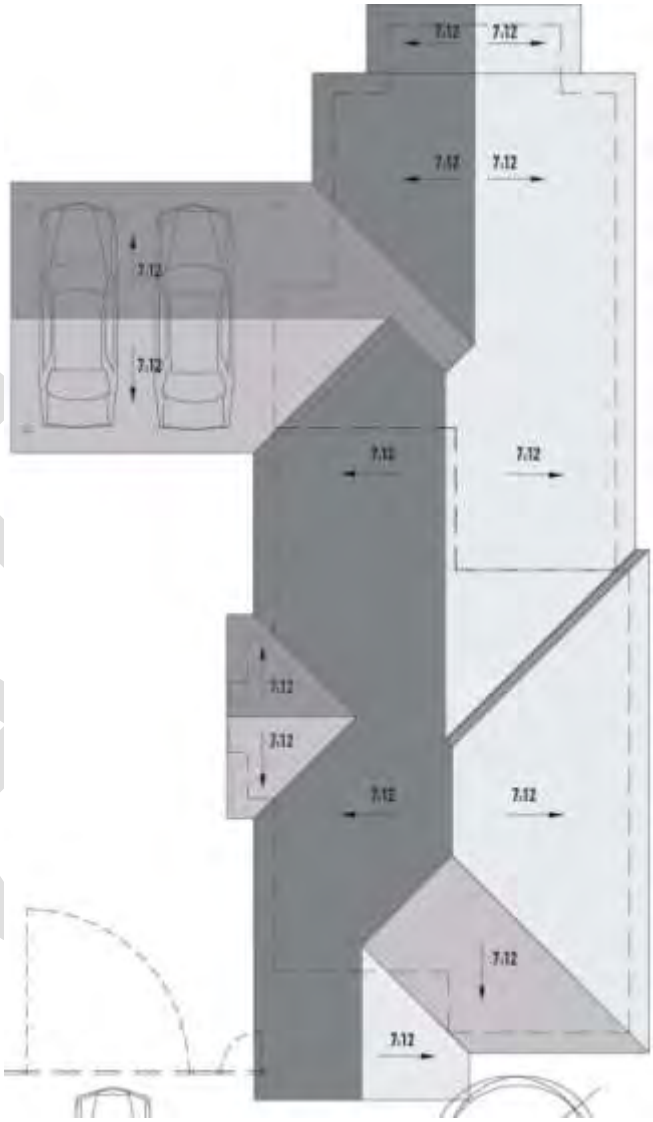
ROOF PLAN

N

EXISTING



PROPOSED



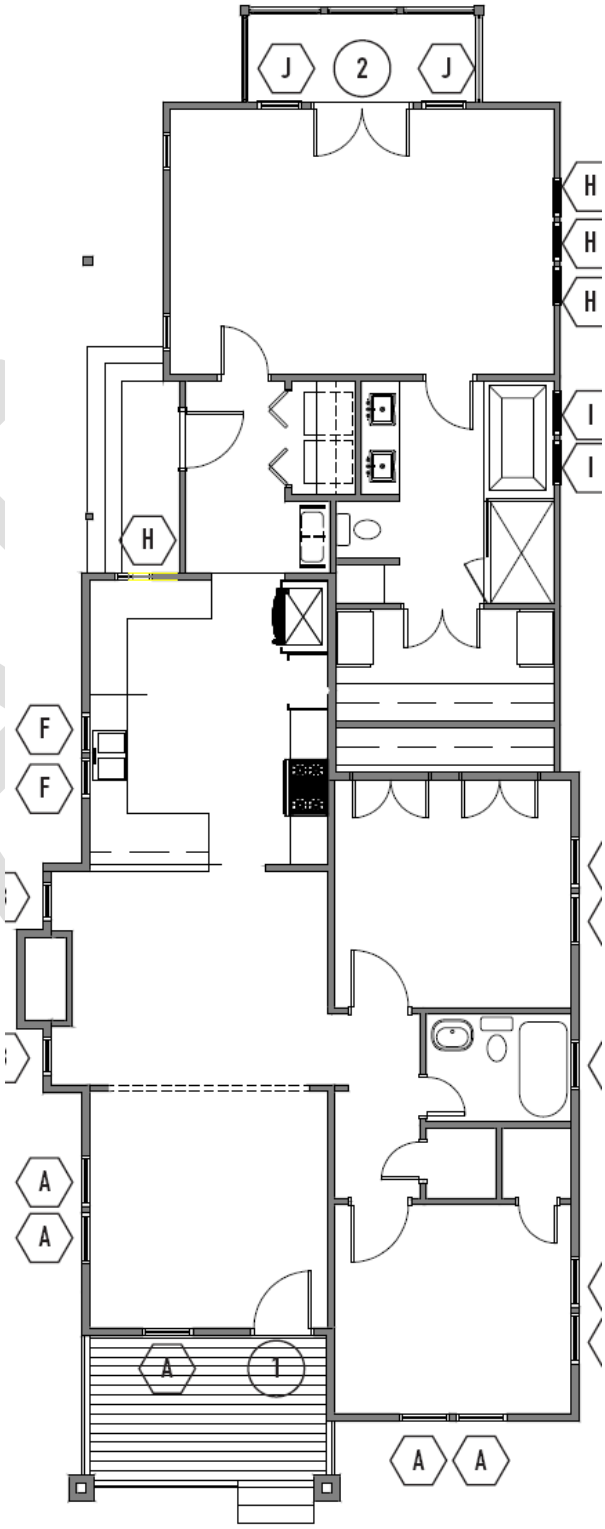
DRAFT

FIRST FLOOR PLAN

N

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE

TAG	SIZE	STYLE	MATERIAL	REMARKS
A	28" X 56"	DOUBLE HUNG	WOOD	APPEARS TO BE ORIGINAL; REPAIR/REPLACE AS NECESSARY; FRAME TO BE PT1; SASH TO BE PT2
B	24" X 30"	DOUBLE HUNG	WOOD	APPEARS TO BE ORIGINAL; REPAIR/REPLACE AS NECESSARY; FRAME TO BE PT1; SASH TO BE PT2
C	36" X 30"	DOUBLE HUNG	WOOD	APPEARS TO BE ORIGINAL; REPAIR/REPLACE AS NECESSARY; FRAME TO BE PT1; SASH TO BE PT2
F	28" X 30"	DOUBLE HUNG	WOOD	APPEARS TO BE ORIGINAL; RELOCATED FROM REAR ENTRY; FRAME TO BE PT1; SASH TO BE PT2
H	24' X 36"	DOUBLE HUNG	WOOD	NEW WOOD WINDOW; JELDWEN; FRAME TO BE PT1; SASH TO BE PT2
I	24" X 54"	FIXED	WOOD	NEW WOOD WINDOW; JELDWEN; FRAME TO BE PT1; SASH TO BE PT2; TEMPERED
J	24" X 72"	FIXED	WOOD	NEW WOOD WINDOW; JELDWEN; FRAME TO BE PT1; SASH TO BE PT2; TEMPERED

DOOR SCHEDULE

DOOR SCHEDULE

TAG	OPENING SIZE	STYLE	MATERIAL	REMARKS
1	36" X 84"	HINGED, SINGLE	WOOD	APPEARS TO BE ORIGINAL; TO BE REPLACED WITH NEW CRAFTSMAN DOOR
2	60" X 84"	HINGED, DOUBLE	WOOD	APPEARS TO BE REPLACEMENT DOORS. RELOCATED FROM REAR ENTRY

DRAFT

PHOTOS SUBMITTED BY APPLICANT

FRONT ELEVATION

NORTHWEST CORNER

NORTH ELEVATION

NORTH ELEVATION

REAR ELEVATION

REAR ELEVATION

SOUTHEAST CORNER

SOUTH ELEVATION

EXISTING FRONT GABLE

EAVE DETAIL

EXISTING ORIGINAL FRONT DOOR

PROJECT DETAILS

Shape/Mass: The residence measures 29'-7" wide, 44'-8" deep, 11' to the eave, and 19'-10" to the ridge. The addition will begin at the rear wall and will measure 20'-10" wide, 40'-4" deep, 11' to the eave, and 19'-6" to the ridge. The attached carport will begin 44'-8" back from the front wall and will have an eave height of 11' and a ridge height of 17'-2". The addition will feature an enclosed porch.

Setbacks: The residence is setback 21'-2" from the front property line, 18'-1" from the side, north property line, 2'-4" from the side, south property line, and 31'-4" from the rear property line. The addition will be setback 25'-10" from the side, north property line, 3'-4" from the side, south property line, and 4'-3" from the rear property line. The carport will be setback 65'-6" from the front property line, 3' from the north side property line, and 17'-5" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 2' finished floor height. The rear addition will be built on a pier and beam foundation with a finished floor height of 2' to match the existing finished floor height.

Windows/Doors: The residence features original wood 1-over-1 sash windows; the windows will be retained and repaired. The residence features an original 3-lite wood paneled front entry door; the door will be replaced with a new 3-lite wood paneled entry door. The addition will feature wood 1-over-1 sash windows, single lite wood windows, a single lite entry door, and a set of french doors.

Exterior Materials: The residence is clad with wood 117 horizontal lap siding; the siding will be retained and repaired. The addition will be clad with wood board and batten siding. The residence features a partial width front porch with square brick columns, brick wing walls, a brick pier, and wood guardrail; the existing porch elements will be retained. The residence features a rear porch with wood steps, wood guard rails and square columns; the rear porch will be removed. The attached carport will feature square wood columns with simple square brick bases.

Roof: The residence features a gable on hip roof with a 7/12 pitch. The roof is clad with composite shingles. The addition and attached carport will feature a cross gable roof with a 7/12 pitch. The roof will be clad with composite shingles.

Front Elevation: (West) Please see elevation drawings on pg. 5

Side Elevation: (North) Please see elevation drawings on pg. 6

Side Elevation: (South) Please see elevation drawings on pg.7

Rear Elevation: (East) Please see elevation drawings on pg.8

DRAFT