

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 27, 2016

**Applicant:** Bernardo Rios, o3 Design for Andre Merle, owner

**Property:** 4627 Oakridge Street, Lot 5, Block 112, Norhill Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing bungalow residence, constructed 1930, located in the Norhill Historic District.

**Proposal:** Alteration – Addition

- Construct a 477 square foot addition on the rear of the house.
- Remove non-original siding and fix original wood siding if needed.
- Repair non-original wood window frames.
- Install cementitious board and batten and lap siding on addition

See enclosed application materials and detailed project description on p. 3-15 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.  |



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

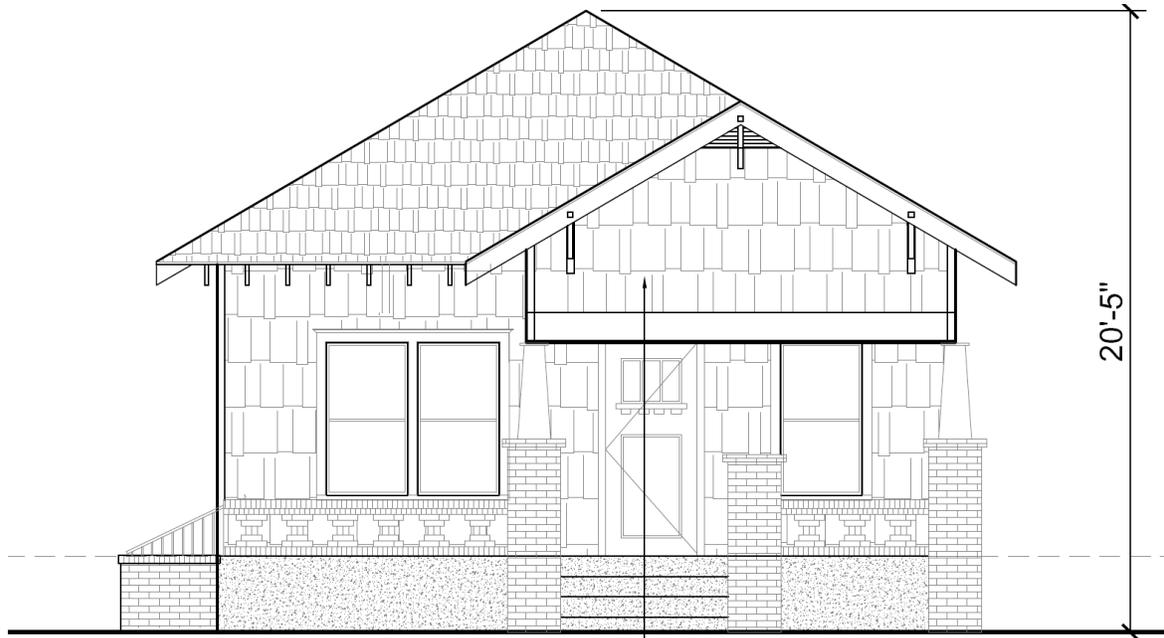


INVENTORY PHOTO



EAST ELEVATION - FRONT FACING OAKRIDGE STREET

EXISTING

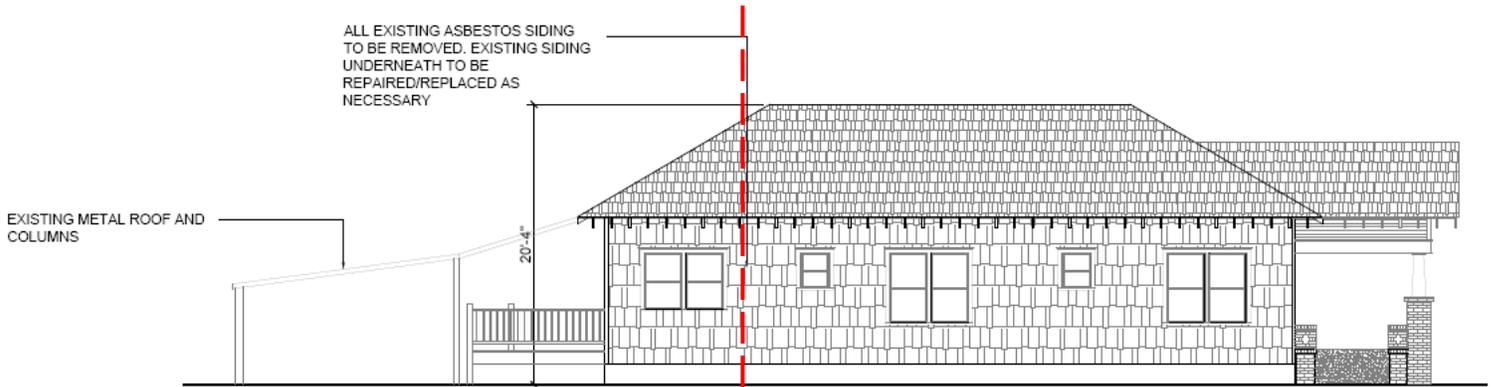


PROPOSED

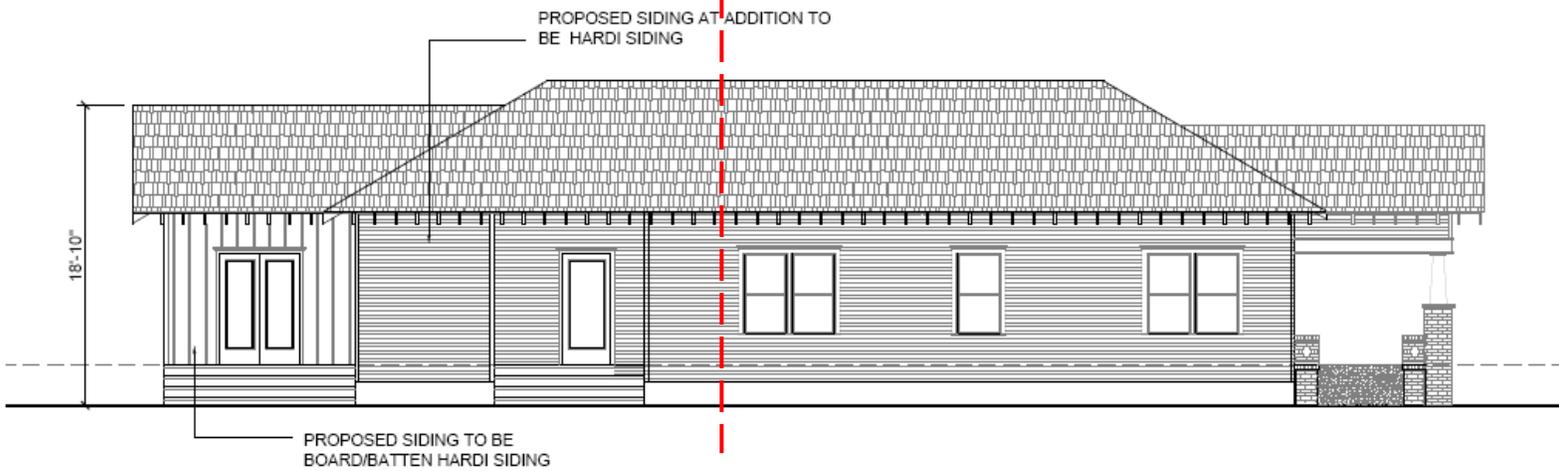


**SOUTH SIDE ELEVATION**

**EXISTING**

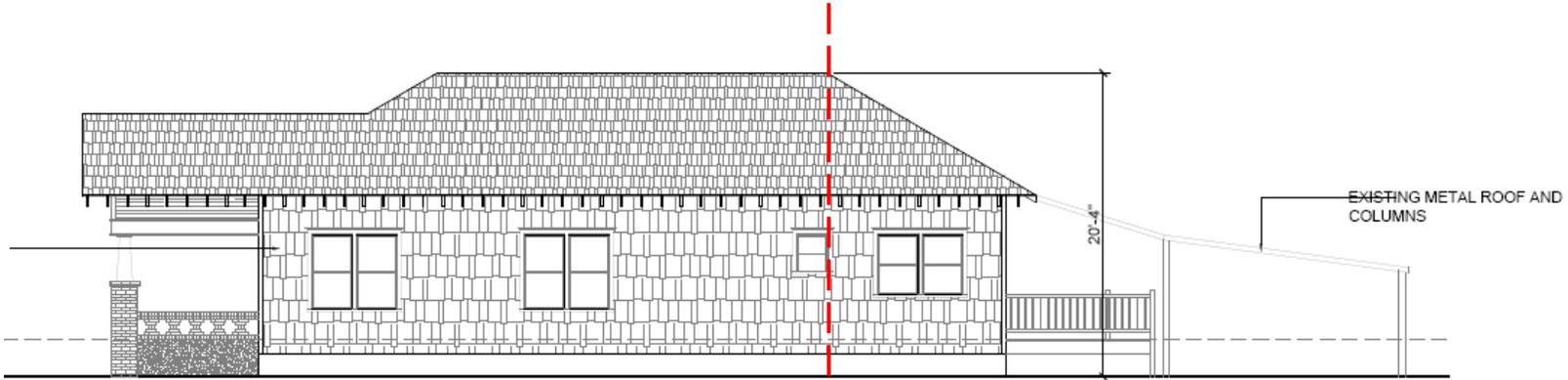


**PROPOSED**

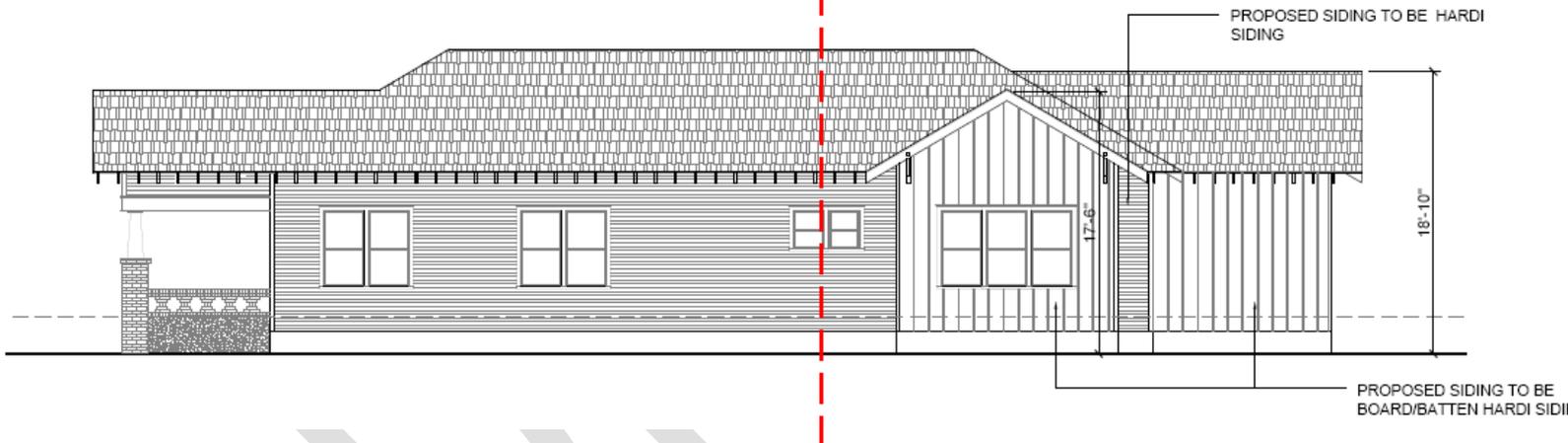


**NORTH SIDE ELEVATION**

**EXISTING**

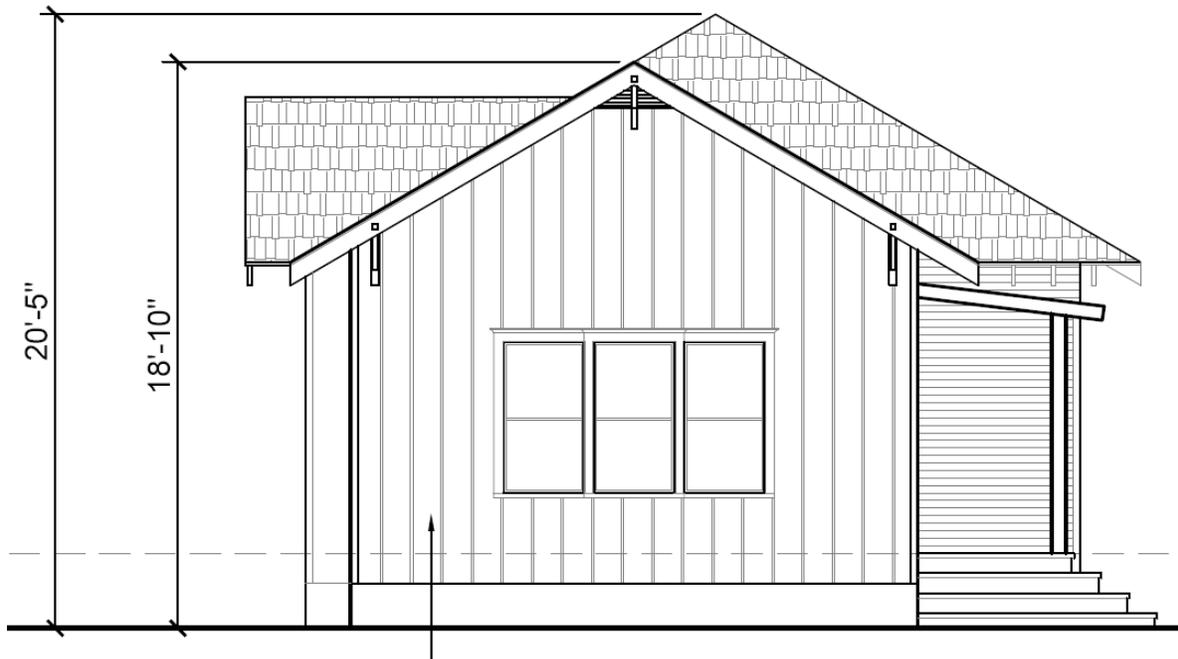


**PROPOSED**



WEST (REAR) ELEVATION

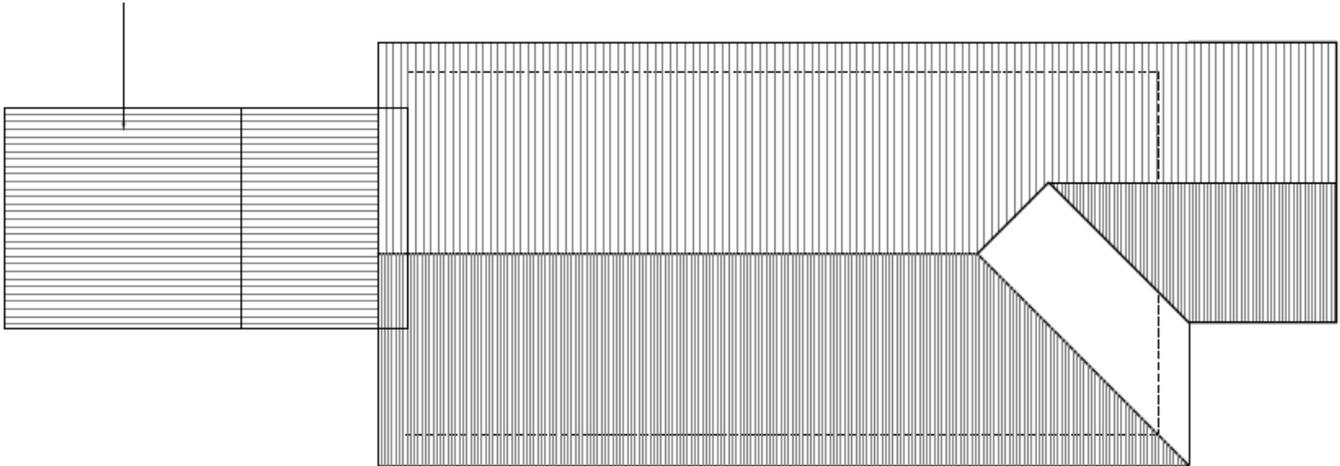
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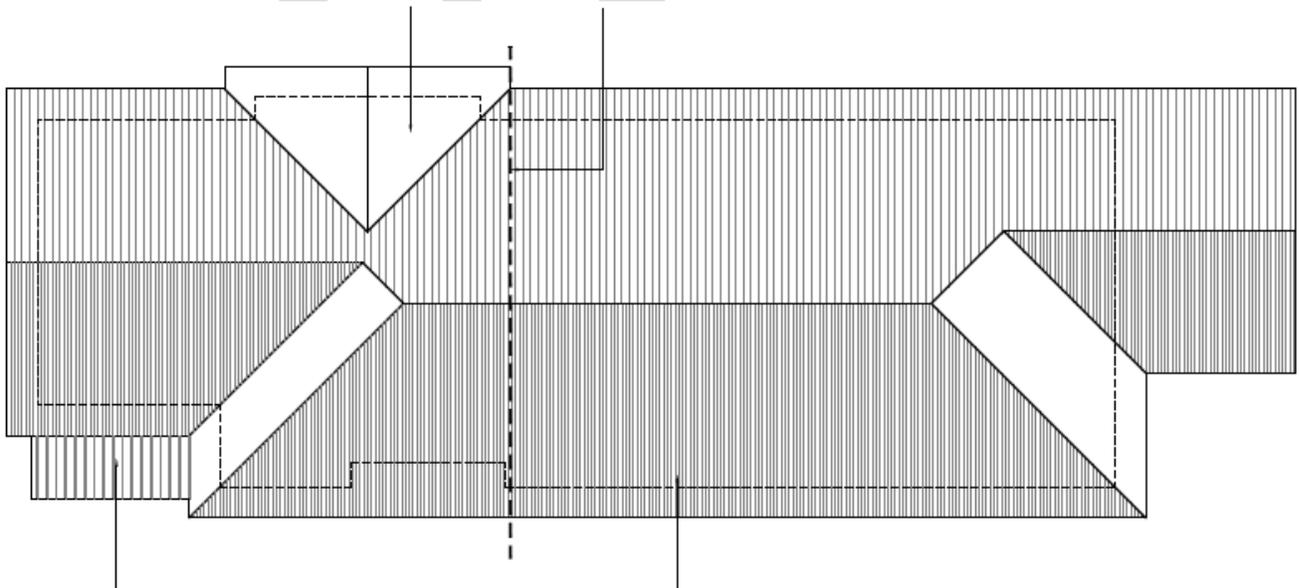




**ROOF PLAN**  
EXISTING



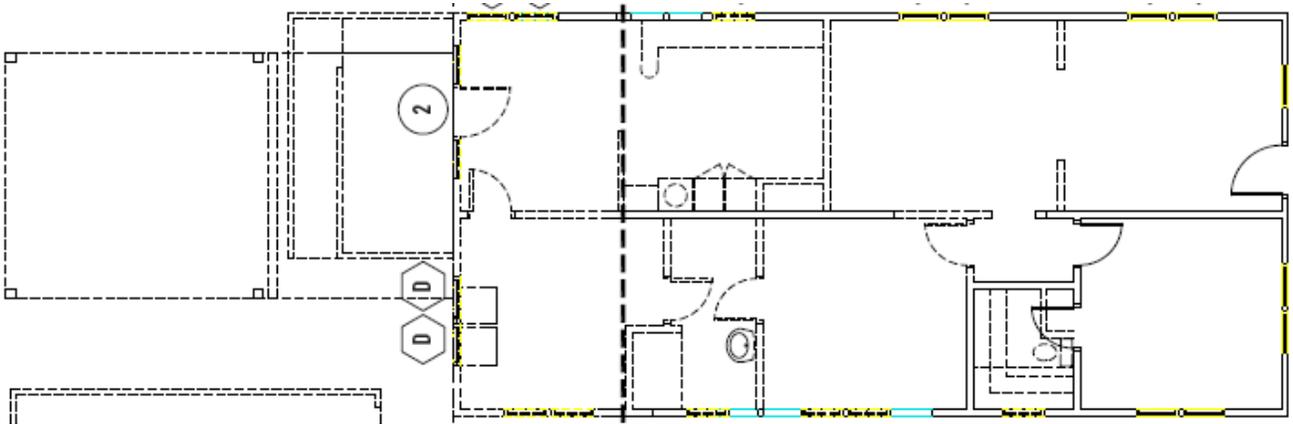
**PROPOSED**



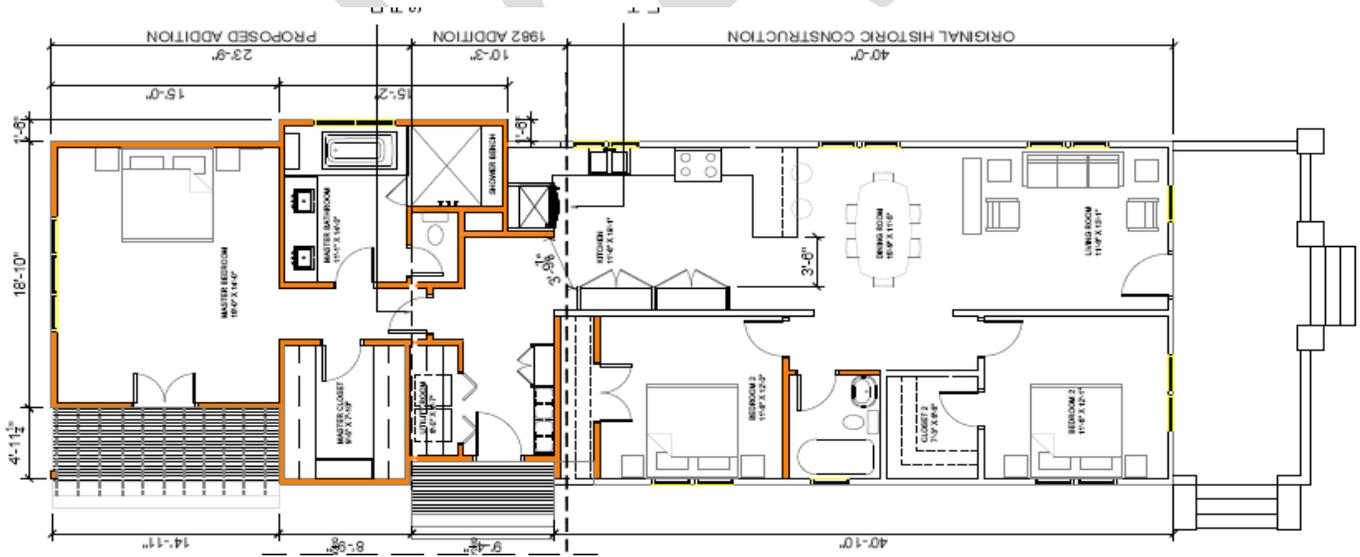


### FIRST FLOOR PLAN

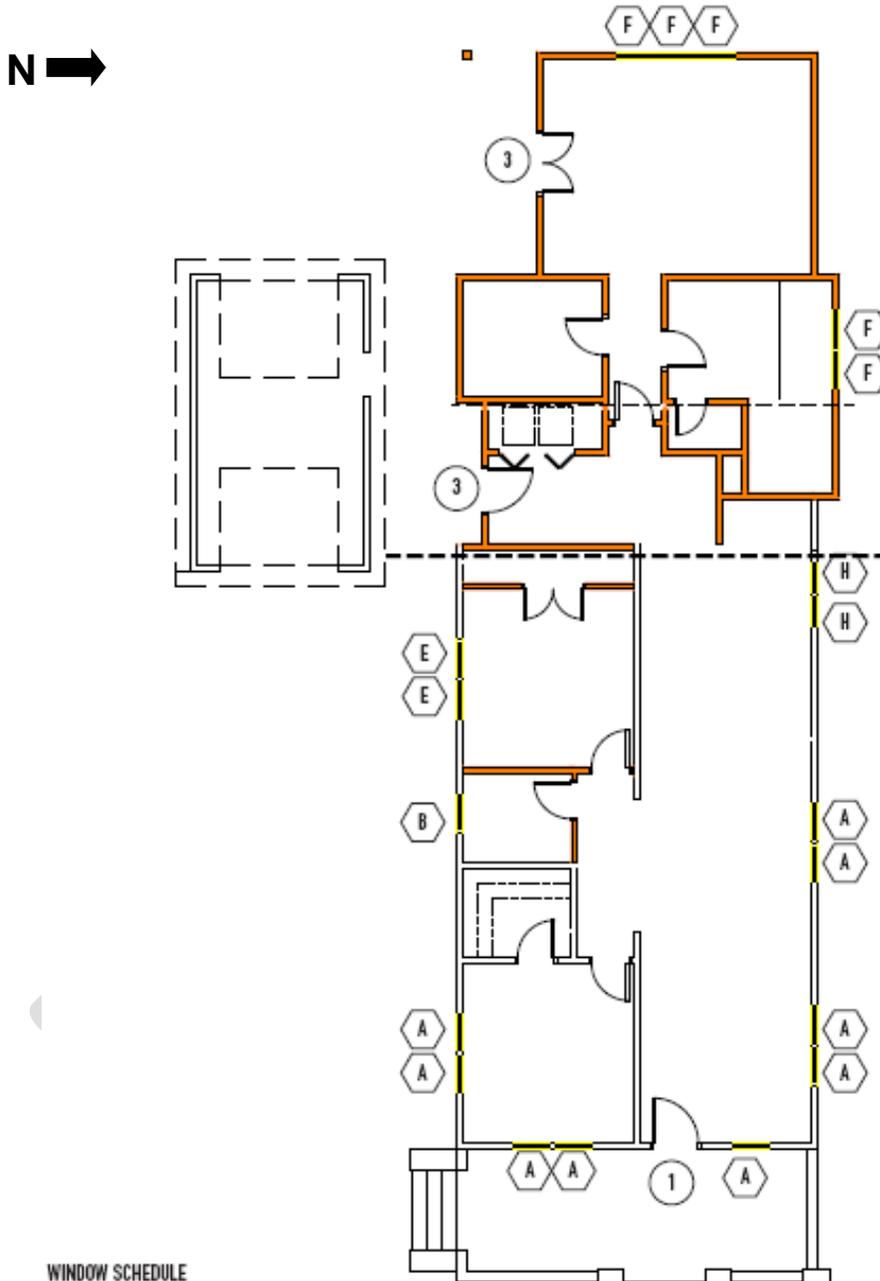
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE



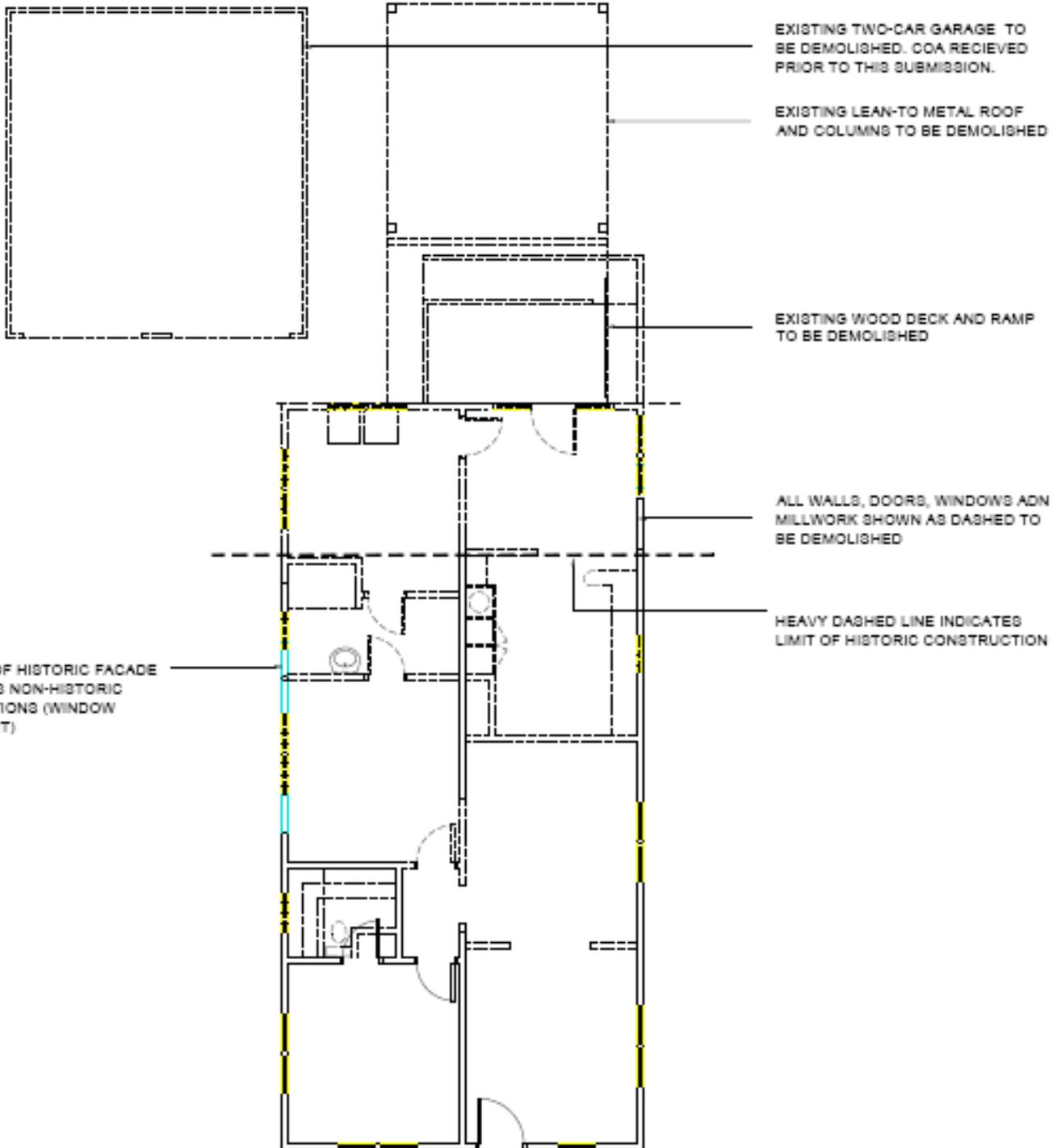
WINDOW SCHEDULE

TAG	SIZE	STYLE	MATERIAL	REMARKS
A	21" X 56"	DOUBLE HUNG	WOOD/VINYL	FRAME APPEARS TO BE ORIGINAL. SASH REPLACEMENT APPEARS TO BE VINYL. SASH TO BE CLEANED AND PAINTED
B	24" X 30"	DOUBLE HUNG	WOOD/VINYL	RELOCATED ORIGINAL FRAME. VINYL SASH TO BE CLEANED AND PAINTED
E	21" X 56"	DOUBLE HUNG	WOOD/VINYL	RELOCATED ORIGINAL FRAME. VINYL SASH TO BE CLEANED AND PAINTED
F	21" X 56"	DOUBLE HUNG	WOOD	NEW WOOD WINDOW; JELDOWEN
H	24" X 36"	FIXED	WOOD	NEW WOOD WINDOW; JELDOWEN

DOOR SCHEDULE

TAG	OPENING SIZE	STYLE	MATERIAL	REMARKS
1	36" X 84"	HINGED, SINGLE	WOOD	APPEARS TO BE ORIGINAL; TO BE REPAIRED/REPAINTED AS NECESSARY
3	60" X 84"	HINGED, DOUBLE	METAL	NEW PAIR PATIO DOORS
4	36" X 84"	HINGED, SINGLE	METAL	NEW PATIO DOOR

DEMO PLAN



**PROPOSED SIDING FOR ADDITION**



**SIDING: HARDI LAP SIDING**

**LOCATION: PORTIONS OF ADDITION AT REAR OF RESIDECE**

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**SIDING: HARDI BOARD AND BATTEN**

**LOCATION: PORTIONS OF ADDITION AT REAR**

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**PROJECT DETAILS**

**Shape/Mass:** Existing: The residence has 1,200 square feet of living space and is situated on a 5,000 square foot interior lot. The house is 24'-9" wide and 50'-2 3/8" long, with a ridge height of 20'-5" and an eave height of approximately 10'.

Proposed: The alteration adds 477 square feet on the rear of the house. The addition's ridge height will match the existing house at 20'-5" and will step down to a ridge height of 18'-10". Proposed bump out on the north side of the addition will have a ridge height of 17'-8".

**Setbacks:** The existing house is situated 21' from the front (east) property line, 5' from the north and 20'-10" from the south and 28'-9" from the west property lines.  
Because of the rear addition the house will be 3'-4" to the north and 5' to the west property lines.

**Foundation:** The addition will be built on a block and beam foundation.

**Windows/Doors:** All non-original vinyl windows to remain on main house. On the addition five new double hung wood windows will be installed and two new metal patio doors will be installed on the south elevation. One new fixed wood window will be installed on the north elevation on the new addition. Please refer to window and door schedule.

**Exterior Materials:** The existing house has asbestos siding and will be removed to expose original 117 wood siding. New addition will have 4-5 inch cementitious siding and bump out on north elevation will have board and batten siding.

**Roof:** The existing house has a gabled roof and the addition will also have a gabled roof. The addition of a bump out on north elevation of the new addition will also have a gabled roof with a pitch of 6/12 to match the existing pitch of the house.

**Front Elevation:** Removal of asbestos siding to expose original wood siding. No other changes to the east (East) elevation.

**Side Elevation:** Part of the new 477 square foot addition will be added to the rear of the north elevation. One new window opening will be added to the bump out and will have three 1/1 double hung wood windows. There will one new window opening next to a window opening on the original house it will have a 1/1 fixed window. Please refer to plans. Proposed bump out on the north side of the addition will have a ridge height of 17'-8".  
(North)

**Side Elevation:** Two new door openings will be added. Please refer to plans.  
(South)

**Rear Elevation:** One new window opening will be added with three 1/1 double hung wood windows. Please refer to plans.  
(West)