CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2016

Applicant: Iron Acorn Investments, LLC, owner

Property: 727 W. Fugate, Lot 3, Block 201, Norhill Subdivision. The property includes a historic 964 square foot, one-story wood frame single-family residence and an attached garage situated on a 3,755 square foot (49' x 97') interior lot.

Significance: Contributing bungalow residence, constructed 1945, located in the Norhill Historic District.

Proposal: Alteration – Addition. Construct a 618 square foot one-story addition on the rear of the 35.6' wide by 43.2' long, by 18' tall one-story house.

- Addition will be inset 5'-6" on the west (side) elevations and inset 2'-3" on the east (side) elevation and measure 30' wide by 23'-5" deep by 18' tall with a built-out attic space.
- Addition will be clad in smooth cementitious siding with a 6" reveal to differ from the asbestos-clad residence.
- Construct a new wood deck on the east (side) elevation.
- Remove non-original car port attached to the front-facing attached garage.

See enclosed application materials and detailed project description on p. 3-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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:

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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
☒	☐	☐	(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
☒	☐	☐	(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.

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PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

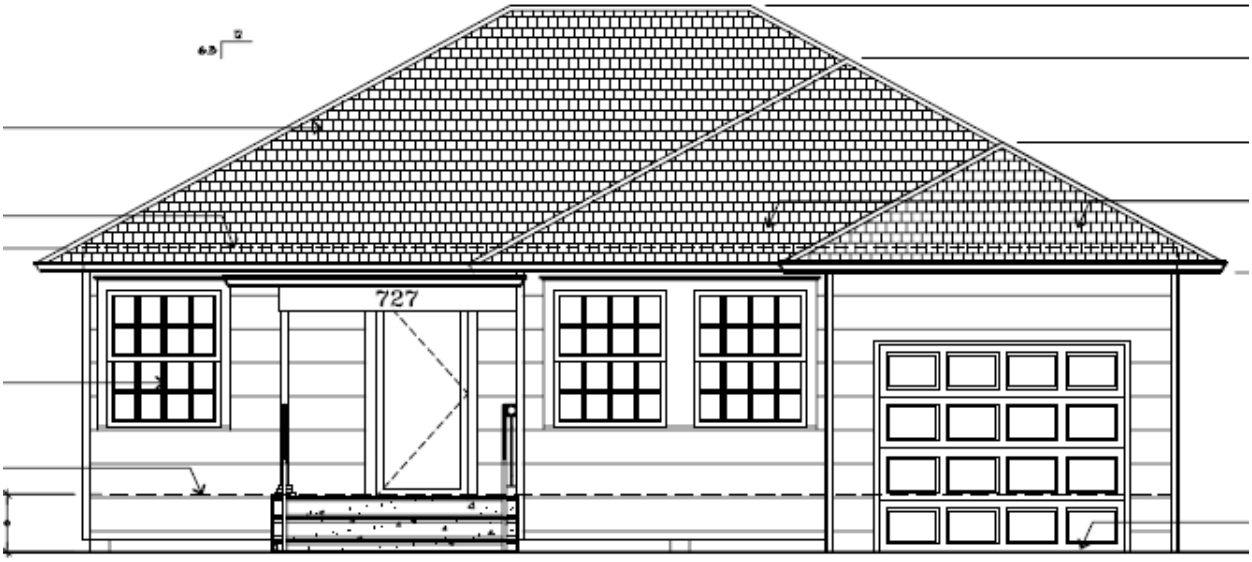
INVENTORY PHOTO

CURRENT PHOTO

SOUTH ELEVATION – FRONT FACING FUGATE

EXISTING

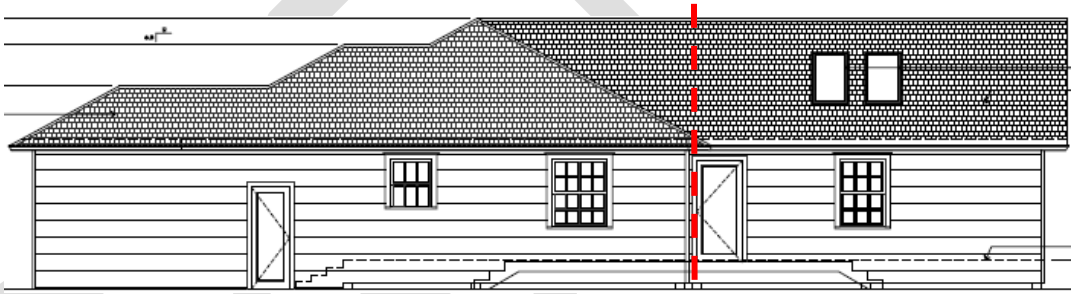
PROPOSED



EAST SIDE ELEVATION

EXISTING

PROPOSED



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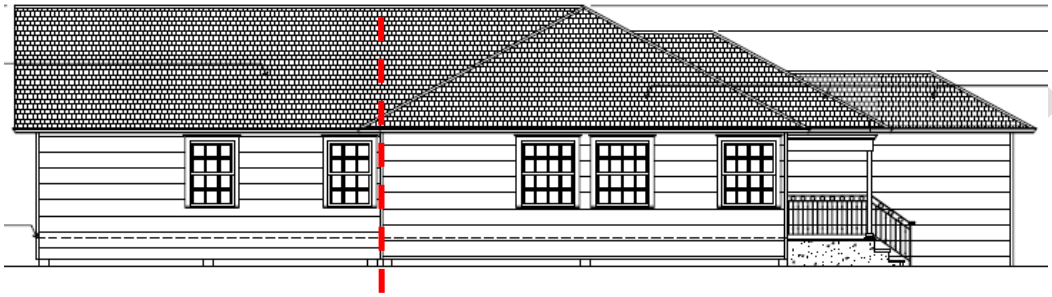
WEST SIDE ELEVATION

EXISTING

PROPOSED



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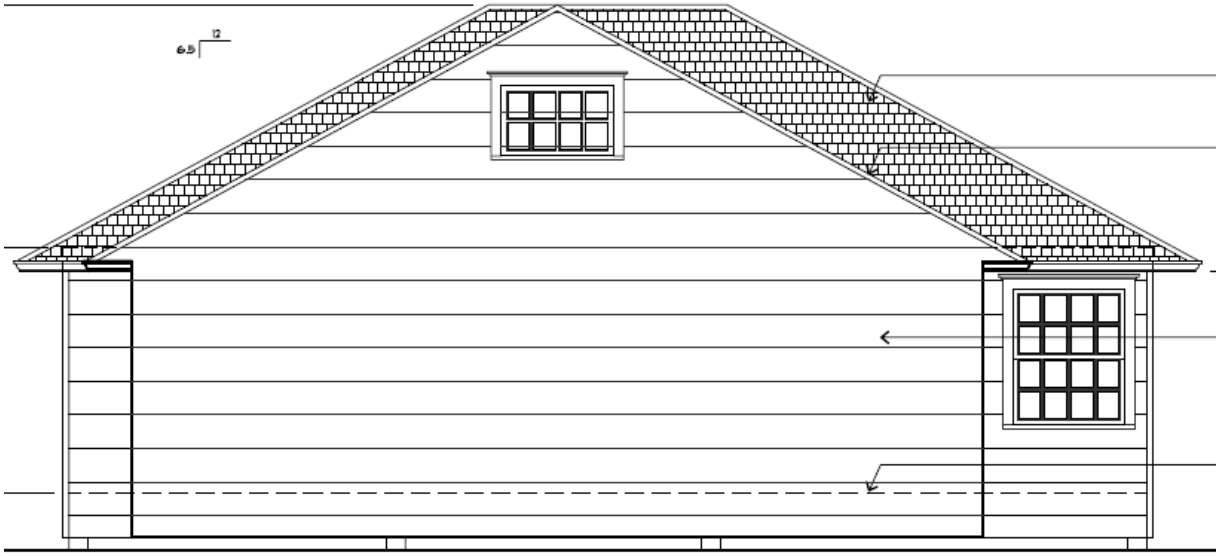
NORTH (REAR) ELEVATION

EXISTING

PROPOSED



SITE PLAN

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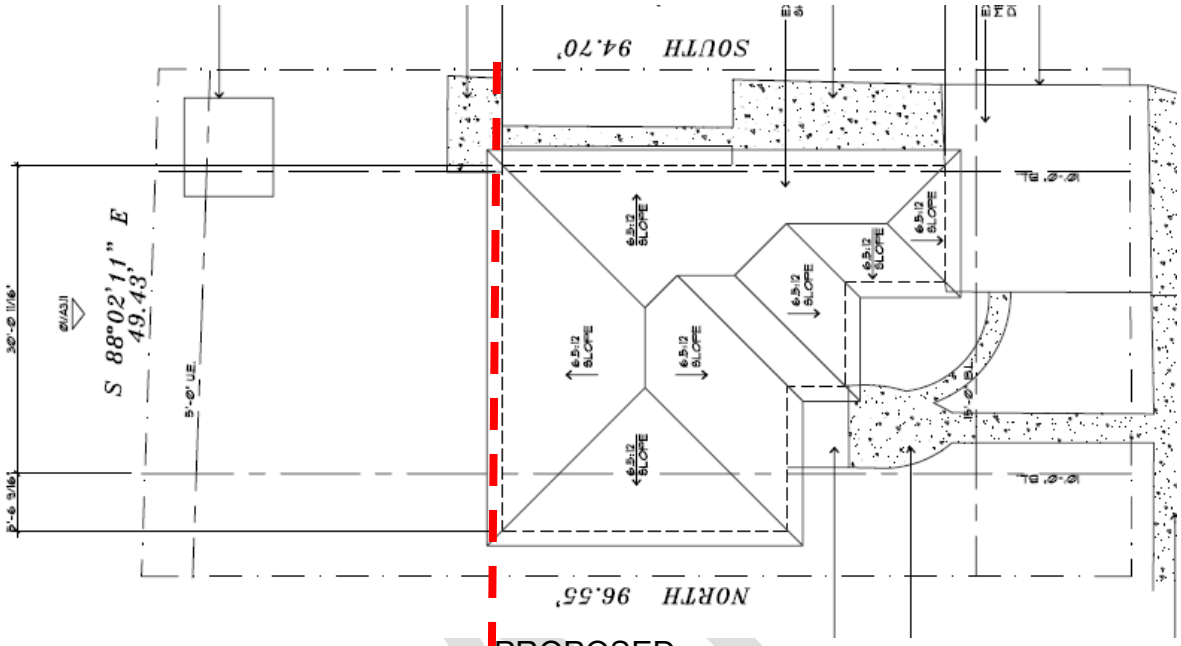
EXISTING



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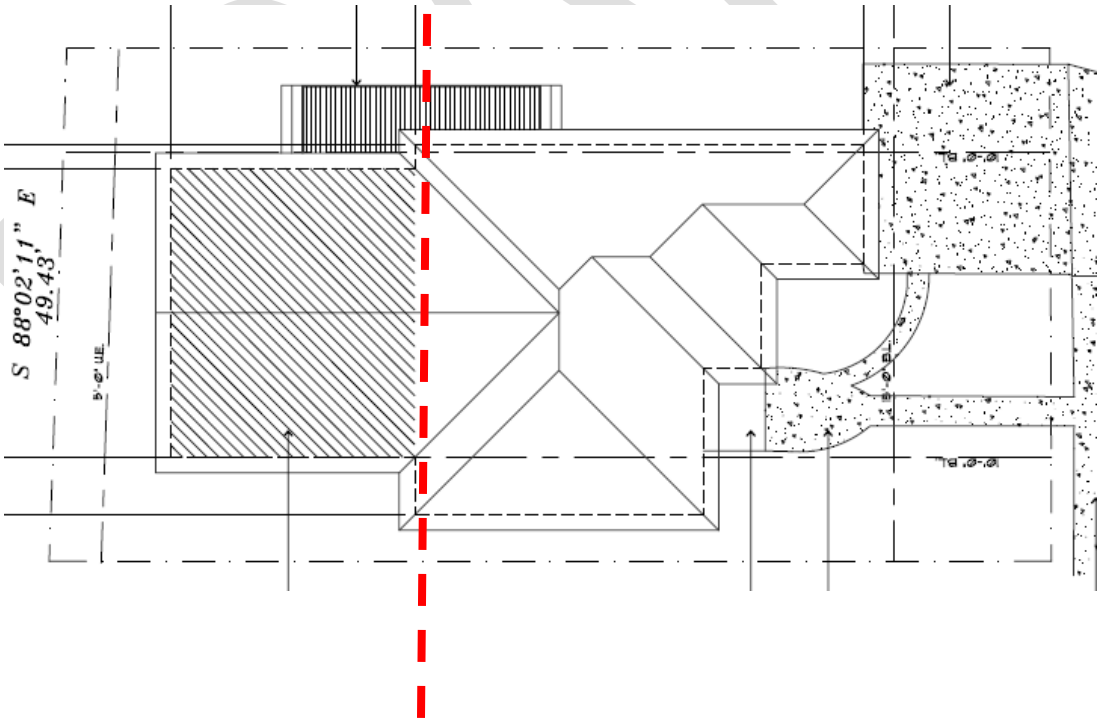

ROOF PLAN

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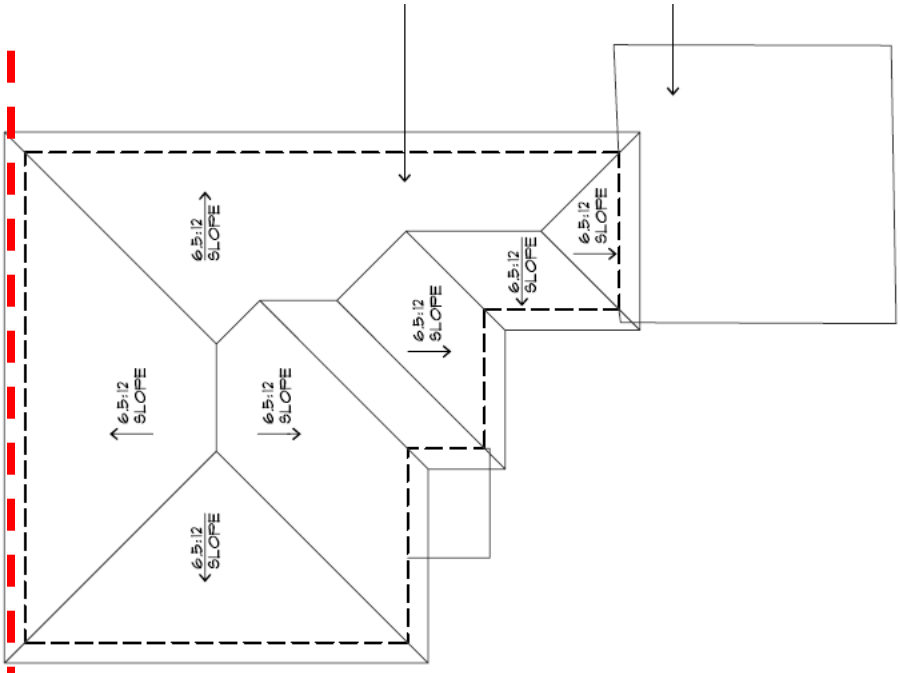
EXISTING



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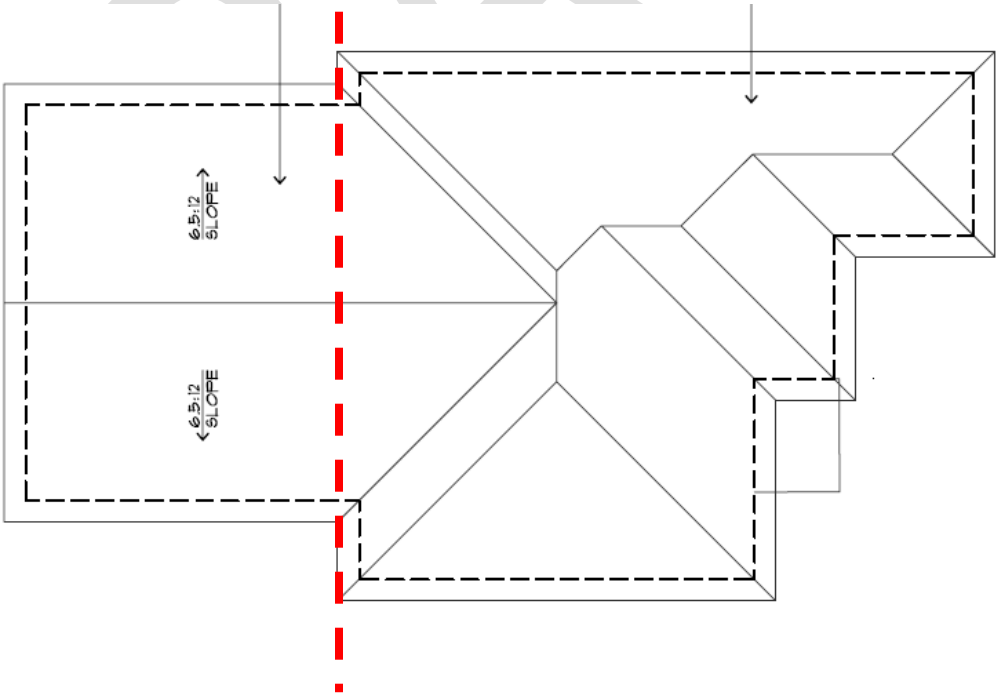

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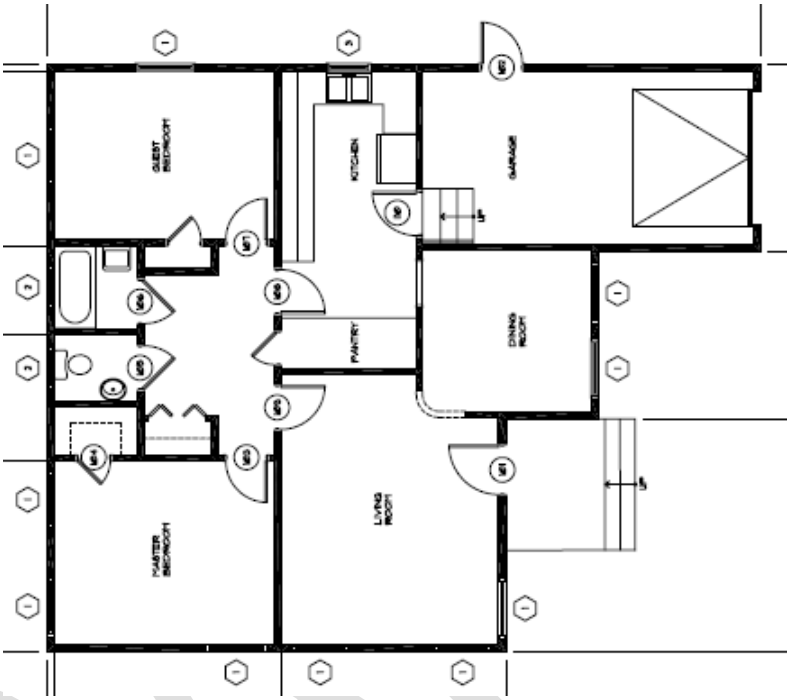
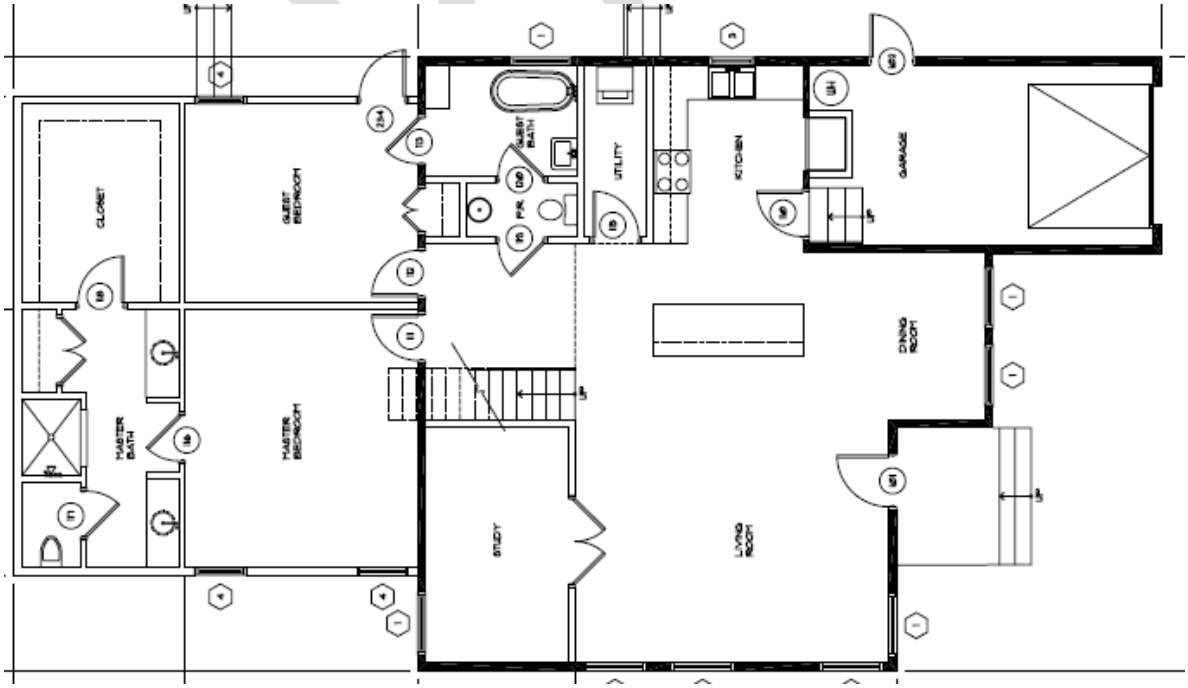
FIRST FLOOR PLAN

EXISTING



PROPOSED



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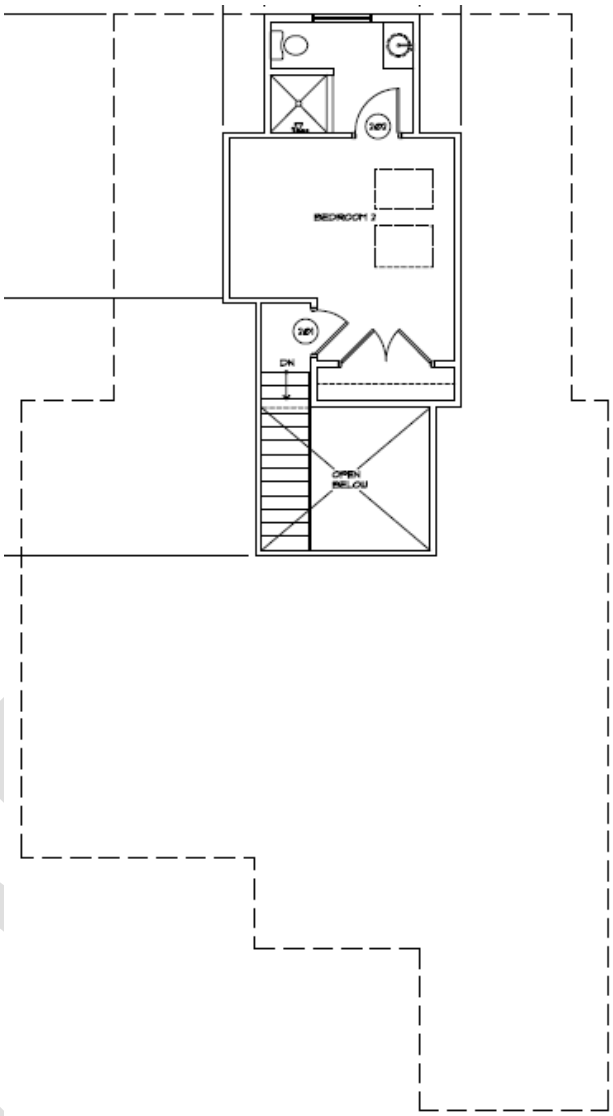
SECOND FLOOR PLAN

EXISTING



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	HEAD HT.	DESCRIPTION	COMMENTS
1	3'-8"	4'-5 1/2"	6'-8"	SINGLE HUNG (WOOD FRAME)	EXISTING WINDOW
2	2'-9 1/2"	4'-5 1/2"	6'-8"	SINGLE HUNG (WOOD FRAME)	EXISTING WINDOW
3	2'-9"	4'-5 1/2"	6'-8"	SINGLE HUNG (WOOD FRAME)	EXISTING WINDOW
4	3'-0"	4'-5 1/2"	6'-8"	SINGLE HUNG (WOOD FRAME)	NEW WINDOW - MATCH EXIST.

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
101	3'-0"	6'-8"	EXTERIOR WOOD ENTRY DOOR	EXISTING
102	2'-8"	6'-8"	EXTERIOR WOOD DOOR	EXISTING
103	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
104	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
105	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
106	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
107	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
108	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
109	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
110	2'-8"	6'-8"	INTERIOR WOOD DOOR	EXISTING
111	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
112	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
113	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
114	2'-8"	6'-8"	EXTERIOR WOOD DOOR	NEW DOOR
115	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
116	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
117	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
118	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
119	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
120	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
201	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR
202	2'-8"	6'-8"	INTERIOR WOOD DOOR	NEW DOOR

PROJECT DETAILS

Shape/Mass: Existing: The property includes a historic 964 square foot, one-story wood frame single-family residence and an attached garage. The existing house is 35.6' wide by 43.2' long, by 18' tall.

Proposed: The alteration adds 618 square feet on the rear of the house. The addition will be inset 5'-6" on the west (side) elevations and inset 2'-3" on the east (side) elevation and measure 30' wide by 23'-5" deep by 18' tall.

Setbacks: Existing: The house is situated 18'-1" from the front (south), approximately 9'-3" from the east, and approximately 4' from the west property lines.

Proposed: The addition will be situated 11'-5" from the east and 9'-6" from the west property lines and begins approximately 43' from the front wall.

Foundation: Both the existing house and addition will have pier and beam foundations, with a finished floor height of 1'-10 ½".

Windows/Doors: The original windows are all 8 over 8 single hung wood windows. The addition will have matching 8 over 8 single hung wood windows. Please refer to the window and door schedule.

Exterior Materials: The existing house is clad with asbestos siding and the addition will be clad in smooth cementitious siding with a 6" reveal.

Roof: The existing house has a ridge height of 18' and an eave height of 9', with a roof pitch of 6.5:12. The addition's ridge height, eave height and roof pitch will match the existing house. Two new fixed sky lights will be installed on the east side of the addition's roof.

Front Elevation: (South) The non-original carport will be removed from the south elevation. No other alterations to the south elevation. Please refer to the elevation plans.

Side Elevation: (East) The existing house has one door and two window openings on the east elevation. One door and one 8 over 8 wood single hung window openings will be installed on the east elevation of the proposed addition. A new wood deck will be built on the east elevation and will be approximately 23' long, 8' wide and 1'-10 ½" tall. Two new fixed sky lights will be installed on the east side of the addition's roof. Please refer to the elevation plans.

Side Elevation: (West) The existing house has three 8 over 8 wood single hung window openings on the east elevation. Two 8 over 8 wood single hung window openings will be installed on the west elevation of the proposed addition. Please refer to the elevation plans.

Rear Elevation: (North) One original 8 over 8 wood single hung window opening will remain on the existing house. The 618 square foot addition will be constructed on the north elevation. The addition will be inset 5'-6" on the west (side) elevations and inset 2'-3" on the east (side) elevation and measure 30' wide by 23'-5" deep by 18' tall. One 4 over 4 window opening will be added to the loft area of the proposed addition. Please refer to the elevation plans.

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