

CERTIFICATE OF APPROPRIATENESS

Application Date: January 23, 2023

Applicant: Rod Frego, agent for, Lawrence Febo, owner

Property: 927 W Cottage Street, Lot 17, Block 219, Norhill Neighborhood Subdivision. The property includes a historic 1,176 square foot, one-story wood single-family residence and detached garage situated on a 5,200 square foot (50' x 104') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1926, located in the Norhill Historic District. Approved AA for a detached, rear garage in April 2019.

Proposal: Alteration: Rear Addition

- 11' 8" x 14' 5" footprint
- First floor sq. ft. 224' 7"
- Second floor sq. ft. 336'
- Extending original ridge line to rear addition
- Roof pitch 6:12, composition roof shingles
- Max ridge height at 22' 11"
- 4' West side setback and 21' 7" rear setback
- 117 siding to match existing structure
- 1-over-1, single-hung, inset & recessed, wood Jeld-Wen windows

Public Comment: No public comment received.

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:

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;
(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 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.

District Map



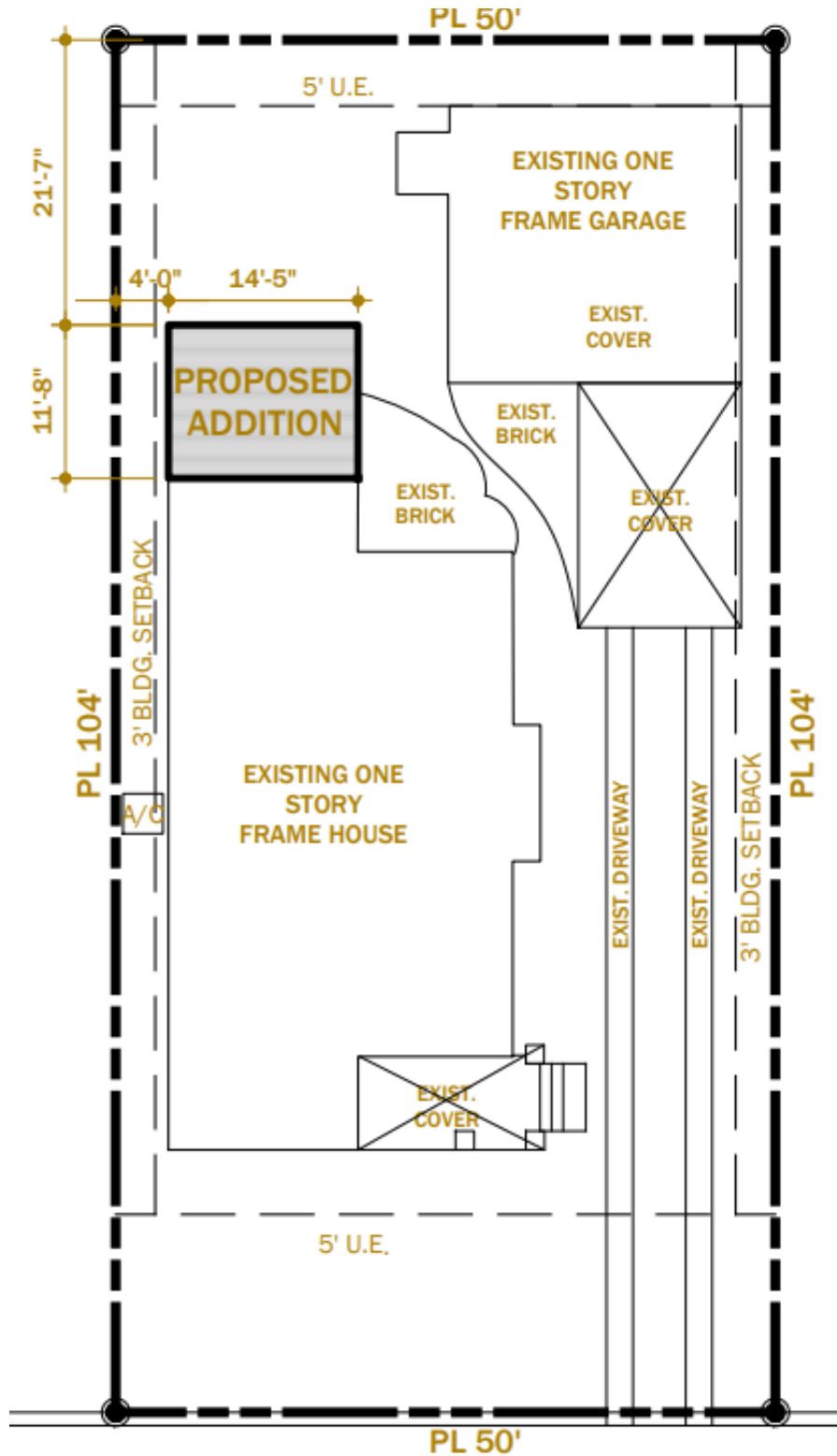
Inventory Photo



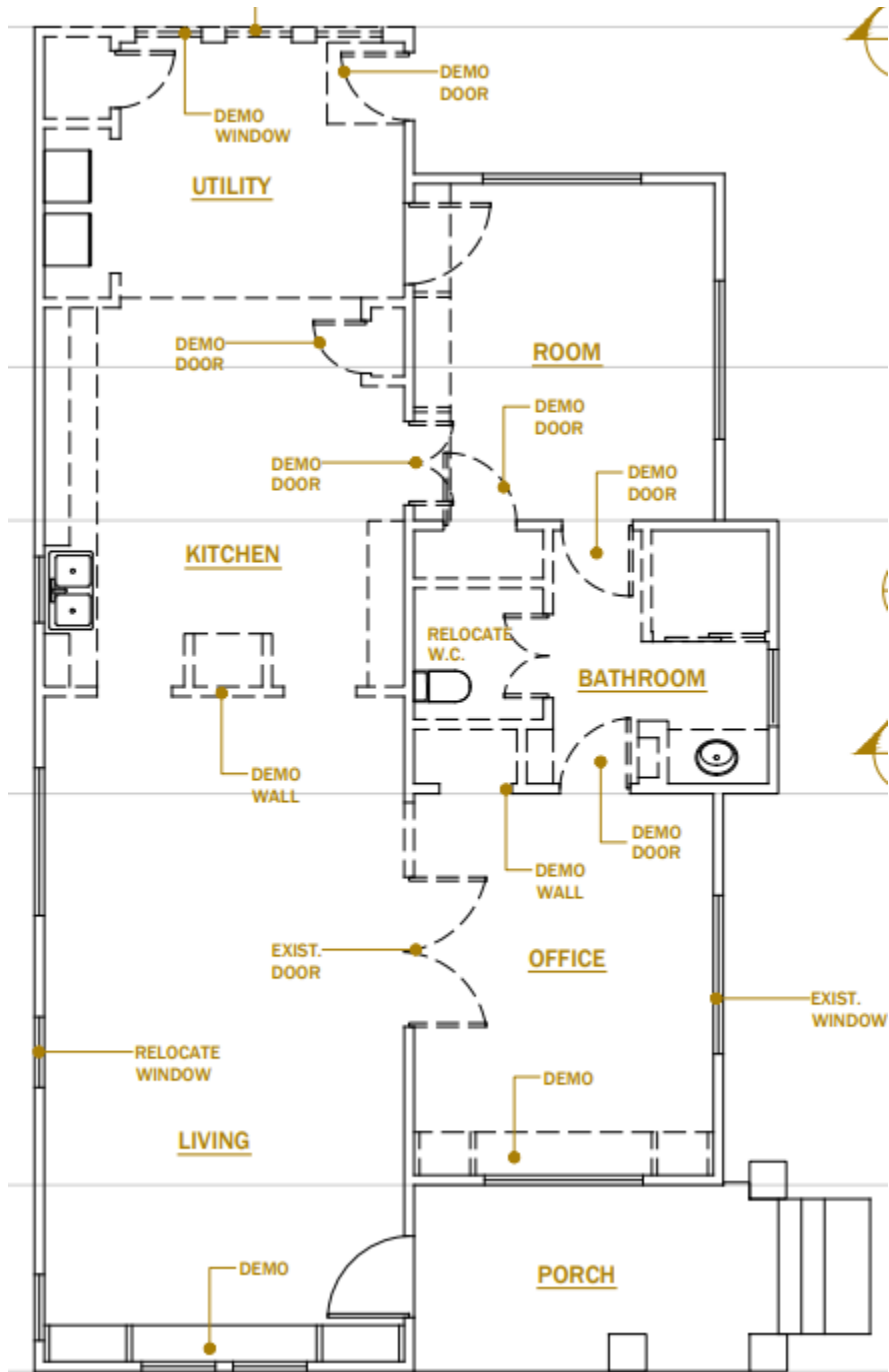
Current Photo



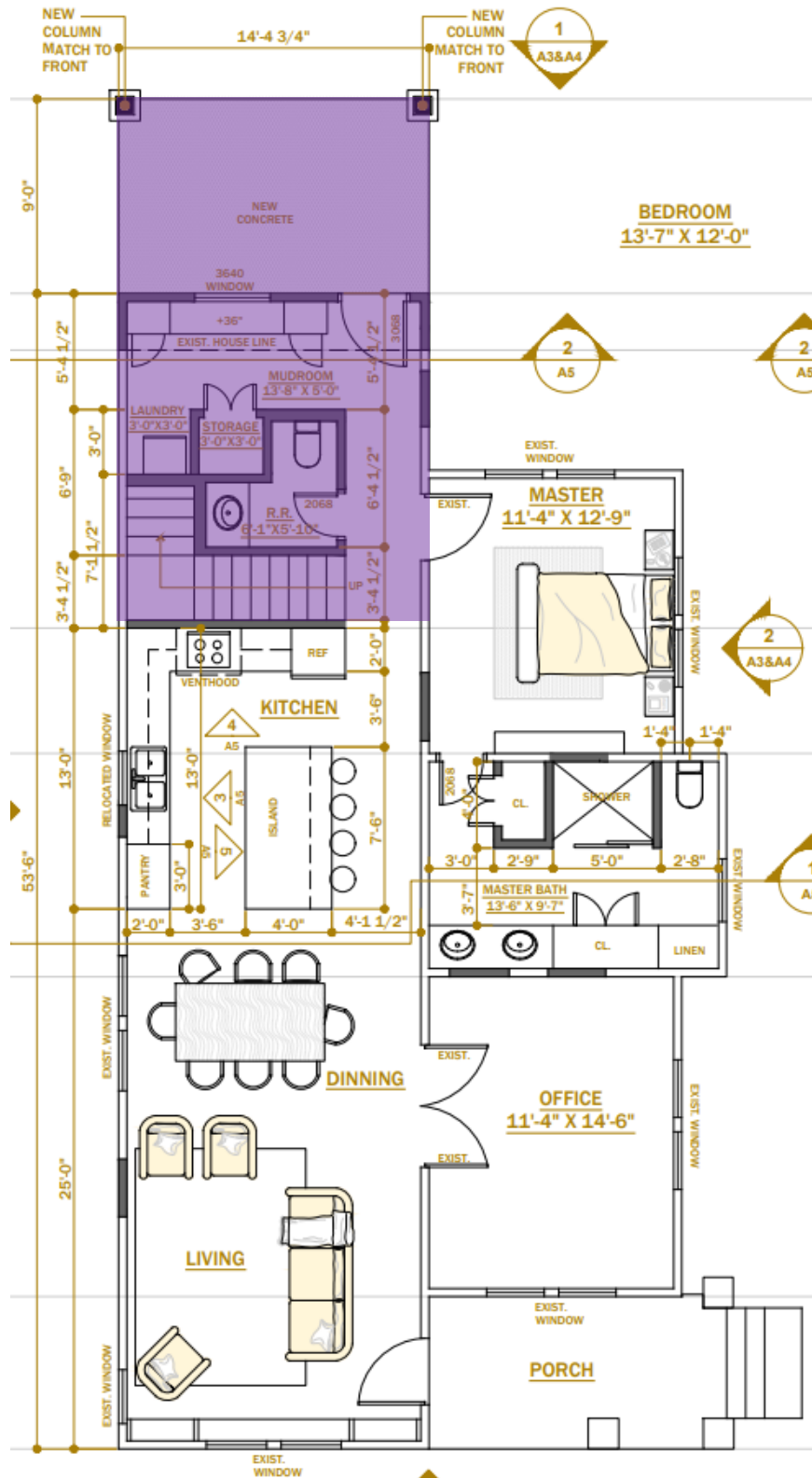
Proposed Site Plan



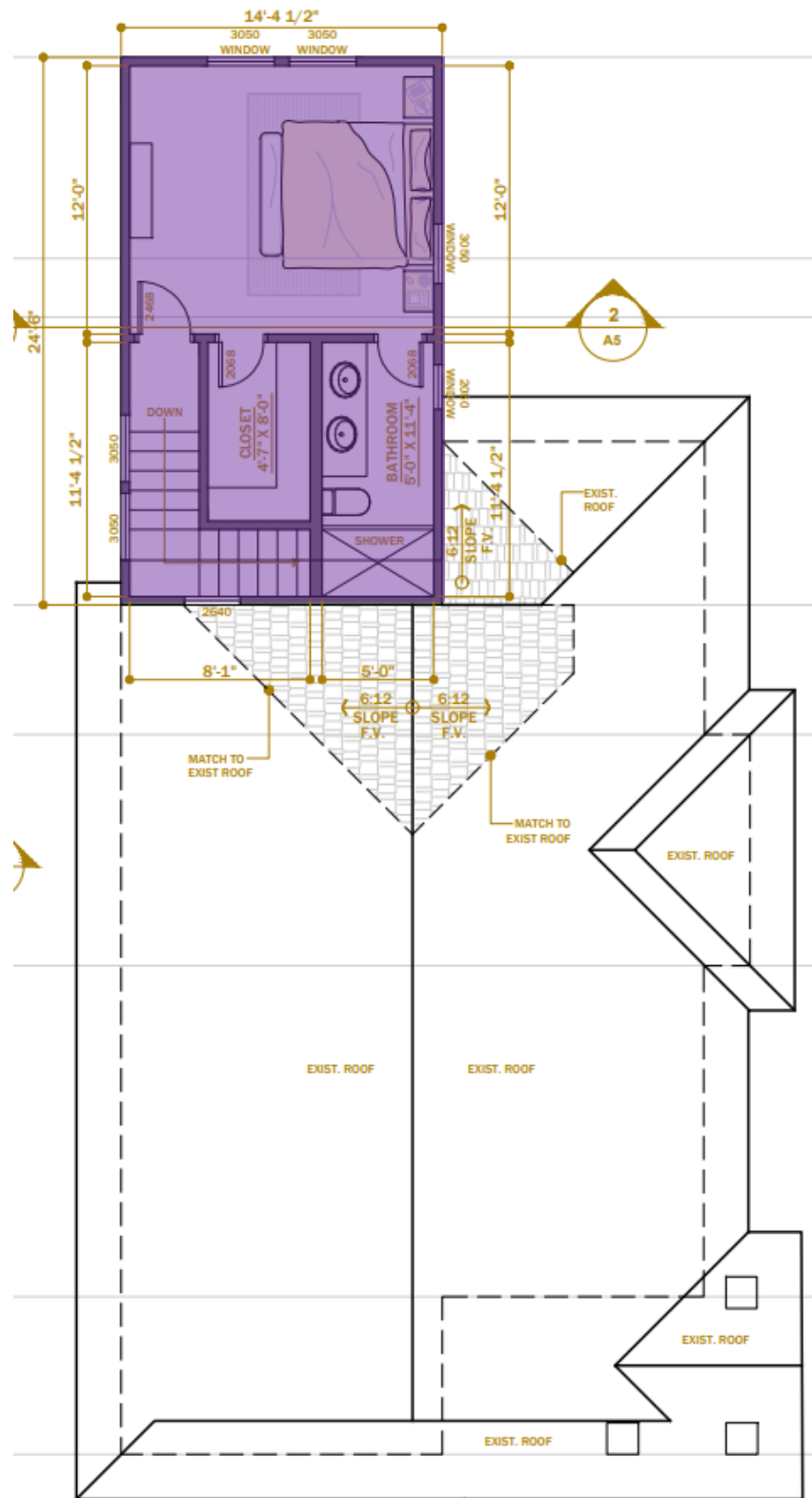
Existing First Floor Plan



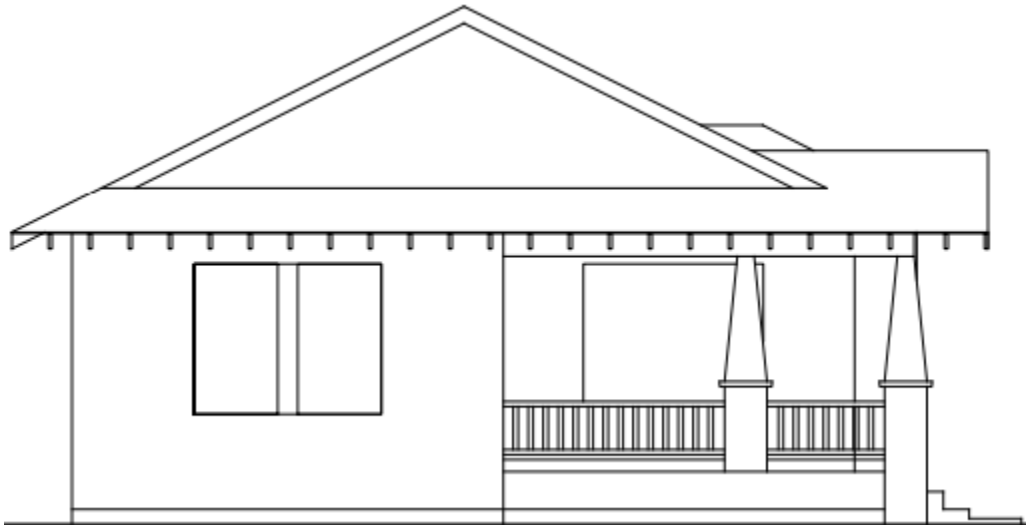
Proposed First Floor Plan



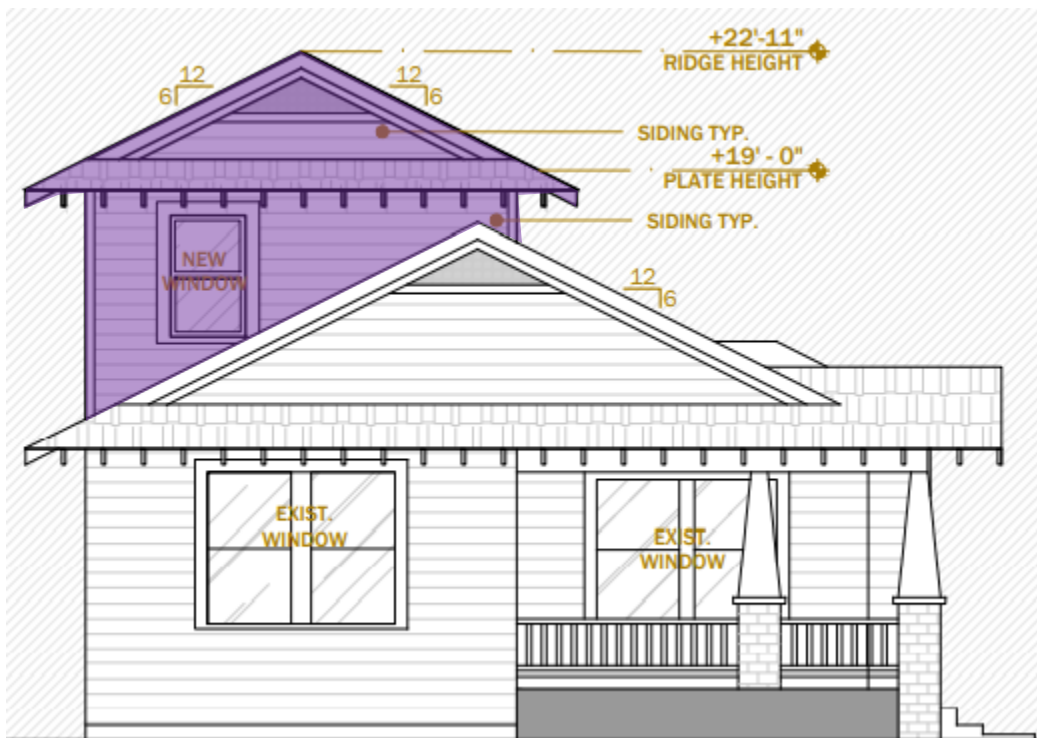
Proposed Second Floor Plan



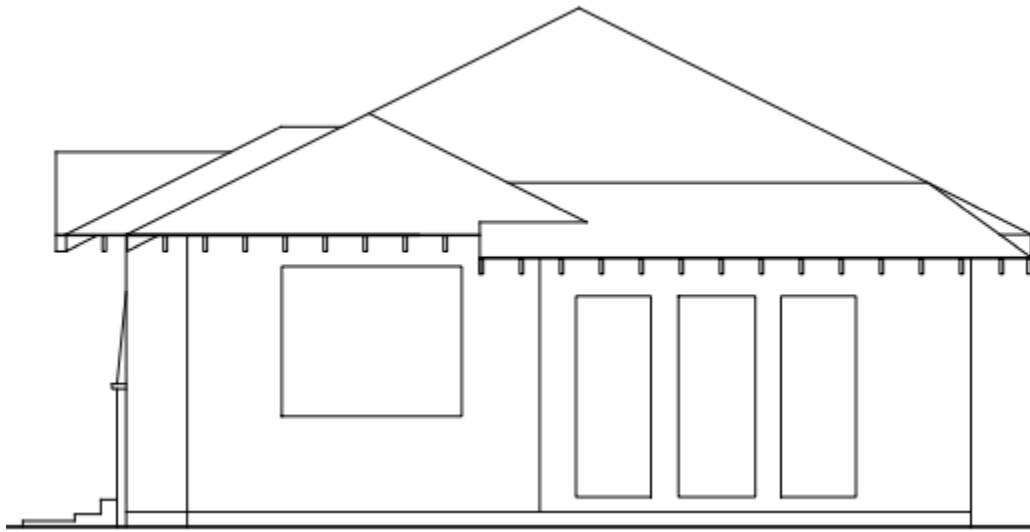
Existing Front (South) Elevation



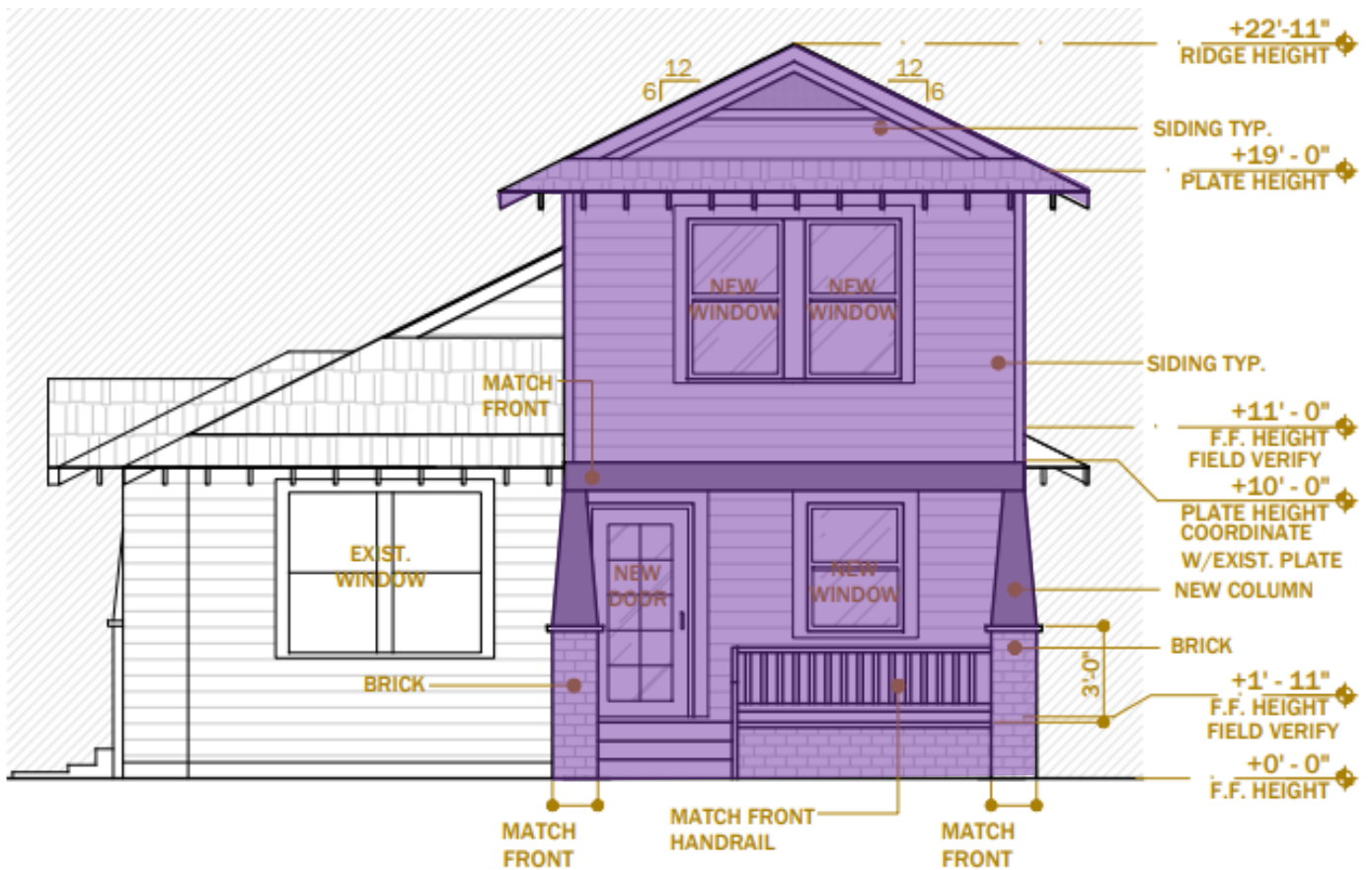
Proposed Front (South) Elevation



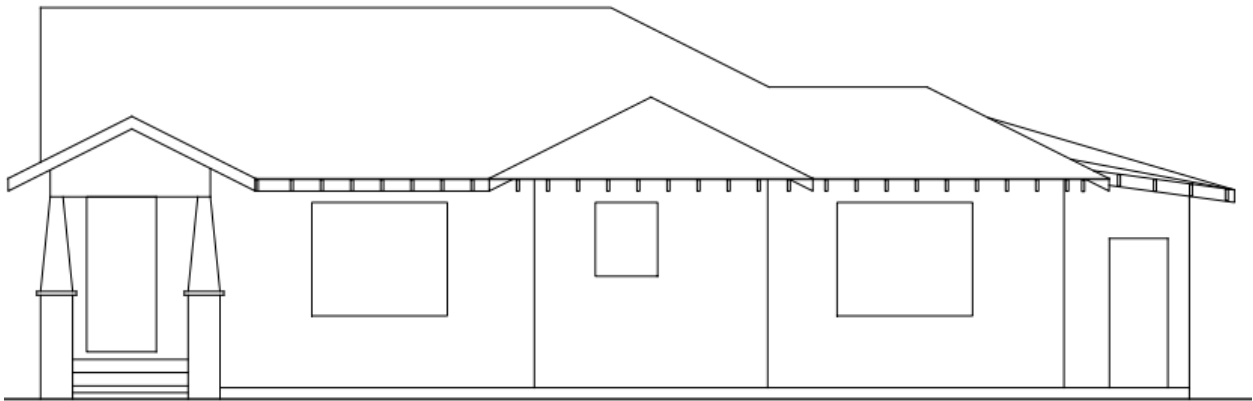
Existing Rear (North) Elevation



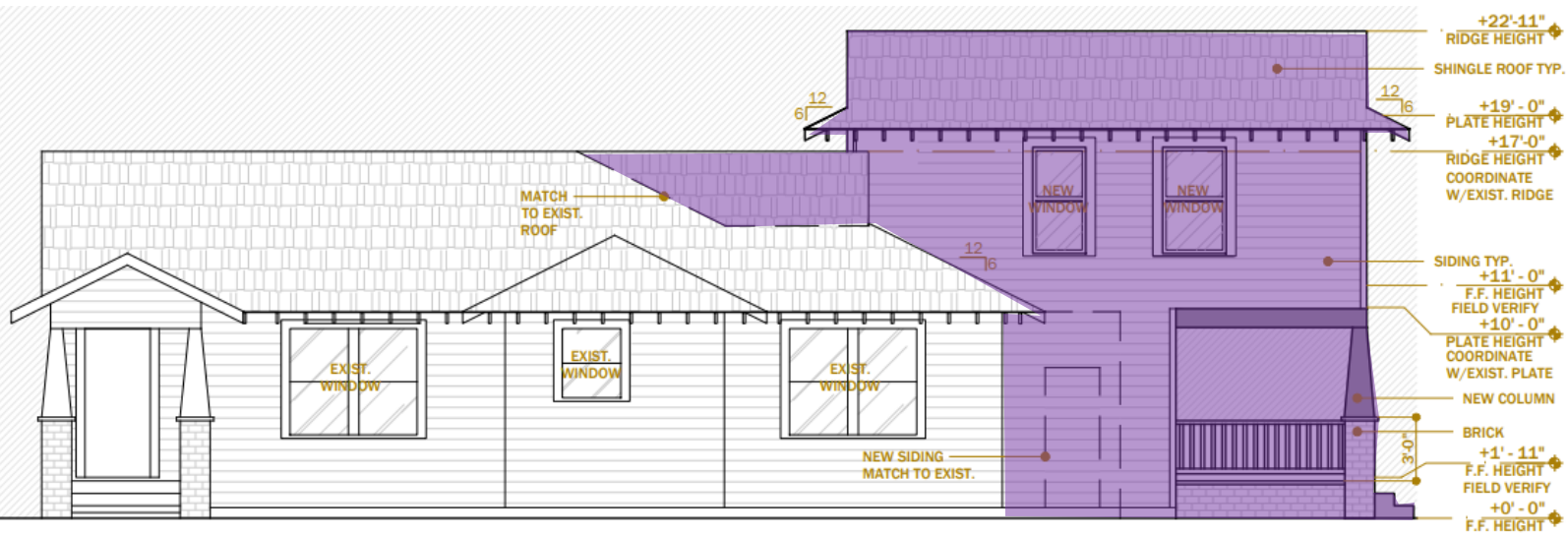
Proposed Rear (North) Elevation



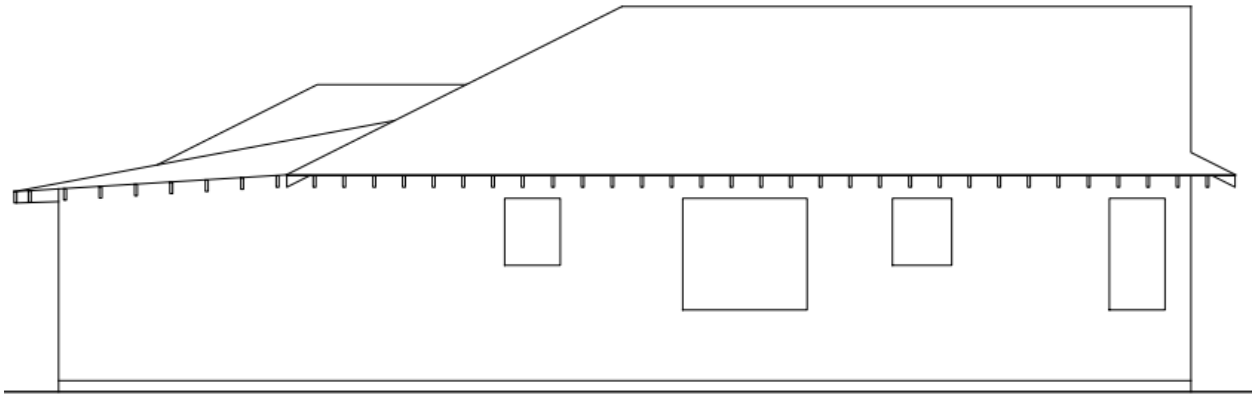
Existing Right (East) Elevation



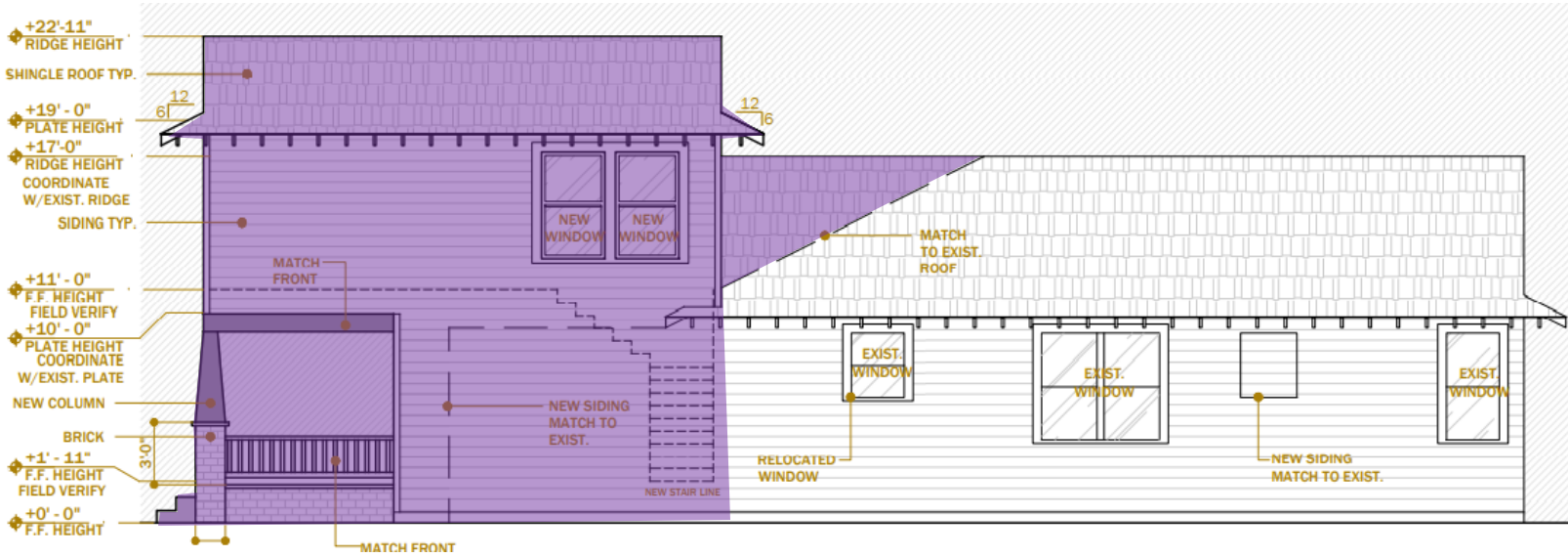
Proposed Right (East) Elevation



Existing Left (West) Elevation



Proposed Left (West) Elevation



Existing Roof Plan

Proposed Roof Plan

