

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2016

Applicant: Johnathan Williams, owner

Property: 1011 W Melwood Street, Lot 18, Block 123, North Norhill Subdivision. The property includes a historic 884 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing bungalow residence, constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration – Addition. Construct a 680 square foot rear addition to an 884 square foot one-story structure.

- The existing house measures 26'-1 3/16" wide by 34' deep with an eave height of 11' – 6", and a ridge height of 19' - 5 1/4"
- The proposed addition is 27' – 1 3/16" wide by 25' – 10 13/16" deep for a new overall width of 27' – 1 3/16" and a depth of 67' – 7 3/16".
- The addition is inset on the west by 6" and extends out 1' to the east after an inset porch.
- The proposed addition will retain the existing eave height of 11' – 6", and a ridge height of 19' - 5 1/4"
- All new windows will be double-hung wood, 1-over-1 windows to match existing.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

APPROVAL CRITERIA

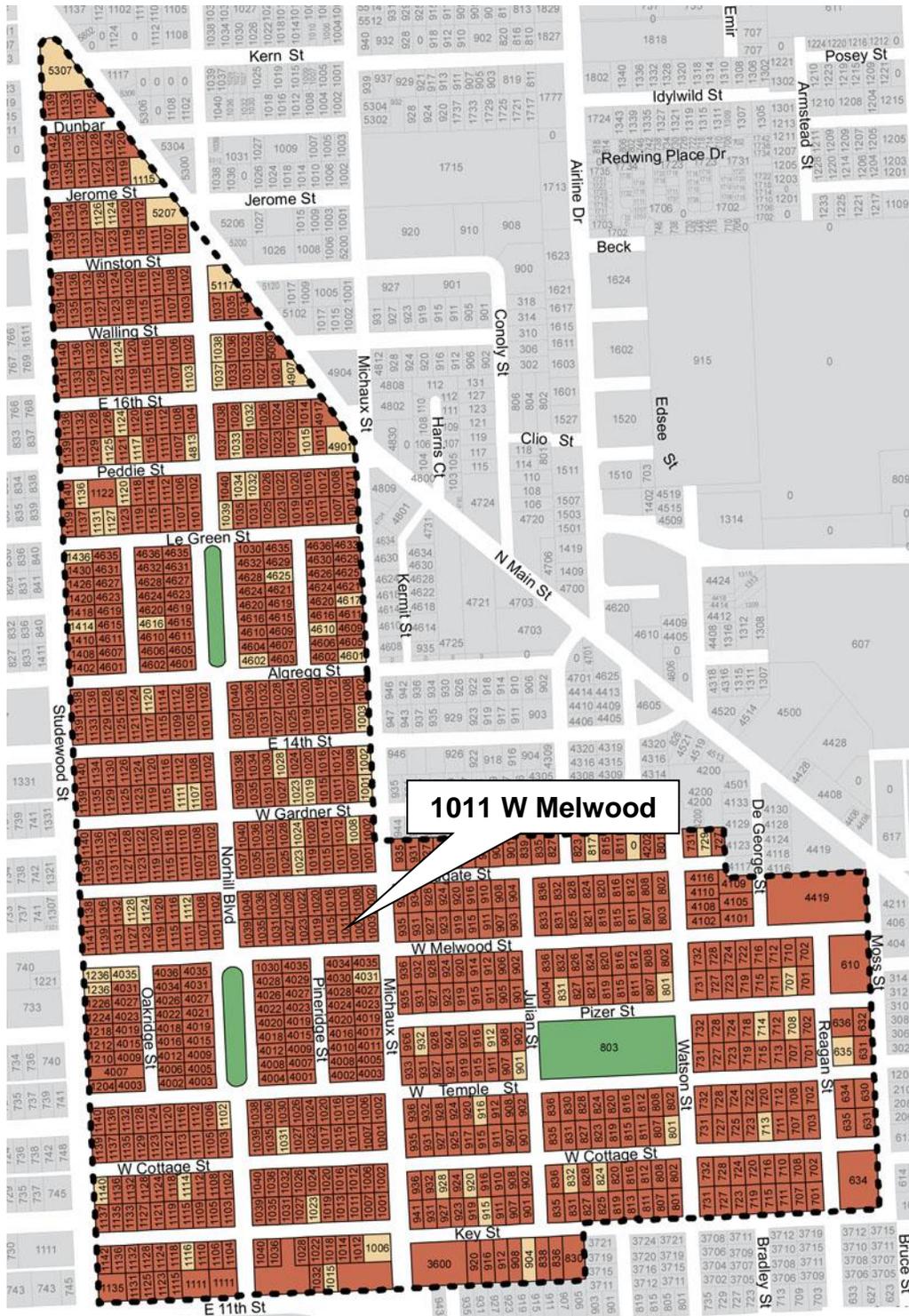
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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



1011 W Melwood

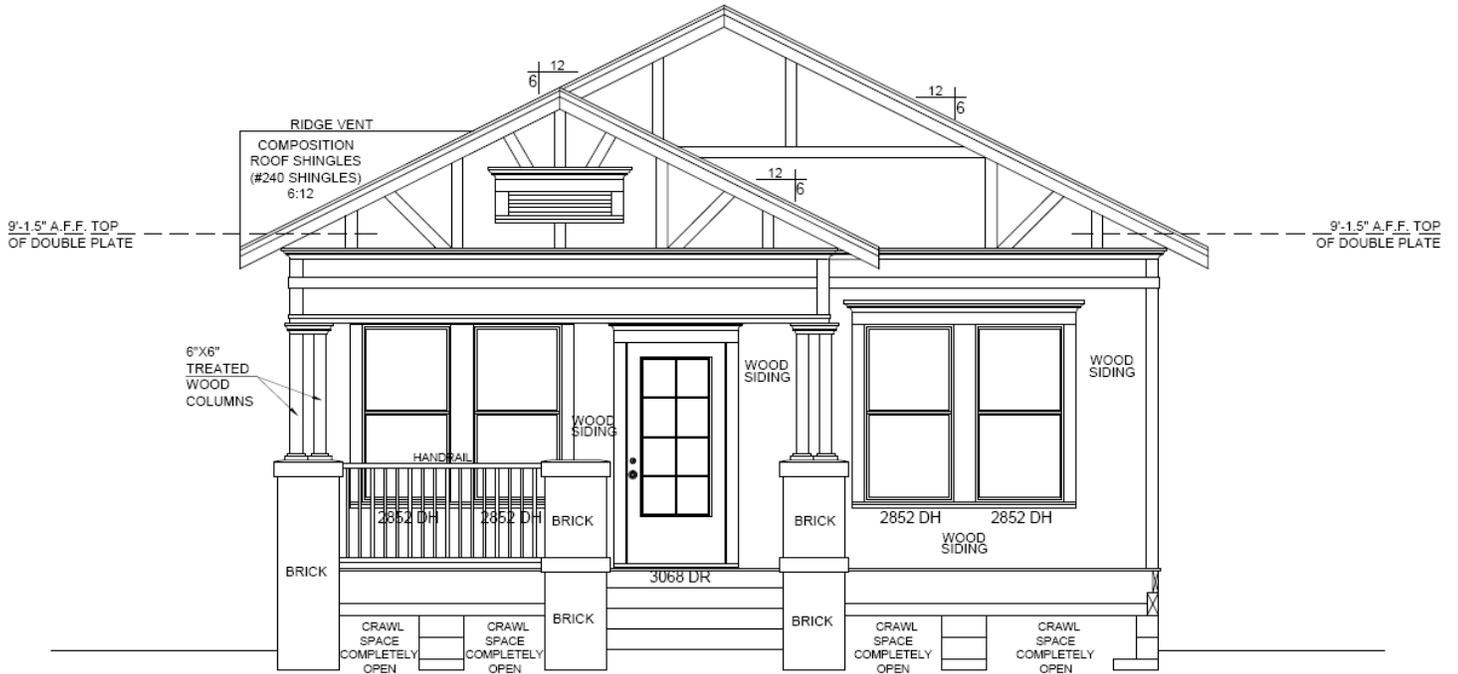
- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO

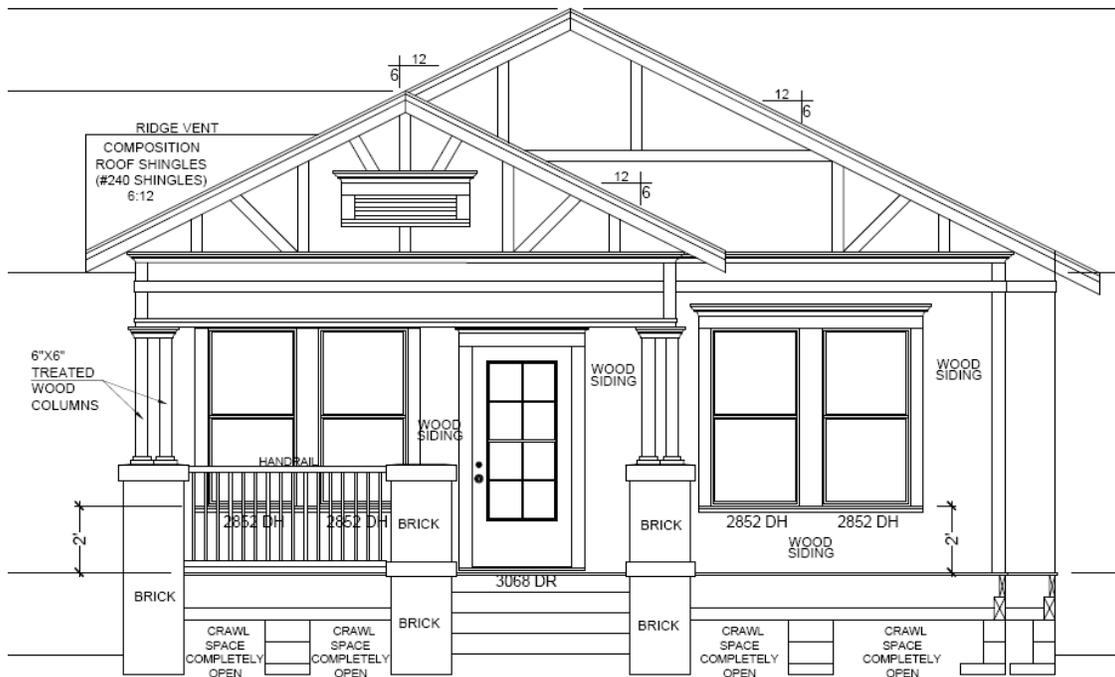


SOUTH ELEVATION – FRONT FACING W MELWOOD

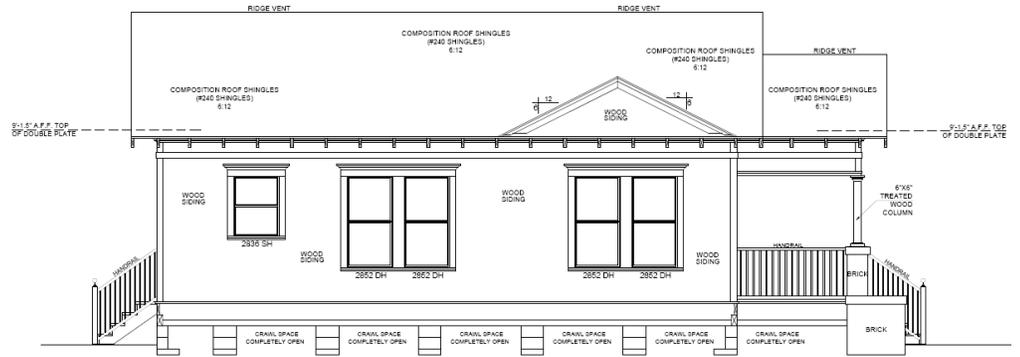
EXISTING



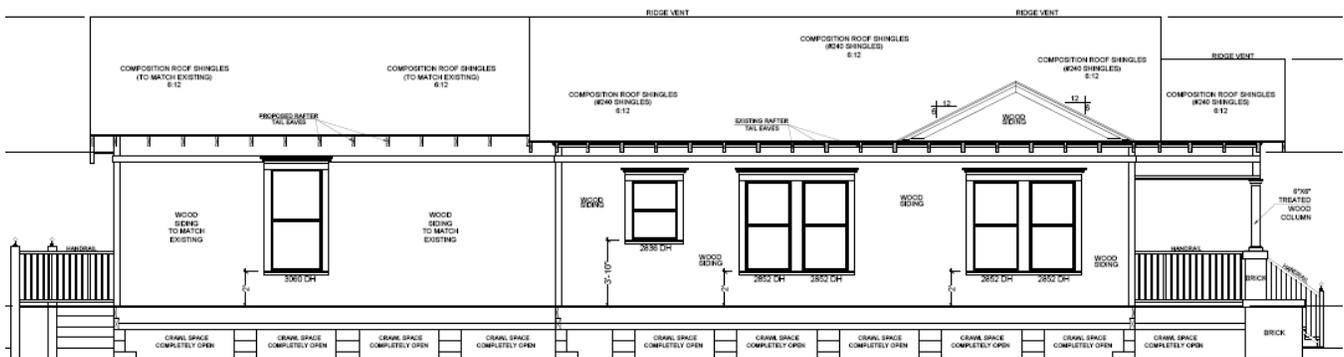
PROPOSED



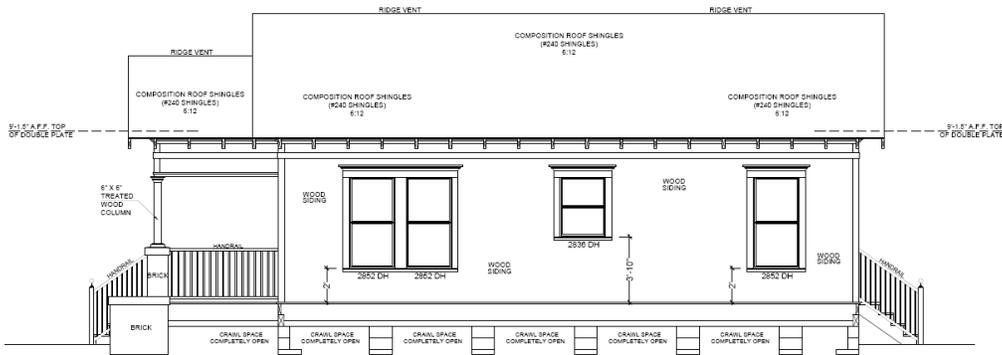
WEST SIDE ELEVATION
EXISTING



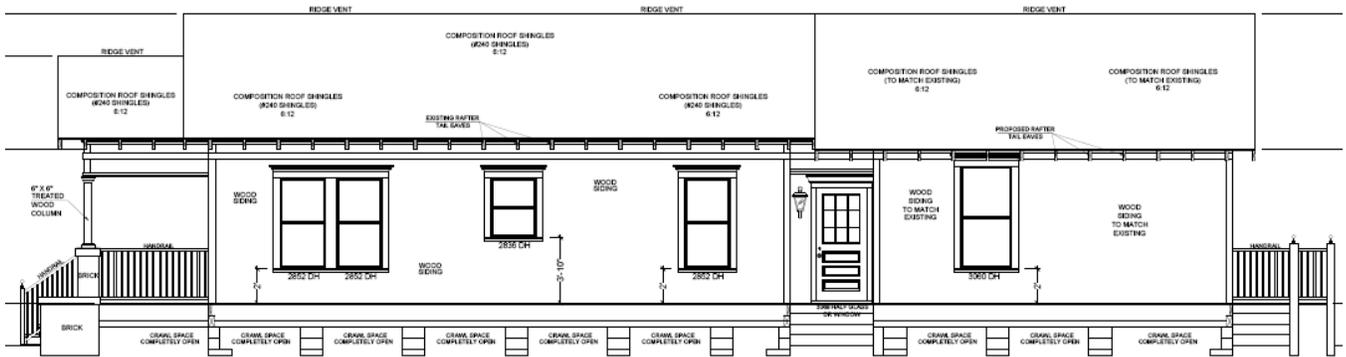
PROPOSED



EAST SIDE ELEVATION EXISTING

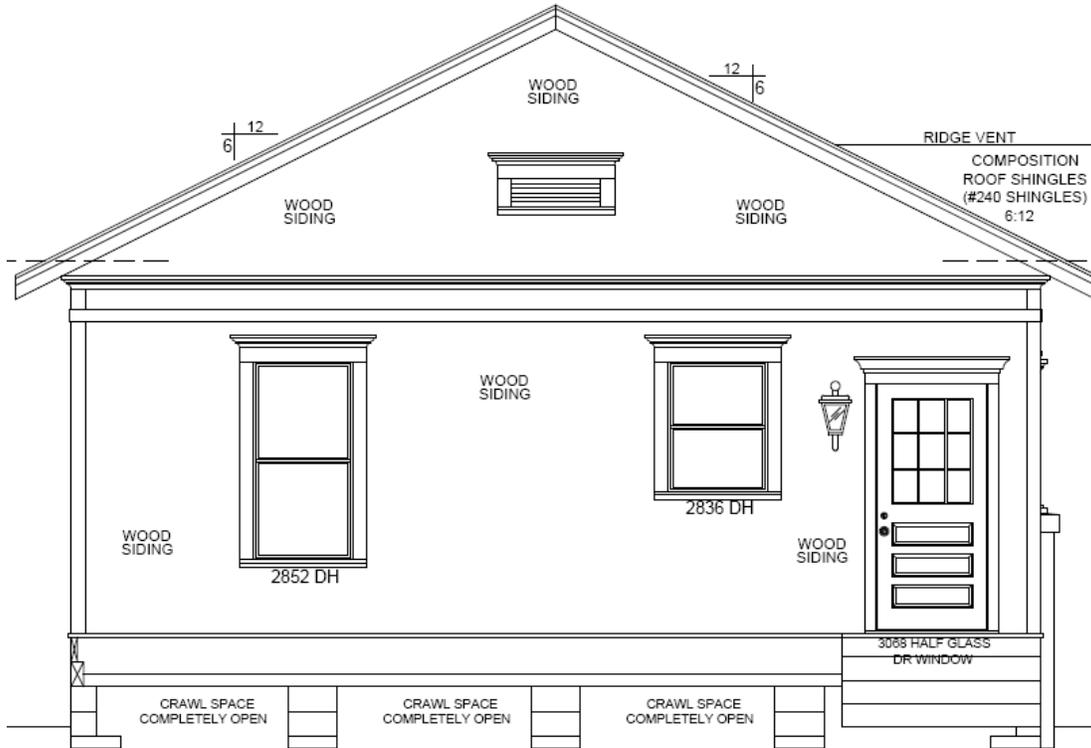


PROPOSED

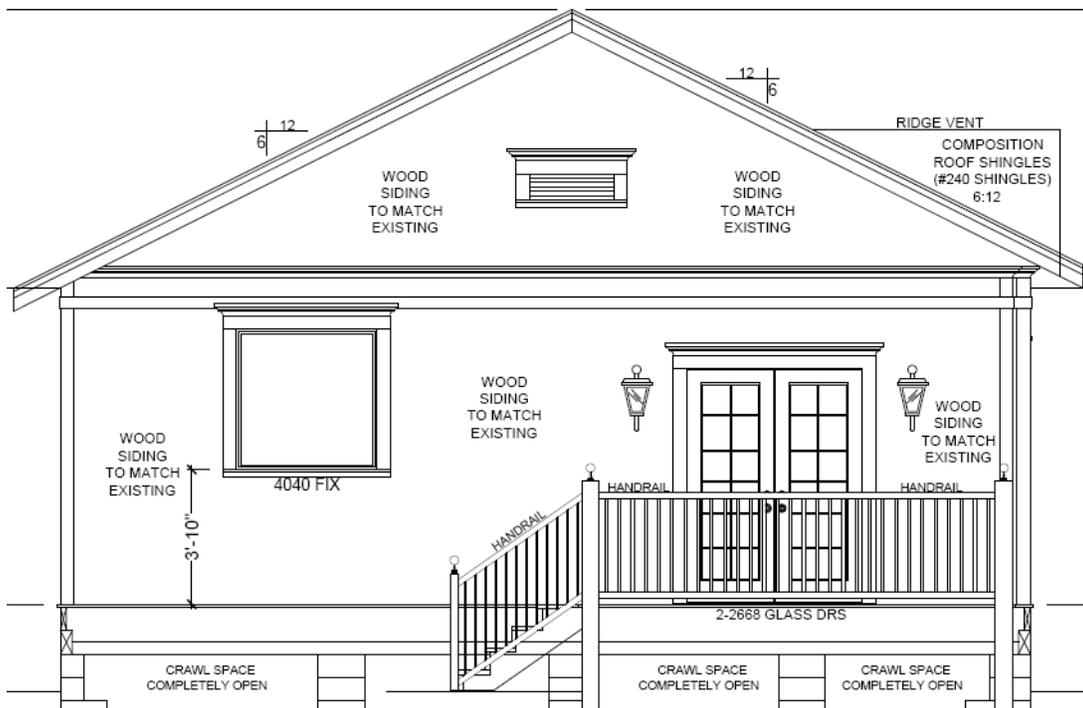


NORTH (REAR) ELEVATION

EXISTING

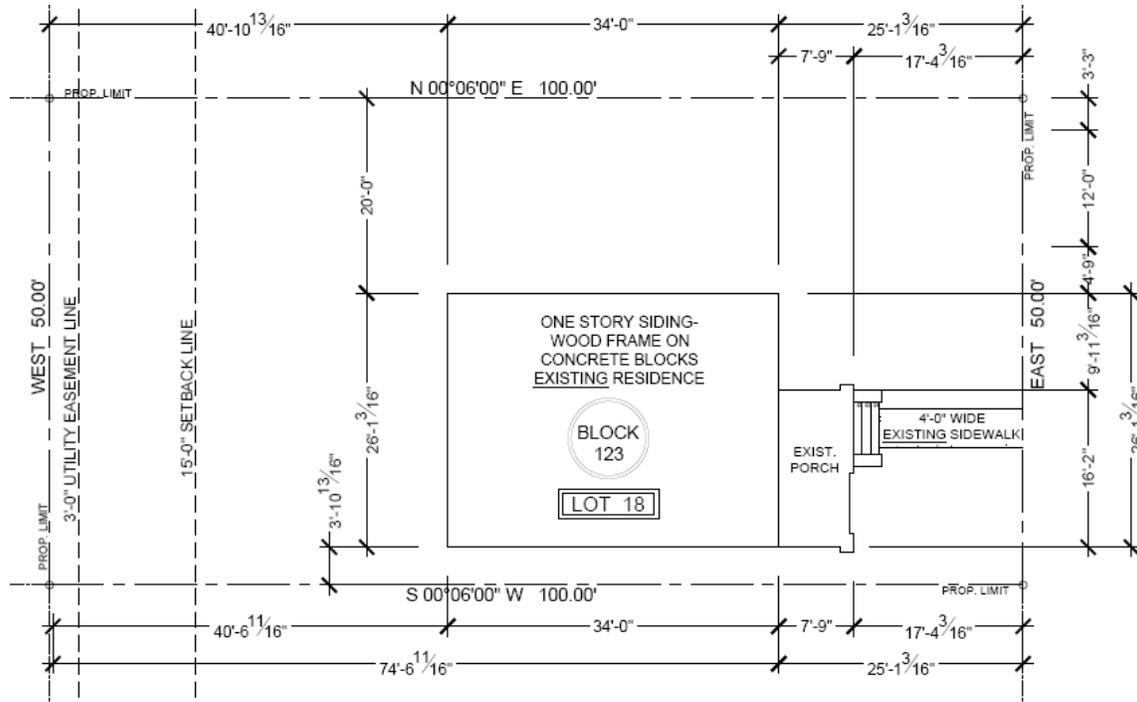


PROPOSED

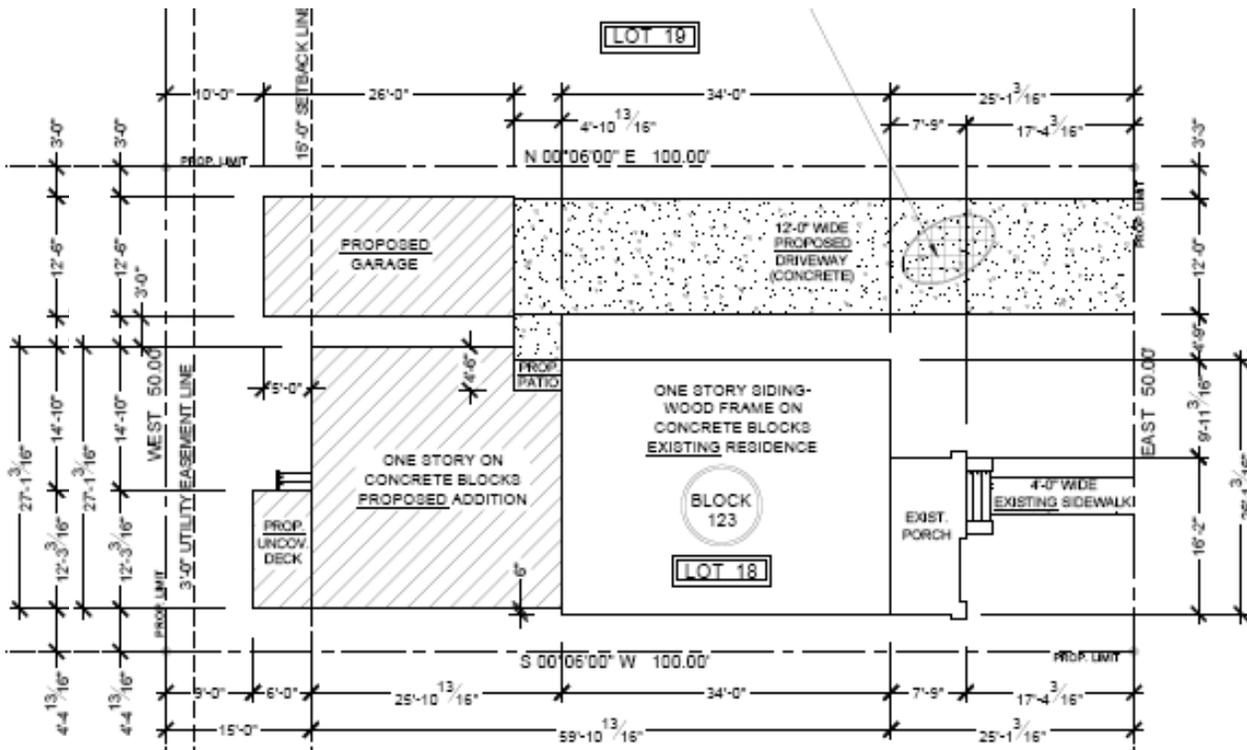


SITE PLAN

EXISTING

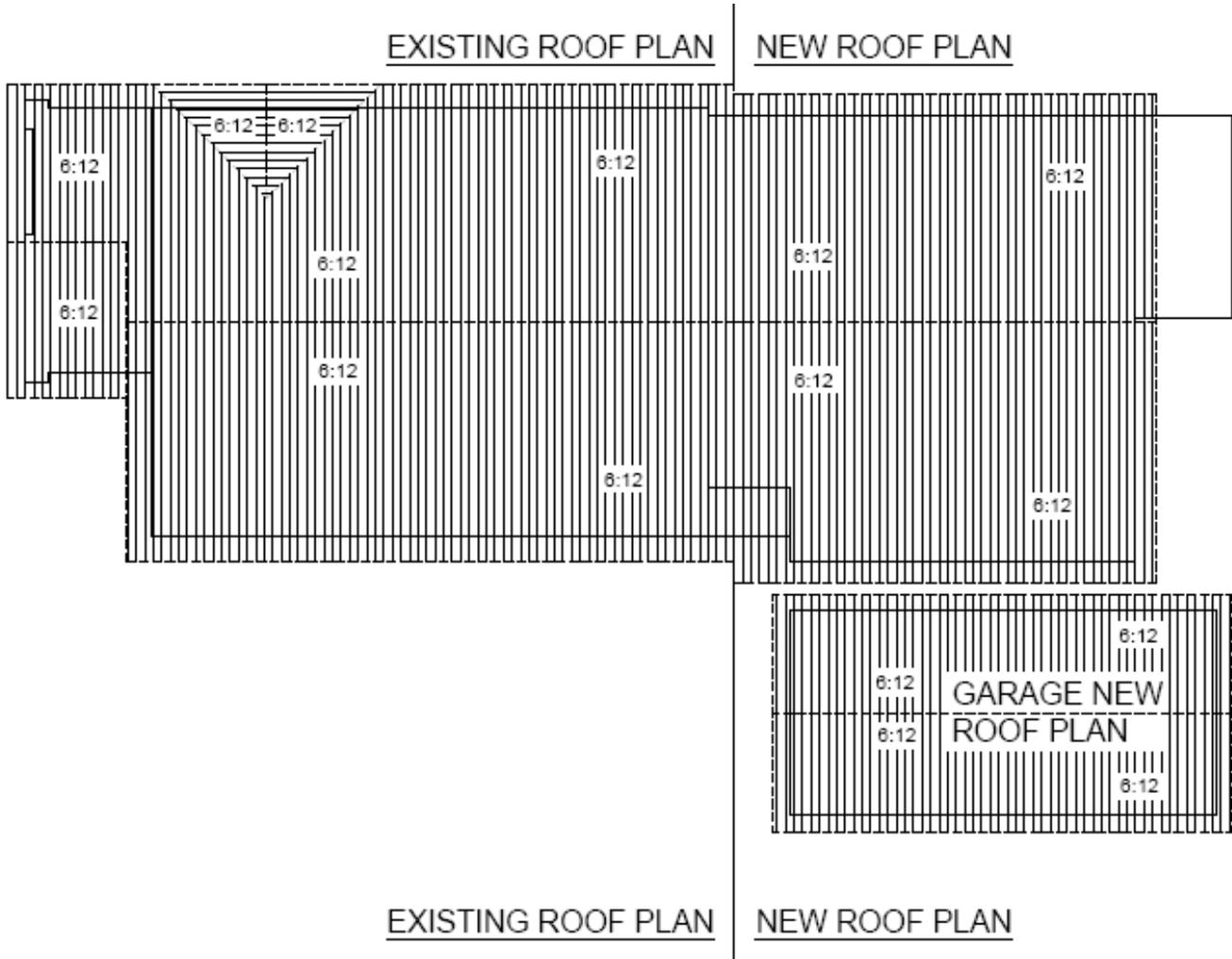


PROPOSED

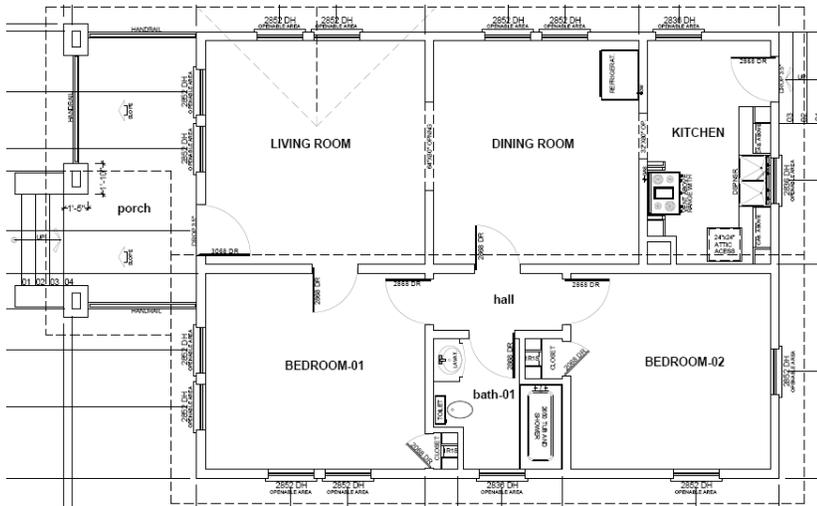




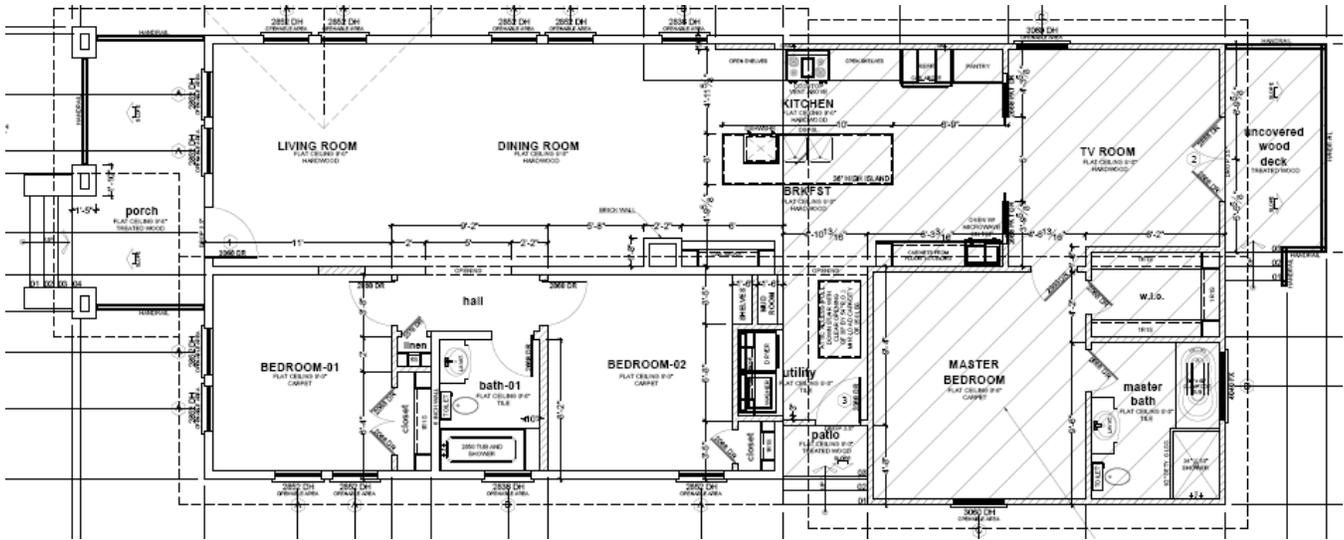
ROOF PLAN
EXISTING / PROPOSED



**FIRST FLOOR PLAN
 EXISTING**



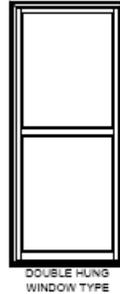
PROPOSED



WINDOW / DOOR SCHEDULE

All new windows will be 2500 Series Jeld-Wen double-hung, wood windows.

WINDOW SCHEDULE	
A	EXISTING 2852 DH WINDOW TO BE KEPT
B	EXISTING 2836 DH WINDOW TO BE KEPT
C	3060 NEW DOUBLE HUNG WINDOW
D	4040 NEW FIXED-TEMPERED GLASS WINDOW



DOOR SCHEDULE	
1	EXISTING 3068 WOOD-GLASS FRONT DOOR TO BE KEPT
2	2-2668 NEW CLAD WOOD FRENCH DOOR (TEMP. GLASS)
3	2868 HALF GLASS WOOD DOOR (TEMP. GLASS)

APPLICANT WRITTEN DESCRIPTION

Property Description

The property at 1011 W. Melwood located in the North Norhill subdivision of the Norhill Historic District in the Heights. The home is an 884 sq. ft. wood-frame, 2 bedroom/1 bath structure built on a 5000 sq. ft. lot, being built in 1928 with no apparent alterations or additions. This single-family residence is in poor, un-inhabitable condition. The roof has notable decking collapse and does not keep water out. The structure has extensive termite damage.

To bring the property up to a square footage suitable to accommodate the average family, we intend to expand the existing structure by 680 sq. ft. of living space to total 1564 sq. ft. and maintain a single-story residence.

Proposed Work

Existing house

The front and sides of the existing house will be maintained, except as follows:

- New 30-year composition shingled roof.
- Foundation leveling to correct the gross settling in occurrence.

Rear Addition

- New 30-year composition shingled roof.
- The addition will use wood siding to match the existing house siding.
- New double-hung wood windows in conformance to those existing on the house, with the only exception being a rear-facing fixed window over the bathtub.
- The addition will have an East entry from the garage (behind the existing back line of the house) and a Rear entry from the backyard.
- A new concrete driveway will replace-in-kind that which is existing
- A new single-car garage will be constructed on a new concrete slab

The addition was designed in conformance to the style and specifications of the existing house and the deed restrictions of North Norhill.

Building Material Conditions

Existing house

All of the current building materials appear to be original to the structure, including windows, doors, siding, and trim. These will be maintained in every effort.

New Materials Description

Existing House

30-year Composition shingles will be used to re-roof the house.

Addition

30-year Composition shingles will be used.

Wood siding will be applied to the addition to match that existing on the structure.

Trim details will be replicated using wood trim.

Exterior doors will be solid-wood in nature.

Windows will be of the double-hung wood type (Jeld-wen 2500 series).

PROJECT DETAILS

Shape/Mass: The existing 884 square foot one-story structure measures 26'-1 3/16" wide by 34' deep and features an eave height of 11' - 6", and a ridge height of 19' - 5 1/4"

The proposed addition is 27' - 1 3/16" wide by 25' - 10 13/16" deep for a new overall width of 27' - 1 3/16" and a depth of 67' - 7 3/16". The addition is inset 6" on the west elevation and extends out 1' on the east elevation after an inset porch.

Setbacks: The existing structure is setback 17' - 4 3/16" from the south; 20' from the east; 3' - 10 13/16" from the west; and 40' - 10 13/16" from the north.

The proposed addition will retain the south setback and feature a 4' - 4 13/16" west setback and feature an 18' - 6" setback from the east and a 15' setback from the north.

Foundation: The existing structure has a pier and beam foundation 2'-6" from grade.

The proposed pier and beam addition will feature the same foundation height.

Windows/Doors: The existing structure features historic, wood 1-over-1 windows and a twelve lite wood front door. The proposed addition will feature wood, 1-over-1 windows and a half-lite wood door located in the recessed side patio.

Exterior Materials: The existing structure features wood siding and trim. The proposed addition will be clad in wood siding and feature wood trim to mimic the existing trim.

Roof: The existing front facing gable roof has an eave height of 11' - 6", a ridge height of 19' - 5 1/4" and is clad in composite shingles.

The proposed addition will feature a front facing gable roof with the same eave and ridge heights as the existing structure. Both the existing structure and the addition will be clad in new composite shingles.

Front Elevation: The existing south elevation features a partial width porch containing two, 1-over-1 windows and a 12 lite door. Another pair of windows is located to the right of the porch.

(South)

The proposed alterations will not impact the current front elevation, but 12" of the addition will be visible to the east. Please see drawings for more detail.

Side Elevation: The existing east elevation features a profile of the porch, two pairs of 1-over-1 windows and a single 1-over-1 window.

(East)

The proposed addition will feature one, 1-over-1 window and the profile of a small rear porch. Please see drawings for more detail.

Side Elevation: The existing west elevation features a profile of the porch, a pair of 1-over-1 windows, and two 1-over-1 windows.

(West)

The proposed addition will feature an inset porch with a half-lite wood door and a 1-over-1 window and the profile of the small rear porch. Please see drawings for more detail.

Rear Elevation: This elevation is not visible from the right of way. Please see drawings for more detail.

(North)