

CERTIFICATE OF APPROPRIATENESS

Application Date: March 28, 2016

Applicant: Adam Vreeland, owner

Property: 815 W Melwood St, Lot 5, Block 205, East Norhill Subdivision. The property includes a historic 964 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,512 square foot (53' x 104') interior lot.

Significance: Contributing bungalow residence, constructed circa 1928, located in the Norhill Historic District.

Proposal: Alteration – Addition

- Construct an approximately 240 square foot one-story addition on the east elevation of the existing residence. The addition will be set back 14'-6" from the front wall and measures 9' wide by 26'-6" deep.
- This is a renewal for a COA granted in March 2014. Details and measurements for the addition remain the same.

See enclosed application materials and detailed project description on p. 17 for further details.

Public Comment: No public comment received at this time.

Civic Association: Norhill Neighborhood Association was in support of the project in 2014. See Attachment A.

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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <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



CURRENT PHOTO



Draft

NEIGHBORING PROPERTIES



819 W Melwood – Contributing – 1925 (neighbor)



811 W Melwood – Contributing – 1932 (neighbor)



820 W Melwood– Contributing – 1928 (across street)



816 W Melwood– Contributing – 1930 (across street)



812 W Melwood– Contributing – 1928 (across street)



808 W Melwood– Contributing – 1930 (across street)

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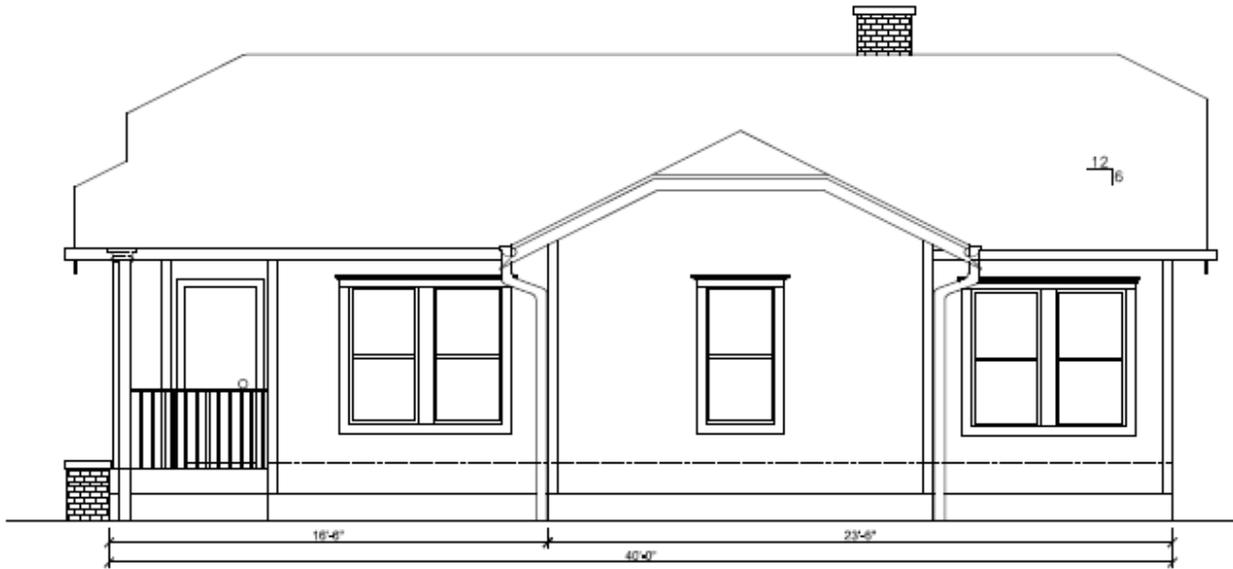
SOUTH (FRONT) FACING W MELWOOD
EXISTING



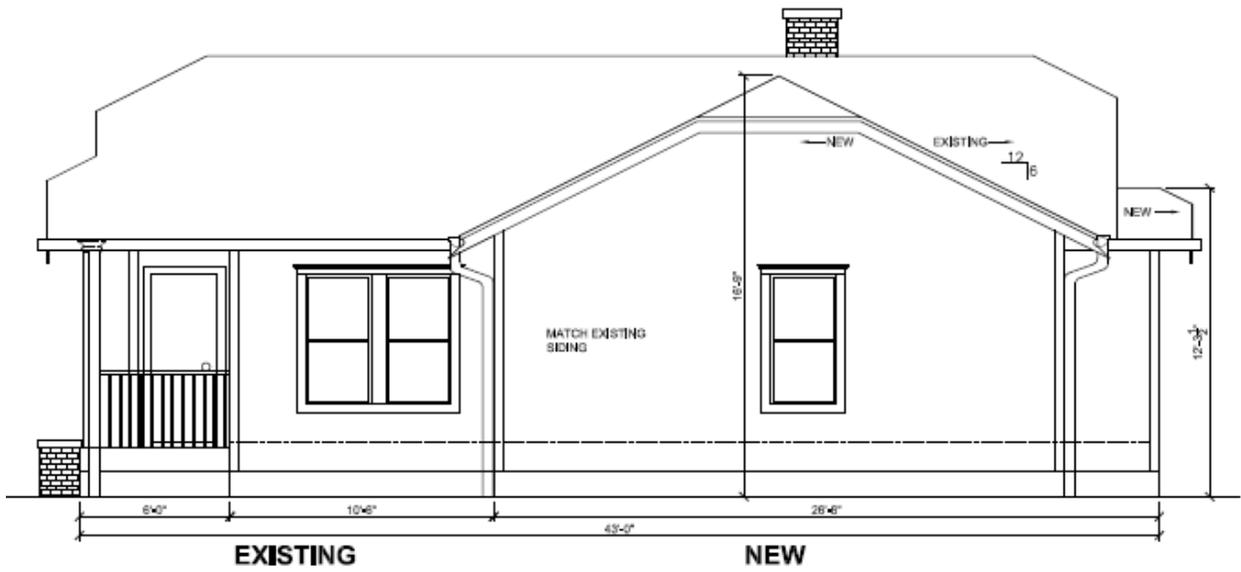
PROPOSED



EAST SIDE ELEVATION
EXISTING

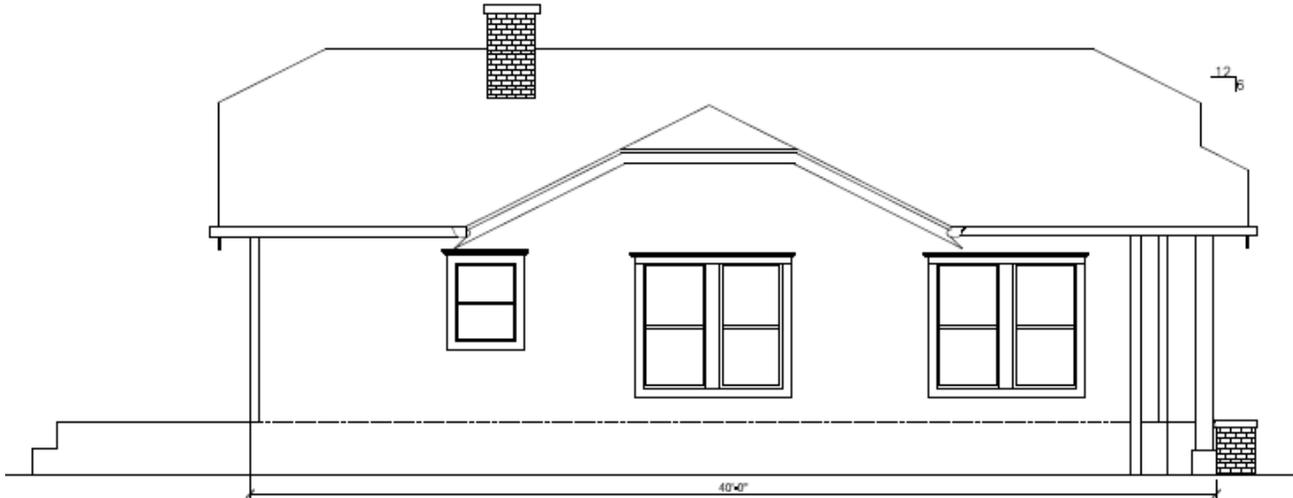


PROPOSED



WEST SIDE ELEVATION

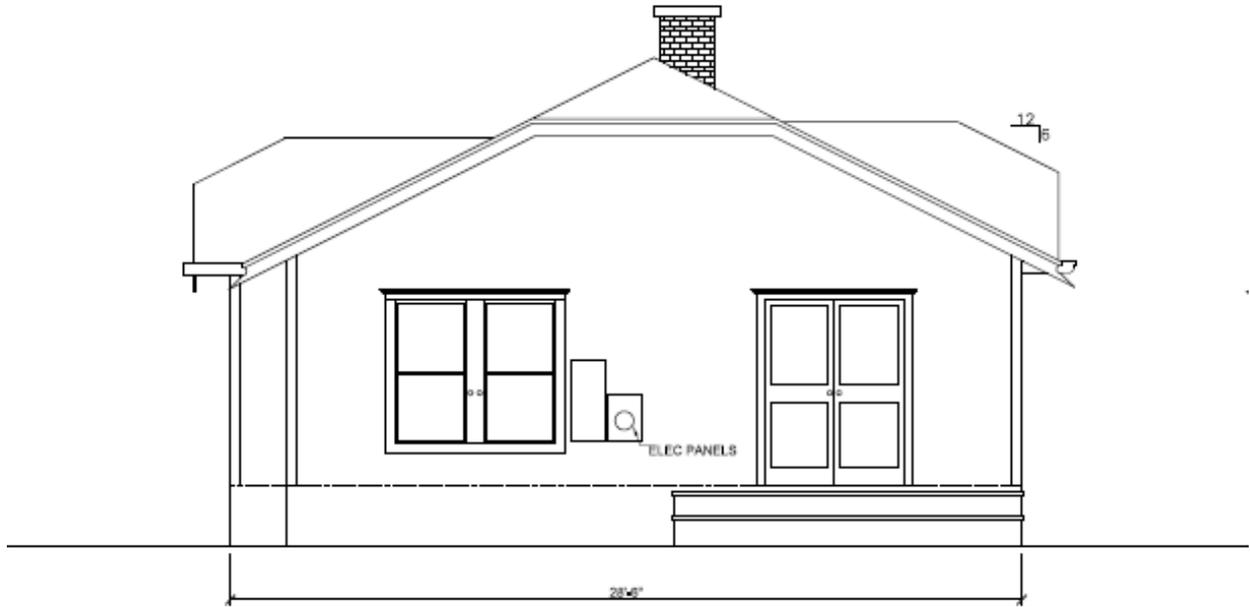
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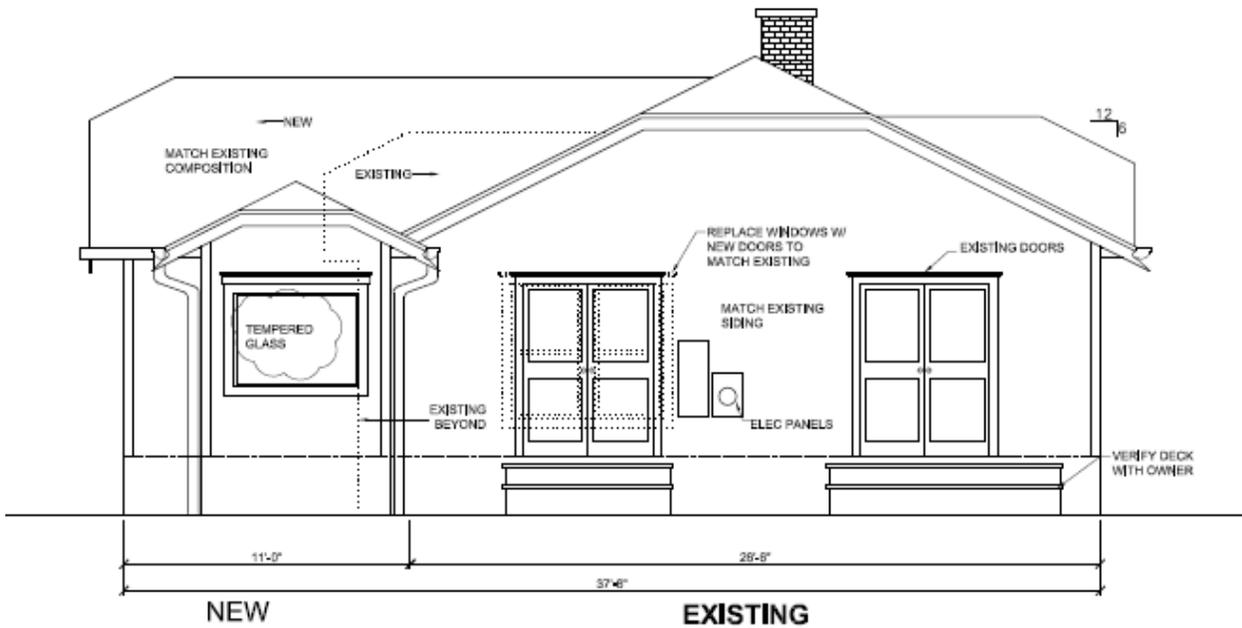
PROPOSED



NORTH (REAR) ELEVATION
EXISTING

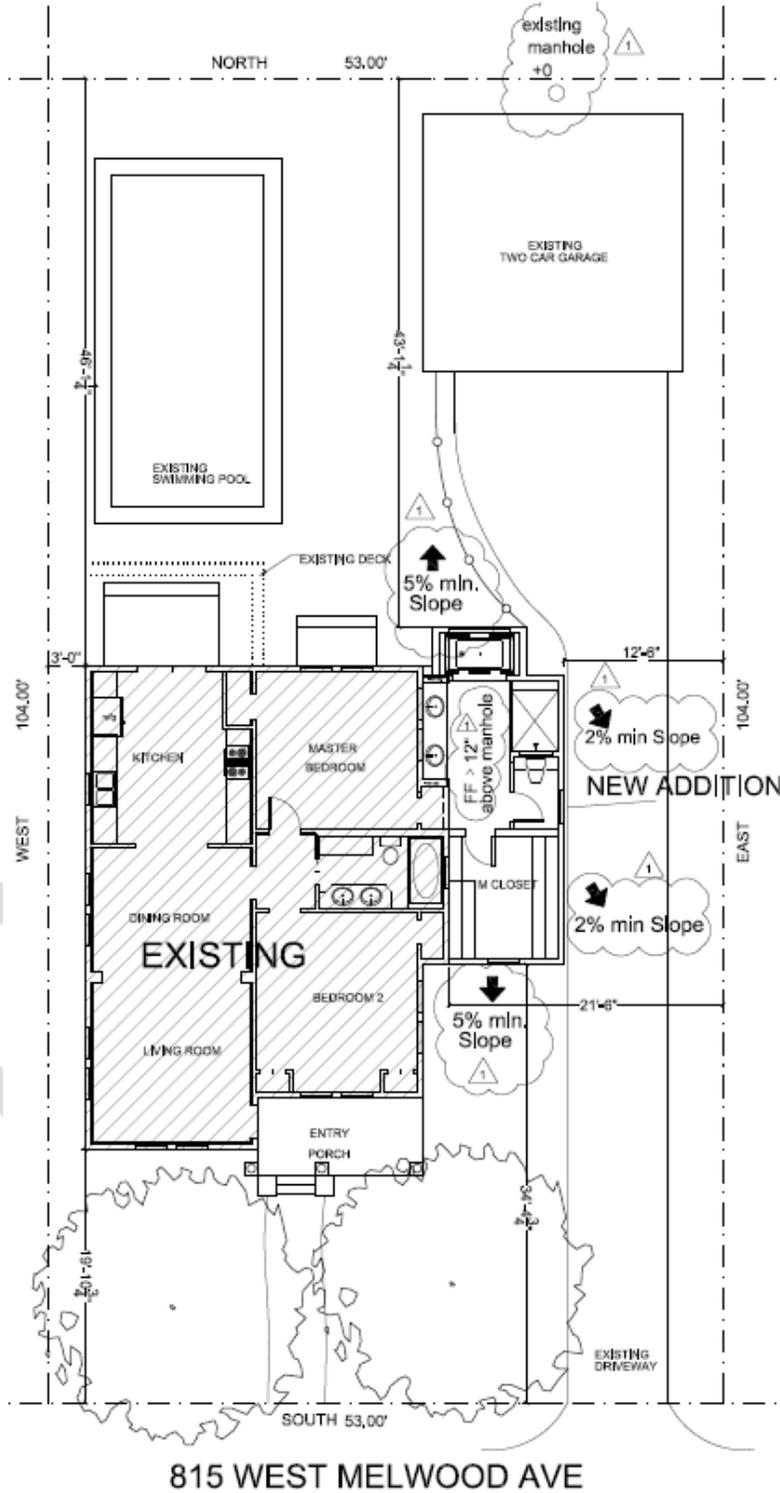


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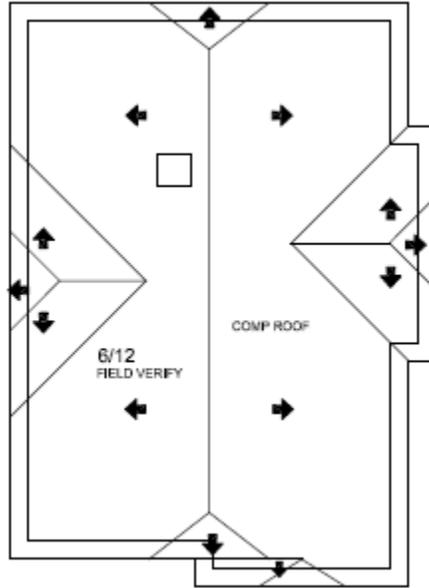


SITE PLAN
EXISTING WITH PROPOSED

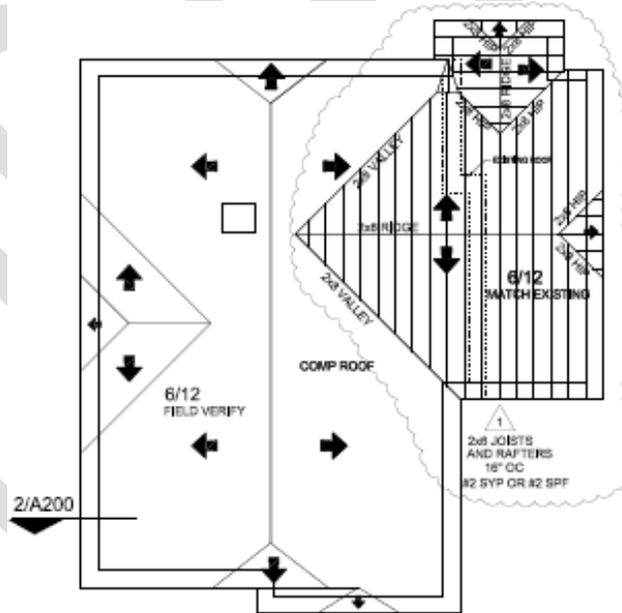




ROOF PLAN
EXISTING

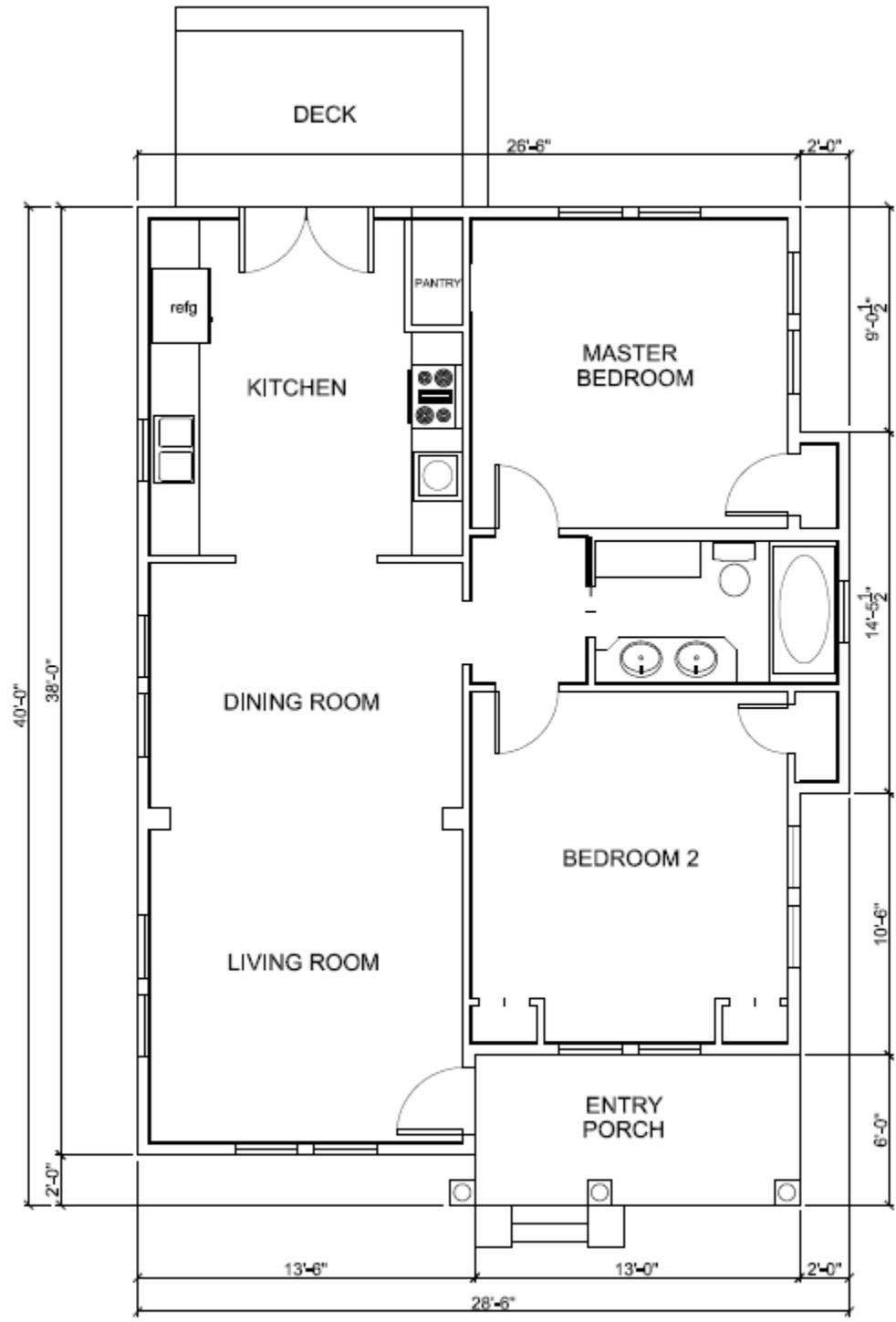


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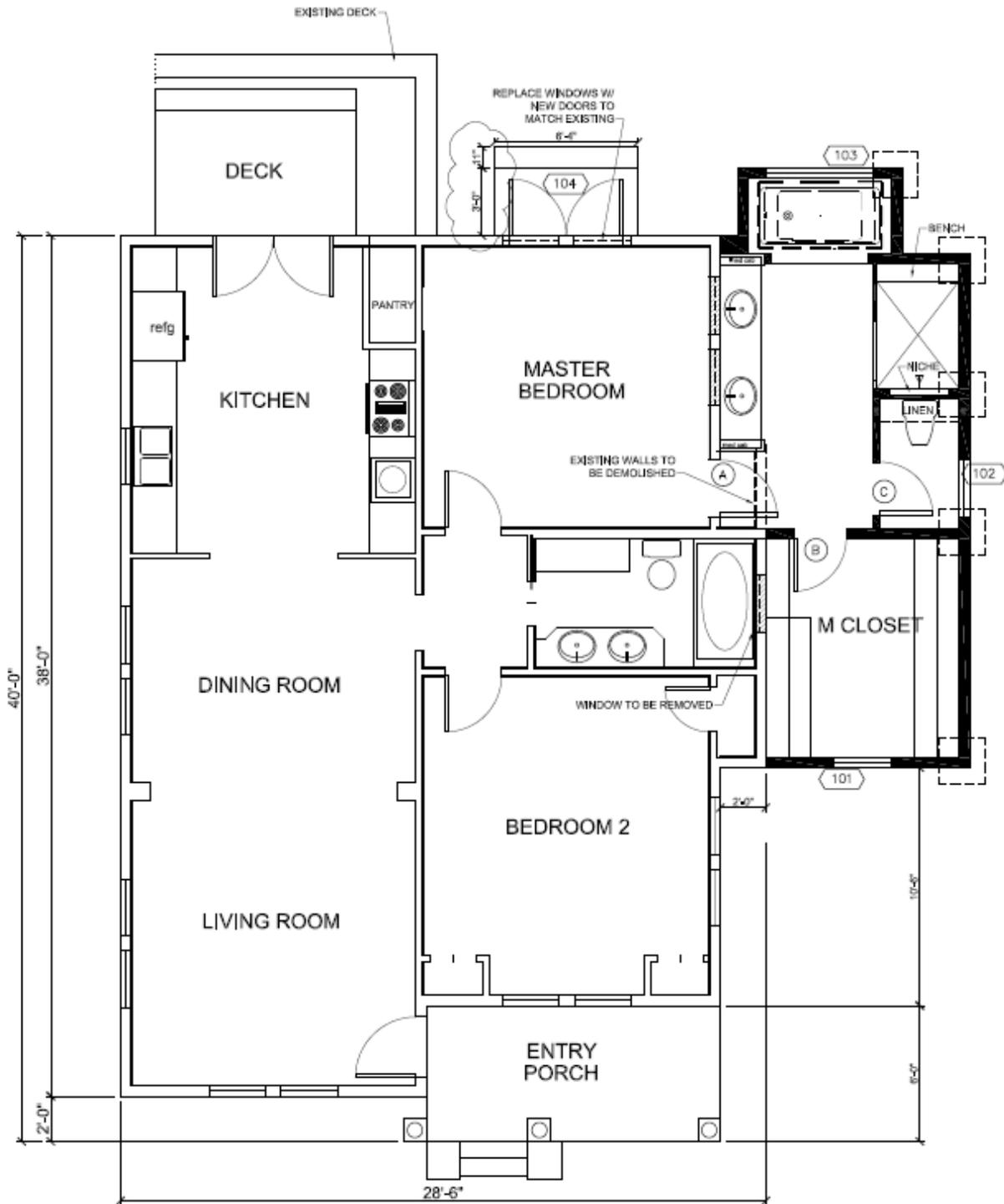




FIRST FLOOR PLAN
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

DOOR & WINDOW SCHEDULE				
TAG	HEIGHT	WIDTH	TYPE	
A	6'-8"	2'-6"	MATCH EXISTING	
B	6'-8"	2'-4"	MATCH EXISTING	
C	6'-8"	2'-4"	MATCH EXISTING	
TAG	HEAD HT	HEIGHT	WIDTH	TYPE
101	6'-8"	5'-2"	2'-7"	RELOCATED FROM EXISTING MR.BDRM
102	6'-8"	5'-2"	2'-7"	1/1 NEW MARVIN-WOOD, SINGLE HUNG
103	6'-8"	3'-7"	4'-9"	1/1 NEW MARVIN-WOOD, SINGLE HUNG TEMPERED
104	6'-8"	6'-8"	PR 2'-6"	PR FRENCH TO MATCH EXISTING

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PROJECT DETAILS

Shape/Mass: The existing residence is 28'-6" wide and 38' deep with a 17'-6" ridge height. The proposed addition is 9' wide and 26'-6" deep with a 16'-9" ridge height. It is set back 14'-6" from the front wall on the east elevation.

Setbacks: The existing residence has a south (front) setback of 19'-10", west (side) setback of 3', and an east (side) setback of 21'-6". The proposed addition has a south (front) setback of 34'-5" and an east (side) setback of 12'-6". The addition does not affect the west (side) setback.

Foundation: The existing residence has a 1' pier and beam foundation. The proposed addition will match the existing pier and beam foundation height.

Windows/Doors: The existing residence contains wood 1-over-1 windows and non-original glass block on the east elevation and wood doors. The proposed addition will contain a new wood 1-over-1 window on the east elevation, and one 1-over-1 single-hung wood window will be located at the rear of the addition and two one-over-one windows will be removed and replaced with French doors.

Exterior Materials: The existing residence is clad in wood 117 lap siding. The proposed addition will be clad in wood 117 lap siding to match the existing residence.

Roof: The existing residence has a clipped cross-gable roof with open rafters, 1'2" overhang, and a 6:12 pitch. The ridge height is 17'-6" with an eave height of 10'-3". The proposed addition also has a clipped gable, matches the existing roof pitch and eave height but has a ridge height of 16'-9".

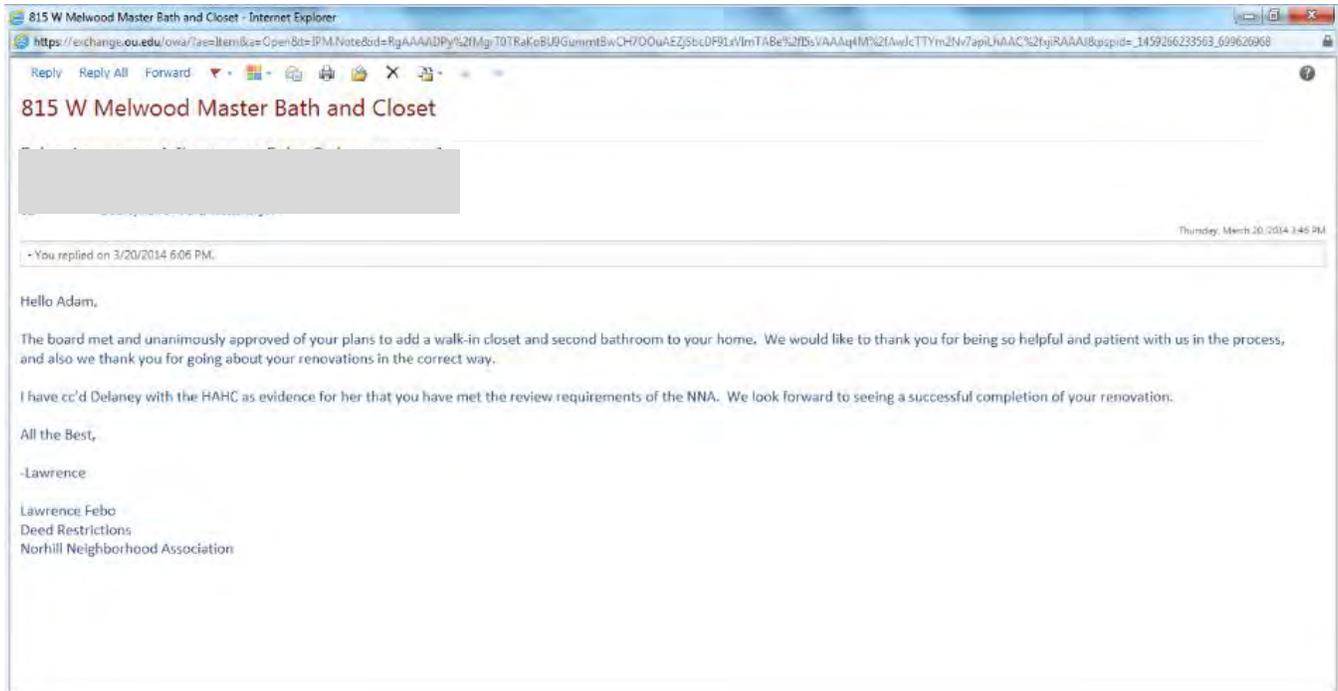
Front Elevation: The existing residence has a double clipped gable with a side clipped gable on the east, partial porch, four 1-over-1 windows, and two fixed windows in the front gable. The east wall of the addition projects out 9', is clad in 117 wood siding, and has a wood 1-over-1 window that was relocated from the back portion of the east wall.

Side Elevation: The existing residence has a side clipped gable with glass block in the projection and two pairs of 1-over-1 windows on either side. The proposed addition begins 14'-6" from the front wall, includes a new 1-over-1 window on the projecting clipped gable wall, and a 16'-9" ridge height and extends to the rear 3' past the existing rear wall.

Side Elevation: The existing residence has four 1-over-1 windows. The proposed addition extends past the rear wall 3'.

Rear Elevation: Replace two 1-over-1 windows on existing residence with French doors. New 1-over-1 window on the rear addition. Alterations are not visible from the public right of way.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT



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