

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Andrew Williams, owner

Property: 630 West Temple, Lot 2, Block 126, East Norhill Subdivision. The property includes a historic 2,590 square foot, two-story wood frame single-family residence situated on a 7,488 square foot (72' x 104') corner lot.

Significance: Contributing English Bungalow style residence, constructed circa 1920, located in the Norhill Historic District. The original 930 square foot residence was altered by the construction of a two-story rear addition in 2013.

Proposal: Alteration – Addition

- Revise the roof structure, massing, cladding, and fenestration of a 2013 rear addition.
- Construct a 15' wide side addition at the rear of the west side elevation.
- Install a pair of double doors along the west side elevation.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Civic Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 or cultural material 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 setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification
Contributing
Non-Contributing



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING WEST TEMPLE STREET

EXISTING

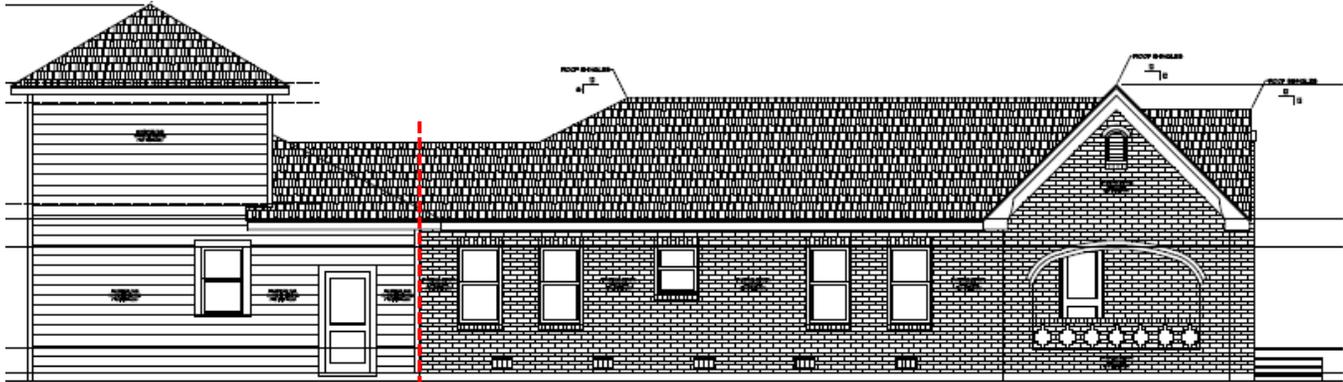


PROPOSED

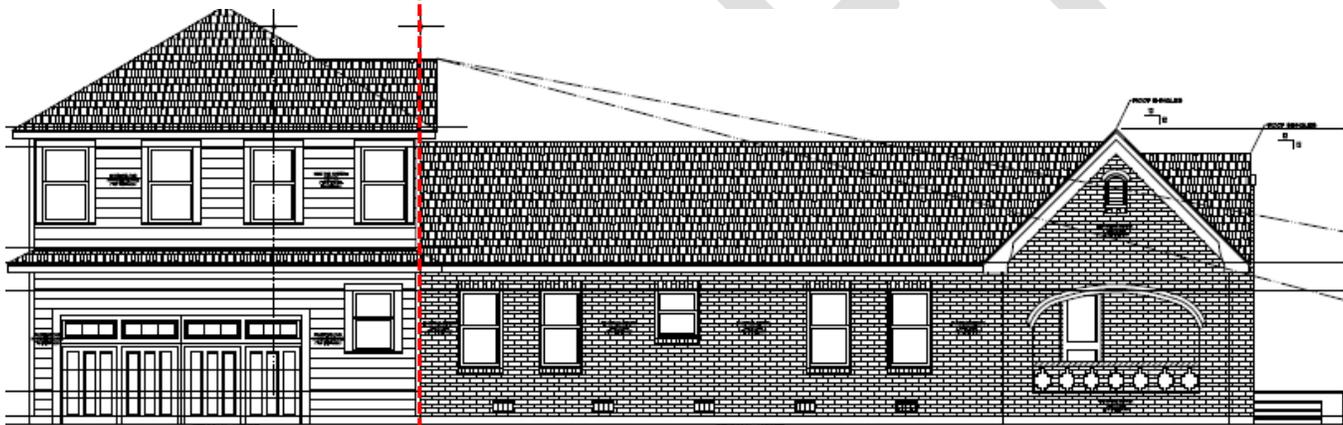


EAST SIDE ELEVATION FACING MOSS STREET

EXISTING

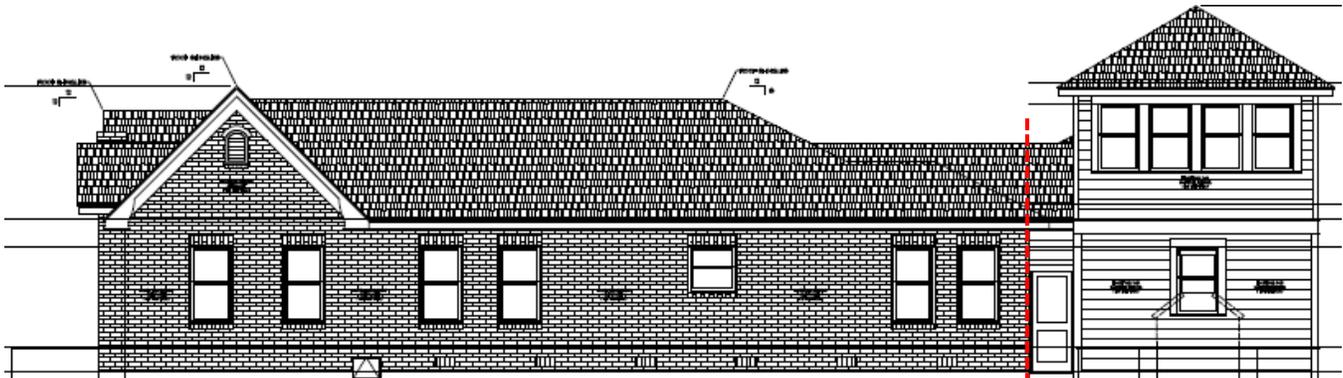


PROPOSED

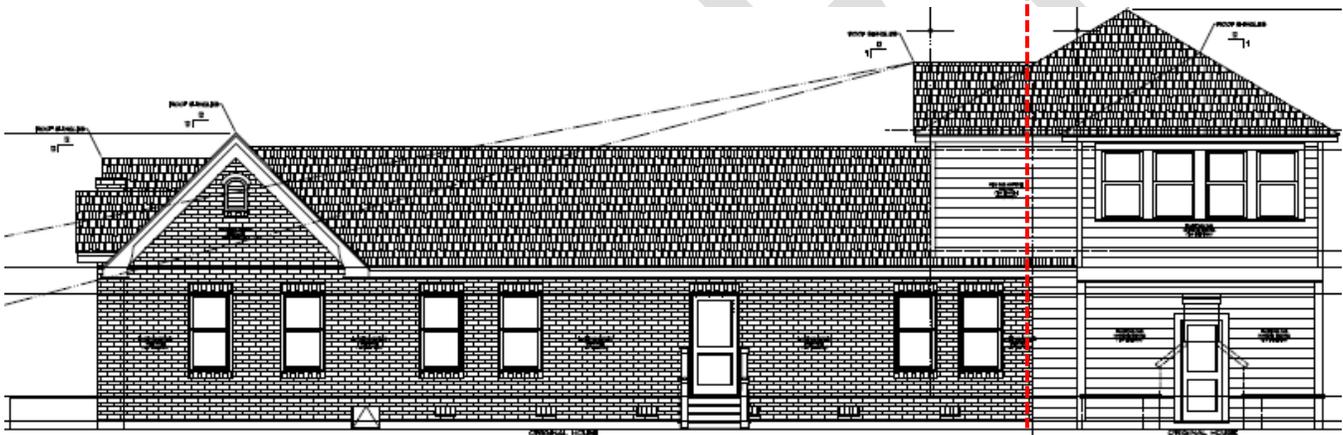


WEST SIDE ELEVATION

EXISTING

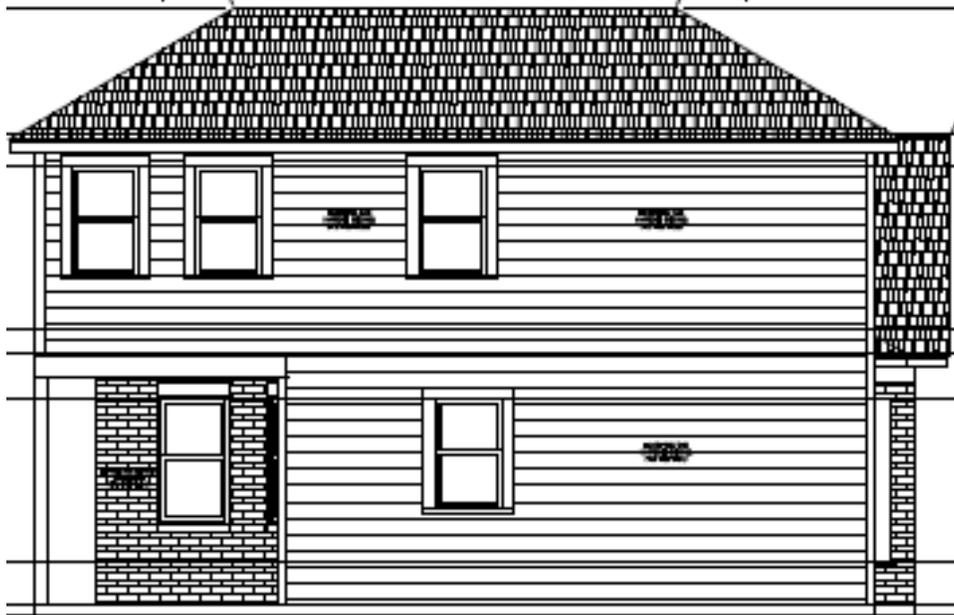


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

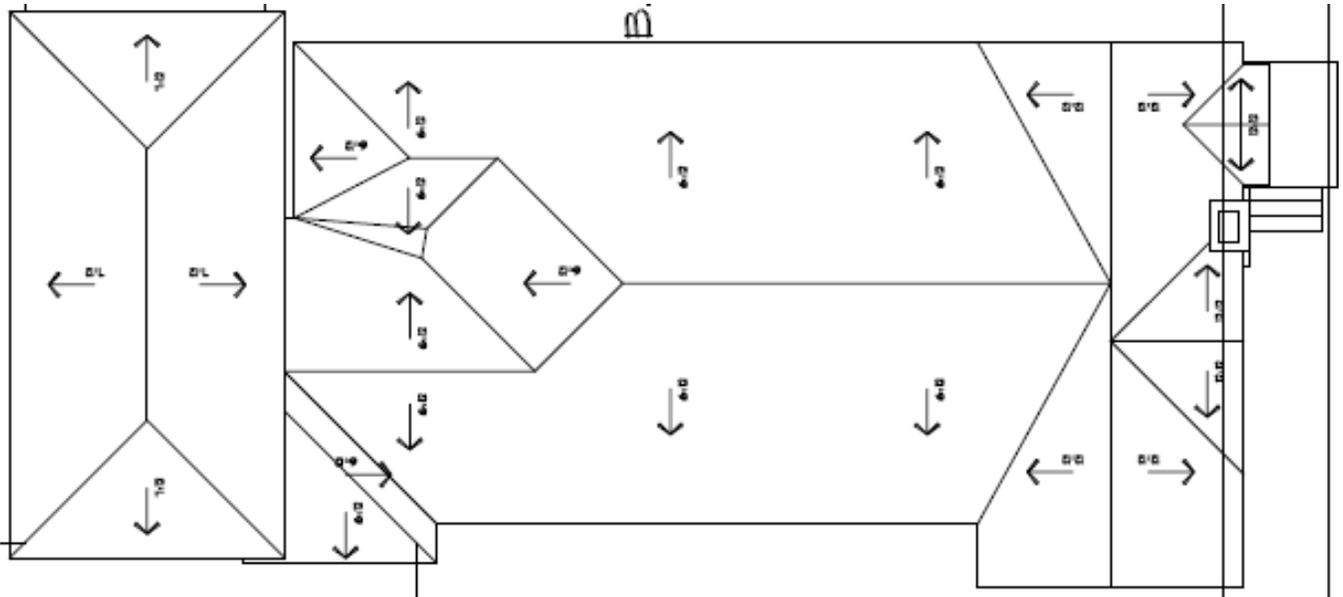


PROPOSED

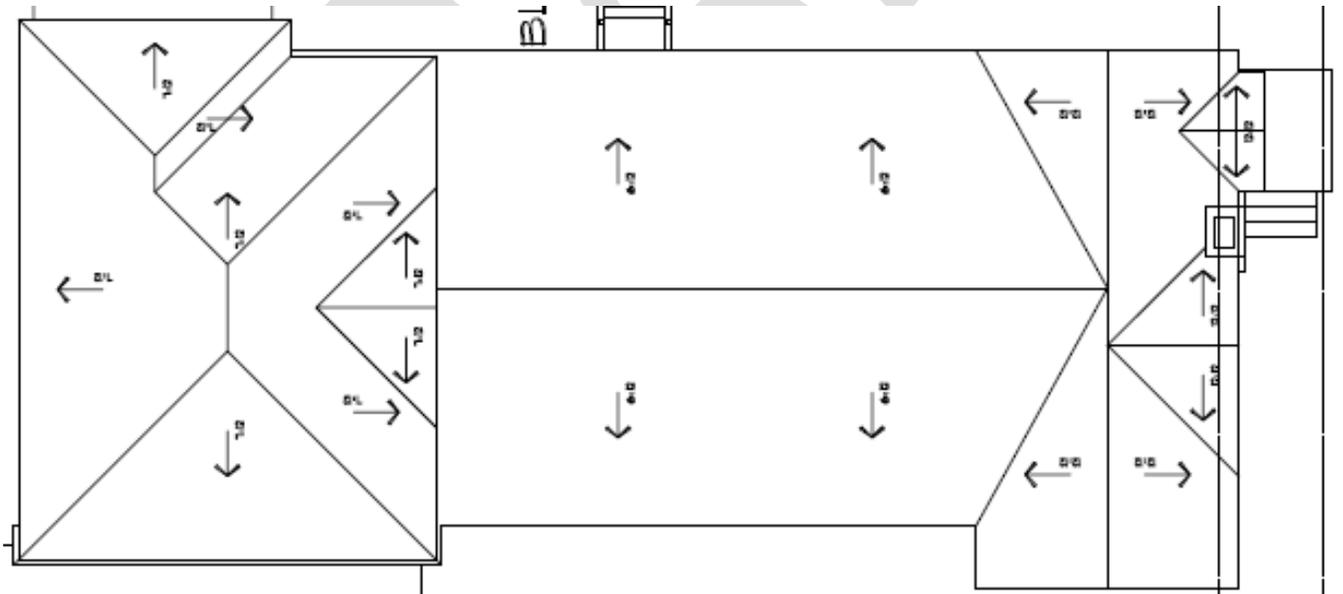




ROOF PLAN
EXISTING

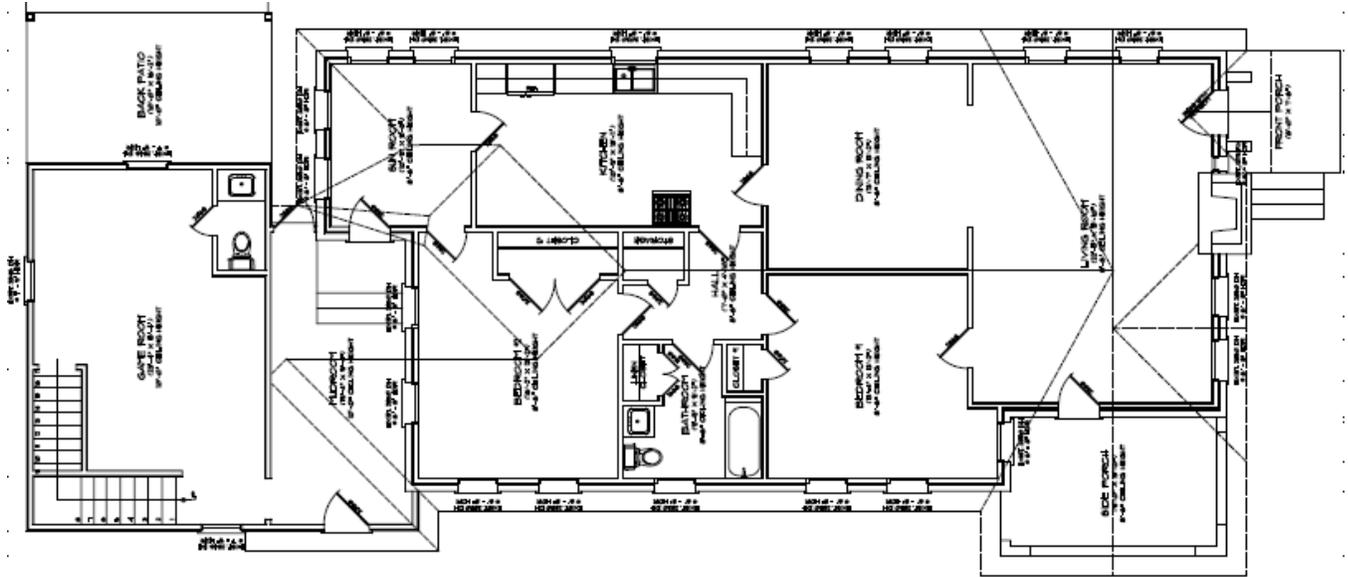


PROPOSED

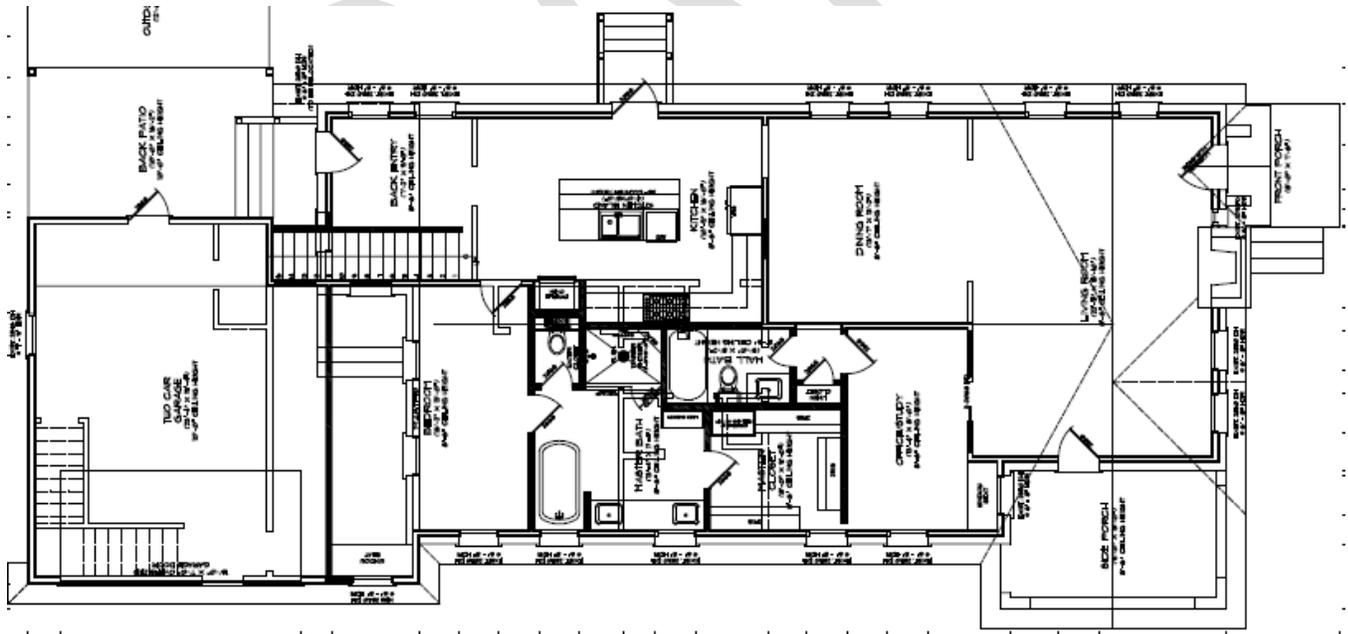




FIRST FLOOR PLAN
EXISTING



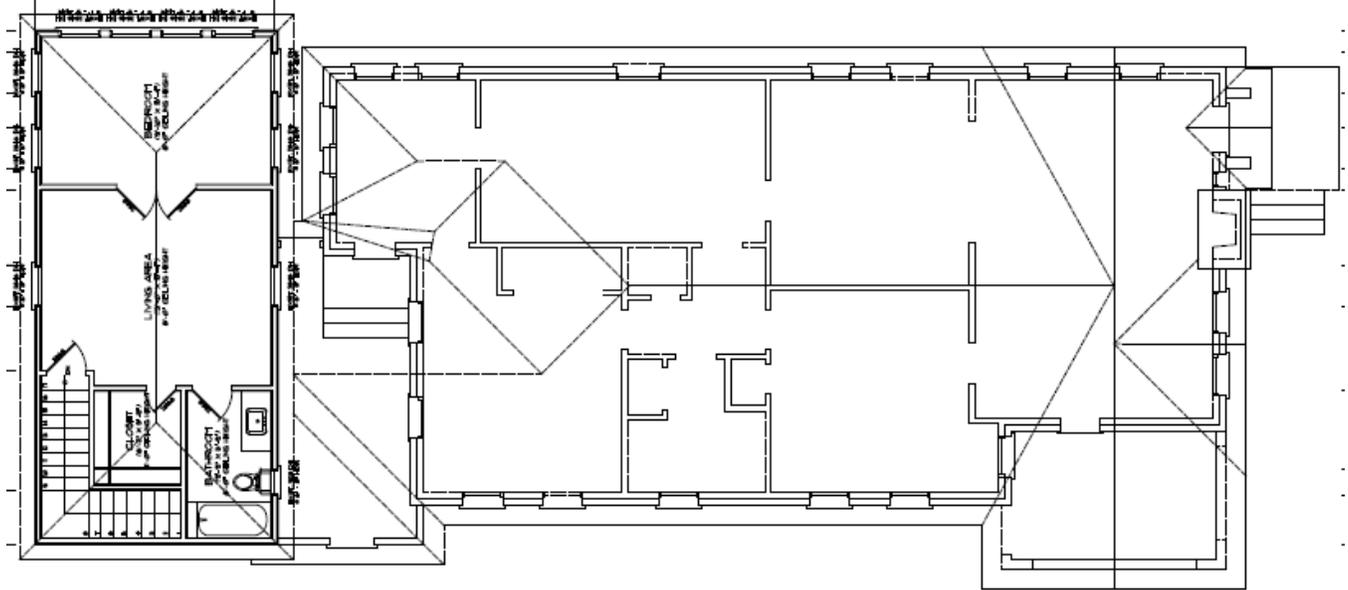
PROPOSED



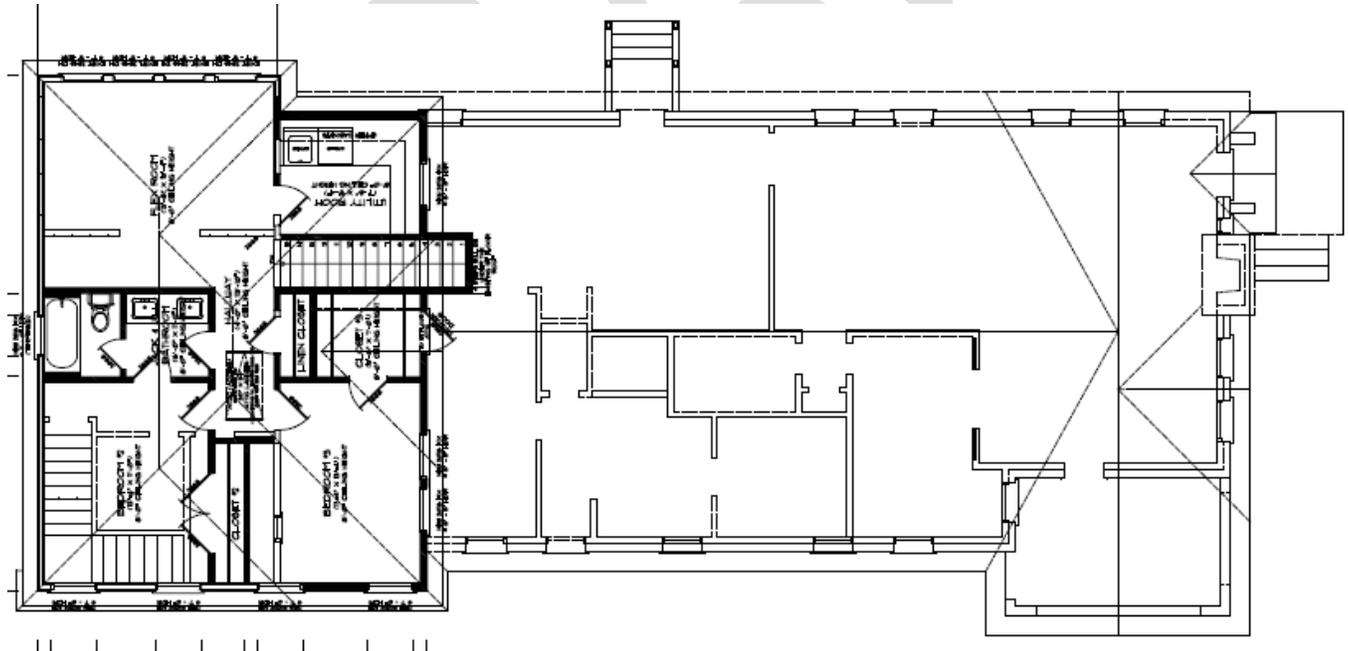


SECOND FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: Existing two story addition will be expanded 9' 8" towards front of the property and 2' 5" wider than the existing residence. The revised addition will measure 25' 11" deep by 34' 2" wide and will feature an eave height of 19' and a ridge height of 27' 8".

Setbacks: The existing structure features a 17' north (front) setback, 23' 5" east setback, and 16' 6" setback. The addition will encroach to within 14' 1" of the west setback but will not impact the other setbacks.

Foundation: Original house's pier and beam foundation and the addition's slab foundation will remain unchanged.

Windows/Doors: An existing bathroom window on the west elevation will be removed and the opening will be expanded to accommodate a new side doorway. The rest of the original windows and doors will remain intact. Window sizes are noted on existing and proposed floor plan drawings.

The façade of the east elevation of the addition will be revised to install a double width garage door on the first floor.

Exterior Materials: The existing rear addition is clad with horizontal lap smooth finish cementitious siding with wood grain finish. This will be replaced with new cementitious siding with a smooth finish.

Roof: The existing hipped 7:12 roof will be replaced with a new hipped roof with a matching pitch and a front facing gable. The existing roof ridge features a 24' 10" ridge height and the new roof will feature a 27' 8" ridge height.

Front Elevation: The roof ridge will stand approximately 3' taller than the existing addition's ridge. The new roof (North) will feature a front facing gable. No changes will be made to the front of the original structure.

Side Elevation: The east elevation of the existing original structure will remain unchanged. The first floor of the (East) addition will be revised to convert the first floor into an attached two-car garage. The second floor of the addition will feature four double hung windows.

Side Elevation: An existing 2' 6" wide by 2' 6" tall window will be removed in order to accommodate a new side (West) door opening. The second floor of the revised addition will encroach over the rear 5' 10" of the existing structure.

Rear Elevation: The increase in roof pitch will be the only change visible from the rear of the property. (South)