

CERTIFICATE OF APPROPRIATENESS

Applicant: Zerik Kendrick, agent for Inaas S. Darrat, owner

Property: 1031 E 14th Street, Lot 13, Block 116, North Norhill Subdivision. The property includes a one-story wood frame 1,287 square foot single-family residence situated on a 5,000 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Addition, porch

The applicant is proposing to construct a front porch similar to others in the context area and similar to that of what may have existed in the past on the home. A small 1-story 530 square foot rear addition is being proposed as well in replacement of a non-original uncovered patio.

Front Porch:

- 10'-9" eave height
- 19'-8" width, 6' depth
- Wood decking material
- Wood columns
- Brick pier/base, concrete steps

Rear Addition:

- Original corners of home to be maintained
- Windows to be wood, inset and recessed
- 6/12 roof pitch to match existing
- 17' max ridge height, 11' max eave height
- Wood lap siding with 2.5 inch reveal to match existing**

Public Comment: No public comment received

Civic Association: Norhill Neighborhood Association approves of proposed plans

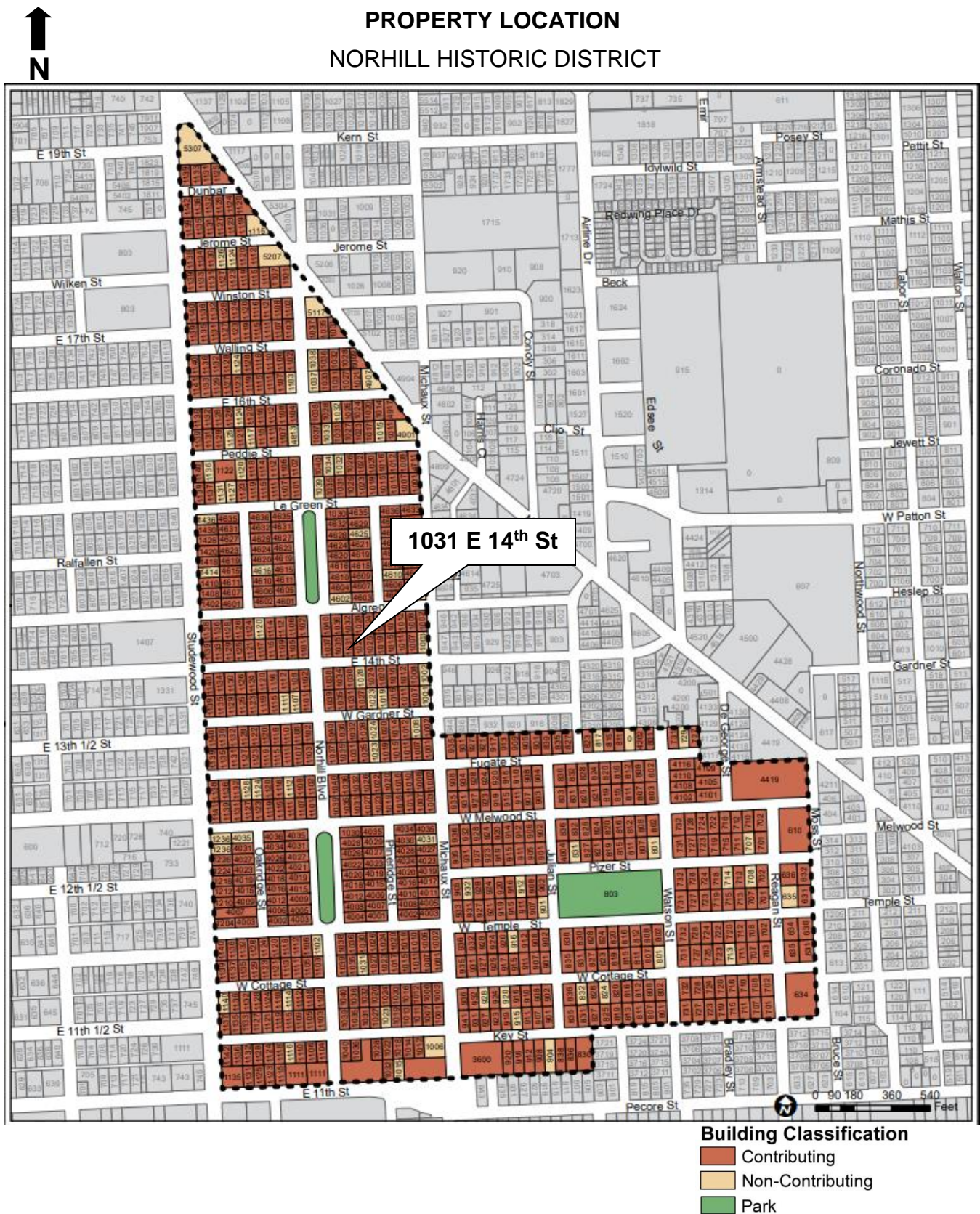
Recommendation: Approval

HAHC Action:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<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.



INVENTORY PHOTOS



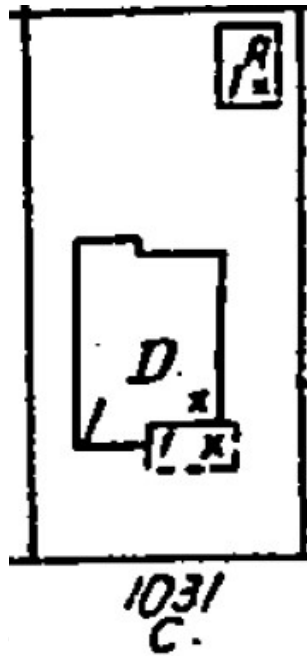
CURRENT PHOTOS



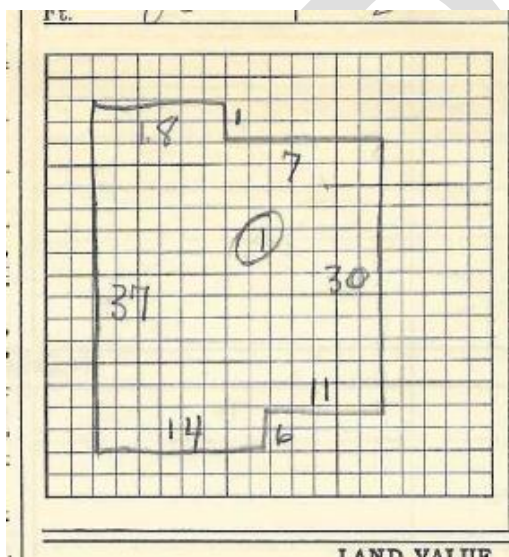
AERIAL VIEW OF PROPERTY



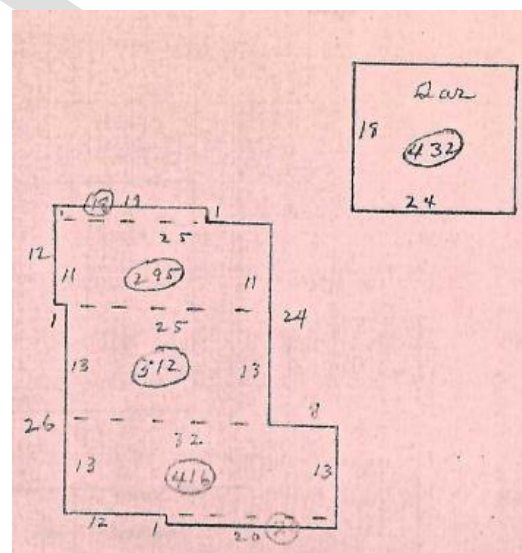
SANBORN (1924-1951)



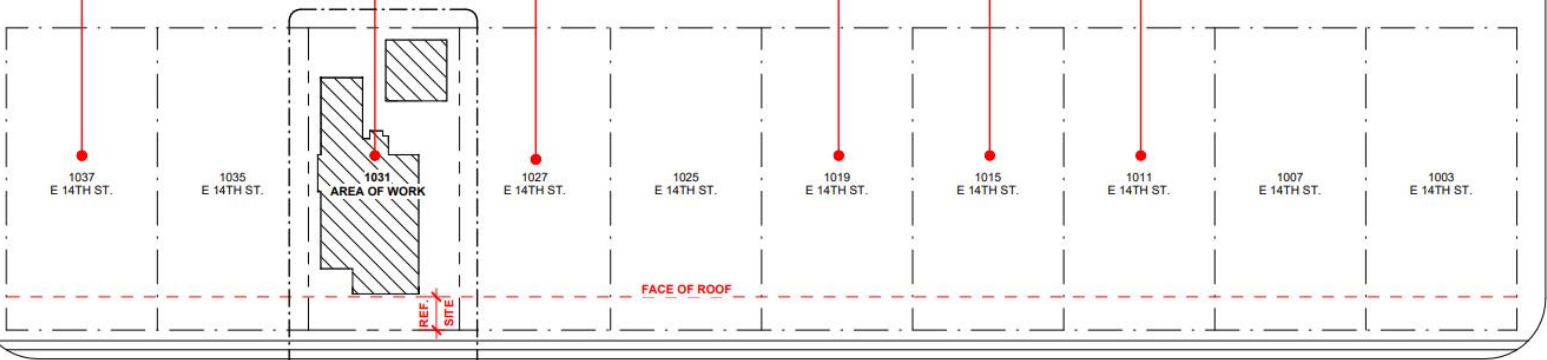
BLA 1 (DATE NOT PROVIDED)



BLA 2 (1968)



CONTEXT AREA

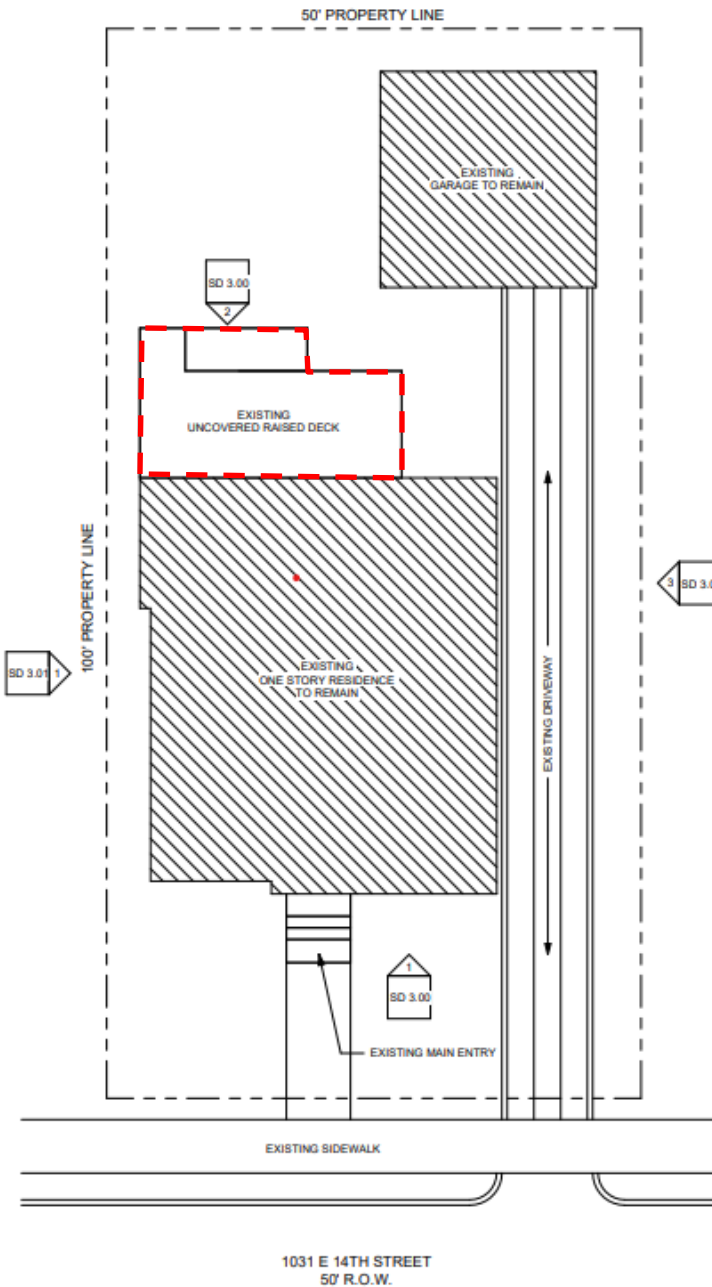


AERIAL VIEW OF BLOCKFACE DISPLAYING FRONT SETBACK VARIATION

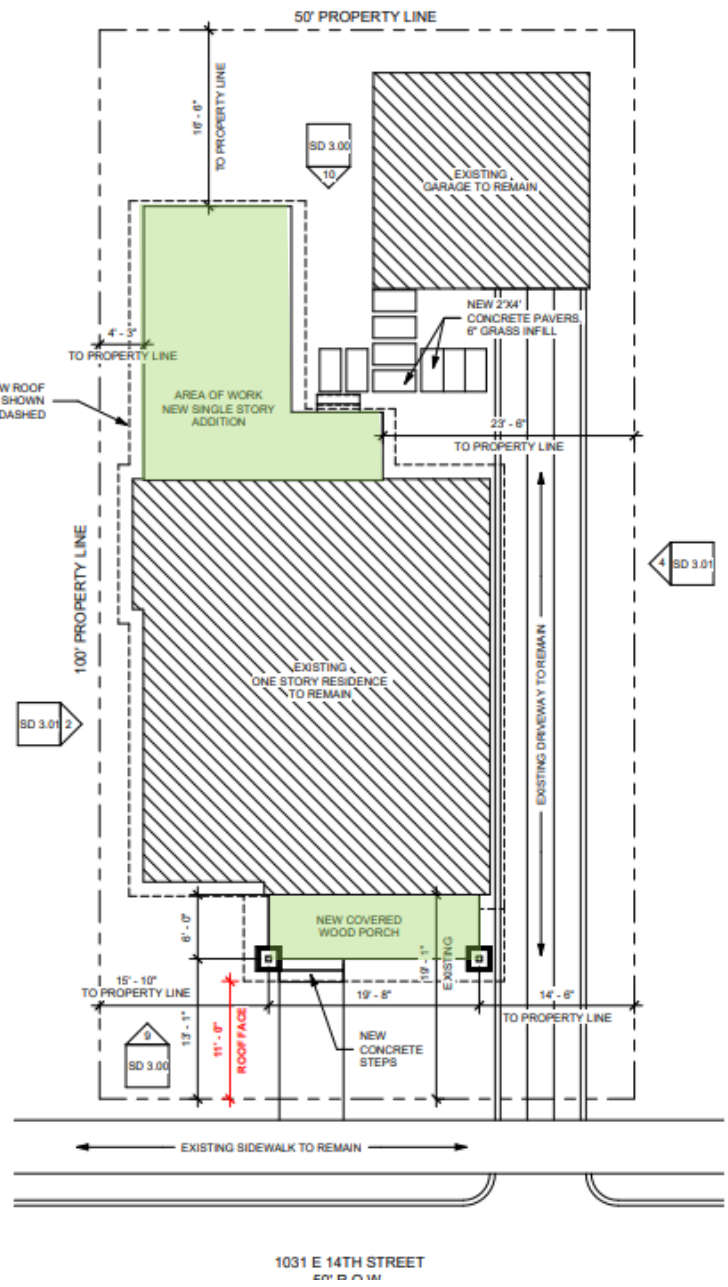


SITE PLANS

EXISTING



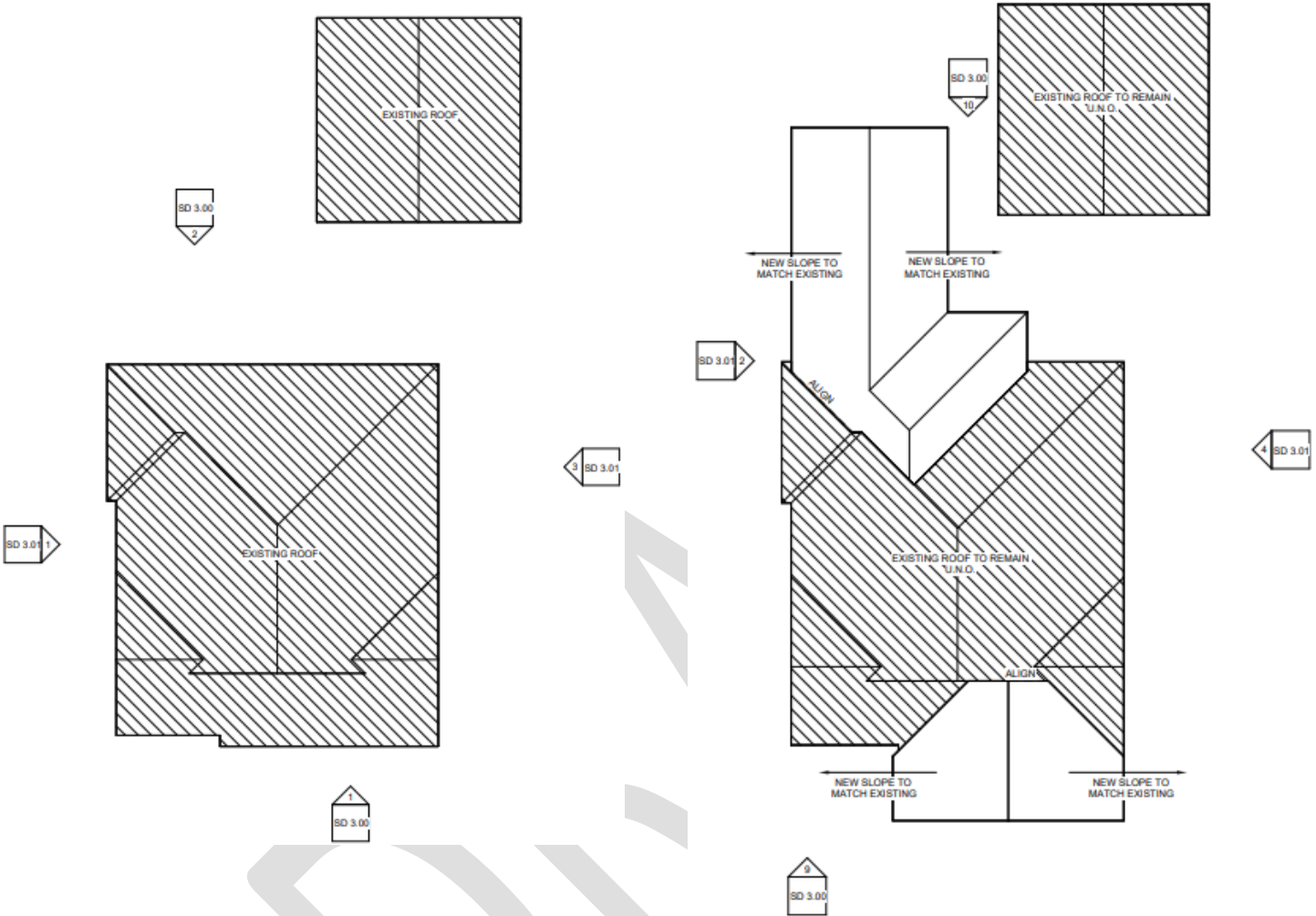
PROPOSED



ROOF PLANS

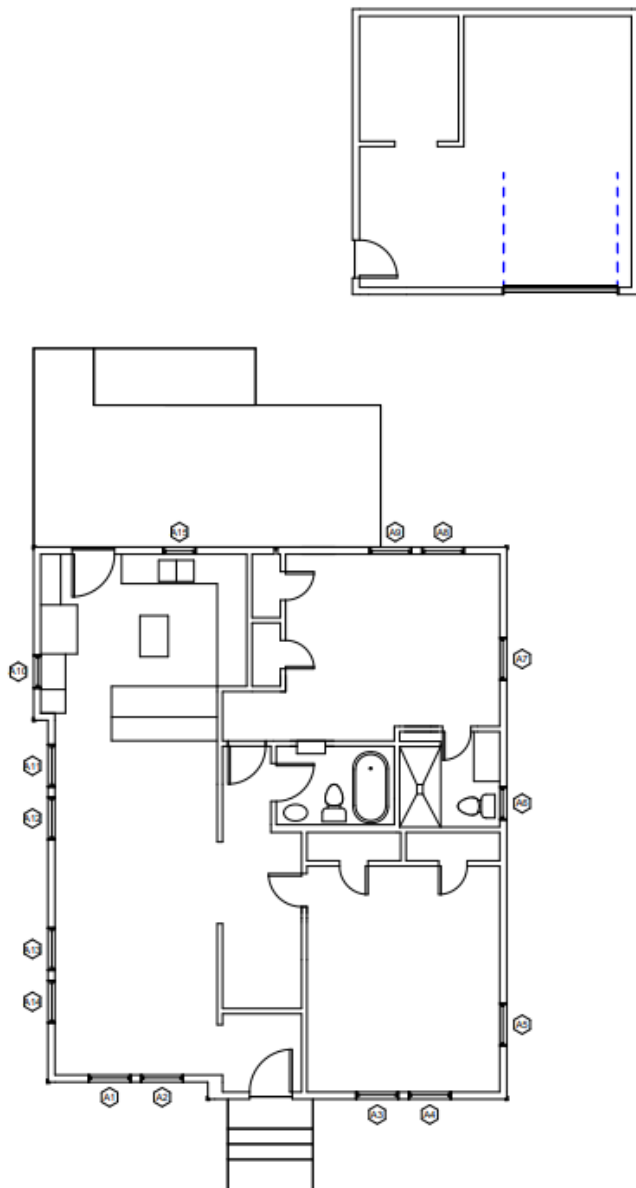
EXISTING

PROPOSED

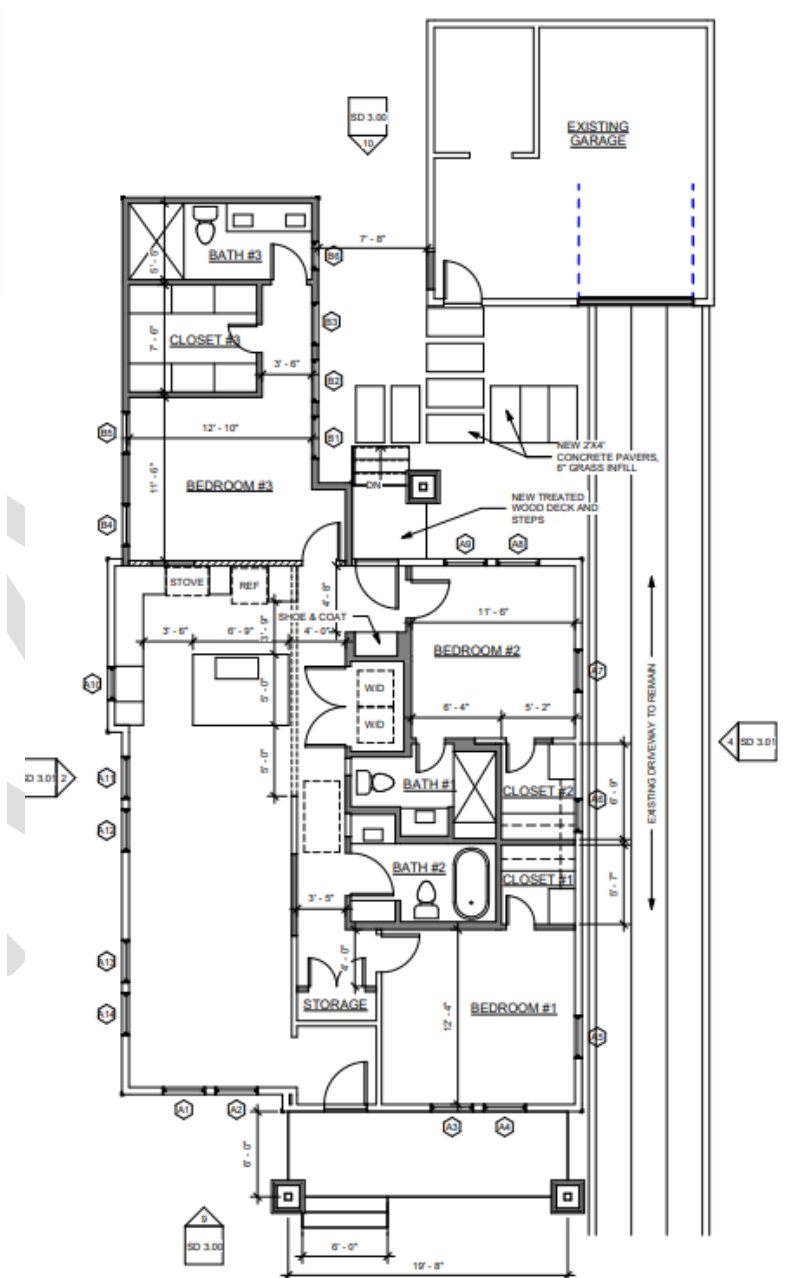


FLOOR PLANS

EXISTING

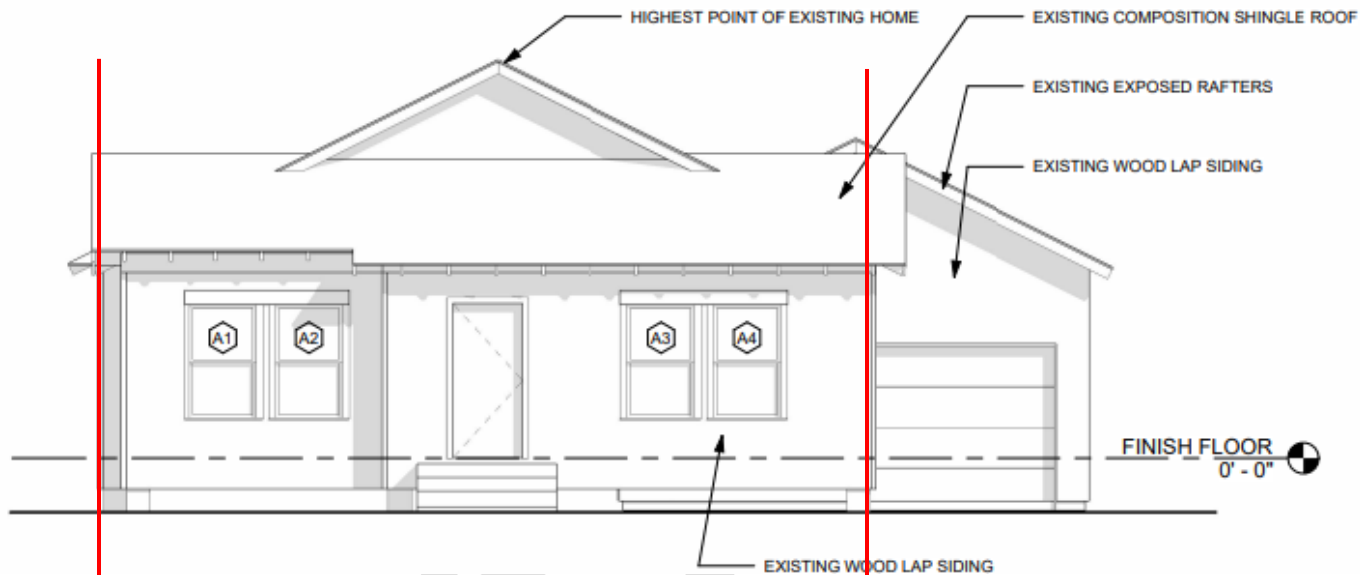
ALL WALLS WITH WHITE FILL ARE
EXISTING

PROPOSED

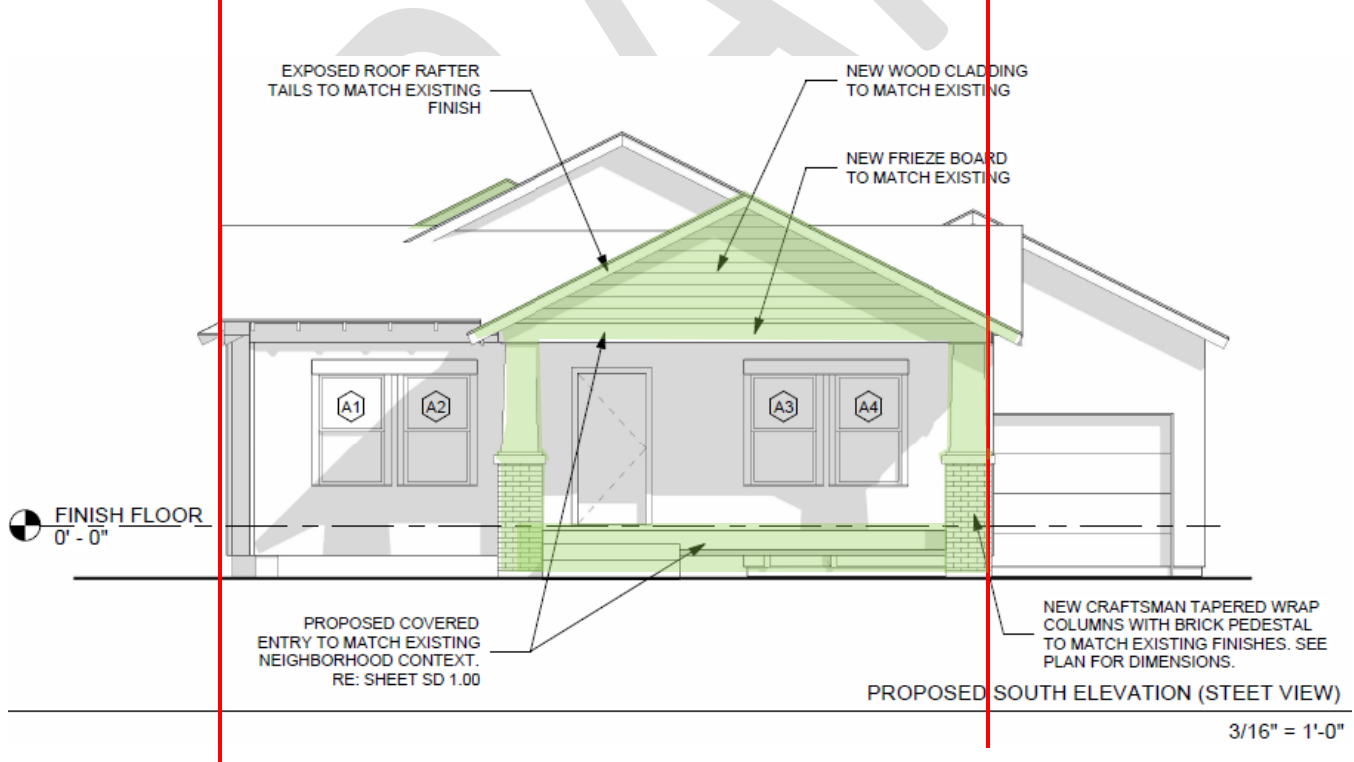
ALL SHADED WALLS ARE PROPOSED
WALLS

ELEVATIONS

EXISTING SOUTH (FRONT)

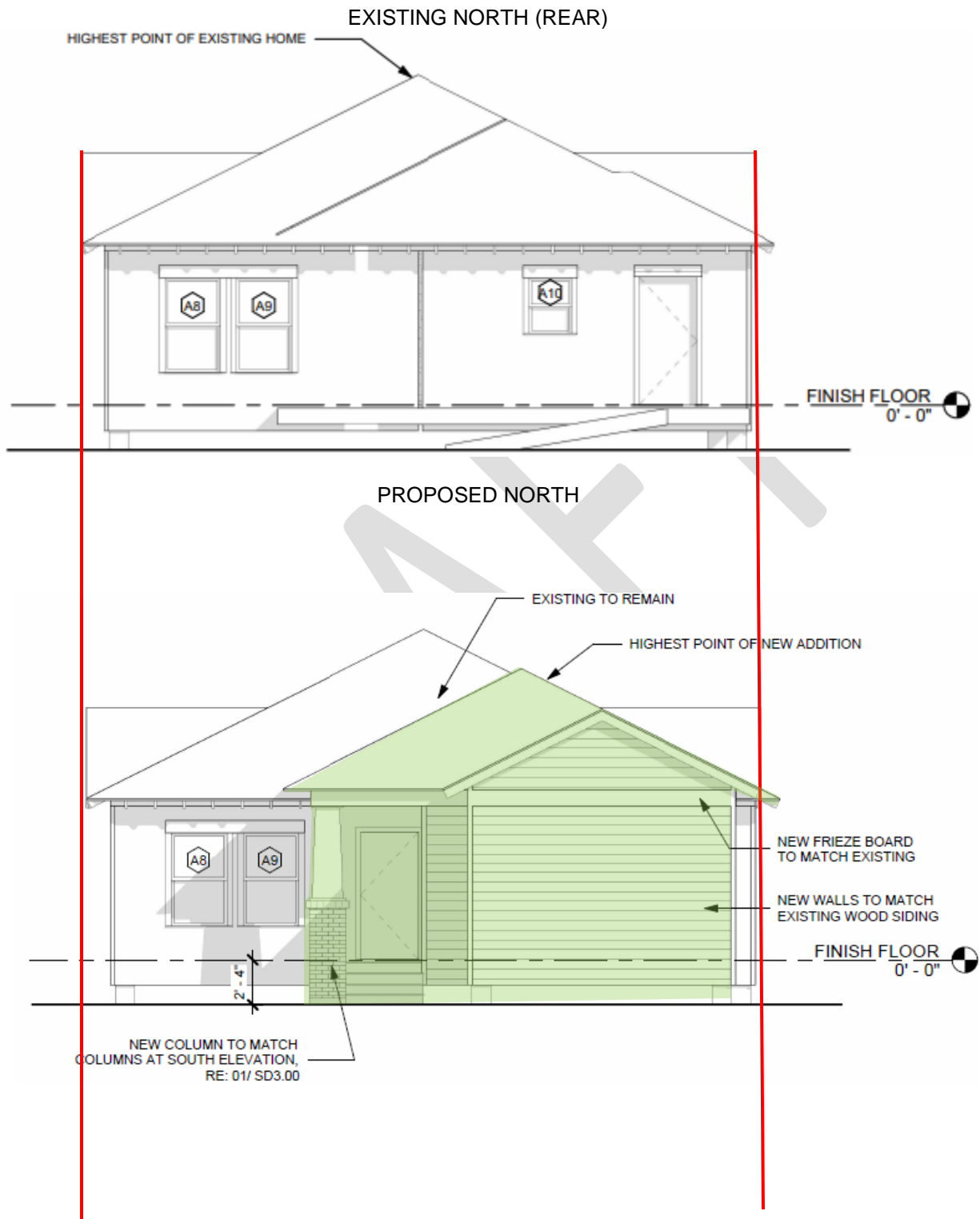


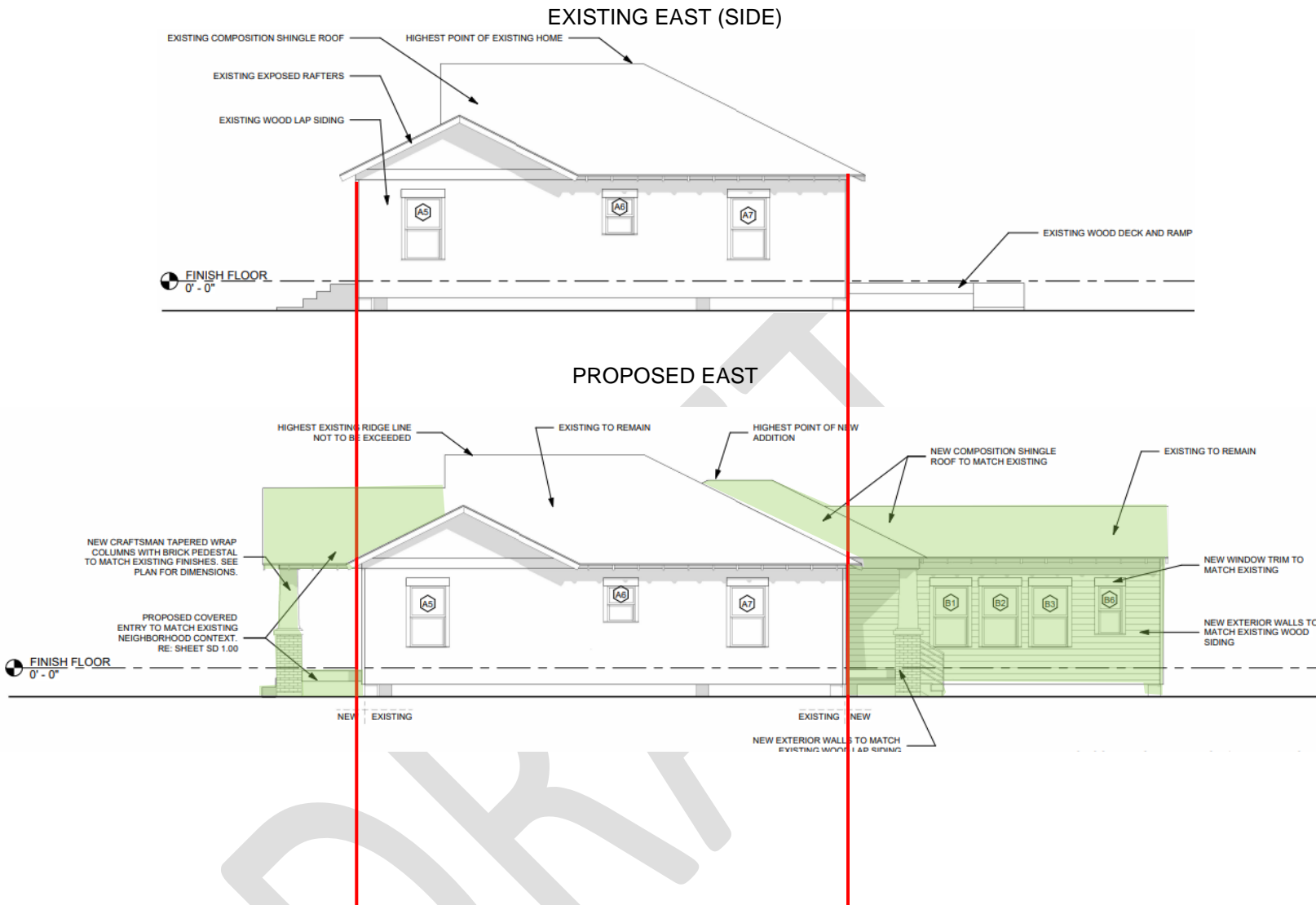
PROPOSED SOUTH

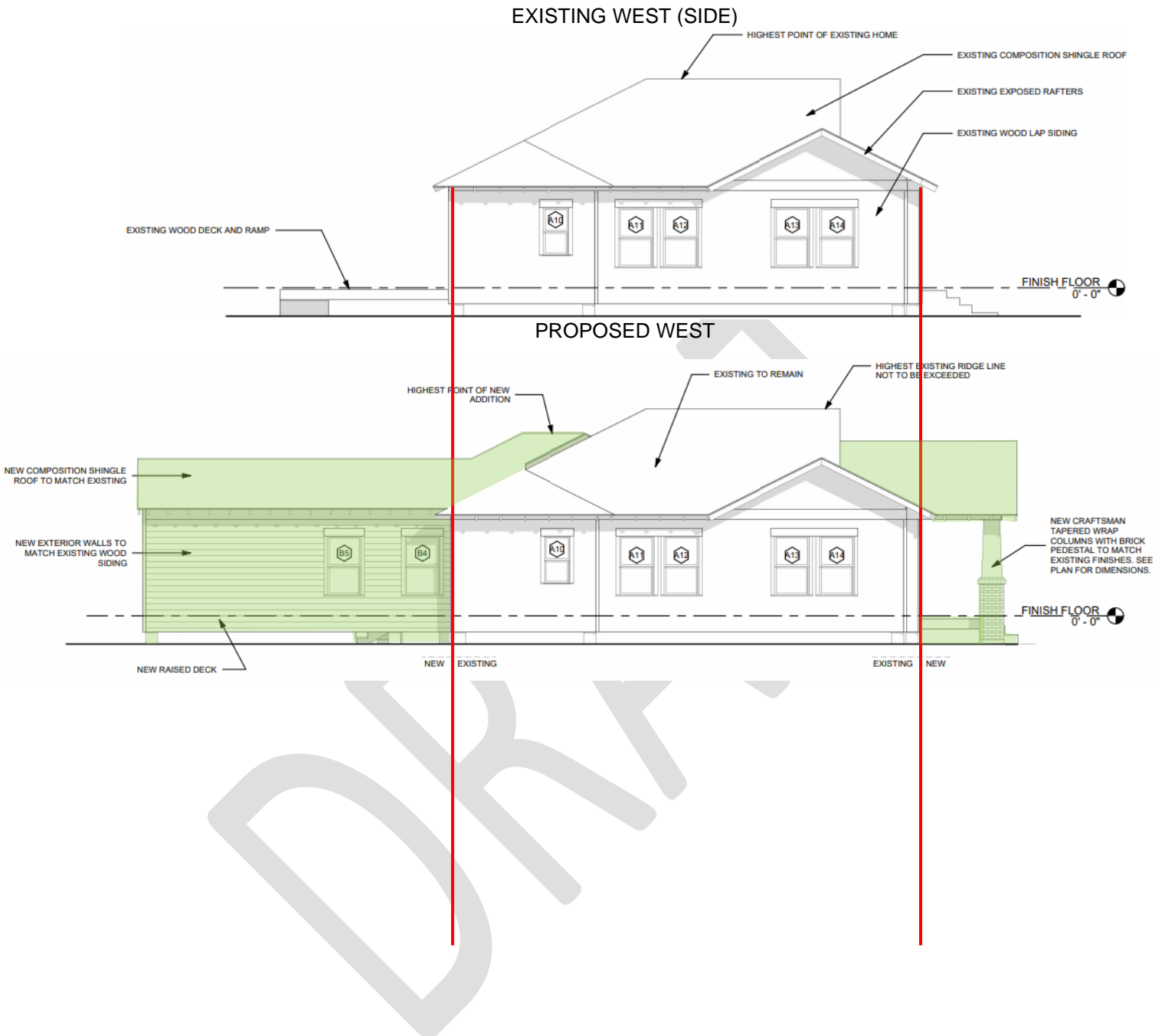


PROPOSED SOUTH ELEVATION (STEET VIEW)

3/16" = 1'-0"







WINDOW SCHEDULE** P.2

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A1	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A2	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A3	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A4	WOOD	1/1	SH	28 X 48	RECESSED	ORIGINAL	YES
A5	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A6	WOOD	1/1	SH	24 X 48	RECESSED	ORIGINAL	YES
A7	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A8	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A9	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
B1	WOOD	1/1	SH	36 X 60	RECESSED	PELLA OR EQUAL	LOWER SASH TO BE TEMPERED
B2	WOOD	1/1	SH	36 X 60	RECESSED	PELLA OR EQUAL	LOWER SASH TO BE TEMPERED
B3	WOOD	1/1	SH	36 X 60	RECESSED	PELLA OR EQUAL	LOWER SASH TO BE TEMPERED
B4	WOOD	1/1	SH	36 X 60	RECESSED	PELLA OR EQUAL	LOWER SASH TO BE TEMPERED
B5	WOOD	1/1	SH	36 X 60	RECESSED	PELLA OR EQUAL	LOWER SASH TO BE TEMPERED
B6	WOOD	1/1	SH	24 X 48	RECESSED	PELLA OR EQUAL	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

*** Use additional sheets as necessary

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WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A10	WOOD	1/1	SH	28 X 48	RECESSED	ORIGINAL	YES
A11	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A12	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A13	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A14	WOOD	1/1	SH	36 X 60	RECESSED	ORIGINAL	YES
A15	WOOD	1/1	SH	28 X 48	RECESSED	ORIGINAL	NO

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

NORHILL NEIGHBORHOOD ASSOCIATION APPROVAL (PROVIDED BY APPLICANT)



Deed Restrictions

to president@norhill.org, zdk ▾

Wed, Feb 14, 9:46 PM



Zerik,

Thank you for your submission to NNA. The board voted last night to approve the design as submitted. Thank you for all your work and your willingness to work with us. The design will be a nice addition to the Norhill Neighborhood.

Best,

Virginia Kelsey

NNA VP of Deed Restrictions

DRAFT