

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 26, 2021

**Applicant:** Joseph Rothbauer, owner / Carrie Carreno, agent

**Property:** 1011 Key St, lot 18, block 130, North Norhill Subdivision. The property includes a historic 1,288 square foot, one story wood frame single-family residence situated on a (50' x 100') 5,000 square foot lot.

**Significance:** Contributing home constructed circa 1930, located in the Norhill Historic District.

**Proposal:** Alteration – of the existing residence:

The applicant proposes to:

- demolish existing carport and garage previously approved by HAHC.
- construct a 1,332 square foot addition.
- replace the existing non-contributing windows with inset and recessed wood windows.
- remove asbestos siding and repair and replace wood siding beneath (as needed).
- demolish existing non-original addition to construct rear addition and rear porch/deck.
- addition foundation shall be pier and beam to match existing finished floor.

See enclosed application materials and detailed project description below.

**Public Comment:** No public comment received at this time.

**Civic Association:** No public comment received at this time.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

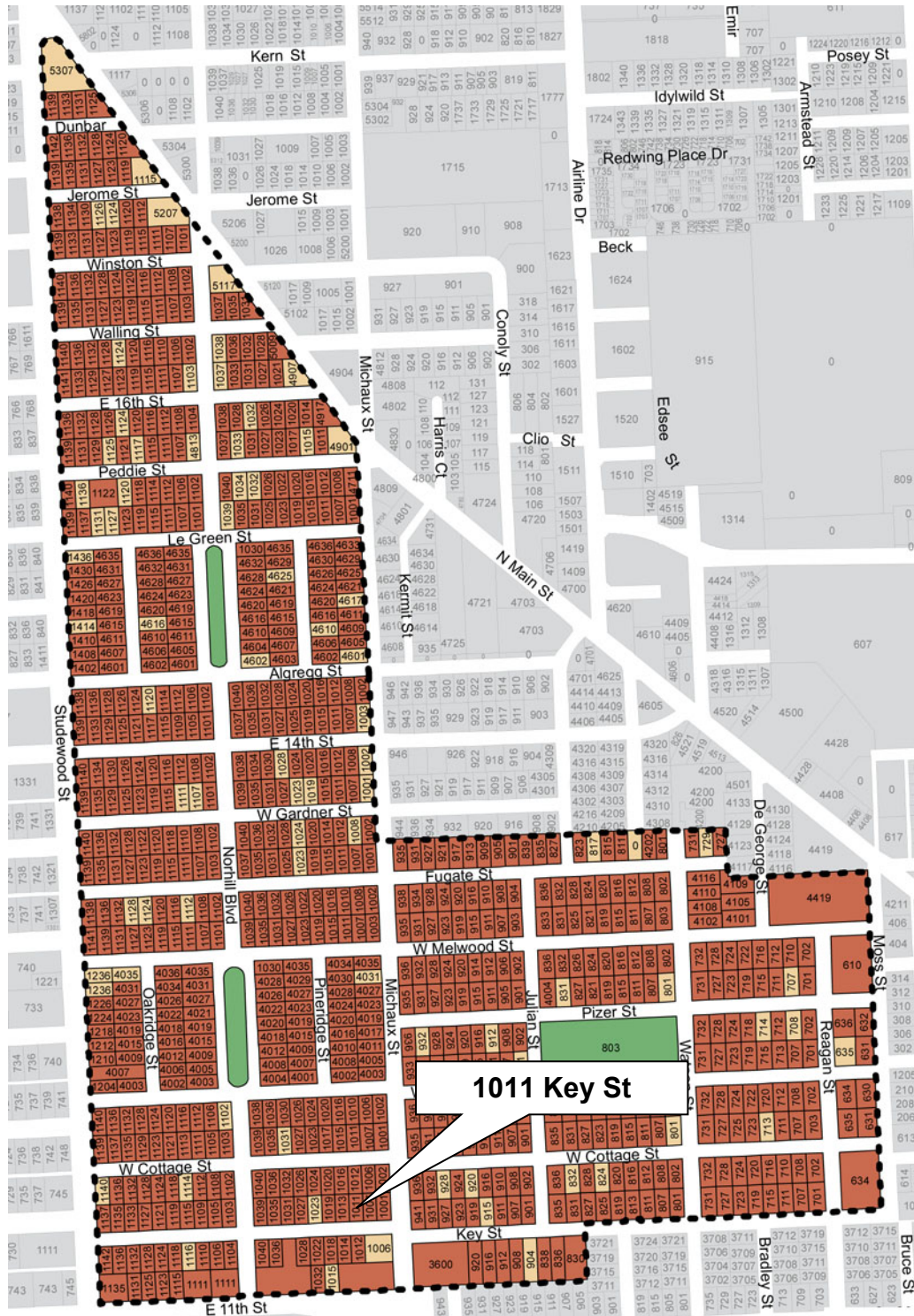
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building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

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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.   |                            |



**PROPERTY LOCATION**  
**NORHILL HISTORIC DISTRICT**

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



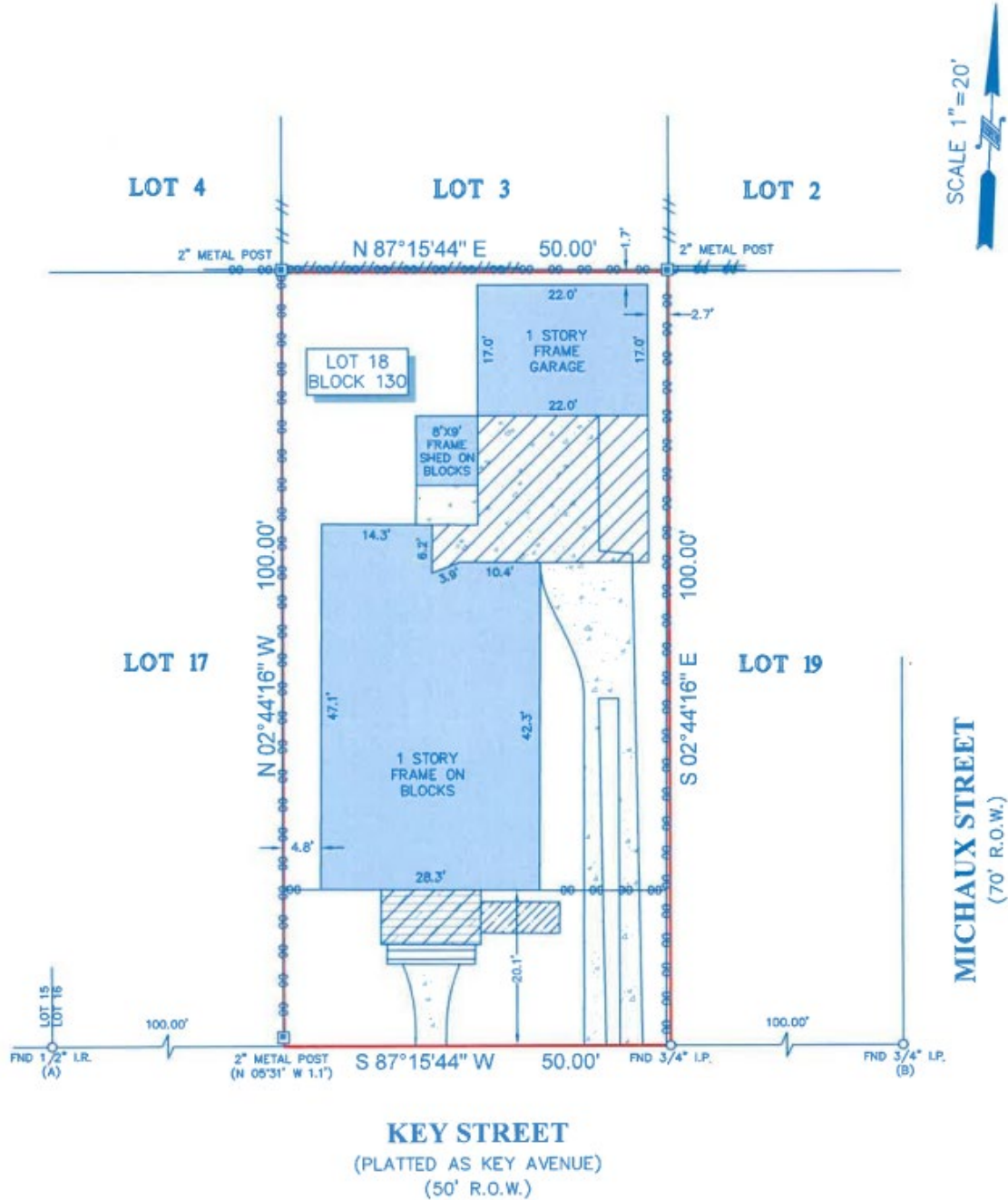
INVENTORY PHOTO



CURRENT PHOTO



**SURVEY: EXISTING CONDITIONS**  
**SITE PLAN**



**PHOTOS**  
EXISTING CONDITIONS







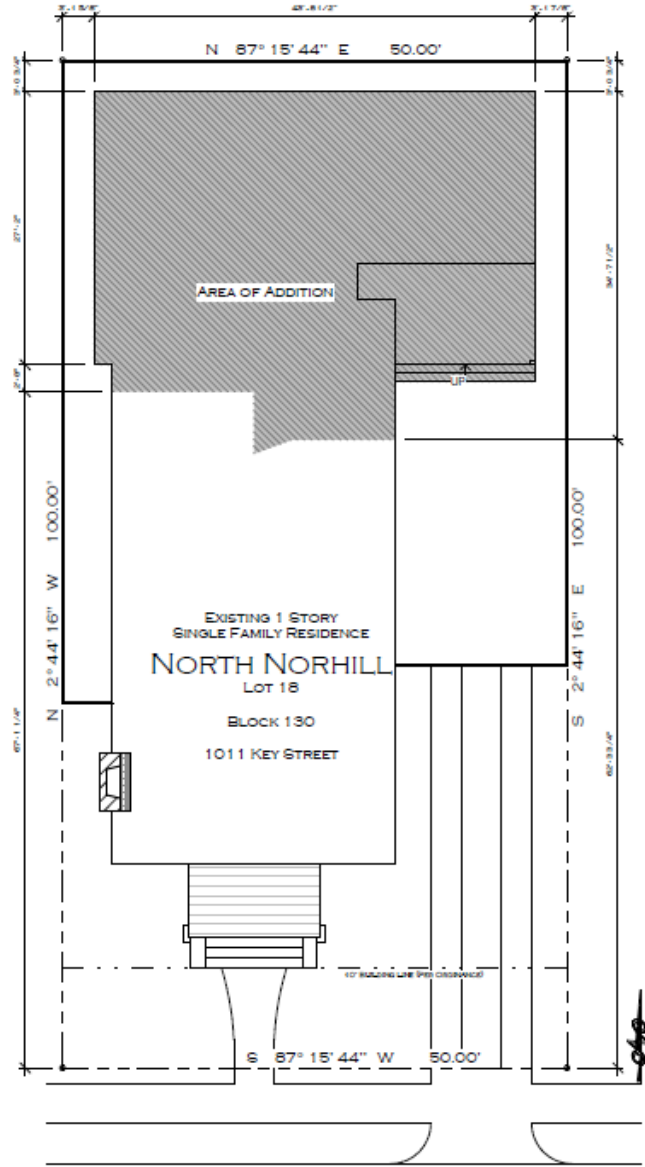
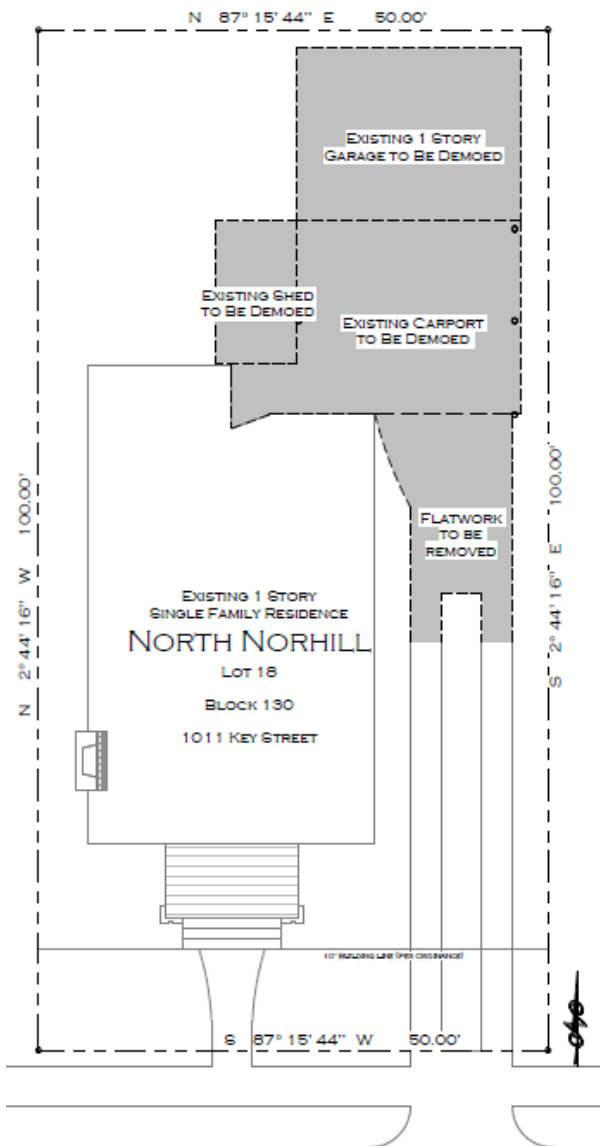
**PROPOSED RENDERING  
FRONT ELEVATION**



SITE PLAN

EXISTING

PROPOSED



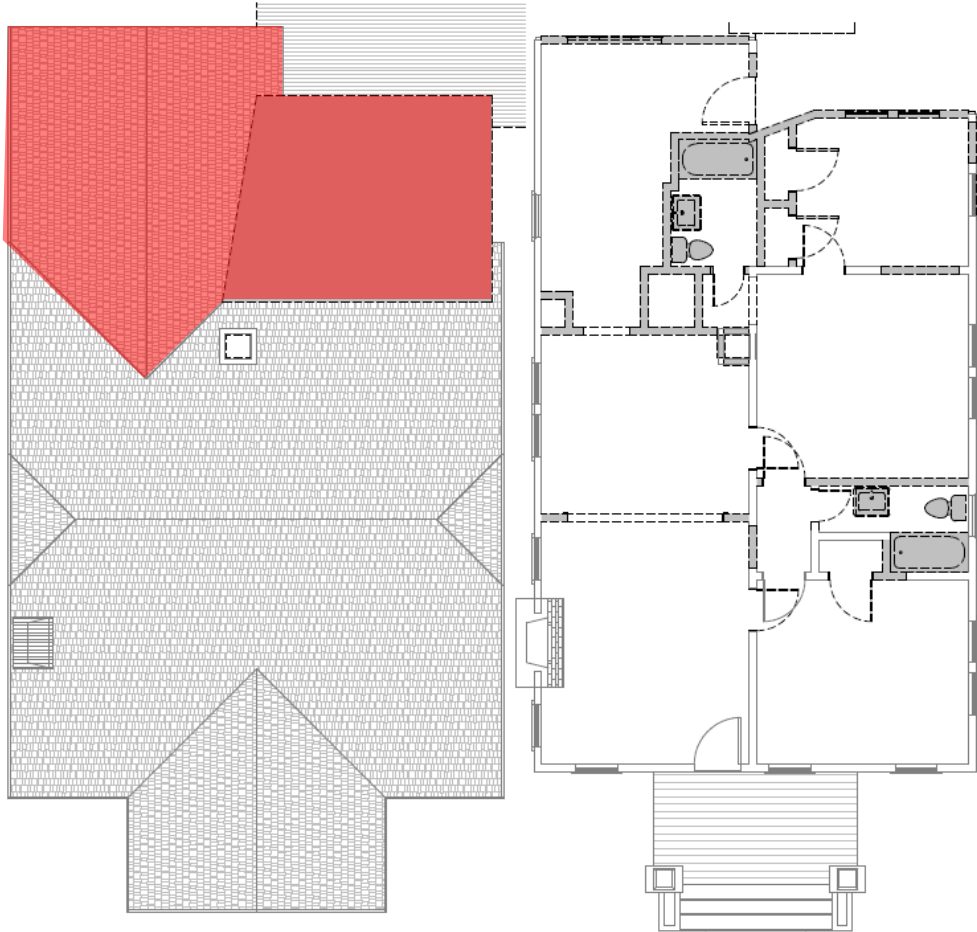
KEY STREET  
(50' ROW)

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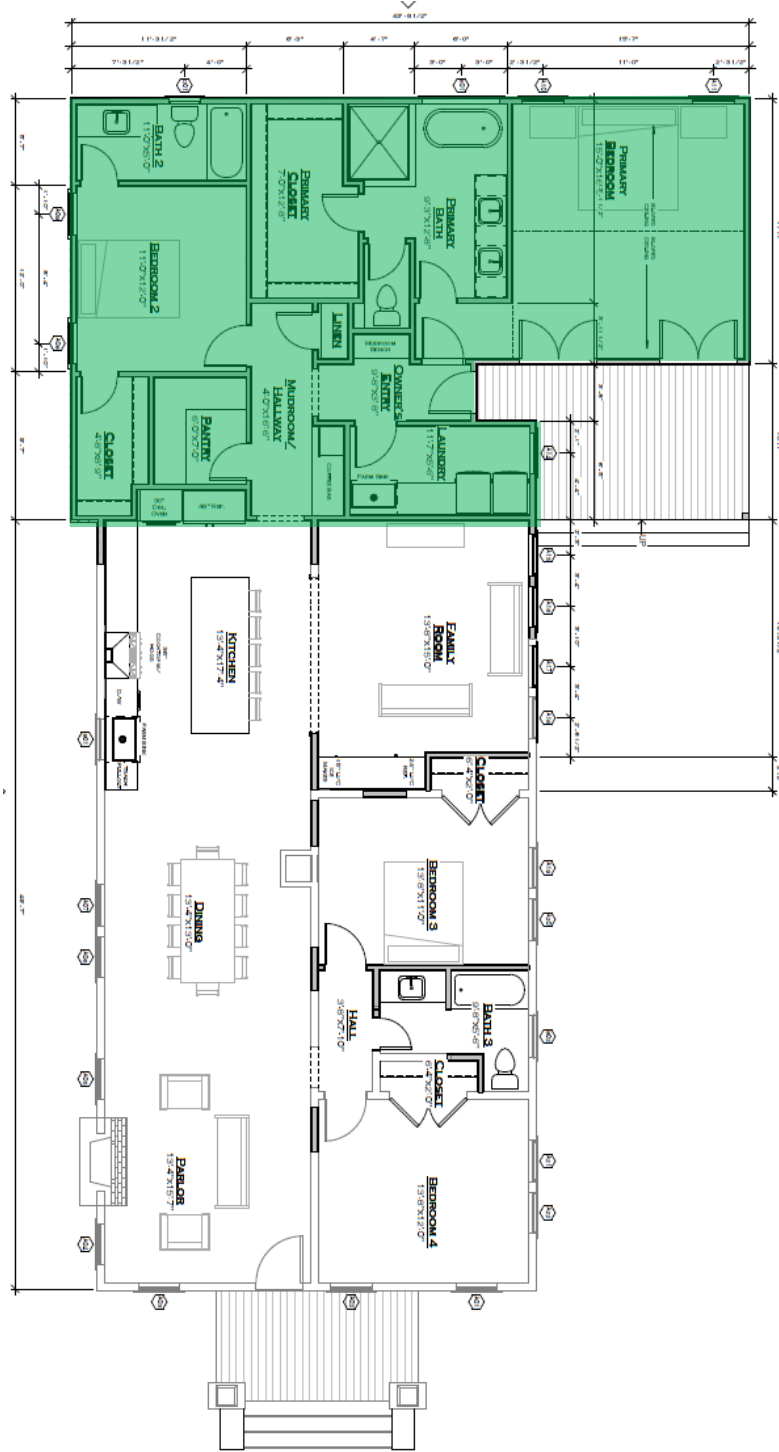
### FLOOR PLAN EXISTING



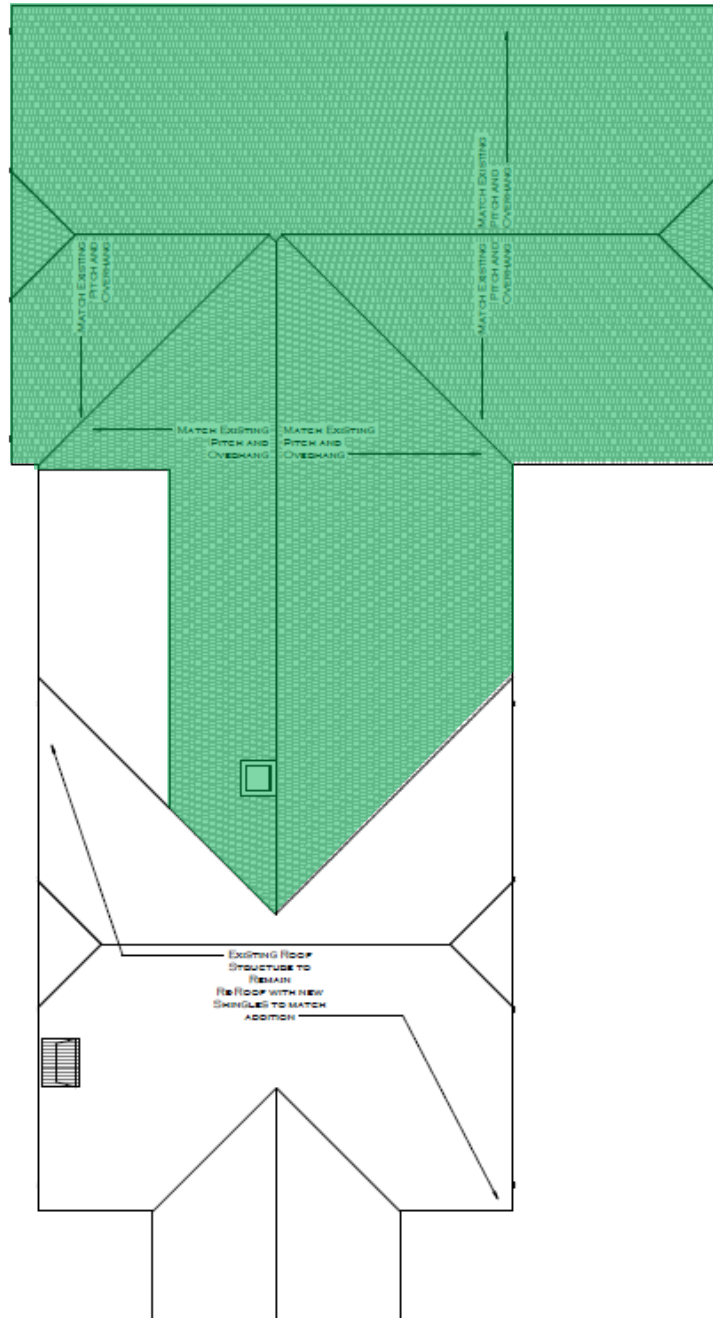
## FLOOR PLAN DEMOLITION



### FLOOR PLAN PROPOSED



### ROOF PLAN PROPOSED

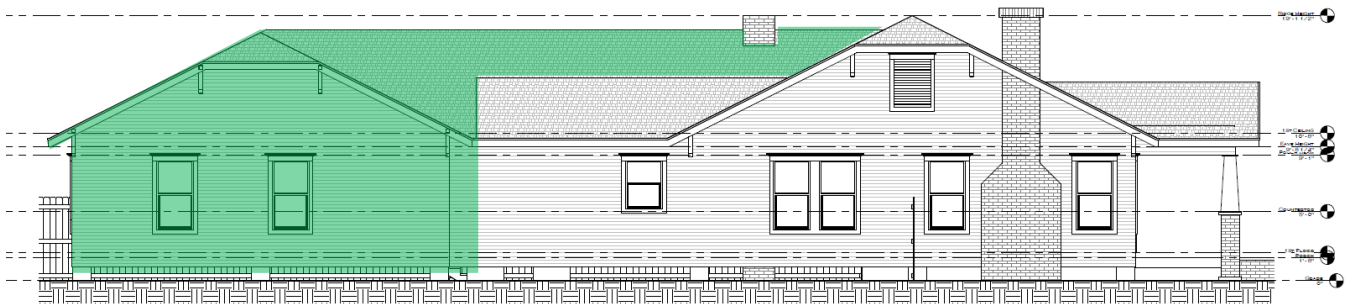


### EAST ELEVATIONS

#### EXISTING

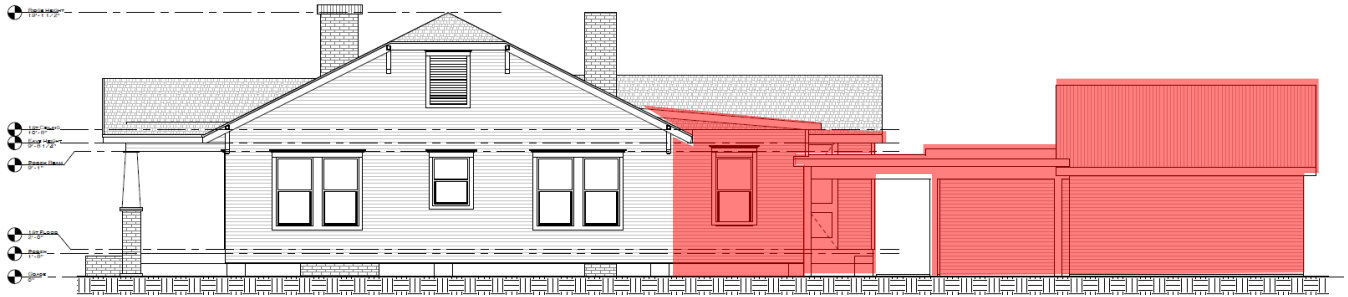


#### PROPOSED



## WEST ELEVATIONS

### EXISTING



### PROPOSED





## NORTH ELEVATIONS

### EXISTING

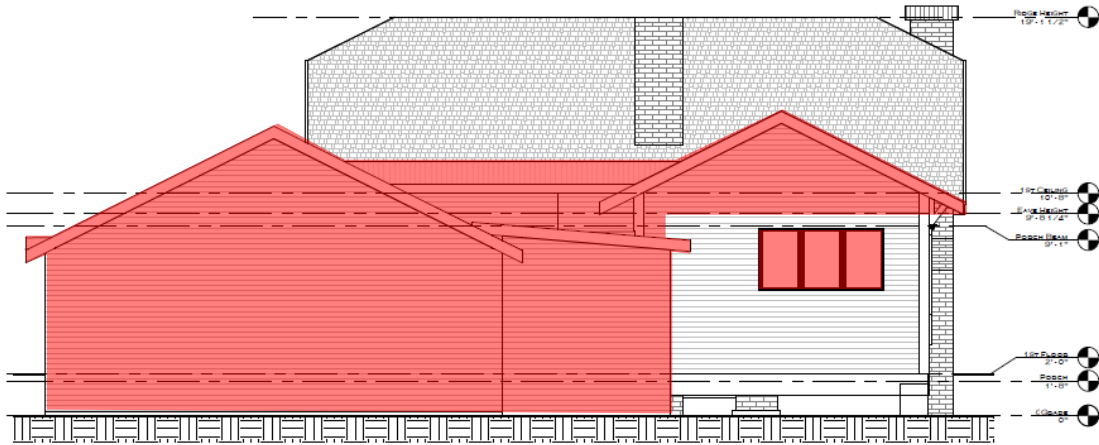


### PROPOSED



### SOUTH ELEVATIONS

#### EXISTING



#### PROPOSED

