

CERTIFICATE OF APPROPRIATENESS

Applicant: Michael Moore, owner; Sam Gianukos, agent

Property: 1026 Fugate, LT 7 BLK 123, North Norhill. The property includes a one-story wood frame 1,677 SF single-family residence situated on a 5,000 SF lot.

Significance: Contributing 1926, brick duplex, located in the Norhill historic district.

Proposal: Alteration- relocating original windows and eliminating one non-original window from the rear elevation to the right elevation and replacing one non-original window on the left and replacing with a more appropriate 1/1 window.

*Draft subject to change prior to HAHC meeting.

Public Comment: No public comment received

Civic Association: Norhill Civic Association SUPPORTS the proposed changes

Recommendation: Approval

HAHC Action:

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause ~~fracturing~~ torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance:
Effective:



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

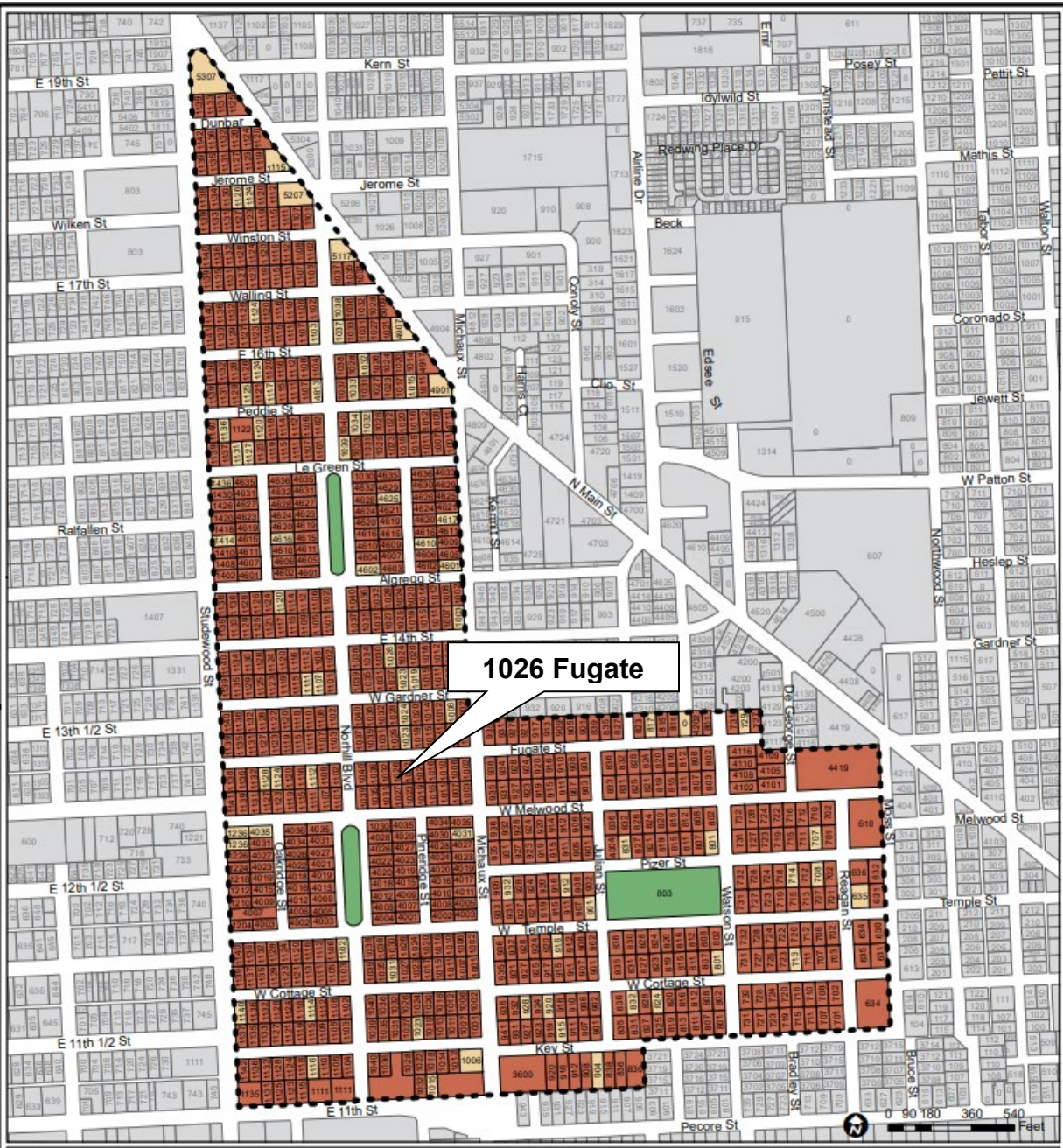
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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



Norhill Historic District

Historic District Boundary

Building Classification

Contributing

Non-Contributing

Park

INVENTORY PHOTO

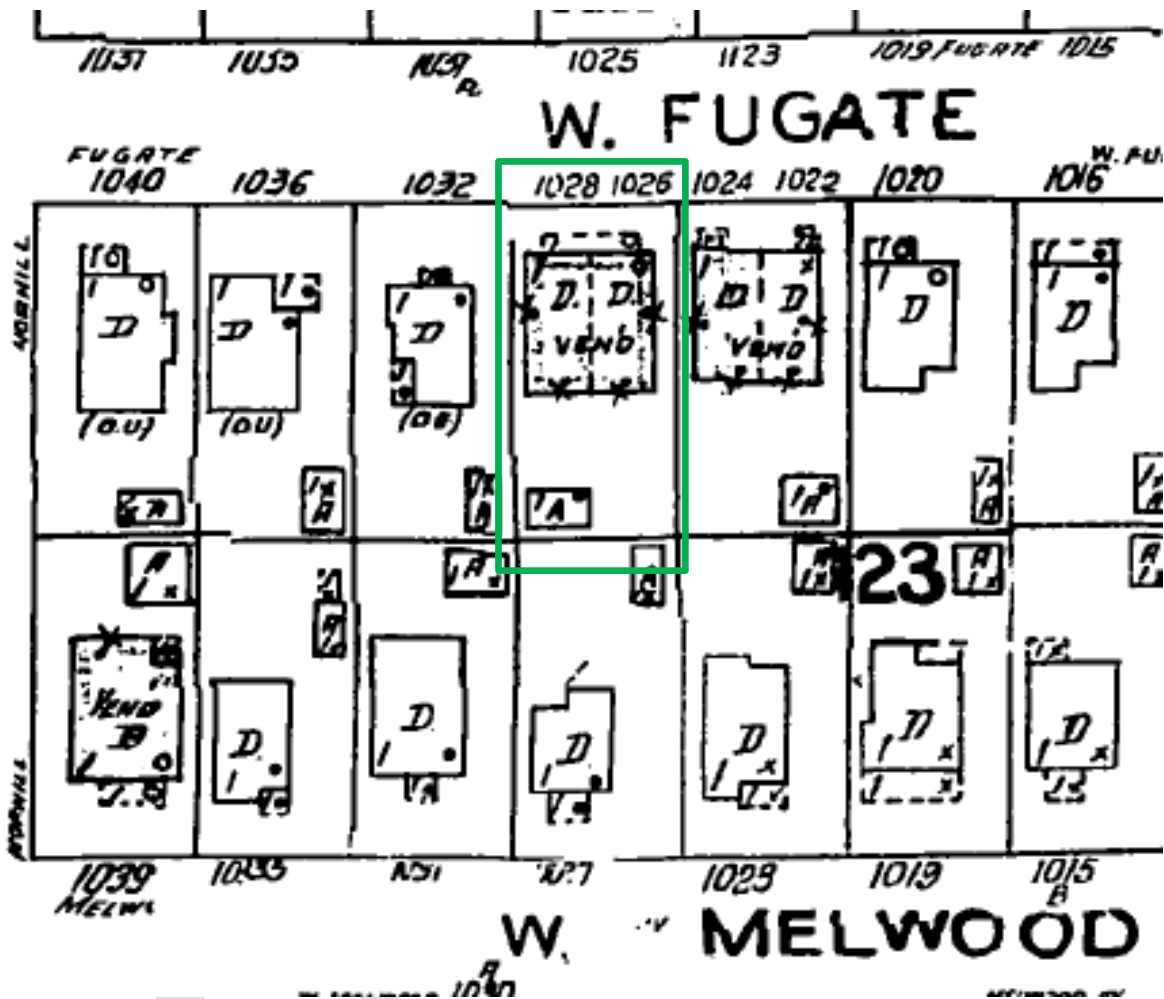


Inventory Photo 1 & 2



Figure 1 & 2 - Previously Filled in Door and Partially Window on Left Side, Images from 2012

SANBORN (1924-1951)

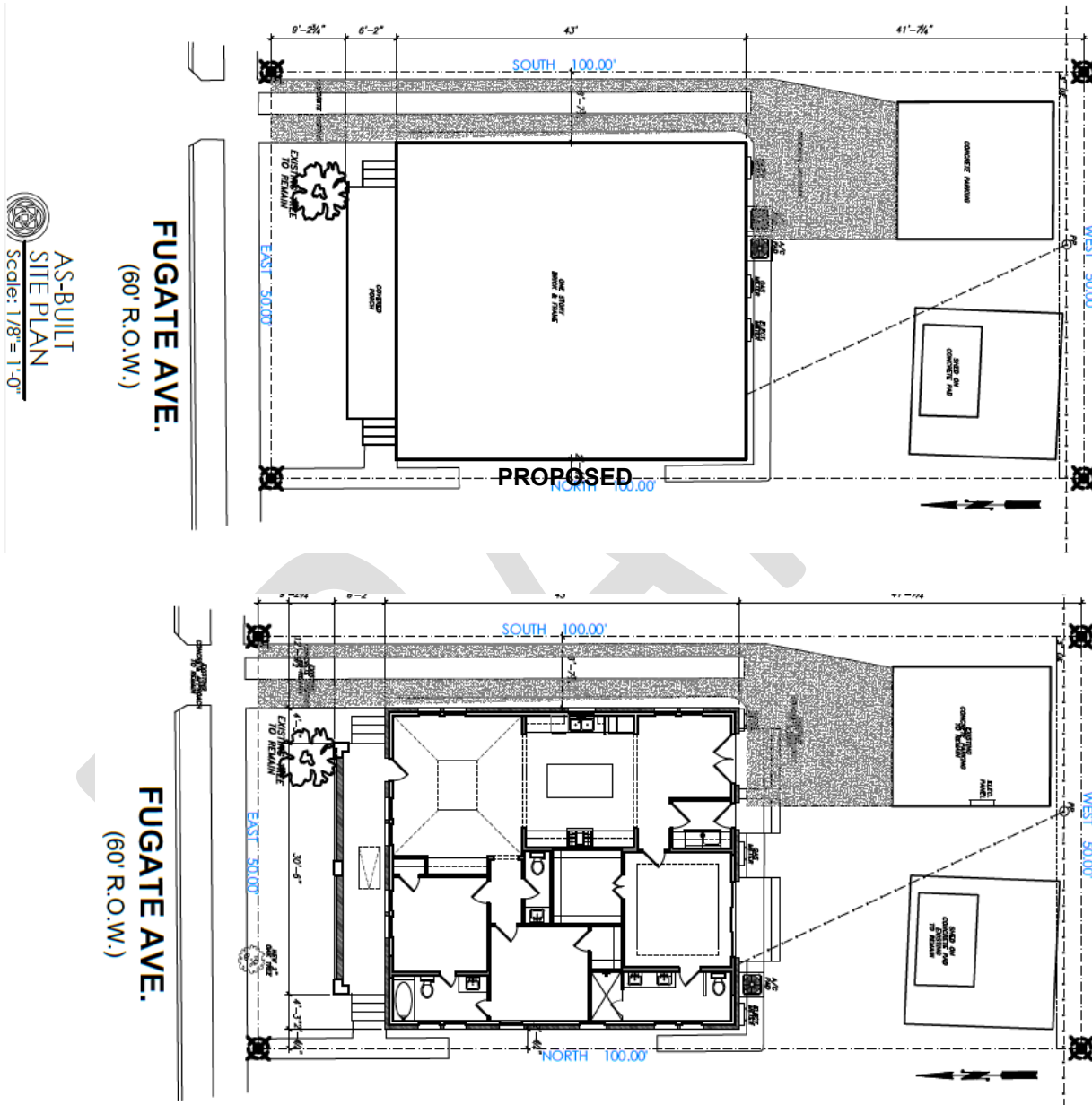


Adjacent Duplex



SITE PLANS

Proposed and Existing No Change



Front Elevation No Change



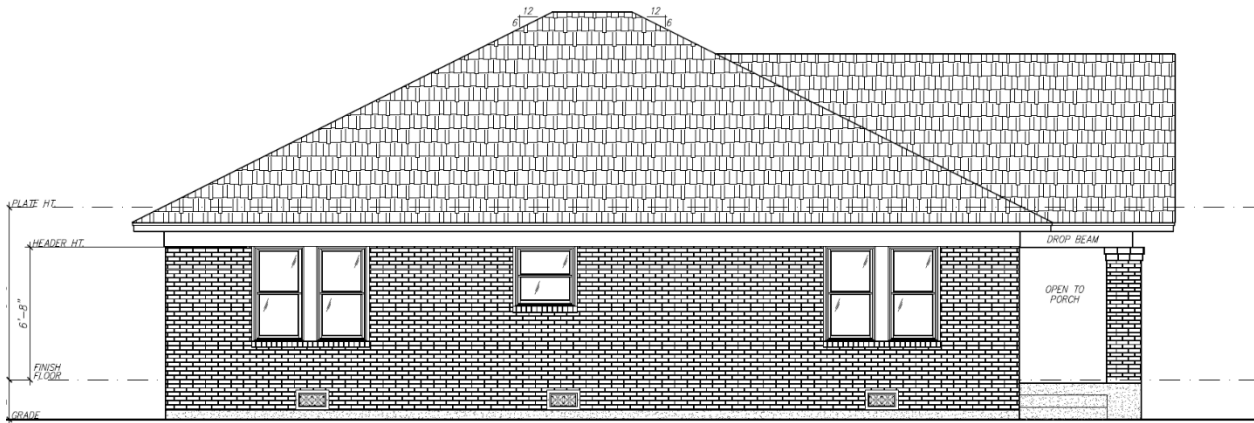
AS-BUILT
FRONT ELEVATION

Scale: 1/4" = 1'-0"



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Existing Left Elevation

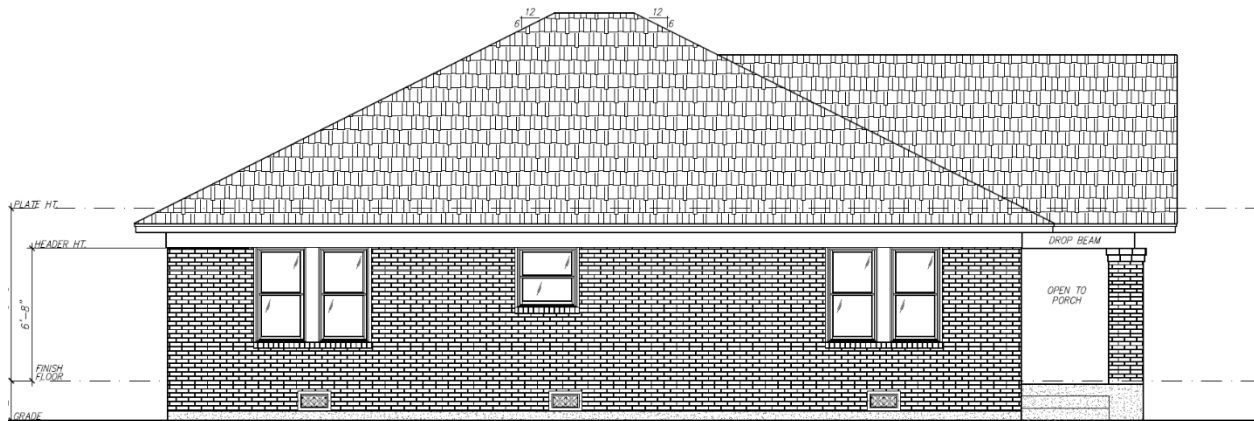


PROPOSED
LEFT ELEVATION
Scale: 1/4" = 1'-0"



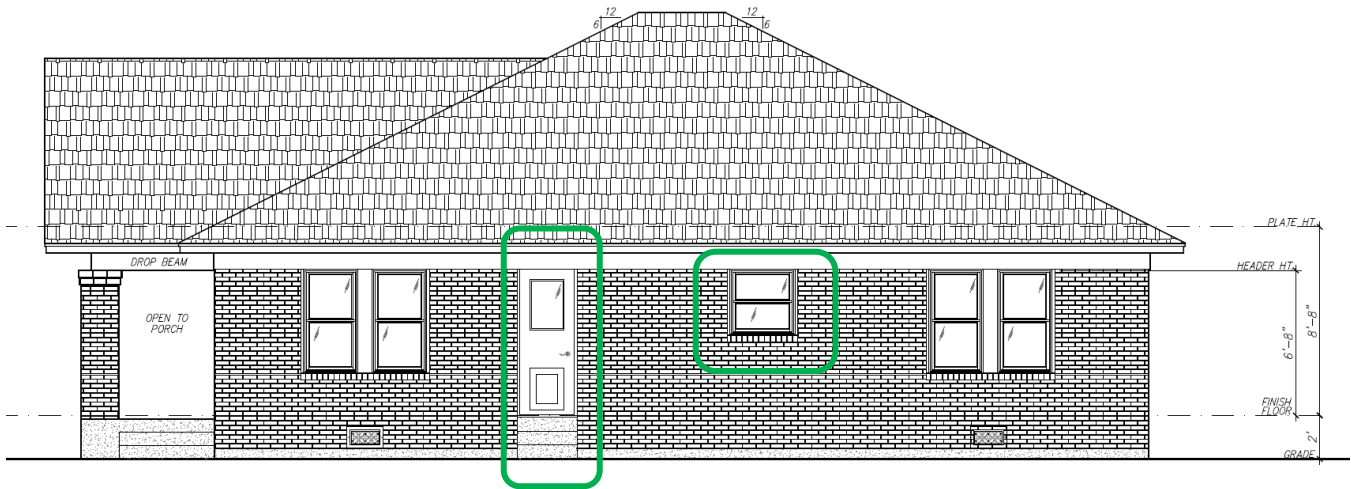


Proposed Left Elevation



PROPOSED
LEFT ELEVATION
Scale: 1/4" = 1'-0"

Existing Right Elevation

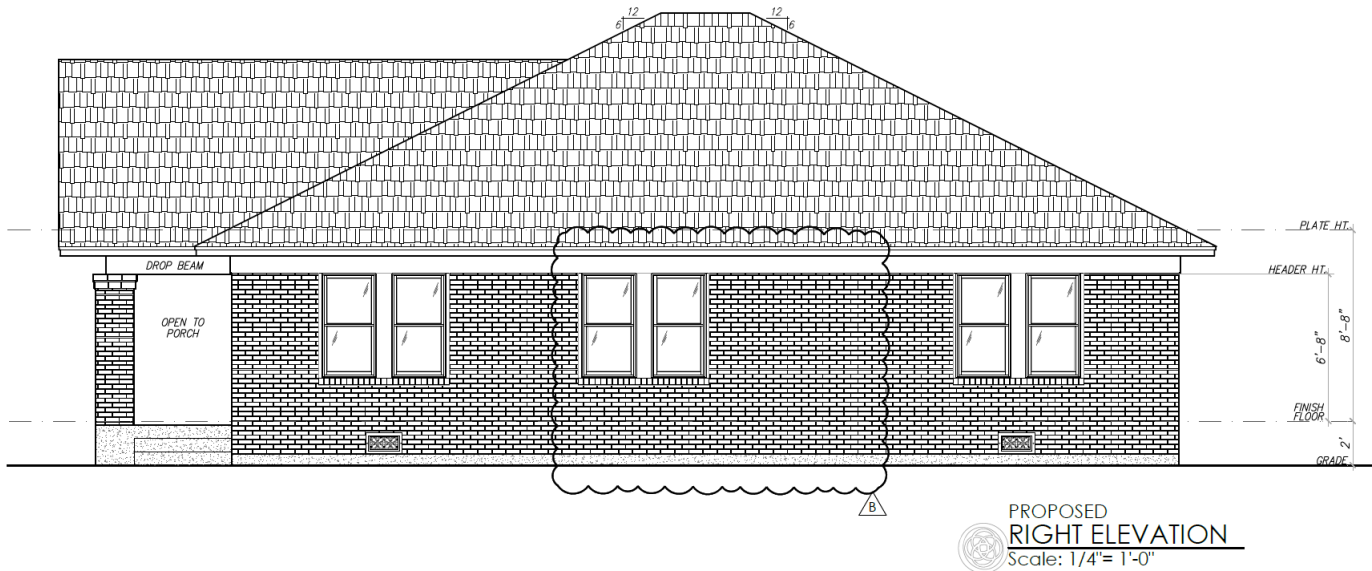


AS-BUILT
RIGHT ELEVATION
Scale: 1/4" = 1'-0"

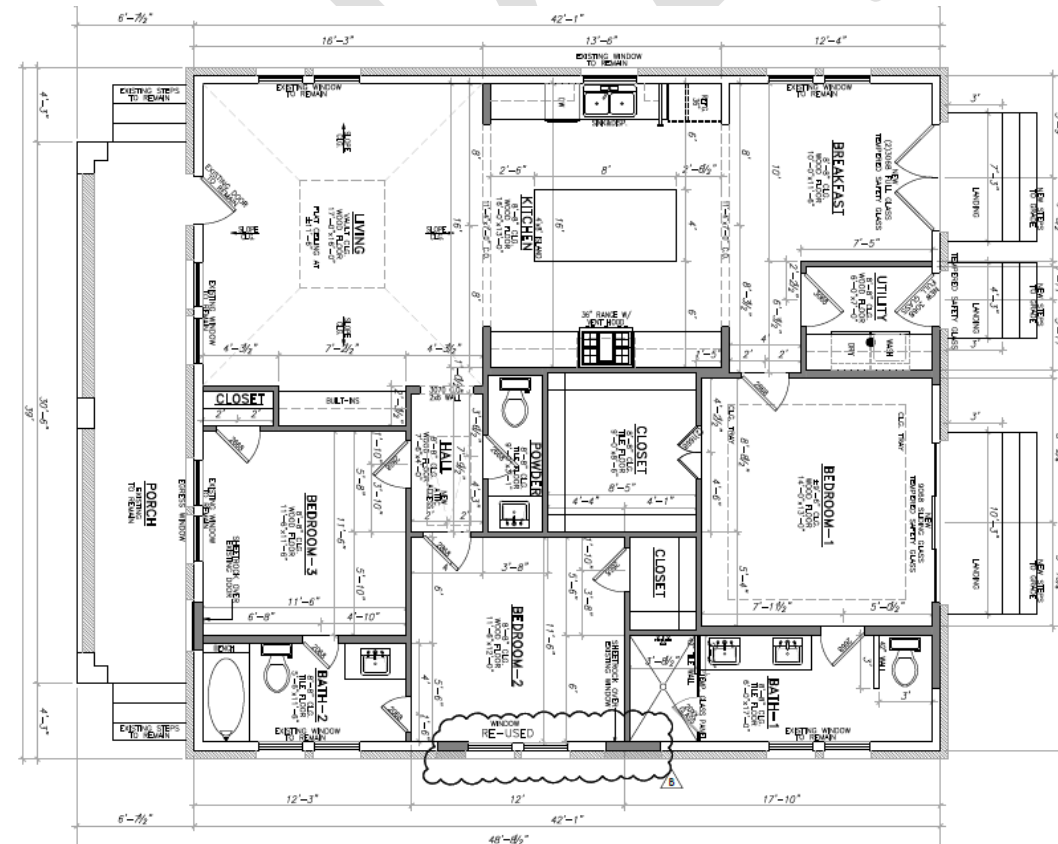
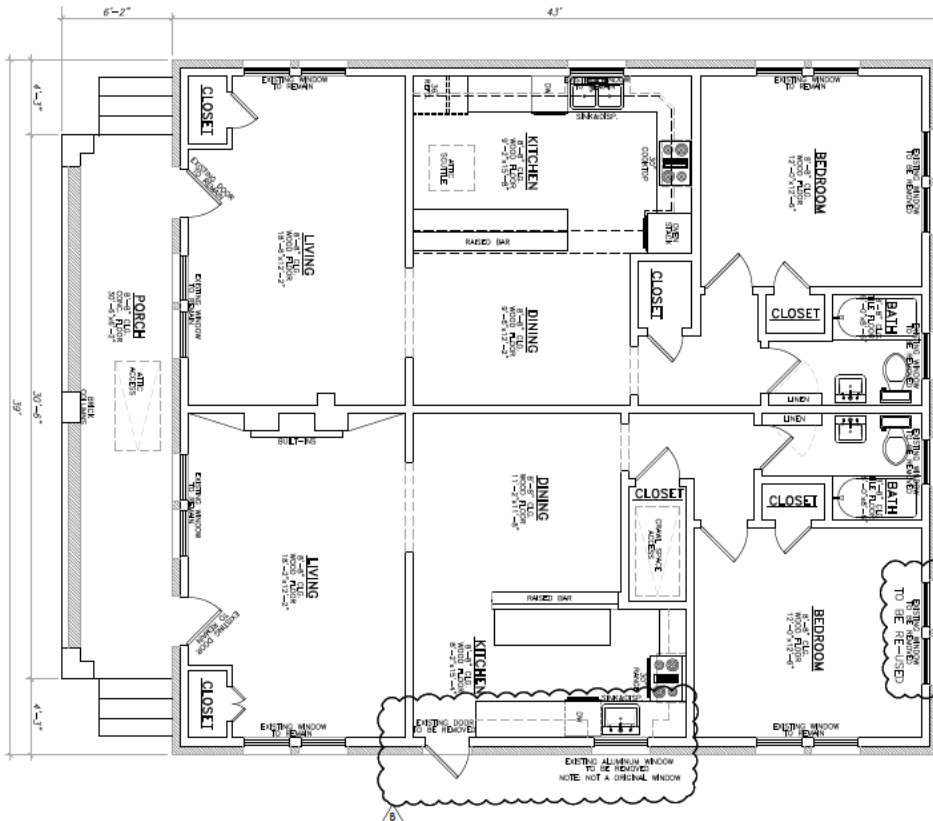
The drawing above does not show the actual existing right elevation. The small window shown and circled with a green box above is an aluminum window in an opening that has been significantly altered, as shown in the image that follows.



Proposed Right Elevation



The proposal is to re-use existing windows from the rear elevation on the right elevation as shown.







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