

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 7, 2016

**Applicant:** John & Nadia Lauterbach, owner

**Property:** 1130 E. 14<sup>th</sup> Street, Lot 8, Block 118, Norhill Subdivision. The property includes a historic 1,424 square foot, one-story wood frame single family residence and a detached garage situated on a 5,200 square foot (50' x 104') interior lot.

**Significance:** Contributing bungalow residence, constructed 1926, located in the Norhill Historic District.

**Proposal:** Alteration – Construct a one-story 302 square foot addition on to a 1940s enclosed porch at the rear of the house.

- Addition will be clad in 117 wood siding to match the original house.
- Addition will have a width of approximately 14' and a depth of 15'
- Addition will stick out 5'-8" from the original house on the west elevation in the rear half of the lot.
- Addition's ridge height will be 13', approximately 1 foot lower than the original ridge and the eave height will match the existing at 9'-3".

See enclosed application materials and detailed project description on p. 3-14 for further details.

<p><b>Recommendation:</b> Approval</p> <p><b>HAHC Action:</b> Approved</p>
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**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** July 28, 2016



**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.

**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    D - does not satisfy    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 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.   |
| <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**



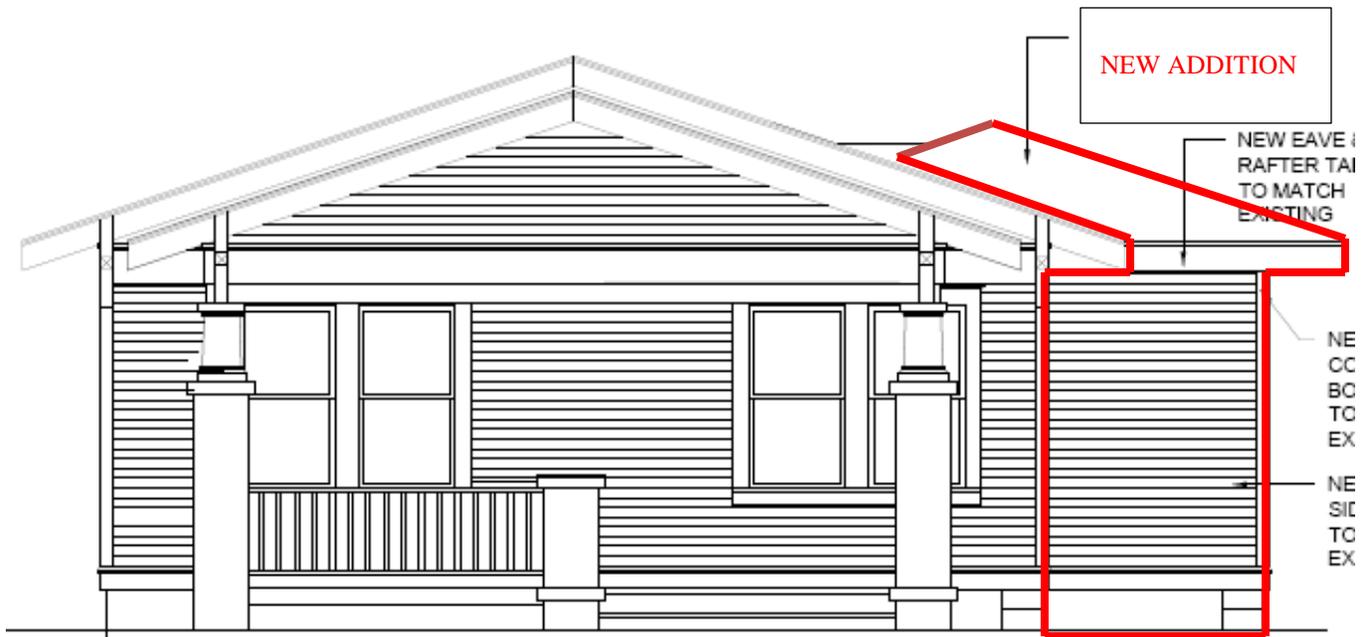
**CURRENT PHOTO**  
**SOUTH ELEVATION**



**NORTH ELEVATION – FRONT FACING EAST 14<sup>TH</sup>**  
EXISTING

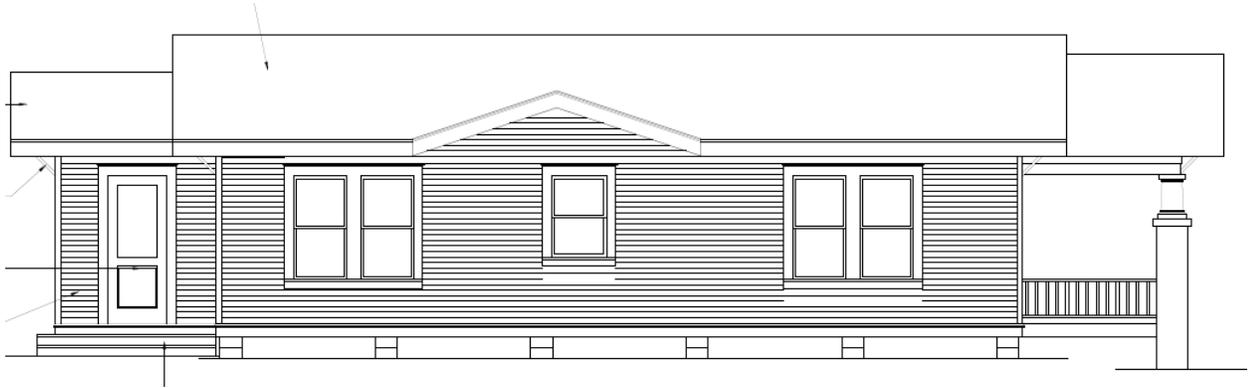


**PROPOSED**

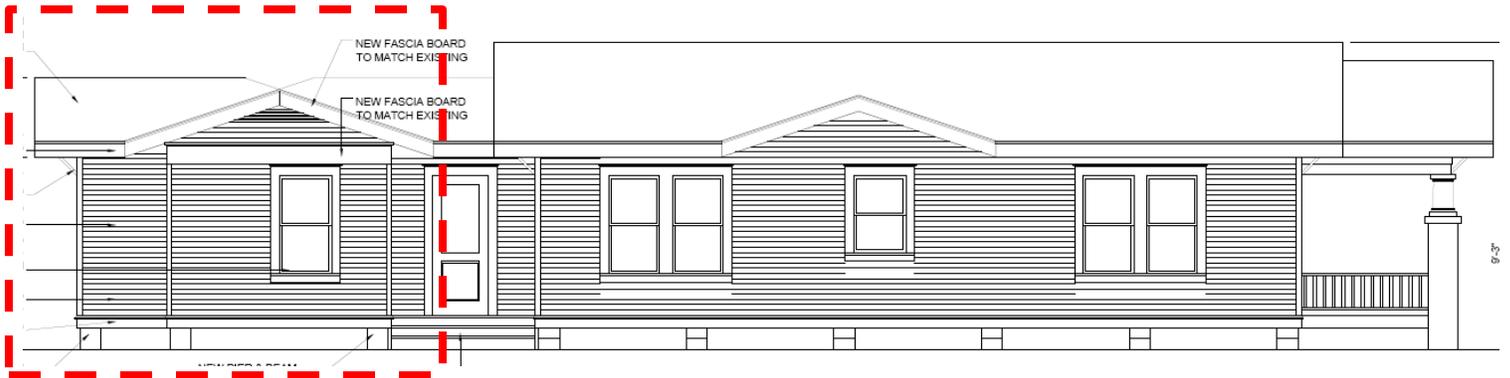


**EAST SIDE ELEVATION**

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED

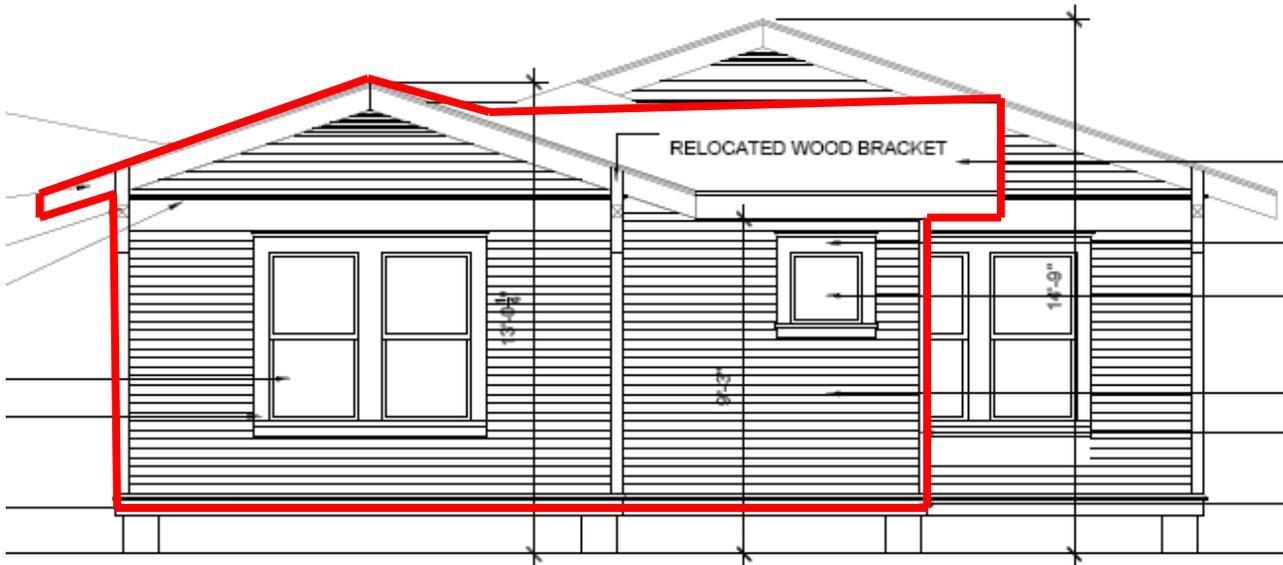


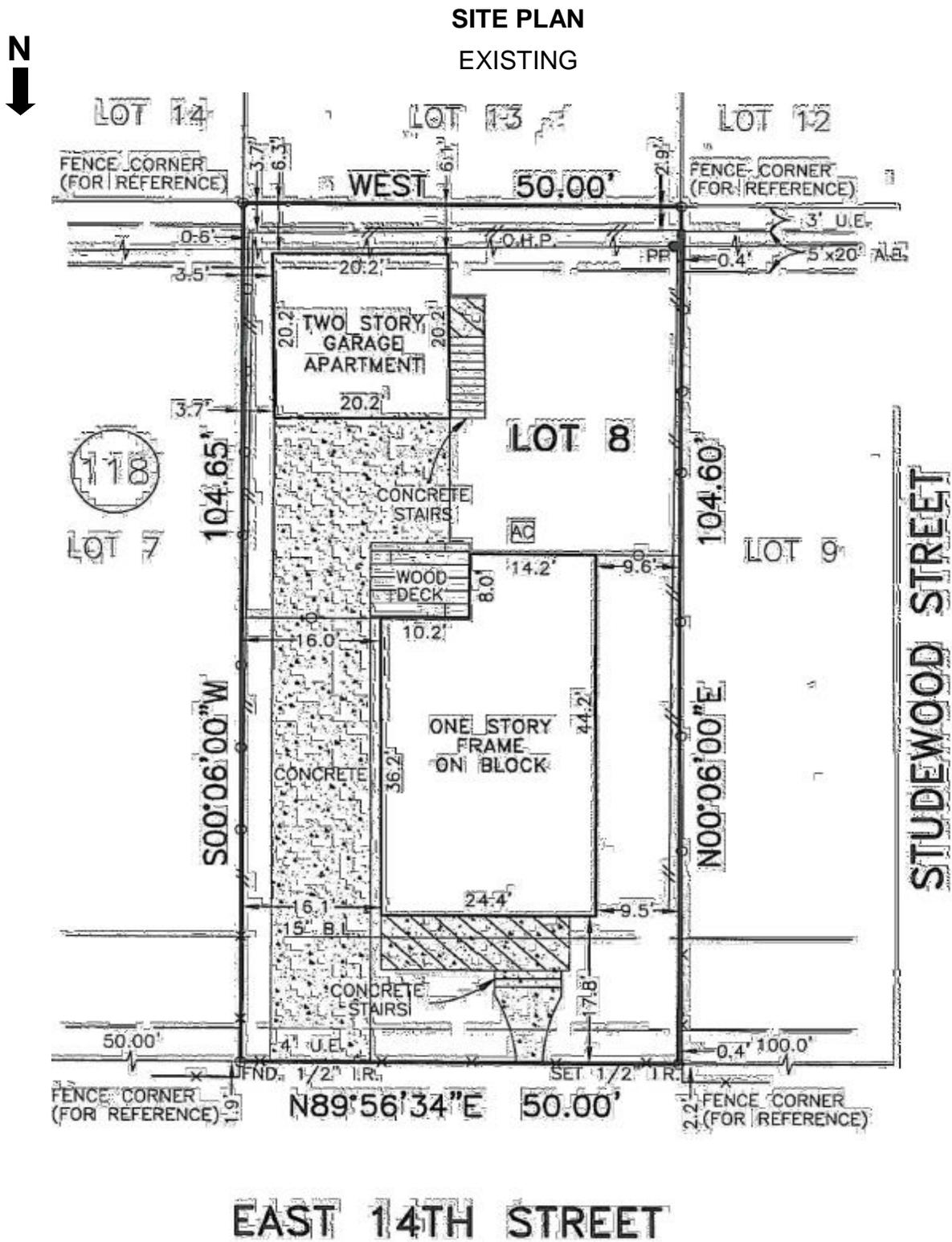
**SOUTH (REAR) ELEVATION**

EXISTING

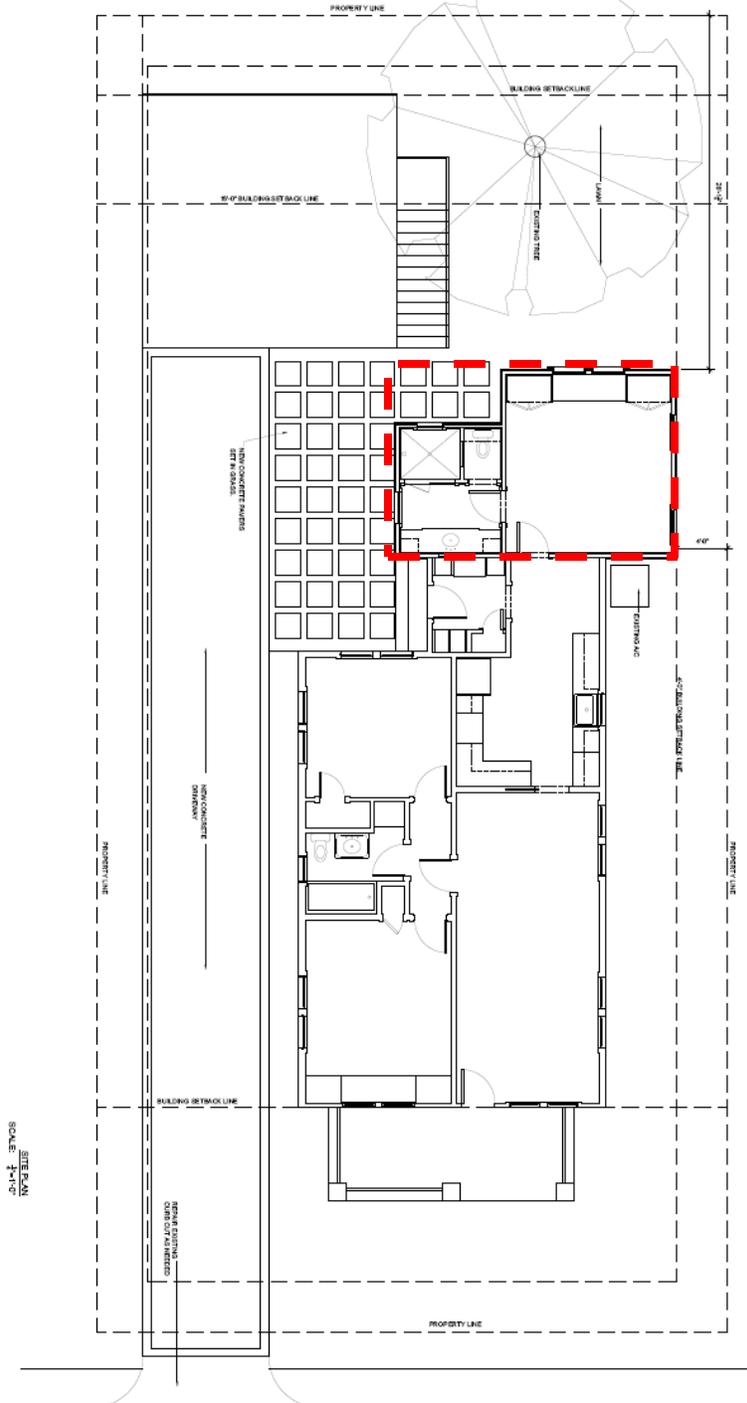


PROPOSED





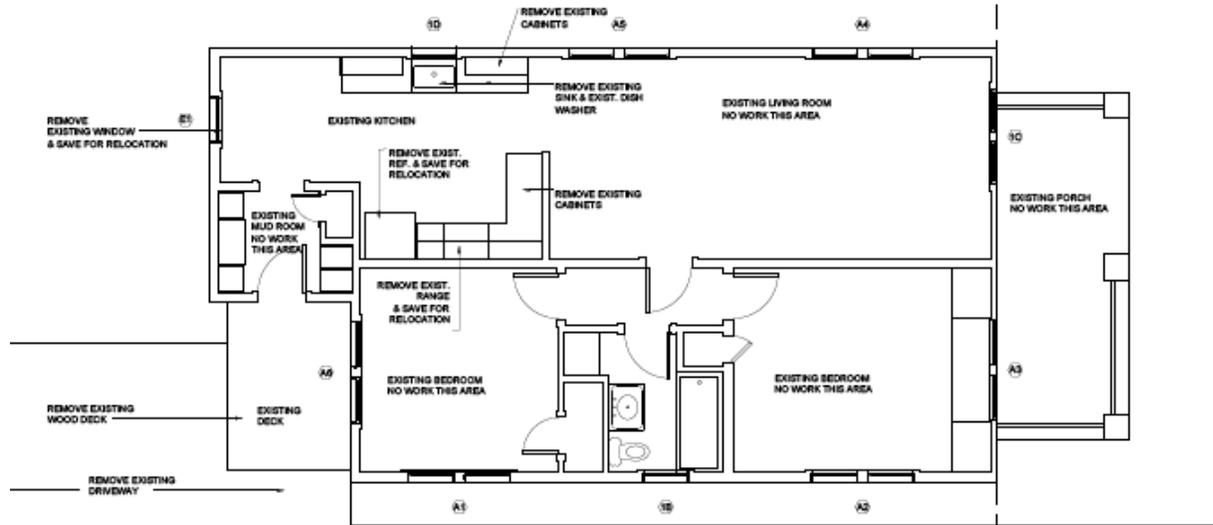
### SITE PLAN PROPOSED



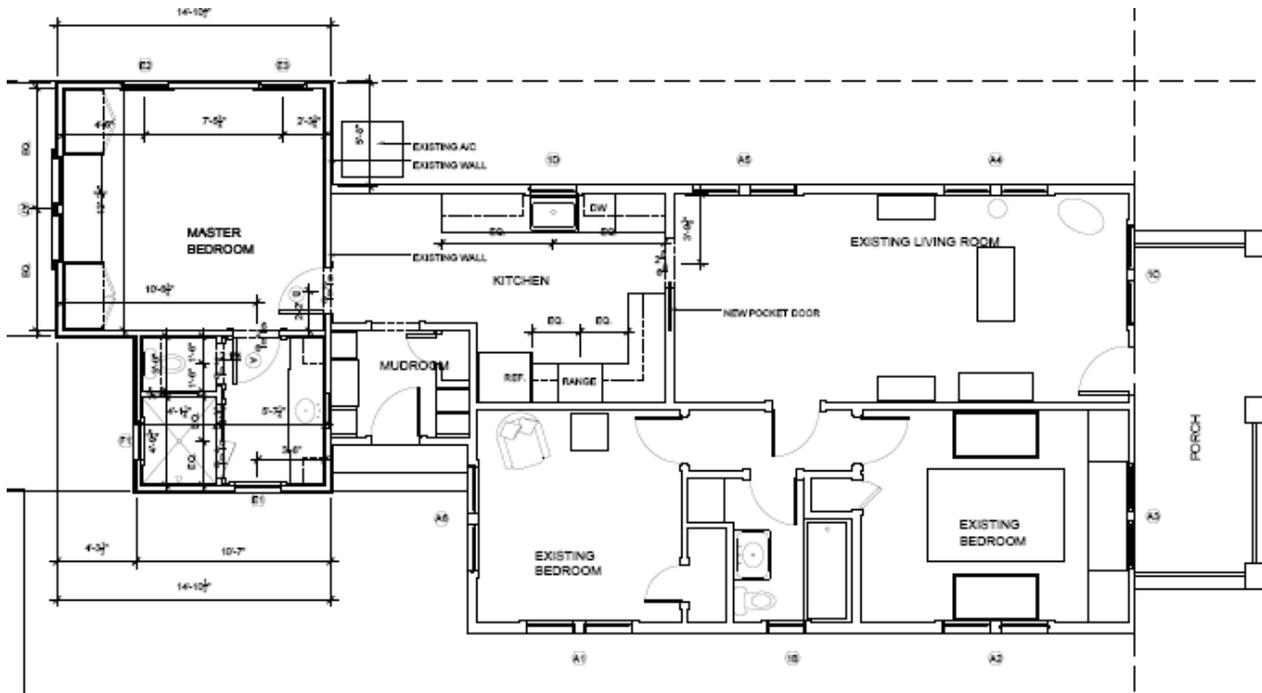


FIRST FLOOR PLAN

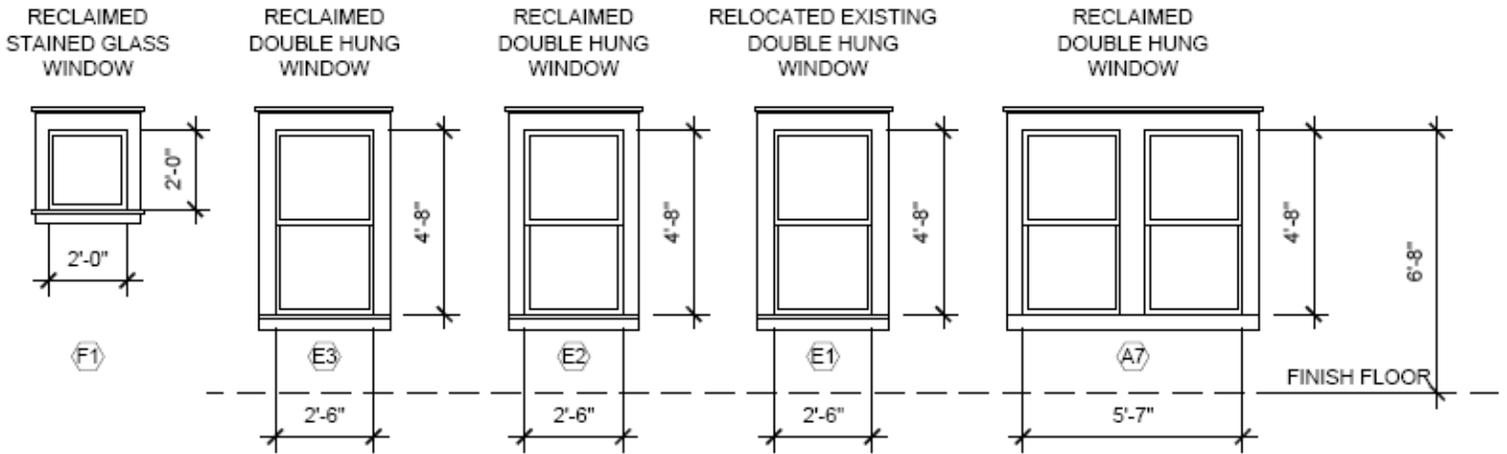
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE



## PROJECT DETAILS

**Shape/Mass:** Existing: The residence has 1,424 square feet of living space and is situated on a 5,200 square foot interior lot. The house is 24'-4" wide and 44'-2" long, with a ridge height of 14'-9" and an eave height of approximately 9'-3".

Proposed: The alteration adds 302 square feet on the rear of the house. The addition's ridge height will be 13'-1/4" and the eave height will match the existing at 9'-3". The new addition will bump out 5'-8" from the original on the rear half of the lot.

**Setbacks:** The existing house is situated 29.8' from the front (north) property line, 16' from the east, approximately 40' from the south and 9.5' from the west property lines.

The addition will be 3.7' from the west property line.

**Foundation:** The existing and new addition will be pier and beam with a finished floor height of 18" above grade.

**Windows/Doors:** Please refer to window and door schedule.

**Exterior Materials:** The addition will be clad in 117 wood siding to match the original house. The addition will have a vertical piece of trim to differentiate the old from new.

**Roof:** Existing: The house has a gabled roof with a ridge height of 14'-9" and an eave height of approximately 9'-3".

Proposed: The addition will also have a gabled roof with a ridge height of 13'-1/4" and the eave height will match the existing at 9'-3".

**Front Elevation:** Addition will stick out 5'-8" from the original house on the west side beginning at the back wall.

**(North)** Please refer to the elevation drawings.

**Side Elevation:** The east elevation will have one new window opening with one 1/1 double hung wood window.

**(East)** Please refer to the elevation drawings.

**Side Elevation:** The west elevation will have one new window opening with two 1/1 double hung wood window.

**(West)** Please refer to the elevation drawings.

**Rear Elevation:** The addition will have three new window openings with two 1/1 double hung wood windows and

**(South)** one fixed stained glass window. Please refer to the elevation drawings.