

CERTIFICATE OF APPROPRIATENESS

Application Date: July 26, 2021

Applicant: Peter Haft, owner / Sam Gianukos, agent

Property: 815 W Melwood Street, Lot 15, Block 205, in the Norhill historic district The property includes a historic 1,248 square foot, one-story, wood frame single-family residence situated on a 5,512 (53' x 104') square foot interior lot.

Significance: Contributing bungalow style residence, constructed circa 1928, located in the Norhill Historic District.

Proposal: Alteration – Addition:

Construct a 512 square foot one-story addition to the rear of the existing contributing residence totaling 1,760 square feet.

Proposed changes include:

- Addition shall be clad with smooth cementitious siding with 4" reveal to match existing.
- A ceiling height of 8'-3" to match existing.
- Roof will have a maximum ridge height of 18'-1" with composition shingles and a 6:12 roof pitch
- The proposed highest eave height is 10'-3"
- The new windows shall be 1/1 wood windows inset and recessed.
- Foundation shall be pier and beam to match existing.

Public Comment: No public comment received.

Civic Association: No comment received.

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:

- | 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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
HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

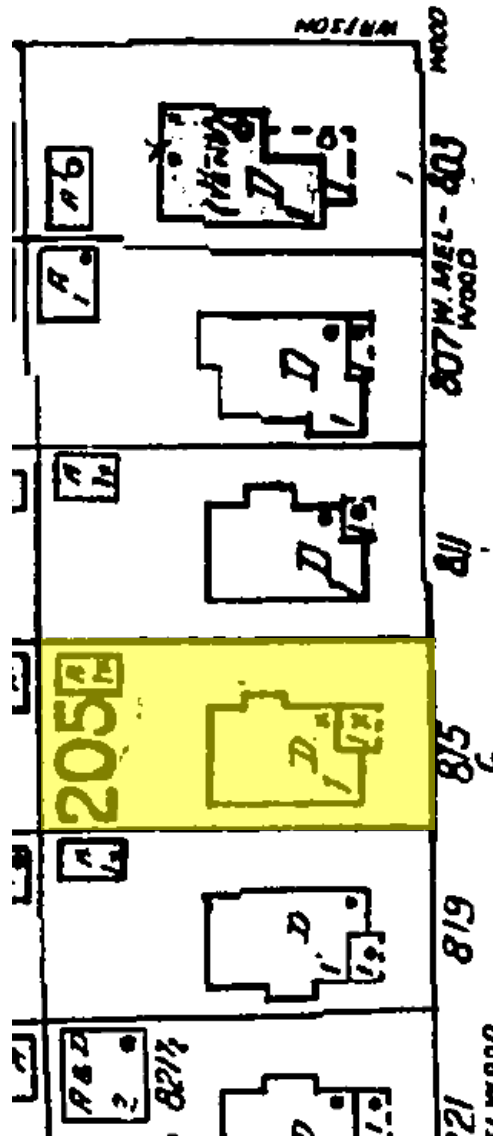
INVENTORY PHOTO



CURRENT PHOTO

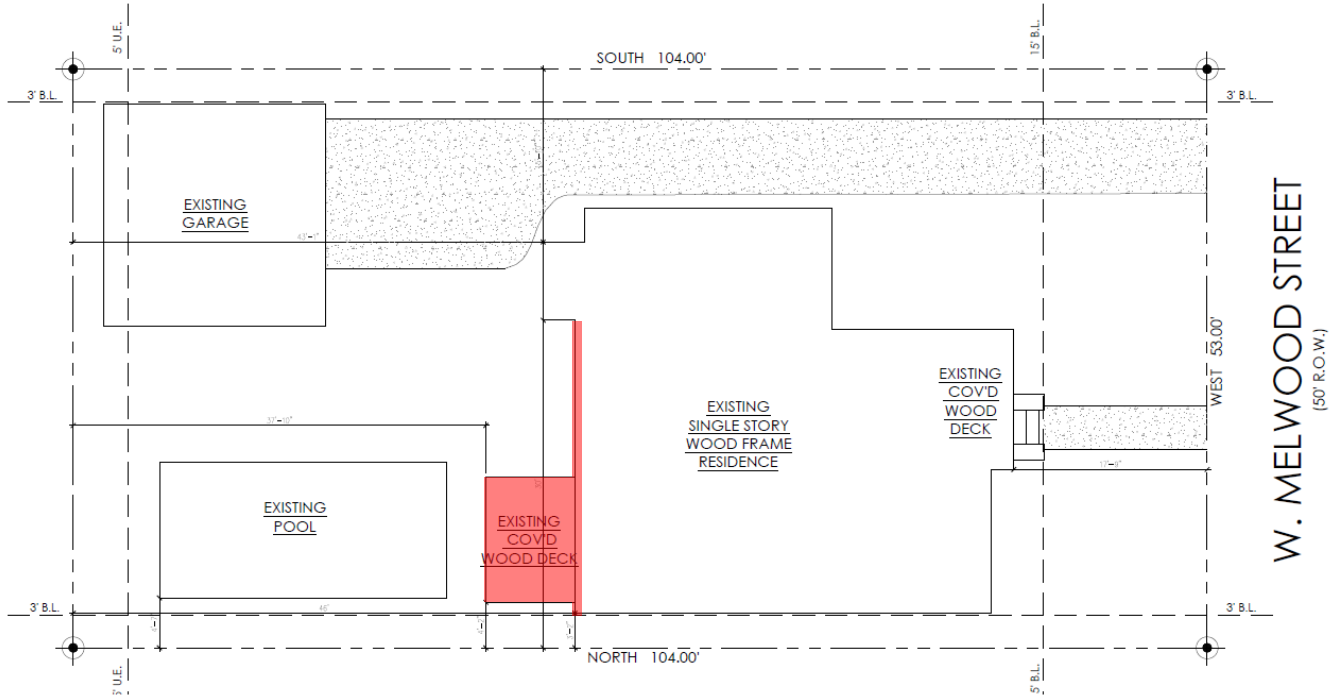


SANBORN MAP

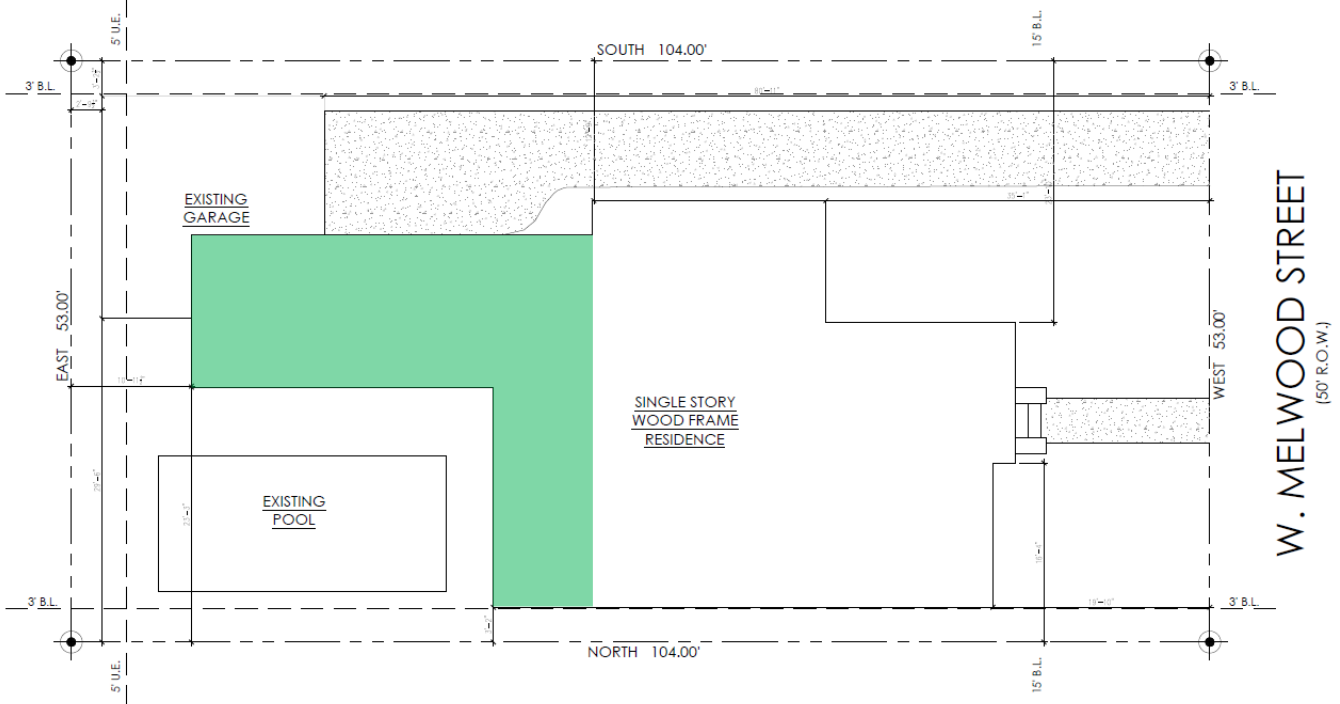


SITE PLAN

EXISTING

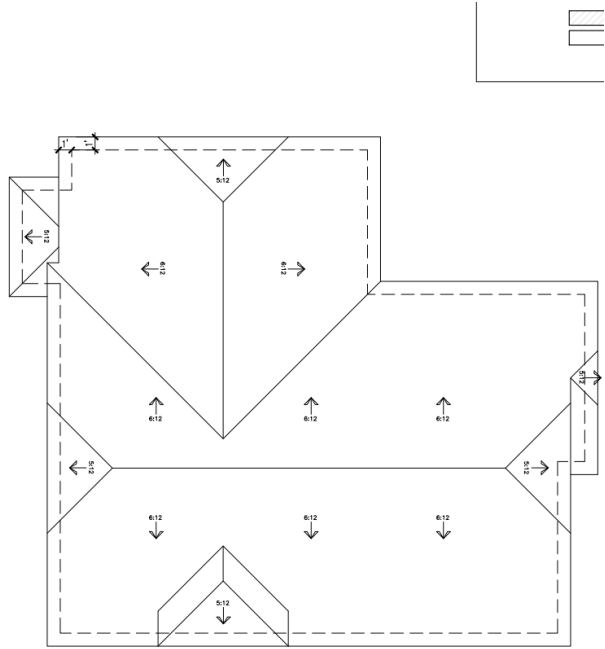
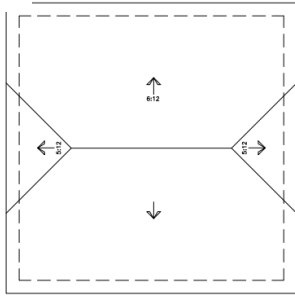


PROPOSED

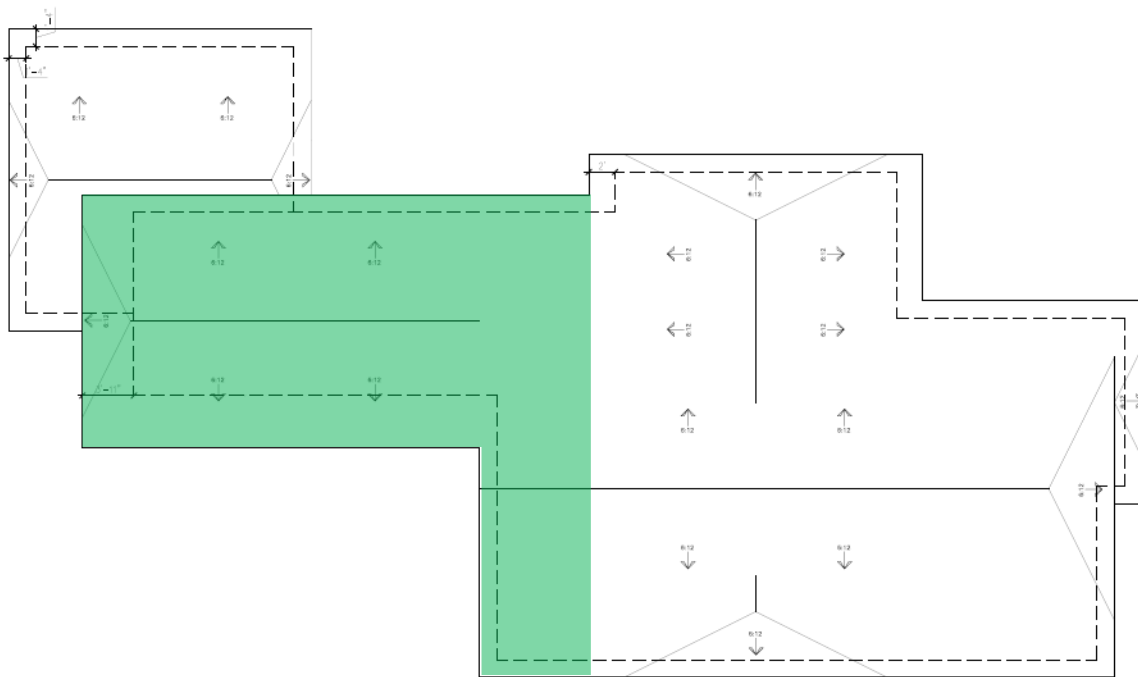


ROOF PLAN

EXISTING

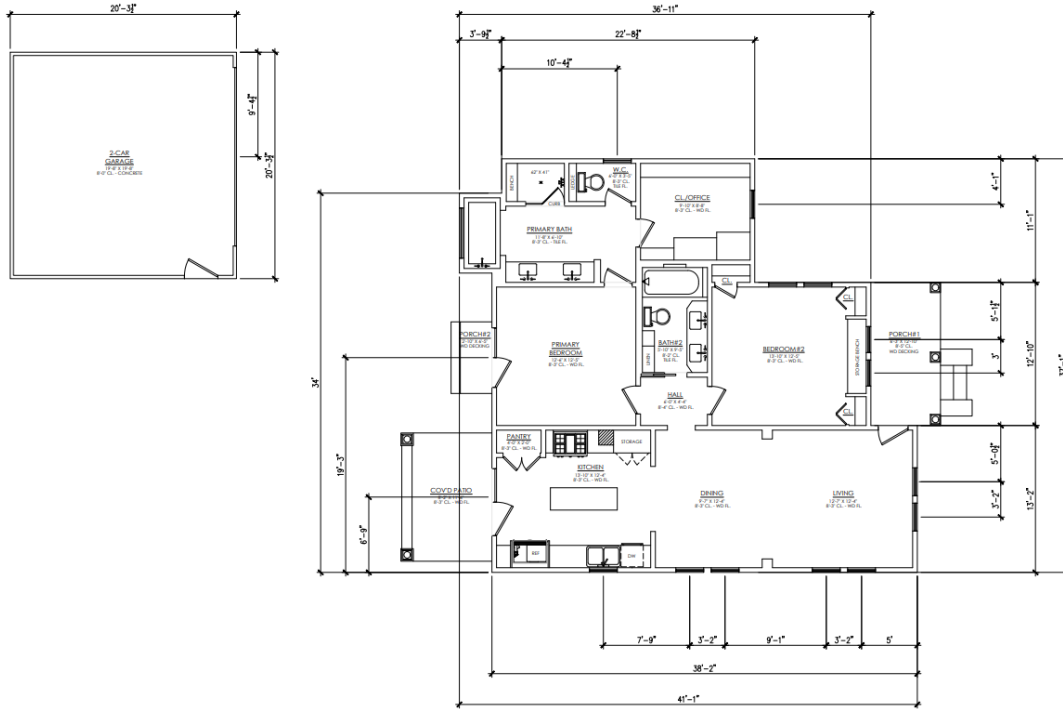


PROPOSED

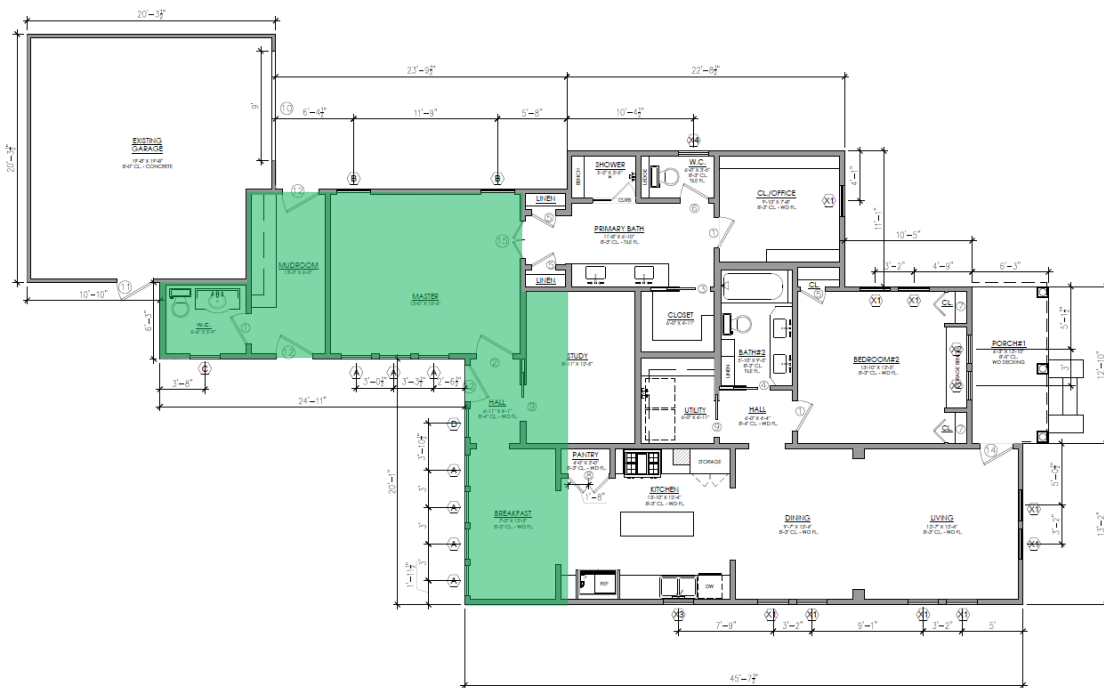


FIRST FLOOR PLAN

EXISTING

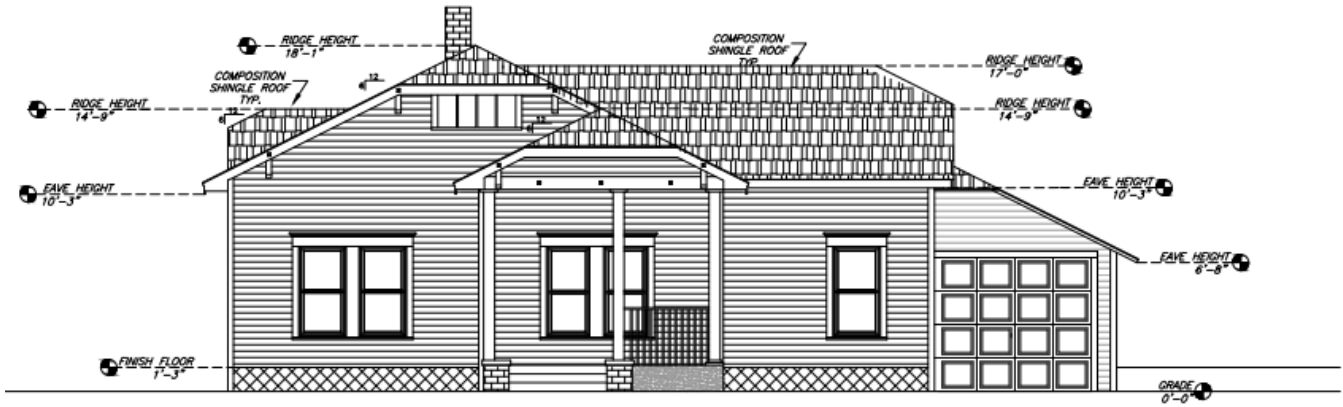


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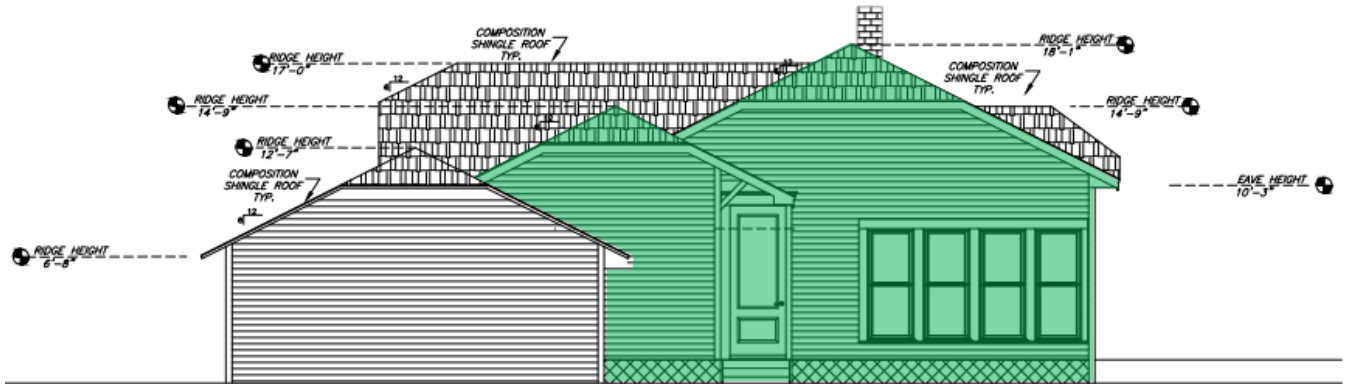
NORTH ELEVATION

PROPOSED



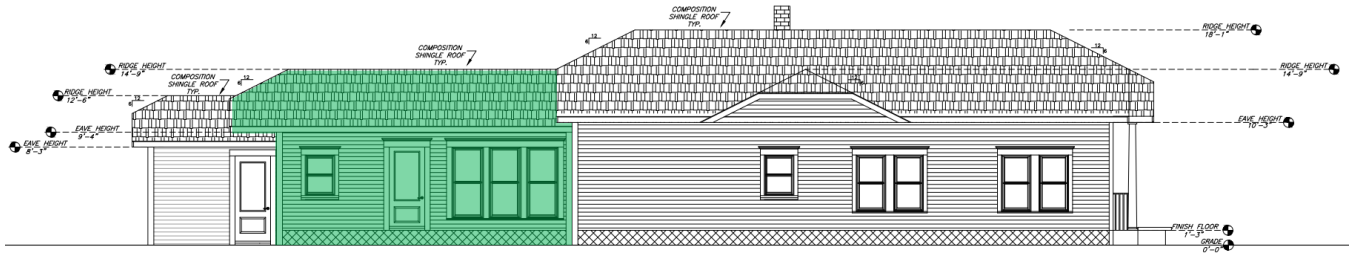
SOUTH REAR ELEVATION

PROPOSED



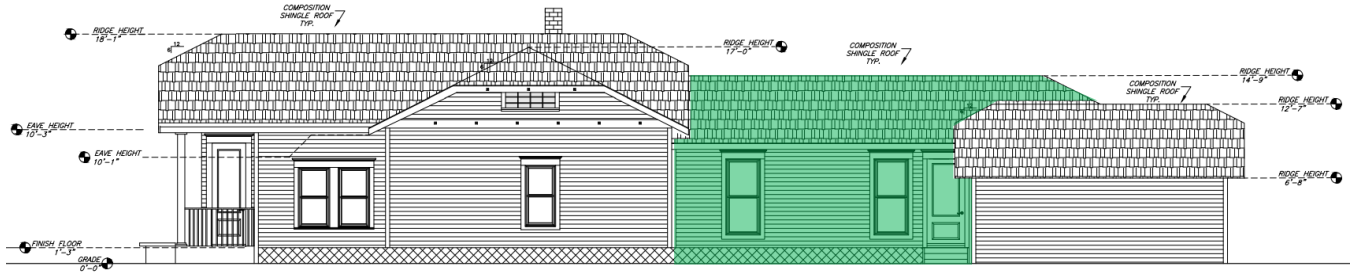
EAST SIDE ELEVATION

PROPOSED



WEST (SIDE) ELEVATION

PROPOSED



DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
①	3	2'-6"	6'-8"	INTERIOR DOOR
②	3	3'-0"	6'-8"	INTERIOR DOOR
③	1	2'-6"	6'-8"	INTERIOR POCKET DOOR
④	1	2'-0"	6'-8"	INTERIOR POCKET DOOR
⑤	3	2'-0"	6'-8"	INTERIOR DOOR
⑥	1	2'-4"	6'-8"	INTERIOR DOOR
⑦	1	2'-6"	6'-8"	INTERIOR BI-FOLD DOOR
⑧	1	3'-4"	6'-8"	INTERIOR DOUBLE DOOR
⑨	2	3'-0"	6'-8"	INTERIOR POCKET DOOR
⑩	1	9'-0"	7'-0"	OVERHEAD GARAGE DOOR
⑪	1	3'-0"	7'-6"	EXTERIOR DOOR
⑫	2	3'-0"	7'-0"	EXTERIOR DOOR
⑬	1	2'-6"	7'-0"	EXTERIOR DOOR
⑭	1	2'-8"	7'-0"	EXTERIOR DOOR
⑮	1	3'-0"	6'-8"	INTERIOR DOUBLE DOOR