

CERTIFICATE OF APPROPRIATENESS

Application Date: 5/18/2021

Applicant: Aaron Lytal, agent for Davidson Douglas, owner

Property: 920 Key Street, lot 5, block 224, East Norhill Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 7,900 square foot (50' x 156') interior lot.

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

Proposal: Alteration – Addition

The applicant proposes to construct a 386 Sq Ft new one-story addition at the rear of the home under existing ridge height. The addition will feature the following:

- The addition will have a bump out on the side west elevation and a trim board on the side east elevation to differentiate between the original and the addition.
- Remove and fill in window opening (5) at the rear of the west elevation and open a new opening with a double hung window W05. Remove and fill in window opening (5) at the rear of the east elevation and open a new opening with a double gang 1/1 window (W01)
- New siding to rear of home to match existing siding.
- Remove and replace existing non - original windows, in a like-for-like design.
- Remove existing concrete deck (Large crack running through concrete) and replace with wood deck in same shape & size.
- Build new deck at the rear of the home and create a small breezeway to allow for covered parking between the garage & the rear entrance of the home.
- New roof design at rear of home remains under existing primary ridge and matches entry design style reducing any conflicting aesthetics and keeping curb view maintained.

See enclosed application materials and detailed project description on p. 6-7 for further details.

Public Comment: No public comment received.

Civic Association: Norhill Civic Association supports this application.

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
(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



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

INVENTORY PHOTO



CONTEXT AREA



Figure 1- 916 Key St, next door neighbor

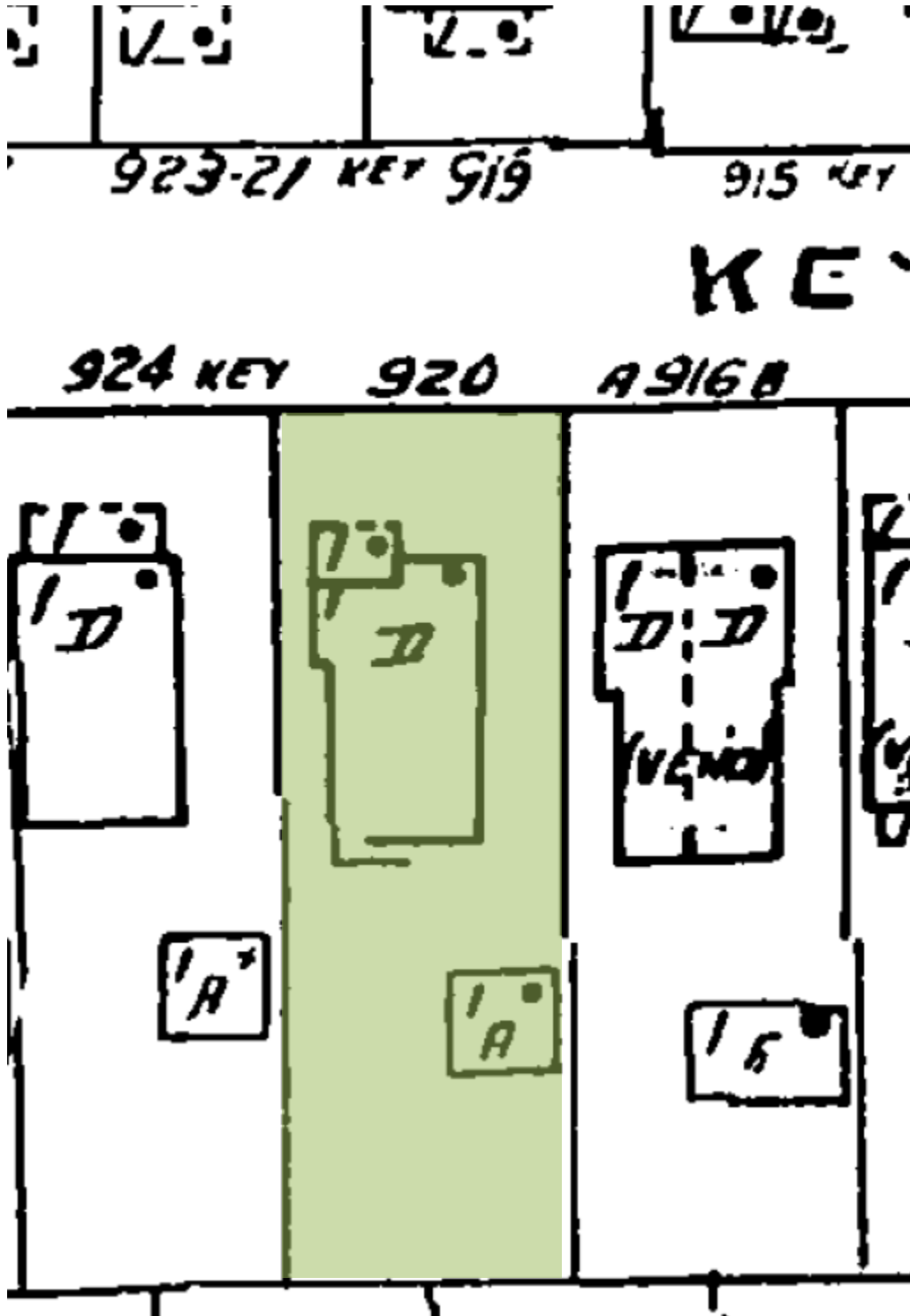


Figure 2- 923 Key St, opposite neighbor

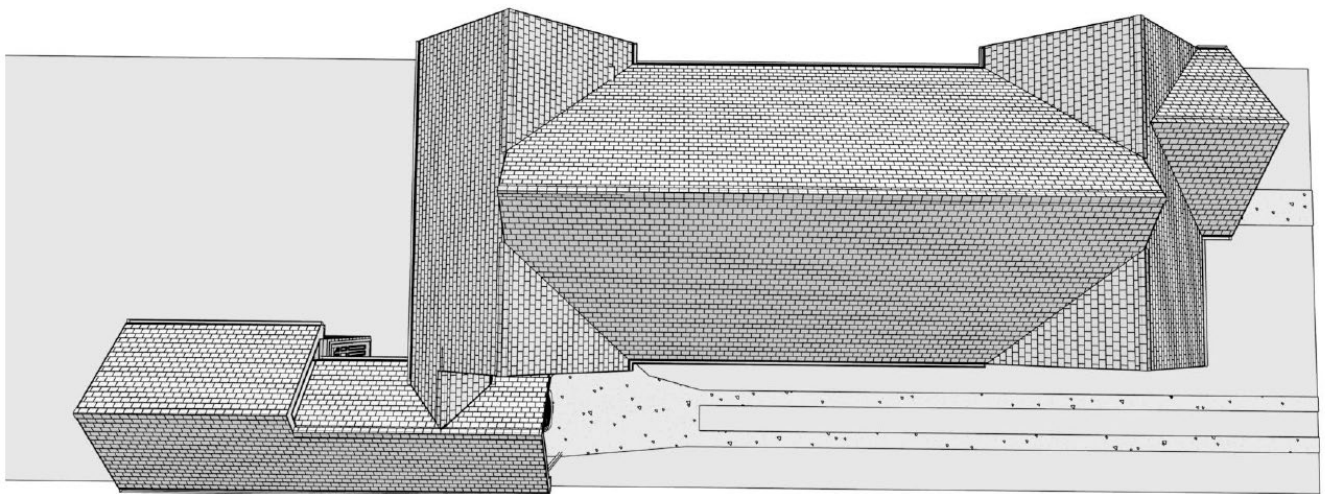
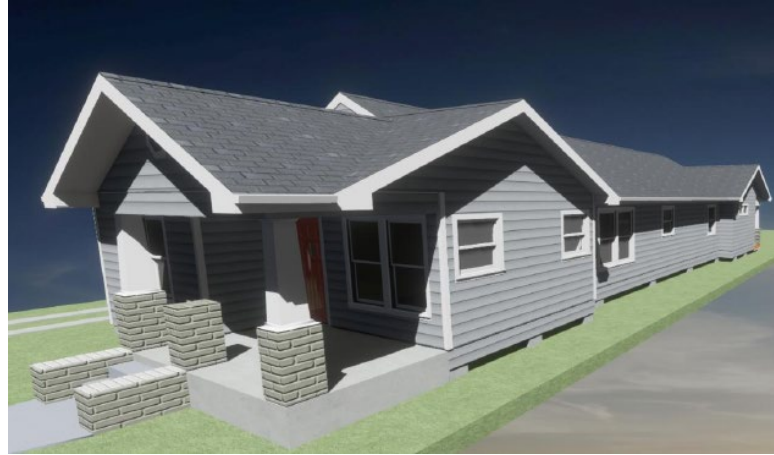
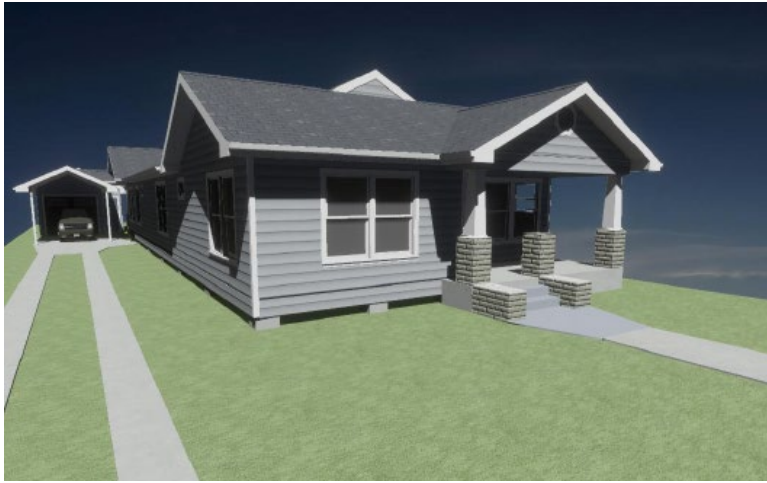


Figure 3- 927 Key St, opposite neighbor

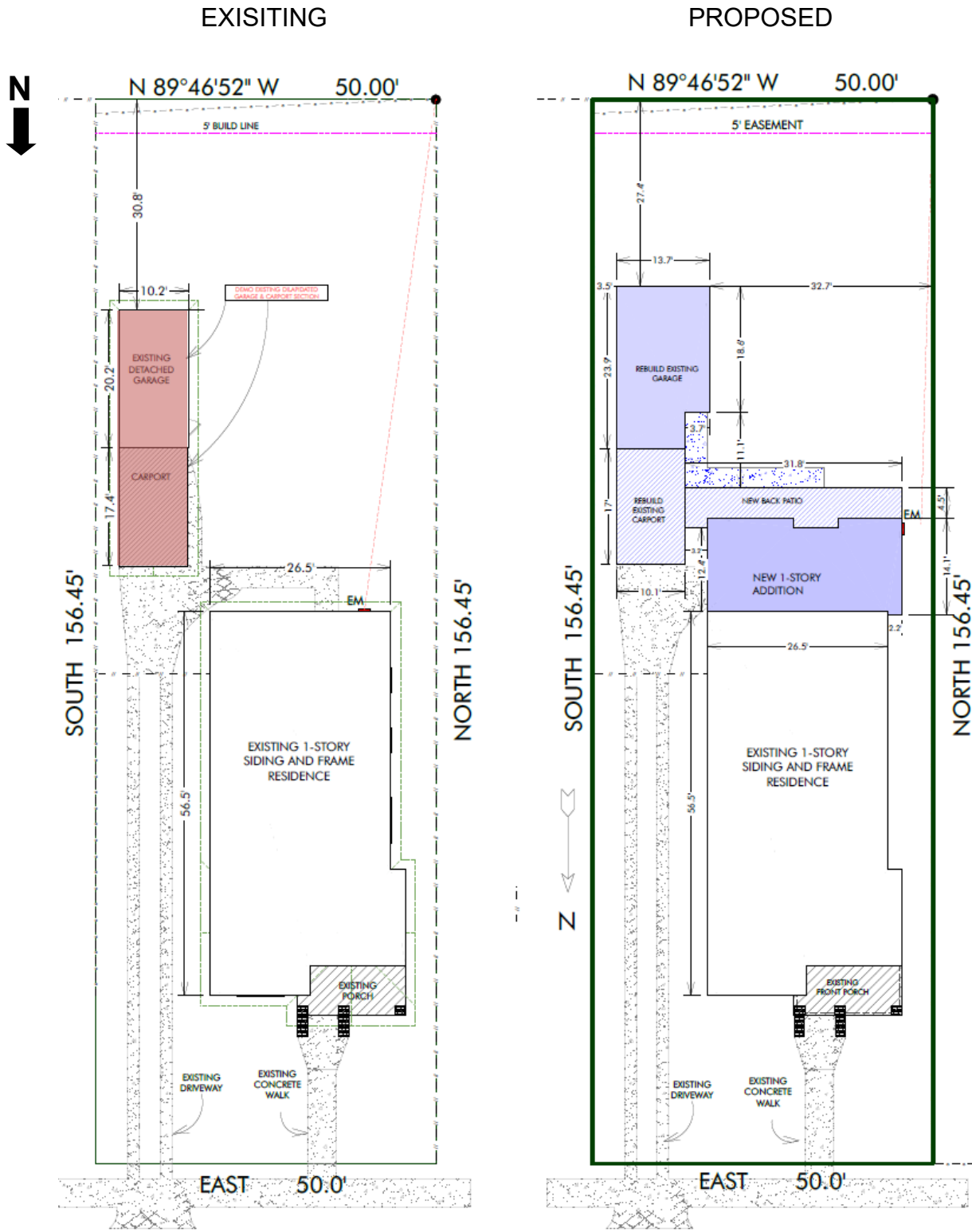
SANBORN



3D RENDERINGS
PROPOSED



SITE PLAN



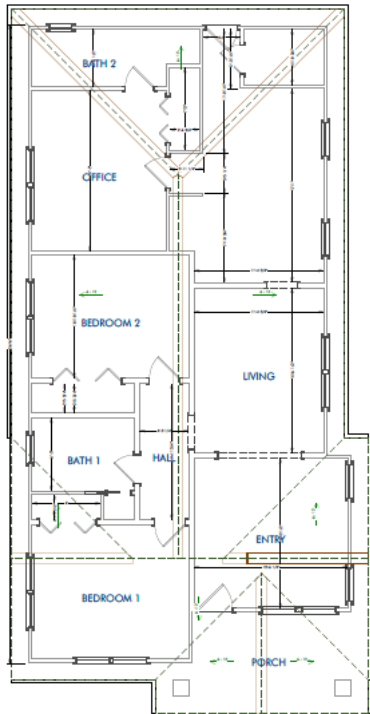
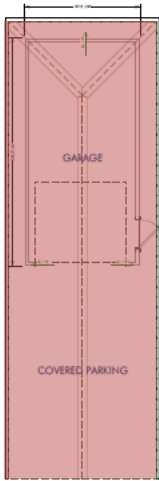
FIRST FLOOR PLAN

EXISTING

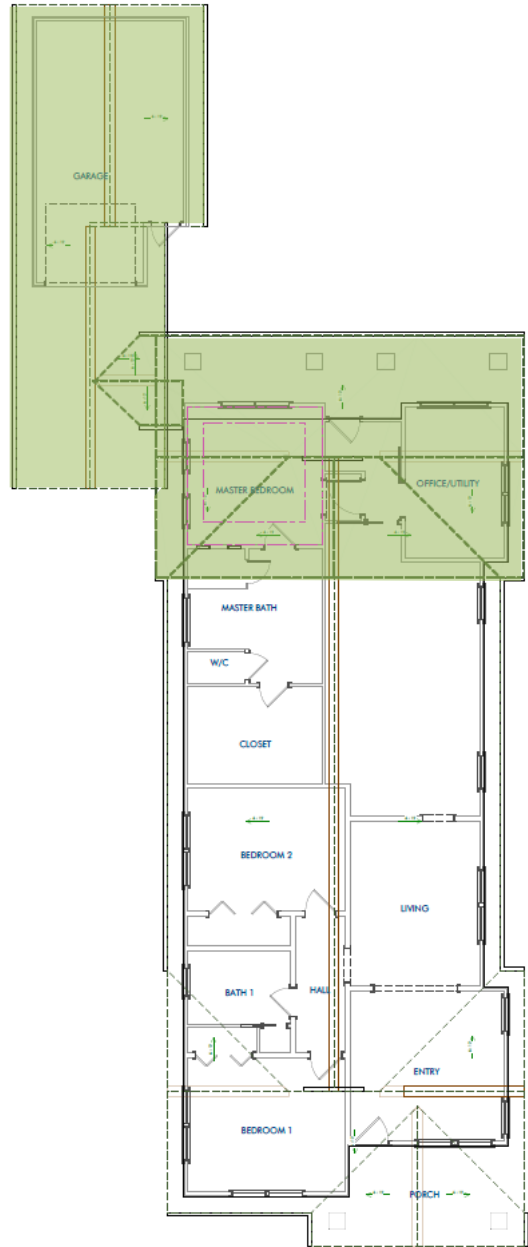
PROPOSED



ROOF PLAN

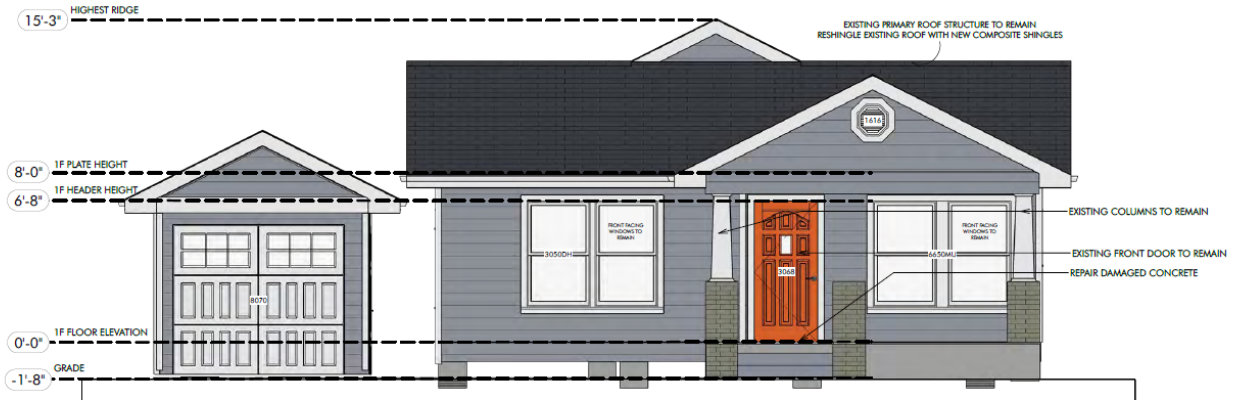


EXISTING ROOF

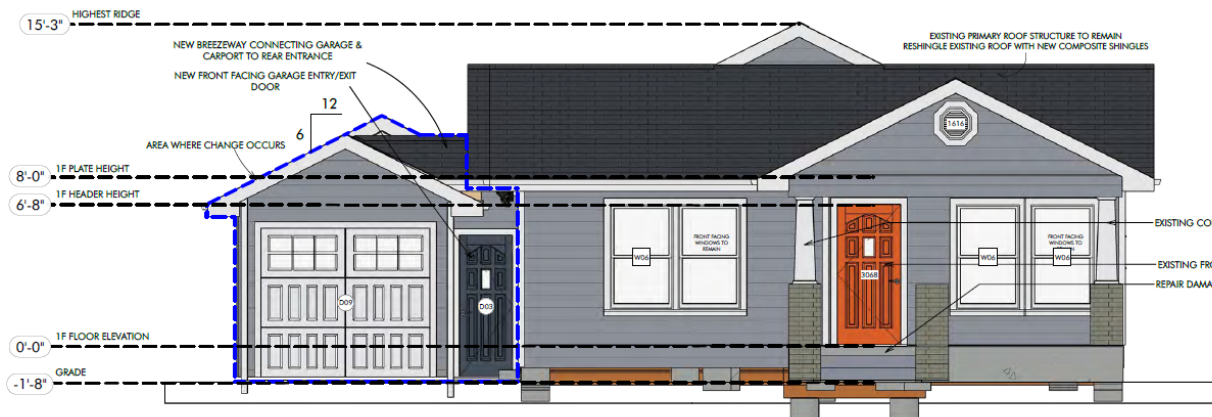


PROPOSED ROOF

NORTH FRONT ELEVATION EXISTING



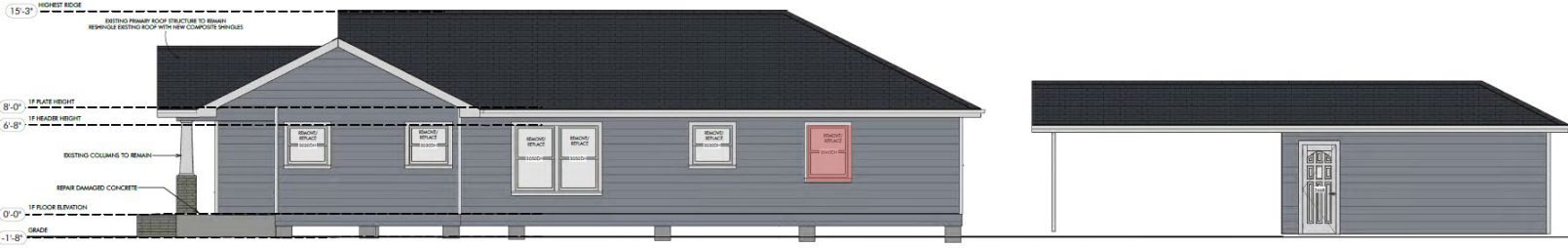
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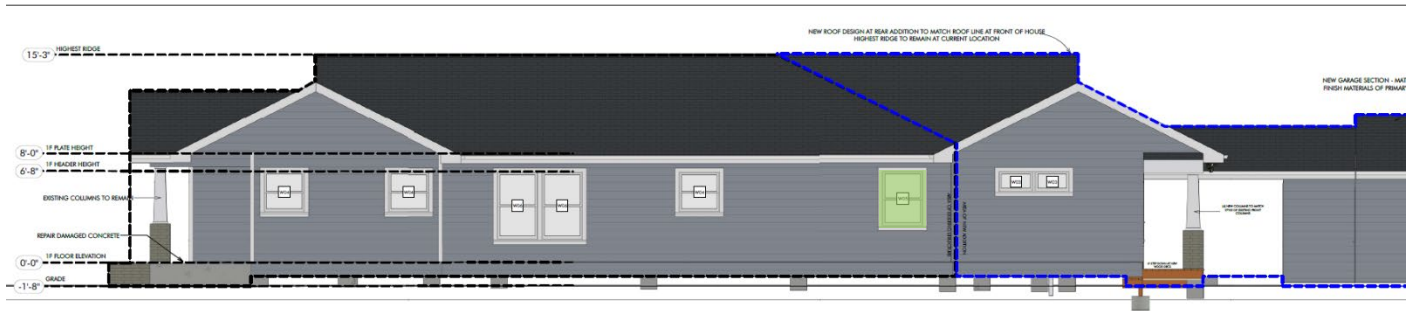
WEST SIDE ELEVATION

EXISTING

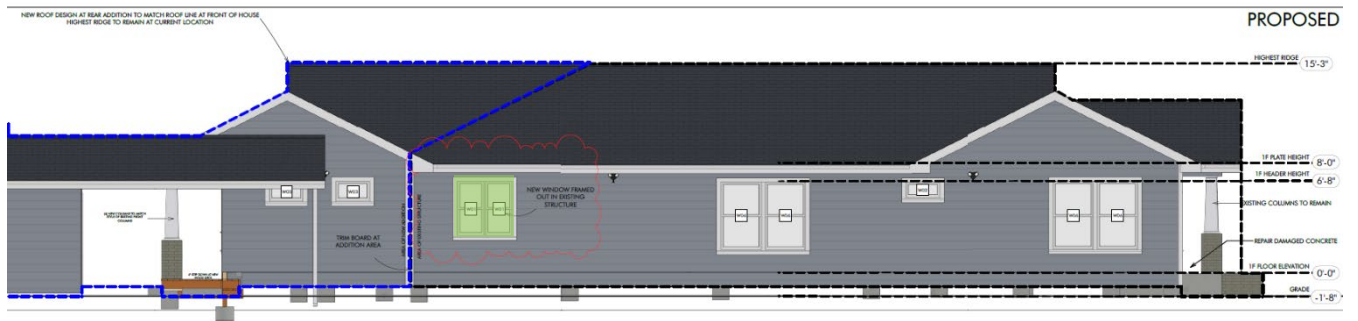
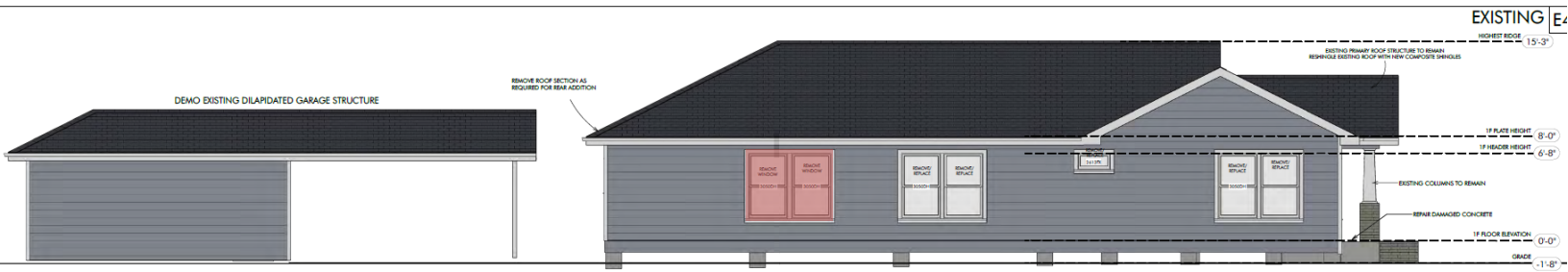
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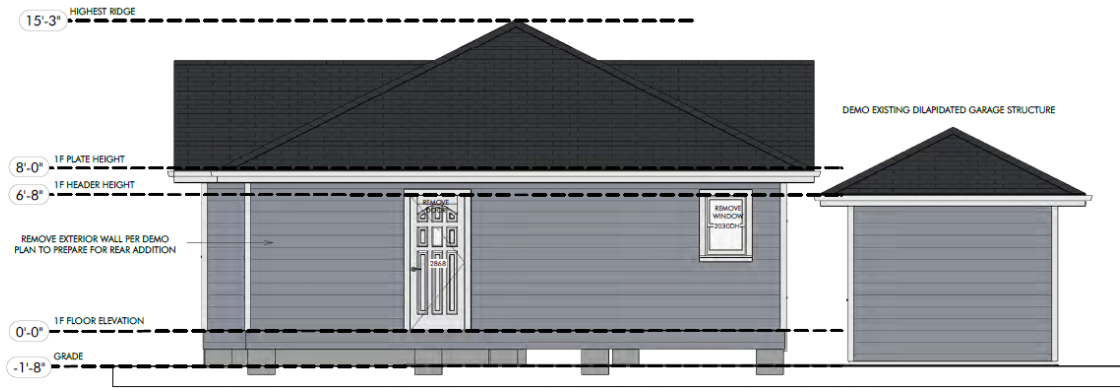
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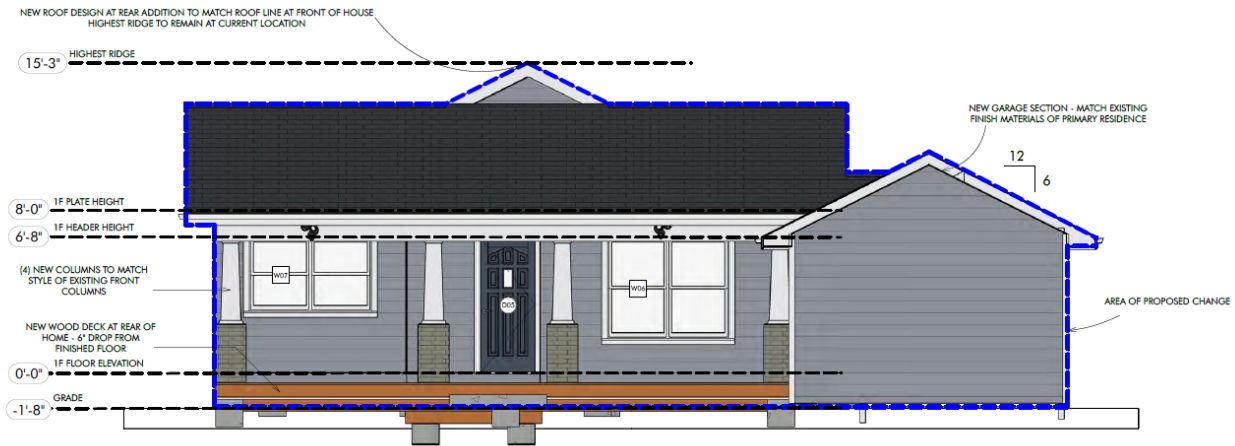
EAST SIDE ELEVATION



SOUTH REAR ELEVATION EXISTING



PROPOSED



WINDOW/ DOOR SCHEDULE

DOOR SCHEDULE						
NUMBER	DESCRIPTION	QTY	FLOOR	SIZE	WIDTH	HEIGHT
D01	30 X 80 HINGED DOOR	1	1	2668 L IN	30 "	80 "
D02	36 X 80 BARN DOOR	1	1	3068 L	36 "	80 "
D03	30 X 80 HINGED DOOR	1	1	2668 L EX	30 "	80 "
D05	32 X 80 HINGED DOOR	1	1	2868 R EX	32 "	80 "
D06	32 X 80 HINGED DOOR	1	1	2868 R IN	32 "	80 "
D07	36 X 80 HINGED DOOR	1	1	3068 R IN	36 "	80 "
D08	24 X 80 TEMPERED SHOWER DOOR	1	1	2068 L	24 "	80 "
D09	96 X 84 GARAGE DOOR	1	1	8070	96 "	84 "
D10	32 X 80 POCKET DOOR	1	1	2868 L	32 "	80 "
D11	28 X 80 HINGED DOOR	1	1	2468 R IN	28 "	80 "
WINDOW SCHEDULE						
NUMBER	DESCRIPTION	QTY	FLOOR	SIZE	WIDTH	HEIGHT
W01	24 X 48 SINGLE HUNG WINDOW	2	1	2040SH	24 "	48 "
W02	30 X 15 FIXED GLASS WINDOW	1	1	2613FX	30 "	15 "
W03	30 X 18 FIXED GLASS WINDOW	4	1	2616FX	30 "	18 "
W04	36 X 36 DOUBLE HUNG WINDOW	3	1	3030DH	36 "	36 "
W05	36 X 48 DOUBLE HUNG WINDOW	1	1	3040DH	36 "	48 "
W06	36 X 60 DOUBLE HUNG WINDOW	12	1	3050DH	36 "	60 "
W07	36 X 44 DOUBLE HUNG WINDOW	2	1	3038DH	36 "	44 "