

CERTIFICATE OF APPROPRIATENESS

Application Date: June 28, 2021

Applicant: Sam Gianukos, agent for, Juliet Purvis, owner

Property: 724 W Melwood Street, Lot 3, Block 209, East Norhill Subdivision. The property includes a historic 1,579 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,616 square foot interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1925, and contributing garage constructed circa 1940 located in the Norhill Historic District.

Proposal: Alteration: Garage

- Replace existing slab foundation with new slab foundation with a finished floor height of 6”
- Raise garage ridge height by 2’, from 20’ 2-3/4” to 22’ 4-1/4”. Total ridge height – from grade to ridge – will be 28’ 4-1/4”
- Remove metal roof on SW corner of garage
- Replace existing siding with smooth cementitious siding with an 8” reveal on first floor only. Repair and replace existing siding as needed on second story.
- Rebuild existing stairs with new wood steps and wooden rail per code
- Remove existing storage area on west side of garage and replace with an open porch within the same footprint of 11’ 7” x 7’ 4”
- New open porch on west side of garage will have two square wood columns
- Three windows on west side of garage to be removed and replaced with a single door that opens up to the proposed open porch
- Replace the two existing garage doors with one wood garage door measuring 7’x16’

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

APPROVAL CRITERIA

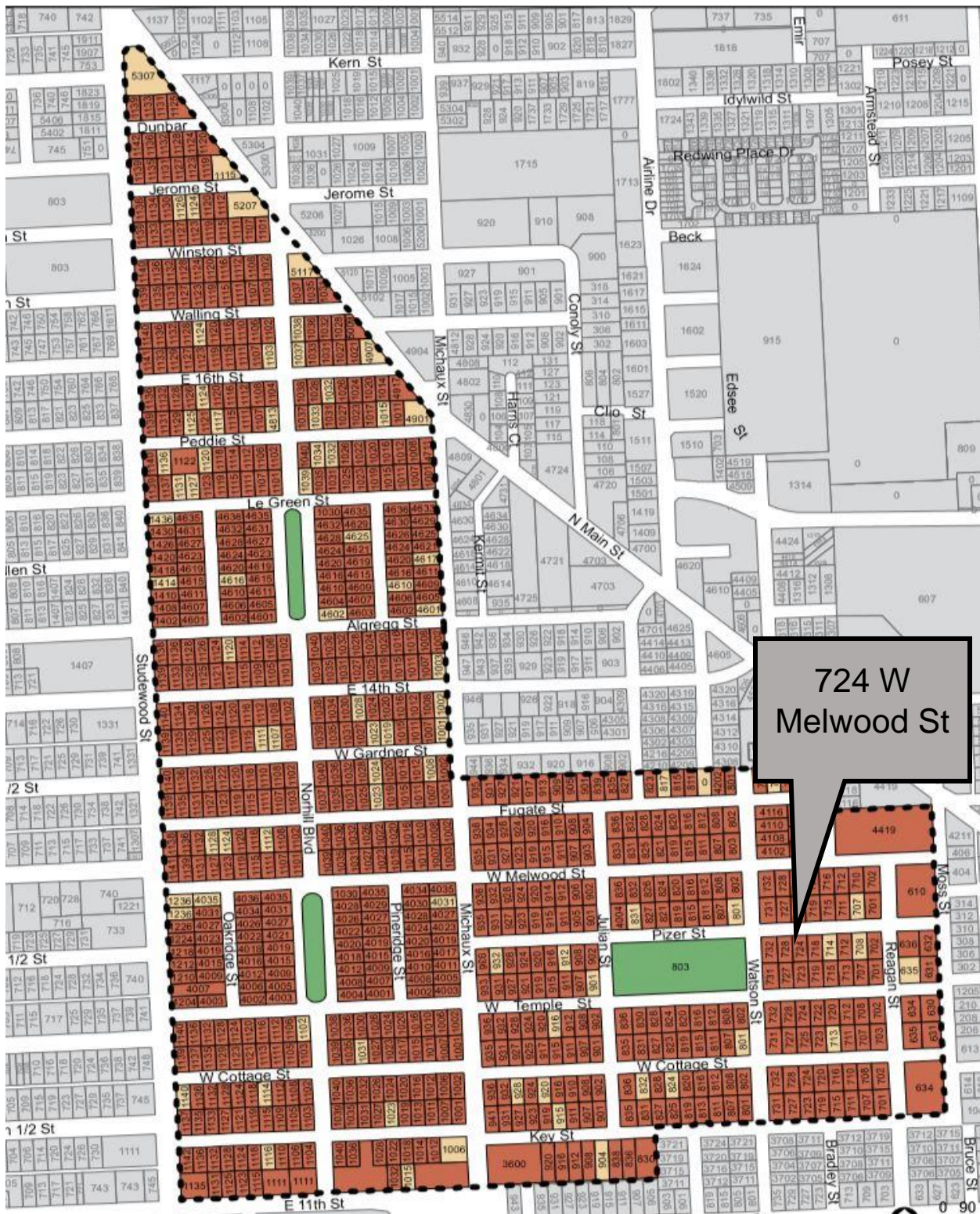
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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.

District Map



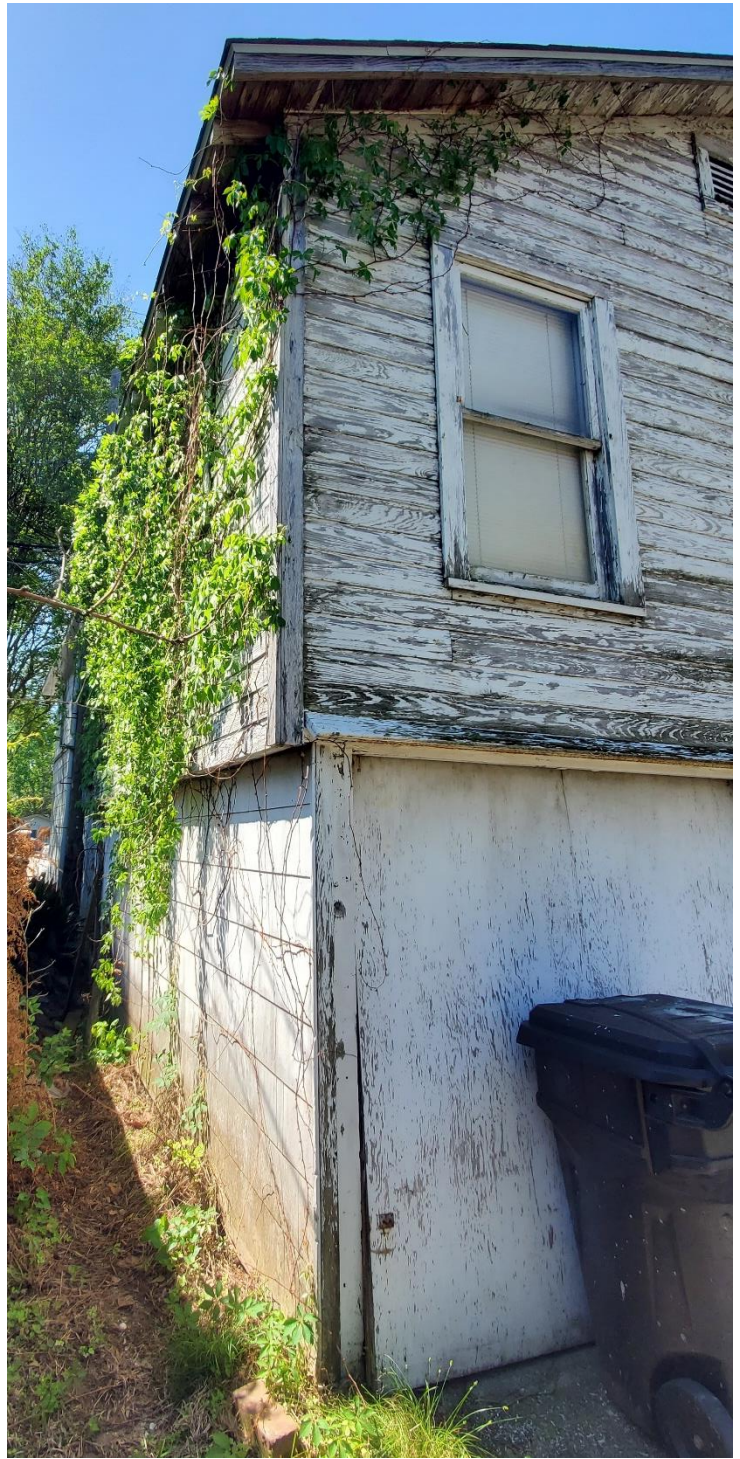
Inventory Photo



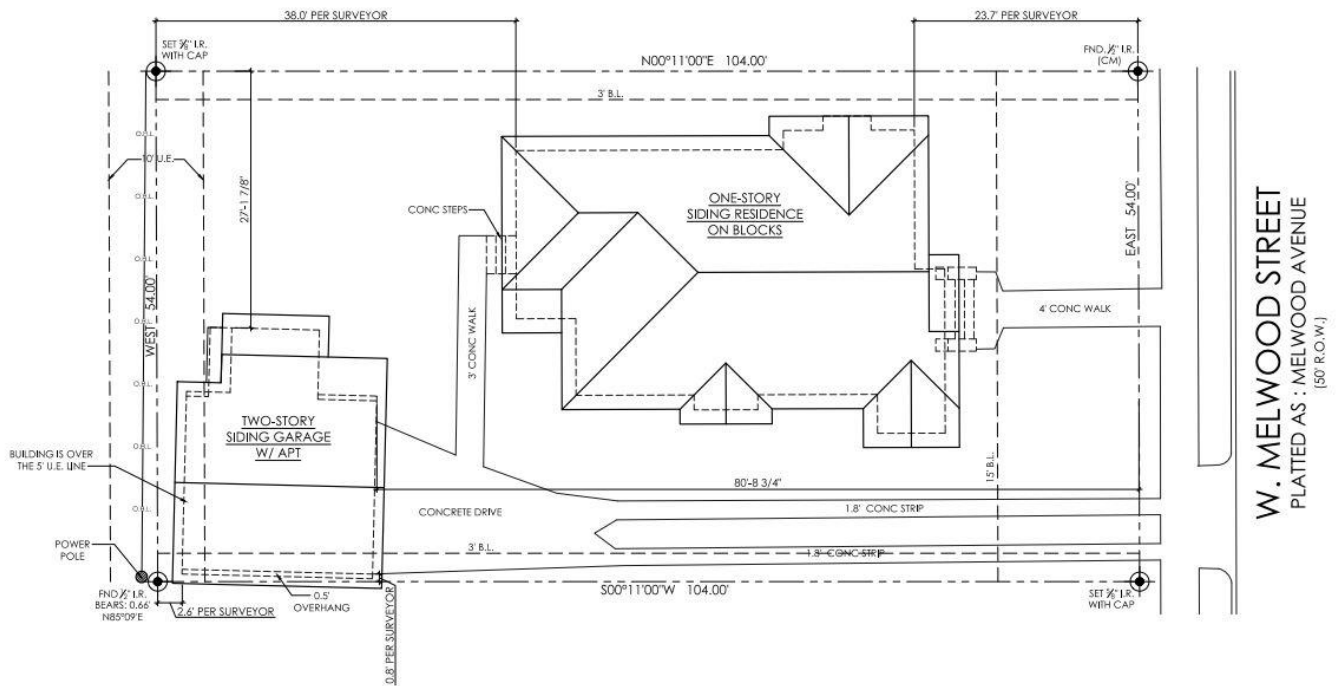
Current Photos – Front (North) and West Sides of Existing Garage



Current Photos – Rear (South) and East Sides of Existing Garage

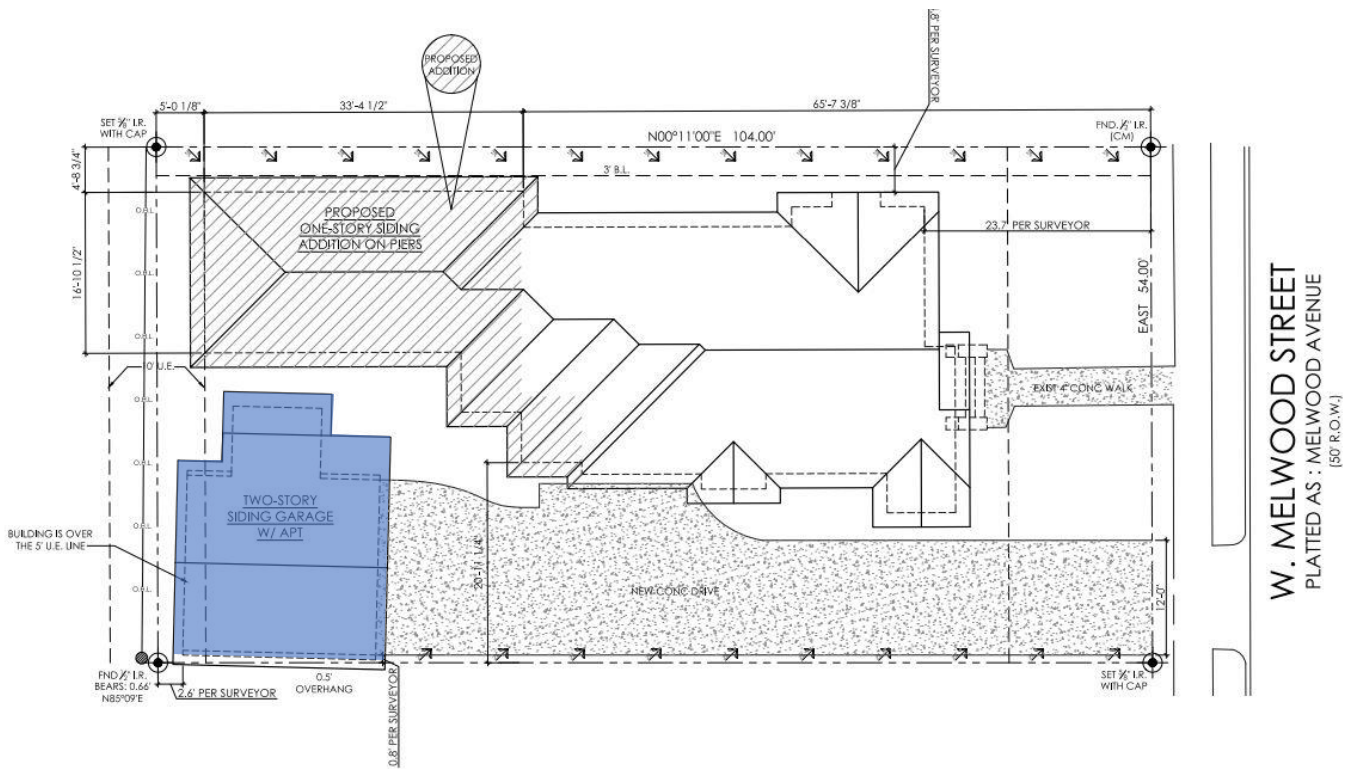


Site Plan - Existing



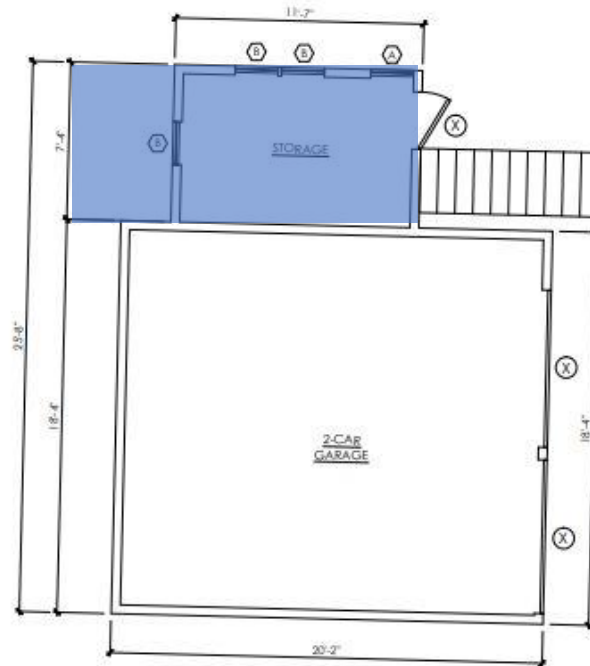
W. MELWOOD STREET
PLATTED AS : MELWOOD AVENUE
(50' R.O.W.)

Site Plan - Proposed

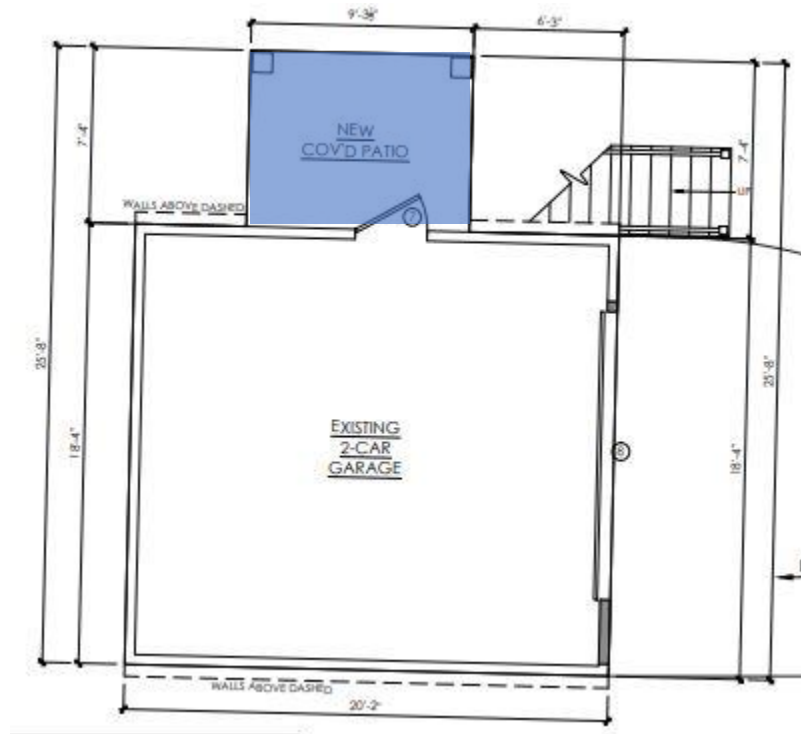


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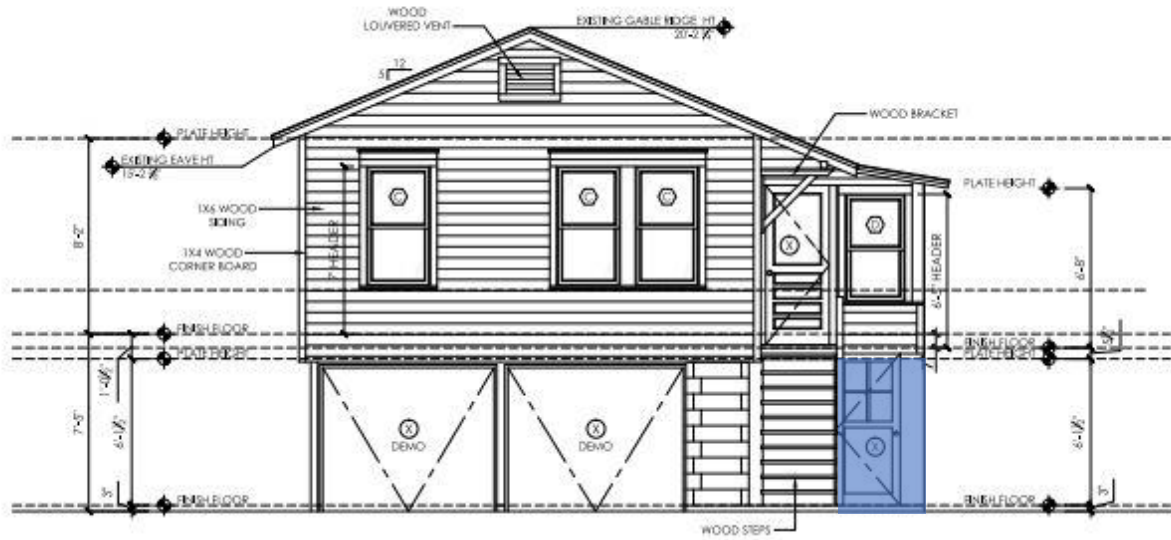
First Floor Plan – Existing



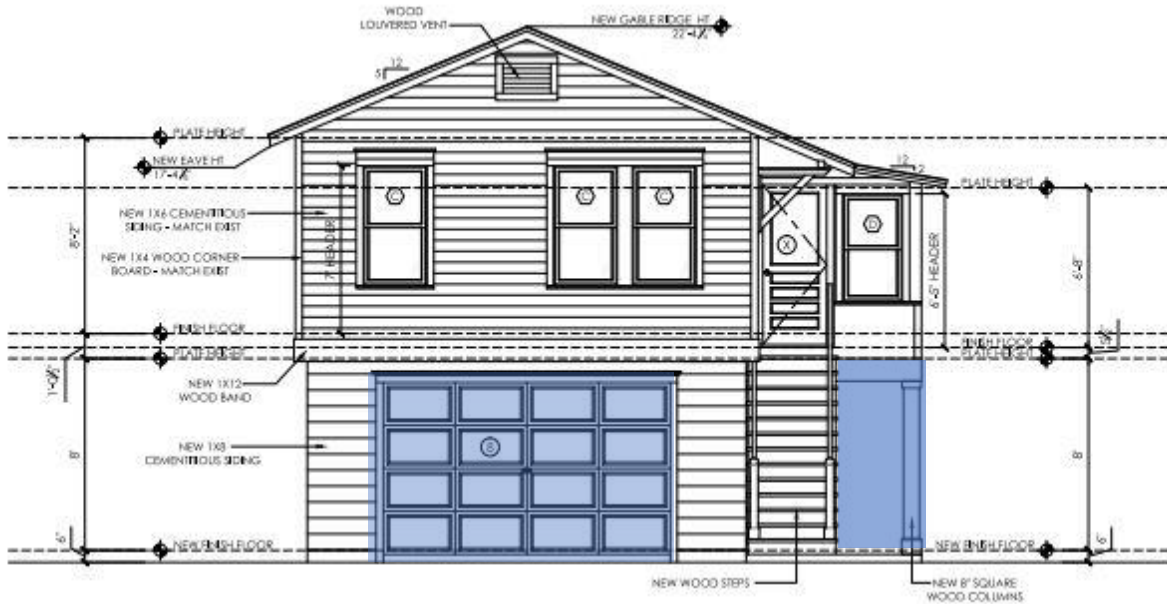
First Floor Plan – Proposed



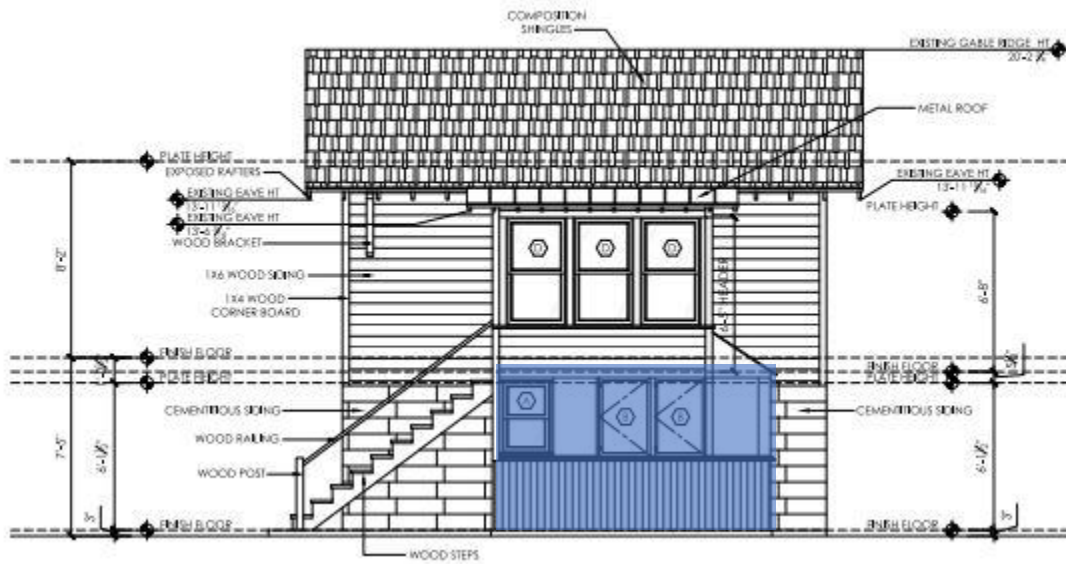
Front (North) Elevation – Existing



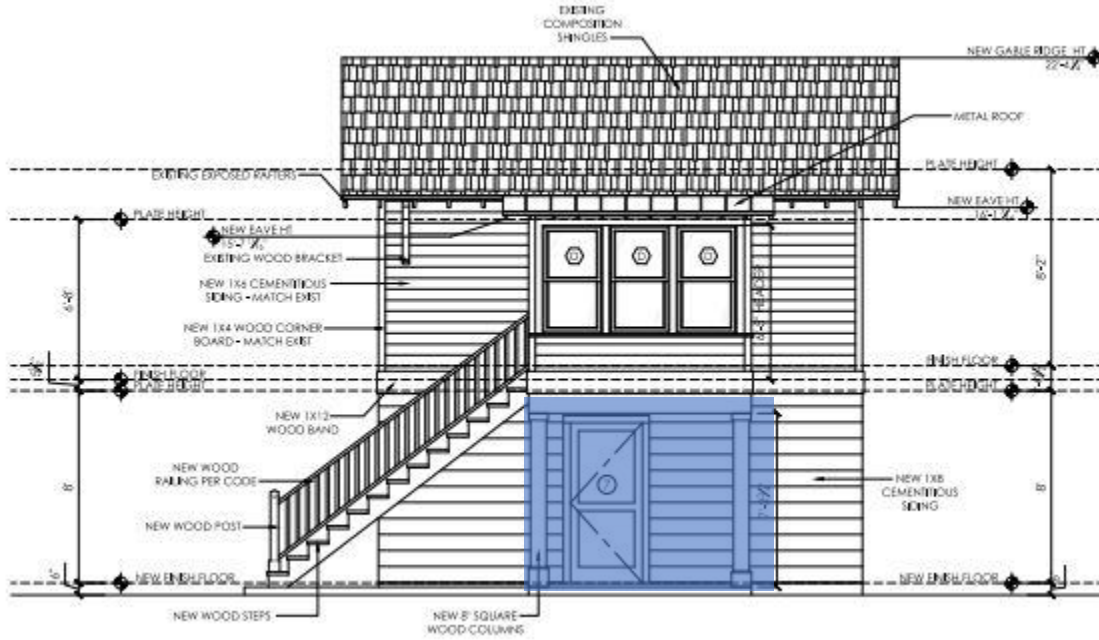
Front (North) Elevation – Proposed



Right (West) Elevation – Existing



Right (West) Elevation – Proposed



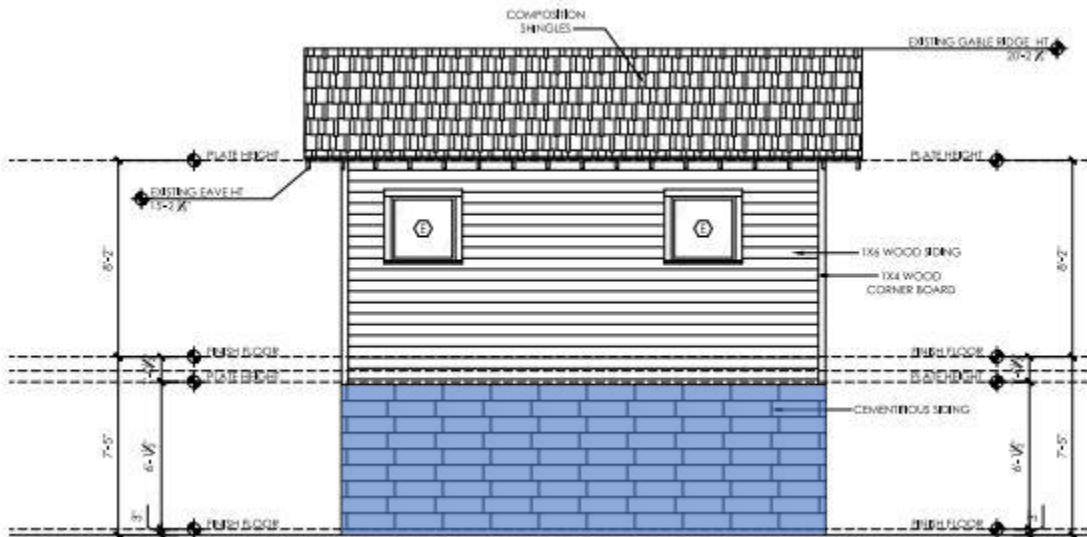
Rear (South) Elevation – Existing



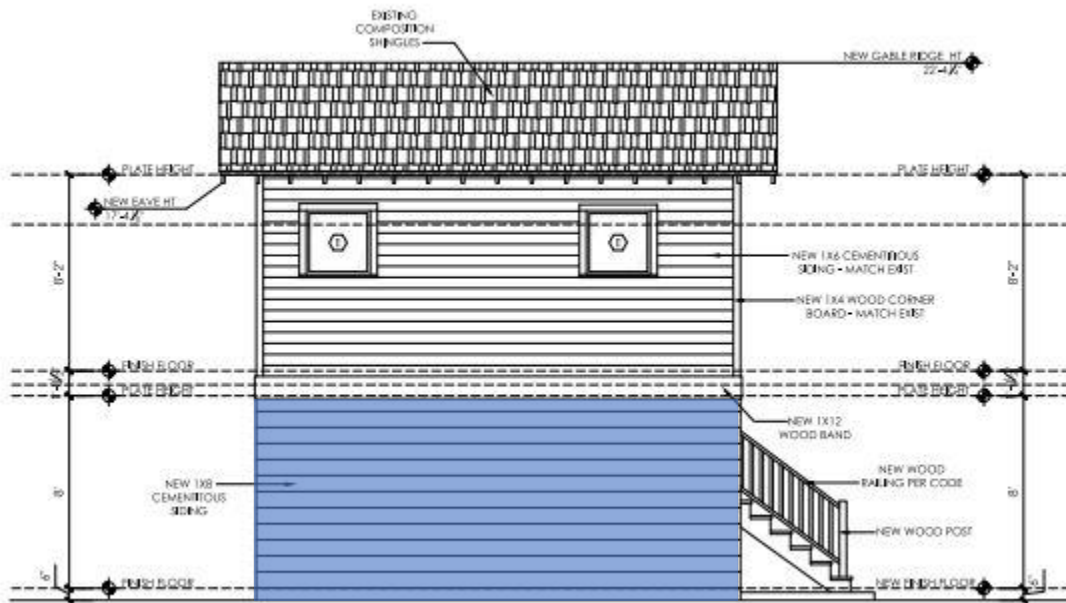
Rear (South) Elevation – Proposed



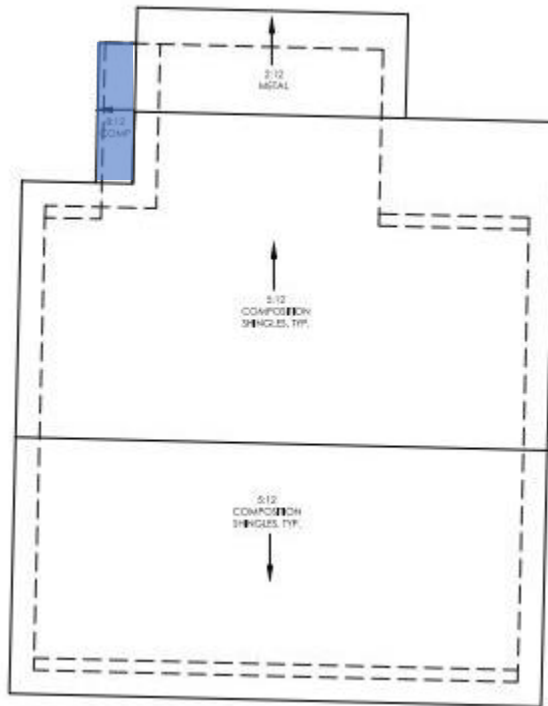
Left (East) Elevation – Existing



Left (East) Elevation – Proposed



Roof Plan – Existing



Roof Plan – Proposed

