

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Rod Frego, agent for Douglas Barber, owner

**Property:** 3810 Watson Street part of 732 W Cottage Street, Lot 1, Block 222, East Norhill Subdivision. The property includes a historic 2,263 square foot one-story brick bungalow single-family residence with a two-story detached garage situated on a 6,240 square foot corner lot.

**Significance:** Contributing brick bungalow residence, constructed circa 1925, with a two-story garage, originally constructed 1928 and a second story added circa 1938, located in the Norhill Historic District.

**Proposal:** Alteration—Siding, Porch, Balcony, Foundation; Applicant proposes to restore the two-story garage.

- Foundation repair.
- Remove original siding, install hurricane clips and insulation, and place 1/2” plywood and 105 wood siding on all sides.
- Install new roof with asphalt shingles.
- Change second-story porch flooring to treated wood floors.
- Change iron railing, stairs, and 4 wrought iron balusters with wood railing and stairs, and 4 wood balusters.
- Original wood windows to remain.
- Change all doors to fiberglass doors.
- Repair and keep sliding barn doors for the garage.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: That the applicant keeps all original siding on the second floor and that staff review final plans before construction.

**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.

District Map



Inventory Photograph



732 W Cottage St: Main structure



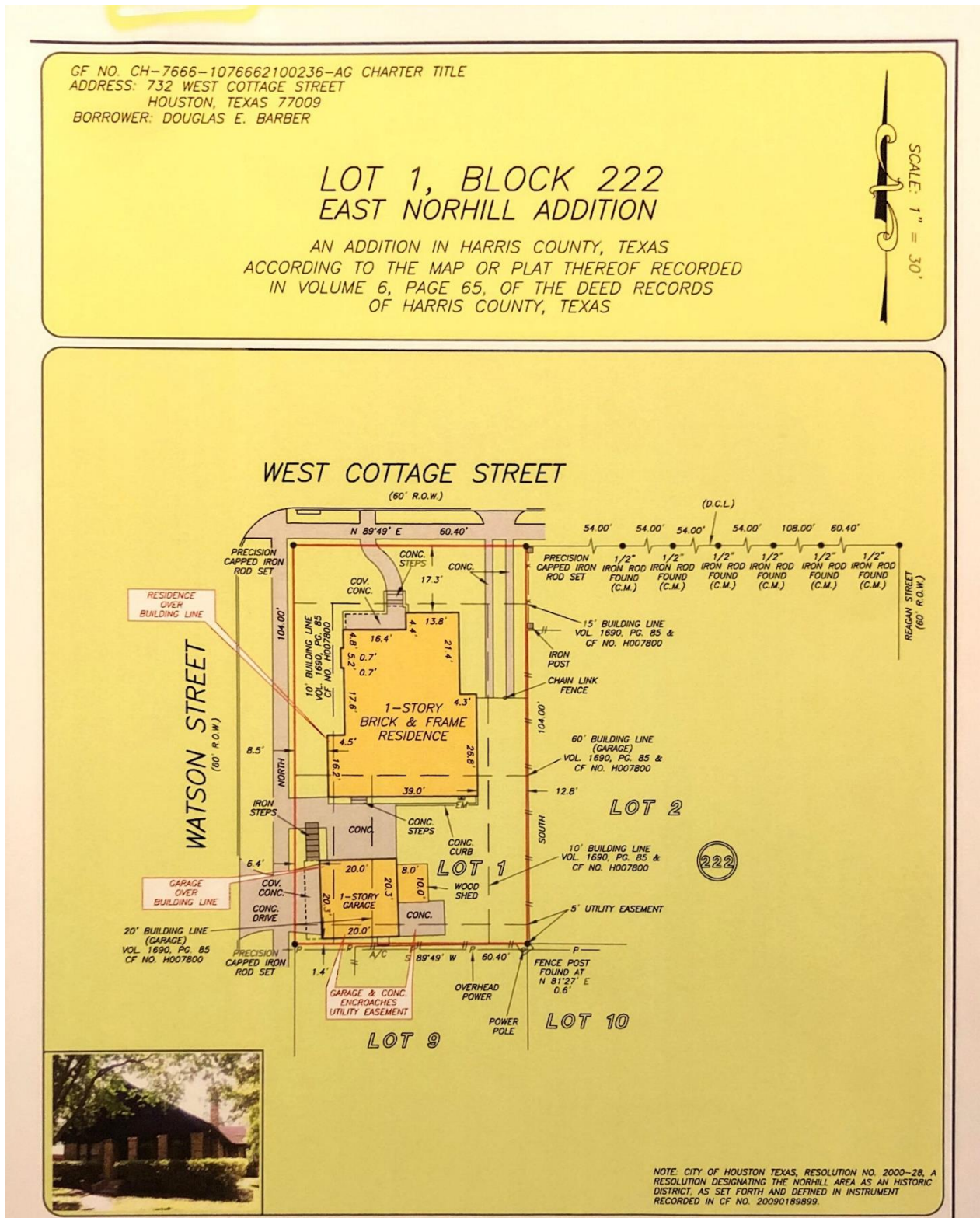
3810 Watson: detached garage of 732 W Cottage

Current Photograph



3810 Watson Street

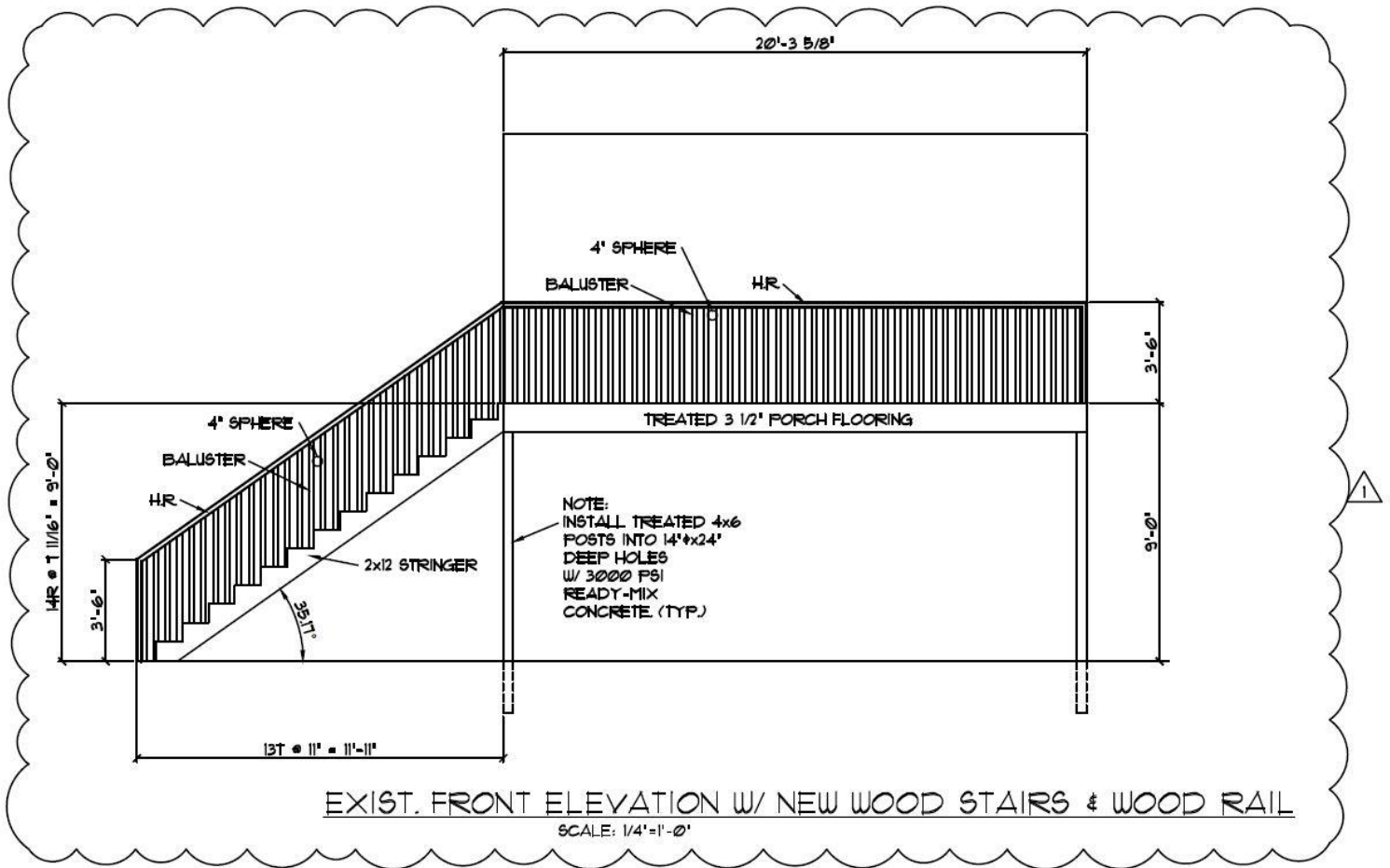
Survey



West Elevation



West Elevation Plans



EXIST. FRONT ELEVATION W/ NEW WOOD STAIRS & WOOD RAIL

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



East Elevation



South Elevation



North Elevation

