

CERTIFICATE OF APPROPRIATENESS

Applicant: Ann M. Thomas, agent for, Zachary Thomas, owner

Property: 1131 E 11th Street, Lot 13, Block 132, North Norhill Subdivision. The property includes a historic one-story wood frame 2,868 square foot commercial property situated on a 5,000 square foot interior lot.

Significance: Contributing brick front commercial structure, constructed circa 1950, located in the Norhill Historic District.

Proposal: Alteration – Paint, canopy, siding, doors

Work has been completed without issuance of a COA, issuance of COR for the mentioned items. Applicant is requesting the painting of the building, the new canopy, door, and hardy plank panel siding to all remain. There was also a paint and repair of existing doors that is to remain.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial. Issuance of COR for work completed with condition of paint removal.

HAHC Action:

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: June 29, 2023



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.

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; Paint has diminished the brick pattern on the front façade which is a character defining feature.
(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; Paint has diminished the brick pattern on the front façade which is a character defining feature.
(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; The painting of the brick has not maintained its character defining feature.
(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; The painting of the brick traps water and salt crystals inside causing damage.

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- (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;
The painting of the brick traps water and salt crystals inside causing damage.
- (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.

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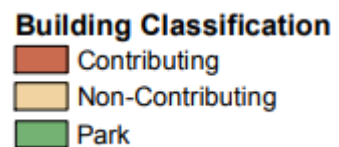


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PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



INVENTORY PHOTO



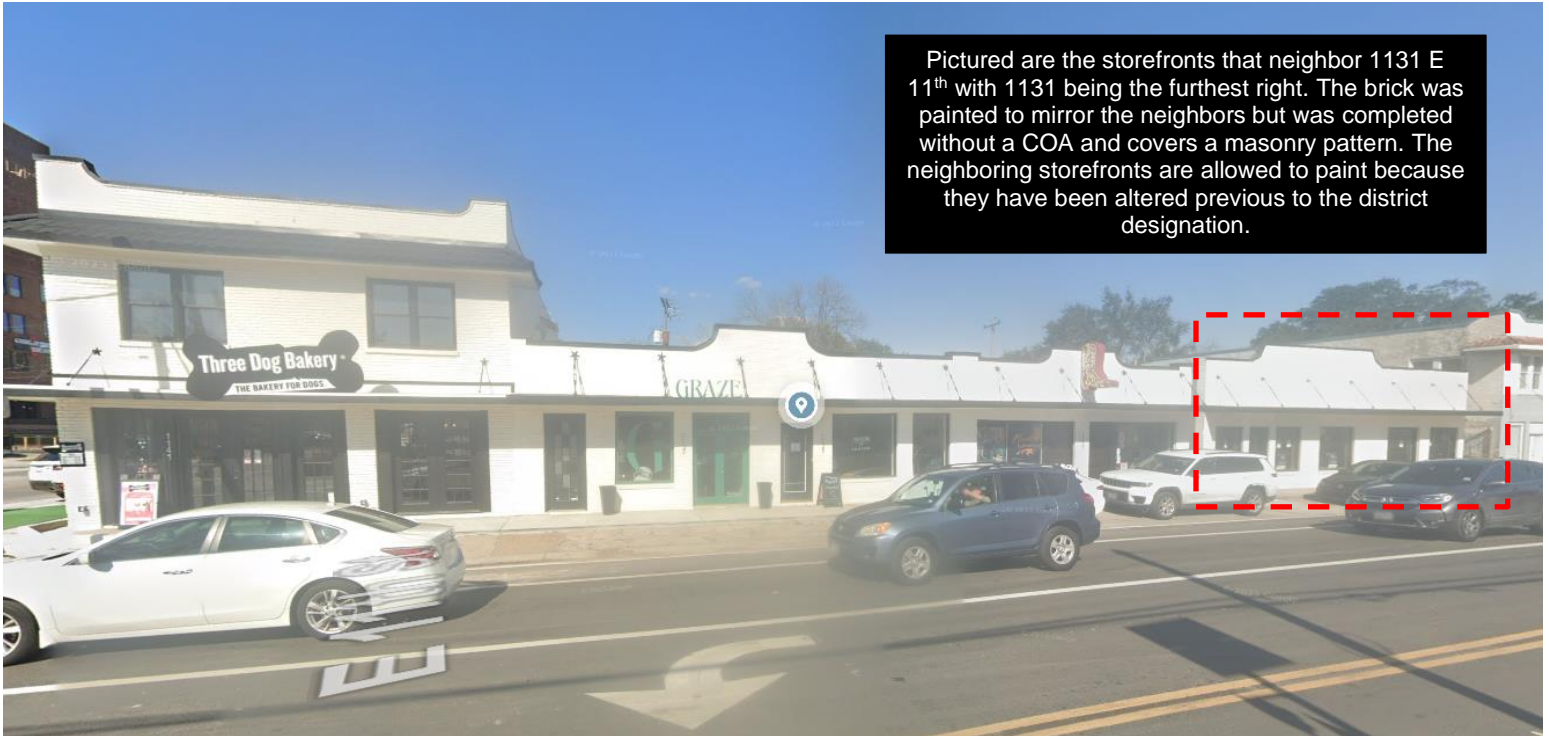
CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



Pictured are the storefronts that neighbor 1131 E 11th with 1131 being the furthest right. The brick was painted to mirror the neighbors but was completed without a COA and covers a masonry pattern. The neighboring storefronts are allowed to paint because they have been altered previous to the district designation.

PREVIOUS CONDITIONS

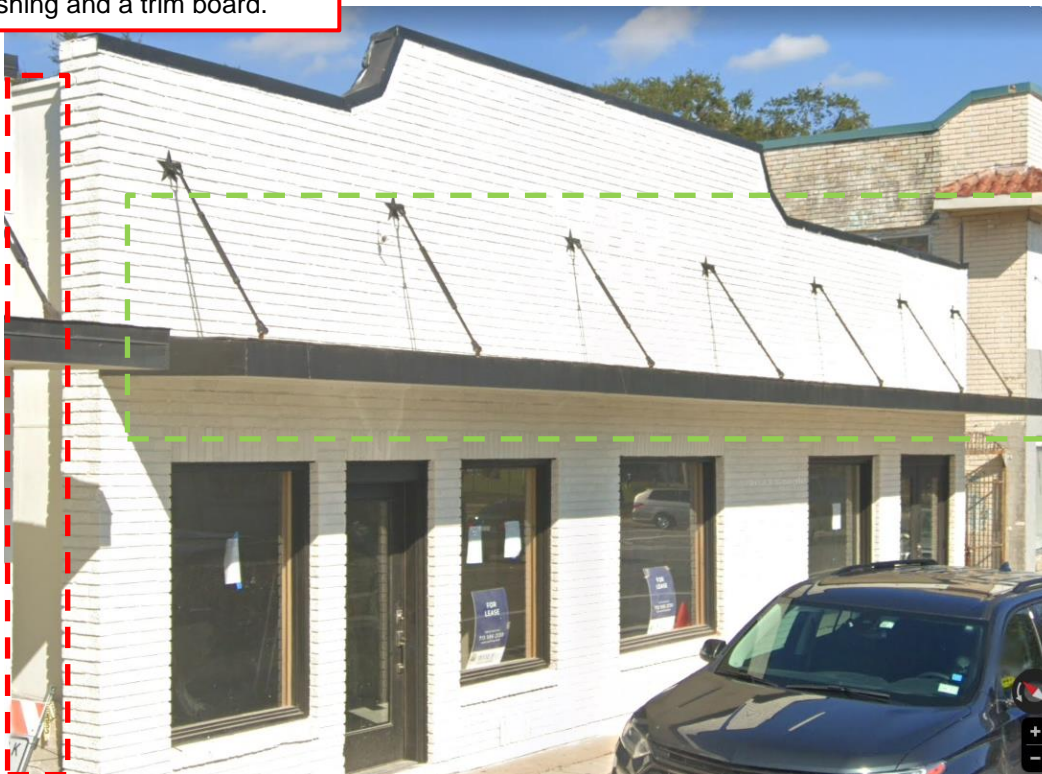


New paint covers existing brick masonry which is a character defining feature.

Existing metal canopy altered to new design.

Wood siding altered to hardy plank panels with metal cap flashing and a trim board.

CURRENT CONDITIONS



PREVIOUS CONDITIONS



CURRENT CONDITIONS



Right door was replaced with new doors that fit character of surrounding storefronts. Left door was repaired and painted.

CLOSER VIEW OF COVERED BRICK MASONRY

