

CERTIFICATE OF APPROPRIATENESS

Application Date: May 20, 2022

Applicant: Munir Aljjakli, agent for Juan A. Espiga Dorta, owner

Property: 1135 Walling Street, Lot 12, block 104, North Norhill Subdivision. The property includes a historic 1,086 square foot, one-story wood frame single-family residence and one story detached garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Addition.

The applicant is proposing to construct an addition of a 652 SF at the rear of the original house. The addition will be inset on both sides.

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

- (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 missing 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

1135 Walling



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



SURVEY



PROPOSED

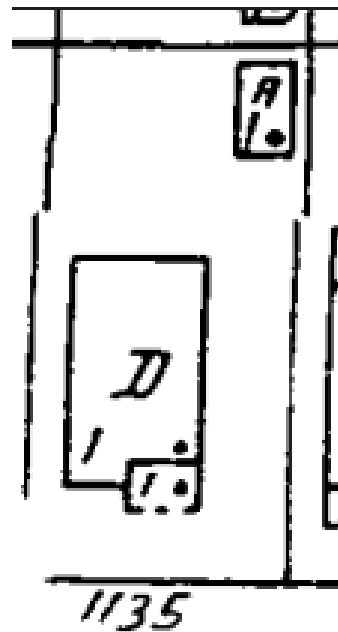
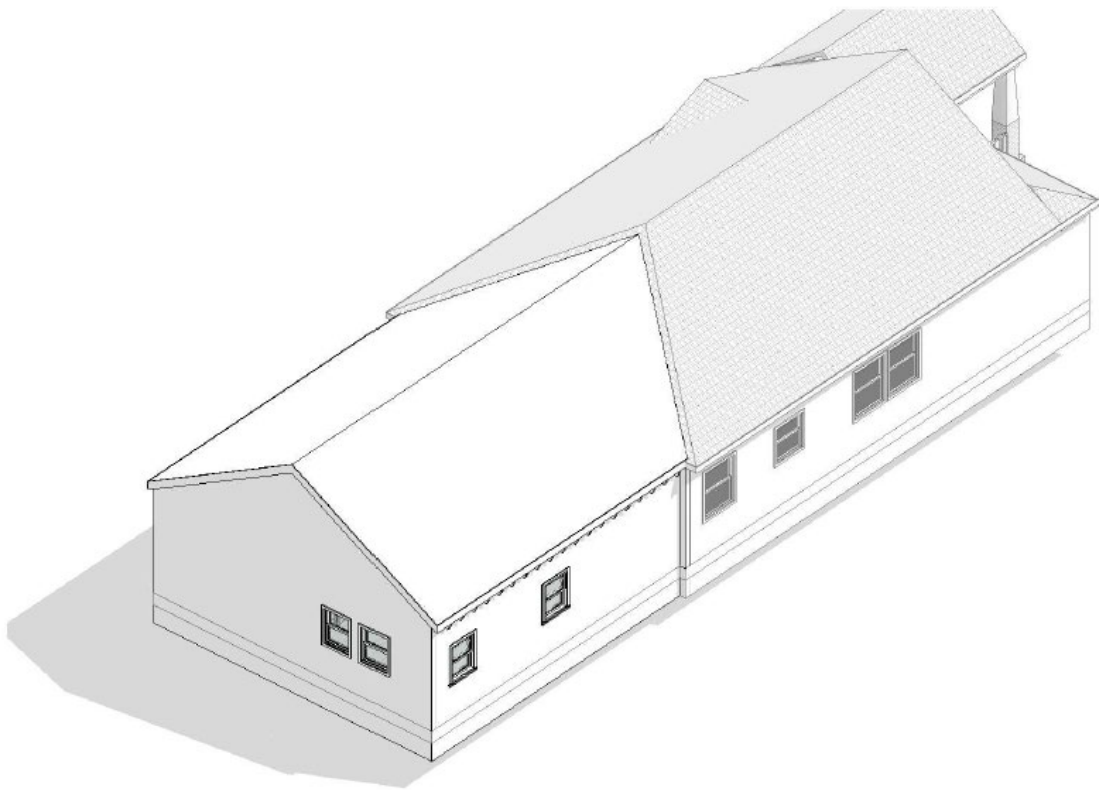
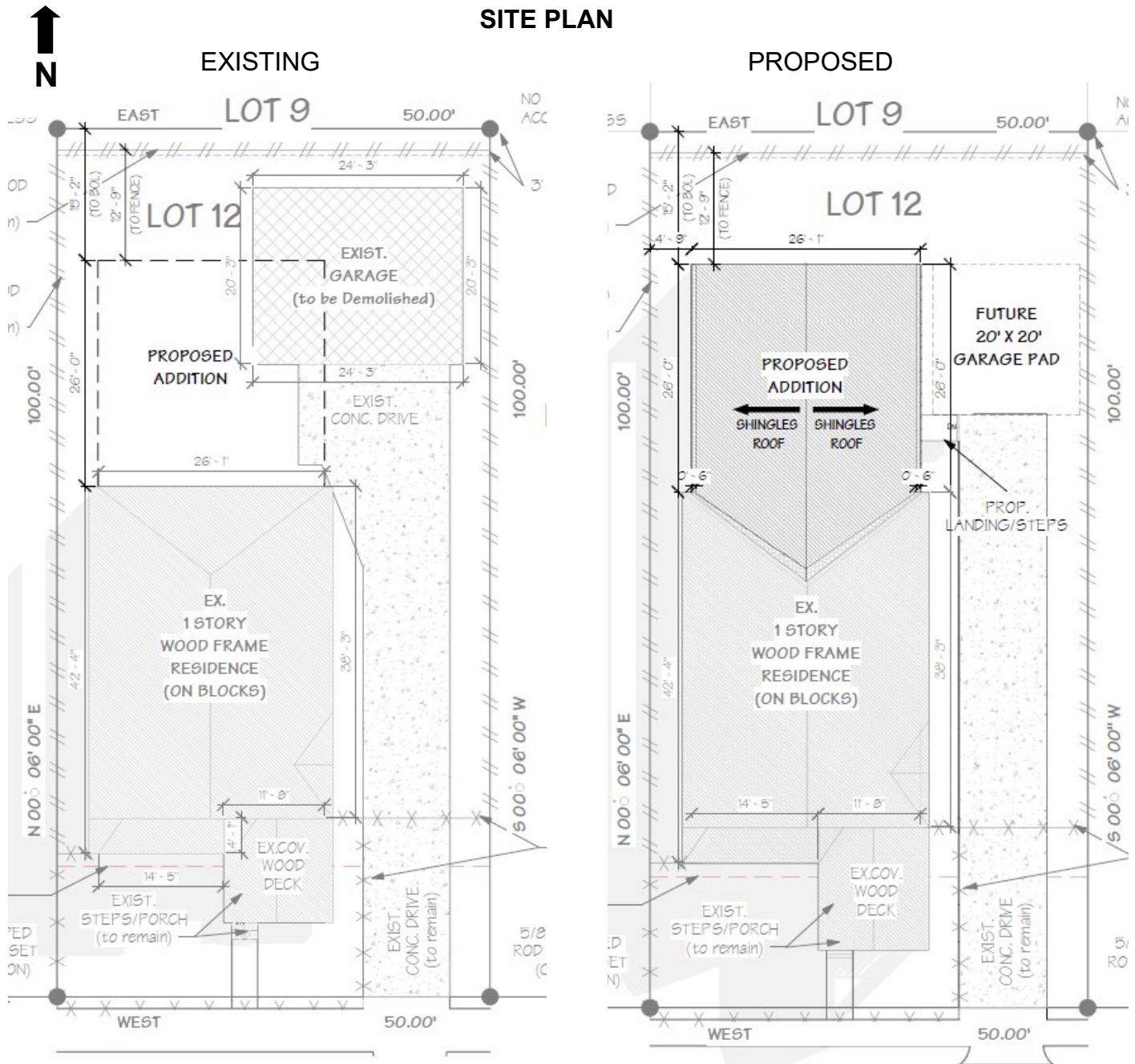


Figure 1- Sanborn Map 1924-1950

SITE PLAN



FIRST FLOOR PLAN

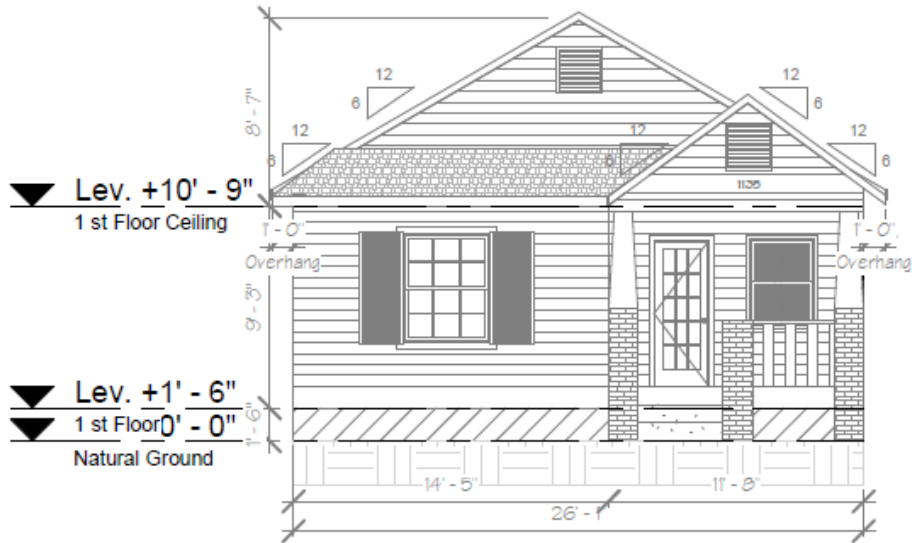
EXISTING

PROPOSED



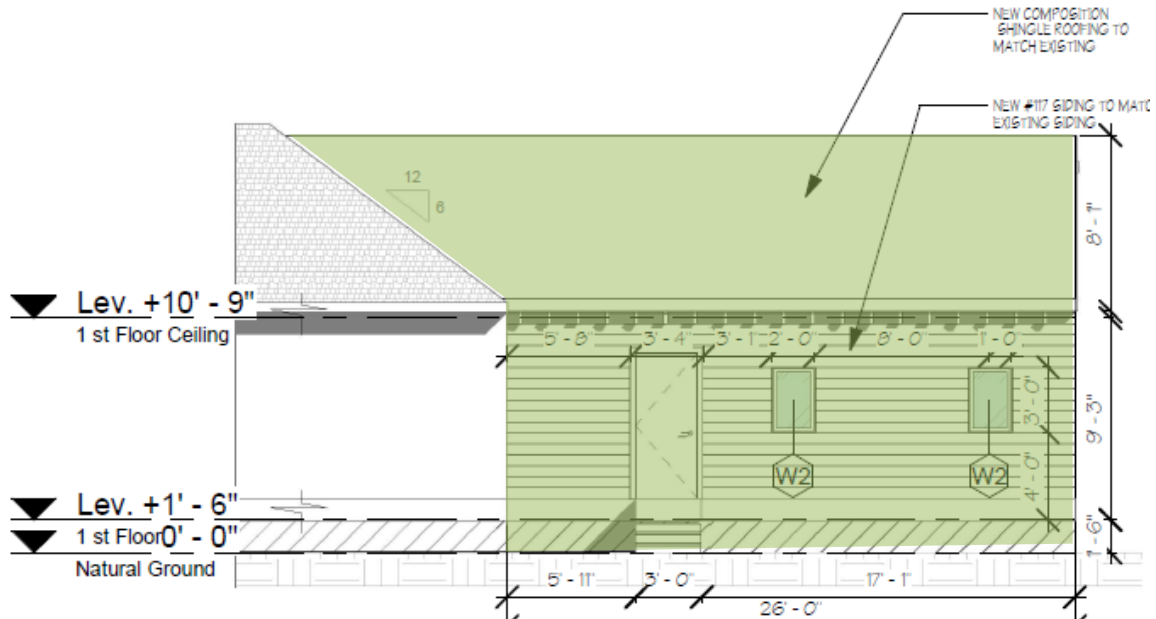
SOUTH ELEVATION – FRONT FACING WALLING STREET

EXISTING (NO CHANGE)



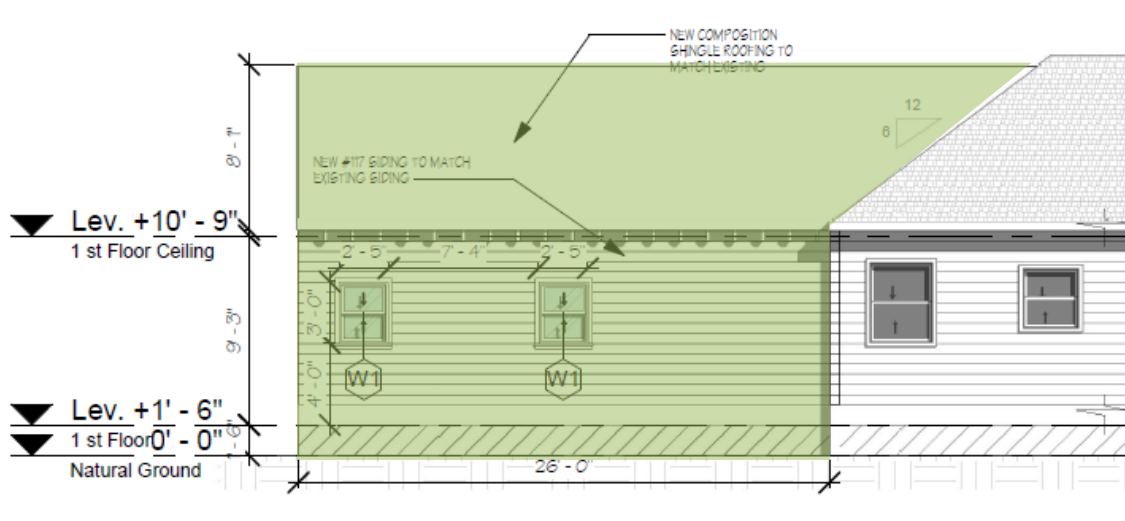
EAST SIDE ELEVATION

PROPOSED



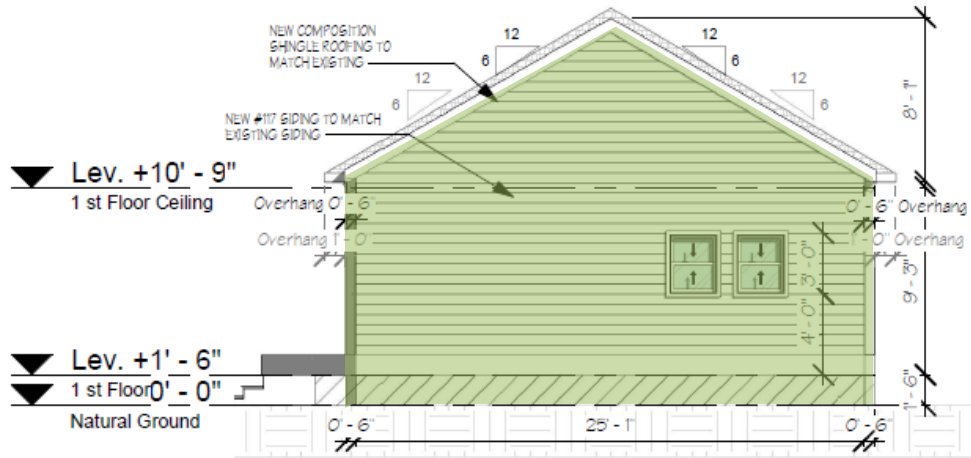
WEST SIDE ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	Wood	1/1	DH	30x57	Recessed	Original	Yes
B	Wood	1/1	DH	30x57	Recessed	Original	Yes
C	Wood	1/1	DH	30x57	Recessed	Original	Yes
D	Wood	1/1	DH	29x36	Recessed	Original	Yes
E	Wood	1/1	DH	30x57	Recessed	Original	Yes
F	Wood	1/1	DH	30x57	Recessed	Original	Yes
G	Wood	1/1	DH	29x36	Recessed	Original	Yes

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
W1	Wood	1/1	DH	30x36	Recessed	Plygem	
W2	Wood	1/1	DH	24x36	Recessed	Plygem	

