

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 10, 2021

**Applicant:** Guillermo Tovar agent for, Clayton Boone owner

**Property:** 1135 Key Street, Lot 12, Block 131, North Norhill. The property includes a historic 1,361 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing bungalow style residence, constructed circa 1925, located in the Norhill historic district.

**Proposal:** Alteration: Addition

- 1-story rear addition totaling 513 square feet will have a 2' inset at NE corner of original structure
- Side (East) setback 18.7' and rear (North) setback 4' 8"
- Remove non-original vinyl siding on original structure in order to reveal original 117 wood siding underneath
- Alter roof on non-original rear addition to match and blend roof pitch and ridge height with proposed rear addition at 15'-5". This will be 1'-3" lower than the original structure's ridge height of 16' 8"
- Proposed rear addition to have a 6:12 roof pitch
- Non-historic rear addition to have a 5:12 roof pitch
- Composition shingles
- Wood windows, single-hung, inset & recessed, 1-over-1;

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

**Civic Association:** No comment received.

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

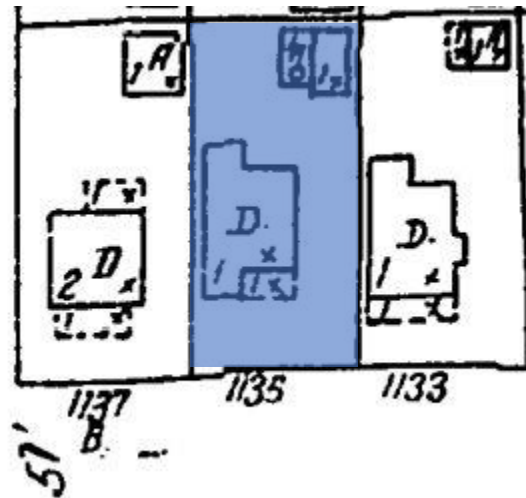
District Map



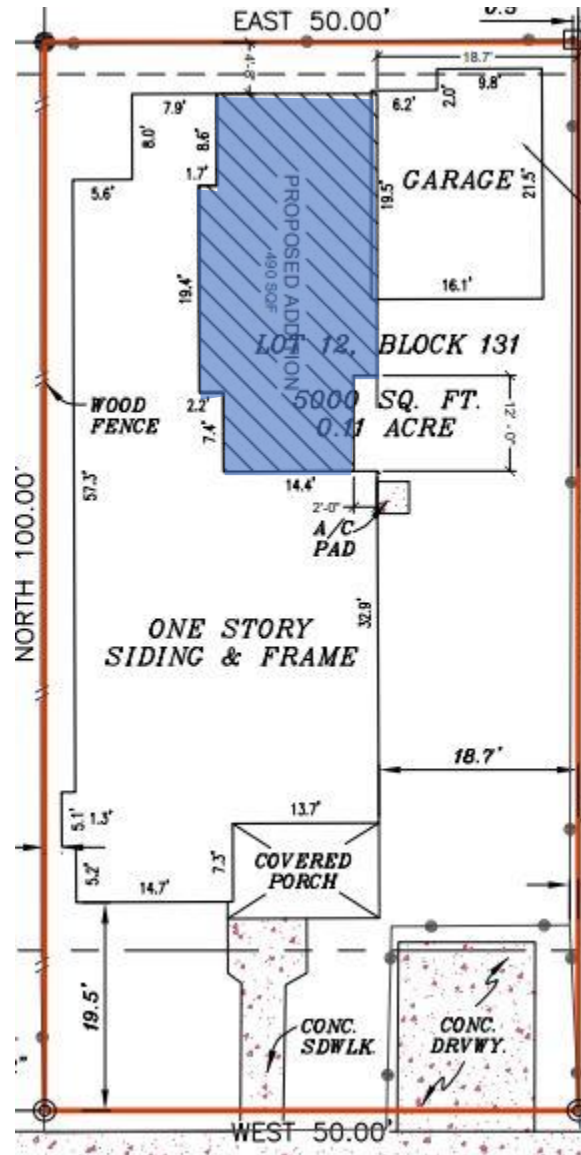
Inventory Photo



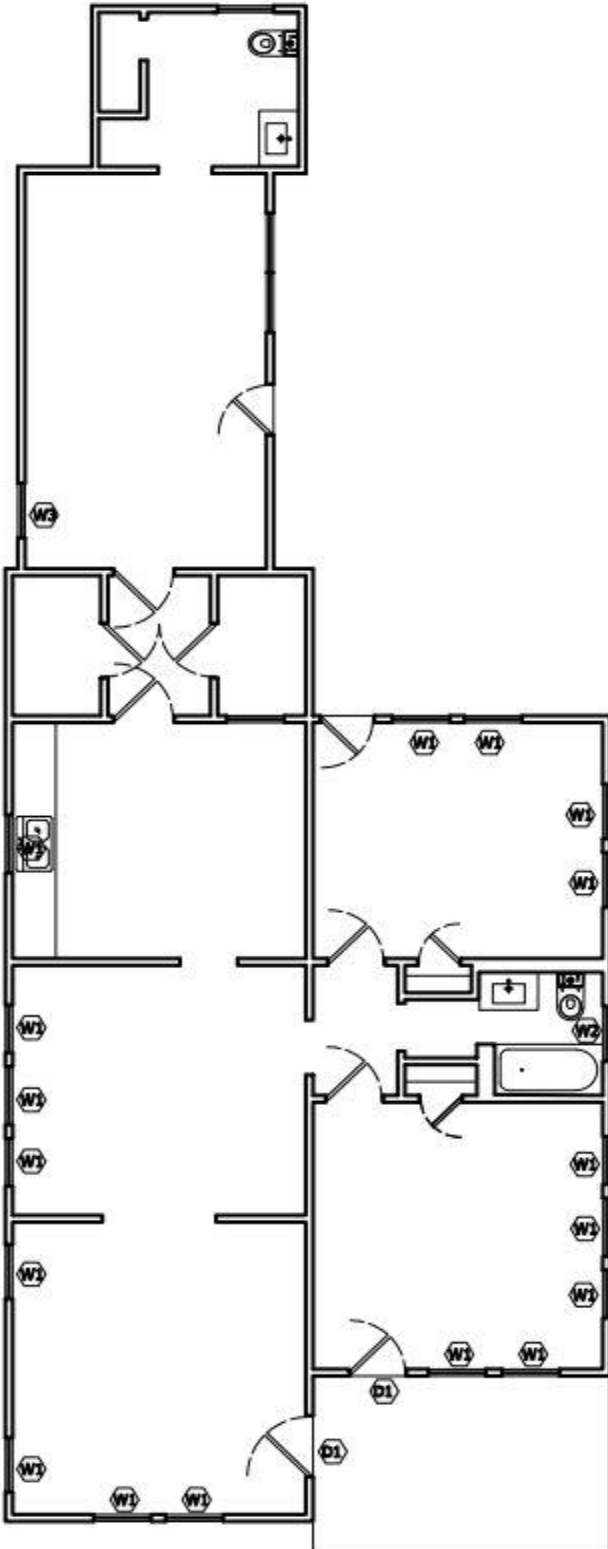
Sanborn



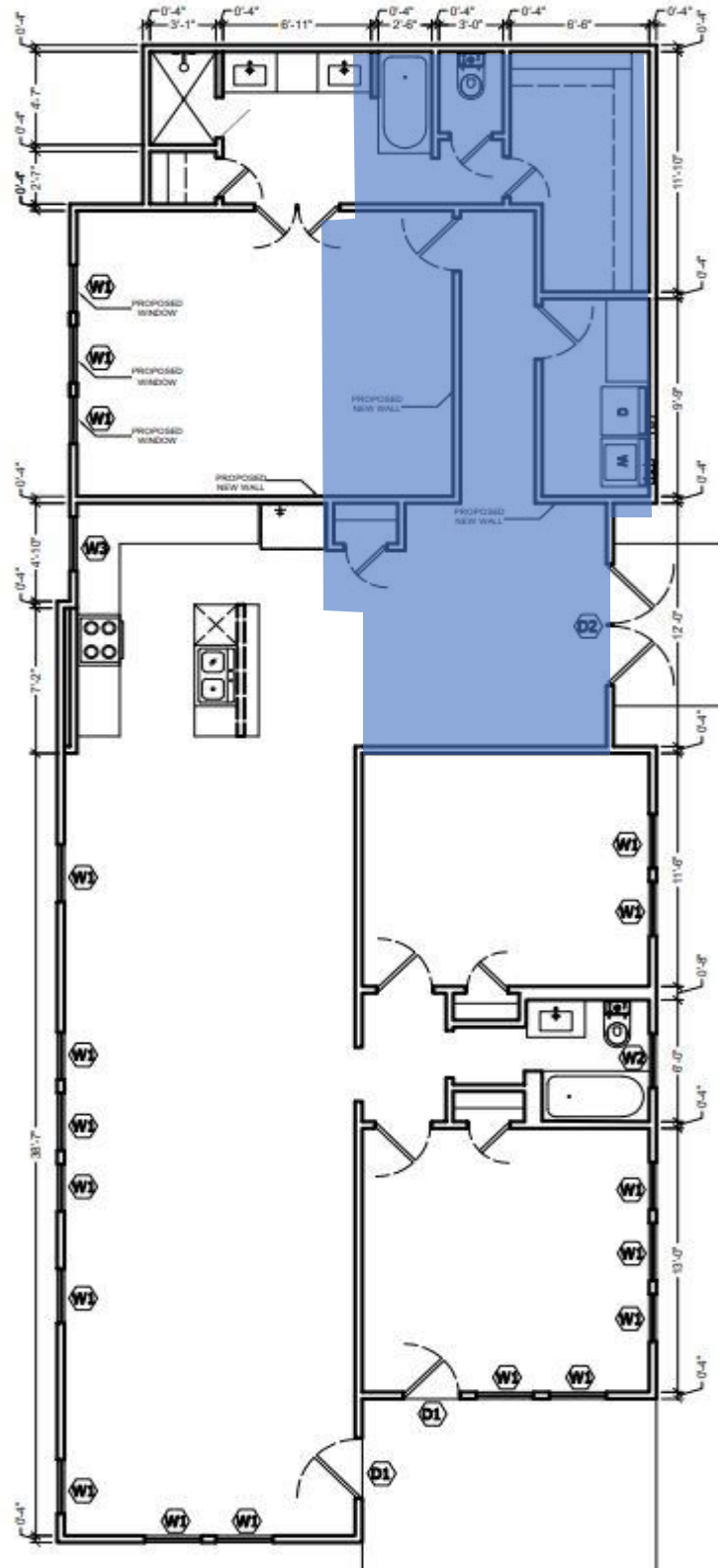
Site Plan – Existing and Proposed (highlighted in blue)



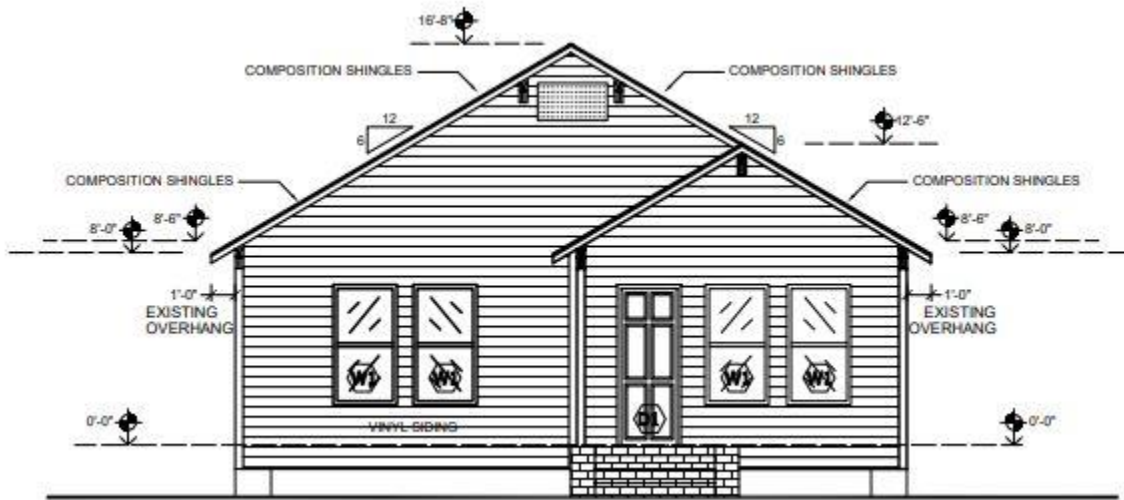
Floor Plan – Existing



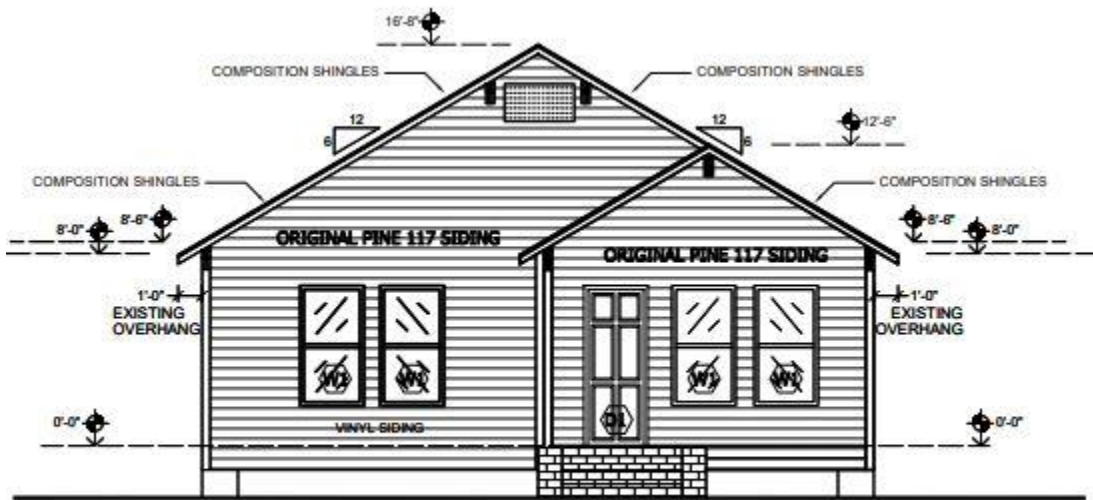
Floor Plan – Proposed



South Elevation – Existing

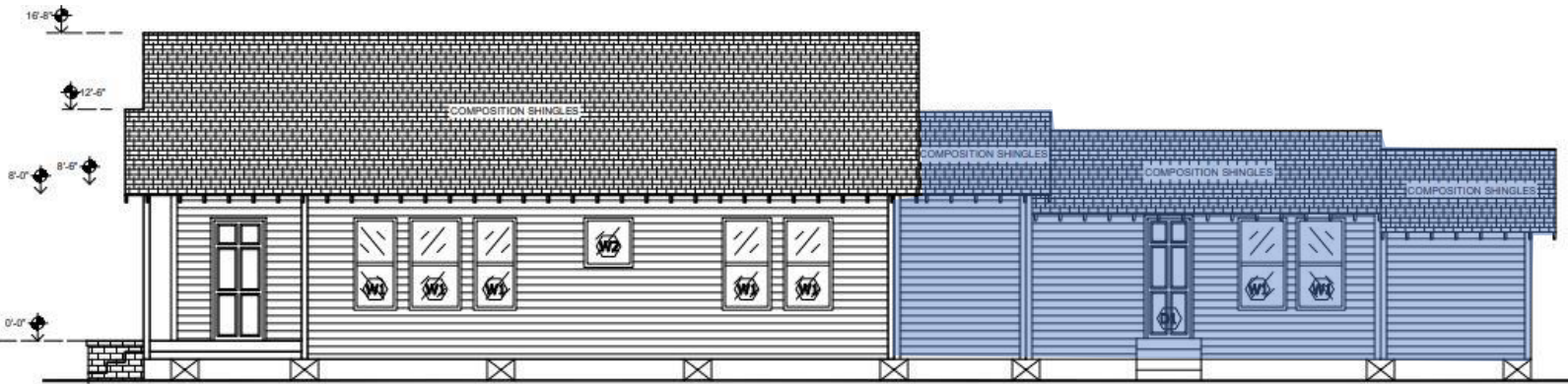


South Elevation – Proposed (No change)

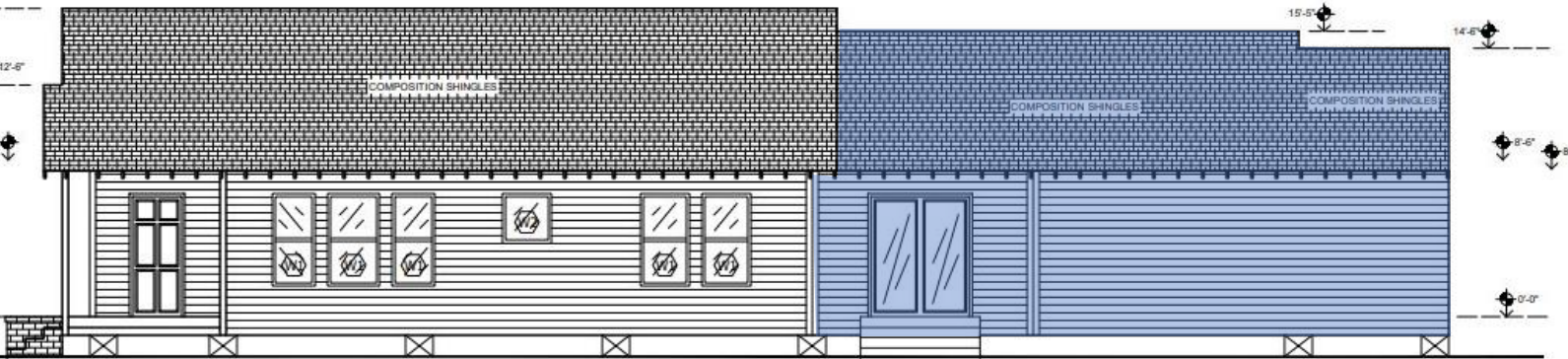


**SOUTH ELEVATION**  
PROPOSED ELEVATION. NO CHANGES  
1/8" = 1'-0"

East Elevation – Existing

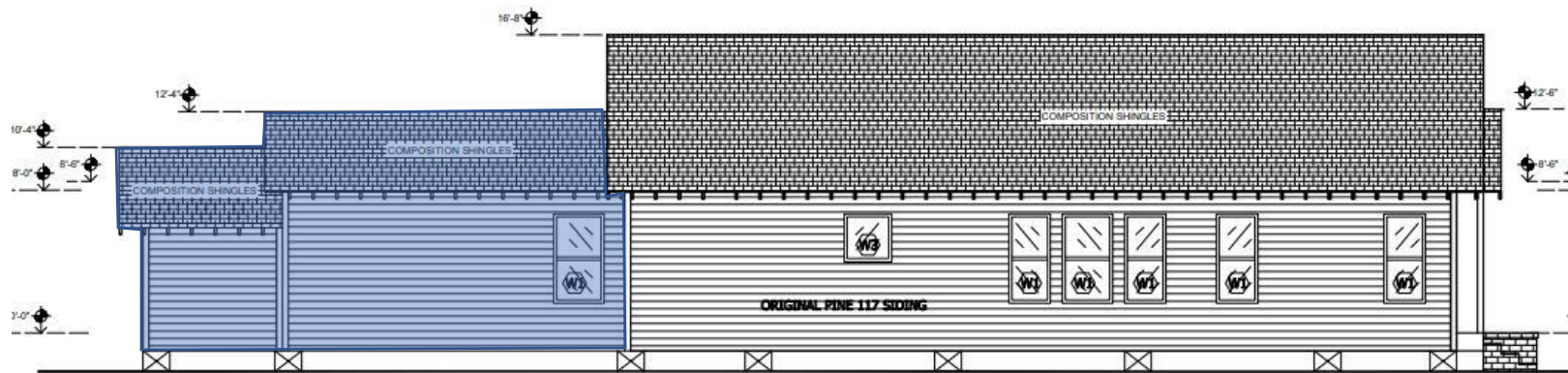


East Elevation – Proposed

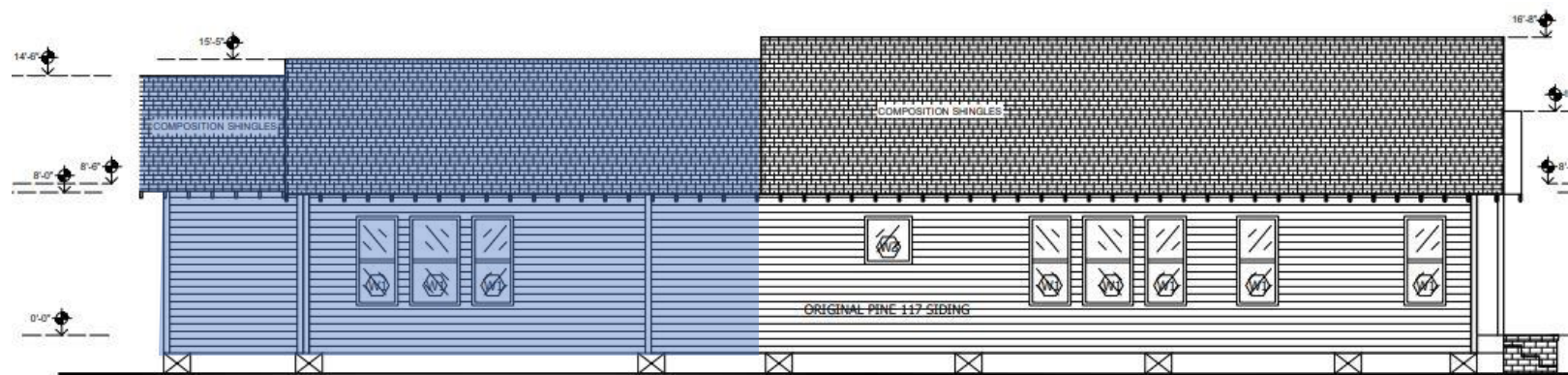




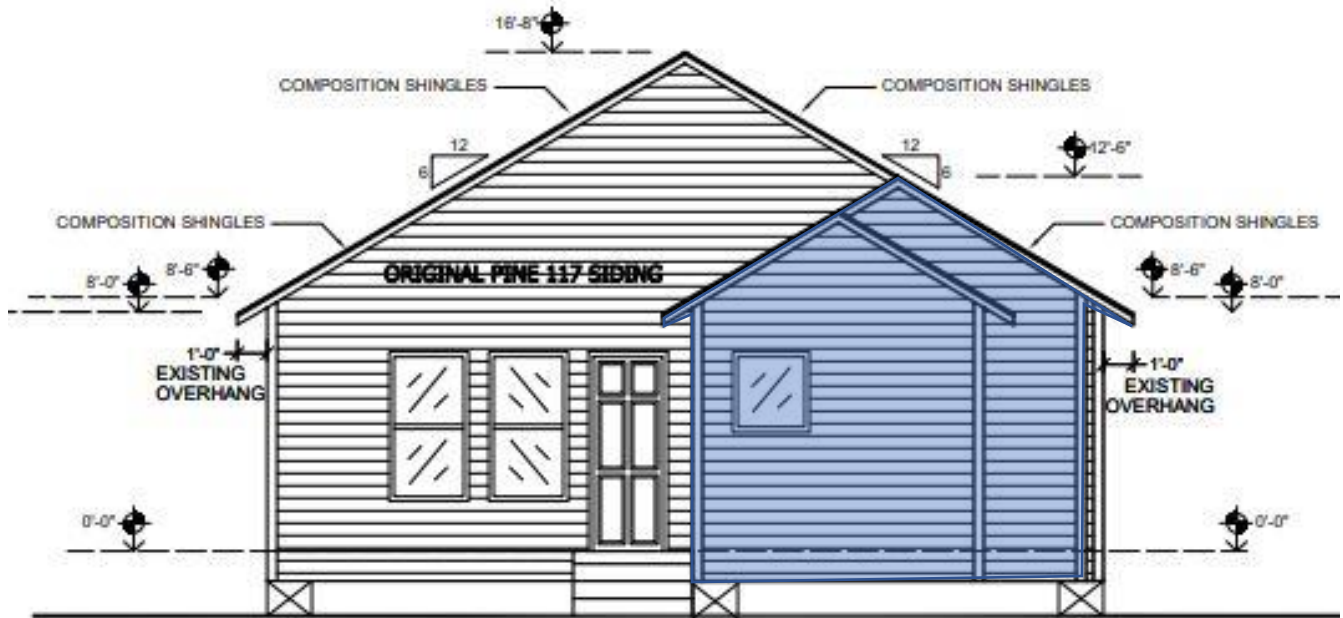
West Elevation – Existing



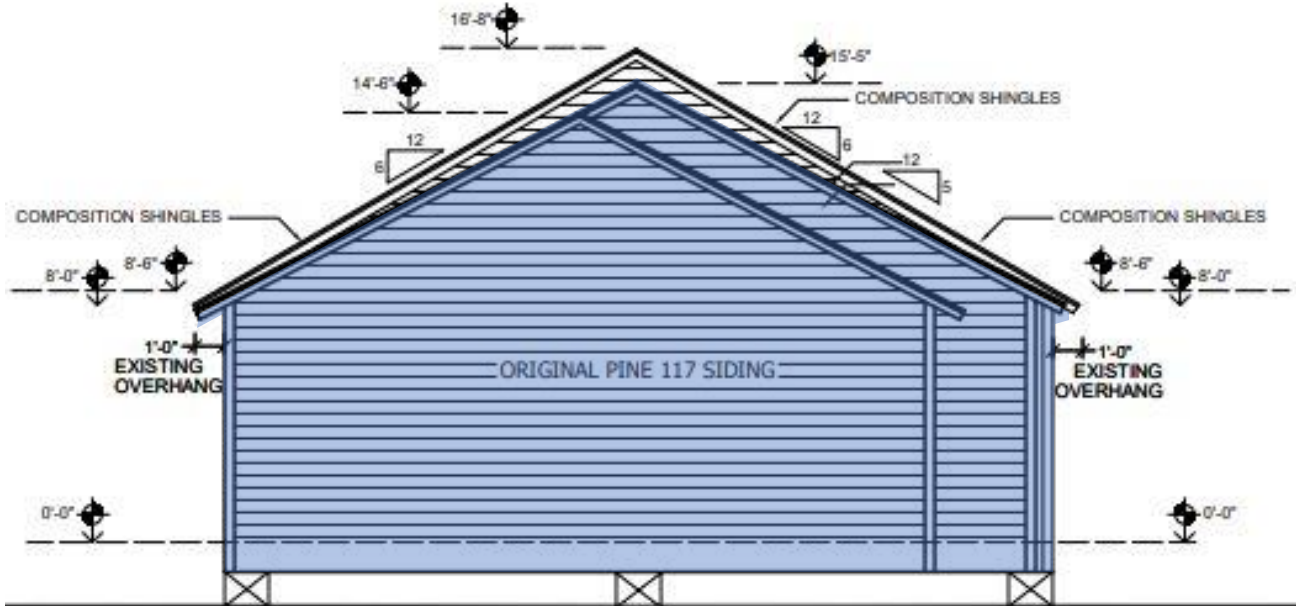
West Elevation – Proposed



North Elevation – Existing



North Elevation – Proposed



Roof Plan – Existing

Roof Plan – Proposed

