

CERTIFICATE OF APPROPRIATENESS

Application Date: January 27, 2022

Applicant: Ashley Goolsby, owner / Sam Gianukos, agent

Property: 1121 Key St, lot 15, block 131, in the Norhill Subdivision. The property includes a historic 1,366 square foot, one story wood frame single-family residence situated on a (50' x 100') 5,000 square foot lot.

Significance: Contributing home constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration and addition of the existing home:

The applicant proposes to:

- demolish a portion of the existing wall.
- construct a 1,174 square foot, two-story addition bringing the total square footage to 2,540 square feet.
- Construct the new roof (2nd floor) with 5:12 slope to match existing and the new roof (1st floor) shall have a 6:12 slope.
- Construct the rear addition on a slab on grade foundation.
- Remove an existing window and reposition one window at the rear east wall.

See enclosed application materials and detailed project description below.

Public Comment: No public comment received at this time.

Civic Association: The NNA is currently in discussion about this COA.

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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO

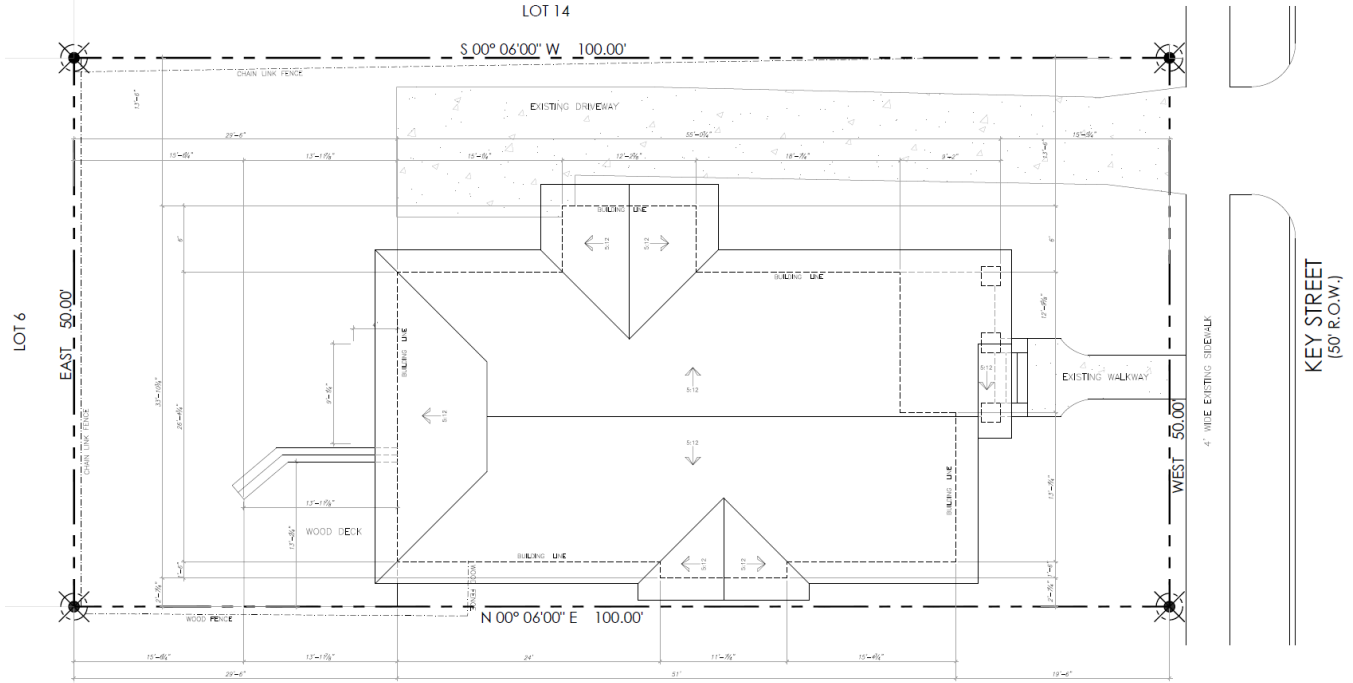




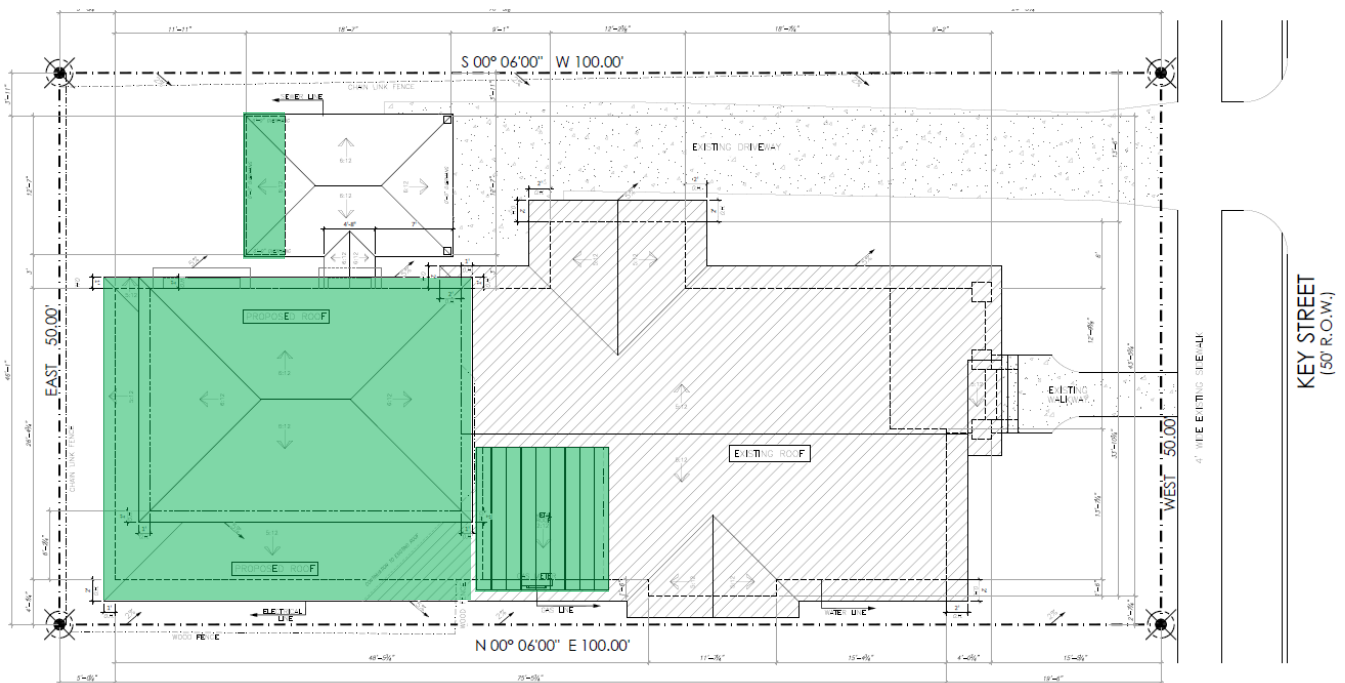




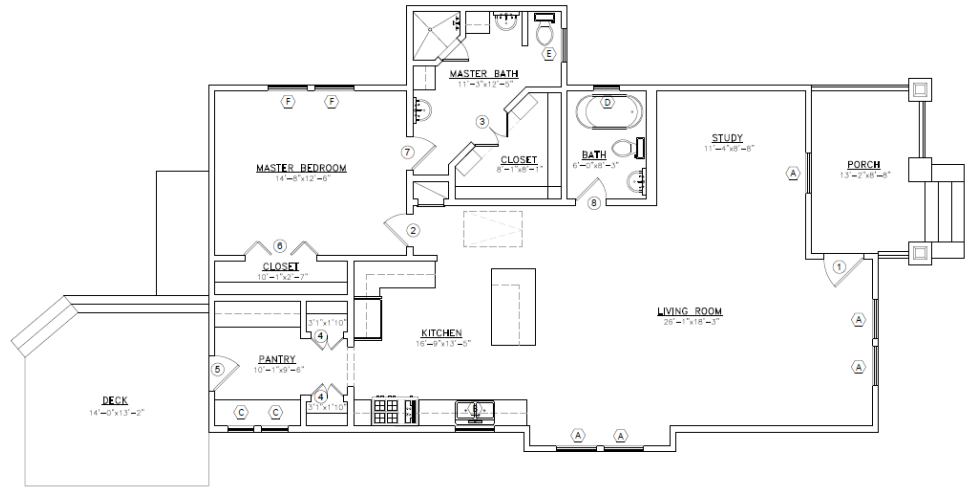
**SITE PLAN
 EXISTING**



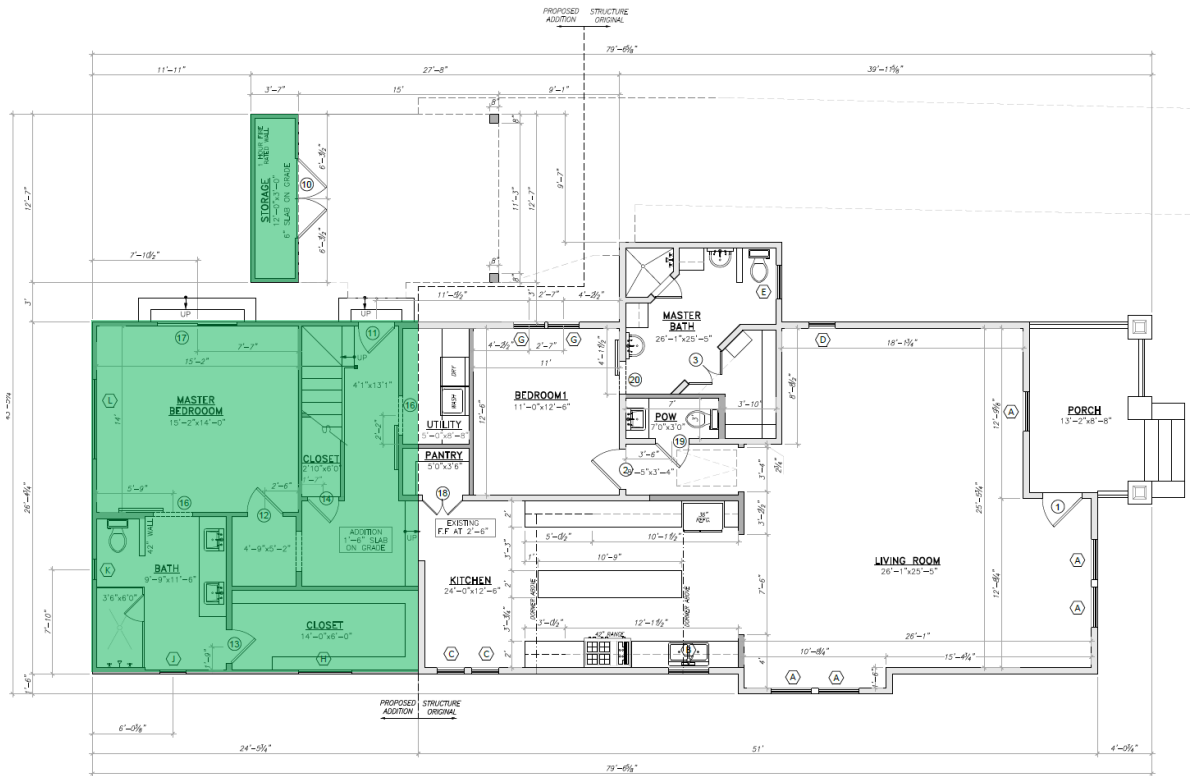
**SITE PLAN
 PROPOSED**



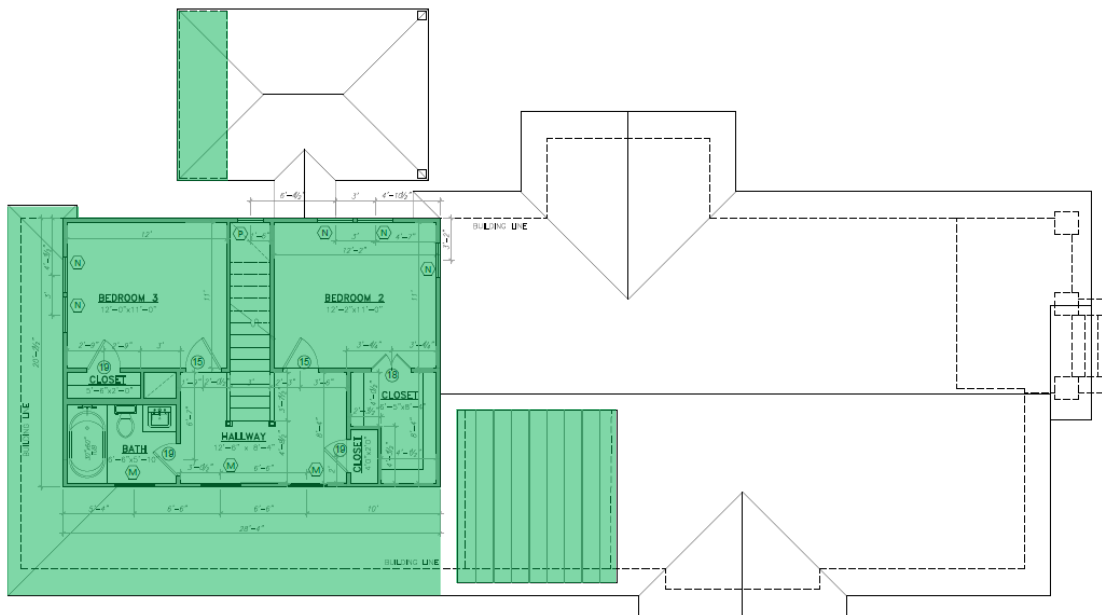
FLOOR PLAN EXISTING



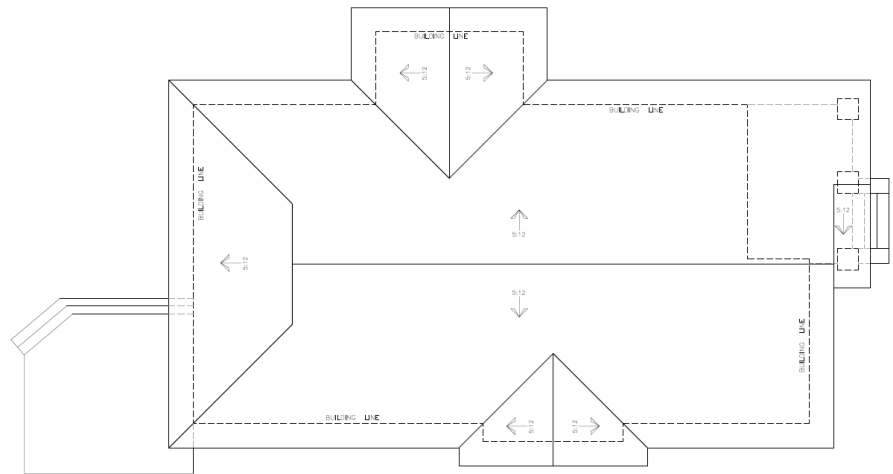
FLOOR PLAN PROPOSED



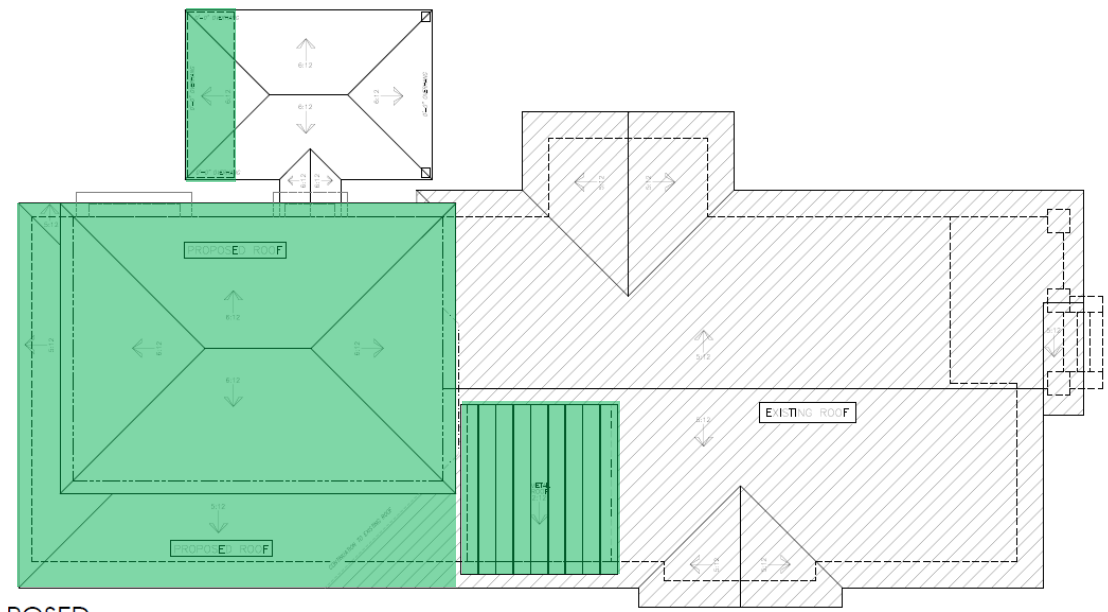
SECOND FLOOR PLAN PROPOSED



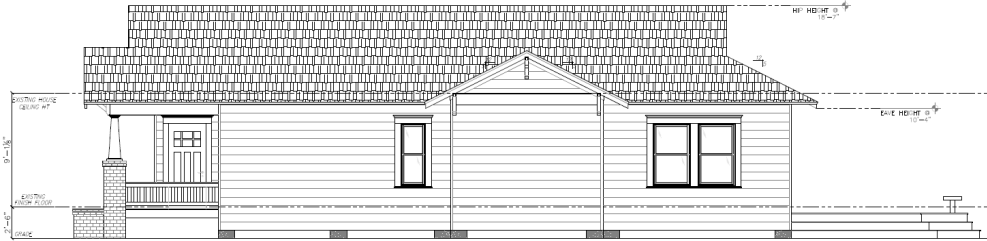
ROOF PLAN EXISTING



PROPOSED



EAST ELEVATIONS EXISTING



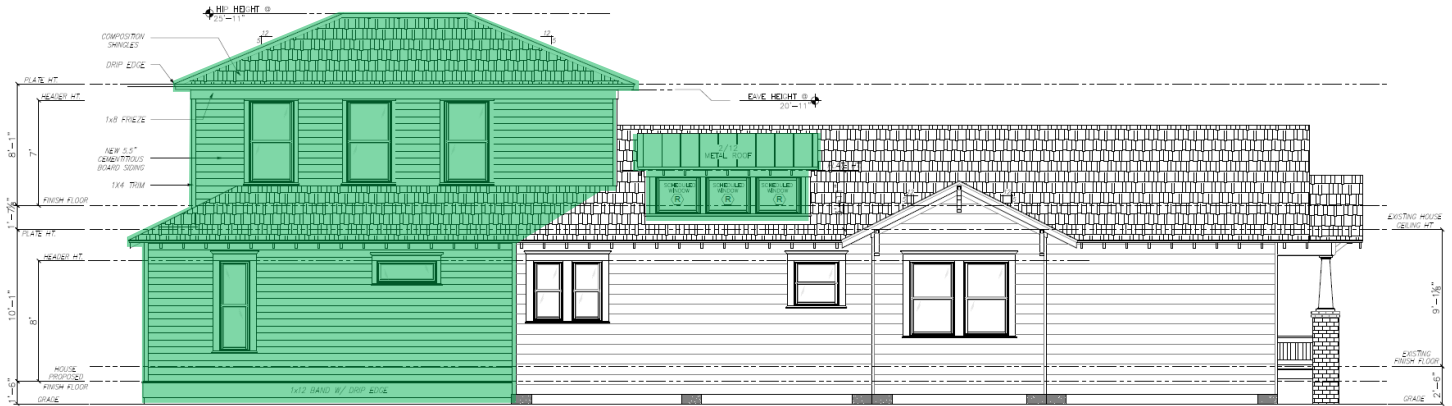
PROPOSED



WEST ELEVATIONS EXISTING



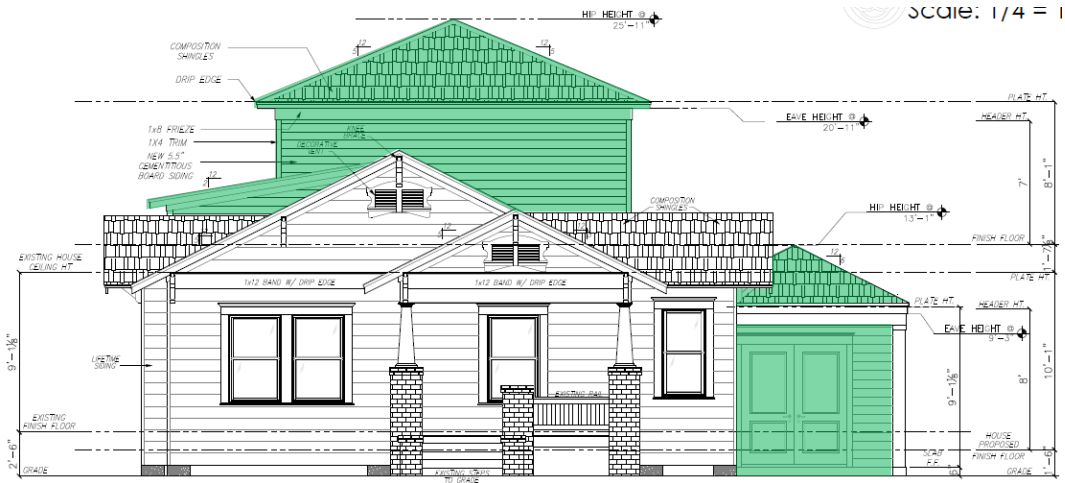
PROPOSED



NORTH ELEVATIONS EXISTING

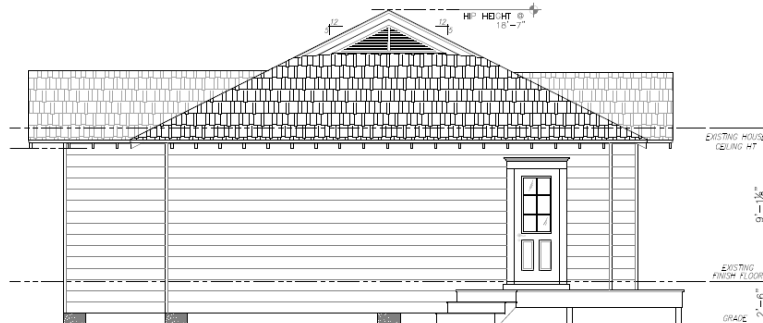


PROPOSED



SCALE: 1/4" = 1'

SOUTH ELEVATIONS EXISTING



PROPOSED



WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	4	3'-0"	5'-0"	EXISTING WINDOW - TO REMAIN
(B)	1	3'-0"	3'-0"	EXISTING WINDOW - TO REMAIN
(C)	2	2'-0"	4'-0"	EXISTING WINDOW - TO REMAIN
(D)	1	2'-0"	5'-0"	EXISTING WINDOW - TO REMAIN
(E)	1	2'-6"	5'-0"	EXISTING WINDOW - TO REMAIN
(F)	2	2'-4"	5'-0"	EXISTING WINDOW - TO DEMO

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	6'-8"	EXISTING DOOR - TO REMAIN
2	1	2'-6"	6'-8"	EXISTING DOOR - TO REMAIN
3	1	3'-6"	6'-8"	EXISTING DOOR - TO REMAIN
4	2	2'-6"	8'-0"	EXISTING DOOR - TO DEMO
5	1	2'-8"	6'-8"	EXISTING DOOR - TO DEMO
6	1	5'-6"	6'-8"	EXISTING DOOR - TO DEMO
7	1	2'-6"	6'-8"	EXISTING DOOR - TO DEMO
8	1	2'-4"	6'-8"	EXISTING DOOR - TO DEMO

AREA CALCULATIONS			
	EXISTING	+/-	REDESIGNED
FIRST FLOOR:	1372 SQ.FT.	+647	2019 SQ.FT.
SECOND FLOOR:	0 SQ.FT.	+527	527 SQ.FT.
TOTAL HEATED :	1372 SQ.FT.	+1174	2546 SQ.FT.
FRONT PORCH :	116 SQ.FT.	+0	116 SQ.FT.
REAR PATIO :	178 SQ.FT.	-178	0 SQ.FT.
STORAGE :	0 SQ.FT.	+45	45 SQ.FT.
TOTAL UNHEATED:	294 SQ.FT.	-133	161 SQ.FT.
TOTAL COVER:	1666 SQ.FT.	+1041	2707 SQ.FT.