



HISTORIC PRESERVATION COMMISSION – STAFF REPORT

HPC2024-28

Address: **221 S Ridgeland Ave**
Meeting Date: December 12, 2024
Property Owner: Michelle Dallapiazza & Tariq Zehawi
Architect: Denny Burke
Historic Designation: Contributing Resource in the Ridgeland-Oak Park Historic District
Zoning: R-3: Single-Family Residential
Project Description: Remove existing metal siding and restore historic lap and shake siding throughout the house; renovate front porch; remove gable chimney; remove, add and replace windows on north and south elevations; and add a rear deck

Requirements:

- 1. Masonry or Stucco Projects**
- 2. Exterior Wood Siding & Trim Projects**
- 3. Window Projects**
- 5. Porch, Balcony, or Deck Projects**



2024 GIS photo

Architectural Review Guidelines

The purpose for architectural review is to protect the unique visual qualities of a building and its site that define their sense of history from inappropriate proposed alterations that will reduce that sense.

The relevant standards from the Secretary of the Interior's Standards for Rehabilitation include the following:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Relevant standards from the Requirements for Masonry & Stucco Projects include the following:

Property Owners Shall:

- Stabilize deteriorated or damaged masonry as a preliminary measure prior to undertaking appropriate preservation work.
- Retain historic masonry, trim and ornament.

Property Owners Shall NOT:

- Remove or encapsulate masonry, trim or decorative features that characterize a property.
- Install artificial siding or stucco over masonry.

- Install alternatives to masonry and trim unless they match in exposure, thickness and detailing.
- Add detail or ornament not appropriate to the building type or style without historic documentation.

Relevant standards from the Requirements for Exterior Wood Siding & Trim Projects include the following:

Exterior Wood Siding & Trim Repair & Replacement

Property Owners Shall:

- Retain historic wood siding, trim and ornament.
- Selectively replace damaged or missing materials with new materials to match the original material in size, shape, texture, color and overall appearance.
- If the damage or deterioration of the original material is beyond repair, completely replace damaged or missing materials with new materials to match the original in size, shape, texture, pattern, color and overall appearance.
- If replacement matching original material is not possible, replace the damaged or missing materials with new materials that are similar in size, shape, texture, pattern, color and overall appearance with a paintable finish.

Substitute Exterior Wood Siding & Trim Materials

Property Owners Shall NOT:

- Remove or encapsulate siding, trim or decorative trim features that characterize a property including siding, shingles, window and door trim, brackets, cornices, eaves, rafters, spindles, corner boards, columns, posts, etc.
- Install artificial siding or stucco over existing exterior wood siding or trim.
- Install alternatives to wood siding and trim unless they match in exposure, thickness, detailing and have a paintable smooth finish and not a wood-grained finish.
- Add detail or ornament not appropriate to the building type or style without historic documentation.

Relevant standards from the Requirements for Porch, Balcony, or Deck Projects include the following:

Property Owners Shall:

- Maintain and repair historic porches and balconies which are visible from the street.
- Replace existing porches and balconies that have deteriorated or become badly damaged in the same size and shape with appropriate new materials.
- Replace deteriorated wood elements with another material, if the dimensions, appearance, size, profiles, texture, and finish match the historic elements.
- Paint new and existing wood on porches and balconies that are visible from the street, unless it can be documented that the original wood was unpainted or stained. Unpainted pressure-treated wood is not permitted in locations that are visible from the street.
- If constructing a new porch, property owners shall construct proposed new porches to be similar to historic porches which have been removed with regard to size, style and detail, to the extent that such historic porches can be documented. Where inadequate

documentation exists for the original porch, proposed new porches shall be typical of those built in the style of the historic building.

Property Owners Shall NOT:

- Alter historic porches and balconies in such a manner that the characteristics of the style of the porch are lost, obscured or modified.
- Introduce new decorative elements that were not historically part of the porch or balcony.
- Destroy or conceal important architectural features or details.

Relevant standards from the Requirements for Window Projects include the following:

Property Owners Shall:

- Retain and repair original or historic windows, including decorative windows, which are visible from the street.
- Repair historic windows using the same materials constructed in the same configuration, size, and shape as the original.
- Make new windows look like the historic windows from the street, and match critical details such as size, shape, operation, glass (muntin) configuration, profiles, material, and finish. They should operate in the same manner as the historic windows and should be the same material.

Property Owners Shall NOT:

- Remove or encapsulate window trim features that characterize a property.
- Remove historic decorative windows unless irreparably damaged and documented.
- Close up or conceal historic windows or openings on the front façade. A side window which is visible from the street may be covered with a finished wall on the interior of the window if permitted by Code.
- Add new window openings to the front façade, unless documented that they previously existed. New windows which are similar to the proportion, size, shape, details, and materials of existing windows may be added in locations where none existed before, but only on side or rear façades of the building.

Applicant's Proposal

The applicant aims to remodel the historic home with an eye to improved energy used. There are multiple components to the project, each listed separately below.

1. Front Porch: Keep the existing porch roof columns and infill with new railing and screening profiles. The proposed elements of the handrail pick up detailing from the interior historic stair in decorative balusters including a new newel post and matching handrail at the porch stair. The screening below is a simple 2x2 spaced 1-1/2".
2. Foundation Masonry: The existing masonry will remain. The homeowner intends to remove any paint along its surface. Removal will follow the Village Guidelines when performing this work.

3. Chimney: The existing house has three chimneys. It is proposed to keep the chimney at the south façade, while removing the gable chimney. The third chimney is within the 2-story rear addition (1966).
4. Windows: The home has original windows, including (4) art glass units, within the historic footprint. The proposal will keep the majority of these units, deciding on interior storms and exterior weather stripping versus replacement. Please refer to the elevations for distinction of existing versus new windows. All new windows will be Sierra Pacific H3 units. The homeowner also intends to replace the (4) stained glass sashes at the first floor with in-kind stained glass due to their current condition. The units will be salvaged and stored within the home.
5. Siding: The intent of the project is to replace siding throughout. This allows for installation of a new weather barrier rainscreen over the existing sheathing and studs with the intent of preserving the home's frame for another 100+ years. Historic lap and shake siding were found underneath the existing metal siding. It is intended to match this finding with in-kind with material from Duration Millworks so as to restore the home's historic look. All trim and window casing profiles will be matched.

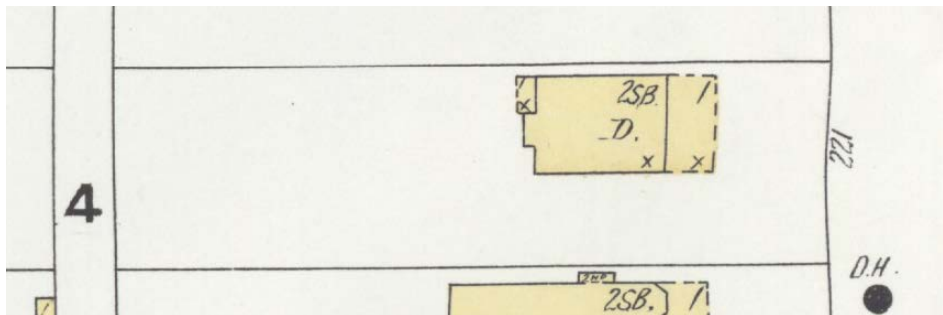
The applicant is requesting approval of a Certificate of Appropriateness for the proposed exterior renovation.

Historical Summary

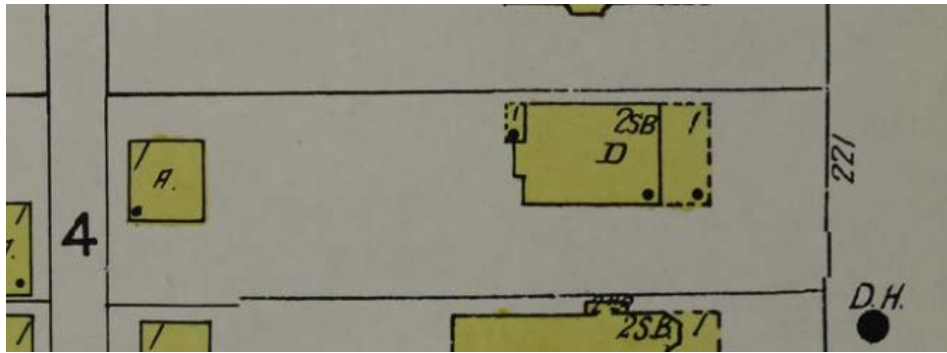
221 S Ridgeland Ave is a contributing resource in the Ridgeland-Oak Park Historic District. It was built by Miller Brothers for the owner W. M. Dekalb in 1904.

Historic Permit Summary:

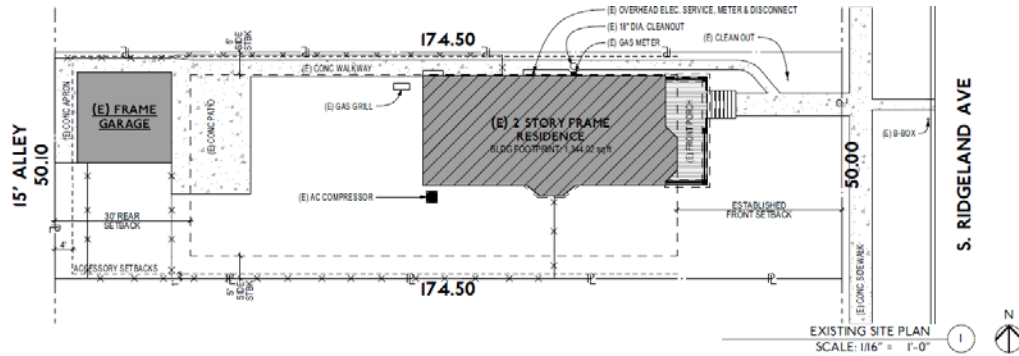
- 1904 2-story house was constructed
- 1933 2-car garage was constructed (18' X 20')
- 1966 2-story frame rear addition was constructed (24' X 22')
- 1996 New garage was constructed (20' X 20')
- 2002 Kitchen remodel (interior work only)
- 2005 Fence permit
- 2006 Replace concrete walkway
- 2006 Repair front porch: soffit, fascia, new frame roof, deck, stairs, and railings
- 2007 Reroof the main house



1908 Sanborn



1947 Sanborn



2024 Existing Site Plan

Staff Comments

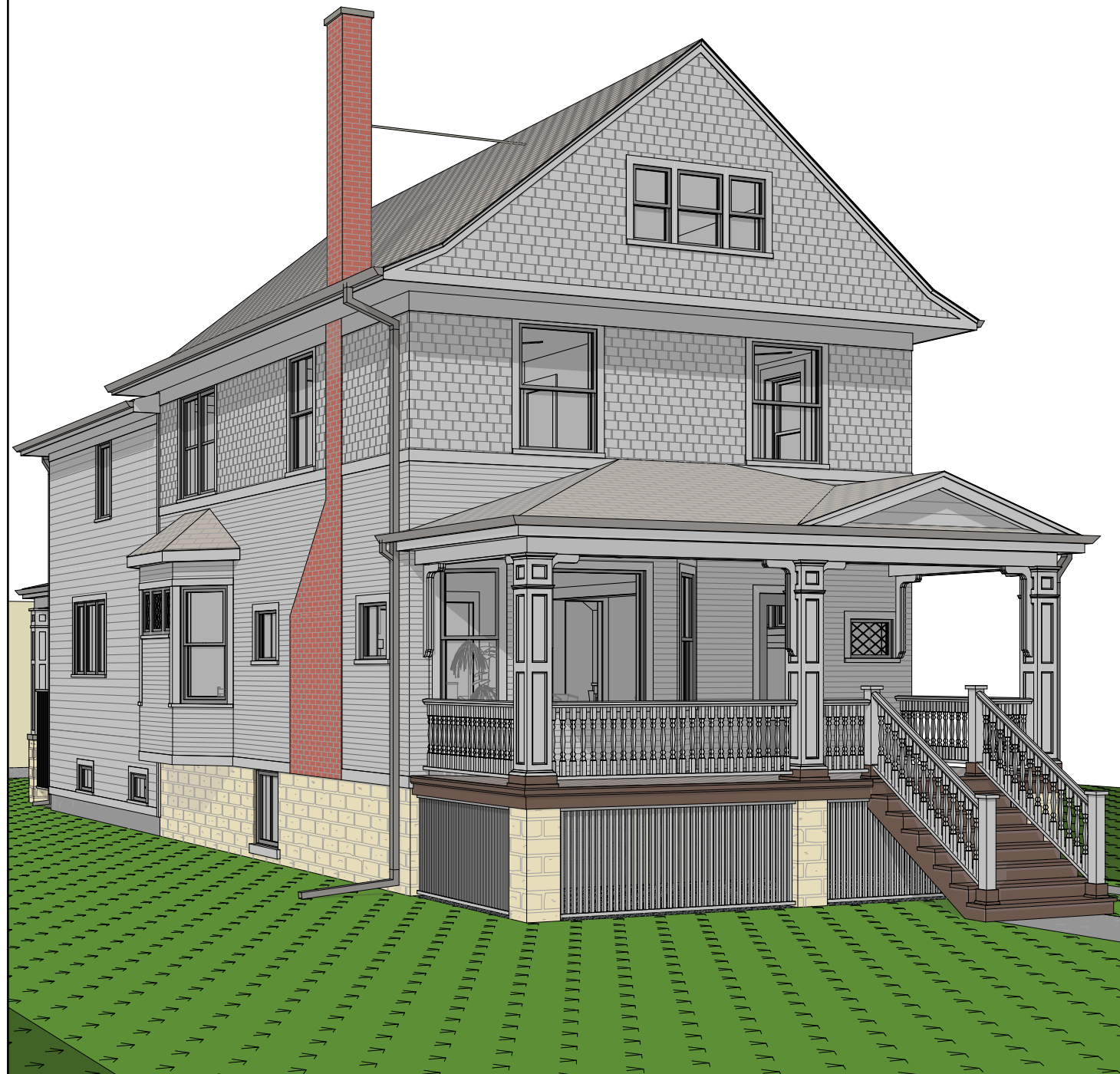
The applicant proposed a major exterior renovation of the historic house at 221 S Ridgeland Ave which includes renovation of front porch; removal of existing siding and restoration of historic siding throughout the house; removal, addition and replacement of windows on north and south elevations; and removal of a gable chimney. The building is a contributing resource within the Ridgeland-Oak Park Historic District. As such, the proposed exterior renovation that will be visible from the street requires a Certificate of Appropriateness from the Historic Preservation Commission and must meet the Architectural Review Guidelines.

Attachments

- 221 S Ridgeland Ave project narrative from applicant including current photos
- 221 S Ridgeland Ave proposed scope of work, site plan, floor Plans, and exterior elevations
- 221 S Ridgeland Ave Certificate of Appropriateness application

221 S. RIDGELAND AVE HISTORIC PRESERVATION SET

VIEW OF PROPOSED WORK FROM STREET (S. RIDGELAND AVE)



PROJECT NARRATIVE

HISTORIC DISTRICT: Ridgeland Historic District

The existing home at 221 S. Ridgeland Ave is a 3-story frame Victorian built in the late 1890s. The house has undergone a few drastic changes, both during the Sandborn map eras and via a 1970s era addition to the west. This project aims to remodel the historic home with an eye to improved energy used. There are multiple components to the project, each listed separately below.

Front Porch -

We propose to keep the existing porch roof columns and infill with new railing and screening profiles. The proposed elements of the handrail pick up detailing from the interior historic stair in decorative balusters including a new newel post and matching handrail at the porch stair. The screening below is a simple 2x2 spaced 1-1/2”.

Foundation Masonry -

The existing masonry will remain. The homeowner intends to remove any paint along its surface. Removal will follow the Village Guidelines when performing this work.

Chimney -

The existing house has three chimneys. We propose to keep the chimney at the south façade, while removing the gable chimney. The third chimney is within the addition.

Windows -

The home has original windows, including (4) art glass units, within the historic footprint. Our proposal will keep the majority of these units, deciding on interior storms and exterior weatherstripping versus replacement. Please refer to the elevations for distinction of existing versus new windows. All new windows will be Sierra Pacific H3 units. The homeowner also intends to replace the (4) stained glass sashes at the first floor with in-kind stained glass due to their current condition. The units will be salvaged and stored within the home.

Siding -

The intent of the project is to replace siding throughout. This allows for installation of a new weather barrier rainscreen over the existing sheathing and studs with the intent of preserving the home’s frame for another 100+ years. Historic lap and shake siding were found underneath the existing metal siding. We intend to match this finding with in-kind with material from Duration Millworks so as to restore the home’s historic look. All trim and window casing profiles will be matched.

We believe the proposed revisions meet the Historic Preservation Guidelines and look forward to discussing with you.

Sincerely,

Denny Burke
Project Manager, TBDA

PLOTTED 12/2/2024

2024.12.02 HPC REVIEW
2024.10.16 AS-BUILTS

R. 285
IN PROGRESS
NOT FOR CONSTRUCTION

DALLAPIAZZA-ZEHAWI RENOVATION
221 S. RIDGELAND AVE
OAK PARK, IL 60302

TOM BASSETT-DILLEY ARCHITECTS
216 HARRISON STREET OAK PARK ILLINOIS 60304
TBDARCHITECTS.COM P 708 434 0381



VIEW FROM STREET (S. RIDGELAND AVE)



SOUTHWEST VIEW FROM STREET (S. RIDGELAND AVE)



NORTHWEST VIEW FROM STREET (S. RIDGELAND AVE)



EAST VIEW FROM REAR YARD



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NEIGHBORS TO SOUTH (225 S. RIDGELAND AVE)



LOOKING SOUTH DOWN S. RIDGELAND AVE

NEIGHBORS TO NORTH (217 S. RIDGELAND AVE)



LOOKING NORTH UP S. RIDGELAND AVE



SOUTHWEST VIEW FROM STREET (S. RIDGELAND AVE)



NORTHWEST VIEW FROM STREET (S. RIDGELAND AVE)



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SOUTHEAST VIEW FROM REAR YARD



NORTHEAST VIEW FROM REAR YARD



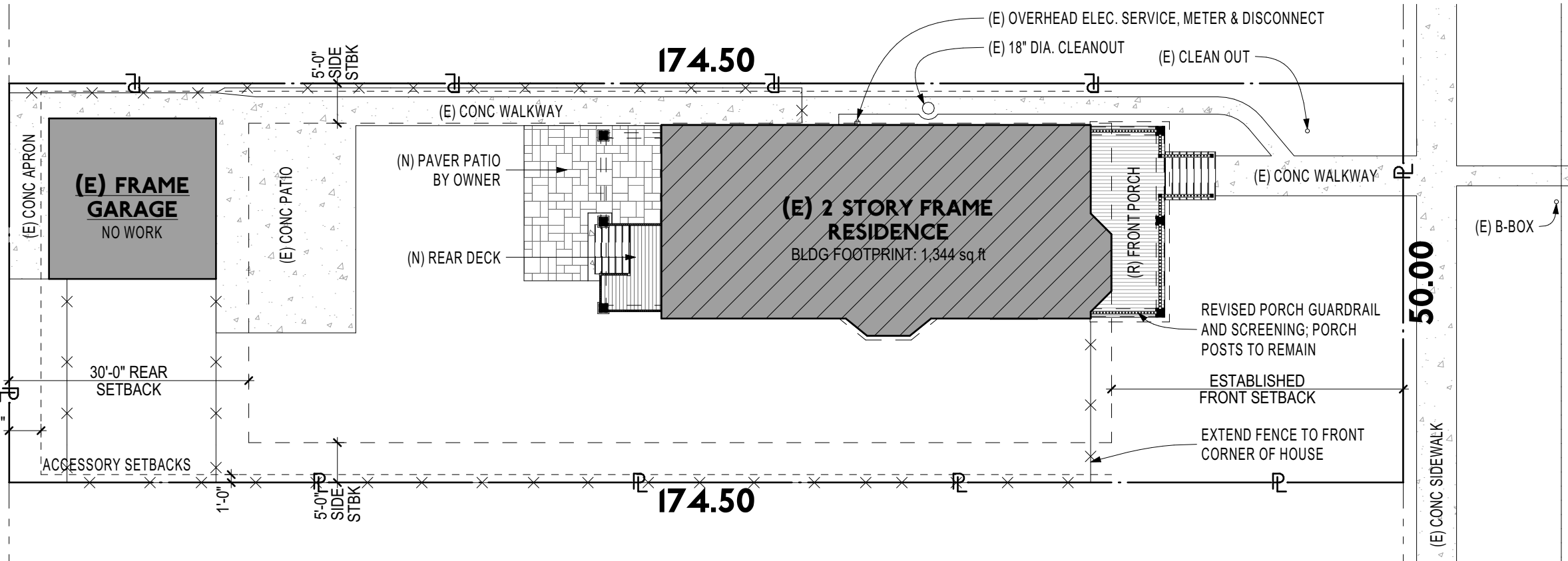
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PLOTTED 12/22/2024

15' ALLEY

50.10

4'-0"



PROPOSED SITE PLAN

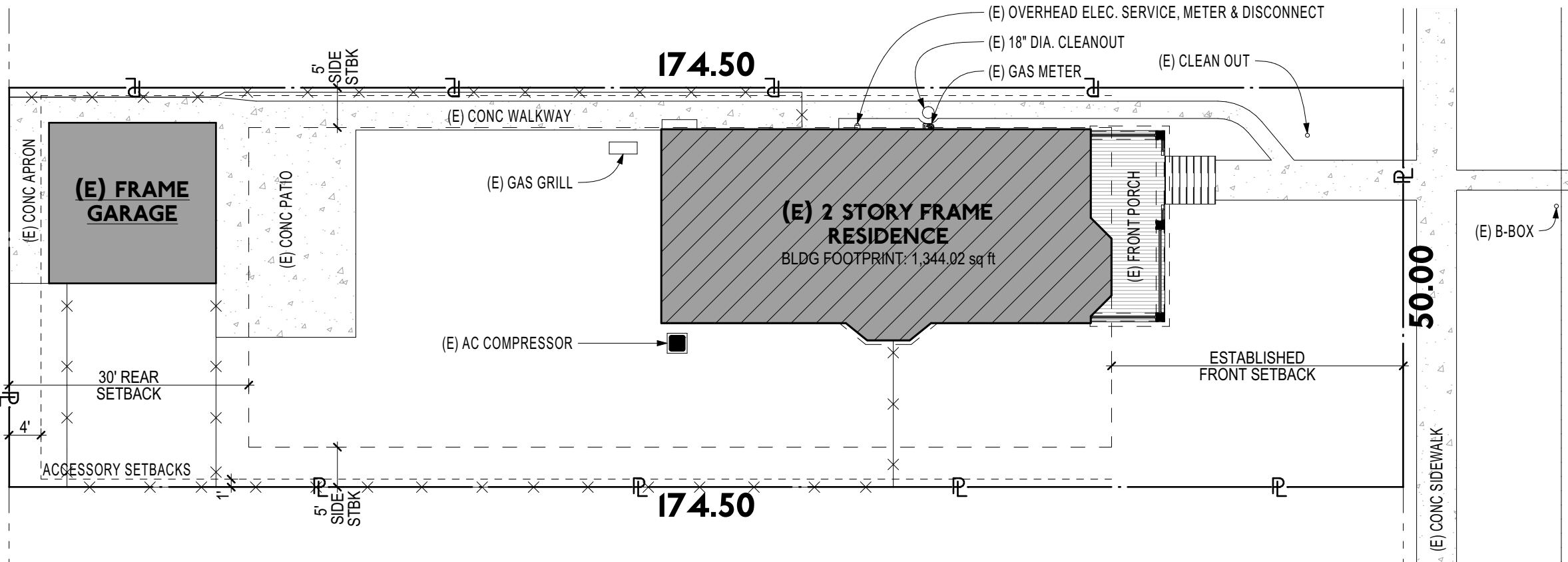
SCALE: 1/16" = 1'-0"

2

15' ALLEY

50.10

4'



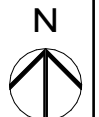
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

1

S. RIDGELAND AVE

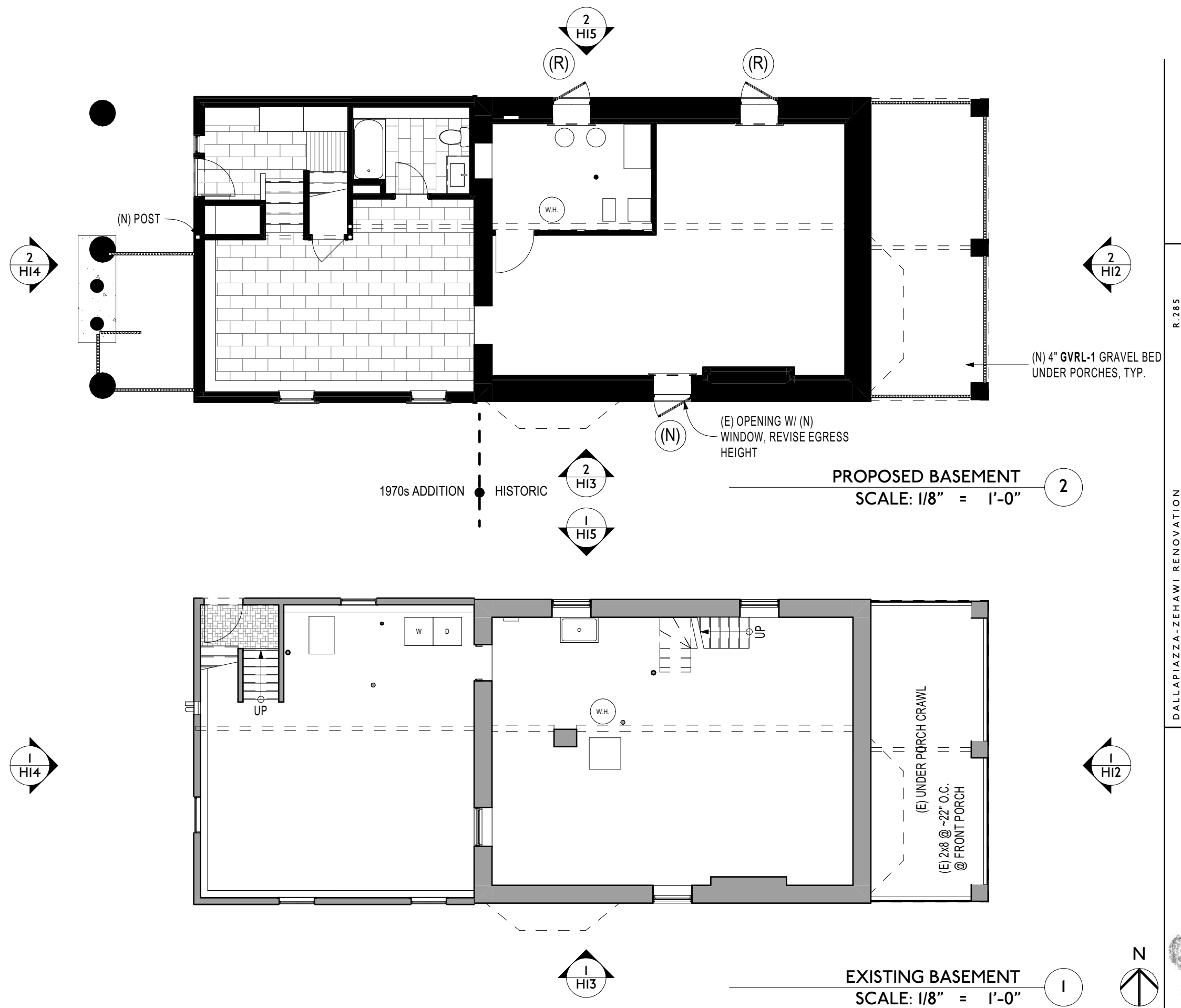
S. RIDGELAND AVE



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H6

WINDOW LEGEND IN HISTORIC HOME	
(N)	NEW WINDOW IN NEW OPENING
(R)	NEW WINDOW IN EXISTING OPENING
(E)	HISTORIC WINDOW TO REMAIN

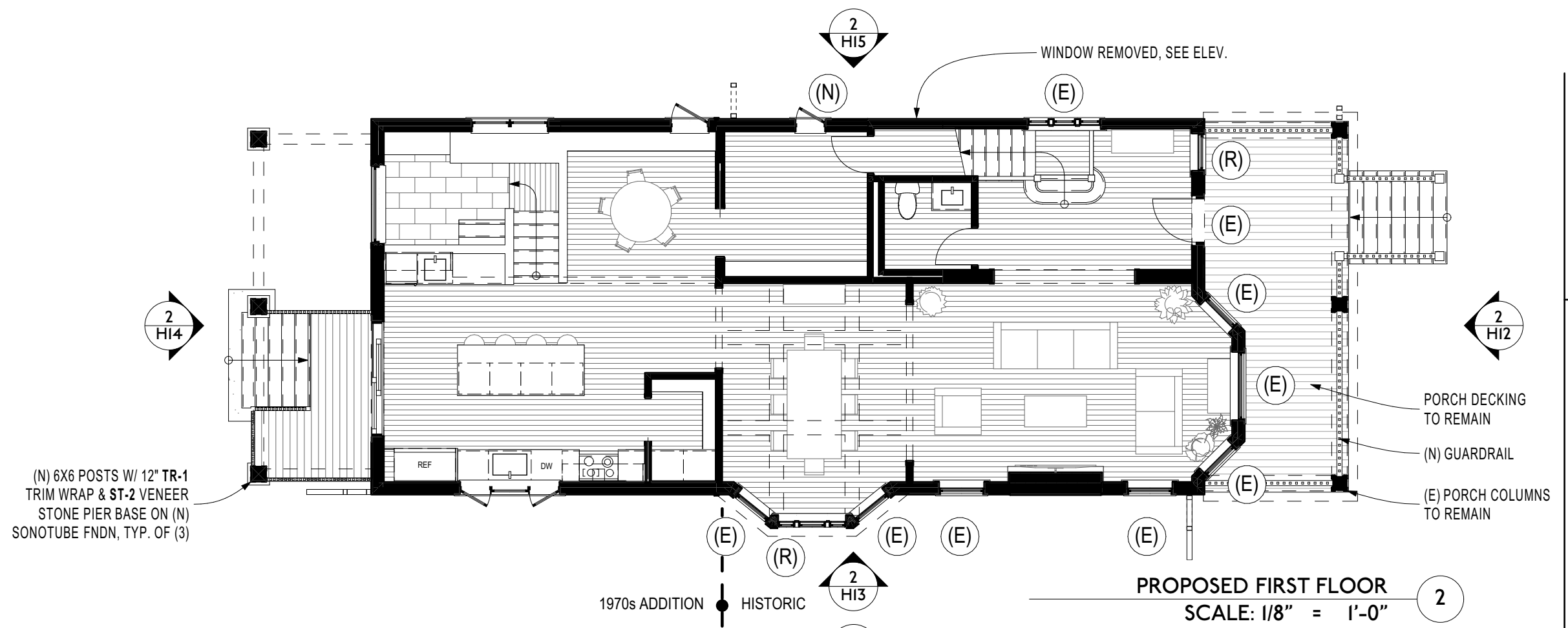


PROPOSED BASEMENT
SCALE: 1/8" = 1'-0" (2)

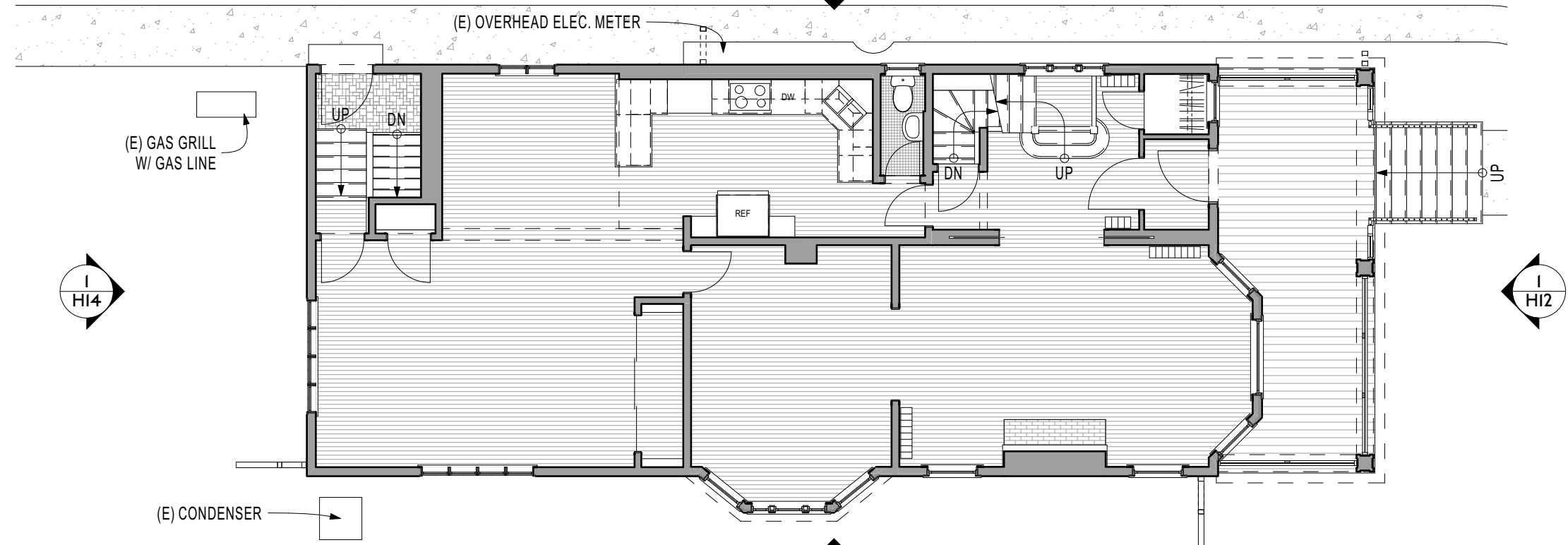
EXISTING BASEMENT
SCALE: 1/8" = 1'-0" (1)

BASEMENT PLANS

WINDOW LEGEND IN HISTORIC HOME	
(N)	NEW WINDOW IN NEW OPENING
(R)	NEW WINDOW IN EXISTING OPENING
(E)	HISTORIC WINDOW TO REMAIN



PROPOSED FIRST FLOOR
SCALE: 1/8" = 1'-0" (2)

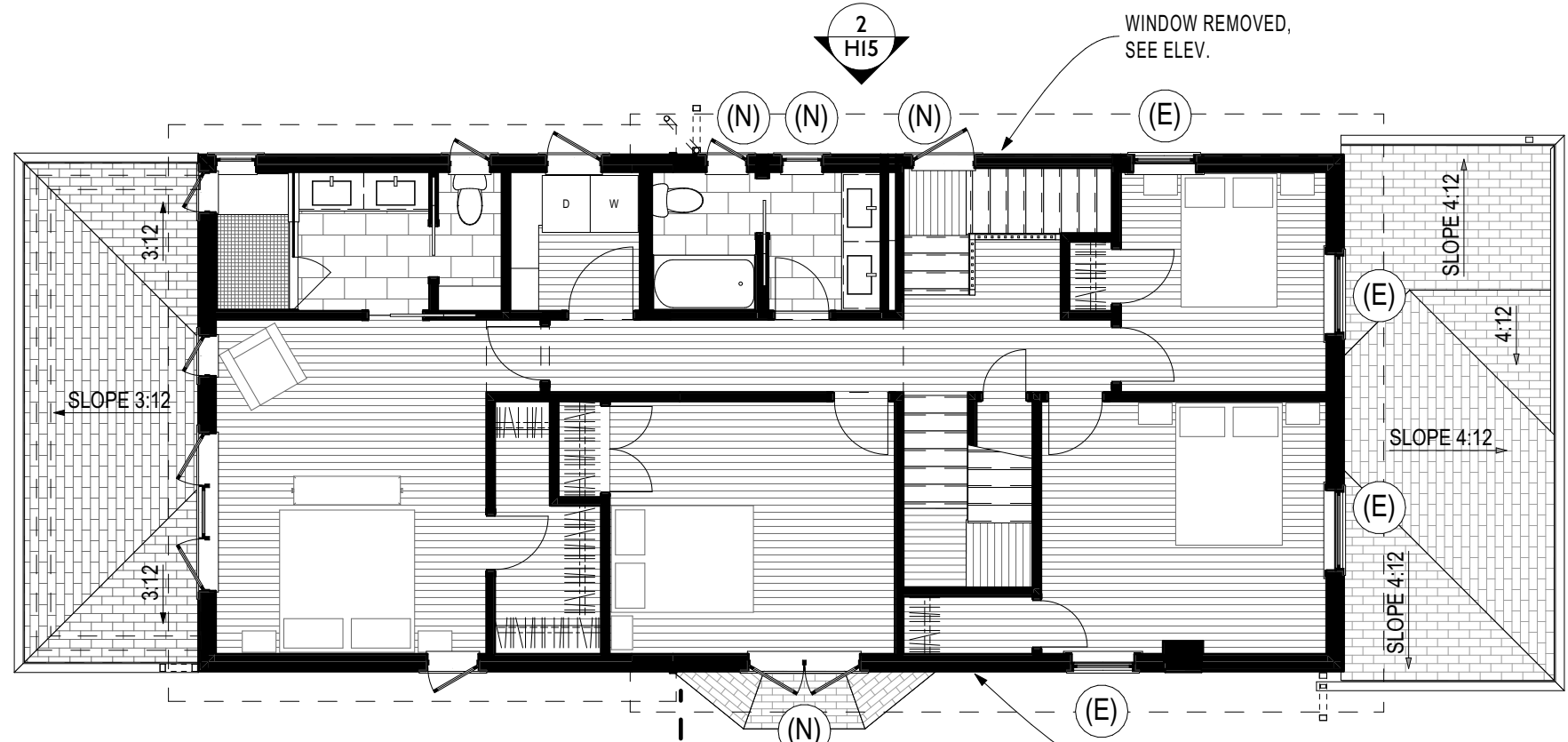


EXISTING FIRST FLOOR
SCALE: 1/8" = 1'-0" (1)

FIRST FLOOR PLANS

WINDOW LEGEND IN HISTORIC HOME	
(N)	NEW WINDOW IN NEW OPENING
(R)	NEW WINDOW IN EXISTING OPENING
(E)	HISTORIC WINDOW TO REMAIN

2
HI4



1970s ADDITION HISTORIC

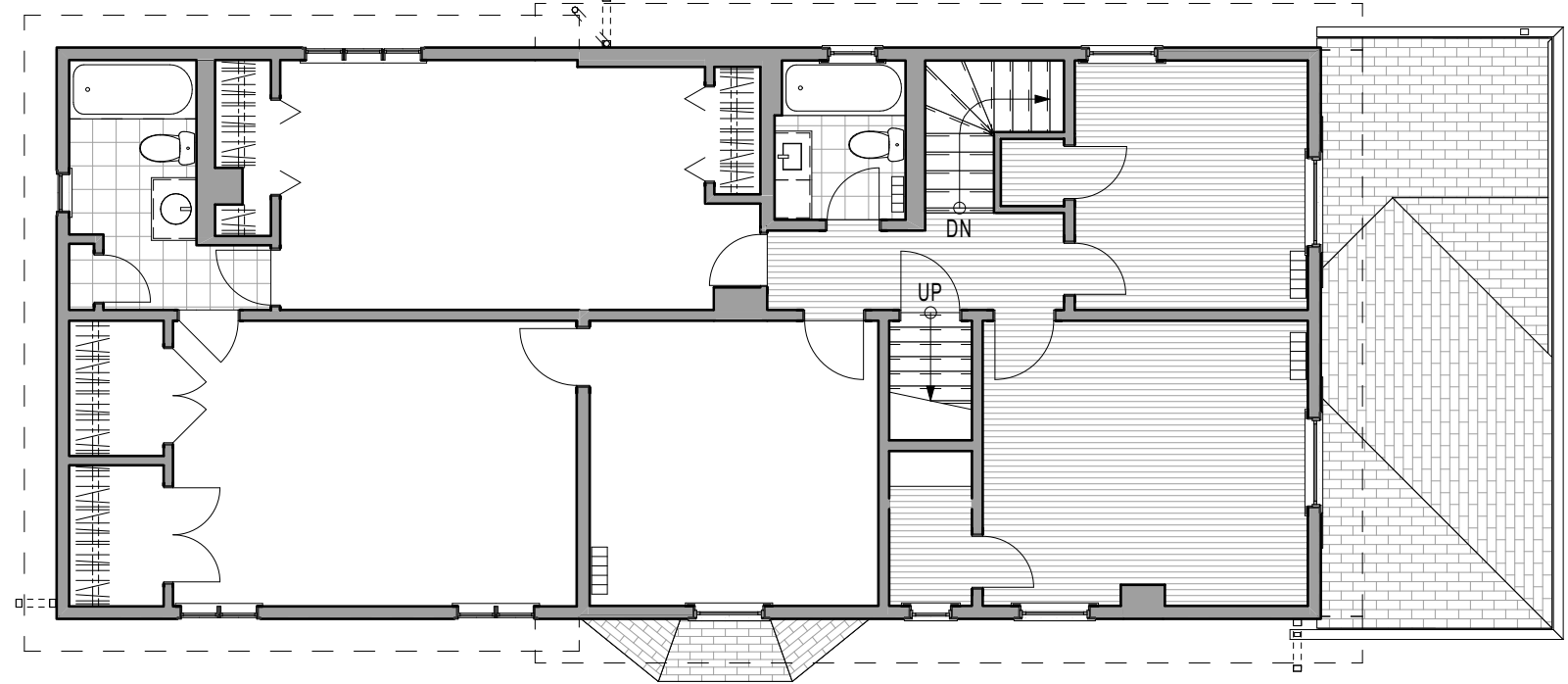
2
HI3

1
HI5

WINDOW REMOVED, SEE ELEV.
PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

2

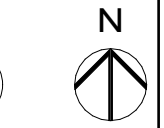
1
HI4



1
HI3

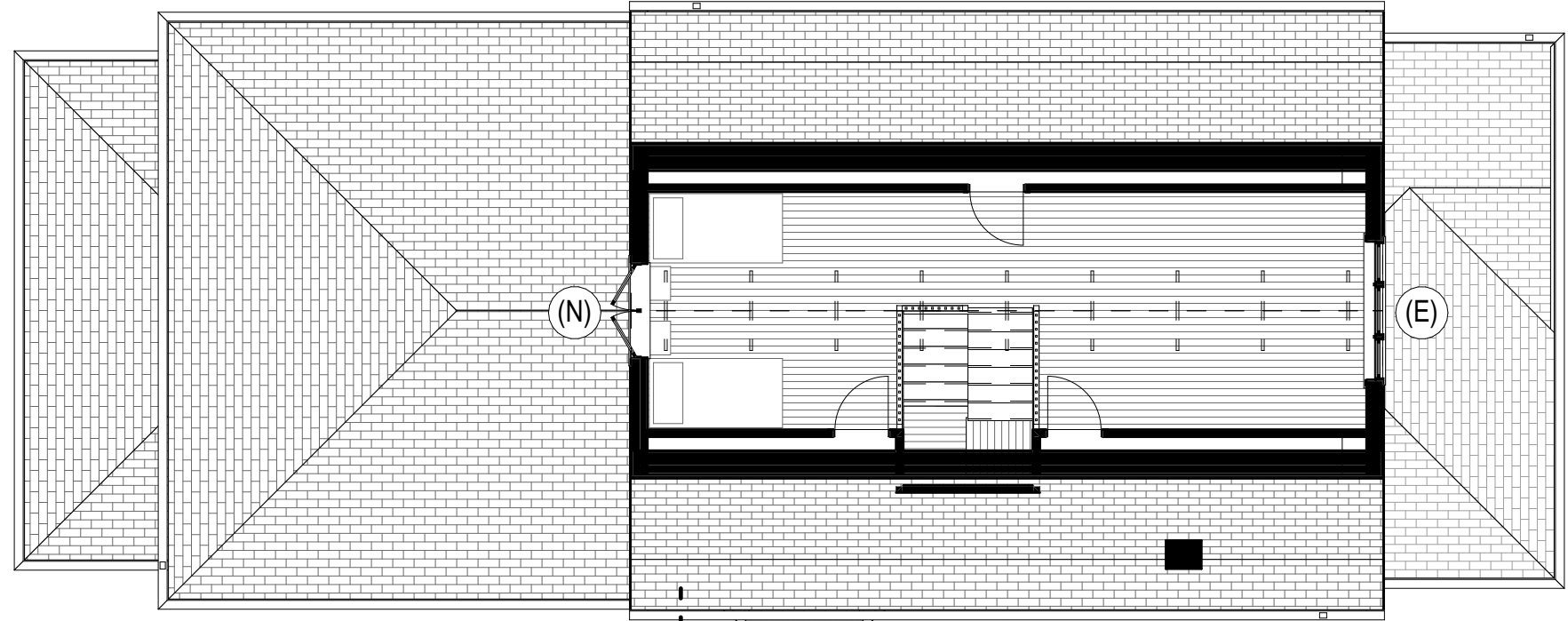
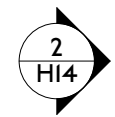
EXISTING SECOND FLOOR
SCALE: 1/8" = 1'-0"

1

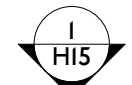


SECOND FLOOR PLANS

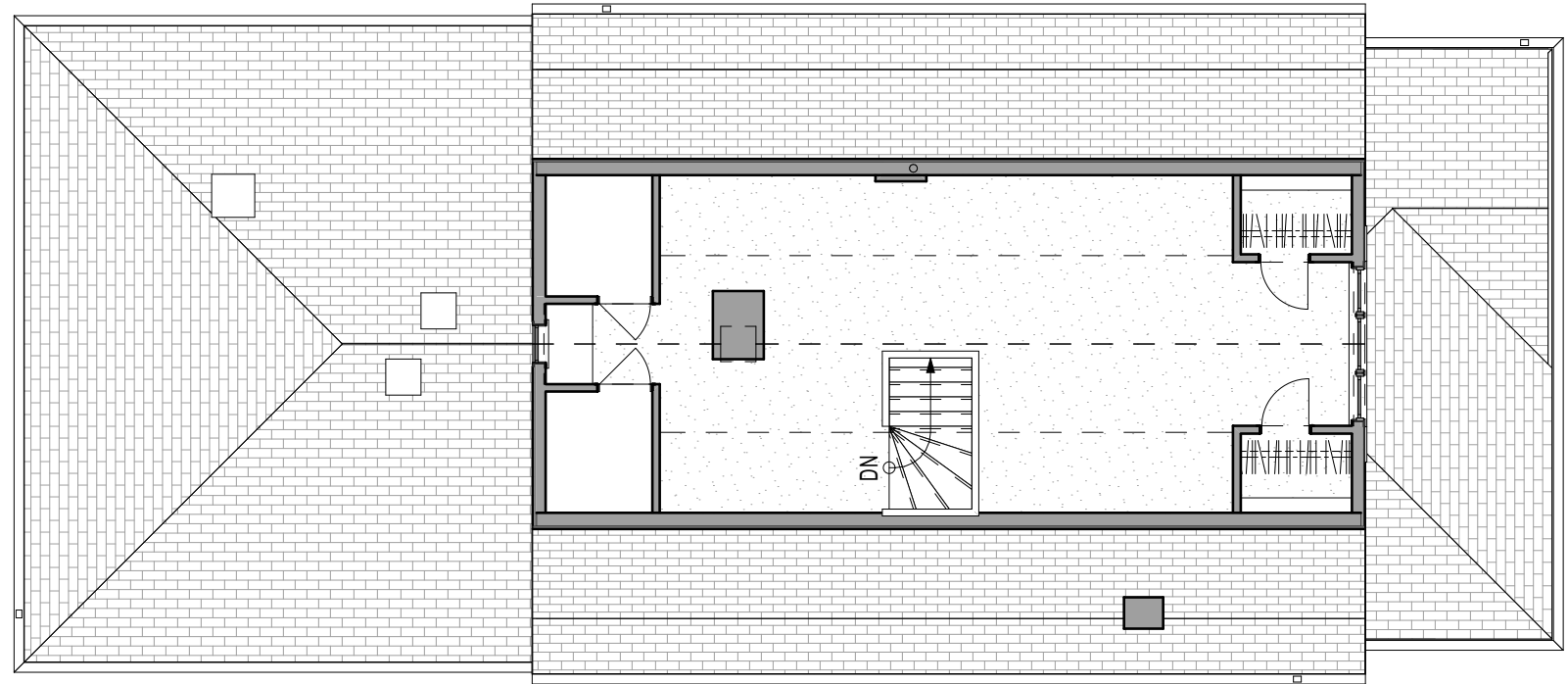
WINDOW LEGEND IN HISTORIC HOME	
(N)	NEW WINDOW IN NEW OPENING
(R)	NEW WINDOW IN EXISTING OPENING
(E)	HISTORIC WINDOW TO REMAIN



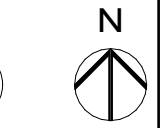
1970s ADDITION ● HISTORIC



PROPOSED ATTIC PLAN
SCALE: 1/8" = 1'-0"



EXISTING ATTIC PLAN
SCALE: 1/8" = 1'-0"



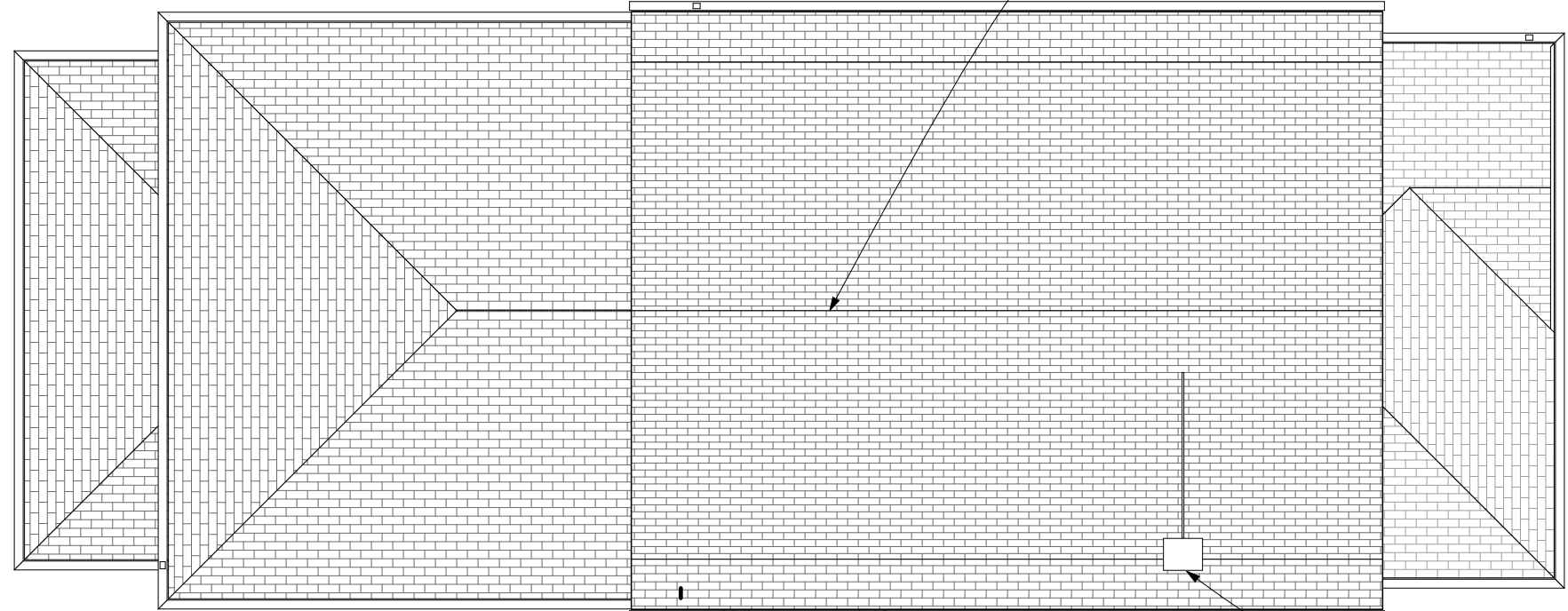
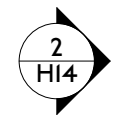
ATTIC PLANS

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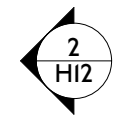
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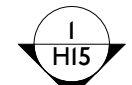
WINDOW LEGEND IN HISTORIC HOME	
(N)	NEW WINDOW IN NEW OPENING
(R)	NEW WINDOW IN EXISTING OPENING
(E)	HISTORIC WINDOW TO REMAIN



PATCH (E) ROOFING AT FORMER CHIMNEY AND VENTS

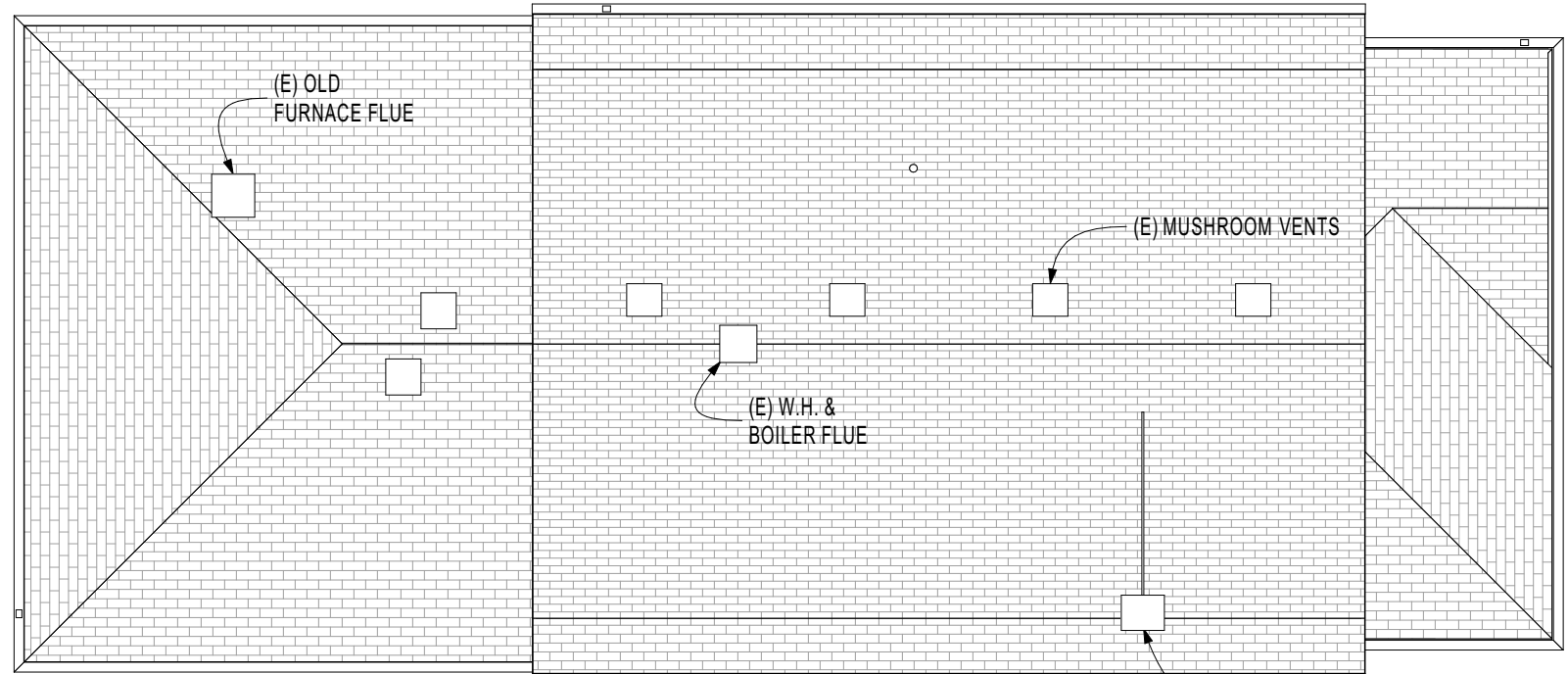


1970s ADDITION HISTORIC



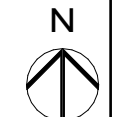
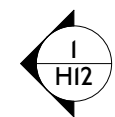
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

2



EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

1

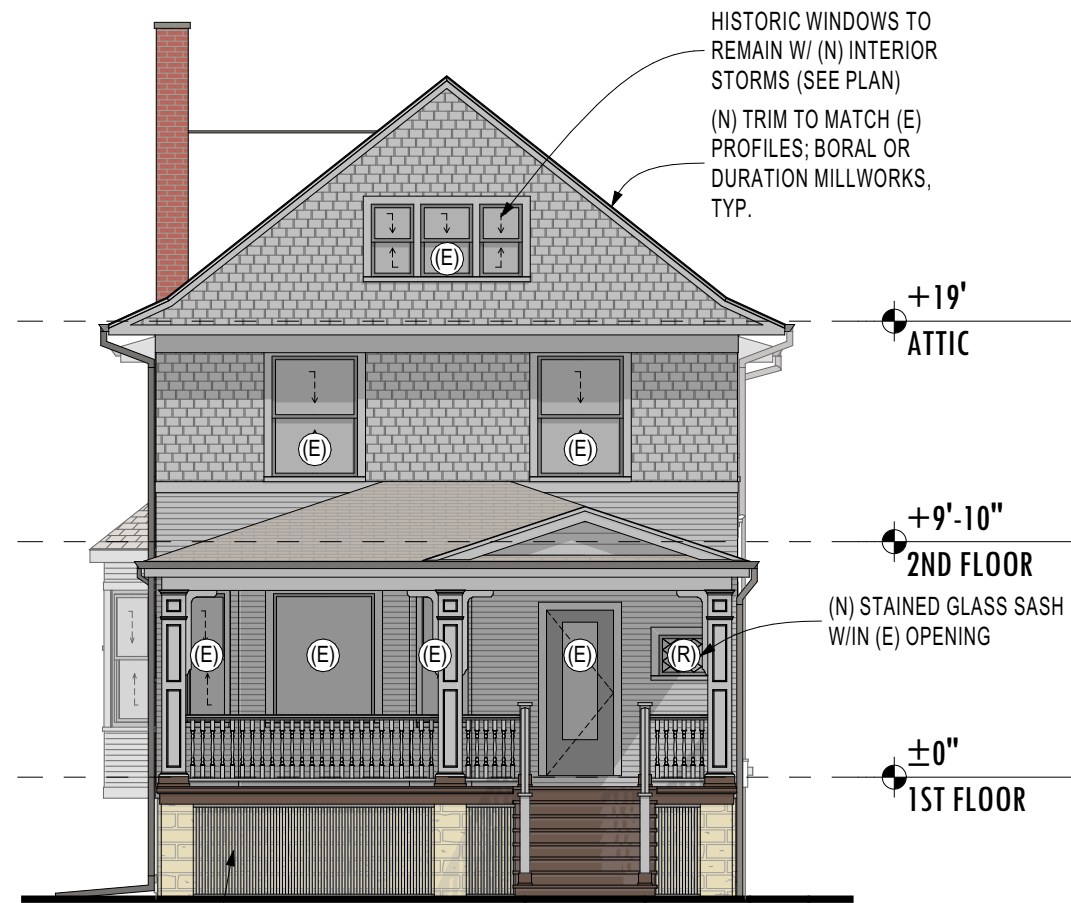


ROOF PLANS

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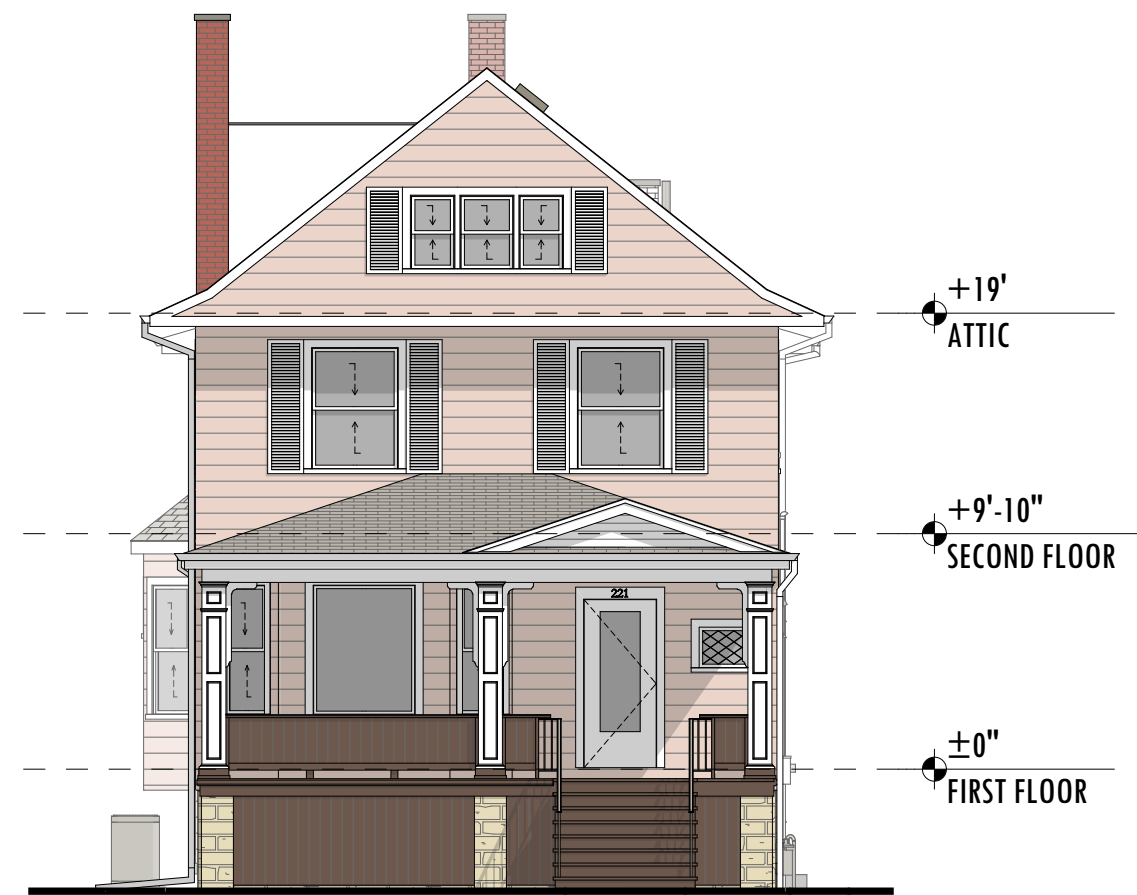
RESTORE (E) FRONT PORCH:

- MAINTAIN OR RESTORE (E) COLUMNS, PORCH FRAMING, CORBELS, BEAMS, BEAM TRIM, ROOF TRIM, STAIRS (V.I.F.)
- (N) GUARDRAILINGS, UNDER PORCH SCREENING, STAIR RAILING & HANDRAIL
- PAINT ALL (E) TRIM

SEE SOUTH ELEVATION FOR MATERIAL CALLOUTS

PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

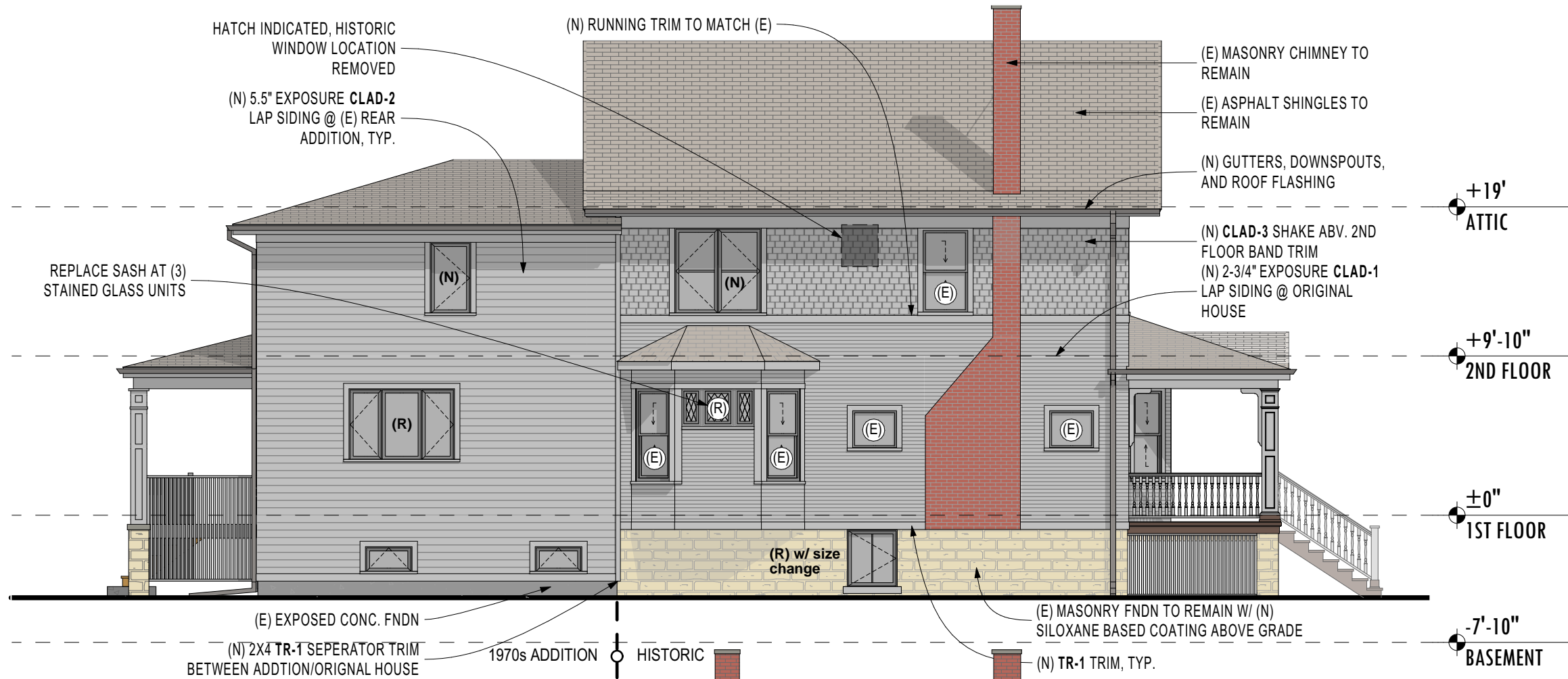
2



EXISTING EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

1

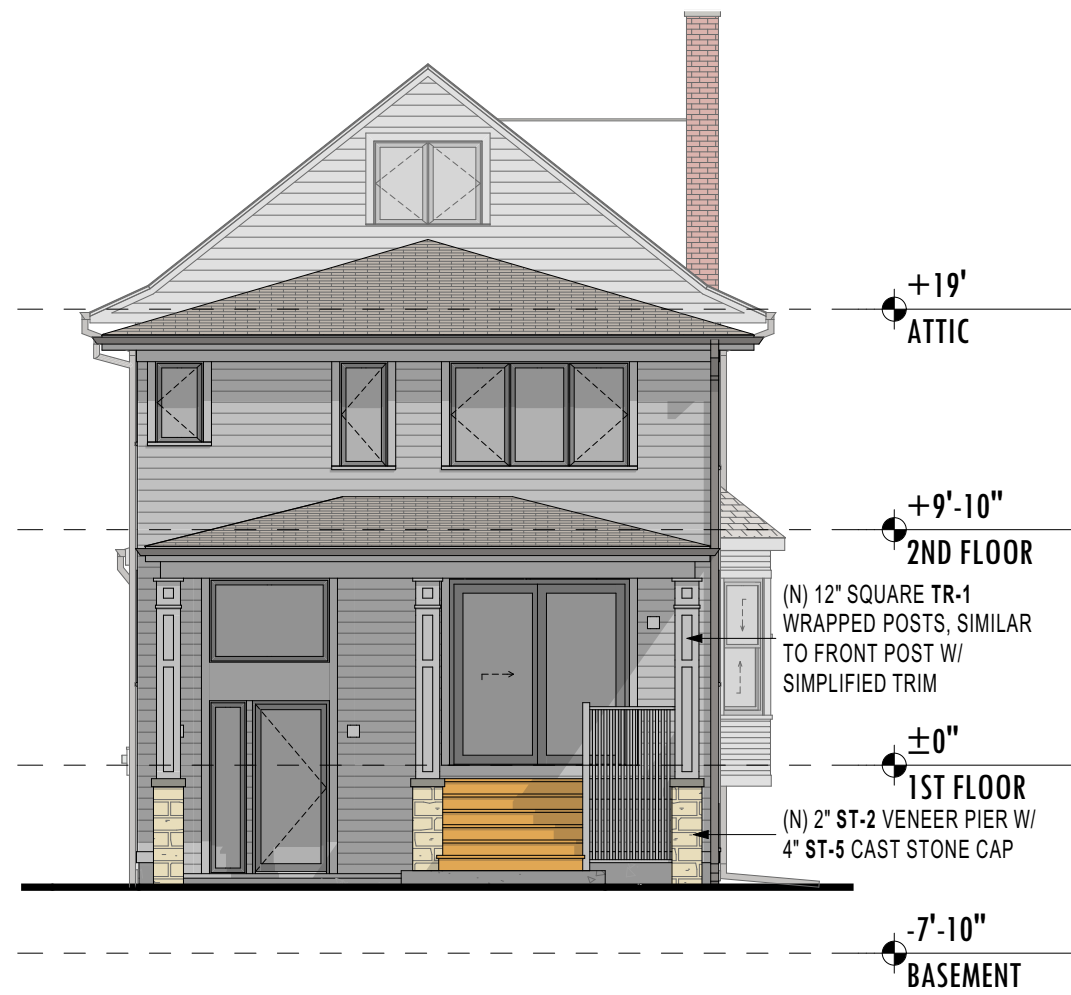
EAST ELEVATIONS (FRONT)



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 2

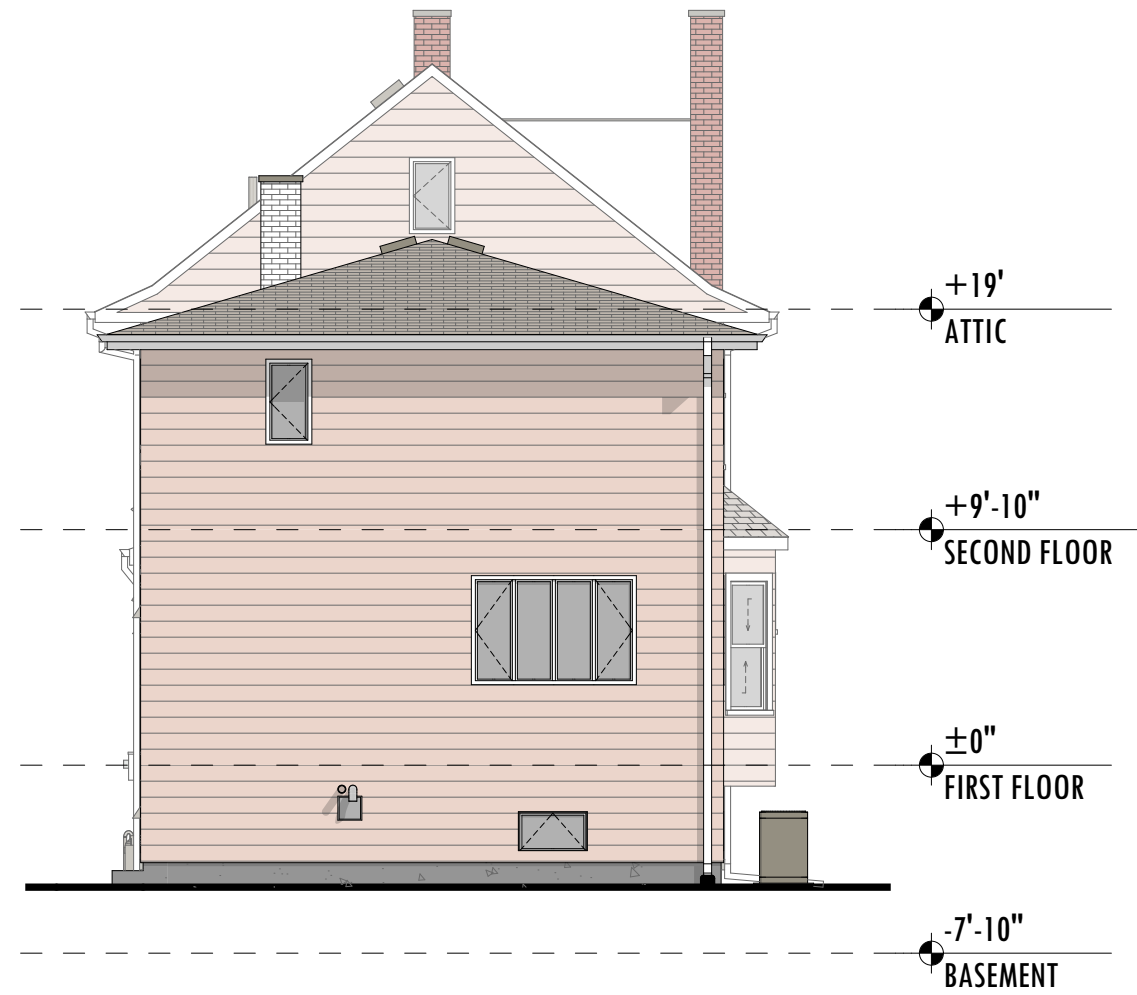


EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 1



PROPOSED WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

2



EXISTING WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

1

WEST ELEVATIONS (REAR)



+19'
ATTIC

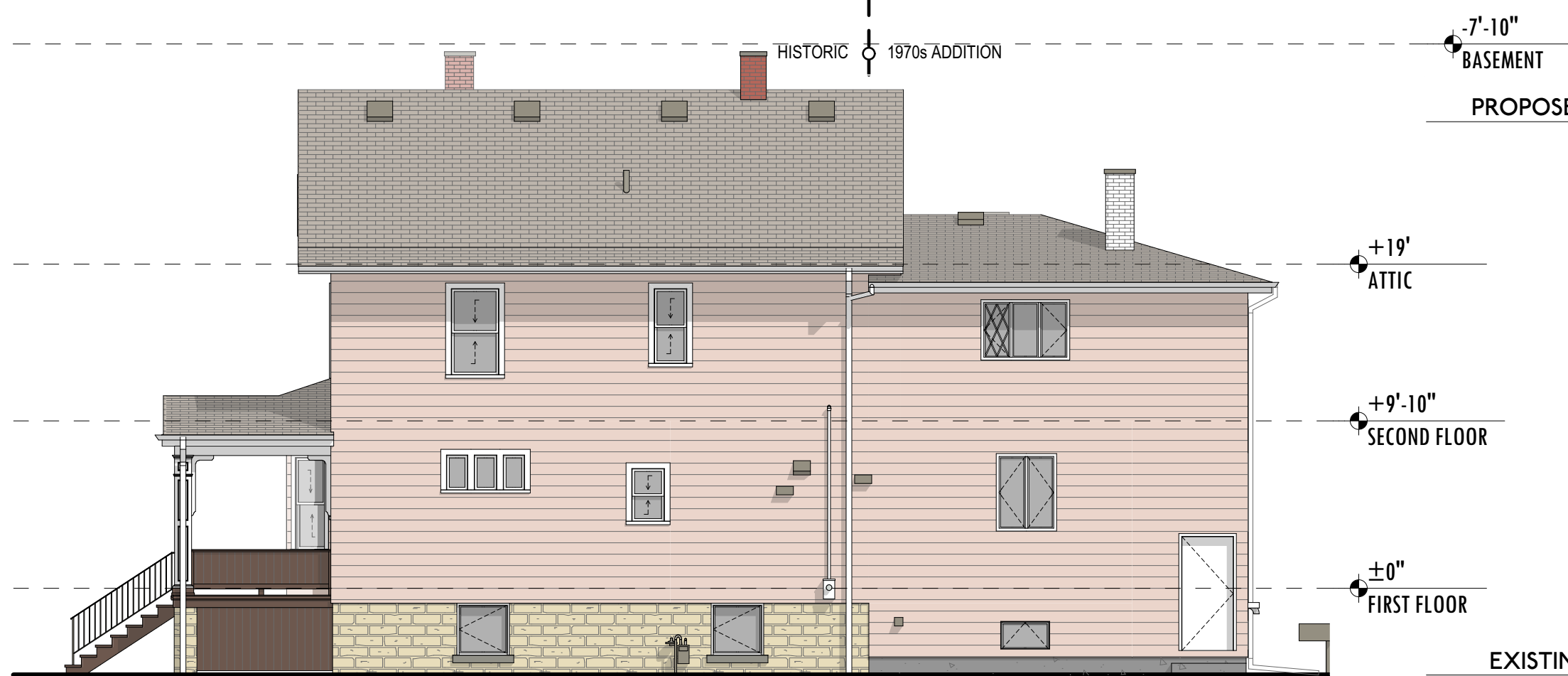
+9'-10"
2ND FLOOR

±0"
1ST FLOOR

-7'-10"
BASEMENT

PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2



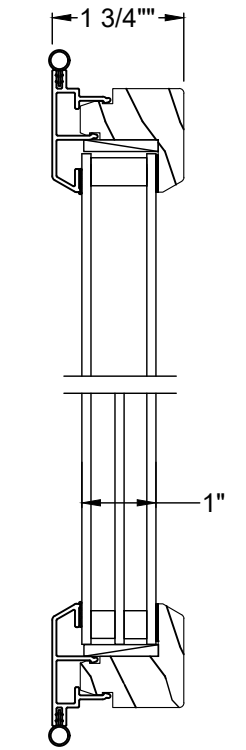
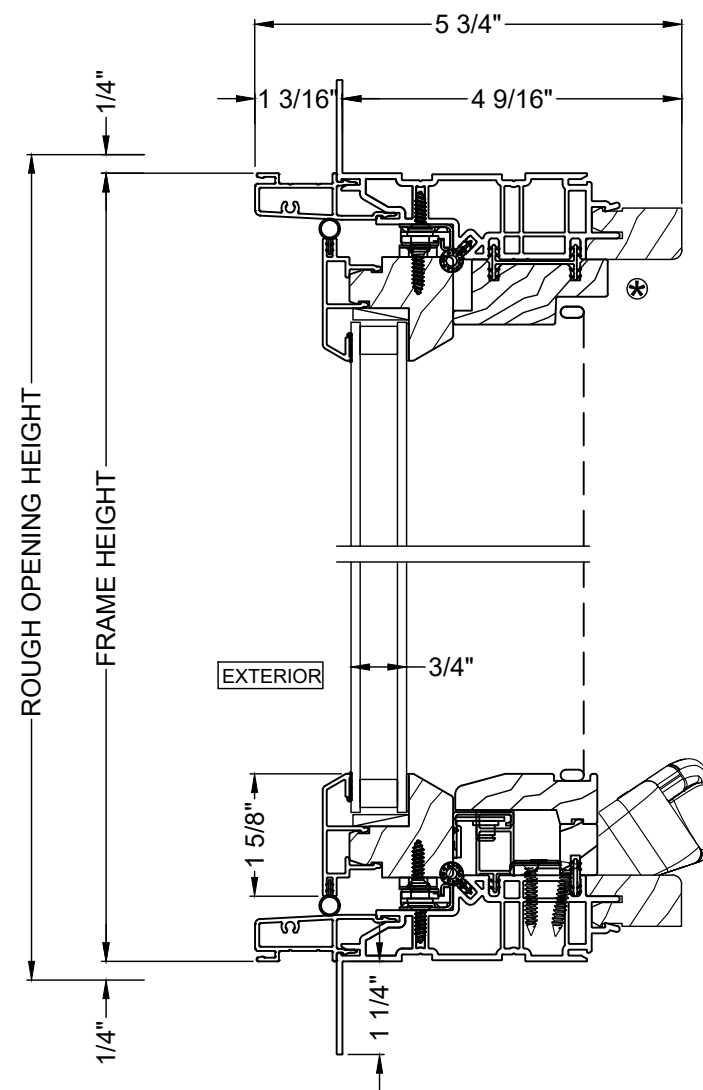
+19'
ATTIC

+9'-10"
SECOND FLOOR

±0"
FIRST FLOOR

EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1



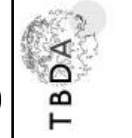
1" INSULATED OR
1" TRIPLE INSULATED
GLASS OPTION

SIERRA PACIFIC H3 PROFILE

NOT TO SCALE

WINDOW DETAIL

1



TOM BASSETT-DILLEY ARCHITECTS
216 HARRISON STREET OAK PARK ILLINOIS 60304
TBDARCHITECTS.COM P 708 434 0381

DALLAPIAZZA-ZEHAWI RENOVATION

221 S. RIDGELAND AVE

OAK PARK, IL 60302

R.285

IN PROGRESS

NOT FOR CONSTRUCTION

2024.12.02 HPC REVIEW
2024.10.16 AS-BUILTS

H16

PLOTTED 12/2/2024



Office Use Only
PROJECT NO: _____
DATE RECEIVED: _____
DATE REVISED: _____

Application for Certificate of Appropriateness

Property Address 221 S. RIDGELAND AVE Date 11.27.2024

Owner Name/Address MICHELLE DALLAPIAZZA & TARIQ ZEHAWI

Applicant Phone No. /Email Address 201.852.6733 / TARIQZEHAWI@GMAIL.COM

Contractor/Architect (if applicable) TOM BASSETT-DILLEY ARCHITECTS, LTD. Phone No. 708.434.0381

Property Use RESIDENTIAL Historic Landmark FLW-Prairie School Historic District
 Ridgeland Historic District Gunderson Historic District

Description of Job : Interior renovation to the existing home. Revisions include: new siding throughout to match uncovered historic siding; window repair at historic units (N/E/S) including new exterior casing; new windows at N/S elevations; chimney removal; masonry foundation cleaning / tuckpointing; front porch railing restoration.

Drawings Submitted Yes No

Applicant Name/Address DENNY BURKE (TBDA) / 216 HARRISON STREET

Applicant Phone No. /Email Address 708.434.0381 / DENNY@TBDARCHITECTS.COM

Notice:
This form is not a permit application.



 APPLICANT'S SIGNATURE

Certificate of Appropriateness

The Oak Park Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 7-9-12 of Article 9 of the Code of the Village of Oak Park. Accordingly, this Certificate of Appropriateness is issued and shall remain in effect for a period of one year after the date of issuance.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.

Chairperson's Signature

Date of Commission Review

Certificate of Appropriateness – Approved _____ Denied _____ Vote Record _____
 Conditions Y N

Certificate of Appropriateness

SUBMITTAL REQUIREMENTS

The following is a list of submittal requirements based on the type of project that is being proposed. It is encouraged, but not required, to meet with Historic Preservation Commission (HPC) Staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions you may have as to which requirements apply to your project, please contact HPC Staff at (708) 358-5417 or historicpreservation@oak-park.us.

For Repairs and Replacements

- 1 copy of a completed **COA Application Form** and all supporting written information including a project narrative. The project narrative should explain how the proposed project meets the requirements of the Architectural Review Guidelines.
- Labeled **Color Photographs** showing all exterior views of building or structure including all areas of proposed work.
- If materials are being proposed for repair or replacement that are other than an exact match to the original, **Samples or Manufacturer Brochures** must be submitted of the proposed materials.
- Any additional information that is requested after your initial consultation or review with HPC Staff.

For Alterations, Additions, New Construction, Relocation and Demolition

- 1 copy of a completed **COA Application Form** and all supporting written information including a project narrative. The project narrative should explain how the proposed project meets the requirements of the Architectural Review Guidelines.
- Labeled **Color Photographs**:
 - All exterior views of building or structure including all areas of proposed work.
 - If change in height, scale or massing of structure is being proposed, provide additional photographs of adjacent properties and facing properties so that context can be understood.
- Drawings** indicating existing conditions and all proposed changes and new work.
 - If a change in building footprint is being proposed, include a **Site Plan** drawn “to scale” that clearly labels and dimensions existing and proposed construction.
 - Include **Existing and Proposed Floor Plans** of all affected floors drawn “to-scale. All new work should be labeled and dimensioned.
 - If the proposed project includes changes or additions to the original roof, include a **Roof Plan** drawn “to-scale” and indicate and label proposed roof details such as configuration, slope, overhang dimension and how new roof ties into the existing.
 - Include **Existing and Proposed Exterior Elevations** drawn “to-scale”. Clearly label all materials, window types, trim types and sizes, roof overhang dimension, roof slope, etc
 - Include **Details or Sections** if required to explain areas of complex or detailed building configuration. Confirm requirements with HPC staff.
- If materials are being proposed for the new work that are other than an exact match to the original materials existing on the property, **Samples or Manufacturer Brochures** must be submitted of the proposed materials.
- If demolition of a structure or material is being proposed due to deterioration of the original structure or material, submit **Photos** documenting the deterioration and **Cost Estimates** documenting cost of repair vs cost of replacement.
- Any additional information that is requested after your initial consultation or review with Staff.

Submit one copy of the COA application and all photos, drawings and written materials. Samples and brochures can be brought with you to the review meeting. **Alternately, all drawings, photographs and written materials may be emailed to HPC Staff in digital or PDF format.** Contact HPC staff for more information.