

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Murray Thomas Flanagan, owner

**Property:** 1027 Key St, lot 14, block 130, North Norhill Subdivision. The property includes a historic 912 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 garage, constructed circa 1930, located in the Norhill Historic District.

**Proposal:** New Construction – Construct a detached one-story 335 square foot garage with a carport at the rear of the lot.

See enclosed application materials and detailed project description on p. 4-12 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Norhill Neighborhood Association is in support of the project. See Attachment A.

**Recommendation:** Approval  
**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** January 29, 2015



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for one year 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.

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA**

**S - satisfies D - does not satisfy NA - not applicable**

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



**CURRENT PHOTO**



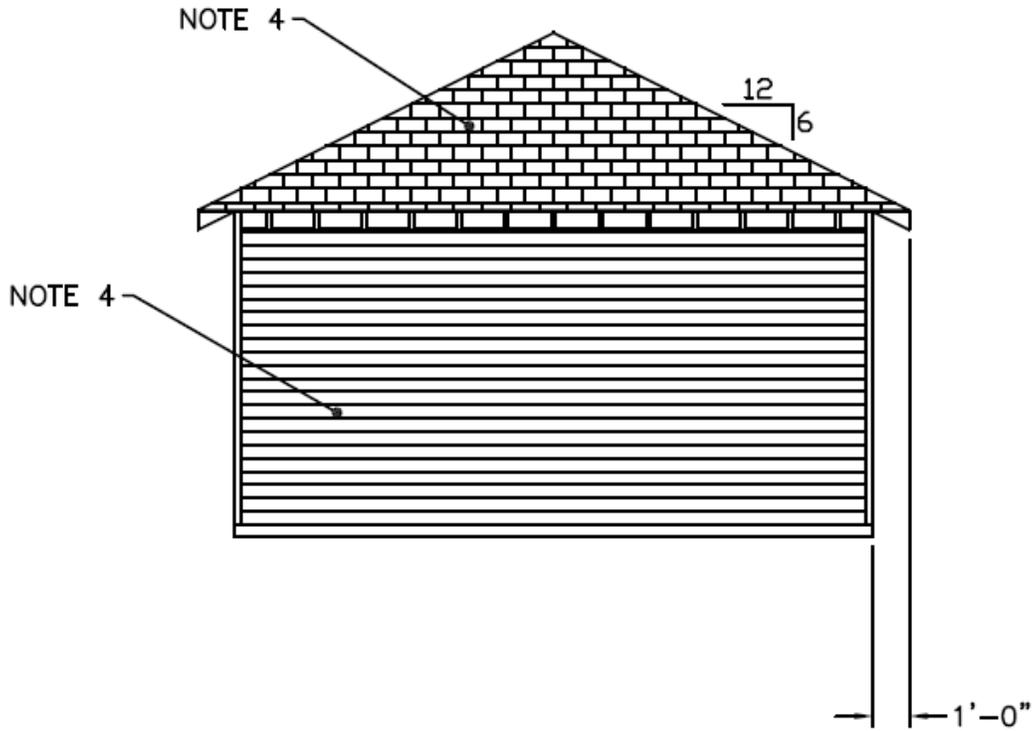
**SOUTH ELEVATION – FRONT FACING KEY STREET**

PROPOSED



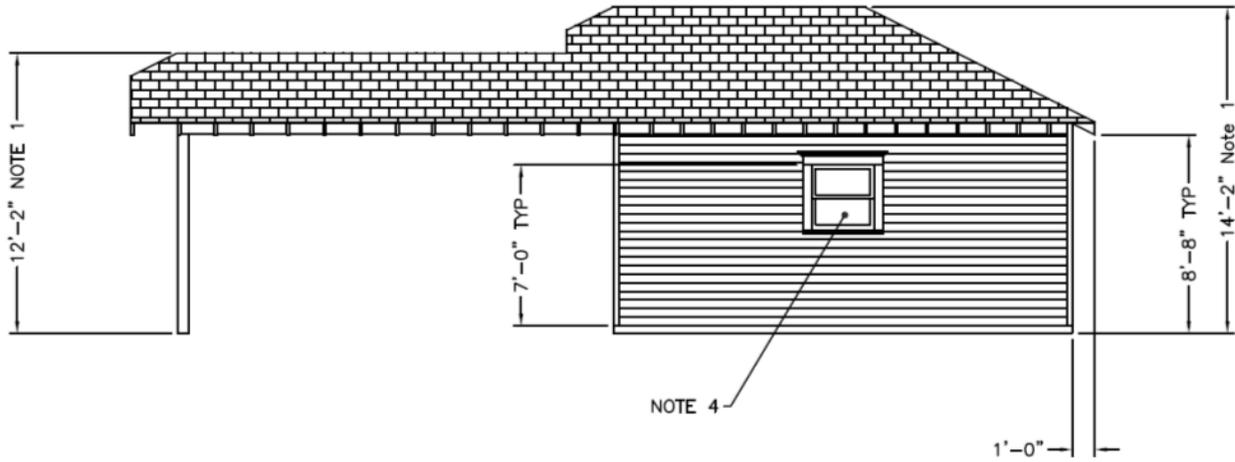
**NORTH (REAR) ELEVATION**

PROPOSED



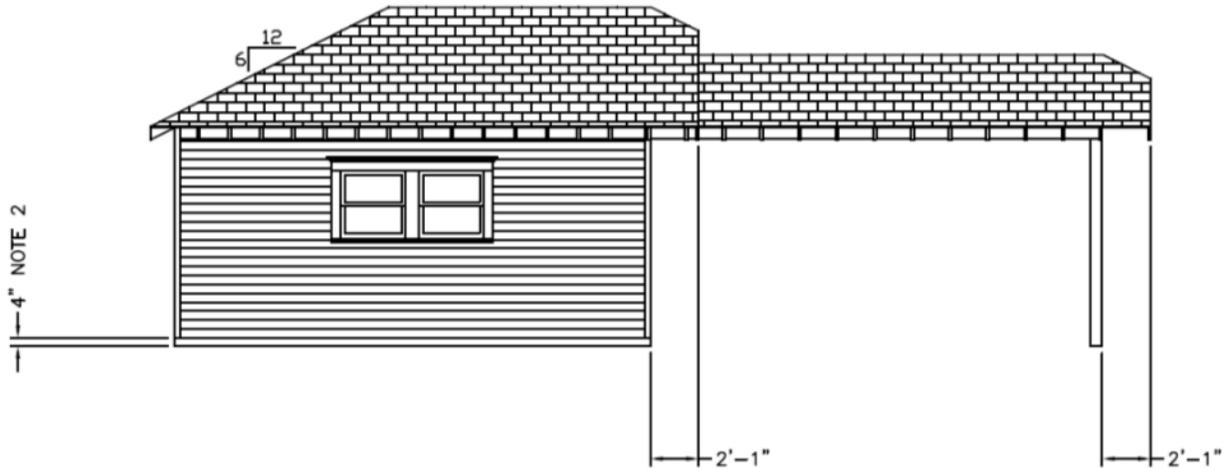
**EAST SIDE ELEVATION**

PROPOSED



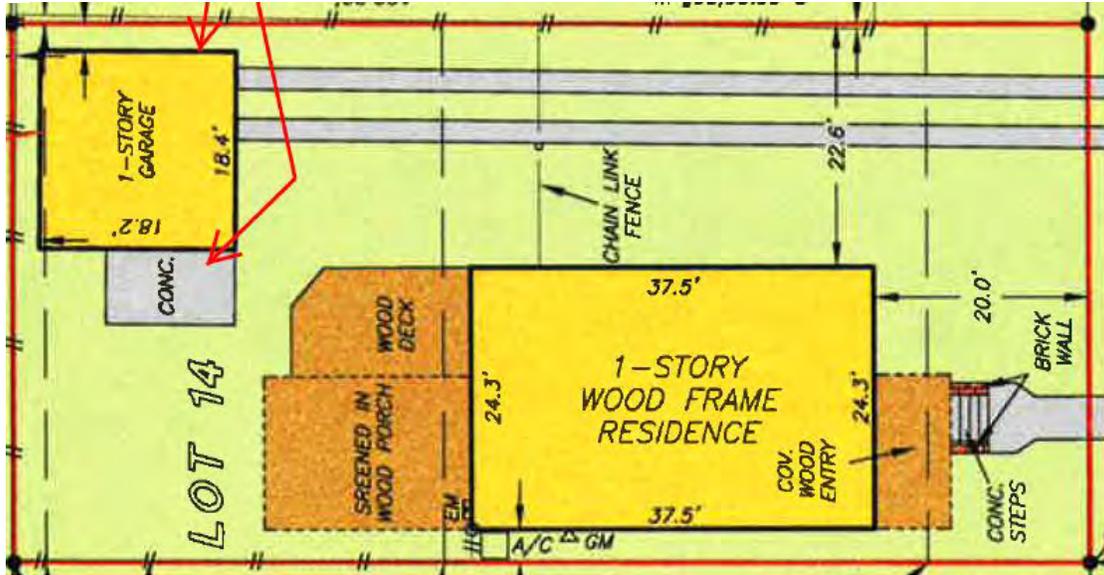
**WEST SIDE ELEVATION**

PROPOSED

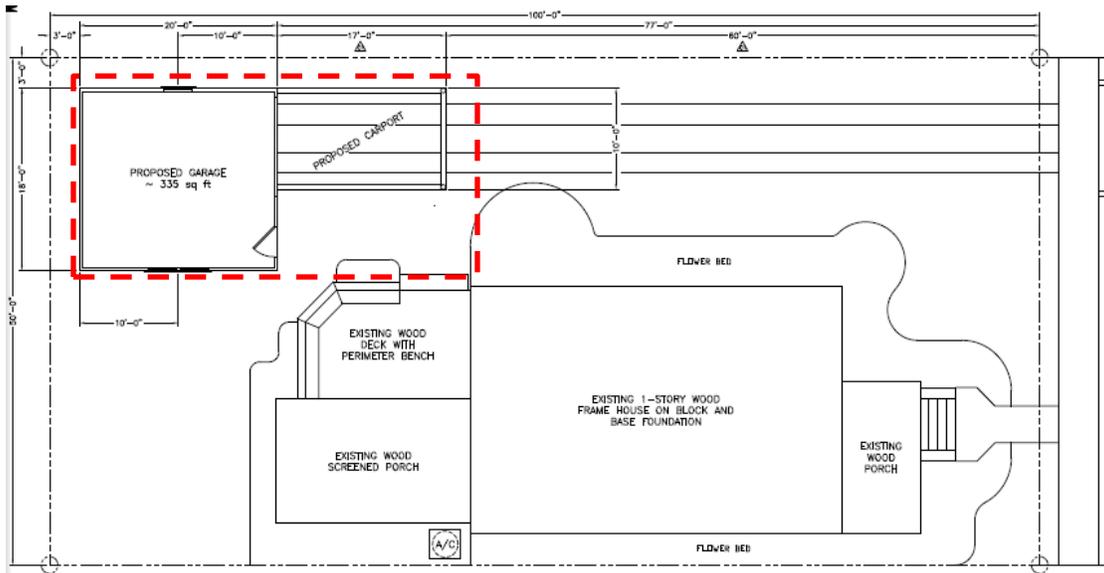


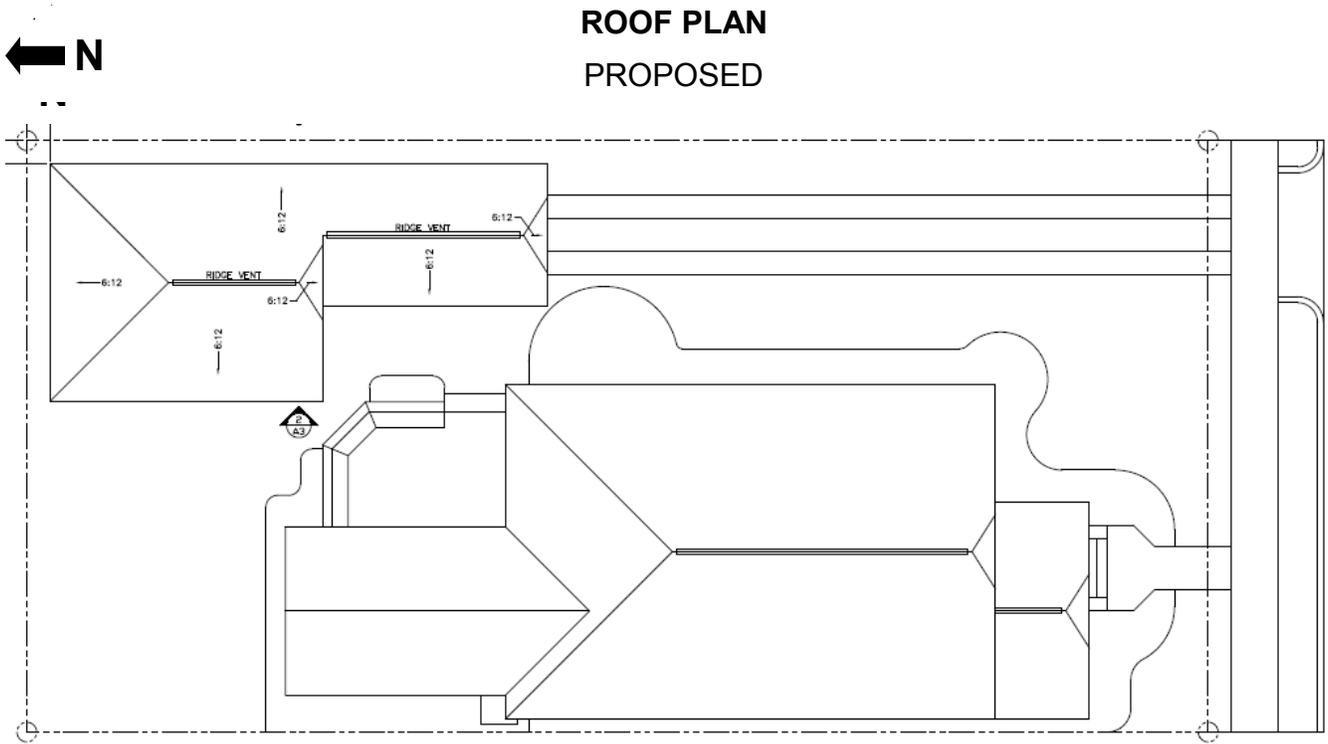
SITE PLAN

EXISTING



PROPOSED



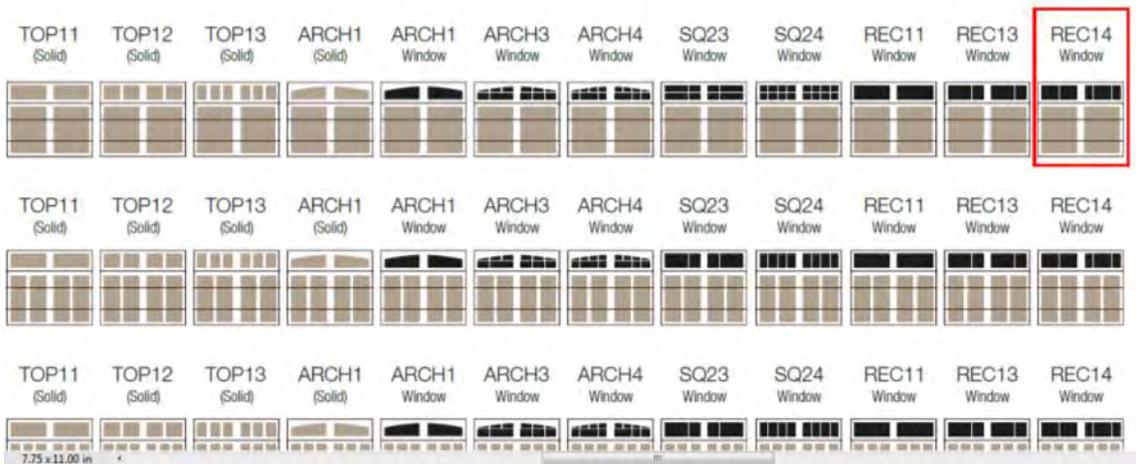




GARAGE DOOR



SERIES ONE DESIGNS



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**PROJECT DETAILS**

**Shape/Mass:** The new garage is 18' wide by 20' deep by 14'-2" tall. The attached carport is 10' wide by 17' deep by 12'-2" tall.

**Setbacks:** The carport and garage are setback 60' from the front property line and 3' from the side (east) property line.

**Foundation:** Slab on grade.

**Windows/Doors:** The garage contains vinyl 1-over-1 windows, a fiberglass pedestrian door and a metal garage door.

**Exterior Materials:** The garage is clad in 4 1/2" smooth-finish cementitious lap siding.

**Roof:** The roof has clipped gables to match the residence, has an eave height of 8'-8", an eave overhang of 1', and a 6-over-12 pitch.

**Front Elevation:** The garage contains a garage door and pedestrian door.  
**(South)**

**Side Elevation:** The garage contains two vinyl 1-over-1 windows.  
**(East)**

**Side Elevation:** The garage contains one vinyl 1-over-1 window.  
**(West)**

**Rear Elevation:** Not visible from the public right-of-way.  
**(North)**

**ATTACHMENT A**

**NORHILL NEIGHBORHOOD ASSOCIATION COMMENT**

