CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Philip Carranza, East End Development for Karen Gibson, owner

Property: 4009 Pineridge Street, Lot 13, Block 125, North Norhill Subdivision. The property includes a historic 916 square foot, one-story wood frame single-family residence and historic one-story detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, and contributing garage, constructed circa 1930, located in the Norhill Historic District.

Proposal: New Construction – Construct a detached one-story 14'-0" wide by 18'-0" deep garage at the rear northwest corner of the property. The proposed garage will have a ridge height of 14'-5" and an eave height of 9'-0" and will be clad in cementitious lap siding.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

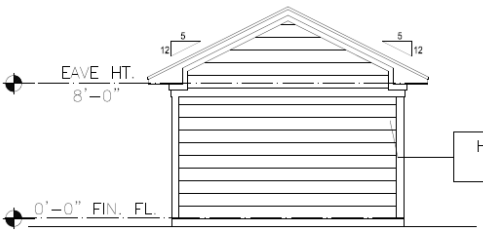
Building Classification

- Contributing
- Non-Contributing
- Park

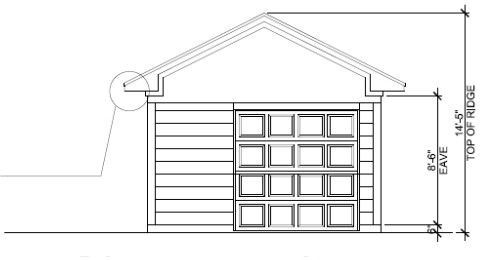
INVENTORY PHOTO

ELEVATIONS

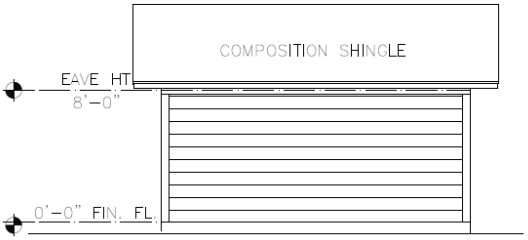
PROPOSED



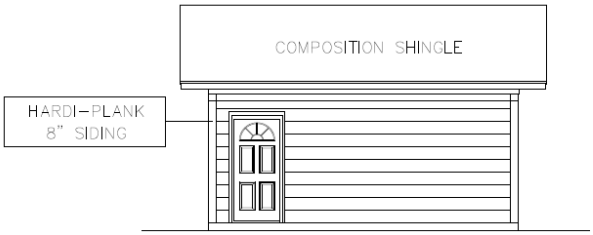
West Elevation



East Elevation



North Elevation



South Elevation

Door Schedule

DOOR SCHEDULE

1 Garage Door
8' WIDE DR

1 METAL DOOR
3'DR

SITE PLAN

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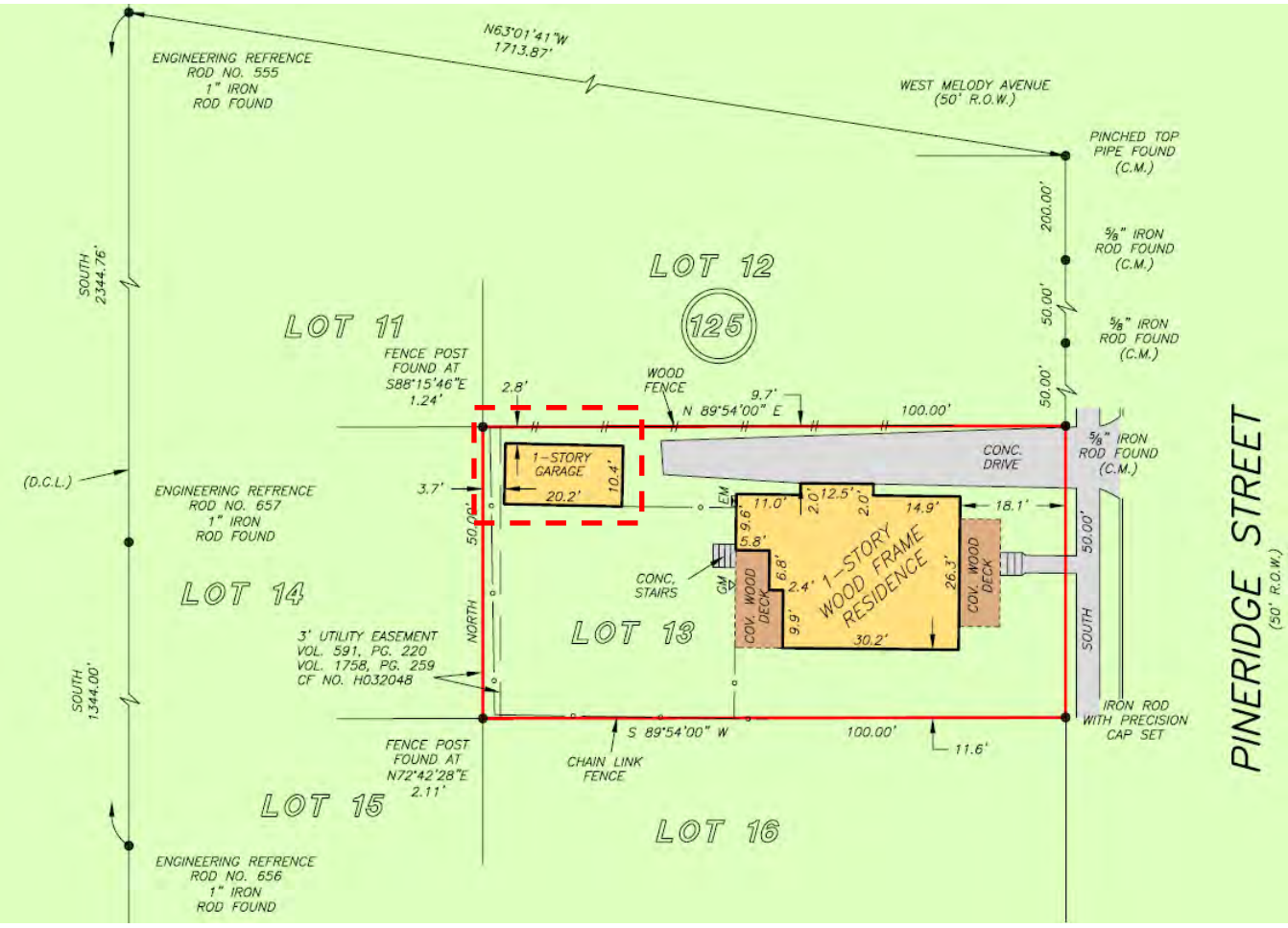
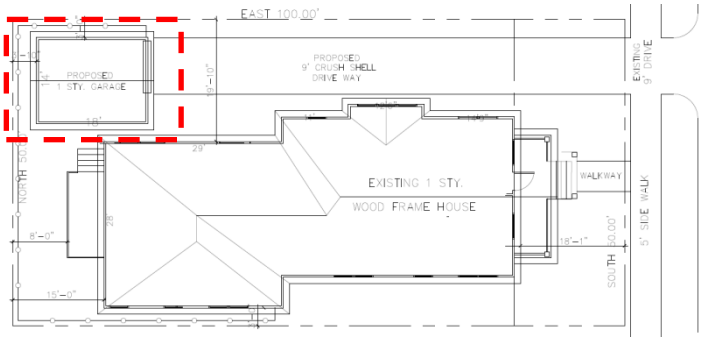
EXISTING



PROPOSED



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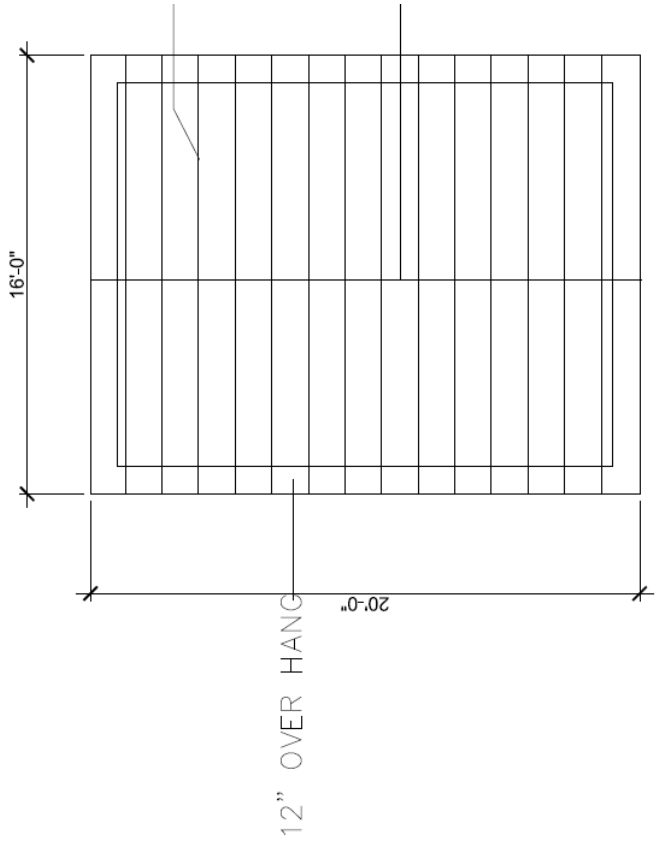
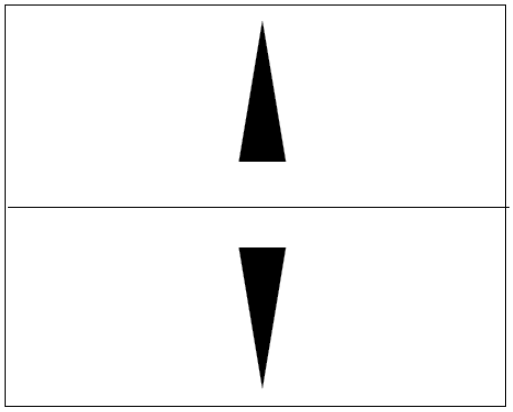
ROOF PLAN

PROPOSED





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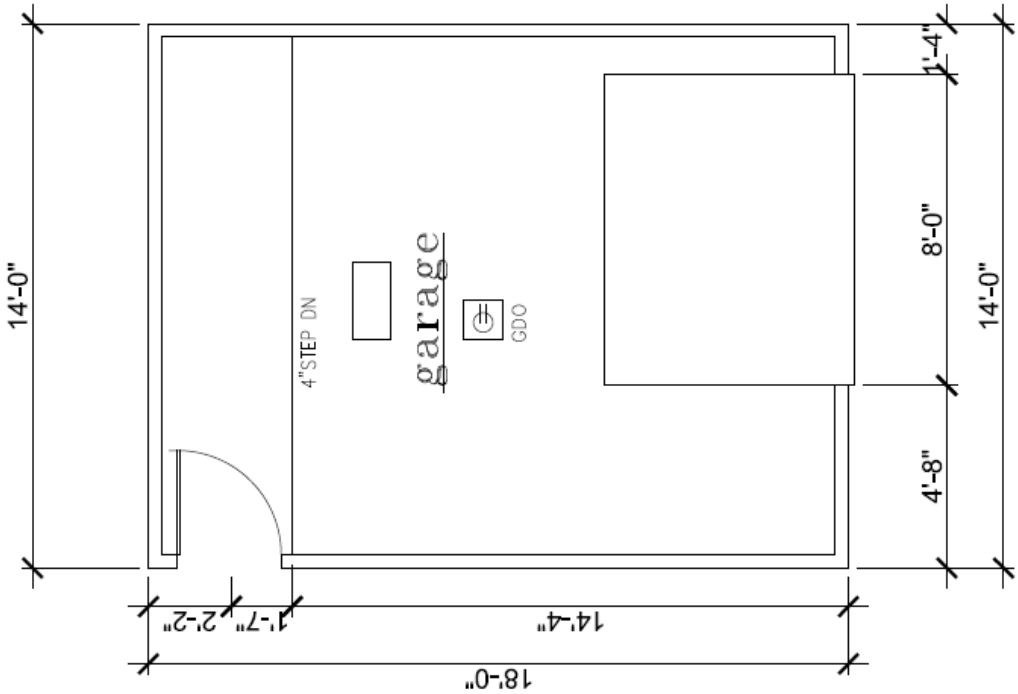
FIRST FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The proposed one-story detached garage will have a width of 14'-0" and a depth of 18'-0". The proposed garage will have a ridge height of 14'-5". See drawings for more detail.

Setbacks: The proposed garage will be situated at the northwest corner of the property. The garage will be set back 76'-11" from the front property line; 3'-0" from the north property line; and 3'-10" from the rear (west) property line. See drawings for more detail.

Foundation: The proposed garage will have a 4" exposed concrete slab foundation. See drawings for more detail.

Windows/Doors: The proposed garage will have an 8'-0" wide overhead garage door and an additional 3' wide metal door. There will be no additional fenestration. See drawings for more detail.

Exterior Materials: The garage will be clad in 8" cementitious lap siding. See drawings for more detail.

Roof: The proposed roof will have a composition shingle gable roof with a pitch of 5:12. The garage will have a 9" eave height with a 12" overhang. See drawings for more detail.

Front Elevation: (East) A single off-center garage door will be located on the front elevation. See drawings for more detail.

Side Elevation: (South) A single entry door will be located on the western portion of the south elevation. See drawings for more detail.

Side Elevation: (North) The north elevation will not feature any fenestration. See drawings for more detail.

Rear Elevation: (West) The west elevation will not feature any fenestration. See drawings for more detail.