

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Charlie Johnson, Cactus Construction for Curt Taylor, owner

Property: 4624 Norhill Boulevard, Lot 7, Block 114, North Norhill Subdivision. The property includes a historic 1,416 square foot, one-story wood frame single-family residence and a historic detached 376 square foot garage situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – Demolish a non-original shed roof portion of the existing rear detached garage. Re-construct the north wall; the proposed wall will be clad with wood 105 siding to match the existing siding and will feature a 1-over-1 wood sash window that will be relocated from the existing non-original shed roof portion of the garage. The existing original gable roof will be maintained.

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: October 23, 2014



**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

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO

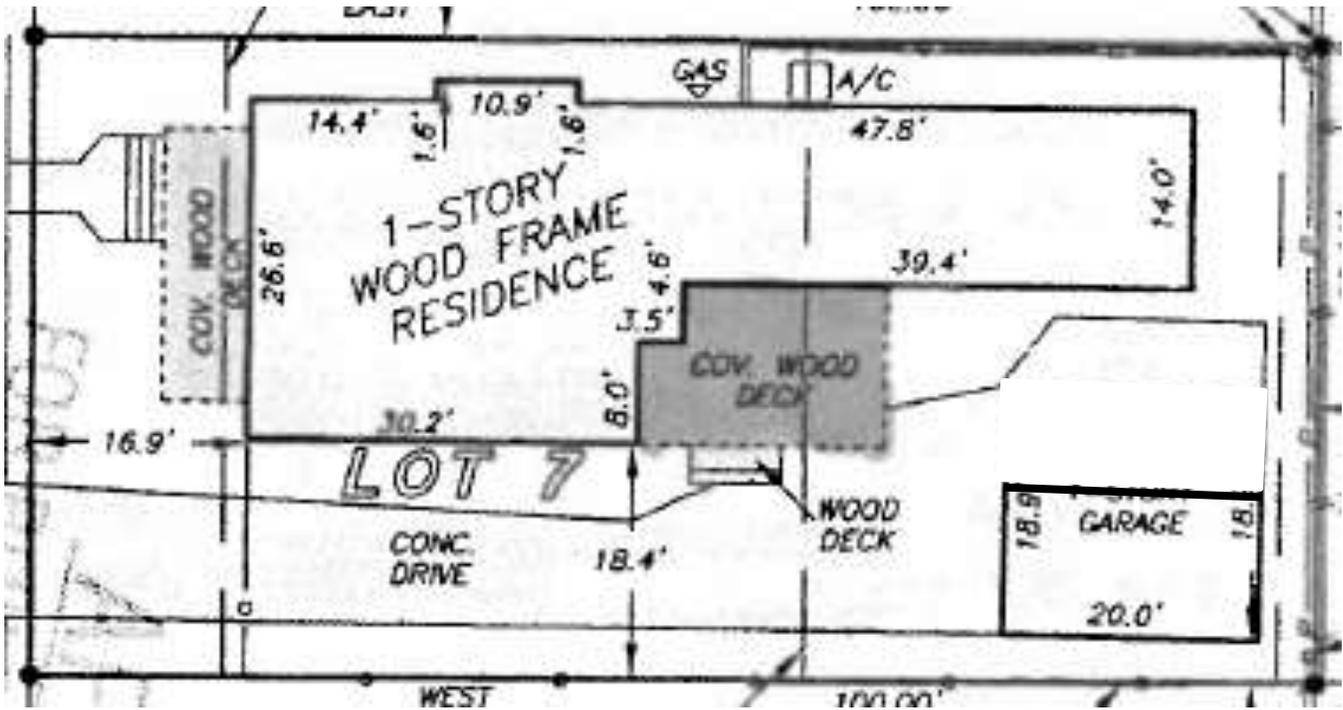


SITE PLAN

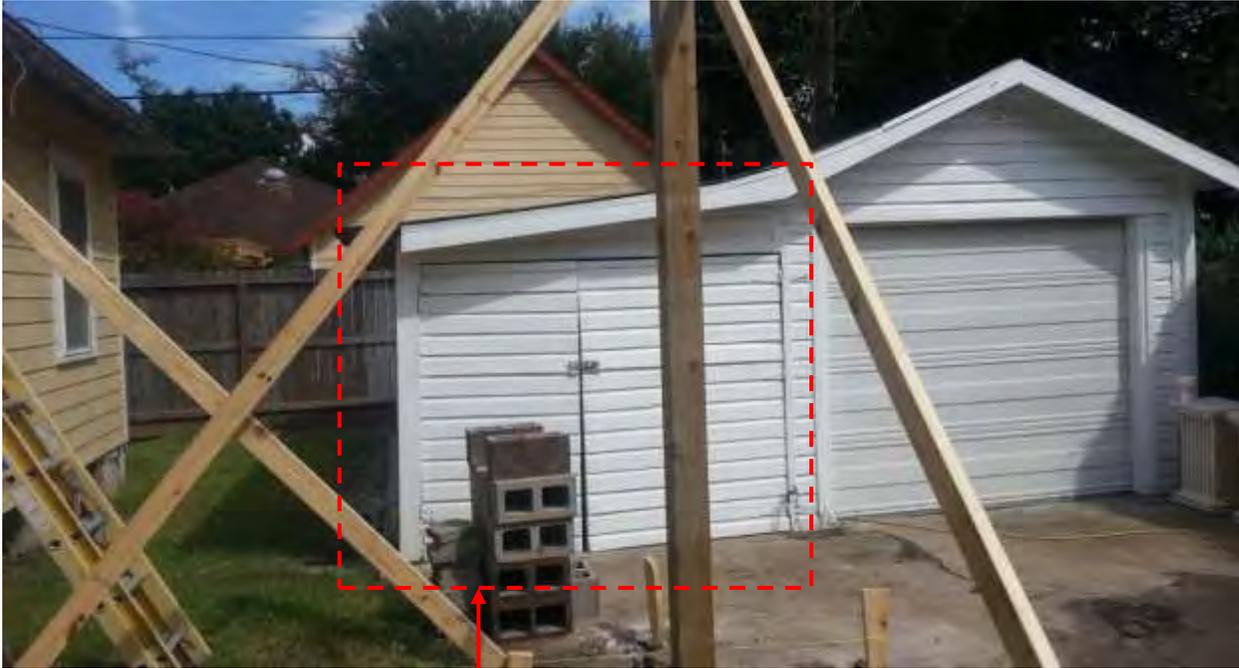
EXISTING



PROPOSED



PHOTOS SUBMITTED BY APPLICANT

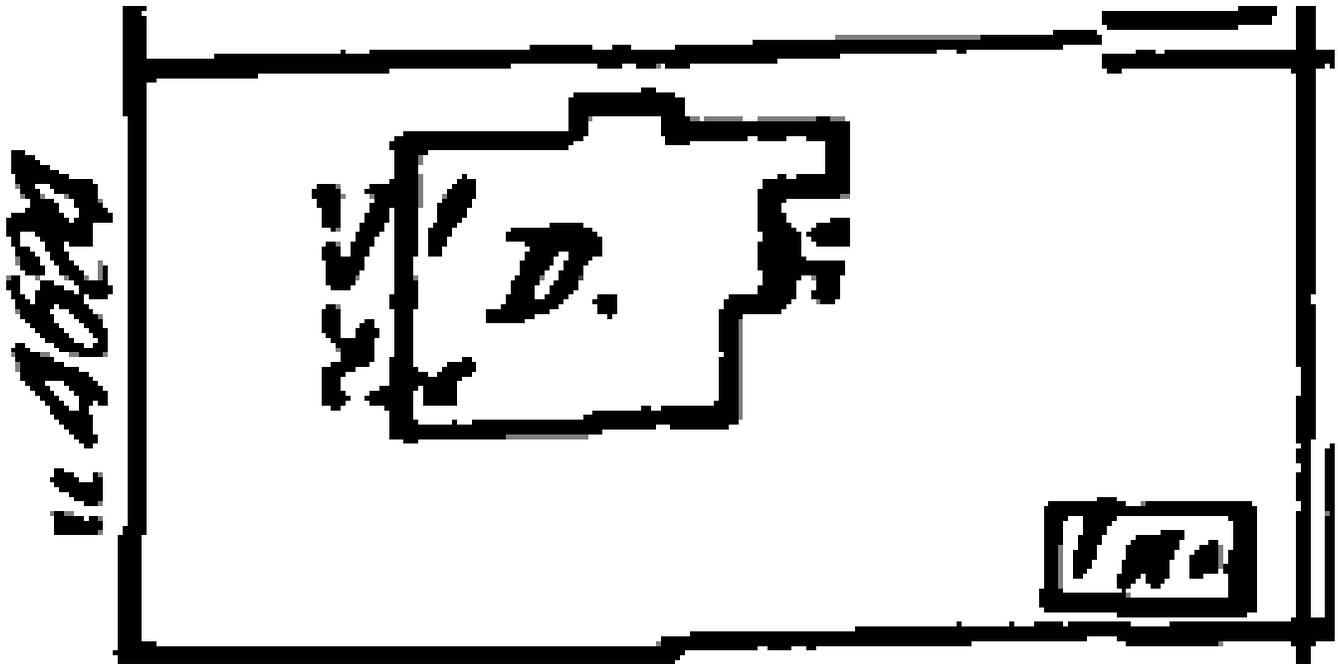


Non-original section to be demolished

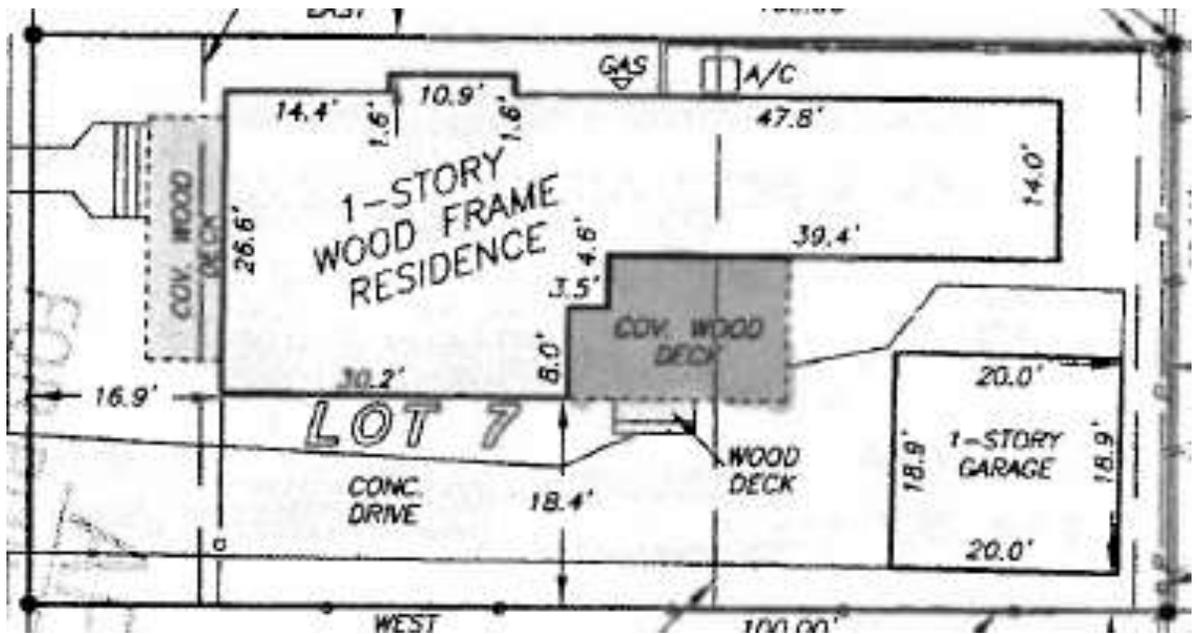


SANBORN FIRE INSURANCE MAP

1924-1951



EXISTING SITE PLAN



PROJECT DETAILS

Shape/Mass: The existing garage measure 18'-10" wide, 20' deep, approximately 7' to the eave and 10' to the ridge. The garage features a non-original shed roof section that measures approximately 8' wide and 20' deep. The shed roof section will be demolished and the garage will be restored to its original condition measuring 10'-10" wide and 20' deep.

Setbacks: The existing garage is setback 75'-8" from the front property line, 27'-11" from the north property line, 3'-3" from the south property line, and 4'-4" from the rear property line. The garage will be setback 75'-8" from the front property line, 19'-11" from the north property line, 3'-3" from the south property line, and 4'-4" from the rear property line.

Foundation: The garage is built on a slab foundation.

Windows/Doors: The garage features a sectional overhead garage door, a set of double doors clad with 105 siding and a wood 1-over-1 sash window. The sectional overhead garage door and 1-over-1 sash window will be retained.

Exterior Materials: The garage is clad with wood 105 siding. The reconstructed north wall will be clad with 105 siding

Roof: The original portion of the garage features a front gable roof and the non-original garage addition features a shed roof. The gable roof will be maintained. The gable roof features a 5/12 pitch and is clad with composite shingles.

Side Elevation: The elevation features a wood 1-over-1 sash windows; the window will be relocated to the
(North) reconstructed north wall.