

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** June 25, 2014

**Applicant:** Mike Shelton, Harvard Heights Construction for Madeleine Grier Patton, owner

**Property:** 711 Marshall Street, lot 6, block 17, Montrose Subdivision. The property includes a historic two-story wood frame single-family residence and a detached non-contributing garage situated on a 6,000 square foot (50' x 120') interior lot.

**Significance:** Contributing Craftsman residence, constructed circa 1916, located in the Audubon Place Historic District.

**Proposal:** New Construction – Demolish a rear non-contributing detached two-story garage. Construct a rear detached two-story garage. The garage will measure 22' wide and 22' deep on the first floor, 22' wide and 24' deep on the second floor, and 25' to the ridge.

See enclosed application materials and detailed project description on p. 5-14 for further details.

**Public Comment:** No public comment.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval

**Effective:** July 17, 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.

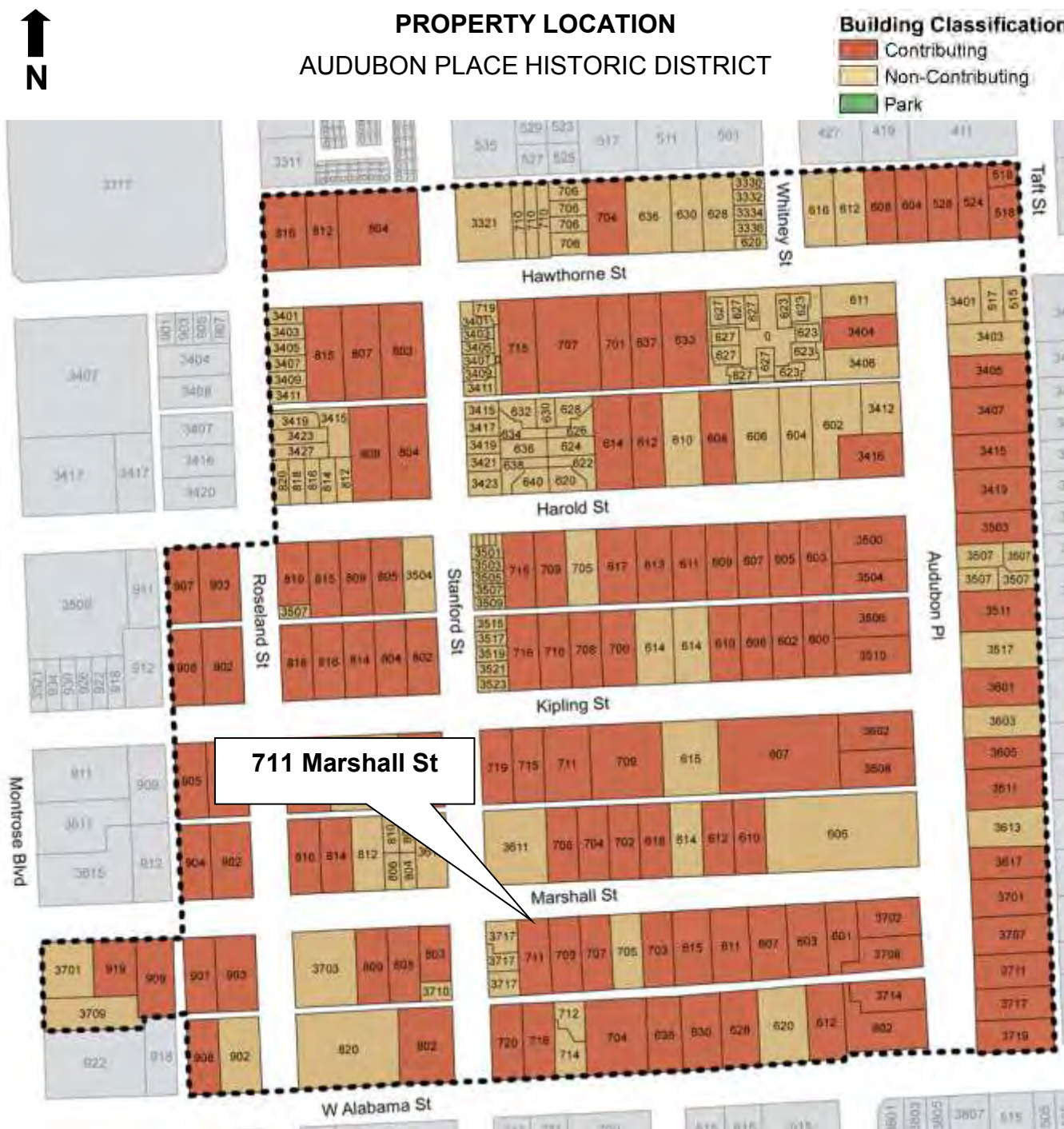
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**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

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**

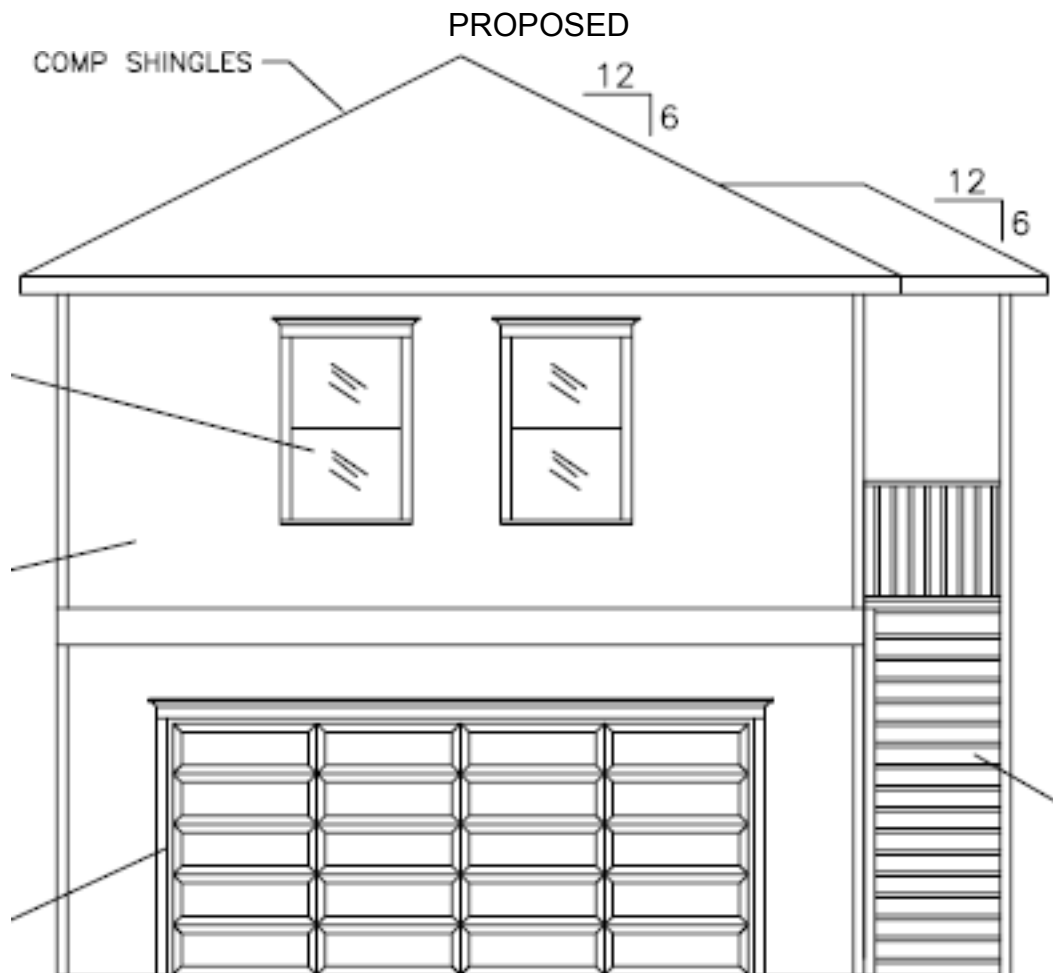
- |                                     |                          |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The new construction must match the typical setbacks of existing contributing structures in the historic district   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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.  |



**CURRENT PHOTO**

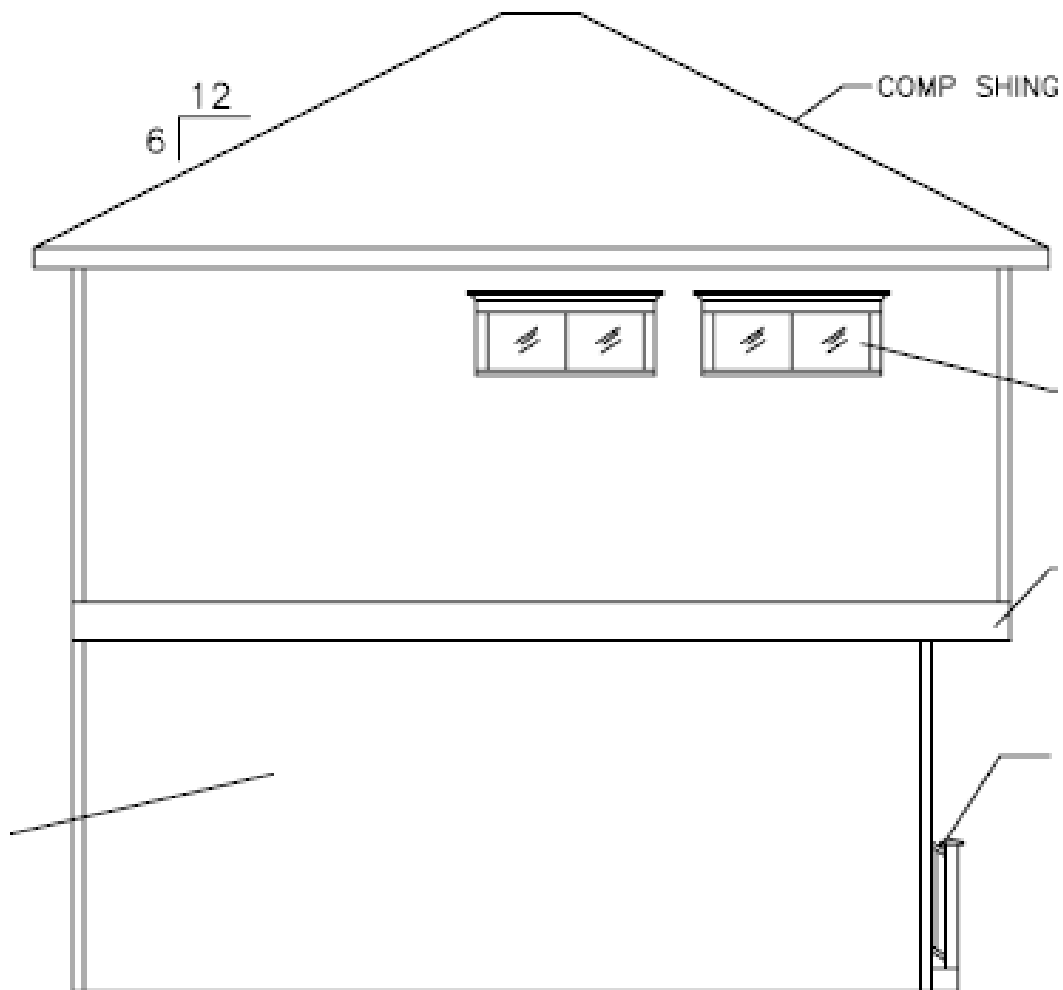


**NORTH ELEVATION – FRONT FACING MARSHALL STREET**



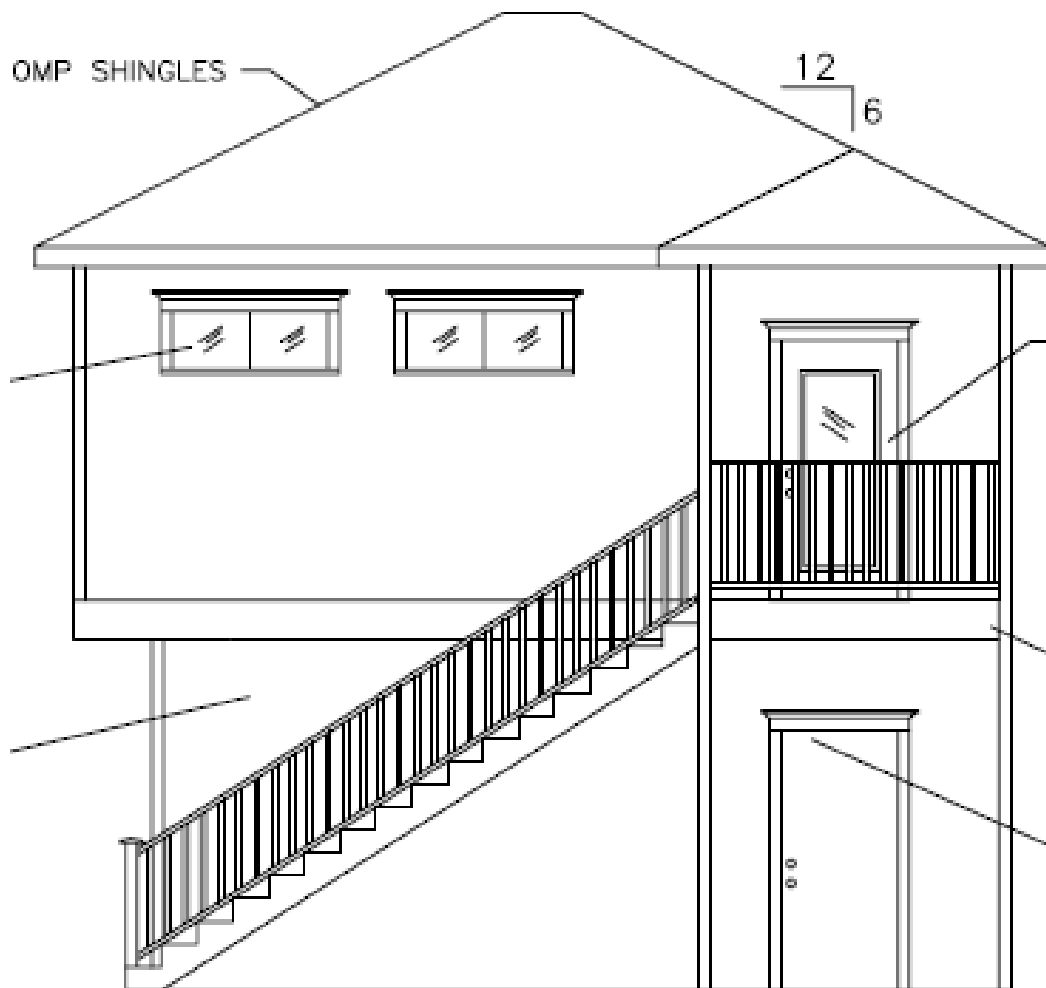
**EAST SIDE ELEVATION**

PROPOSED



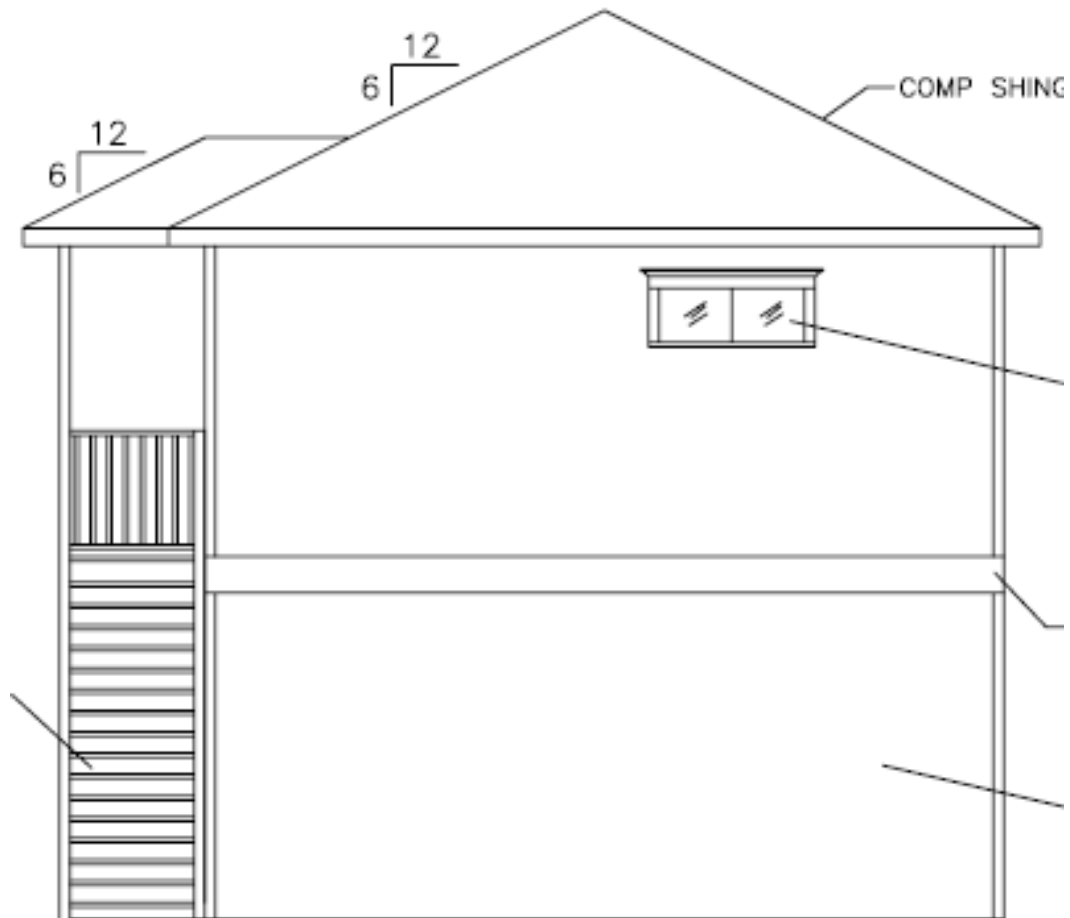
WEST SIDE ELEVATION

PROPOSED



**SOUTH (REAR) ELEVATION**

PROPOSED

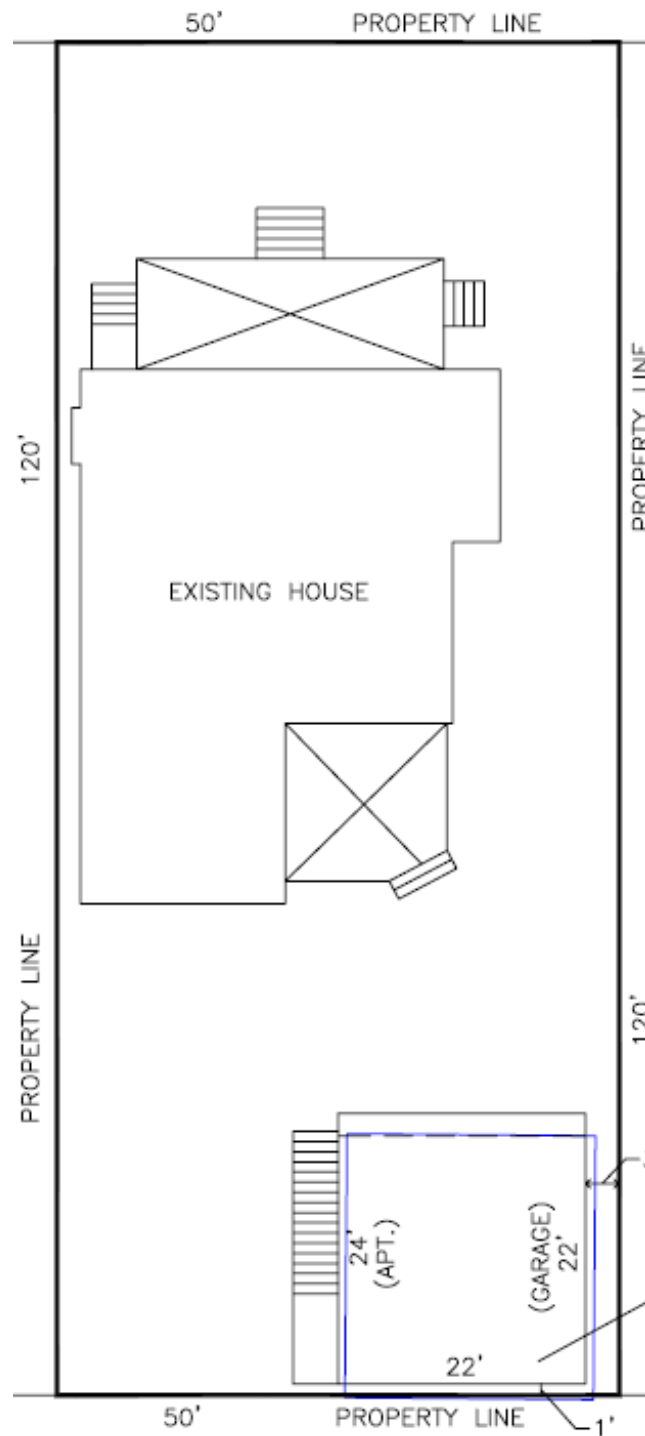






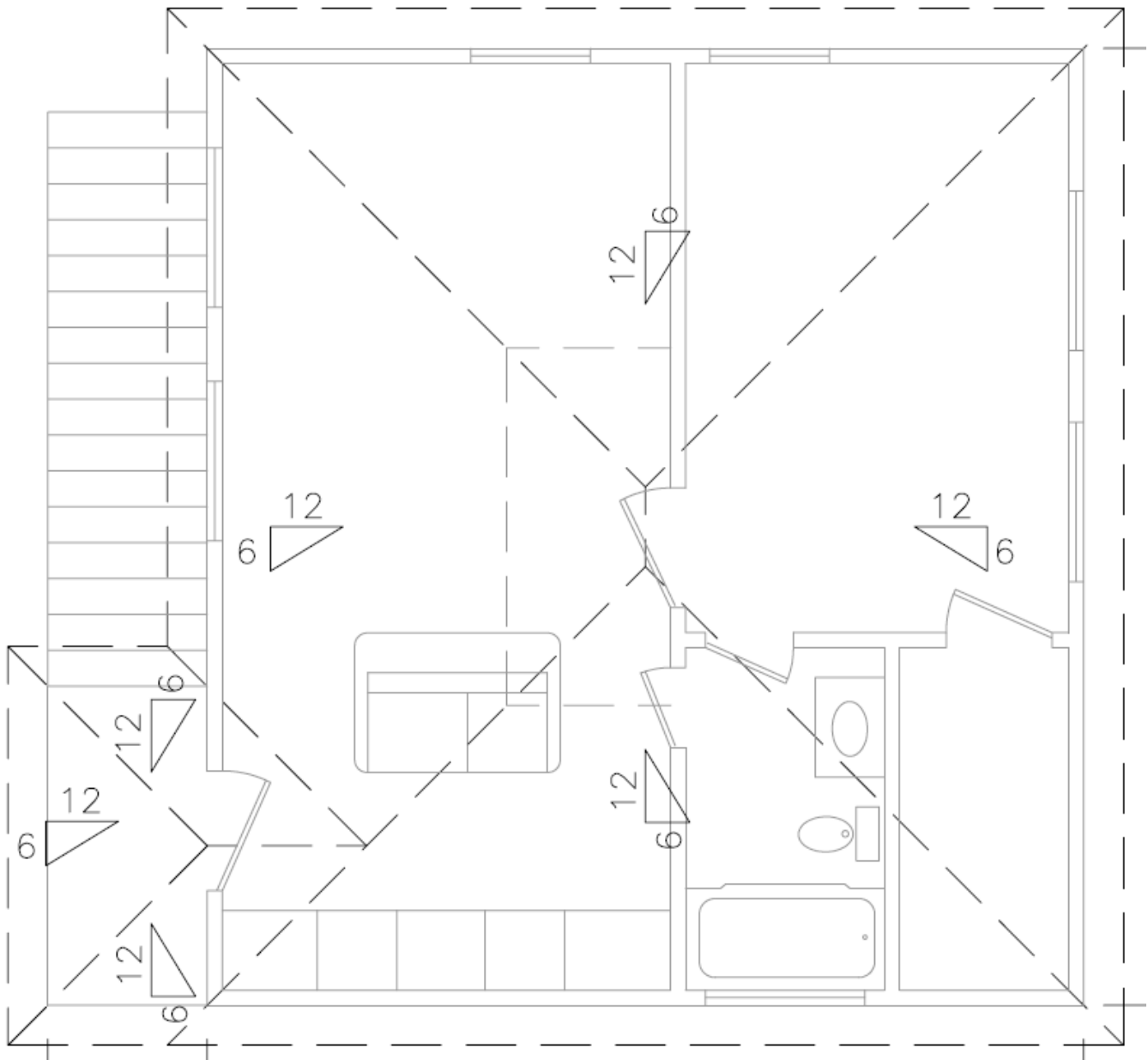
**SITE PLAN**

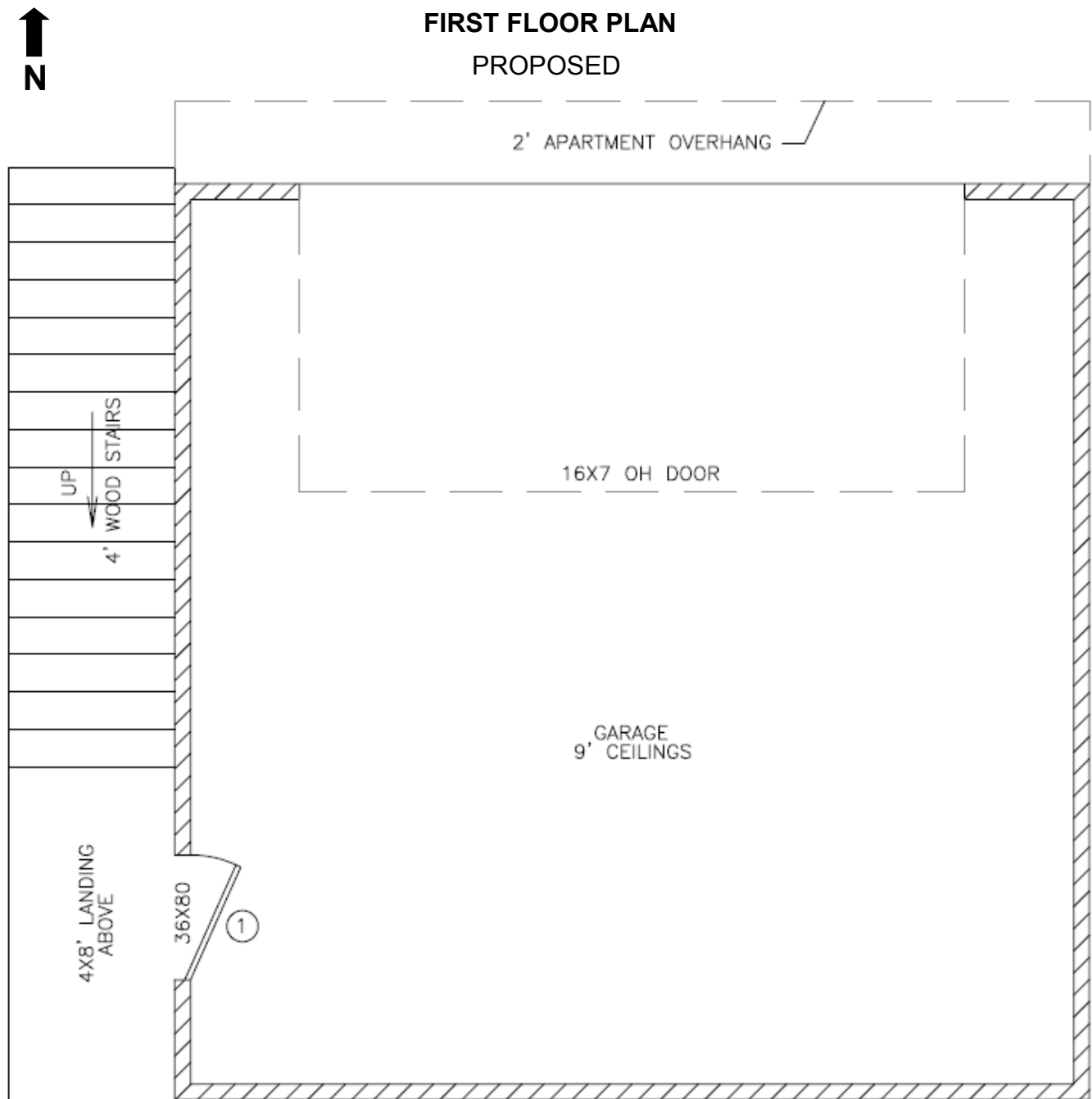
PROPOSED

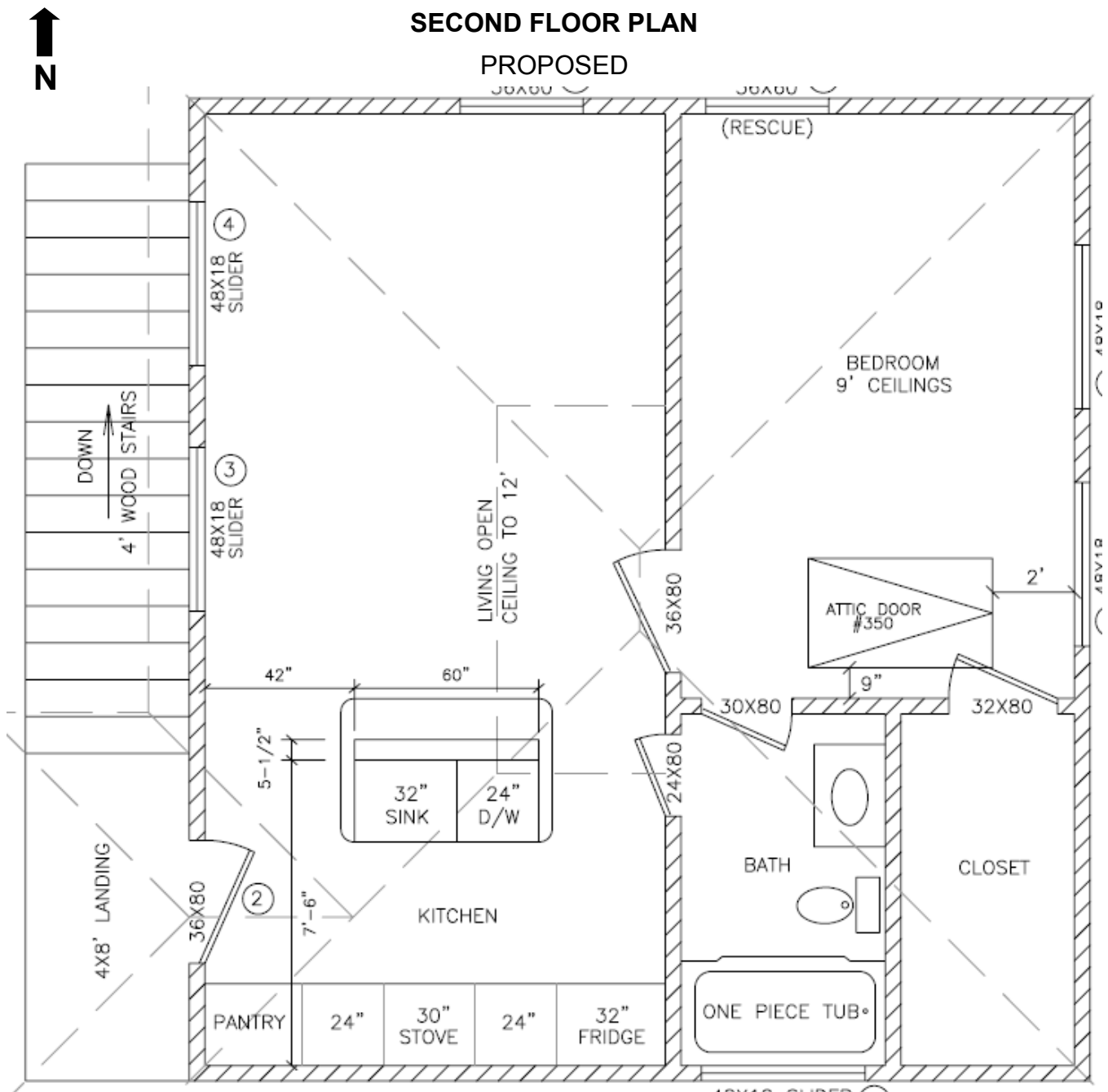




ROOF PLAN  
PROPOSED







**WINDOW / DOOR SCHEDULE**

1	36X80 METAL FLUSH DOOR
2	36X80 ONELITE DOOR
3	48X18 DH SLIDER WOOD
4	48X18 DH SLIDER WOOD
5	36X60 DH WOOD
6	36X60 DH WOOD
7	48X18 DH SLIDER WOOD
8	48X18 DH SLIDER WOOD
9	48X18 DH SLIDER WOOD

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## PROJECT DETAILS

**Shape/Mass:** The proposed garage will measure 22' wide and 22' deep on the first floor and 22' wide and 24' deep on the second floor. The second floor will feature a covered stair landing measuring 4' wide and 8' deep. The garage will have an eave height of 19' and a ridge height of 25'.

**Setbacks:** The garage will be setback 97' from the front property line, 3' from the east property line, 21' from the west property line, and 1' from the rear property line.

**Foundation:** The garage will be built on a slab foundation

**Windows/Doors:** The garage will feature wood 1-over-1 sash and 2 lite slider windows. The garage will feature a metal entry door, a single lite wood entry door, and a sectional overhead garage door.

**Exterior Materials:** The proposed garage will be clad with cementitious horizontal lap siding with a 6" reveal. The garage will feature 4' wide wood steps.

**Roof:** The garage will feature a hipped roof with a closed soffits and a 6/12 pitch. The roof will be clad with composite shingles.

**Front Elevation:** The first floor will feature a sectional overhead garage door and the second floor will feature two  
**(North)** 1-over-1 sash windows.

**Side Elevation:** The second floor will feature two 2 lite slider windows.  
**(East)**

**Side Elevation:** The first floor will feature a metal entry door. A single lite entry door and two 2 lite slider windows  
**(West)** will be located on the second floor.

**Rear Elevation:** The second floor will feature a 2 lite slider window.  
**(South)**