

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 4, 2015

**Applicant:** Mike Shelton – Harvard Heights for Rochelle B Ellison, owner

**Property:** 1807 State Street, tract 12 and 13A, block 440, Baker W R NSBB Subdivision. The property includes a historic 1,096 square foot residence situated on a 4,300 square foot (42.79' x 100') interior lot.

**Significance:** Contributing residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

**Proposal:** New Construction – Garage-Apartment.

- The proposed garage-apartment will be located at the rear of the property with the garage door facing the street.
- Garage will measure 22' deep by 24' wide and will feature an eave height of 19' and a ridge height of 25'. The eave and ridge heights will be 6 and 3 feet taller respectively than the eave and ridge heights of the existing Contributing structure located at the front of the property.
- Garage-apartment will feature wood double hung 1-over-1 windows, each measuring 36" wide by 72" tall.

See enclosed application materials and detailed project description on p. 4-11 for further details.

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

**Civic Association:** The Old Sixth Ward Neighborhood Association has indicated that they are in support of this application. See Attachment A.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** March 26, 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.



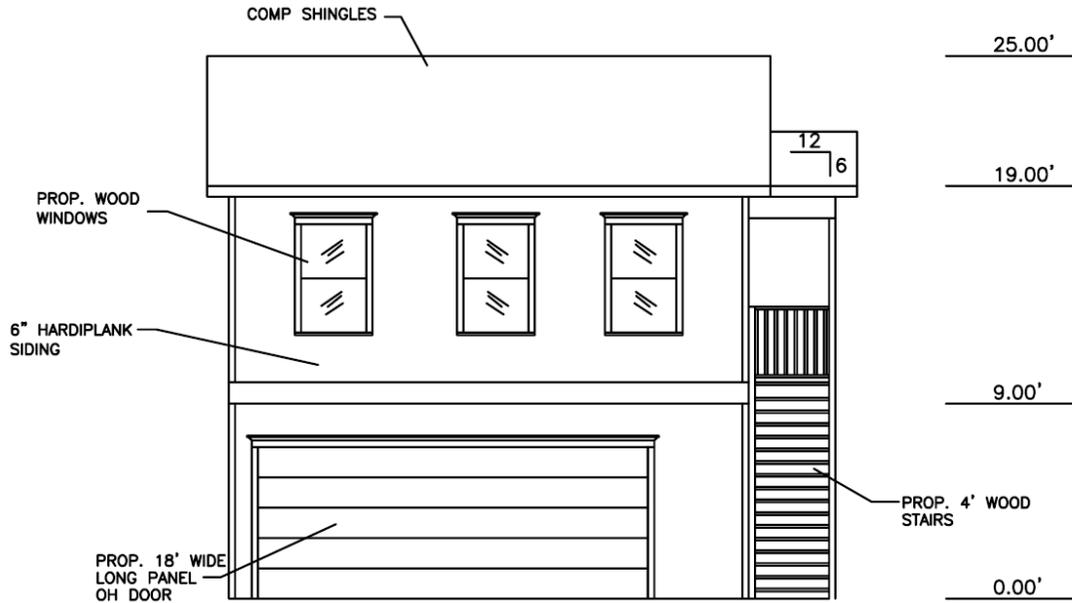


CURRENT PHOTO



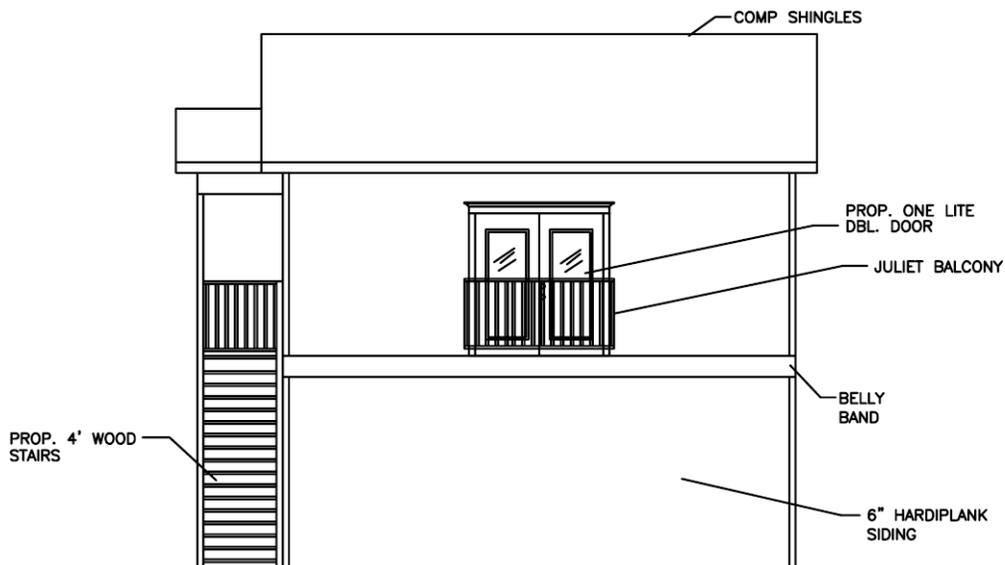
**NORTH ELEVATION – FRONT FACING STATE STREET**

PROPOSED



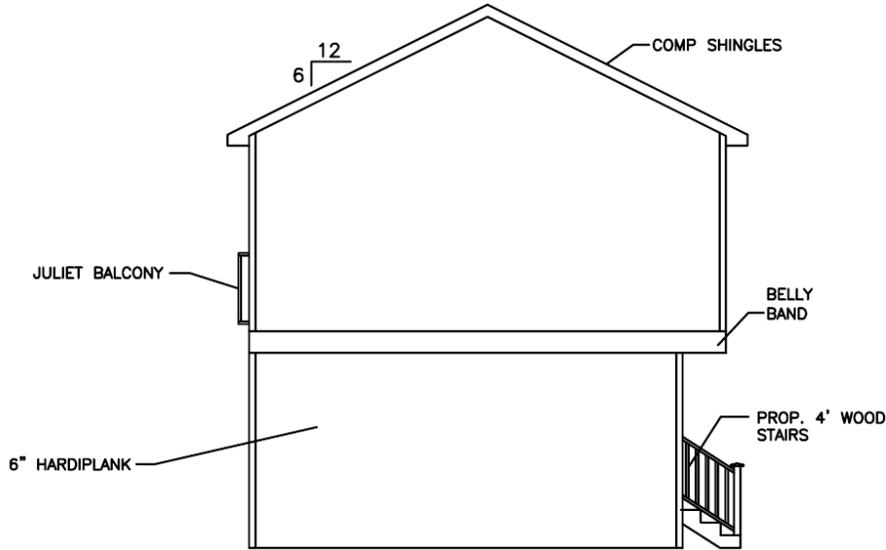
**SOUTH (REAR) ELEVATION**

PROPOSED



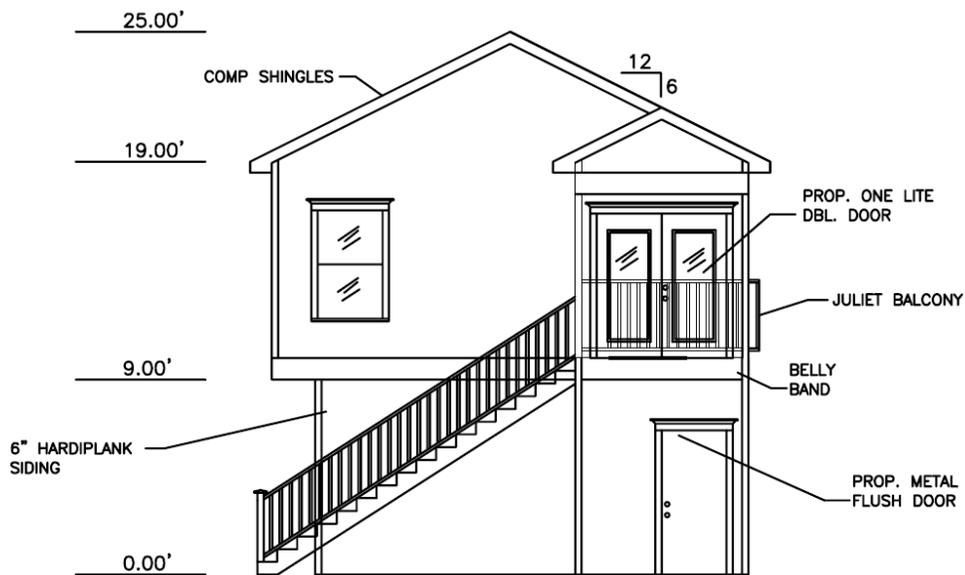
**EAST SIDE ELEVATION**

PROPOSED



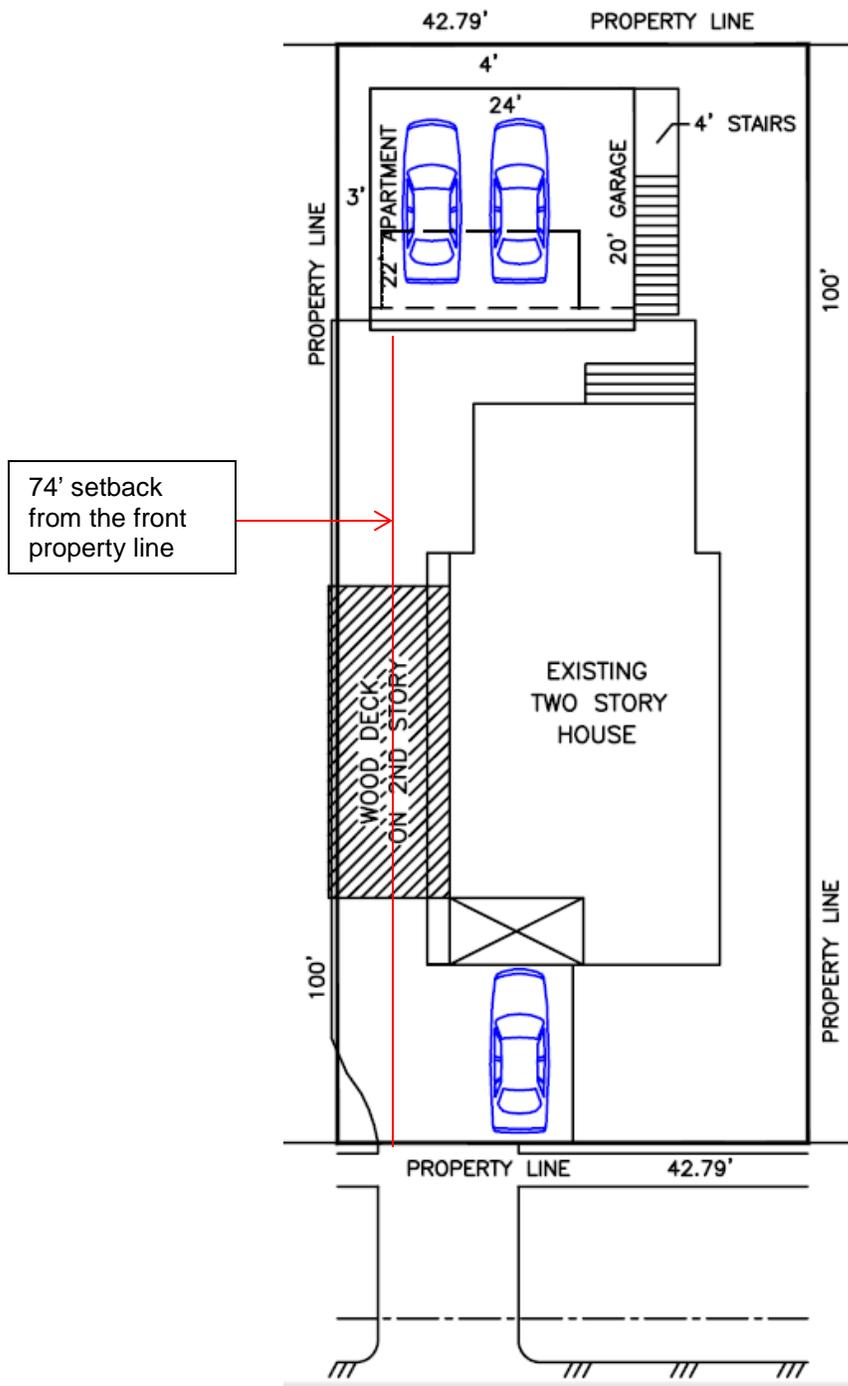
**WEST SIDE ELEVATION**

PROPOSED





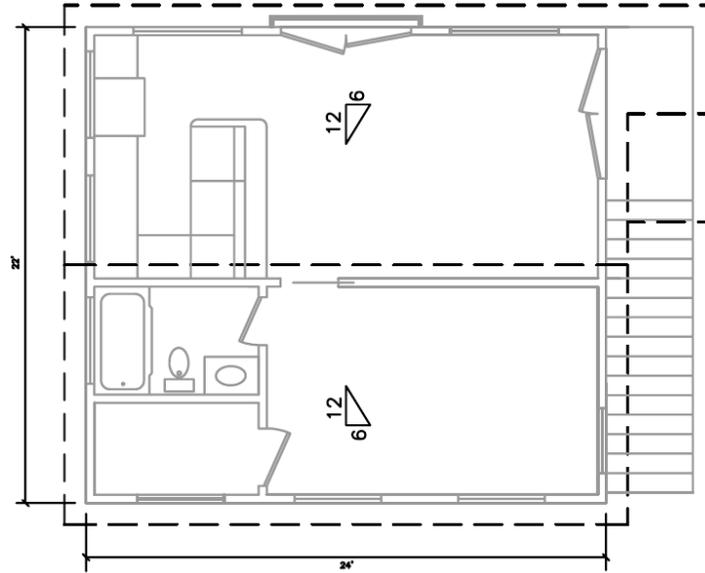
**SITE PLAN**  
**PROPOSED**





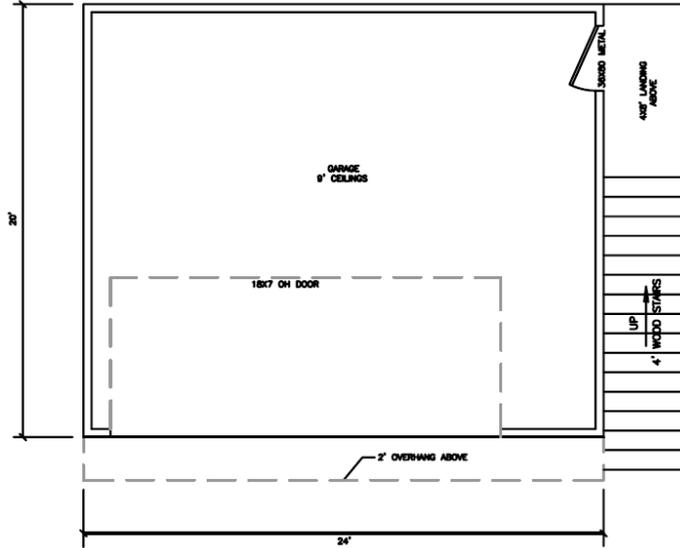
ROOF PLAN

PROPOSED

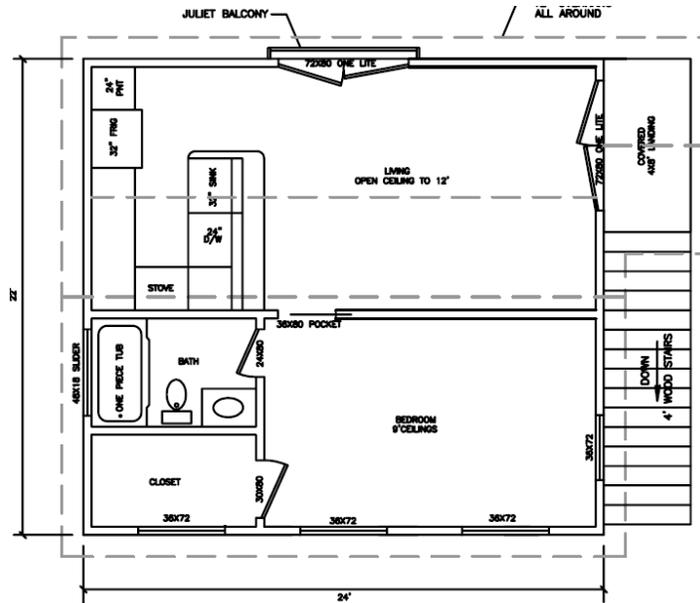




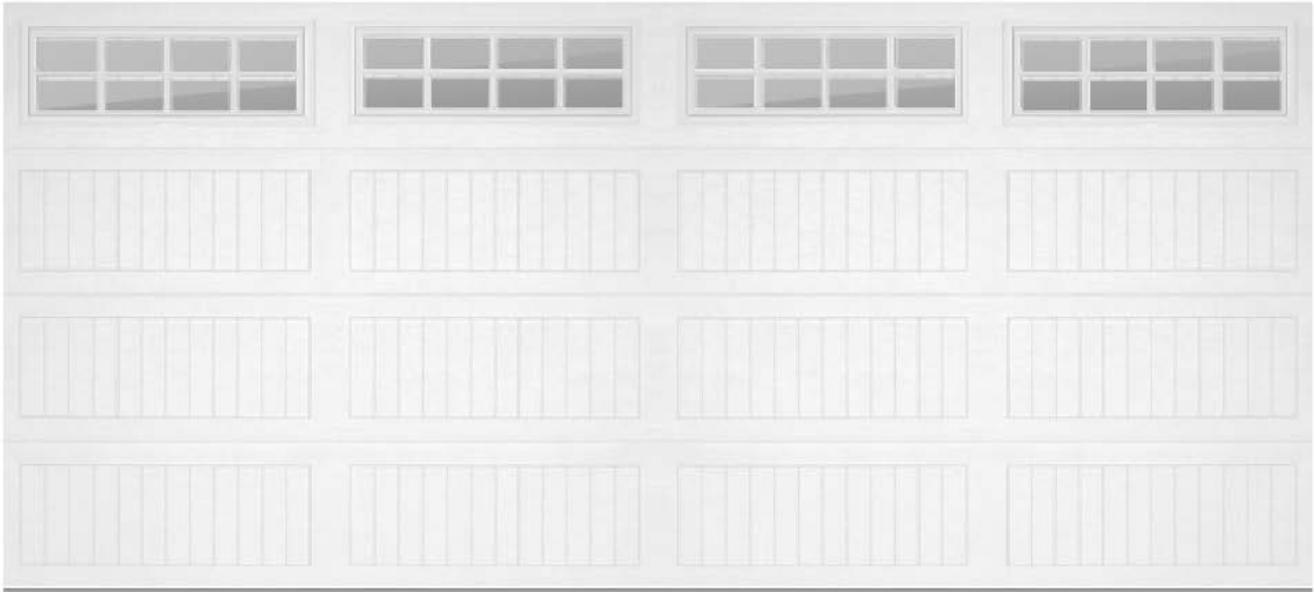
### FIRST FLOOR PLAN PROPOSED



### SECOND FLOOR PLAN PROPOSED



**PROPOSED GARAGE DOOR**



**PROJECT DETAILS**

**Shape/Mass:** Garage-apartment will measure 22' deep by 24' wide and will feature a ridge height of 25' and an eave height of 19'. The proposed structure will feature 528 square feet of living space.

The proposed structure will be situated to the rear and to the east of the existing one-story Contributing residence. This residence features an eave height of 13' and a ridge height of 22'.

**Setbacks:** Garage-apartment will be situated at the rear of the property 74' from the front property line. It will be set back 3' from the east property line.

**Foundation:** Concrete slab on grade foundation.

**Windows/Doors:** Four wood 1-over-1 72" tall by 36" wide recessed mounted double hung windows.

**Exterior Materials:** Smooth finish 6" wide cementitious siding with a 5 and 1/4" reveal.

**Roof:** Side gable roof with a 6:12 pitch and a 12" eave overhang.

**Front Elevation:** Garage component will feature an overhead rolling garage door with four fixed 8 lite windows.  
**(North)** The apartment component will feature 3 windows facing the street.

**Side Elevation:** The east elevation will feature no windows.  
**(East)**

**Side Elevation:** The garage component will feature a metal pedestrian door. The second floor apartment will be accessible by a set of wooden exterior stairs landing at a second floor Juliet balcony with a pair of wood single lite double doors. There will be a window facing the west.  
**(West)**

**Rear Elevation:** A pair of double doors will lead to a second floor Juliet balcony  
**(South)**

**ATTACHMENT A**

**CIVIC ASSOCIATION COMMENT**

Geoff,

I did speak with Erin a week or two ago about the pitch. However, she advised that changing pitch would require a taller total height. We also considered building into the roof pitch, but saw that might require eliminating windows. We weighed that as a committee and decided, on the balance, that we would find side gables/taller windows/better-garage-door acceptable. We are OK with the design.

With thanks,

Ryan