

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 1, 2017

**Applicant:** Rod Frego, Custom Barns & Garages for Melody Stewart, owner

**Property:** 1123 Fugate, Lot 15, Block 121, North Norhill Subdivision. The property includes a historic 1,247 square foot, one-story wood frame with brick veneer exterior single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1928, located in the Norhill Historic District.

**Proposal:** New Construction – Garage *Revision*. A COA for a new one-story garage was approved at the January 2017 HAHC meeting.

The applicant now proposes to construct a new 651 square foot one-story detached garage. The garage will have:

- A width of 31' and depth of 21' with a ridge height of 16.5'
- Smooth horizontal 6" cementitious lap
- 1-over-1 single hung recessed wood windows.

See project details on p. 3-13 and application materials in Attachment A.

**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:** March 23, 2017



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years 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(a): 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

[X] [ ] [ ] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [ ] [ ] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [ ] [ ] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

[X] [ ] [ ] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



**PROPERTY LOCATION**  
NORHILL HISTORIC DISTRICT



1123 Fugate

**Building Classification**

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**

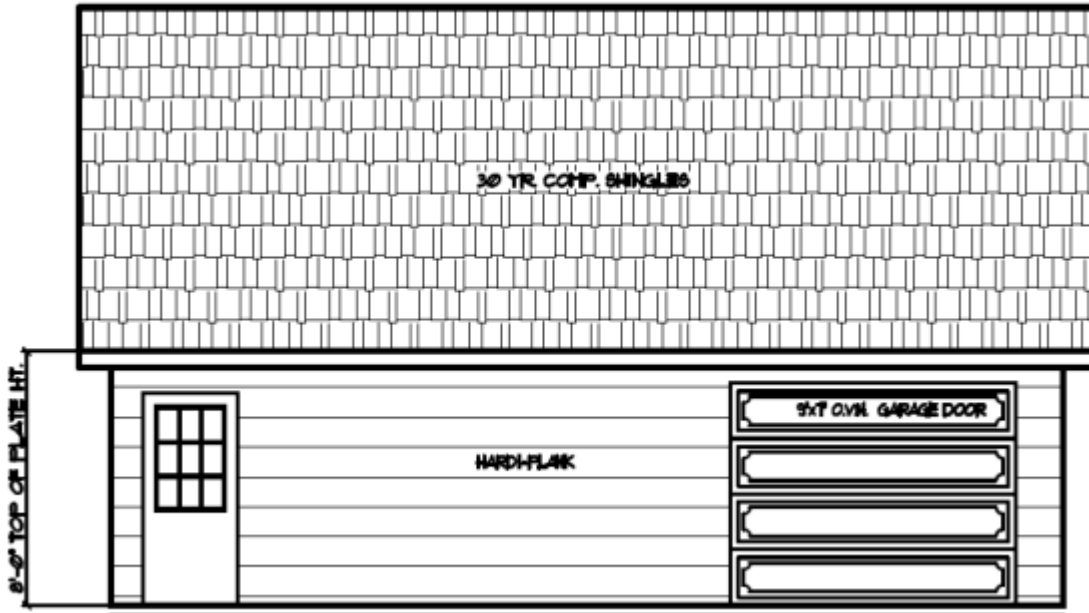


**INVENTORY PHOTO – EXISTING GARAGE**

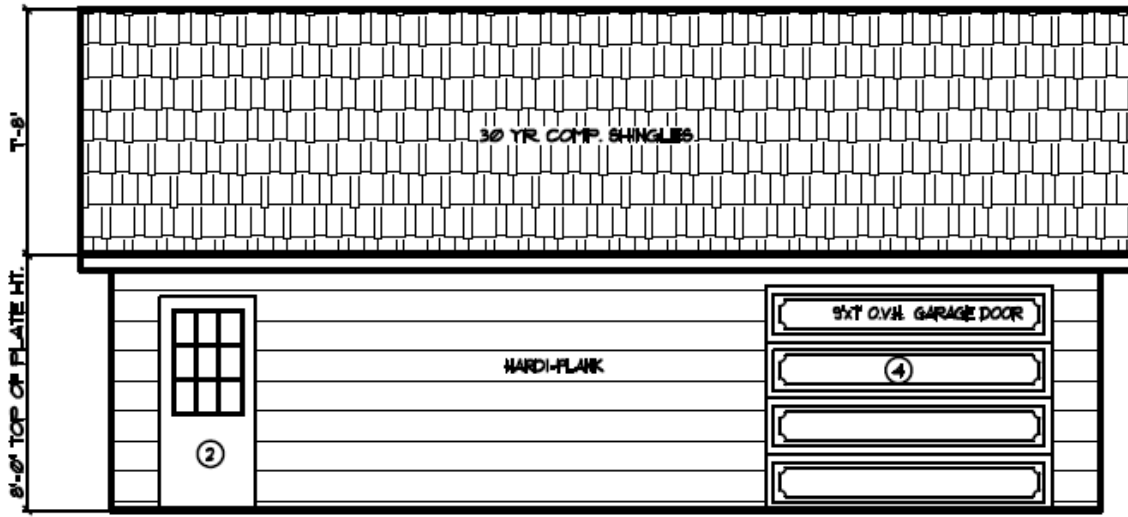


**SOUTH ELEVATION – FRONT FACING FUGATE STREET**

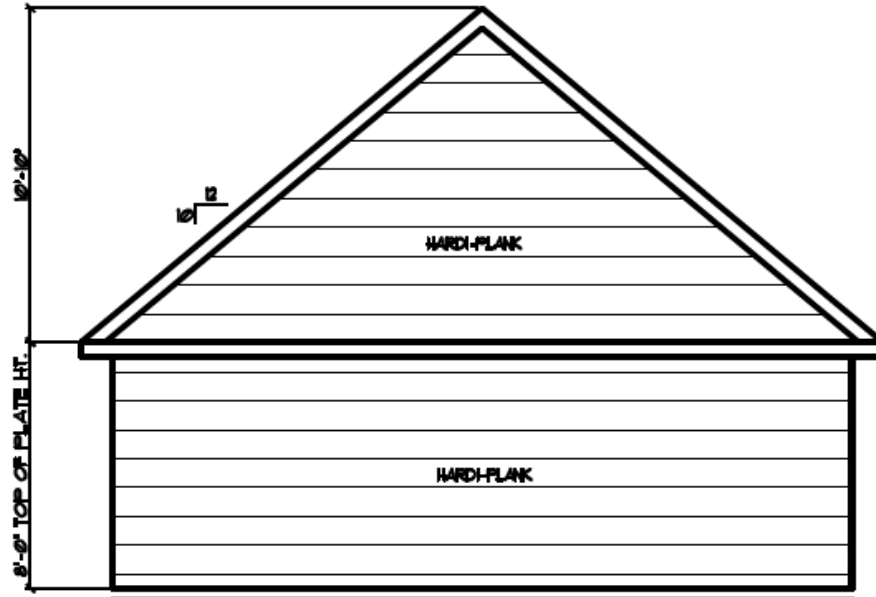
APPROVED JANUARY 2017



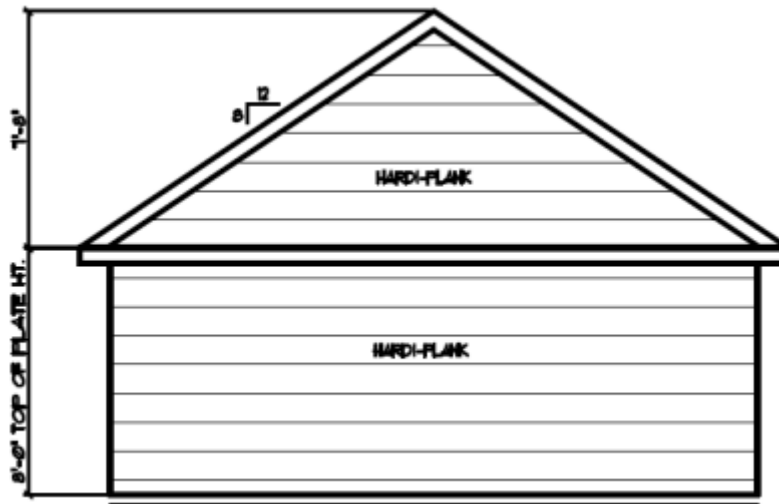
PROPOSED



**EAST SIDE ELEVATION**  
APPROVED JANUARY 2017



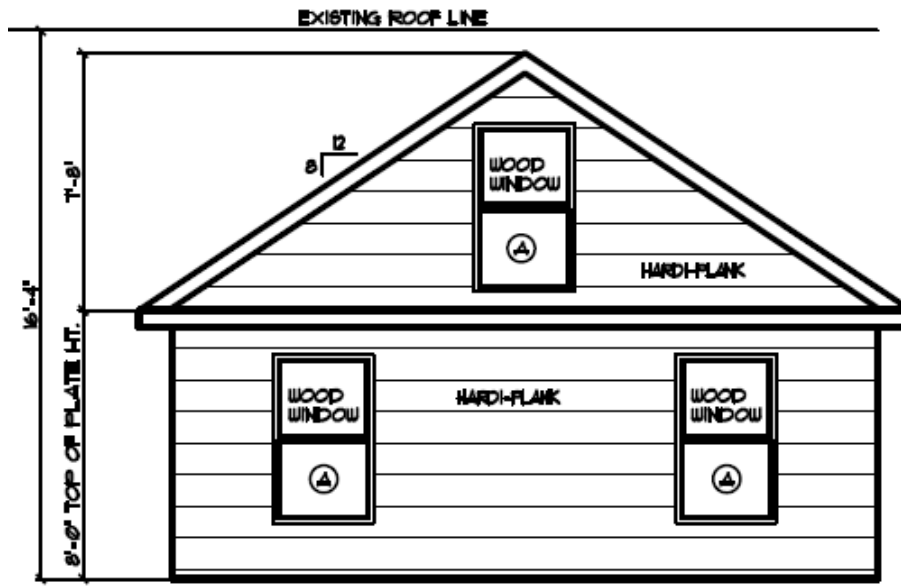
PROPOSED



**WEST SIDE ELEVATION**  
APPROVED JANUARY 2017

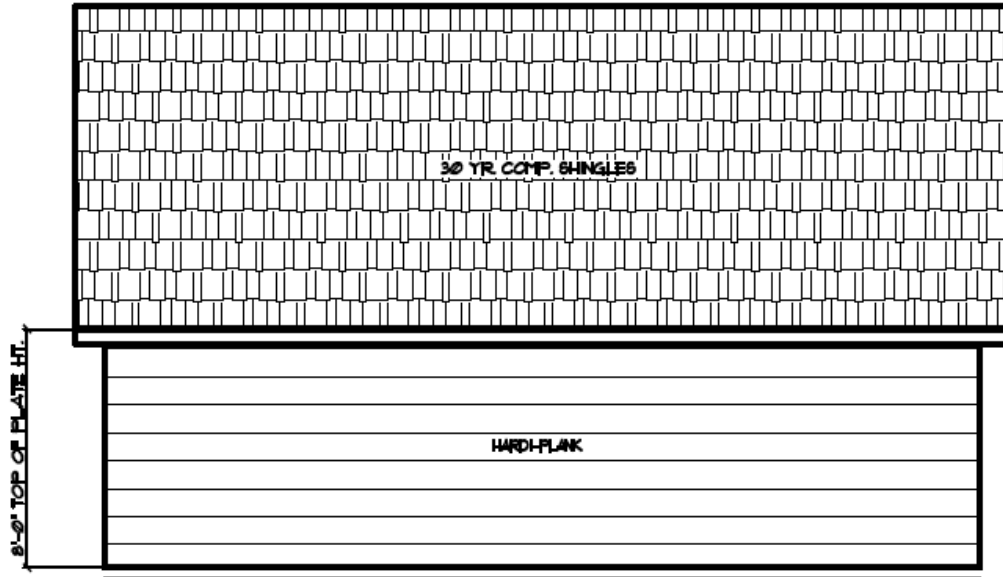


PROPOSED

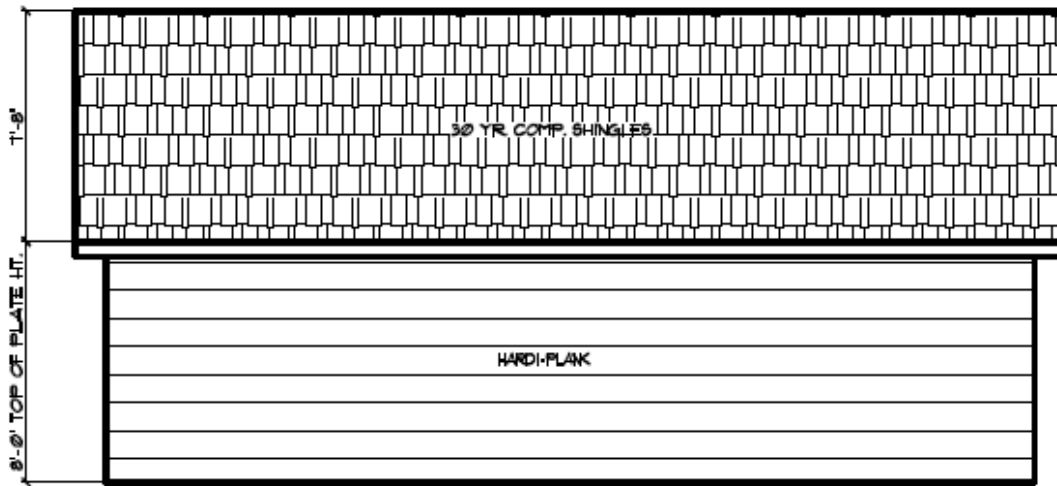


**NORTH (REAR) ELEVATION**

APPROVED JANUARY 2017



**PROPOSED**

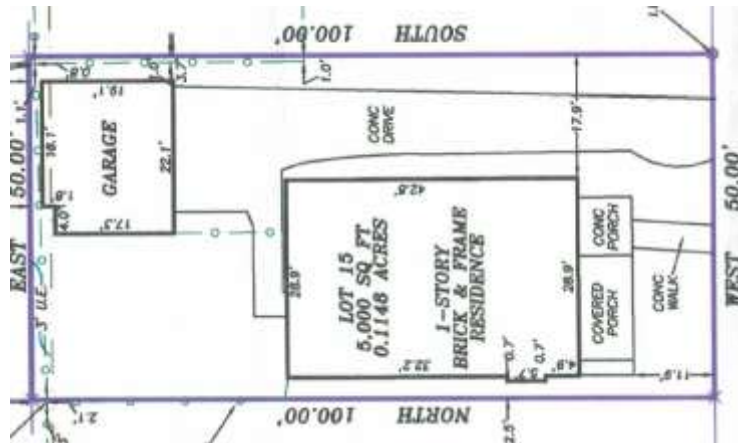




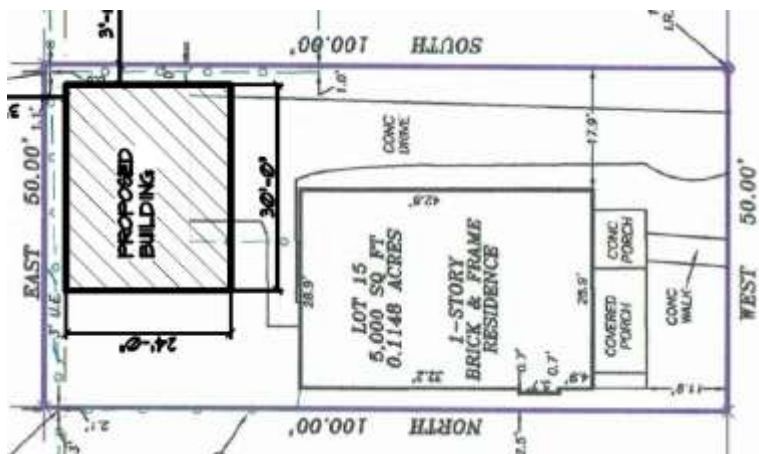


**SITE PLAN**

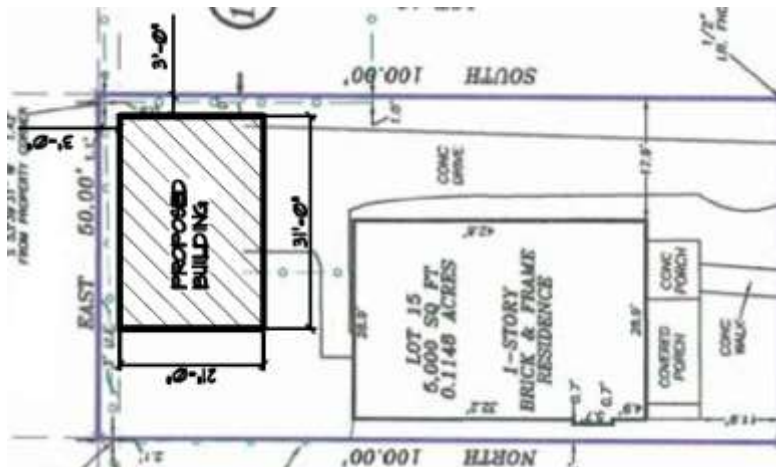
EXISTING



APPROVED JANUARY 2017

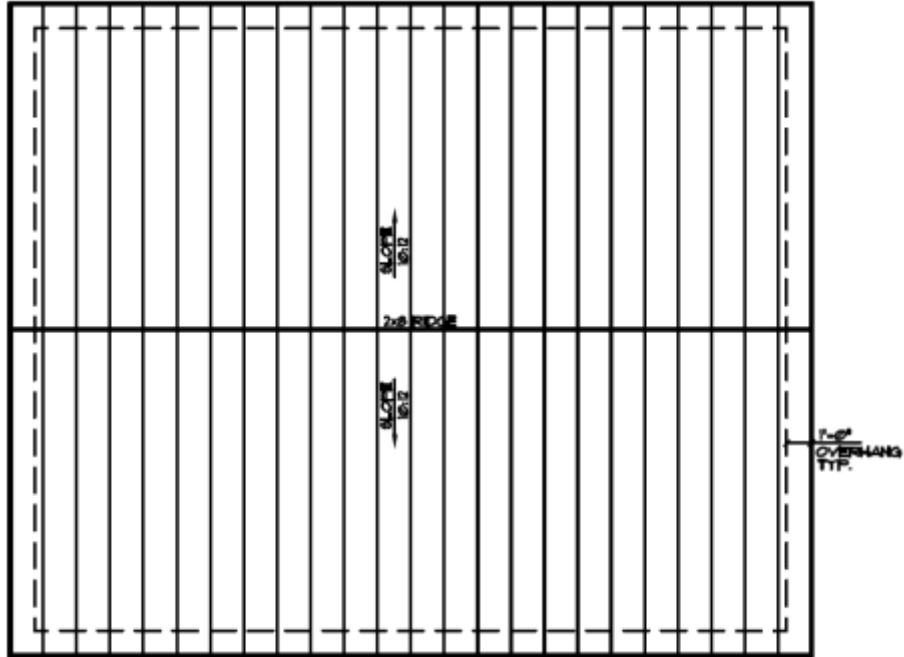


PROPOSED

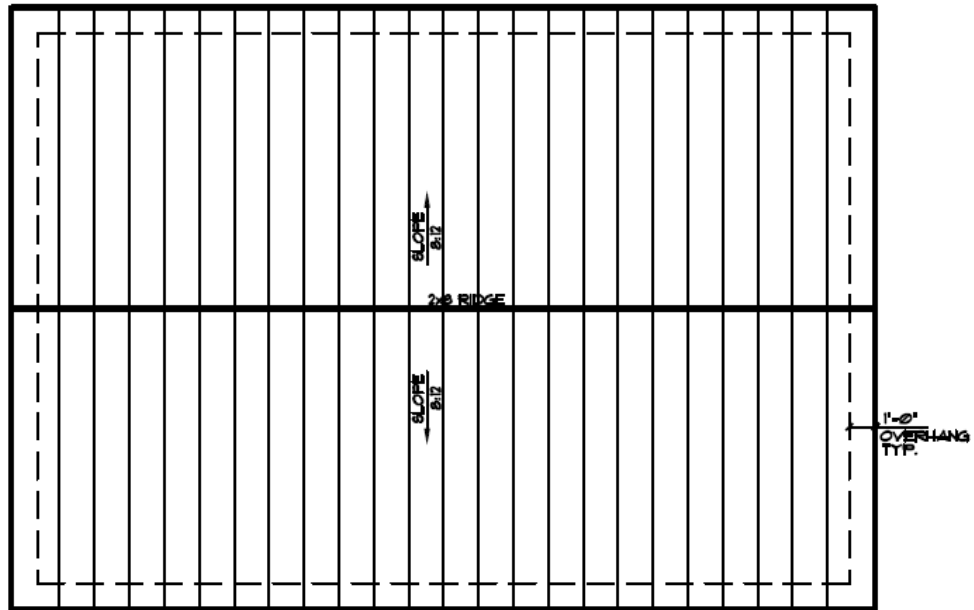


ROOF PLAN

APPROVED JANUARY 2017

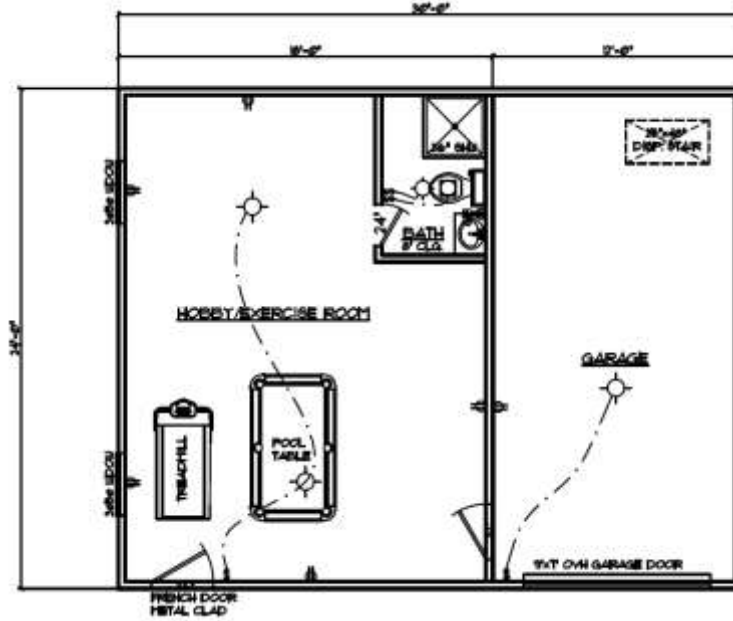


PROPOSED

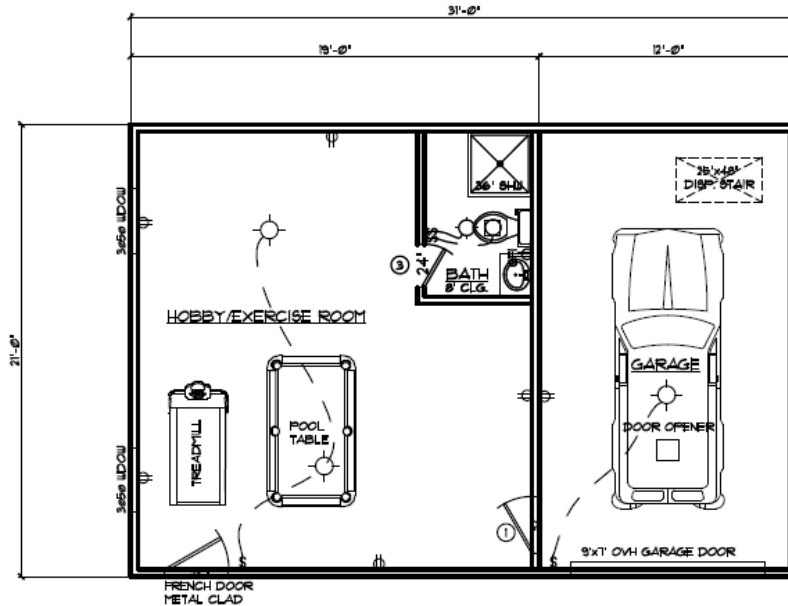




**FIRST FLOOR PLAN**  
APPROVED JANUARY 2017



**PROPOSED**



**WINDOW / DOOR SCHEDULE**

APPROVED JANUARY 2017

DOOR SCHEDULE					
MARK	NO.	SIZE	TYPE	MATERIAL	REMARKS
1	1	2'-8" x 6'-8" x 1 3/4"	WOOD		
2	1	3'-0" x 6'-8" x 1 3/4"	3 LITES FR METAL CLAD		
3	1	2'-0" x 6'-8" x 1 3/4"	WOOD		
4	1	3'-0" x 7'-0"	STEEL OVH GARAGE		

WINDOW SCHEDULE					
MARK	NO.	SIZE	TYPE	MATERIAL	REMARKS
A	3	3'-0"W x 3'-0"L	MONARCH WOOD		

**PROPOSED**

DOOR SCHEDULE					
MARK	NO.	SIZE	TYPE	MATERIAL	REMARKS
①	1	2'-8" x 6'-8" x 1 3/4"	WOOD		
②	1	3'-0" x 6'-8" x 1 3/4"	3 LITES FR METAL CLAD		
③	1	2'-0" x 6'-8" x 1 3/4"	WOOD		
④	1	3'-0" x 7'-0"	STEEL OVH GARAGE		

WINDOW SCHEDULE					
MARK	NO.	SIZE	TYPE	MATERIAL	REMARKS
Ⓐ	3	3'-0"W x 3'-0"L	MONARCH WOOD		RECESSED

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## PROJECT DETAILS

**Shape/Mass:** Approved January 2017: The proposed 720 square foot garage will be 30' wide by 24' deep and a ridge height of 18'-10".

Proposed: The proposed 651 square foot garage will have be 31'-0" wide, 21'-0" deep, and have a ridge height of 16'-4". See drawings for more detail.

**Setbacks:** Approved January 2017: The proposed garage will be situated 3' from the north (rear), approximately 60' from the south (front), approximately 17' from the west, and 3' from the east property lines.

Proposed: The proposed garage will have an east side setback of 3'-0"; a rear (north) setback of 3'-0"; a west side setback of approximately 16'; and a front (south) setback of approximately 76'. See drawings for more detail.

**Foundation:** The garage will have a concrete slab foundation on drilled concrete piers.

**Windows/Doors:** All new windows will be 1-over-1 single hung wood windows and one new wood door and one metal garage door on the front elevation. Please refer to the window and door schedule for more detail.

**Exterior Materials:** The garage will be clad in smooth horizontal 6" cementitious lap.

**Roof:** The proposed garage will have a composition shingle side gable roof with a pitch of 8:12, an eave height of 8'-0", and a 1'-0" overhang. See drawings for more detail.