

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Murray Thomas Flanagan, owner

**Property:** 1027 Key St, lot 14, block 130, North Norhill Subdivision. The property includes a historic 912 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing garage, constructed circa 1930, located in the Norhill Historic District.

**Proposal:** New Construction – Construct a detached one-story 335 square foot garage with a carport at the rear of the lot.

See enclosed application materials and detailed project description on p. 4-13 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

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APPROVAL CRITERIA

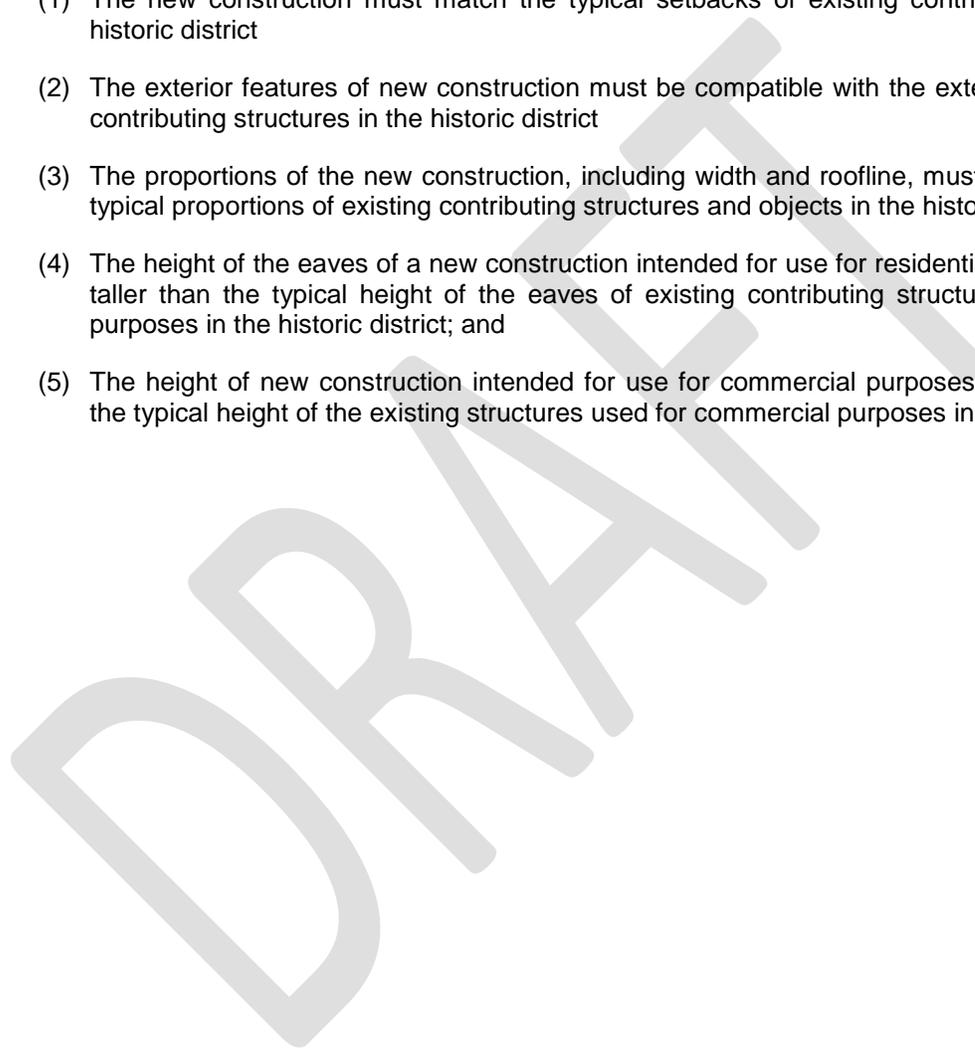
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

- (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.





PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



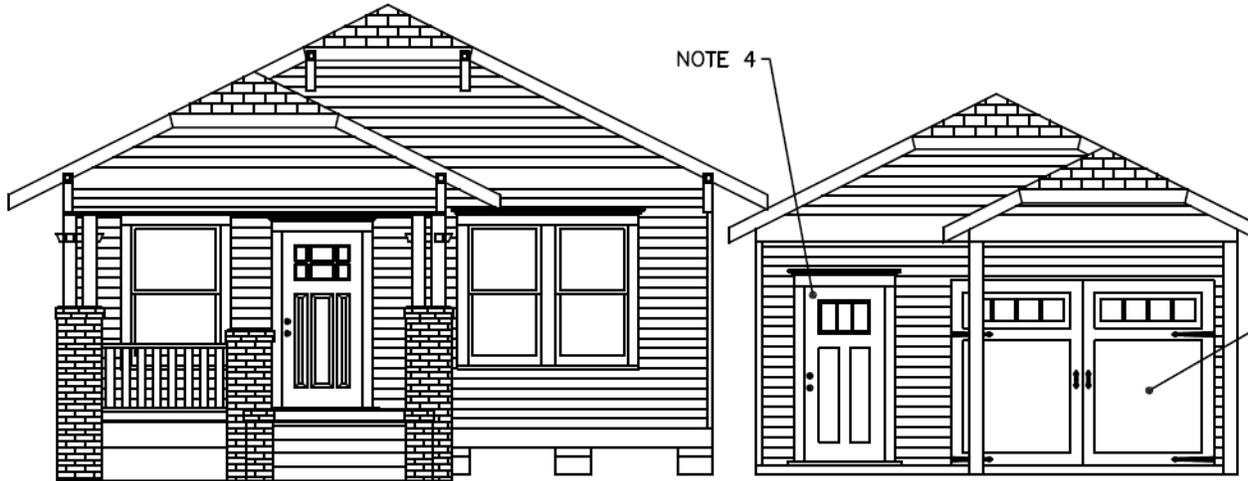
**CURRENT PHOTO**



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**SOUTH ELEVATION – FRONT FACING STREET**

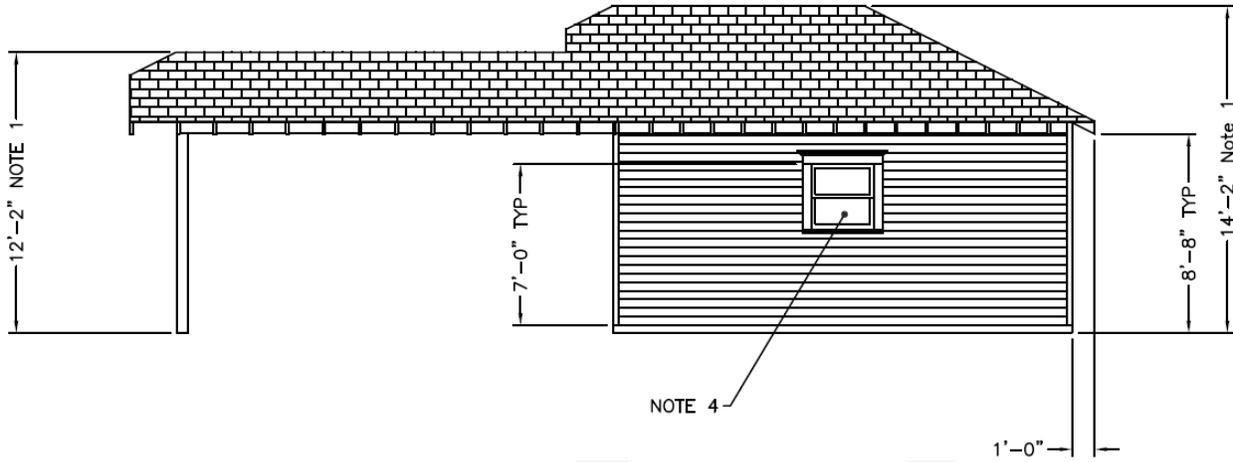
PROPOSED



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**EAST SIDE ELEVATION**

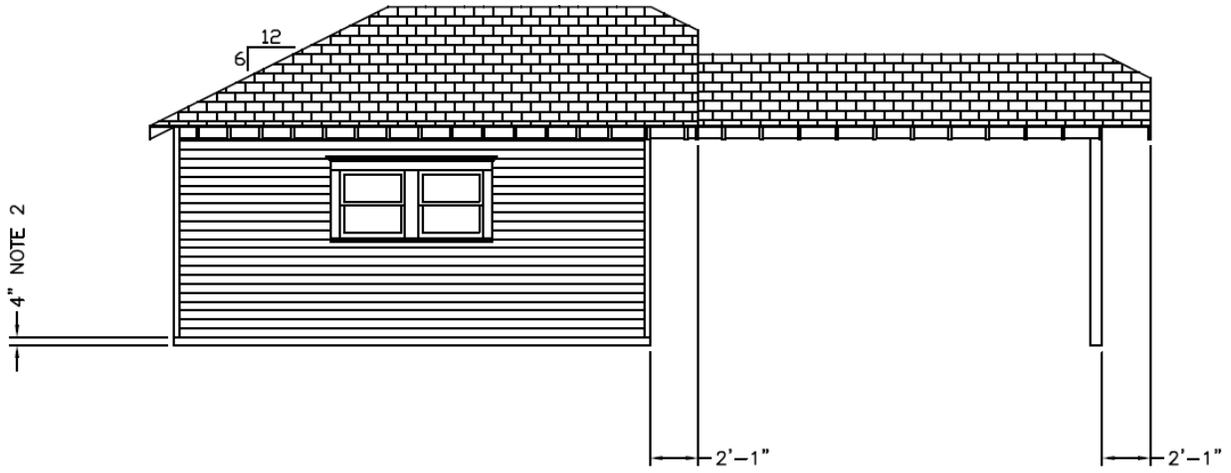
PROPOSED



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WEST SIDE ELEVATION

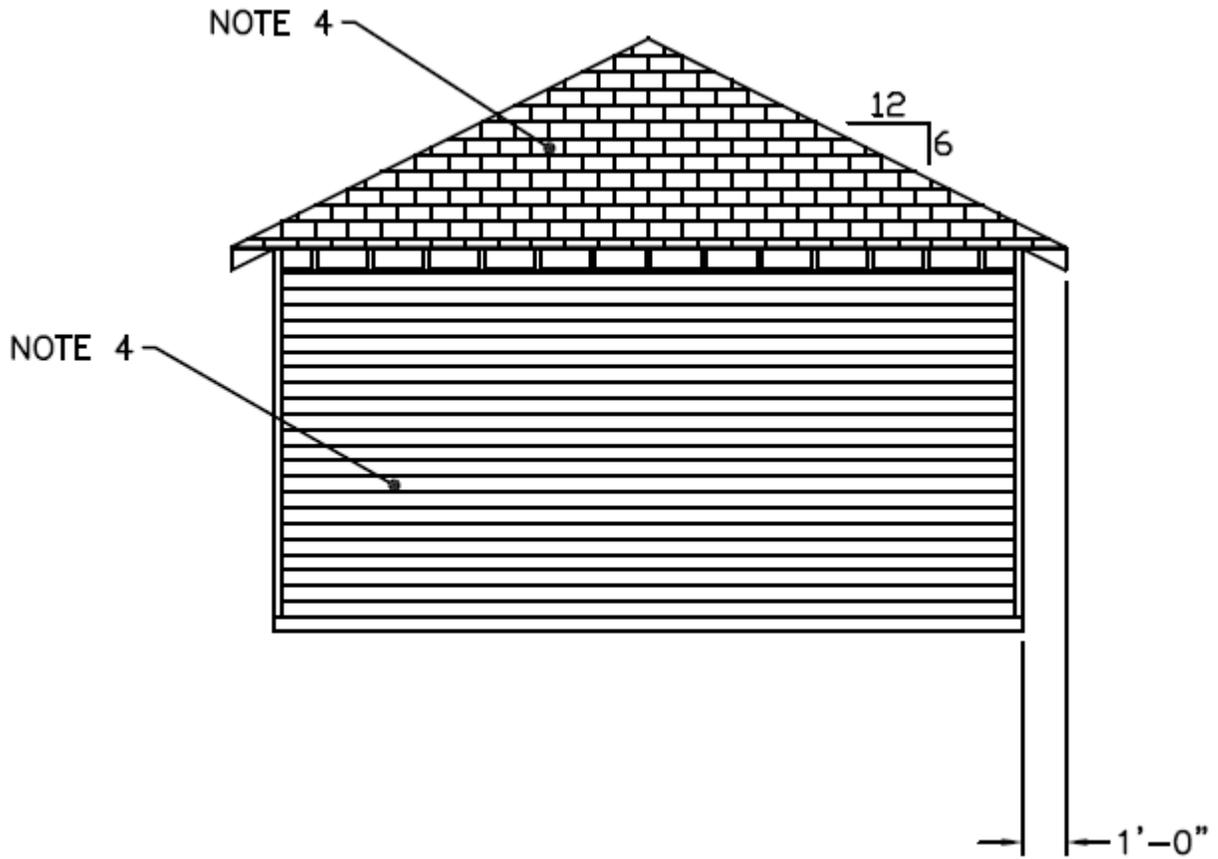
PROPOSED



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NORTH (REAR) ELEVATION

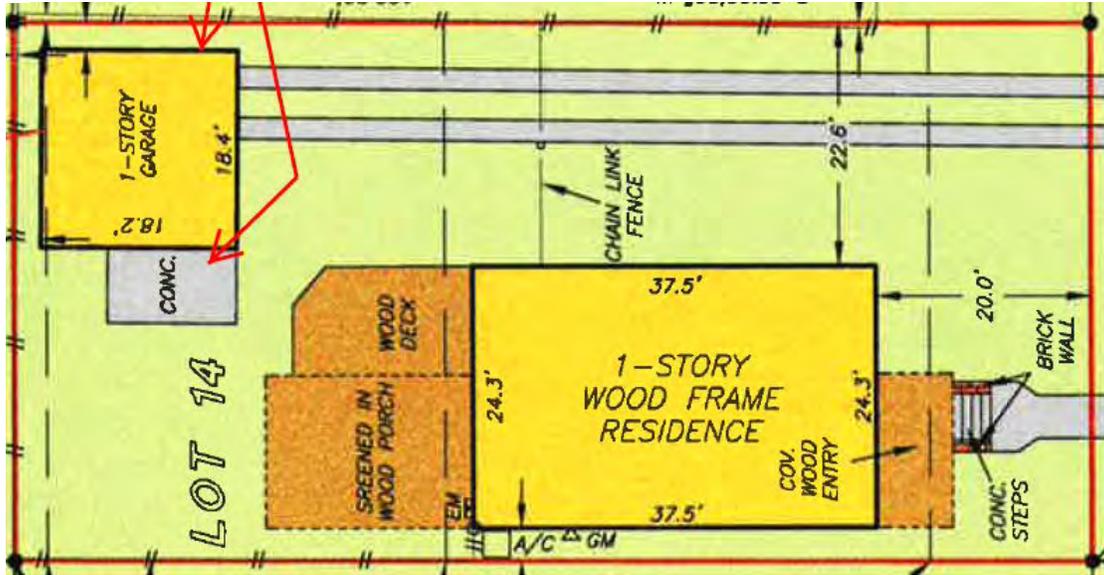
PROPOSED



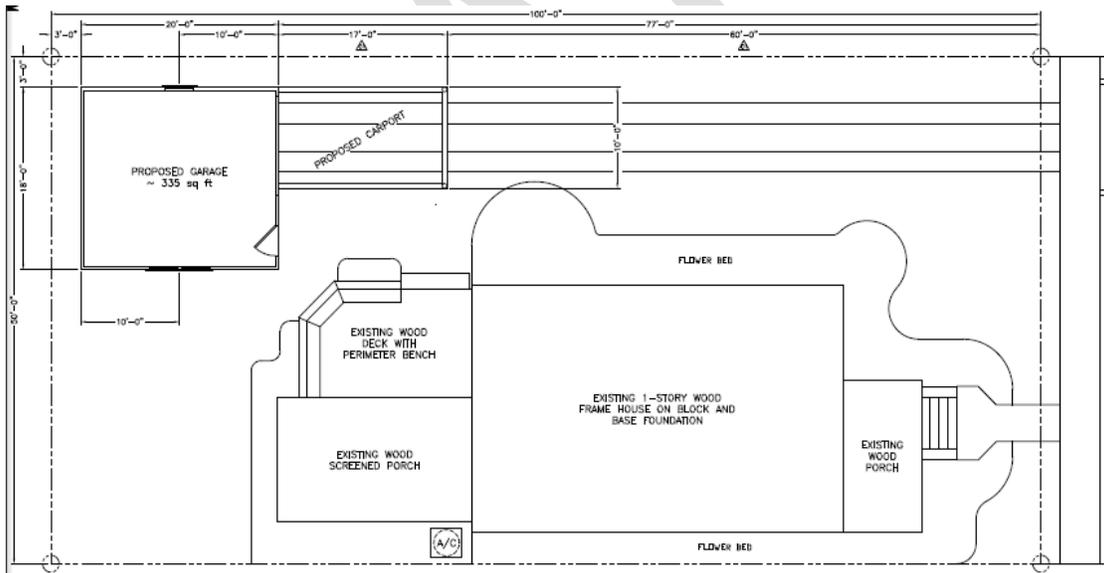
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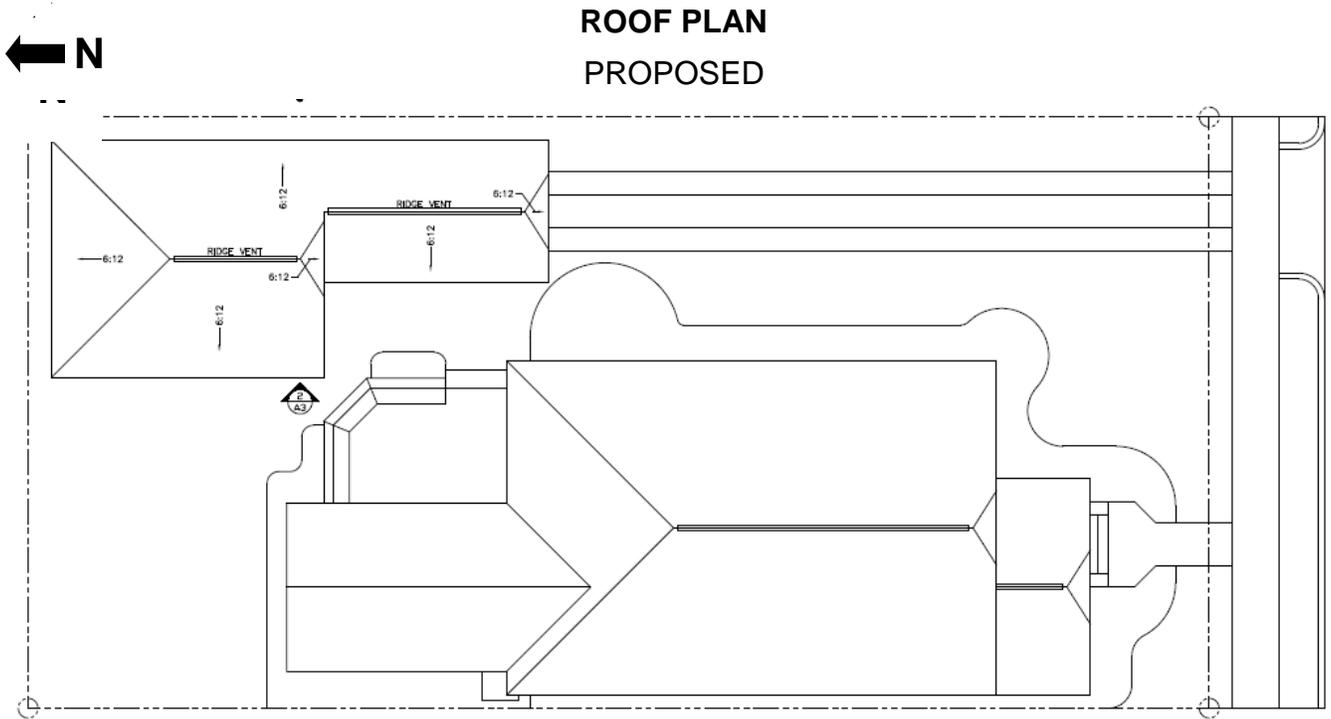
SITE PLAN

EXISTING



PROPOSED





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WINDOW / DOOR SCHEDULE

WINDOW

**JELD-WEN** Double-Hung Windows Premium Vinyl  
WINDOWS & DOORS

UNIT SIZE	17 1/2" x 24 1/2"	19 1/2" x 24 1/2"	21 1/2" x 24 1/2"	23 1/2" x 24 1/2"	25 1/2" x 24 1/2"	27 1/2" x 24 1/2"	29 1/2" x 24 1/2"	31 1/2" x 24 1/2"	33 1/2" x 24 1/2"
ROSEBUDS	18 1/2" x 24 1/2"	20 1/2" x 24 1/2"	22 1/2" x 24 1/2"	24 1/2" x 24 1/2"	26 1/2" x 24 1/2"	28 1/2" x 24 1/2"	30 1/2" x 24 1/2"	32 1/2" x 24 1/2"	34 1/2" x 24 1/2"
DAYLIGHT OPENING	17 1/2" x 24 1/2"	19 1/2" x 24 1/2"	21 1/2" x 24 1/2"	23 1/2" x 24 1/2"	25 1/2" x 24 1/2"	27 1/2" x 24 1/2"	29 1/2" x 24 1/2"	31 1/2" x 24 1/2"	33 1/2" x 24 1/2"
32 1/2" x 24 1/2"	VDH1835	VDH1837	VDH1839	VDH1841	VDH1843	VDH1845	VDH1847	VDH1849	VDH1851
34 1/2" x 24 1/2"	VDH1836	VDH1838	VDH1840	VDH1842	VDH1844	VDH1846	VDH1848	VDH1850	VDH1852
36 1/2" x 24 1/2"	VDH1837	VDH1839	VDH1841	VDH1843	VDH1845	VDH1847	VDH1849	VDH1851	VDH1853
38 1/2" x 24 1/2"	VDH1838	VDH1840	VDH1842	VDH1844	VDH1846	VDH1848	VDH1850	VDH1852	VDH1854
40 1/2" x 24 1/2"	VDH1839	VDH1841	VDH1843	VDH1845	VDH1847	VDH1849	VDH1851	VDH1853	VDH1855
42 1/2" x 24 1/2"	VDH1840	VDH1842	VDH1844	VDH1846	VDH1848	VDH1850	VDH1852	VDH1854	VDH1856
44 1/2" x 24 1/2"	VDH1841	VDH1843	VDH1845	VDH1847	VDH1849	VDH1851	VDH1853	VDH1855	VDH1857
46 1/2" x 24 1/2"	VDH1842	VDH1844	VDH1846	VDH1848	VDH1850	VDH1852	VDH1854	VDH1856	VDH1858
48 1/2" x 24 1/2"	VDH1843	VDH1845	VDH1847	VDH1849	VDH1851	VDH1853	VDH1855	VDH1857	VDH1859
50 1/2" x 24 1/2"	VDH1844	VDH1846	VDH1848	VDH1850	VDH1852	VDH1854	VDH1856	VDH1858	VDH1860
52 1/2" x 24 1/2"	VDH1845	VDH1847	VDH1849	VDH1851	VDH1853	VDH1855	VDH1857	VDH1859	VDH1861
54 1/2" x 24 1/2"	VDH1846	VDH1848	VDH1850	VDH1852	VDH1854	VDH1856	VDH1858	VDH1860	VDH1862
56 1/2" x 24 1/2"	VDH1847	VDH1849	VDH1851	VDH1853	VDH1855	VDH1857	VDH1859	VDH1861	VDH1863
58 1/2" x 24 1/2"	VDH1848	VDH1850	VDH1852	VDH1854	VDH1856	VDH1858	VDH1860	VDH1862	VDH1864
60 1/2" x 24 1/2"	VDH1849	VDH1851	VDH1853	VDH1855	VDH1857	VDH1859	VDH1861	VDH1863	VDH1865

DOOR

**SMOOTH-PRO FIBERGLASS GLASS PANEL EXTERIOR DOOR**

**FEATURES**

- **Panel Options:** smooth
- **Finish Options:** ready to paint or stain
- **Glass Options:** energy efficient, protective, privacy, direct glaze, decorative, grilles, blinds between the glass, venting door glass
- **Maintenance Level:** minimal
- **Sizes:** Typical sizes include 30" X 68", 30" X 80," For detailed available sizing please contact your Dealer.
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Warranty:** limited lifetime

**HAVE A QUESTION?**  
Our customer service team is happy to assist you.

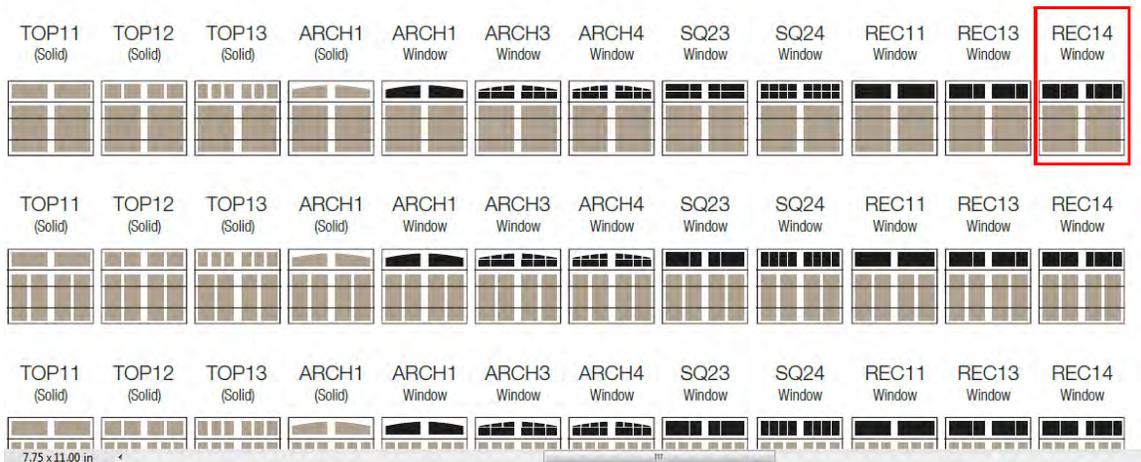
[CONTACT US](#)

GARAGE DOOR



SERIES ONE of the Coachman® Collection proves that in simplicity, there is sophistication. Architectural home designs such as Mission, Shaker, Country and Prairie look beautiful with the understated elegance of this classic look. Your choice of rectangular, square, arched windows or a solid top section provides that finishing touch.

SERIES ONE DESIGNS



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**PROJECT DETAILS**

**Shape/Mass:** The new garage is 18' wide by 20' deep by 14'-2" tall. The attached carport is 10' wide by 17' deep by 12'-2" tall.

**Setbacks:** The carport and garage are setback 77' from the front property line and 3' from the side (east) property line.

**Foundation:** Slab on grade.

**Windows/Doors:** The garage contains vinyl 1-over-1 windows, a fiberglass pedestrian door and a metal garage door.

**Exterior Materials:** The garage is clad in 4 1/2" smooth-finish cementitious lap siding.

**Roof:** The roof has clipped gables to match the residence, has an eave height of 8'-8", and eave overhang of 1' and has a 6-over-12 pitch.

**Front Elevation:** The garage contains a garage door and pedestrian door.  
**(South)**

**Side Elevation:** The garage contains two vinyl 1-over-1 windows.  
**(East)**

**Side Elevation:** The garage contains one vinyl 1-over-1 window.  
**(West)**

**Rear Elevation:** Not visible from the public right-of-way.  
**(North)**