

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Mike Shelton, Harvard Heights Construction for Zachary & Amanda Mefford, owner

Property: 1120 Winston St, Lot 5, Block 104, Norhill Subdivision. The property includes a historic 1,449 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 Bungalow-style residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: New Construction – Construct a 400 square foot detached, one-story garage at the rear of the lot. See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

DRAFT

APPROVAL CRITERIA

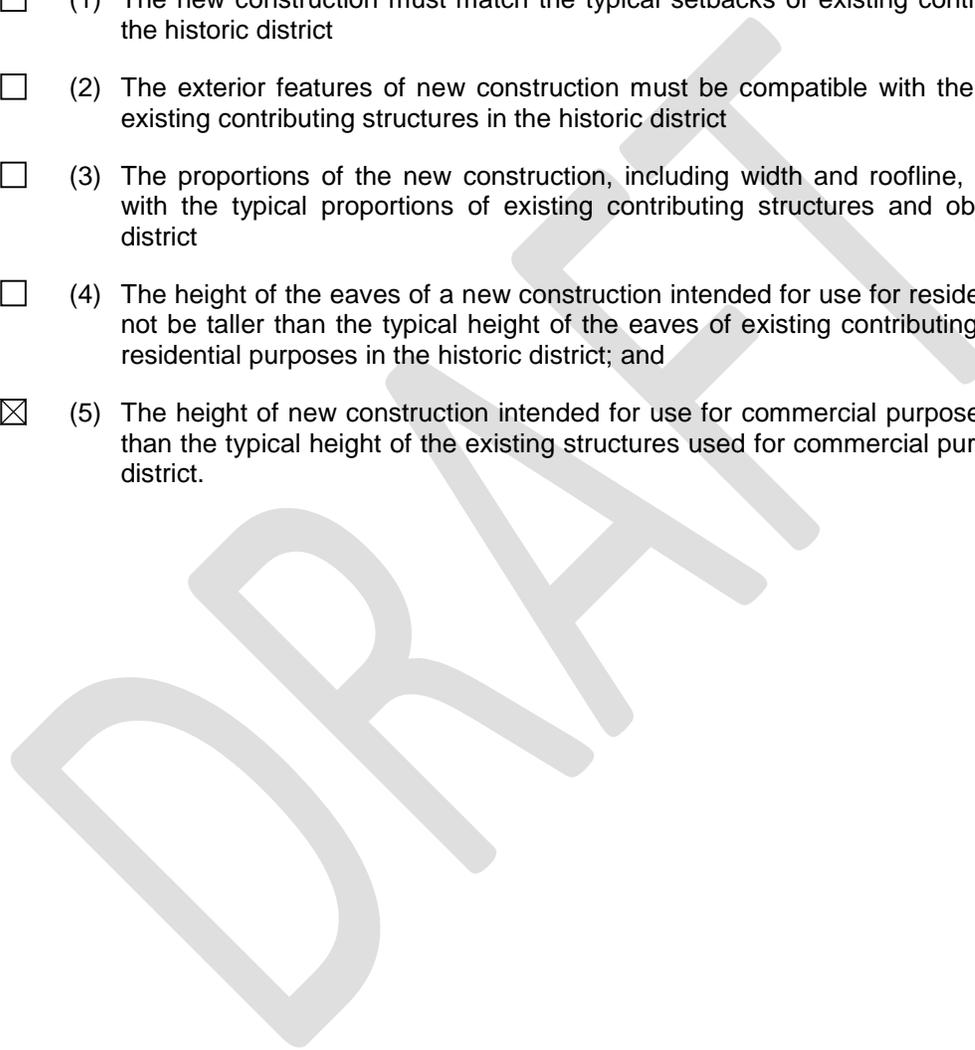
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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



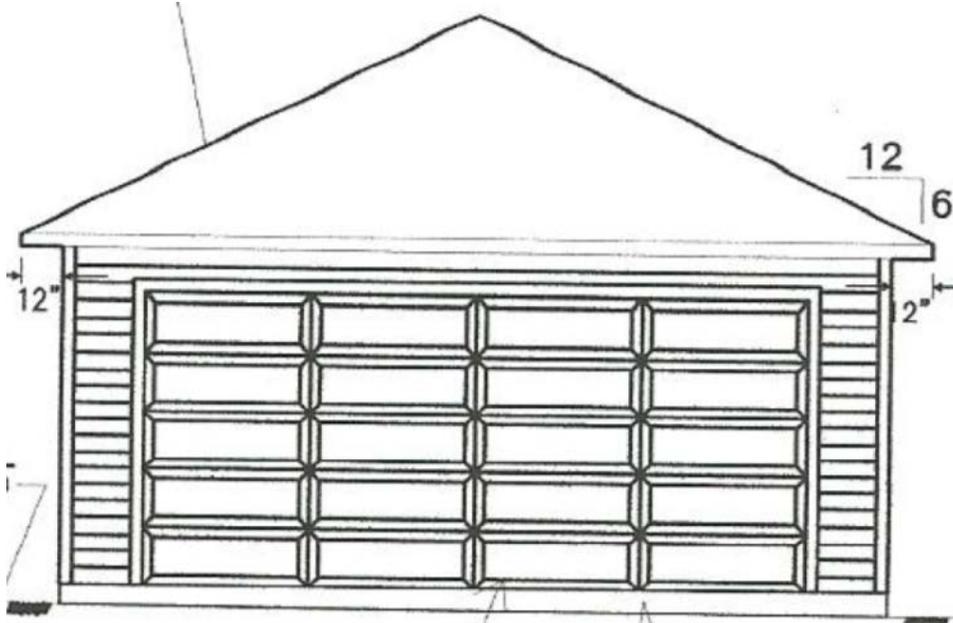
INVENTORY PHOTO



DR

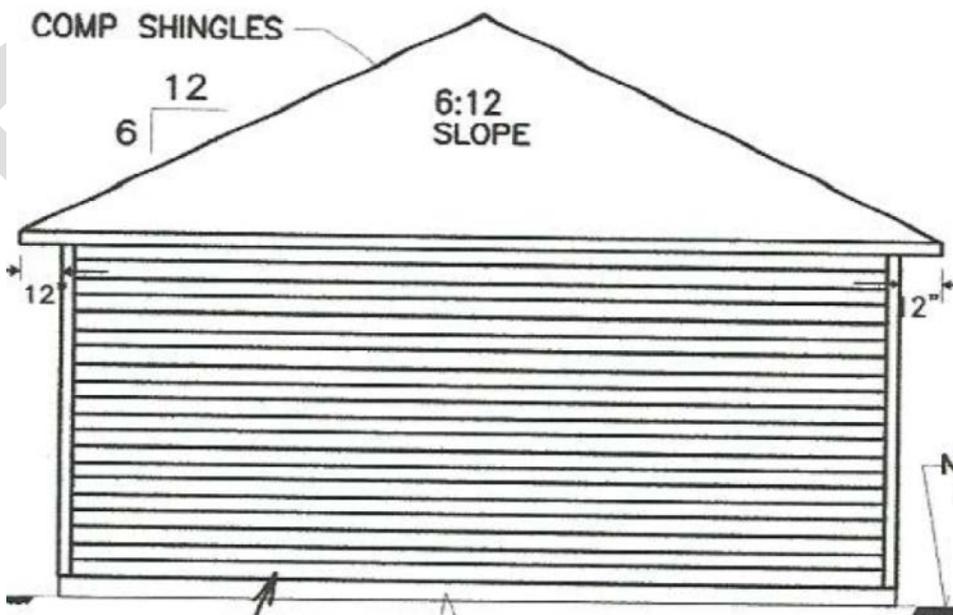
NORTH ELEVATION – FRONT FACING WINSTON STREET

PROPOSED



SOUTH (REAR) ELEVATION

PROPOSED



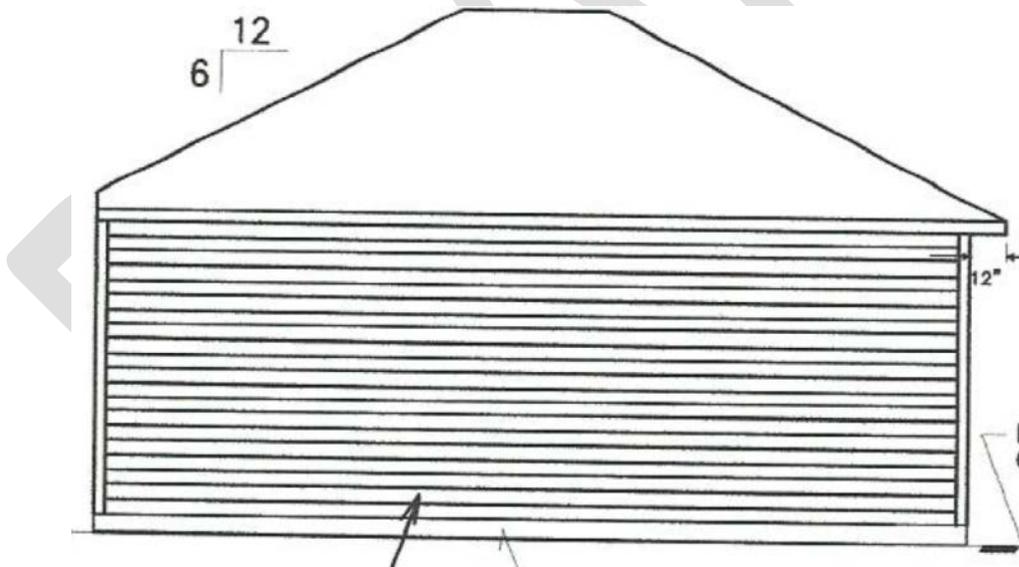
EAST SIDE ELEVATION

PROPOSED



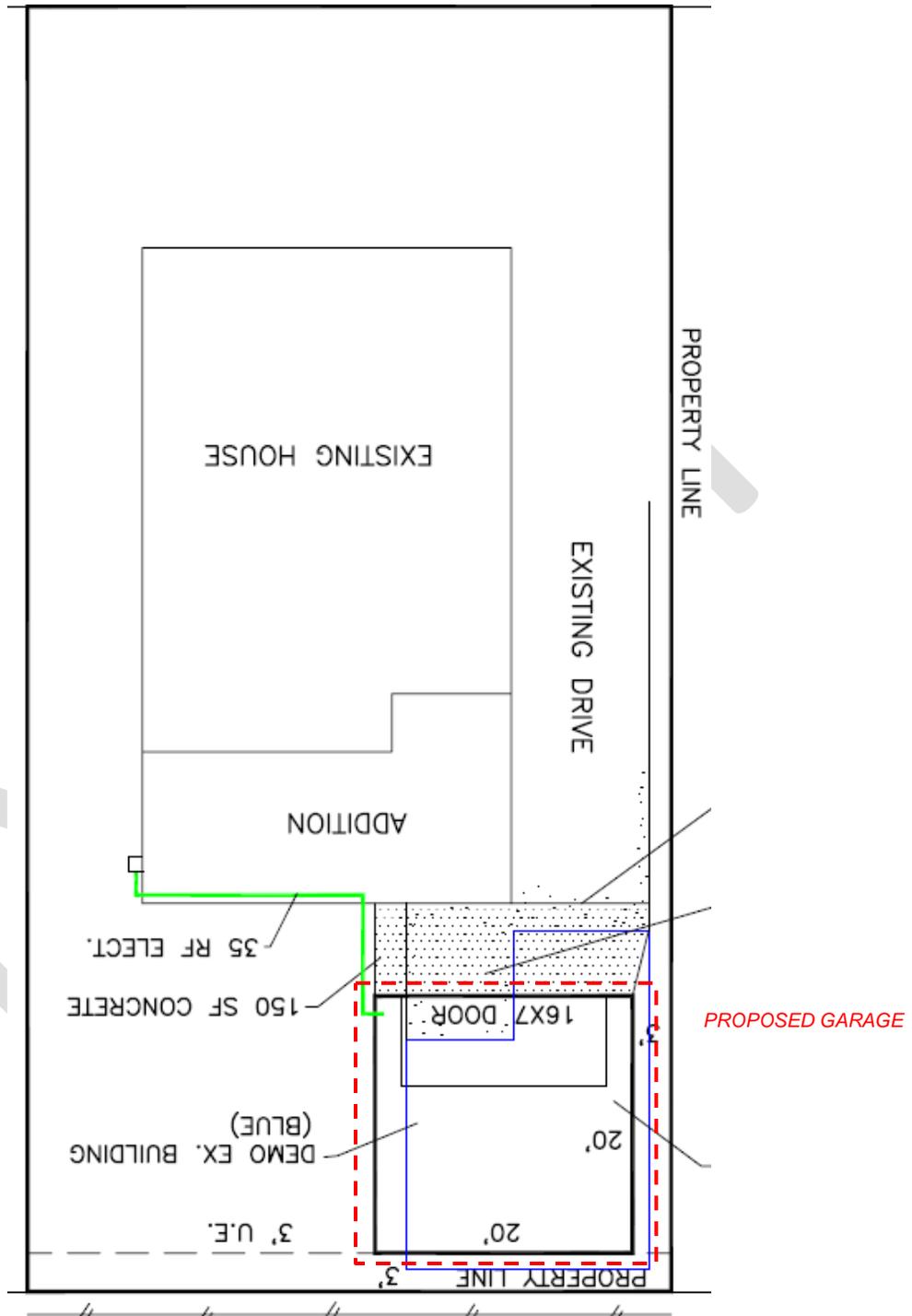
WEST SIDE ELEVATION

PROPOSED



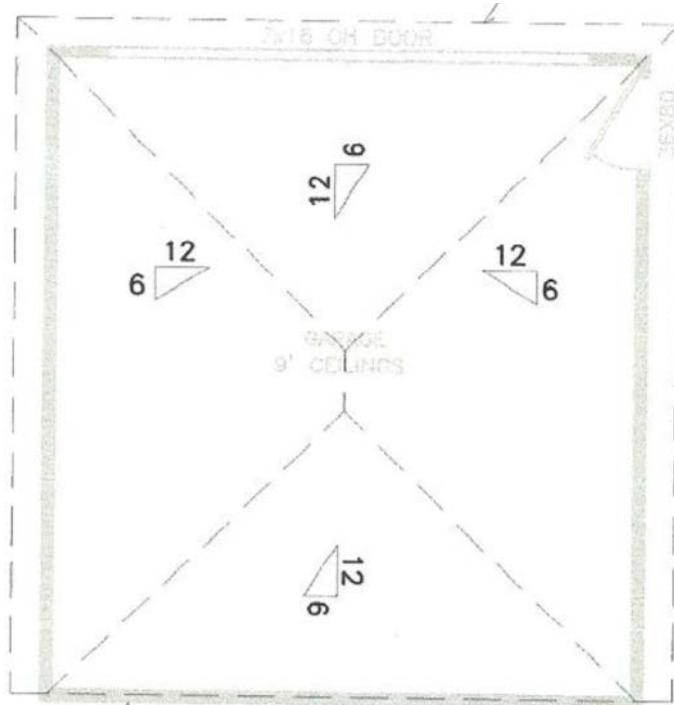


SITE PLAN
PROPOSED

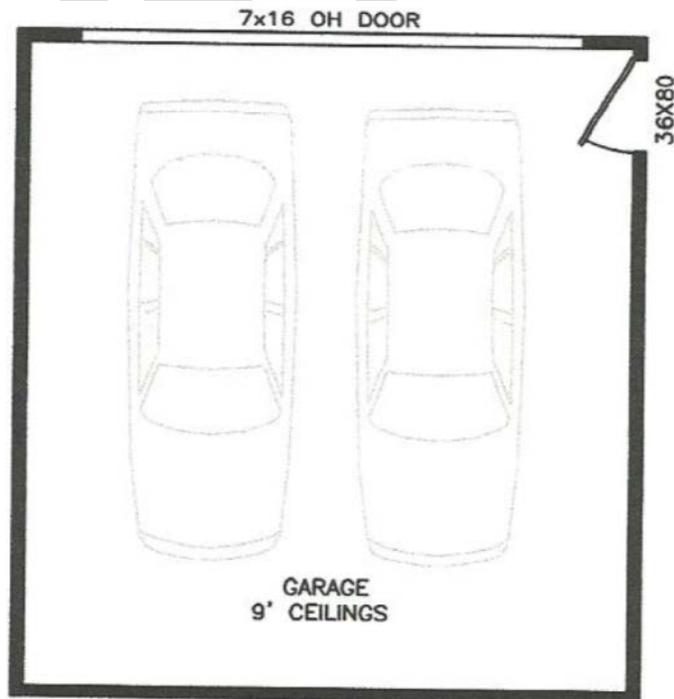




**ROOF PLAN
PROPOSED**



**FIRST FLOOR PLAN
PROPOSED**



PROJECT DETAILS

Shape/Mass: The garage is 20' wide by 20' deep by 14' tall.

Setbacks: The new garage is set back 3' from the east (side) elevation and 3' from the south (rear) elevation.

Foundation: The foundation is a concrete slab.

Windows/Doors: The garage will have a metal multi-panel garage door on the north elevation, and a metal multi-panel pedestrian door on the east elevation.

Exterior Materials: The garage is clad in 6" cementitious lap-siding and composition shingles.

Roof: The roof is hipped, 14' to the ridge with a 9' eave height, has a 6-over-12 pitch and a 12" overhang.

Front Elevation: The garage contains a 16' wide by 7' tall metal garage door.
(North)

Side Elevation: The garage is clad in cementitious lap siding and contains a metal 36" wide by 80" tall metal pedestrian doors.
(East)

Side Elevation: The garage is clad in cementitious lap siding.
(West)

Rear Elevation: The garage is clad in cementitious lap siding.
(South)