

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Rod Frego, Custom Barns and Garages for Patricia Wills, owner

Property: 1114 Peddie St, Lot 4, Block 111, North Norhill Subdivision. The property includes a historic 1,316 situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1926, located in the Norhill Historic District.

Proposal: New Construction – Construct a new 440 square foot accessory structure with attached carport at the rear of the lot.

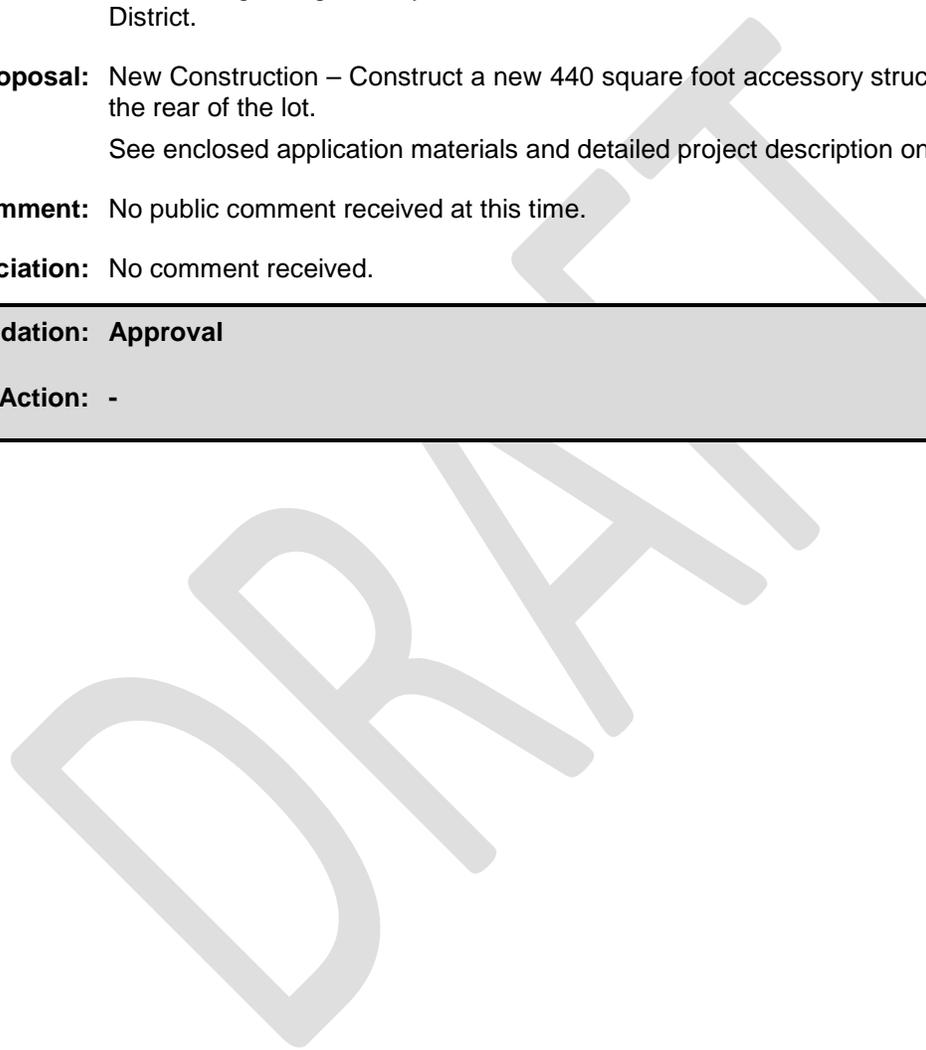
See enclosed application materials and detailed project description on p. 1-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



APPROVAL CRITERIA

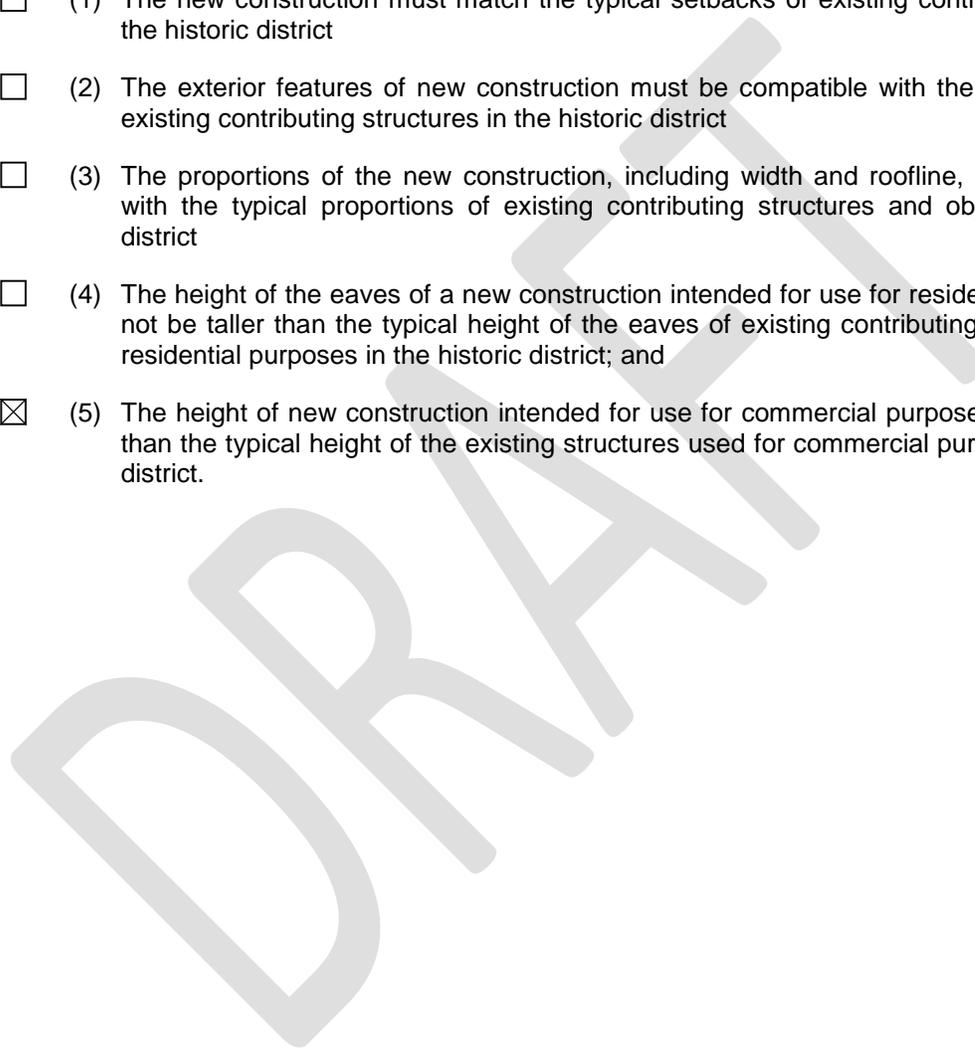
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

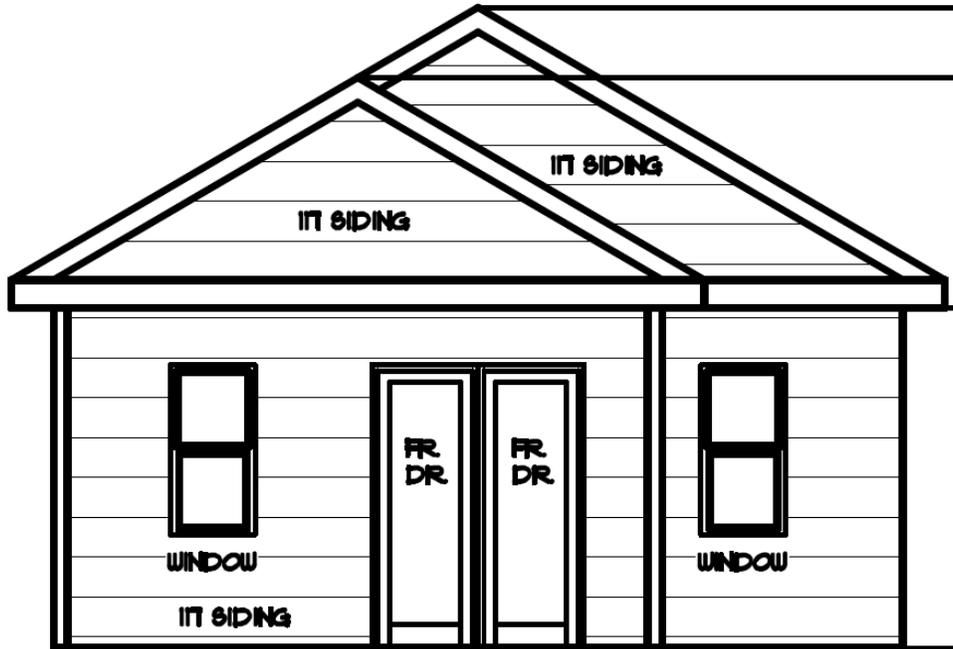


INVENTORY PHOTO



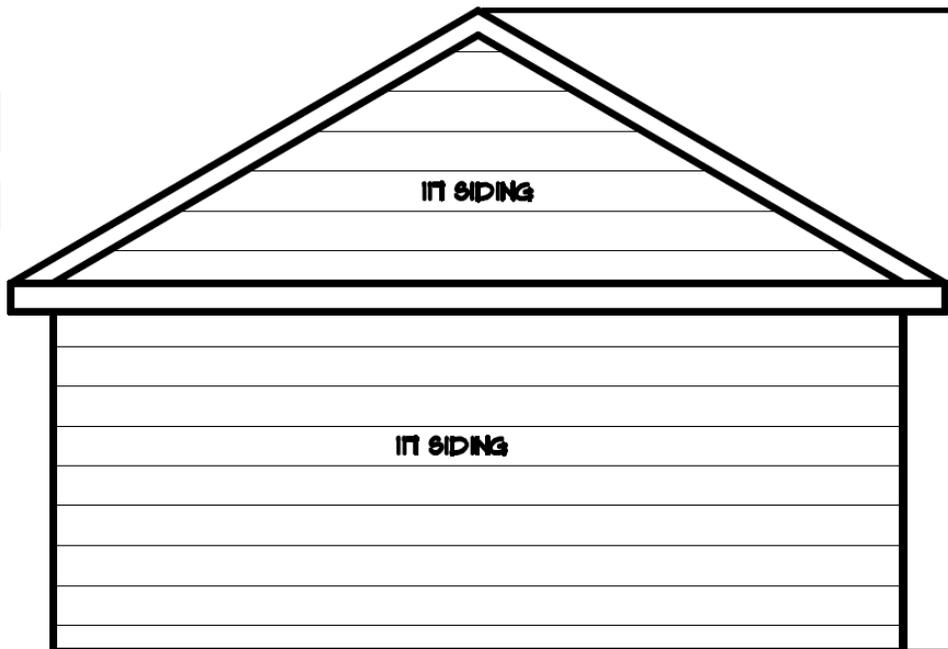
NORTH ELEVATION – FRONT FACING PEDDIE

PROPOSED



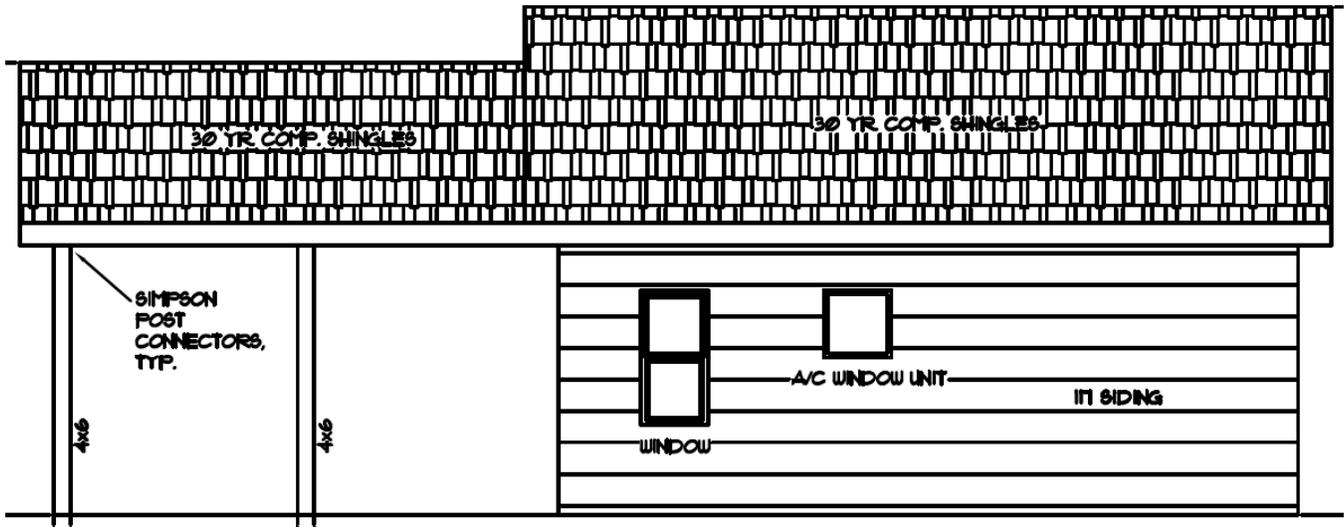
SOUTH (REAR) ELEVATION

PROPOSED



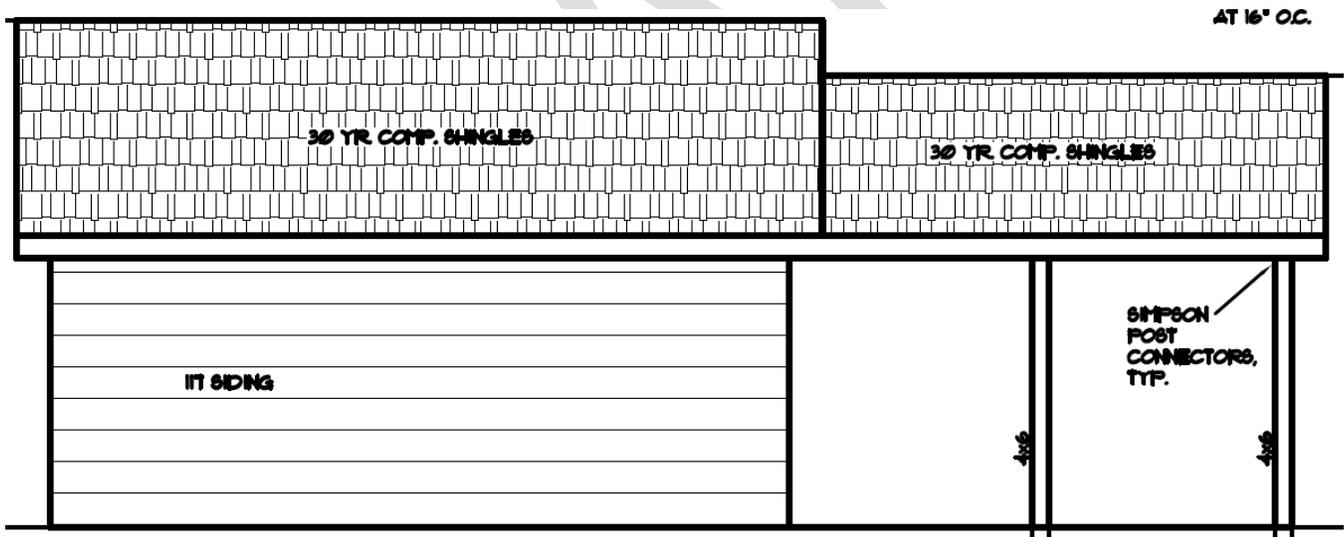
EAST SIDE ELEVATION

PROPOSED



WEST SIDE ELEVATION

PROPOSED

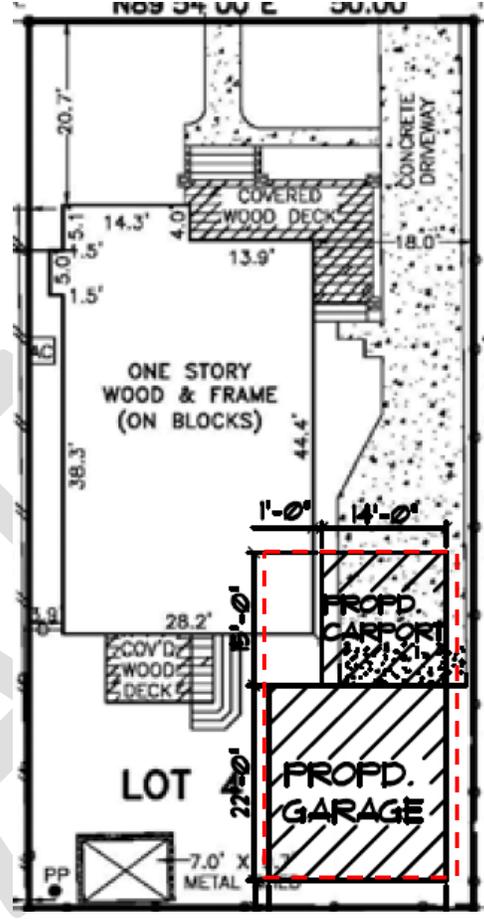
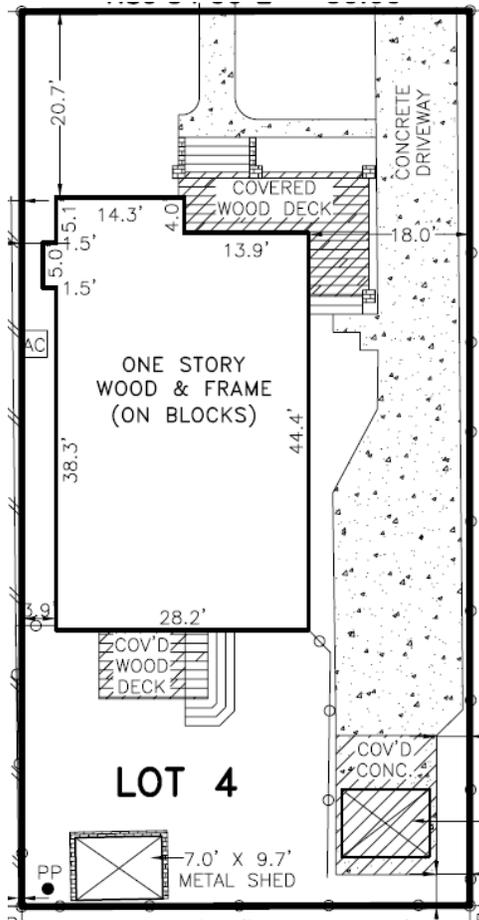




SITE PLAN

EXISTING

PROPOSED

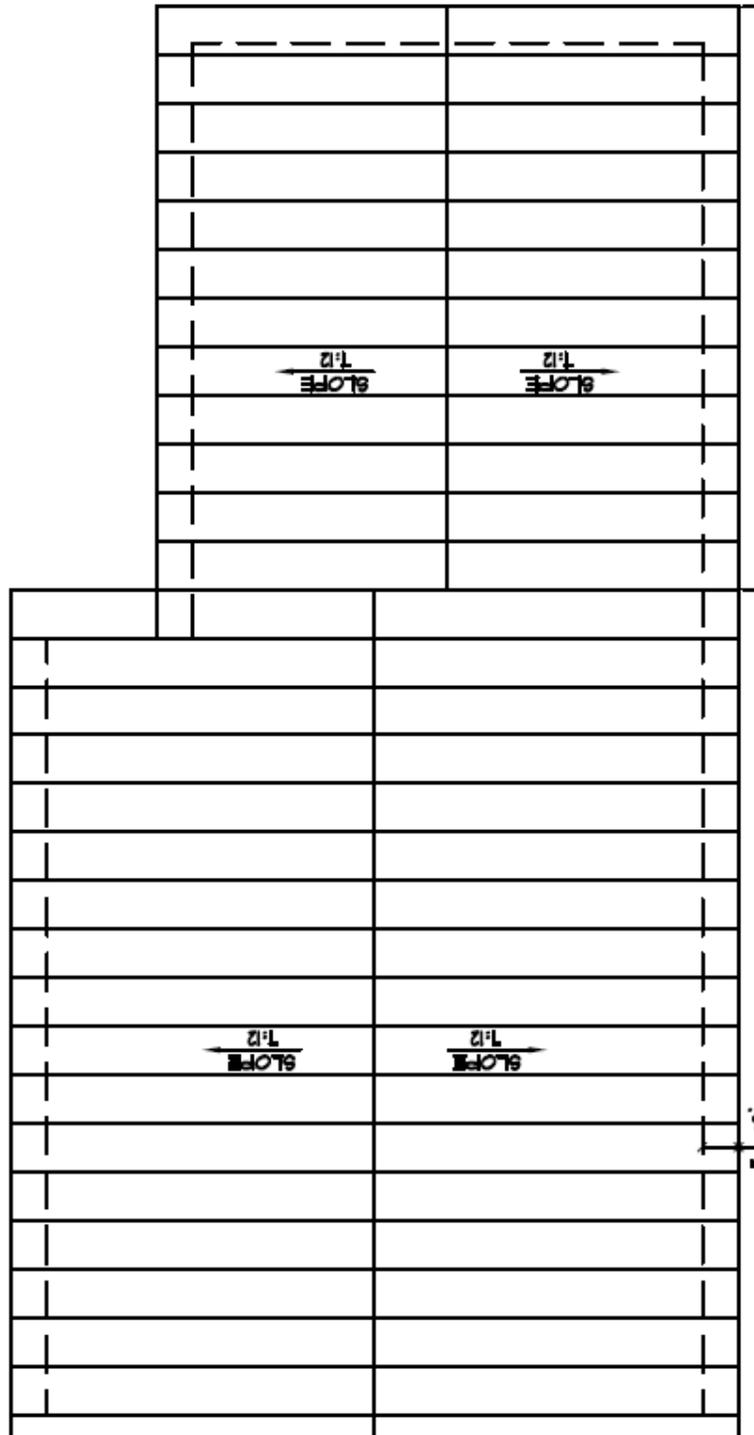


PROPOSED STRUCTURE



ROOF PLAN

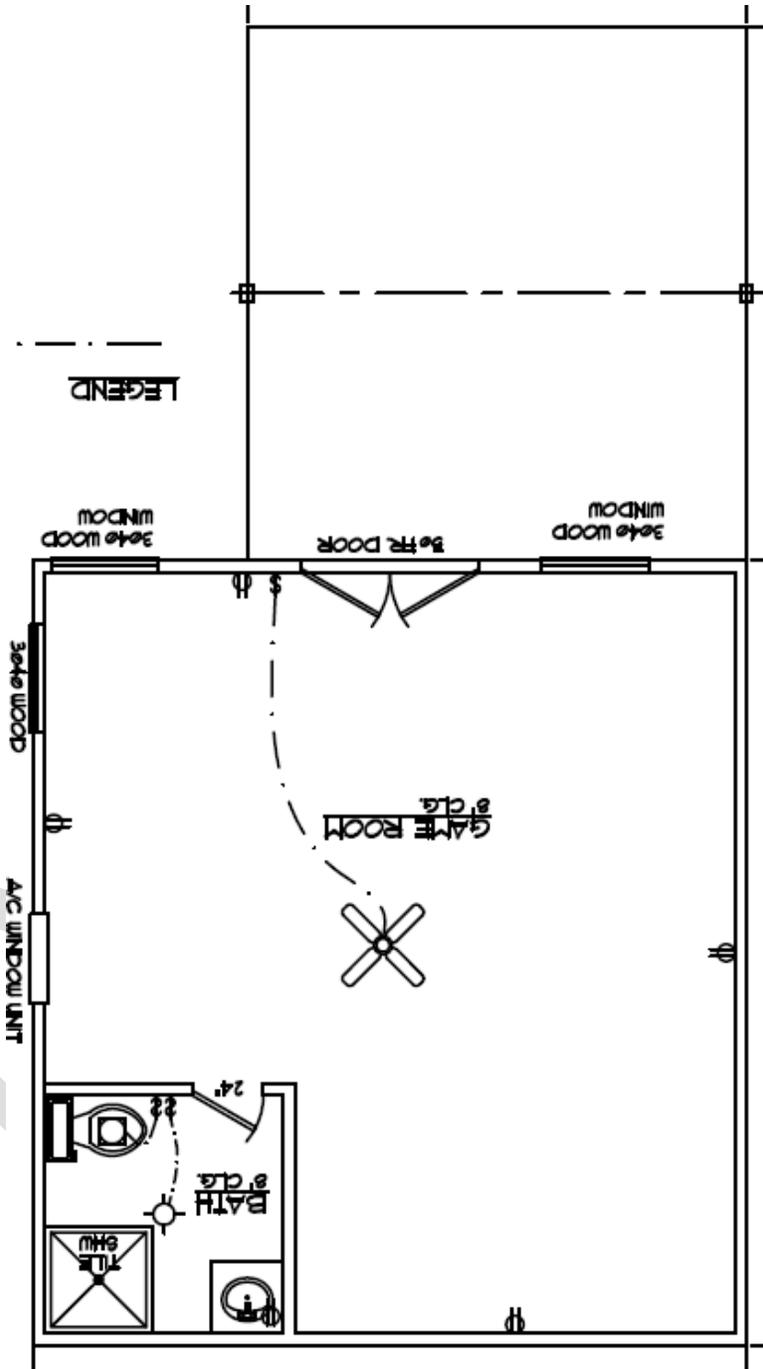
PROPOSED





FIRST FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The accessory structure measures 20' wide by 22' deep by 15'-1" tall with a carport that measures 14' wide by 15' deep by 13'-5" tall at the front that aligns with the east side. The structure is set 1' away from the residence.

Setbacks: The proposed structure has an east setback of 3', a west setback of 28' and a south setback of 3'.

Foundation: The structure is on a concrete slab on grade foundation.

Windows/Doors: The structure contains a pair of wood and glass 50" wide French doors and two wood 1-over-1 windows.

Exterior Materials: The structure is clad in wood 117 siding.

Roof: The structure has a gable roof with the carport ridge at 13'-5" and the accessory structure ridge at 15'-1" with an eave height of 8', a 7-over-12 pitch and a 1' overhang.

Front Elevation: The carport portion features a gable roof and two posts that are 14' apart. The accessory structure portion has a gable roof and a pair of French doors and two 1-over-1 windows.
(North)

Side Elevation: The carport portion features two 4"x6" posts 7'-6" apart, and the accessory structure will be clad in 117 wood siding.
(West)

Side Elevation: The carport portion features two 4"x6" posts 7'-6" apart, and the accessory structure will be clad in 117 wood siding and features a wood 1-over-1 window.
(East)

Rear Elevation: The rear is clad in 117 wood siding.
(South)