

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Shane Cook, Shane Cook Designs for Guy Nunn, owner

Property: 1227 Le Green Street, Lot 14, Block 111, North Norhill Subdivision. The property includes a historic 2,235 square foot, one-story wood frame single-family residence and a detached one-story garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Noncontributing Bungalow residence, constructed circa 1927 and a Contributing detached garage, constructed circa 1930, located in the Norhill Historic District.

Proposal: New Construction – Construct a rear one-story detached garage. The garage will measure 13' wide, 21' deep, and 12'-7" to the ridge.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: -

DRAFT

APPROVAL CRITERIA

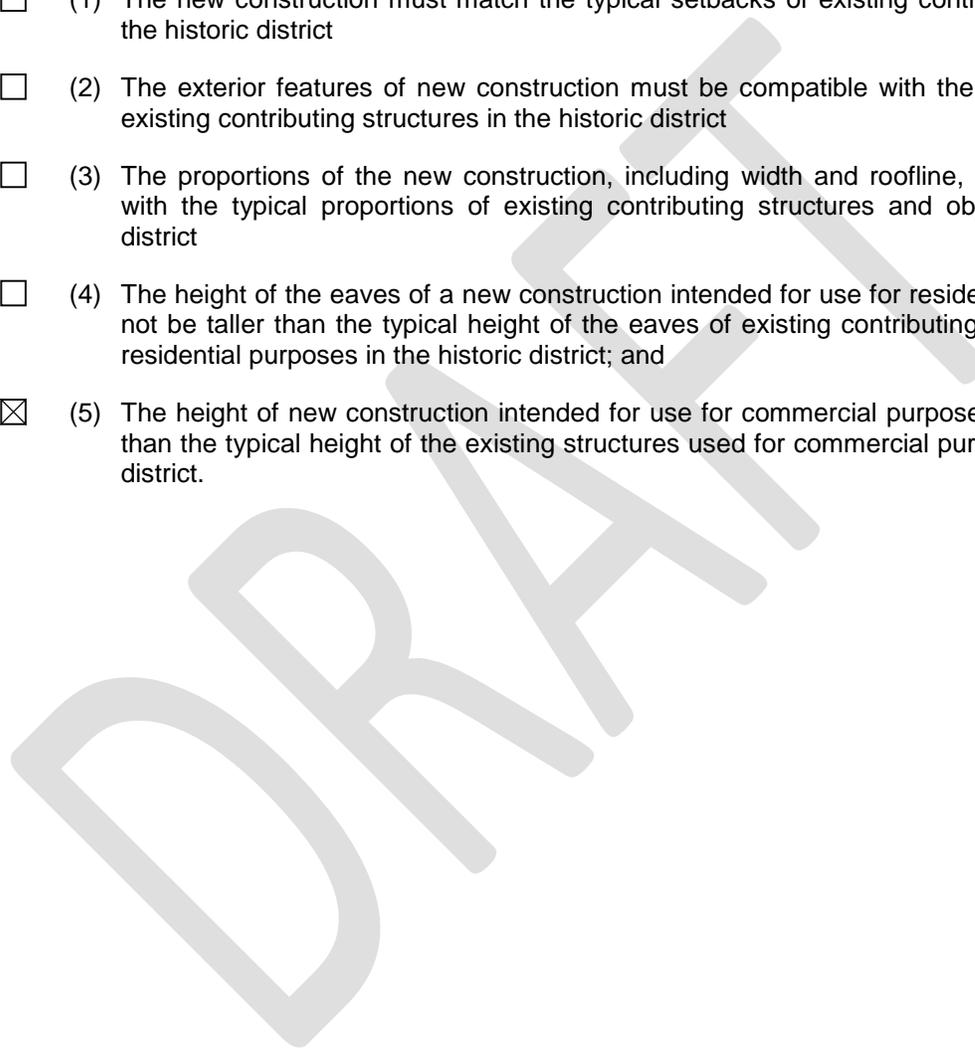
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

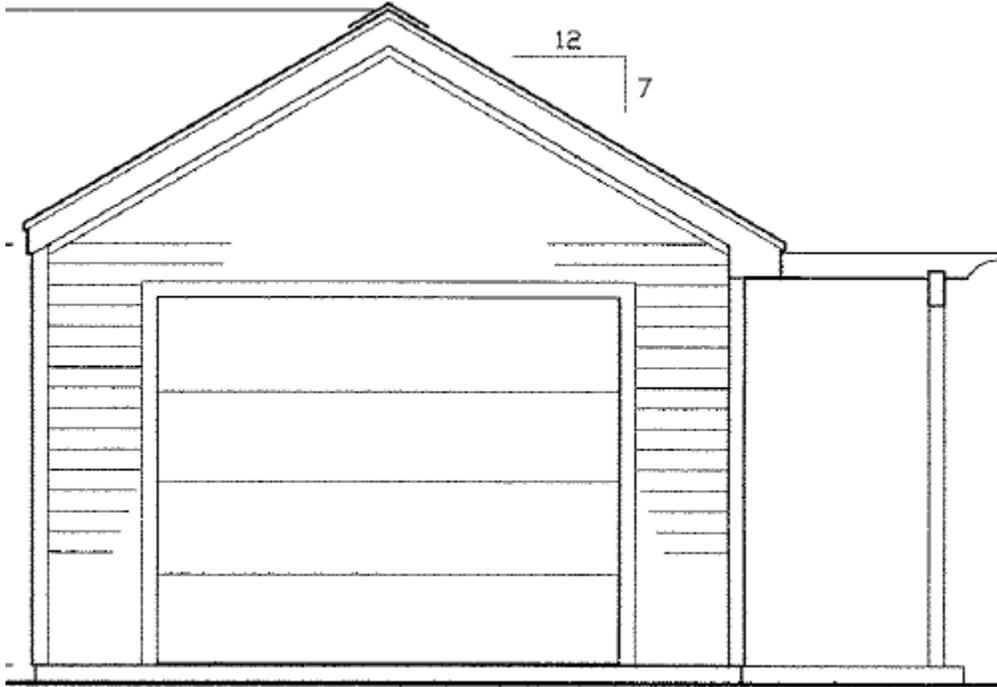


INVENTORY PHOTO



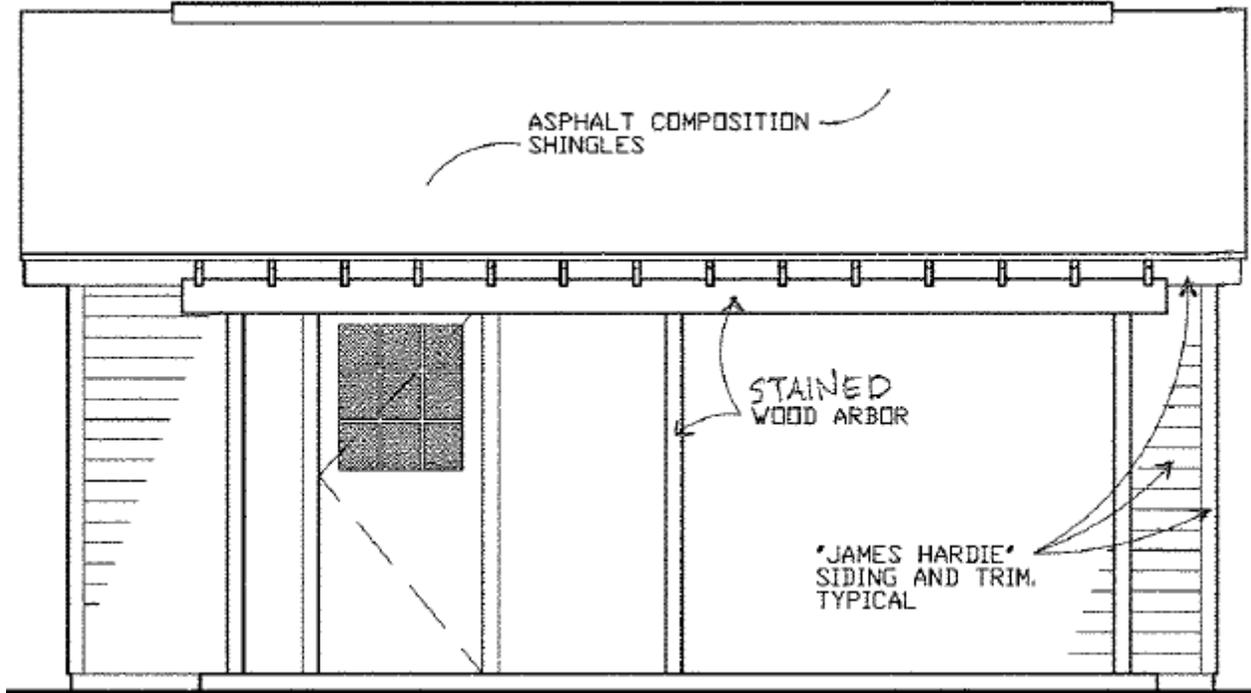
SOUTH ELEVATION – FRONT FACING LE GREEN STREET

PROPOSED



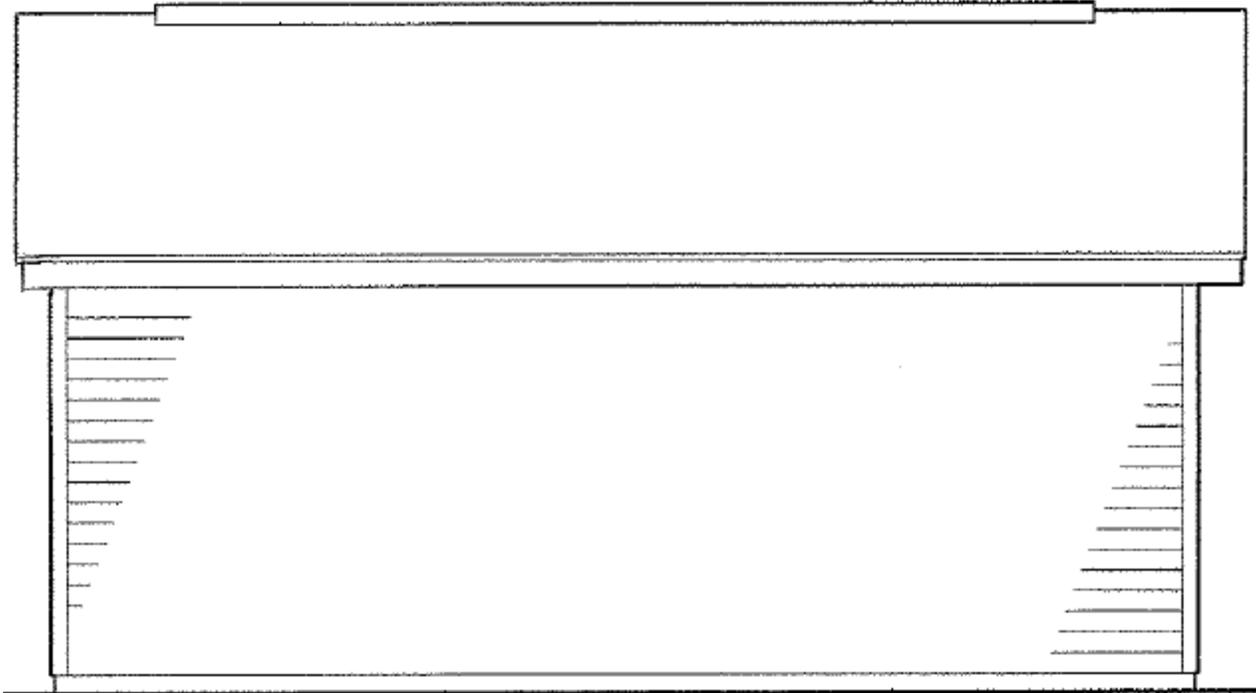
EAST SIDE ELEVATION

PROPOSED



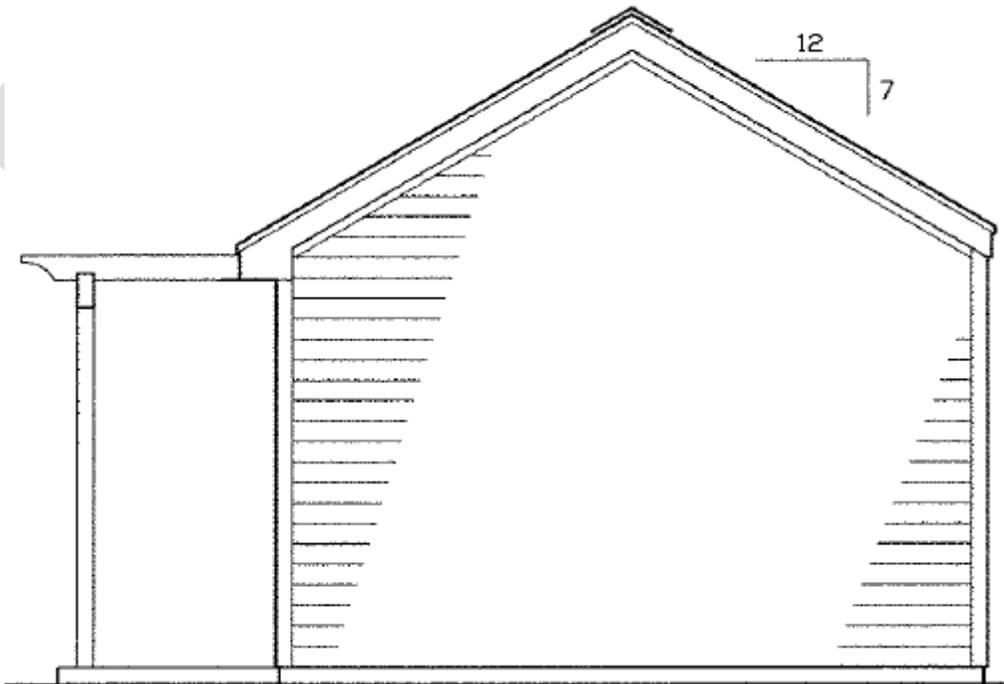
WEST SIDE ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

PROPOSED

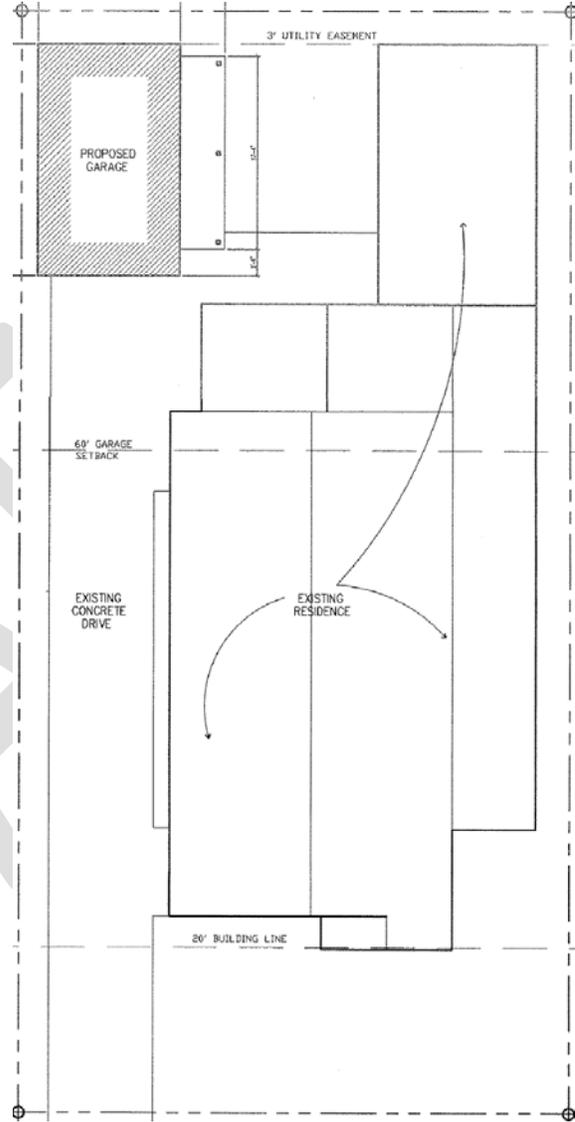
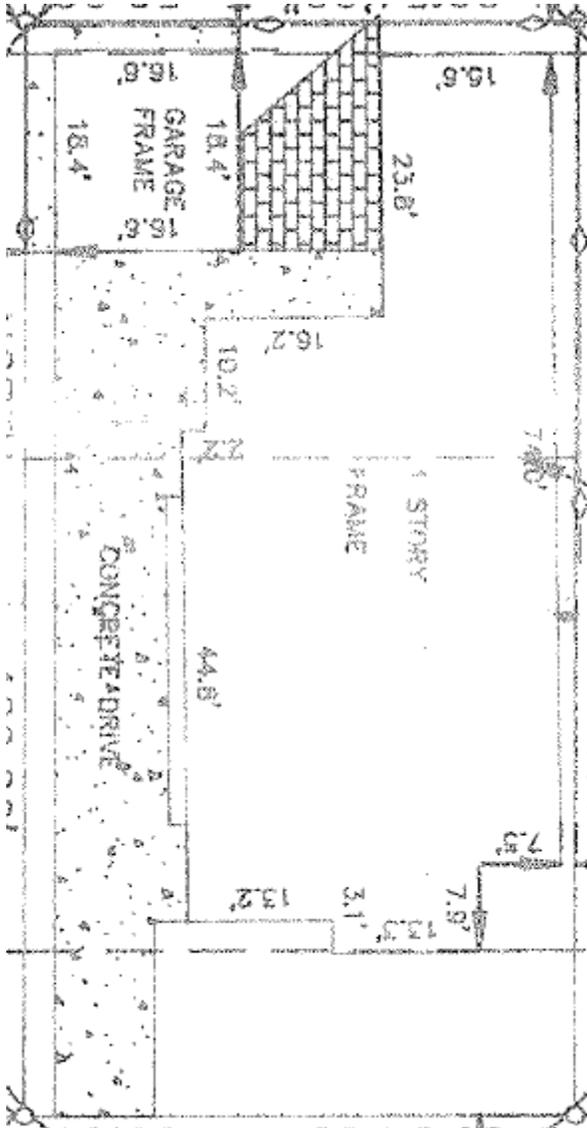


SITE PLAN



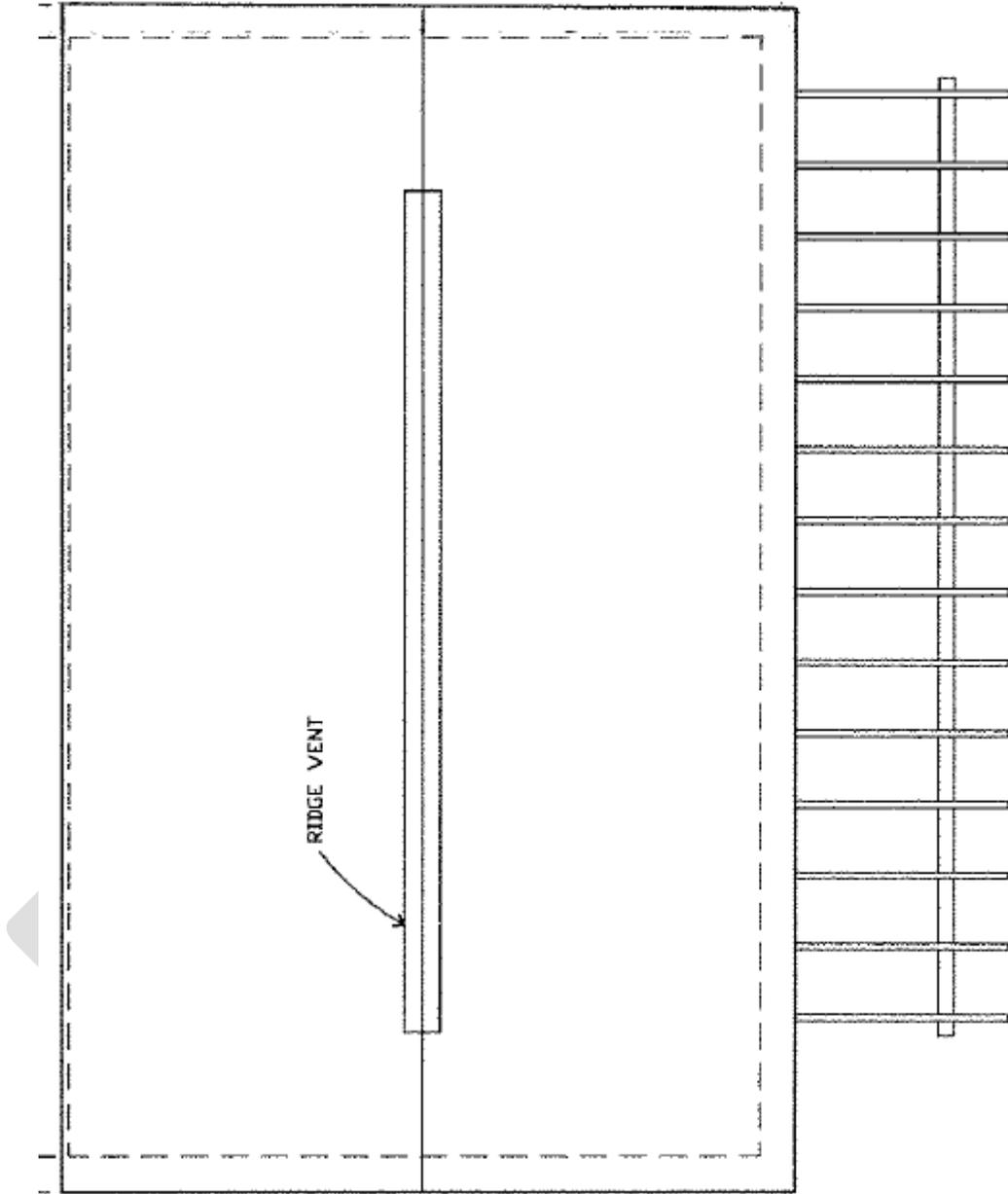
EXISTING

PROPOSED



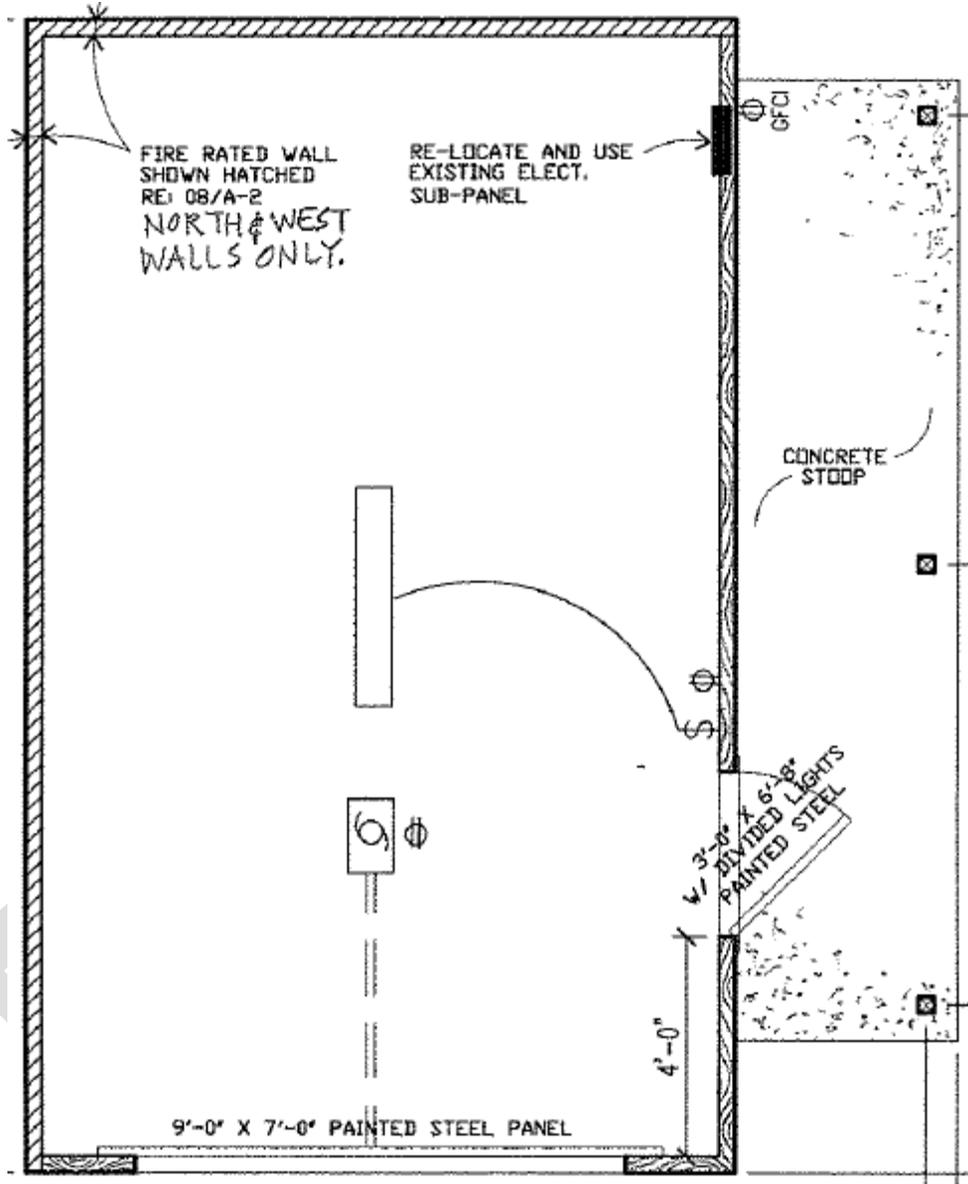


ROOF PLAN
PROPOSED





FIRST FLOOR PLAN
PROPOSED



PROJECT DETAILS

Shape/Mass: The garage will measure 13' wide and 21' deep and will have an eave height of 8'-4" and a ridge height of 12'-7". The garage will feature an attached wood arbor measuring 4' wide and 17'-4" deep and 8'-4" in height.

Setbacks: The garage will be setback 76' from the front property line, 35'-6" from the east property line, 1'-6" from the west property line, and 3' from the rear property line.

Foundation: The garage will be constructed on a slab foundation.

Windows/Doors: The garage will feature a sectional overhead garage door and a metal divided lite entry door.

Exterior Materials: The exterior will be clad with cementitious horizontal lap siding. The attached arbor will feature square wood post.

Roof: The garage will feature a front gable roof with a 7/12 pitch and will feature an 8" overhang on the north, south, and east elevations and a 1 1/2" overhang on the west elevation. The roof will be clad with composite shingles.

Front Elevation: The garage will feature a sectional overhead garage door.
(South)

Side Elevation: The garage will feature a metal divided lite entry door and an attached wood arbor.
(East)

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

From: Febo, Lawrence A
To: Shane Cook Sent: Fri 8/1/2014
Cc: Glennon, Erin - PD; Harris-Finch, Delaney - PD
Subject: RE: 1127 Le Green- email 1 of 2

Hello Shane,

I wanted to let you know that you have the approval of the Norhill Neighborhood Association to complete your garage renovation plans as submitted. Please let me know if you have any questions.

Best,
-Lawrence
Norhill Deed Restrictions
225-241-5841

DRAFT