

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Carie Gonzales, Richard Grothues Designs, Inc., for Bruce Boatner, owner

Property: 1040 Key Street, Lot 10, Block 133, North Norhill Subdivision. The property includes a historic 1,400 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Noncontributing garage, constructed circa 1970, located in the Norhill Historic District.

Proposal: Alteration – Add a door on the north facing wall of the existing noncontributing concrete block garage building.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

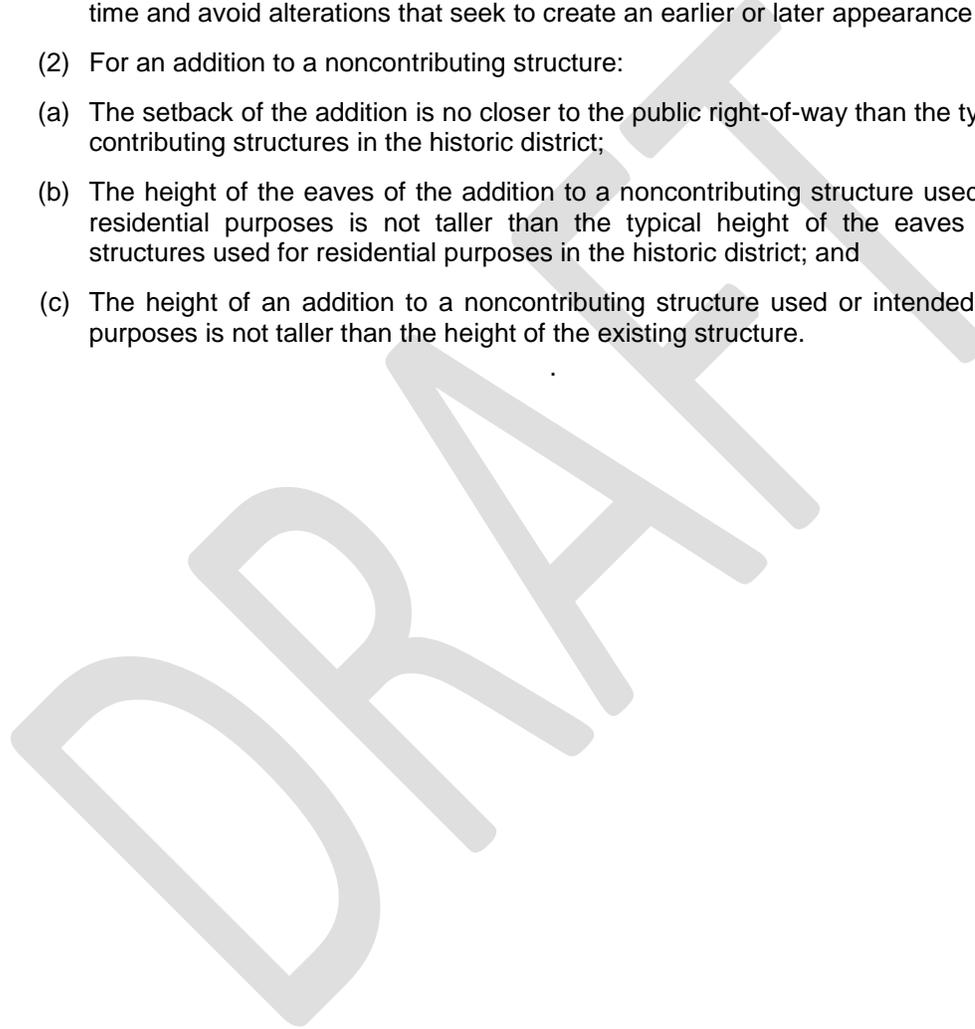
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.





PROPERTY LOCATION
 NORHILL HISTORIC DISTRICT



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

CURRENT PHOTO



3D RENDERING – FRONT FACING KEY STREET AND NORHILL BOULEVARD

PROPOSED



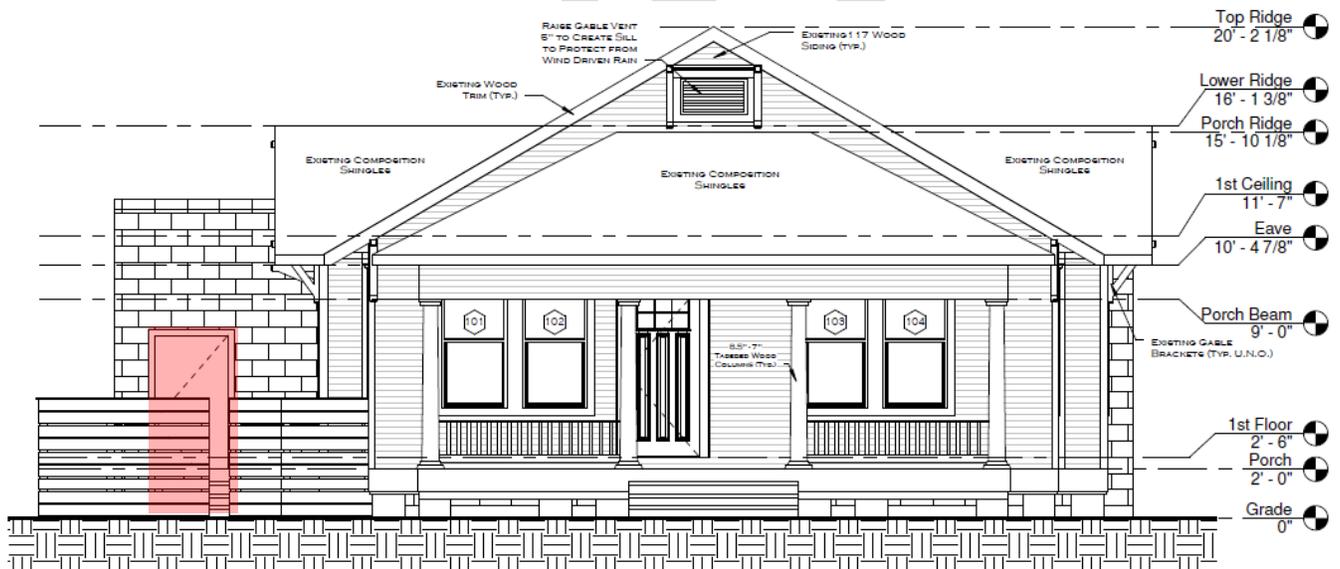
DRAFT

NORTH ELEVATION – FRONT FACING KEY STREET

EXISTING

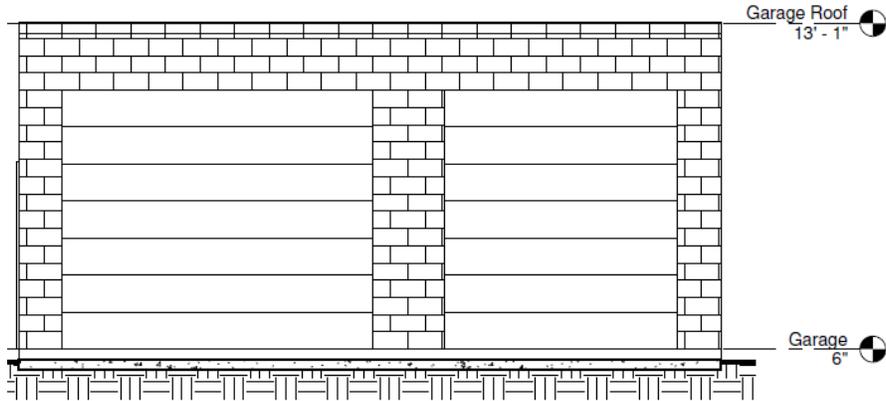


PROPOSED



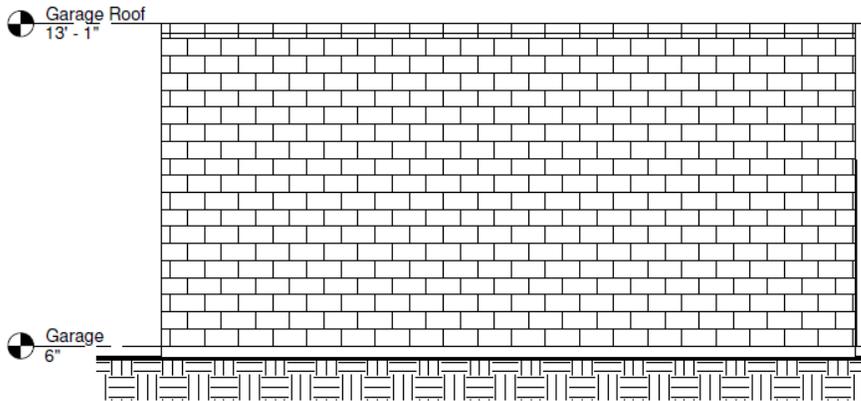
WEST ELEVATION – FRONT FACING NORHILL BOULEVARD

(NO PROPOSED CHANGES)



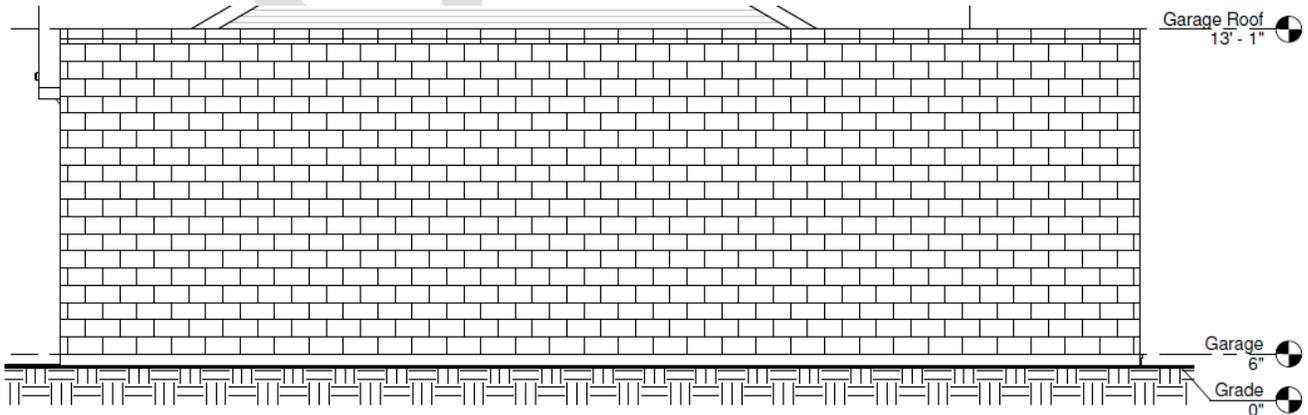
EAST ELEVATION

(NO PROPOSED CHANGES)



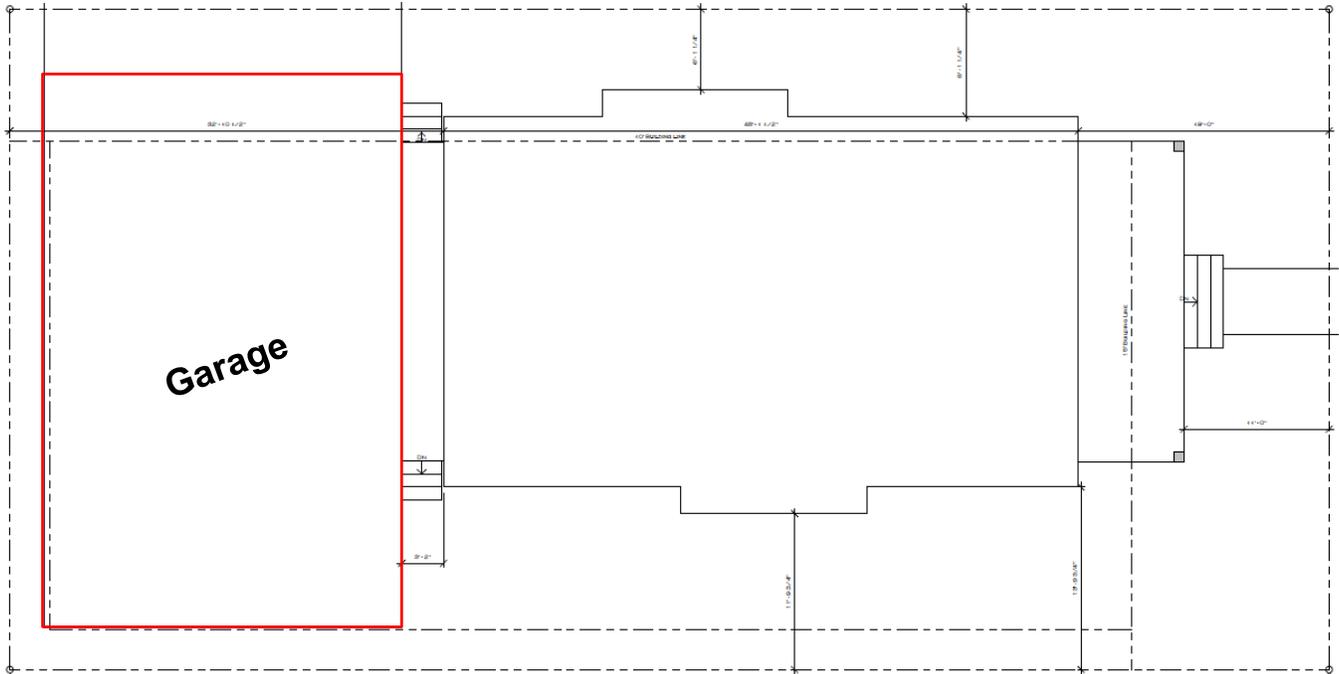
SOUTH (REAR) ELEVATION

(NO PROPOSED CHANGES)

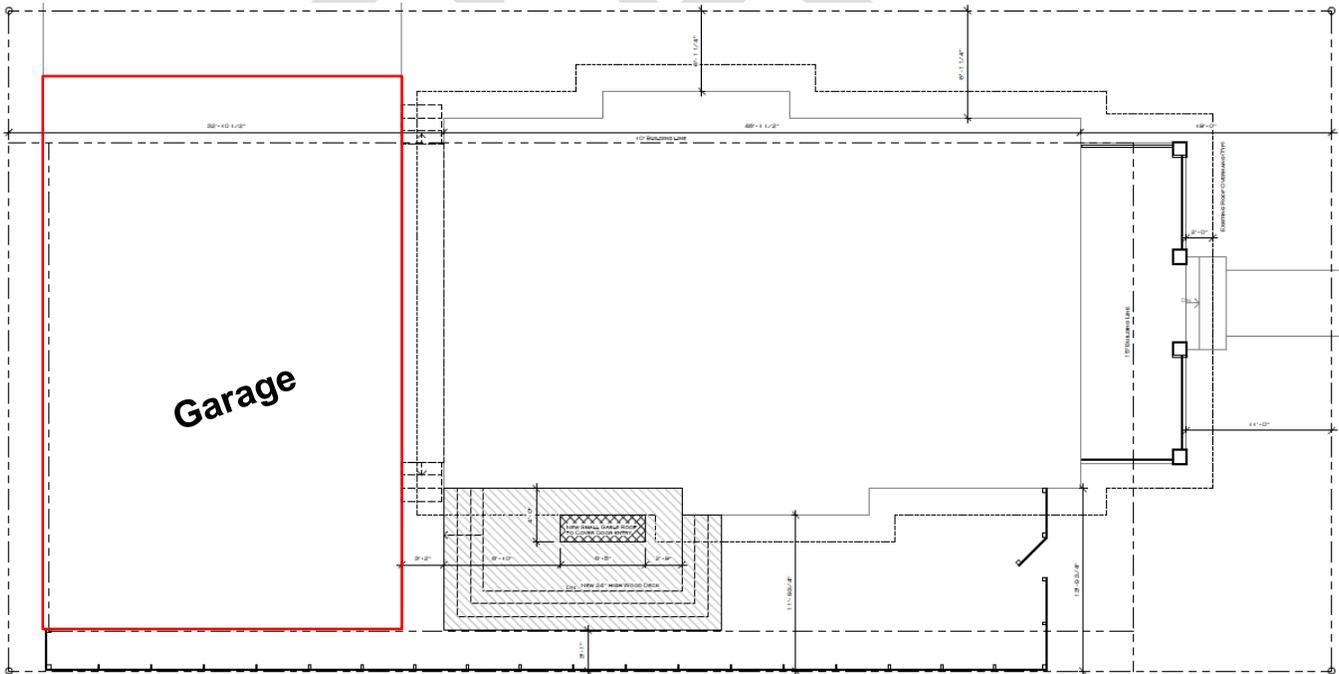




**SITE PLAN
EXISTING**

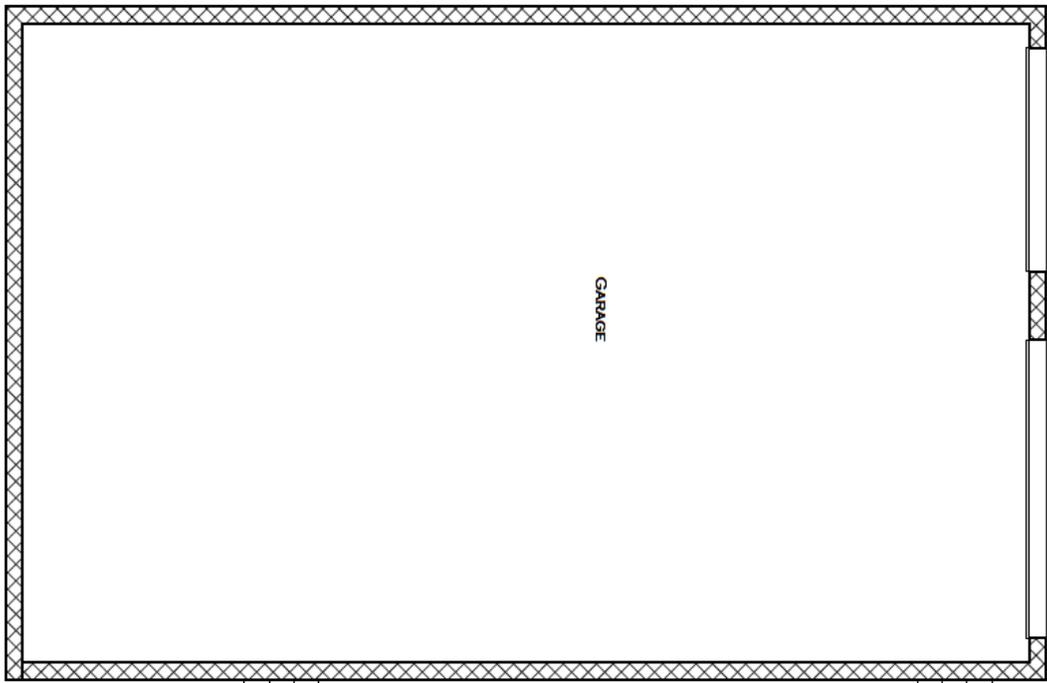


PROPOSED

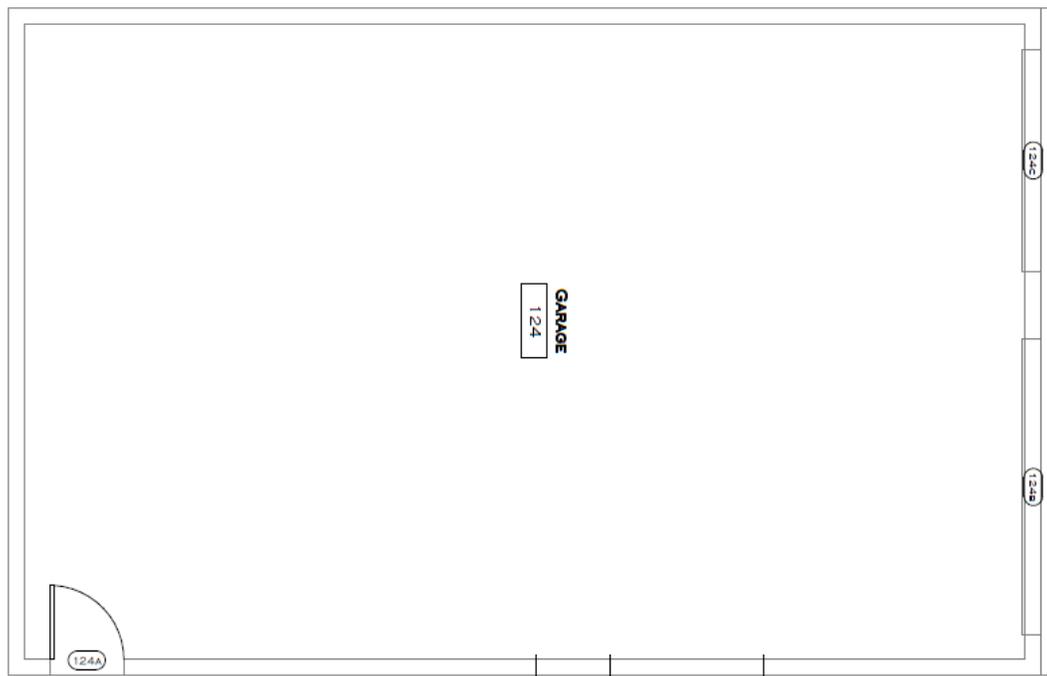


FIRST FLOOR PLAN

EXISTING



PROPOSED

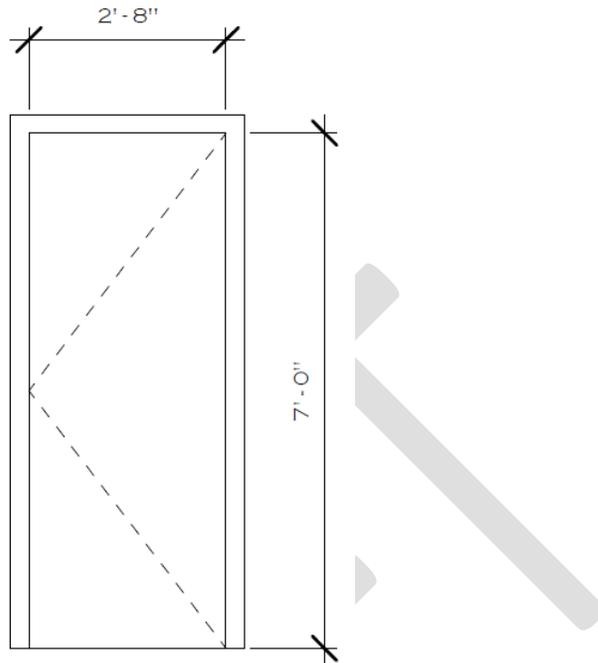


WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE 1						
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS
101	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
102	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
103	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	NEW HISTORIC WINDOW
104	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
105	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
106	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
107	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
108	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
109	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
110	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
110	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	NEW HISTORIC WINDOW
111	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
111	2'-8"	3'-1"	4'-4"	7'-5"	DOUBLE HUNG	NEW HISTORIC WINDOW
112	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
113	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
114	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
115	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN
116	2'-8"	5'-5"	2'-0"	7'-5"	DOUBLE HUNG	EXISTING TO REMAIN

DOOR SCHEDULE 1					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
102	5'-2"	7'-0"		DEADBOLT & LOCKSET	RELOCATED EXISTING DOOR
103	13'-4"	8'-0"			OPENING W/ DBL 2X12 HEADER
105	4'-0"	7'-0"	DOUBLE	PASSAGE	
106	2'-8"	7'-0"	RIGHT	DEADBOLT & LOCKSET	NEW HISTORIC TEMPERED GLASS DOOR
107	2'-0"	7'-0"	RIGHT	PASSAGE	
108	2'-8"	7'-0"	LEFT	PASSAGE	
109	5'-0"	8'-0"			OPENING W/ DBL 2X12 HEADER
110	2'-8"	7'-0"	RIGHT	PRIVACY	
111A	4'-0"	6'-8"	DOUBLE	PASSAGE	
111B	4'-0"	6'-8"	DOUBLE	PASSAGE	
112	2'-0"	7'-0"	RIGHT	PRIVACY	
113	2'-0"	7'-0"	RIGHT	PASSAGE	
114	2'-8"	7'-0"	LEFT	PRIVACY	
115	2'-0"	7'-0"	LEFT	PRIVACY	
116	2'-0"	7'-0"	LEFT	PRIVACY	DBL 2X12 HEADER
117	2'-0"	6'-6"	RIGHT	PASSAGE	TEMPERED SHOWER DOOR
118	2'-0"	7'-0"	RIGHT	PASSAGE	
124A	3'-0"	7'-0"	LEFT	DEADBOLT & LOCKSET	NEW STEEL DOOR
124B	12'-0"	10'-0"			EXISTING OVERHEAD GARAGE DOOR
124C	9'-0"	10'-0"			EXISTING OVERHEAD GARAGE DOOR

DOOR DETAIL



DEMOLITION PLAN



PROJECT DETAILS

Shape/Mass: The existing garage is 41'-10½" wide by 27'-1" deep and has a height of 13'-1". The existing garage dimensions will not be altered. See drawings for more detail.

Foundation: The existing garage features a concrete slab on grade foundation. The existing foundation will not be altered. See drawings for more detail.

Windows/Doors: The existing garage features no windows; only two garage doors face Norhill Boulevard. A single new 3'-0" x 7'-0" steel door will be installed into the north elevation of the garage (facing Key Street). See drawings and window schedule for more detail.

Exterior Materials: The existing garage is constructed from concrete block. With the exception of the proposed new door, the existing garage will not be altered. See drawings for more detail.

Roof: The existing garage has a flat roof. The roof of the existing garage will not be altered. See drawings for more detail.

Front Elevation: The existing north elevation of the garage features no fenestration or doors.
(North) A single pedestrian door will be installed on the west portion of the north wall. See drawings for more detail.

Side Elevation: No alterations are proposed to this elevation of the existing garage. See drawings for more detail.
(West)

Side Elevation: No alterations are proposed to this elevation of the existing garage. See drawings for more detail.
(East)

Rear Elevation: No alterations are proposed to this elevation of the existing garage. See drawings for more detail.
(South)