

**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. 4-10 for further details.

**Public Comment:** No public comment received.

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

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** September 25, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.





PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

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

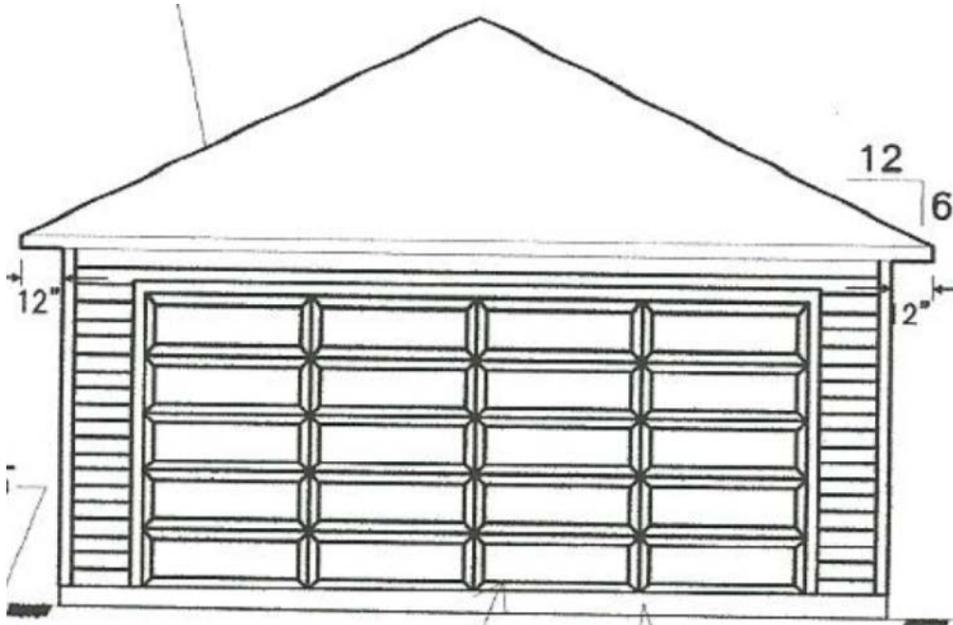


INVENTORY PHOTO



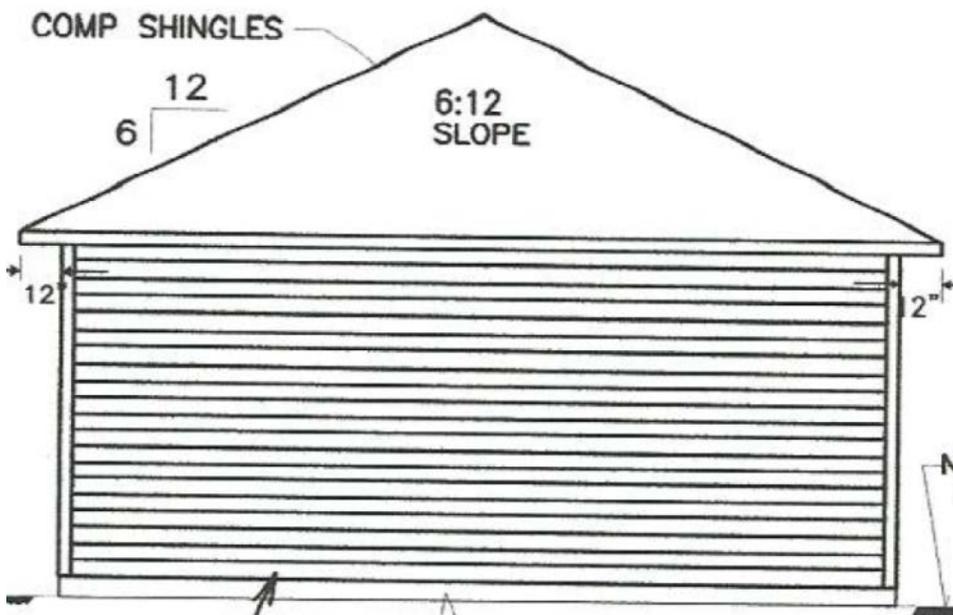
**NORTH ELEVATION – FRONT FACING WINSTON STREET**

PROPOSED



**SOUTH (REAR) ELEVATION**

PROPOSED



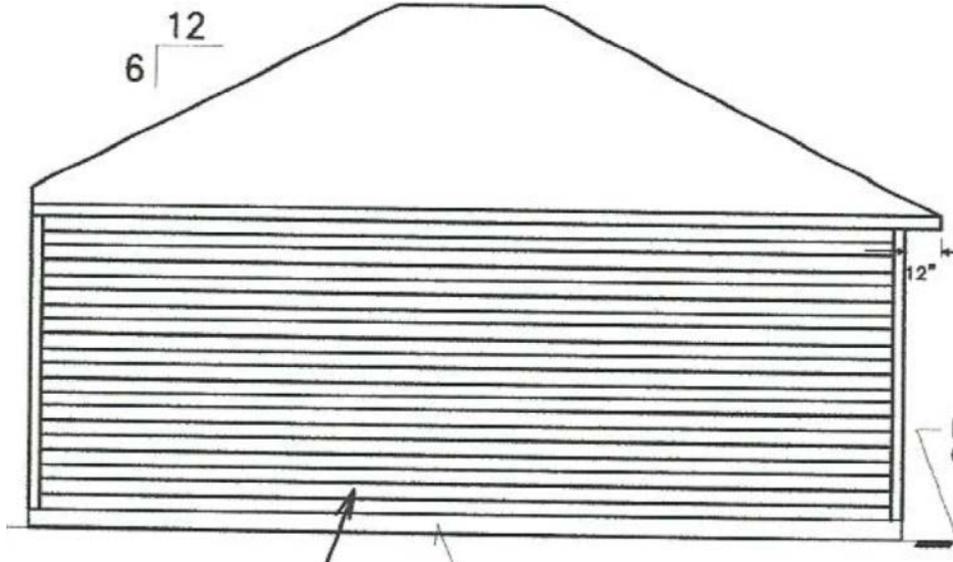
**EAST SIDE ELEVATION**

PROPOSED



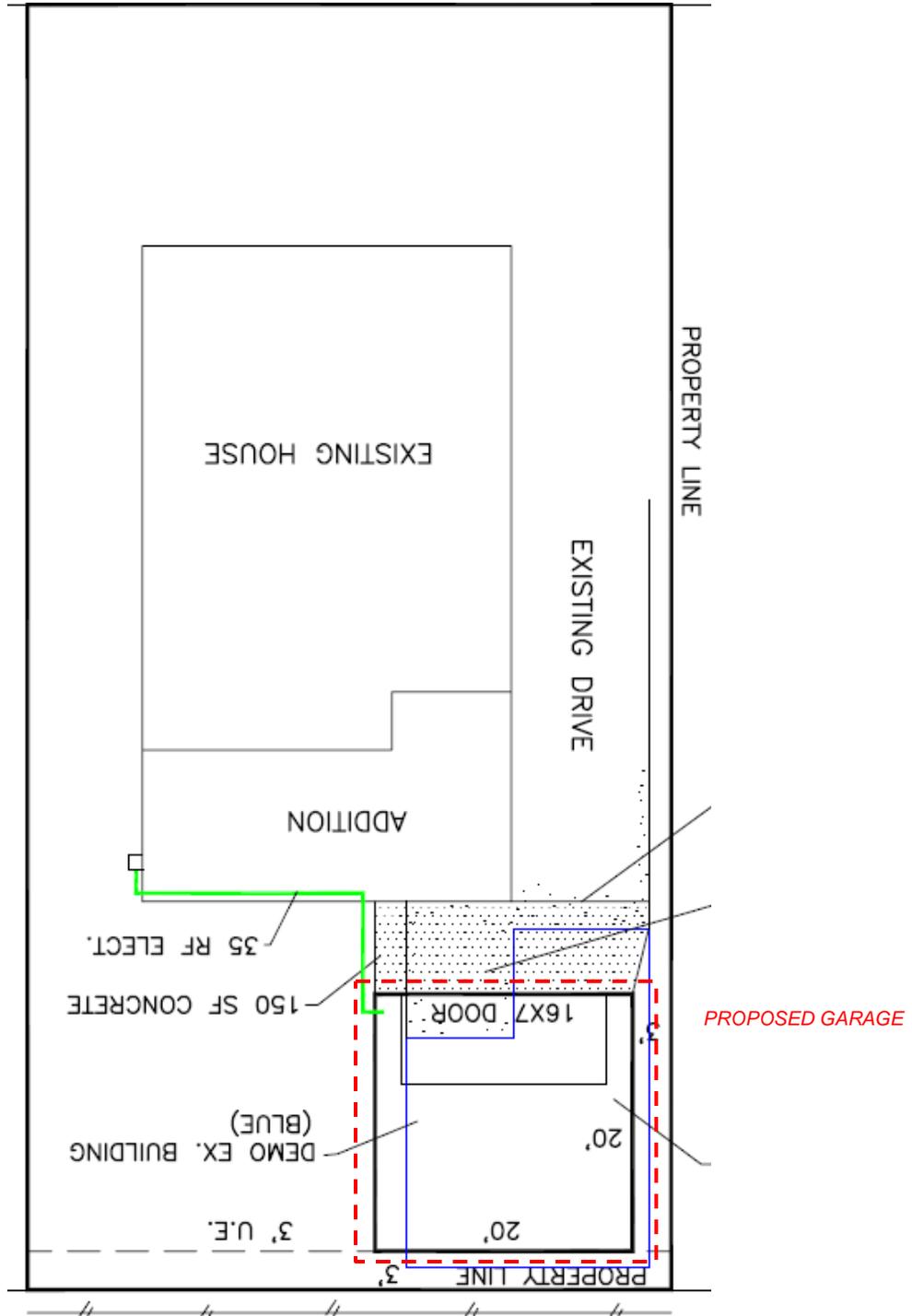
**WEST SIDE ELEVATION**

PROPOSED



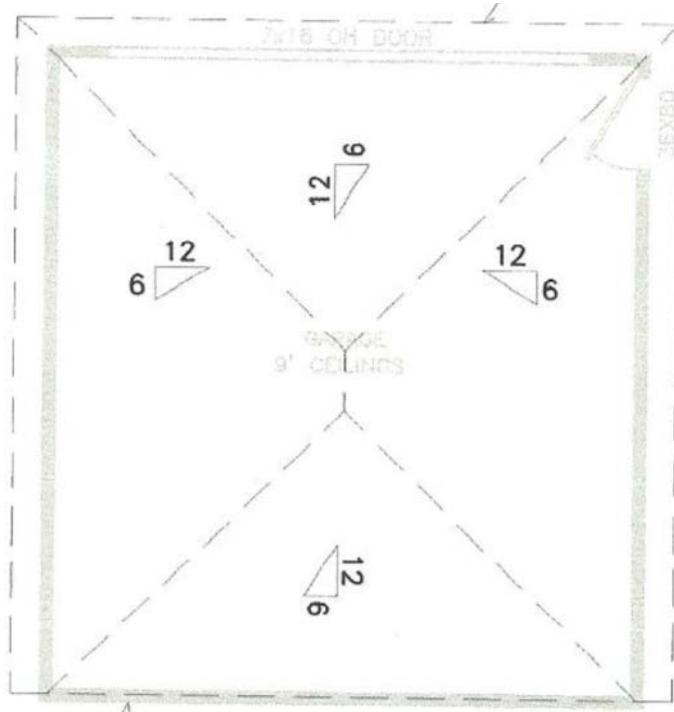


SITE PLAN  
PROPOSED

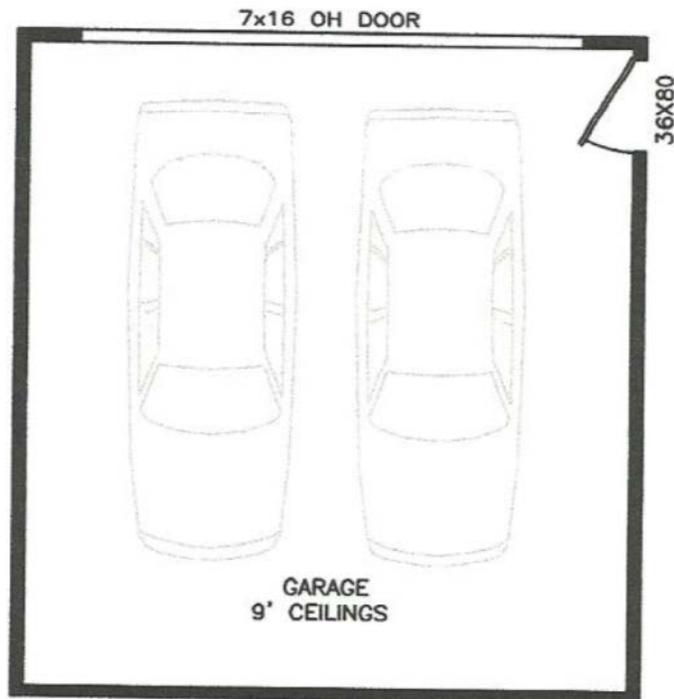




**ROOF PLAN  
PROPOSED**



**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 pedestrian door.  
**(East)**

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

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

**ATTACHMENT A**

**NORHILL NEIGHBORHOOD ASSOCIATION COMMENT**

**From:** Febo, Lawrence A [REDACTED]  
**Sent:** Wednesday, September 24, 2014 4:58 PM  
**To:** Willett, Lorelei - PD  
**Cc:** PD - Historic Preservation  
**Subject:** RE: Norhill projects

Hello Lorelei,

Thank you for your email about the properties for consideration tomorrow. Norhill has approved the carport for 1128 E 16<sup>th</sup> as well as the garage demolition and new construction at 1120 Winston. I should point out that the 1120 Winston garage is a contributing structure according to the Norhill inventory, but we are okay with the demo.