

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Rod Frego, Custom Barns and Garages, for Janet & John Hill, owners

Property: 1128 E 16th St, lot 8, block 108, Norhill Subdivision. The property includes a historic 1,352 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 garage, constructed circa 1940, located in the Norhill Historic District.

Proposal: Alteration – Construct a carport in front of the contributing garage located at the rear of the lot. See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received at this time.

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.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) 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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO - RESIDENCE

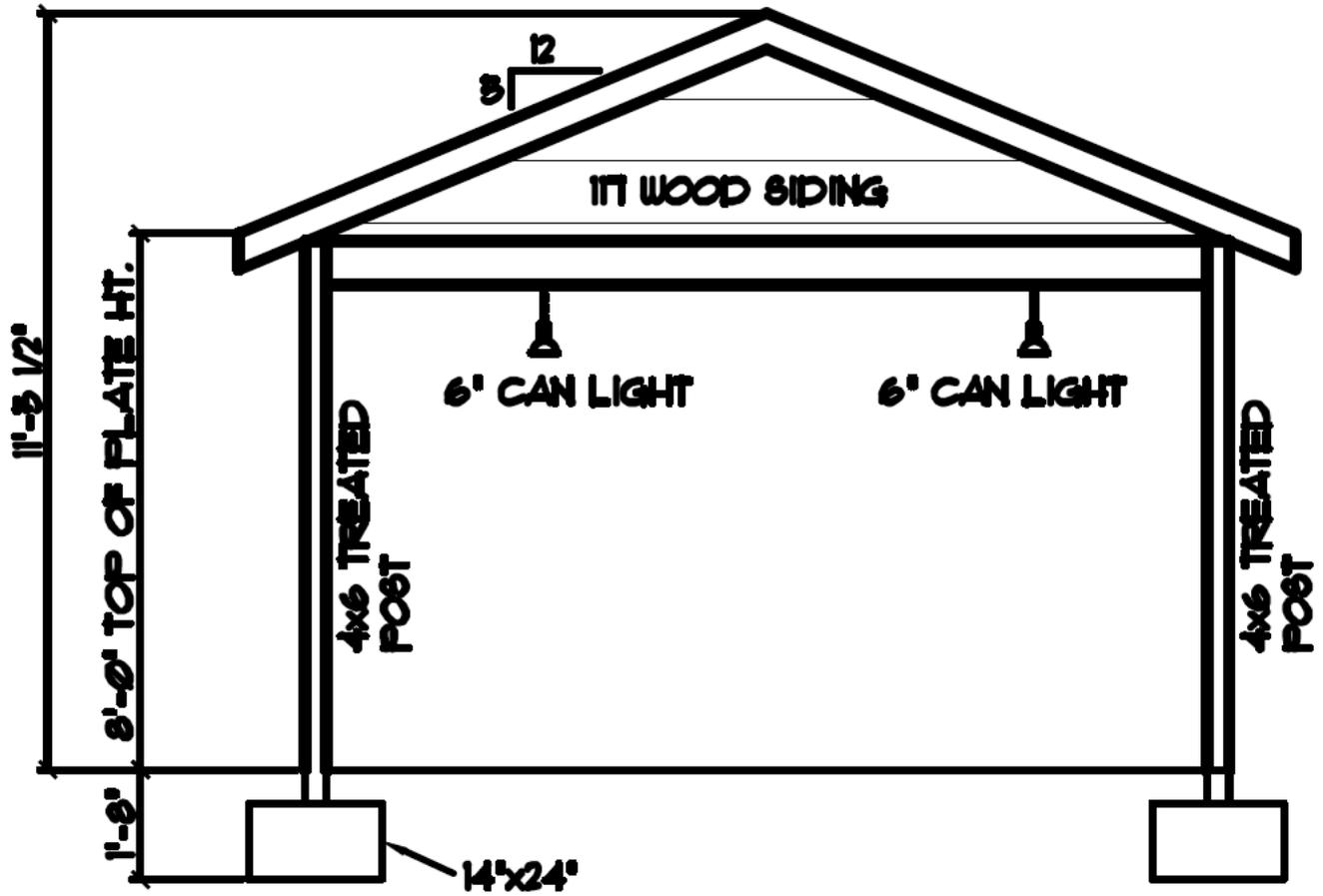


INVENTORY PHOTO - GARAGE



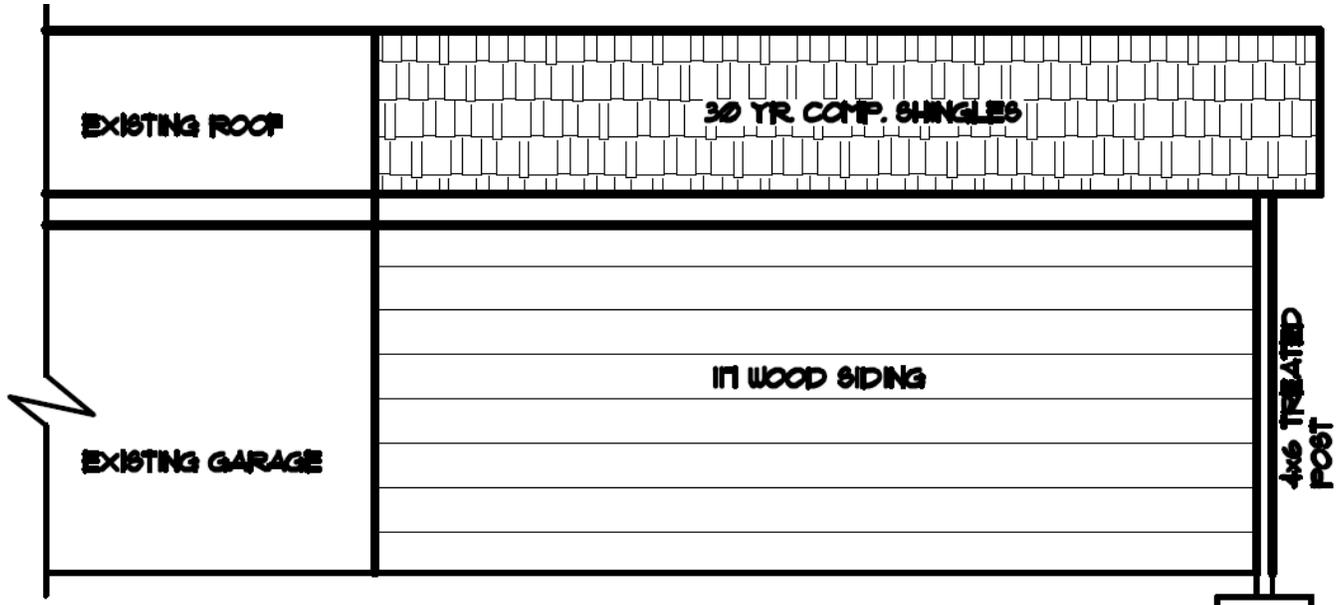
NORTH ELEVATION – FRONT FACING E 16TH STREET

PROPOSED



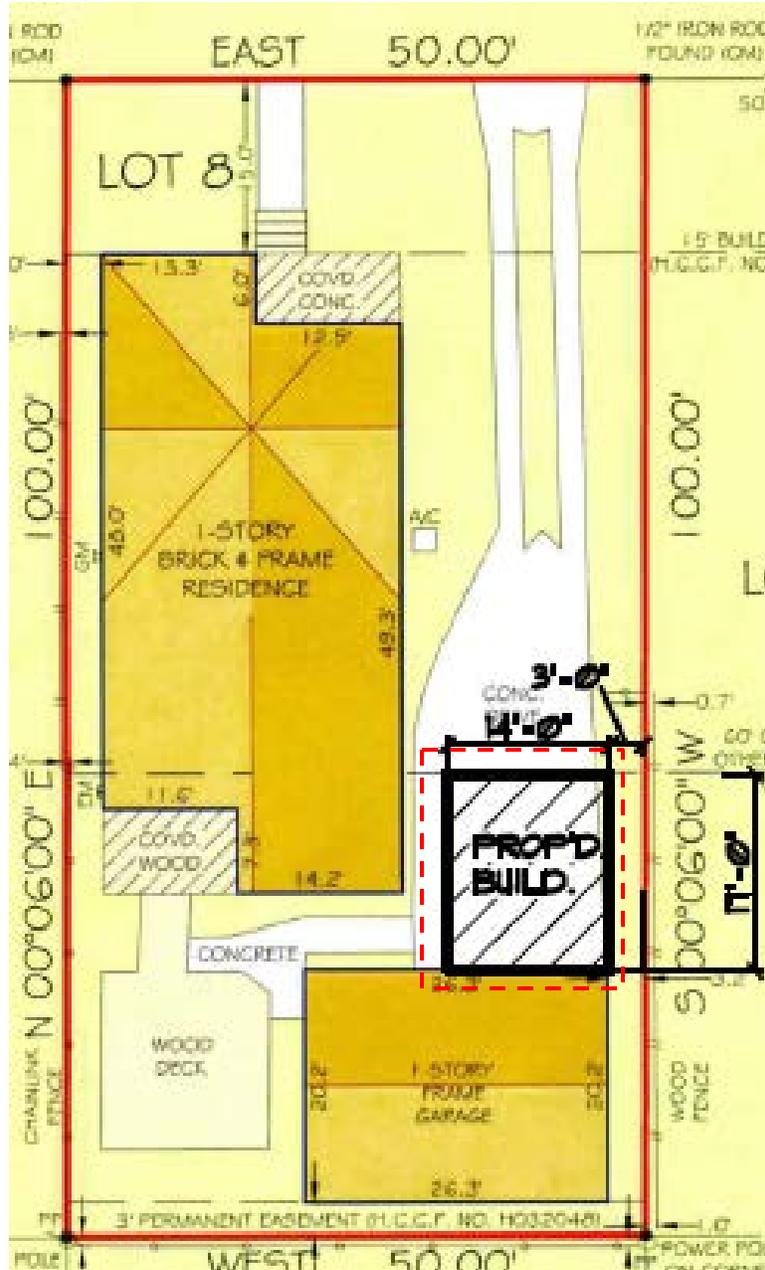
EAST/WEST SIDE ELEVATION

PROPOSED



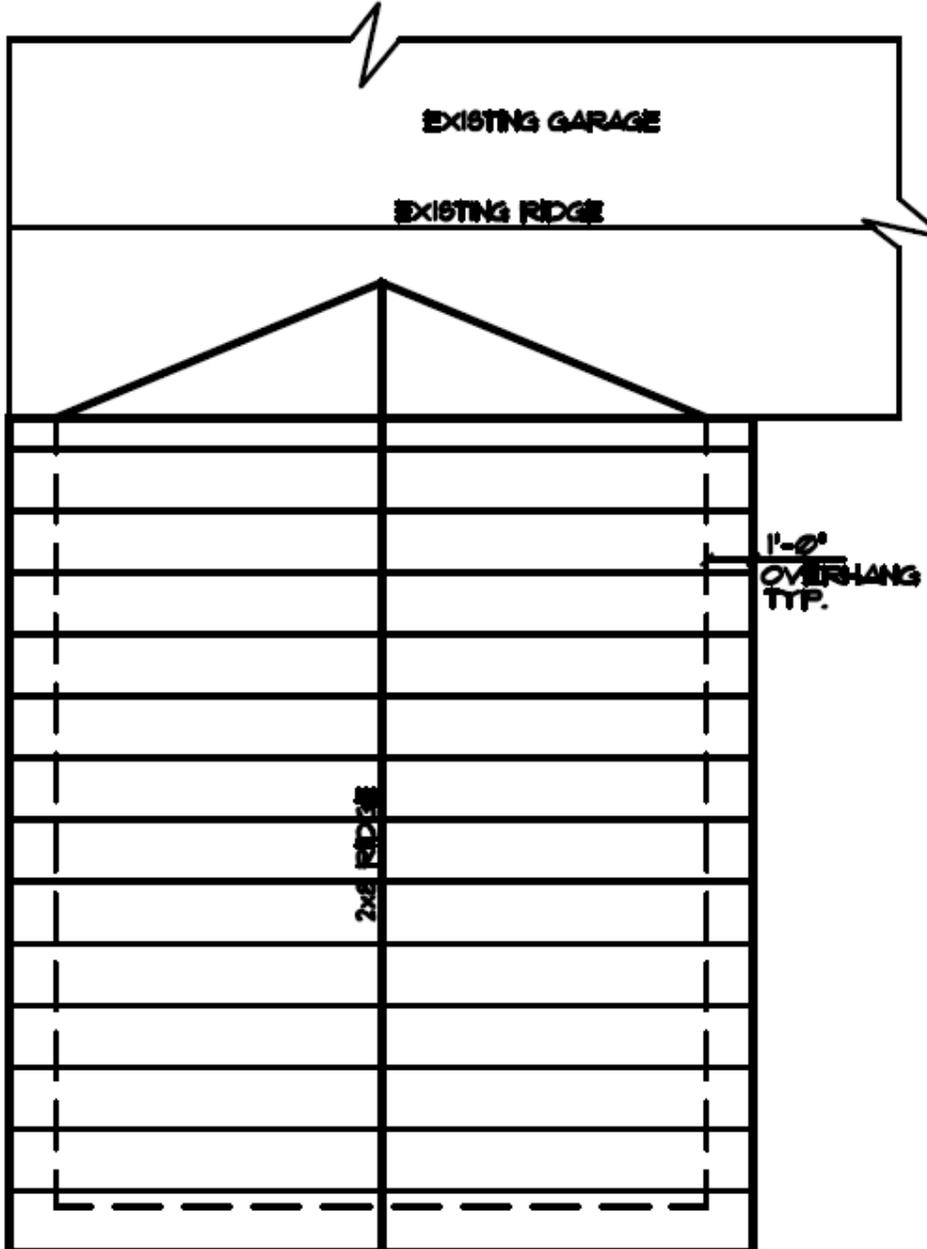


SITE PLAN
PROPOSED





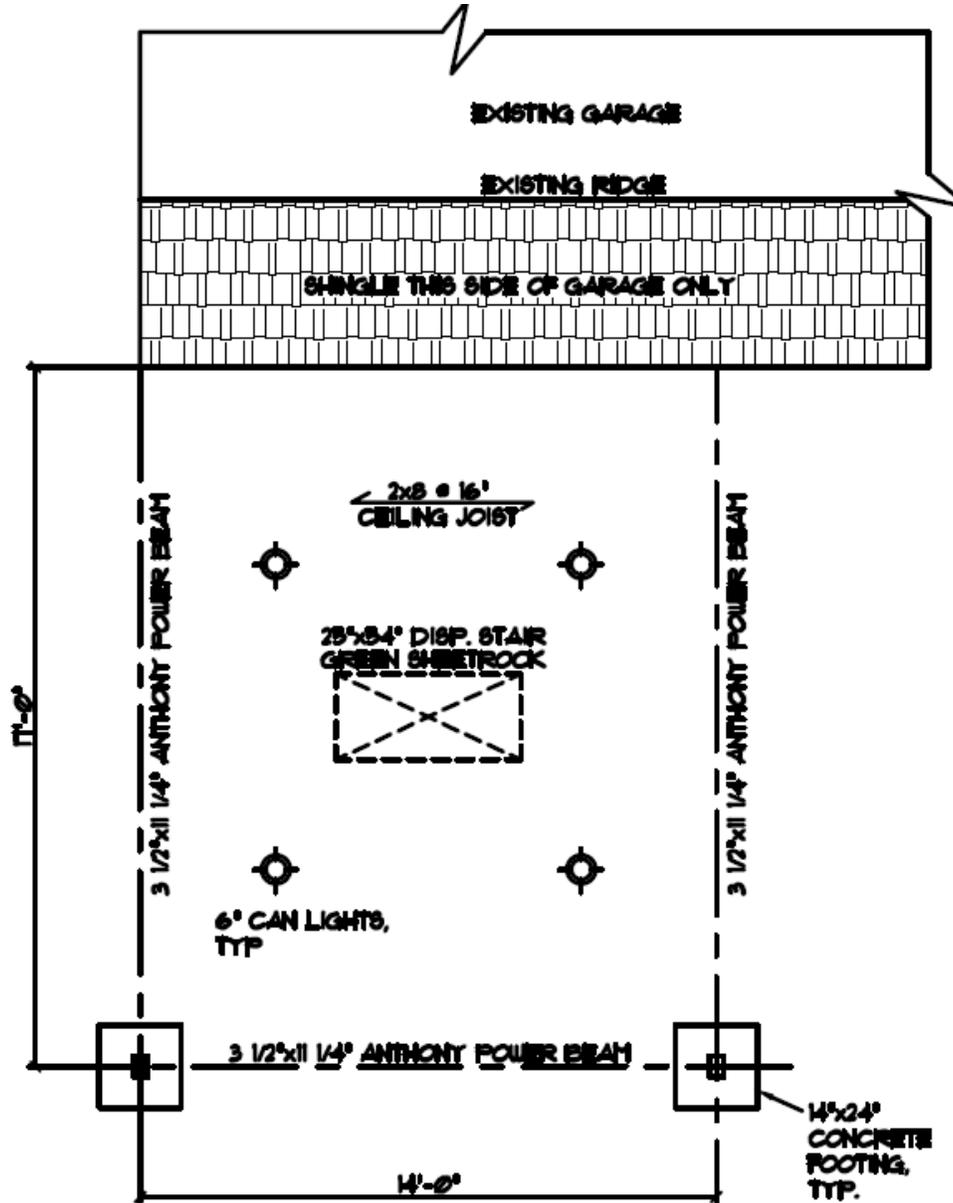
ROOF PLAN
PROPOSED





FIRST FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The existing garage is 26' wide by 20' deep by 14'-9" tall. The carport will be attached to the front of the garage and measures 14' wide by 17' deep by 11'-3 ½" tall.

Setbacks: The carport will match the existing east (side) setback of 3'.

Foundation: The carport is set on two concrete footings.

Exterior Materials: The existing garage and carport are clad in 117 wood siding.

Roof: The existing garage is a side-gable roof with a 6-over-12 pitch, 14'-9" to the ridge, and 8' to the eave. The carport has a front-facing gable, has a 5-over-12 pitch, is 11'-3 ½" to the ridge, approximately 8' to the eave and has a 1' overhang.

Front Elevation: The carport has a front-gable with siding in the gable, and has an approximately 14' opening
(South) flanked by two 4" by 6" wood posts.

Side Elevation: The carport elevation is 17' deep and is clad in 117 wood siding.
(East)

Side Elevation: The carport elevation is 17' deep and is clad in 117 wood siding.
(West)

Rear Elevation: No change to this elevation.
(North)

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 16th 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.