

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Sarah Hannah, Four Square Design Studio, for Matt and Ashlea Sheridan, owners

**Property:** 803 W Melwood St, Lot 18, Block 205, North Norhill Subdivision. The property includes a historic 911square foot, one-story wood frame single-family residence and a situated on a 6,157 square foot (59.2' x 104') corner lot.

**Significance:** Contributing Bungalow-style residence, constructed circa 1932, located in the Norhill Historic District.

**Proposal:** New Construction – One car and one-story garage and carport

- The existing 370 square foot, non-original, 2-car garage will be removed.
- Replace old garage with a 259 square foot garage on the north side of the house with a 340 square foot carport beside it.
- The new garage will feature a gabled roof with a 6-over-12 pitch using composition shingles to match the existing house.
- The garage will use 117 wood siding to match the addition that is being added to the house.

See enclosed application materials and detailed project description below.

**Public Comment:** No public comment received at this time.

**Civic Association:** No public comment received at this time.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): 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 distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

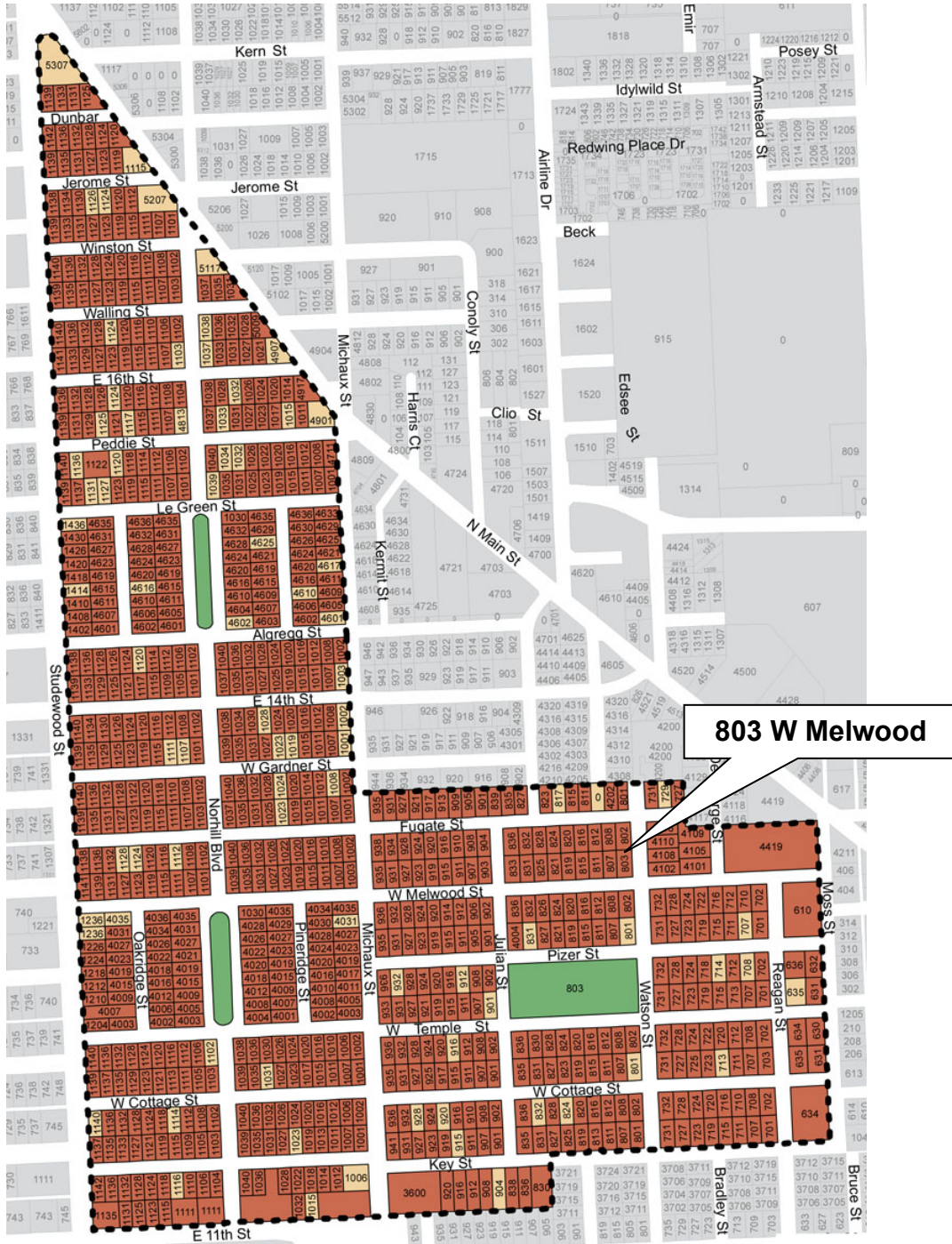
(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



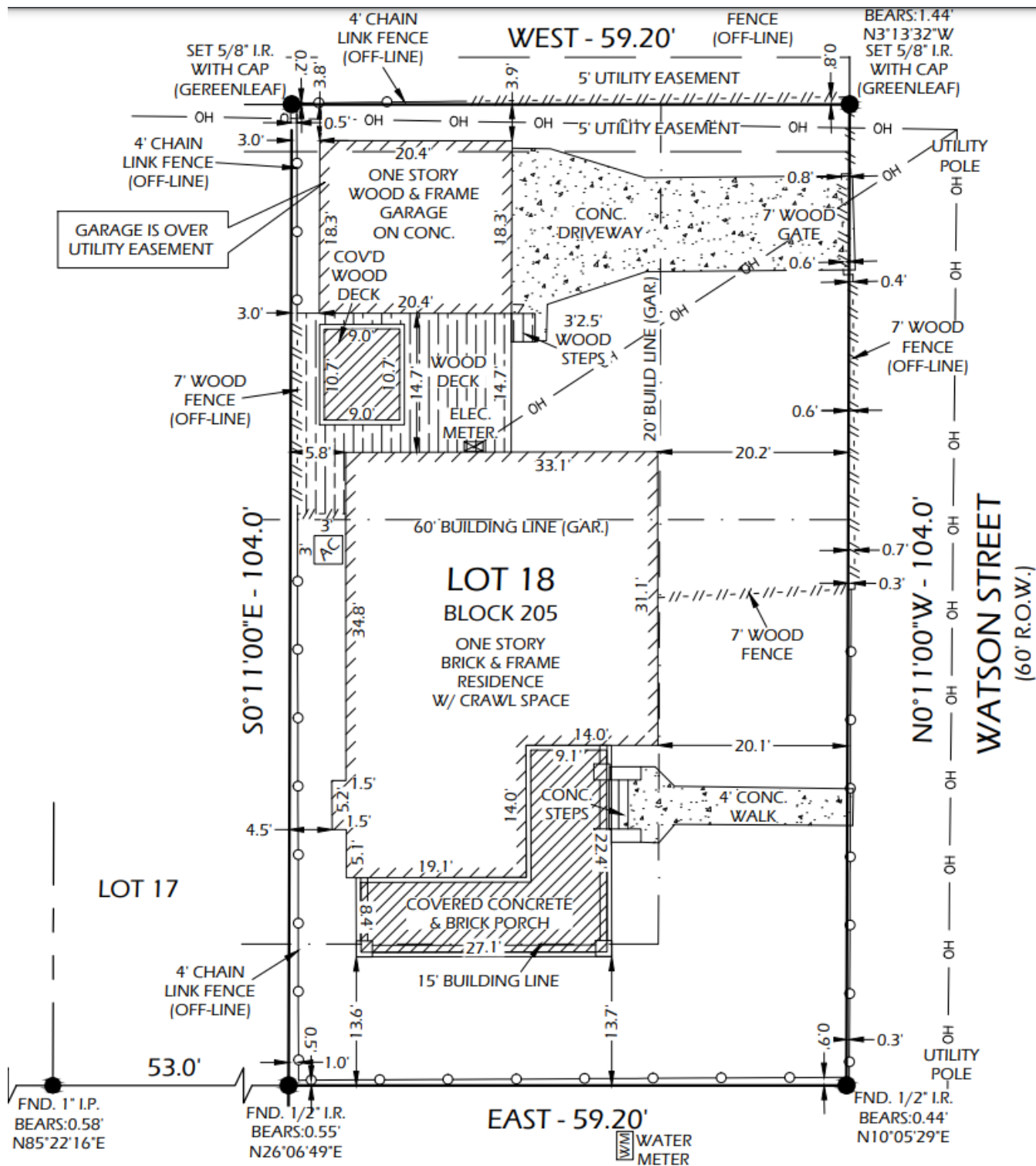
- Contributing
- Non-Contributing
- Park



CURRENT PHOTO

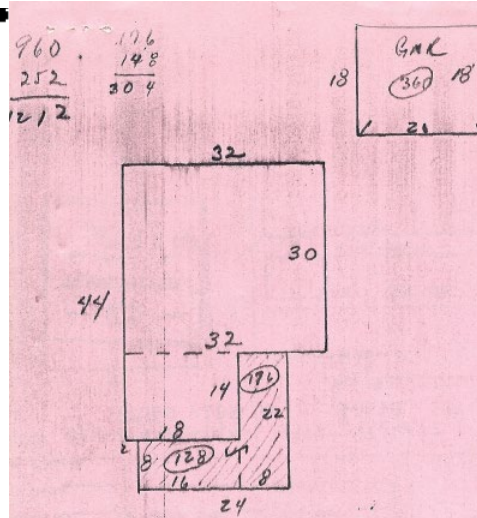
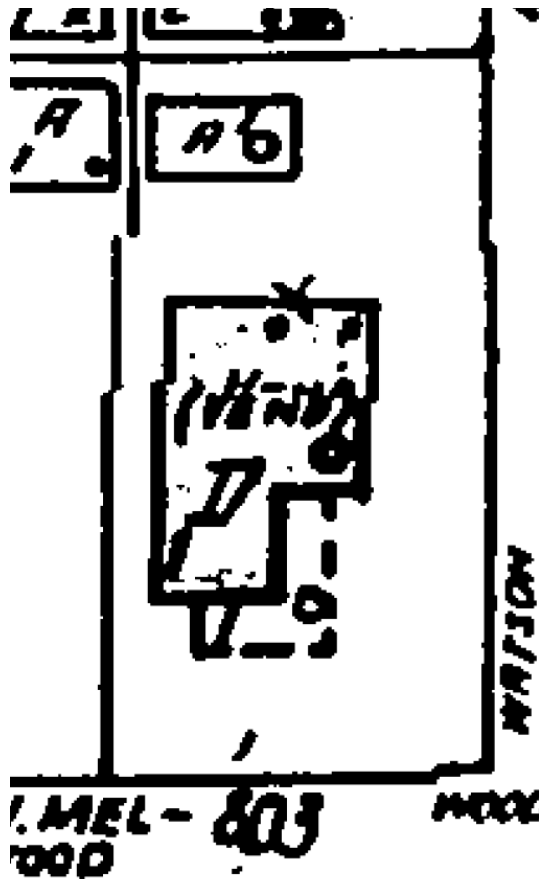


SURVEY



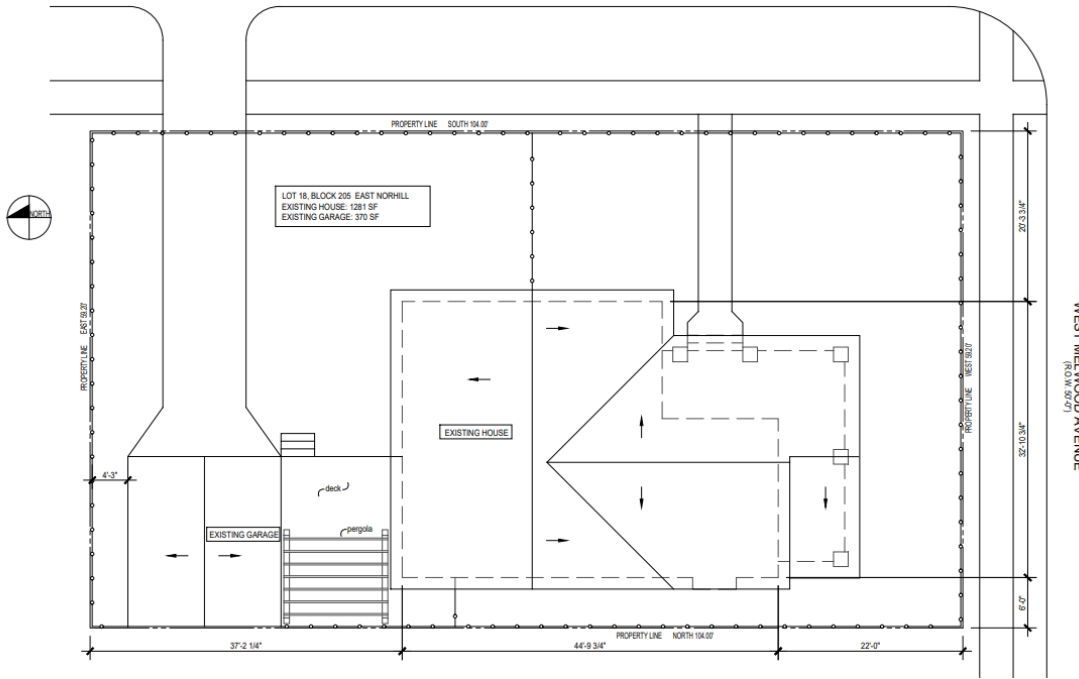


SANBORN & TAX RECORDS

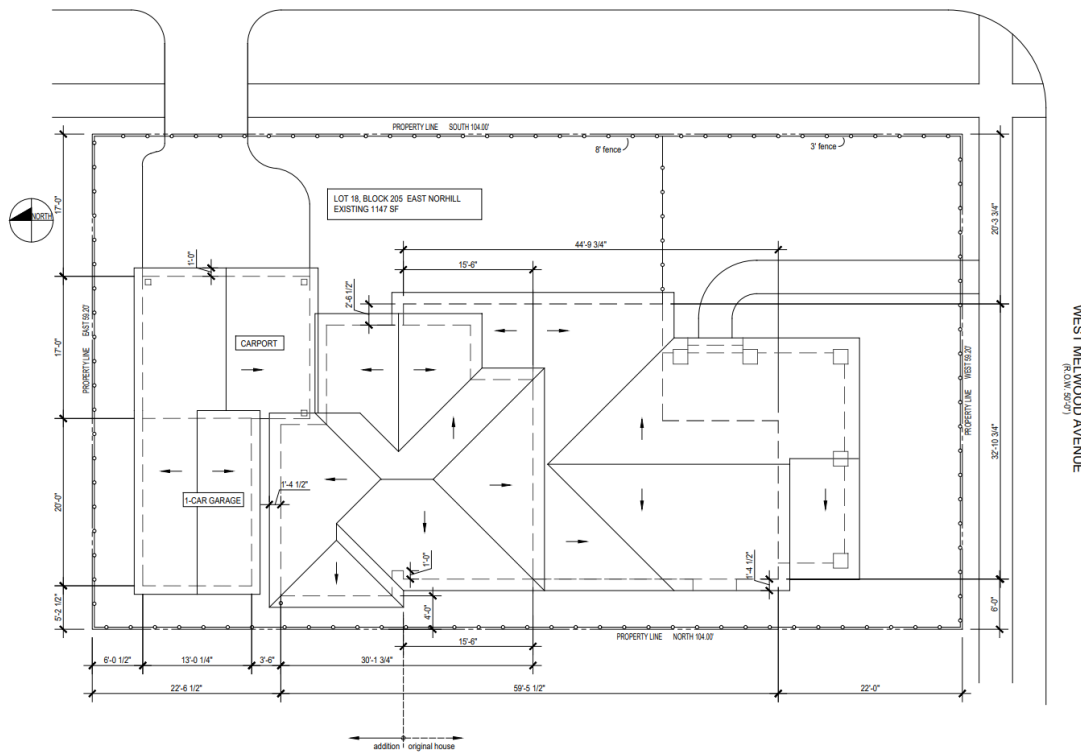


EXISTING APPRAISALS, if any -		Yr. Built	Depr.
100% Value - without depreciation-\$			%
Op. - Ph. AD % Fu. % Ec. %		A/C&C/Hq \$	Total Unit \$
WA-1212	780 \$ 9450		
OP-304	690 580		
GAR-360	320 1150		
	11180 *		
less 40% Dep.	4470		
	6710		
Total Value \$ 6710		Total 100% Value \$ 10000	
Appraiser's name & date		Date & date	
R. West		4/7/6	
Posted 2/10		18	
FOR 19 69 - 100% \$ 2680		Factor X 185	
		New 100% - 18610	

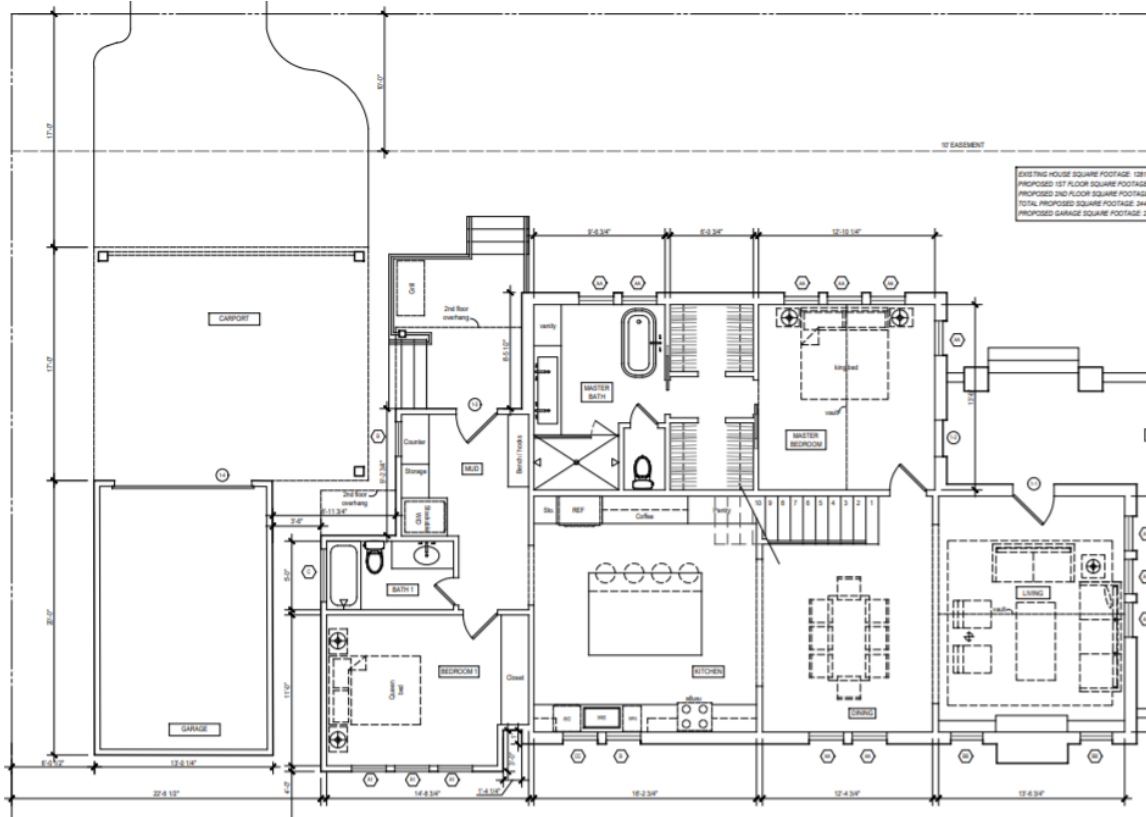
SITE PLAN/ ROOF  
 EXISTING



PROPOSED

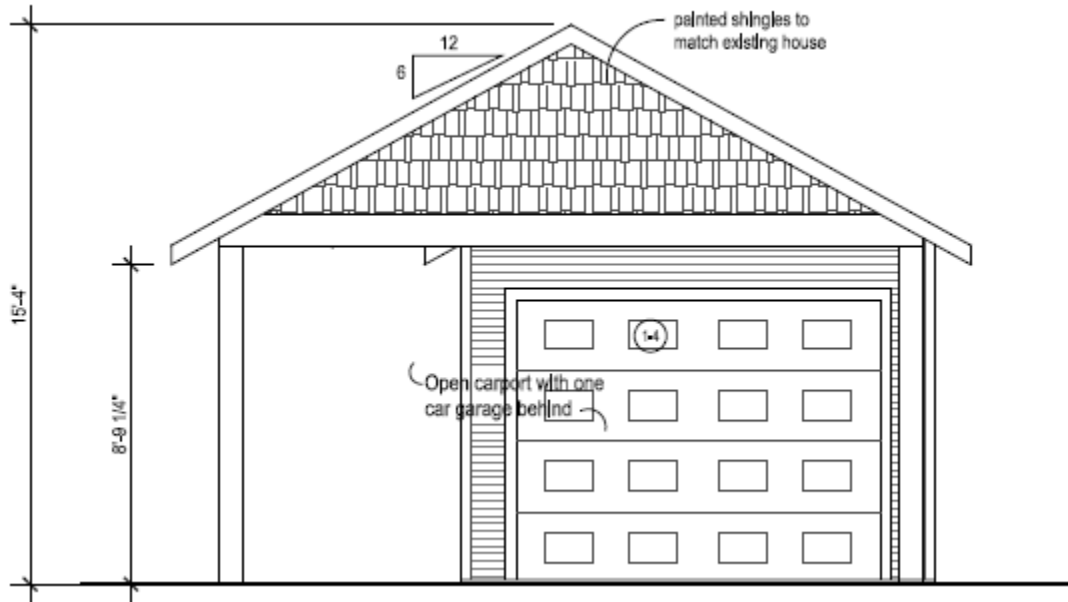


FIRST FLOOR PLAN  
PROPOSED

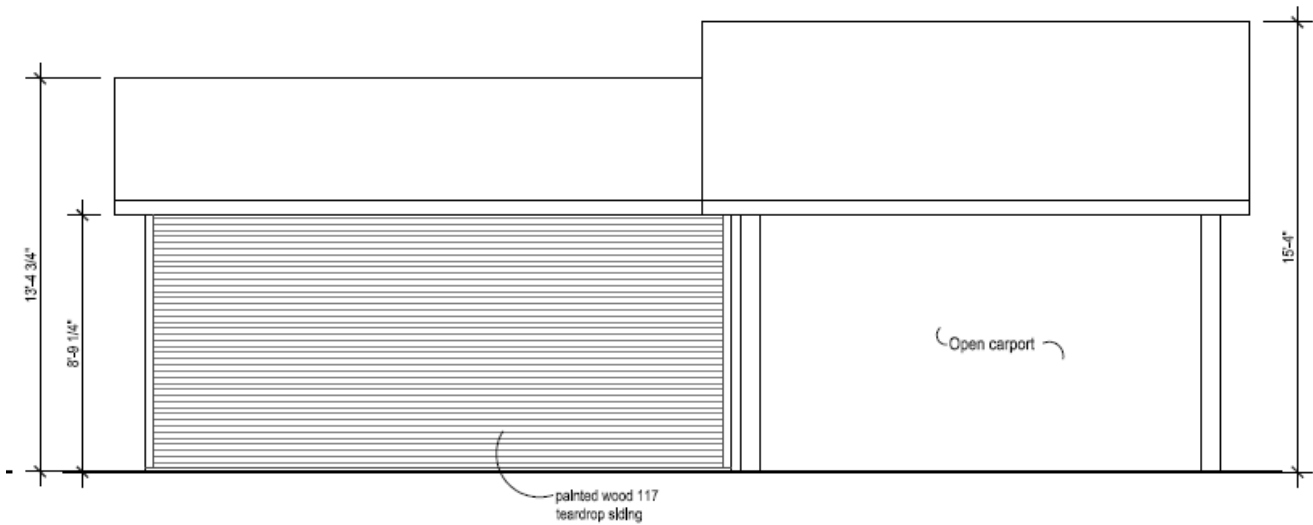




**EAST ELEVATION**  
PROPOSED

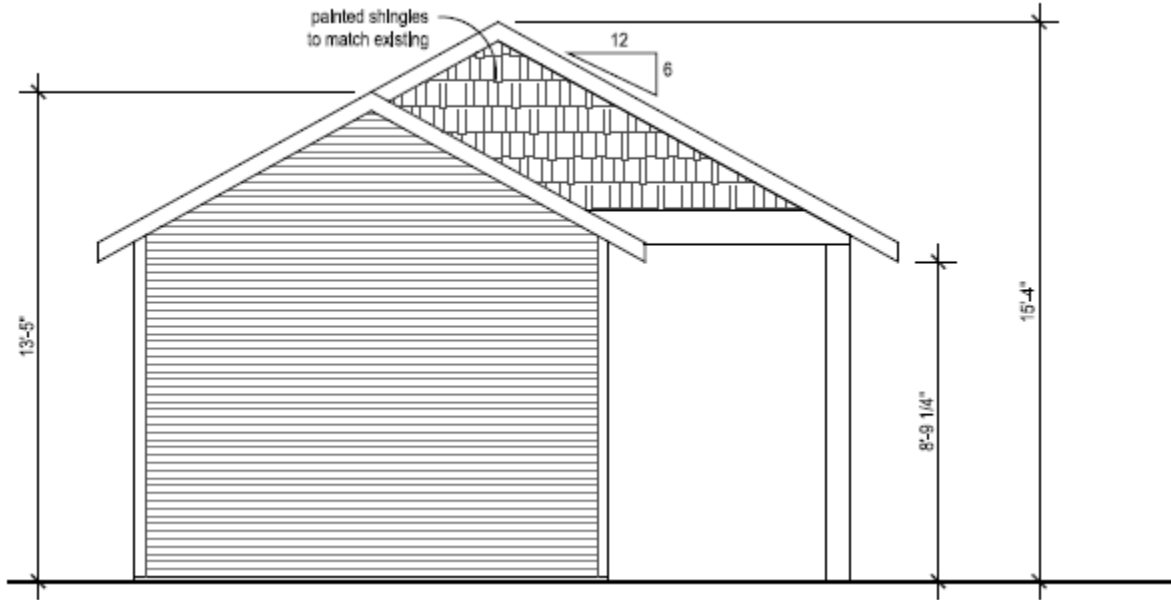


**SOUTH ELEVATION**  
PROPOSED



**WEST ELEVATION**

PROPOSED



**NORTH ELEVATION**

PROPOSED

