

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Alia M. De Anda, agent for Connor R. Harness, owner

**Property:** 1031 E 16<sup>th</sup> Street, Lot 8, Block 106, North Norhill Subdivision. The property includes a one-story wood frame 1,108 square foot single-family residence and a one-story detached garage situated on a 5,000 square foot interior lot.

**Significance:** Contributing Bungalow home constructed circa 1928, Contributing garage, constructed circa 1930, located in the Norhill Historic District.

**Proposal:** New Construction – Garage

The applicant is proposing to construct a new one-story detached one-car garage.

- 317 square feet
- Max ridge height: 12'-9"
- Max eave height: 8'-6"
- 6:12 and 4:12 roof pitches with composition shingles
- 117 wood siding with 3" reveal- proper gap needs to be allowed for ventilation, 8 in. preferred

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

**Civic Association:** Norhill Neighborhood Association approves of the proposed plans.

**Recommendation:** Approval

**HAHC Action:**

ADMINISTRATIVE APPROVALS

Sec. 33-241.1(c): The director is authorized to issue a certificate of appropriateness for the following activities if the director finds that the proposed activity will be performed in a manner that satisfies the criteria for alterations, additions, or new construction in this article, as applicable. If the director finds that an application for a certificate of appropriateness pursuant to this subsection does not satisfy the applicable criteria, or that the application does not satisfy the general intent and purposes of this article, the director shall refer the application to the HAHC for consideration.

A NA A - applies NA - not applicable

(5) Construction of:

- Freestanding garages, including garage apartments, freestanding carports, and other secondary structures, that have a footprint of 600 square feet or less, located at the rear of the lot,

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



Building Classification

- Contributing
- Non-Contributing
- Park

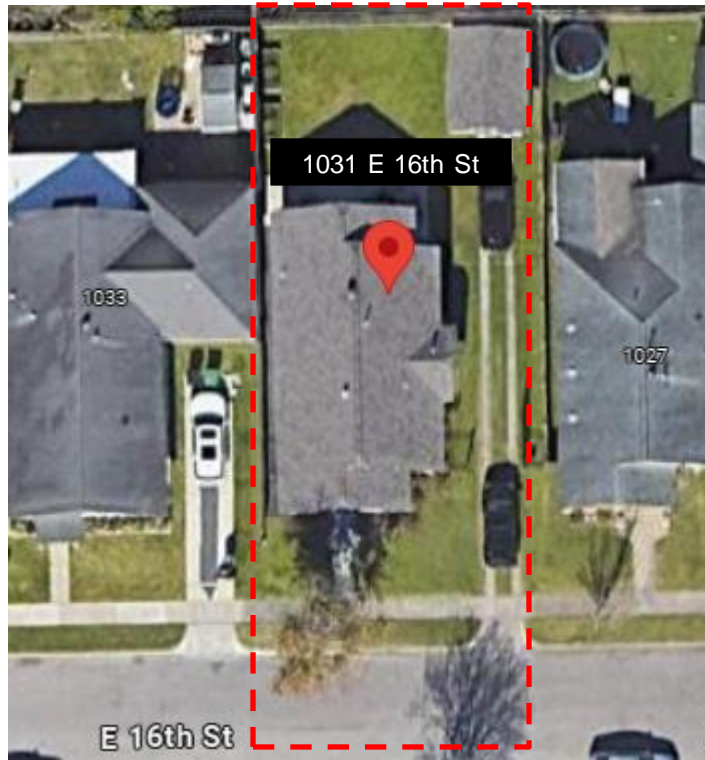
**INVENTORY PHOTOS**



**CURRENT PHOTOS**



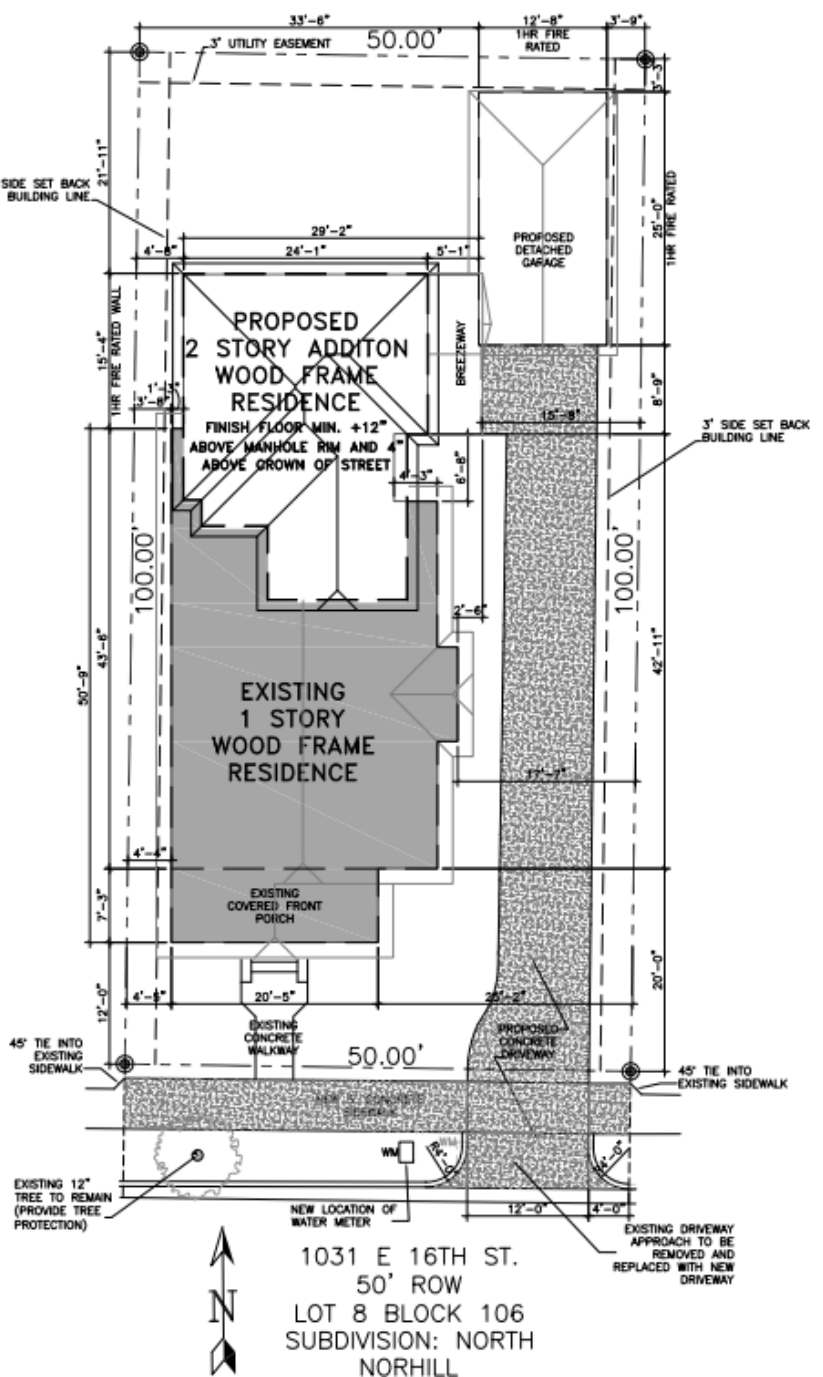
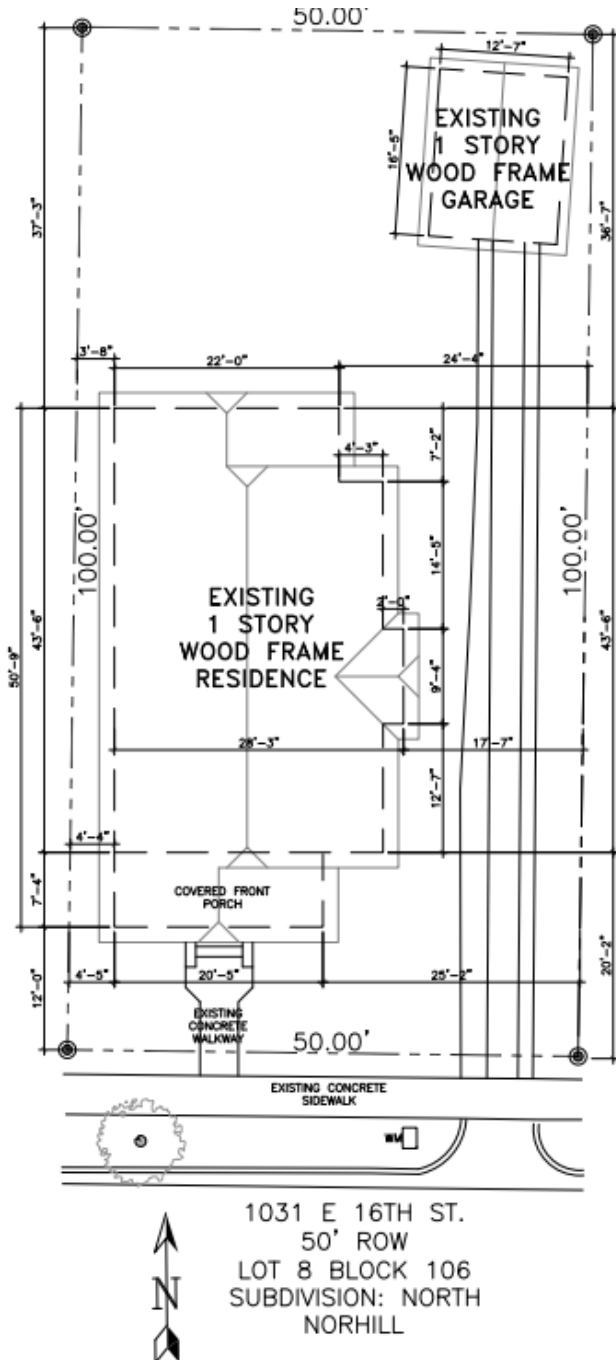
AERIAL VIEW OF PROPERTY



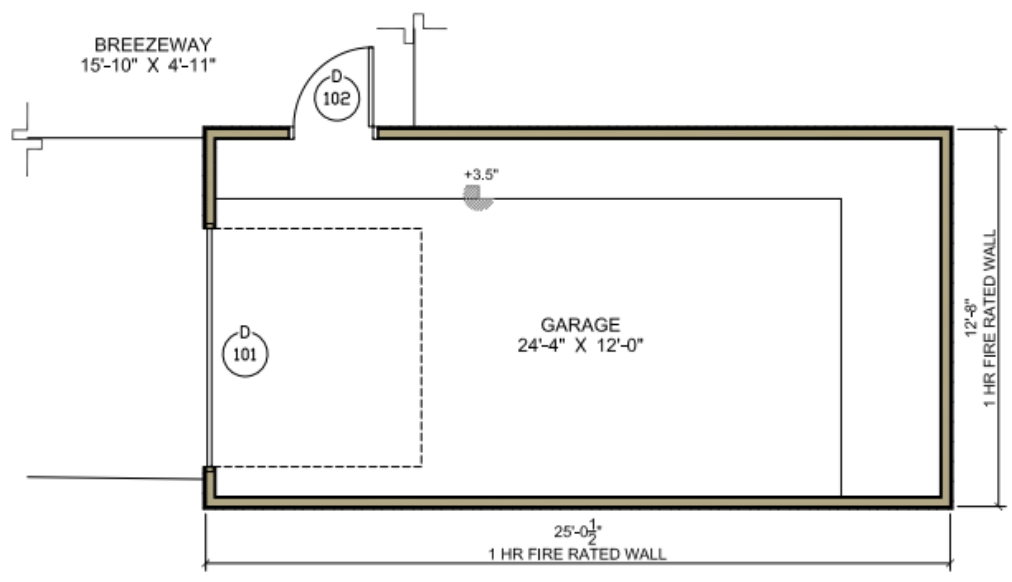
SITE PLANS

EXISTING

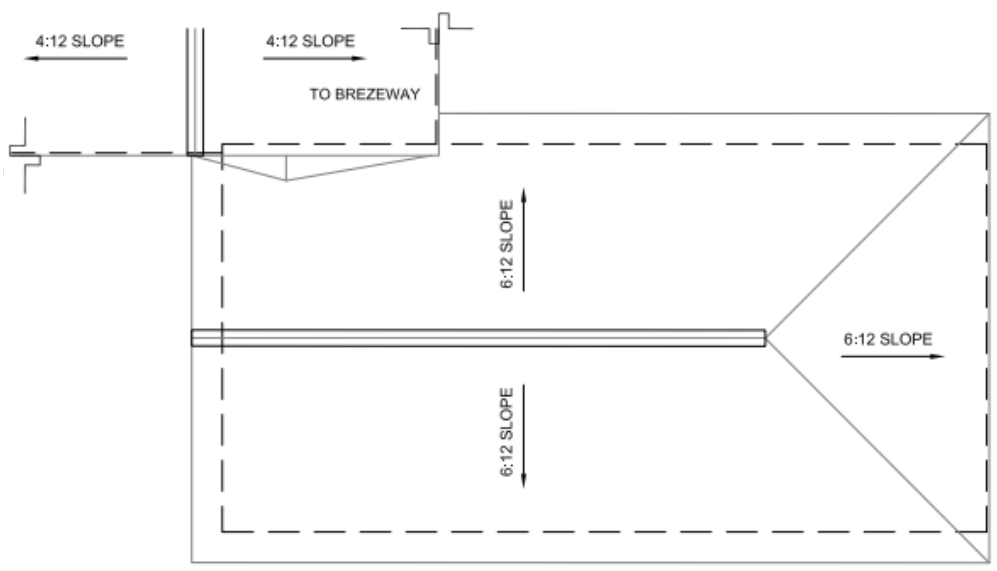
PROPOSED



**PROPOSED FLOOR PLAN**

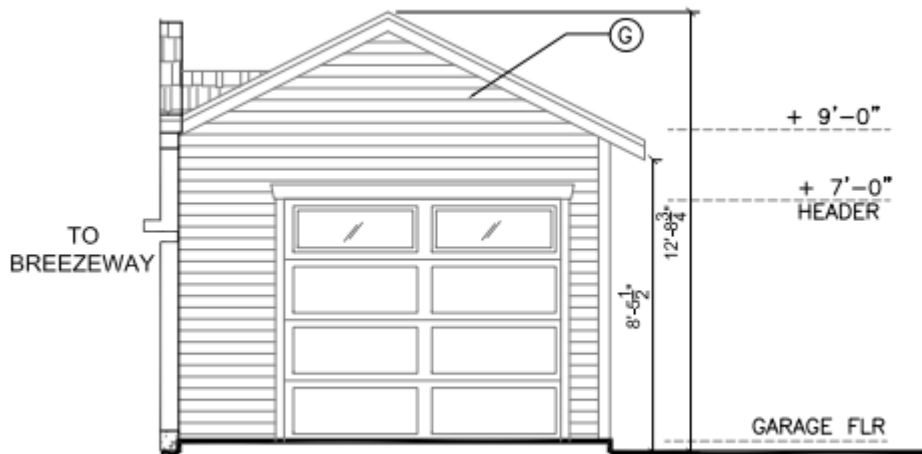


**PROPOSED ROOF PLAN**

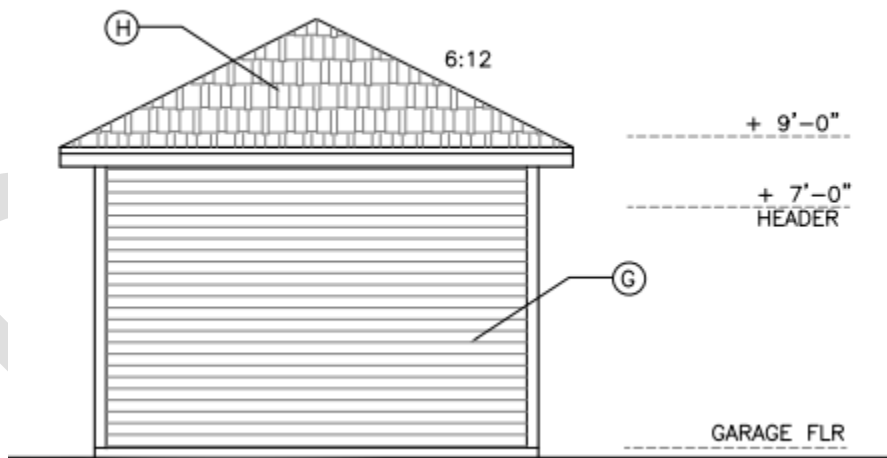


**PROPOSED ELEVATIONS**

SOUTH (FRONT)

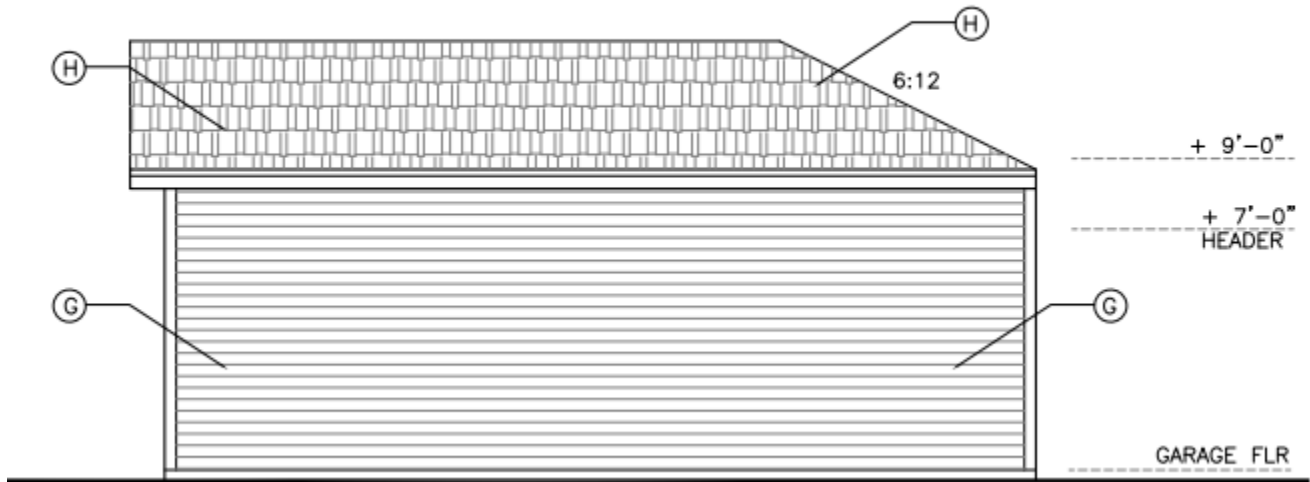


NORTH (REAR)

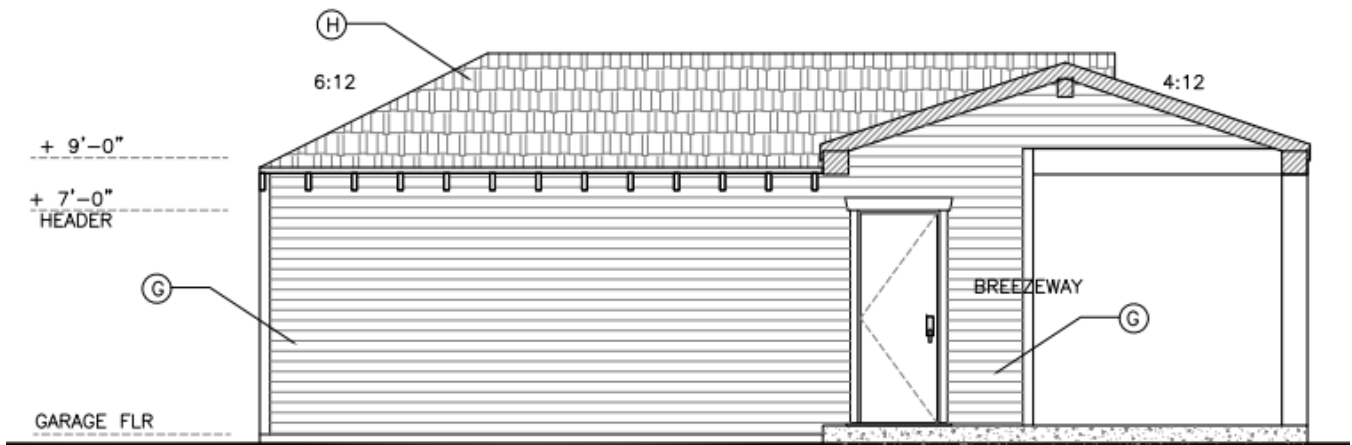




EAST (SIDE)



WEST (SIDE)



NORHILL LETTER OF APPROVAL



April 20, 2024

Dear Laura Harness,

Congratulations! The 2024 Norhill Neighborhood Association Board has voted to **approve** the plans you submitted on April 19 for the renovation of and addition to 1031 E 16th.

Further, NNA supports the proposal for the clipped gable and open rafter tails on the second floor and we encourage HAHC to approve your project as drawn without modifications.

If you have questions, please don't hesitate to reach out. If anything changes, please be sure to resubmit any changes for approval. Congratulations again!

Thank you,  
Virginia Kelsey  
NNA VP of Deed Restrictions

