

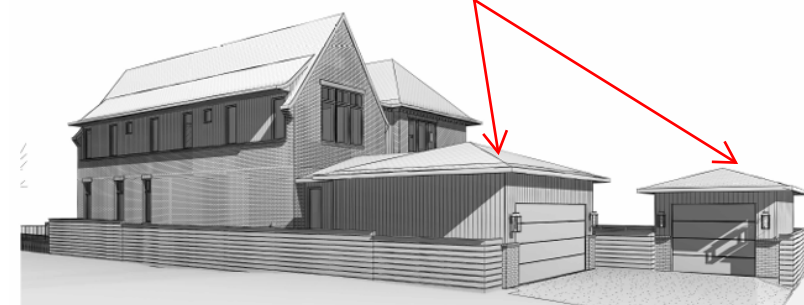
- 1) Zoned R 1-9 HP-O
- 2) New detached garage
- 3) HPB Report of Acceptability is required.
- 4) Existing home built in 1925. Bungalow architecture. Contributing building in the North End Historic District. Appears to be an detached garage directly behind the home (attached/connected to the house by a breeze way), and two additional outbuildings.
- 5) The two (2) outbuilding nearest alley have been demo'd.
- 6) Historic buildings on the property on the property are the home and detached garage.
- 7) New garage to be subordinate (lesser) in height, scale and mass, and located in the rear of the lot near the alley.
- 8) New garage should be designed to replicate forms of the home, including roof pitch.
- 9) Appropriate roof type(s) - Gable, oriented to alley or Hipped, matching roof form of demo'd building (NE corner)
- 10) Exterior materials should match (compatible) the home. Brick cladding on the home. Brick needs to be a consideration for all or a portion of the east elevation of the new garage.
- 11) Important, the architecture of the new garage must relate to the architecture of the home.
- 12) Could consider side dormers on the new garage.
- 13) Roof pitch should match the historic home or detached garage.
- 14) Application must include, Project Statement describing scope of work and how it complies with the North End Design Standards, Photos of existing structures, surroundings, and proposed building site, site plan showing both existing and proposed conditions, elevation drawings, and details of construction (exterior materials - siding, trim, roof cover, doors, windows, etc.
- 15) Next HPB meeting is October 6th Deadline to submit is September 2 by 3PM.
- 16) Provide a deed describing property as Lot 11 and 12, Block 501, North End Addition dated prior to February 13, 1951.



RECOMMEND new structures be designed to replicate forms of primary structures including roof pitch.



RECOMMEND using materials on garages and other accessory structures that match the primary structures.



Example of a garage relating to architecture of the house, and lesser in height, scale and size