

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2015

Applicant: Chris Masterangelo, owner

Property: 204 Stratford Street, Lot 3, Block 5, Avondale Subdivision. The property includes a historic 2,753 square foot residence situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1911, located in the Avondale East Historic District.

Proposal: New Construction – Construct a two story garage apartment to the rear of a Contributing residence.

- Garage apartment will consist of 770 square feet of conditioned space.
- Garage will measure 38' deep by 22' wide and will feature a ridge height of 28' 3" and an eave height of 21'.
- Garage will feature cementitious siding and wood recessed mounted 8-over-1 windows.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

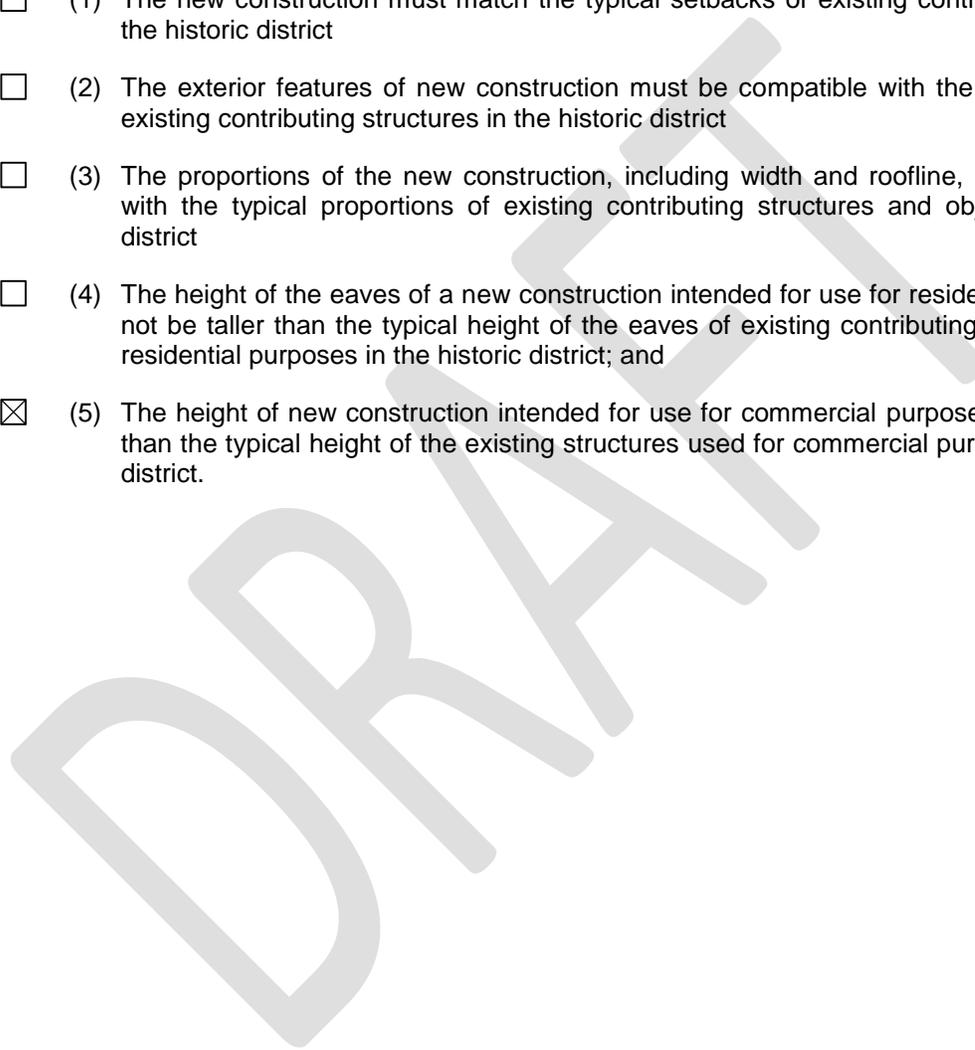
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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 new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.





CURRENT PHOTO



3D RENDERING – FRONT FACING STRATFORD STREET

PROPOSED



NORTH ELEVATION – FRONT FACING STRATFORD STREET

PROPOSED



SOUTH (REAR) ELEVATION

PROPOSED



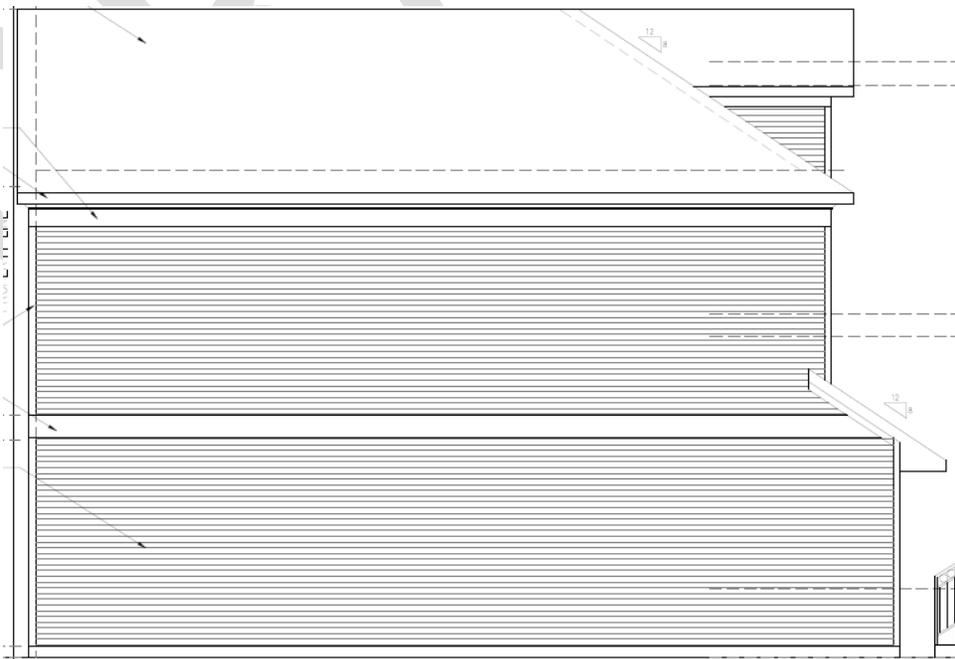
WEST SIDE ELEVATION

PROPOSED



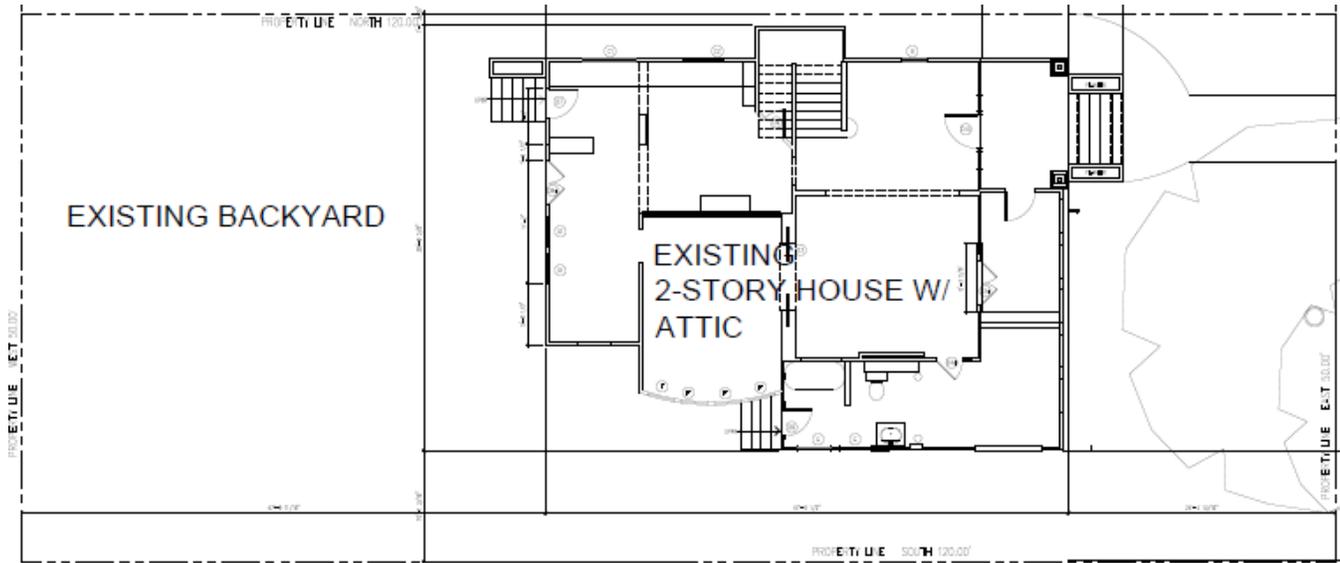
EAST SIDE ELEVATION

PROPOSED

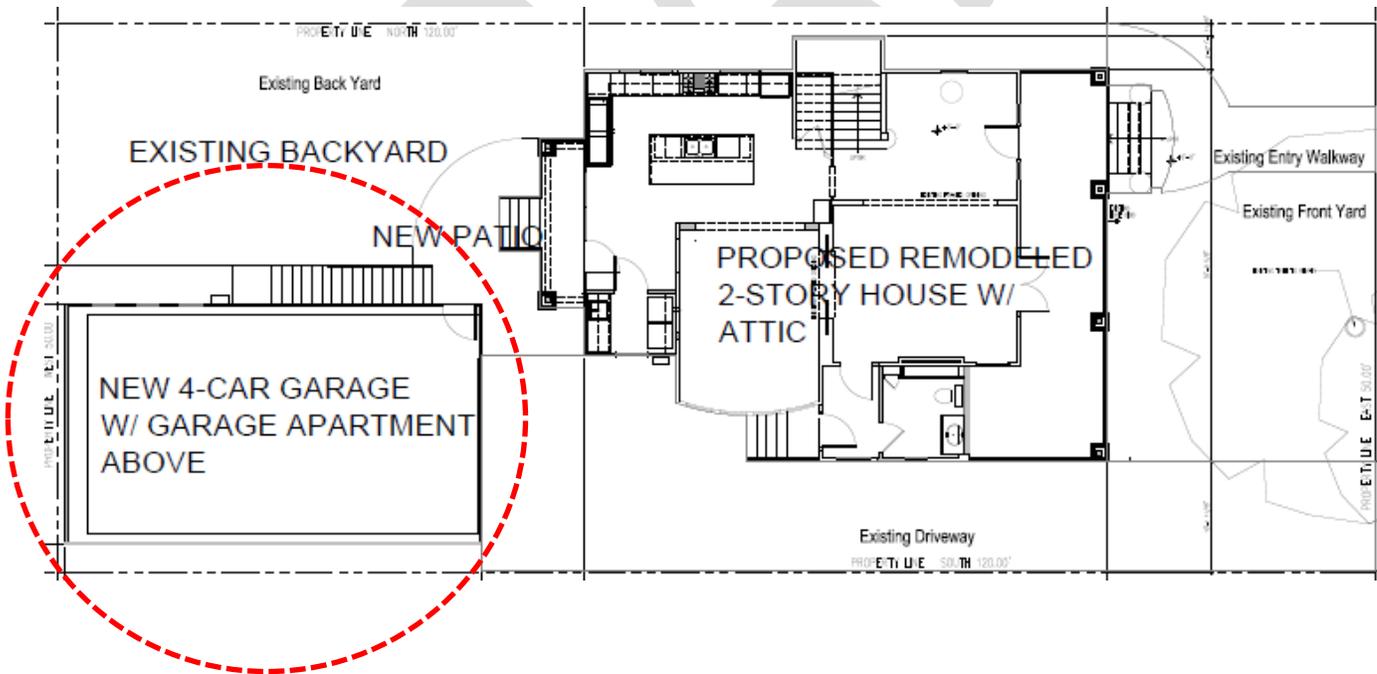




SITE PLAN
EXISTING



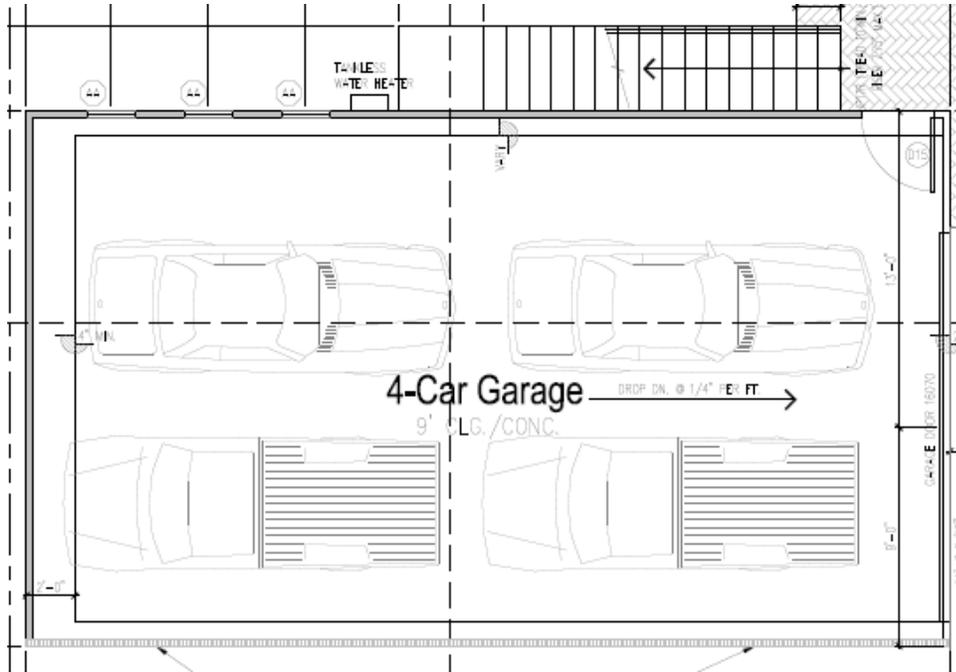
PROPOSED





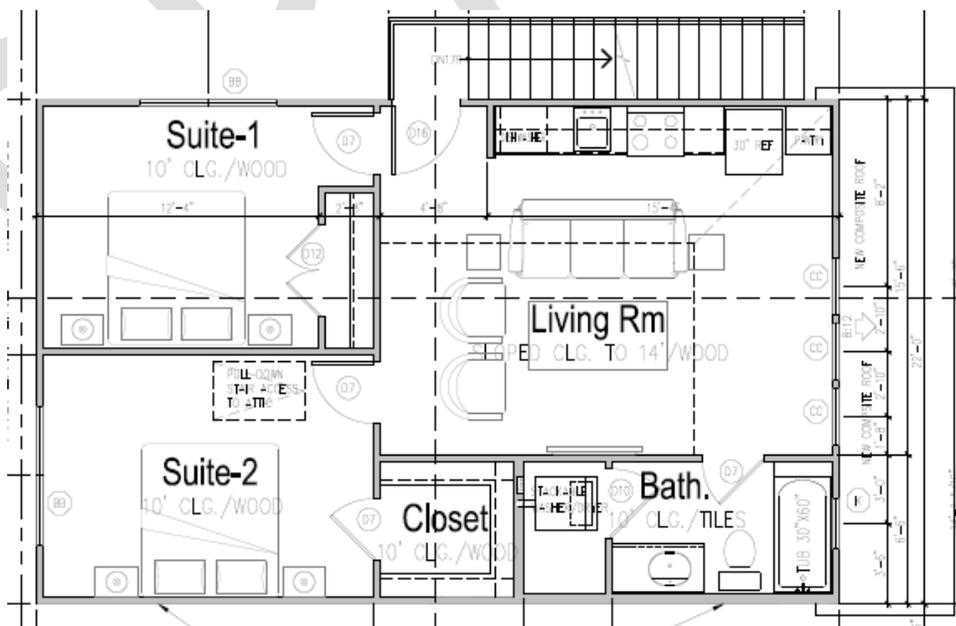
FIRST FLOOR PLAN

PROPOSED

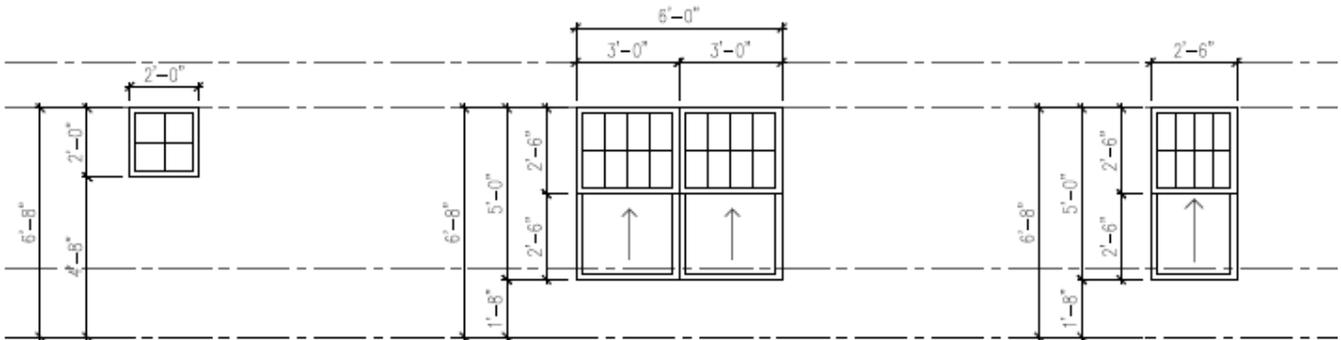


SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE



WINDOW TYPE -AA
LOCATION:
 GARAGE

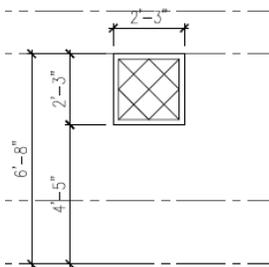
TYPE OF WINDOW:
 FIXED

WINDOW TYPE -BB
LOCATION:
 SUTIES 1 & 2

TYPE OF WINDOW:
 SINGLE-HUNG

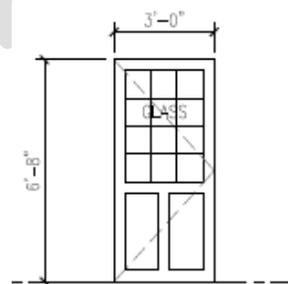
WINDOW TYPE -CC
LOCATION:
 APT. LIVING RM.

TYPE OF WINDOW:
 SINGLE-HUNG



WINDOW TYPE -K
LOCATION:
 BEDROOMS 2 & 3,
 M. BATH. & CLOS.,
 APT. BATH.

TYPE OF WINDOW:
 FIXED



DOOR TYPE -D16
LOCATION:
 GARAGE APT. ENTRY
MATERIAL/FINISH:
 WOOD H.C.
FRAME MATERIALS:
 WOOD
THRESHOLD:
 NONE
HARDWARE:
 LOCKSET

PROJECT DETAILS

Shape/Mass: Garage will measure 38' deep by 22' wide and will feature a ridge height of 28' 3" and an eave height of 21'. The second floor apartment will be accessible by an exterior stairway facing the interior of the lot and will not be visible from the right of way.

Setbacks: The garage will be set back 81' from the front, 22' from the west, 2' 6" from the east, and 8" from the south (rear) property lines.

Foundation: Reinforced concrete slab on grade.

Windows/Doors: The garage will feature wood casement and single hung windows and a wood pedestrian door. The auto bays will be accessible by a double wide metal overhead rolling door.

Window/Door Schedule Symbols

AA – Fixed 4 lite window measuring 2' tall by 2' wide.

BB – Adjoining pair of single-hung 8-over-1 windows measuring 5' tall by 6' wide.

CC – Single-hung 8-over-1 window measuring 5' tall by 6' wide.

K – Fixed diamond lite window measuring 2' 3" tall by 2' 3" wide.

D16 – 12 lite entry door measuring 6' 8" tall by 3' wide.

Exterior Materials: The garage will be clad in cementitious siding.

Roof: Hipped roof with an 8:12 pitch and a front and west facing dormer.

Front Elevation: The first floor will feature an overhead rolling garage door. The second floor will be recessed 3' (North) from the first floor. The façade will feature three schedule windows CC and one KK.

Side Elevation: The upstairs apartment will be accessible by an exterior stairway leading from grade to the (West) schedule door D16. Three schedule windows AA will be located on the first floor and a schedule window BB will be located on the second.

Side Elevation: The east elevation will consist of a solid wall with no fenestration. (East)

Rear Elevation: The rear wall will feature a schedule window BB on the second floor. (South)