

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Phillip Carranza, East End Development LLC, for Lara Attayi, owner

Property: 217 Marshall Street, Lot 13, Block 7, Westmoreland Subdivision. The property includes a historic 3,253 square foot, two-story wood frame single-family residence situated on a 6,250 square foot (50' x 125') interior lot.

Significance: Contributing Craftsman influence residence, constructed circa 1915, located in the Westmoreland Historic District. A COA for demolition of a contributing garage apartment was approved in March of 2015.

Proposal: New Construction – Construct a two story 772 square foot garage apartment at the rear of the lot. See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: April 23, 2015



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

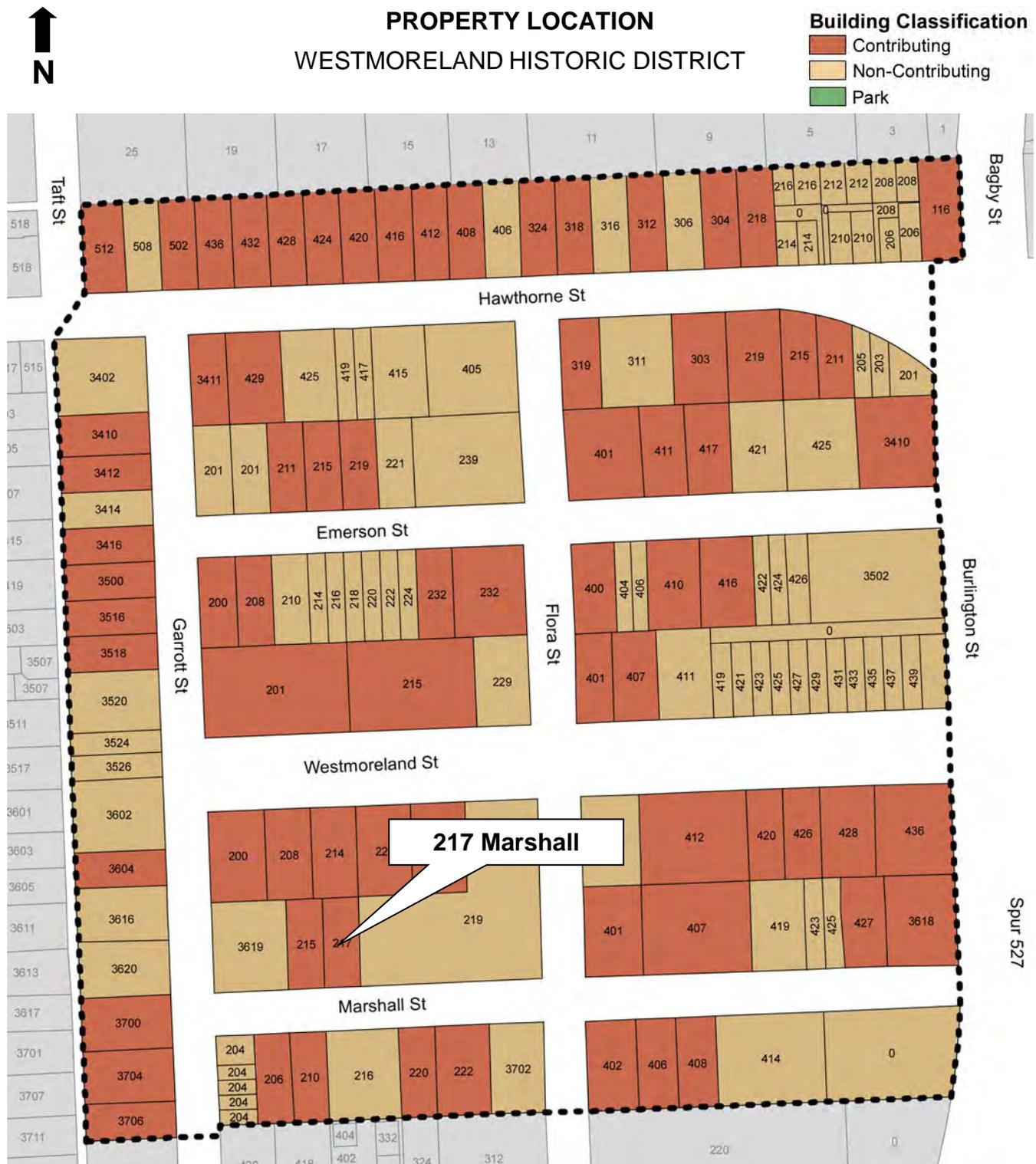
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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.



INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING MARSHALL STREET

PROPOSED



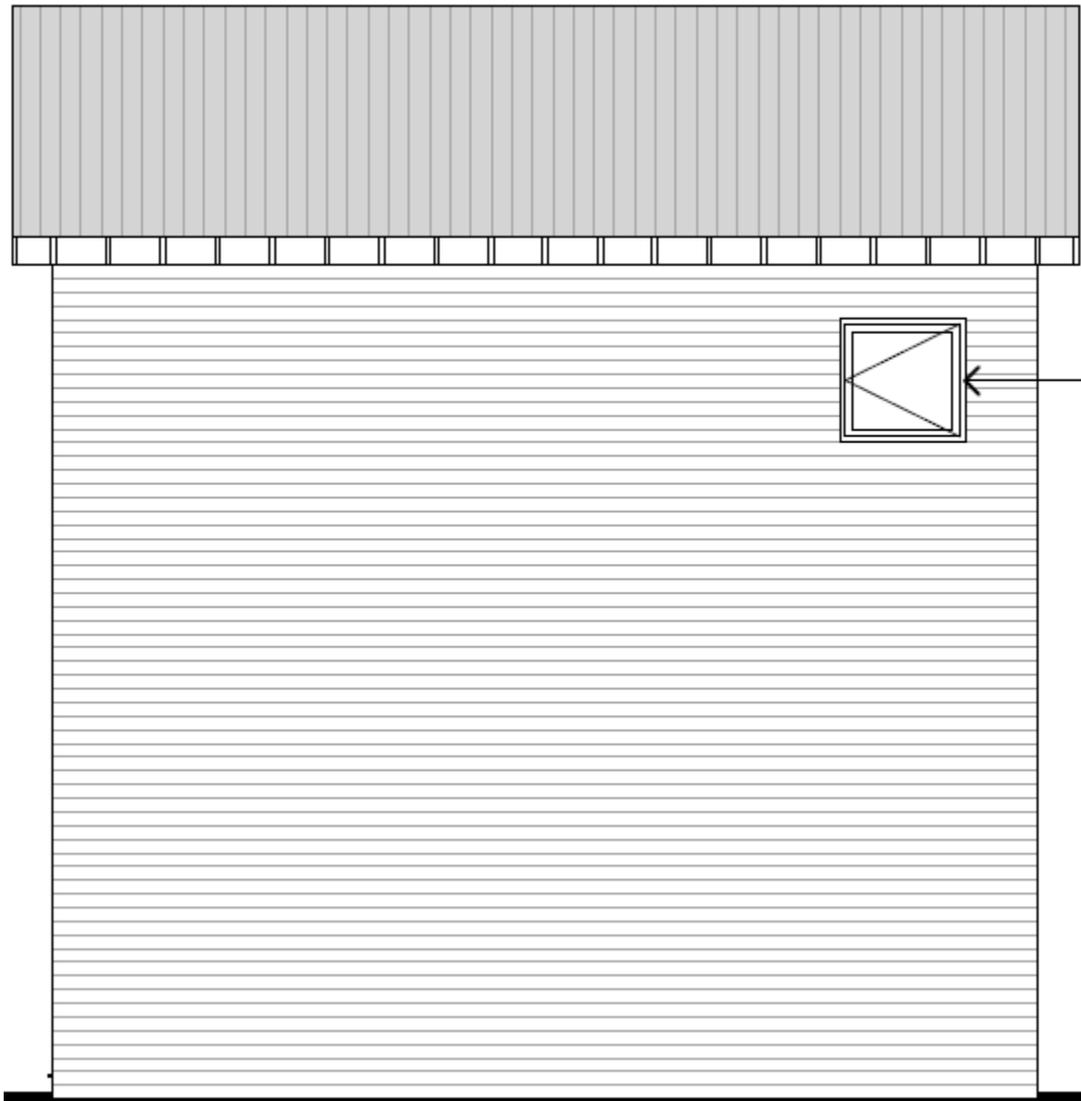
WEST SIDE ELEVATION

PROPOSED



EAST SIDE ELEVATION

PROPOSED



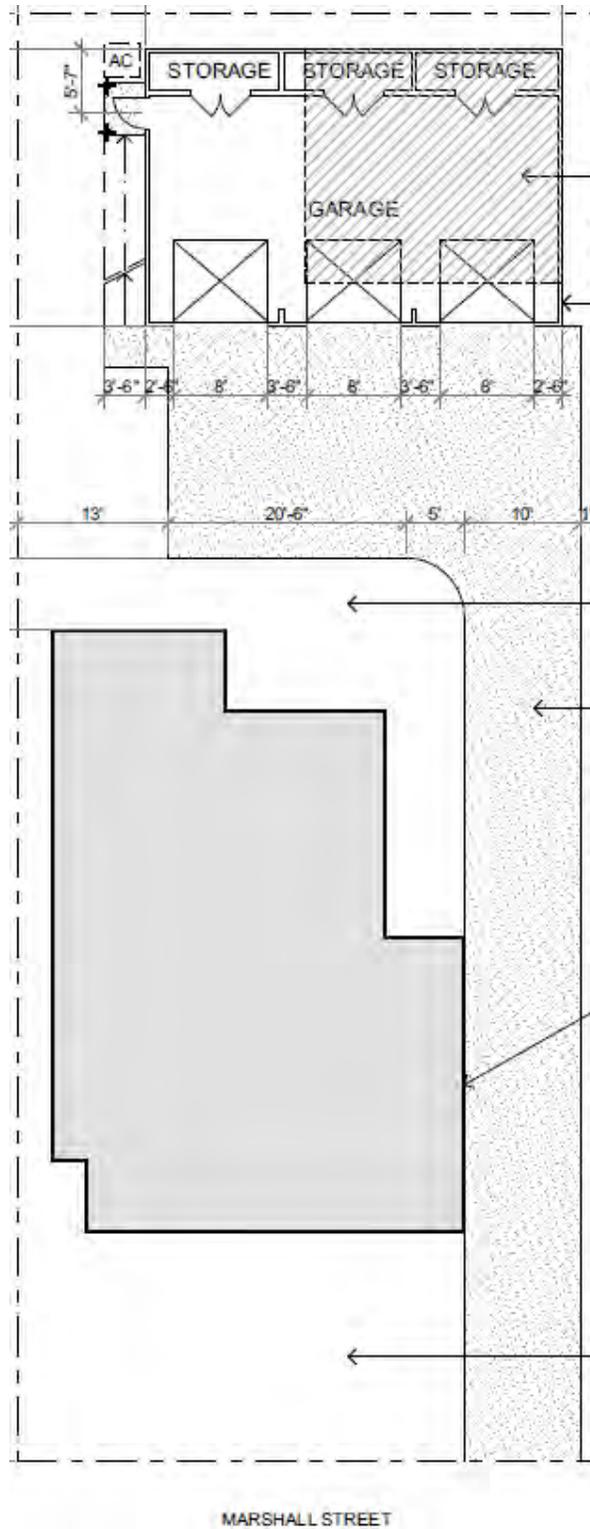
NORTH (REAR) ELEVATION

PROPOSED





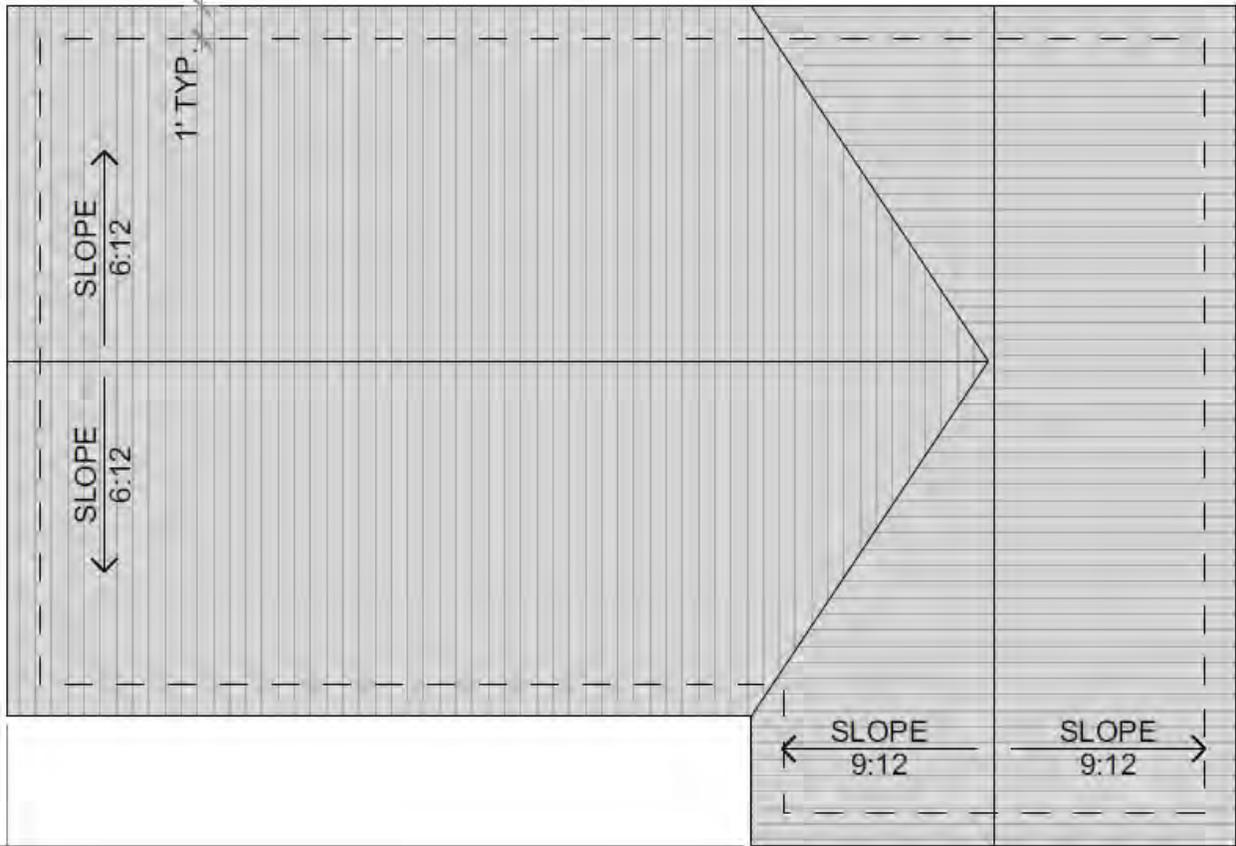
**SITE PLAN
PROPOSED**





ROOF PLAN

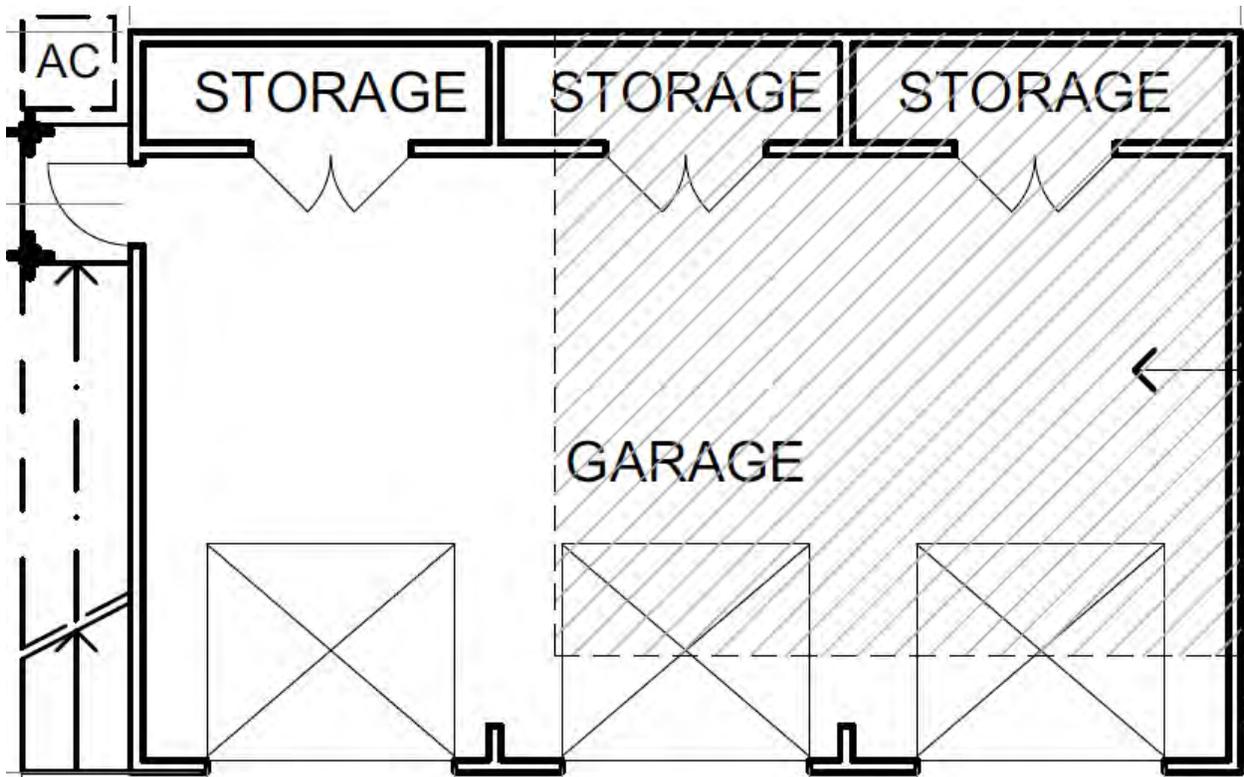
PROPOSED





FIRST FLOOR PLAN

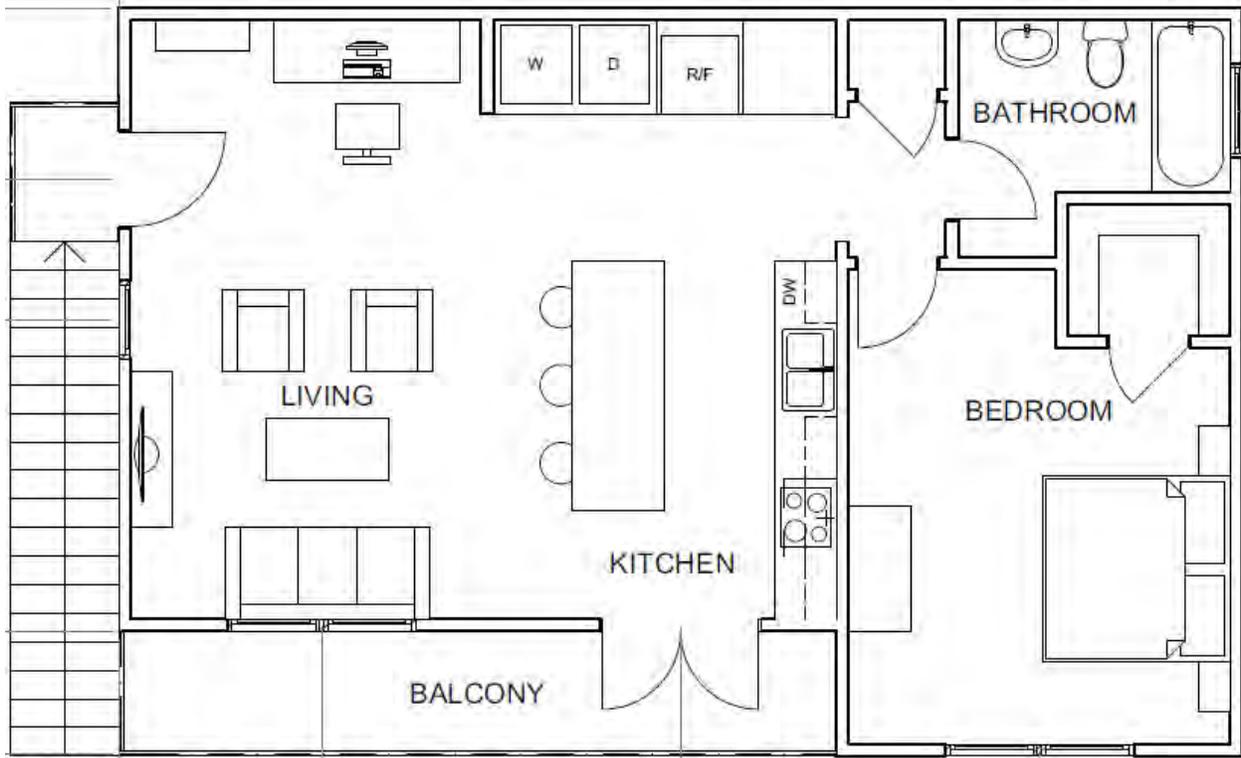
PROPOSED





SECOND FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The garage apartment will measure 36' wide by 24' deep and feature a 20' eave height and a 26'-7" ridge height.

Setbacks: The structure will be set back 3' from the north (rear) property line, 3' from the east and 11' from the west.

Foundation: The garage apartment will feature a concrete slab on grade foundation.

Windows/Doors: The structure will feature salvaged wood double hung recessed windows with a 16/1 lite pattern, one wood casement window, three overhead garage doors, one pair of wood twelve lite French doors, one single twelve lite wood door and a solid wood door. In the event that salvaged wood windows are unable to be used due to permitting requirements, new double hung recessed wood windows with a 1/1 lite pattern will be constructed and used.

Exterior Materials: The garage apartment will feature wood 117 siding, an exterior wood staircase and wood railings.

Roof: The garage apartment will feature an L-gable with a 1' eave overhang clad with composition shingles. The south facing gable will feature a 9/12 pitch and the side gable will feature a 6/12 pitch.

Front Elevation: The structure will feature three overhead garage doors on the first floor and two pairs of windows and one pair of French doors on the second floor. An exterior wood staircase measuring 3'-6" wide will be on the west side. A second floor balcony will measure 23' wide and feature a wood railing.

Side Elevation: The structure will feature a wood staircase leading to a door on the second floor, one window on the second floor and one door on the first floor. A second floor balcony on the south side will measure 3'-11" deep.

Side Elevation: The structure will feature one casement window on the second floor.

Rear Elevation: Not visible from public right of way. See elevation drawing for details.