

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Trey Sullivan, Sullivan, Henry, Oggero & Associates for Arpan Gupta, Carnegie Homes, owner

Property: 420 Marshall Street, Lot 1, Block 1, Westmoreland Subdivision. The property is a vacant 2,652 square foot (39' x 84') interior lot.

Significance: The property is a vacant lot located in the Westmoreland Historic District.

Proposal: New Construction – At the November 2013 HAHC meeting the applicant received a Certificate to construct a 2 ½ story 3386 square foot single family residence with an attached rear side loading garage. The cross gable residence will measure 33' wide, 56' deep, and 35' to the ridge. The applicant now requests a renewal of the expired 2013 Certificate.

- Windows- Wood clad 9-over-1 and 4-over-1 sashes; 2-over-1, 8-over-1, and 4-lite fixed windows; 2-over-1 casement windows.
- Siding- Smooth finish cementitious horizontal lap siding. Front gable will feature wood shingles.

See enclosed application materials and detailed project description on p. 6-18 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.



CURRENT PHOTO



NEIGHBORING PROPERTIES



414 Marshall – Noncontributing – 1965 (neighbor)



408 Marshall – Contributing – 1925 (blockface)



3618 Burlington– Contributing – 1908 (across street)



427 Marshall– Contributing – 1911 (across street)



423 Marshall– Noncontributing – 1999 (across street)



425 Marshall– Noncontributing – 1999 (across street)

STREET SCAPE

APPROVED – 11/7/13



NORTH ELEVATION – FRONT FACING MARSHALL STREET

APPROVED – 11/7/13



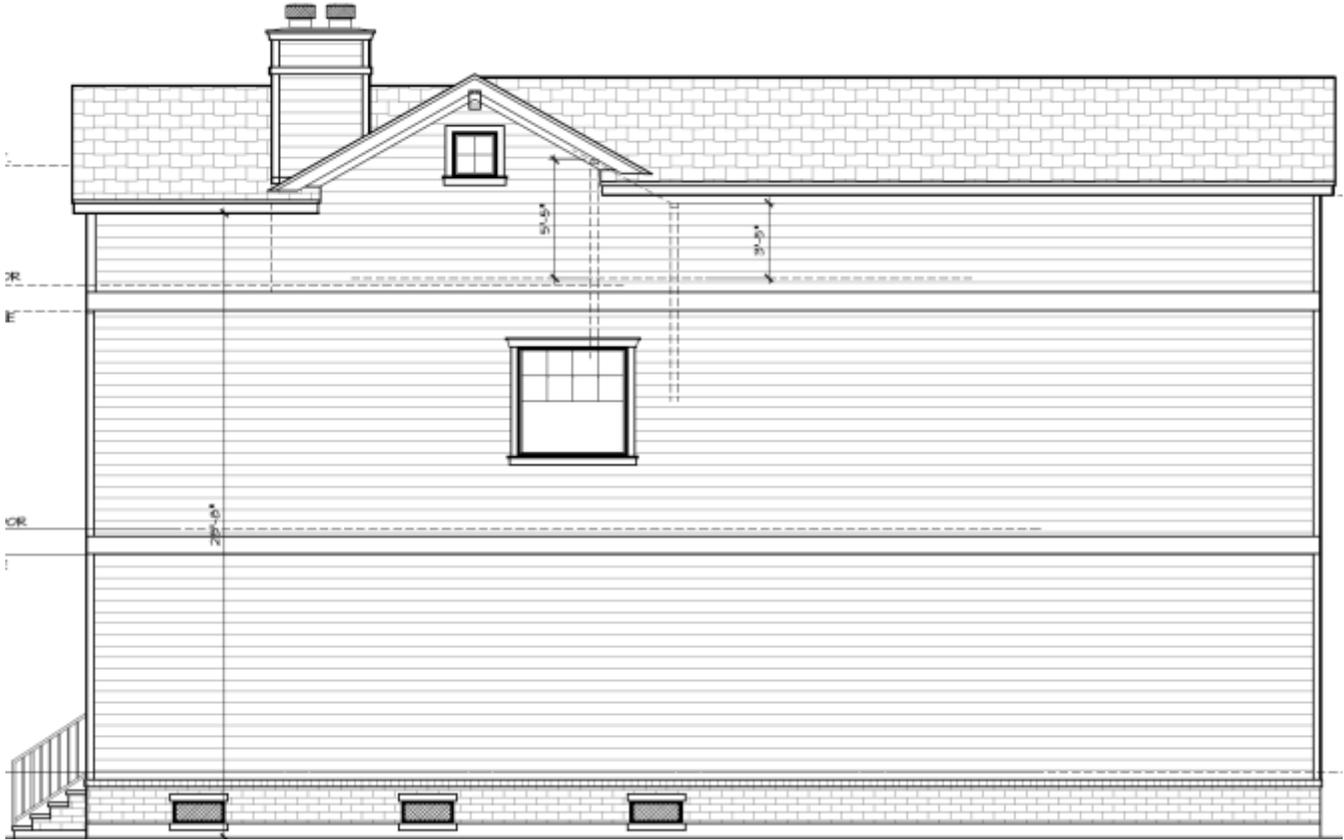
EAST SIDE ELEVATION

APPROVED – 11/7/13



WEST SIDE ELEVATION

APPROVED – 11/7/13

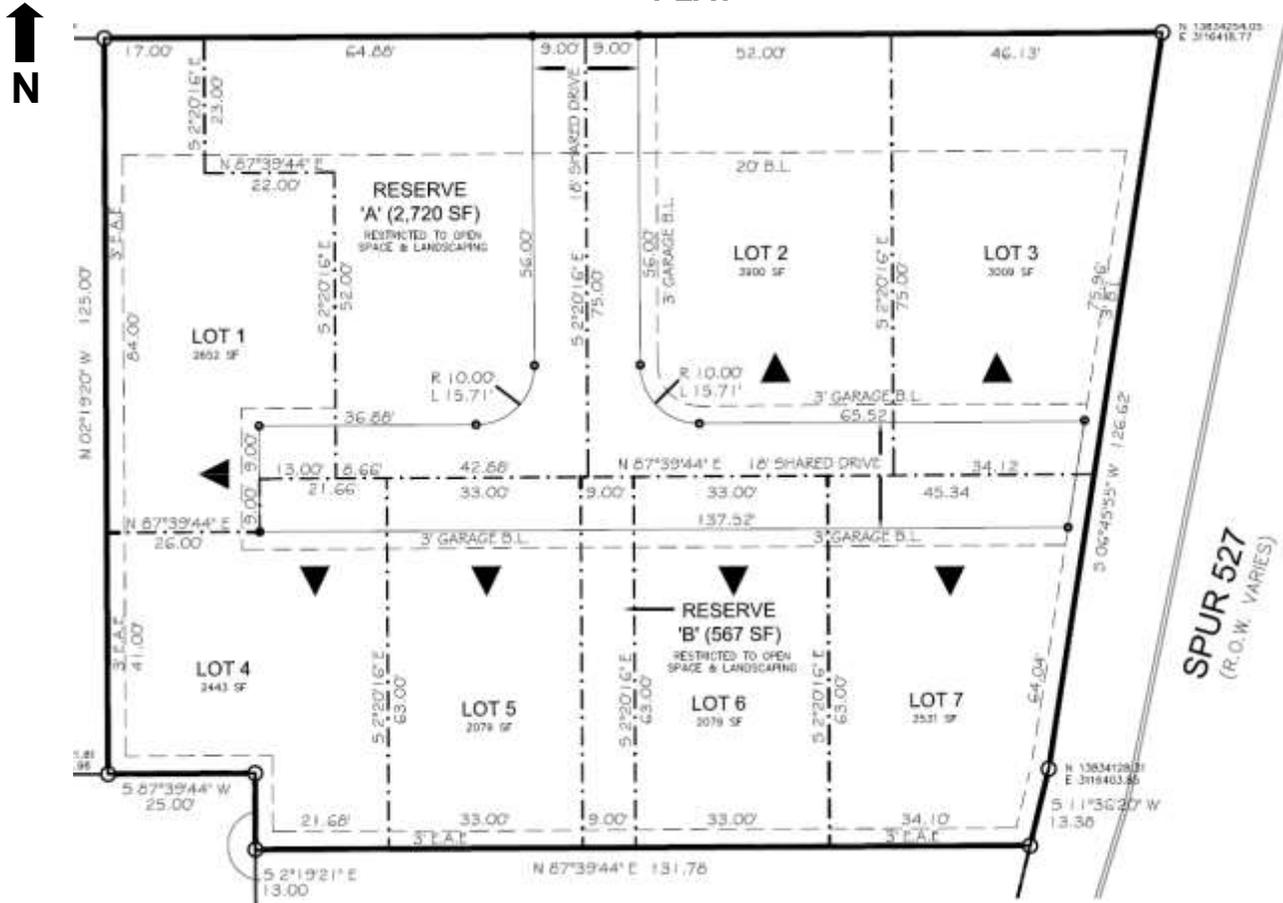


SOUTH (REAR) ELEVATION

APPROVED – 11/7/13



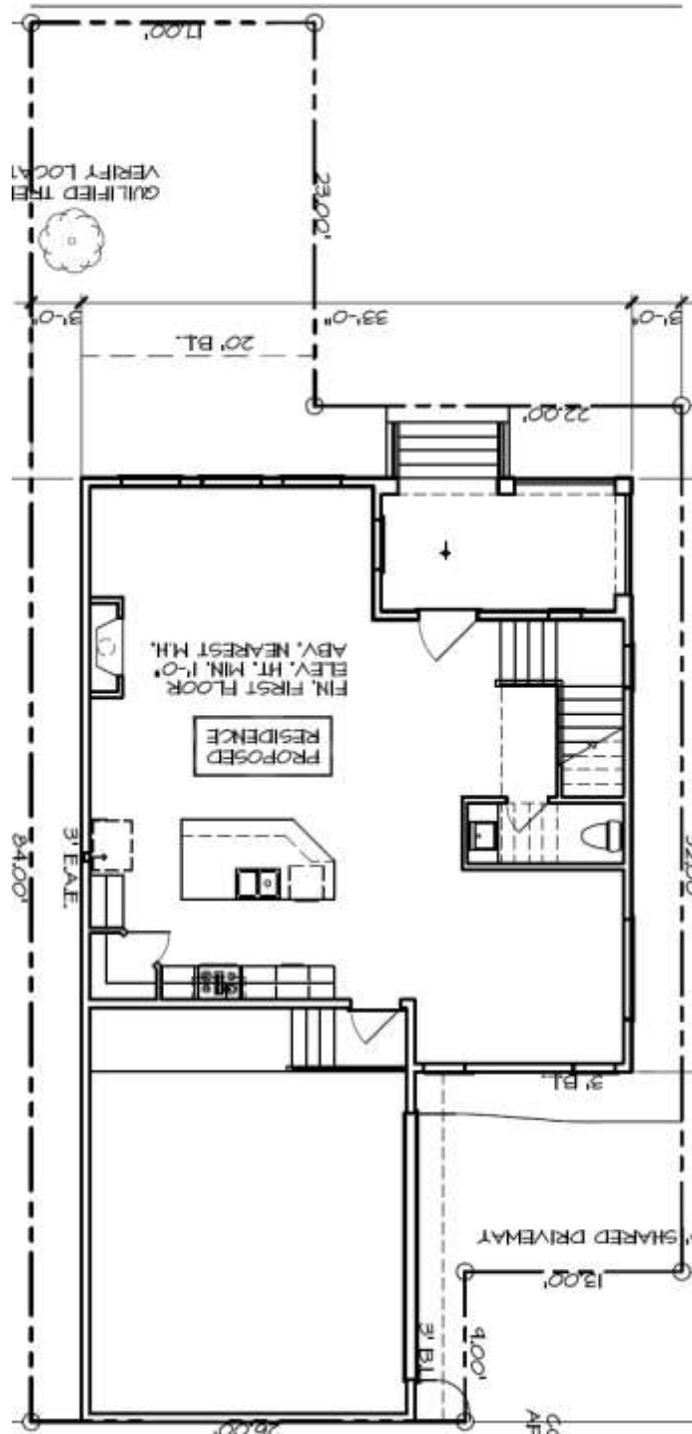
PLAT





SITE PLAN

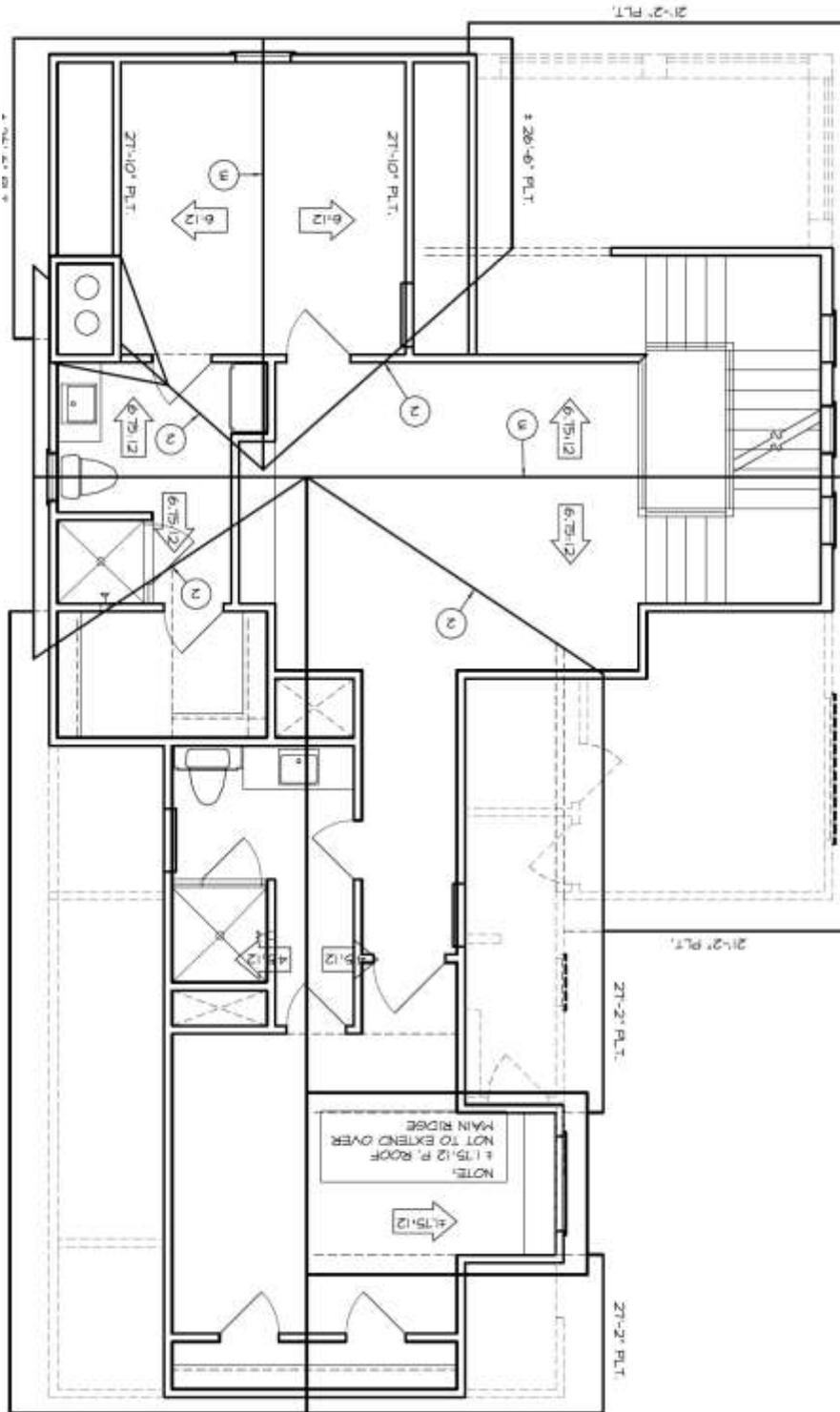
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ROOF PLAN

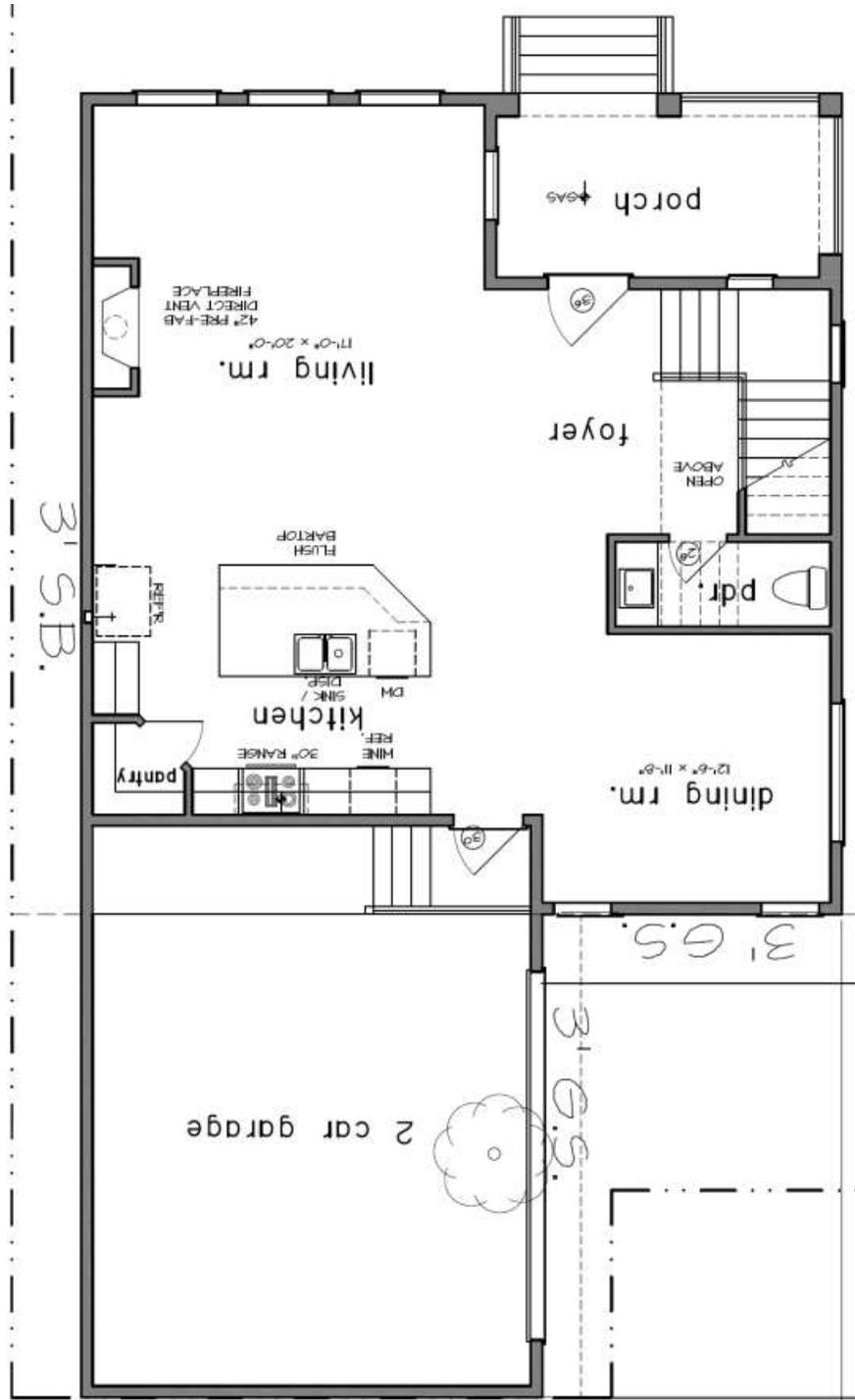
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FIRST FLOOR PLAN

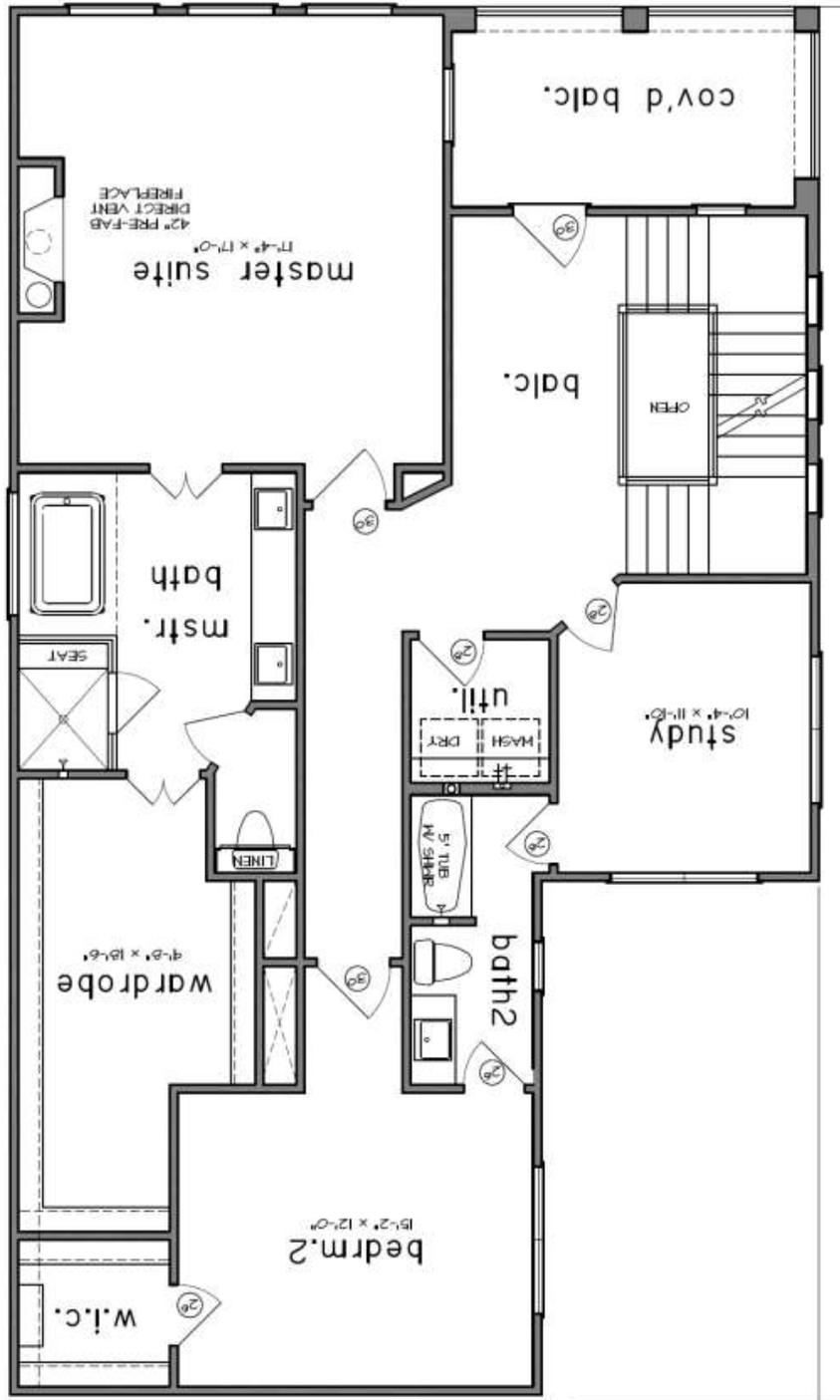
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SECOND FLOOR PLAN

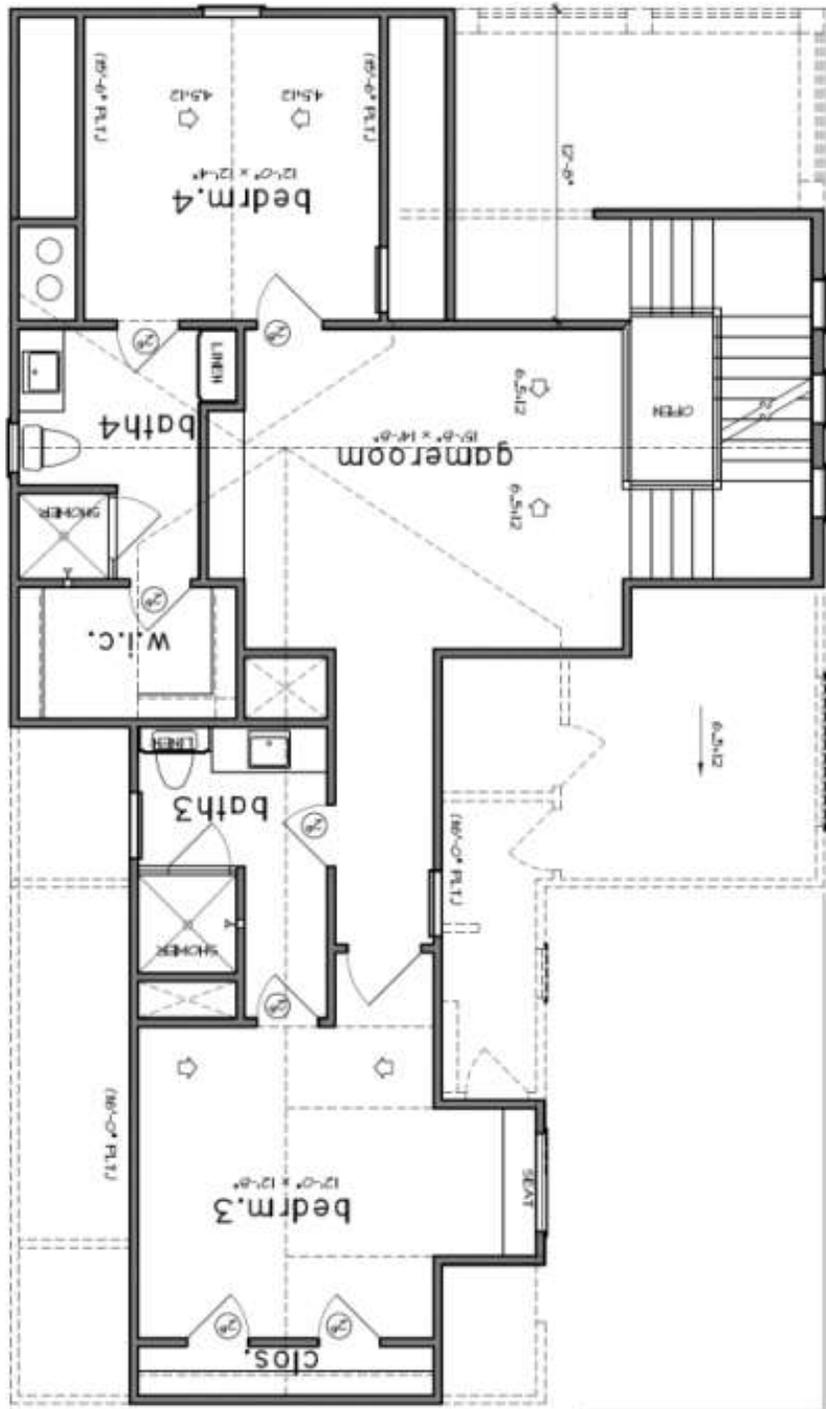
APPROVED – 11/7/13





THIRD FLOOR PLAN

APPROVED – 11/7/13



PROJECT DETAILS

Shape/Mass: The proposed residence will measure 33' wide and 56'-8" deep. The residence will have an eave height of 23'-6" and an overall height of 35' to the ridge. The rear attached garage will be inset 16' from the east elevation.

Setbacks: The residence will be setback 27'-4" from the front property line on the northwest corner and 4'-4" from the front property line on the northeast corner. The residence is setback 3' from the west property line and is setback 3' and 22' from the east property line. The residence is built on the south property line.

Foundation: The residence will be built on a pier and beam and slab foundation. The pier and beam foundation will feature brick skirting with foundation vents and will have a foundation height of 3' above grade.

Windows/Doors: The residence will feature wood clad 9-over-1 and 4-over-1 sash windows, 2-over-1, 8-over-1, and 4-lite fixed windows, and 2-over-1 casement windows. The residence will feature single lite wood paneled entry doors and a wood paneled overhead garage door.

Exterior Materials: The residence will be clad with smooth finish cementitious horizontal lap siding. The front gable will feature wood shingles. The partial width double galley front porch will feature fluted wood doric columns, wood guardrails, and brick steps with wood handrails.

Roof: The residence will feature a cross gable roof. The front gable will feature a 6/12 pitch and the side gable will feature a 6.75/12 pitch. The roof will feature closed soffits with shingle detailing on the gables and will be clad with composite shingles. The gables will feature decorative wood brackets.

Front Elevation: Please see elevation drawings on pg. 7
(North)

Side Elevation: Please see elevation drawings on pg. 8
(East)

Side Elevation: Please see elevation drawings on pg. 9
(West)

Rear Elevation: Please see elevation drawings on pg. 10
(South)