CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

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

Property: 428 Marshall Street, Lot 7, Block 1, Section 9, Westmoreland Subdivision. The property is a vacant 2,531 square foot (45' x 63') 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 2,646 square foot single family residence with an attached front loading garage. The stacked front gable residence will measure 30' wide, 44' deep, and 35' to the ridge. The applicant now requests a renewal of the expired 2013 Certificate.

- Windows- Wood clad 4-over-4 sash windows; 2, 4, and 6-lite fixed windows; 4-lite casement windows; 4-lite fixed oval windows.
- Siding- Smooth finish cementitious horizontal lap siding. The front gables 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.

Planning Official **Date**

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

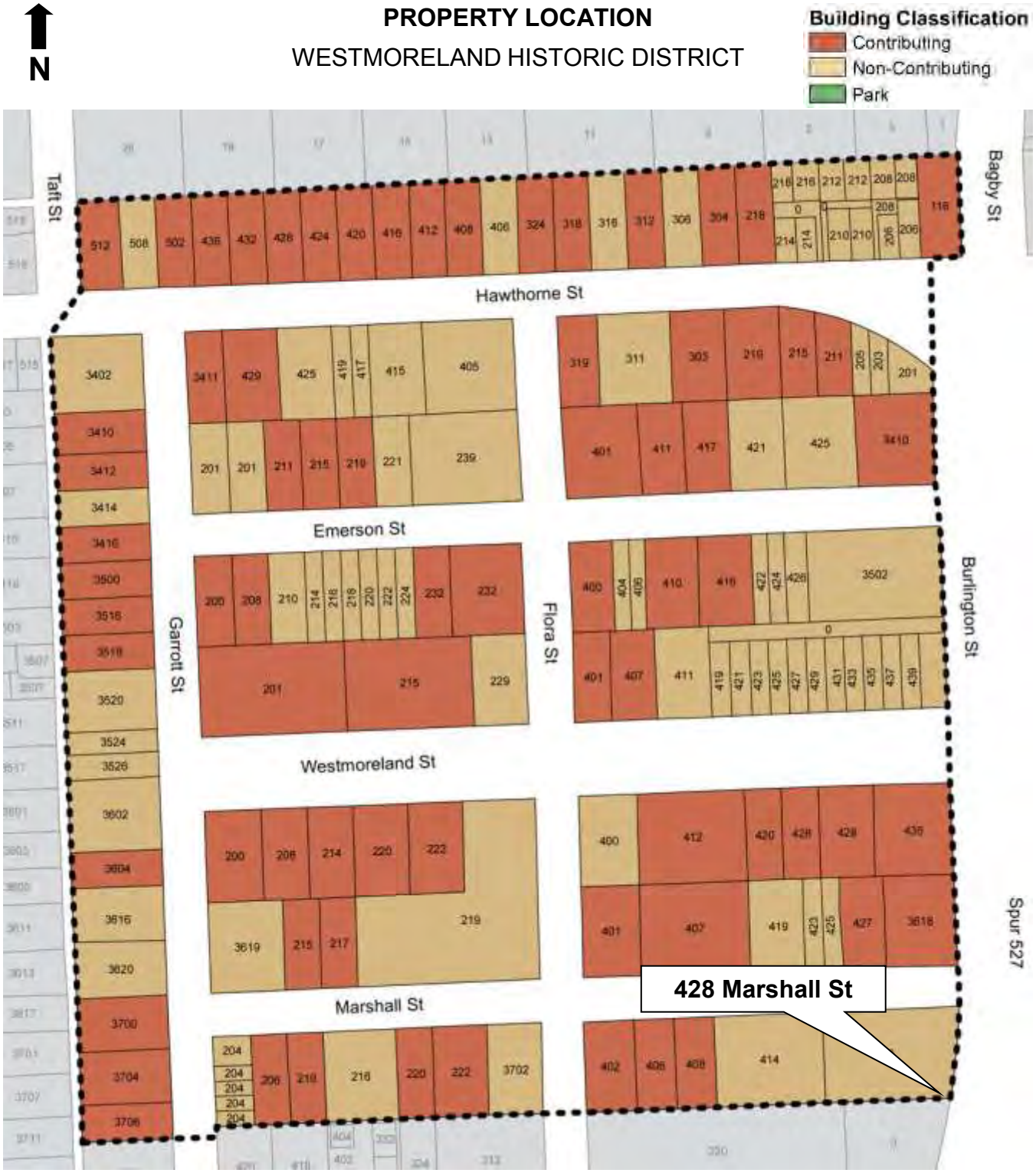
Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

PROPERTY LOCATION

WESTMORELAND 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

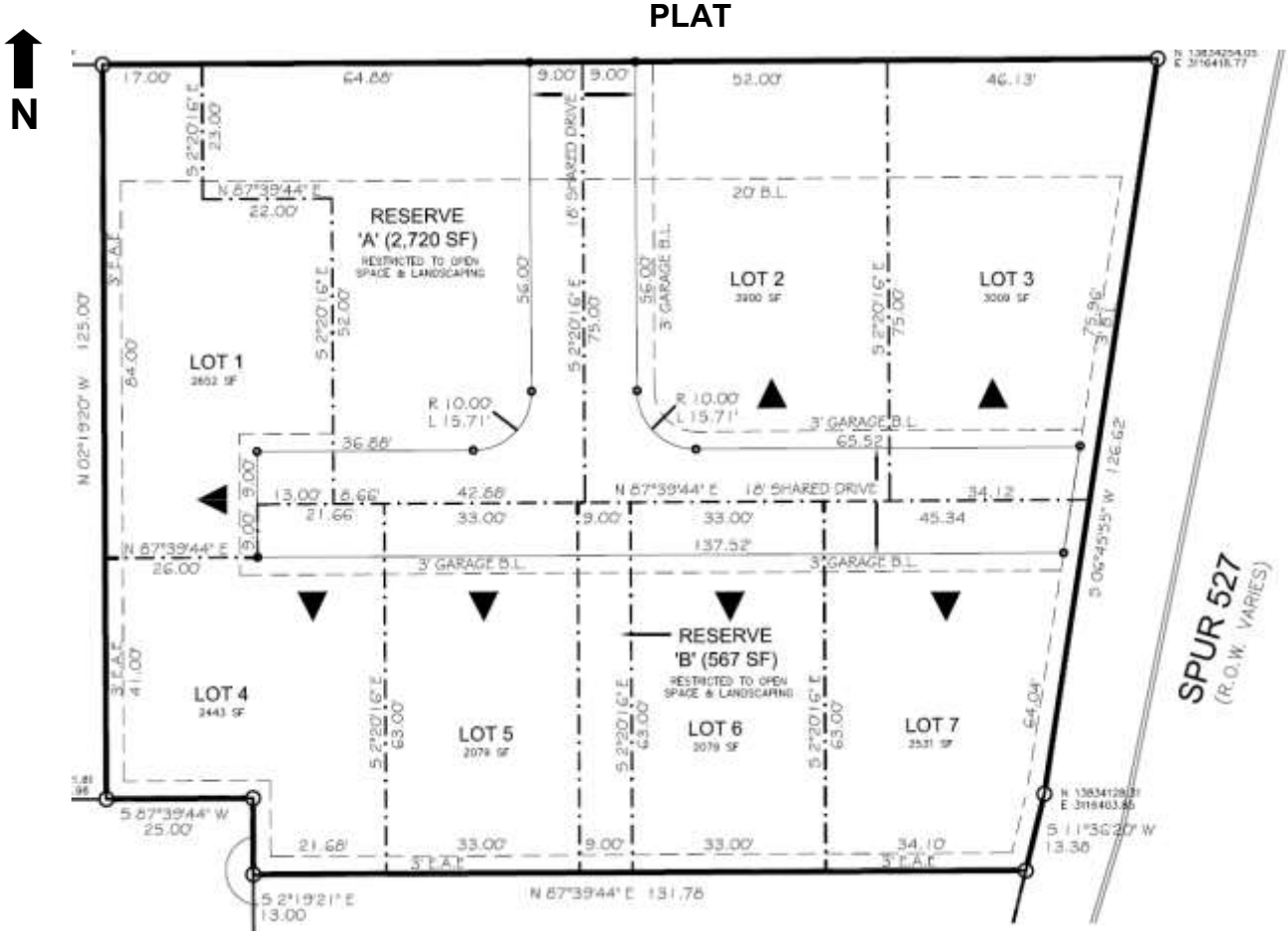
WEST SIDE ELEVATION

APPROVED – 11/7/13

SOUTH (REAR) ELEVATION

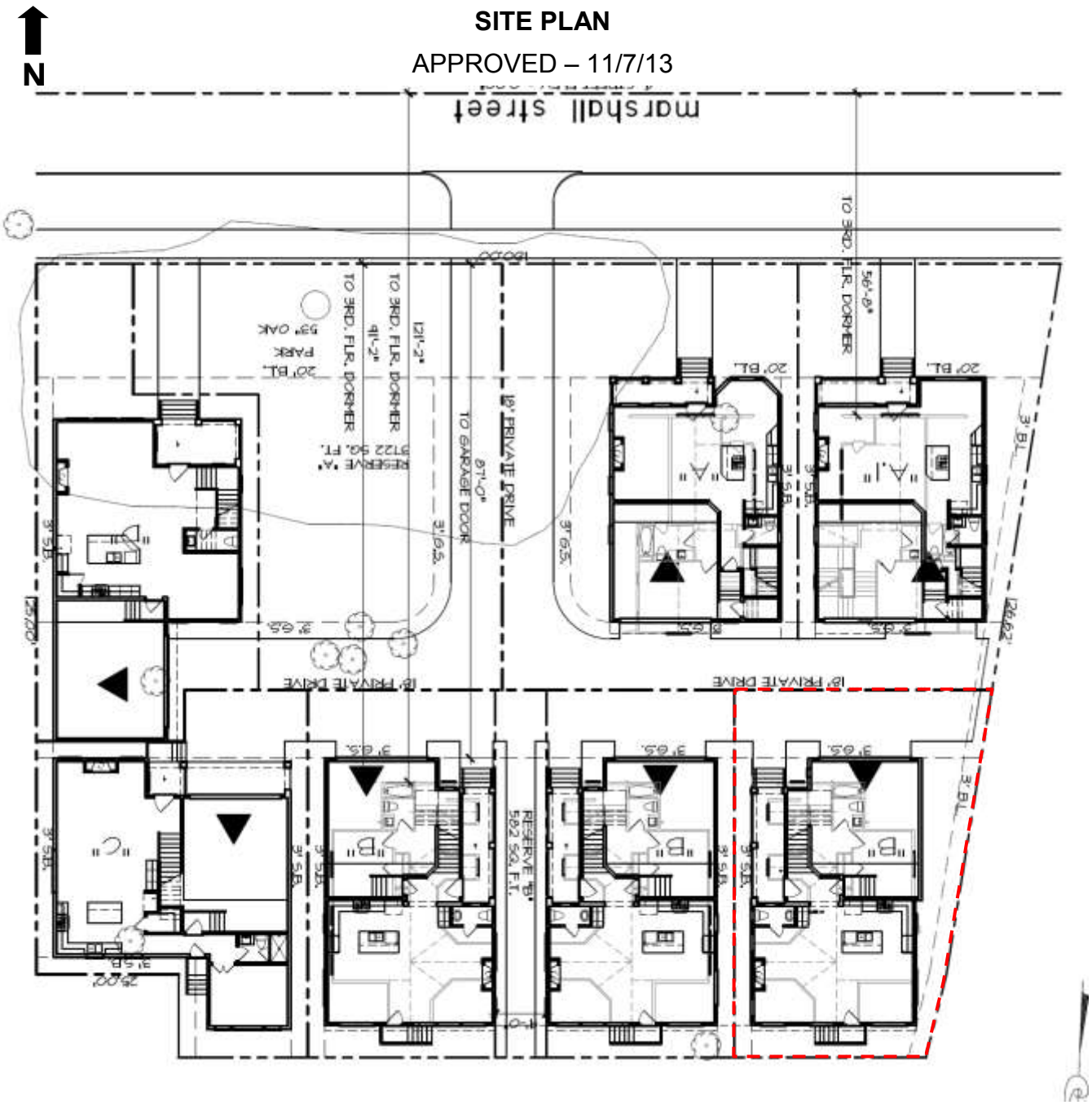
APPROVED – 11/7/13

PLAT


N
RESERVE
'A' (2,720 SF)
RESTRICTED TO OPEN SPACE & LANDSCAPING
LOT 1
2652 SF
LOT 2
3900 SF
LOT 3
3009 SF
LOT 4
2443 SF
LOT 5
2079 SF
LOT 6
2079 SF
LOT 7
2531 SF
RESERVE
'B' (567 SF)
RESTRICTED TO OPEN SPACE & LANDSCAPING
18' SHARED DRIVE
3' GARAGE B.L.
20' B.L.
SPUR 527
(R.O.W. VARIES)

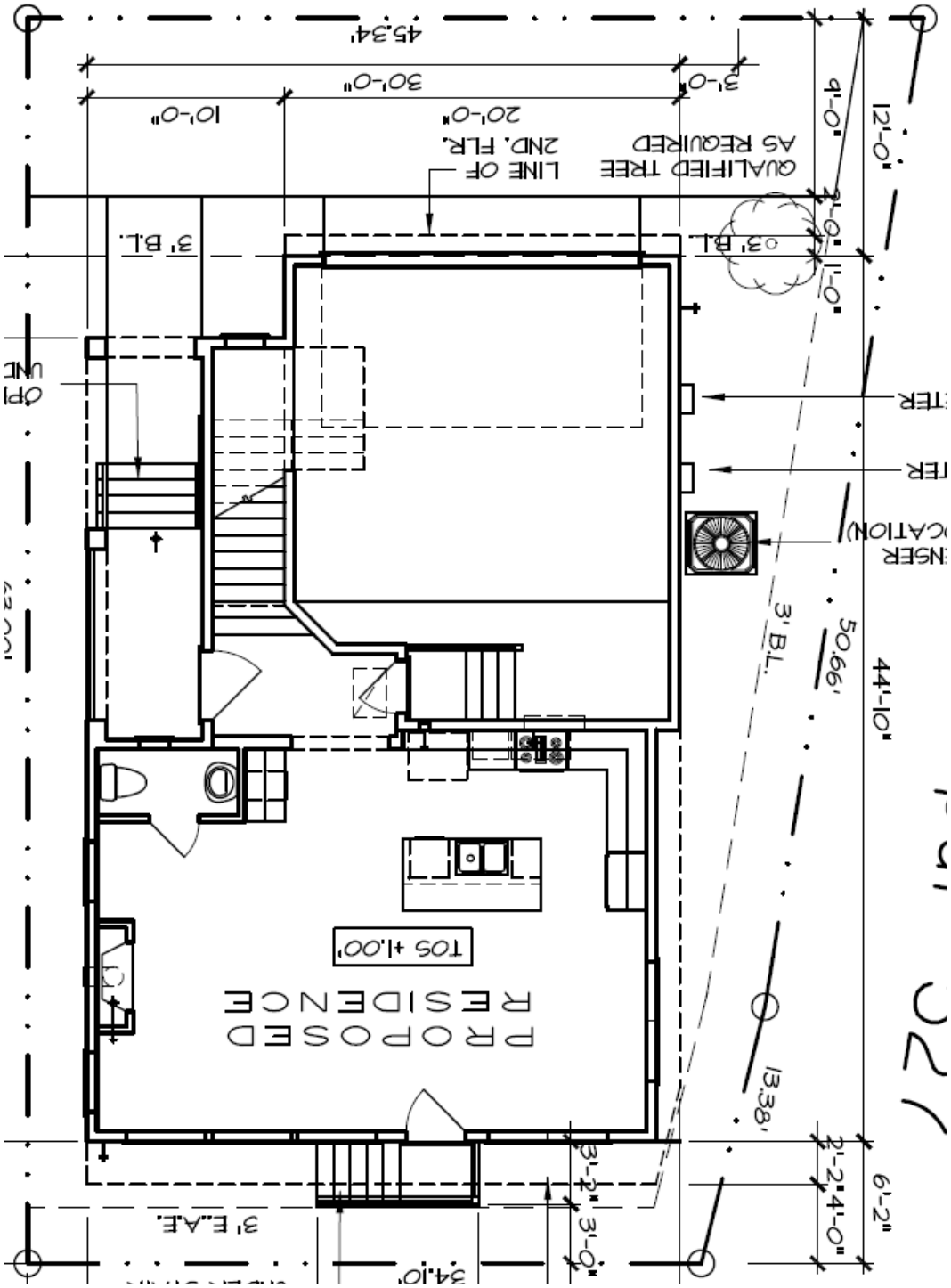
SITE PLAN

APPROVED – 11/7/13



SITE PLAN

APPROVED – 11/7/13



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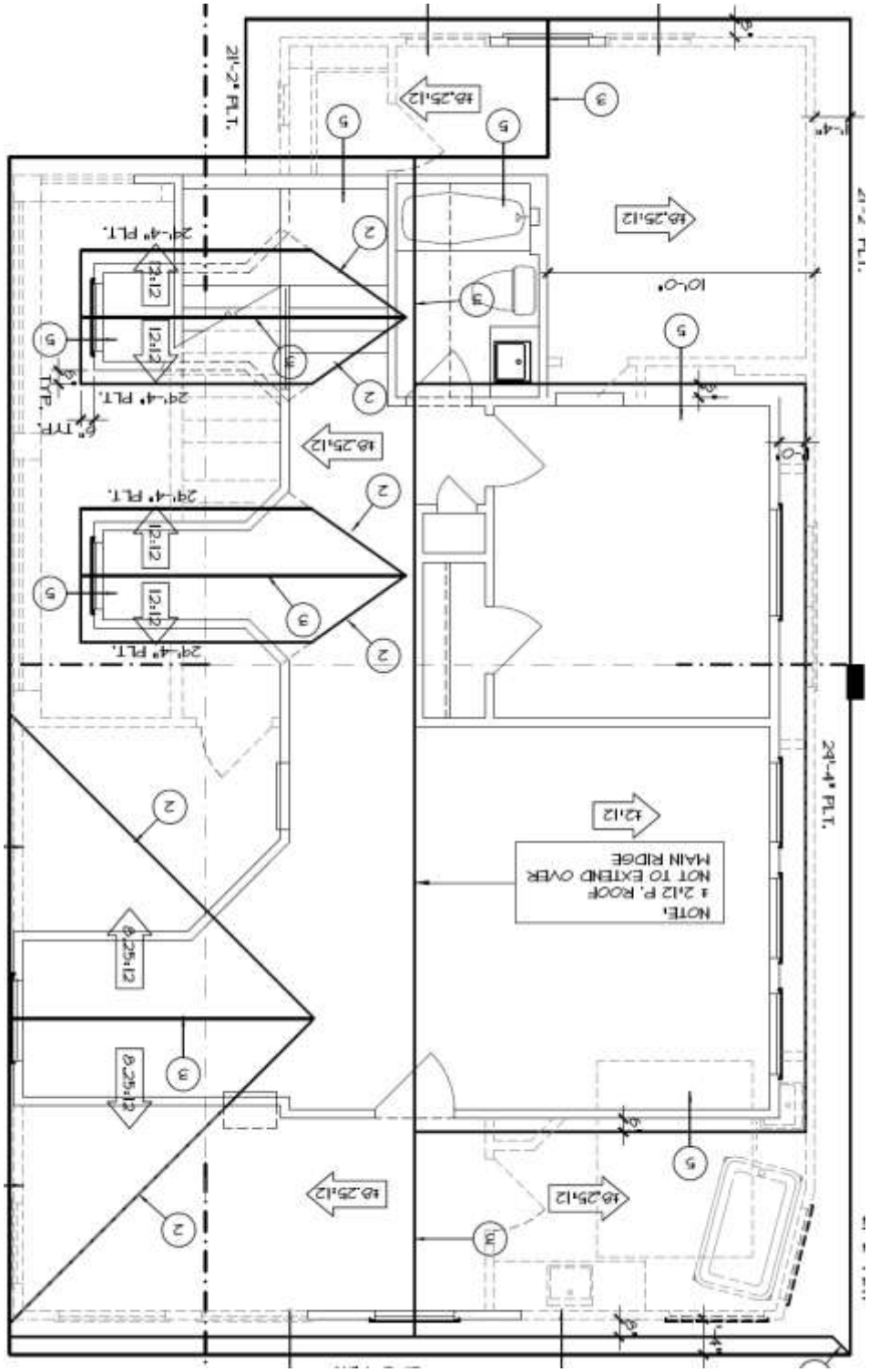
ROOF PLAN

APPROVED – 11/7/13



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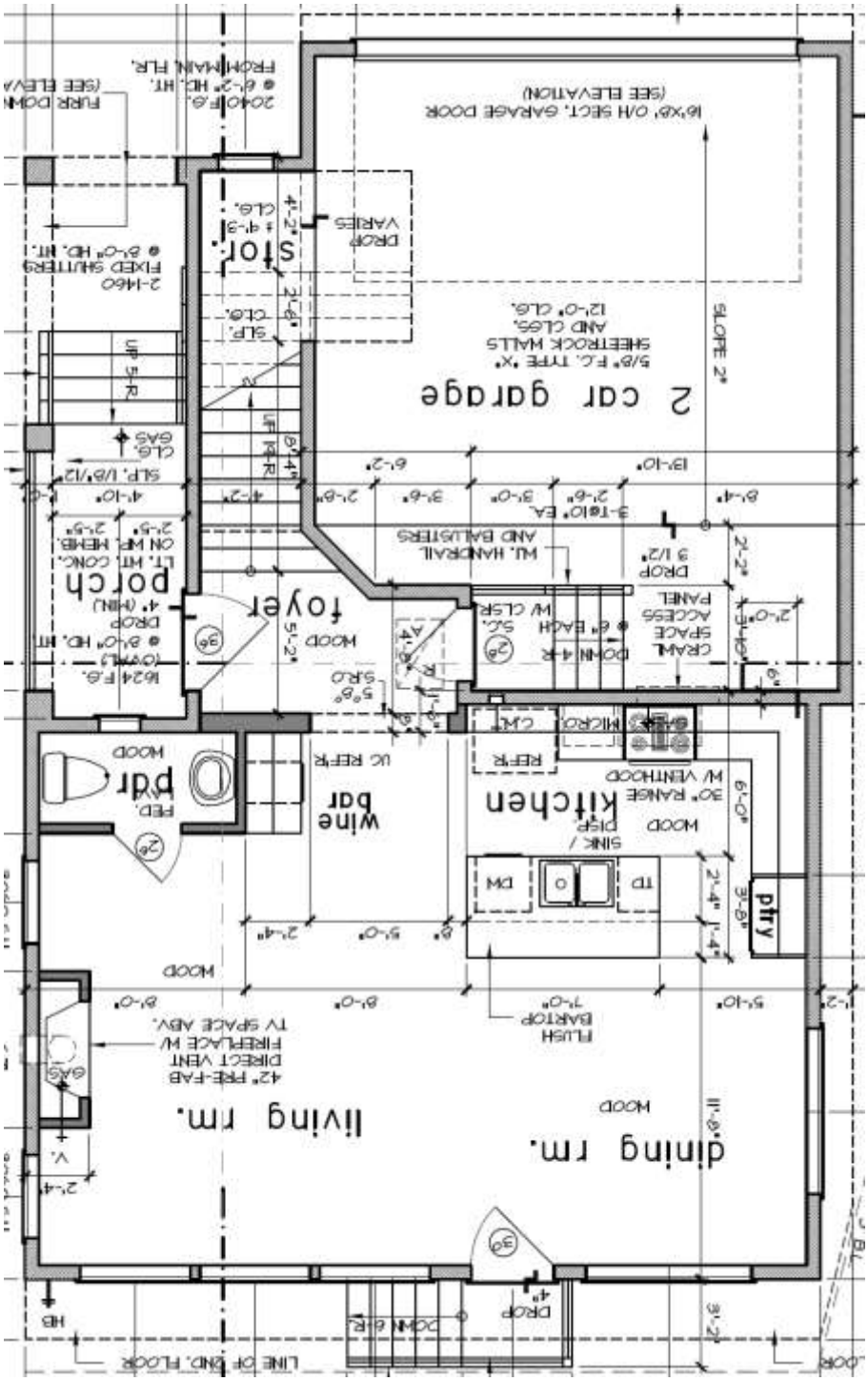
FIRST FLOOR PLAN

APPROVED – 11/7/13



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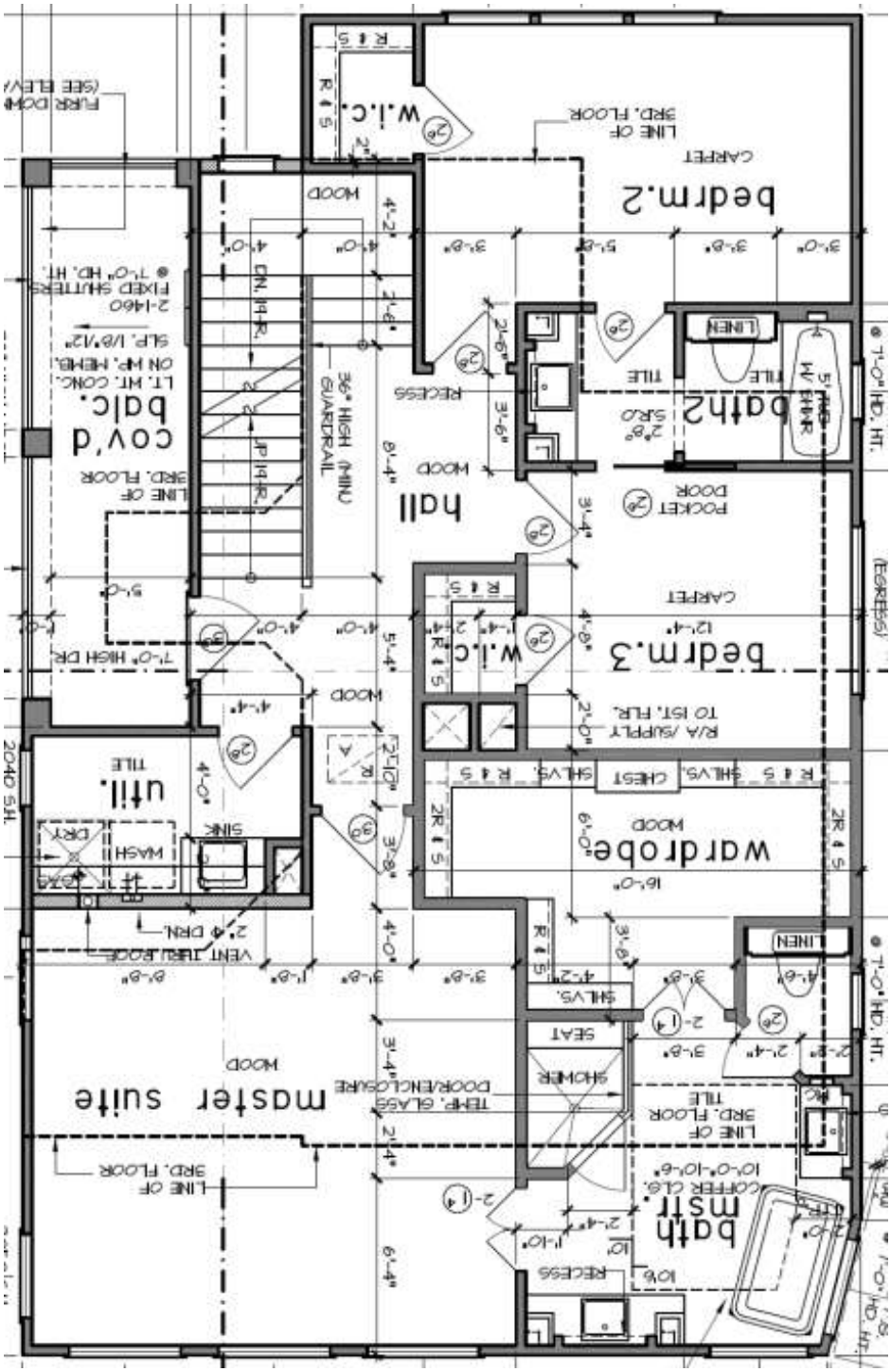
SECOND FLOOR PLAN

APPROVED – 11/7/13



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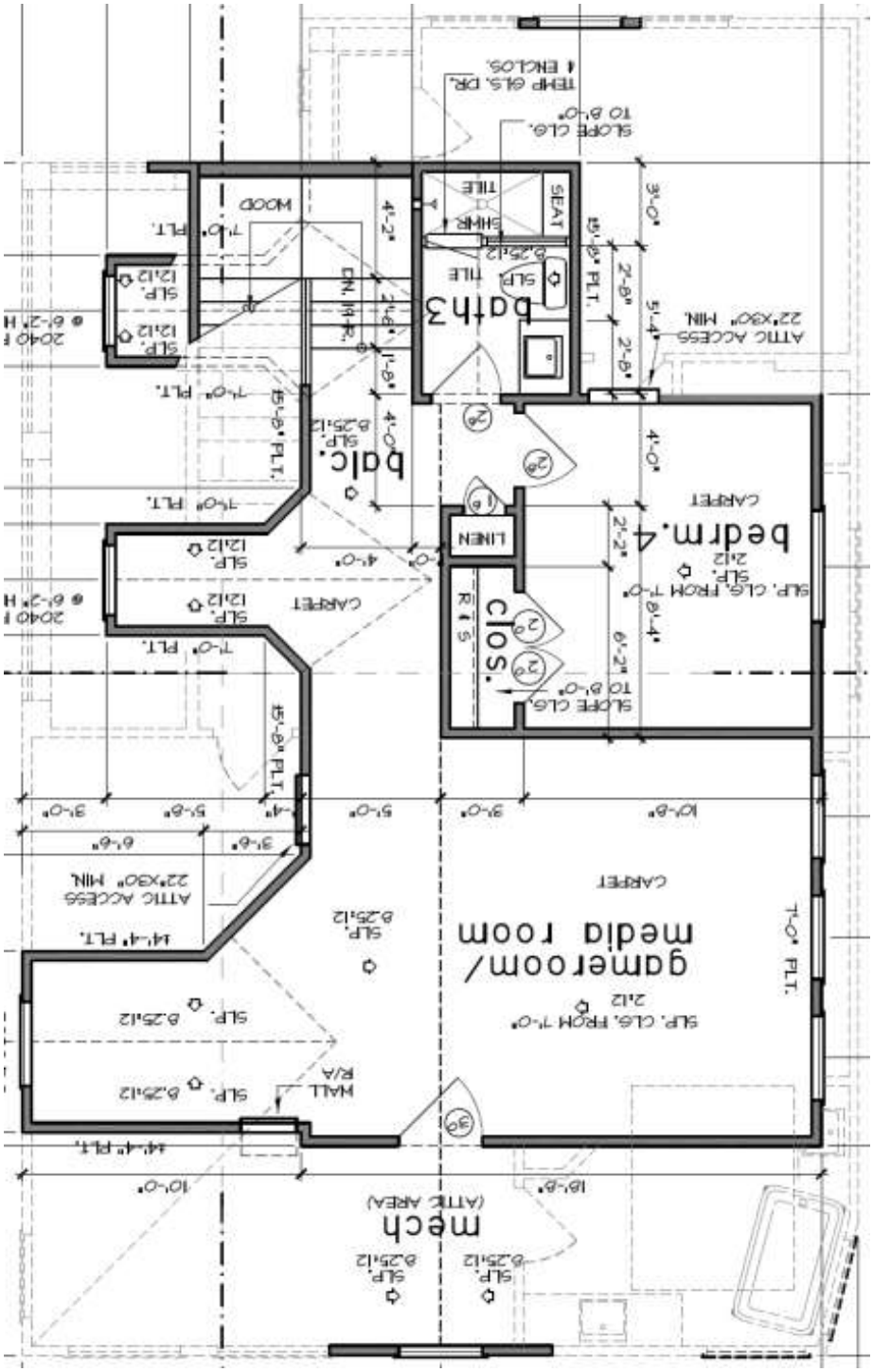
THIRD FLOOR PLAN

APPROVED – 11/7/13



PROJECT DETAILS

Shape/Mass: The residences will measure 30' wide and 44'-10" deep, 23'-1" to the eave, and 35' to the ridge.

Setbacks: The residences will be setback 12' from the front property line, 12' from the east property line at the northeast corner and 3' at the southeast corner, 3' from the west property line, and 6'-2" from the rear 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 and foundation vents and will have a foundation height of 3' above the grade.

Windows/Doors: The residence will feature wood clad 4-over-4 double hung sash windows, 2, 4, and 6-lite fixed windows, 4-lite casement windows, and 4-lite oval windows. The residence will feature a divided lite wood paneled entry door, a divided lite entry door, and a wood paneled overhead garage door.

Exterior Materials: The residence will be clad with smooth finish cementitious horizontal lap siding. The front gables will feature wood shingles. The porch will feature round wood columns, wood guardrails, and brick steps with wood handrails.

Roof: The residence will feature a stacked front gable roof. The roof will feature an 8.25/12 pitch. The roof will feature side front gable dormers and shed roof dormers with standing seam metal roofs. The roof will feature closed soffits and will be clad with composite shingles.

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

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

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

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