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: Alteration – Rear addition and front porch alteration.

- Remove a non-original rear 26' 3" wide by 8' 6" deep rear addition and construct a new addition in its place.
- Remove a non-original porch enclosure to restore an open wrap around front porch.
- Retain and repair all of the existing historic siding and all but one of the existing windows.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 27, 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

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☒	☐	☐	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☒	(11)	The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

AVONDALE EAST HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

STAFF PHOTO

REMOVED NON-ORIGINAL FRONT PORCH ENCLOSURE

EXISTING REAR ADDITION

3D RENDERING – FRONT FACING STRATFORD STREET

PROPOSED

NORTH ELEVATION – FRONT FACING STRATFORD STREET

EXISTING

PROPOSED

EAST SIDE ELEVATION

EXISTING

PROPOSED

Addition

Original Structure

WEST SIDE ELEVATION

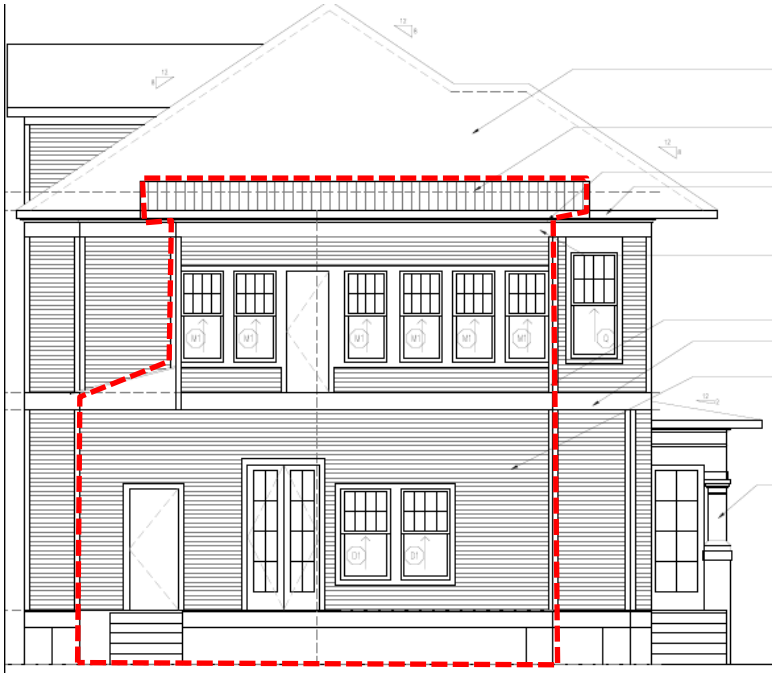
EXISTING

PROPOSED

Original Structure | Addition

SOUTH (REAR) ELEVATION

EXISTING



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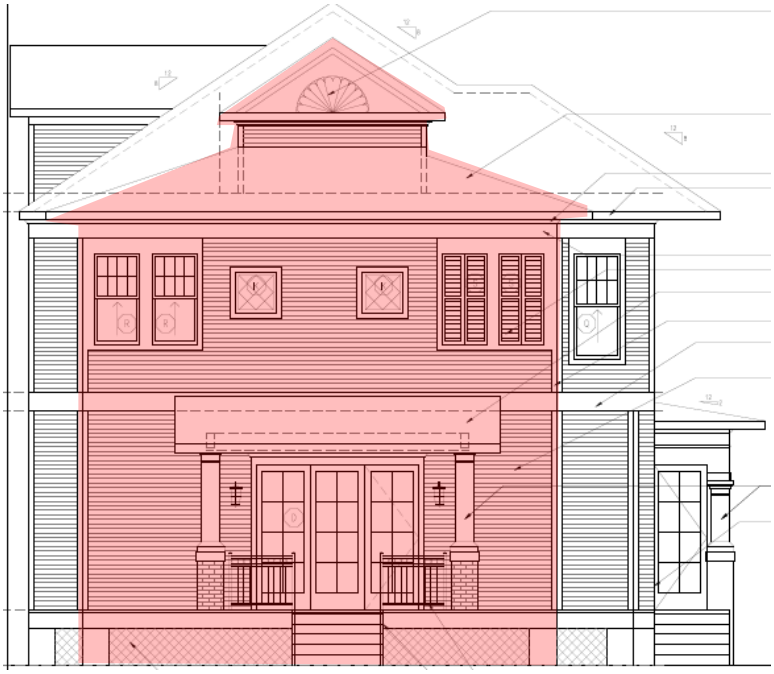

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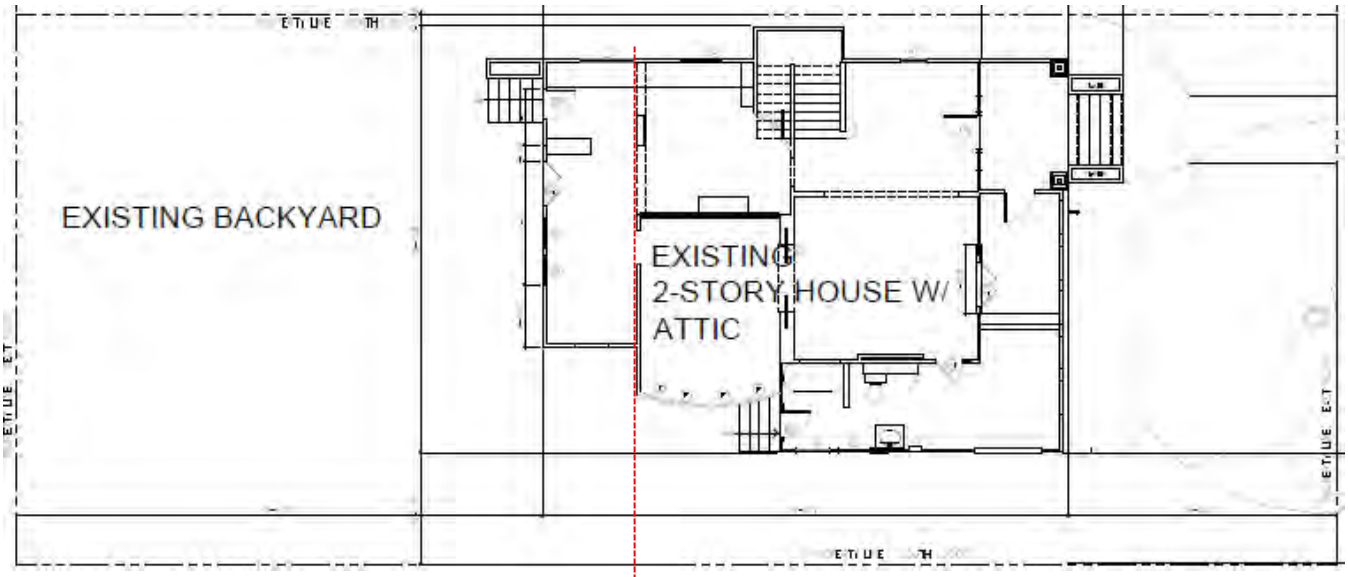
SITE PLAN

EXISTING



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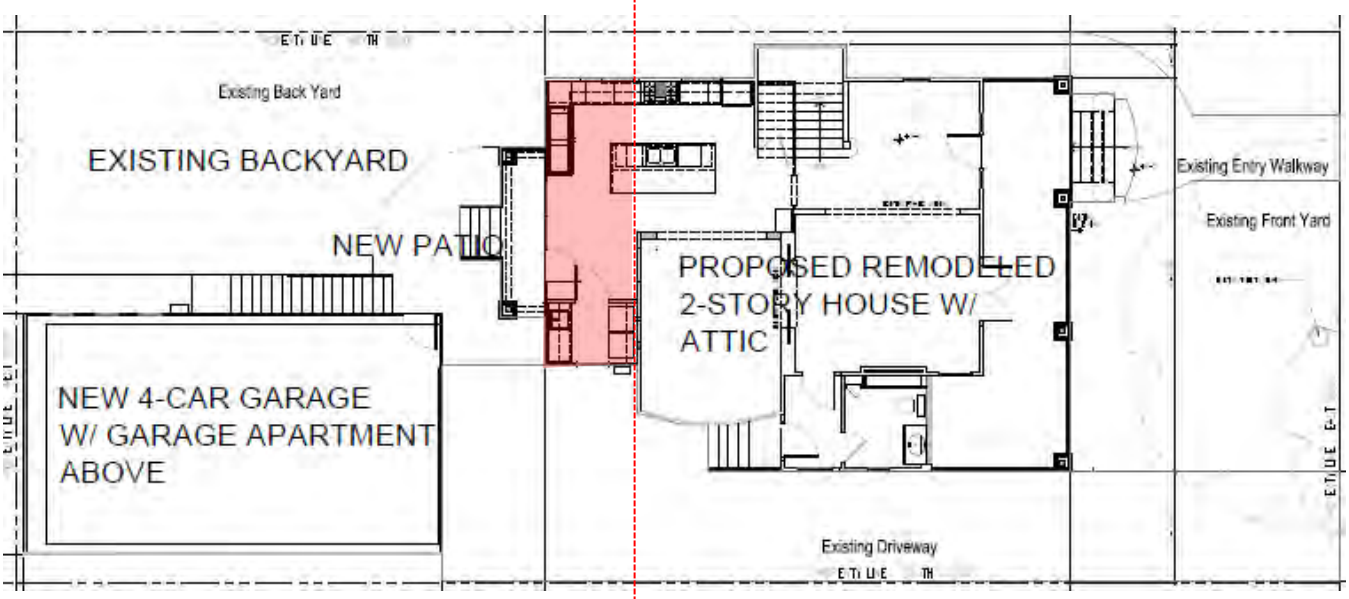

Addition

Original Structure

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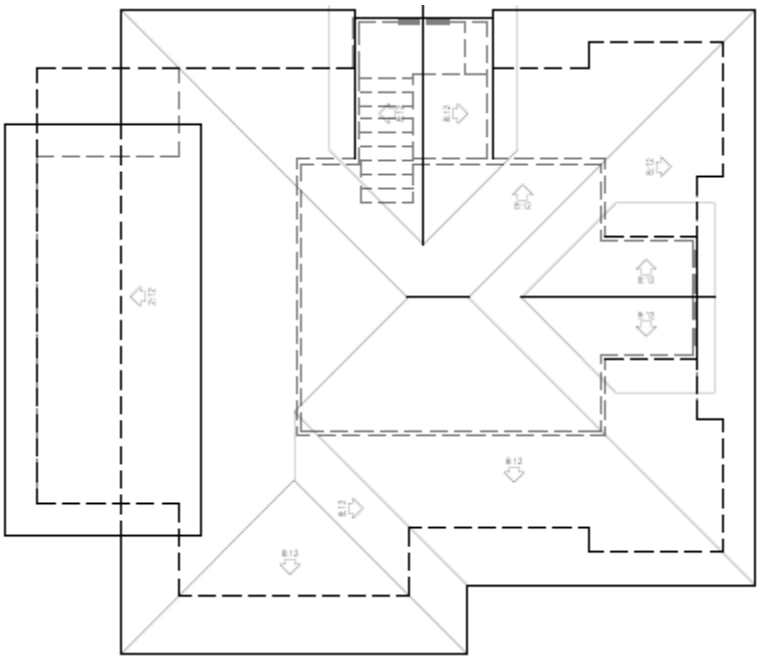
ROOF PLAN

EXISTING



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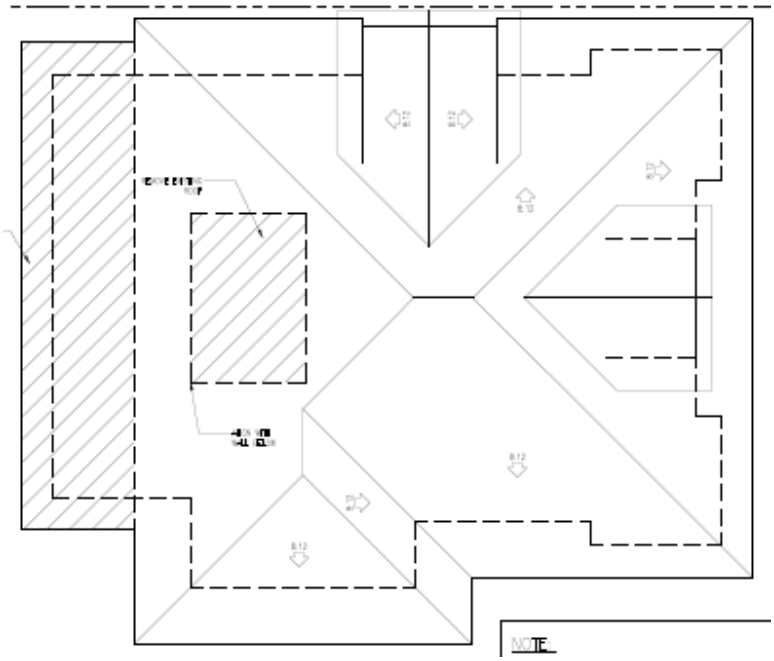

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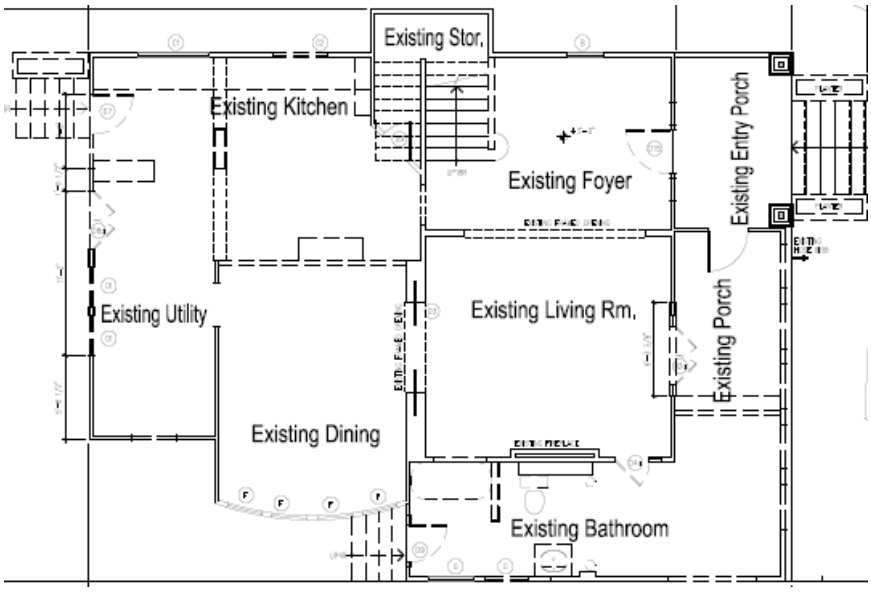
FIRST FLOOR PLAN

EXISTING



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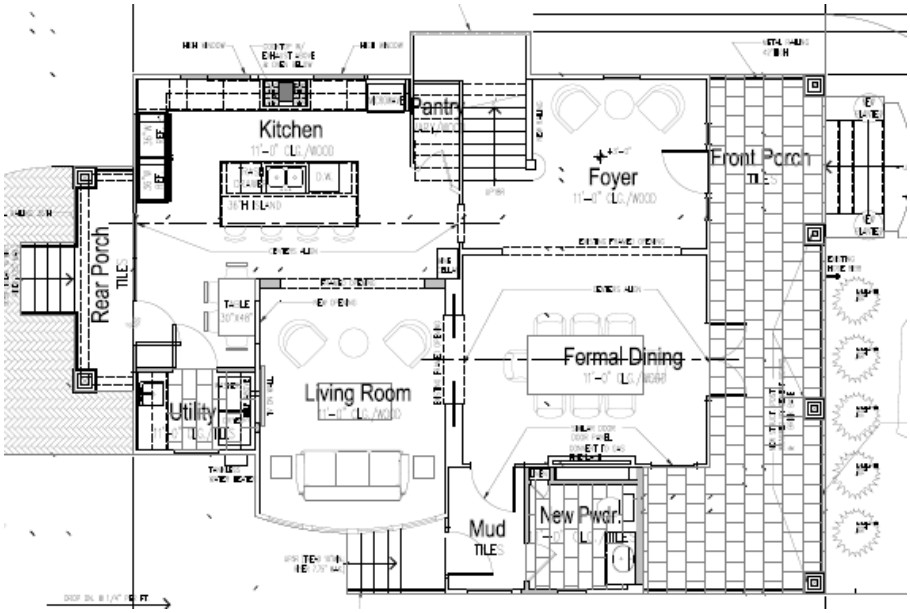

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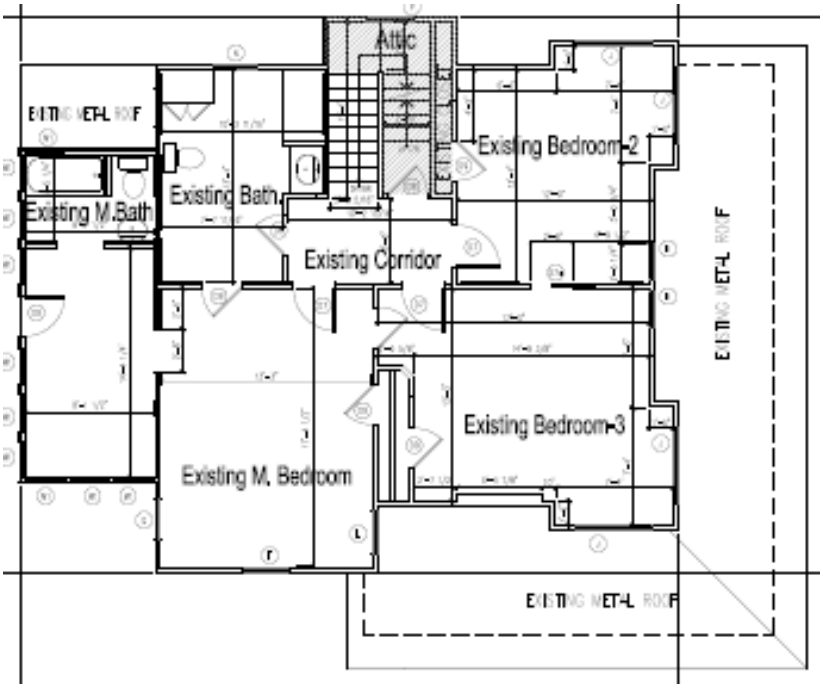
SECOND FLOOR PLAN

EXISTING



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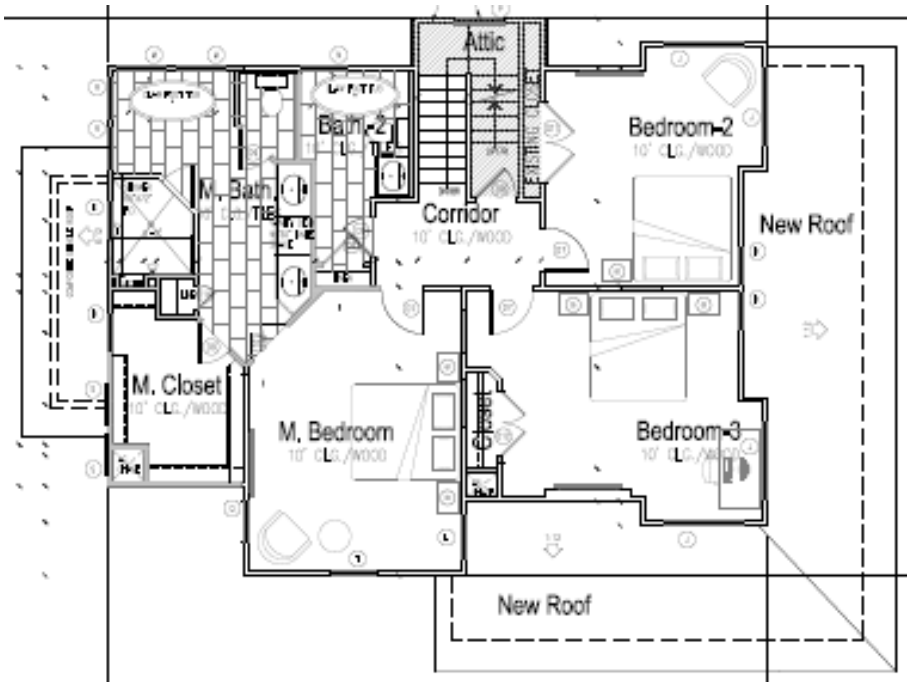

WINDOW / DOOR SCHEDULE

WINDOW/DOOR SCHEDULE

PROJECT DETAILS

Shape/Mass: The existing residence features a heavily deteriorated two-story rear addition measuring 26' 3" wide by 8' 6" deep with an eave height of 25'. The applicant proposes to demolish this addition and construct a new one in its place. The new addition will feature matching width, depth, and height dimensions.

Windows/Doors: All but one the existing original windows will be retained and repaired. A west facing wood casement window will be replaced with a 3' 8" wide by 4' 10" tall singe-lite casement window will be replaced by a 5' wide by 2' tall casement window. The applicant also proposes to add two 1' 6" wide by 6' 2" tall 8-lite side lites at the front entryway within the existing side-lite openings. The original side-lite windows have long been removed and are covered with plywood.

The existing non-original front door will be replaced by a craftsman style 6-lite door within the existing door opening. The addition will feature new wood casement and double hung windows. A set of 5' wide by 6' 8" tall 8-lite double doors will be installed on the façade within the existing opening. This opening was previously part of the house's interior when the front porch was enclosed.

Exterior Materials: The existing siding will be repaired and retained. The addition will be clad in horizontal lap cementitious siding.

The existing front porch has been altered with a brick porch enclosure. The applicant proposes to remove this enclosure and restore the previously existing wrap-around porch. The porch will feature metal hand railings. Two new 1' wide square columns atop 1' 5" wide brick piers will be installed to match the existing columns that were retained when the porch was enclosed.

Front Elevation: (North) Remove existing enclosed porch to restore the previously existing wrap around porch.

Side Elevation: (West) Replace an existing side facing casement window with a new casement window within a wider and shorter window opening. The rear 8' 6" of the existing house consists of a non-original addition, which will be replaced with a new addition. The new addition will feature a casement window on the first floor and a pair of 8-over-1 windows on the second.

Side Elevation: (East) The rear 8' 6" of the existing house consists of a non-original addition, which will be replaced with a new addition.

Rear Elevation: (South) The south elevation will not be visible from the public right of way.