

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Lilliana Carvajal, Tricon Homes, Inc. for Tristan Berlanga, Tricon Homes, Inc, owner

Property: 115 Parkview Street, Tract 3A, Block 1, Highland Subdivision. The property includes a situated on a 5,100 square foot (50' x 102') interior lot.

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

Proposal: New Construction – Construct a 3,306 square foot two story residence and garage attached by a breezeway. The residence will feature a 30' ridge height and a 22' eave height.

See enclosed application materials and detailed project description on p. 6-14 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: July 22, 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.

GERMANTOWN DESIGN GUIDELINES

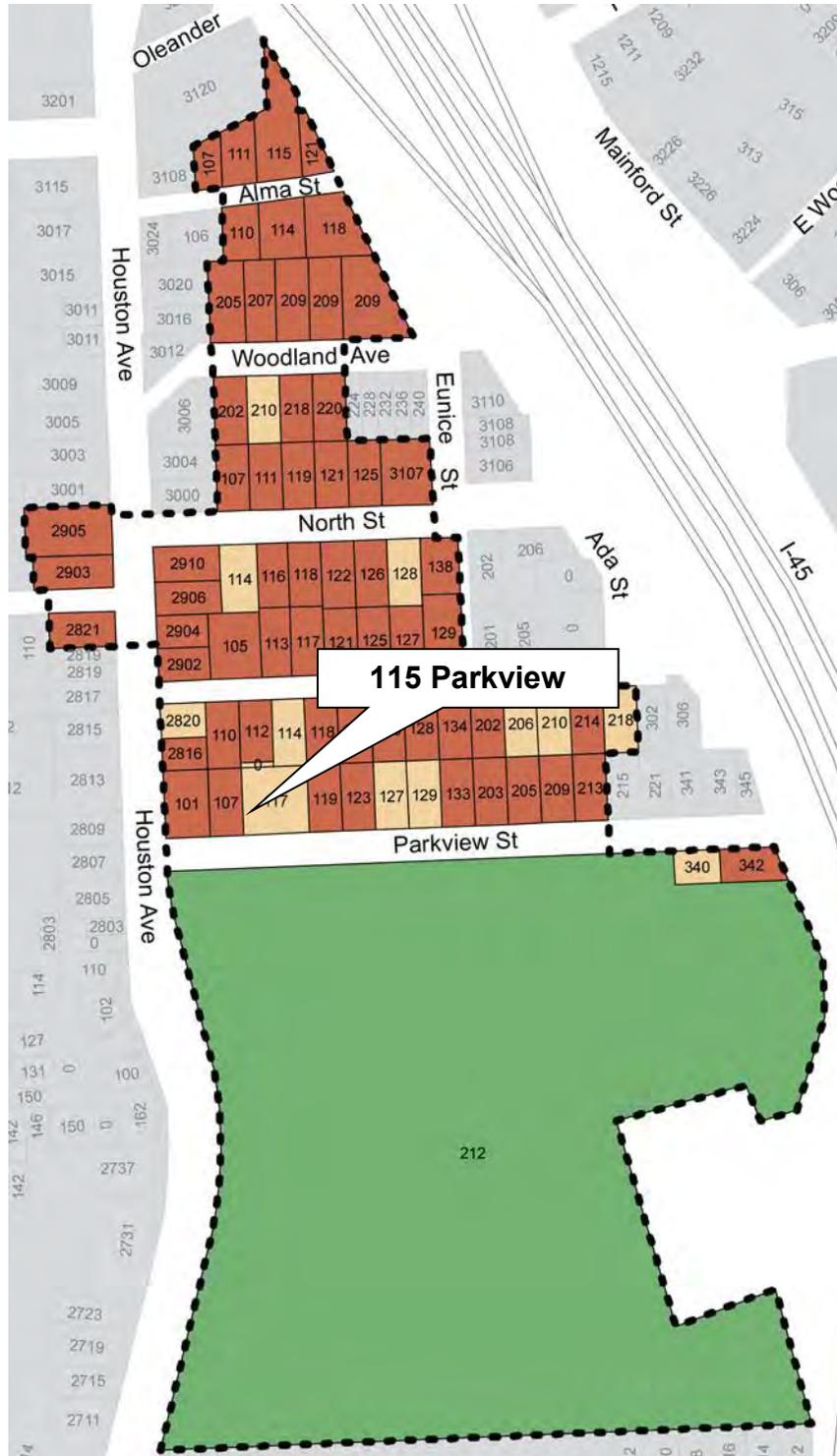
- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION
GERMANTOWN HISTORIC DISTRICT

Building Classification

-  Contributing
-  Non-Contributing
-  Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



101 Parkview Street – Contributing – 1902



107 Parkview Street – Contributing – 1919



119 Parkview Street – Contributing – 1915



123 Parkview Street – Contributing – 1930



127 Parkview Street – Noncontributing – 1913



129 Parkview Street – Noncontributing – 1919

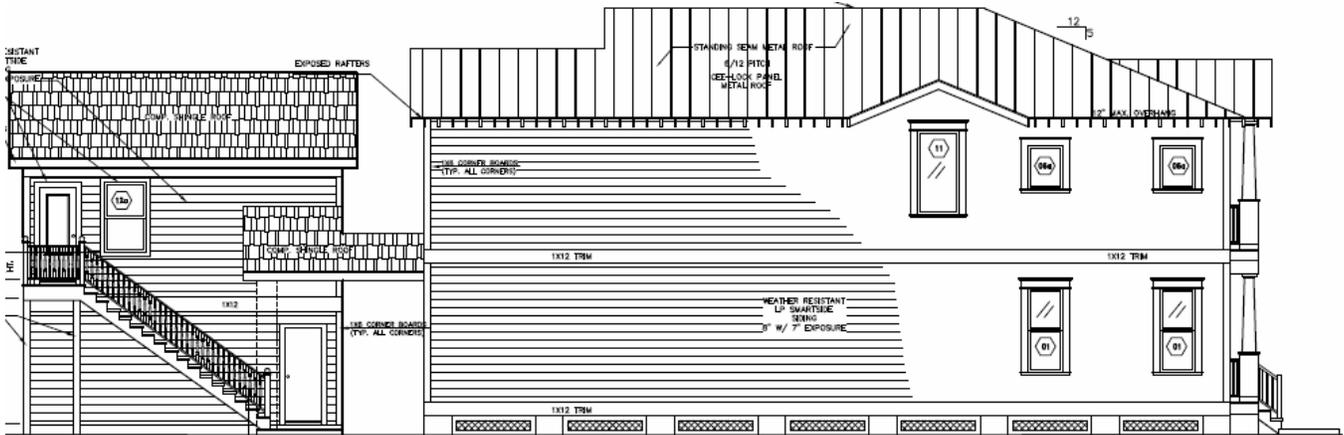
SOUTH ELEVATION – FRONT FACING PARKVIEW STREET

PROPOSED



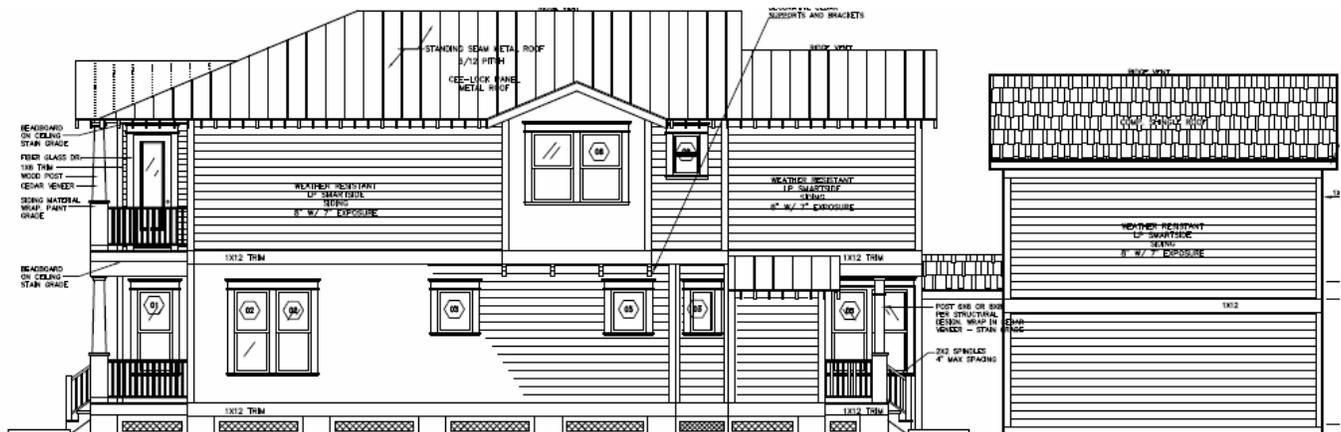
WEST SIDE ELEVATION

PROPOSED



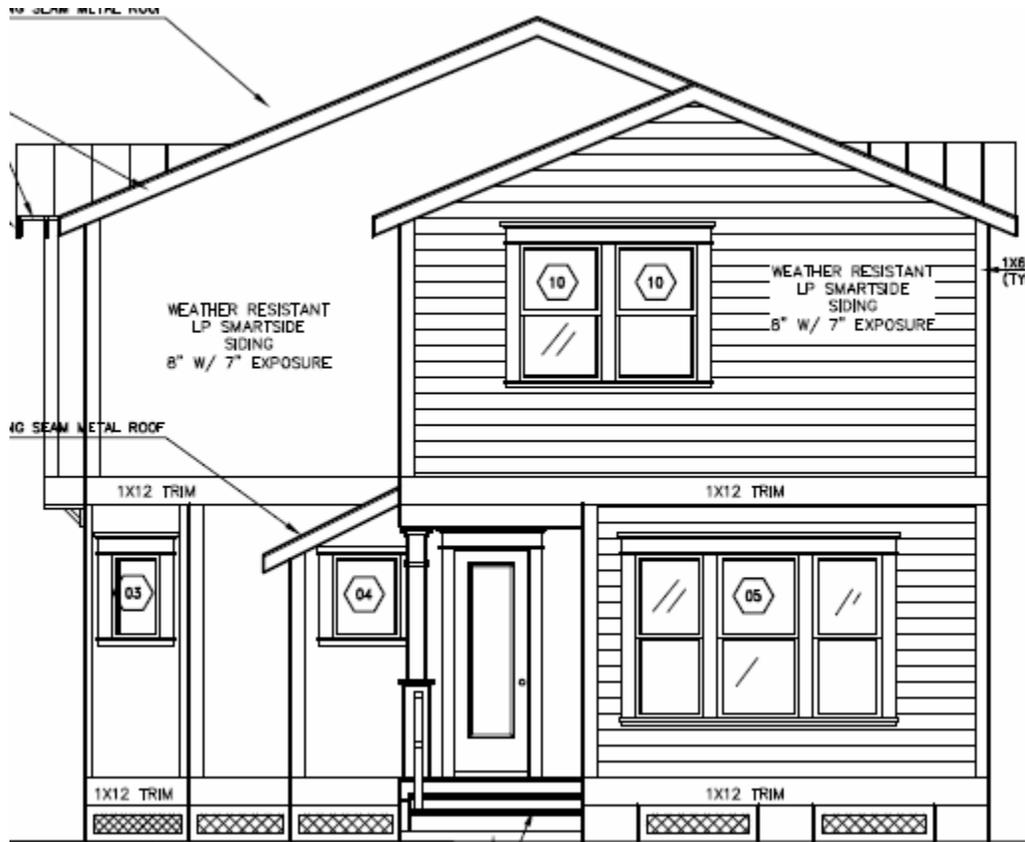
EAST SIDE ELEVATION

PROPOSED

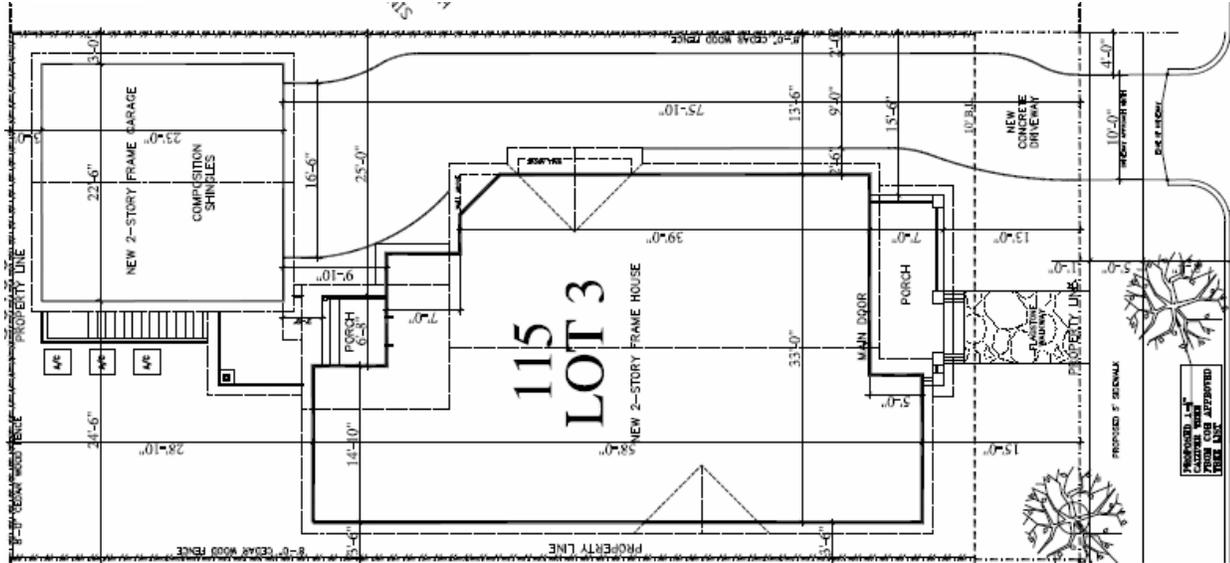


NORTH (REAR) ELEVATION (WITHOUT GARAGE)

PROPOSED

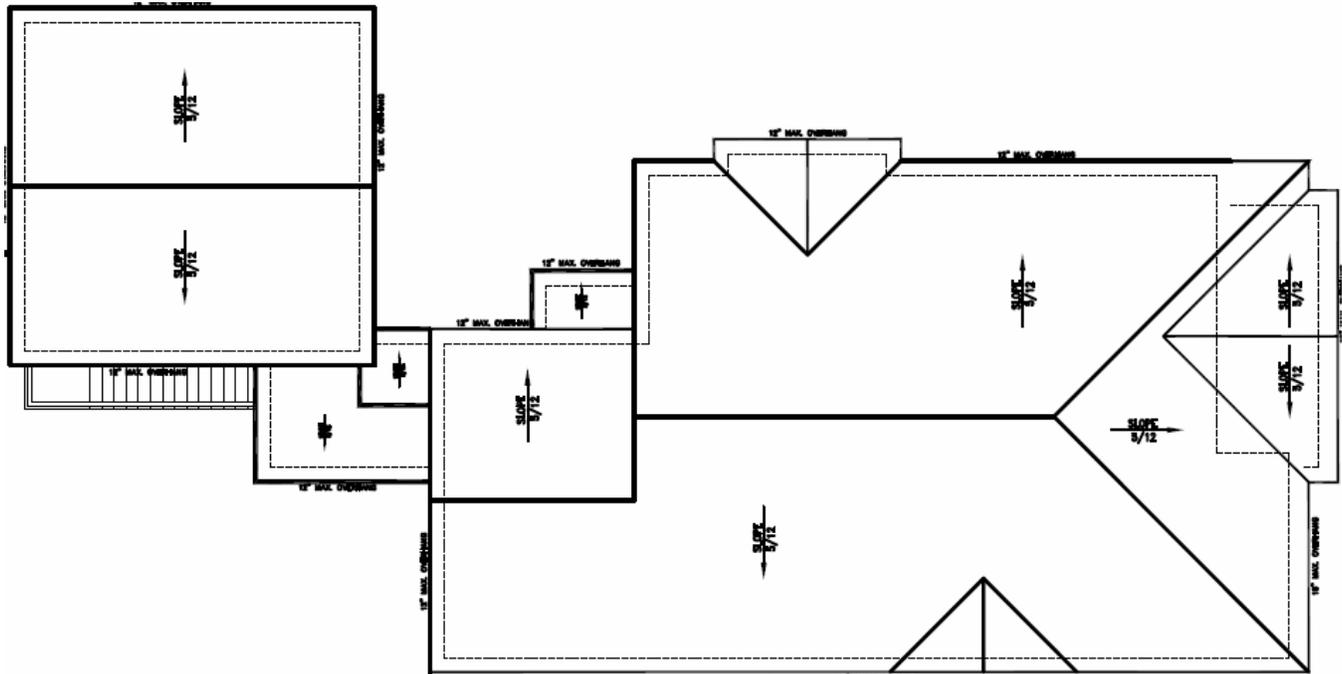


**SITE PLAN
 PROPOSED**



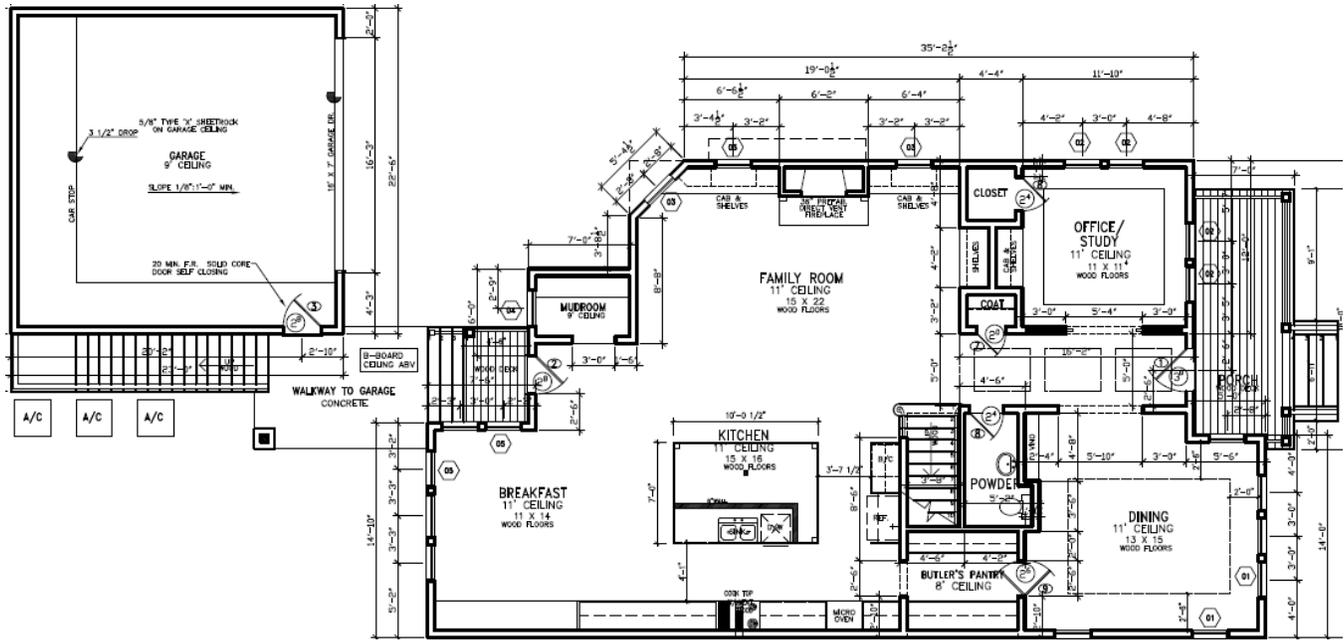
PARKVIEW STREET

**ROOF PLAN
 PROPOSED**



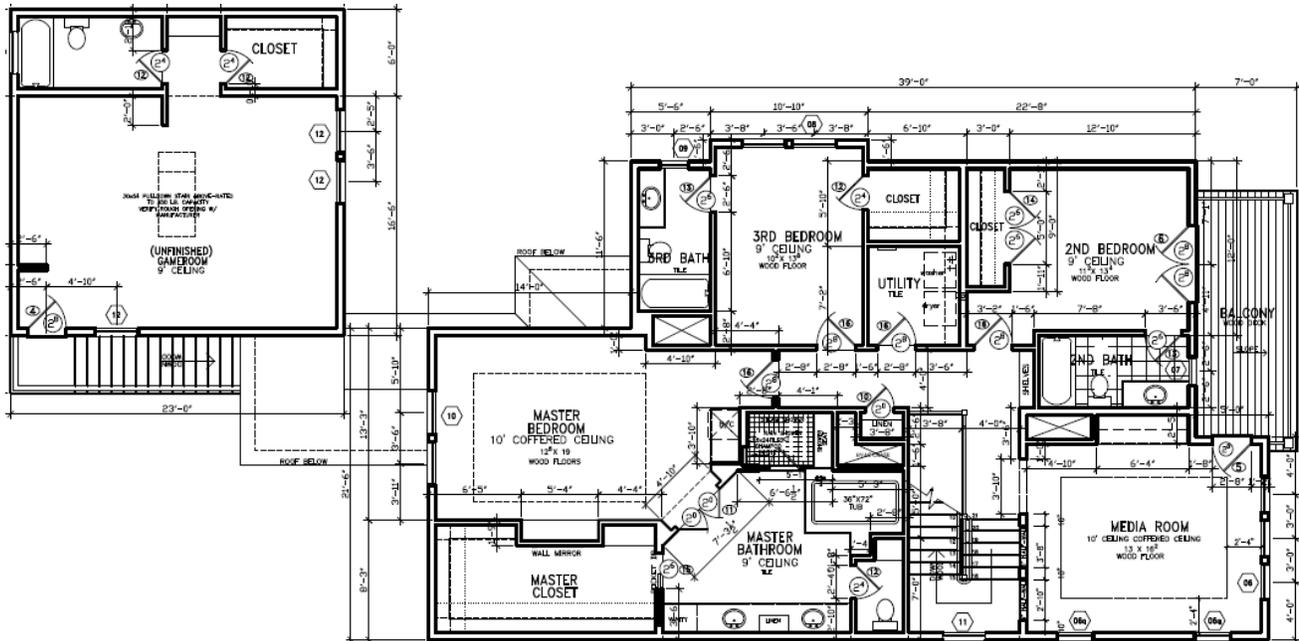
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW SCHEDULE

WINDOW SCHEDULE												
DATE REVISED: 06.19.15										115 PARKVIEW		
MARK	QTY.	TYPE	LOCATION	NOMINAL OPEN.		MATERIAL	OPERABLE /		GLAZING	EGRESS	TEMP	REMARKS
				WIDTH	HEIGHT		FIXED					
01	6	SH	DINING	2'-6"	6'-0"	WOOD	OPER.		E			
02	4	SH	STUDY	2'-6"	6'-0"	WOOD	OPER.		E			
03	3	F	FAM. RM.	2'-6"	3'-0"	WOOD	FIX.		E			
04	1	F	MUD RM.	2'-6"	3'-0"	WOOD	FIX.		E			
05	5	SH	BREAKFAST	2'-6"	6'-0"	WOOD	OPER.		E			
06	3	SH	MEDIA RM	2'-6"	5'-6"	WOOD	OPER.		E			
06	2	F	MEDIA RM	2'-6"	3'-0"	WOOD	FIX.		E			
07	1	SH	2ND BATH	2'-0"	3'-0"	WOOD	OPER.		E		yes	
08	2	SH	3RD BEDRM	3'-0"	5'-0"	WOOD	OPER.		E	yes		
09	1	SH	3RD BATH	2'-0"	3'-0"	WOOD	OPER.		E		yes	
10	2	SH	MSTR BEDRM	3'-0"	5'-0"	WOOD	OPER.		E	yes		
11	1	F	STAIR	3'-0"	6'-0"	WOOD	FIX.		E		yes	
12	3	SH	GAME RM.	3'-0"	5'-0"	VNYL	OPER.		E			
13	1	C	GAME RM. BATH	3'-0"	2'-0"	VNYL	OPER.		E		yes	

WINDOW SCHEDULE NOTES

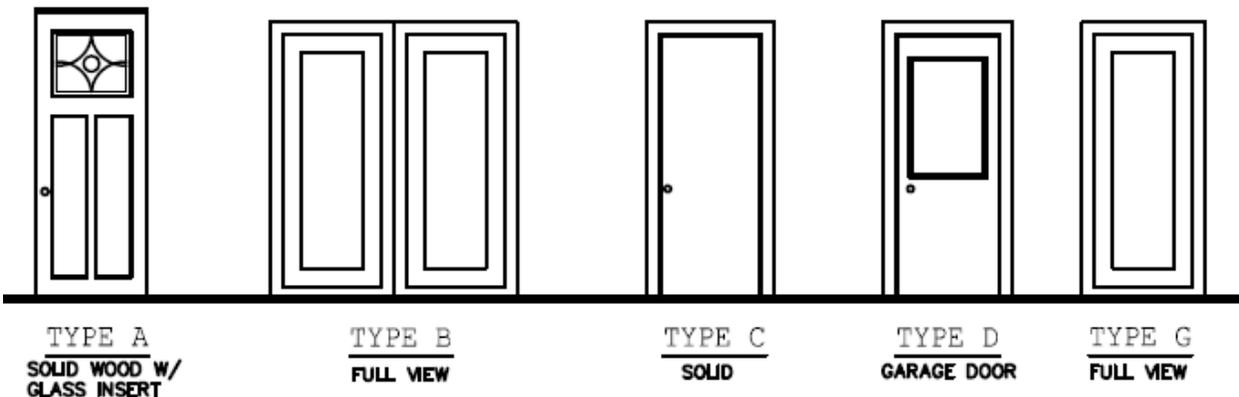
Type: A=Awning C=Casement DH=Double Hung F=Fixed, In sash (U.D.N.) FC=french Casement SH=Single Hung SL=Slider
 Glazing: A=Acrylic I=Clear Insulated Glass E= Low-E Insulated Glazing P=Single Plate Glass

1. ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW ORDER BEFORE FRAMING.
2. See exterior elevations for head heights and window swing info. Verify all rough window openings with manufacturer prior to ordering.
3. Emergency Egress window to comply with clear dimensions and net clear operable are for escape window as described in section R310 of the Int'l Residential Code
 Clear Height Minimum 24"
 Clear Width Minimum 20"
 Clear Open Area Minimum 5.7 sq ft
4. All glazing to be low-E. Review with exterior elevations to confirm muntin pattern.
5. Energy Code Information: U Factor=0.30; SHGC=0.36

DOOR SCHEDULE

EXTERIOR DOOR SCHEDULE											
MARK	STYLE	QTY	DESCRIPTION/LOCATION	SIZE		MAT.			FINISH		REMARKS
				WIDTH	HEIGHT	WOOD	METAL	FIBERGLASS	PAINTED	STAINED	
1	A	1	FOYER	3'-0"	8'-0"	*				*	SEE FRONT ELEVATION FOR DOOR STYLE
2	G	1	KITCHEN	2'-8"	8'-0"	*				*	
3	C	1	GARAGE	2'-8"	6'-8"		*			*	SOLID CORE
4	D	1	GARAGE	2'-8"	6'-8"			*		*	DOOR W/ GLASS PANEL
5	A	1	MEDIA ROOM	2'-8"	6'-8"			*		*	DOOR W/ GLASS PANEL
6	B	1	2ND BEDROOM	2'-8"	6'-8"			*		*	DBL DOOR DOOR W/ GLASS PANEL
INTERIOR DOOR SCHEDULE											
7	E	1	1ST FLOOR HALLWAY	2'-0"	8'-0"	*				*	
8	E	2	POWDER RM & OFFICE	2'-4"	8'-0"	*					
9	E	1	BUTLER'S PANTRY	2'-6"	8'-0"	*					SWINGING DR.
10	E	1	2ND FLOOR HALLWAY	2'-0"	6'-8"	*					
11	F	1	MASTER BATH	2'-0"	6'-8"	*					DBL
12	E	4	MSTR. BATH-WC, 3RD BDRM CL & GARAGE UNFINISHED RM	2'-4"	6'-8"	*					
13	E	2	2ND AND 3RD BATH	2'-6"	6'-8"	*					
14	F	1	2ND BEDROOM CL.	2'-6"	6'-8"	*					DBL
15	E	1	MASTER CL.	2'-6"	6'-8"	*					POCKET
16	E	4	BEDROOMS AND UTILITY RM	2'-8"	6'-8"	*					

EXTERIOR DOOR



PROJECT DETAILS

Shape/Mass: The residence will measure 33' wide by 58' deep with a 22' eave height and a 30' ridge height. The garage will be attached by a breezeway and measure 26'-6" wide by 23' deep with a 19'-2" eave height and a 26' ridge height.

Setbacks: The residence will be set back 13' to the porch from the front property line, 3'-6" from the west side property line, 13'-6" from the east side property line and 28'-10" from the rear property line. The garage will be set back 3' from the east side property line and 3' from the rear property line.

Foundation: The residence will feature a pier and beam foundation with a 2'-6" finished floor height from existing natural grade. The garage will feature a slab on grade foundation.

Windows/Doors: The residence will feature recessed wood and vinyl single hung windows with a 1/1 lite pattern, fixed wood and vinyl windows, a wood front door and painted fiberglass doors. The garage will feature an overhead garage door and a painted metal door.

Exterior Materials: The residence and garage will feature horizontal lap cementitious siding with a 7" reveal, tapered wood columns on wood pedestals, wood porch steps and wood railings.

Roof: The residence will feature a hipped standing seam metal roof with a rear-facing gable with a 5 over 12 pitch. The garage will feature a gable roof with a 6 over 12 pitch clad with composition shingles.

Front Elevation: The residence will feature a partial width partially inset double gallery porch on the east side of the front façade measuring 18' wide by 7' deep with a pair of windows and a door on the first floor and a double door and one window on the second floor. The front wall will feature a ribbon of three windows on each floor. The garage will be attached by a breezeway behind the residence and feature an overhead garage door on the first floor, two windows on the second floor and an exterior stair on the west side. See elevation drawings for details.

Side Elevation: The residence will feature two windows on the first floor and three windows on the second floor. **(West)** The garage will be attached with a breezeway to the rear wall and feature a door on the first floor, a door and a window on the second floor and an exterior stair. See elevation drawings for details.

Side Elevation: The residence will feature eight windows on the first floor and three windows and a door on the second floor. **(East)** The garage will be attached with a breezeway to the rear wall and. See elevation drawings for details.

Rear Elevation: Not visible from public right of way. See elevation drawings for details. **(North)**