

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

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

Property: 422 Marshall Street, Lot 4, Block 1, Westmoreland Subdivision. The property is a vacant 2,443 square foot (47' 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 3,270 square foot single family residence with an attached garage. The cross gable residence will measure 41' wide, 47' 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; 4-lite casement windows; 4 and 9-lite fixed windows.
- Siding- Smooth finish cementitious horizontal lap siding.

See enclosed application materials and detailed project description on p. 6-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

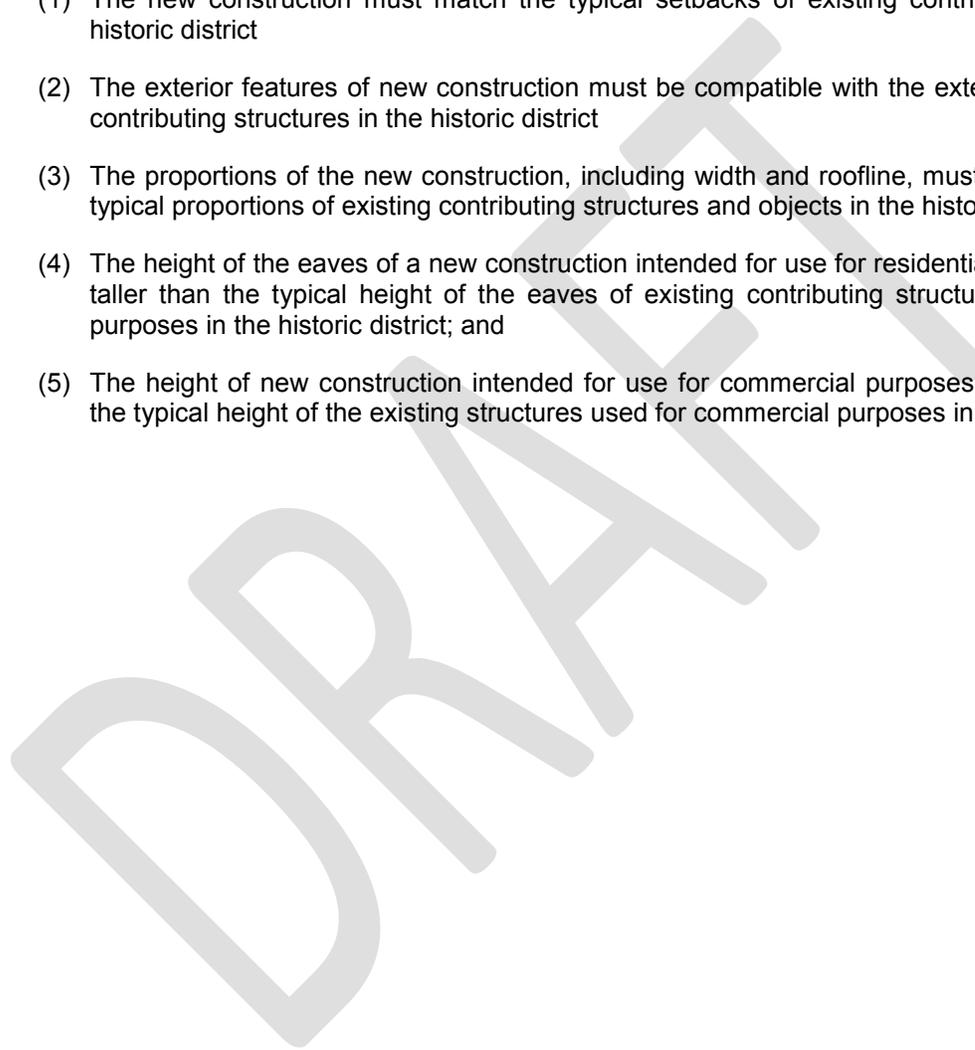
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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



DRAFT

NORTH ELEVATION – FRONT FACING MARSHALL STREET

APPROVED – 11/7/13



EAST SIDE ELEVATION

APPROVED – 11/7/13



WEST SIDE ELEVATION

APPROVED – 11/7/13

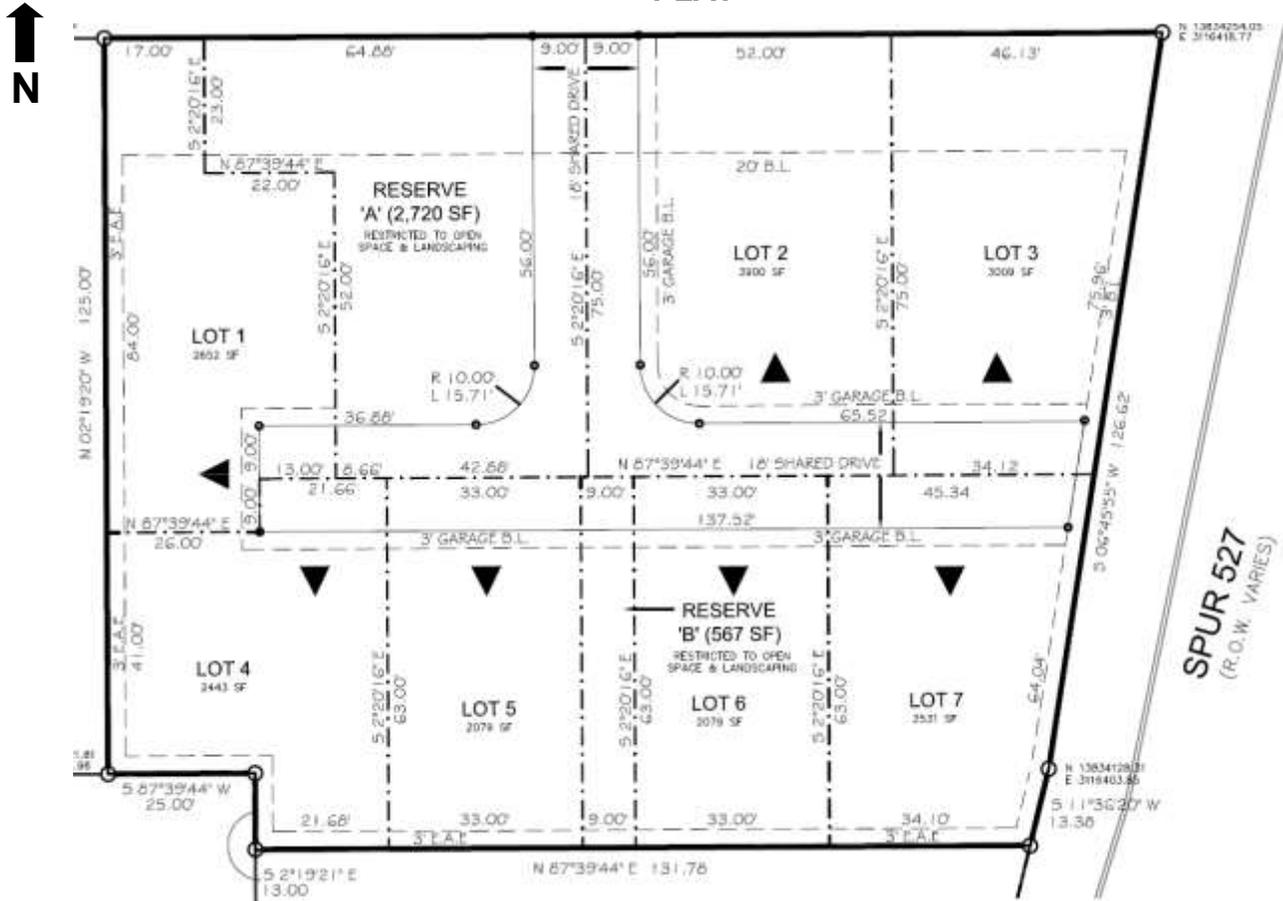


SOUTH (REAR) ELEVATION

APPROVED – 11/7/13



PLAT

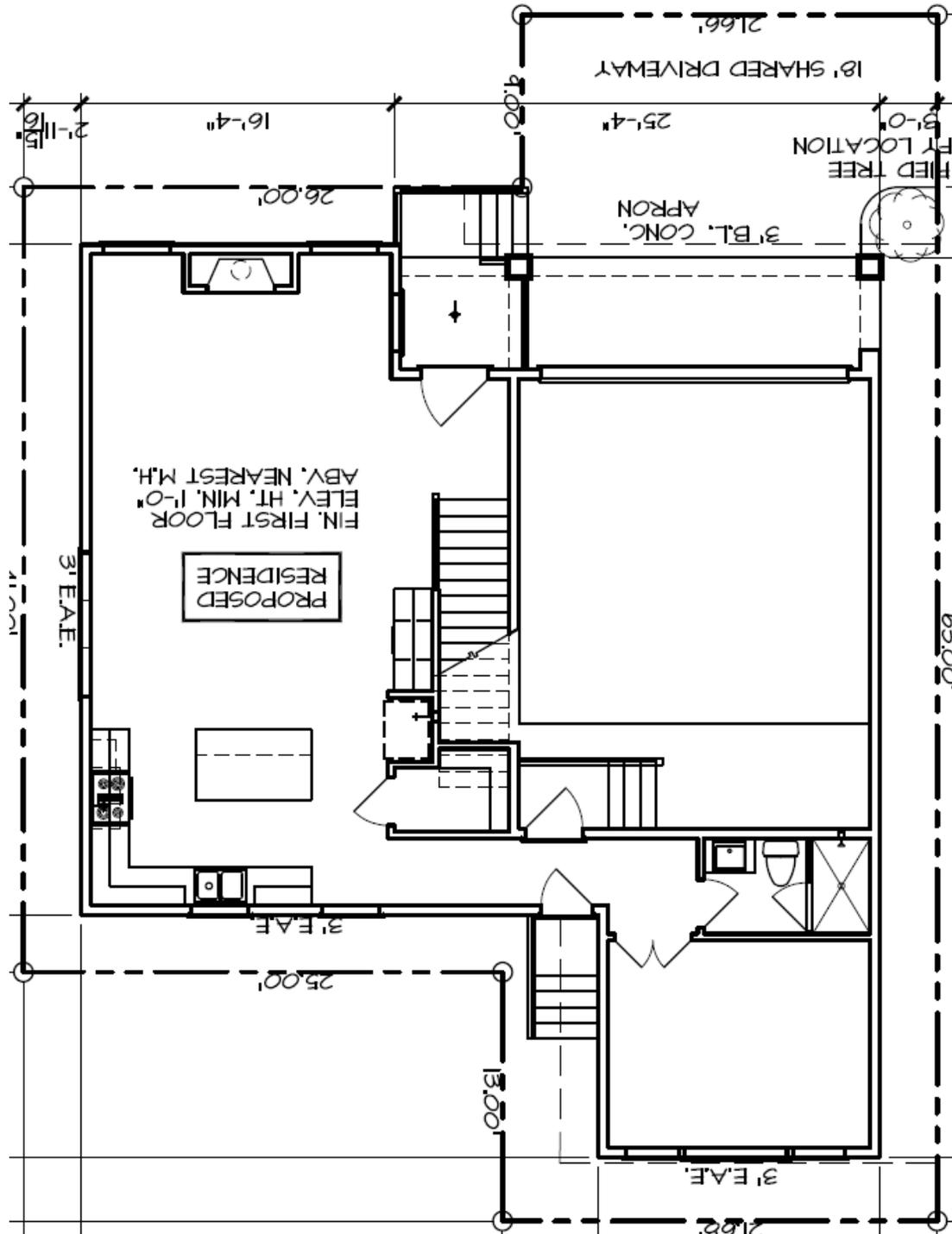


DRAFT



SITE PLAN

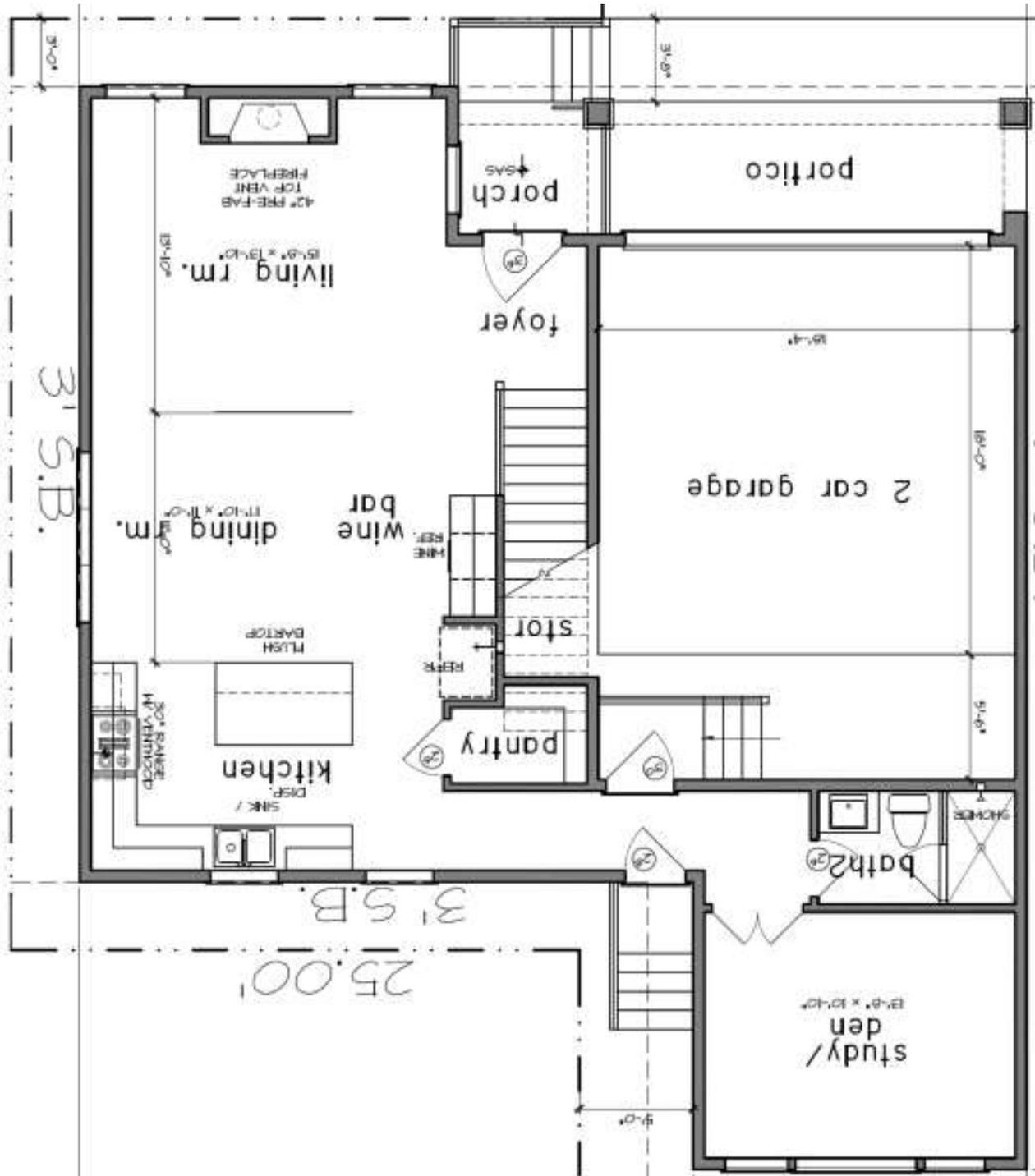
APPROVED - 11/7/13





FIRST FLOOR PLAN

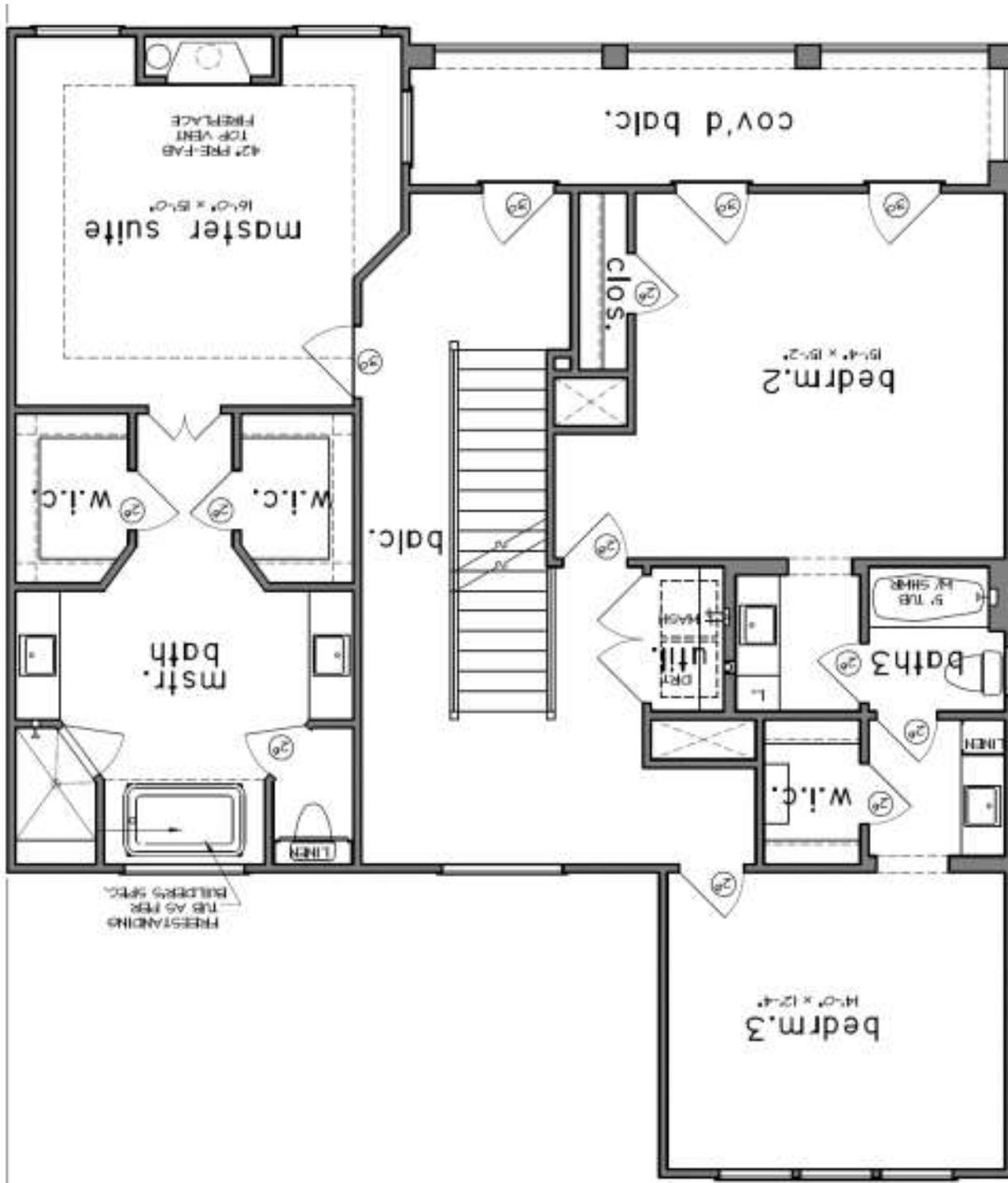
APPROVED - 11/7/13





SECOND FLOOR PLAN

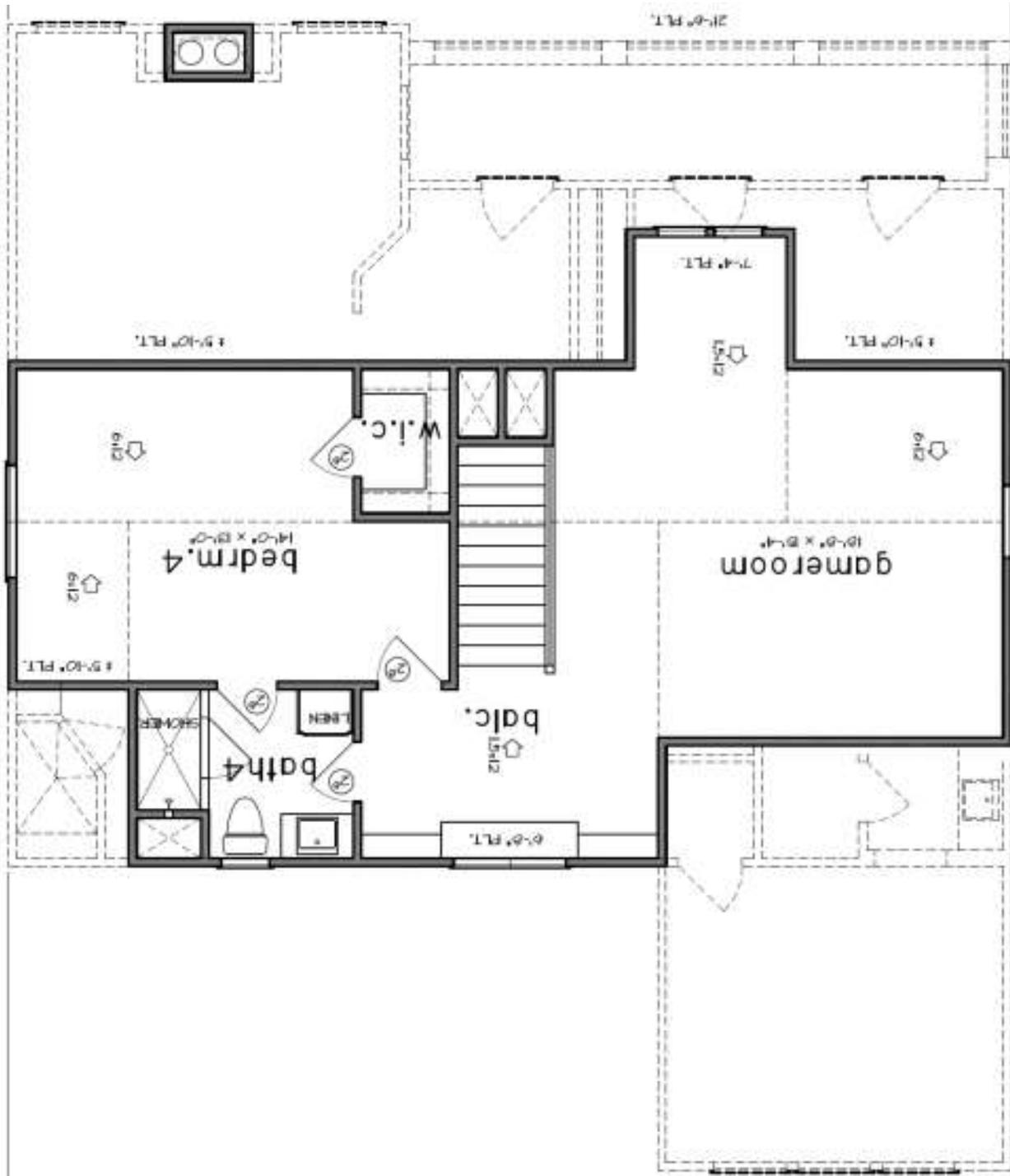
APPROVED – 11/7/13





THIRD FLOOR PLAN

APPROVED – 11/7/13



PROJECT DETAILS

Shape/Mass: The residence will measure 41'-8" wide, 47'-8" deep, 23'-1" to the eave, and 35' to the ridge.

Setbacks: The proposed residence will be setback 3' from the front property line at the northwest corner and 12'-8" at the northeast corner, 3' from east and west property lines, and 3'-4" 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 4-over-4 double hung wood clad sash windows, 4 lite casement windows, and 4 and 9 lite fixed windows. The residence will feature a wood paneled entry door with a decorative upper lite, divided lite 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 porch will feature round wood columns, wood guardrails, and brick steps with wood handrails.

Roof: The residence will feature a cross gable roof. The front gable will feature an 8/12 pitch and the side gable will feature a 6/12 pitch. The roof will feature shed roof dormers with standing seam metal roofs. The roof will feature closed soffits and will be clad with composite shingles. The gables will feature triangular roof vents.

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)