CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

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

Property: 432 Marshall Street, Lot 3, Block 1, Section 9, Westmoreland Subdivision. The property is a vacant 3,009 square foot (46' x 75') 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 2,627 square foot single family residence with an attached rear garage. The clipped gable residence will measure 30' wide, 43' deep, and 35' to the ridge. The applicant now requests a renewal of the expired 2013 Certificate.

- Windows- Wood clad 4-over-1 sash windows; 2-lite casement windows; 3-over-1, 2-over-1, 4-over-1, and 2-lite fixed windows.
- Siding- Smooth finish cementitious horizontal lap siding. The front gable will feature wood shingles.

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: **-**

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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.

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PROPERTY LOCATION

WESTMORELAND HISTORIC DISTRICT

N

Building Classification
Contributing
Non-Contributing
Park

CURRENT PHOTO

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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

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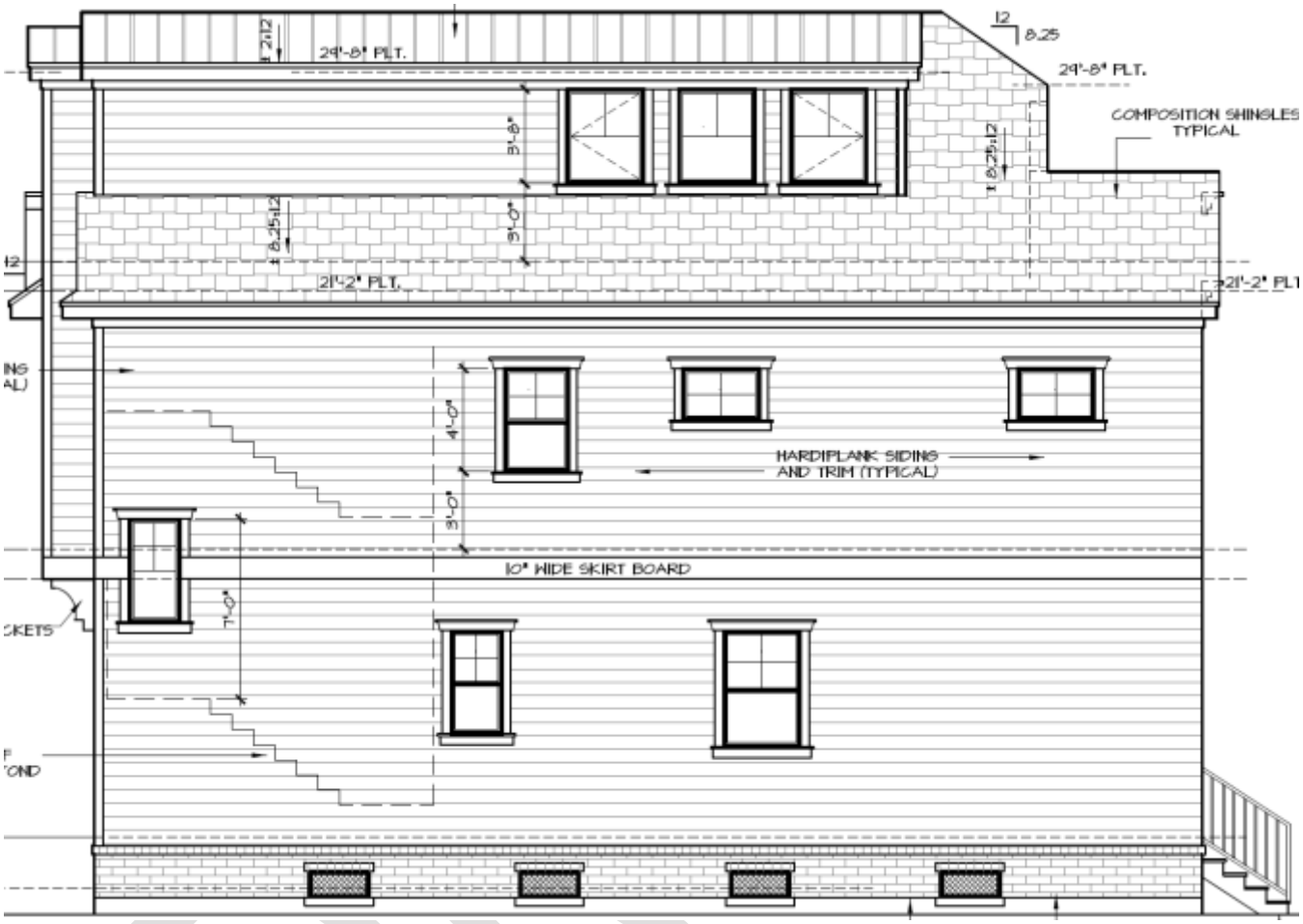
NORTH ELEVATION – FRONT FACING MARSHALL STREET

APPROVED – 11/7/13

EAST SIDE ELEVATION

APPROVED – 11/7/13



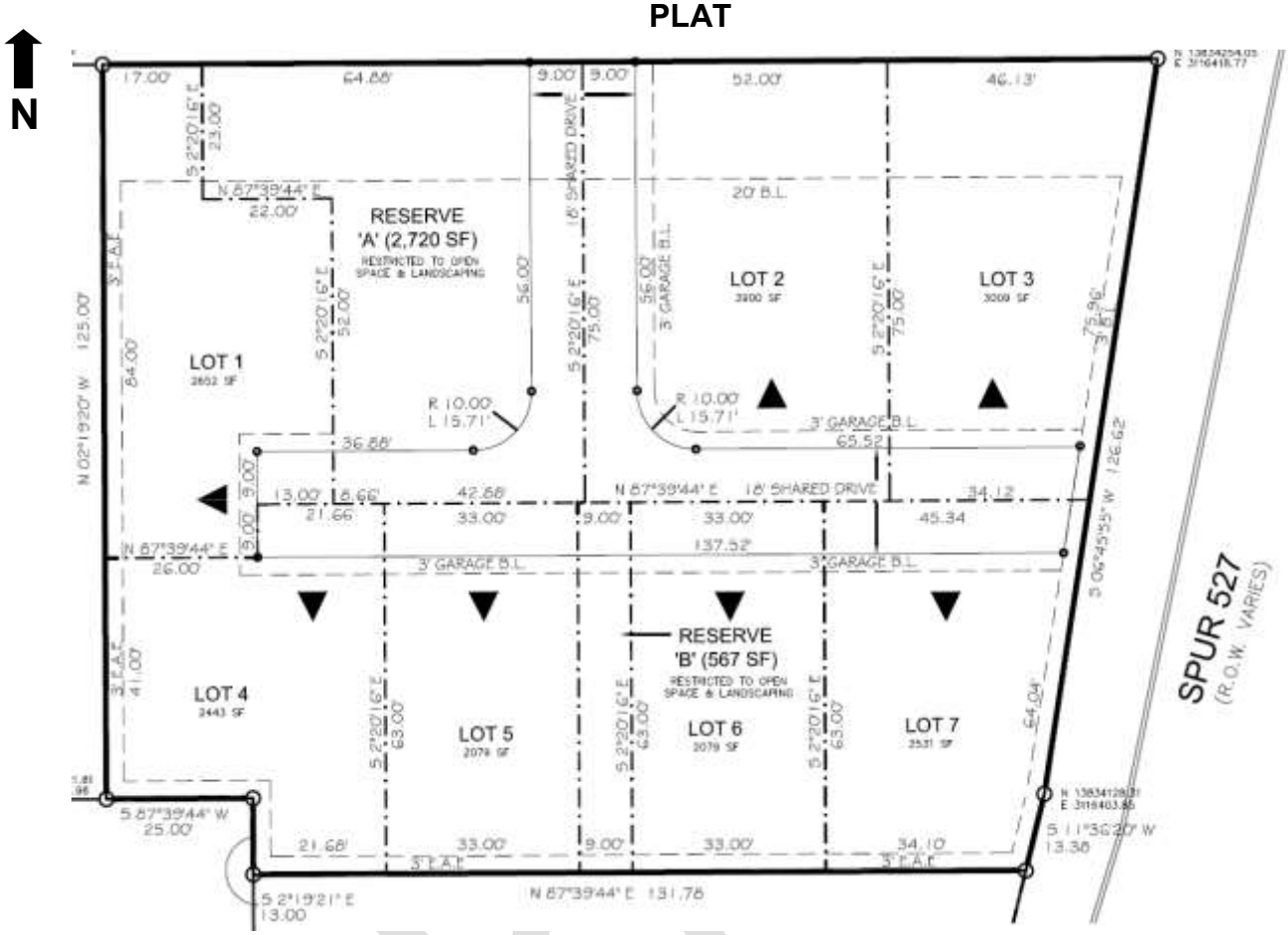
WEST SIDE ELEVATION

APPROVED – 11/7/13

SOUTH (REAR) ELEVATION

APPROVED – 11/7/13

PLAT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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.
3' E.A.E.
SPUR 527
(R.O.W. VARIES)
N 87°39'44" E 131.78
S 87°39'44" W 25.00
S 2°19'21" E 13.00
S 11°36'20" W 13.36

SITE PLAN

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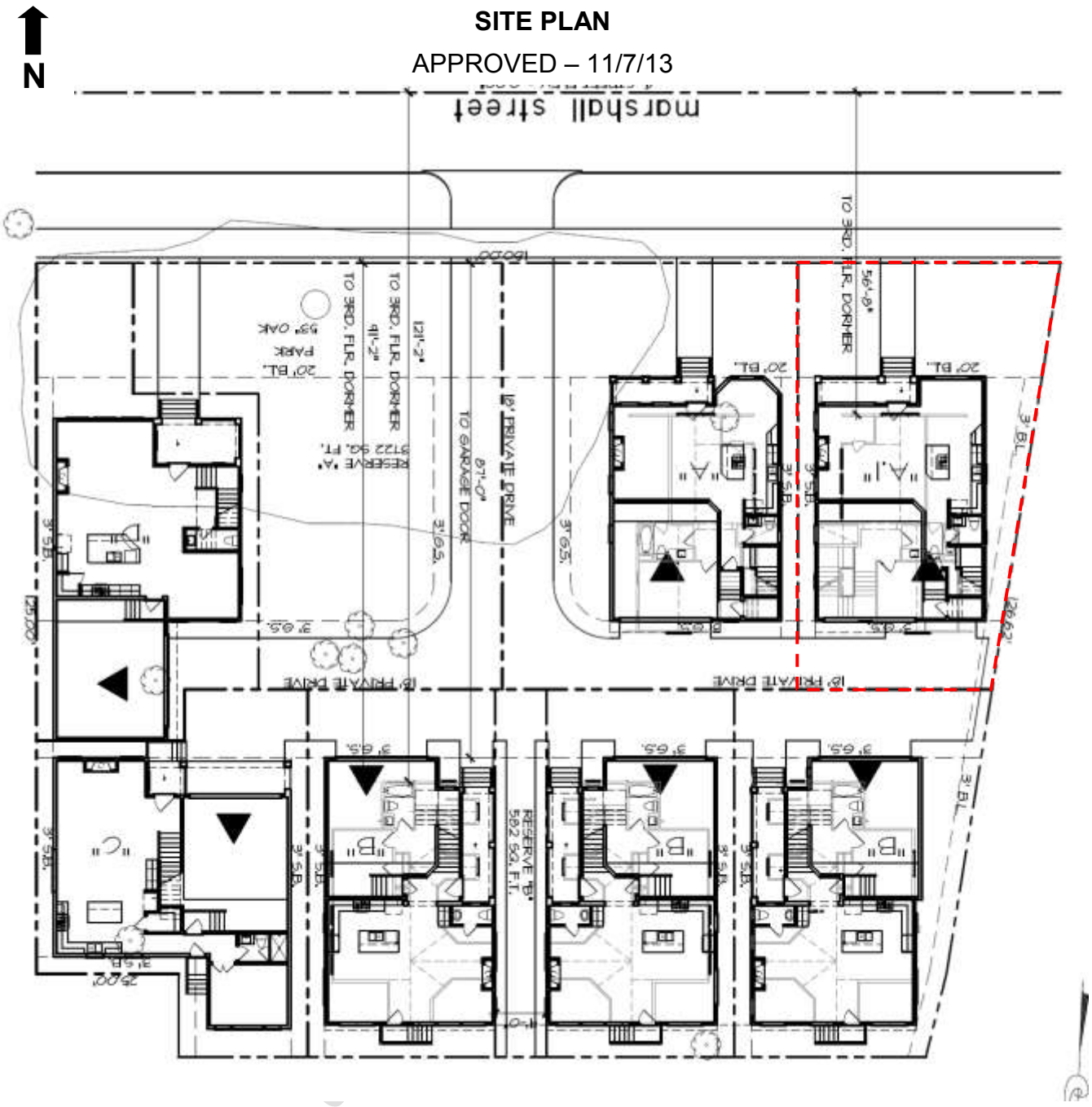

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SITE PLAN

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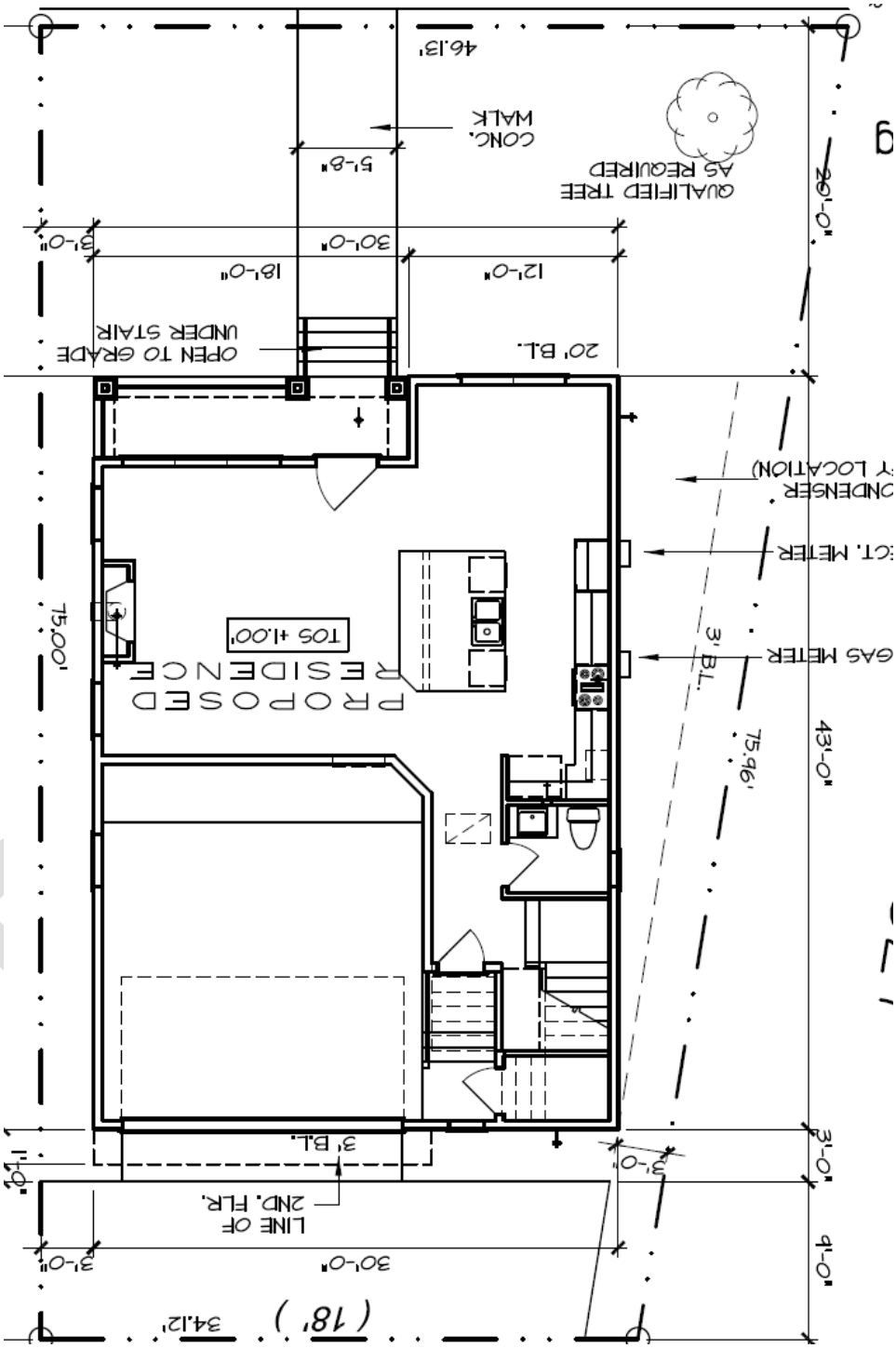

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FIRST FLOOR PLAN

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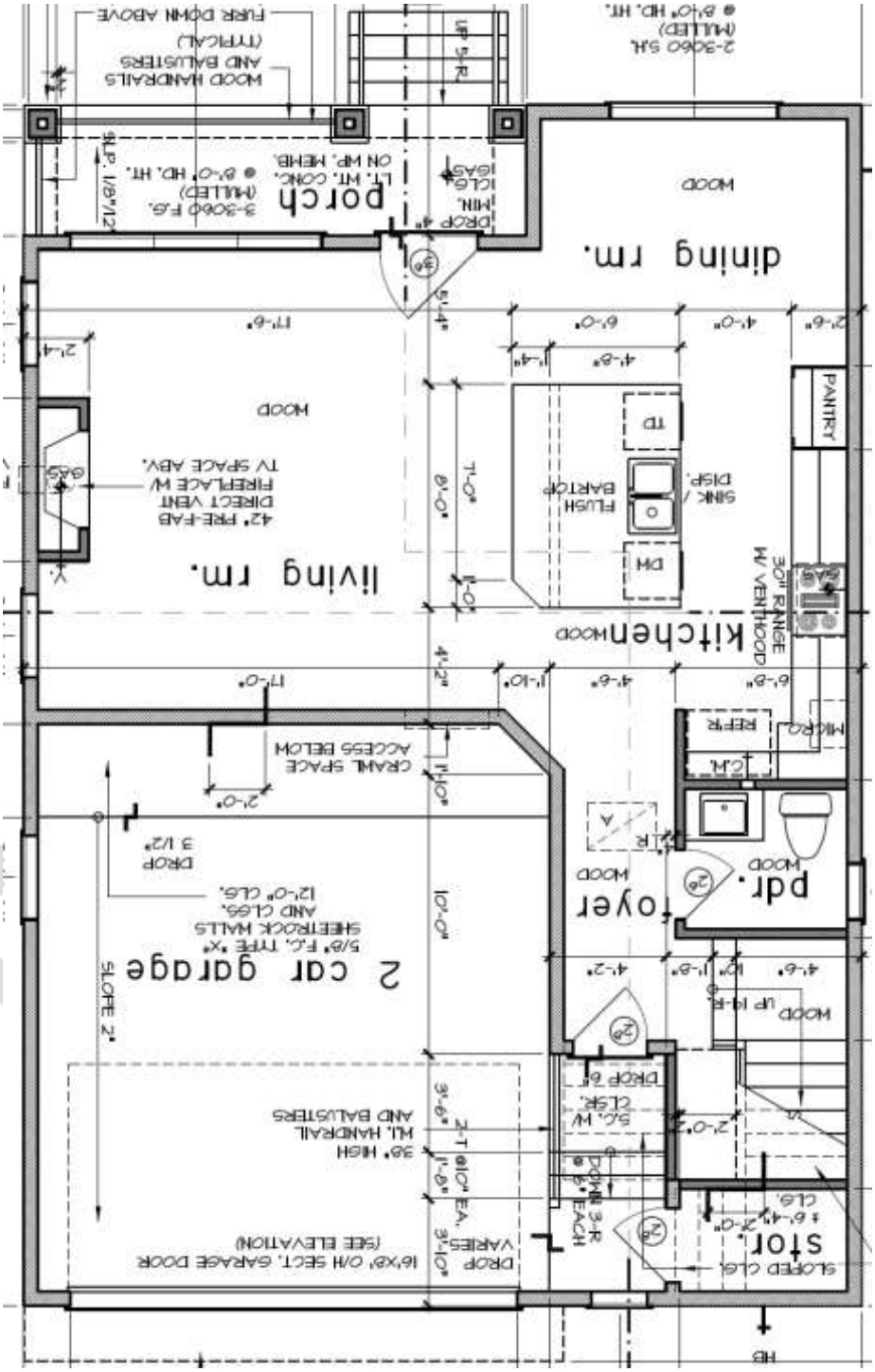

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SECOND FLOOR PLAN

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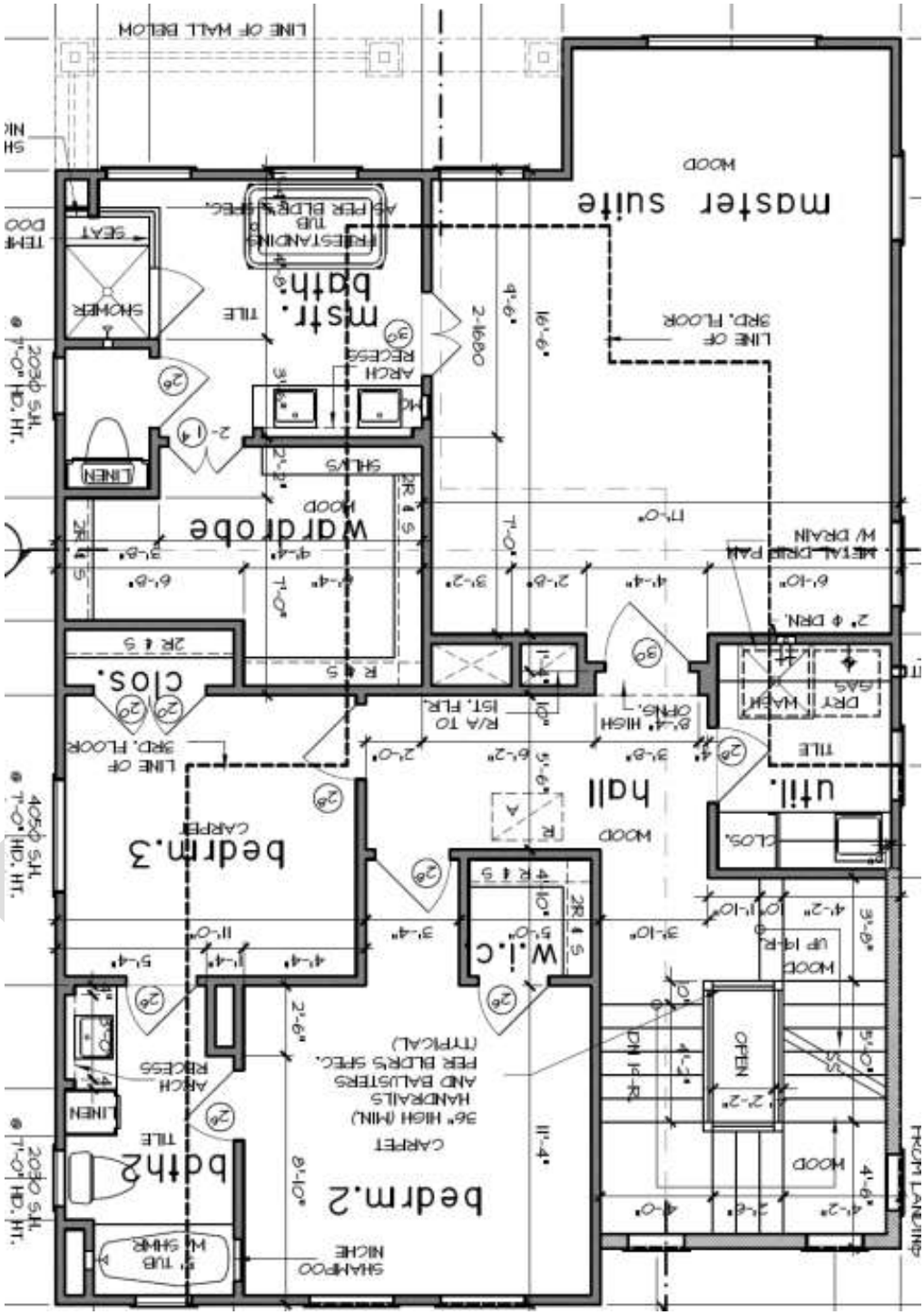

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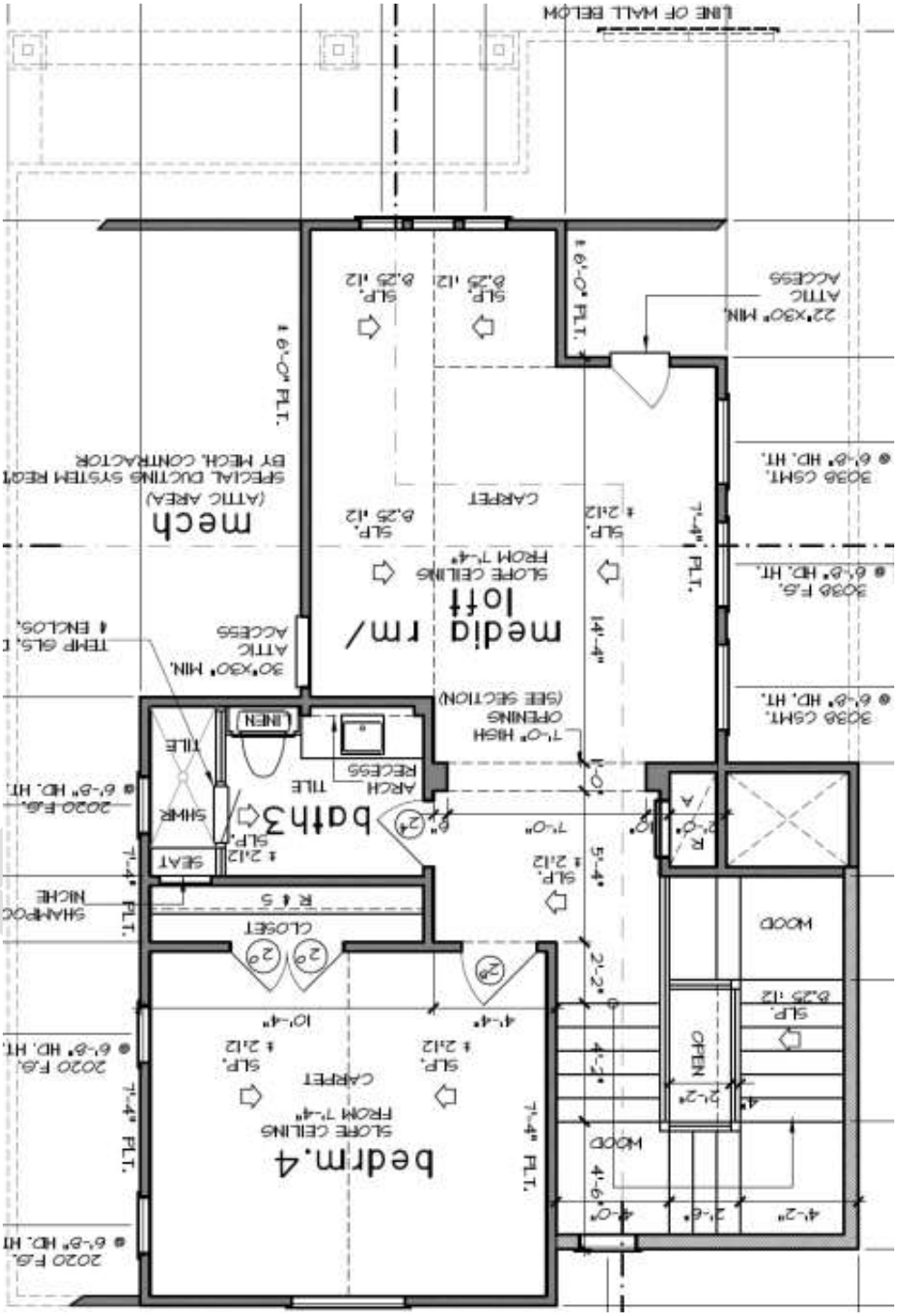
THIRD FLOOR PLAN

APPROVED – 11/7/13



PROJECT DETAILS

Shape/Mass: The residence will measure 30' wide, 43' deep, 23'-3" to the eave, and 35' to the top ridge.

Setbacks: The residence will be setback 20' from the front property line, 13' from the east property line at the northeast corner and 3' at the southeast corner, 3' from the west property line, and 12' 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-1 double hung wood clad sash windows, 2 lite casement windows, 3-over-1, 2-over-1, 4-over-1 and 2 lite fixed windows. The residence will feature a wood paneled entry door with a decorative upper lite and a wood paneled overhead garage door.

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

Roof: The residence will feature a clipped gable roof with an 8.25 /12 pitch and will feature a two-story front gable bay with an 8.25/12 pitch. The front gables will feature shingle detailing. The residence will feature shed roof dormers with a 2/12 pitch. The roof will feature closed soffits with decorative brackets. The roof will be clad with composite shingles. The front porch will feature a standing seam metal shed roof.

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

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