

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2014

Applicant: Phillip Carranza for Lara Attayi, owner

Property: 217 Marshall Street, lot 13, block 7, Westmoreland Subdivision. The property includes a historic 3,181 square foot, one-story wood frame single-family residence and a historic detached garage apartment situated on a 6,250 square foot (50' x 125') interior lot.

Significance: Contributing Craftsman influence residence, constructed circa 1915, located in the Westmoreland Historic District.

Proposal: Alteration – Remove an existing non-original two story rear addition and replace with a 1’ deeper two story rear addition.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

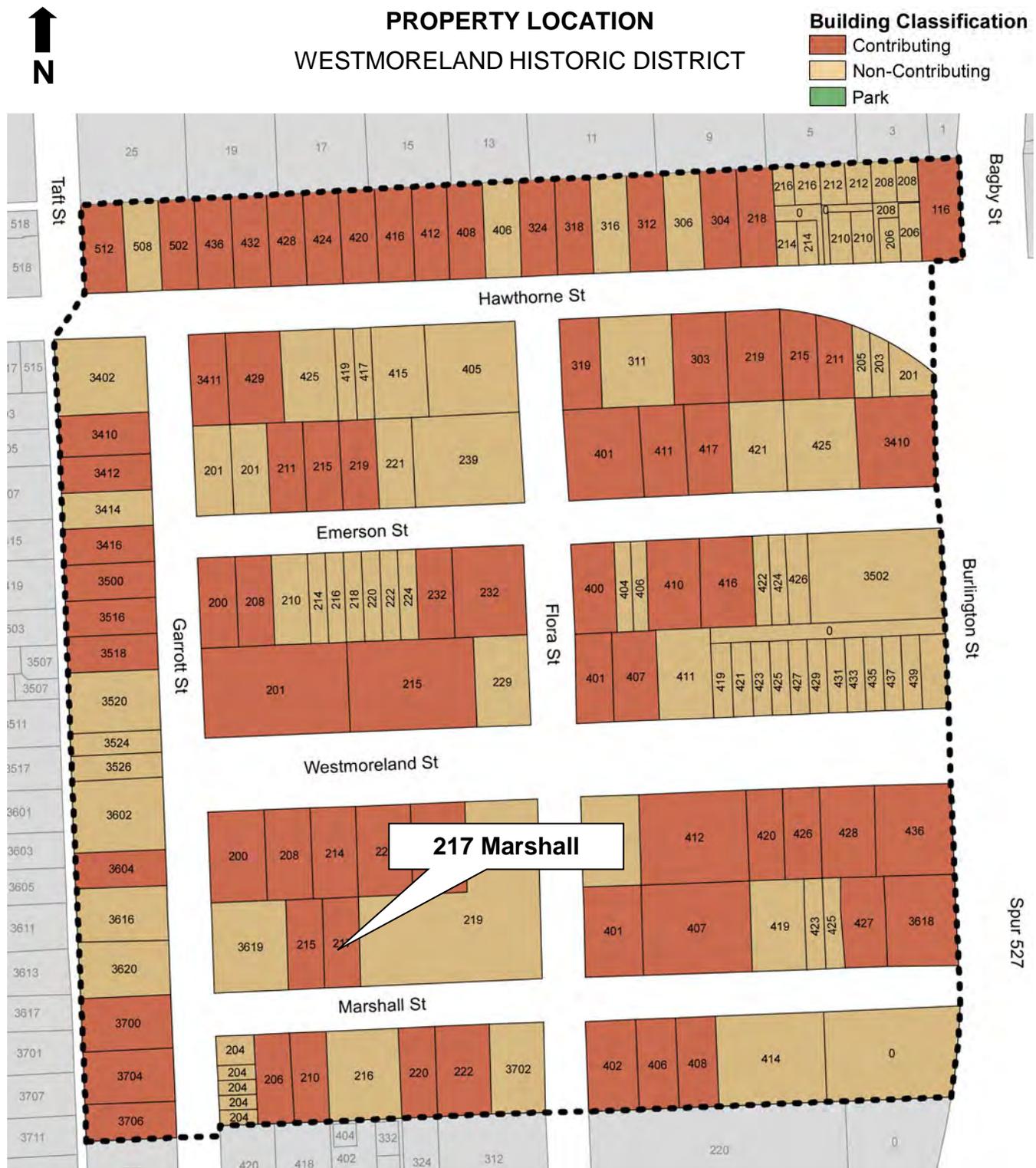
DRAFT

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 | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | | |



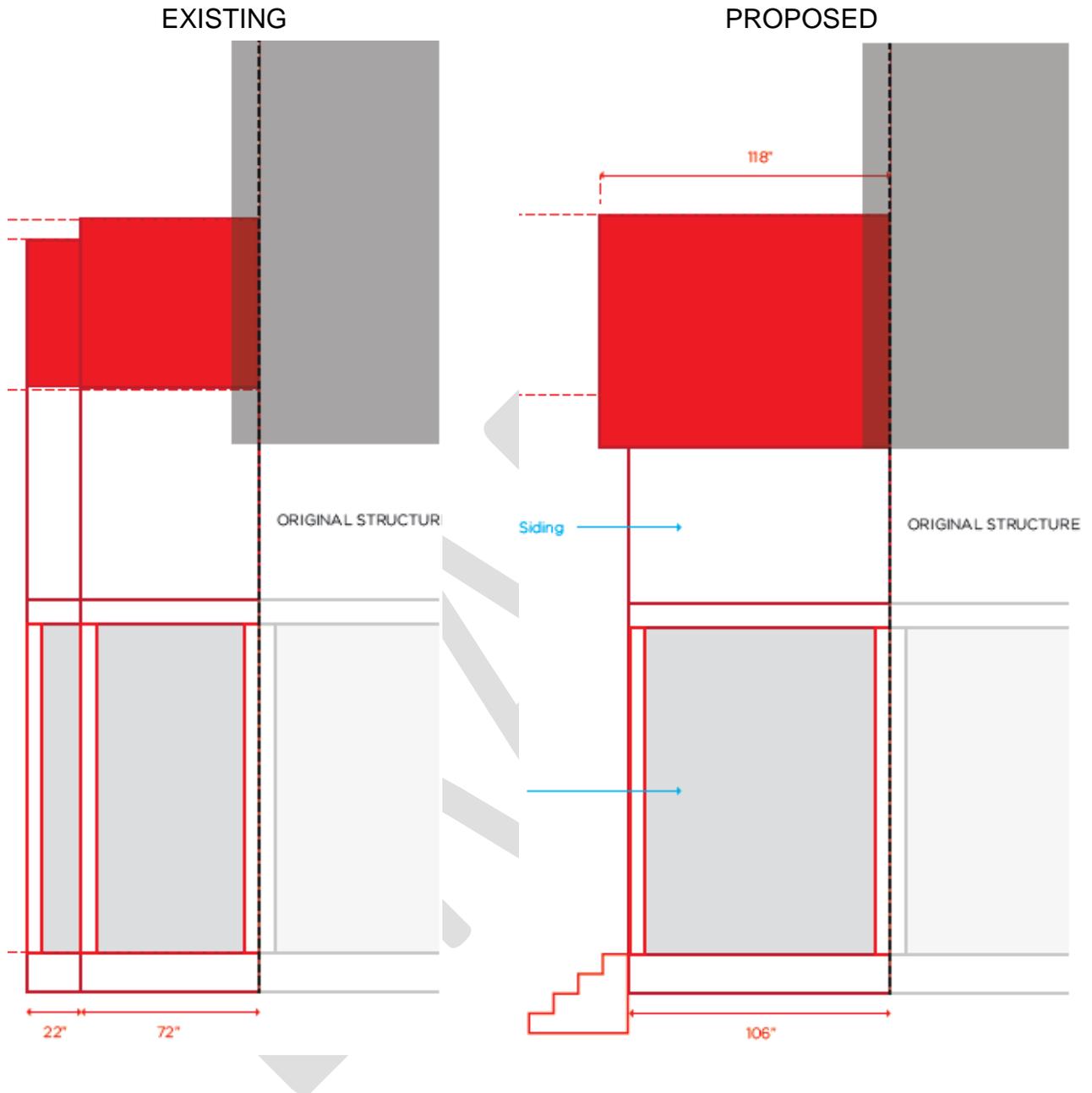
INVENTORY PHOTO



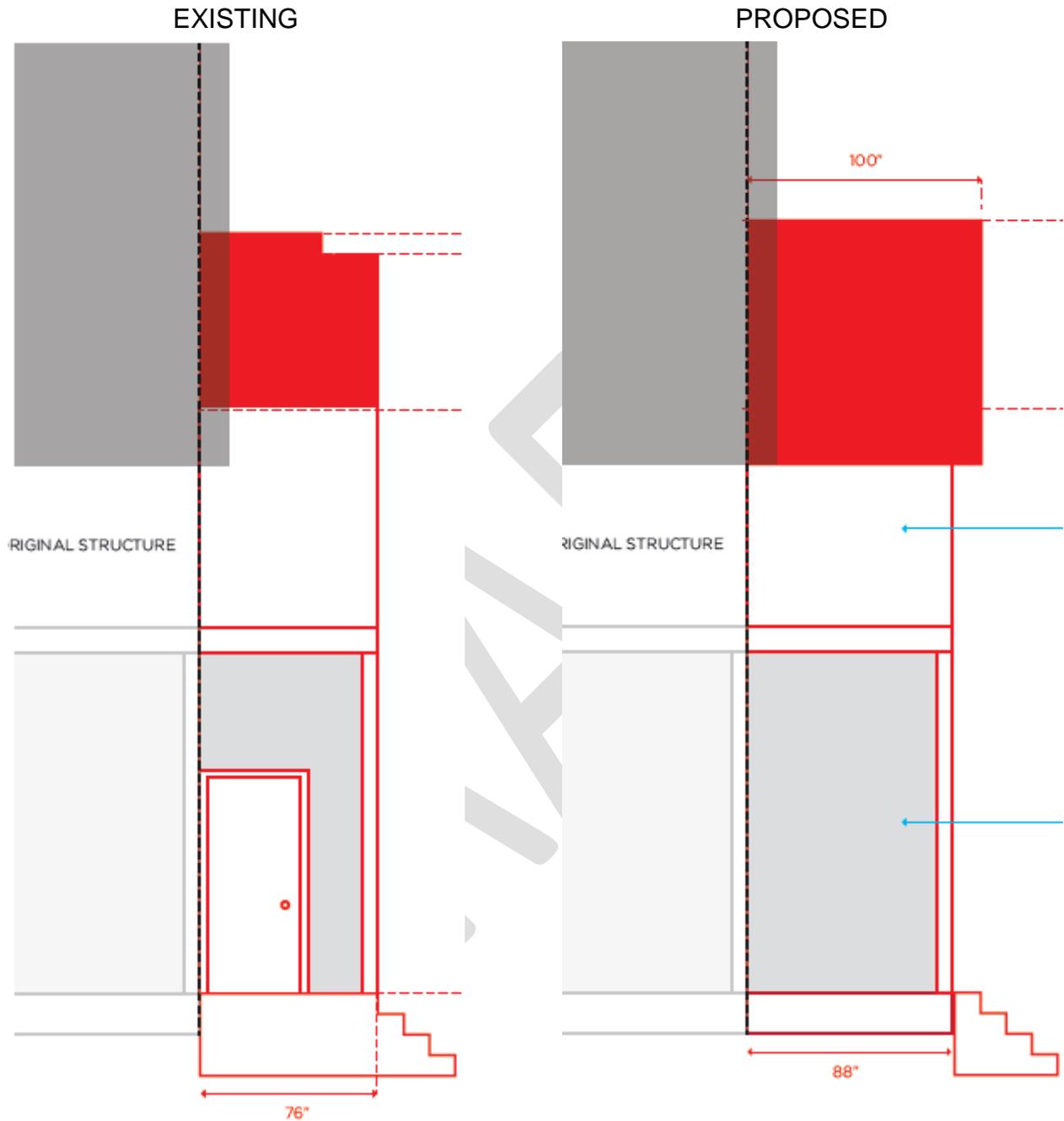
CURRENT PHOTO



WEST SIDE ELEVATION

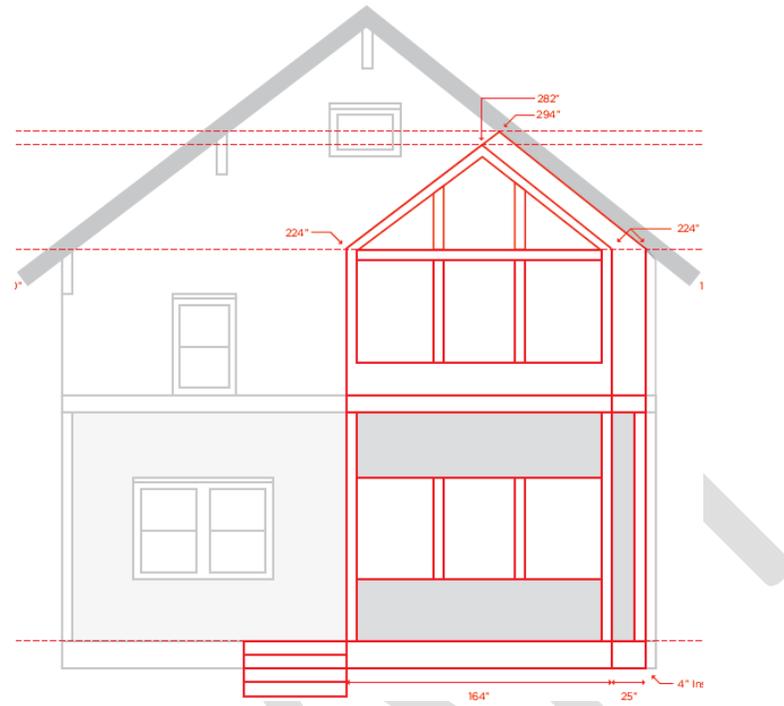


EAST SIDE ELEVATION

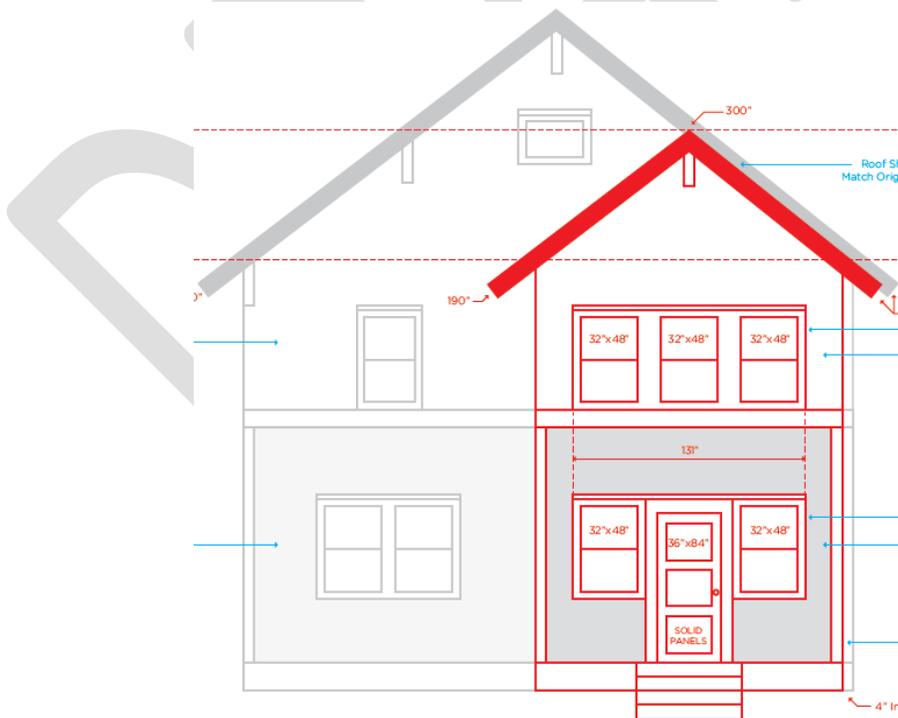


NORTH (REAR) ELEVATION

EXISTING

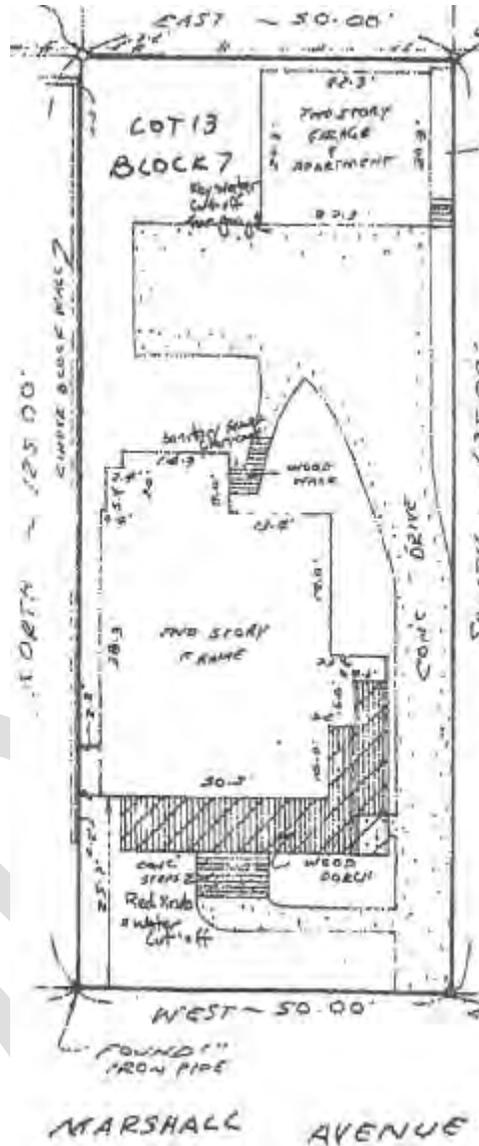


PROPOSED





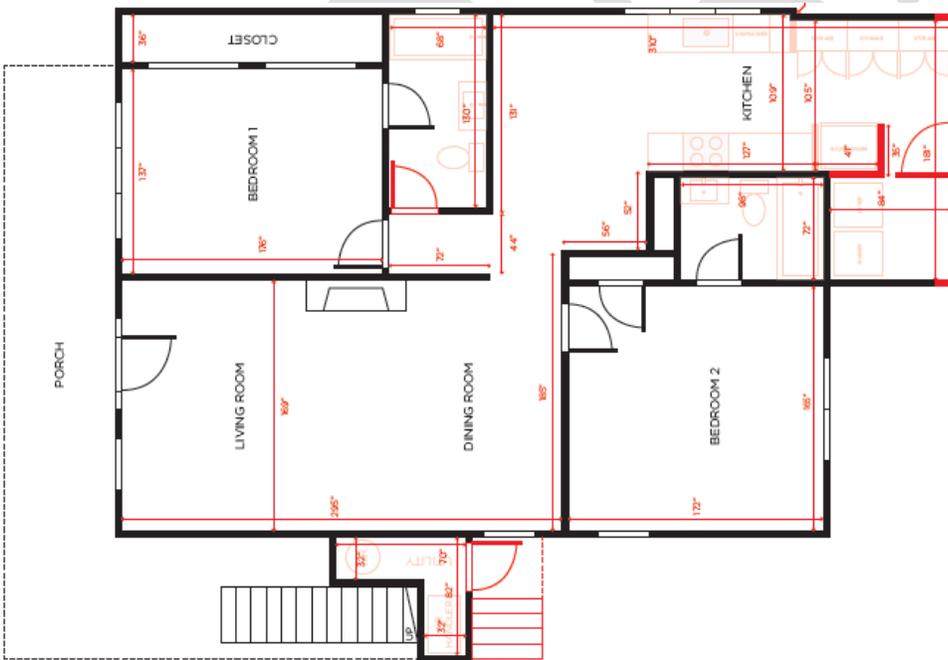
SITE PLAN
EXISTING



FIRST FLOOR PLAN
EXISTING

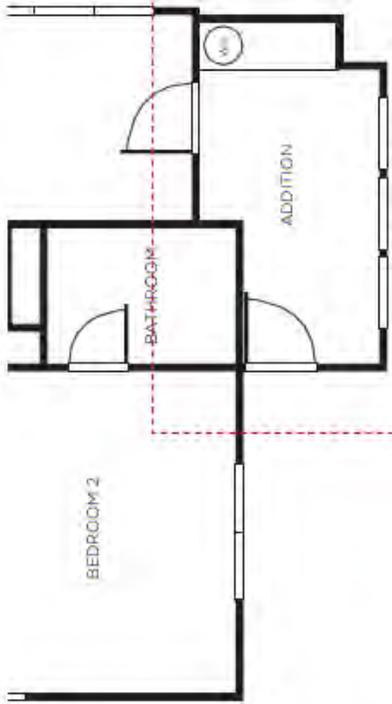


PROPOSED

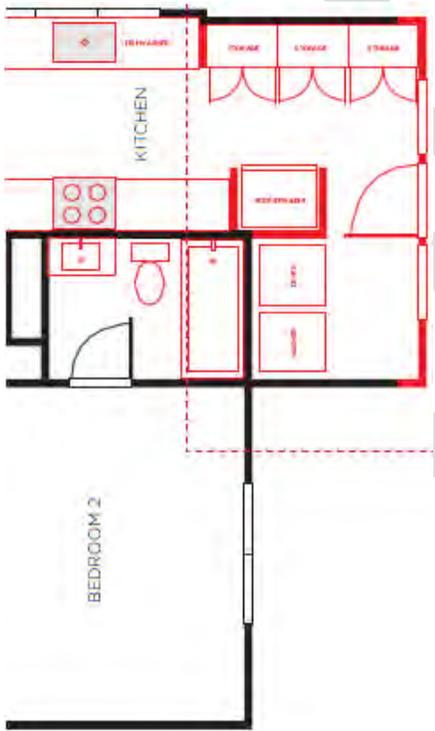


SECOND FLOOR PLAN DETAIL

EXISTING



PROPOSED



CURRENT PHOTOS

REAR ELEVATION



CURRENT PHOTOS

EXISTING ADDITION CONDITION



PROJECT DETAILS

Shape/Mass: The existing residence measures 32'-4" wide by 44'-11" deep with a 19'-6" eave and a 34'-2" ridge. An existing addition begins at the original rear wall and will be removed and replaced. The new addition will measure 15'-1" wide by 8'-10" deep with a 19'-6" eave and a 28'-9" ridge height. It will be inset on the west side by 4".

Setbacks: The existing residence features a 2'-10" west side setback. The proposed addition will feature a 3'-2" west side setback.

Foundation: The existing residence features a pier and beam foundation with a 3'-7" finished floor to remain. The proposed addition will feature a matching pier and beam foundation.

Windows/Doors: All windows and doors on the original residence will remain. No proposed windows or doors will be visible from the right of way.

Exterior Materials: The existing residence features wood 117 siding at the first floor and wood shingles at the second floor. The proposed addition will feature matching wood 117 siding at the first floor and wood shingles at the second floor.

Roof: No alterations are proposed for the existing roof. The proposed addition will feature a gable with a 6:12 pitch clad in composition shingles.

Side Elevation: No changes are proposed for the original residence. The existing rear addition will be removed
(West) and replaced.

Side Elevation: No changes are proposed for the original residence. The existing rear addition will be removed
(East) and replaced. The proposed addition will feature one door not visible from the public right of way.

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