

CERTIFICATE OF APPROPRIATENESS

Application Date: July 5, 2016

Applicant: Jeanette Azarello, owner

Property: 133 Parkview Street, Tract 9A, Block 1, Germantown Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence situated on a 5,100 square foot (50' x 101') interior lot.

Significance: Contributing bungalow residence, constructed circa 1920, located in the Germantown Historic District.

Proposal: Alteration – Construct a 600 square foot one story addition on the rear of the house.

- Addition will be inset approximately 10 ½” from the original house on the west and east elevations.
- Remove secondary main entrance door and replace with a wood 1/1 double hung window.
- Construct a new 37’ deep carport with a shed roof attached to the east elevation on the rear half of the lot.

See enclosed application materials and detailed project description on p. 3-13 for further details.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

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

- (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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

GERMANTOWN DESIGN GUIDELINES

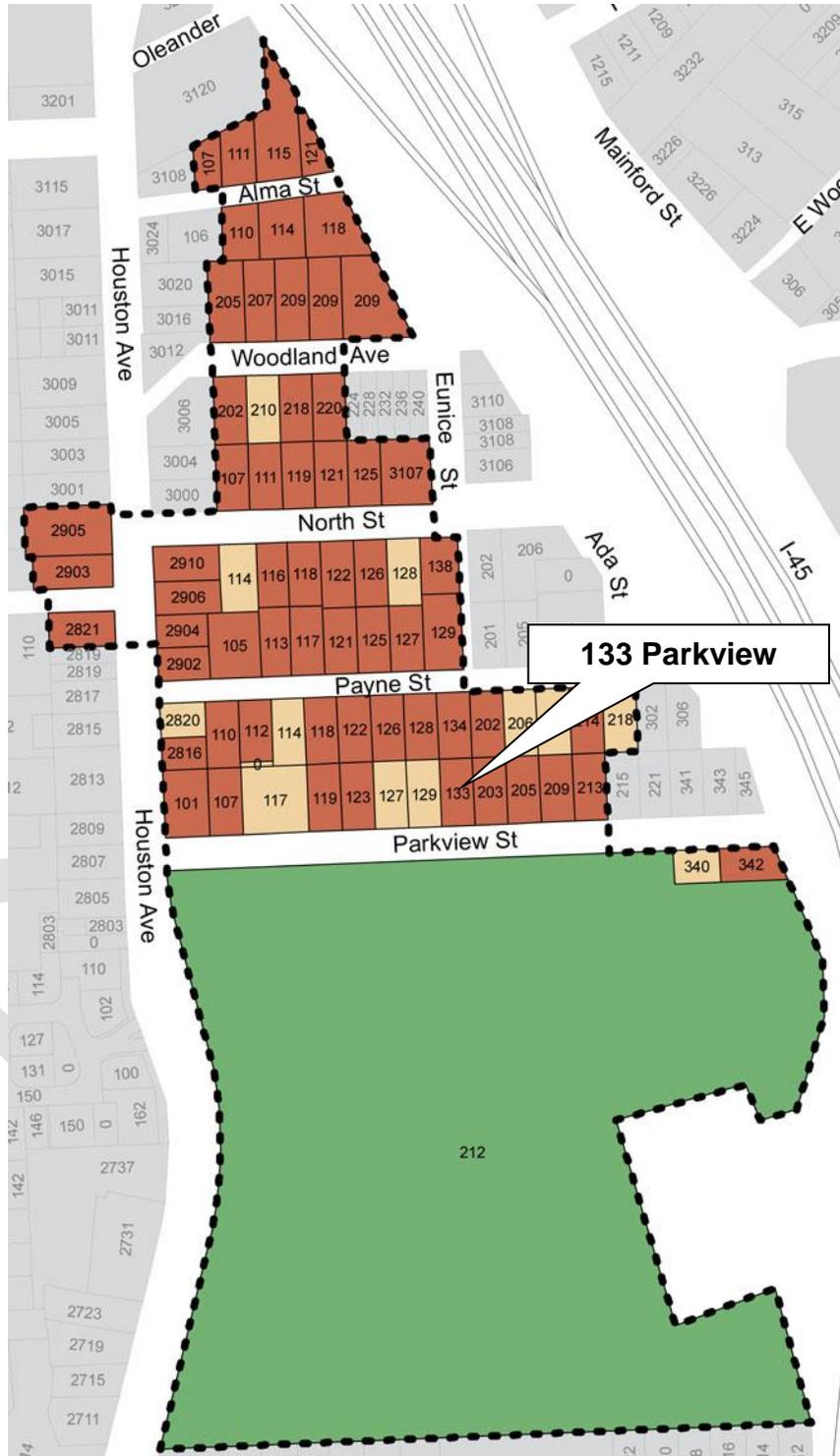
- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
Attached carports are acceptable in the Germantown Design Guidelines.



PROPERTY LOCATION
GERMANTOWN HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

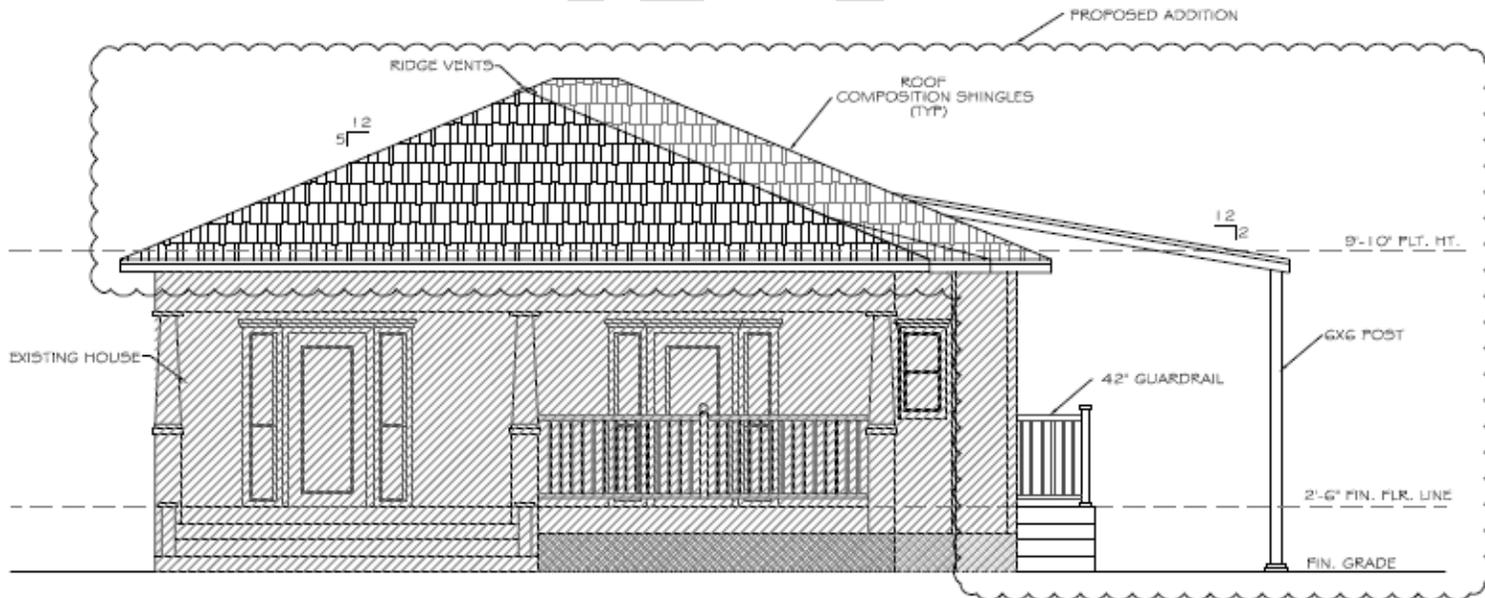


SOUTH ELEVATION – FRONT FACING PARKVIEW STREET

EXISTING

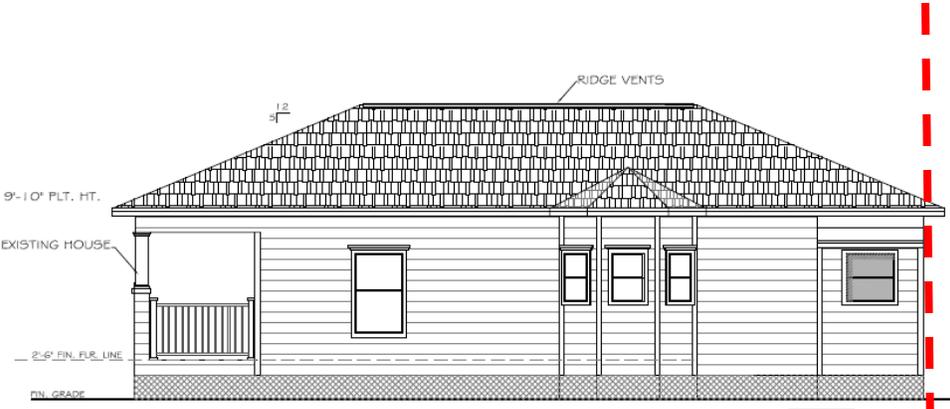


PROPOSED

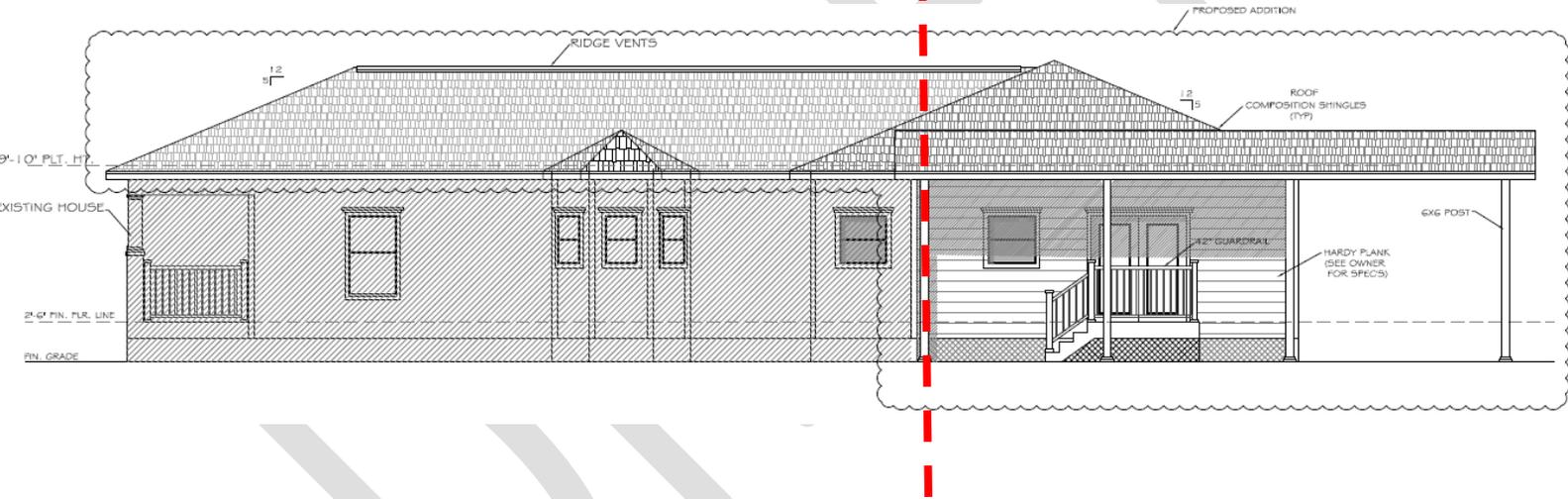


EAST SIDE ELEVATION

EXISTING

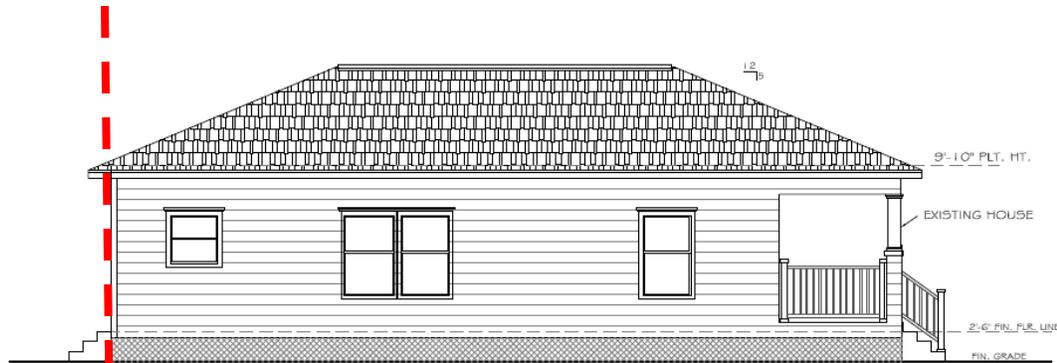


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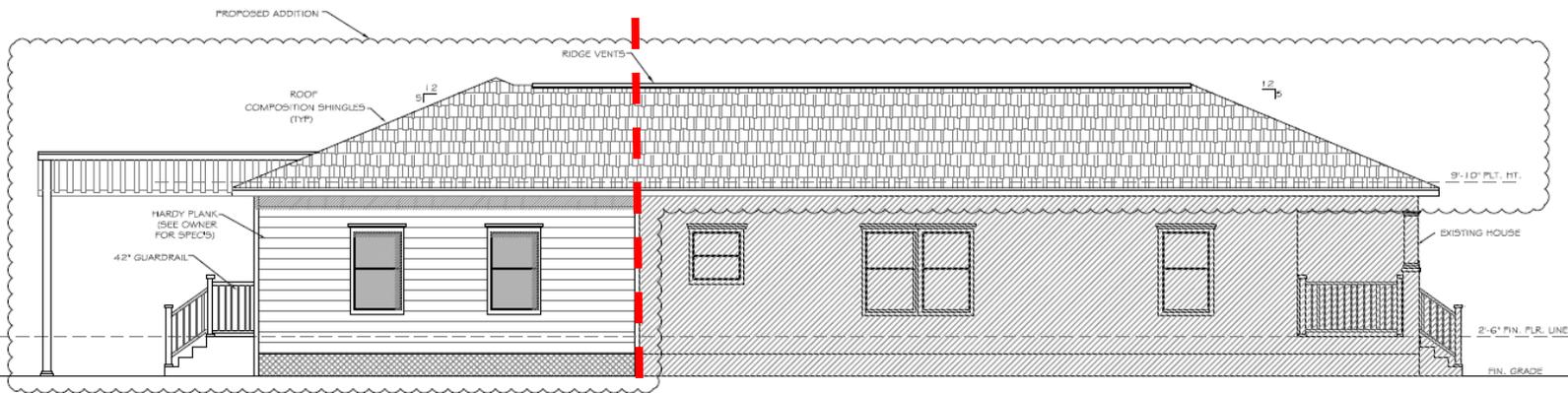


WEST SIDE ELEVATION

EXISTING



PROPOSED

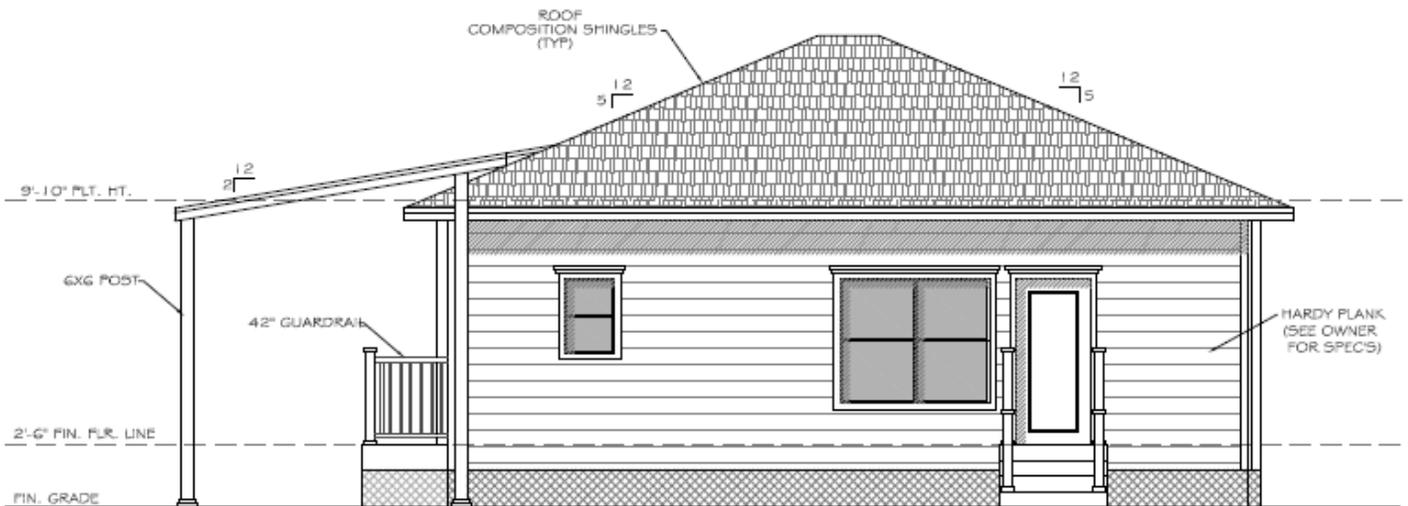


NORTH (REAR) ELEVATION

EXISTING

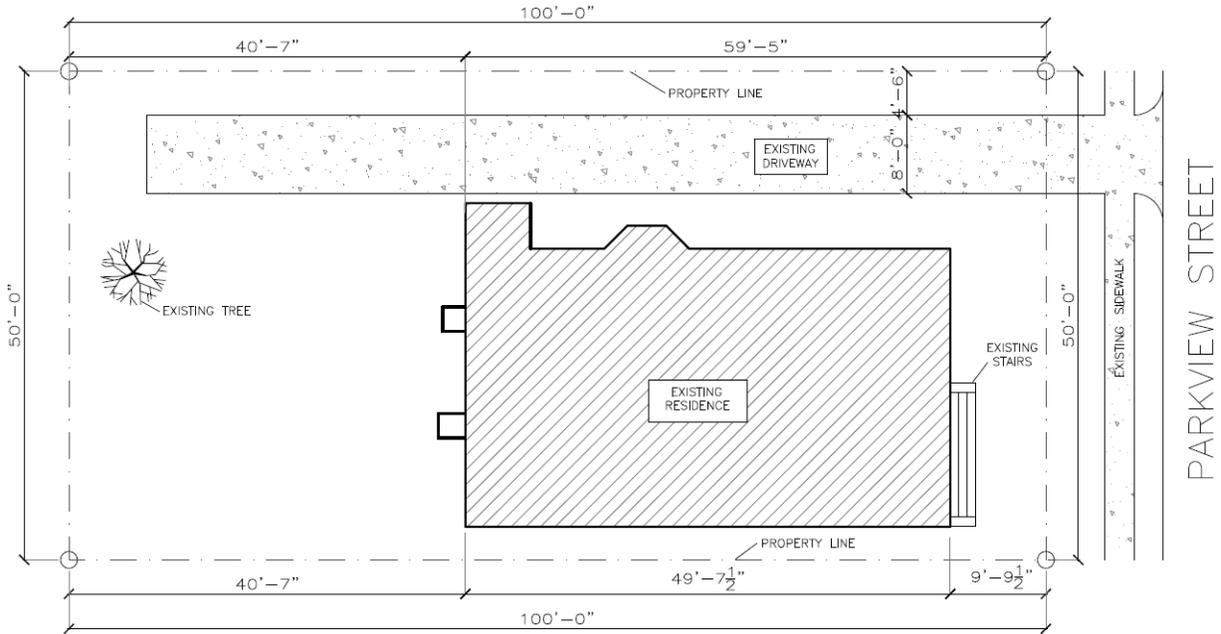


PROPOSED

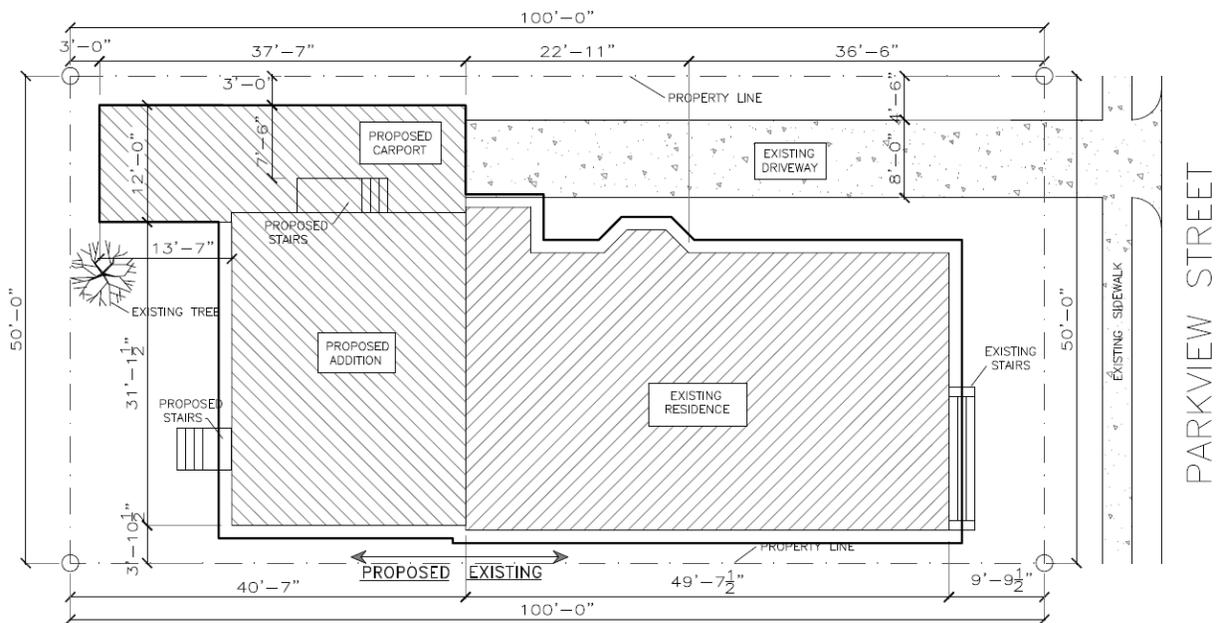


SITE PLAN

EXISTING



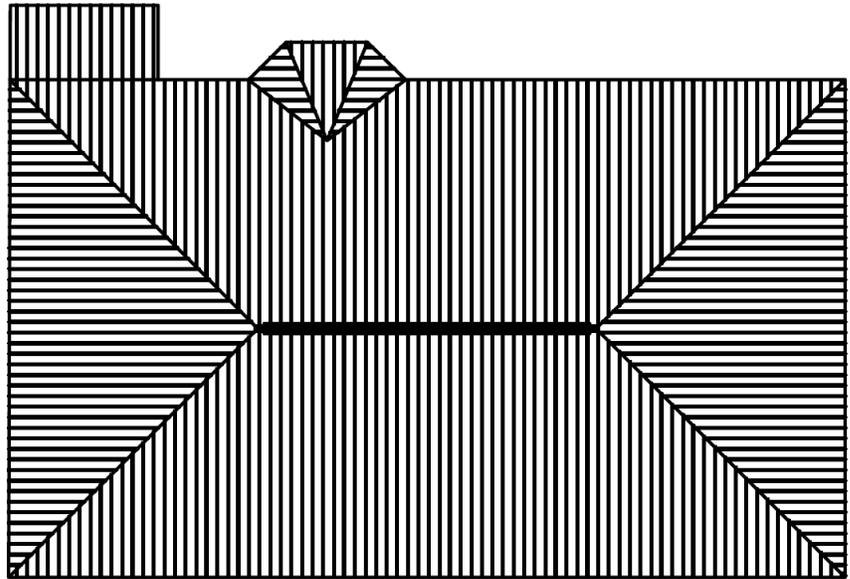
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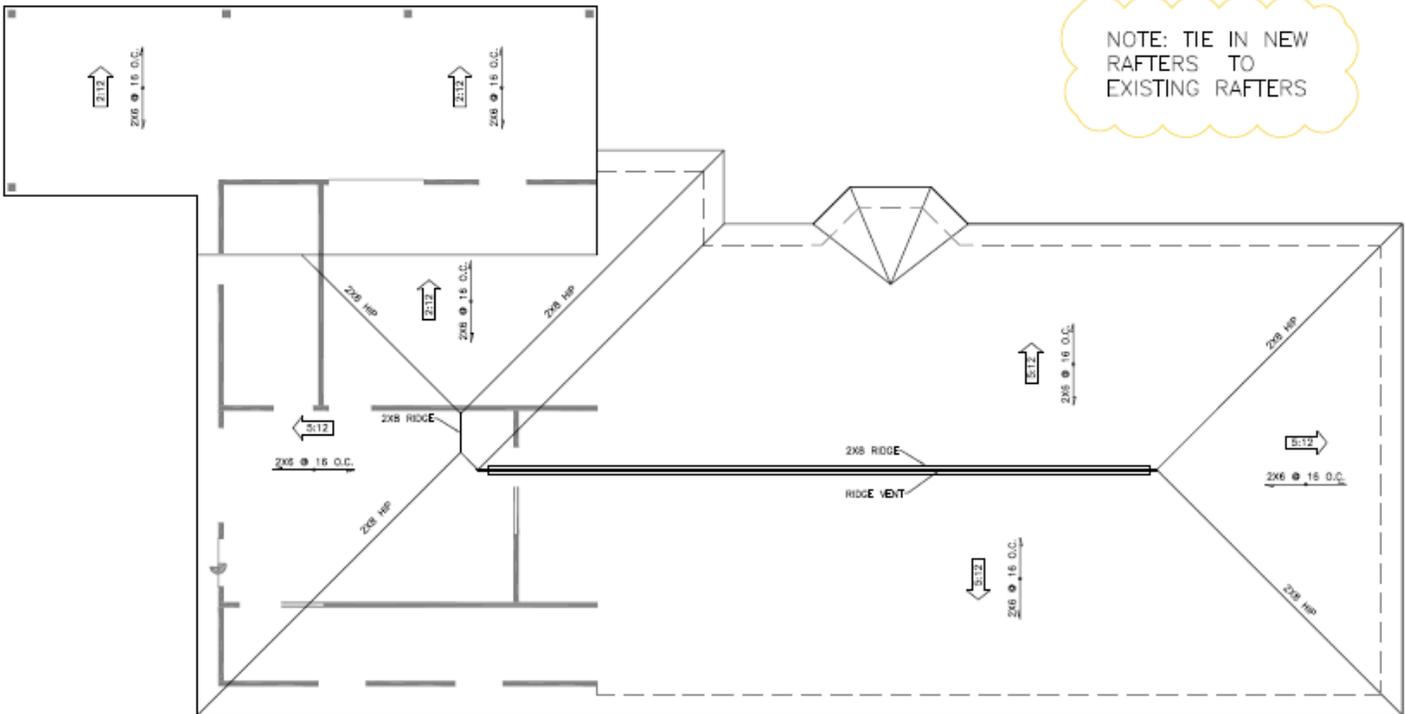


ROOF PLAN

EXISTING



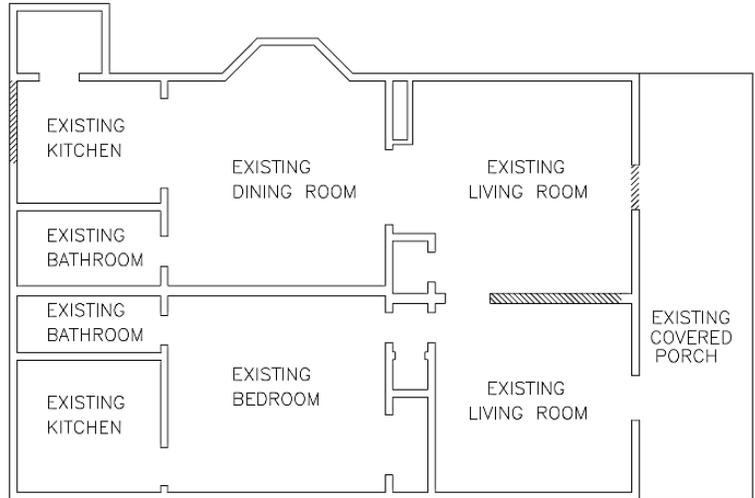
PROPOSED



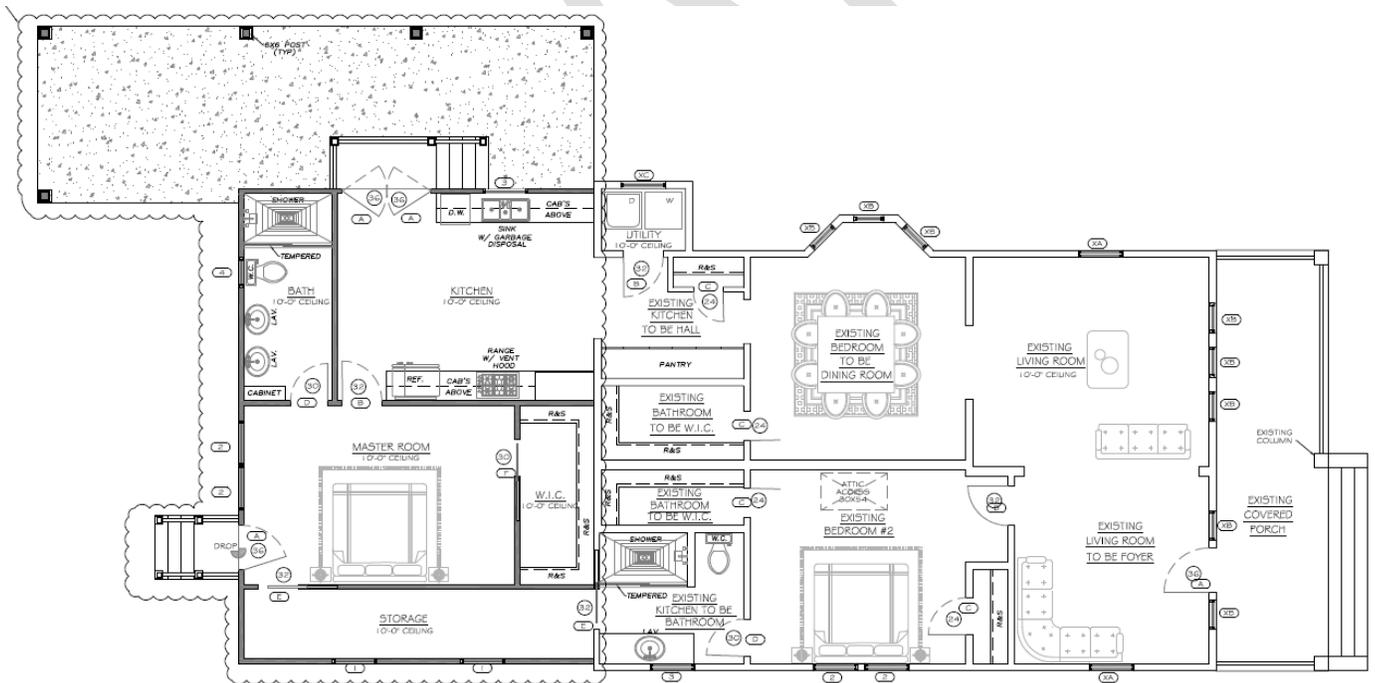
FIRST FLOOR PLAN



EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

| 1st FLOOR DOOR SCHEDULE | | | | | | |
|-------------------------|-----------|-------|----------|-------|------------------------|------|
| | SIZE | TYPE | MATERIAL | FRAME | REMARKS | QTY. |
| A | 3'0"X6'8" | PANEL | WOOD | WOOD | EXTERIOR (SOLID) DOOR | 3 |
| B | 2'8"X6'8" | PANEL | WOOD | WOOD | INTERIOR DOOR | 3 |
| C | 2'0"X6'8" | PANEL | WOOD | WOOD | INTERIOR DOOR | 4 |
| D | 2'6"X6'8" | PANEL | WOOD | WOOD | INTERIOR DOOR | 2 |
| E | 2'8"X6'8" | PANEL | WOOD | WOOD | (SLIDING)INTERIOR DOOR | 2 |
| F | 2'6"X6'8" | PANEL | WOOD | WOOD | (SLIDING)INTERIOR DOOR | 1 |

| 1st FLOOR WINDOW SCHEDULE | | | | | | |
|---------------------------|-----------|------|----------|-------|---------|------|
| | SIZE | TYPE | MATERIAL | FRAME | REMARKS | QTY. |
| 1 | 3'0"X5'0" | SH | DBL. PN. | WOOD | | 3 |
| 2 | 3'0"X5'0" | SH | DBL. PN. | WOOD | EGRESS | 4 |
| 3 | 3'0"X3'0" | SH | DBL. PN. | WOOD | | 2 |
| 4 | 2'0"X3'0" | SH | DBL. PN. | WOOD | | 1 |
| XA | 3'0"X5'0" | SH | DBL. PN. | WOOD | | 2 |
| XB | 2'0"X5'0" | SH | DBL. PN. | WOOD | | 8 |
| XC | 3'0"X2'0" | SH | DBL. PN. | WOOD | | 1 |

PROJECT DETAILS

Shape/Mass: Existing: The residence has 1,200 square feet of living space and is situated on a 5,100 square foot interior lot. The house is approximately 28' wide and 49'-7 1/2" long, with a ridge height of 18' and an eave height of 9'-10".

Proposed: The alteration adds 600 square feet on the rear of the house. The addition's ridge height will be 18'-3" and the eave height will match the existing at 9'-10".

Setbacks: Existing: The house is situated 9'-9 1/2" from the front (south), approximately 3' from the west, 40'-7" from the north and approximately 16' from the east property lines.

Proposed: The addition will be situated 3'-10 1/2" from the west, 16'-7" from the east and 13' from the north property lines. The carport will be situated 3' from the north and east property lines.

Foundation: The existing house and addition will have matching pier and beam foundations with a finished floor height of 2'-6".

Windows/Doors: Please refer to window and door schedule.

Exterior Materials: The original house has asbestos siding and the addition will be clad in cementitious siding.

Roof: The existing and new addition will have the same 5/12 pitch and the north side of the addition's roof will have 2/12 pitch to tie into the shed roof of the carport.

Front Elevation: The secondary entrance on the north side of the front elevation will be removed and replaced with a new wood 1/1 double hung window. The proposed carport will be seen from the front elevation. Please refer to elevation plan.

(South)

Side Elevation: Two new window openings will be added with wood 1/1 double hung windows. Please refer to elevation plan.

(West)

Side Elevation: One window opening will be added with a wood 1/1 double hung window. A 37'-7" attached carport will be constructed. Please refer to elevation plan.

(East)

Rear Elevation: There will be three new window openings. One small wood 1/1 double hung window and two larger wood 1/1 double hung windows. A new staircase will be constructed and that will lead up to a one door opening.

(North)