

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

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

Property: 117 Parkview Street, Tract 4A, 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 3,157 square foot two story residence and garage attached by a breezeway. The residence will feature a 28'-9" 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: -

DRAFT

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

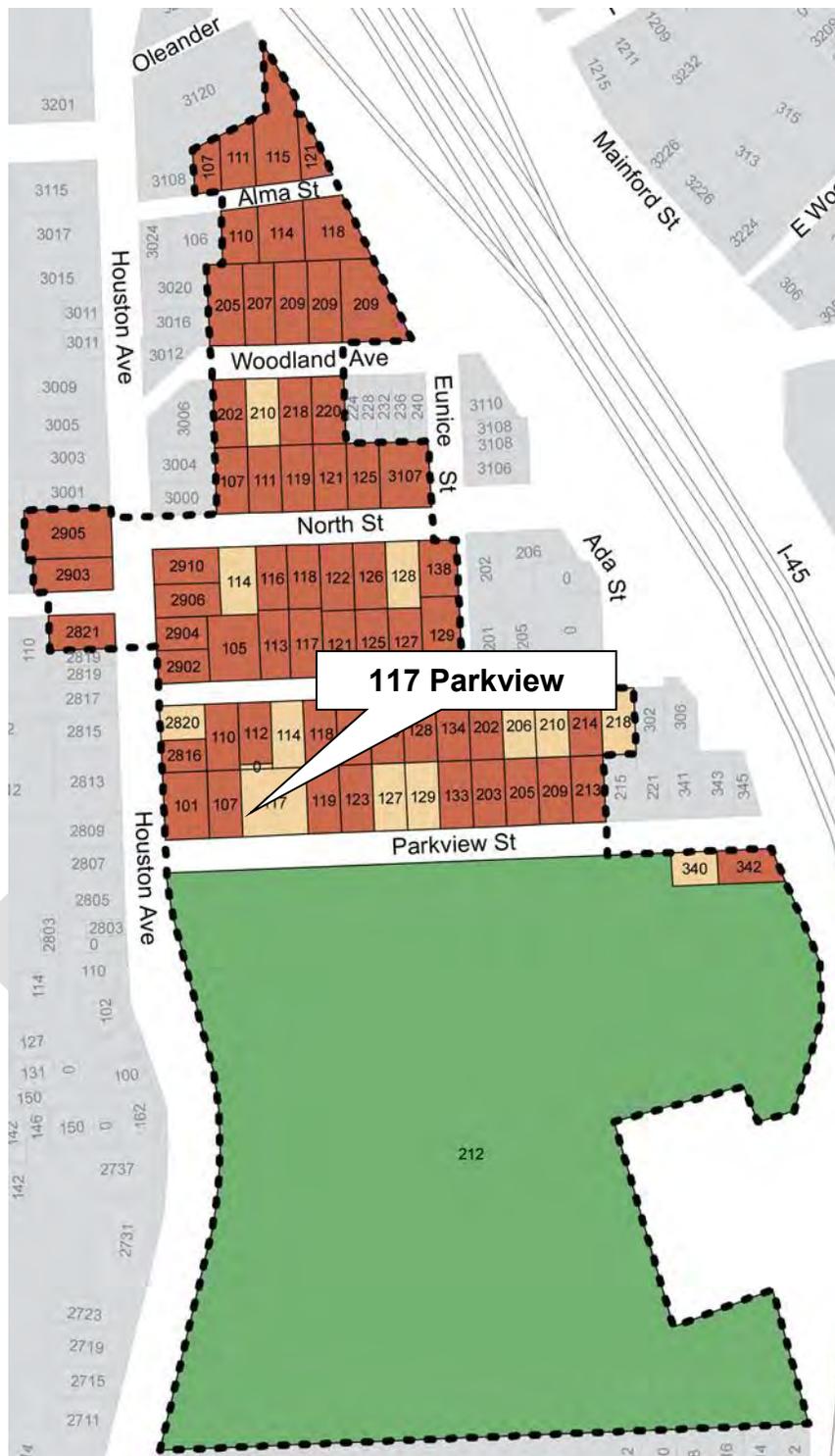
- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



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



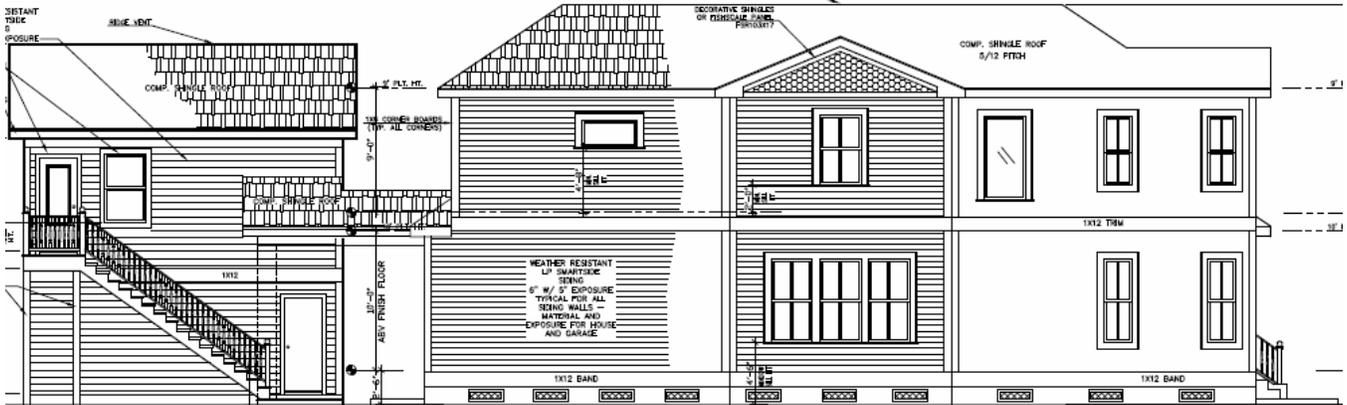
129 Parkview Street – Noncontributing – 1919

SOUTH ELEVATION – FRONT FACING PARKVIEW STREET



WEST SIDE ELEVATION

PROPOSED



EAST SIDE ELEVATION

PROPOSED



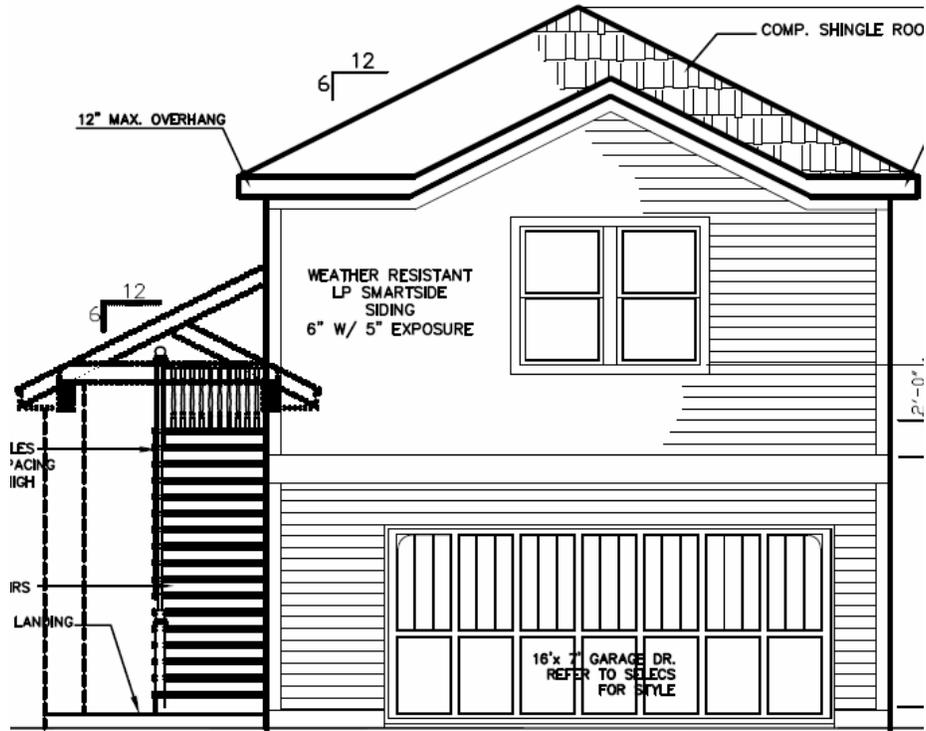
NORTH (REAR) ELEVATION

PROPOSED

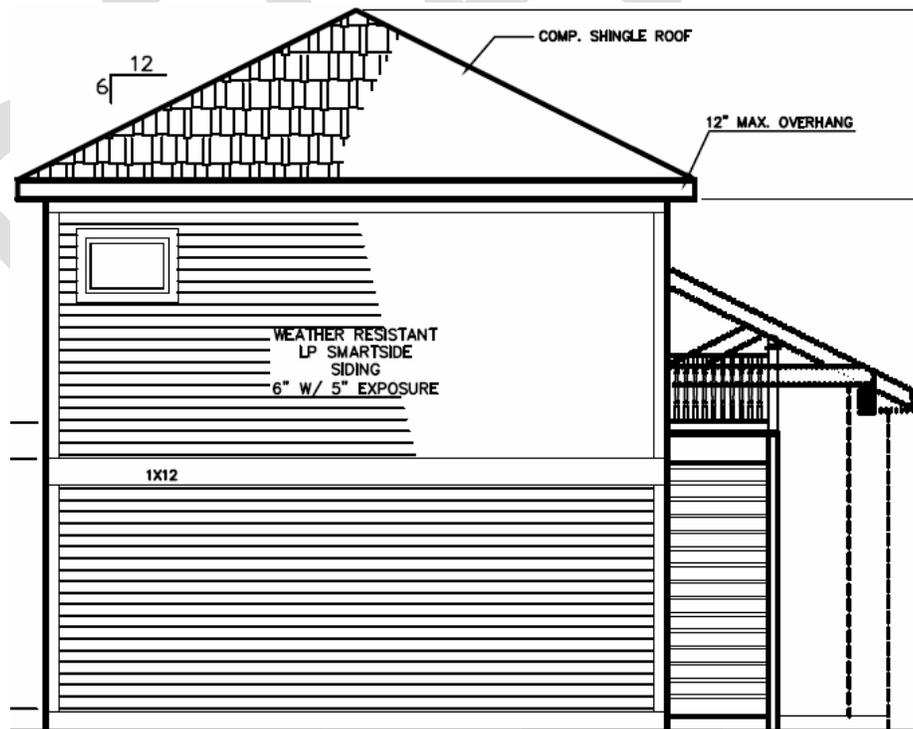


GARAGE ELEVATIONS

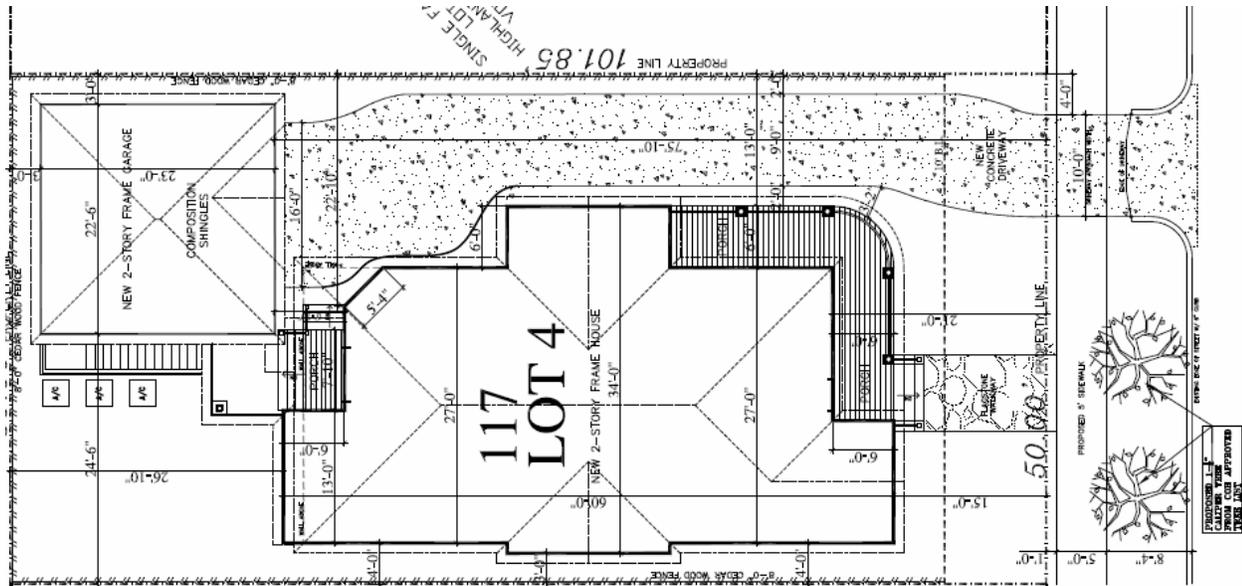
SOUTH



NORTH

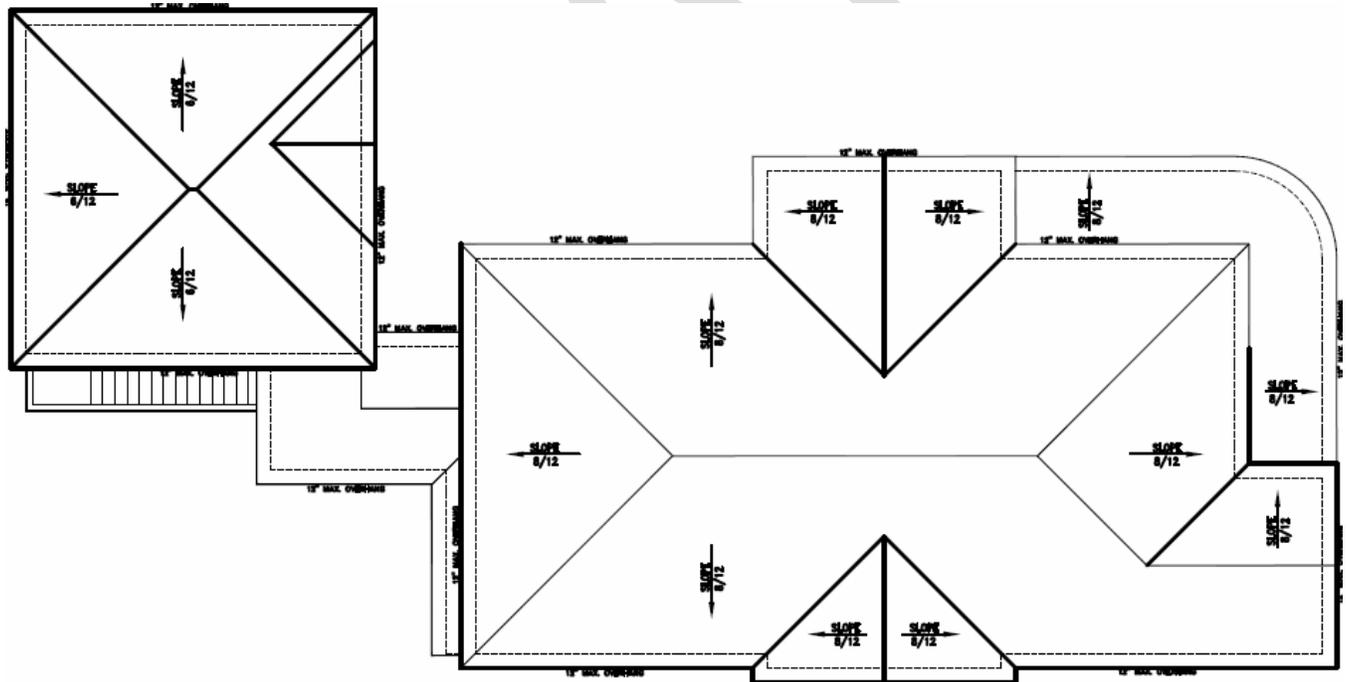


**SITE PLAN
PROPOSED**



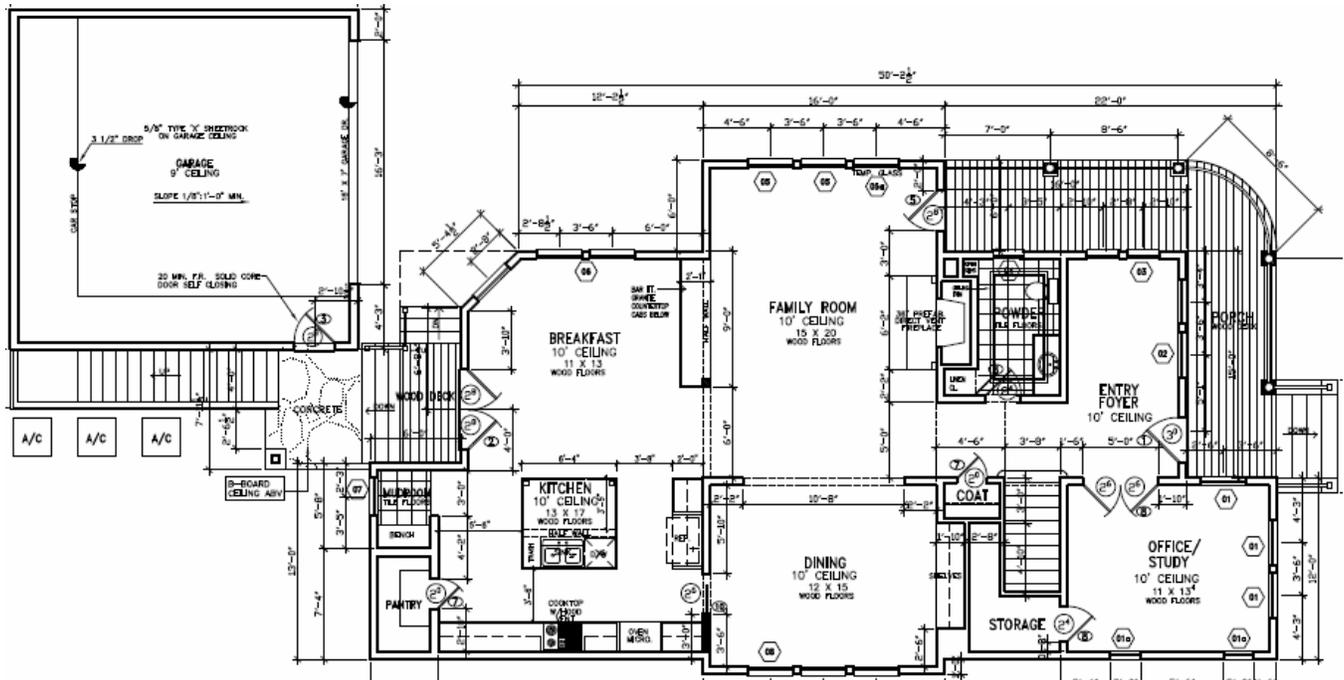
PARKVIEW STREET

**ROOF PLAN
PROPOSED**



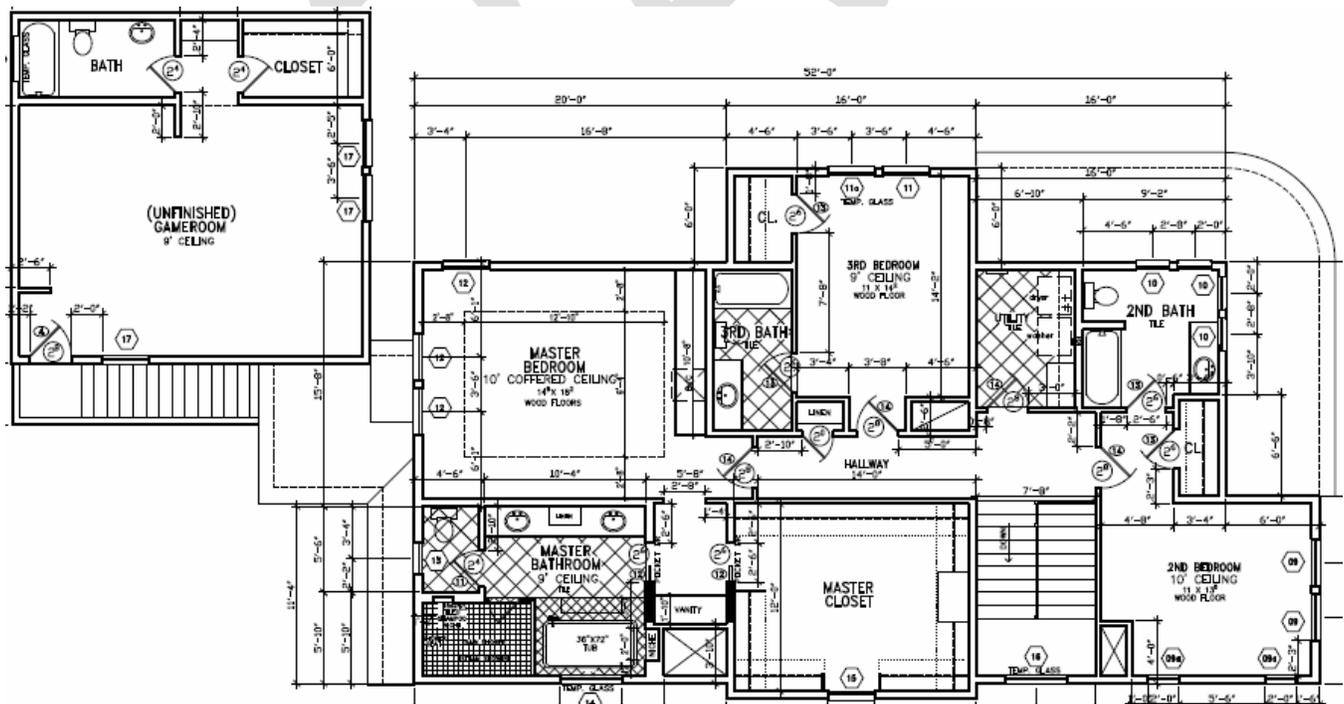
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW SCHEDULE

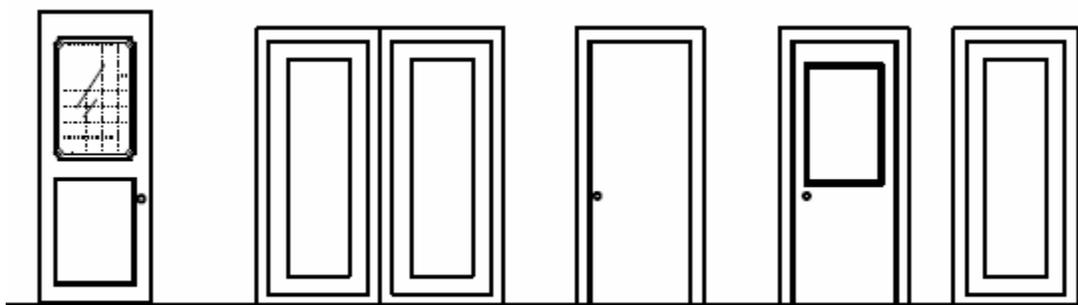
WINDOW SCHEDULE												
DATE REVISED: 07.09.15										117 PARKVIEW		
MARK	QTY.	TYPE	LOCATION	NOMIONAL OPEN.		MATERIAL	OPERABLE/		GLAZING	EGRESS	TEMP.	REMARKS
				WIDTH	HEIGHT		FIXED					
01	3	SH	STUDY	3'-0"	6'-0"	WOOD	OPER.	E				
01a	2	SH	STUDY	2'-0"	6'-0"	WOOD	OPER.	E				
02	2	SH	FOYER	3'-0"	6'-0"	WOOD	OPER.	E				
03	2	SH	FOYER	2'-2"	6'-0"	WOOD	OPER.	E				
04	1	SH	POWDER RM.	2'-0"	3'-0"	WOOD	OPER.	E				
05	2	SH	FAM. RM.	3'-0"	6'-0"	WOOD	OPER.	E				
05a	1	SH	FAM. RM.	3'-0"	6'-0"	WOOD	OPER.	E			yes	
06	3	SH	BREAKFAST	3'-0"	6'-0"	WOOD	OPER.	E				
07	1	SH	MUDROOM	2'-6"	3'-0"	WOOD	OPER.	E				
08	3	SH	DINING	3'-0"	6'-0"	WOOD	OPER.	E				
09	2	SH	2ND BDRM.	3'-0"	5'-0"	WOOD	OPER.	E		yes		
09a	2	SH	2ND BDRM.	2'-0"	5'-0"	WOOD	OPER.	E				
10	4	SH	2ND BATH	2'-0"	4'-0"	WOOD	OPER.	E				
11	1	SH	3RD BDRM.	3'-0"	5'-0"	WOOD	OPER.	E		yes		
11a	1	SH	3RD BDRM.	3'-0"	5'-0"	WOOD	OPER.	E			yes	
12	3	SH	MSR BDRM.	3'-0"	5'-0"	WOOD	OPER.	E		yes		
13	1	SH	MSR BATH	2'-0"	3'-0"	WOOD	OPER.	E				
14	1	C	MSR BATH	2'-0"	4'-0"	WOOD	OPER.	E				
15	1	F	MSR CL	3'-0"	4'-0"	WOOD	FIX.	E				
16	1	F	STAIR	3'-0"	6'-0"	WOOD	FIX.	E			yes	
17	3	SH	GAME RM.	3'-0"	5'-0"	VINYL	OPER.	E				
18	1	C	GAME RM. BATH	3'-0"	2'-0"	VINYL	OPER.	E			yes	



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	H	1	KITCHEN	2'-8"	8'-0"		*	*			FULL VIEW DR.
3	C	1	GARAGE	2'-8"	6'-8"		*	*			SOLID CORE
4	D	1	GARAGE- UNFINISHED ROOM	2'-8"	6'-8"		*	*			DOOR W/ GLASS PANEL
5	H	1	FAMILY ROOM	2'-8"	6'-8"		*	*			FULL VIEW DR.
INTERIOR DOOR SCHEDULE											
7	E	2	1ST FLOOR HALLWAY & PANTRY	2'-0"	8'-0"	*			*		
8	E	2	POWDER RM & STORAGE	2'-4"	8'-0"	*			*		
9	G	1	STUDY	2'-6"	8'-0"	*			*		FULL VIEW/FRENCH DR.
10	E	1	KITCHEN	2'-6"	8'-0"	*			*		POCKET
11	F	1	MASTER BATH -WC	2'-4"	6'-8"	*			*		
12	E	2	MASTER BATH & MASTER CL.	2'-6"	6'-8"	*			*		POCKET
13	E	4	2ND BATH & CL AND 3RD BATH & CL	2'-6"	6'-8"	*			*		
14	F	4	MASTER, 2ND & 3RD BDRMS, UTILITY	2'-8"	6'-8"	*			*		
15	E	1	HALLWAY CL.	2'-0"	6'-8"	*			*		

EXTERIOR DOOR



TYPE A
SOLID WOOD W/
GLASS INSERT

TYPE B
FULL VIEW

TYPE C
SOLID

TYPE D
GARAGE DOOR

TYPE H
FULL VIEW

PROJECT DETAILS

Shape/Mass: The main body of the house will measure 27' wide by 47'-6" deep. A smaller gabled projection will extend forward toward the front property line and measure 12' wide by 6' deep. A gabled projection on the west side will begin 22' back from the front wall and measure 1' wide by 16' deep. A gabled projection on the east wall will begin 22' back from the front wall and measure 6' wide by 16' deep. A rear projection will measure 13' wide by 6' deep. The residence will feature a 22' eave height and a 28'-9" ridge height. The garage apartment will attach to the rear wall with a covered breezeway and measure 26'-4" wide by 23' deep and feature a 19'-2" eave height and a 26' ridge height.

Setbacks: The main body of the residence will be set back 21' from the property line; a front gabled projection and the porch will be set back 15'. The residence will feature a 3' west side setback, a 13' east side setback and a 26'-10" rear setback. The garage will be attached by a covered breezeway and feature a 3' east side setback, a 24'-6" west side setback and a 3' rear setback.

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 sash wood windows with a 2/1 lite pattern and wood doors with glass lites. The garage will feature an overhead garage doors, recessed sash wood windows with a 1/1 lite pattern and painted metal garage entry doors.

Exterior Materials: The residence and garage will feature horizontal lap cementitious siding with a 5" reveal. The residence will also feature decorative shingles in the front and side gables, 6" square wood columns and wood railings and porch steps.

Roof: The residence will feature a hipped roof with a 5/12 pitch clad with composition shingles. Three smaller projecting gables will feature a matching pitch and material. The garage will feature a hipped roof with a 6/12 pitch clad with composition shingles.

Front Elevation: The residence will feature a projecting portion on the west side measuring 12' wide featuring two windows each on the first and second floor. A wraparound one story porch will feature a pair of windows, a front door, and a door on the recessed portion of the portion on the east side. The second floor will feature a pair of windows. The garage will feature an overhead garage door on the first floor, a pair of windows on the second floor and an exterior stair on the west side. See elevation drawings for details.

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

Side Elevation: The residence will feature ten windows on the first floor and five windows on the second floor. See elevation drawings for details.
(East)

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