

CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: Mike Shelton, Harvard Heights Construction for Rachel Eddins and Matt Zamzow, owners

Property: 125 Payne Street, Tract 18, Block 31, Grota Home Subdivision. The property includes a historic 2,430 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing foursquare residence, constructed circa 1910, located in the Germantown Historic District.

Proposal: Alteration – Construct a one car garage and pergola that will be attached to the rear corner of the house.

- Construct a 10'-0" x 28'-0" one story, one car garage with an attached 10'-0" x 20'-0" pergola located at the northeast corner of the property.
- The proposed roof has an eave height of 12'-0" and a ridge height of 17'-8". The pergola has a total height of 10'-8".
- The southeast corner of the proposed garage abuts the northwest corner of the existing structure. The proposed pergola is attached by a 2 x 8 beam into the existing structure's original siding.
- All elevations are clad in cementitious siding.

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions: Detach the pergola and garage from the existing structure.

HAHC Action: Approved with Conditions: Detach the pergola and garage from the existing structure.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: April 21, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(1) The proposed activity must retain and preserve the historical character of the property;
 <i>The proposed addition does not retain and preserve the historical character of the property due to improper massing and garage location. While the garage is located on the rear half of the lot, the abutting of the proposed garage to the existing structure is incompatible compared to other structures within the district.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
 <i>The proposed addition does not preserve the distinguishing massing character of the existing foursquare building. Detaching the pergola and garage would preserve the existing structure's distinguished massing and approval would be recommended.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(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;
 <i>Attaching the pergola into the existing structure will destroy portions of original siding. If the pergola is detached from the existing structure approval would be recommended.</i></p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>(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
 <i>The proposed alteration is incompatible with the massing and character of the property as well as the district. The attachment of the garage and pergola is an incompatible massing compared to historic structures within the district. Attaching the garage to the corner is incompatible and is not a feature of other garages within the district. If the garage and pergola are detached approval would be recommended.</i></p> |

- (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.

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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

[X] [] [] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

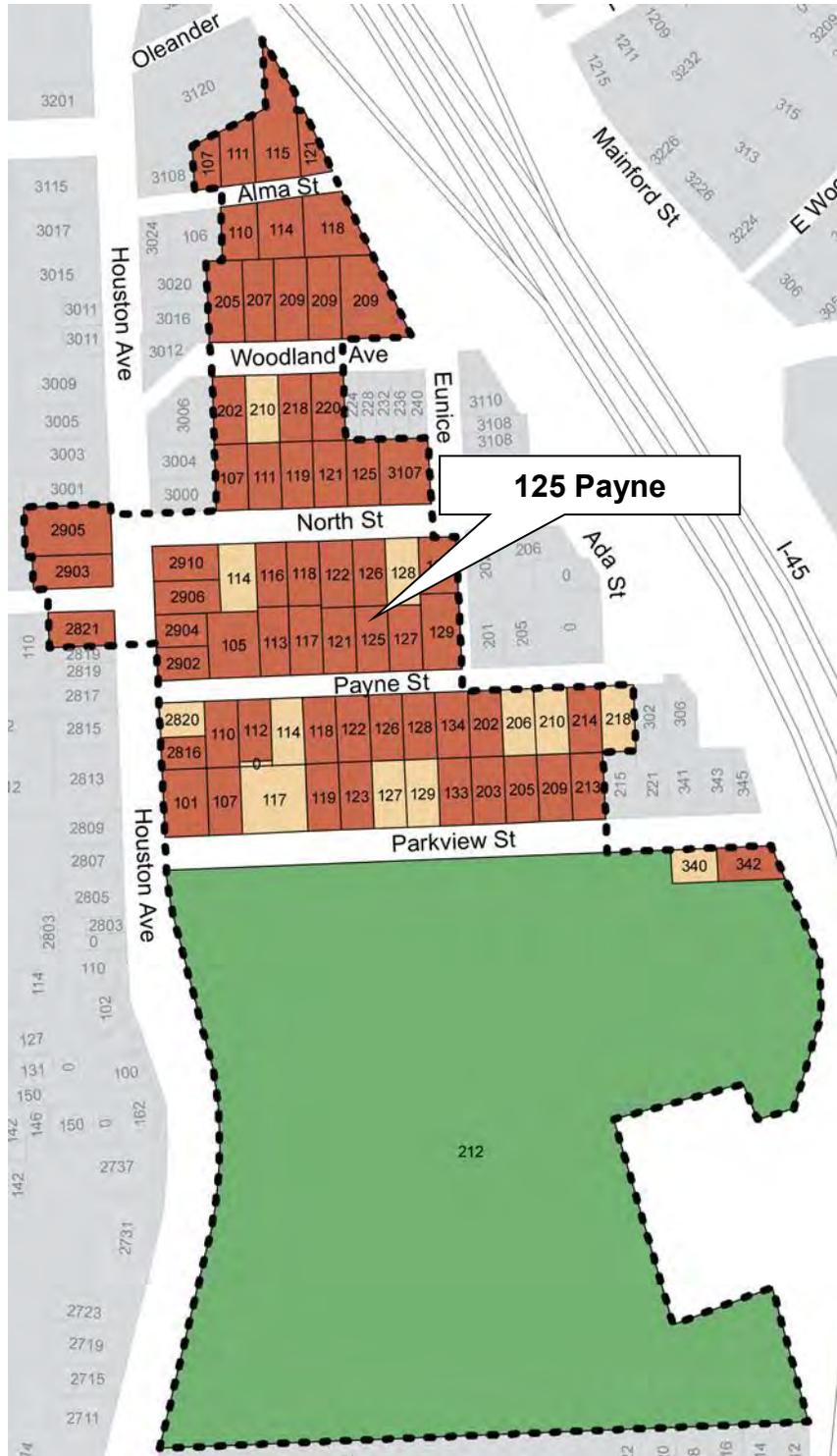
(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

SELECT GUIDELINES

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



PROPERTY LOCATION
GERMANTOWN HISTORIC DISTRICT



INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING PAYNE STREET

PROPOSED



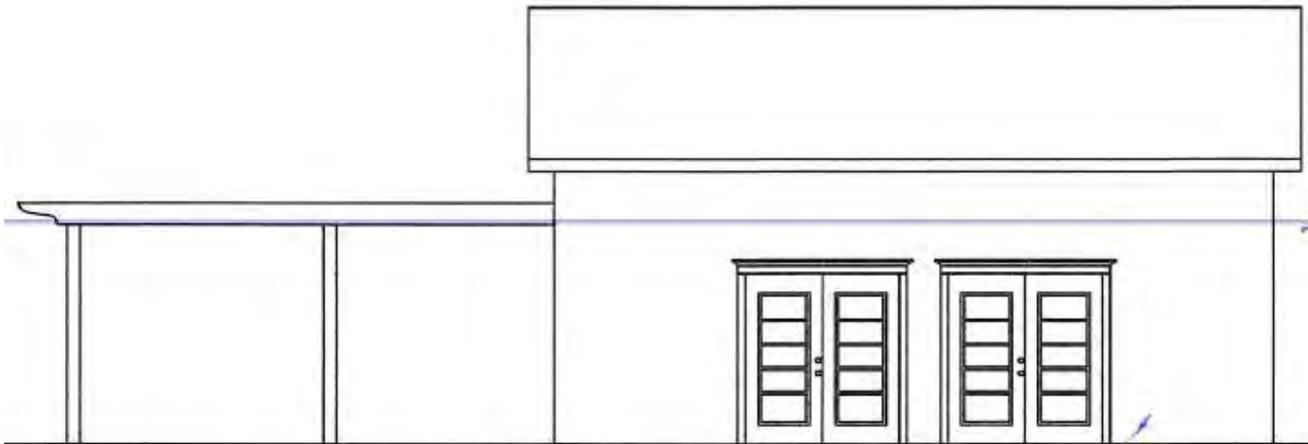
WEST (SIDE) ELEVATION

PROPOSED



EAST (SIDE) ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

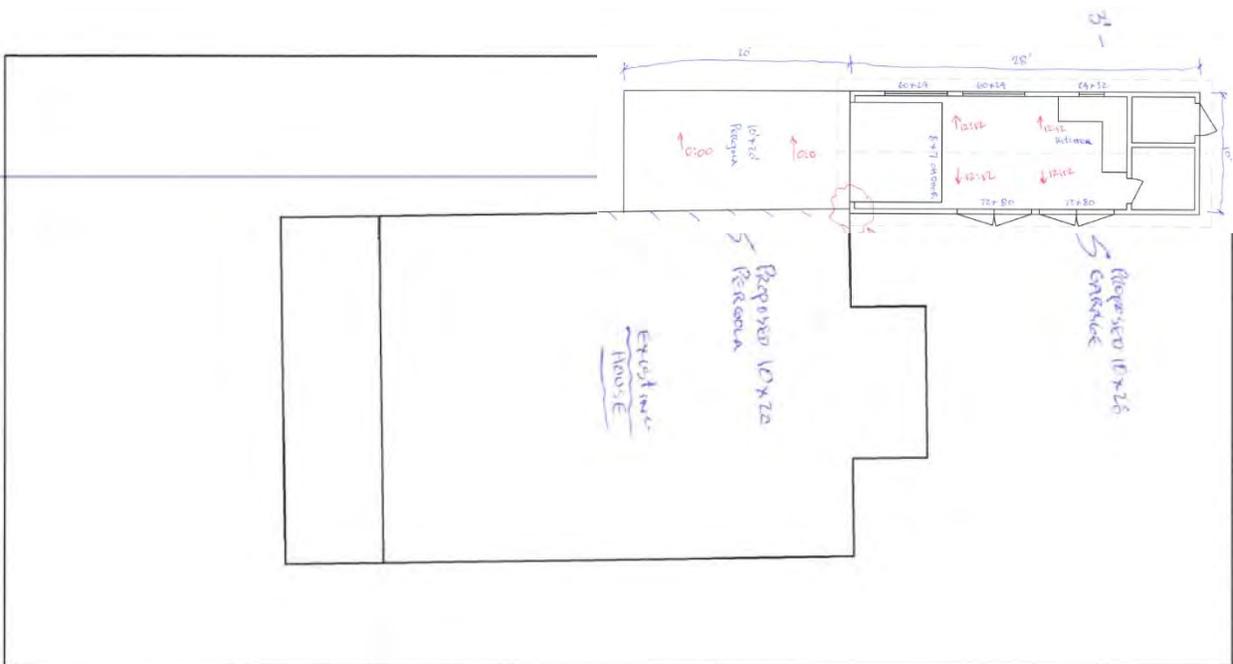
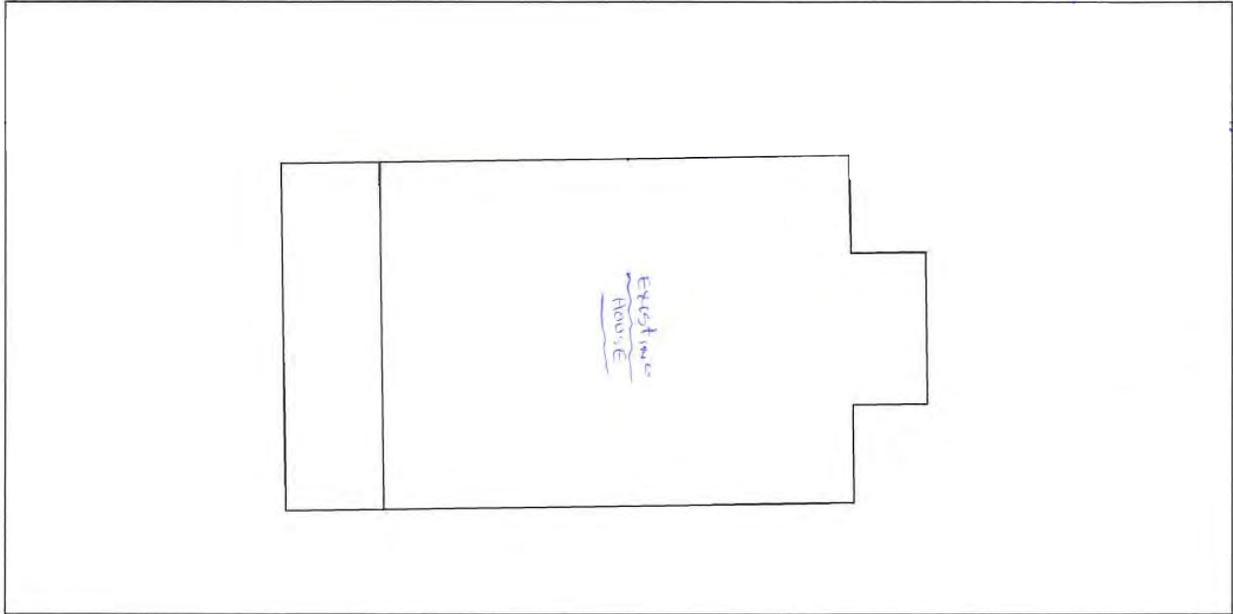
PROPOSED





SITE PLAN

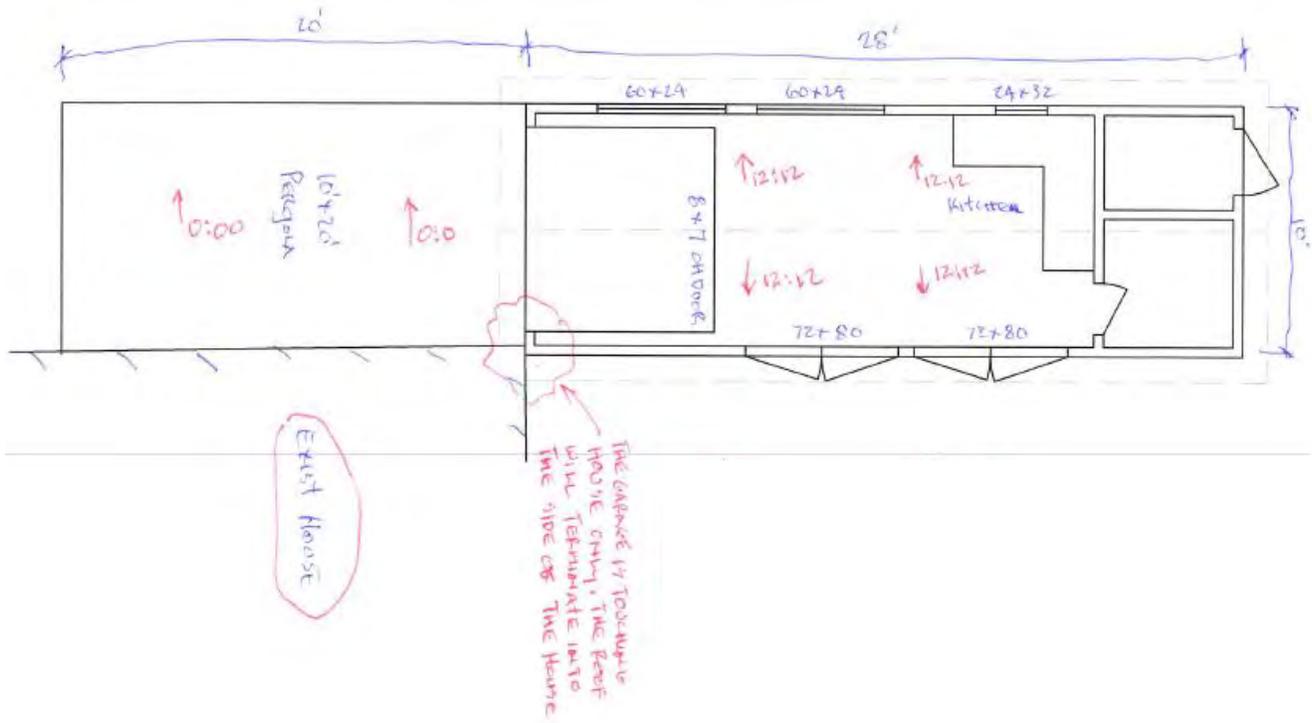
EXISTING



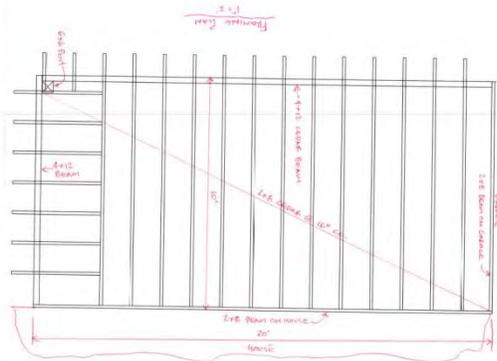


ROOF PLAN

PROPOSED

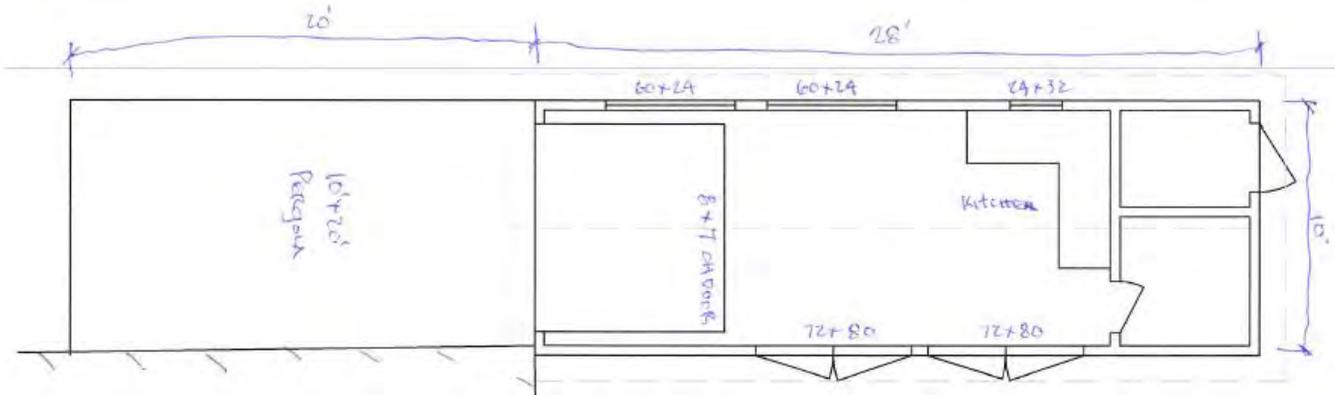


PERGOLA DETAIL

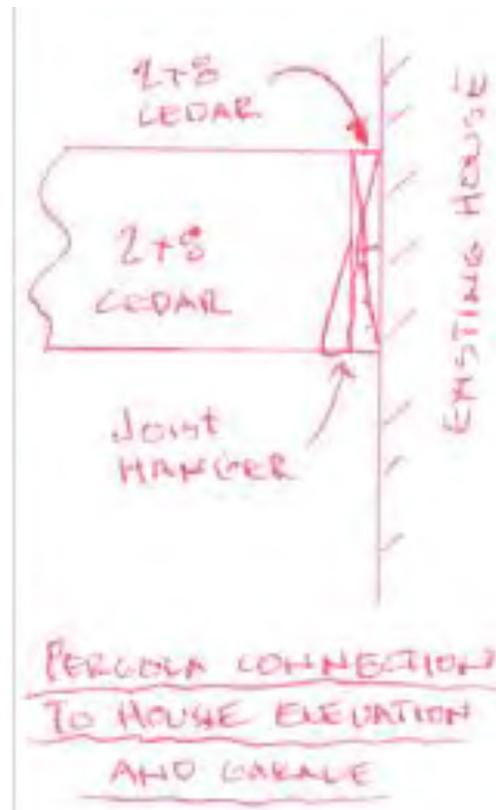
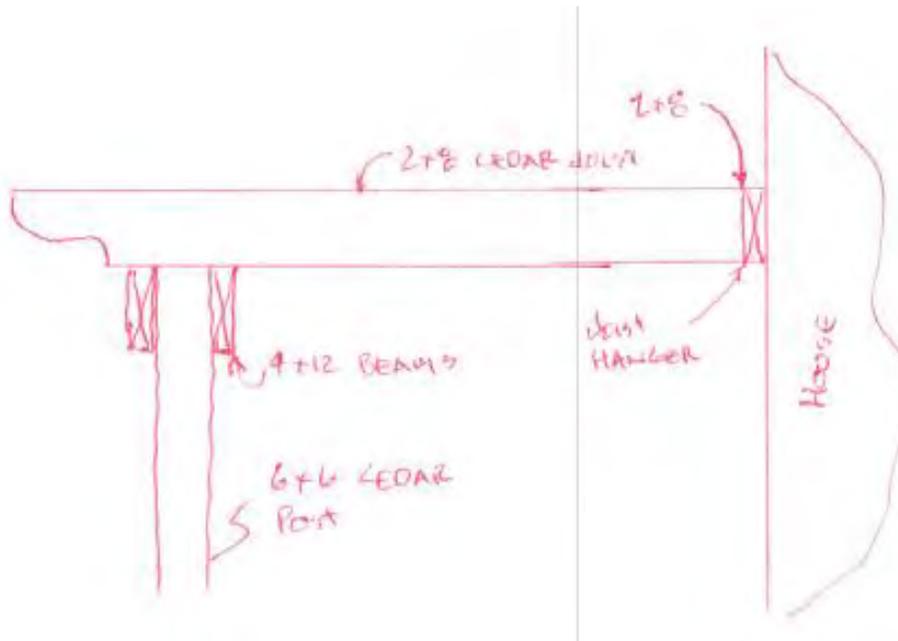


FIRST FLOOR PLAN

PROPOSED



PERGOLA CONNECTION DETAIL



PERGOLA CONNECTION
TO HOUSE ELEVATION
AND CARPENTRY

WINDOW / DOOR SCHEDULE

1 – 8'-0"x7'-0" overhead garage door

2 pairs – 72"x80" pedestrian doors

2 – 60"x24" fixed wood windows

1 – 24"x32" 1-over-1 window

1 – 36"x80" pedestrian door

APPLICANT WRITTEN DESCRIPTION

This project consist of a new 10x28 (280 sf) one car garage and pergola 10x20. The garage will have 9' ceilings with a 2' ponywall above for extra storage in the attic. The siding will be 6" hardi plank.

PROJECT DETAILS

Shape/Mass: The proposed garage is 10'-0" wide by 28'-0" deep with a ridge height of 17'-0". The proposed pergola is 10'-0"x20'-0" with an overall height of 10'-8". The southeast corner of the garage abuts the northwest corner of the existing structure. While the proposed garage abuts the corner of the existing structure, the proposed garage roof terminates into it. The proposed pergola is attached to the front of the garage and to the side of the existing structure by a 2" X 8" beam into the original siding.

Setbacks: The proposed garage is setback 3'-0" from the north (rear); 37'-0" from the east (side); 51'-0" from the south (front); and 3'-0" from the west (side).

Foundation: The proposed foundation is a concrete slab on grade.

Windows/Doors: The proposed garage features wood, fixed windows; 5 pedestrian doors and one garage door.

Exterior Materials: The proposed garage will be clad in cementitious siding and wood framing members.

Roof: The proposed roof will be clad in composite shingles and features a 12:12 slope. The attached pergola has a 0:0 pitch and an overall height of 10'-8". The pergola consists of 16 2 x8 joists running parallel to the front elevation of the proposed garage on 16" centers. 7 partial length joists also on 16" centers are featured at the front of the pergola facing the street.

Front Elevation: The proposed garage will be clad in cementitious siding and will have one 8'-0"x7'-0" garage door.
(South) A vent is located in the front gable. A proposed 10'-0"x20'-0" pergola with an overall height of 10'-8" is attached to the elevation. The pergola is supported by 6x6 posts, 4x12 beams, and connects to the west elevation of the existing structure.

Side Elevation: The proposed garage will be clad in cementitious siding and have two rectangular fixed windows and a 1-over-1 window. A profile of the proposed pergola is also present.
(West)

Side Elevation: The proposed garage will be clad in cementitious siding and have 2 sets of double pedestrian doors.
(East)

Rear Elevation: The proposed garage will be clad in cementitious siding and feature one pedestrian door towards the west.
(North)