

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2015

Applicant: Chris Masterangelo, owner

Property: 204 Stratford Street, Lot 3, Block 5, Avondale Subdivision. The property includes a historic 2,753 square foot residence situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1911, located in the Avondale East Historic District.

Proposal: Alteration – Rear addition and front porch alteration.

- Remove a non-original rear 26' 3" wide by 8' 6" deep rear addition and construct a new addition in its place.
- Remove a non-original porch enclosure to restore an open wrap around front porch.
- Retain and repair all of the existing historic siding and all but one of the existing windows.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |



PROPERTY LOCATION
AVONDALE EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



REMOVED NON-ORIGINAL FRONT PORCH ENCLOSURE



EXISTING REAR ADDITION



3D RENDERING – FRONT FACING STRATFORD STREET

PROPOSED



NORTH ELEVATION – FRONT FACING STRATFORD STREET

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

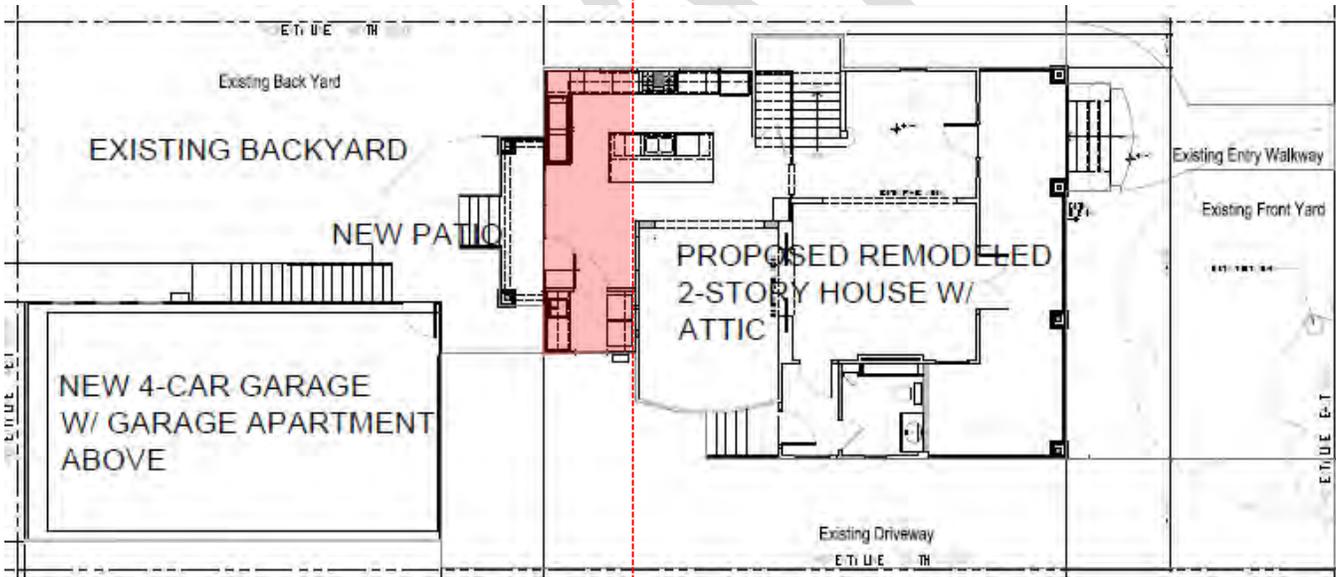




SITE PLAN
EXISTING

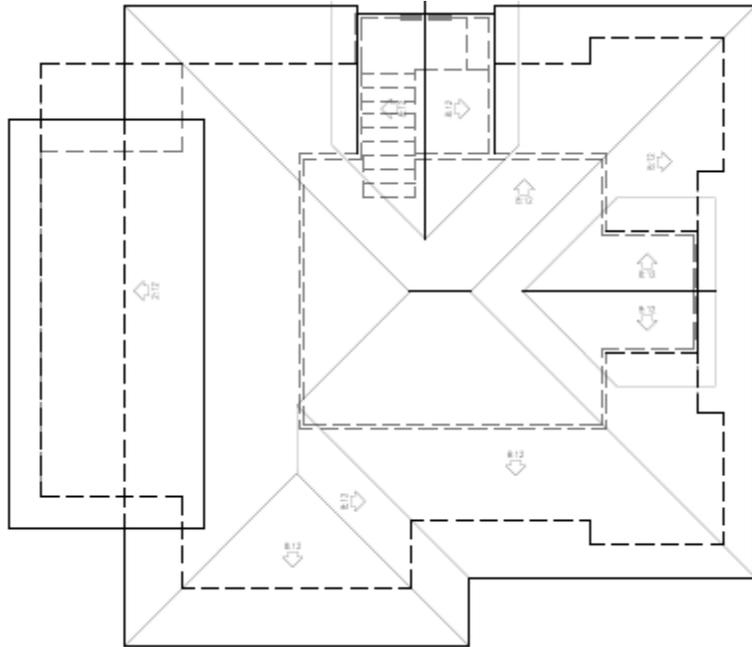


PROPOSED

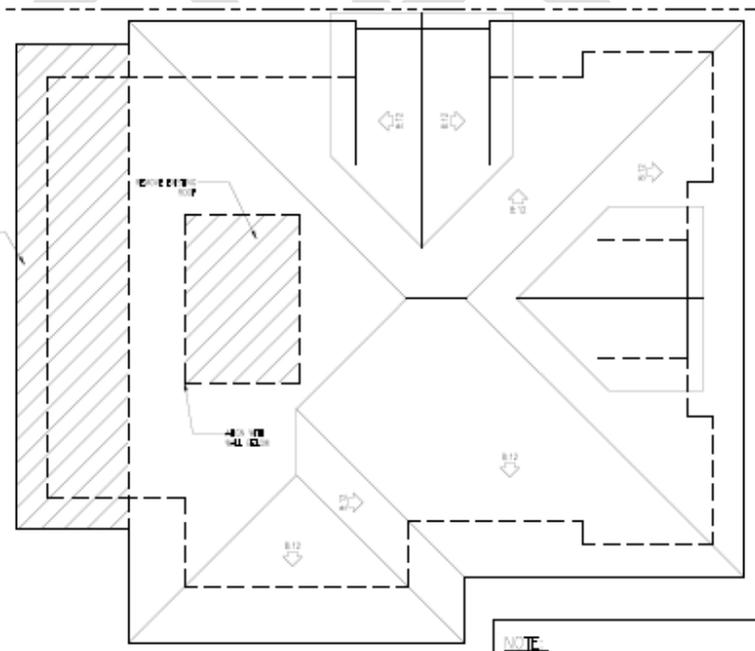




ROOF PLAN
EXISTING



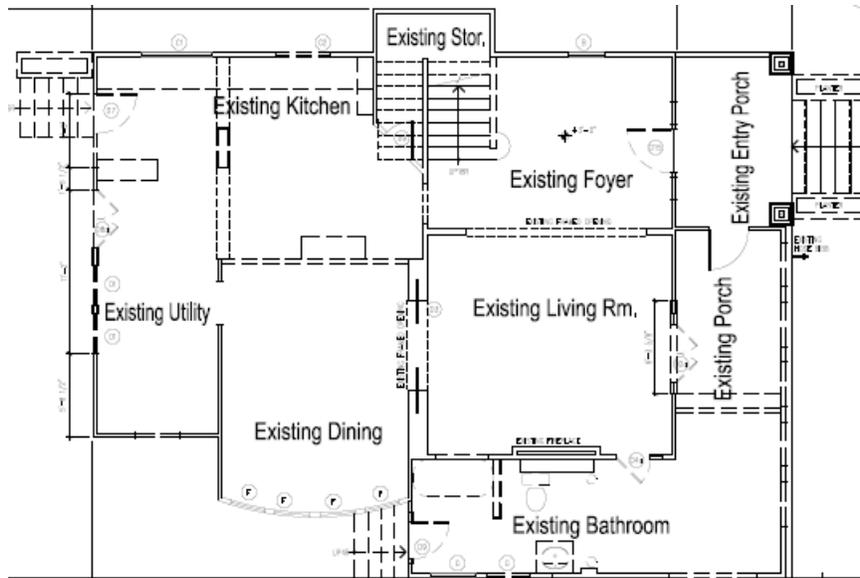
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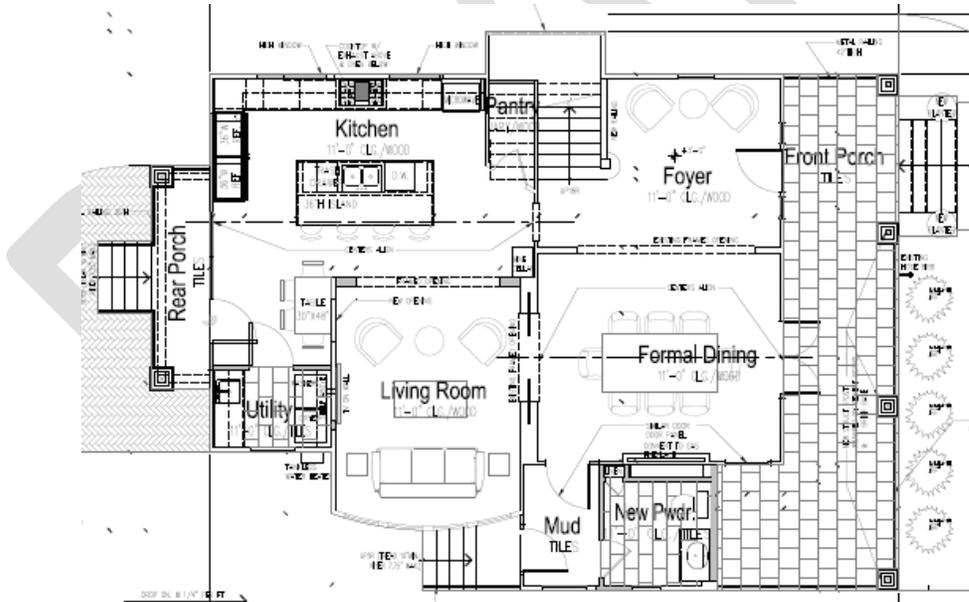


FIRST FLOOR PLAN

EXISTING



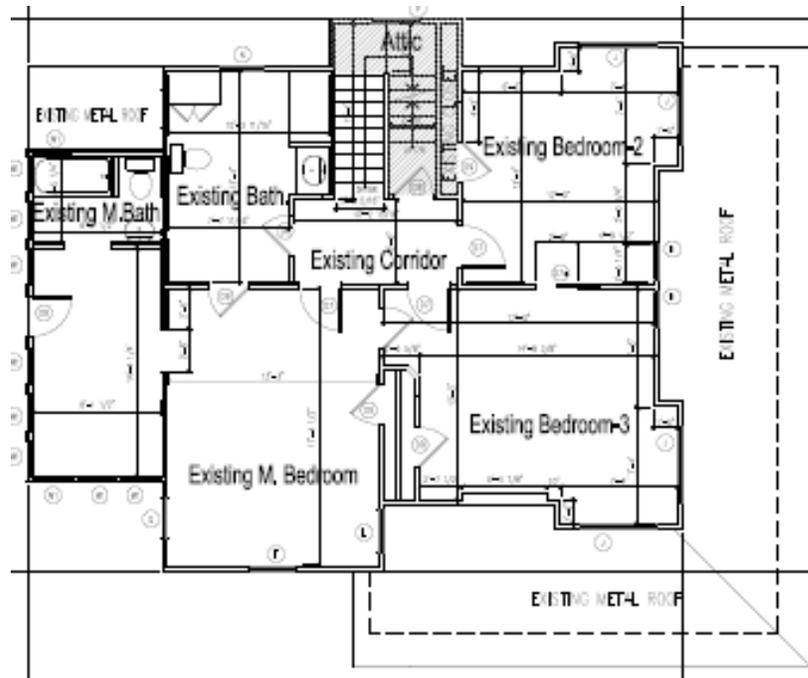
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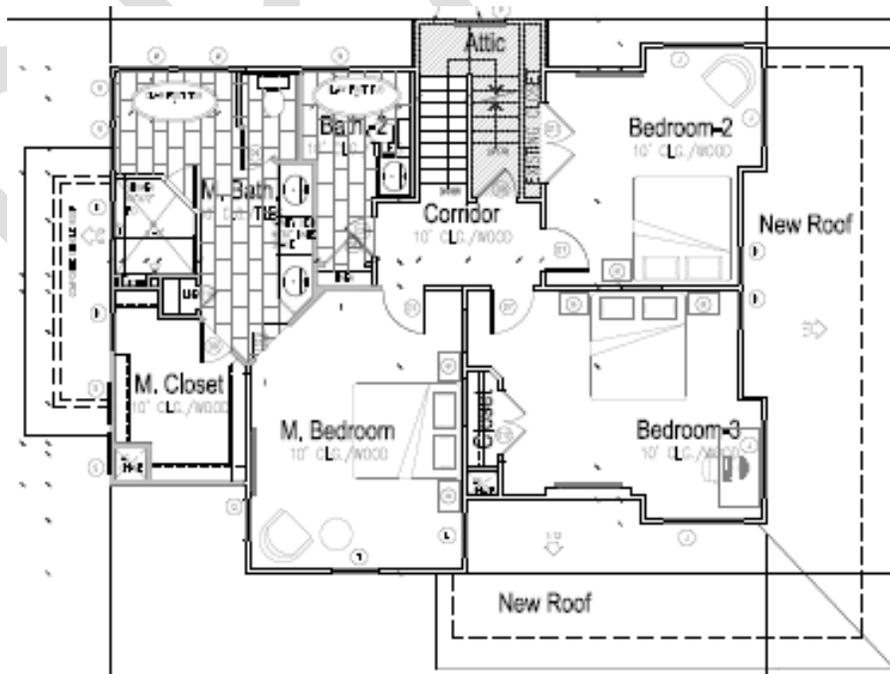


SECOND FLOOR PLAN

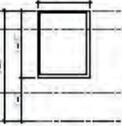
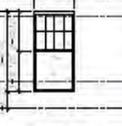
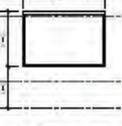
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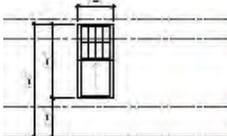
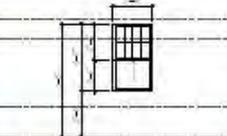
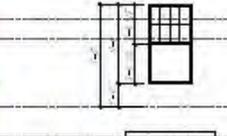
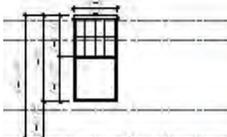
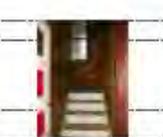
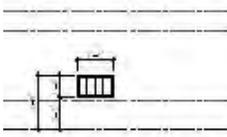
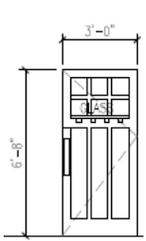
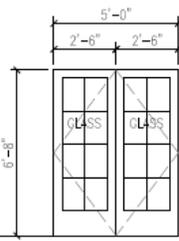
PROPOSED



WINDOW / DOOR SCHEDULE

							
<p>WINDOW TYPE A</p> <p>LOCATION: PORCH</p> <p>TYPE OF WINDOW: FIXED</p> <p>MATERIAL: WOOD</p> <p>CONDITION: MISSING</p>	<p>ACTION: REPLACE BY NEW WINDOW</p>	<p>WINDOW TYPE A</p> <p>LOCATION: PORCH</p> <p>TYPE OF WINDOW: SINGLE-HUNG</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: PRESERVE AND REUSE</p>	<p>WINDOW TYPE C</p> <p>LOCATION: KITCHEN</p> <p>TYPE OF WINDOW: FIXED</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: REMOVE FOR MORE KITCHEN CABINETS</p>	<p>WINDOW TYPE C</p> <p>LOCATION: KITCHEN</p> <p>TYPE OF WINDOW: FIXED</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: REMOVE FOR MORE KITCHEN CABINETS</p>
							
<p>WINDOW TYPE D</p> <p>LOCATION: KITCHEN</p> <p>TYPE OF WINDOW: SINGLE-HUNG</p> <p>MATERIAL: WOOD</p> <p>CONDITION: NEEDS REPAIR</p>	<p>ACTION: REMOVE FOR MORE NEW NEAR PORCH</p>	<p>WINDOW TYPE E</p> <p>LOCATION: DINING RM.</p> <p>TYPE OF WINDOW: SINGLE-HUNG</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: PRESERVE AND REUSE</p>	<p>WINDOW TYPE G</p> <p>LOCATION: BATHROOM</p> <p>TYPE OF WINDOW: SINGLE-HUNG</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: PRESERVE AND REUSE</p>	<p>WINDOW TYPE H</p> <p>LOCATION: PORCH</p> <p>TYPE OF WINDOW: FIXED</p> <p>MATERIAL: WOOD</p> <p>CONDITION: MISSING</p>	<p>ACTION: MISSING; CONVERT TO OPEN PORCH</p>
							
<p>WINDOW TYPE I</p> <p>LOCATION: PORCH</p> <p>TYPE OF WINDOW: FIXED</p> <p>MATERIAL: WOOD</p> <p>CONDITION: 2 GOOD 3 MISSING</p>	<p>ACTION: MISSING; CONVERT TO OPEN PORCH</p>	<p>WINDOW TYPE J</p> <p>LOCATION: BEDROOMS 2 & 3</p> <p>TYPE OF WINDOW: SINGLE-HUNG</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: PRESERVE AND REUSE</p>	<p>WINDOW TYPE K</p> <p>LOCATION: HALLWAYS, BATH, APT. BATH</p> <p>TYPE OF WINDOW: FIXED</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: PRESERVE AND REUSE</p>	<p>WINDOW TYPE L</p> <p>LOCATION: BEDROOM</p> <p>TYPE OF WINDOW: FIXED TEMPERED GLASS</p> <p>MATERIAL: WOOD</p> <p>CONDITION: GOOD</p>	<p>ACTION: PRESERVE AND REUSE</p>

WINDOW/DOOR SCHEDULE

					
<p>WINDOW TYPE #1</p> <p><u>LOCATION:</u> BATHROOM</p> <p><u>TYPE OF WINDOW:</u> SINGLE-HUNG</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> NEEDS REPAIR</p>	<p><u>ACTION:</u> REMOVE FOR NEW MASTER BATH AND CLOSET</p>	<p>WINDOW TYPE #2</p> <p><u>LOCATION:</u> BATHROOM 2</p> <p><u>TYPE OF WINDOW:</u> SINGLE-HUNG</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> GOOD</p>	<p><u>ACTION:</u> PRESERVE AND REUSE</p>	<p>WINDOW TYPE #3</p> <p><u>LOCATION:</u> STAIRCASE</p> <p><u>TYPE OF WINDOW:</u> FIXED</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> GOOD</p>	<p><u>ACTION:</u> PRESERVE AND REUSE</p>
					
<p>WINDOW TYPE #4</p> <p><u>LOCATION:</u> DINING ROOM</p> <p><u>TYPE OF WINDOW:</u> FIXED</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> GOOD</p>	<p><u>ACTION:</u> PRESERVE AND REUSE</p>	<p>WINDOW TYPE #5</p> <p><u>LOCATION:</u> BEDROOM</p> <p><u>TYPE OF WINDOW:</u> SINGLE-HUNG</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> GOOD</p>	<p><u>ACTION:</u> PRESERVE AND REUSE</p>	<p>WINDOW TYPE #6</p> <p><u>LOCATION:</u> BEDROOM</p> <p><u>TYPE OF WINDOW:</u> SINGLE-HUNG</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> GOOD</p>	<p><u>ACTION:</u> PRESERVE AND REUSE</p>
					
<p>WINDOW TYPE #7</p> <p><u>LOCATION:</u> ATTIC</p> <p><u>TYPE OF WINDOW:</u> FIXED</p> <p><u>MATERIALS:</u> WOOD</p> <p><u>CONDITIONS:</u> GOOD</p>	<p><u>ACTION:</u> PRESERVE AND REUSE</p>				
					
		<p>DOOR TYPE -D1</p> <p><u>LOCATION:</u> MAIN ENTRY</p> <p><u>MATERIAL/FINISH:</u> WOOD S.C. W/GLASS</p> <p><u>FRAME MATERIALS:</u> WOOD</p> <p><u>THRESHOLD:</u> YES</p> <p><u>HARDWARE:</u> LOCKSET</p>	<p>DOOR TYPE -D2</p> <p><u>LOCATION:</u> FORMAL DINING RM.</p> <p><u>MATERIAL/FINISH:</u> WOOD S.C. W/GLASS</p> <p><u>FRAME MATERIALS:</u> WOOD</p> <p><u>THRESHOLD:</u> YES</p> <p><u>HARDWARE:</u> LOCKSET</p>		

PROJECT DETAILS

Shape/Mass: The existing residence features a heavily deteriorated two-story rear addition measuring 26' 3" wide by 8' 6" deep with an eave height of 25'. The applicant proposes to demolish this addition and construct a new one in its place. The new addition will feature matching width depth and height dimensions.

Windows/Doors: All but one the existing original windows will be retained and repaired. A west facing wood casement window will be replaced with a 3' 8" wide by 4' 10" tall single-lite casement window will be replaced by a 5' wide by 2' tall casement window. The applicant also proposes to add two 1' 6" wide by 6' 2" tall 8-lite side lites at the front entryway within the existing side-lite openings. The original windows have long been removed and are covered with plywood.

The existing non-original front door will be replaced by a craftsman style 6-lite door within the existing door opening. The addition will feature new wood casement and double hung windows. A set of 5' wide by 6' 8" tall 8-lite double doors will be installed on the façade within the existing opening. This opening was previously part of the house's interior when the front porch was enclosed.

Exterior Materials: The existing siding will be repaired and retained. The addition will be clad in horizontal lap cementitious siding.

The existing front porch has been altered with a brick porch enclosure. The applicant proposes to remove this enclosure and restore the previously existing wrap-around porch. The porch will feature metal hand railings. Two new 1' wide square columns atop 1' 5" wide brick piers will be installed to match the existing columns that were retained when the porch was enclosed.

Front Elevation: Remove existing enclosed porch to restore the previously existing wrap around porch.
(North)

Side Elevation: Replace an existing side facing casement window with a new casement window within a wider and shorter window opening. The rear 8' 6" of the existing house consists of a non-original addition, which will be replaced with a new addition. The new addition will feature a casement window on the first floor and a pair of 8-over-1 windows on the second.
(West)

Side Elevation: The rear 8' 6" of the existing house consists of a non-original addition, which will be replaced with a new addition.
(East)

Rear Elevation: The south elevation will not be visible from the public right of way.
(South)