

CERTIFICATE OF APPROPRIATENESS

Application Date: July 25, 2022

Applicant: Cristhian Diaz, agent for, Bryan Caswell, owner

Property: 207 Stratford Street, Lot 4, Block 2, Neighborhood Subdivision. The property includes a historic 2,364 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1912, located in the Avondale East Historic District.

Proposal: Alteration: Garage and Rear Addition Attached to Original Structure

- Demolish existing, detached garage
- First floor will be a garage totaling 597' 9" sq. ft.
- Second floor will have 975 sq. ft.
- There will be a 1' inset preserving the original corner of the home
- Original structure's ridge height is 28'; proposed addition's ridge height will be 26'
- Proposed to have a 5:12 roof pitch with composition shingles
- Replace 1 window on upper-floor of original structure on West elevation with a 12-over-1 lite pattern, single-hung, inset & recessed, fibrex composite
- Proposed addition to have 1-over-1 lite pattern, single-hung, inset & recessed, fibrex composite windows
- 117 siding to match existing on original structure
- Push back non-historic "bump out" window bay on East elevation
- 3' East side setback and 0' rear setback with a 12' alley behind property
- Level existing foundation

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

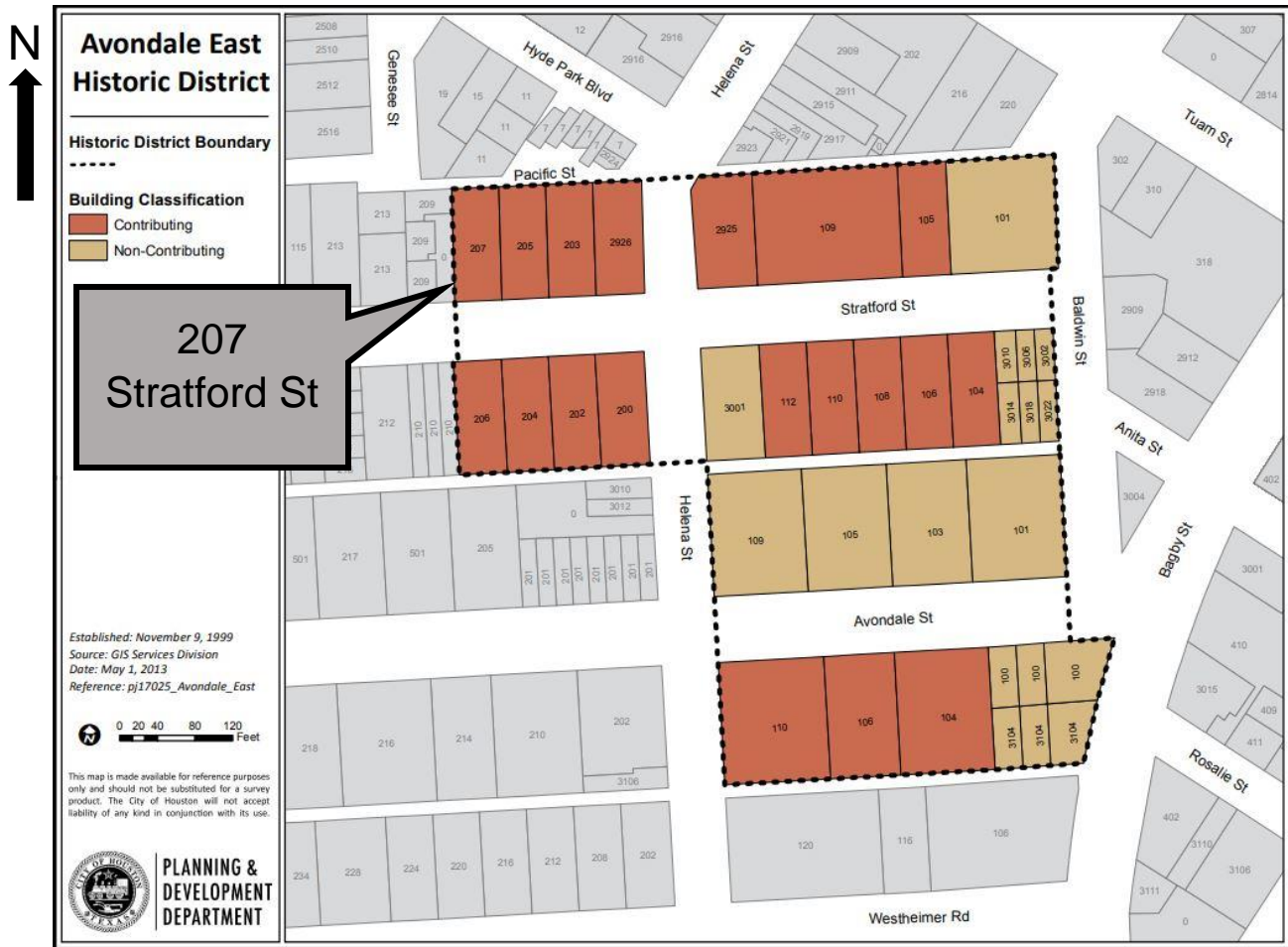
APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: 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 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.

District Map



Current Photos

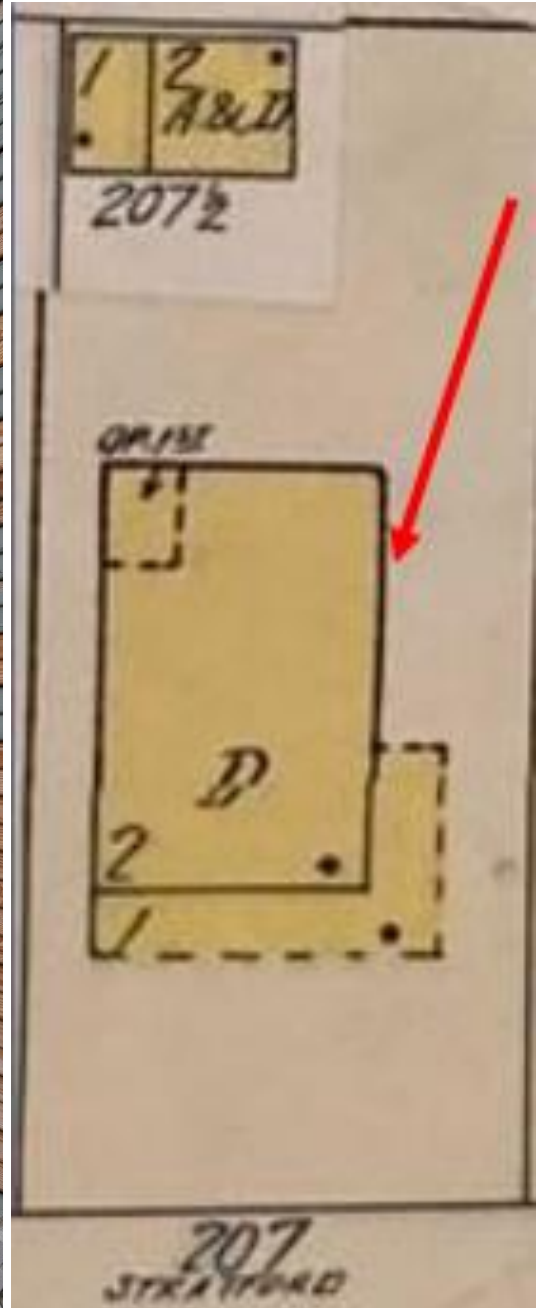


Current Photos

Non-historic "bump out" window bay to be pushed back and flush with existing wall on East elevation



Sanborn map showing that no "bump out" existed when originally constructed



Current Photos



Upper-floor window to be replaced on West Elevation due to wood rot

Existing Site Plan

Proposed Site Plan



SCOPE OF WORK SQFT

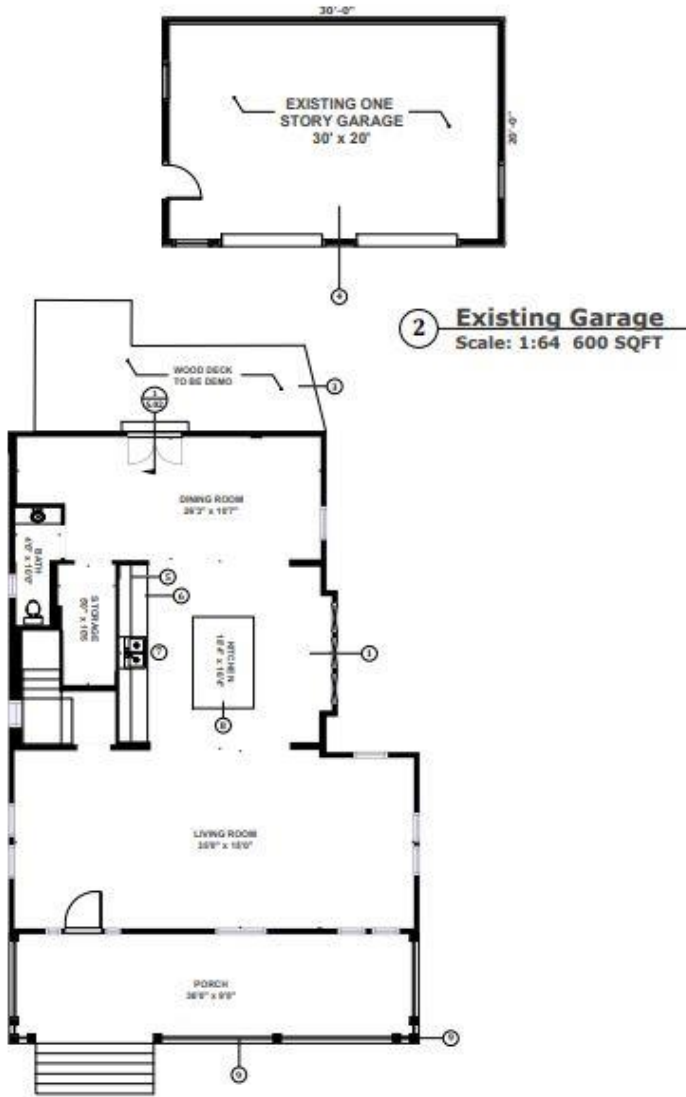
EXISTING HOME GROSS: 3bd 2.5 ba - 2364 SQFT

PROPOSED ADDITION: 975 SQFT OF LIVING SPACE

PROPOSED HOME GROSS: 5 bd 3.5 ba - 3339 SQFT OF LIVING SPACE

PROPOSED POOL: 427 SQFT

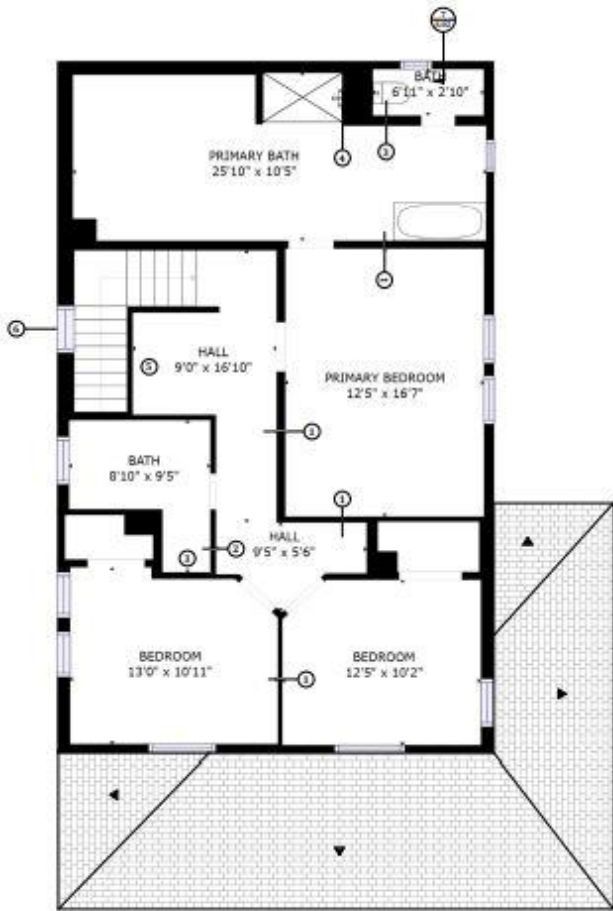
Existing First Floor Plan



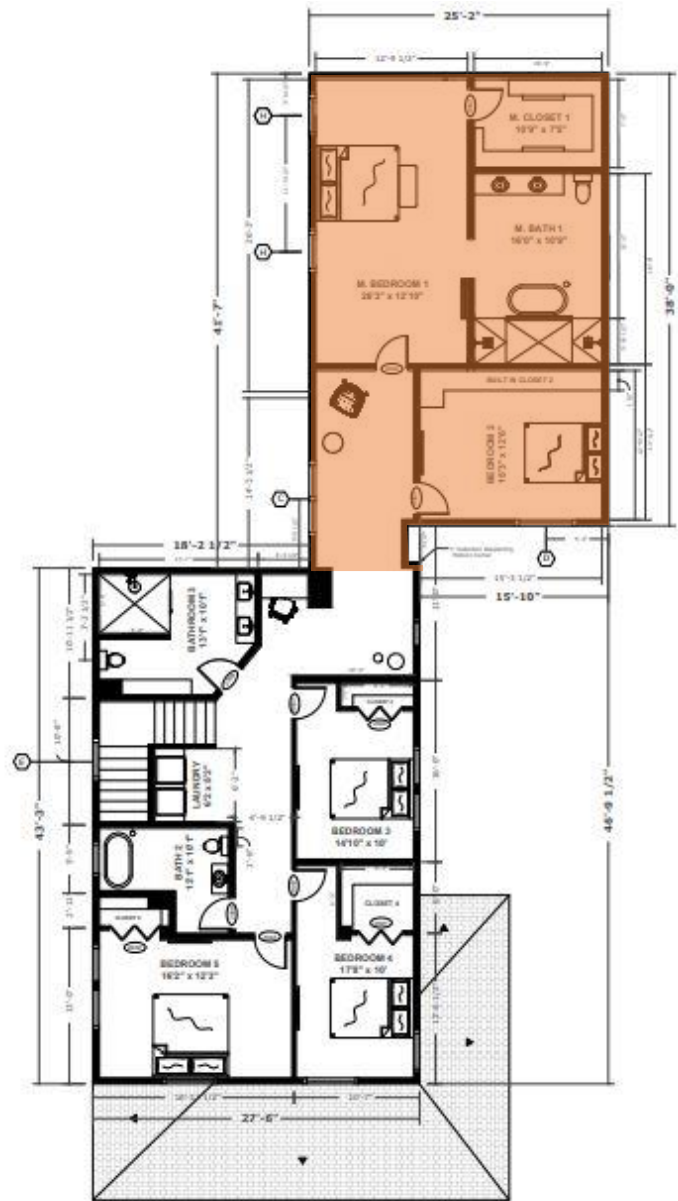
Proposed First Floor Plan



Existing Second Floor Plan



Proposed Second Floor Plan



Existing Front (South) Elevation



Proposed Front (South) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation



Existing Right (East) Elevation



Section Cut of Rear Elevation



Proposed Right (East) Elevation



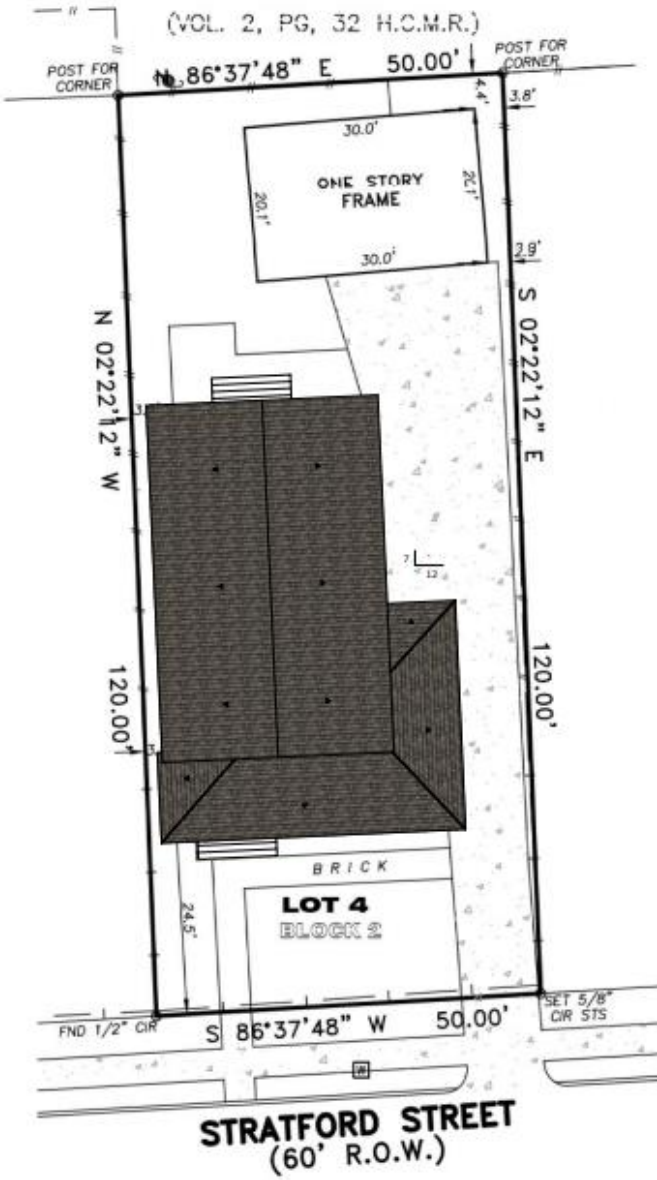
Existing Left (West) Elevation



Proposed Left (West) Elevation



Existing Roof Plan



Proposed Roof Plan

