

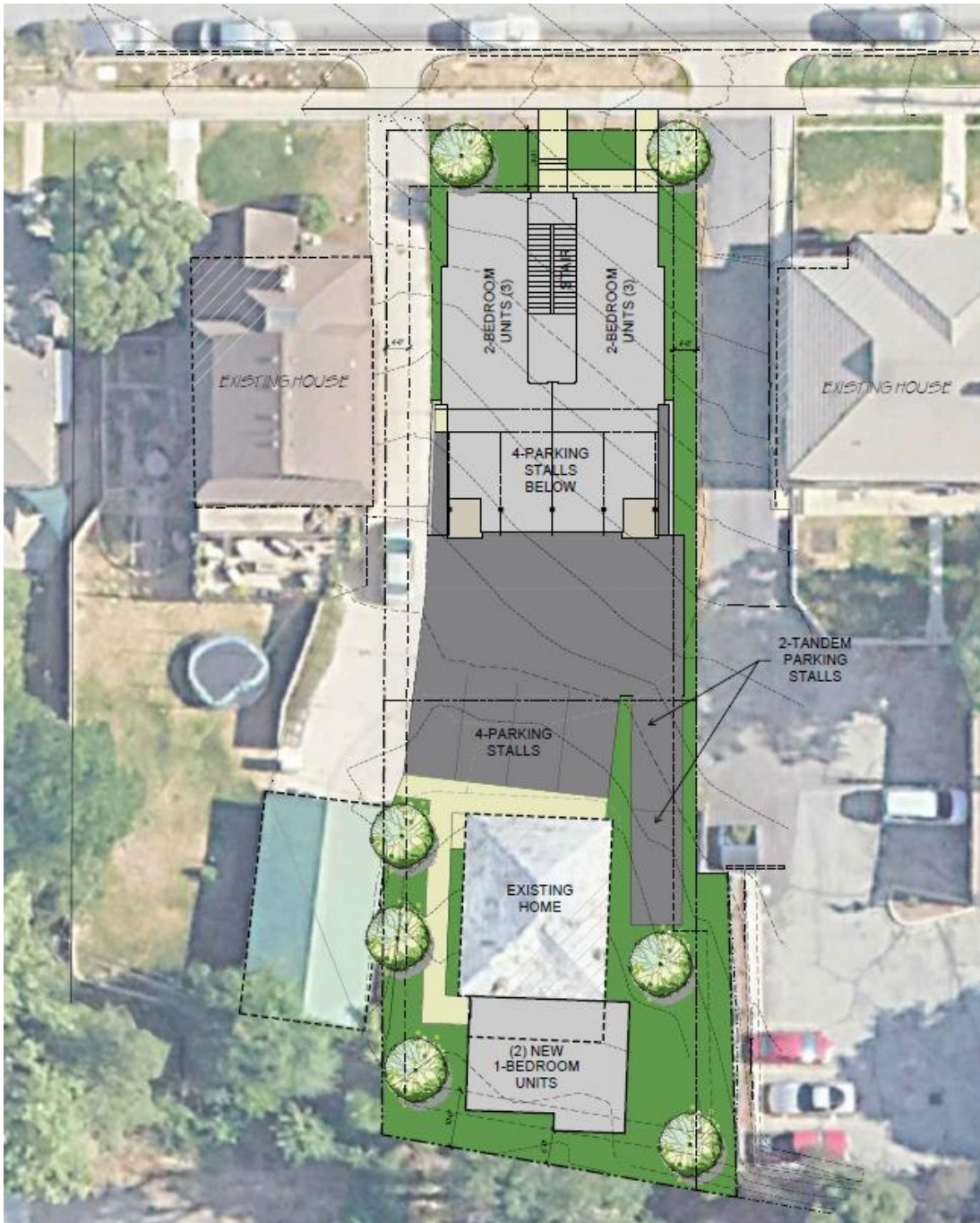
Hillside Ave

By

Garbett Homes

Proposed Use:

Garbett Homes is proposing the replication of an existing home with an addition of two units and a new apartment building that will front along Hillside Ave. The replication will be a detailed reproduction of the existing structure which has experienced significant damage and deterioration. The front apartment building will consist of six units. Each will have two bedrooms. We are seeking an exceptions on the setback requirement for the rear building from 10 feet to 6 feet.



Standards for Certificate of appropriateness:

Primary Building Fronting Hillside Ave

Settlement Patterns and Neighborhood Character

- A. Block and Street patterns. The proposed development follows the prevailing block and street patterns found in the Historic District as well this particular street. By designing the project as a principle building fronting the public street with a drive way on the side to accommodate parking behind the principle building the project remains consistent with current patterns. No variation to the existing pattern is being proposed by this development.
- B. Lot and Site Patterns. This development will follow the existing pattern of principle building located towards the front of the lot with a driveway on the side to accommodate parking in the rear. The proposal remains consistent with this pattern. On Hillside Ave there is precedence for 3 story buildings. There is also precedence for a mixture of architecture styles both in scale and design. This project will add variety to the block while observing and complying with existing patterns and precedence.
- C. The Public Realm. The project continues the manner of engagement with the public along the block that currently exists. The front entry is oriented toward the public as is the standard along this block. The front entry and large windows reinforce this orientation by further reinforcing the orientation toward the public. The set back is consistent with other existing buildings on the block face. The three story height has precedence from neighboring buildings and will contribute by filling the vacant lot that is out of place in this block.
- D. Building placement. The proposed apartment building will be placed within the designated setback so as not to cause disruption or incongruence with prevailing patterns.
- E. The building is oriented toward the street with a prominent front entry facing the sidewalk on Hillside Ave. The large windows further reinforce the orientation of the building as facing towards the public.

Site Access, Parking, and Services

- A. Site access: This project will feature a shared driveway that services both the neighbor to the west as well as the apartment building. This driveway will allow for parking in the rear of the building for its tenants. Throughout the block this is the prevailing method of site access and is consistent with the historic context. **Pedestrian** access will be accomplished through the main entrance and will clearly signal to the public the front entrance and access to the property. **Vehicular** access will be via the driveway to the side. The parking will be located behind the building and away from public spaces.
- B. Services: all utility and service systems will be placed at the rear of the building or screened from public spaces. Trash cans will be kept to the rear of the building, utility boxes and meters will be placed or screened in a way to maintain the character of the block face.

Landscape and Lighting

- A. Grading of Land: the landscaping will be consistent with existing patterns found along the block. Minimal grading will be needed so the transition between existing landscaping will be minimal. It will feature native, drought tolerant species that will contribute to the streetscape in an attractive and meaningful way.
- B. Landscape structures: currently the applicant is not proposing any landscape structures.
- C. Lighting: Lighting for the project will be accomplished through fixtures on the building located at the entrance.

Building Form and Scale

Character of the Street Block. The design reflects the historic character of the street façade through scale, composition and modeling in the following ways.

1. Height. One of the things that makes the Historic District so interesting is the great variety that can be found in it. This project continues with that precedence. A three story apartment building balances the need for additional housing within the city while still being sensitive to the character of the block. This block features three story buildings as well as a 7 story high rise on the corner. The proposed development does not seek relief from the current zoning height restrictions.

2. Width. The width of the project is consistent with other buildings found within the same block. It is wider than some and smaller than others
3. Massing. The shape form and proportions of the building follow precedence set within the block. The project is rectangular with a small façade oriented toward the street and the majority of the structure going deeper into the rear of the parcel. It draws inspiration from some of the examples of mid century modern buildings on the block as well as adhering to more contemporary styles presenting clearly as an example of contemporary architecture.
4. Roof forms: The buildings slanted shed roof reflects a roof form found a few houses down on a contemporary home. Also on the block are a few buildings with flat roofs and a more mid century modern aesthetic. It also pulls from the more classic a frame style paying omage to this aesthetic as well.

Building Character

Façade articulation and proportion. Hillside Apartments proposes a building that largely follows patterns and articulation found within the Historic district. It features a balanced front entrance that is common with older apartment buildings where the entry is the middle of building with units on either side. This creates a symmetrical building that fits in well with the character of the block.

1. Rhythm of Openings: The windows, doors and entrances are placed in a balanced manner following the established pattern of architectural style commonly found with comparable apartment buildings in the district. This symmetrical and balanced style is one of the stronger themes found throughout the block and will play an important role in the successful integration of these project in the neighborhood.
2. Proportion and Scale. The proposed building will fall within the height limits set by the zoning code as well as the lot coverage maximums. This will help to ensure that the building does not conflict with the current character of the street. There is precedence with neighboring buildings of similar height and scale. As well as in the greater district where a three story apartment building is not uncommon.
3. Ratio of Wall to Openings. The applicant has taken cues form neighboring homes and apartment buildings to create a pattern of solid to void that would be appropriate for the area. The front façade leans more into the contemporary aesthetic of larger windows and favoring openings vs wall space. This helps to create a more inviting structure to lessen any impact that the scale would have on the block. The sides of the building contain a ratio similar other buildings that have an organized and structured pattern of building material to transparency.
4. Balconies Porches and external stairs. To maintain the consistency no balconies or porches are proposed on the front façade. These have been placed at the rear of the building to maximize the views and provide future tenants with outdoor space. The main entrance features an oversized landing that

Seems more in line with what is occurring on this particular street. The landing will serve to establish the main entrance and orient it toward the pedestrian.

Building Materials, Elements and Detailing

- A. Materials, the proposed Apartment building will consist of more than 80% durable material. It will consist of Brick, fiber cement and some stucco. The colors and material have been selected to be most compatible with the character of the neighborhood. Placement has been determined by taking cues from existing structures to reflect block patterns and create a structure that remains true to it's own design aesthetic, but still fits in with the character of the street.
- B. Materials on street facing facades. Particular attention has been paid to the front facing façade. The materials and placement of them has been designed to remain true to the architectural elements found within the block. The historic context of the block has been taken into consideration throughout the design process. The use of brick and siding pulls from the numerous brick buildings on the street as well as the siding accents that pull from inspiration from the all siding buildings on the street.
- C. Architectural elements and details—the inspiration for this building was the examples of mid century modern architectural building found on the block. The form of the apartment gives tribute to the form found by a number of projects within the block .The simple lines and clean aesthetic and subdued colors are meant to compliment the street scape and not distract from it.

Windows

The placement and pattern of the windows is meant to be consistent with other designs along the street scape. Though variation in size can be found the overall pattern, spacing and placement has been done in a more traditional way so as not to distract from the existing conditions along the street.

- A. Windows will follow the design code of the Historic district for new construction. Reveals will be a minimum of 3 inches.
- B. Windows will not be vinyl but a composite durable window

Signage.

- A. A small sign with the name and address of the apartment complex will be placed in the front yard. It will be a color that matches the exterior with black numbering.

Narrative B: Historic Home Replication & duplex addition

Standards for Certificate of Appropriateness:

Settlement Patterns and Neighborhood Character

- A. Block and Street patterns. The proposed development follows the prevailing block and street patterns of the Historic District. The development preserves and reflects the unique character of the Historic District by fully replicating the existing building as it currently sits on the lot today, while adding two additional units on the south side of the building, which will match the pattern and feel of the principal building proposed on Hillside Ave. This back portion does not change any street patterns other than increasing it's footprint to the south towards the rear property line.
- B. Lot and Site Patterns. The proposed development will follow lot and site patterns. The replicated building and new building will sit directly south of the principal building with access from side driveway. Parking will be accommodated by the interior courtyard area that will be created as part of the proposed development. In this area of the Historic District, there is precedence for both buildings set closer to the street and further back, including lots with two sets of buildings on a single plot. By replicating the existing building with an addition on the rear, the development will add variety while observing and complying with the existing patterns and precedence of the Historic District.
- C. The Public Realm. Replicating the existing building and adding two new apartment units on the rear does not detract from the Historic District's engagement with the public realm. This rear portion does not make up part of the block face and will be obstructed from public view by the principal building in front of it. The proposed height of the addition is lower than allowed by the zoning to ensure that the public realm is respected.
- D. Building Placement. The secondary building development is in line with current zoning and Historic District style. It largely sits on the current footprint of the existing structure. The applicant is requesting a minor reduction in the rear yard setback to accommodate the new addition.

Site Access, Parking, and Services

- A. Site Access. The development will use the existing driveway that currently services the neighbor to the west. Parking will be accessed via that driveway. This access makes use of current site access. **Pedestrian** access is accomplished through the sidewalk from the parking lot, that accesses both the replicated home and new building. **Vehicular** access is from the shared existing driveway on the west side of the parcels.
- B. Services. All utility and service systems will either be placed behind structures or screened from public spaces. Trash cans, utility boxes, and meters will be placed out of the public view, or screened, to maintain the character of the block's face.

Landscape and Lighting

- A. Grading of Land. The finished grading will largely follow current grading found on the site today. No significant grading structures are proposed that would interfere with the current conditions. The development will feature native, drought-tolerant species that will contribute to the streetscape in an attractive and meaningful way.
- B. Landscape Structures. The applicant is not currently proposing any landscape structures.
- C. Lighting. Lighting for the development will be accomplished through fixtures on the buildings located at the entrances.

Building Form and Scale

Character of the Street Block. The design reflects the historic character of the street facade through scale, composition, and modeling in the following ways.

1. Height. By replicating the existing single family home the building will maintain it's historic character and height. The proposed addition to the rear will increase the overall height of the building, but the impact will be minimal as it will be stepped back from the front of the building. The impact of increased height will be minimal as this portion of the project is setback over 100 feet from hillside Ave. The three structures at different heights will contribute to the unique nature of the Historic District while keeping within traditional precedence.
2. Width. The replication of the existing single family ensures that the scale stay true it's historic character. The additional two units on the rear will increase in width slightly, but will still remain consistent with other similar developments in scale and form.
3. Massing. The shape form and proportions of the replicated existing home will match it and be a true reproduction/replication of the home as it exists today. The new additional two apartments removes the rear deck that was added on to the historic structure and in it's place will be built the two apartment units. The building will feature a 2-story structure that draws inspiration from mid-century modern buildings on the block as well as the proposed apartment building in the front of the parcel. This will create a sense of cohesion that will tie the project together.
4. Roof Forms. The replication of the existing home will keep the current roof form. The roof of the proposed duplex on the rear draws inspiration from the historic home as well as other homes within the block.

Building Character

Façade articulation and proportion. The Hillside Apartments southern buildings largely follow the facade articulation and proportion of the area as well as the proposed 6 unit apartment in the front of the parcel. The replicated existing building will be a detailed replication of the existing historic home the addition of a duplex

1. Rhythm of Openings. The replicated home will keep the windows, doors, and entrances placed in original locations. The new building will have windows, doors, and entrances placed in a balanced manner as established by architectural style commonly found within the district as well as the proposed principal building.
2. Proportion and Scale of Openings. The proportion and scale of openings on the existing home will be replicated to match the original style. The new building will have proportionate openings of doors and windows that match the similar style of many homes in the area and bring in elements from the proposed principal building on the front of the parcel.
3. Ratio of Wall to Openings. The existing home will be replicated, which will keep the original wall to openings ratio. For the new building, the southern side addition will draw from elements of the principal building as well as the existing historic home to ensure consistency if wall to openings is maintained.
4. Balconies Porches and External Stairs. Neither the existing home nor the new building will have external stairs. The duplex will have a balcony on the south side, and a small landing. Creating outdoor space as well as maximizing the views for future residents.

Building Materials, Elements and Detailing

- A. Materials. The replication of the existing building will be mostly stucco, keeping with the materials of the home as it exists now. The new building will consist of more than 80% durable materials, consisting of brick, fiber cement, and some stucco. The colors and materials of the new building were selected to be most compatible with the character of the neighborhood and matching the principal building.
- B. Materials on Street Facing Facades. As these two structures sit behind the principal building and more than 120 feet from the street face it will have minimal impact on the street scape.
- C. Architectural Elements and Details. The existing historic home will be replicated, keeping all current architectural elements and details, materials placement of the windows, doors, and openings. For the new building, it will reflect the principal building and other mid-century modern elements found on the block. The simple lines, clean aesthetic, and subdued colors will complement the surrounding area.

Windows

The existing home replication will keep the placement and pattern of windows as they are today. The applicant is proposing high quality energy efficient fiberglass windows for the new the duplex and 6 plex. The placement and pattern of the windows will be consistent with other designs along the street. Reveals will be a minimum of 3 inches.

Signage

A small sign with the name and address of the apartment complex will be placed in the front yard of the principal building. It will be a color that matches the exterior with black numbering.