

From: Mess, Camie
Sent: Friday, July 21, 2017 10:15 AM
To: 'lsweetstewart@yahoo.com'; Pineo, Bob
Subject: BAR Action – 834 Locust Avenue – July 18, 2017

July 21, 2017

Tripp and Lisa Stewart
834 Locust Avenue
Charlottesville, VA 22902
ATTN Bob Pineo

Re: Certificate of Appropriateness Application
BAR 17-07-04
834 Locust Avenue
Tax Parcel 510088000
Tripp and Lisa Stewart, Owner/Bob Pineo, Applicant
Demolition and Addition

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 18, 2017. The following action was taken:

Sarafin moved: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for Additions and New Construction and Demolitions, I move to find that the proposed demolitions and addition satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted. Balut seconded. Motion approved (6-0).

This certificate of appropriateness shall expire in 18 months (January 18, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 18, 2017**



Certificate of Appropriateness Application (Conservation District)

BAR 17-07-04

834 Locust Avenue

Tax Parcel 510088000

Tripp and Lisa Stewart, Owner/Bob Pineo, Applicant

Demolition and Addition

Background

834 Locust Avenue (1898) is a contributing property in Martha Jefferson Historic Conservation District. Survey information is attached. This house is an excellent example of the Victorian style and one of the most important to the turn-of-the-century fabric of Locust Avenue.

The two story white weatherboarded house is detailed with twin porches, a rectangular projecting bay on the north side, and semi-octagonal projecting bays on the façade and south side. It has a high-pitched roof with standing seam metal. Additions were made to the rear of the house in the 60s and 70s.

Application

The applicant is requesting approval to remove the rear additions to the home, and build a new addition to the back of the home. The new addition will not project past the side of the home and only part of the roof and the side entrance of the addition will be visible from the street. The addition is more modern in character to make it clear that it is an addition. A small canopy and entrance steps will project from the northeast façade of the home.

Additional changes to the front façade include:

- replacing a secondary front door with a window and shutters to match the existing;
- replacing the California gutters with half round gutters;
- removing a secondary boiler chimney;
- replacing a single window opening on the northeast elevation of the original house with two new window openings;
- removing the rear addition that projects from the northeast side of the home;
- replacing the green metal roof with a dark bronze standing seam metal roof;
- painting the existing shutters to match the roof color.

Criteria, Standards and Guidelines

Review Criteria Generally (Conservation District)

Sec. 34-341 of the City Code states that

(a) In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

Pertinent Standards for Review of New Construction and Alterations (Conservation District) include:

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

Pertinent Design Review Guidelines for New Construction and Additions (Conservation District)

Building Location – setback and spacing

- 1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.*
- 2. Maintain average spacing between buildings on the same street.*

Building Scale – height and massing

- 1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.*
- 2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.*
- 3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.*
- 4. An accessory building should appear secondary to the main building in scale and design.*
- 5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Building Form – roofs and porches

- 1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.*
- 2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.*

Building Openings – orientation, doors and windows

- 1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.*
- 2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.*
- 3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.*

Building Materials and Textures

- 1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.*
- 2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.*

Building Paint

- 1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.*

Site

- 1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.*

Pertinent Design Review Guidelines for Demolitions (Conservation District)

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

- 1. The age of the structure or building;*
- 2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;*
- 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*
- 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
- 5. The degree to which distinguishing characteristics, qualities, features or materials remain;*
- 6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;*
- 7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;*
- 8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;*
- 9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.*

Discussion and Recommendations

The rear three season porch addition that the applicant is applying to remove is not original to the house and was built after the Eugenia Bibb survey in 1974. It is barely visible from the street. The other rear additions to be demolished are not visible from the street. The boiler chimney located on the rear roof is large in size and is visible over the roof, but no longer serves its original purpose.

The roof is being replaced with like material, which is appropriate.

The secondary front door replacement requires review because the opening size is changing to accommodate a window. As proposed, a single entrance facing the street is recommended in the guidelines.

The replacement of a single window opening on the northeast elevation with two new window openings requires approval. The proposed windows are located and sized appropriately.

The proposed rear addition requires approval because it is slightly wider than the original house. Most of the new addition is not visible from the street. The section of the roof that may be visible has the same material as existing roof and is shorter than the peak of the original structure. The entrance to the addition will also be visible. It is modern in design, differentiating it from the original structure. The addition meets the guidelines as the materials are appropriate, and it will be perceived as an addition and will not visually overpower the existing building in scale and design.

The other façade renovations (removal of Philadelphia gutters and re-painting) do not need review in this Historic Conservation District.

Staff asked for clarifications if the pressed tin gables would be replaced and if the porch roof slope is being altered, as the drawings suggest.

Suggested Motion

Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for Additions and New Construction and Demolitions, I move to find that the proposed demolitions and addition satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.

Architectural And Historic Survey



Identification

STREET ADDRESS: 834 Locust Avenue

MAP & PARCEL: 51-88

CENSUS TRACT AND BLOCK: 3-316

PRESENT ZONING: R-2

ORIGINAL OWNER: Hay W. Michie (Mrs. George R.B. Michie)

ORIGINAL USE: Residence

PRESENT USE: Residence

PRESENT OWNER: Louis F. Hildebrand

ADDRESS: 834 Locust Avenue
Charlottesville, Virginia

HISTORIC NAME: Michie-Morris House

DATE / PERIOD: 1898

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 185' x 385' (71,225 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1980

SOURCES: City/County Records
Louis F. Hildebrand

ARCHITECTURAL DESCRIPTION

This two-storey white weatherboarded house with nicely detailed twin porches is three bays wide and double pile with a rectangular projecting bay on the north side and semi-octagonal projecting bays on the facade and south sides. It is set on a low brick foundation. The high-pitched hip roof is covered with standing seam metal and has Philadelphia gutters and projecting eaves with shaped rafter ends. There are pedimented gables above the three projecting bays. Their walls are covered with pressed tin, and each has a semi-circular fan window with dentil moulding decorating the sill. Brackets support the overhanging corners of the roof above the semi-octagonal bays. There are two interior capped chimneys. Windows are double-sash, 1-over-1 light, with plain trim and louvered shutters. Those at the second level are somewhat shorter. The original one-storey entrance porch is two bays wide. A matching one was added on the other side of the projecting bay when the side porch on that side was enclosed. The tiled floor continues around the projecting bay between the two porches. Both have low-pitched hip roofs covered with standing-seam metal with boxed cornices with shaped modillions. They are supported by slender coupled Tuscan columns set on rectangular pedestals with inset panels. There is a rectangular transom above the paired entrance doors in the center bay. The window in the north bay of the facade has been replaced by a door giving access to the stair hall in the NW front corner (of the house). A 1-light, fixed-sash, circular window on the north side lights the three-flight open stair. Interior woodwork is symmetrically moulded with corner blocks. A one-storey porch on the south side of the house has been enclosed as a sun parlor. Its roof matches that of the entrance porch, and coupled Tuscan pilasters on pedestals define the bays. A series of one- and two-storey additions covers the rear elevation.

HISTORICAL DESCRIPTION

Hay Watson Michie (Mrs. George R. B. Michie) bought this lot in 1898 (ACDB 111-82) and built the house the same year. The Michies bought "The Farm" in 1909, and in 1916 sold this house to R. A. Watson (ACDB 159-116) who sold it to John R. Morris, Sr., in 1919 (City DB 33-259). The present owners purchased it from Morris's heirs in 1961 (WB 6-493, DB 225-164, 228-476). They have divided it into 2 apartments.

SIGNIFICANCE

This house is an excellent example of the Victorian style and one of the most important in the turn-of-the-century fabric of Locust Avenue.

UTM: 17/722230/4212640

Architectural  *And Historic*
Survey

Graphics



834 Locust Avenue



TM/P: 51/88

DHR: 104-5144-0110

Primary Resource Information: Multiple dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1898

August 2007: The Michie-Morris House is named for its initial owner, Hay Watson Michie, who built the house in 1898. Michie was the wife of G. R. B. Michie, an investor in the Locust Grove Investment Company, and purchased the property before the area was platted by the development company. After the Michies moved to The Farm in 1909, they sold this house to the Morris family. The two-story, three-bay, hipped-roof, frame house has a rectangular projecting bay on the north elevation and semi-hexagonal bays projecting off-center on the facade and south elevation. It is set on a low brick foundation. Twin porches on coupled, slender

Tuscan columns on wooden plinths shade the 1st floor of the recessed, two-bay, northern portion of the facade abutting the projecting bay and also the southwest corner of the house. This porch is partly filled in to serve as a sunroom and has a door with a transom, a window, and pilasters that face the street. The porches have block modillions. The double, glass front door with a single-light transom is centrally located in the recessed portion of the house, abutting the semi-hexagonal bay, and is flanked by an additional doorway. Two windows occupy the space above. There is a single window on each side of each floor of the projecting bay; all windows in the house are one/one-sash with louvered shutters. The gables each have a full pediment with a bargeboard, pressed tin infill, and a fanlight with tracery and a dentil course below in the center of the pediment; brackets support the overhanging edges of the pediment. The high-pitched hipped roof is metal and has Philadelphia gutters and projecting eaves. Two chimneys are visible and an additional porch is attached to the north elevation.

Individual Resource Status: Multiple dwelling

Contributing Total: 1

Individual Resource Status: Guest House

Contributing Total: 1

Individual Resource Status: Shed

Contributing Total: 2



**Board of Architectural Review (BAR)
Conservation District - Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Project Name/Description Renovations + Additions Parcel Number 51-88
Project Address/Location 834 Locust Avenue
Owner Name Tripp + Lisa Stewart Applicant Name Bob Pinedo

Applicant Information

Address: 418 East Main Street
Charlottesville VA 22902
Email: bob@designdevelopllc.com
Phone: (W) 434-806-8305 (H) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 06/26/2017
Signature Date
ROBERT G. PINEDO 06/26/2017
Print Name Date

Property Owner Information (if not applicant)

Address: 834 Locust Avenue
Charlottesville VA 22902
Email: penntiger.net@yahoo.com
Phone: (W) 434-249-3838 (H) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 26 June 2017
Signature Date
Lisa N. Stewart
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): see attached booklet w/ project narrative.

List All Attachments (see reverse side for submittal requirements): 834 Locust Avenue Renovations + Addition booklet.

For Office Use Only

Received by: O. Eubank Approved/Disapproved by: _____
Date: _____
Fee paid: 395.00 Cash/Ck. # 3011 Conditions of approval: _____
Date Received: 6/27/17 _____
Revised April 2017 PN-003

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



July 3, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-07-04

834 Locust Avenue

Tax Parcel 510088000

Tripp and Lisa Stewart, Owner/Bob Pineo, Applicant

Demolition and Addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 18, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Mary Joy Scala', is written over the typed name.

Mary Joy Scala, AICP
Preservation and Design Planner

834 LOCUST AVENUE
RENOVATIONS & ADDITION

PRESENTED BY



DESIGN
DEVELOP

06 | 27 | 2017

| | |
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834 LOCUST AVE CHARLOTTESVILLE, VIRGINIA

ORIGINALLY BUILT IN 1900, 834 LOCUST AVENUE IS A CONTRIBUTING STRUCTURE TO THE MARTHA JEFFERSON HISTORIC CONSERVATION DISTRICT. WHILE THE HIP AND GABLE ROOFS AND SINGLE STORY FRONT PORCH DISPLAY THE ARCHITECTURAL HERITAGE OF THE COMMUNITY, POOR MAINTENANCE HAS GREATLY DIMINISHED ITS VISUAL PRESENCE. SEVERAL CONCERNS DETRACT FROM THE HOME'S HISTORICAL CHARACTER, INCLUDING A DETERIORATING ROOF, LEAKING GUTTERS, ROTTING MILLWORK, CHIPPING PAINT, AND LOOSE SHUTTERS. FURTHERMORE, A SERIES OF POORLY CONSTRUCTED ADDITIONS ON THE BACK OF THE HOUSE, ADDED THROUGH THE 1960'S AND 1970'S, CREATE BOTH A CONFUSING INTERNAL FLOW AND A POOR EXTERIOR COMPOSITION. THE ASSORTMENT OF RANDOM ROOMS, PATIOS, AND DECKS NEITHER FIT THE SCALE OF THE SURROUNDING CONTEXT NOR AID IN THE ESSENCE OF THE OVERALL DISTRICT. BECAUSE OF THEIR HAPHAZARD CONSTRUCTION AND UNSTABLE FOUNDATIONS, THE OWNERS WOULD LIKE TO REMOVE THE REAR ADDITIONS COMPLETELY AND PROVIDE A MORE INTEGRATED ADDITION TO THE BACK OF THEIR HOME, WHILE MAINTAINING AND REHABILITATING THE HISTORIC CHARACTER OF THE ORIGINAL STREET FRONT FACADE.

A FEW IMPROVEMENTS MADE TO THE STREET FRONT FACADE WILL GREATLY IMPROVE THE HOME'S STREET PRESENCE, WITHOUT CHANGING ITS OVERALL CHARACTER. A SECONDARY FRONT DOOR, USED PREVIOUSLY FOR APARTMENT ACCESS, WILL BE REPLACED WITH A WINDOW AND SHUTTERS TO MATCH THE EXISTING. THE LEAKING CALIFORNIA GUTTERS WILL BE REPLACED WITH NEW HALF ROUND GUTTERS AND DOWNSPOUTS. A SECONDARY BOILER CHIMNEY, WHICH IS PRIMARILY HIDDEN BEHIND THE EXISTING HIP ROOF WILL BE REMOVED, AS WILL THE THREE SEASON REAR ADDITION THAT PROJECTS FROM THE NORTH EAST OF THE HOME. LASTLY, THE EXISTING DETERIORATING GREEN METAL ROOF WILL BE REPLACED WITH A NEW DARK BRONZE STANDING SEAM METAL ROOF AND THE EXISTING SHUTTERS WILL BE PAINTED TO MATCH THE NEW ROOF COLOR.

THE PROPOSED REAR ADDITION IS DESIGNED TO COMPLIMENT THE ORIGINAL MASSING OF THE HOUSE WHILE MAINTAINING THE CLEAR PERCEPTION OF AN ADDITION THROUGH ITS MODERN CHARACTER. THE FORM REPLICATES THE GABLED ROOFS LOCATED ON THREE FACADES OF THE HOME WITH A CONNECTOR WHICH PROVIDES A CLEAR TRANSITION FROM OLD TO NEW. A SMALL STEEL CANOPY AND SIDE ENTRANCE STEPS WILL PROJECT FROM THE NORTH EAST FACADE OF THE HOME AND ARE MINIMALLY VISIBLE FROM THE FRONT PERSPECTIVE DUE TO THE DISTANCE FROM LOCUST AVENUE. THE NEW GABLED MASSING EMPLOYS LAP SIDING PAINTED WHITE TO EMPHASIZE THE ORIGINAL WOOD LAP SIDING OF THE HOME, WHILE MODERN WINDOWS AND METAL STYLE PORCELAIN PANELING DELINEATE THE TRANSITION FROM THE ORIGINAL CONSTRUCTION TO THE ADDITION.



834 LOCUST AVE
CHARLOTTESVILLE, VA

VICINITY MAP

DESIGN DEVELOP, LLC
JUNE 27, 2017



HOME ADJACENT TO PROJECT SITE ON LEFT



HOMES ACROSS FROM 834 LOCUST AVE



HOME ADJACENT TO PROJECT SITE ON RIGHT



NO VISIBILITY OF ADJACENT HOME ON LEFT



VIEW OF 834 LOCUST AVE FROM ACROSS STREET



LIMITED VISIBILITY OF ADJACENT HOME ON RIGHT



SEATTLE, WA
STUART SILK ARCHITECTS



NASHVILLE, TN
BONADIES ARCHITECTS



BETHESDA, MARYLAND
DAVID JAMESON



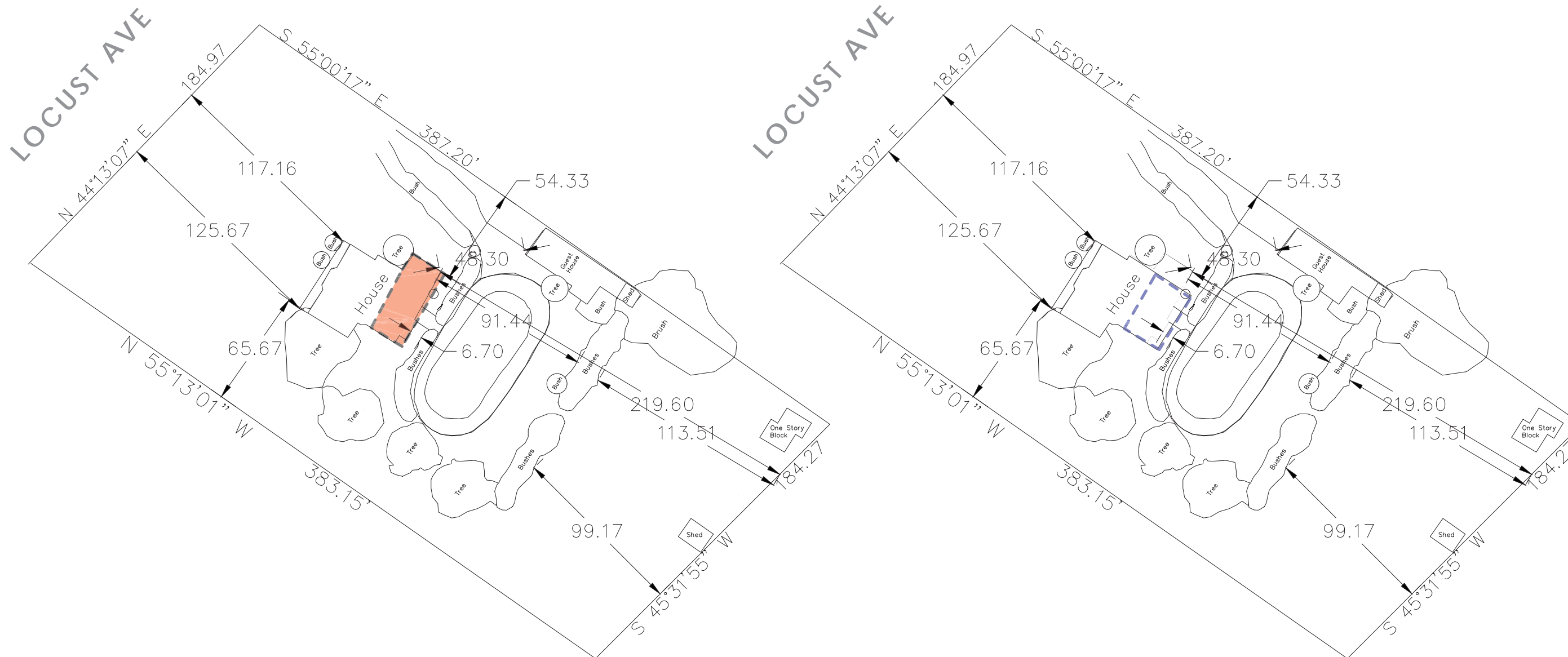
MILL VALLEY, CA
KEN LINSTEADT ARCHITECTS



WALNUT CREEK, CA
BROOKE GIANNETTI



ALBEMARLE COUNTY, VA
BUSHMAN DREYFUS ARCHITECTS



EXISTING ADDITION TO BE DEMOLISHED
 NEW ADDITION





NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



THREE SEASONS ROOM TO BE REMOVED



SOUTH EAST ELEVATION



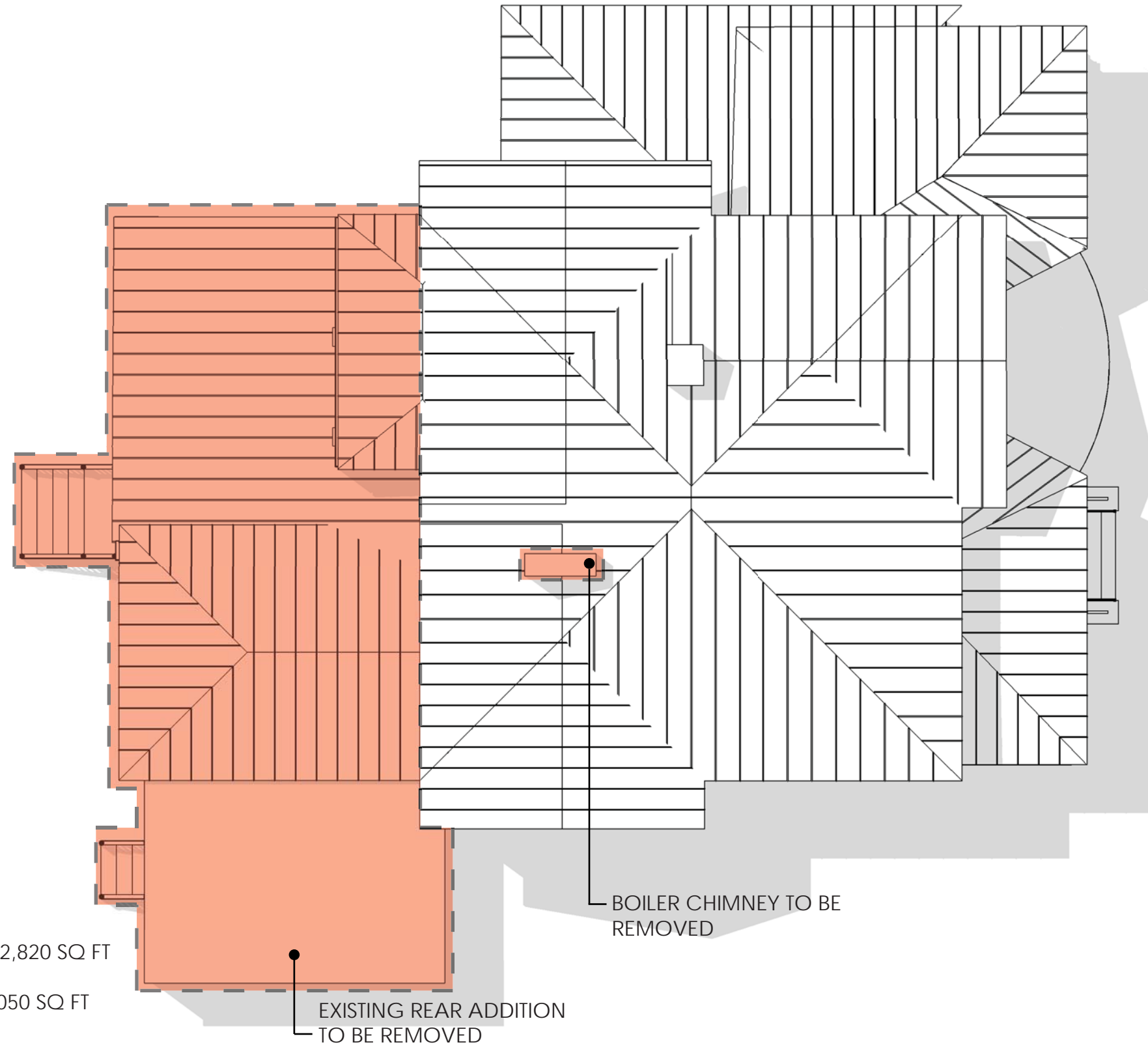
EXISTING APARTMENT ACCESS DOOR TO BE REPLACED WITH WINDOW & SHUTTERS

SOUTH WEST

SOUTH EAST

NORTH WEST

LOCUST AVE



AREA:
 ORIGINAL CONSTRUCTION TO REMAIN: 2,820 SQ FT
 EXISTING FRONT PORCH: 380 SQ FT
 EXISTING REAR ADDITIONS TO DEMO: 1,050 SQ FT

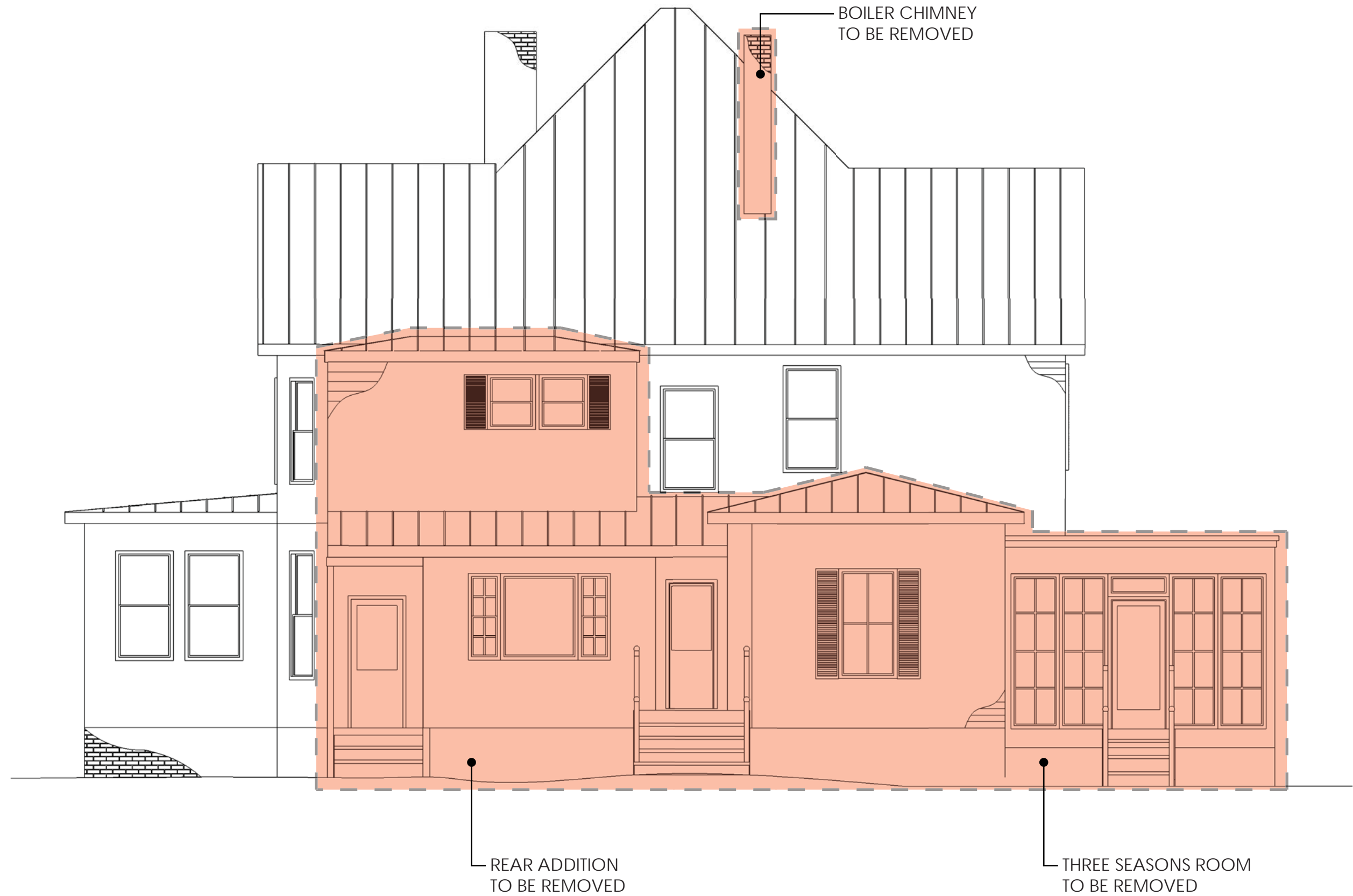
BOILER CHIMNEY TO BE REMOVED

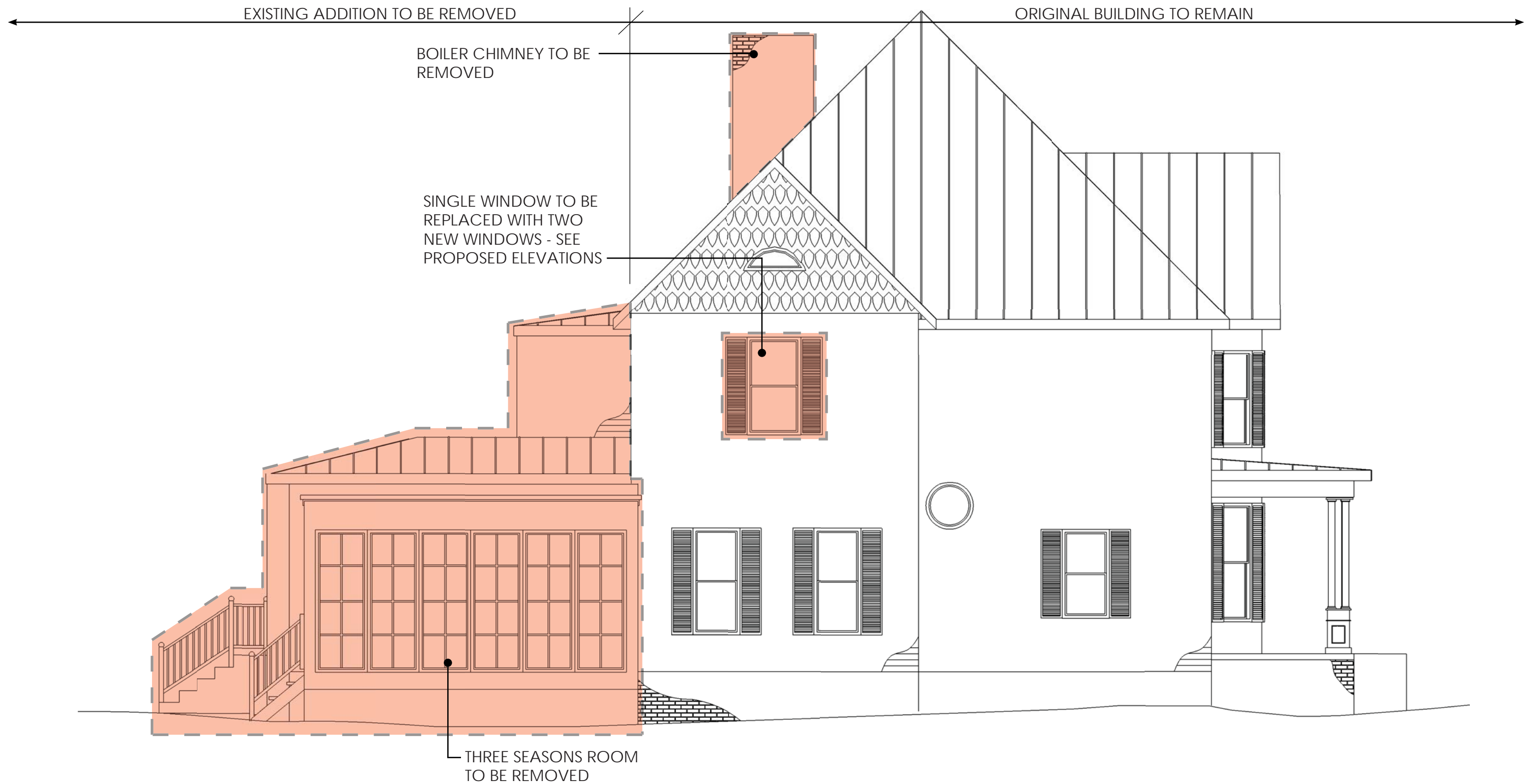
EXISTING REAR ADDITION TO BE REMOVED

NORTH EAST

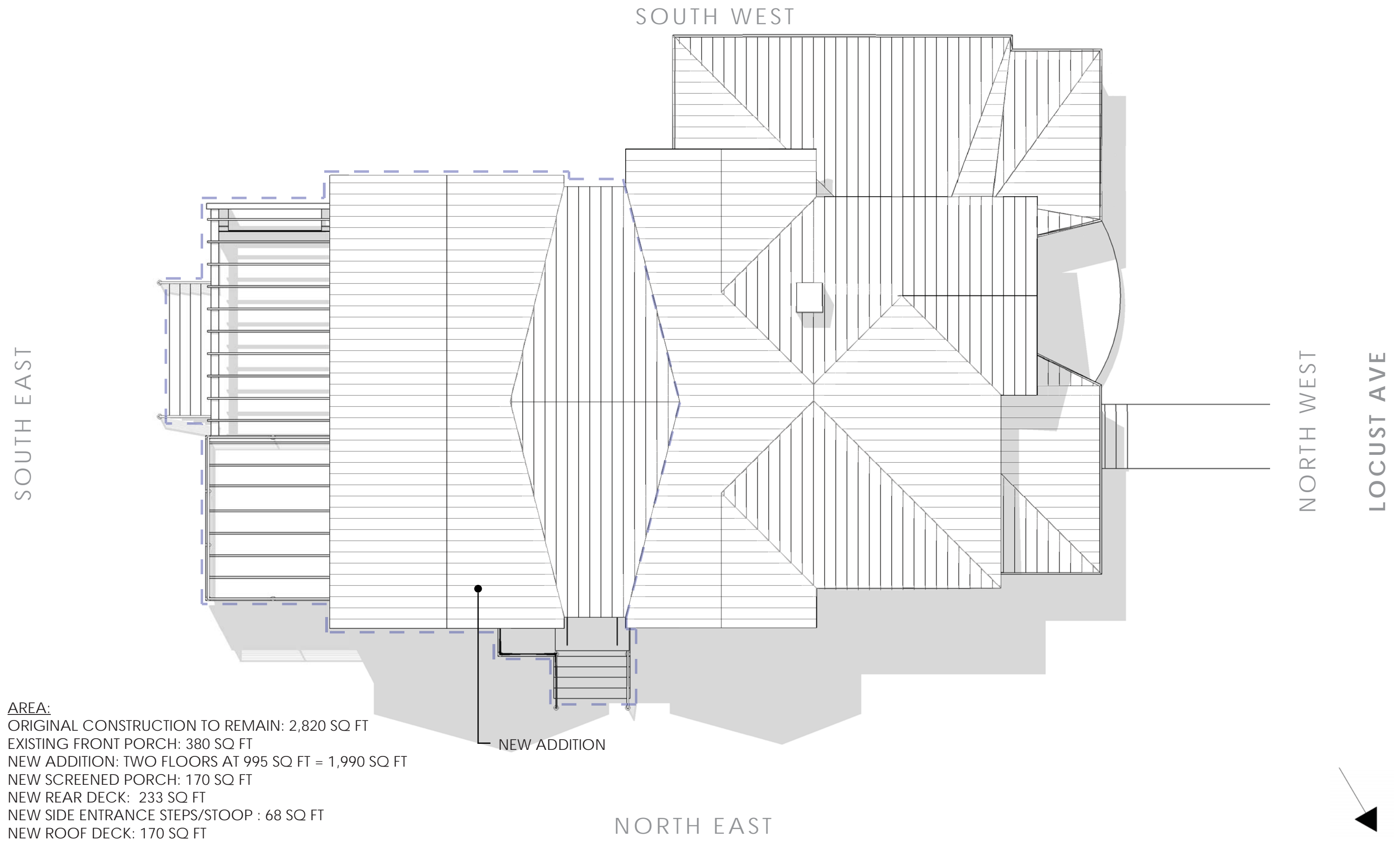






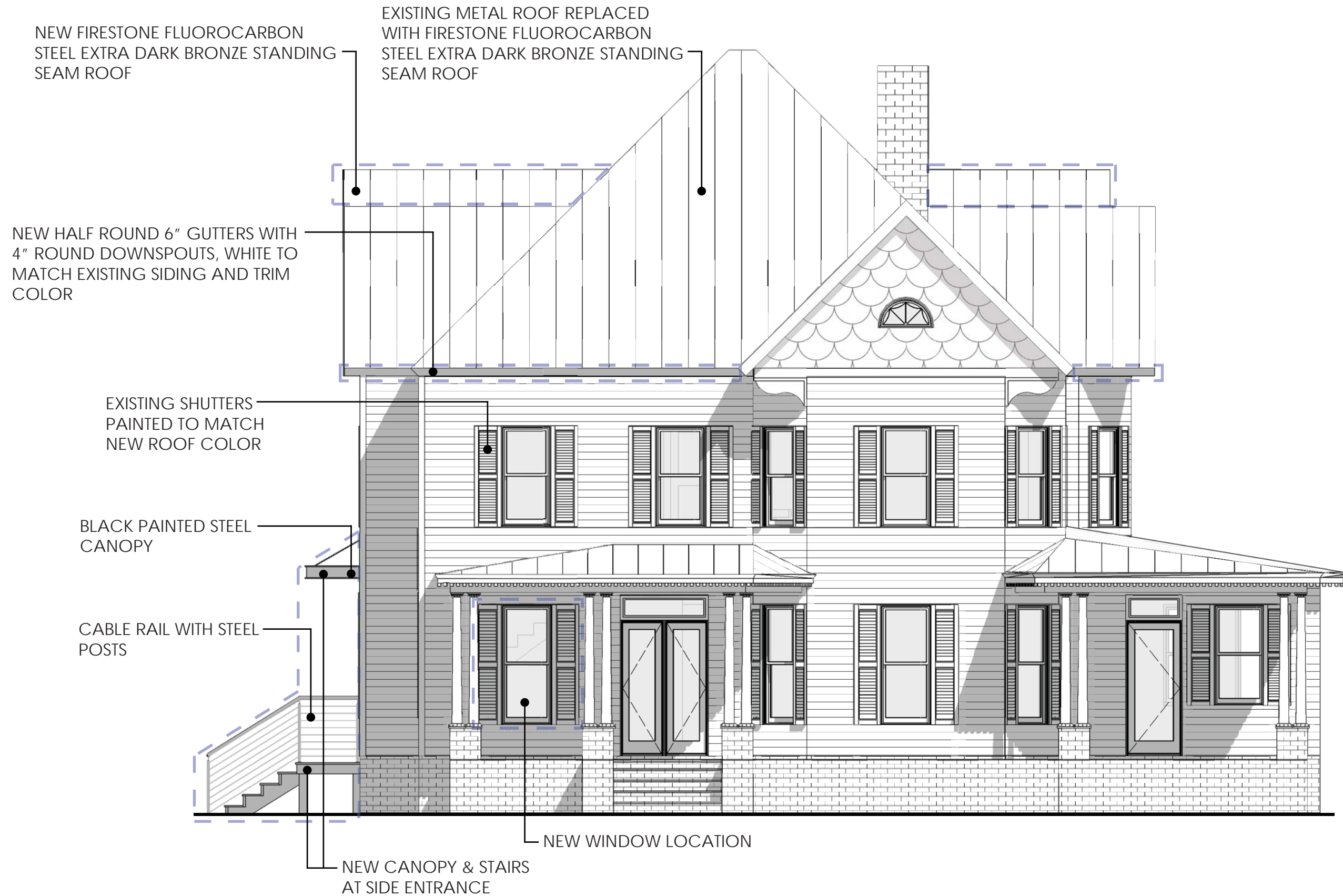






AREA:
 ORIGINAL CONSTRUCTION TO REMAIN: 2,820 SQ FT
 EXISTING FRONT PORCH: 380 SQ FT
 NEW ADDITION: TWO FLOORS AT 995 SQ FT = 1,990 SQ FT
 NEW SCREENED PORCH: 170 SQ FT
 NEW REAR DECK: 233 SQ FT
 NEW SIDE ENTRANCE STEPS/STOOP : 68 SQ FT
 NEW ROOF DECK: 170 SQ FT

NEW ADDITION



NEW FIRESTONE FLUOROCARBON
STEEL EXTRA DARK BRONZE STANDING
SEAM ROOF

PELLA ARCHITECTURE
SERIES CONTEMPORARY
WINDOWS AND DOORS
IN BLACK FINISH

4.5" REVEAL HARDIE PLANK
LAP SIDING PAINTED WHITE
TO MATCH EXISTING

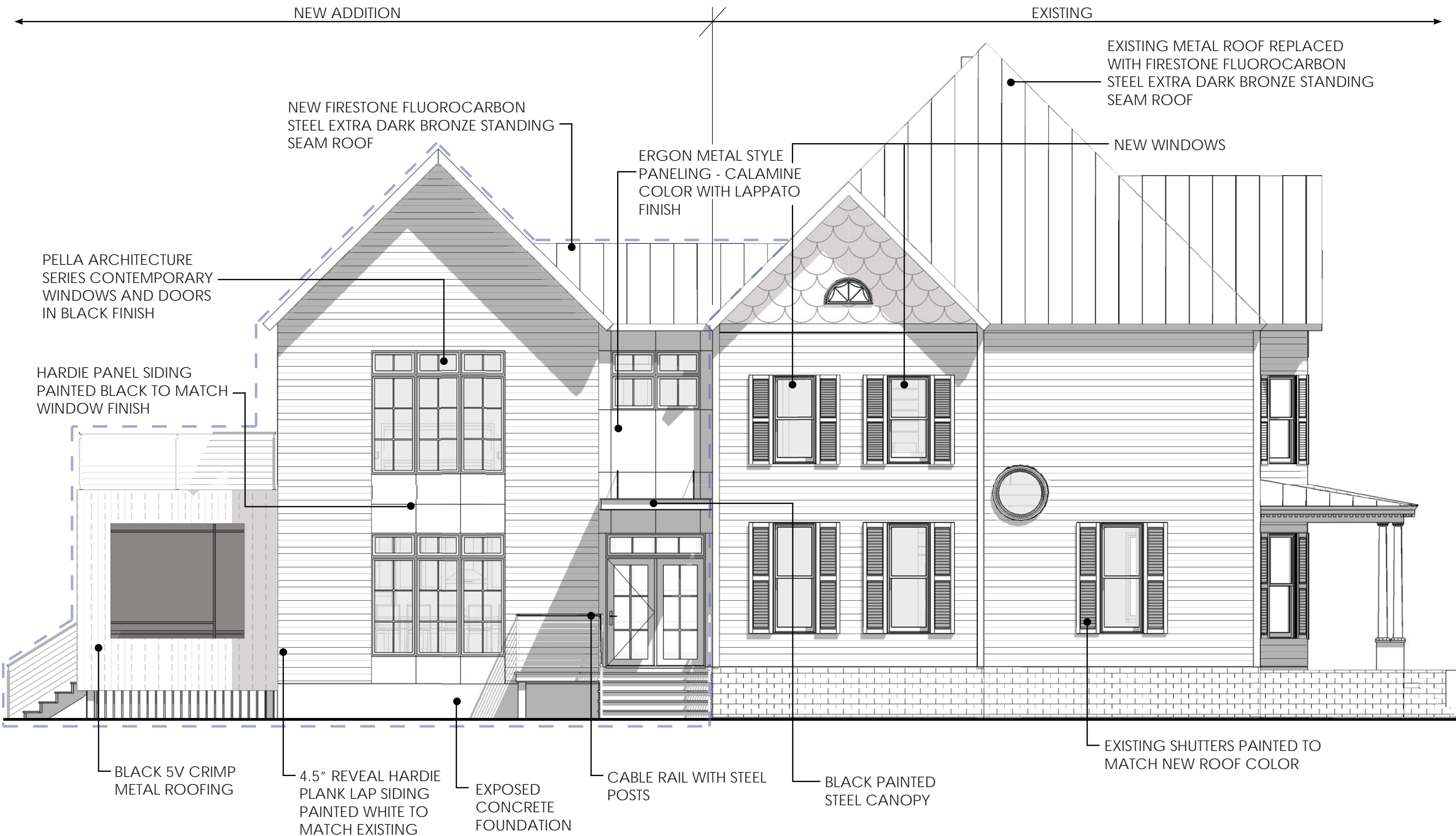
CABLE RAIL WITH STEEL
POSTS

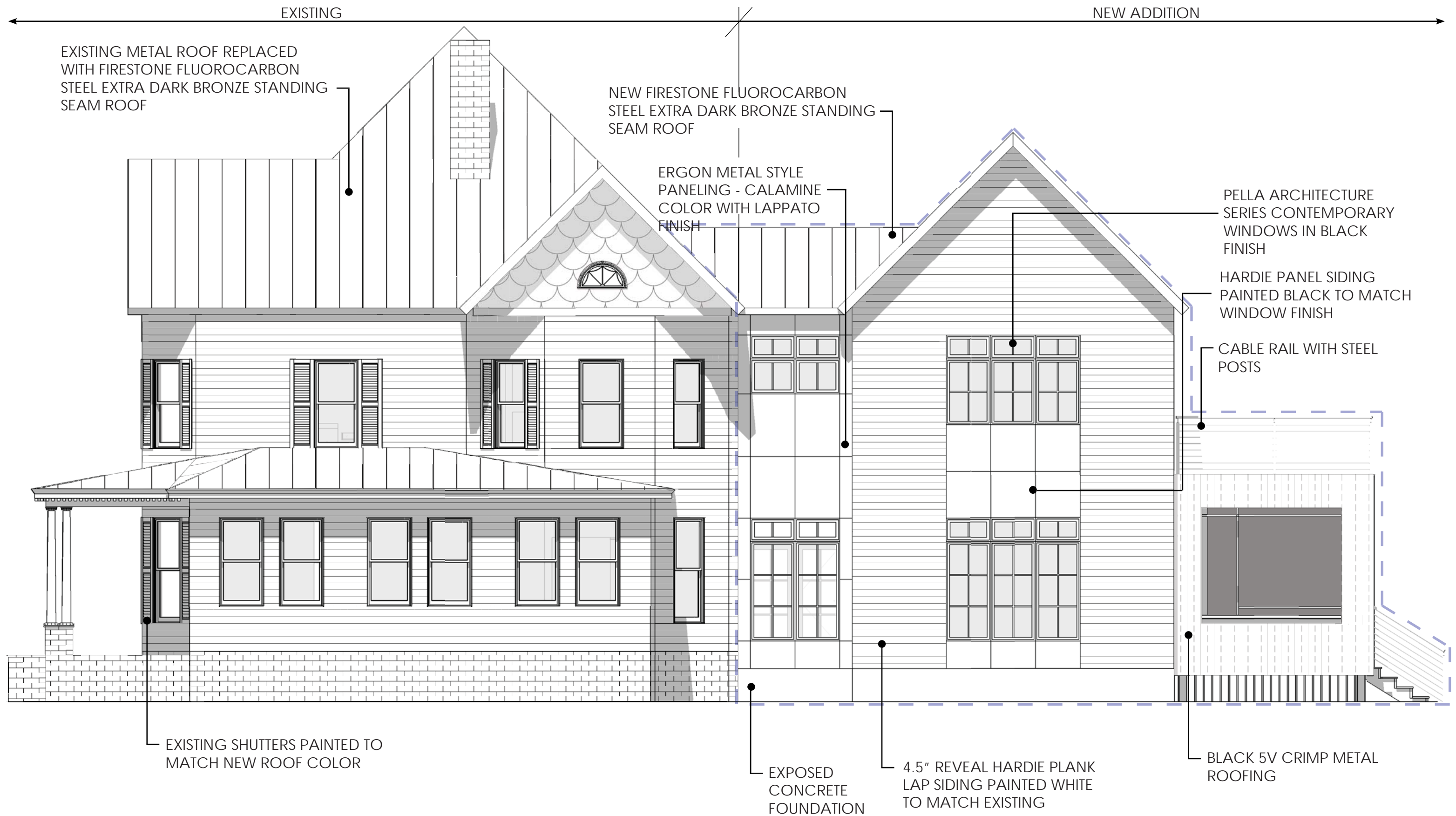
BLACK PAINTED STEEL

NEW BACK DECK WITH CABLE
RAIL WITH STEEL POSTS

NEW SCREENED PORCH

NEW CANOPY & STAIRS
AT SIDE ENTRANCE





EXISTING REAR ADDITION REMOVED
(THREE SEASONS ROOM NO LONGER
VISIBLE FROM LOCUST AVENUE)

BOILER CHIMNEY REMOVED

NEW ROOF AND SHUTTER
COLOR

NEW ACCENT COLOR AT
GABLE END



EXISTING

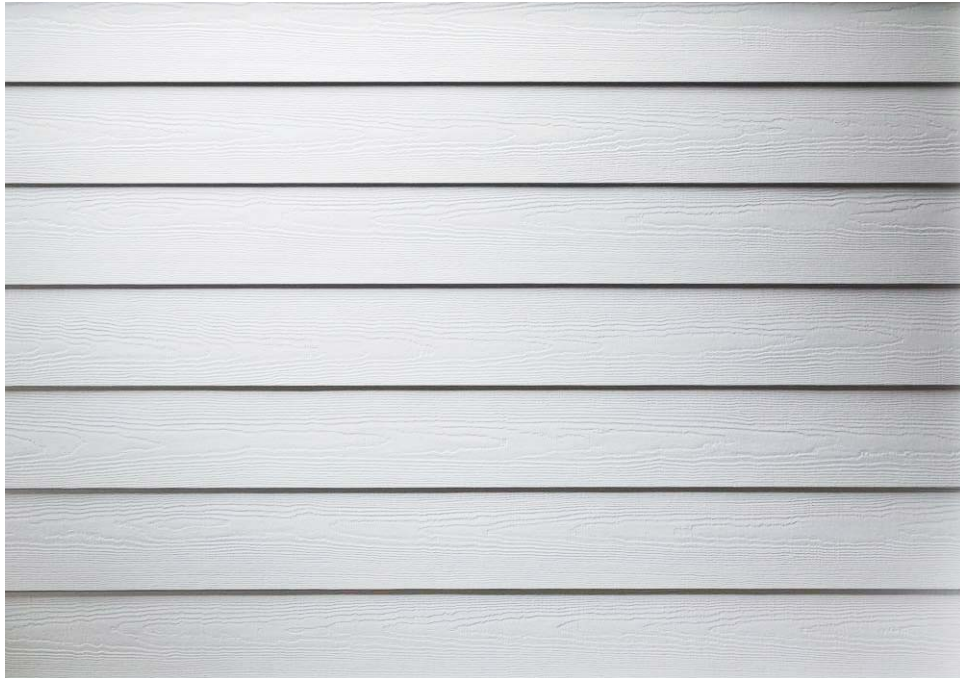
PROPOSED



EXISTING



PROPOSED



4.5" REVEAL HARDIE PLANK LAP SIDING
PAINTED WHITE TO MATCH EXISTING



FIRESTONE FLUOROCARBON STEEL EXTRA
DARK BRONZE STANDING SEAM ROOF



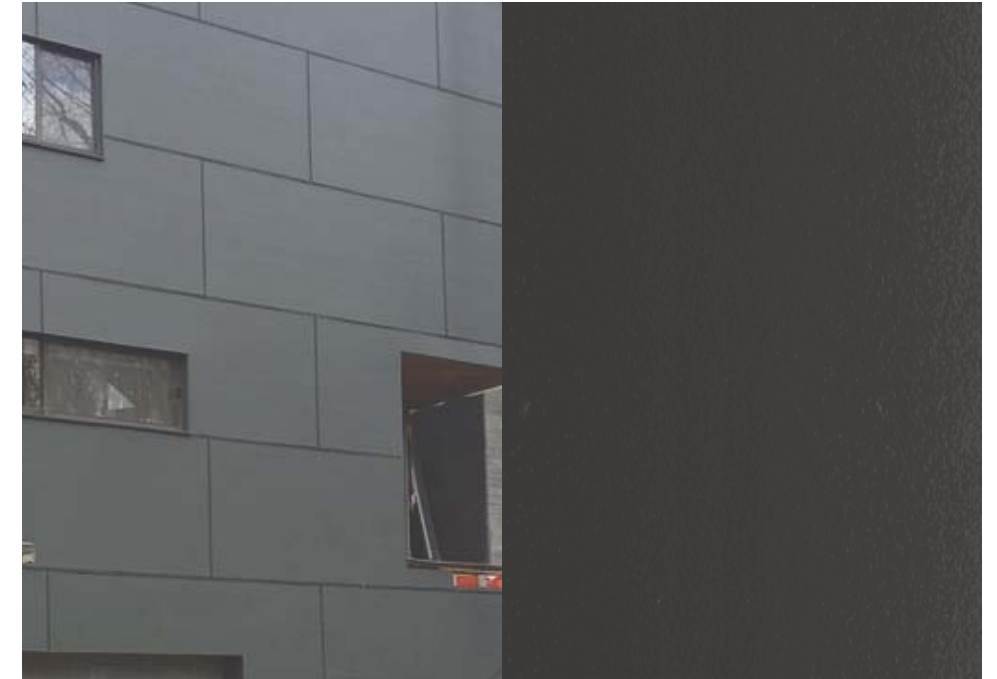
ERGON METAL STYLE PANELING
CALAMINE COLOR WITH LAPPATO FINISH



BLACK STEEL CANOPY



CABLE RAIL WITH STEEL POSTS



BLACK HARDIE PANEL SIDING