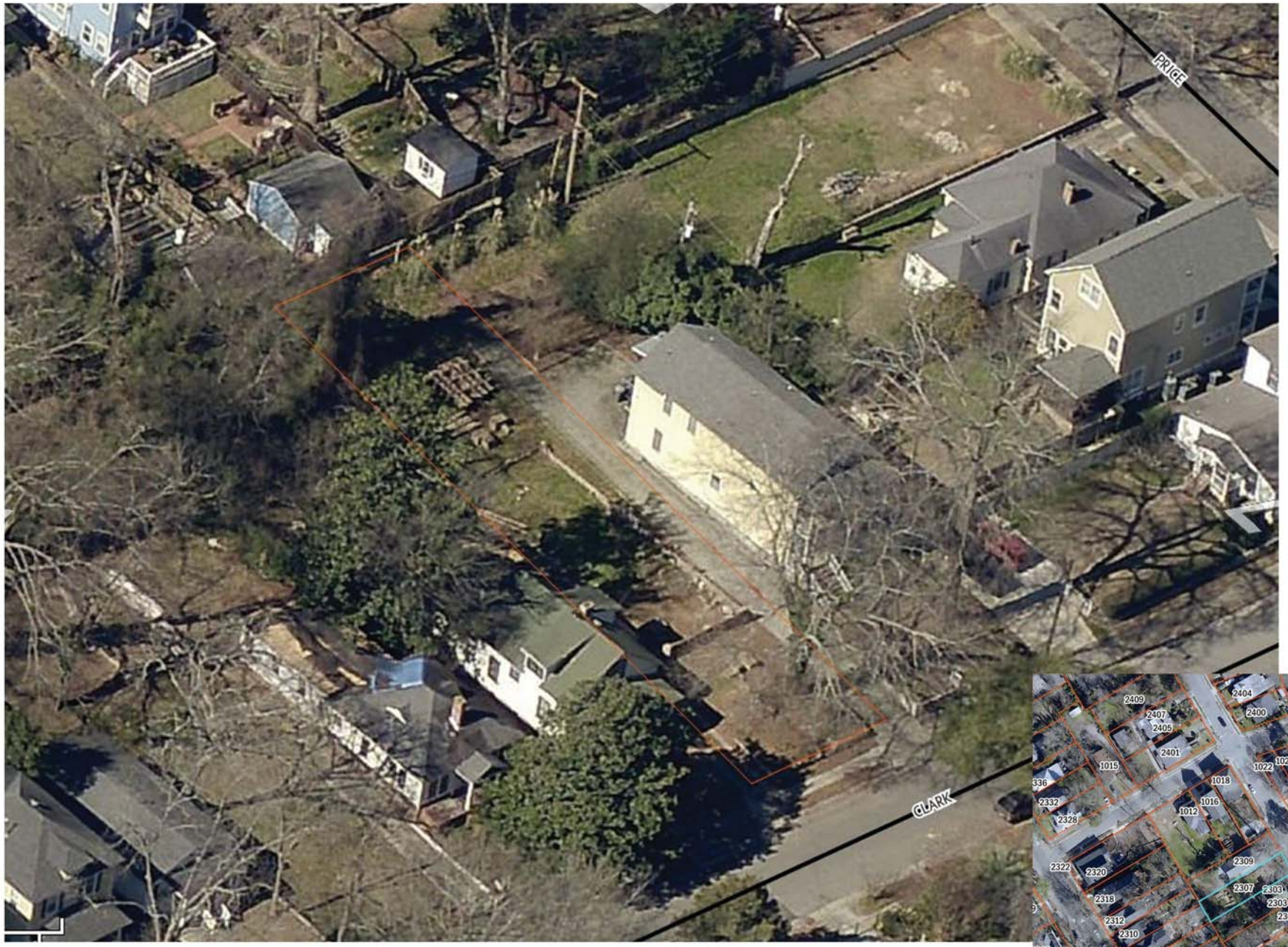


D/DRC Case

2307 Clark Street

Elmwood Park Architectural Conservation District

TMS: 09012-10-08

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
HISTORIC AGENDA

EVALUATION SHEET

Case #7

ADDRESS: **2307 Clark Street**

APPLICANT: James Karim, property owner

TAX MAP REFERENCE: TMS#09012-10-08

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for new construction

FINDINGS/COMMENTS:

This proposal is for the construction of a 1-story single family residence on a vacant parcel between 2303 and 2309 Clark Street in the Elmwood Park Architectural Conservation District. This project was previously reviewed by the D/DRC in August 2003 and again in November 2006 due to lack of construction activity. However, only the brick foundation wall has been constructed since then. The applicant is now required to meet current design standards and code requirements to complete the project since the previous design approval, plan review and permitting documents expired many years ago.

The proposed design is a 1-story cement fiberboard sided house with a hip roof and a front gabled porch supported by 8"x8" square wood posts. Compared to the previously reviewed plans, the number of windows has decreased from four to two on the right side elevation and from three to one on the left side elevation. The previous plan featured 1/1 vinyl windows; however, vinyl windows are currently not permitted in any Architectural Conservation District within the city. There have been several new houses constructed in the district recently, and all have been approved by the D/DRC with wood or aluminum-clad wood windows.

PERTINENT SECTIONS FROM THE CITY ORDINANCE

Section 17-674(d) Criteria for review of design of structures and sites.

(1) Height: Construct new buildings to a height that is compatible with the height of surrounding historic buildings.

The proposed house will be constructed on a vacant parcel between 2303 and 2309 Clark Street. This block has a variety of building heights ranging from one story cottages to two story Foursquares. There is currently a 1½-story house located on the left side of 2307 Clark, and a 2-story house located on the right side. Therefore, the 1-story height of the proposed house is compatible with the height of surrounding historic buildings.

(2) Size and scale: The size and scale of a new building shall be visually compatible with surrounding buildings.

This size and scale of the proposed house is visually compatible with surrounding buildings.

(3) Massing: Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors arches)) so that it is compatible with existing historic buildings on the block or street.

The massing of the proposed house is generally compatible with existing historic buildings on the block or street. The quantity and placement of windows on the sides of the latest submitted plans, however, are not compatible with the fenestration patterns found on existing historic buildings nearby. The current plans feature one window on the left side and two on the right. This configuration differs from the plans that were previously reviewed, which featured three windows on the left side and four on the right. Staff recommends revising the fenestration pattern to be more compatible with other historic buildings on the street.

(4) Directional expression: Site the entrance of the building so that it is compatible with surrounding buildings.

The proposed house has a similar orientation to other houses on the street and the main entrance is compatible with surrounding buildings.

(5) Setback: Locate the new building on the site so that the distance of the structure from the right-of-way is similar to adjacent structures.

The brick foundation is already in place and creates a setback that is similar to adjacent structures.

(6) Sense of entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos, or other architectural forms that are found on historic structures on the block or street.

The proposed house features a 1-story porch on the right side of the façade. The porch is supported by square 8"x8" wood posts and features simple porch rails with square pickets. The elevations show wood front porch steps; however, masonry

steps would be more consistent with the district and the historic neighboring houses. The steps could be brick, concrete, or a combination of both.

(7) *Rhythm of openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids to voids is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.*

The rhythm of openings on the sides of the proposed house is not compatible with other historic buildings found in the district. Staff recommends making the changes discussed previously in item #3 (Massing) to make the rhythm of solids to voids more visually compatible with historic buildings nearby.

(8) *Roof shape:* Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings.

The front elevation shows an 8/12 pitch for the primary hip roof and the front porch roof. All roofing surfaces will feature 30-year architectural shingles.

(9) *Materials, textures, details:* Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.

Entire house: Plastic, vinyl or PVC products are not permitted for any exterior architectural feature that is visible from the public right-of-way.

Windows: The applicant is proposing 1/1 vinyl windows; however, vinyl windows are not permitted in any Architectural Conservation District within the city. Staff recommends using wood or aluminum-clad wood windows to be compatible with all recent new construction projects within the Elmwood Park Architectural Conservation District. All windows will be trimmed out with headers and surrounds to be visually compatible with similarly styled historic buildings in the district. Materials used for trim will be wood or smooth cement fiberboard products to comply with the guidelines.

Walls: The proposed siding is horizontal cement fiberboard with fascia, cornice, and corner boards constructed of wood or cement fiberboard products.

Door: The elevations show a four panel entry door on the facade. Staff recommends for the door to be constructed of wood or insulated fiberglass.

Porch columns: The proposed columns feature square 8" x 8" porch posts constructed of wood.

Porch floor and steps: The elevations show wood front porch steps; however, masonry steps would be more consistent with the district and the historic neighboring houses. The steps could be brick, concrete, or a combination of both.

Foundation: The foundation will be brick or stucco applied over brick.

Fencing: Staff will work out any fence and gate details with the applicant if required as fences and walls can be reviewed by staff.

Driveway: An existing concrete driveway is adjacent to the property line on the left side of the house. This driveway may be replaced or resurfaced

with concrete if desired. The maximum total width of the driveway is 12 feet and the minimum length is 32 feet to allow for two off-street parking spaces per City ordinance.

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction generally complies with Section 17-674(d) Criteria for review of design of structures and sites in the City's Code of Ordinances. Staff ***recommends granting a Certificate of Design Approval*** *for the construction of a new 1-story single-family residence on 2307 Clark Street with the following conditions:*

- The setback of the house shall be flush with adjacent historic houses
- The foundation shall be brick or brick with a stucco finish
- The front steps shall be brick and/or concrete
- Doors shall be wood or insulated fiberglass with a four-panel design
- Windows shall be 1/1 wood or aluminum-clad wood units
- Window placement on the left and right sides shall be revised to be more visually compatible with other historic buildings on the street.
- Siding shall be smooth horizontal cement fiberboard siding
- Fascia, cornice, and corner boards shall be constructed of wood or cement fiberboard products
- All details deferred to staff.

2307 Clark Street – Proposed lot for new construction

Properties on both sides of 2307 Clark Street

D/DRC approved house at 2223 Clark Street is nearing completion.
(Properties shown are on the left side of the proposed new construction site)

Previously reviewed plans – Façade

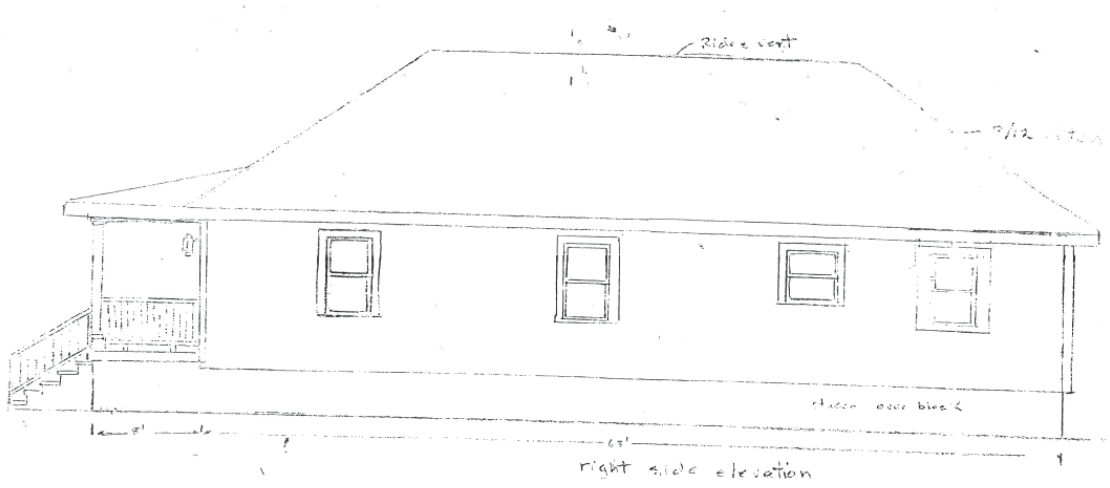
Front Elevation

scale 1/4" = 1'-0"

REVIEW FOR DETAILING ONLY

Previously reviewed plans – Right side elevation

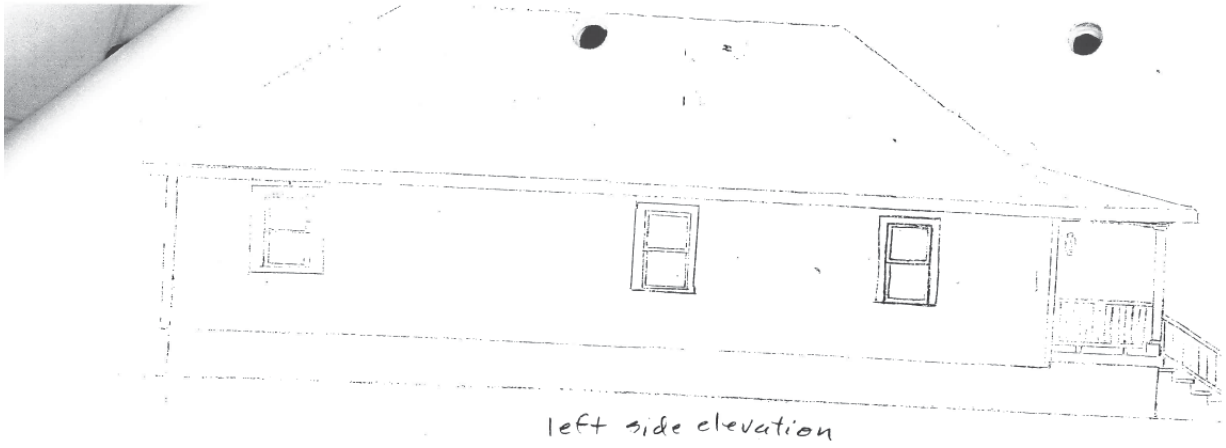
(Note: Fenestration pattern and front porch roof differ from current proposal)



2307 Clark St.
Cola S.C. 29201

Previously reviewed plans – Left side elevation

(Note: Fenestration pattern and front porch roof differ from current proposal)



2307 Clark St.
Cola. S.C. 29201

#2 southern yellow pine

floor joist		12" o.c.	16" o.c.	24" o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x6 2x10	14'-2" 16'-0"	12'-10" 16'-1"	11'-0" 15'-2"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x6 2x10	15'-7" 19'-10"	14'-2" 18'-0"	12'-4" 14'-8"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	15'-6" 20'-1" 24'-0"	13'-6" 17'-5" 20'-9"	11'-0" 14'-2" 17'-0"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	17'-0" 22'-5"	15'-3" 19'-5"	13'-5" 18'-1"
30 psf live load 7 psf dead load	2x6 2x8	14'-10" 19'-5"	13'-0" 16'-10"	10'-7" 13'-9"
40 psf live load 7 psf dead load (slope over 3/12 no finished ceiling @ L/180)	2x6 2x8	13'-4" 17'-3"	11'-8" 14'-11"	9'-5" 12'-2"

#2 S-P-F (spruce-pine-fir)

floor joist		12" o.c.	16" o.c.	24" o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x6 2x10	13'-6" 17'-3"	12'-3" 15'-5"	10'-3" 12'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x6 2x10	14'-11" 19'-0"	13'-6" 17'-2"	11'-6" 14'-1"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	14'-4" 18'-4" 22'-11"	12'-10" 16'-3" 19'-10"	10'-6" 13'-3" 16'-3"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	16'-3" 21'-3"	14'-6" 18'-5"	11'-10" 15'-0"
30 psf live load 7 psf dead load	2x6 2x8	14'-5" 18'-2"	12'-5" 15'-8"	10'-1" 12'-10"
40 psf live load 7 psf dead load (slope over 3/12 no finished ceiling @ L/180)	2x6 2x8	12'-8" 16'-1"	11'-0" 13'-11"	9'-0" 11'-5"

abbreviations

c.j.	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O.	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
d.j.	double joist
ea.	each way
f.j.	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
L.V.L.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc.	pull cord
pt.	pressure treated
psf	pounds per square foor
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
r.o.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
W.H.	water heater
WWM	welded wire mesh
w/	with
yp	yellow pine

Thank you for your purchase of these house plans. These were drawn to meet the conditions in Atlanta, GA at the time they were drawn. Code requirements, as well as specific Building Department regulations, vary from area to area. Therefore it is impossible to warrant compliance to your specific location. While this is rarely an issue, you should consult with your building official to determine the suitability of these plans for your specific site and application. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of your locale.

Structural Notes

These plans were drawn for a roof load of 20 psf live load and 7 psf dead load. The chart below can be used to adjust for different requirements. All accumulated loads transferred onto beams must be sized for local conditions. Most suppliers can do this free of charge. Contact your local lumber company or call Trus Joist MacMillan @ 1-800-628-3997.

General Notes

- Square footages are for heated floor area. This does not include fireplace projection or vaulted space or narrow roof dormers. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present.
- All footings shall be on firm undisturbed soil of no less than 2500 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions. Verify design with a local engineer.
- HVAC design to be engineered according to the local climate conditions including compass direction.

Energy Notes

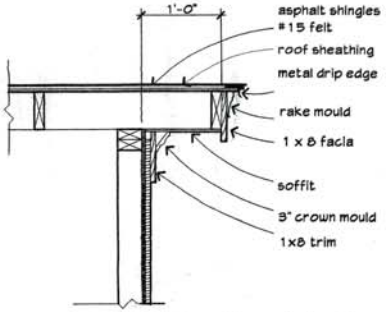
- Caulk all exterior toe plates with latex caulk
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. 3" fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam (W. R. Grace / poly-cell one or equal)
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vent.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

***If you build your home using this one book as a guide, the owner will reap great savings on their energy bills. It is $45 and worth much more. Exemplary Home Builder's Field Guide by The Alternative Energy Corporation. Call 919-857-9000 or send payment to - Advanced Energy, 909 Capability Drive, Suite 2100, Raleigh, NC 27606.

plan 1009A

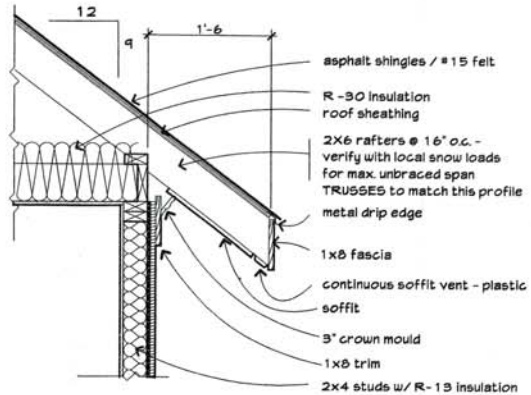
www.thompsonplans.com

POBox 160
Lake Junaluska, NC 27845
828-627-1479



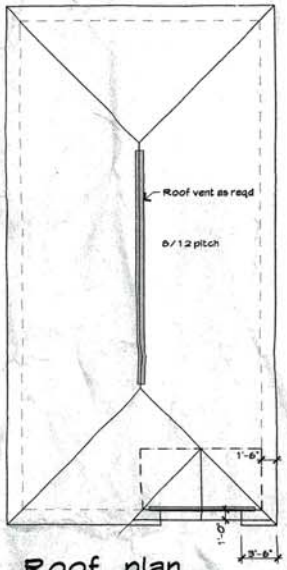
E4 Typical rake detail

SCALE 1" : 1'-0"



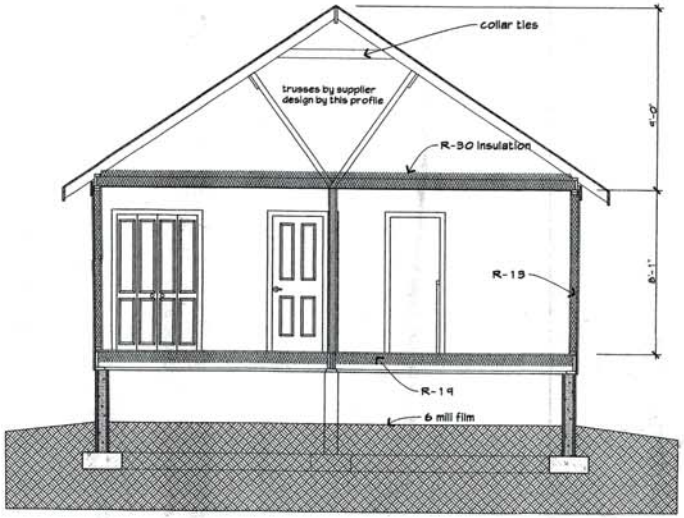
E3 Typical eave detail

SCALE 1" : 1'-0"



Roof plan

scale 1/8"=1'-0"



Building Section

scale 1/4" = 1'-0"

plan number

1009A

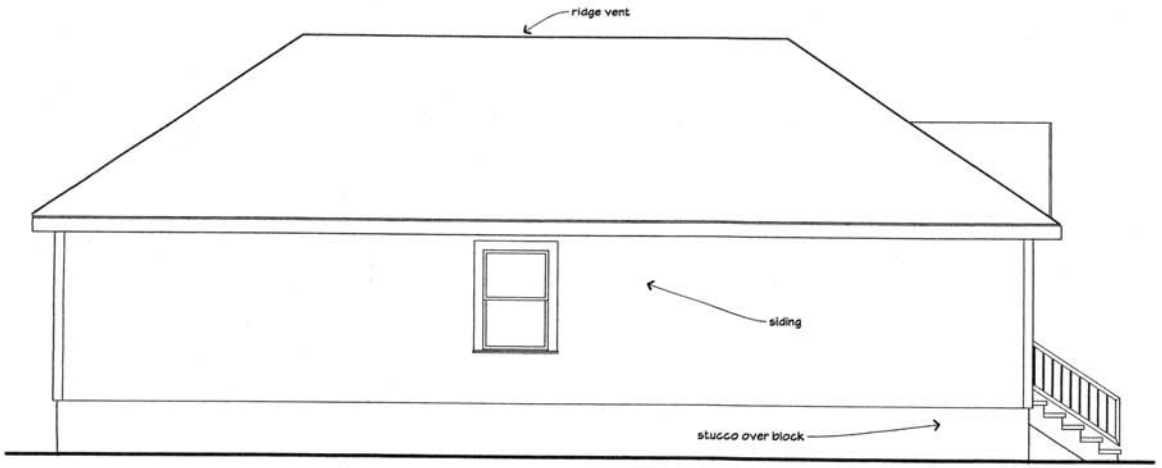
Rick Thompson
www.thompsonplans.com
Architect.
PO Box 160
Lake Junaluska, North Carolina
828-627-1414

date

notes

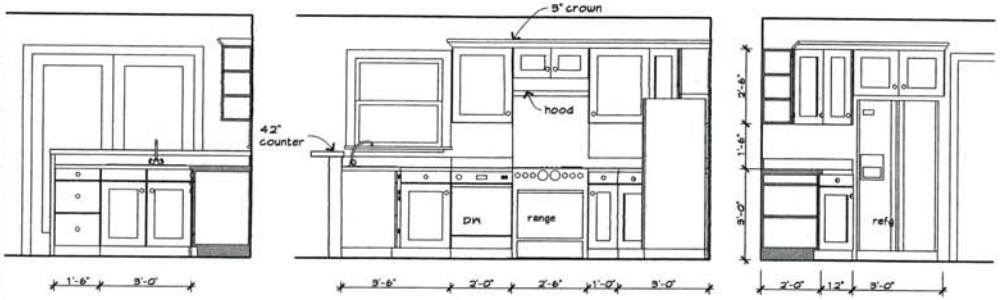
sheet

5



Left Side Elevation

scale 1/4" = 1'-0"



Kitchen cabinets

scale 3/8" = 1'-0"

Rear Elevation

scale 1/4" = 1'-0"

plan number

1009A

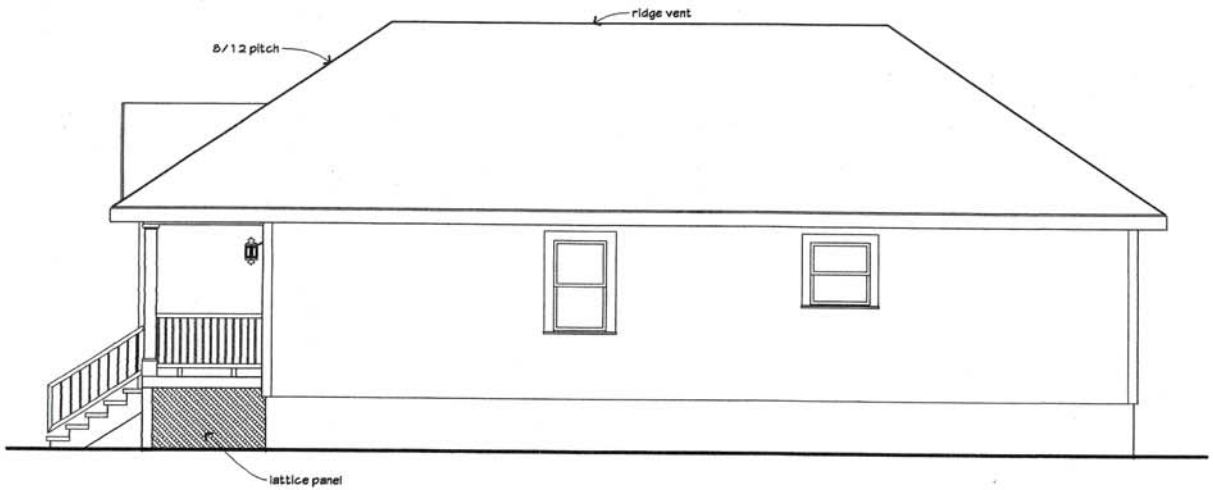
Rick Thompson
www.thompsonplans.com
Architect
PO Box 140
Lake Junaluska, North Carolina
828-627-1471

date

notes

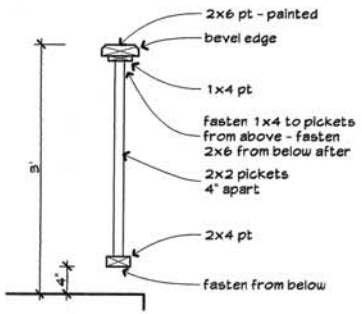
sheet

4



Right Side Elevation

scale 1/4" = 1'-0"



R1 Rail detail

SCALE 1" : 1'-0"

Front Elevation

scale 1/4" = 1'-0"

plan number

1009A

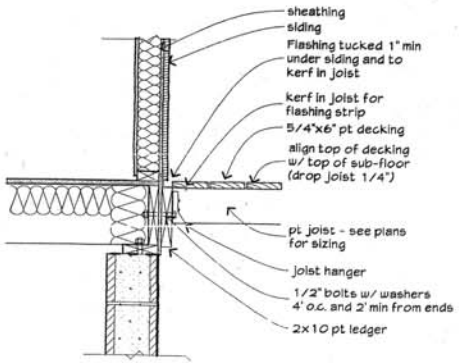
Rick Thompson
www.thompsonplans.com
PO Box 160
Lake Junaluska, North Carolina
828-627-1414
Architect

date

notes

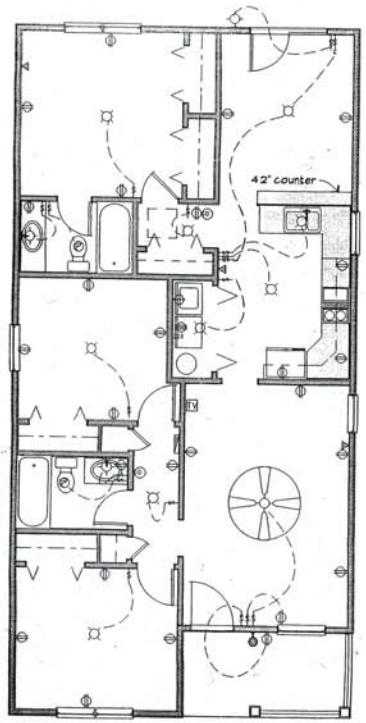
sheet

3



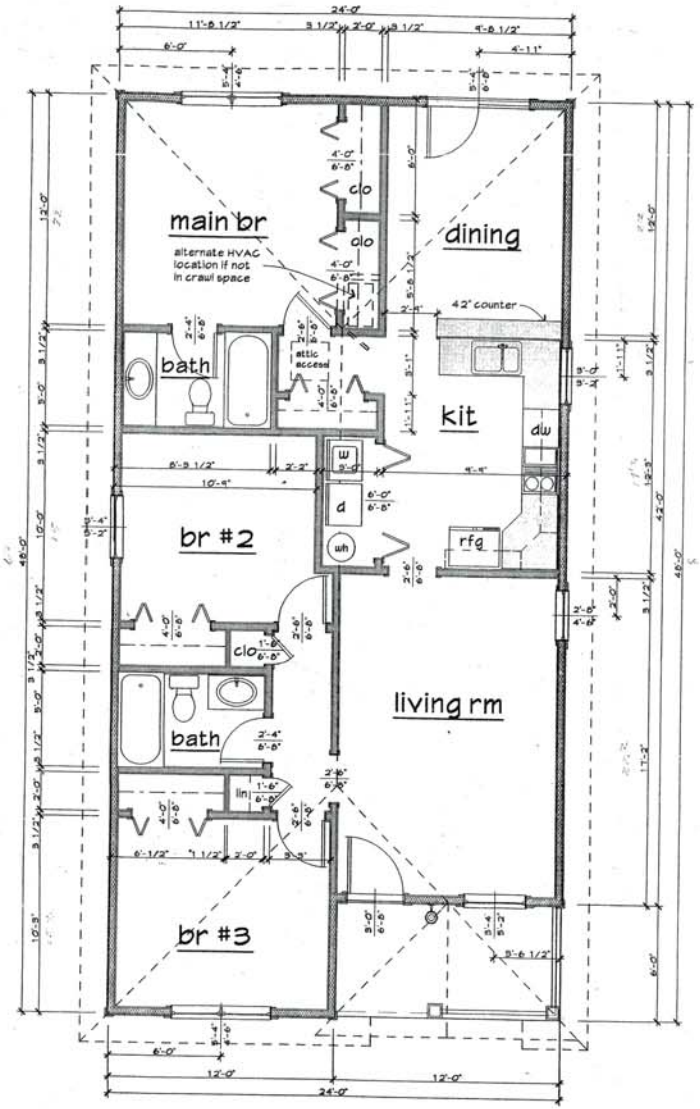
W5 Porch/deck detail

SCALE 1" : 1'-0"



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"



Floor 1 plan

scale 1/4"=1'-0"

1080 sq.ft.

plan number

1009A

Rick Thompson

www.thompsonplans.com

Architect

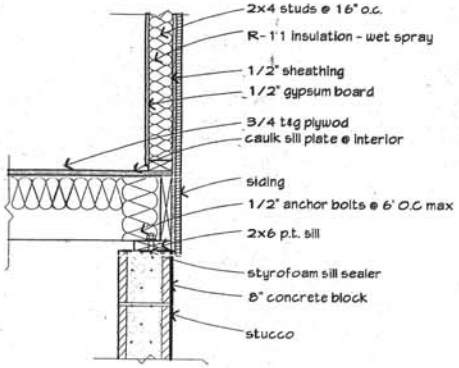
PO Box 140
Lake Junaluska, North Carolina
828-627-1474

date

notes

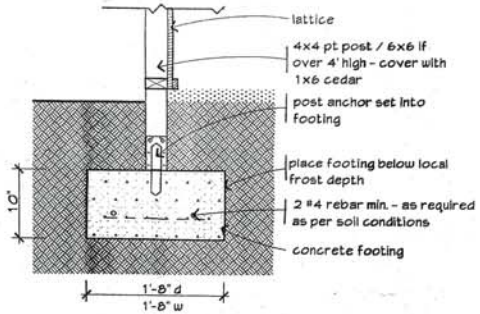
sheet

2



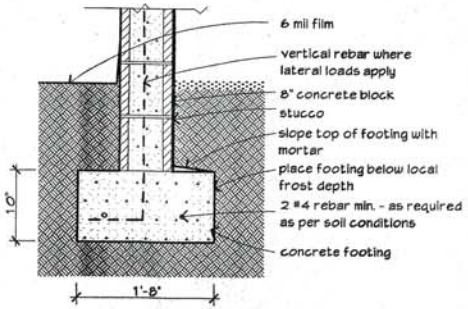
W1 **Wall detail @ Floor 1**

SCALE 1" : 1'-0"



F6 **Porch detail**

SCALE 1" : 1'-0"



F4 **Foundation - block wall**

SCALE 1" : 1'-0"

General notes

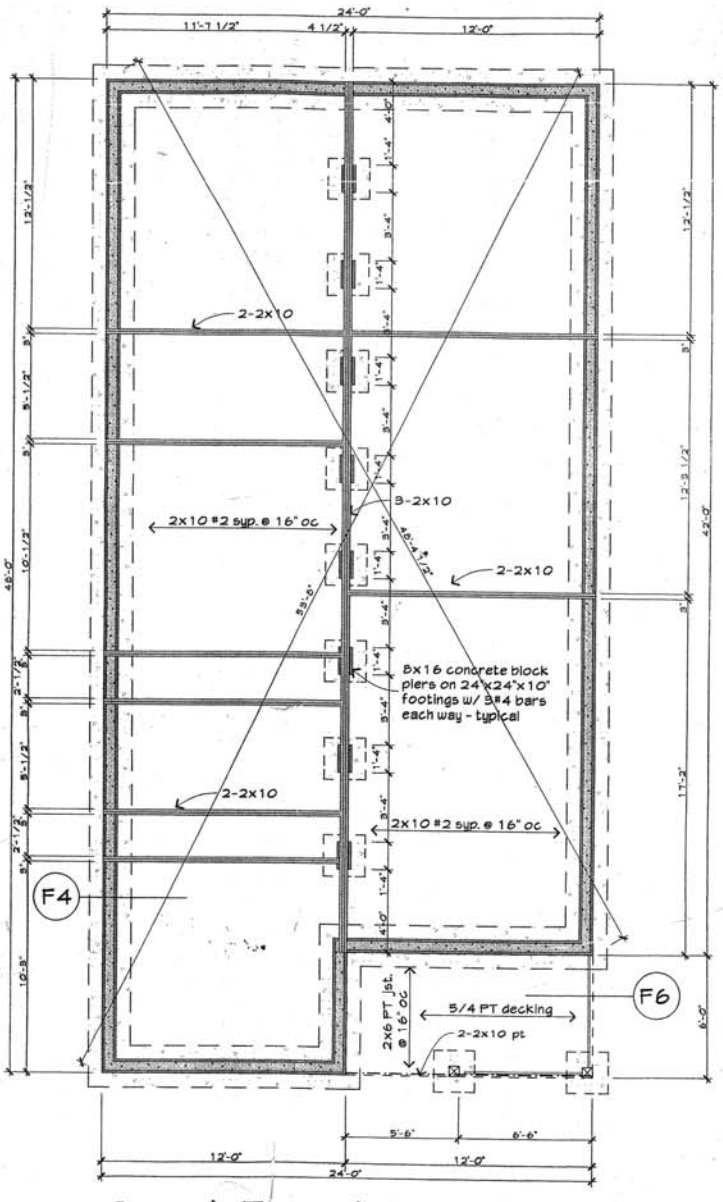
Provide 24"x26" access door. Location as field conditions allow.

Provide foundation vents as per Local codes. Provide 6 mil film over exposed ground.

Fill piers solid with concrete.

Pier block size shown is min. May vary as per foundation height

Pier spacing may vary dependant on roof snow loading. Spacing may vary if roof is trussed



Crawl Foundation Plan

scale 1/4"= 1'-0"

plan number

1009A

Rick Thompson
www.thompsonplans.com
Architect
PO Box 160
Lake Junaluska, North Carolina
828-627-1474

date

notes

sheet

1