

We are proposing to lower the roofline of our approved new construction Tudor house plan at 15 W Del Norte by 50 inches, based on feedback received. The reason for this change is to accommodate desires of the neighborhood. The roofing material will not change and will be slate composite. We are also proposing some minor window size and configuration changes to meet egress and other requirements. Select bedroom windows had to be changed from double hung to casement, and be made four inches wider to meet egress requirements. Two windows were added to the basement to meet city requirements. The kitchen windows were changed from a series of five windows to a series of three windows due to fabrication concerns. The French doors were changed from diamond pane to colonial pane due to cost issues with creating custom doors. The upstairs windows beside the fireplace were changed to diamond panes to add beauty. The windows will be casement style with colonial and diamond panes as previously proposed with our initial plan. They were chosen based on the Andersen windows Tudor pattern book. These changes seamlessly blend with the Tudor Revival style. The proportions of the new roof are an improvement from our originally approved house plan and will complement the existing street.

We chose the Tudor Revival style for this lot because it is an architectural style found in The Old North End and is a style that was both popular from the turn of the century through the 1930's, and is still built today. There is an example of a stucco Tudor Revival home across the street from our lot. This style will blend in well on the street. The vacant lot at 15 W Del Norte is currently without landscaping and is surrounded by an old chainlink fence. This home and the addition of traditional landscaping will enhance the beauty of the street.

Review Criteria (section 7.5.1605.C of the Zoning Ordinance):

1. The effect of the proposed work upon the general historical and/or architectural character of the historic preservation overlay zone.

The proposed work in the Tudor Revival style will blend seamlessly with the existing neighborhood. There is an example of a stucco Tudor Revival home across the street from our lot. This style will blend in well on the street.

2. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historic preservation overlay zone.

The architectural style and materials will blend seamlessly with those currently found in the neighborhood, utilizing traditional high quality materials appropriate for a Tudor Revival home.

3. The effects of the proposed working in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.

There is currently not a structure at 15 W Del Norte, so there will be no change to architectural features of an existing structure.

4. The effect of the work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone.

This home and the addition of traditional landscaping will enhance the beauty of the neighborhood with architecture and landscaping that will blend perfectly with the existing historic homes.