

We are presenting changes that we have made based on neighbor comments to our previously approved Tudor style house plan. We decreased the size of the house. The main house has a footprint of 918 square feet. We also detached the garage to reduce roof mass at the back of the house. Additionally, we lowered the roof 2 feet, 2 inches from the last approved version. We removed the exterior entrance to the basement. We also changed from the slate composite roof to a shake composite roof based on comments. The changes have turned this plan into a smaller Tudor cottage while preserving all the architectural details and craftsmanship.

Adam and Ashley Ackerman
15 W Del Norte St

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. The material “plaster” (stucco) is listed as an appropriate exterior material in Design Standard B-2

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.