

Historic Preservation Commission
Certificate of Appropriateness Application

5. Description of Project

The Residence is located on a small corner lot with limited yard & no private outdoor space. The proposed work is to add a Rooftop Terrace above an existing flat roof garage structure to add private yard space to the property.

We are proposing to replace the existing sliding overhead doors off of Summit Avenue and single overhead door off the alley. The new overhead doors will have a similar design to the existing sliding overhead doors and be painted cedar to match existing trim. The Summit Avenue door will be 9' high by 18' wide and the alley door will be 9' high by 9' wide. We are proposing to replace the existing rear door adjacent to the Summit Avenue overhead door. The new door will be similar to existing side door at stoop off Summit Avenue and include a new transom similar to divided lights at overhead doors.

We are proposing to add new wood windows to match previously approved window replacement at First, Second, & Third Floors. The new windows will be at existing window openings at the Garage & Lower Level. We are proposing (1) new window on the North Elevation to add light to the Kitchen.

The new Rooftop Terrace will be accessed from East side of home from the Kitchen & the Terrace. A new decorative metal stair will be constructed to match the proposed fence design on the west side on Summit Ave (this proposed Fence work is being submitted on a separate application). The stair design will be painted iron (to match color of existing rail). The proposed metal work will blend existing elements and be updated to meet code from the existing rail work on the residence. A new exterior door is being created at an existing window opening to access the stair from the Kitchen.

From the South elevation, we are proposing to remove the existing wood soffit & fascia to accommodate the new stair on Garage wall. We are replacing the soffit with new wood panels to be similar to overhead door that will hide cabinets facing the Terrace and privatize the view from the South. A built-in grill and cabinets are proposed. We are infilling 2 existing Garage windows to have painted cedar panels similar to the new overhead doors to accommodate the new stair access.

The proposed Rooftop Terrace will take advantage of the entire existing flat rooftop. A new membrane roof will be installed to support limestone pavers on pedestals and a green roof system. The Rooftop Terrace will have a 36" high decorative metal guardrail wrapping the perimeter along Summit Avenue & Alley. The guardrail will match the new stairway design.

Along and off of the existing parapet of the East Garage wall, a new 6' foot high privacy fence will be erected along the entire wall. The privacy fence will be cedar, painted to match existing trim, and match the design of the overhead doors.

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