

21-COA-0022
236 Albany Ave.



Clifton Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
February 24, 2021

Request

Certificate of Appropriateness:

The applicant seeks approval to construct a new, detached, two-car garage in the rear yard with existing alley access. It is proposed to be approximately 24' D x 26' W x 24' H at the roof peak. It will be constructed of concrete block walls with siding on the gable ends (east and west elevations) (siding material to be chosen after price analysis is back); north and south elevations show asphalt shingles on an approximately 8:12 pitch front facing gabled roof, aluminum gutters and one small clerestory window on

Request

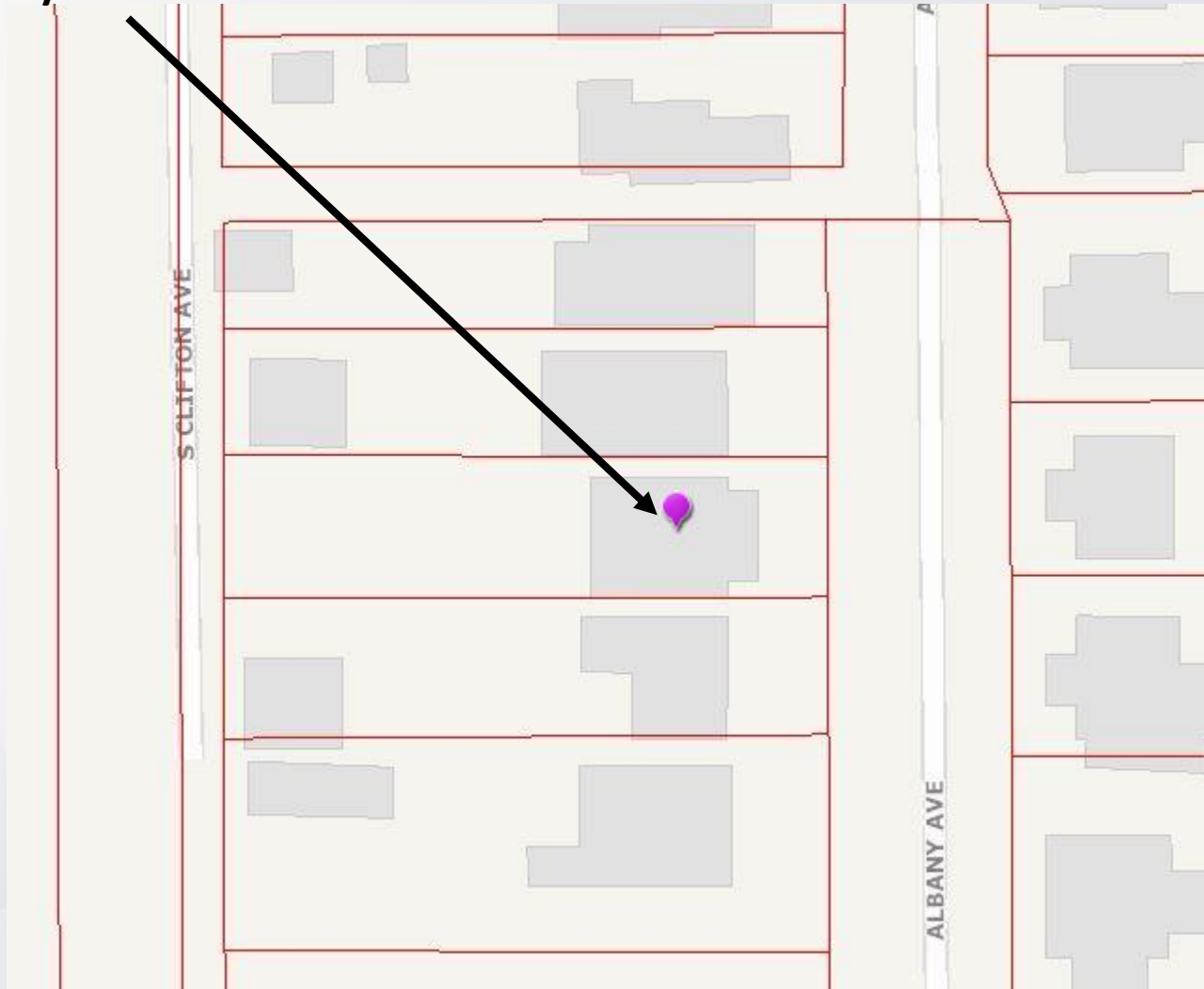
north and south elevations show asphalt shingles on an approximately 8:12 pitch front facing gabled roof, aluminum gutters, and one small clerestory window on both sides; on the west elevation one 16' W double garage door facing the alley along with a window in the gable; on the east elevation an approximately 36" W person door with an adjacent double-hung window and a double-hung window in the gable as well.

Site Context / Background

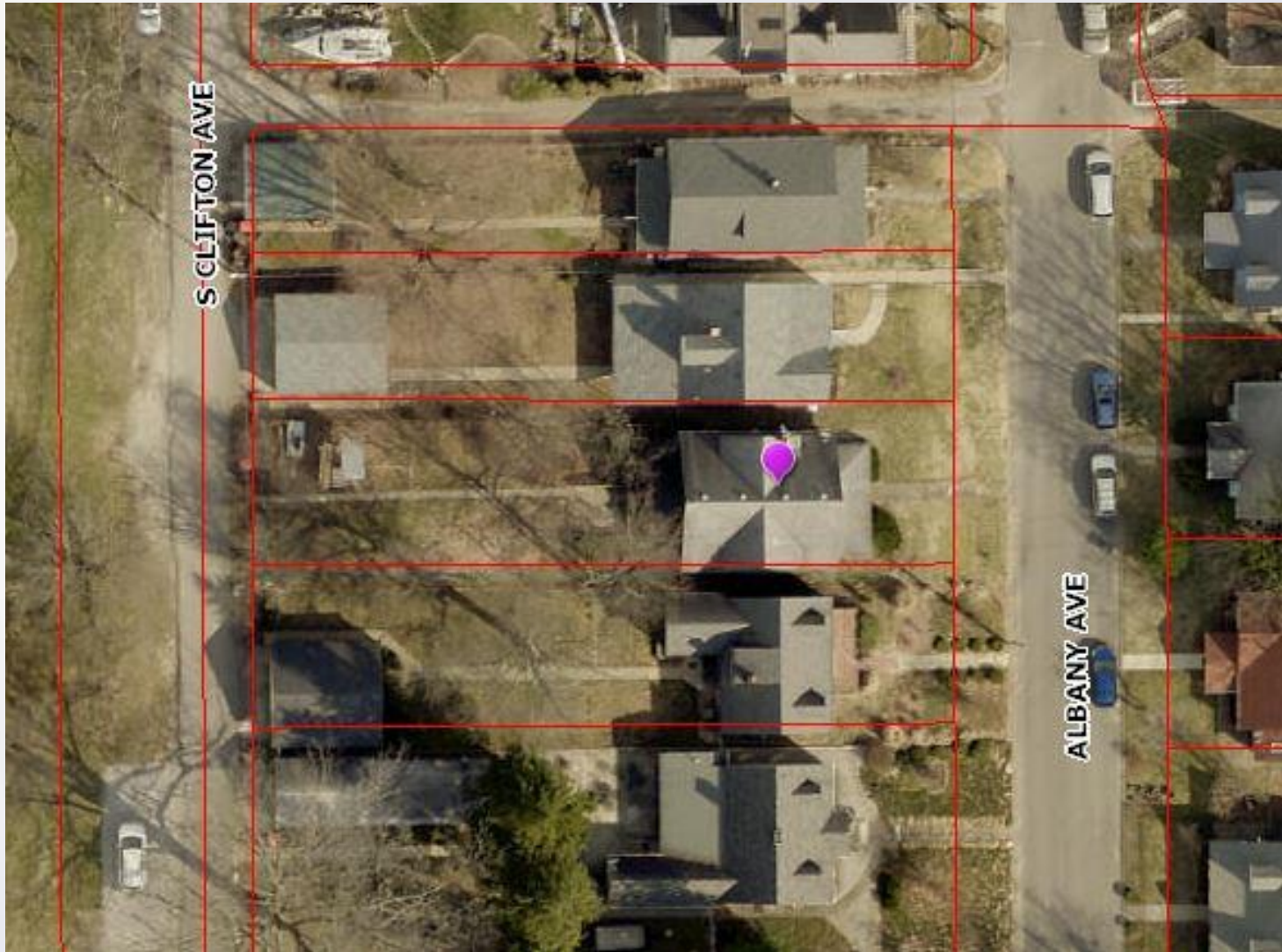
The building is located on the southwest side of Albany Avenue, twelve lots southeast of the intersection with Payne St. The property is zoned R5A within the Traditional Marketplace Corridor Form District. The building is a one-and-one-half-story, circa 1929 masonry structure in a Bungalow style with a front facing gabled roof and covered front porch. It is surrounded by an eclectic mix of similar historic residential buildings of various styles, materials, and massing.

Site Map

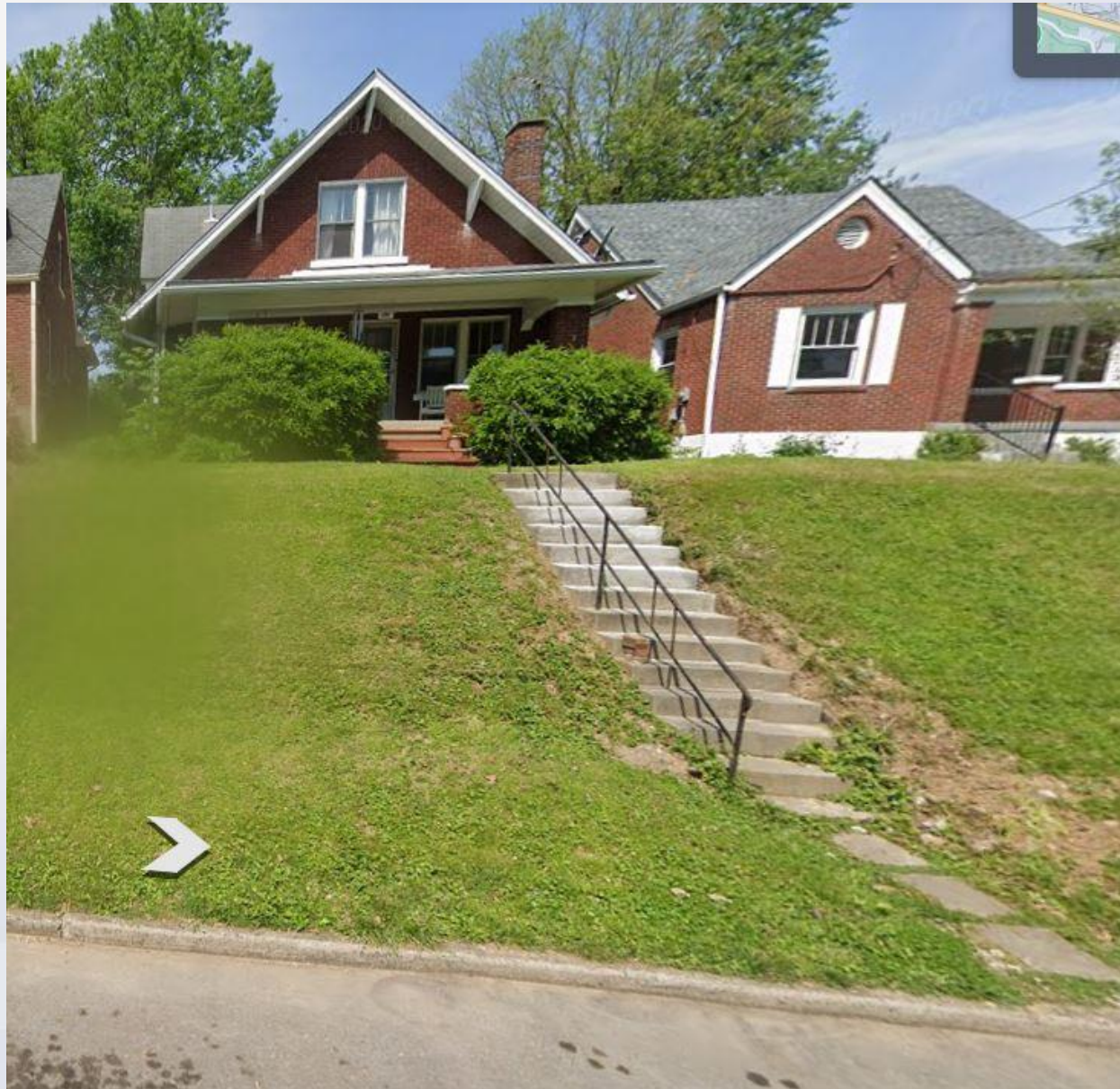
236 Albany Ave.



Aerial Image



Site Photos



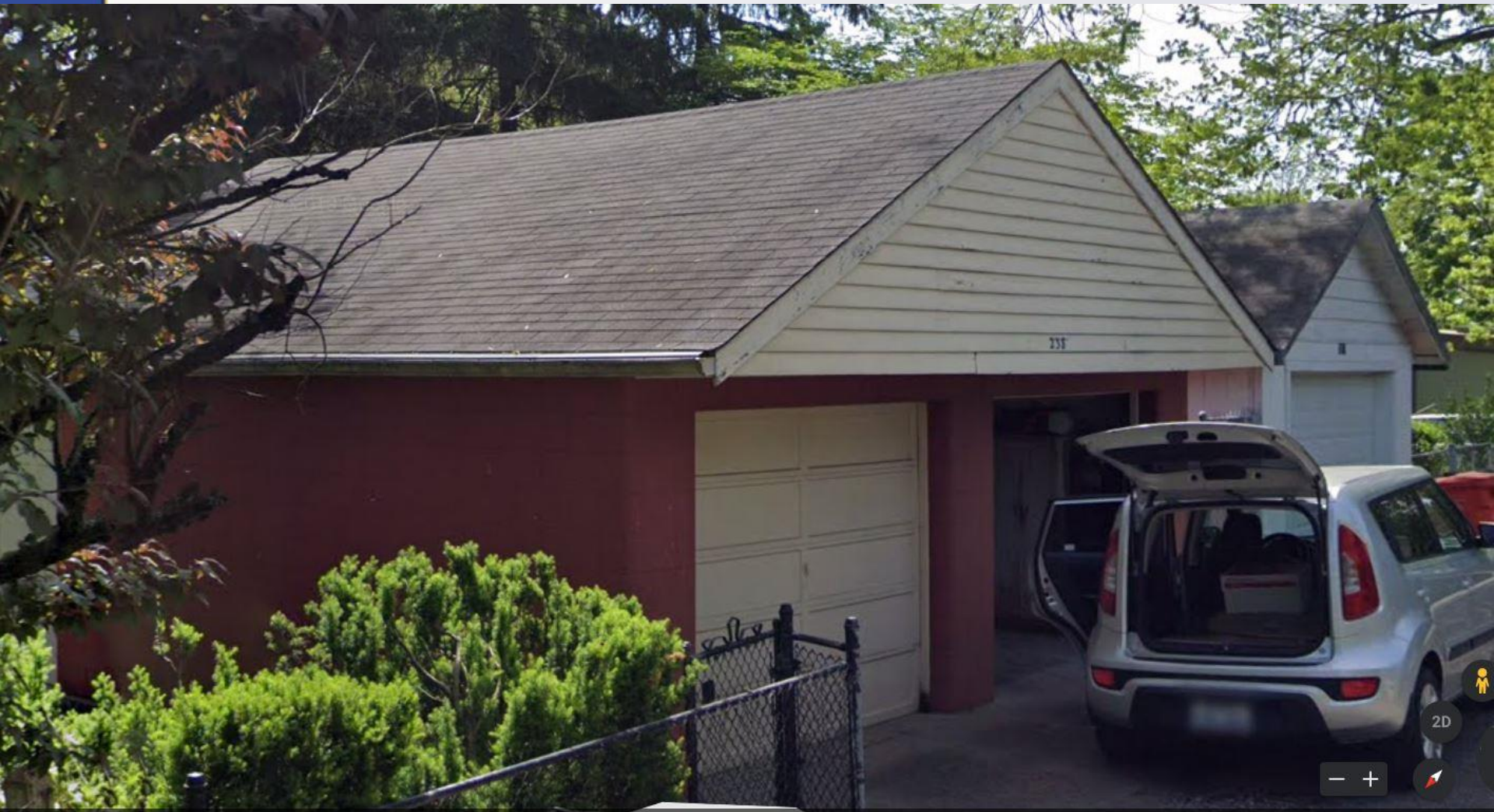
Site Photos



Site Photos



Site Photos



Site Photos



Site Photos

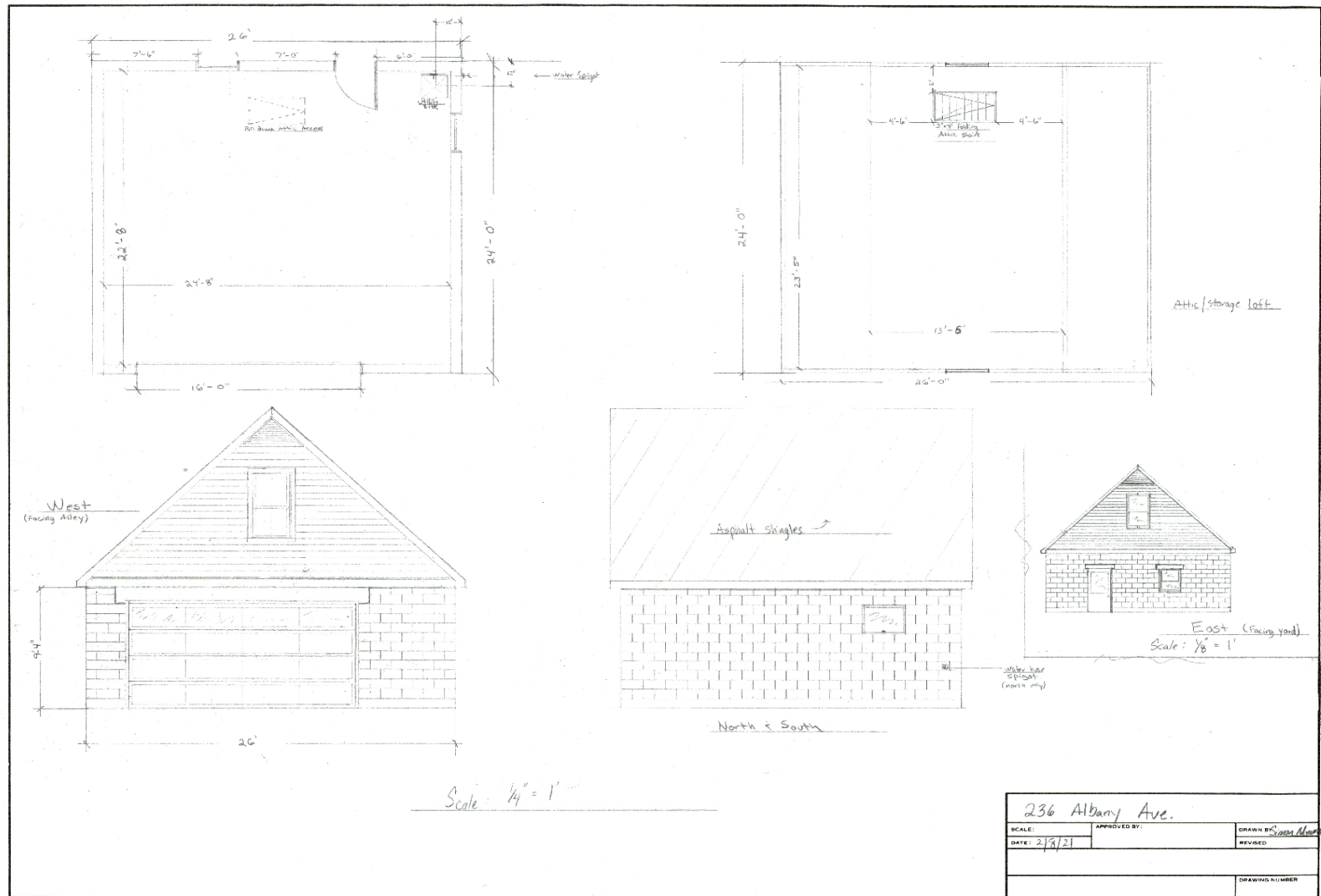


Site Photos





Site Photos



Conclusion

- The proposed changes generally meet the Clifton Preservation District for **Garage and Site**. The subject property does have alley. The proposed location of the garage is to be in the rear yard, so it will not be easily seen from the street. The simple, front facing gable roof is similar in orientation to the roofline of the house.

Conclusion

- The walls will be concrete block with (TBD siding in gables), and there are multiple concrete block structures in the vicinity. The design is simple, in scale with surrounding structures, and is appropriate for the Clifton Historic District. The design however does not comply with **G-11**, as it is concrete block that has not been skim coated or parged.

Conclusion

- It also does not meet the preference for single-car garage doors per **G-14**. The applicant proposes the use of a double-car door due to the narrow alley and size of vehicles to make turn into garage. The applicant proposes to use a carriage style door, that visually articulates two single-car garage doors.

Recommendations

- On the basis of the information furnished by the applicant, staff recommends a Certificate of Appropriateness be approved with the following conditions:
 1. The concrete block shall have a flush joint finish and be painted with a breathable masonry paint, or the concrete block shall be skim coated /parged and then painted.

Recommendations

2. The siding shall have a 3” or 4” reveal depth, and material choice submitted to staff for approval prior to installation.

3. The applicant shall install a carriage style door that visually articulates as two single-car garage doors, door shall be submitted to staff for approval prior to being installed.

Recommendations

4. Any poured concrete for apron visible from alley shall be of historic mix.
5. Storm-water management systems in new construction design and water runoff shall not adversely impact nearby historic resources.
6. Applicant shall design storage for waste receptacles to be hidden from view.

Recommendations

7. All other required permits and approvals shall be obtained prior to construction.

8. If the design or materials change, the applicant shall contact staff for review and approval.