

CERTIFICATE OF APPROPRIATENESS

Application Date: April 2, 2025

Applicant: Andy Madonna, agent for Charles D. Chapman, owner

Property: 10 Courtlandt Place, Tracts 6, 7A, and C4, Courtlandt Place Subdivision. Vacant Lot.

Significance: Noncontributing - vacant lot, located in the Courtlandt Place Historic District.

Proposal: New Construction

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See enclosed application materials and detailed project description on p. 5-23 for further details.

Public Comment: No public comment was received at this time.

Civic Association: The Courtlandt Place Civic Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

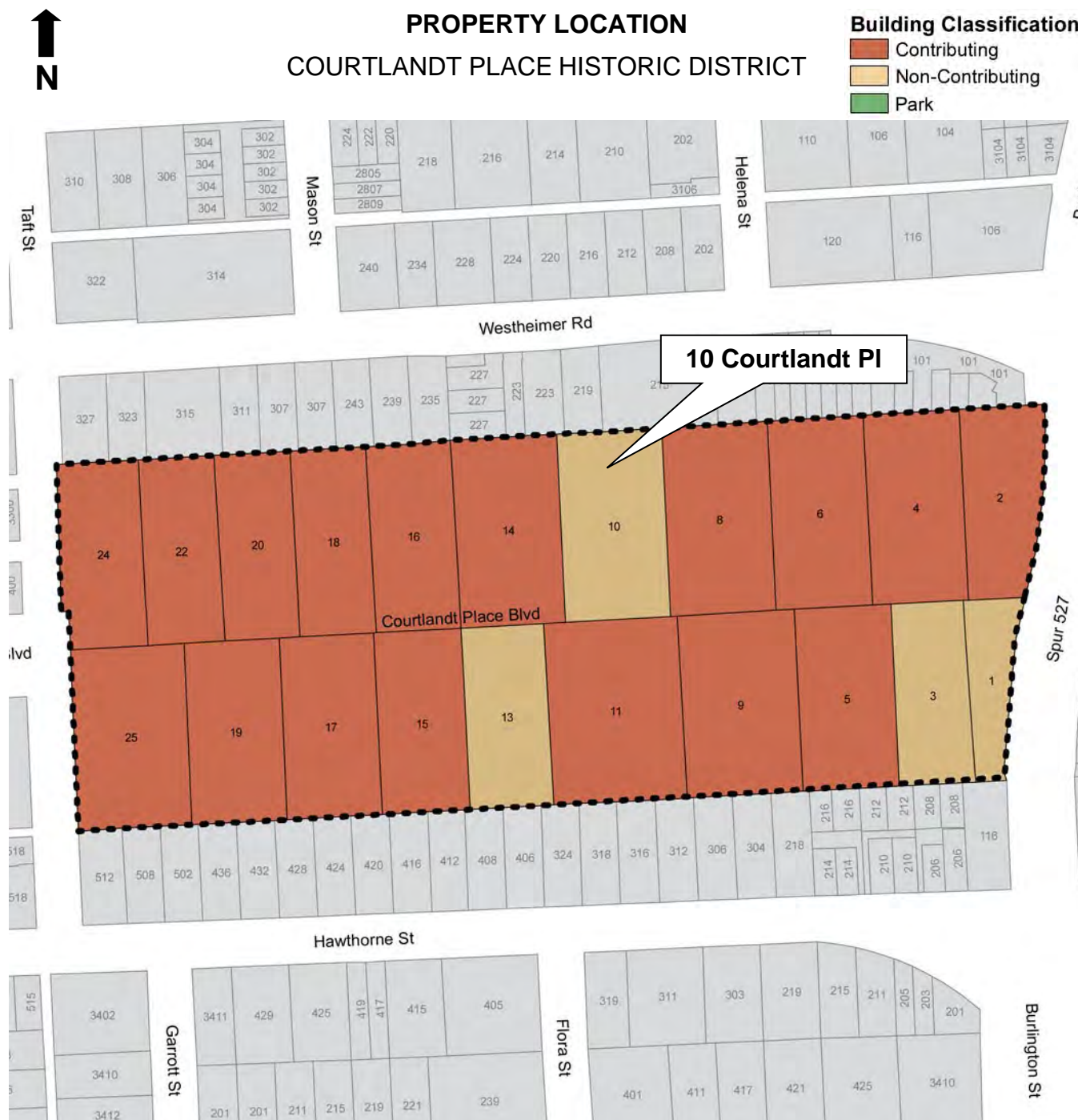
- a) Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | |
|---|---|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:

(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district. |
- b) Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.



INVENTORY PHOTO

Non contributing house is demolished



CONTEXT AREA



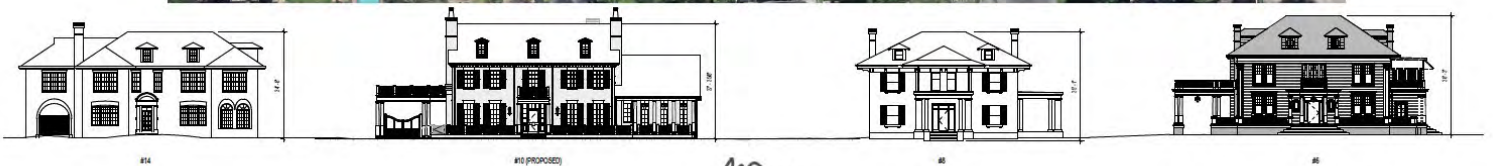
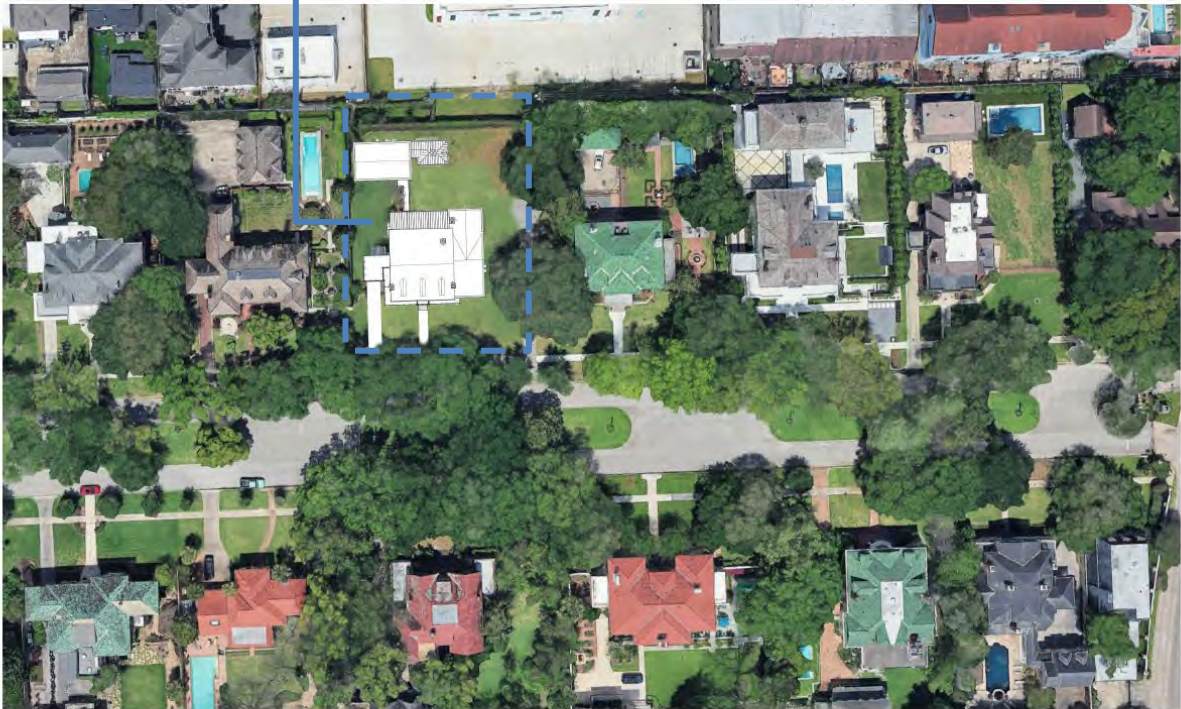
Figure 1- 8 Courtlandt Place _ next door neighbor



Figure 2- 14 Courtlandt Place _ next door neighbor

Proposed site plan

SITE CONTEXT



Autodesk Docs\\Courtlandt 1024-190 - Courtlandt 10.nit

MIRADOR GROUP

SITE CONTEXT

3D RENDERINGS

WEST FAÇADE CONTEXT VIEW



EAST FAÇADE CONTEXT VIEW



RENDERING – FRONT FACING COURTLANDT

PROPOSED



INSPIRATION BOARD



OK

SOUTH ELEVATION – FRONT FACING COURTLANDT

PROPOSED

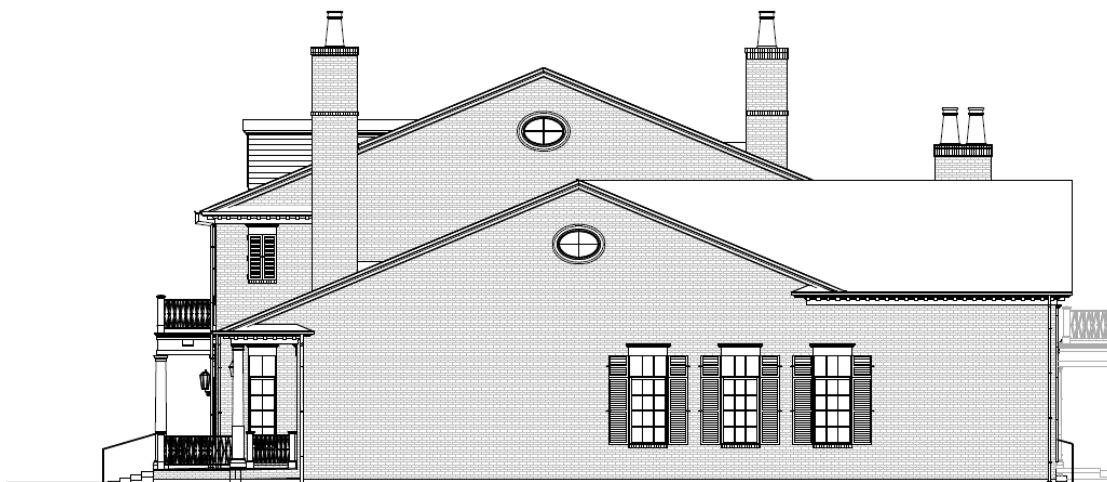


PROPOSED W/ DIMENSIONS



EAST SIDE ELEVATION

PROPOSED



DRAFT

WEST SIDE ELEVATION

PROPOSED



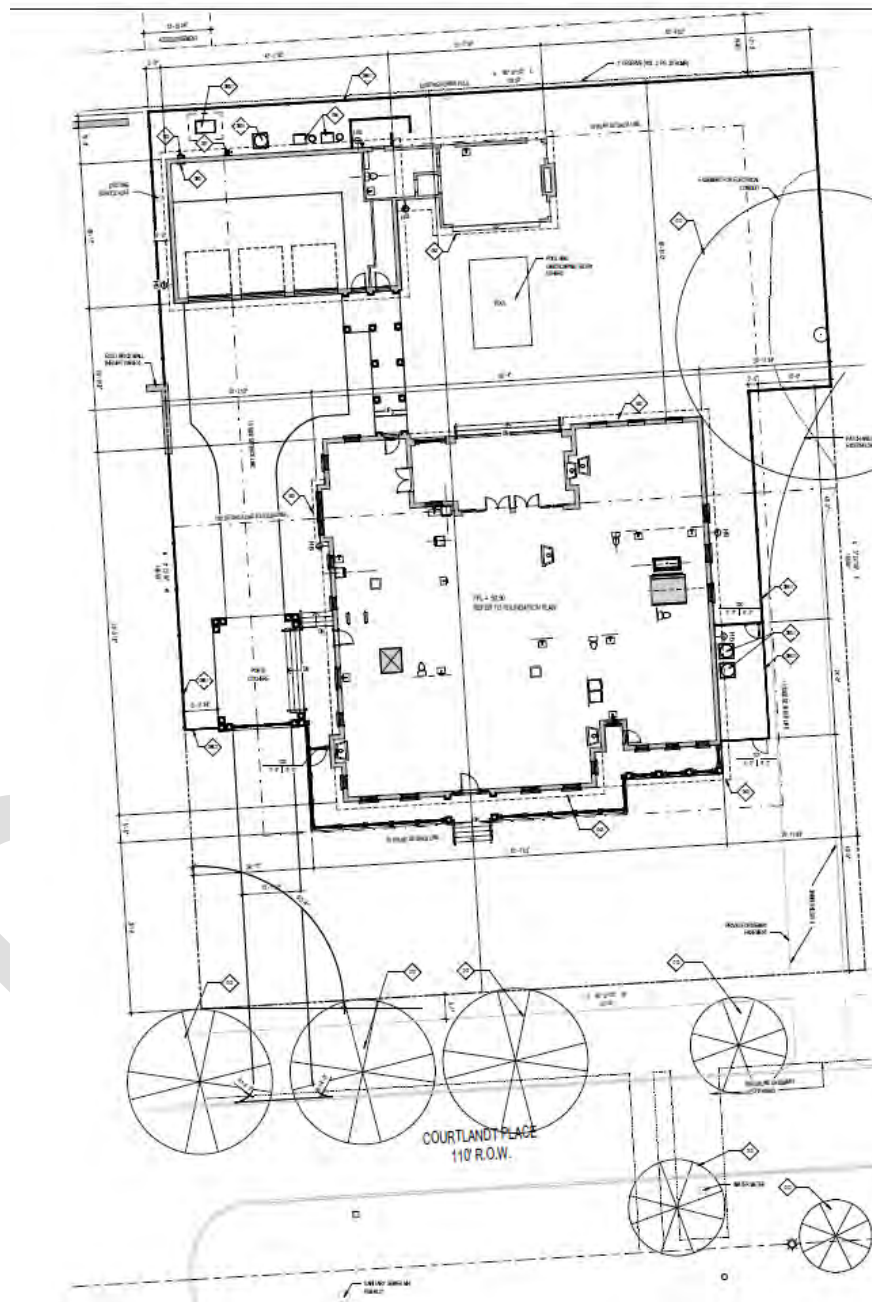
NORTH (REAR) ELEVATION

PROPOSED



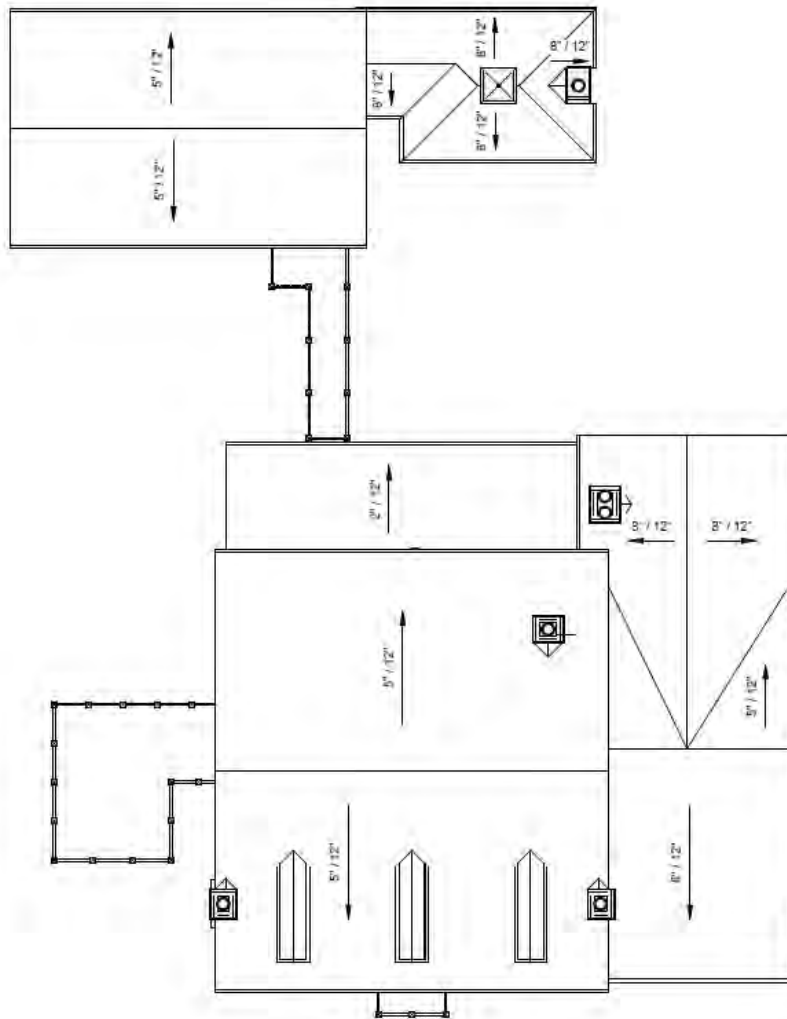


SITE PLAN
PROPOSED





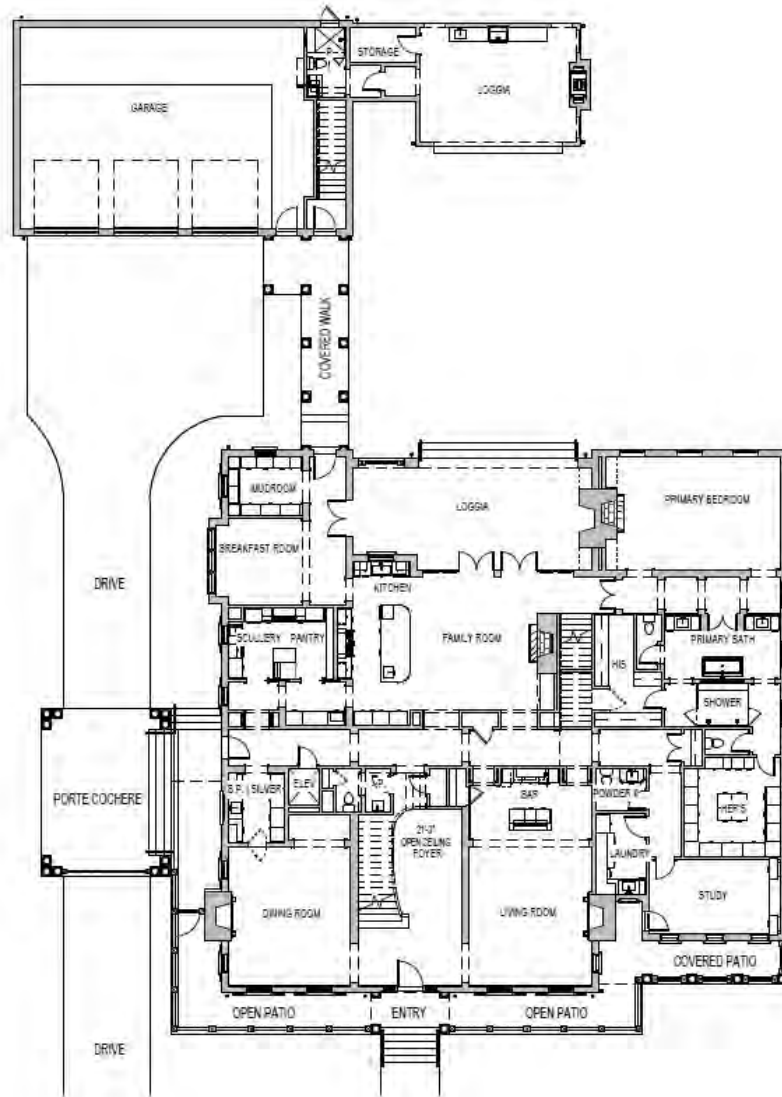
ROOF PLAN
PROPOSED





FIRST FLOOR PLAN

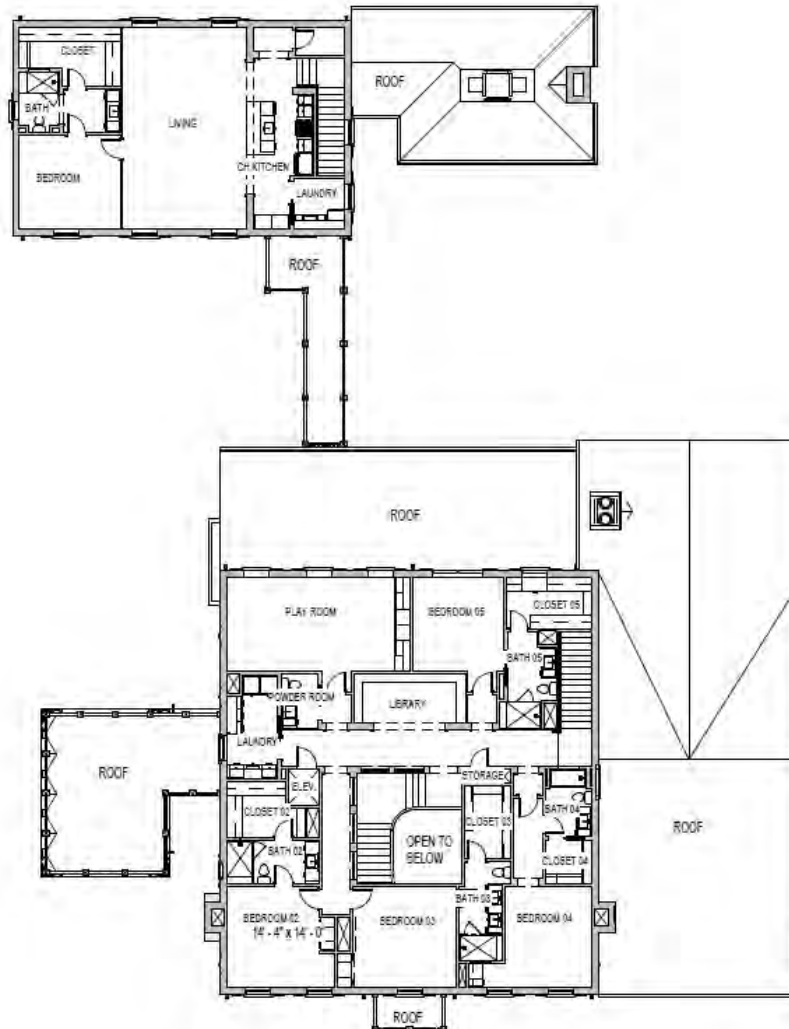
PROPOSED





SECOND FLOOR PLAN

PROPOSED



GARAGE – SOUTH (FRONT) ELEVATION

PROPOSED



PROPOSED W/ DIMENSIONS



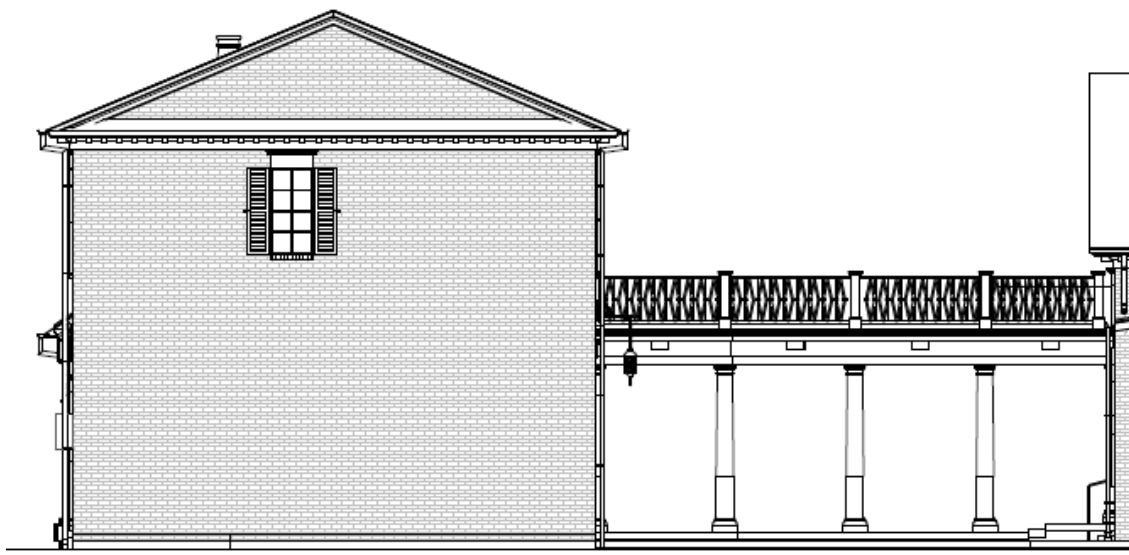
EAST SIDE ELEVATION

PROPOSED



WEST SIDE ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

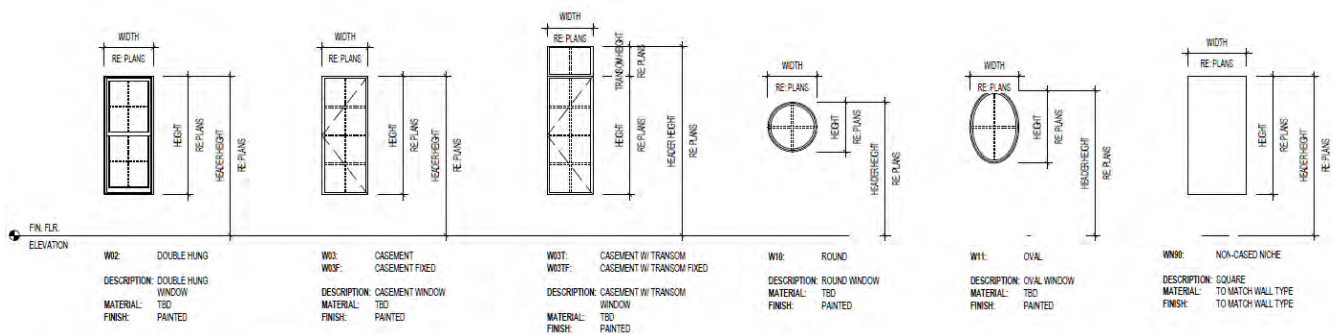
PROPOSED



WINDOW SCHEDULE

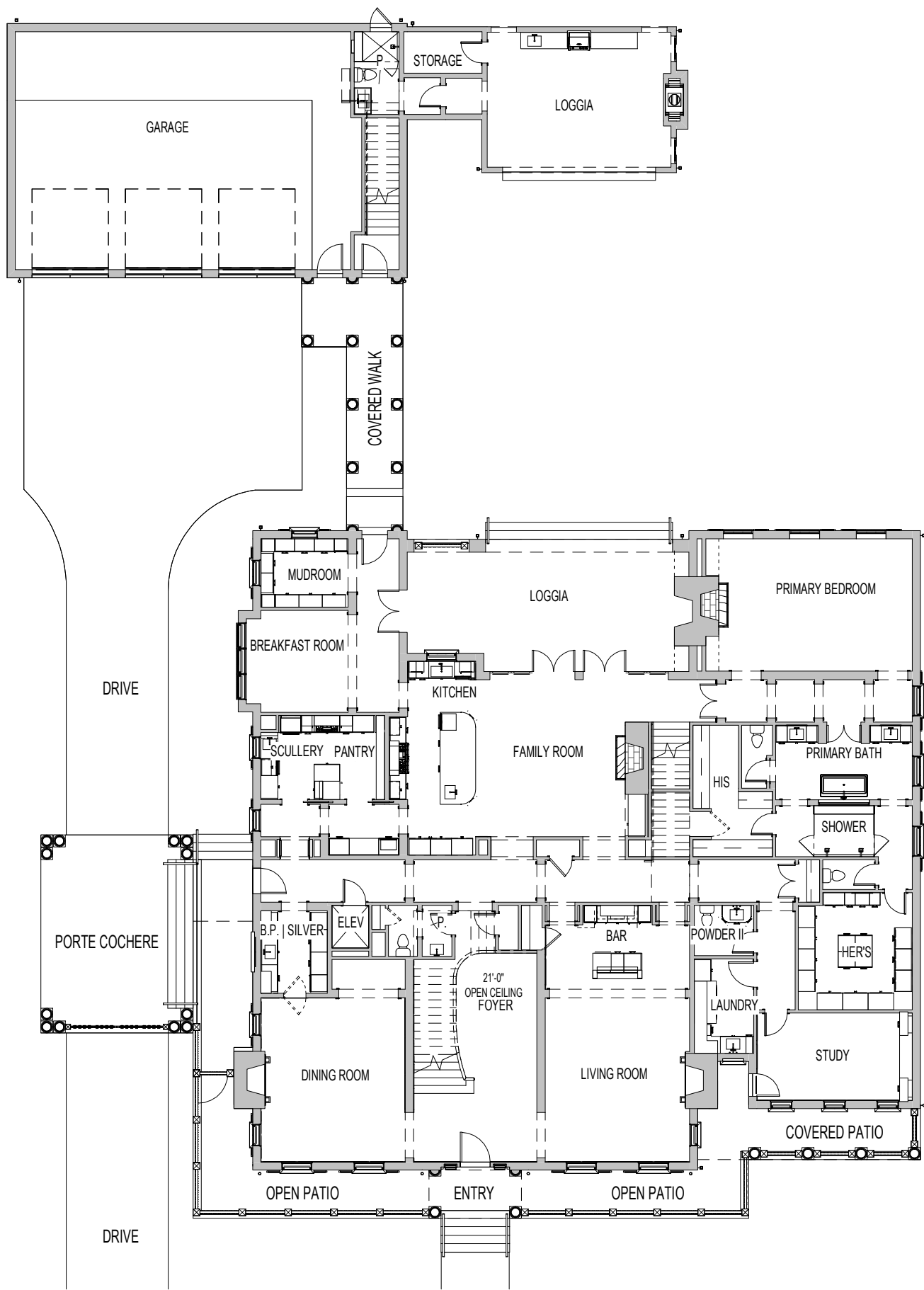
WINDOW TAG	ELEVATION	COUNT	WIDTH	HEIGHT	TRANSOM HEIGHT	HEAD	JAMB	SILL	NOTES
W02	W02	3	2' - 6"	4' - 0"		10/A.020	09/A.020	08/A.020	DOUBLE HUNG DORMER WINDOWS
W02	W02	19	3' - 6"	6' - 0"		05/A.020	04/A.020	03/A.020	DOUBLE HUNG
W03	W03	2	1' - 6"	6' - 6"		10/A.020	09/A.020	08/A.020	CASEMENT ENTRY SIDELIGHTS
W03	W03	1	2' - 0"	4' - 0"		05/A.020	04/A.020	03/A.020	CASEMENT
W03	W03F	1	2' - 6"	6' - 0"		05/A.020	04/A.020	03/A.020	CASEMENT
W03	W03	2	3' - 0"	3' - 0"		10/A.020	09/A.020	08/A.020	CASEMENT AT CUPOLA
W03	W03	2	3' - 0"	4' - 0"		10/A.020	09/A.020	08/A.020	CASEMENT AT CUPOLA
W03	W03	6	3' - 6"	2' - 0"		05/A.020	04/A.020	03/A.020	TRANSOM WINDOWS ABOVE GARAGE
W03	W03	3	3' - 6"	5' - 6"		05/A.020	04/A.020		CASEMENT
W03	W03	3	3' - 6"	7' - 6"			04/A.020	03/A.020	CASEMENT
W03F	W03F	1	2' - 6"	5' - 0"		05/A.020	04/A.020	03/A.020	FIXED CASEMENT
W03T	W03T	6	2' - 6"	6' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	2	2' - 6"	7' - 6"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	2	3' - 0"	6' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	3	3' - 0"	7' - 6"	2' - 0"	19/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	1	3' - 6"	5' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W03T	W03T	7	3' - 6"	6' - 0"	2' - 0"	05/A.020	04/A.020	03/A.020	CASEMENT WINDOW W/ TRANSOM
W10	W10	1	3' - 6"	4' - 0"		15/A.020	14/A.020	13/A.020	ROUND WINDOW
W11	W11	4	3' - 6"	4' - 0"		15/A.020	14/A.020	13/A.020	OVAL WINDOW

WINDOW OPENING ELEVATION SCHEDULE



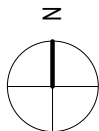
RE: ELEVATIONS FOR MUNTIN SPACING, OPERABILITY AND SWING DIRECTION

10 COURTLANDT PLACE



1 FIRST FLOOR PLAN - GRAPHIC PLAN

SCALE: 1/16" = 1'-0"



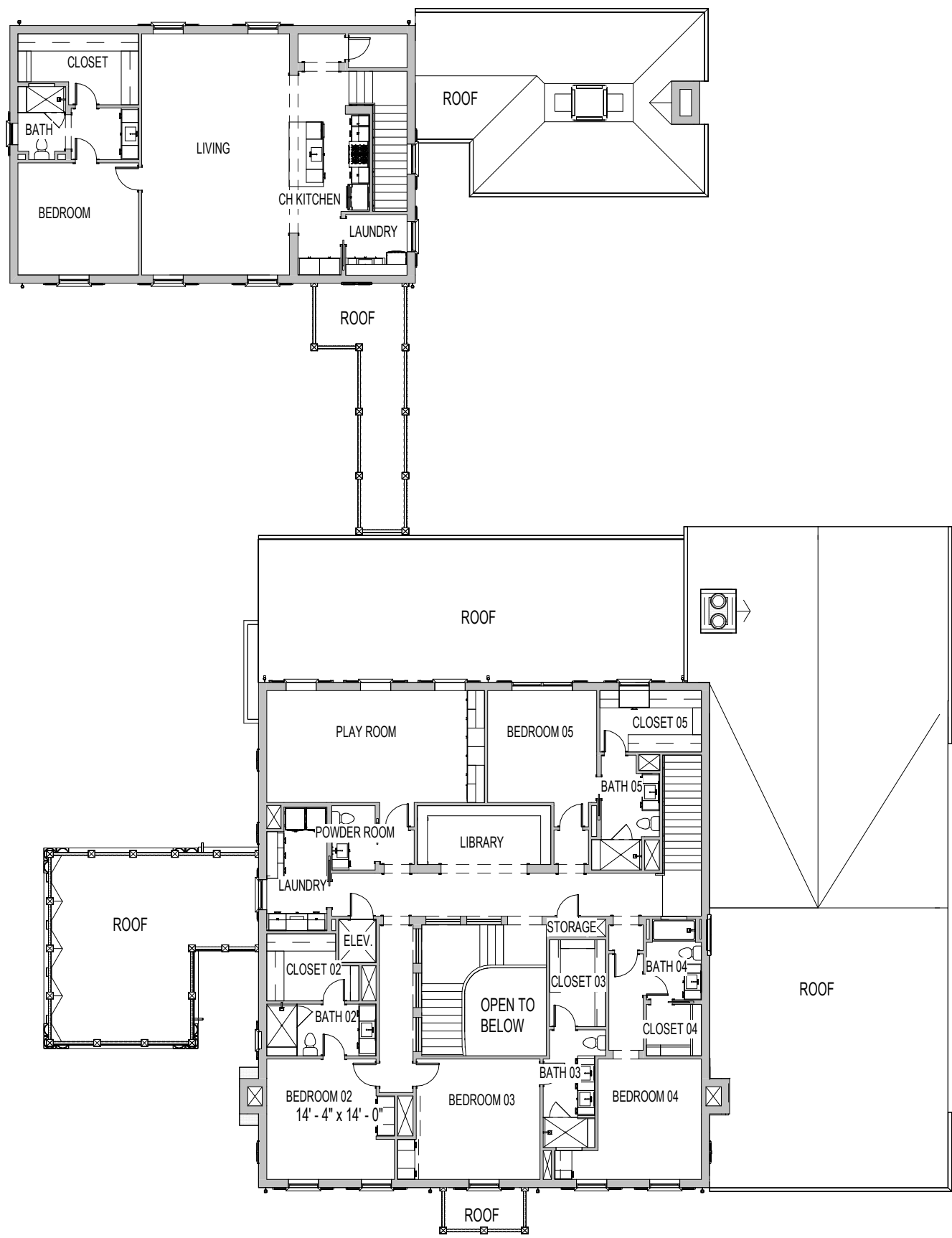
G-101

FIRST FLOOR GRAPHIC PLAN

1/16" = 1'-0"

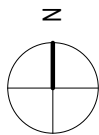


10 COURTLANDT PLACE



1 SECOND FLOOR PLAN - GRAPHIC PLAN

SCALE: 1/16" = 1'-0"



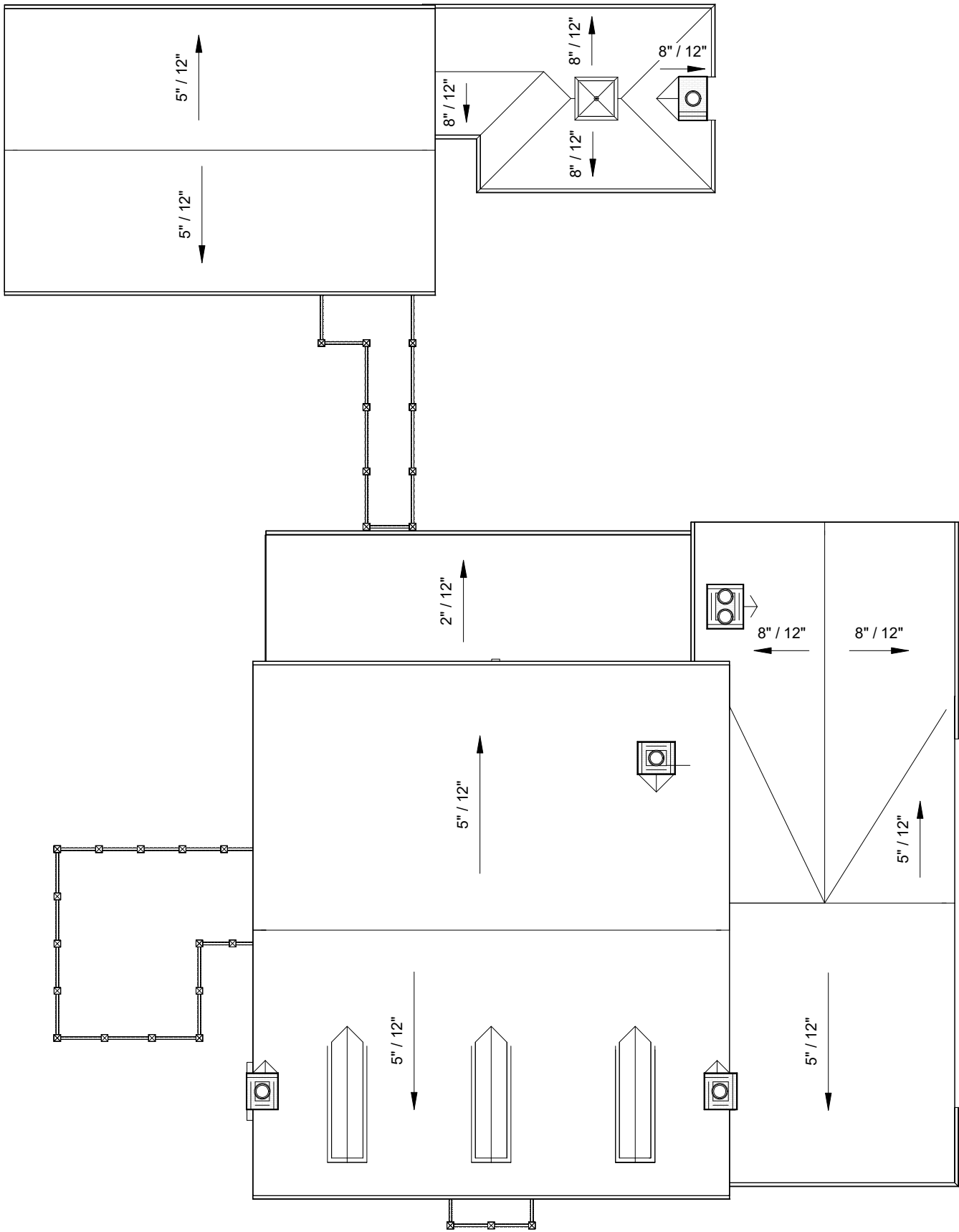
G-102

SECOND FLOOR GRAPHIC PLAN

1/16" = 1'-0"



10 COURTLANDT PLACE



1 ROOF PLAN - GRAPHIC PLAN

SCALE: 1/16" = 1'-0"



10 COURTLANDT PLACE



1 FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



G-501
FRONT ELEVATION

1/8" = 1'-0"

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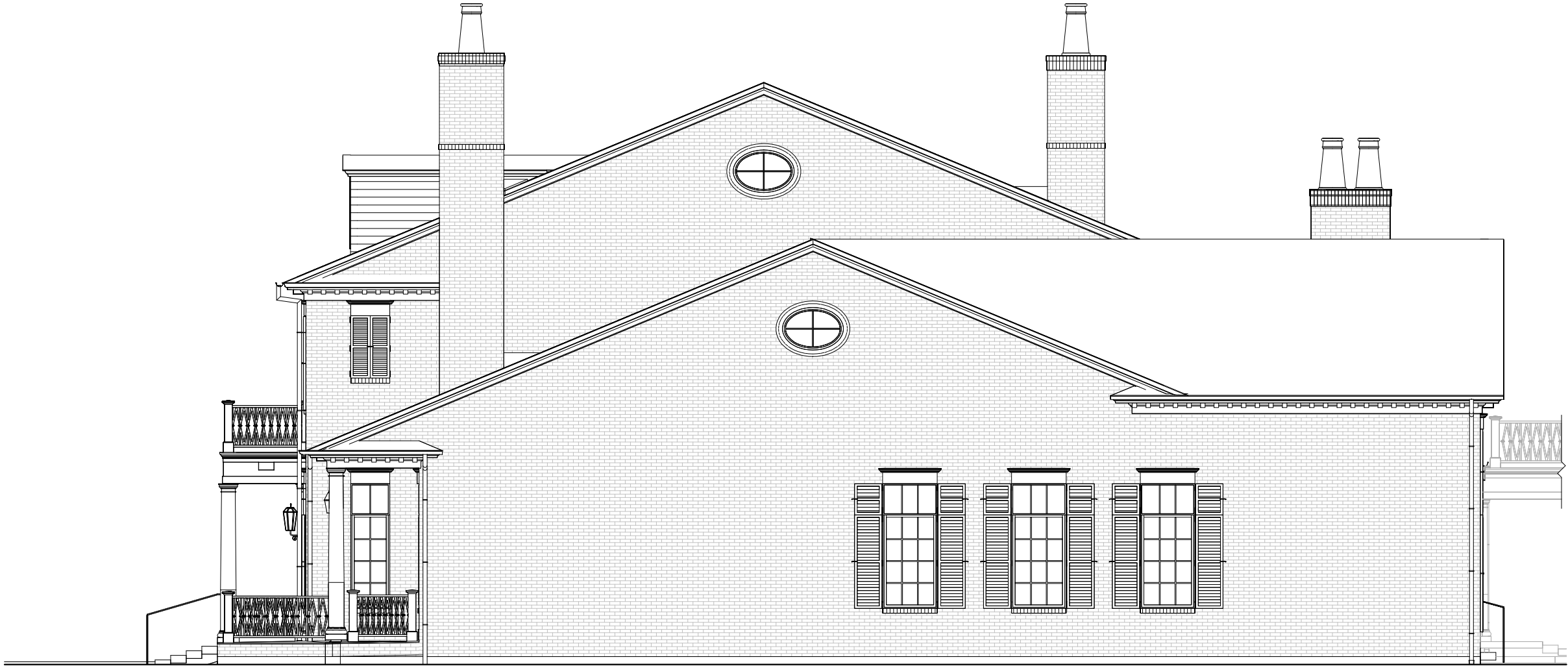
10 COURTLANDT PLACE



1 BACK ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



10 COURTLANDT PLACE



1 RIGHT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



G-503
RIGHT ELEVATION

1/8" = 1'-0"

10 COURTLANDT PLACE



1 LEFT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



G-504
LEFT ELEVATION

1/8" = 1'-0"

10 COURTLANDT PLACE



1 GARAGE FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



G-505
GARAGE FRONT ELEVATION

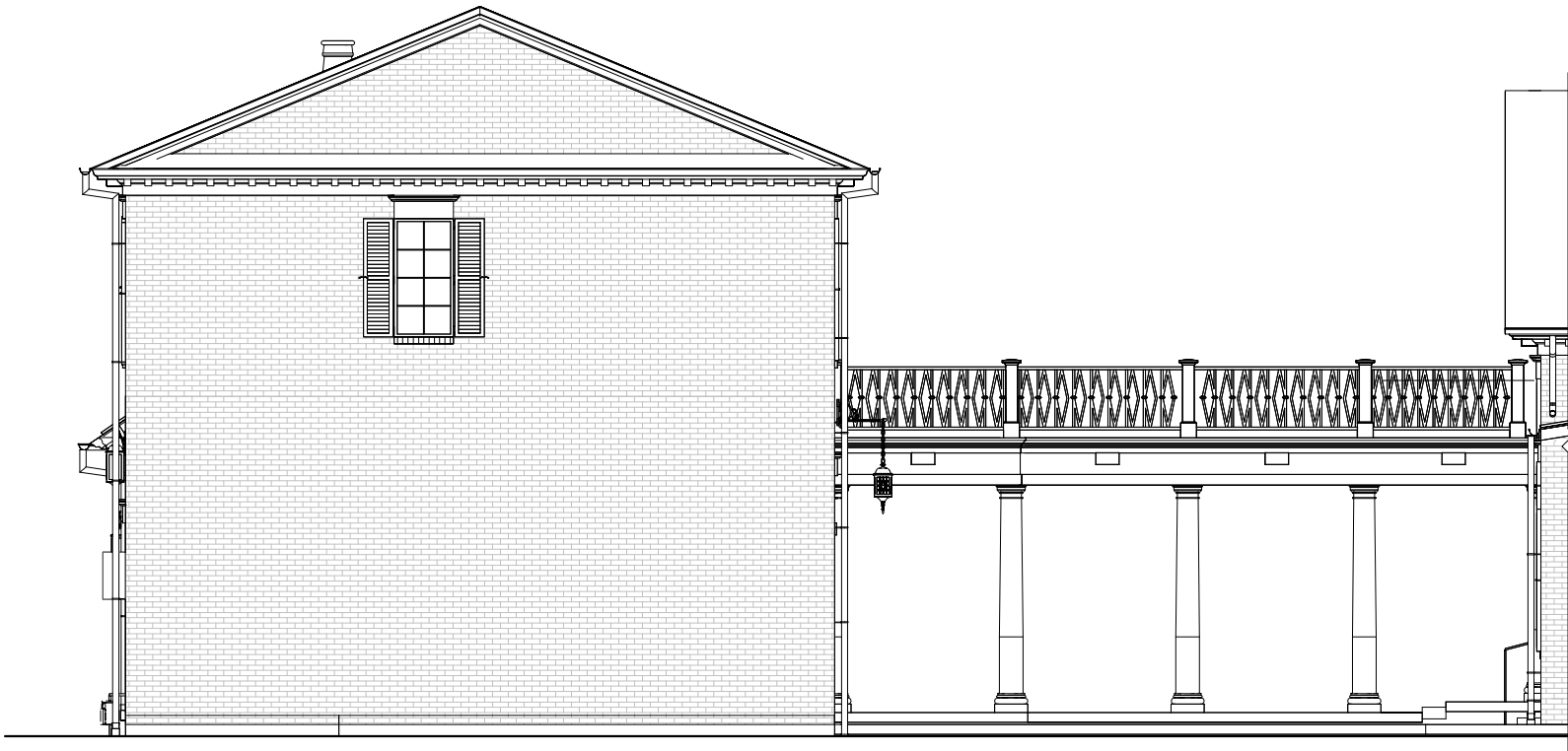
1/8" = 1'-0"

10 COURTLANDT PLACE



2 RIGHT ELEVATION GARAGE (EAST)

SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION GARAGE (WEST)

SCALE: 1/8" = 1'-0"



G-506
GARAGE LEFT & RIGHT ELEVATION

1/8" = 1'-0"

10 COURTLANDT PLACE



1 BACK ELEVATION GARAGE (NORTH)

SCALE: 1/8" = 1'-0"



G-507
GARAGE BACK ELEVATION

1/8" = 1'-0"