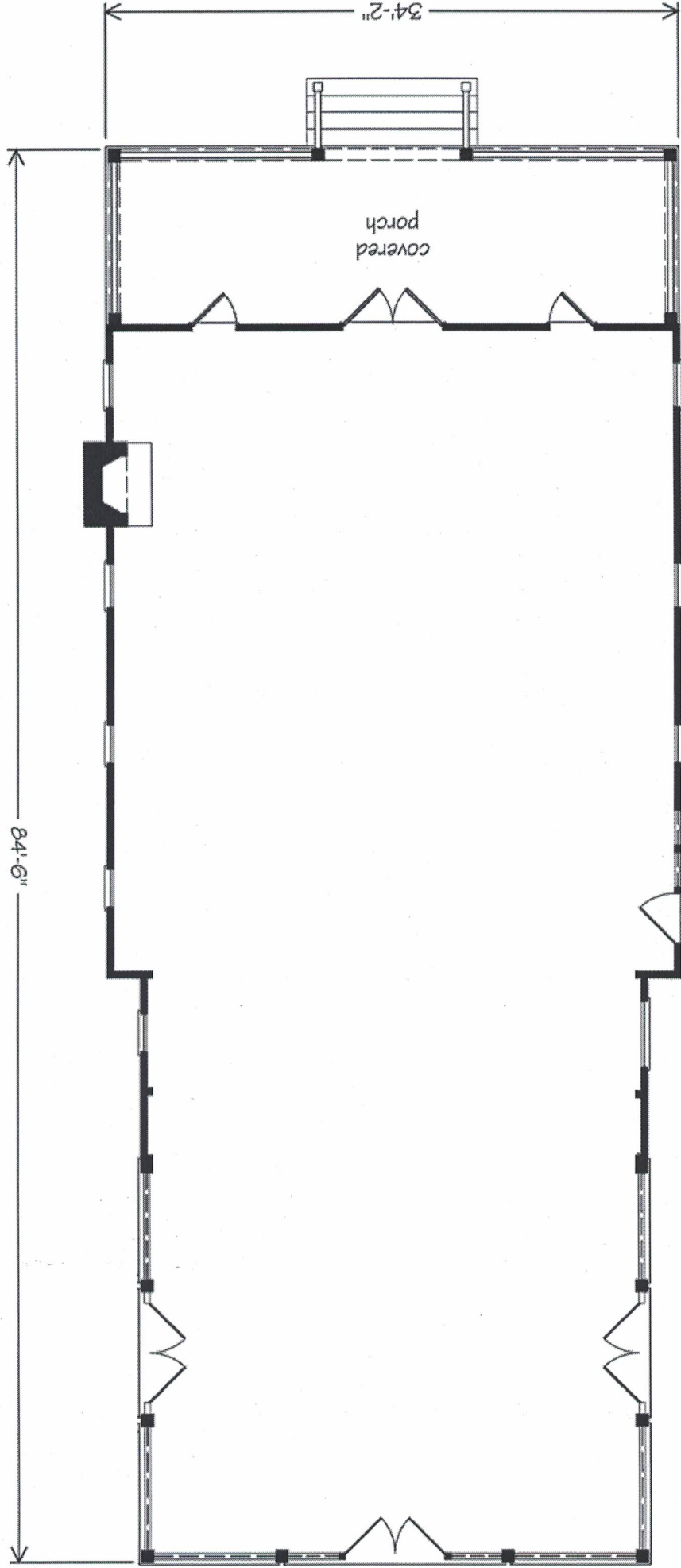


To provide additional information about two items requested by the HDC.....

There will be one or two citizens attending the July meeting and speaking at the appropriate time about the history of the rock wall. Hopefully this testimony will clear up this issue.

One or more members have asked in previous meetings to see the footprint of the house, which is attached. The elevations of the house and the two garage options have already been presented.



Since there are three new members on the Commission now and since this process is now in its sixth month, applicant provides the attached document as a summary of the material and testimony that have been provided in support of the application and in response to HDC requests during that period. It's called 19 reasons to say Yes.

19 reasons to say Yes

All exterior construction materials are consistent with materials long used in the District. Architectural shingles, cement board siding, simulated divided light windows.

The highest ridge line of the house and of the garage is lower than the house to its rear and the one directly across the street. Both the ADPi sorority house(rear) and 501 North St are three story structures.

As noted in the Building Envelope Exhibit, the proposed house and garage fit under height restrictions

The proposed setbacks are 26 ft at the front, 15.7 ft on the sides and 11 ft at the back of the lot. These are all well within the currently required setback limits.

Several properties in the 400-500 block of North St are closer to the front setback than what is proposed. One is as close as 12 ft from the street.

The proposed house has a "cottage" look to it with front porch and is very consistent with other houses in the District. No unusual lintels or cornices are proposed.

The proposed house and garage feature gable roofs which are consistent with many structures in the District.

Proposed windows, doors and hardware, exterior lights are in keeping with historic styles, yet clean in appearance.

The scale of the house and garage are not overwhelming or pretentious. In fact the sorority house behind them is almost 10,000 sq ft. The other houses and garages nearest and adjacent are similar in scale to what is proposed.

What is proposed meets all of the guidelines for appropriateness A through J.

There is a separate section of guidelines for new construction in the District all nine of which are met.

The percentage of impervious surface to be utilized is below the maximum allowed and lower than the lot coverage of several properties in the immediate

area in the 400 block of North St.

Nothing about what is being proposed, house and garage, does not already exist in the District which means it is congruous.

Nothing unusual is being proposed to risk congruity. See 119 Battle Lane aka the Hooper Lane house and its rock bridge, skinny windows and floor to ceiling windows for recently approved incongruent features.

No variance is being requested or needed, unlike the Hooper Lane house which required two variances for height and setback

Three different neighbors with properties in the immediate area have come to speak in favor of the application as proposed.

Per the recently released HDC survey data, creating more single family homes on North St is very desirable to many property owners on the street.

Per the HDC survey data, there is too much street parking on North St rendering it a one way street. This application will reduce street parking

Two different garage options have been offered for approval in response to suggestions from HDC members. Neither is as big or as tall as the recently approved three car/two story garage approved at 407 Hillsborough.