



Application for Certificate of Appropriateness

Haddonfield Historic District

217 Washington Avenue
Block 73 Lot 4

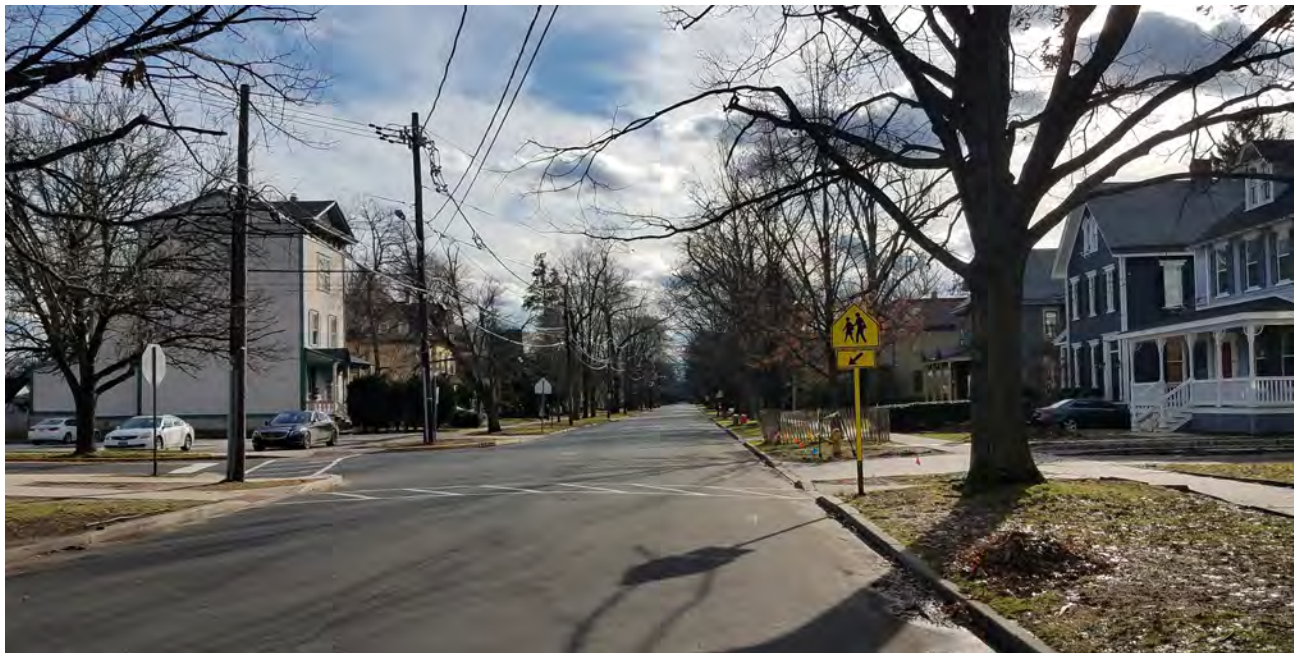
29 April 2019

Applicant : Elizabeth and John LaProcido

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Washington Avenue 1908



Washington Avenue 2018

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Summary of Proposed Initiatives

Background

We acquired the property in November 2000. Our long term goal is to retain the property in our Family indefinitely. Therefore, the Proposed Initiatives defined in this Application are focused on enhancing the property as we age in place.

The project elements propose to improve the use, accessibility and the landscape of the Property. The criteria established for the project elements are as follows:

- Provide New Entry at rear of the Dwelling that is enclosed from the weather
- Replace the existing Accessory Structure with a New Accessory Structure
- Reduce the existing Impervious Coverage to reach a Conforming Status in the R6 Zone

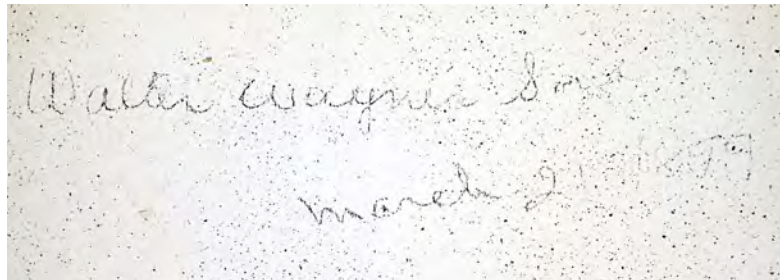
Building Addition

The primary “day to day” entrance to the property is at the rear of the Dwelling. This is a result of the entry’s proximity to the Driveway serving the home and delivery access to the Kitchen. The existing finished floor elevation at the location of the rear entry is approximately 54” above finished grade. Currently access to the Dwelling at this location is achieved by an exterior stair which is exposed to the weather. The proposed addition is an 8’ x 26’ single story structure at the rear entrance of the Dwelling. The proposed addition replaces the exterior stair and provides an enclosed entry for the day to day entrance to the Dwelling.

New Accessory Structure

Currently, there is an existing Accessory Structure at the rear of the site. The construction of that structure is estimated c. 1940's based on the elements of construction and photography of the rear of the property from same era. The structure was damaged resulting from a neighbor's tree falling on the structure which "racked" the frame of the entire structure about two axis. The resulting damage requires disassembling the structure in order to repair. Since the damage cannot be repaired without disassembling the entire structure, a New Accessory Structure is proposed as a Two Car Garage. The New Structure provides better utilization of the accessory use through proximity to the Dwelling and delivers a reduction of the overall impervious coverage of the property enhancing the open space.

Summary of Property History



Signature in Plaster
Walter Wayne South signed March 21 1899



Cover Art by Emlen McConnell
Saturday Evening Post July 30th 1904
Resident of 217 Washington Ave.

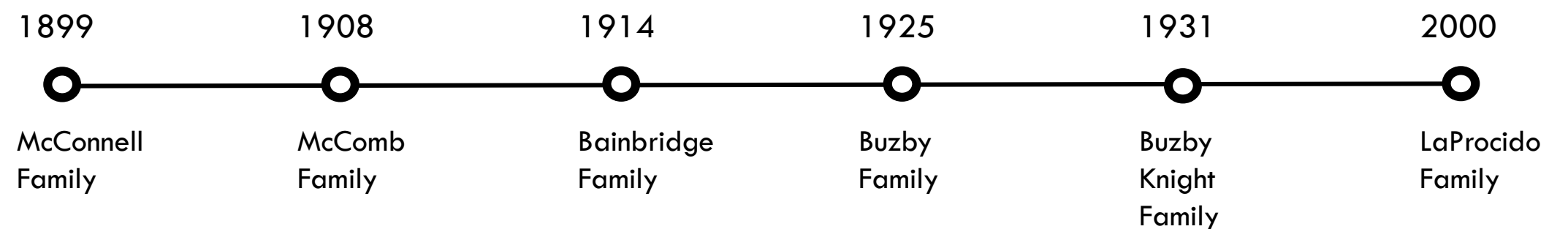


Circa 1908 McComb Family



2018 LaProcido Family

Ownership Timeline | Haddonfield Directory



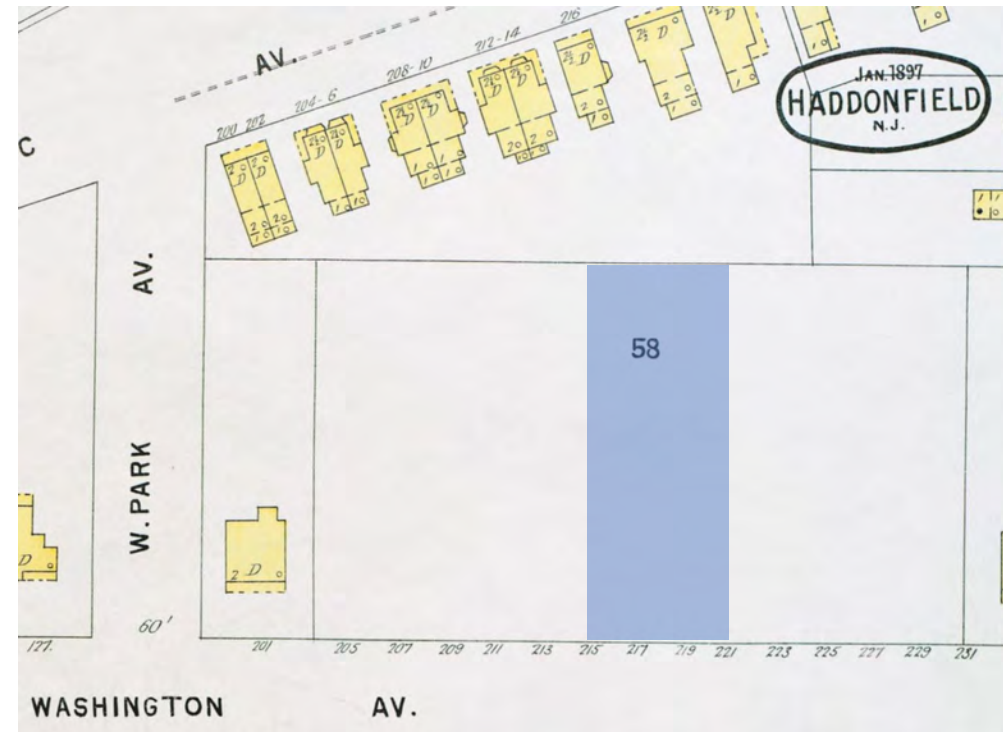
Sanborn Maps 1897 - 1923

Analysis of Documentation

- Sanborn Maps Support Construction Completion of 1899
- Initial Construction did not include Accessory Structure
- Accessory Structure appears on 1923 Sanborn Map (red circle)
- Evidence Supports Existing Accessory Structure damaged was constructed c. 1940's and is not the Accessory Structure shown in 1923 Sanborn Map

Basis :

- Construction elements of existing structure
- Photography of the area from 1940s



1897 : 217 Washington Lot Vacant



1902 : 217 Washington Dwelling Completed



1914 : 217 Washington No Accessory Structure



1923 : 217 Washington w/ Accessory Structure

Existing Accessory Structure

Photography

- The dormer in Image A is the dormer in Image B. An Accessory Structure is not visible in Image A as shown in Image B.
- Image C references the Birdbath in Image A. The shadows in Image A and C note the same angle indicating the photography is taken approximately at the same time of day.
- The Automobile in Image C is a 1937 or 1938 Buick.

Observations

Unfortunately, the vegetation at the right of the Photograph in Image A no longer exists. While the shadows are not present, in Image B the Accessory Structure would still be visible in Image A based on the scale of the Structure.

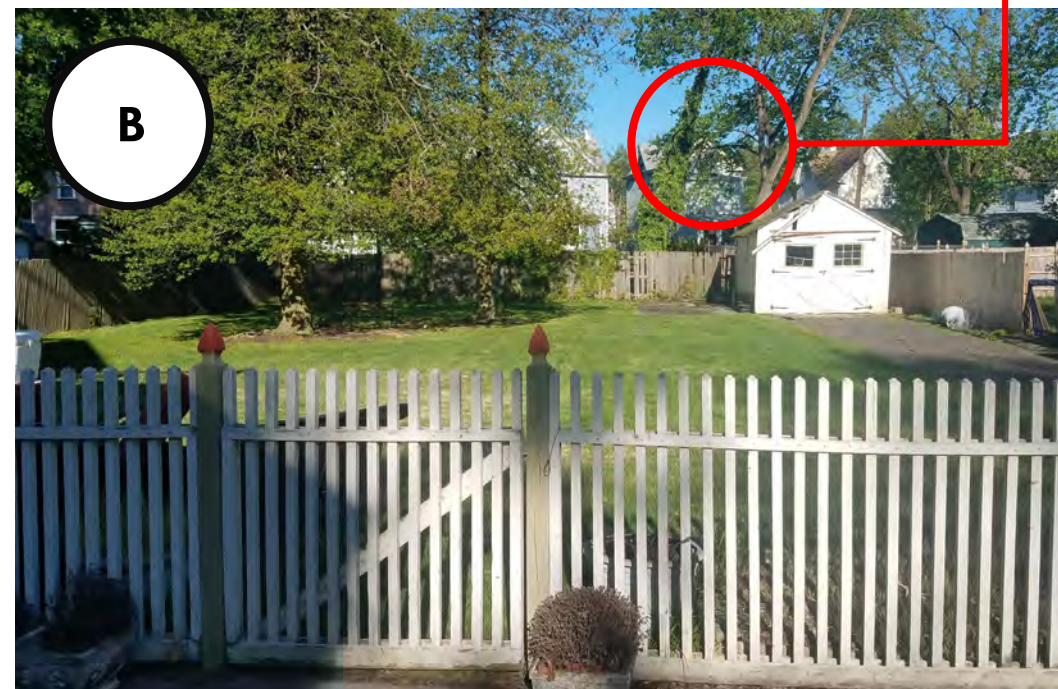
The Existing Accessory Structure appears to have been designed and constructed for the storage of an automobile based on the width of the door opening and the concrete slab foundation of the structure. There is no vehicular access to the Accessory Structure in Images A & C.



View looking East date approximate 1940s



View looking West date approximate 1940s



View looking East 2019



1937 Buick

Existing Accessory Structure

Photography

Image A

Tree Damage to Accessory Structure

Image B

Accessory Structure after Tree Removal

Image C

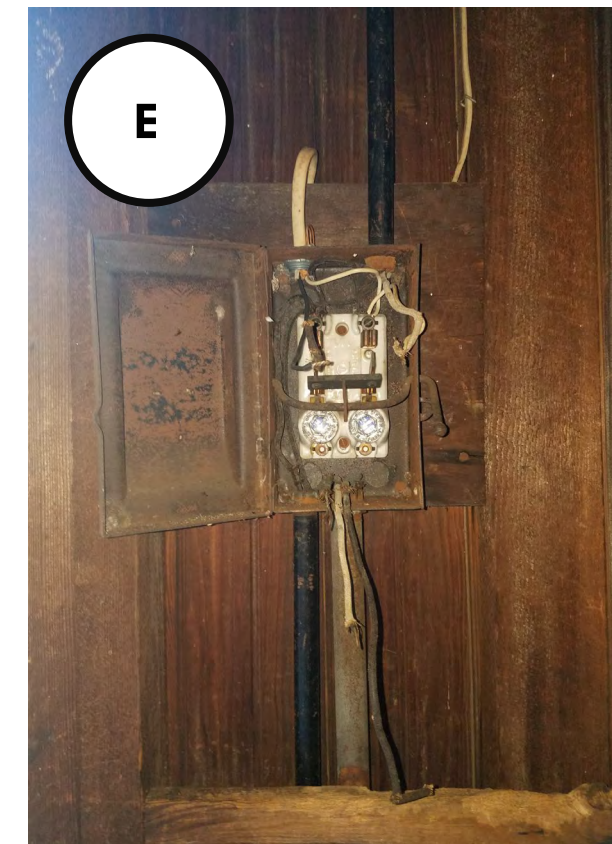
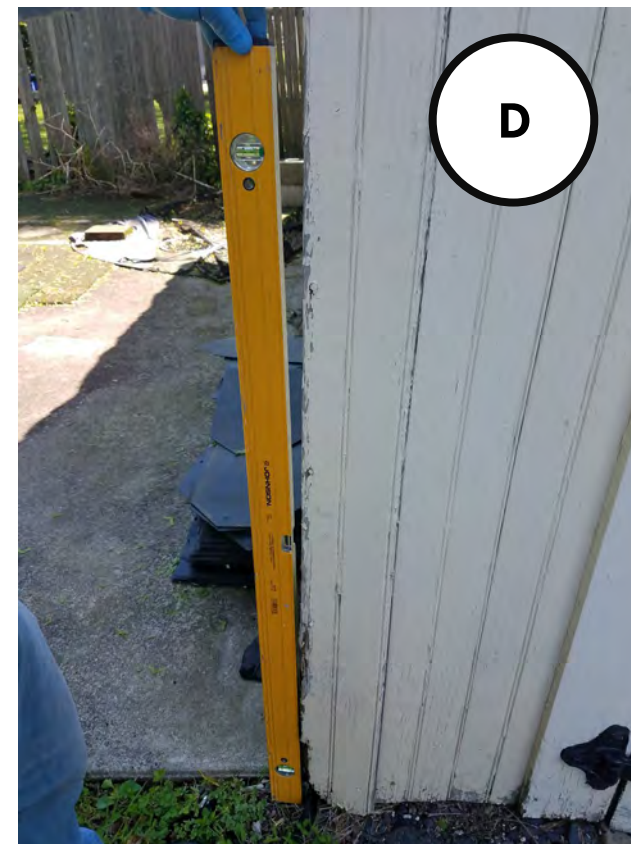
Accessory Structure tipping West off of plumb line

Image D

Accessory Structure tipping South off of plumb line

Image E

Electric Disconnect in Accessory Structure with supply through concrete slab foundation



Conclusions

Inspection of the Electrical supply and equipment is consistent with components from the 1940's. The supply is installed through the concrete foundation with the framing for the Accessory Structure built on the concrete foundation. This scope along with the photographic images from the same era, leads to the conclusion that the Accessory Structure was constructed in the 1940's and in not the Structure represented in the 1923 Sanborn Map. Lastly, Images C and D indicate the Structure is "racked" about the N&S and E&W axis requiring the structure to be demolished as the framing connections have been compromised beyond repair.

Existing Site Plan | Existing Conditions



Proposed Site Plan reference Conceptual Landscape Plane for Landscape Design



Design of Proposed Initiatives

Conceptual Landscape Plan : Not to Scale



Design of Proposed Initiatives

Summary of R6 Zoning Requirements

Zoning Criteria	Required	Existing	Proposed
Lot Area SF	6,000	14,600	14,600
Lot Frontage Feet	60	73	73
Building Coverage Percent	22%	18.20%	21.90%
Building Coverage Square Feet	-	2,664	3,192
Impervious Coverage Percent	35%	41.30%	34.80%
Impervious Coverage Square Feet	-	6,026	5,081
Front Yard Feet	30	Existing	No Change
Side Yard Single Feet	10	Existing	No Change
Aggregate Side Yard Feet	25	Existing	No Change
Rear Yard Feet	40	Existing	No Change
Lot Depth Feet	100	200	200
Structure Height Feet	35	Existing	No Change
Accessory Structure Height Feet	18	12	18
Accessory Structure Setbacks			
Front Yard Feet	30	177	108
Rear Yard Feet	5	2.69	5
Side Yard Single Feet	5	3.65	5

Design of Proposed Initiatives

Building Addition | New Rear Entrance

Existing View of Rear Entry



Existing Exterior Stairs

Proposed Addition New Rear Entry

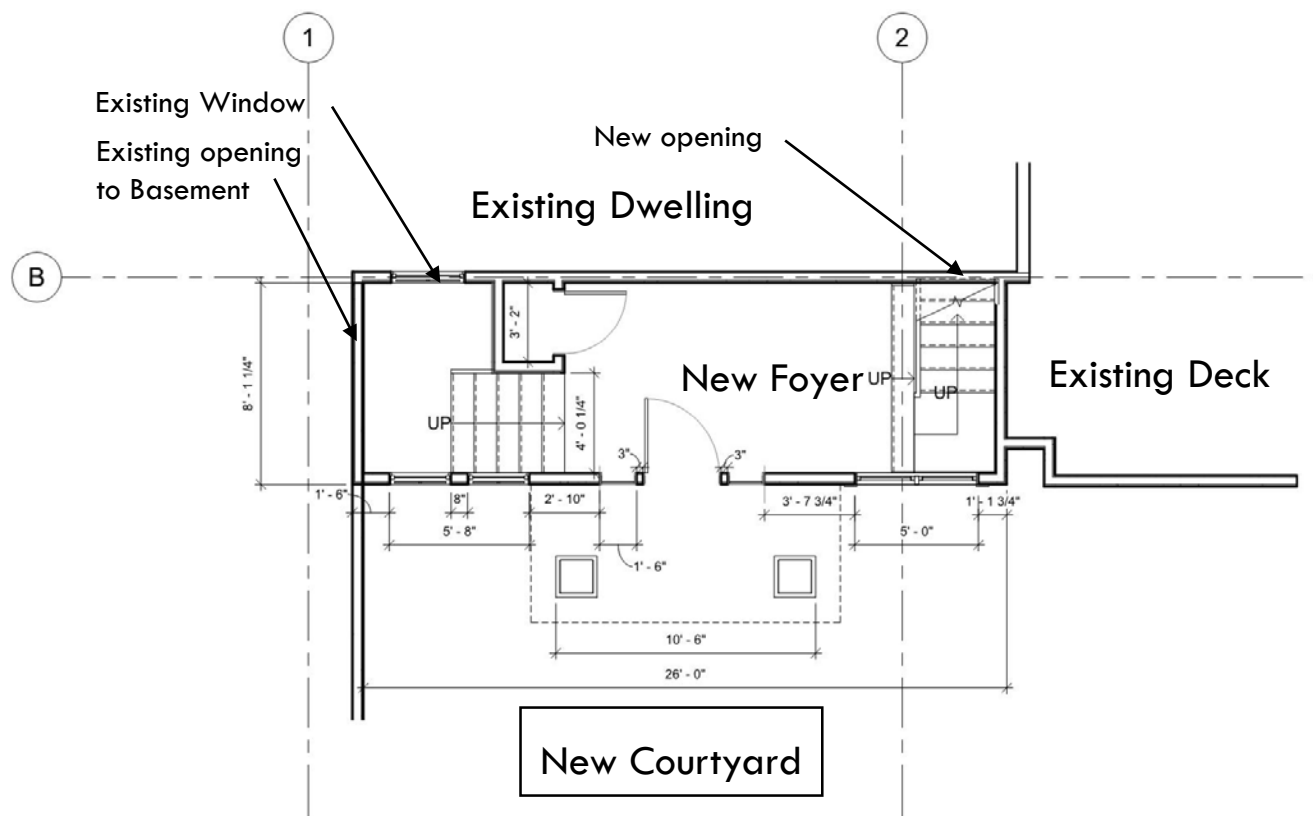


Proposed New Entrance

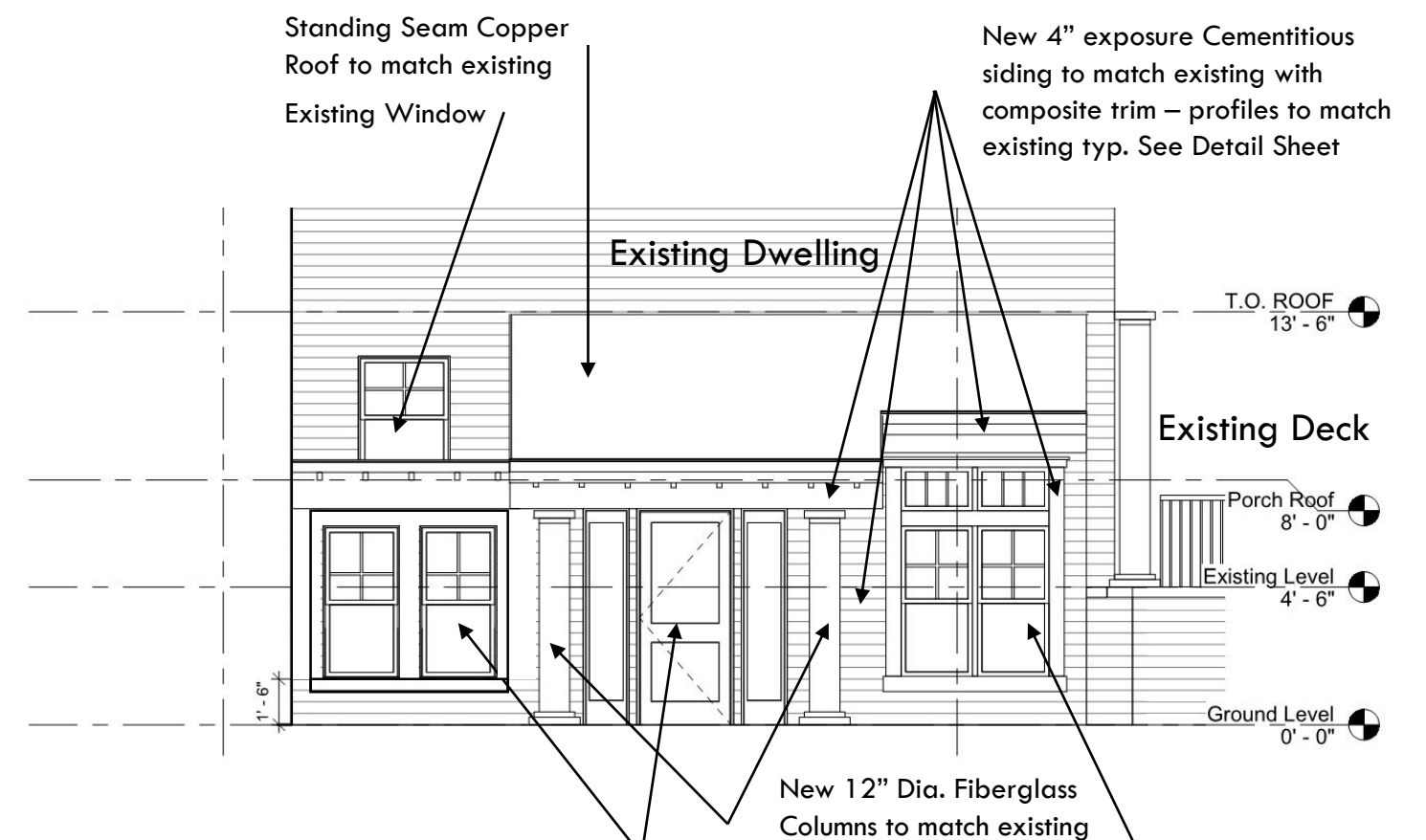
Proposed Expanded Landscaping Areas

Design of Proposed Initiatives

Building Addition | New Rear Entrance



Proposed Floor Plan : 1/8" = 1' - 0"



1 ADDITION - ELEVATION

Reuse Existing Wood Door with Beveled Glass see Appendix

New 4/1 divided mullion Double Hung Wood Windows as manufactured by Marvin Windows Typical

Proposed Elevation : Not to Scale

Design of Proposed Initiatives

New Accessory Structure



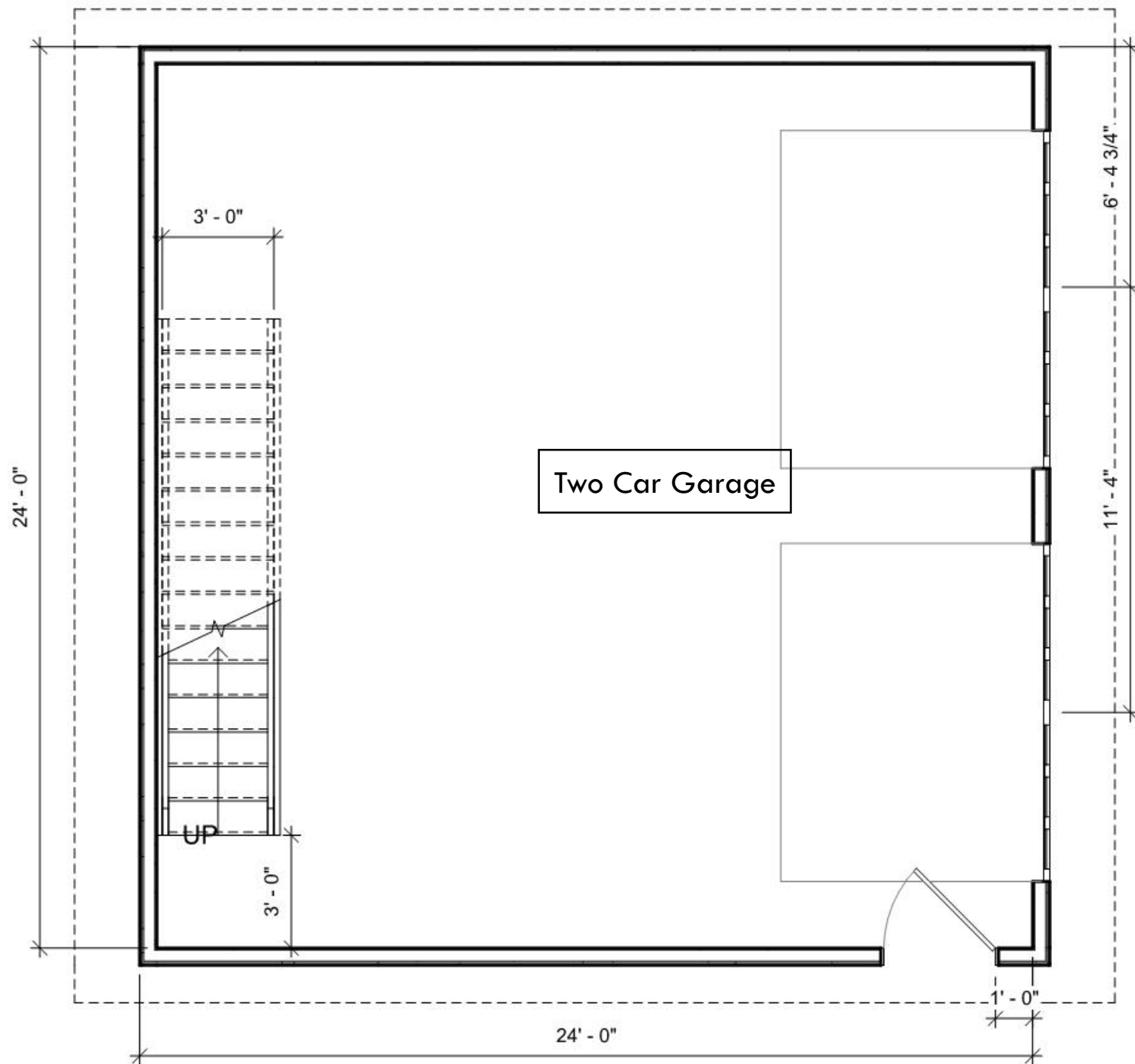
View of Accessory Structure from Washington Avenue



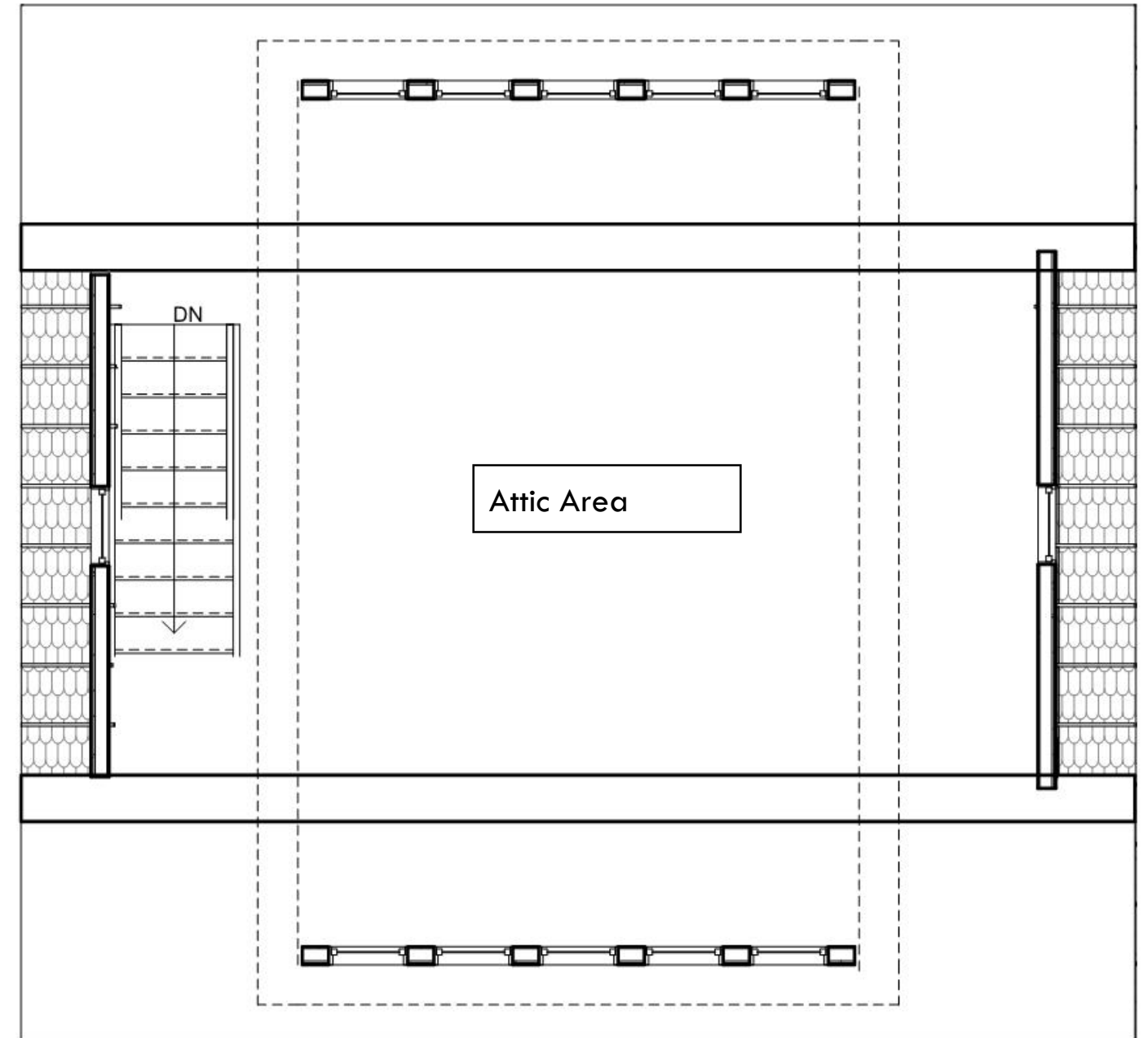
View of Accessory Structure and new Entry from Driveway

Design of Proposed Initiatives

Accessory Structure



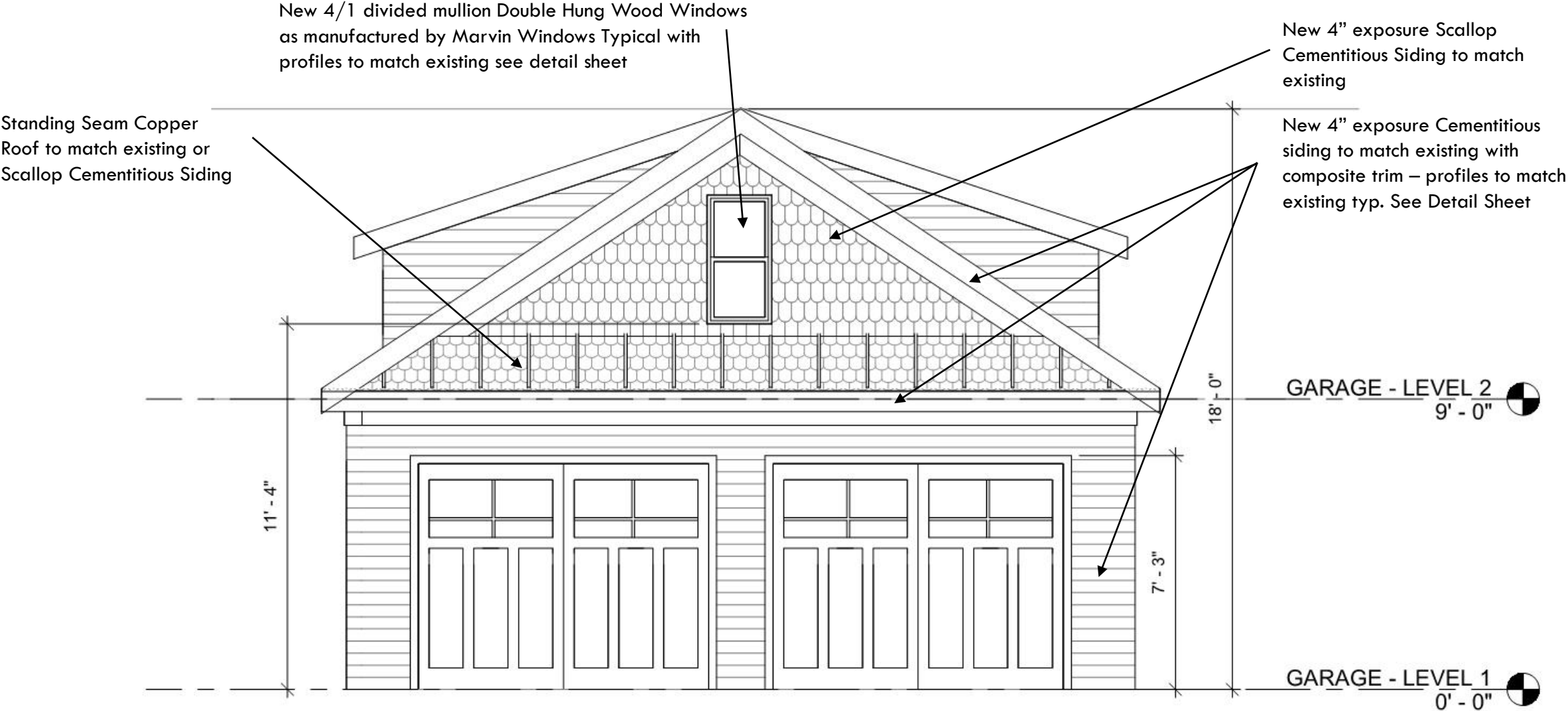
Proposed Floor Plan $\frac{1}{4}" = 1'-0"$



Proposed Attic Plan $\frac{1}{4}" = 1'-0"$

Design of Proposed Initiatives

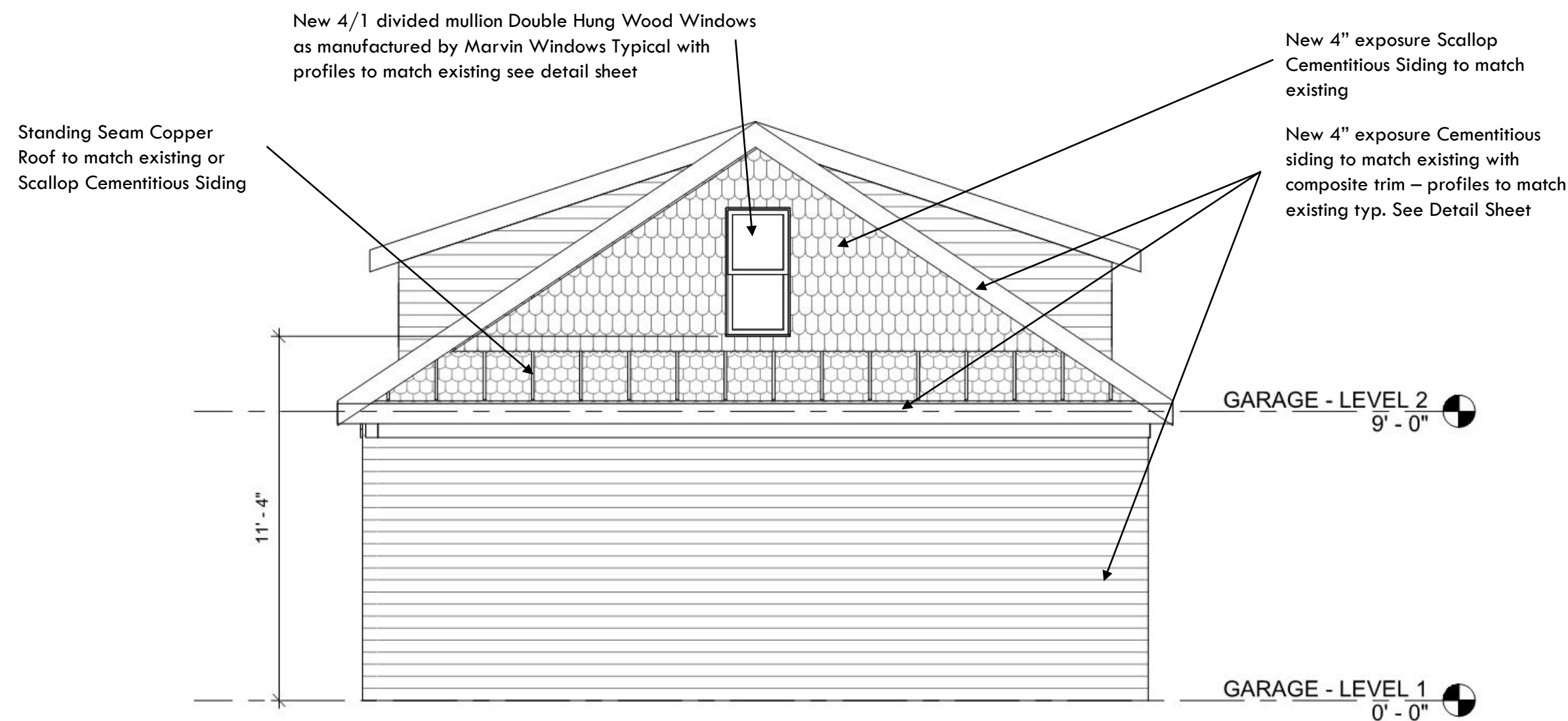
Accessory Structure



1 GARAGE - WEST ELEVATION
1/4" = 1'-0"

Design of Proposed Initiatives

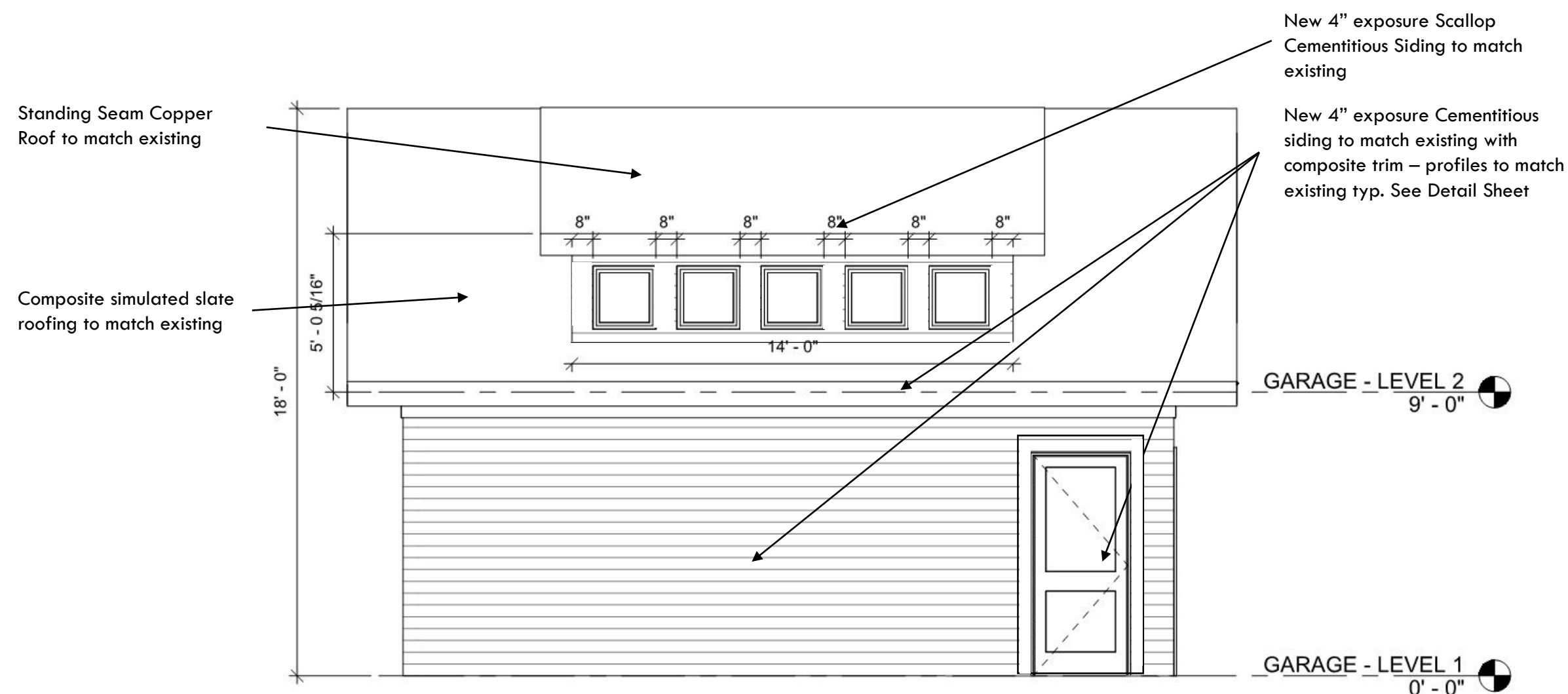
Accessory Structure



1 GARAGE - EAST ELEVATION
1/4" = 1'-0"

Design of Proposed Initiatives

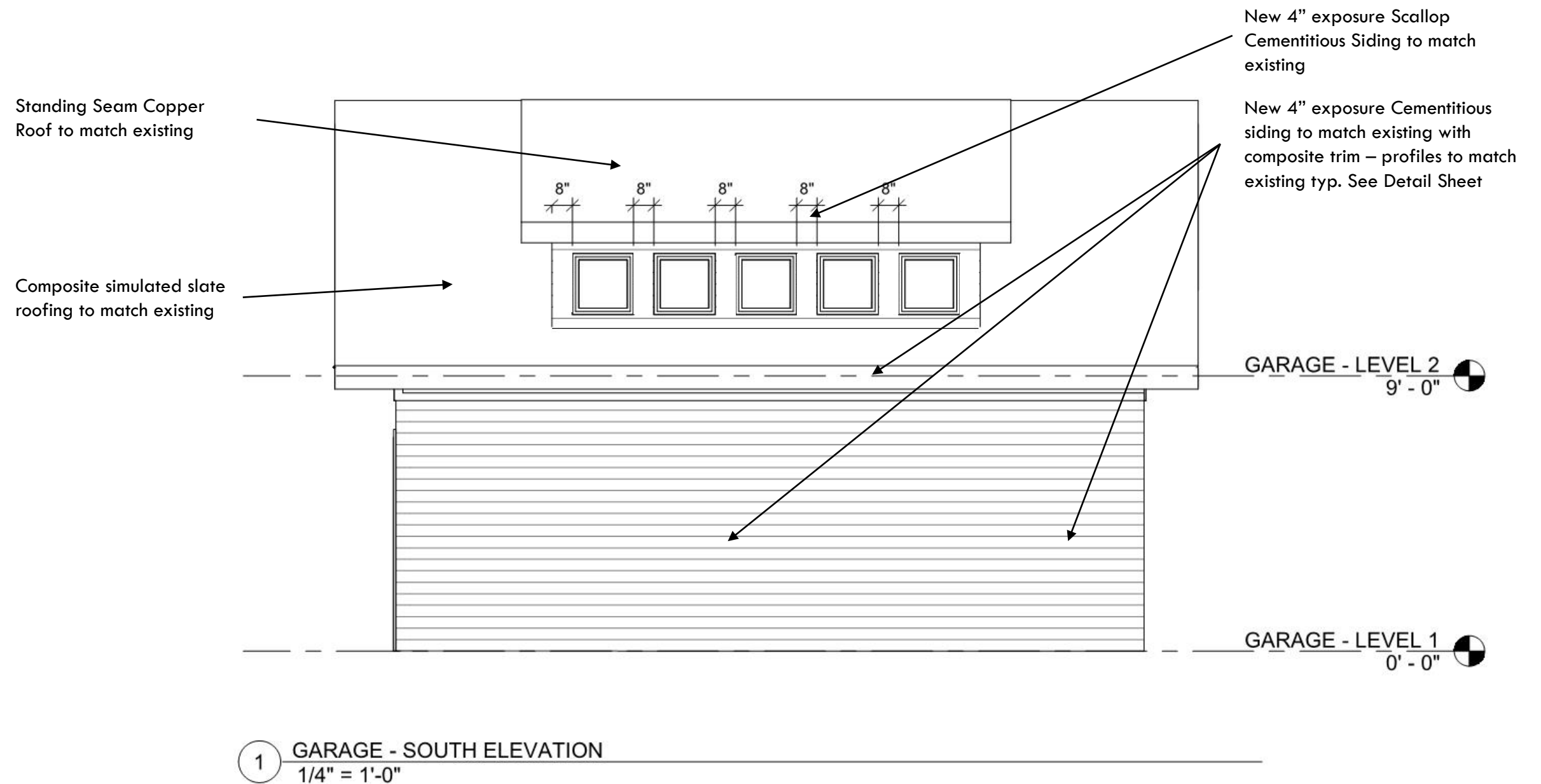
Accessory Structure



1 GARAGE - NORTH ELEVATION
1/4" = 1'-0"

Design of Proposed Initiatives

Accessory Structure



Design of Proposed Initiatives

Details | Addition and Accessory Structure

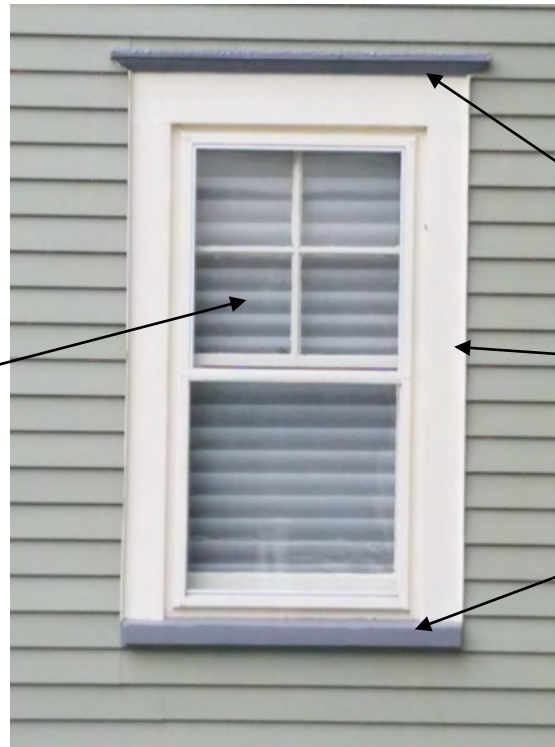


Porch Overhang Ceiling

4/1 Double Hung Window

Column Capital Detail

Column Base Detail



Cornice | Soffit Profiles

Window Head Profile

Window Trim Profile

Window Sill Profile



Fascia Profile

Cornice | Soffit Profiles

Window Head Profile

