

APPLICANT: Greg Radford for Zukin Trust

Item #7.c

PROPERTY LOCATION: Carriage House at the back of 306 S Union Street (on Schoolhouse Alley side); approximately 120 year old property

PROPOSED WORK: Change existing doors and windows

HARB RECOMMENDATION: Issue Certificate of Appropriateness

Criteria	Findings
The exact location of the area in which the work is to be done	The carriage house is on the Schoolhouse Alley facing side of the property known as 306 S Union St
The exterior changes to be made or the exterior character of the building or structure to be erected.	The proposal is to replace existing barn doors with new barn styled garage doors which have windows; replace existing windows and man door.
A list of the surrounding structures with their general exterior characteristics.	Schoolhouse Alley buidings are of similar character
The effect of the proposed change upon the general historic and architectural nature of the Historic District.	The change is perceived to have no negative effect on the area. The refreshing of surfaces, which will keep the fish scale elements, will have a positive and consistent effect.
The appropriateness of exterior architectural features of the building that can be seen from a public street or way.	The north side architectural aspects can be seen from Magnolia and Schoolhouse. The west side and part of the south side are visible from the alley.
The general design, arrangement, texture, and material of the building or structure and the relation of such factors to similar features of buildings or structures in the Historic District.	Design, textures and materials are similar to others in the Historic District.
The opinion of the HARB (including any dissent) as to the appropriateness of the proposed work or project and the extent to which it will preserve or destroy the historic and/or architectural character and nature of the Historic District.	The project is perceived to be entirely consistent with the HARB ordinance.
The specific recommendations of the HARB, based on findings of fact, as to the action by Borough Council to approve or deny the issuance a	The HARB recommends that Borough Council issue a Certificate of Appropriateness on behalf of this project.

Certificate of Appropriateness.

REMARKS: Thoughtfully planned.

DocuSigned by:

Clara Saxton
Clara Saxton
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09/17/20 | 2:17 PM EDT



Andrew J. Froning HARB Chair

Date received: _____

Application #: _____

Historic Architecture Review Board Kennett Square Borough

Application Form

Property Subject of Application: 306 S UNION STREET

Property Owner(s): ZUKIN REALTY

Applicant Name: SCOTT ZUKIN

Applicant's Relationship to Owner: OWNER

Designated Contact Person: GREG RADFORD

Contact Address: 211 WEST CHESTERNUT ST. WEST CHESTER PA

Email: _____ Phone: _____

Do you consent to receive all notices related to this application by email? YES NO

Please describe your proposed project in as much detail as possible: _____

CONVERSION OF AN EXISTING CARRIAGE HOUSE INTO AN TWO BEDROOM APARTMENT

RENOVATE EXTERIOR AND ADD SMALL PATIO

Please list all materials you intend to use: ALUM. WINDOWS, WOOD DOORS, CEMENTITIOUS

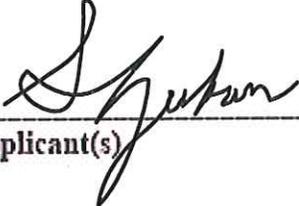
SIDING, AZEK TRIM,

Date received: _____

Application #: _____

Additional Requirements/Recommendations

- Color photographs of existing conditions **must** be provided with the application.
 - Make all pictures at least 8 inches by 5 inches, and, if digital, a minimum resolution of 220 ppi.
 - Identify whether each picture is an interior or exterior photograph.
 - Include a brief description or indicator of what the picture portrays.
 - Provide the approximate date each photograph was taken.
- Additional application attachments that will assist the HARB in understanding what the proposed work will involve and what the finished appearance will be are highly recommended. Supplemental materials may include, but are not limited to: contractor estimates, visual mock-ups, scale drawings, plot plans, pictures of proposed materials or features taken from the internet, or pictures of examples of similar features on other properties that represent how the work will appear when finished.



Applicant(s)

09-10-20

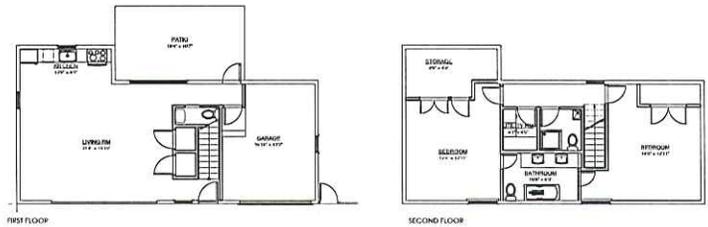
Date

Property Owner(s) (only required if applicant is not property owner) Date

**** Failure to include all information requested in this form may result in rejection of the application as incomplete. Provide as much information as possible to avoid any delays in review ****



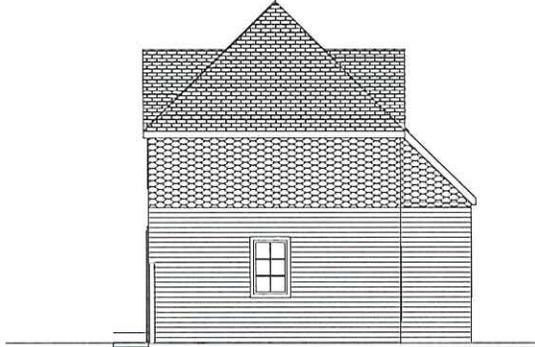
ALLEY COLOR RENDERING



PROPOSED PLANS



PHOTOS

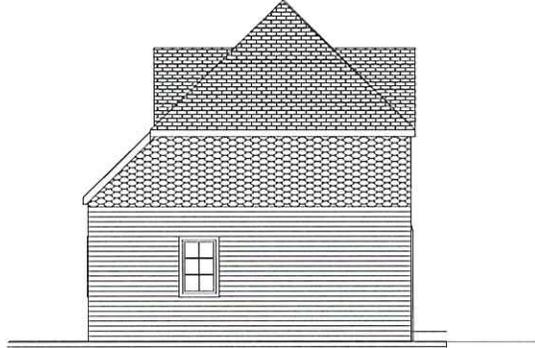


SOUTH ELEVATION



SCHOOLHOUSE ALLEY ELEV

- EXISTING ASPHALT TO BE REPAIRED AS NEEDED
- NEW WOOD FRAMED & INSUL. CARRIAGE DOOR WITH GLAZING
- NEW ALUMINUM CLAD WINDOWS W/ EXTERIOR APPLIED GRILL ACOR TRIM TO MATCH EXISTING, TYPICAL ALL WINDOWS
- CEMENTITIOUS SIDING PROFILE TO MATCH EXISTING
- NEW WOOD OVER HD DOORS
- CEMENTITIOUS SIDING PROFILE TO MATCH EXISTING
- EXISTING FENCE & GATE TO REMAIN
- NEW PAINTED WOOD DOOR



MAGNOLIA ST ELEVATION



EAST ELEVATION

GR
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 West Chester, PA 19380
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 GREG @ G-RAD.FORT

306 S UNION STREET
 KENNETT SQUARE

SK1