

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** May 5, 2025

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

**Property:** 10 Courtlandt Place, Tracts 6, 7A, and C4, Courtlandt Place Subdivision. Vacant 25,575 SF Lot. 177.5'x186' lot dimensions

**Significance:** Courtlandt Place was established in 1906 and was listed on the National Register of Historic Places in 1980. Noncontributing - lot located in the Courtlandt Place Historic District.

**Proposal:** New Construction

- 13,406 SF 2-Story House

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

**\*\*Revised Drawings for the JULY 2025 Meeting begin on page 40 of this report\*\***

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

**Civic Association:** The Courtlandt Place Homeowners Association

**Recommendation:** Approval

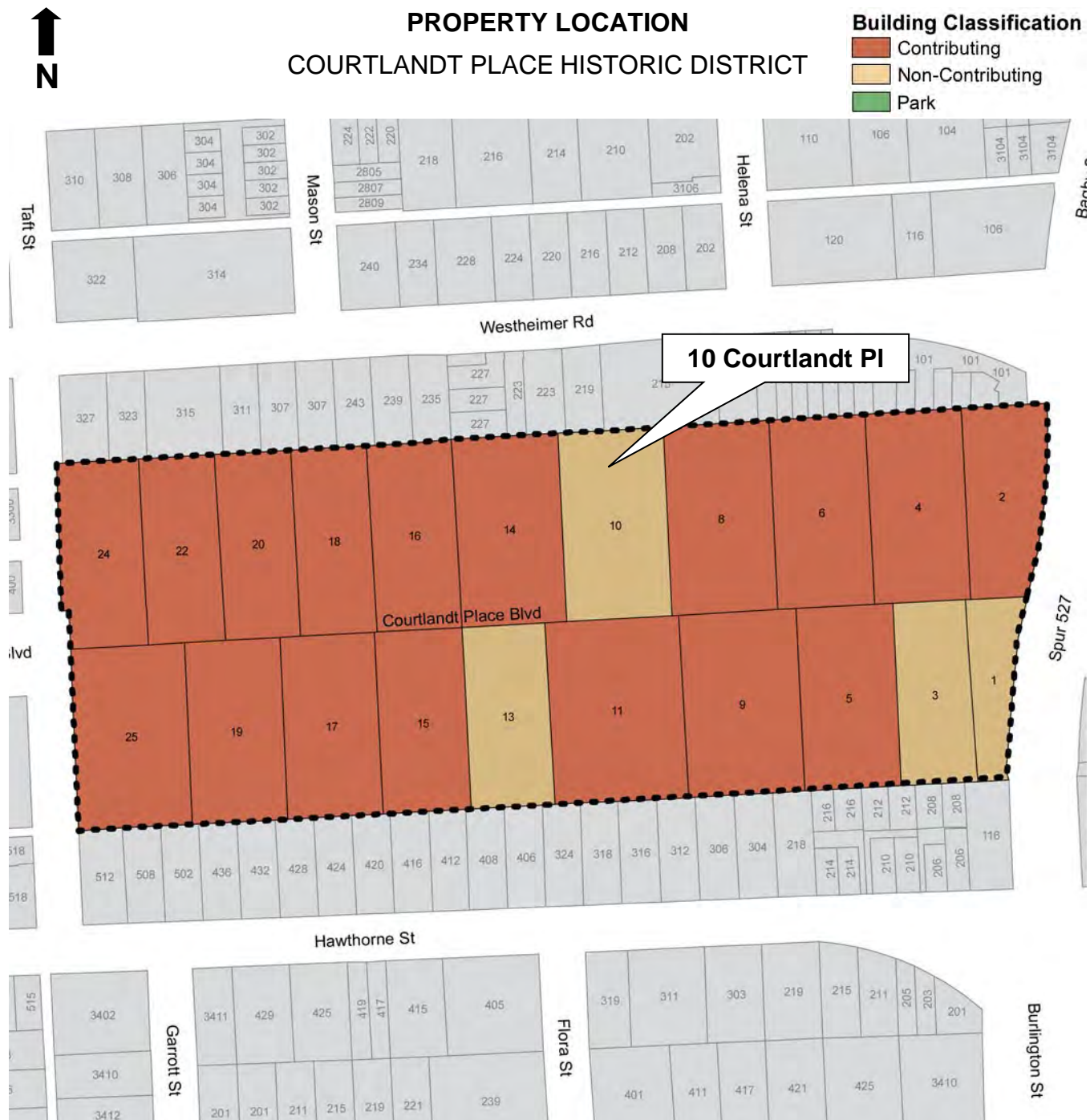
**HAHC Action:**

**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"/> | <p>(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;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;</p>  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> <p style="margin-left: 20px;">(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe 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</p> <p style="margin-left: 20px;">(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.</p> |
- b) Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.





INVENTORY PHOTO

Noncontributing house is demolished



#10 Courtlandt Place	TRS. 6 and 7A, Courtlandt Place	1937	Traditional	N
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Figure 1 - Snippet of COH Inventory - Indicating Noncontributing Status

Figure 2 - Snippet of NR Nomination for 10 Courtlandt





*Figure 3 - Vacant Lot Subject of Application*



## CONTEXT AREA



*Figure 4- 8 Courtlandt Place \_ next door neighbor – Approx. 8,317 SF on 22,375 SF*



*Figure 5- 14 Courtlandt Place \_ next door neighbor – Approx. 8,600 SF on 22,500 SF*





*Figure 6 - 9 Courtlandt – Approx. 7,076 SF on 36,150 SF*



*Figure 7 - 11 Courtlandt – Approx. 8,200 SF on 28,462 SF*





Figure 8 - 13 Courtlandt – Approx. 3,788 SF on 20,460 SF



Renderings Southwest 1<sup>st</sup> Version-top, Revised Below





Southeast 1<sup>st</sup> Version, Revised Below







*Figure 9 - Southeast angled Alternate Rendering*

Front Elevation 1<sup>st</sup> Version, Revised Below



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**EAST SIDE ELEVATION Prior to July 17<sup>th</sup> HAHC**

PROPOSED @ June HAHC



DRAFT



**WEST SIDE ELEVATION**

PROPOSED @ June HAHC



**NORTH (REAR) ELEVATION**

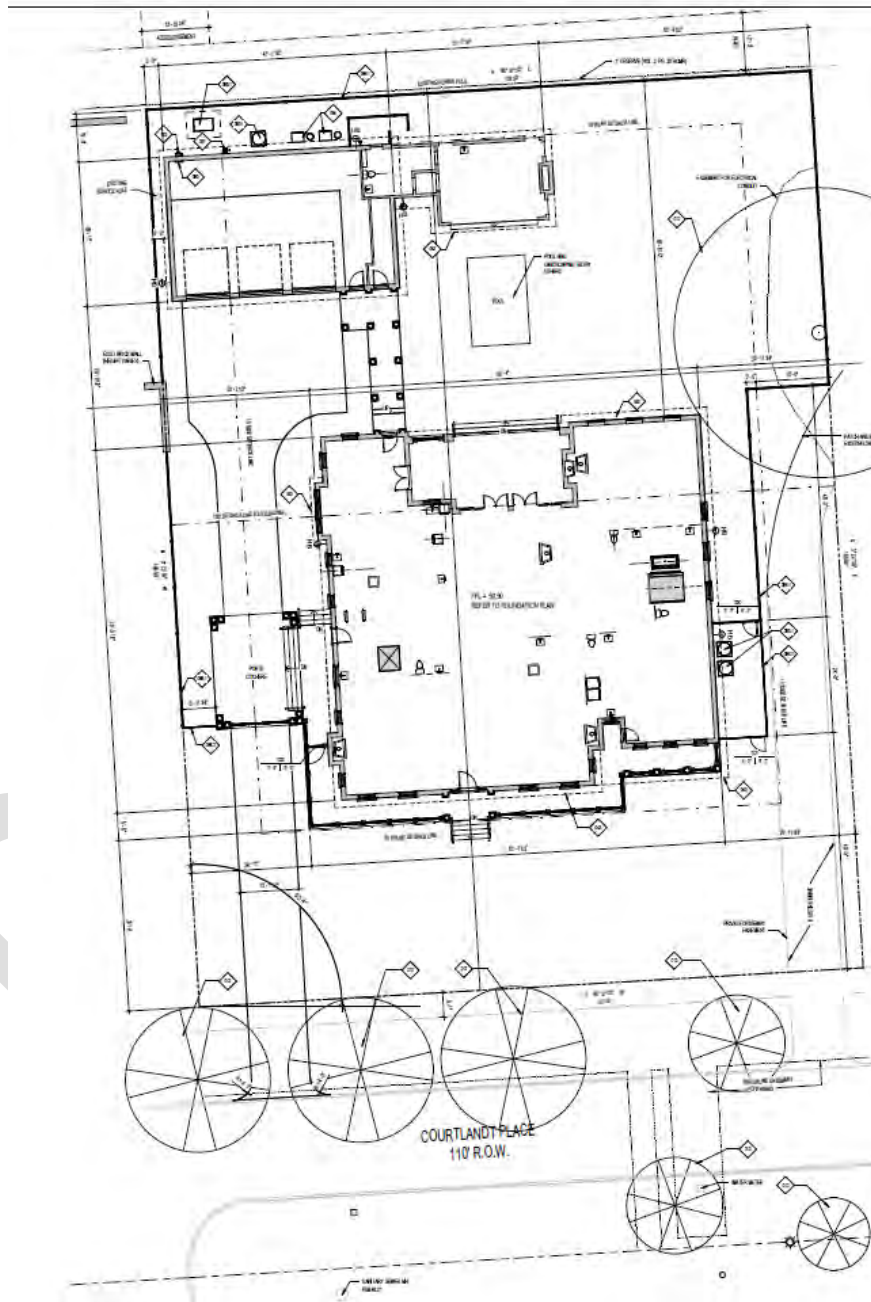
PROPOSED @ June HAHC





**SITE PLAN**

PROPOSED @ June HAHC

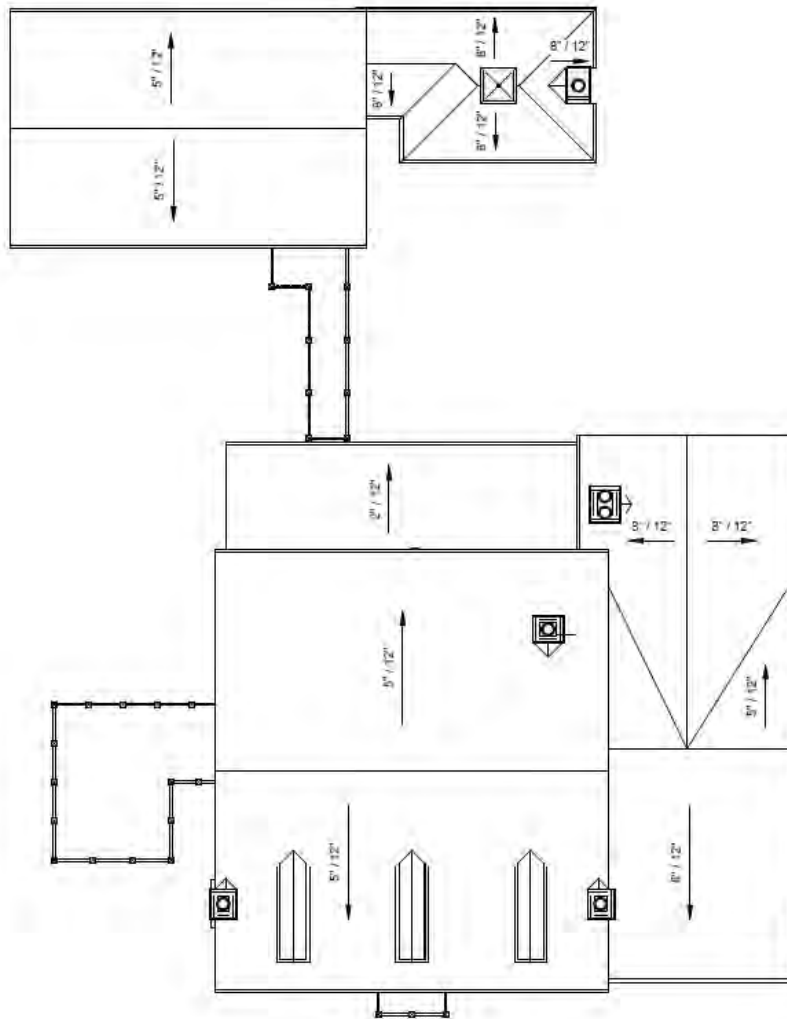






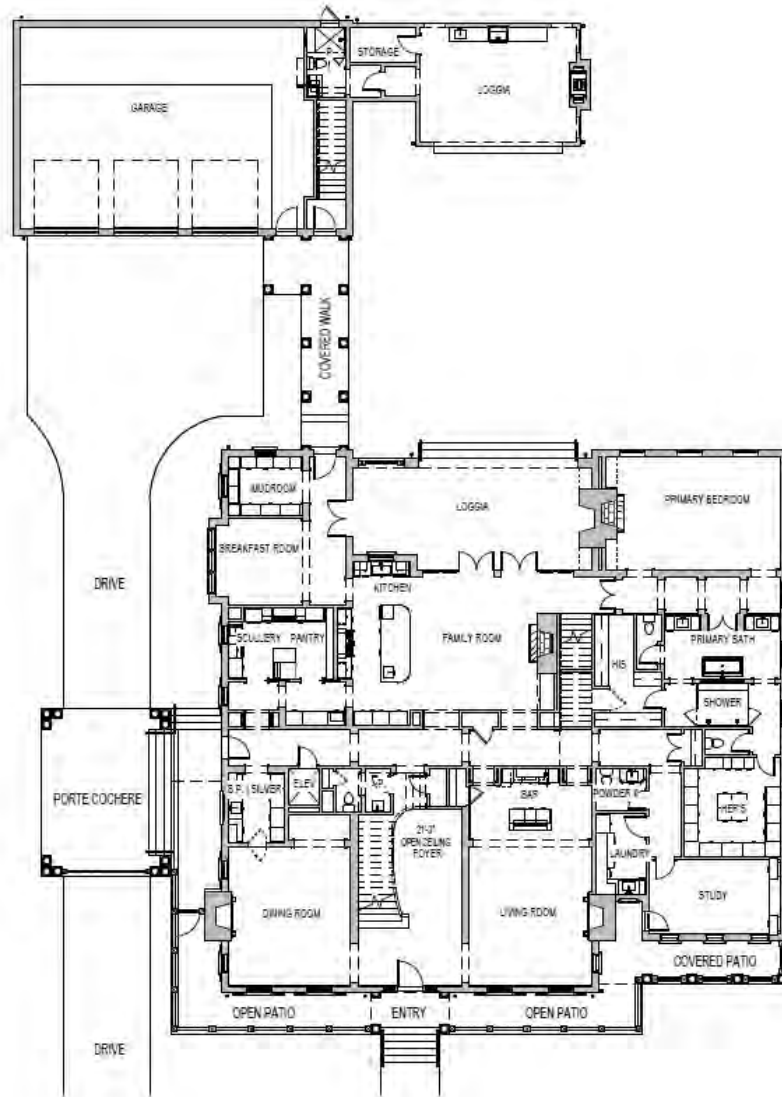
ROOF PLAN

PROPOSED @ June HAHC



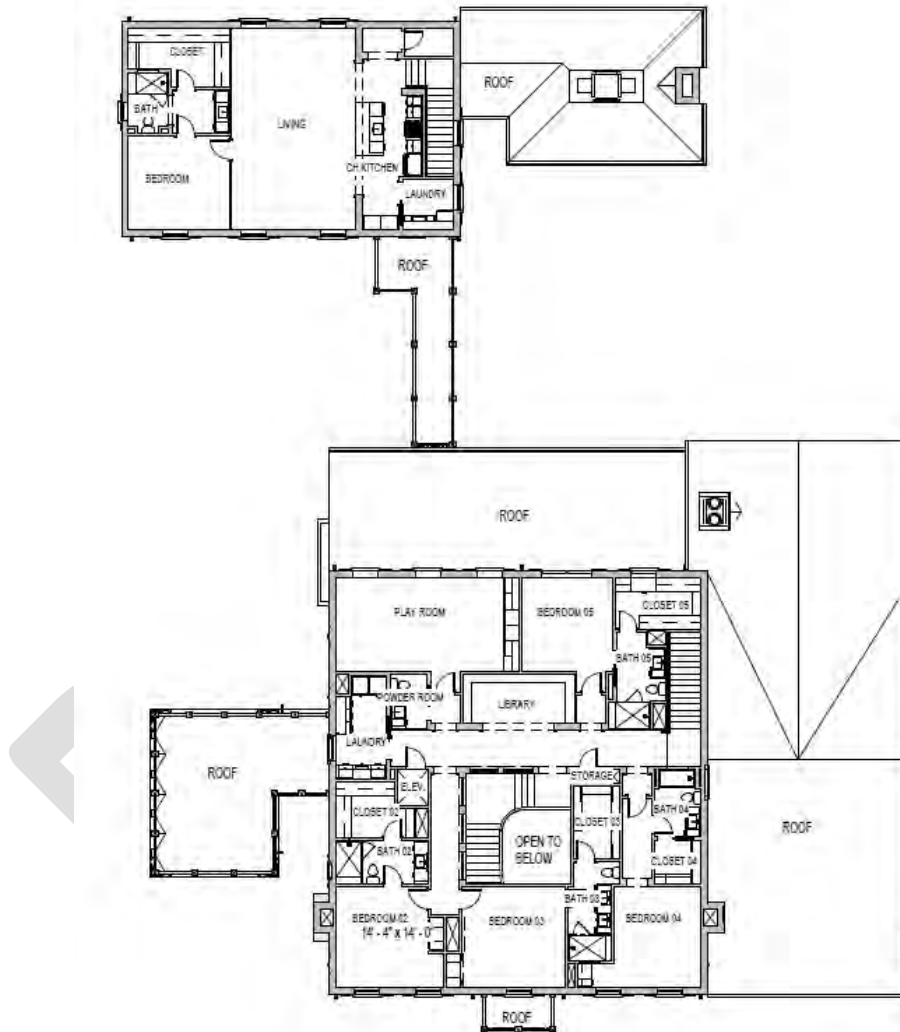


**FIRST FLOOR PLAN**  
PROPOSED @ June HAHC



SECOND FLOOR PLAN

PROPOSED @ June HAHC



**GARAGE – SOUTH (FRONT) ELEVATION**

PROPOSED @ June HAHC



PROPOSED W/ DIMENSIONS





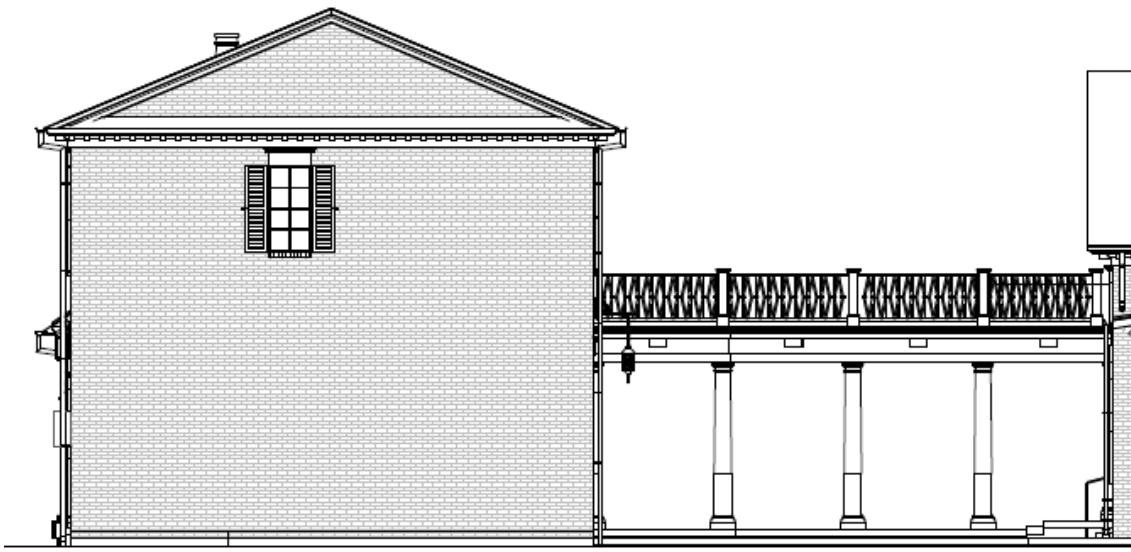
**EAST SIDE ELEVATION**

PROPOSED @ June HAHC



**WEST SIDE ELEVATION**

PROPOSED @ June HAHC



**NORTH (REAR) ELEVATION**

PROPOSED @ June HAHC





Additional Context Images of Courtlandt Place May 2025

































































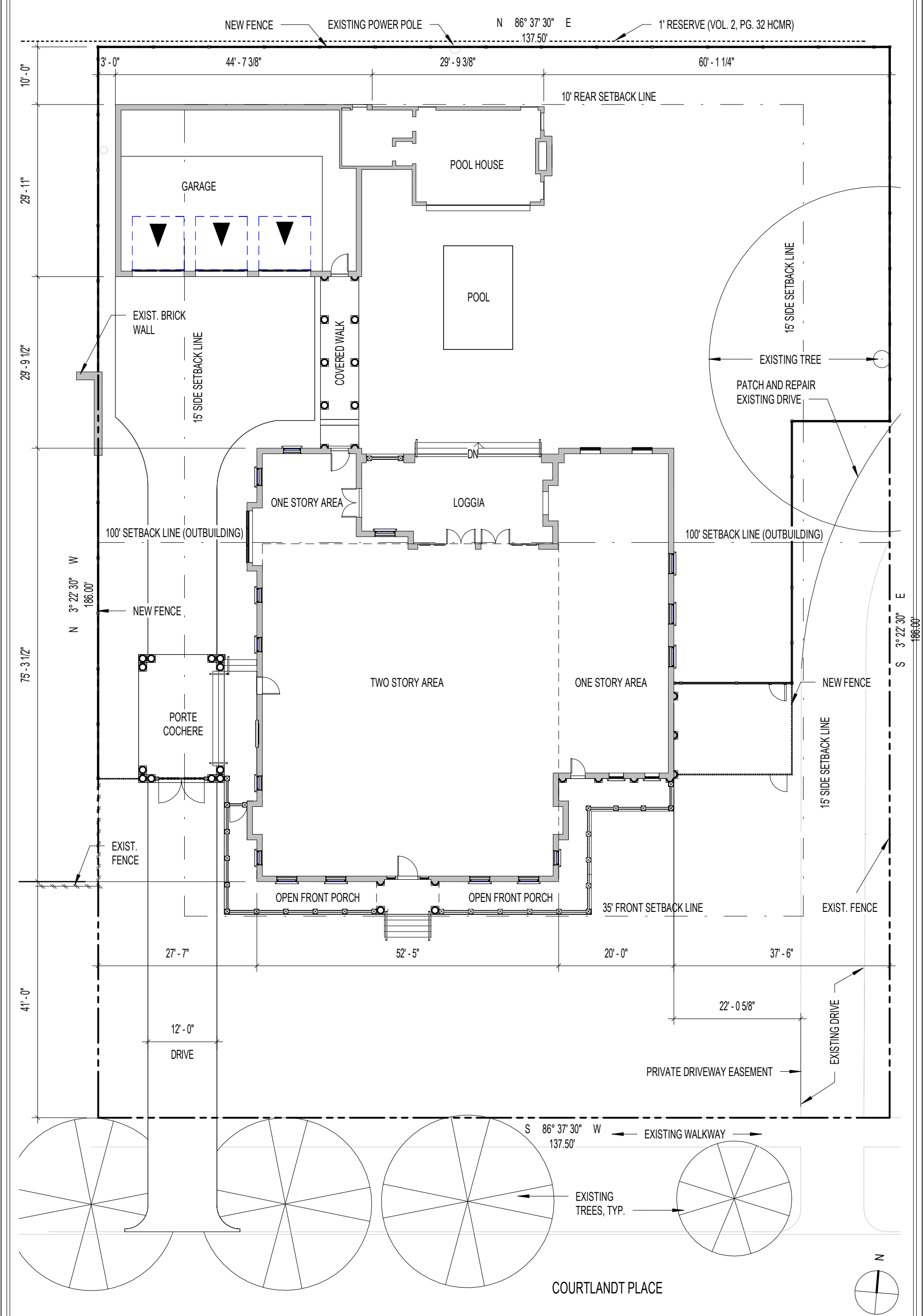


**Proposed Plans for July 2025 Meeting Follow**

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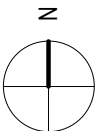
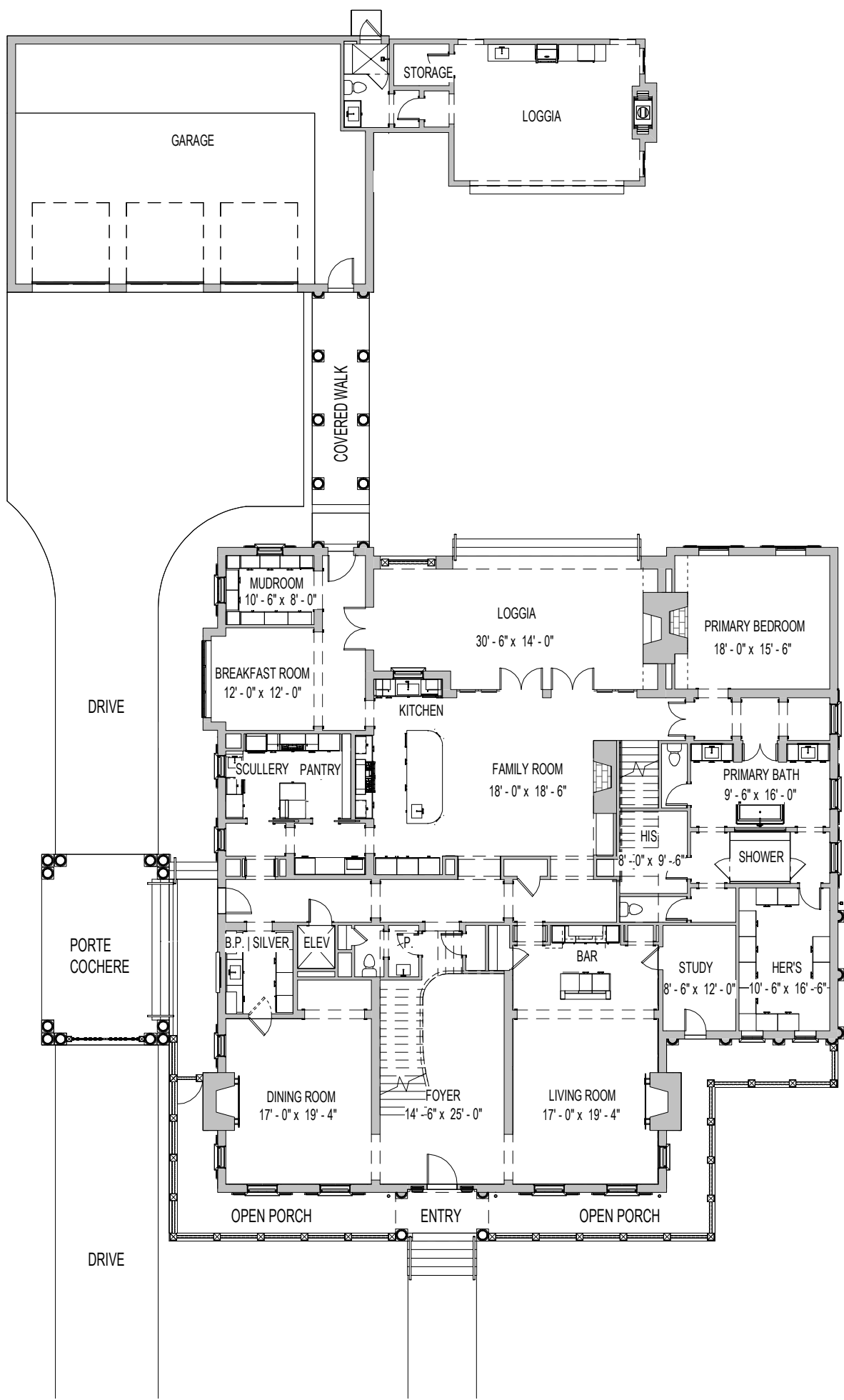


10 COURTLANDT PLACE



G-100  
SITE PLAN  
1/16" = 1'-0"

10 COURTLANDT PLACE



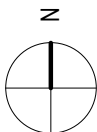
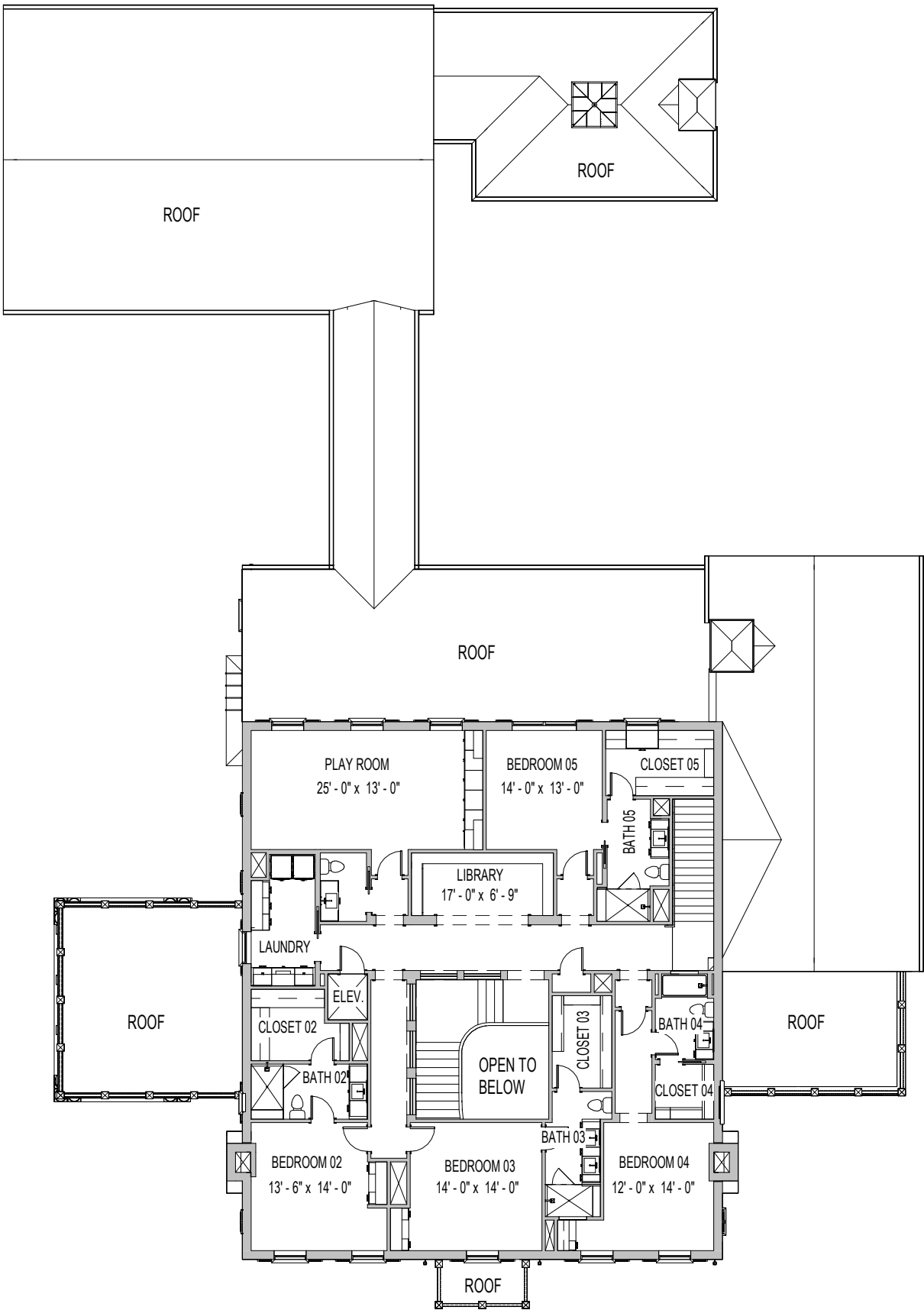
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FIRST FLOOR GRAPHIC PLAN





10 COURTLANDT PLACE



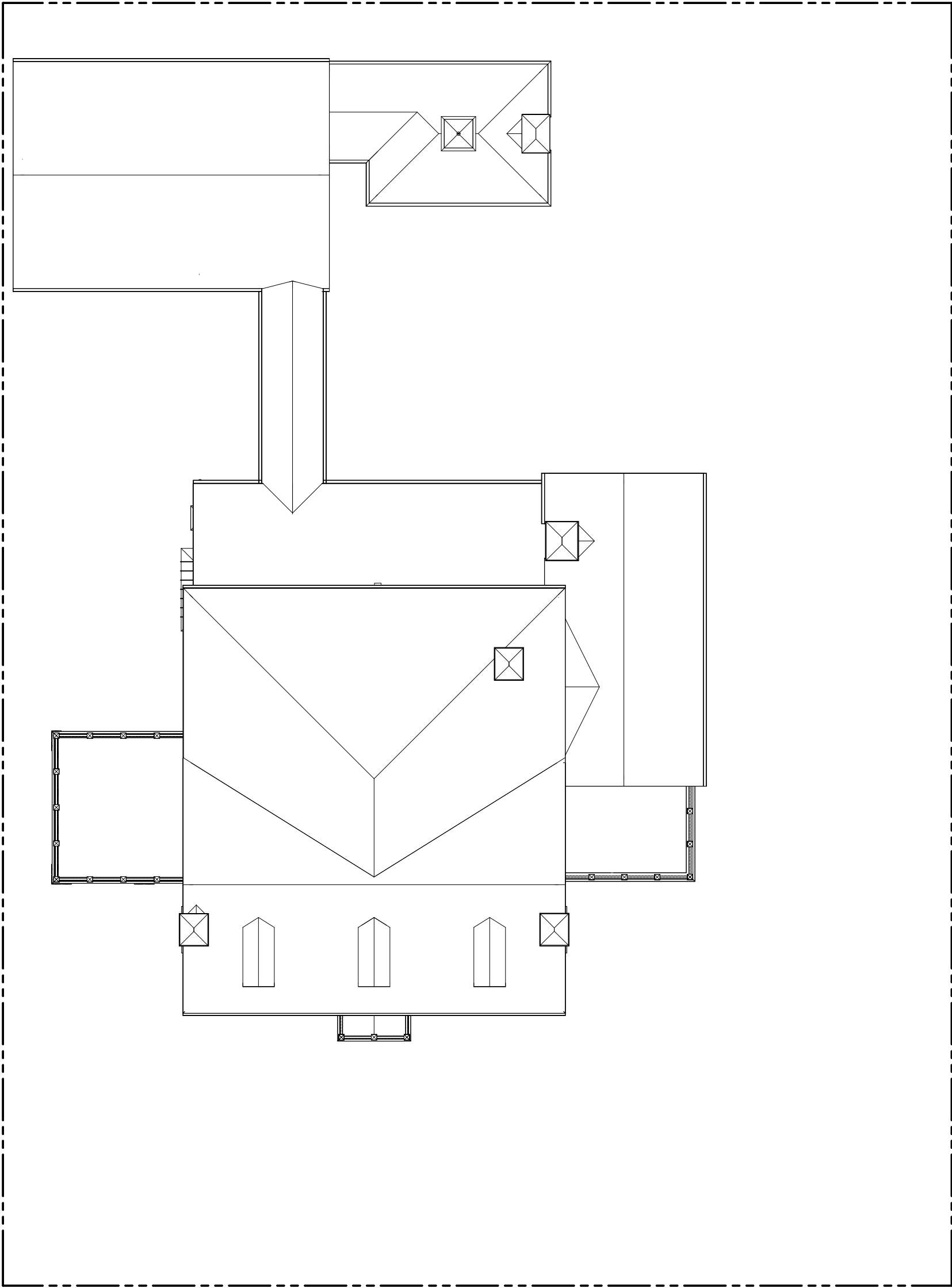
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SECOND FLOOR GRAPHIC PLAN



10 COURTLANDT PLACE

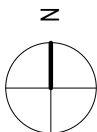
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N 3° 22' 30" W  
186.00'

S 3° 22' 30" E  
186.00'

S 86° 37' 30" W  
137.50'



G-103  
ROOF PLAN

1/16" = 1'-0"





10 COURTLANDT PLACE



G-501  
FRONT ELEVATION (SOUTH)  
1/8" = 1'-0"

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10 COURTLANDT PLACE



G-502  
BACK ELEVATION (NORTH)

1/8" = 1'-0"

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10 COURTLANDT PLACE



G-503  
RIGHT ELEVATION (EAST)

1/8" = 1'-0"

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10 COURTLANDT PLACE



G-504  
LEFT ELEVATION (WEST)

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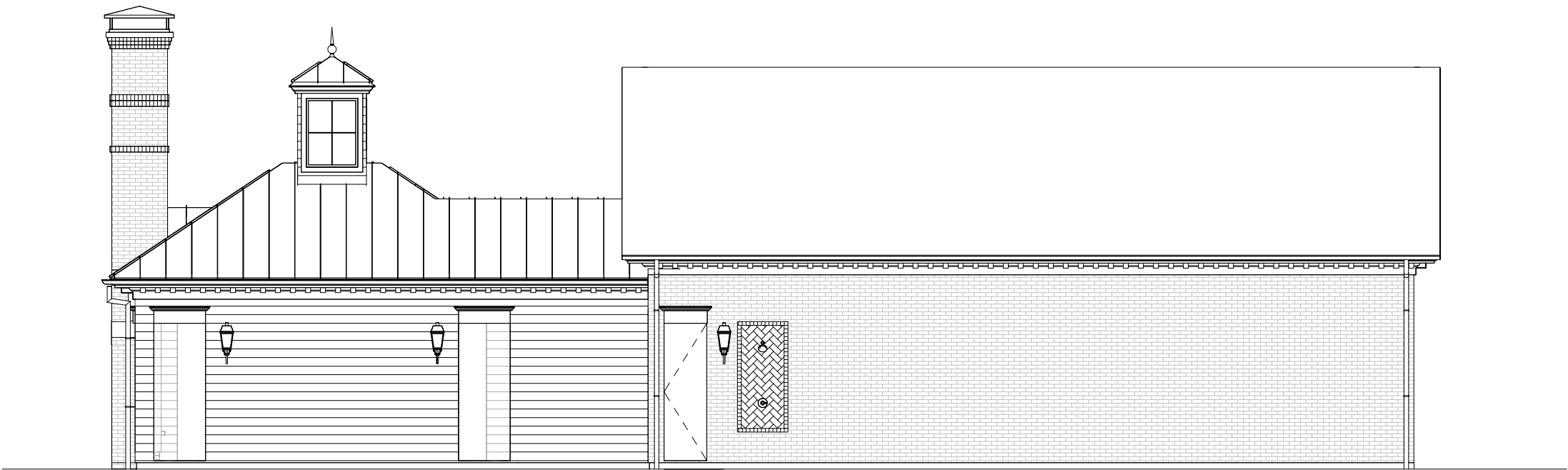


10 COURTLANDT PLACE



G-505  
GARAGE FRONT ELEVATION (SOUTH)  
1/8" = 1'-0"

10 COURTLANDT PLACE



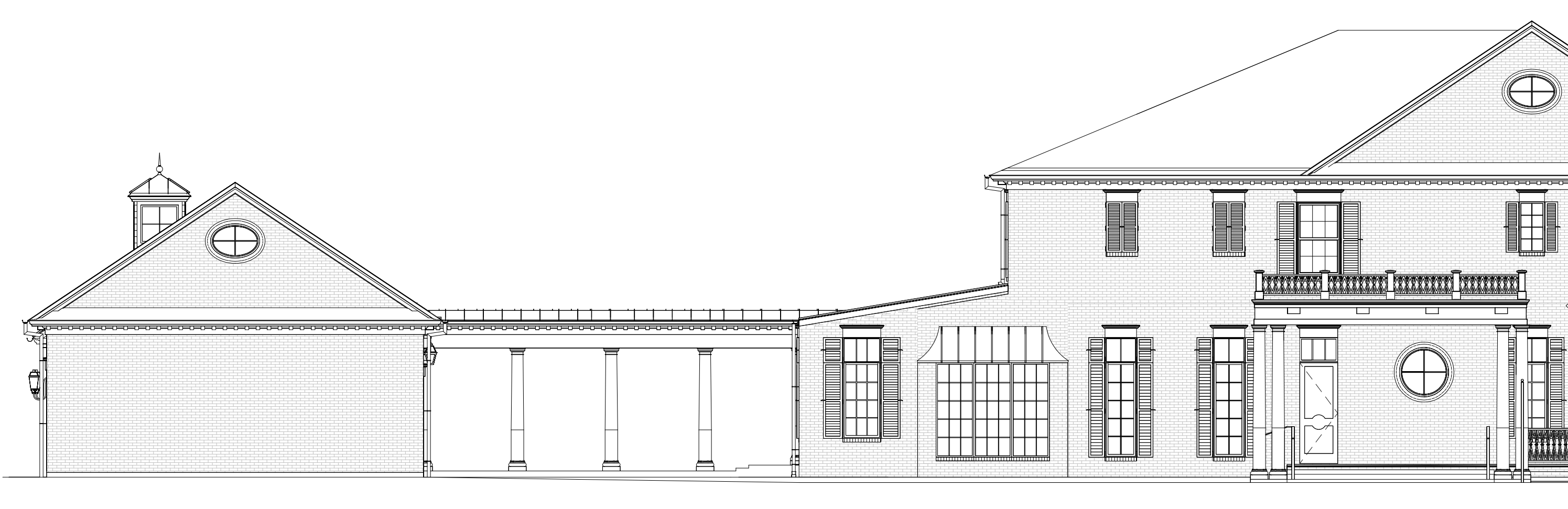
G-506  
GARAGE BACK ELEVATION (NORTH)

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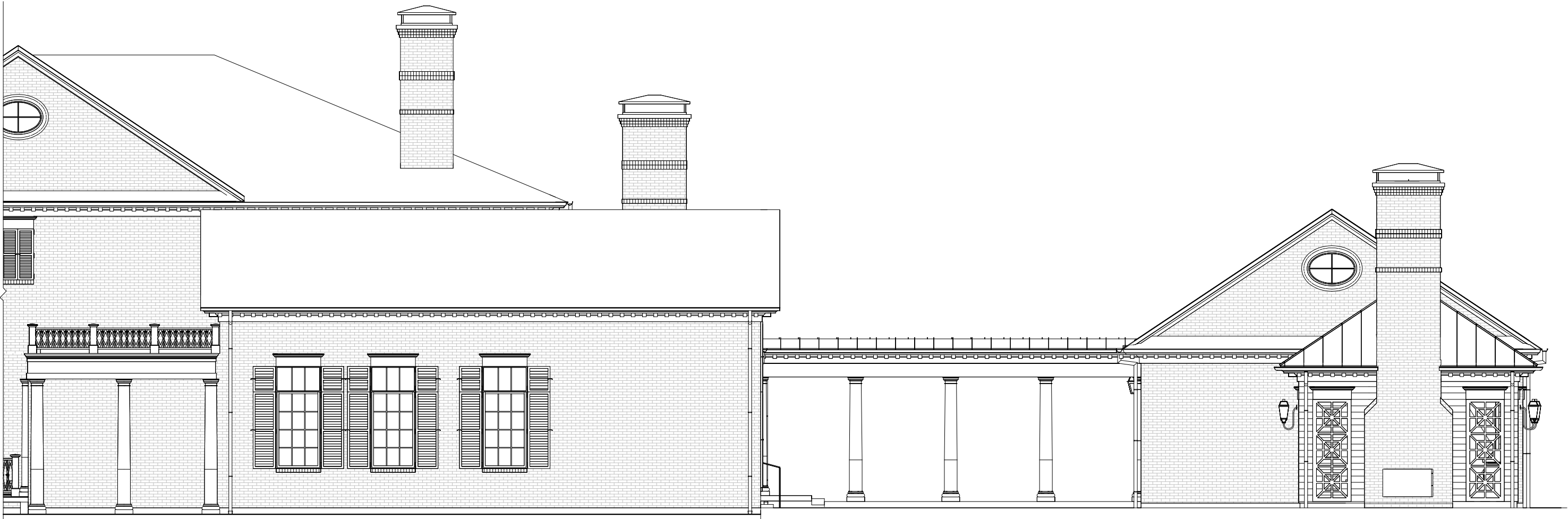
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G-507  
GARAGE LEFT ELEVATION (WEST)

1/8" = 1'-0"

10 COURTLANDT PLACE



G-508  
GARAGE RIGHT ELEVATION (EAST)

1/8" = 1'-0"



10 COURTLANDT PLACE



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10 COURTLANDT PLACE



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10 COURTLANDT PLACE



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# 10 COURTLANDT PLACE

## MASSING AND ROOF COVERAGE EVALUATION

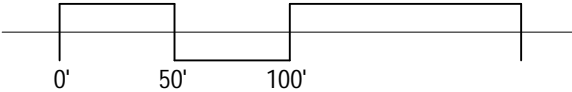
- 1ST FLOOR ROOF AREA
- 2ND FLOOR ROOF AREA
- ACCESSORY ( CARRIAGE HOUSE, GARAGE, OTHER )

24 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 4,067 SF ACCESSORY: 3,130 SF TOTAL: 7,200 SF  LOT AREA: 19,837 SF COVERED % = 36.3%	22 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 3,341 SF ACCESSORY: 1,188 SF TOTAL: 4,529 SF  LOT AREA: 18,321 SF COVERED % = 24.7%	20 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 4,014 SF ACCESSORY: 1,036 SF TOTAL: 5,050 SF  LOT AREA: 16,666 SF COVERED % = 30.3%	18 COURTLANDT ROOF AREA 1ST : 1,055 SF 2ND: 3,587 SF ACCESSORY: 2,085 SF TOTAL: 6,727 SF  LOT AREA: 19,481 SF COVERED % = 34.5%	16 COURTLANDT ROOF AREA 1ST : 902 SF 2ND: 4,277 SF ACCESSORY: 980 SF TOTAL: 6,159 SF  LOT AREA: 21,869 SF COVERED % = 28.2%	14 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 4,310 SF ACCESSORY: 2,320 SF TOTAL: 5,630 SF  LOT AREA: 23,324 SF COVERED % = 24.1%	10 COURTLANDT ROOF AREA 1ST : 1,997 SF 2ND: 3,464 SF ACCESSORY: 2,358 SF TOTAL: 7,819 SF  LOT AREA: 25,575 SF COVERED % = 30.6%	08 COURTLANDT ROOF AREA 1ST : 475 SF 2ND: 3,200 SF ACCESSORY: 2,218 SF TOTAL: 5,893 SF  LOT AREA: 24,623 SF COVERED % = 23.9%	06 COURTLANDT ROOF AREA 1ST : 365 SF 2ND: 3,480 SF ACCESSORY: 3,259 SF TOTAL: 7,104 SF  LOT AREA: 23,573 SF COVERED % = 30.1%	04 COURTLANDT ROOF AREA 1ST : 672 SF 2ND: 2,524 SF ACCESSORY: 1,293 SF TOTAL: 4,489 SF  LOT AREA: 20,994 SF COVERED % = 21.4%	02 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 3,410 SF ACCESSORY: 525 TOTAL: 3,935 SF  LOT AREA: 19,239 SF COVERED % = 20.5%
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25 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 3,720 SF ACCESSORY: 1,896 SF TOTAL: 5,616 SF  LOT AREA: 27,162 SF COVERED % = 20.7%	19 COURTLANDT ROOF AREA 1ST : 915 SF 2ND: 2,905 SF ACCESSORY: 1,270 SF TOTAL: 5,090 SF  LOT AREA: 22,236 SF COVERED % = 22.9%	17 COURTLANDT ROOF AREA 1ST : 733 SF 2ND: 2,840 SF ACCESSORY: 921 SF TOTAL: 4,494 SF  LOT AREA: 22,295 SF COVERED % = 20.2%	15 COURTLANDT ROOF AREA 1ST : 445 SF 2ND: 3,948 SF ACCESSORY: 1,818 SF TOTAL: 6,211 SF  LOT AREA: 19,716 SF COVERED % = 31.5%	13 COURTLANDT ROOF AREA 1ST : 1,230 SF 2ND: 1,995 SF ACCESSORY: N/A SF TOTAL: 3,225 SF  LOT AREA: 19,410 SF COVERED % = 16.6%	11 COURTLANDT ROOF AREA 1ST : 624 SF 2ND: 3,754 SF ACCESSORY: 2,081 SF TOTAL: 6,459 SF  LOT AREA: 29,511 SF COVERED % = 21.9%	09 COURTLANDT ROOF AREA 1ST : 478 SF 2ND: 4,255 SF ACCESSORY: 1,220 SF TOTAL: 4,773 SF  LOT AREA: 26,491 SF COVERED % = 17.9%	05 COURTLANDT ROOF AREA 1ST : 231 SF 2ND: 4,755 SF ACCESSORY: 1,326 SF TOTAL: 6,312 SF  LOT AREA: 22,355 SF COVERED % = 28.2%	03 COURTLANDT ROOF AREA 1ST : 1,095 SF 2ND: 2,970 SF ACCESSORY: 1,095 SF TOTAL: 5,160 SF  LOT AREA: 17,969 SF COVERED % = 28.7%	01 COURTLANDT ROOF AREA 1ST : 0 SF 2ND: 2,025 SF ACCESSORY: 1,134 SF TOTAL: 3,159 SF  LOT AREA: 8,109 SF COVERED % = 39.0%
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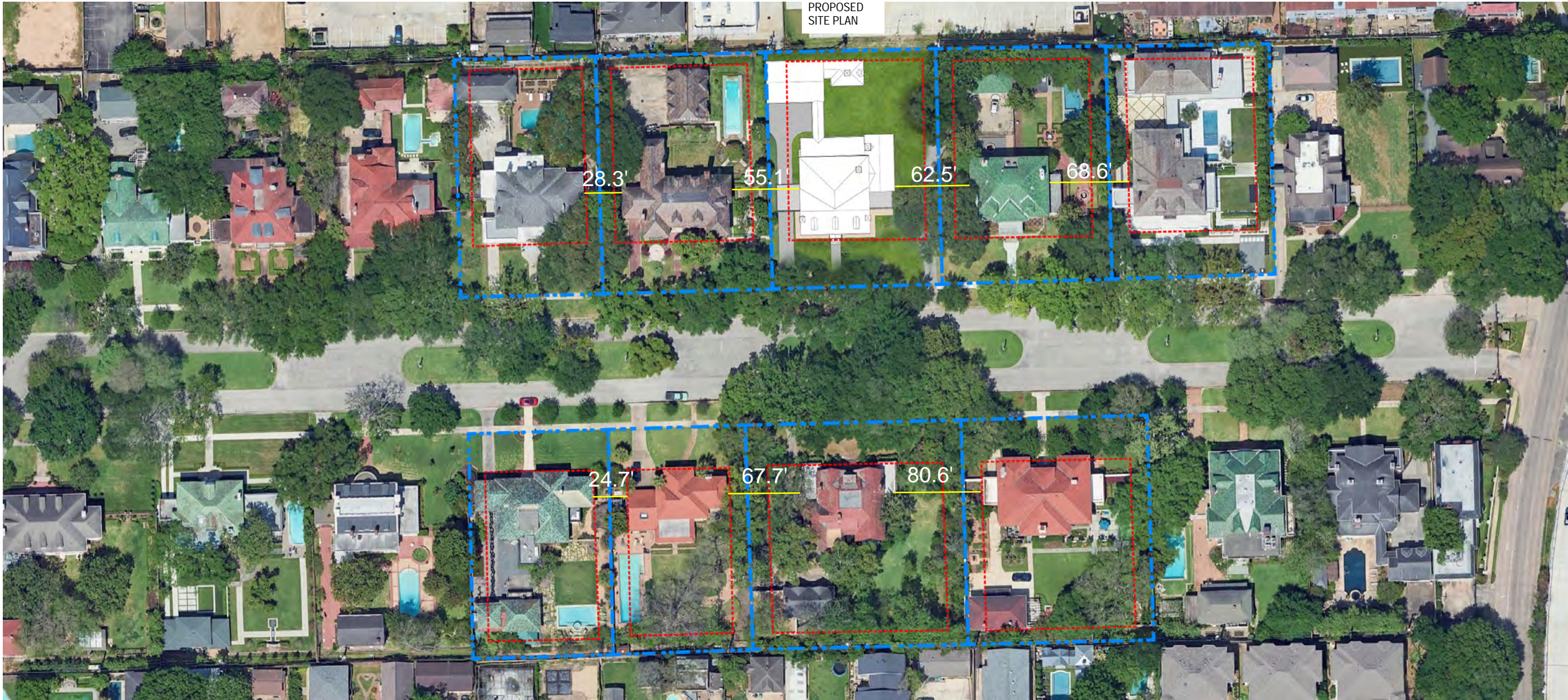
NOTE : DIMENSIONS ARE DERIVED FROM A COMBINATION OF SURVEYS, GOOGLE MAPS, AND SCALED PHOTOS.



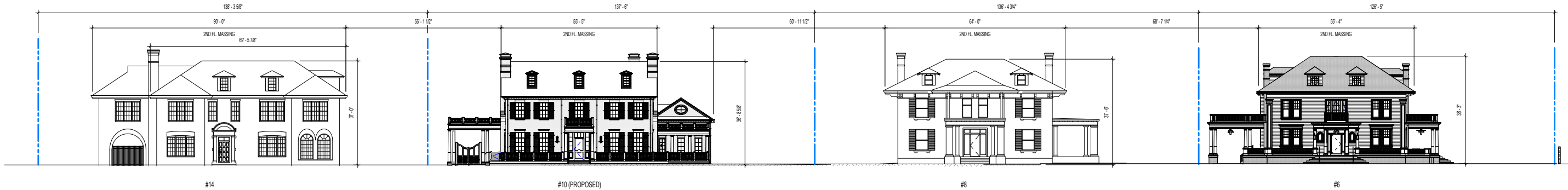


10 COURTLANDT PLACE

PROPOSED  
SITE PLAN



----- BUILDING SETBACK  
- - - - - PROPERTY LINE



-- NOTE : DIMENSIONS SHOWN ARE ESTIMATES FROM COMBINED SURVEYS, FIELD MEASUREMENTS, AND GOOGLE MAPS.  
Autodesk Docs//Courtlandt 10/24-190 - Courtlandt 10.rvt



SITE CONTEXT



# MASSING AND ROOF COVERAGE EVALUATION

Property	Lot Size	Roof Area	Lot Coverage
1 Courtlandt	8,109	3,159	39.0
2 Courtlandt	19,239	3,935	20.5
3 Courtlandt	17,969	5,160	28.7
4 Courtlandt	20,994	4,489	21.4
5 Courtlandt	22,355	6,312	28.2
6 Courtlandt	23,573	7,104	30.1
8 Courtlandt	24,623	5,893	23.9
9 Courtlandt	26,491	4,733	17.9
10 Courtlandt	25,575	7,819	30.6
11 Courtlandt	29,511	6,459	21.9
13 Courtlandt	19,410	3,225	16.6
14 Courtlandt	23,324	5,630	24.1
15 Courtlandt	19,716	6,211	31.5
16 Courtlandt	21,869	6,159	28.2
17 Courtlandt	22,295	4,494	20.2
18 Courtlandt	19,481	6,727	34.5
19 Courtlandt	22,236	5,090	22.9
20 Courtlandt	16,666	5,050	30.3
22 Courtlandt	18,321	4,529	24.7
24 Courtlandt	19,837	7,200	36.3
25 Courtlandt	27,162	5,616	20.7
Average	21,369	5,476	26

Percentage of Lot Coverage	
Property	Footprint/Lot
13 Courtlandt	16.6
9 Courtlandt	17.9
17 Courtlandt	20.2
2 Courtlandt	20.5
25 Courtlandt	20.7
4 Courtlandt	21.4
11 Courtlandt	21.9
19 Courtlandt	22.9
8 Courtlandt	23.9
14 Courtlandt	24.1
22 Courtlandt	24.7
16 Courtlandt	28.2
5 Courtlandt	28.2
3 Courtlandt	28.7
6 Courtlandt	30.1
20 Courtlandt	30.3
10 Courtlandt	30.6
15 Courtlandt	31.5
18 Courtlandt	34.5
24 Courtlandt	36.3
1 Courtlandt	39.0
Average	26