

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 219 HAWTHORNE

Historic District / Landmark WESTMORELAND HIST DIST. HCAD # \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

**DESIGNATION TYPE**

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

**PROPOSED ACTION**

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

**DOCUMENTS**

Application checklist for each proposed action and all applicable documentation listed within are attached

**OWNER**

Name Mary + Scott Altorfer

Company \_\_\_\_\_

Mailing Address 28242 Natalie Bend Rd  
Katy, TX 77494

Phone 309-472-2742 / 309-472-2741

Email mtaltorfer@yahoo.com

Signature [Signature]

Date 11/21/16

**APPLICANT (if other than owner)**

Name JON D. BARTELL

Company JD BARTELL DESIGNS

Mailing Address 1302 WAUGH DR. #353  
HOUSTON TX 77006

Phone 832-690-8266

Email jonDbartell@gmail.com

Signature [Signature]

Date November 21, 2016

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance** of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 219 HAWTHORNE

## BUILDING TYPE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input checked="" type="checkbox"/> garage   |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building                | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building                 | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building             |  |

## ALTERATION TYPE

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> addition     | <input type="checkbox"/> roof             |
| <input type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> other            |

## WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

## DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> current site plan      | <input type="checkbox"/> demolition plan                            |
| <input checked="" type="checkbox"/> proposed site plan     | <input checked="" type="checkbox"/> current roof plan               |
| <input checked="" type="checkbox"/> current floor plans    | <input checked="" type="checkbox"/> proposed roof plan              |
| <input checked="" type="checkbox"/> proposed floor plans   | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight           |



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## 219 HAWTHORNE-A GEORGE BARBER STRUCTURE

The existing residence is a c.1905 Queen Anne/Folk Victorian based on a design by George Barber that has had several minor alterations since its construction. The siding is mainly original or similar to that which would have been original. Horizontal lap siding on most exterior surfaces with decorative shingle work in two of the three exterior gables. The shingle work, The textured concrete “stone” over brick foundation, the “scamozzi type columns and capitals, the porch turret finial and decorative upper sashes on the windows throughout East, West, and North facades all appear to be original. The original porch floor, ceiling and railing appears to be present or appropriate replacements are present at this time. The original door surround is present at main entry, but a later door may be present (in this application no suggested change is being made to alter the front door). A previous owner altered the interior to accommodate a late 20<sup>th</sup> century kitchen and bath but this is not reviewed by the Commission and thus will not be described in this application.

Prior to sale of the property there was originally a shared garage structure between 219 Hawthorne and its neighbor immediately to the West. The Garage structure on the East side (219 Hawthorne) has been removed prior to the current owners purchase. A portion of the garage still stands on the West side of the property line on the adjacent property.

The current owners are proposing to restore the street appearance of the structure. They are also proposing a new garage structure independent with a covered porch connector in the rear. The historic portion of the home and to add a few new amenities in the interior that will aid in its ability to be sold and viable into the future.

The current owners are adding an additional 2 feet to the rear/west side of the kitchen area and a garage with bedroom above in the rear. The garage portion is 3 feet from the south property line 3 feet from the west property line and 89 feet from North (street) property line. The Garage measures 35ft 4in width(including covered porch area) by 21 feet 8 inches deep. The Garage door is also the furthest possible from the street at 89 feet from front/street/North property line.

Please note that properties within the district including the property immediately south of 219 (rear property line) commonly and historically have 2 story garage apartments located in the rear of the property.

219 Hawthorne -2

Historic 1416 Arlington.

Street façade-

1. Repair and Restore all original wood detailing including railing, shingle work, decorative sashes as necessary for painting and sealing residence.

2. Repair rusticated concrete clad brick piers at foundation (especially one located at front entry steps west side) to a vertical and more structurally sound position.

NOTE: communication has been made with professionals to ensure restoration to any damage to the original rustication detailing that may occur during this process. The work done will repair and replace the damaged detailing with similar and or same materials as currently present.

Communication has also been made between Decorators Supply in Chicago (est. 1898) to replicate porch capitals if damaged in the period construction and detailing if damaged in the process with exacting replicas in the same manner they have used to create capitals since 1898.

3. Existing historic window and shingle work and brackets to remain and be repaired and restored as necessary.
4. Repair and restore original entry steps. Note pictures provided showing that current wood steps are not original. There is a profile similar to concrete clad brick steps in the original rustication cladding on original brick piers. Owner proposes to either do exposed brick steps or concrete topped steps as shown in existing profile remnants on piers.
5. Due to the surprisingly small interior the client proposes to add a bedroom in the roof of the existing structure. The front dormer window should comply with fire code regulations. Only if necessary, it is proposed that a replica may be created of this window to allow for operation to comply with current Fire Code Egress requirements. Opening size and detailing would be maintained.

219 Hawthorne -3

Driveway (west Elevation)

1. Restore-Repair-Replace with like materials all woodwork as necessary during painting and sealing of West elevation.
2. Cladding of walls to remain as current.
3. New window placed in gable to match historic original windows in North and East Gables to enable usage of second floor.
4. An extension behind side bay window for a kitchen extension. This alteration would not be visible from the street elevation of the residence as it is recessed behind the bay window. Note original Barber plan provided shows this wall in the proposed location. The roof extension over the addition would also not be visible from the street elevation of the structure. The side gable above the Bay would obscure the view.

The center of this new wall would have a pair of double hung windows one over one configuration to relate to windows original to the structure.

Cladding on this new wall will be exterior grade wood lap siding to match original.

All detailing at cornice/eave/ crown and window surrounds to match original.

Original Piers to be left in situ with new piers of brick construction added to support new addition wall. It is the intent of the designer to have exposed brick piers in this location to delineate the existence of the addition.

219 Hawthorne -4

#### East-Side Elevation

1. Restore-Repair-Replace with like materials all woodwork as necessary during painting and sealing of East elevation.
2. Cladding of walls to remain as current.
3. NO alterations proposed to the Historic East-Side Elevation.

#### Rear/East Elevation

1. Restore-Repair-Replace with like materials all woodwork as necessary during painting and sealing of South elevation where addition is not present
2. Construct a new bay window with a pair of windows for egress and light for a proposed new bedroom on the second floor (main-first floor level only has ONE bedroom). The bay window will be clad in wood siding to match original structure.
3. Original large double hung windows on the East side of South elevation to not be altered or removed.
4. A bridge connection between the Main structure and the Garage Apartment structure to be located on the West side of the South elevation. (approximately 16 of 31 feet of current South elevation will be the location of proposed addition and bridge connection.
5. Rear Porch will be removed to create new Utility room, Pantry and Kitchen areas. NOTE: on West Elevation a porch will be constructed with detailing to match existing porch.

#### GENERAL

Eave height of Garage 20-8 (Historic Residence 16'4.25inches)

Overall Height at Garage 29'6 (Historic Residence 33' 1.25 inches)

Extension South of existing residence (addition excluding Garage) 13'10 inches (16'wide)

Extension North of existing residence 0-0

Extension West of Existing bay 0-0

Extension East of existing structure 0-0

Dimension from street property line to Garage addition 100'4

Depth of Garage structure addition 21-8

Width of Garage structure addition 35 feet (24.5' enclosed of 35 feet)

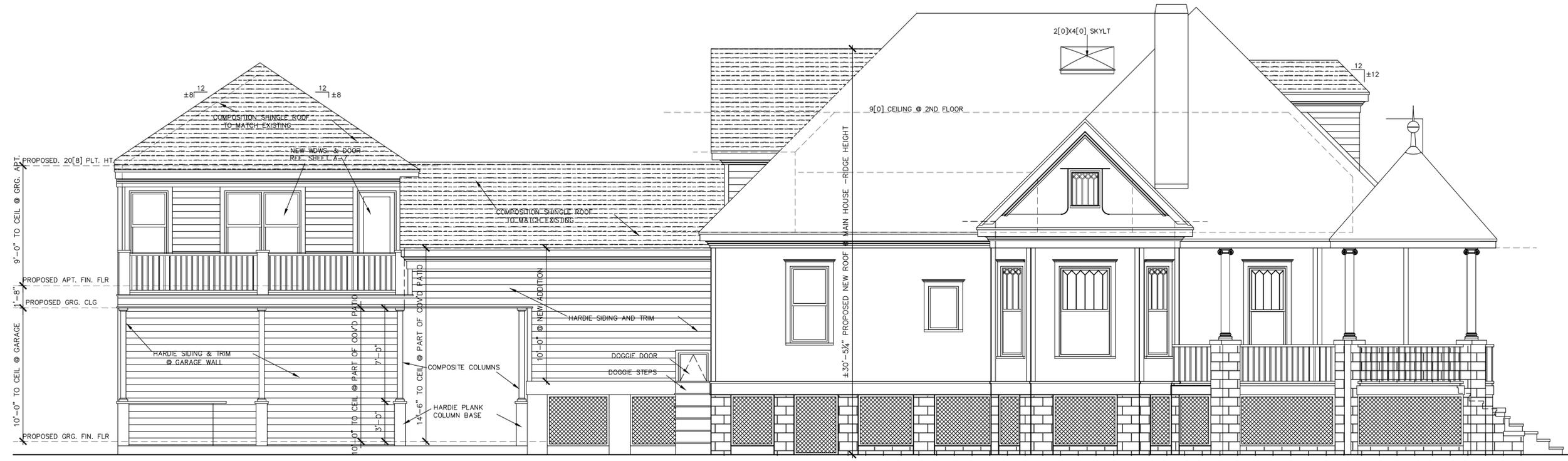


# A10



SCALE 1/4 IN = 1 FOOT

219 HAWTHORN  
WESTMORELAND HIST. DIST.



SIDE-EAST ELEVATION MAIN RESIDENCE WITH ADDITION

ORIGINAL DRAWINGS: CECILIA DIAZ  
1723 GUESE ROAD-HOUSTON-TEXAS-77008/ 713-269-0220  
EMAIL: CECILIADIAZ72@GMAIL.COM

1302 WAUGH DRIVE #353  
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jondbartel@gmail.com



# A11

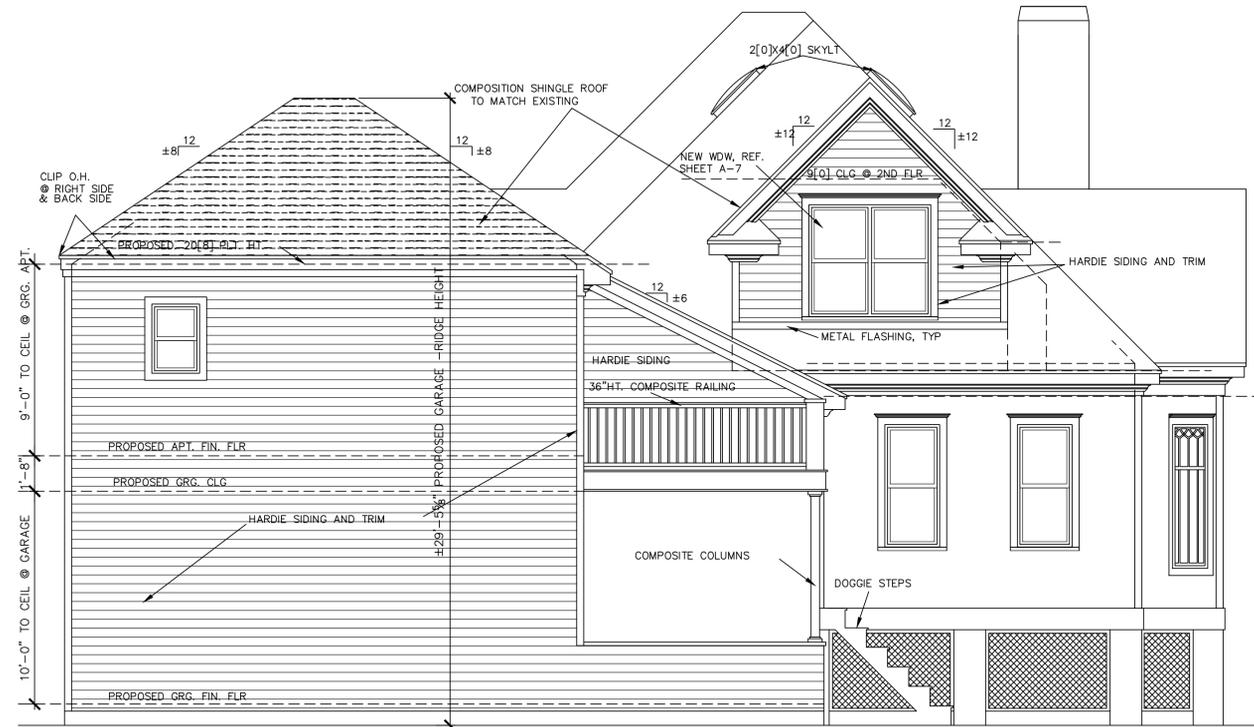
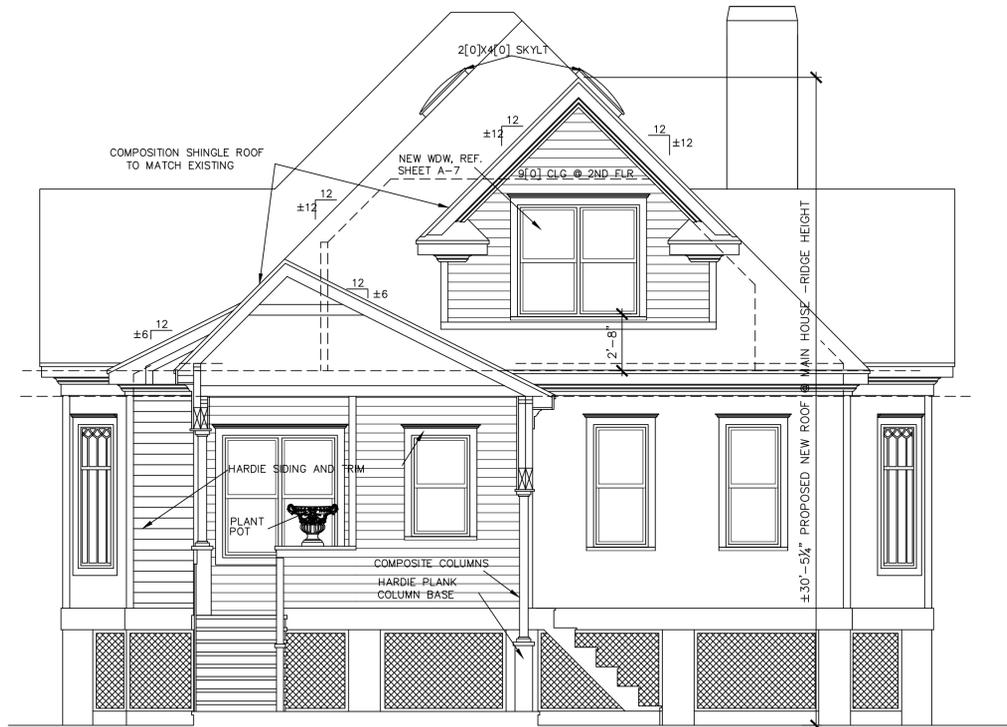


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219 HAWTHORN  
WESTMORELAND HIST. DIST.

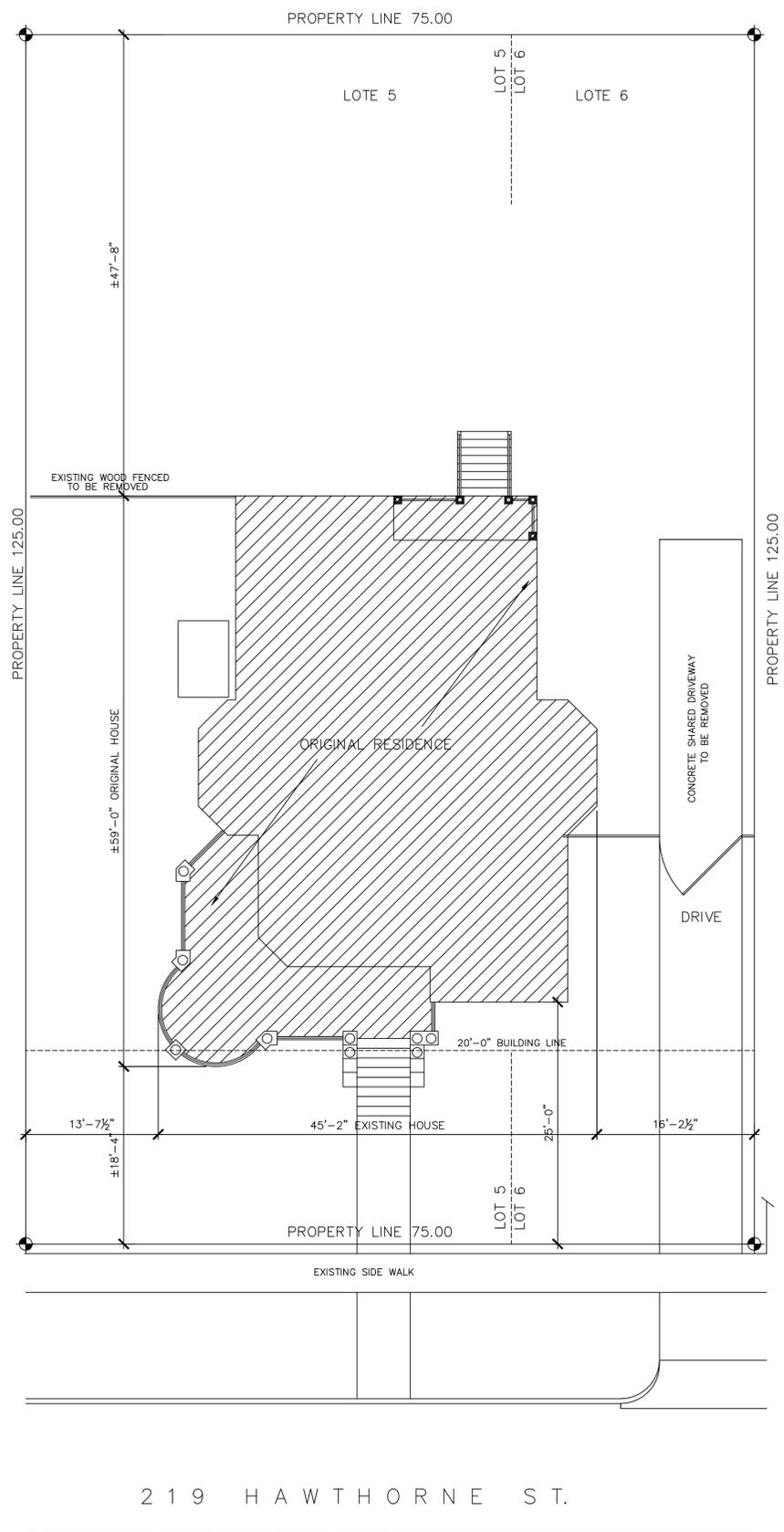
REAR ELEVATION MAIN RESIDENCE

ORIGINAL DRAWINGS: CECILIA DIAZ  
1723 GUESE ROAD-HOUSTON, TEXAS-77008/713-269-0220  
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A1



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SITE PLAN EXISTING

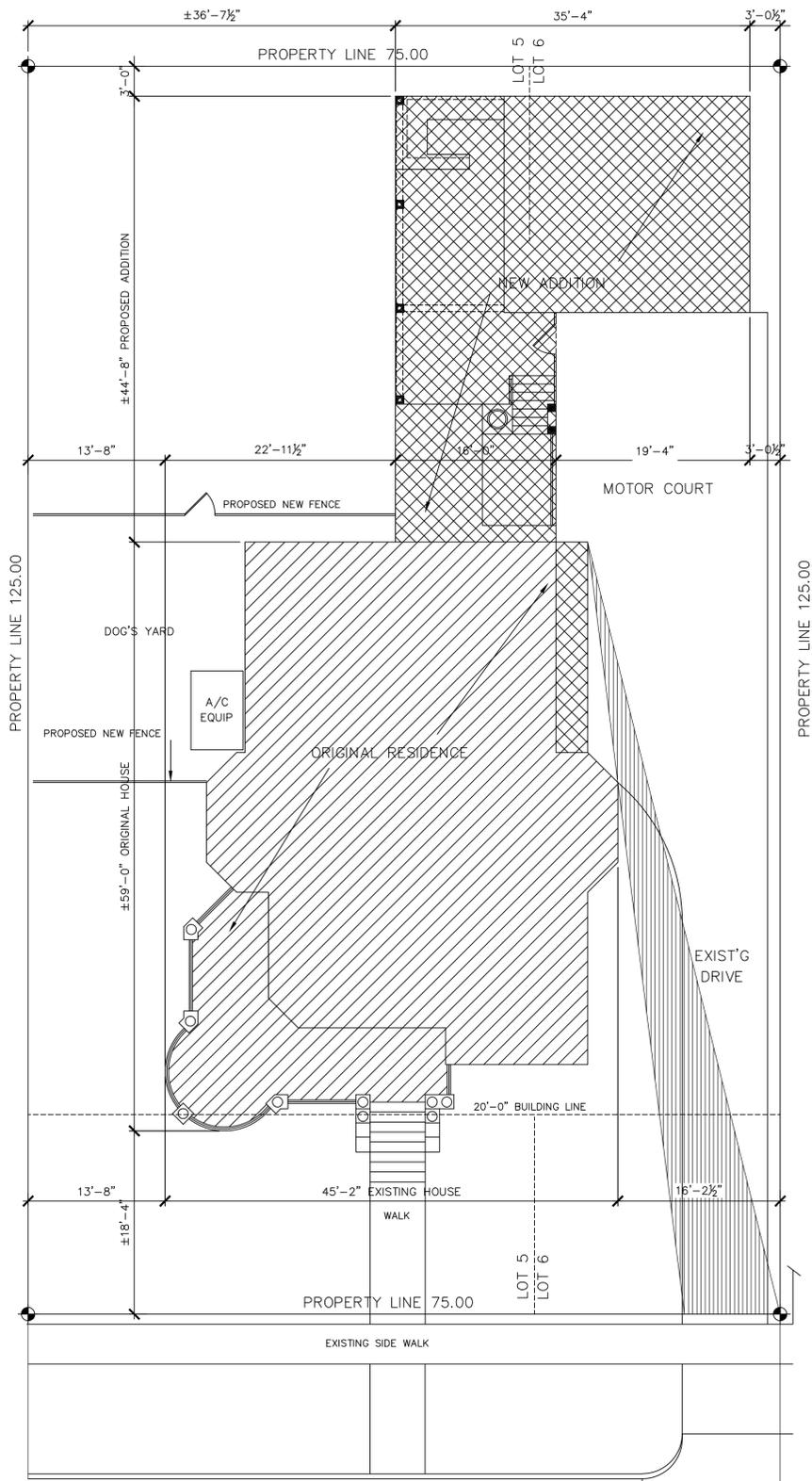
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1723 GUESE ROAD-HOUSTON-TEXAS-77008/ 713-269-0220  
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SCALE 1/8 IN = 1 FOOT

219 HAWTHORN  
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219 HAWTHORNE ST.

NOTE:

A5



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SITE PLAN SHOWING VISIBILITY TRIANGLE OF KITCHEN ADDITION

ORIGINAL DRAWINGS: CECELIA DIAZ  
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SCALE 1/8 IN = 1 FOOT

219 HAWTHORN  
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**WALL LEGEND**

- EXISTING FRAMED WALL
- PROPOSED FRAMED WALL

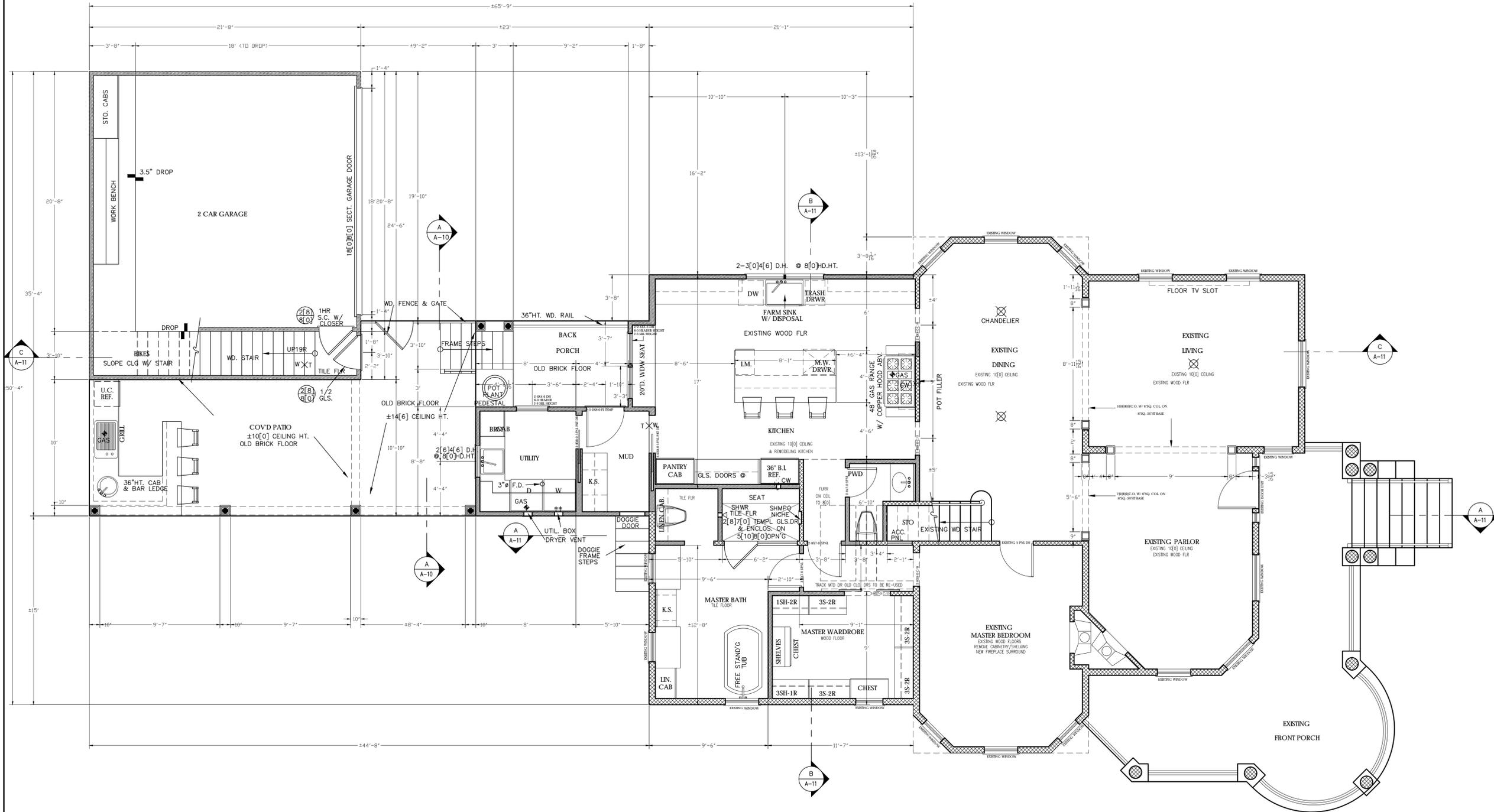
**NOTE:**

BUILDER/CONTRACTOR SHALL SHORE & BRACE ANY LOAD BEARING WALLS AND/OR POINTS ABOVE PRIOR TO DEMOLITION. EXTERIOR WALLS TO REMAIN UNLESS NOTED.

OWNER/ BUILDER TO VERIFY ALL EXISTING CONDITIONS/ DIMENSIONS AND STRUCTURE PRIOR TO START OF CONSTRUCTION. OWNER/ BUILDER TO CONTACT THE DESIGNER WITH ANY AND ALL DISCREPANCIES PRIOR TO START. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR EXISTING CONDITIONS IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE FROM TRANSITION OF OLD TO NEW CONSTRUCTION.

ALL DIMENSIONS ARE APPROXIMATE (©)

THE DESIGNER IS NOT QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. AN ENGINEER'S SEAL SHOULD BE PRESENT ON THE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.



**A6**

SCALE 1/4 IN = 1 FOOT

**219 HAWTHORN**  
WESTMORELAND HIST. DIST.

RESIDENCE WITH ADDITION FIRST FLOOR DIMENSIONED

ORIGINAL DRAWINGS: CECILIA DIAZ  
1723 GUESE ROAD-HOUSTON, TEXAS-77008/ 713-269-0220  
EMAIL: CECILIA DIAZ72@GMAIL.COM

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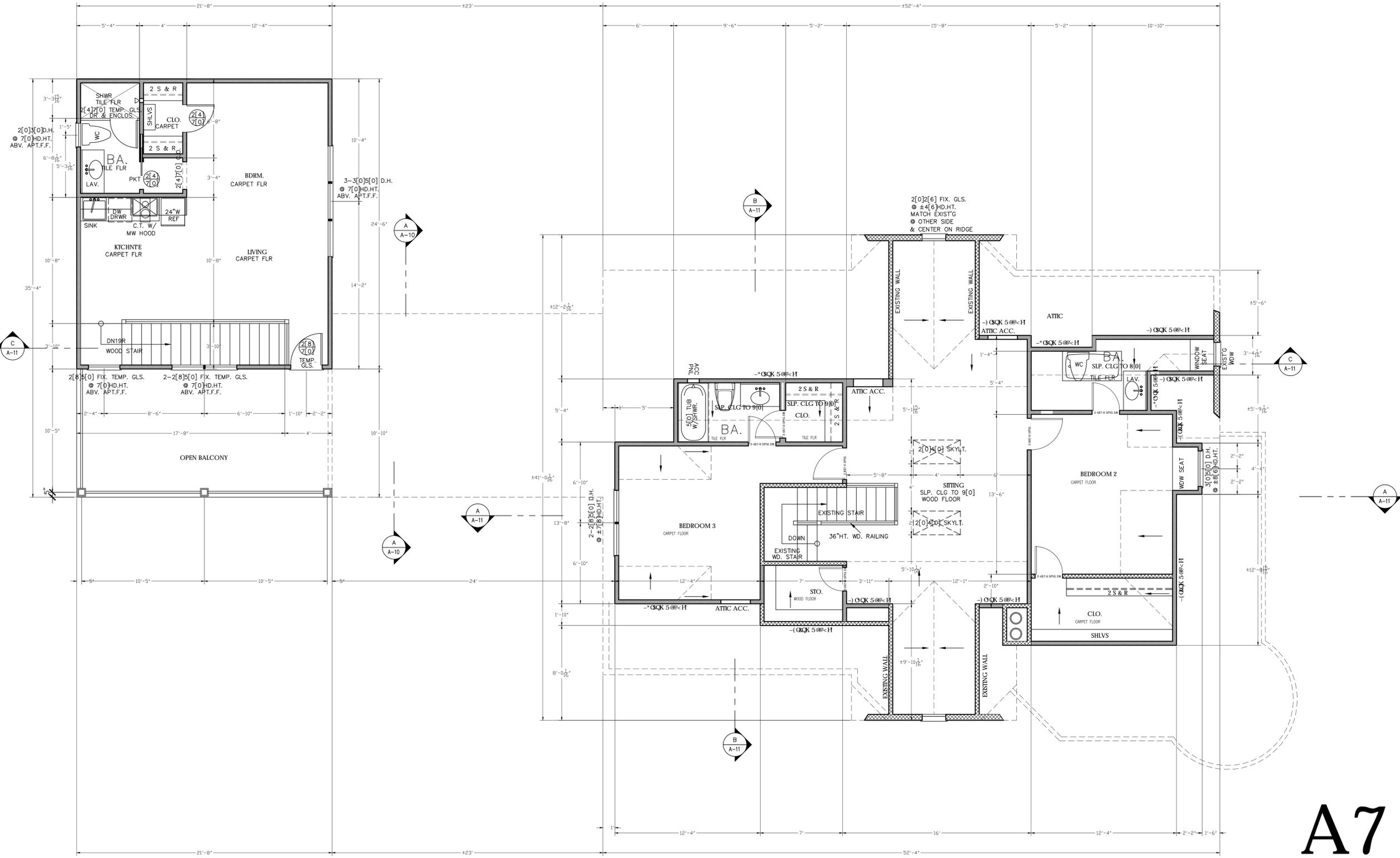
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**A7**

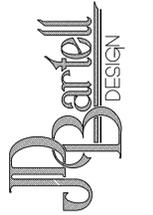
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**219 HAWTHORN**  
WESTMORELAND HIST. DIST.

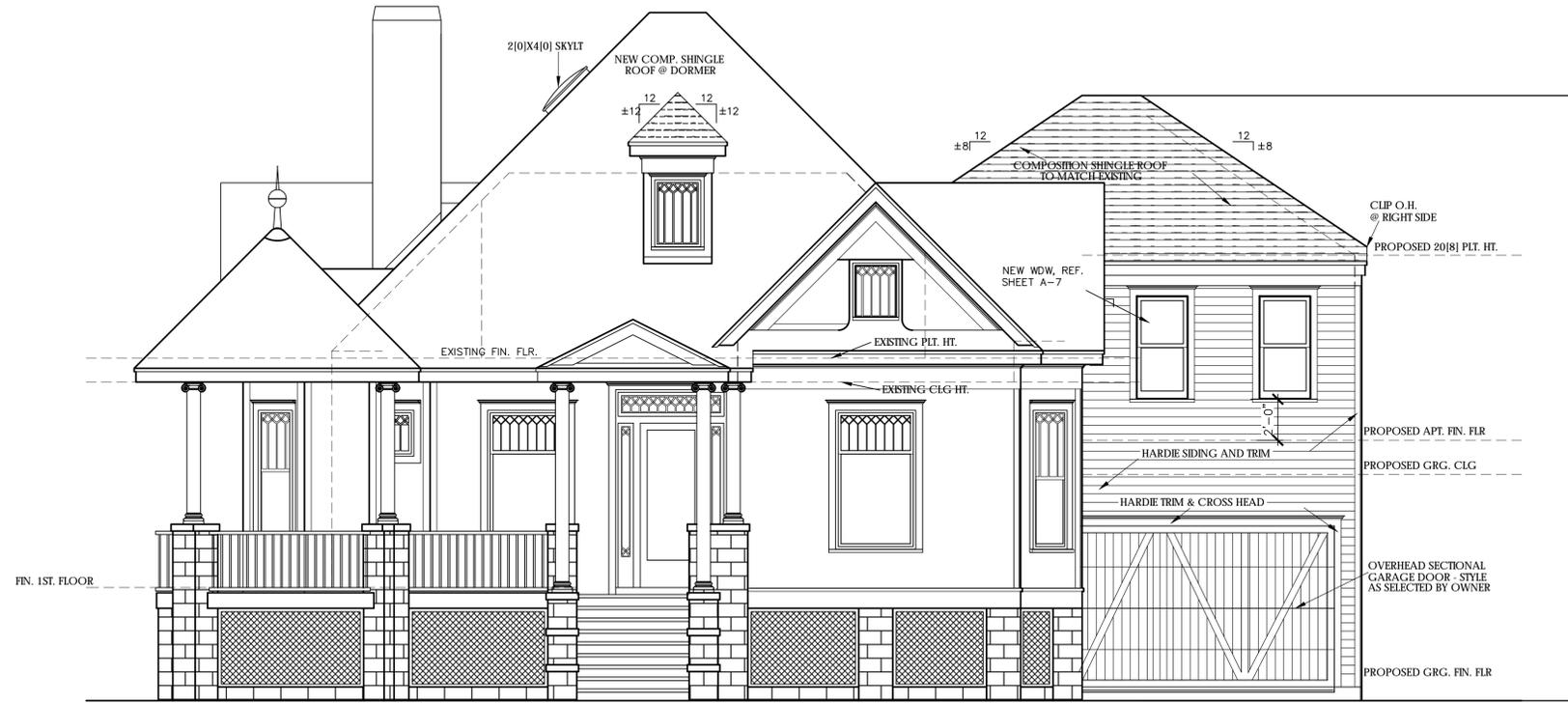
RESIDENCE WITH ADDITION SECOND FLOOR DIMENSIONED

ORIGINAL DRAWINGS: CECILIA DIAZ  
1723 GUESE ROAD-HOUSTON-TEXAS-77008/ 713-269-0220  
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# A8



MAIN-SOUTH-STREET-FRONT ELEVATION MAIN RESIDENCE

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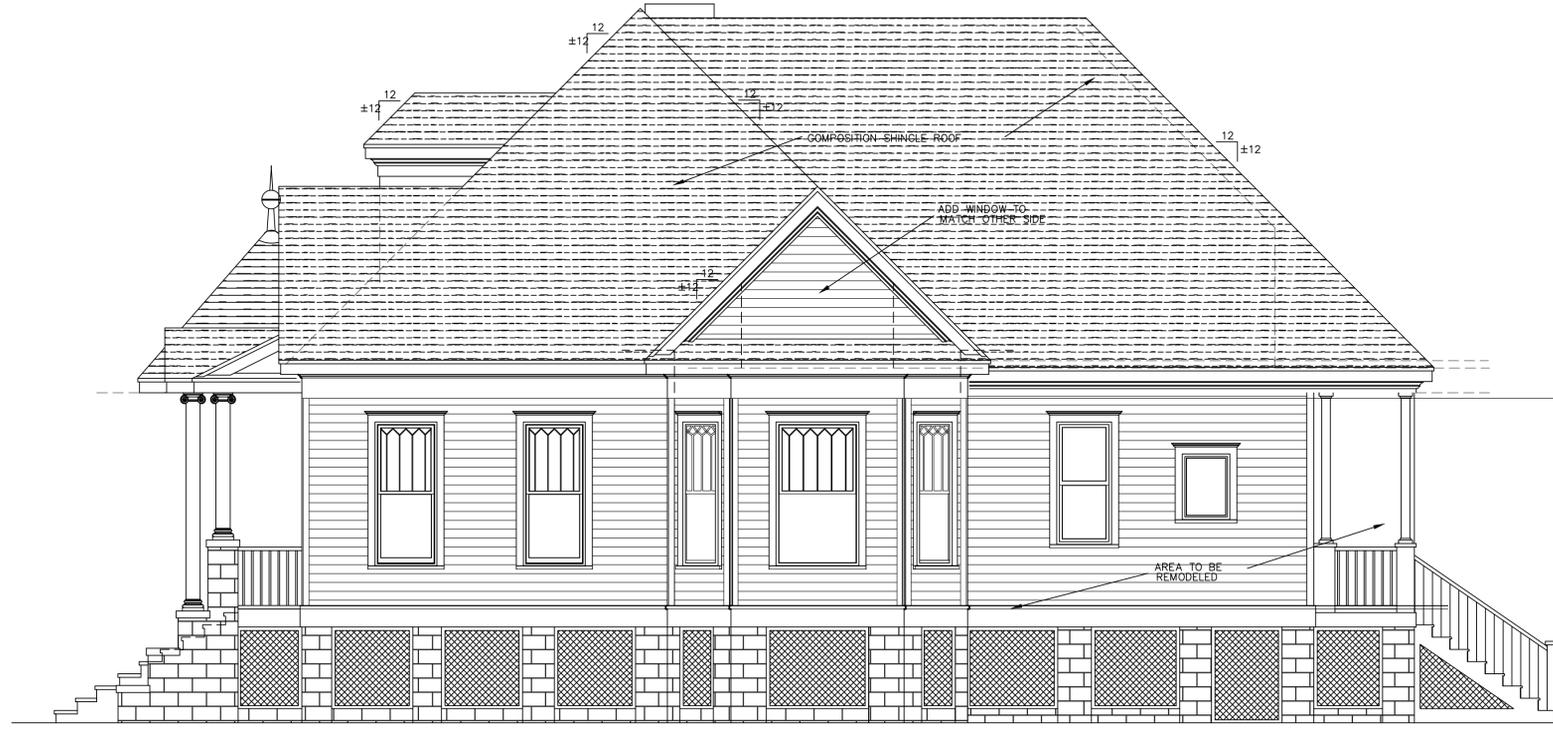
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# A9



SCALE 1/4 IN = 1 FOOT

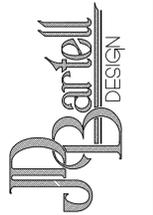
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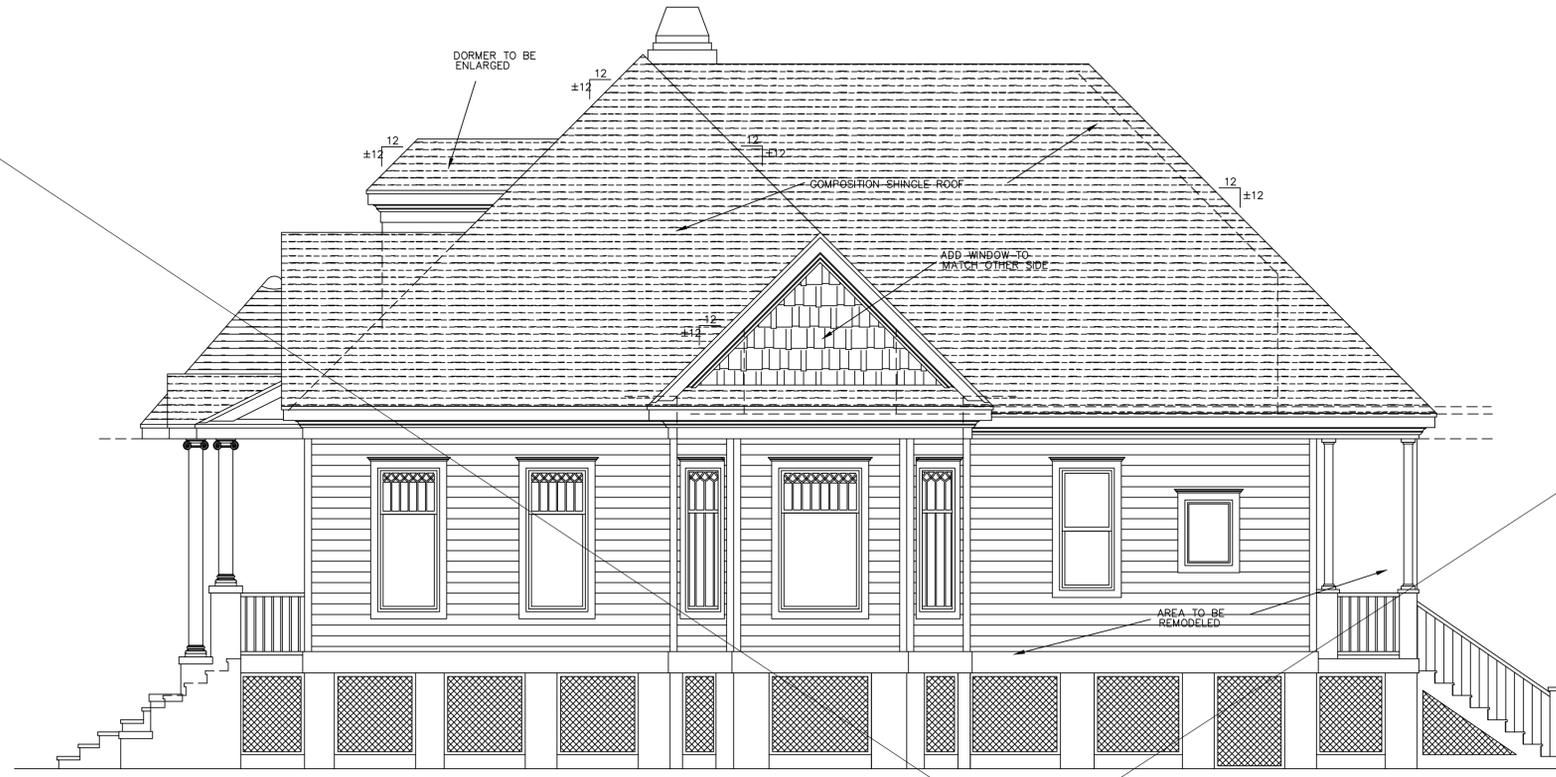


SIDE-WEST ELEVATION MAIN RESIDENCE WITH ADDITION

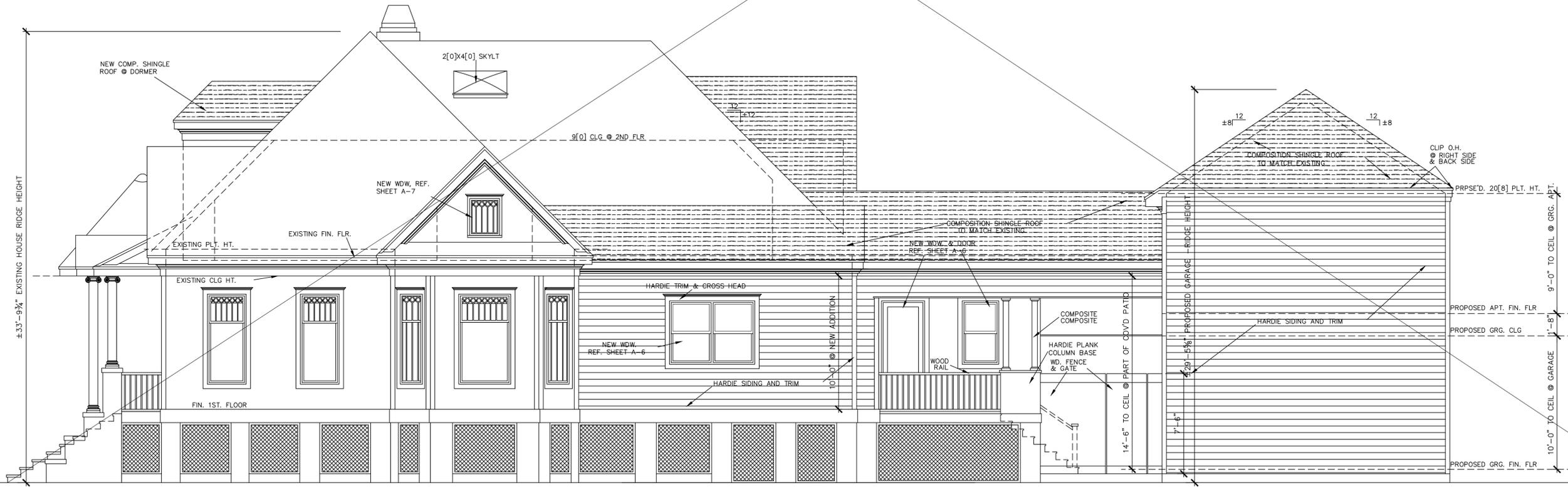
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# PRIOR TO JD BARTELL INVOLVEMENT



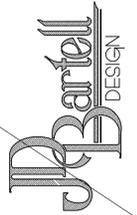
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SIDE-WEST ELEVATION MAIN RESIDENCE WITH ADDITION

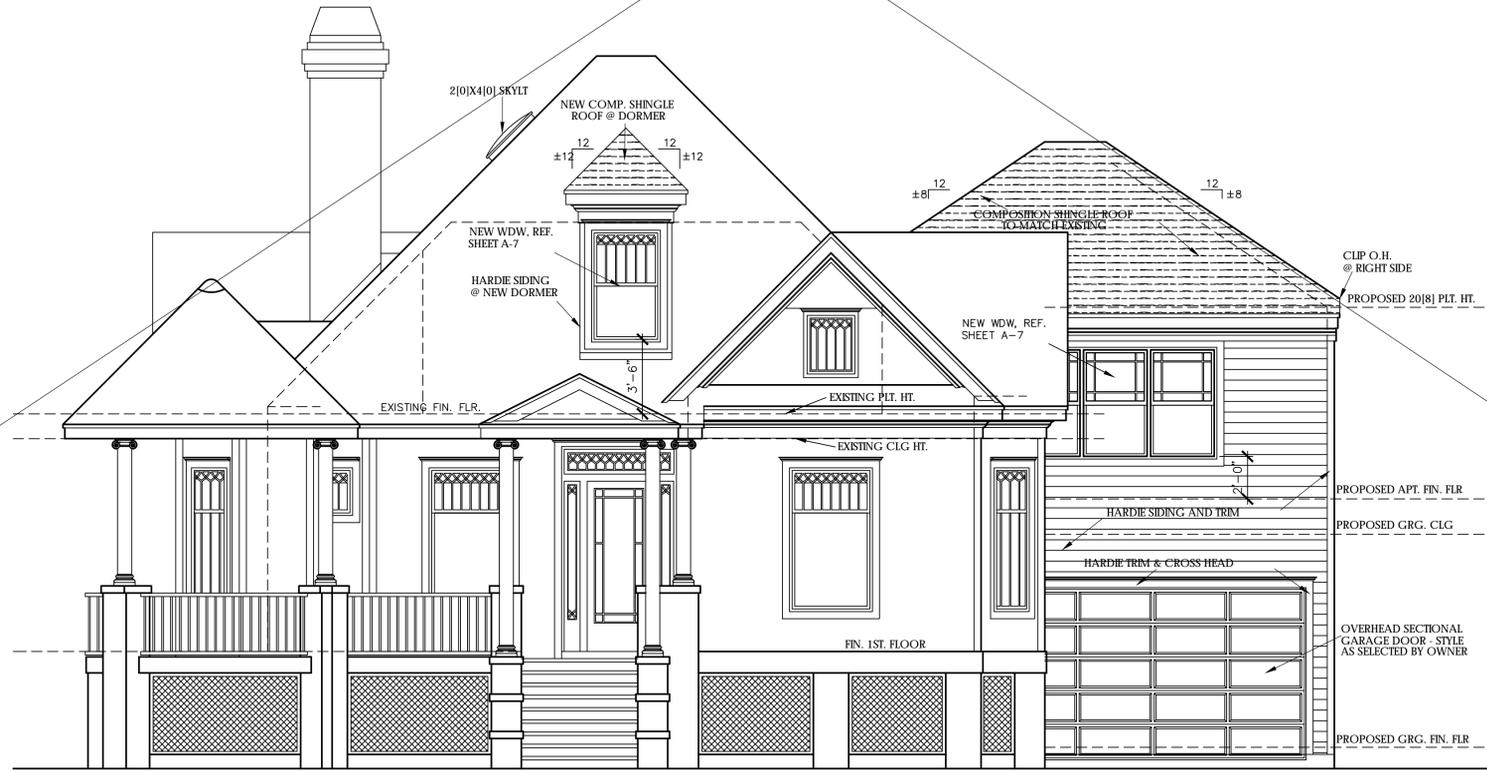
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PRIOR TO JD BARTELL INVOLVEMENT



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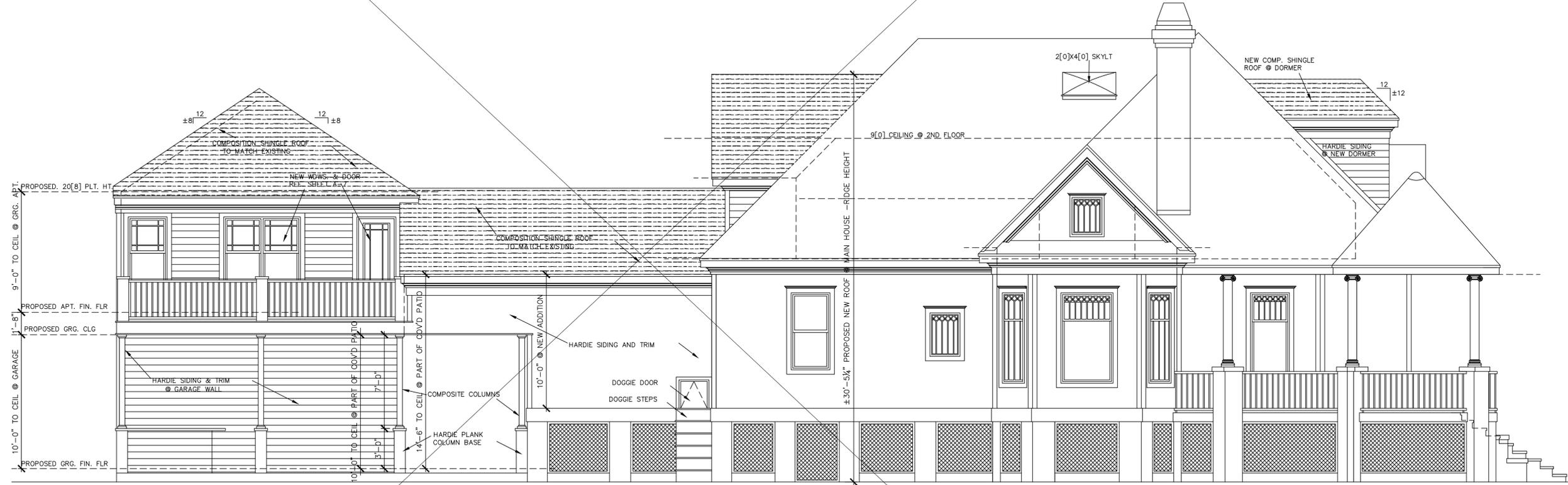
MAIN SOUTH-STREET-FRONT ELEVATION MAIN RESIDENCE

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# A10



## PRIOR TO JD BARTELL INVOLVEMENT

SCALE 1/4 IN = 1 FOOT

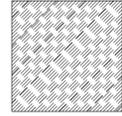
219 HAWTHORN  
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SIDE-EAST ELEVATION MAIN RESIDENCE WITH ADDITION

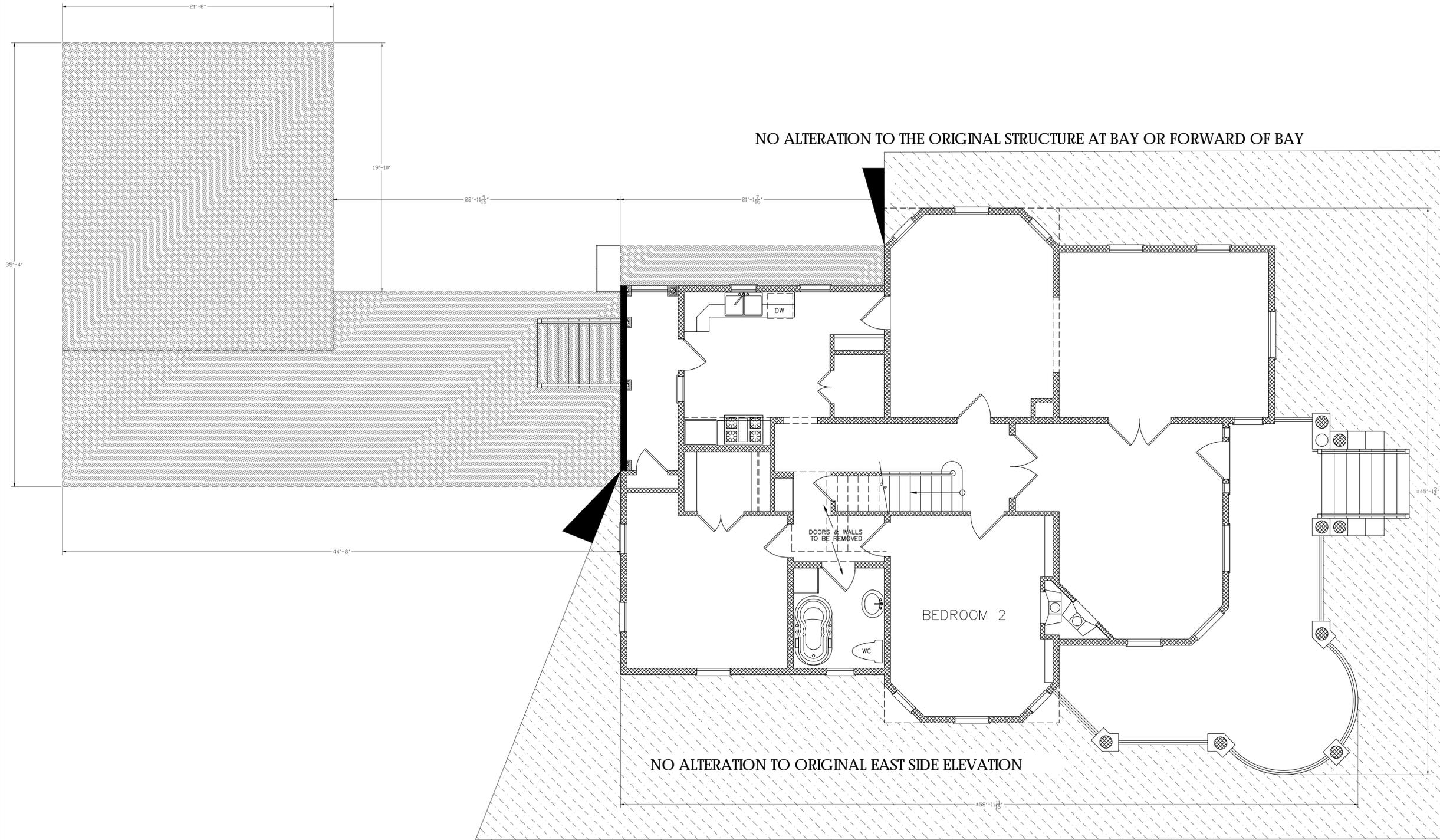
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SHADED AREA REFLECTS AREA OF PROPOSED ADDITION TO STRUCTURE



EXTERIOR ELEVATIONS WITHIN THIS SHADED AREA ARE NOT ALTERED FROM CURRENT AND/OR HISTORIC APPEARANCE  
ALL FINISHES AND DETAILING TO BE REPAIRED WHERE NECESSARY AND NOT ALTERED IN APPEARANCE OR MATERIAL

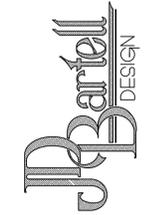
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**219 HAWTHORN**  
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ORIGINAL RESIDENCE WITH ADDITION

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NO ALTERATION TO ORIGINAL NORTH (STREET FACING) ELEVATION



