

CERTIFICATE OF APPROPRIATENESS

Application Date: November 21, 2016

Applicant: JD Bartell, JD Bartell Designs, for Mary & Scott Altorfer, owner

Property: 219 Hawthorne Street, Lot 5, Tract 6A, Block 2, Westmoreland Subdivision. The property includes a historic 1,730 square foot, one-story wood frame single-family residence situated on a 9,375 square foot (75' x 124') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1905, located in the Westmoreland Historic District.

Proposal: Alteration – Addition/Dormers/Window/Porch

The applicant proposes the following:

- Additions:
 - Remove a 16' section of original wall behind the bay window on the west side and bump it out 2' to be flush with the bay window.
 - Construct a rear dormer with a pair of windows for egress that will be 2' – 8" below the existing ridge. This will not be visible from the street.
 - Construct a first floor, 16' wide x 14' deep rear addition and porch in the location of the current rear porch.
- Alterations:
 - Reconstruct rusticated concrete clad brick piers at foundation on the front elevation.
 - Retrofit the front dormer window to utilize an awning style opening to allow for egress. The window is current fixed.
 - Remove non-original existing wooden steps at the front porch and install concrete topped steps.
 - Install a window in the west gable to match those on the north and east gables.
 - Install two skylights, one on the east and west roof elevation, visible from the street.
- Garage:
 - The proposed two story garage will feature an eave height of 20' – 8" and a ridge height of 29' – 6" and will be attached to the main structure by a covered breezeway.
 - Will be clad in cementitious siding and trim and feature 1-over-1 windows.

See enclosed application materials and detailed project description on p. 6-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval to

- reconstruct concrete clad brick piers, install concrete front steps at the front porch
- retrofit the front dormer window to open for egress, install two skylights, and construct a rear dormer
- enclose the existing rear porch and construct a new rear porch and breezeway.

Denial to add a window in the west gable and to remove a section of the west wall and construct a two foot wide addition on the western elevation.

HAHC Action: Approved with Conditions: Windows on west elevation addition should have a 5" mull between them.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The applicant proposes to remove 16' of the original west side elevation (35% of the entire west elevation) of the house in order to bump out the wall by 2'. This proposed alteration destroys the original wall and building footprint of the house while adding only a small amount of additional floor area. Staff believes the interior floor plan design can and should be modified to accommodate the client's needs in a manner that does not require demolition of over one third of the historic east elevation of the house.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<i>The proposed removal of a portion of the west wall and destruction of the original rear corner does not recognize the building as a product of its own time as it seeks to create a later appearance.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The proposed alteration of the rear portion of the west elevation does not preserve the distinguishing qualities or character of the building, nor does the installation of a window in the west elevation's gable. Installation of a window in the gable, which has no evidence of a previous opening, destroys the historic shingled detailing, which is a distinguishing quality. The proposed space is circulatory and features an existing gable window as well as two skylights for lighting purposes.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>The alteration to the west elevation causes permanent loss of historic material that is irrevocable and impairs the integrity of the building. The alteration would not be removable without further impairing the essential form and integrity of the building.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |

The proposed relocation of the back portion of the west elevation will destroy significant historical material including siding and windows. It will also result in altering the original roof structure which will be visible from the street and obscure the original rear corner of the structure. Despite the applicant's inclusion of the 'Barber Plan' which is a mirror image of the house, there is no evidence that the wall would have been built flush to the existing bay window. 219 Hawthorne also lacks a side porch shown on the Barber plan. The proposed inclusion of a window in the shingled gable is also not appropriate as it will destroy significant amounts of historical siding.

- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
WESTMORELAND HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



3D RENDERING – FRONT FACING HAWTHORNE

PROPOSED



3D RENDERING – FRONT FACING HAWTHORNE
PROPOSED



NORTH ELEVATION – FRONT FACING HAWTHORNE

EXISTING



PROPOSED



WEST SIDE ELEVATION
EXISTING



PROPOSED



EAST SIDE ELEVATION

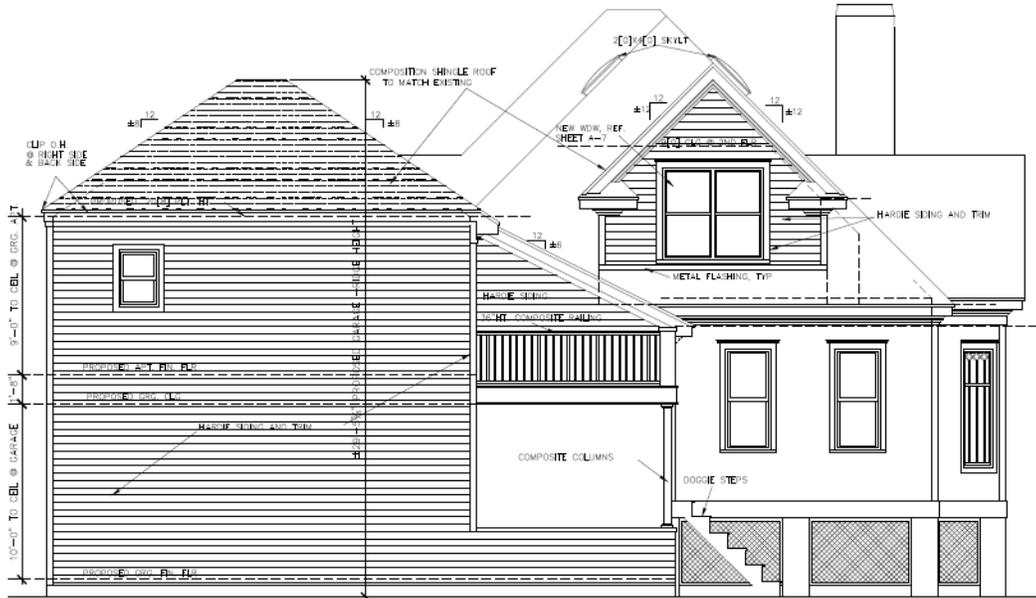
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PROPOSED

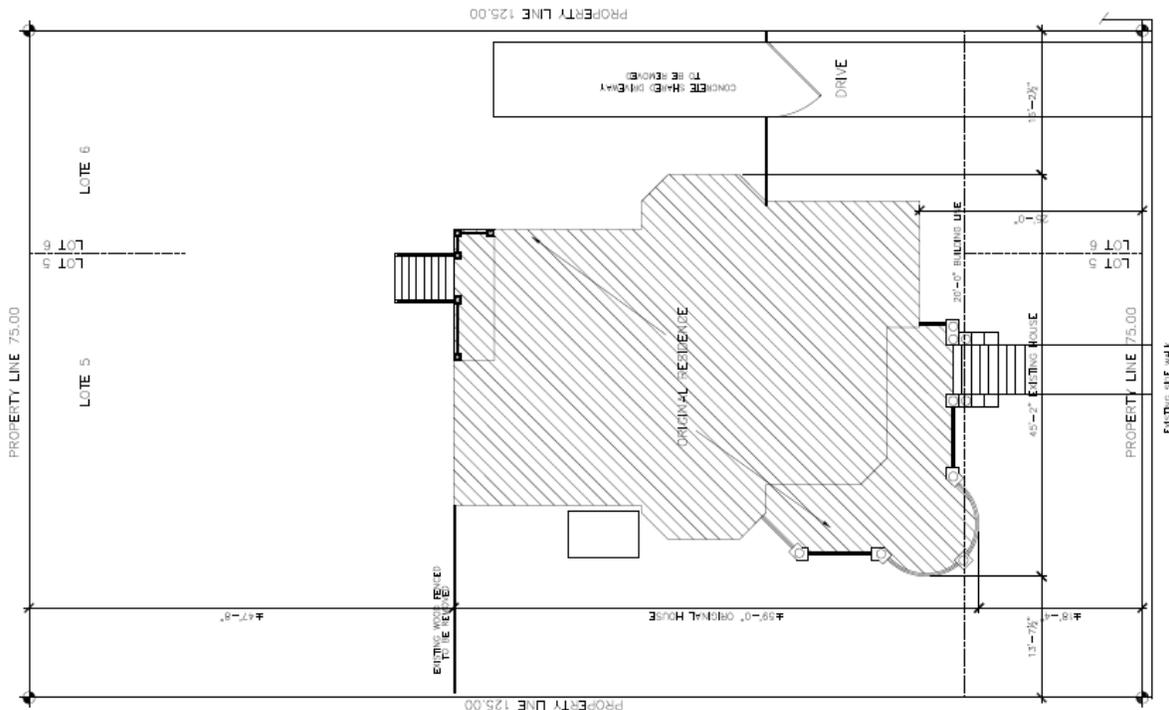


SOUTH (REAR) ELEVATION – GARAGE

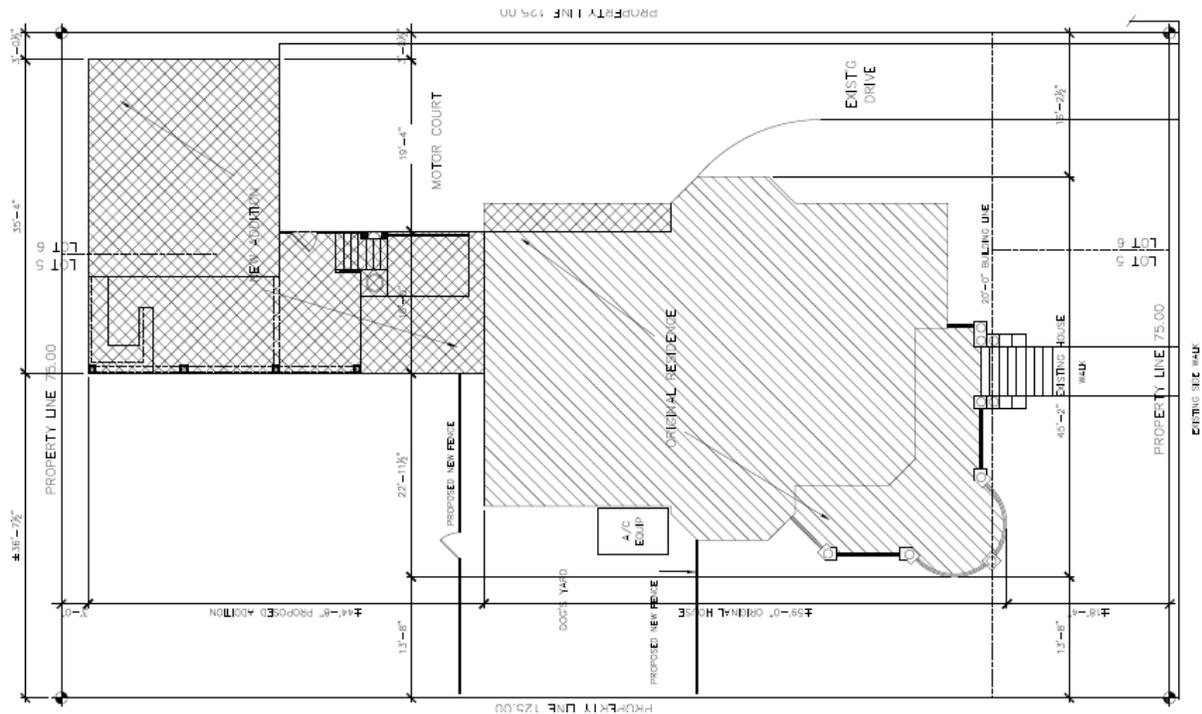




SITE PLAN EXISTING

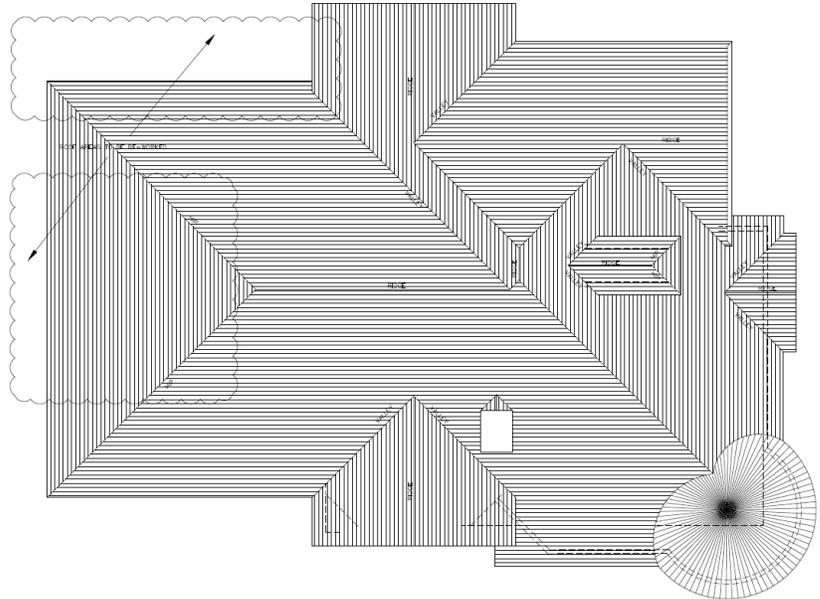


PROPOSED

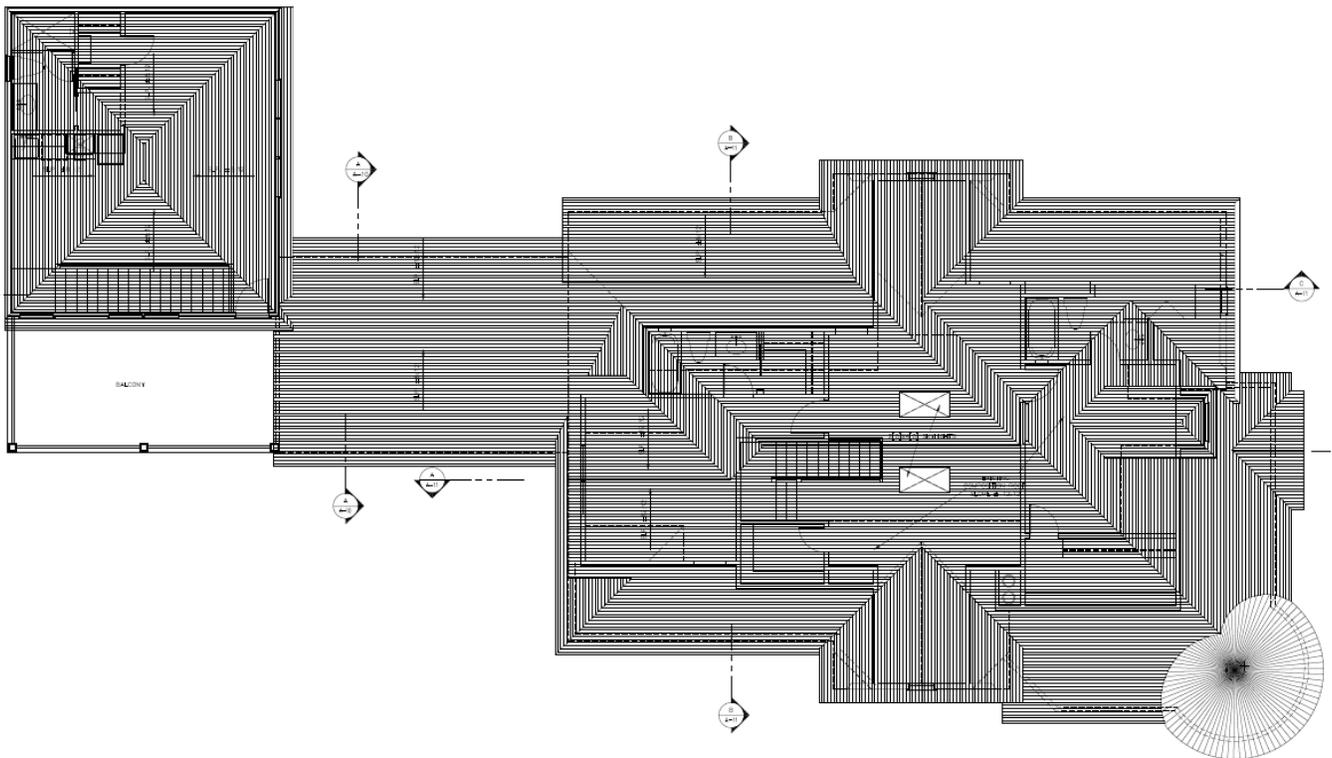




ROOF PLAN
EXISTING



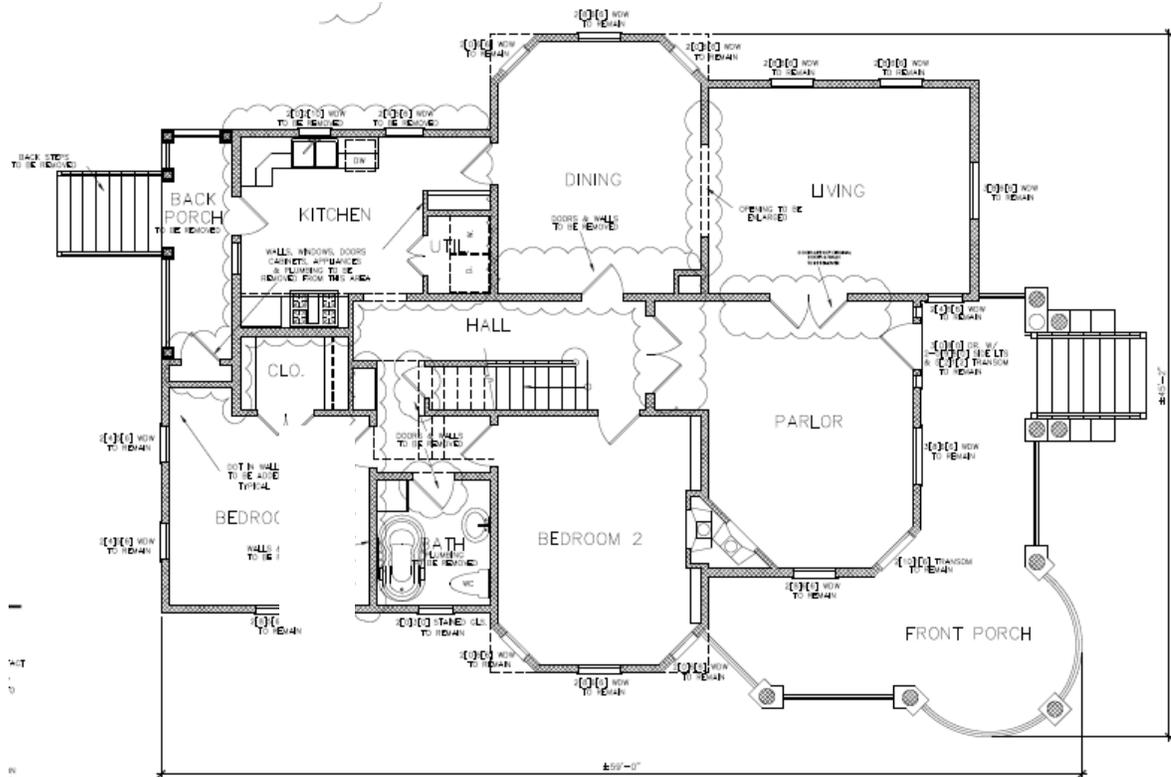
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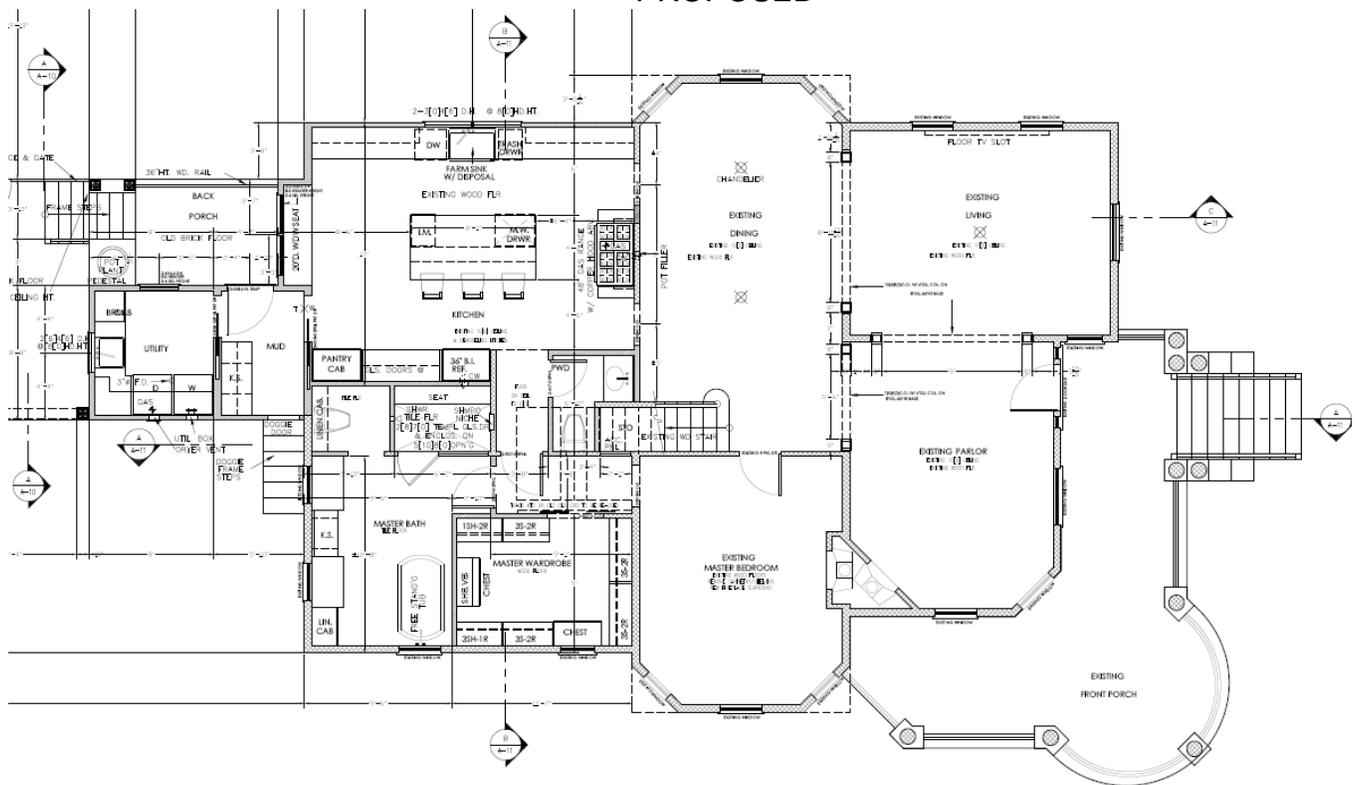
FIRST FLOOR PLAN



EXISTING

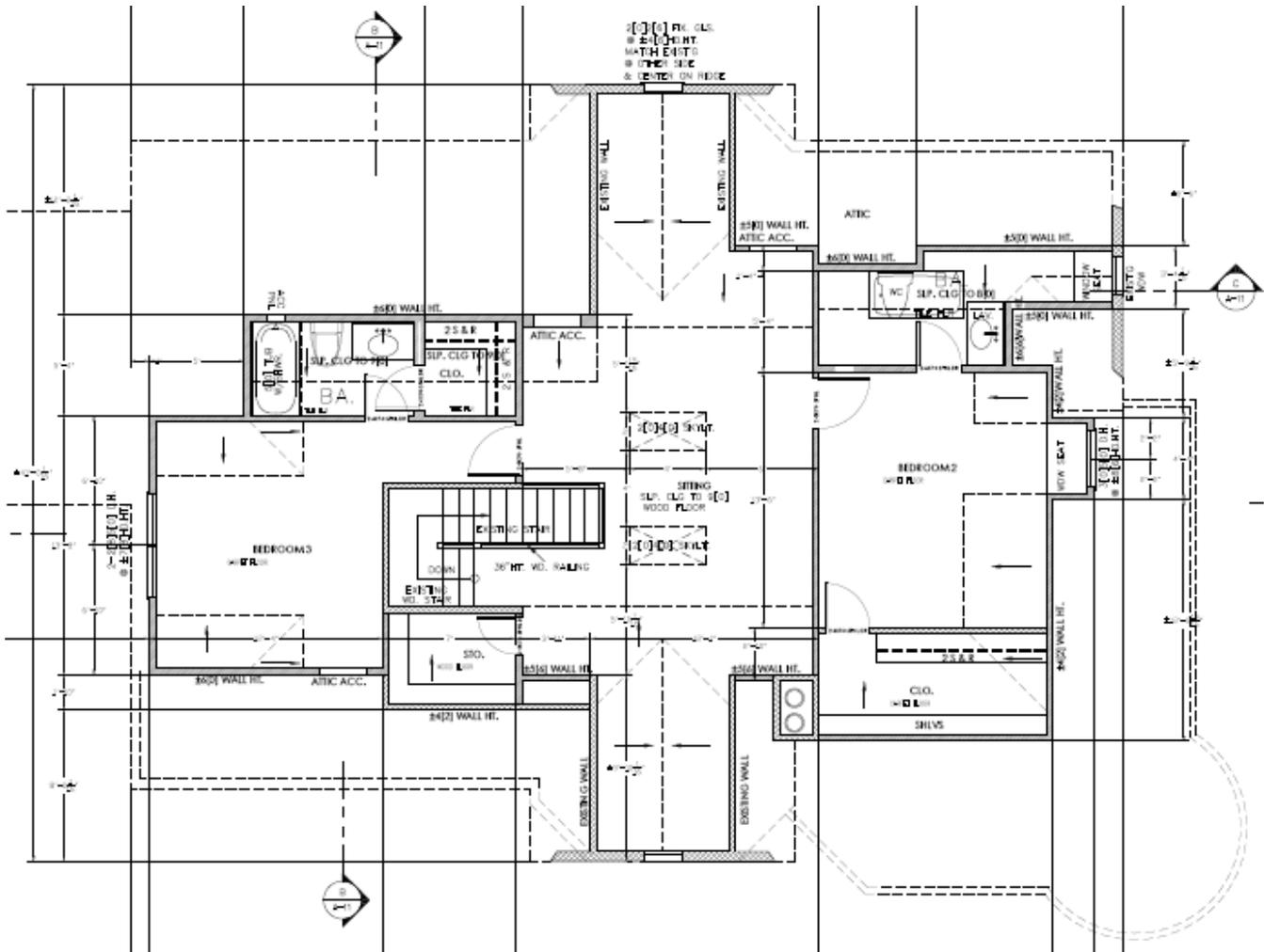


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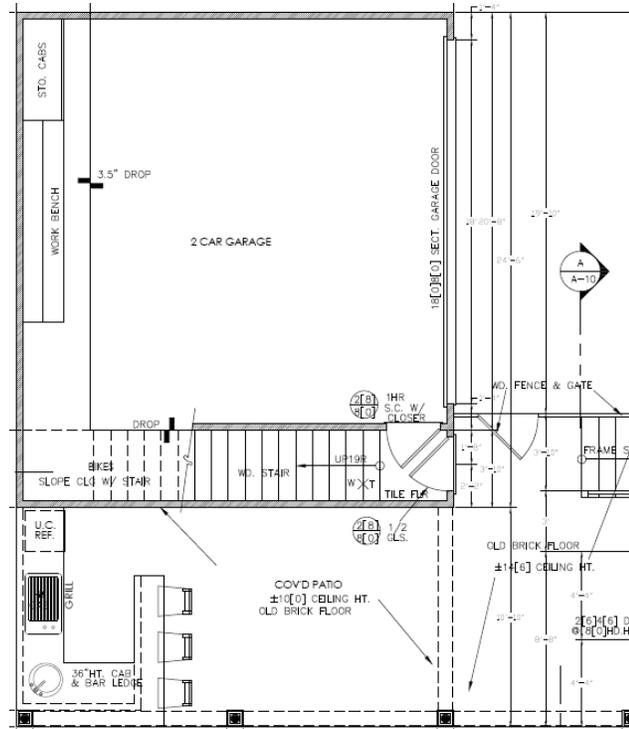
SECOND FLOOR PLAN

PROPOSED

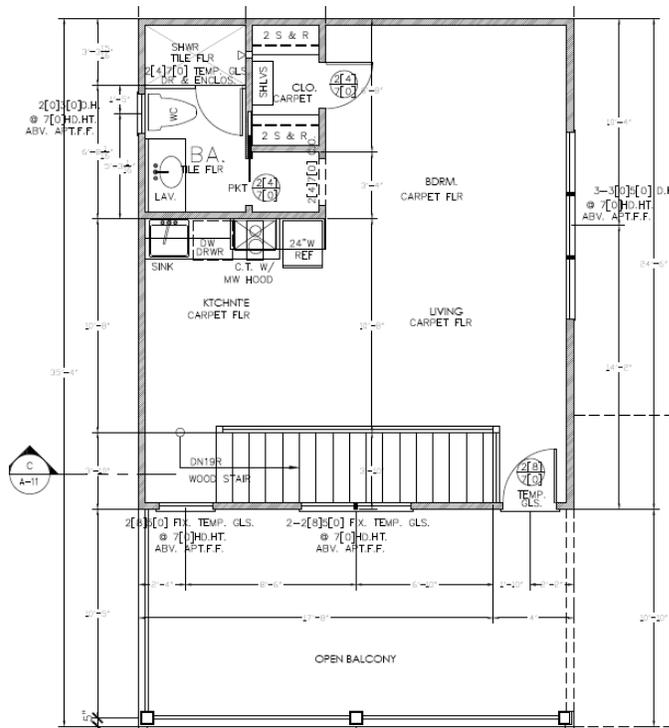




FIRST FLOOR PLAN - GARAGE PROPOSED



SECOND FLOOR PLAN - GARAGE PROPOSED



WINDOW / DOOR SCHEDULE

219 HAWTHORNE

FIRST FLOOR MAIN HOUSE

NUMBER	AGE	ACTION	DIMENSIONS	MATERIAL	TYPE
1	ORIGINAL	RESTORE FUNCTION-TO REMAIN	3-8X6-6	WOOD	SINGLE HUNG
2	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-10X1-6	WOOD	FIXED
3	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-8X6-6	WOOD	DOUBLE HUNG
4	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-0X6-6	WOOD	DOUBLE HUNG
5	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-8X6-6	WOOD	DOUBLE HUNG
6	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-0X6-6	WOOD	DOUBLE HUNG
7	ORIGINAL	RESTORE FUNCTION-TO REMAIN REMOVE NON ORIGINAL STAINED GLASS	2-0X3-0	WOOD	FIXED DOUBLE HUNG ONE OVER
8	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-8X5-6	WOOD	ONE CONFIGURATION
9	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-4X5-6	WOOD	DOUBLE HUNG
10	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-4X5-6	WOOD	DOUBLE HUNG
11	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL	2-6X4-6	WOOD	DOUBLE HUNG ONE OVER ONE CONFIGURATION
12	EXISTING	RELOCATED FROM CURRENT KITCHEN AREA	2-4X5-6 PR 2-6X5-6 4 INCH SEPARATION	WOOD	DOUBLE HUNG
13	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL		WOOD	DOUBLE HUNG
14	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL DIMENSIONS OF WINDOWS MATCH ORIGINAL (12)	PR 2-4X5-6 4 INCH SEPARATION	WOOD	DOUBLE HUNG
15	ORIGINAL	RESTORE FUNCTION-TO REMAIN		WOOD	DOUBLE HUNG
16	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-8X6-6	WOOD	DOUBLE HUNG
17	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-0X6-6	WOOD	DOUBLE HUNG
18	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-8X6-6	WOOD	DOUBLE HUNG
19	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-8X6-6	WOOD	DOUBLE HUNG
20	ORIGINAL	RESTORE FUNCTION-TO REMAIN	3-8X6-6	WOOD	SINGLE HUNG
21	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-4X6-6	WOOD	DOUBLE HUNG

SECOND FLOOR MAIN RESIDENCE

22	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-0X2-6	WOOD	FIXED
23	ORIGINAL	ALTER TO AWNING OPEN TO MEET FIRECODE	2-0X3-0	WOOD	*AWNING
24	ORIGINAL	RESTORE FUNCTION-TO REMAIN	2-0X2-6	WOOD	FIXED
25	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL RELOCATED FROM EXISTING KITCHEN WALL	2-8X5-0	WOOD	DOUBLE HUNG
26	EXISTING	AREA	2-0X2-6	WOOD	FIXED

SECOND FLOOR GARAGE APARTMENT

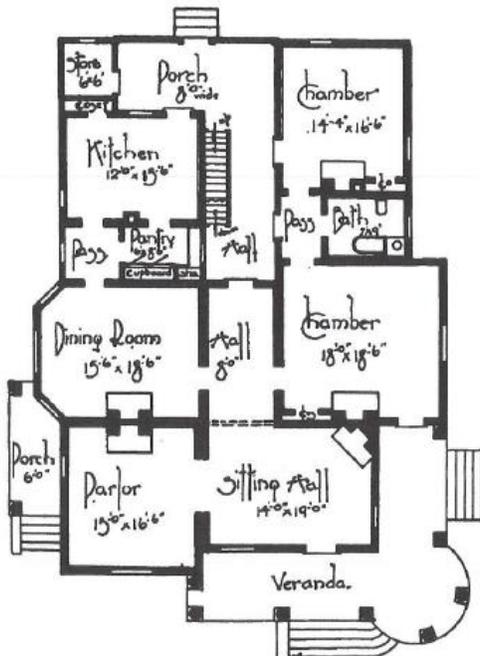
27	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL	2-8X5-0	WOOD	DOUBLE HUNG
28	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL	2-8X5-0	WOOD	DOUBLE HUNG
29	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL	2-8X5-0	WOOD	DOUBLE HUNG
30	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL	PR 2-8X5-0	WOOD	DOUBLE HUNG
31	NEW	NEW WINDOW TO MATCH STYLE OF ORIGINAL	2-8X5-0	WOOD	DOUBLE HUNG

APPLICANT SUBMITTED DOCUMENTS

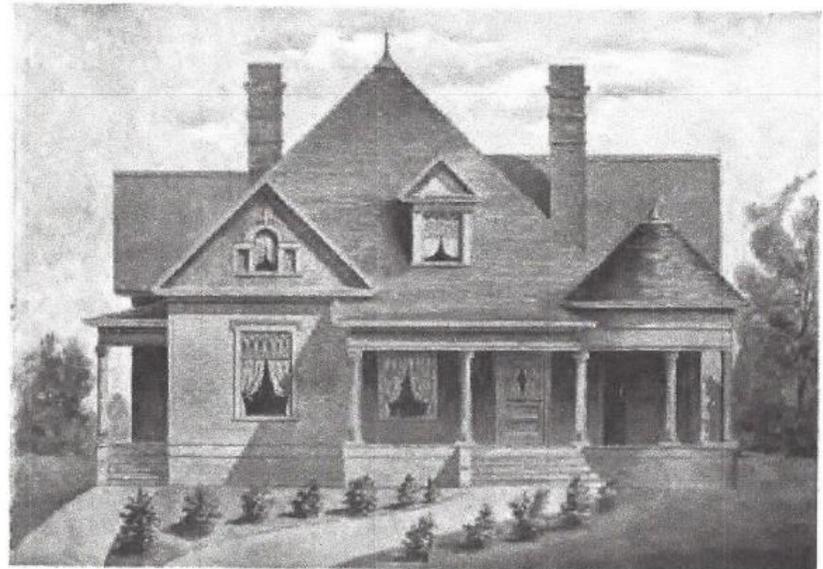
BARBER PLAN

MODERN DWELLINGS

249



FLOOR PLAN



DESIGN No. 36-E.

ONE-STORY COLONIAL COTTAGE

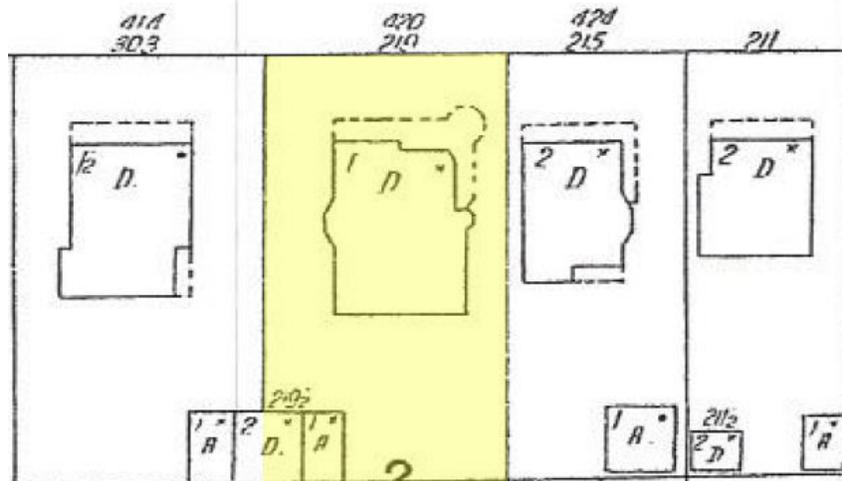
Geo. F. Barber & Co., Archts.

COST. \$2,000 TO \$2,200

This one-story Colonial cottage has many conveniences, and shows how this style may be applied to homes of low cost. It was designed for a lady in a Southern State, and so pleased her that it called forth a letter expressing her admiration. The porch columns are large and used without a balustrade between them, a very characteristic feature of this style.

There are six rooms on the first floor, including the reception hall, besides a bath, pantry, closet, etc. The attic can be reached by a convenient stair case in the rear part of the hall and good rooms finished if necessary. The width of house over porches is 50 feet, length 64 feet. Story, 10 feet 8 inches high. By the employment of a competent architect on such work, you get so much better results that his charges are not a consideration. By his services you get greater convenience, better design, better construction, better material, and best of all, a much better home.

HAWTHORNE A



1925 Sanborn Map

PROJECT DETAILS

Shape/Mass: The existing residence is 45' – 2" wide by 59' deep with an eave height of 16' – 4 ¼" and a ridge height of 33' – 1 ¼". The proposed alterations would result in the residence measuring 45' – 2" wide by 72' – 10"; the eave and ridge heights will remain the same. The applicant also proposes to construct a 24' – 6" wide by 21' – 8" deep two-story, two-car garage at the southwest corner of the property that will be connected to the residence via a breezeway. The garage will have an eave height of 20' – 8" and a ridge height of 29' – 6".

Setbacks: The existing residence is setback 18' – 4" from the north (front); 16' – 2 ½" from the west (side); 13' – 7 ½" from the east (side); and 47' – 8" from the south (rear). The proposed alterations and new garage will result in a west (side) setback of 3' – 0 ½" and a south (rear) setback of 3'.

Foundation: The existing residence features a 4' – 6" pier and beam foundation clad in a rusticated concrete block with lattice screens. The proposed rear addition will feature the same foundation height. The proposed garage will feature a slab on grade.

Windows/Doors: The existing residence features a combination of wood multi-lite and 1-over-1 windows along with a fixed window. The proposed alterations will utilize new wood, 1-over-1 windows, a wood multi-lite wood window and two full length, single lite doors.

Exterior Materials: The existing residence is clad in wood horizontal lap siding with decorative shingle work located in the gables. The foundation piers are clad in a rusticated concrete 'stone'. The proposed additions and alterations will be clad in the same wood horizontal lap siding and utilize brick piers. The proposed garage will be clad in cementitious siding.

Roof: The existing roof is clad in composition shingles and features an eave height of 16' – 4 ¼", a ridge height of 33' – 1 ¼" and a 12:12 pitch. The proposed alterations and new garage will be clad in shingles to match existing. Two skylights will be installed on the existing roof: one on the east elevation and one on the west. The new garage roof will feature a pitch of 8:12 and will have an eave height of 20' – 8" and a ridge height of 29' – 6". Please see drawings for more information.

Front Elevation: The existing residence features a wraparound porch supported by round columns topped with capitals, rusticated concrete stone clad piers, a decorative dormer and a front facing gable; both the dormer and gable feature one, multi-lite window. Non-original wooden steps and a non-original door and sidelites are present. The proposed alterations will result in the repair of the currently damaged foundation piers and the removal of non-original wooden steps in favor of concrete topped steps. Evidence of these steps can be seen on the existing foundation. The applicant proposes to convert the existing dormer window to open like an awning to allow for egress; the exterior view of the window will not change. The proposed garage front elevation will feature a two-car garage door on the first floor and three, 1-over-1 windows on the third floor. Please see drawings for more detail.

Side Elevation: The existing east elevation features a portion of the wrap around porch. This elevation features multi-lite windows, a fixed window, a 1-over-1 window and a multi-lite window in the gable. All of the windows are wood. The applicant proposes to install a 2' by 4' skylight on this elevation. The applicant also proposes to construct a habitable rear dormer, a profile of which is seen from the east elevation. The profile of a rear addition and covered breezeway are also present, which connect to the proposed garage. The proposed garage's east elevation features an attached covered patio supported by columns on the first floor. The second floor of the garage features a balcony, three 1-over-1 wood windows and a full length, single-lite door. Please see drawings for more information.

Side Elevation: The existing west elevation features multi-lite windows on the front portion and decorative bay

(West) window, along with a 1-over-1 and fixed window towards the south. The bay window is topped by a gable, which is clad in decorative wood shingles. Profiles of the front and rear porch are visible. The applicant proposes to install a window into the existing shingled gable, as well as a skylight located halfway back on the roof. The applicant also proposes to push the rear, southern portion of the wall located behind the bay window out by 2', which would result in it being flush with the bay window. The applicant then proposes to install a pair of 1-over-1 windows on the new wall. The applicant also proposes to remove the existing porch for a small rear addition, and construct a new rear porch behind the addition. The addition will feature a full length, single lite door and a 1-over-1 window. A covered breezeway connects the new rear porch with the new garage. This garage elevation does not feature any windows. A profile of the new rear dormer is visible from this elevation. Please see drawings for more detail.

Rear Elevation: This elevation is not visible from the street. Please see drawings for more detail.
(South)