

CERTIFICATE OF APPROPRIATENESS

Applicant: GORHAM HOLDINGS LLC, owner; Greg Mouser, agent

Property: 804 Hawthorne Street, lot 9, block 24, Montrose Subdivision. The property includes a contributing two-story residence and detached accessory building situated on a 8,400 sq ft (70' x 120') corner lot.

Significance: Contributing two-story Craftsman style single-family residence, constructed circa 1917, located in the Audubon Place Historic District. Existing alterations were probably done c. 1950 or after which enclosed the right side of wrap around porch or pergola and could have included window alterations to the second floor of the right-side elevation facing Stanford St.

Proposal: Alteration: Primary Residence and Carport/Accessory Structure openings. No addition proposed.

Primary Residence:

- Front Façade: First Floor Front porch railings and balusters to be added for safety reasons (for potential commercial event space use). Existing windows, door and side lites to be restored. All existing cladding to be restored, replaced in kind where necessary.
- Remove screened-in side porch alterations. Restore pergola and side entry with original doors and windows.
- 4" x 6" ornamental brackets on the front elevation and rafter tails to be repaired at all sides.
- Front Porch decking, exterior trim and all original windows are to be repaired on front and side elevations.
- One window opening to be added at rear of left elevation second floor with diamond pattern to match others.
- Rear elevation: two original French doors to be restored, two kitchen windows to be removed and replaced with single window. Non-functional existing louvered door to be removed.
- On right elevation, window to be restored but grill to be applied to match historic window pattern.

Accessory Structure:

- Alteration of original garage turned carport and accessory structure: re-roof in kind and slight alteration of roof plan and foundation repair are included. Existing windows and doors will be restored, as well as existing cladding.
- **Information subject to be changed before final report.**

Public Comment: No public comment received at this time.

Civic Association: No comment from Audubon Place Civic Club

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

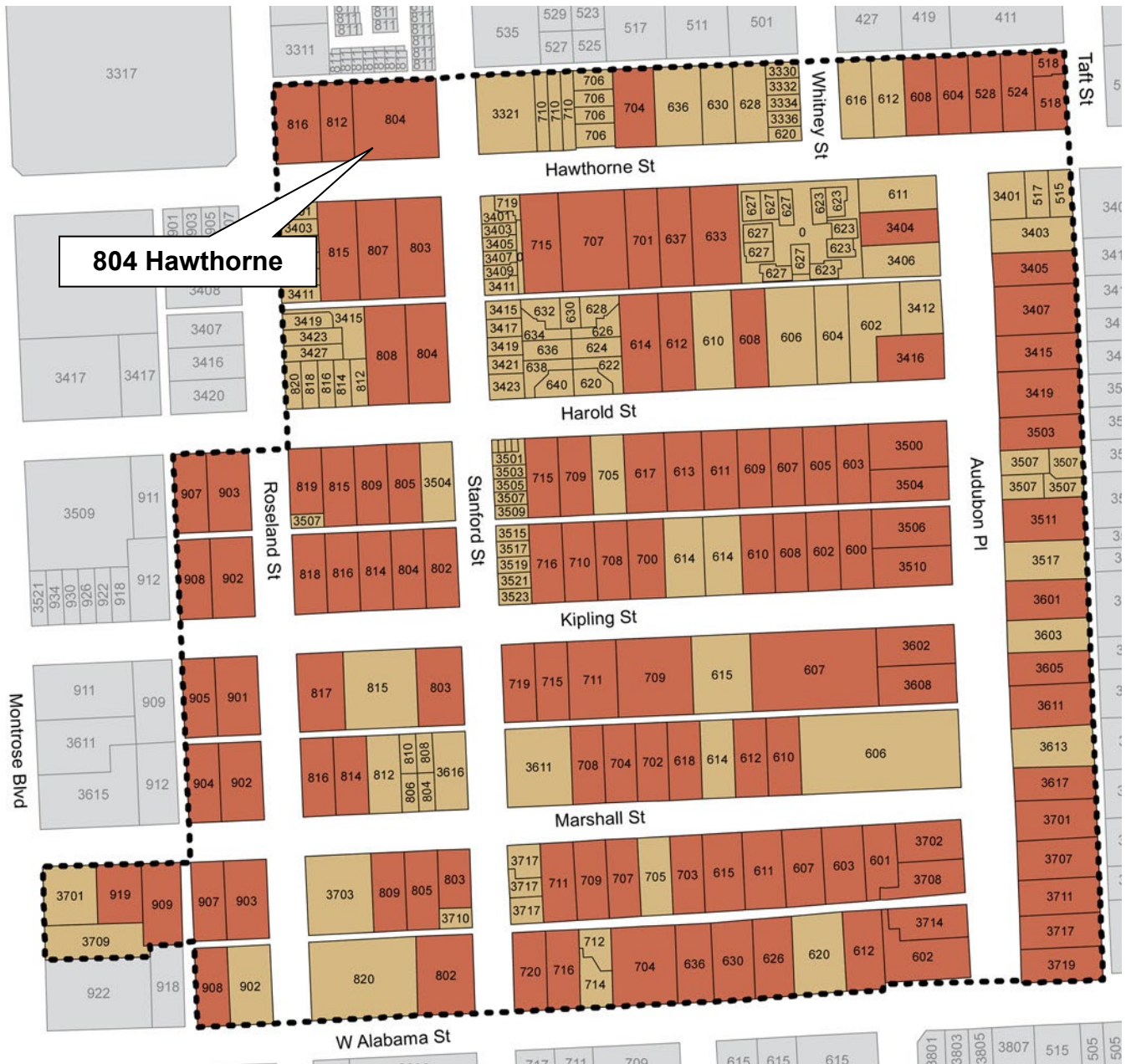
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <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 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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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
AUDUBON PLACE HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



CURRENT PHOTO –INTERIOR FRONT DOOR AND SIDE LITES



CURRENT PHOTO – FIRST FLOOR INTERIOR CENTER/SIDE FRONT WINDOWS (TO REMAIN)



CURRENT PHOTO – FRONT GABLE INTERIOR WINDOWS – SECOND FLOOR



CURRENT PHOTOS- LEFT SIDE ELEVATION WINDOWS TO BE RESTORED



CURRENT INTERIOR VIEW OF WINDOWS TO BE RESTORED



CURRENT PHOTOS- LEFT SIDE ELEVATION WINDOWS TO BE RESTORED



**CURRENT PHOTOS- LEFT SIDE ELEVATION WINDOWS TO BE RESTORED
(TOWARDS REAR CORNER)**



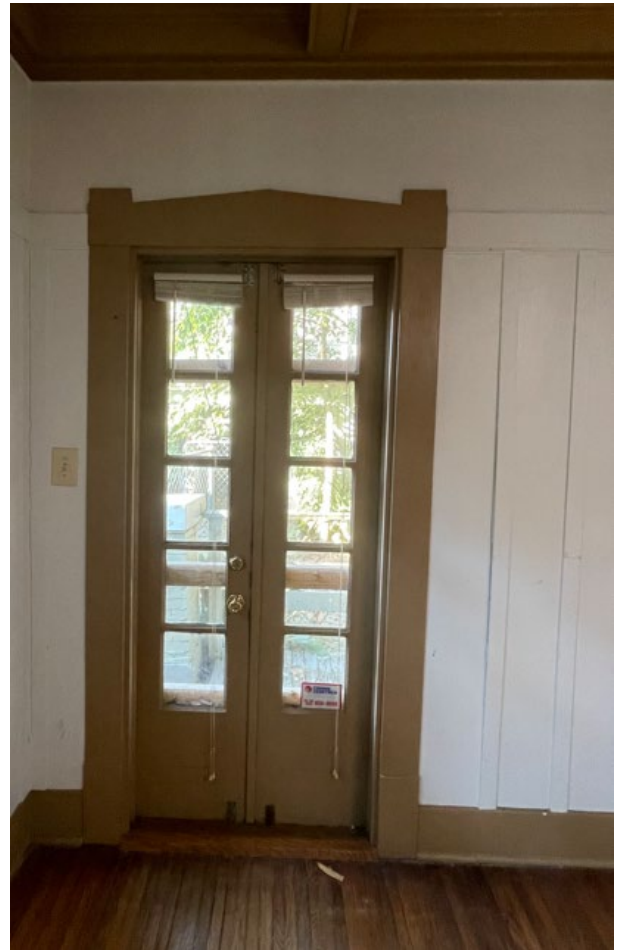
CURRENT PHOTOS – REAR



CURRENT PHOTOS – REAR



REAR ELEVATION DOOR/INTERIOR OPENINGS



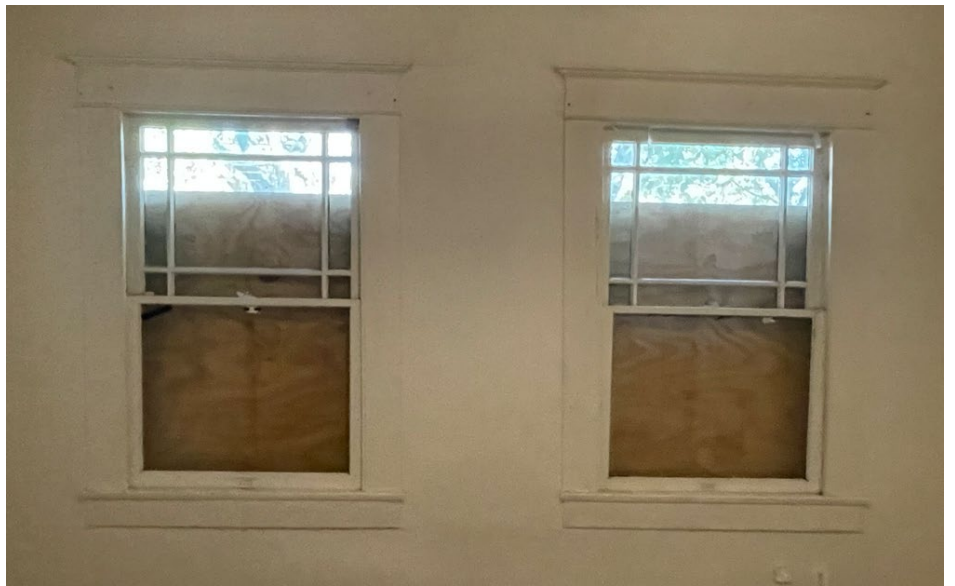
EXPOSED RAFTER TAIL DETAIL, DEEP EAVES



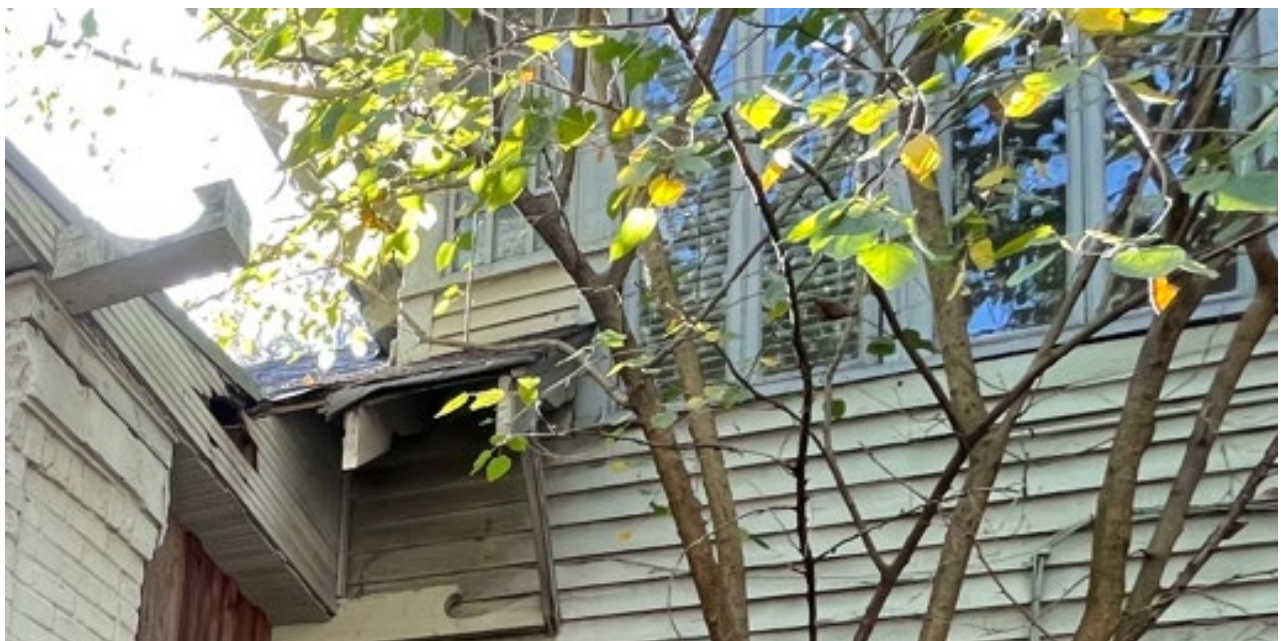
CURRENT PHOTO – RIGHT SIDE FACING STREET



INTERIOR KITCHEN/ SIDE WINDOWS TO BE RESTORED



CURRENT PHOTO – RIGHT SIDE FACING STREET 2ND FLOOR WINDOWS



**CURRENT PHOTO – RIGHT SIDE FACING STREET 2ND FLOOR WINDOWS INTERIOR VIEW
TO BE RESTORED, ANGLED WINDOWS TO BE REMOVED (NOT ORIGINAL)**



CURRENT PHOTOS – RIGHT SIDE PORCH/PERGOLA (ENCLOSED C. 1950)



CURRENT PHOTOS – RIGHT SIDE PORCH/PERGOLA (ENCLOSED C. 1950)



CURRENT PHOTOS – RIGHT SIDE PORCH/PERGOLA (ENCLOSED C. 1950)



**CURRENT PHOTO -INTERIOR VIEW
PORCH DOOR AND WINDOWS TO BE RESTORED**



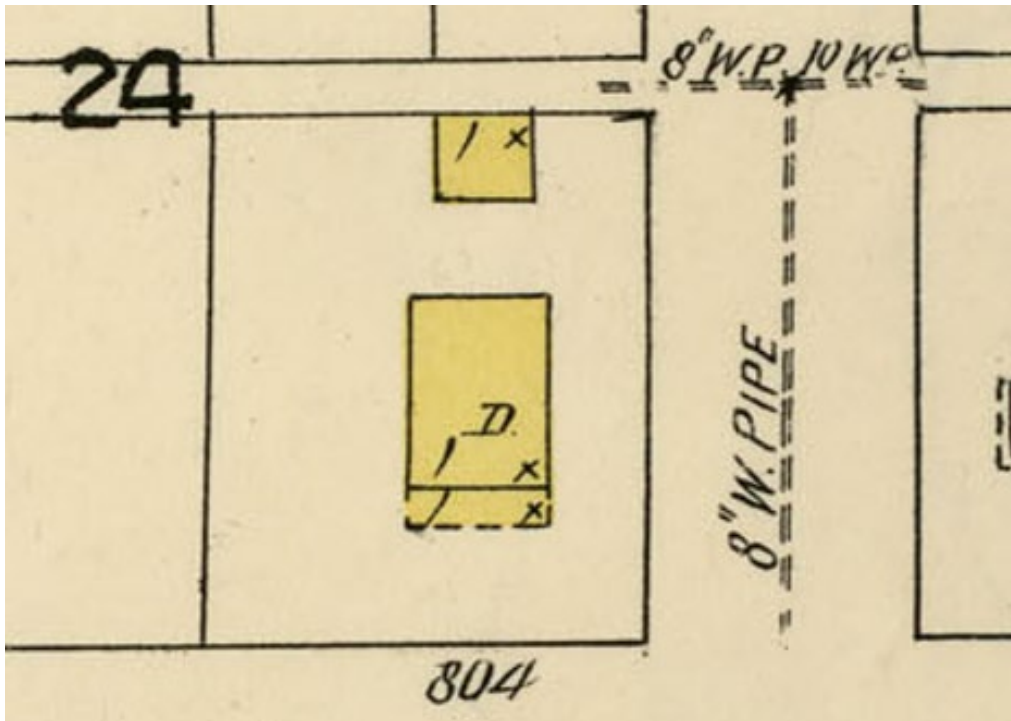
REAR CARPORT AND ACESSORY STRUCTURE – TO BE RESORED, NEW ROOF/ALTERATIONS



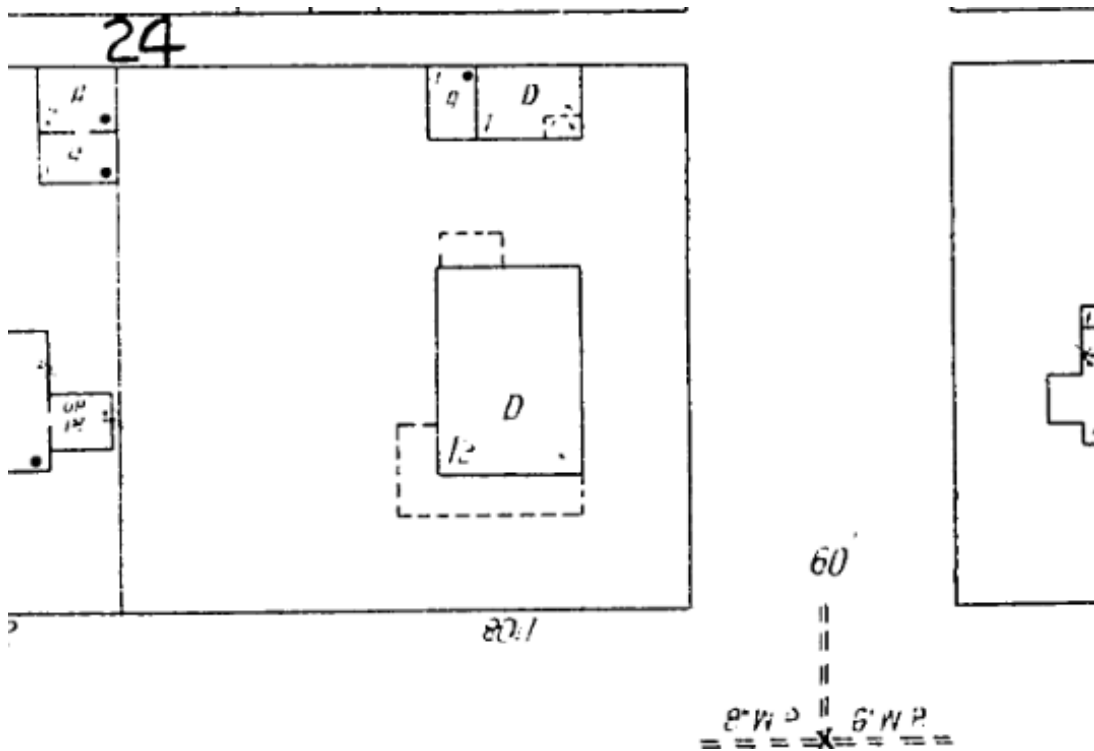
**REAR CARPORT AND ACCESSORY STRUCTURE
TO BE RESORED, NEW ROOF/ALTERATIONS**



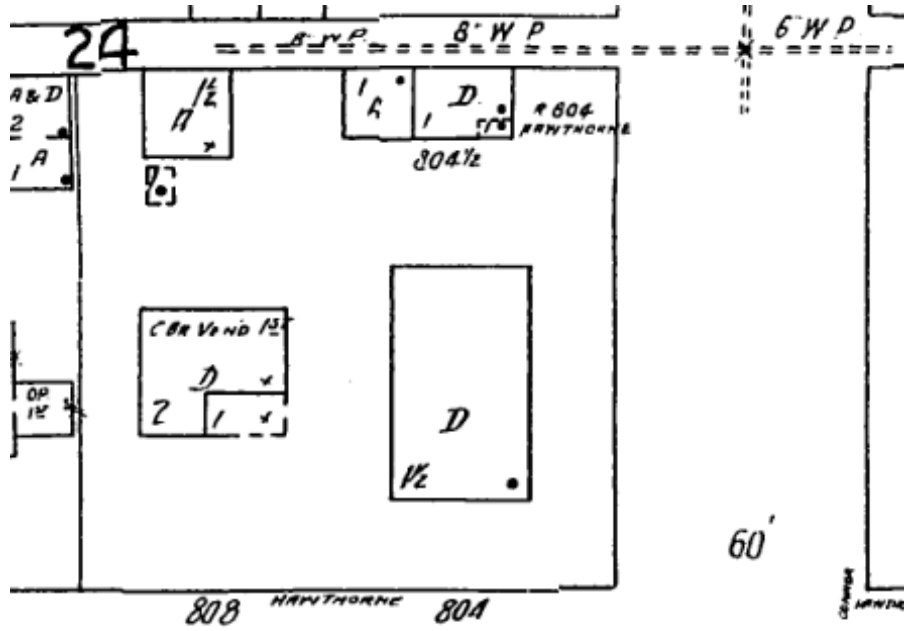
SANBORN C. 1917



SANBORN C. 1924



SANBORN C. 1951

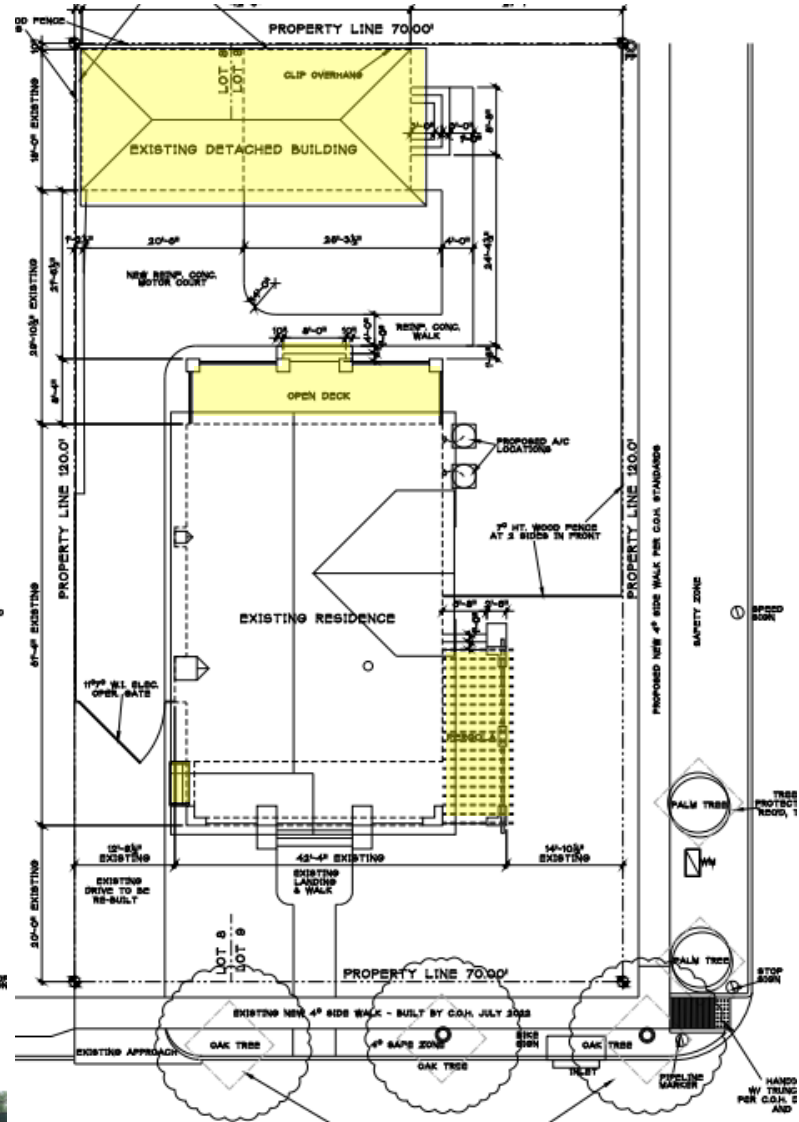
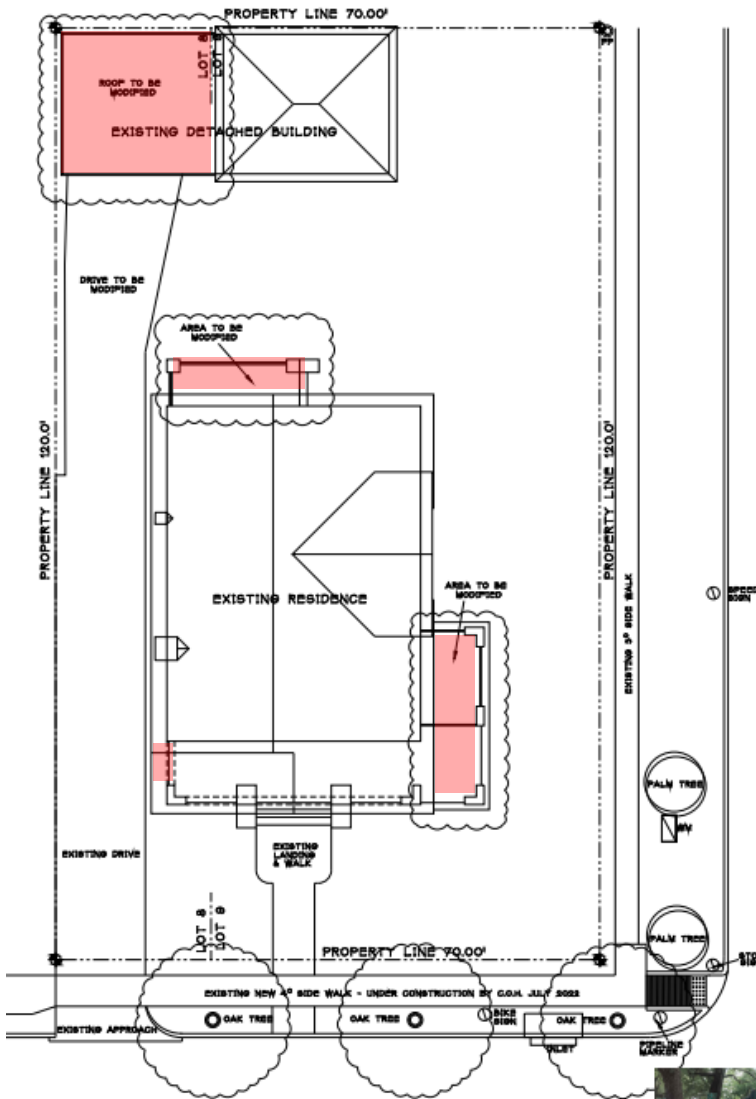




SITE/ROOF PLAN

EXISTING

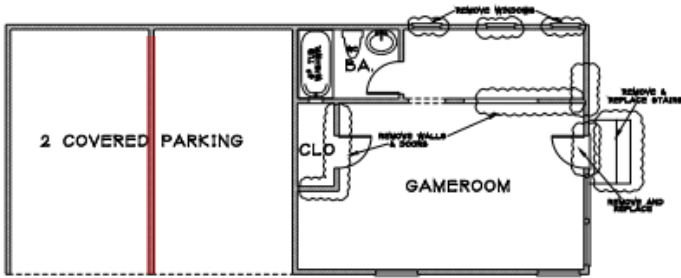
PROPOSED



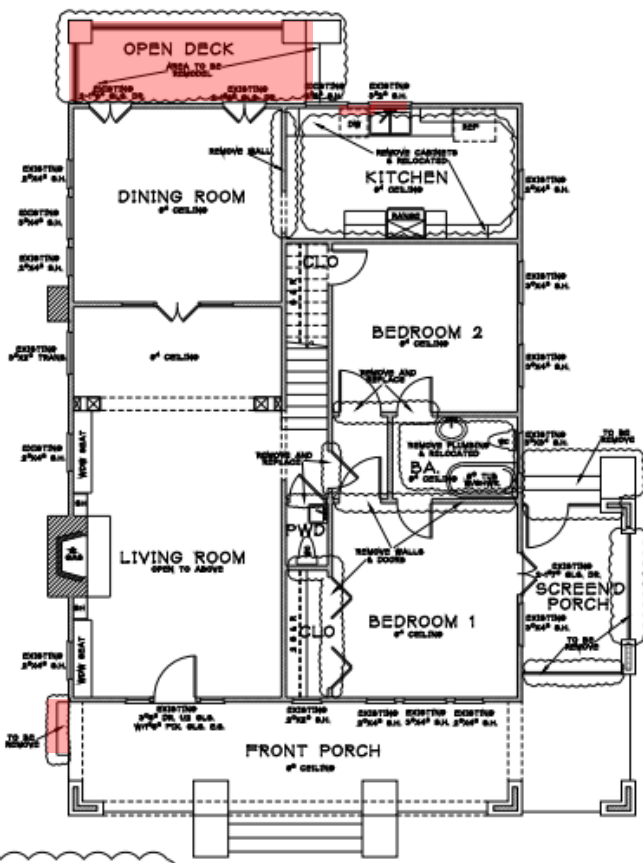
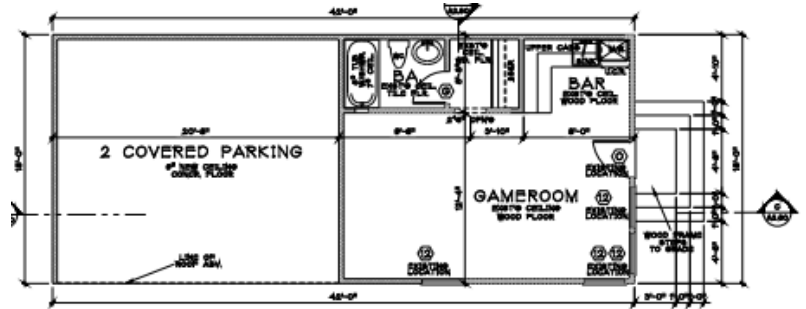


FIRST FLOOR PLAN

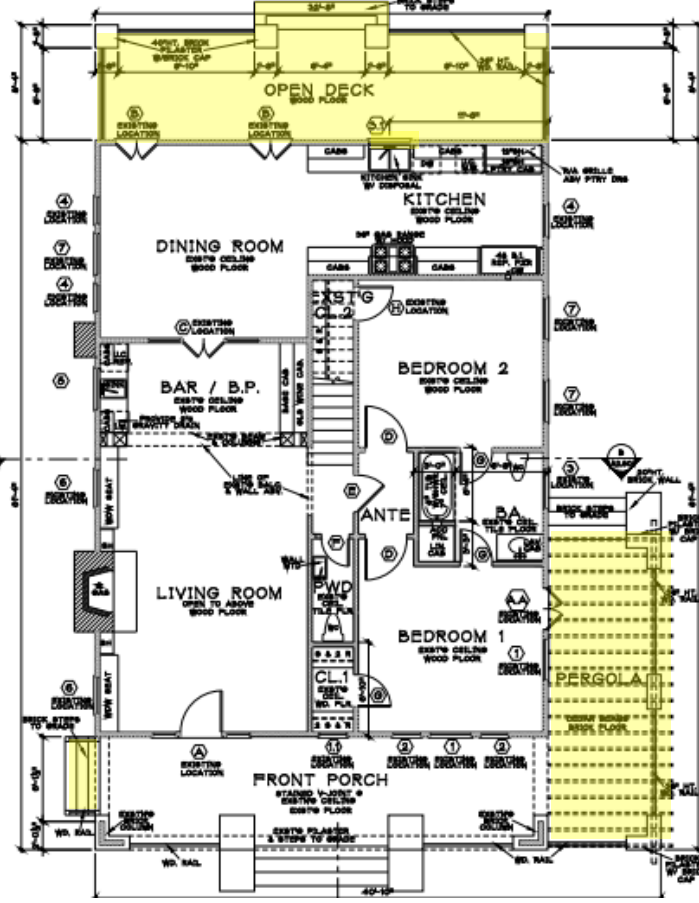
EXISTING



PROPOSED



- NOTES**
- 1. TO REMAIN
 - 2. WOOD EXISTING (L.S. SIGN)
 - 3. REMOVE 8" x 8" HD FLOOR
 - 4. IN DOORS, RE PROVIDE SAFETY GLASS
 - 5. PROVIDE SAFETY GLASS TO MATCH EXISTING
 - 6. REMOVE 1" x 1" STAIR
 - 7. 1" x 1" STAIR
 - 8. SHALL BE 2021
- CHEDULE**
- 1. REMOVE 1" x 1" STAIR
 - 2. PROVIDE SAFETY GLASS TO MATCH EXISTING
 - 3. REMOVE 1" x 1" STAIR
 - 4. PROVIDE SAFETY GLASS TO MATCH EXISTING
 - 5. REMOVE 1" x 1" STAIR
 - 6. PROVIDE SAFETY GLASS TO MATCH EXISTING
 - 7. REMOVE 1" x 1" STAIR
 - 8. PROVIDE SAFETY GLASS TO MATCH EXISTING

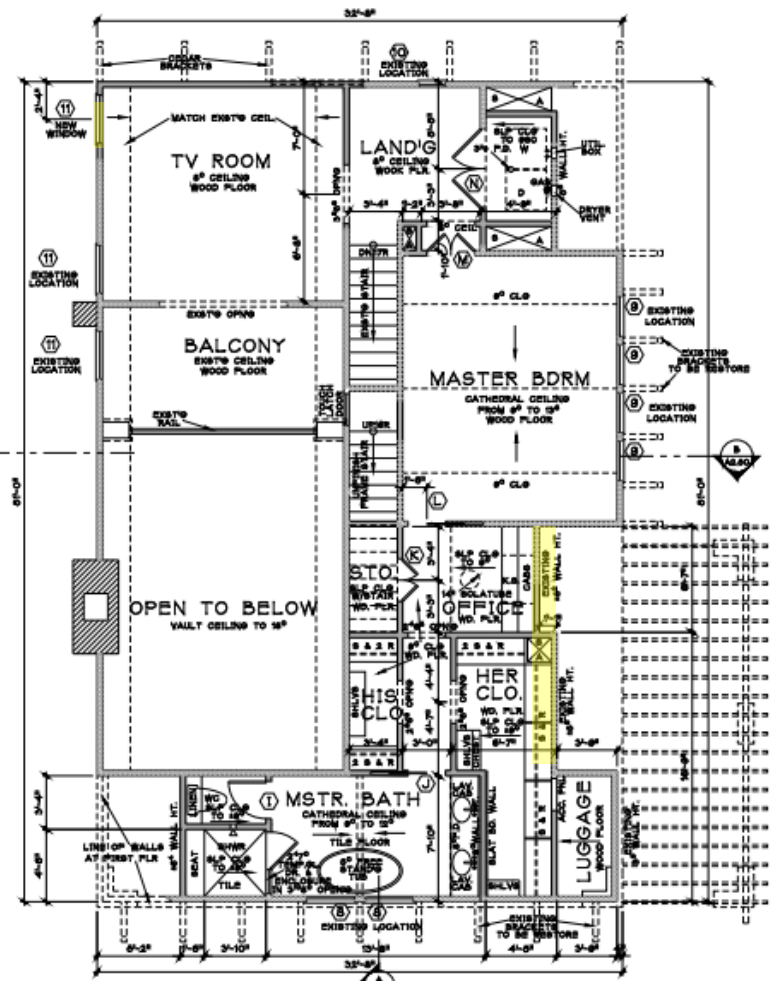
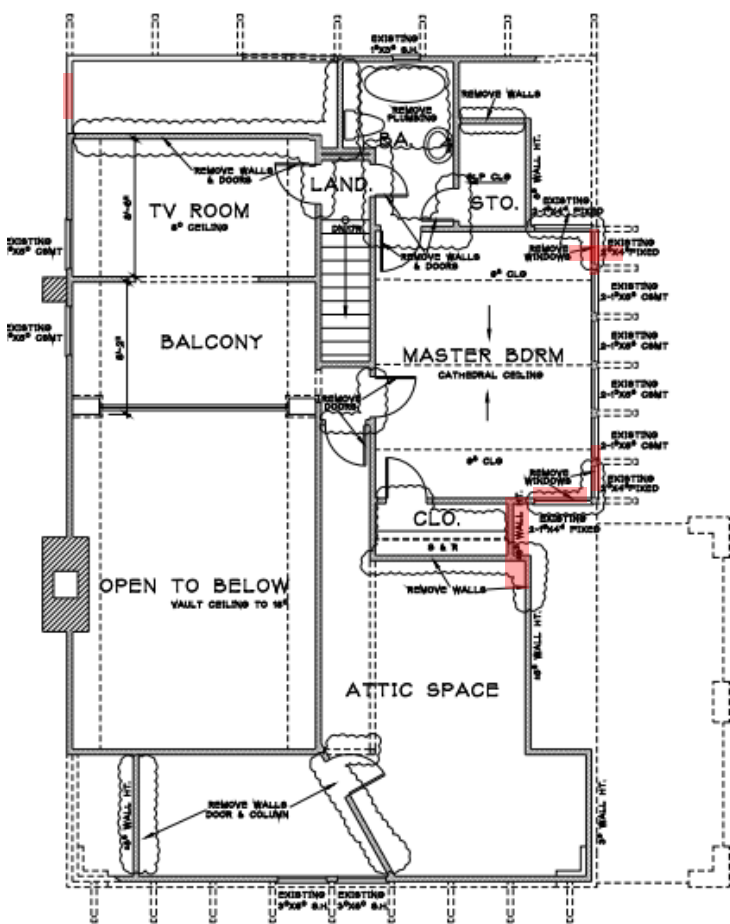




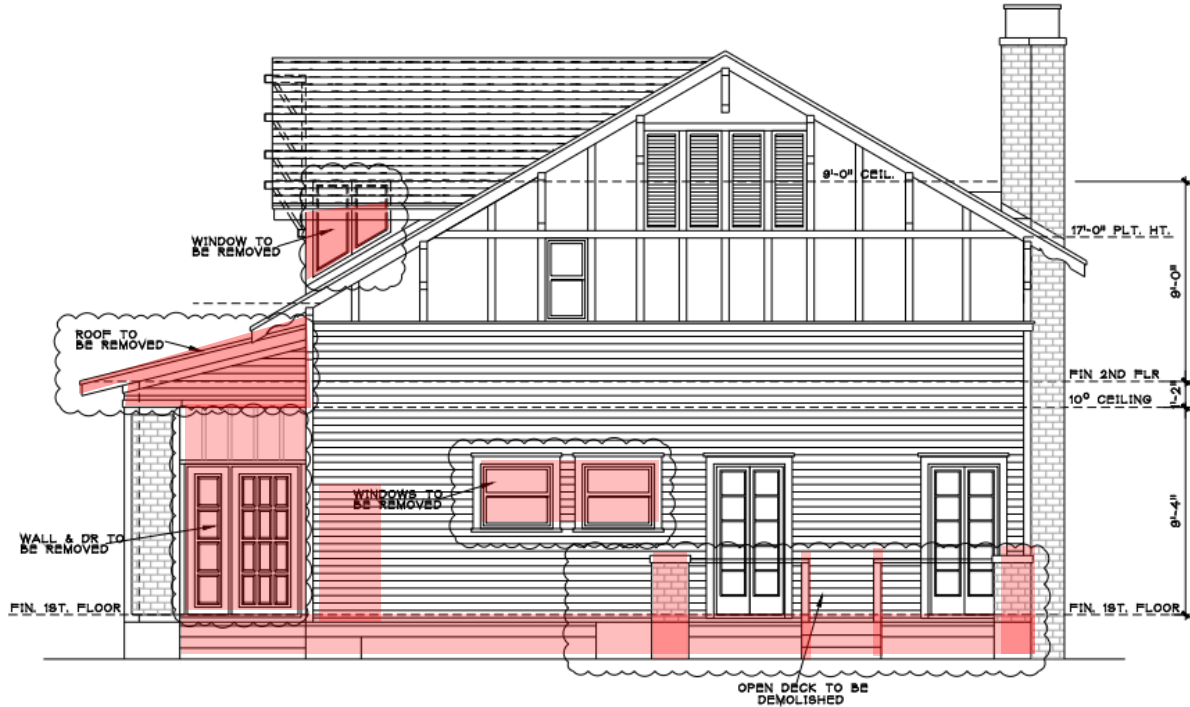
SECOND FLOOR PLAN

EXISTING

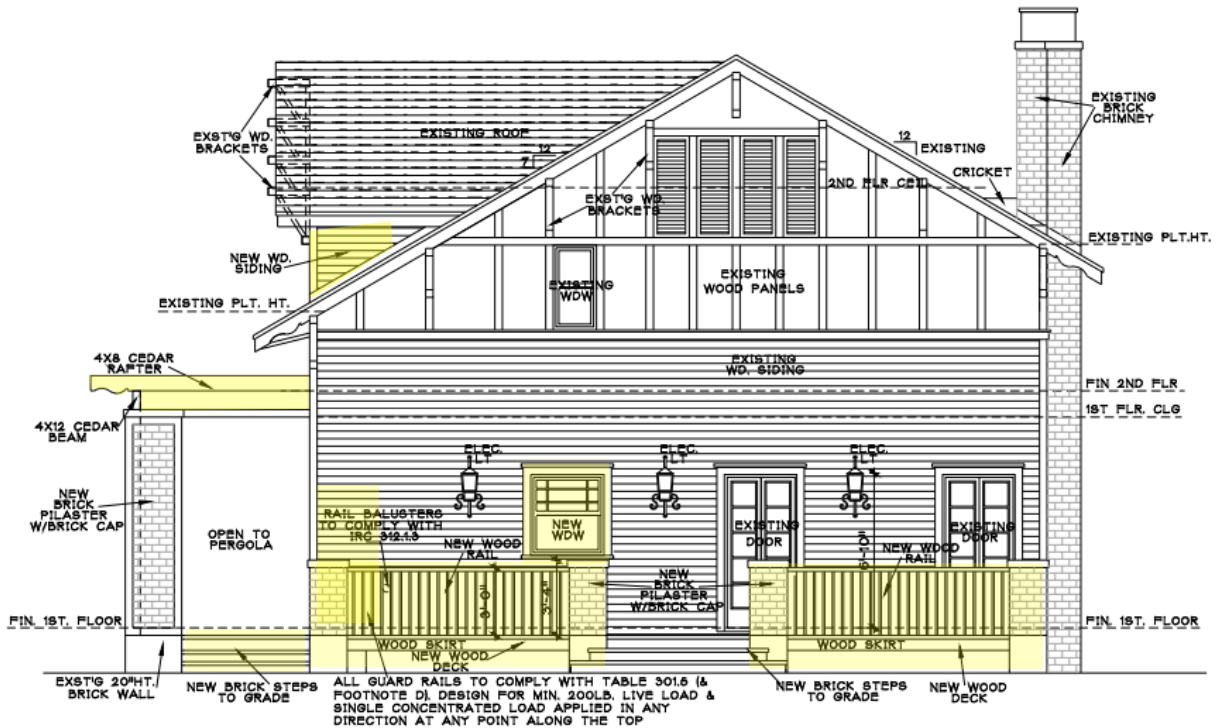
PROPOSED



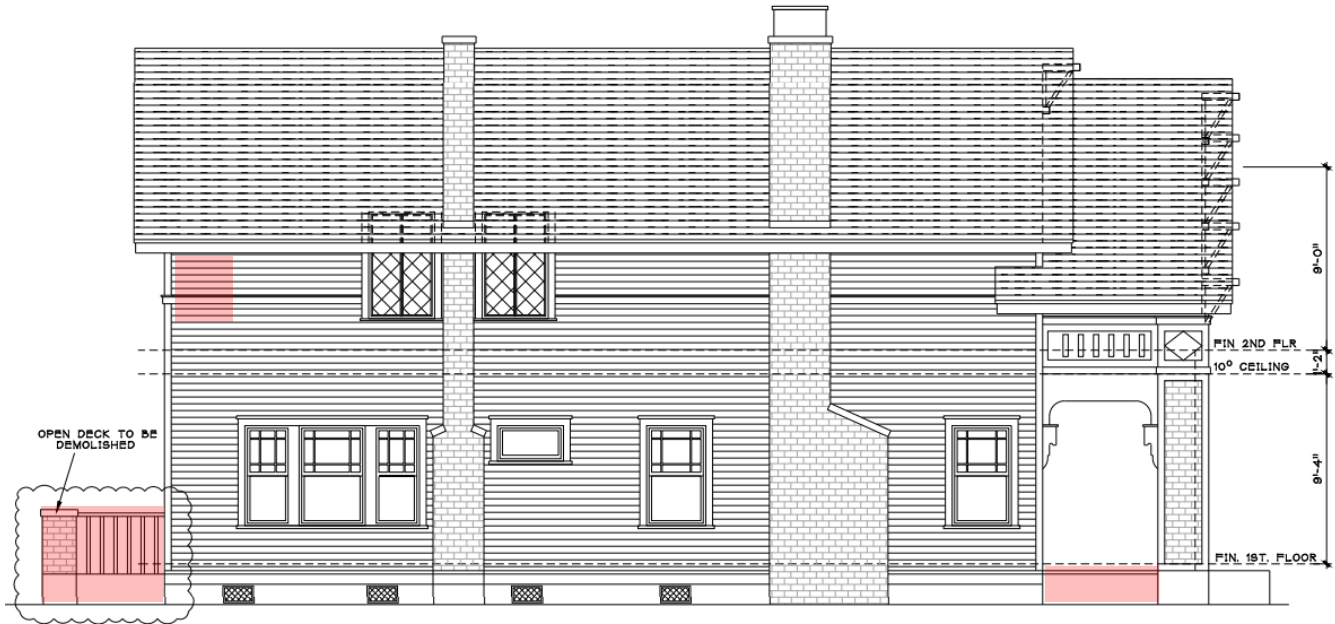
**REAR ELEVATION
 EXISTING**



PROPOSED



LEFT SIDE ELEVATION
EXISTING



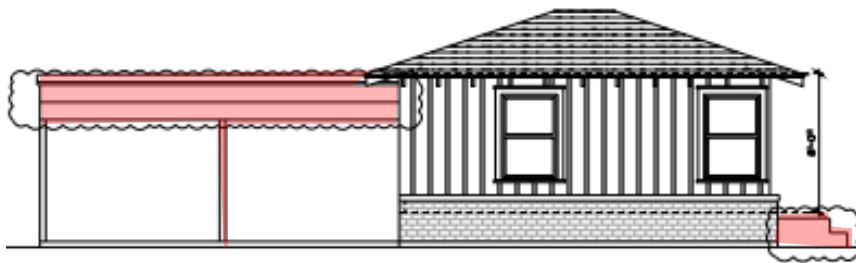
PROPOSED



Firewood window boxes to remain** in yellow below first and second windows
(see photographs)

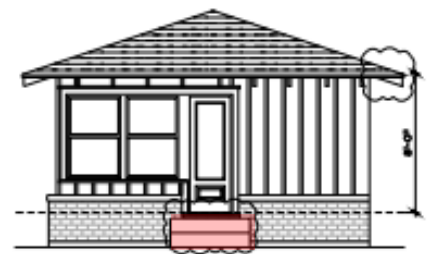
**CARPORT/EXISTING ACCESORY STRUCTURE – MODIFIED ORIGINAL GARAGE
FRONT FACING STANFORD ST AND FRONT (PRIMARY FACING HAWTHORNE)**

EXISTING SIDE , FACING REAR OF PRIMARY



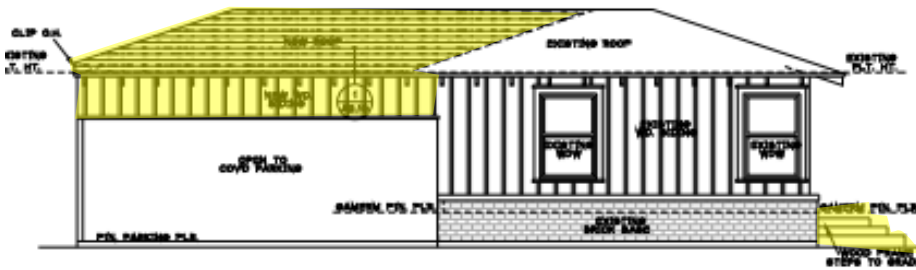
EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"

EXISTING FAÇADE FACING STANFORD



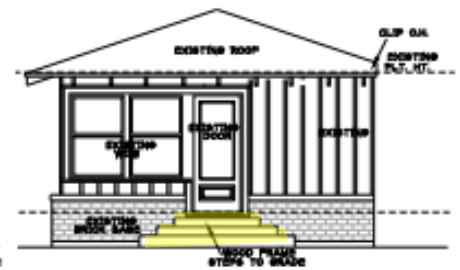
EXISTING RIGHT ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED SIDE , FACING REAR OF PRIMARY



PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

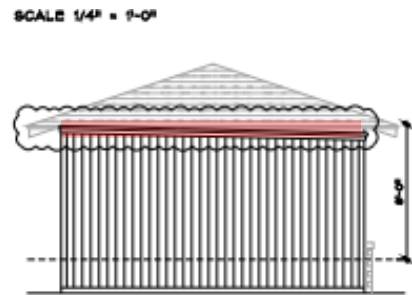
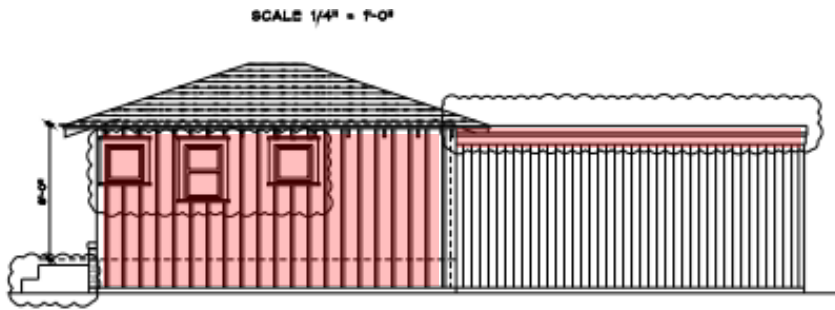
PROPOSED FACING STANFORD



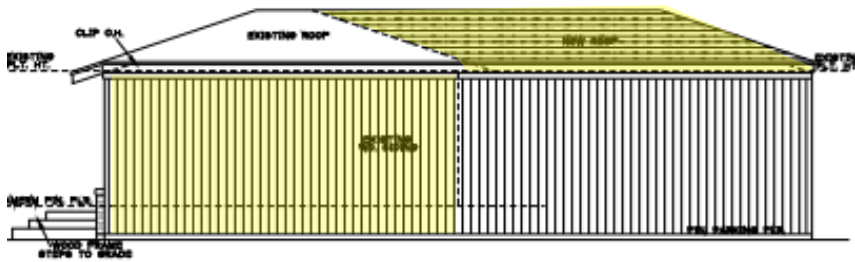
PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0"

**CARPORT/EXISTING ACCESSORY STRUCTURE – MODIFIED ORIGINAL GARAGE
(NOT VISIBLE FROM THE STREET)**

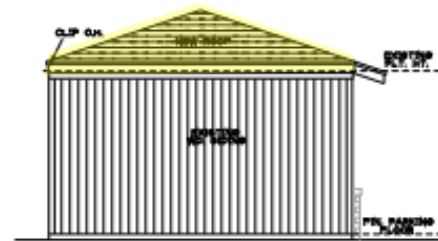
EXISTING



PROPOSED



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION

WINDOW SCHEDULES

DESIGNATION	A	A.A	B
DRAWING			
LOCATION	MAIN ENTRY DOOR FIRST FLOOR	BEDROOM 1 TO OUTSIDE FIRST FLOOR	DINING TO OUTSIDE FIRST FLOOR
DIMENSION	$\frac{30}{68}$ WOOD DOOR W/ 2-1 ⁶ / ₈ FIX. SIDE LT TEMP. GLS.	PAIR $\frac{16}{68}$ 9 LT TEMP. GLASS OPERABLE	PAIR $\frac{16}{68}$ 5 LT TEMP. GLASS OPERABLE
DESCRIPTION	WOOD 3/4 TEMPERED GLASS SIDE LT. EXTERIOR DOOR	EXTERIOR WOOD DOORS TEMP. GLASS	EXTERIOR WOOD DOORS TEMP. GLASS
CONDITION	EXISTING TO REMAIN ● EXISTING LOCATION	EXISTING TO REMAIN ● EXISTING LOCATION	EXISTING TO REMAIN ● EXISTING LOCATION
QUANTITY	1 (ONE)	1 (ONE)	2 (TWO)

DESIGNATION	O
DRAWING	
LOCATION	DETACHED GAMEROOM FIRST FLOOR
DIMENSION	$\frac{28}{68}$ TEMP. GLS.
DESCRIPTION	WOOD 3/4 TEMPERED GLASS EXTERIOR DOOR
CONDITION	EXISTING TO REMAIN ● EXISTING LOCATION
QUANTITY	1 (ONE)

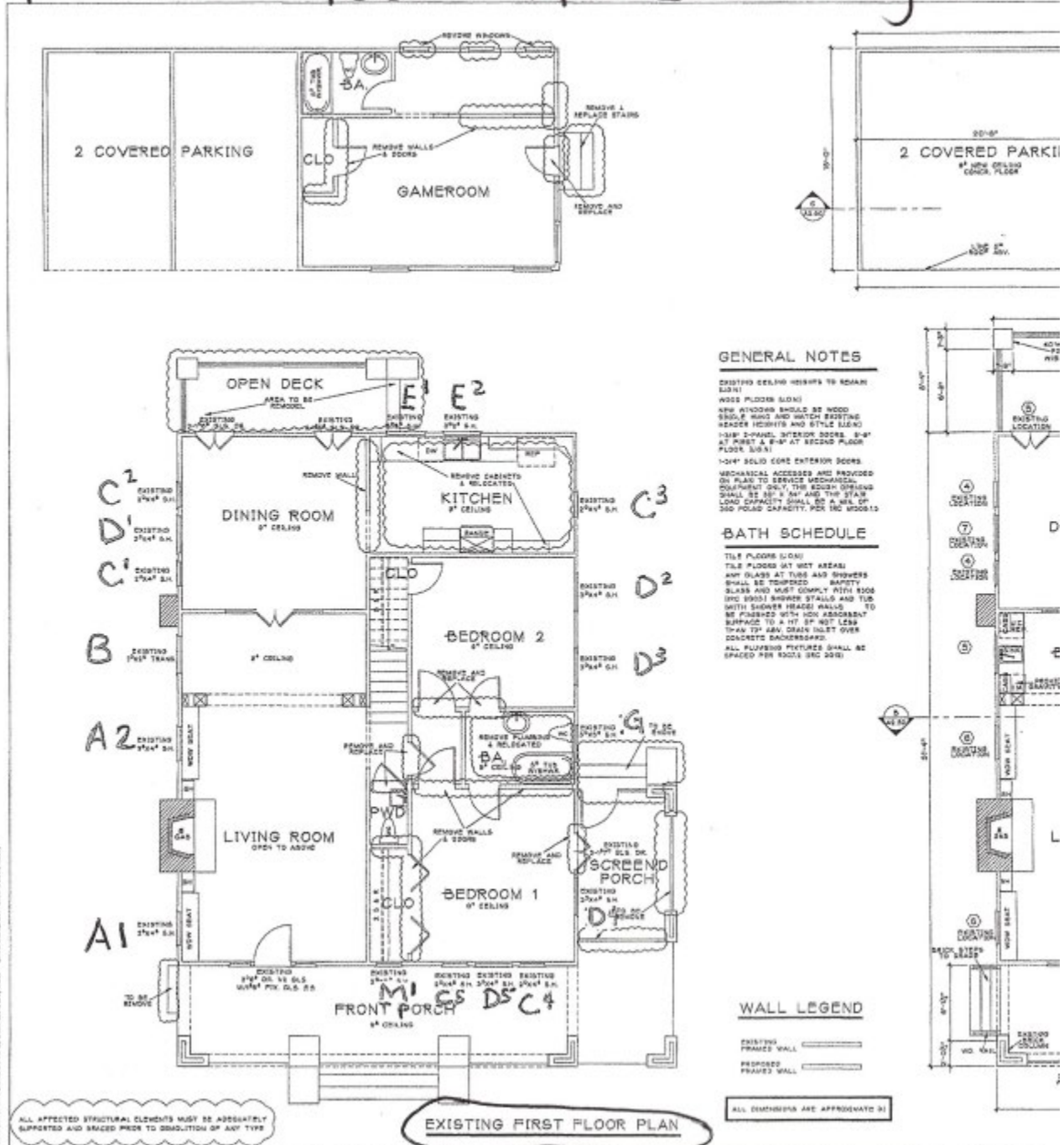
DESIGNATION	1.1	1	2
DRAWING			
LOCATION	CLO 1 FIRST FLOOR	BEDROOM 1 FIRST FLOOR	BEDROOM 1 FIRST FLOOR
DIMENSION	2°X2° S.H. (TO BE VERIFY ● SITE)	3° 4 ⁸ (TO BE VERIFY ● SITE)	2° 4 ⁸ (TO BE VERIFY ● SITE)
DESCRIPTION	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG
CONDITION	EXISTING TO REMAIN ● EXISTING LOCATION	EXISTING TO REMAIN ● EXISTING LOCATION	EXISTING TO REMAIN ● EXISTING LOCATION
QUANTITY	1 (ONE)	3 (THREE)	2 (TWO)

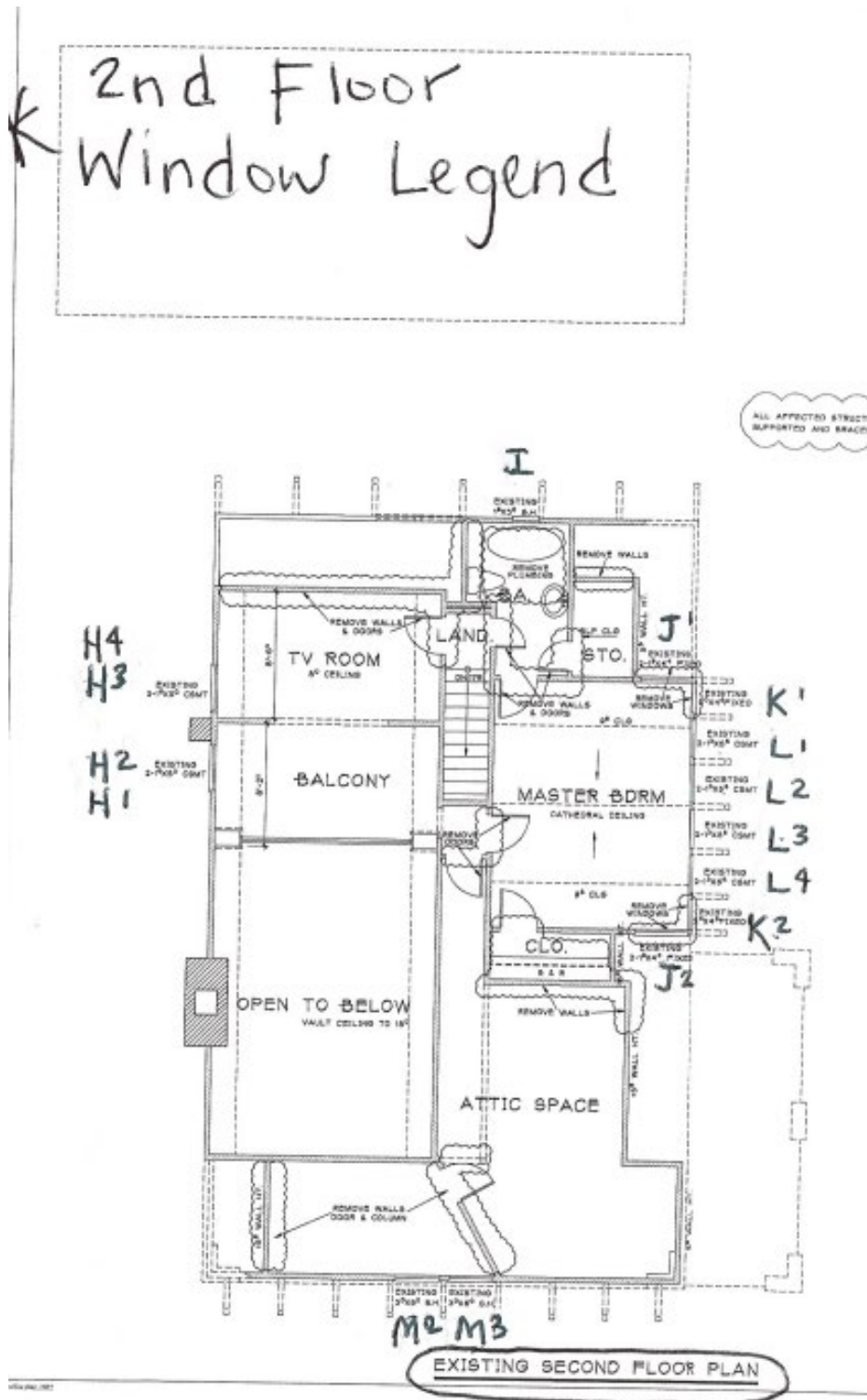
WINDOW SCHEDULE

DESIGNATION	3	3.1	4	5	6	7
DRAWING						
LOCATION	BATH FIRST FLOOR	KITCHEN FIRST FLOOR	KITCHEN & DINING FIRST FLOOR	BAR/B.P. FIRST FLOOR	LIVING RM. FIRST FLOOR	BDRM.2 & DINING FIRST FLOOR
DIMENSION	3 ⁰ 3 ⁴ (TO BE VERIFY @ SITE)	3 ⁰ 2 ⁸ (TO BE VERIFY @ SITE)	2 ⁰ 4 ⁸ (TO BE VERIFY @ SITE)	1 ⁶ 3 ⁰ (TO BE VERIFY @ SITE)	2 ⁸ 4 ⁸ (TO BE VERIFY @ SITE)	3 ⁰ 4 ⁸ (TO BE VERIFY @ SITE)
DESCRIPTION	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - FIXED TEMP. GLASS	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG
CONDITION	EXISTING @ BATH @ EXISTING LOCATION	EXISTING @ KITCHEN REF. NEW LOCAT. SHT A1.10	EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION
QUANTITY	1 (ONE)	2 (TWO)	3 (THREE)	1 (ONE)	2 (TWO)	3 (THREE)

8	9	10	11	12
MASTER BATHROOM SECOND FLOOR	MASTER BEDROOM SECOND FLOOR	LANDING SECOND FLOOR	TV. ROOM & BALCONY SECOND FLOOR	DETACHED GAMEROOM FIRST FLOOR
3 ⁰ 6 ⁰ (TO BE VERIFY @ SITE)	2- 1 ³ 5 ⁶ (TO BE VERIFY @ SITE)	3 ⁶ 1 ⁸ (TO BE VERIFY @ SITE)	2- 1 ⁶ 5 ⁰ (TO BE VERIFY @ SITE)	3 ⁰ 4 ⁸ (TO BE VERIFY @ SITE)
WOOD - SINGLE HUNG @ 9 ⁰ HD. HT.	WOOD - CASEMENT @ 8 ⁰ HD. HT.	WOOD - SINGLE HUNG @ 6 ⁴ HD. HT.	WOOD - CASEMENT	WOOD - SINGLE HUNG
EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION	EXISTING TO REMAIN @ EXISTING LOCATION
2 (TWO)	3 (THREE)	1 (ONE)	3 (THREE)	5 (FIVE)

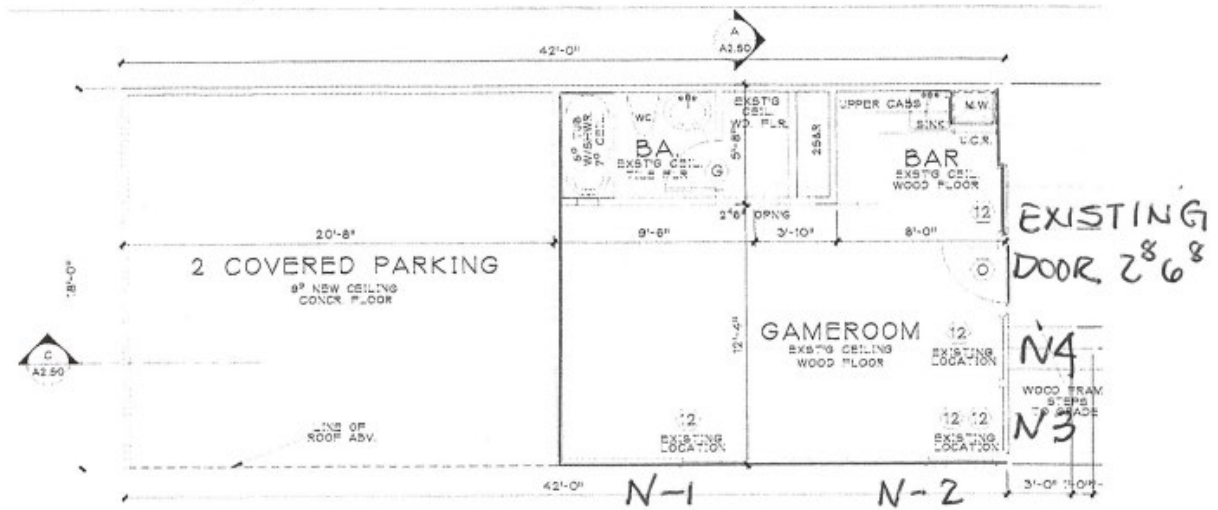
* 1st Floor Window Legend





WINDOW, DOOR LEGEND

GARAGE QUARTERS (GAME ROOM)



CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
A1	WOOD	9/1	SH	32 X 56		ORIGINAL	YES
A2	WOOD	9/1	SH	32 X 56		ORIGINAL	YES
B	WOOD	1	fixed	36 X 24		ORIGINAL	YES
C1	WOOD	9/1	SH	24 X 56		ORIGINAL	YES
C2	WOOD	9/1	SH	24 X 56		ORIGINAL	YES
C3	WOOD	9/1	SH	24 X 56		ORIGINAL	YES
C4	WOOD	9/1	SH	24 X 56		ORIGINAL	YES
C5	WOOD	9/1	SH	24 X 56		ORIGINAL	YES
D1	WOOD	9/1	SH	36 X 56		ORIGINAL	YES

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
D2	WOOD	9/1	SH	36 X 56		ORIGINAL	YES
D3	WOOD	9/1	SH	36 X 56		ORIGINAL	YES
D4	WOOD	9/1	SH	36 X 56		ORIGINAL	YES
D5	WOOD	9/1	SH	36 X 56		ORIGINAL	YES
E1	WOOD	1/1	SH	36 X 32		ORIGINAL	(NO)
E2	WOOD	1/1	SH	36 X 32		ORIGINAL	YES
G	WOOD	1/1	SH	36 X 40		ORIGINAL	YES
H1	WOOD	DIAMOND	casement	18 X 60		ORIGINAL	YES
H2	WOOD	DIAMOND	case - ment	18 X 60		ORIGINAL	YES

CERTIFICATE OF APPROPRIATENESS

* , ** = extra photos

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
H3	WOOD	DIAMOND	case- ment	18X60	"	ORIGINAL	YES
H4	WOOD	DIAMOND	case- ment	18X60	"	ORIGINAL	YES
I	WOOD	1/1	SH	18X42	"	ORIGINAL	YES
J1	WOOD	1	case- ment	18X52	"	NO	NO
J2	WOOD	1	case- ment	18X52	"	NO	NO
K1	WOOD	9	case- ment	24X56	"	NO	NO
K2	WOOD	9	case- ment	24X56	"	NO	NO
L1234	WOOD	1/1	case- ment	15X68	"	ORIGINAL	YES

* J1, K1
** J2, K2

M1	WOOD	9/1	SH	24 x 24 "		ORIGINAL	YES
M2	WOOD	9/1	SH	36X60	"	ORIGINAL	YES
M3	WOOD	9/1	SH	36X60	"	ORIGINAL	YES
doors: Front	WOOD	6	SH	36x80	"	ORIGINAL	YES
Dining	WOOD	5	SH	18X80	" (2 PAIR)	ORIGINAL	YES
Bedroom	WOOD	9	SH	18X84	" (1 PAIR)	ORIGINAL	YES

DOOR & * GARAGE

EXISTING WINDOWS (GAME ROOM)

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	ORIGINAL/Replace	Existing To Remain
Ex. A1	Wood	1/1	DH	x 66	Recessed	Plygem	
N-1,2,3,4	WOOD	1/1	SH	36x56	Recessed	Original	YES
DOOR	WOOD	4	SH	32X68	Recessed	Original	YES

ADDITIONAL CURRENT INTERIOR PHOTOS



ADDITIONAL CURRENT INTERIOR PHOTOS



ADDITIONAL CURRENT INTERIOR PHOTOS



ADDITIONAL CURRENT INTERIOR PHOTOS



ADDITIONAL CURRENT INTERIOR PHOTOS



ADDITIONAL CURRENT INTERIOR PHOTOS

