

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Greg B. Mouser, agent for David Gorham, owner.

**Property:** 2602 Whitney Street, Lot 14, TR8, Block 2, Montrose Subdivision. Situated on a 6,300 square foot (100' x 63.75) lot, the 3,774 square foot main property stands on the corner lot facing Whitney Street another residential property of 800sq feet is also on the property.

**Significance:** Contributing Craftsman Bungalow residence was constructed circa c.1918, located in the Avondale West Historic District.

**Proposal:** The applicant is proposing the following:

- Removal of the existing two story detached garage located in the Southwest corner of the lot. It is a single car garage and is not original to the property.
- To install a tandem carport on the west elevation for covered parking.
- To remove two exterior wood staircases to the property. One staircase is located on the South end of the property, visible from front elevation, and the other is at the back (West) side of the property.
- To remove the exterior door at the top of the staircase and cover it with siding to match the existing siding. The proposed carport would be in the same location as the West exterior staircase.
- To remove the second porch at South end of the front elevation as it is not original.
- Extend the roofline with matching eaves and rafter tails on the South end of the front elevation.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** -

**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:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                |                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     |                                     |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | <input checked="" 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 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;                                                                                                                                                                                             |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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

Avondale West



Building Classification

- Contributing
- Non-Contributing
- Park

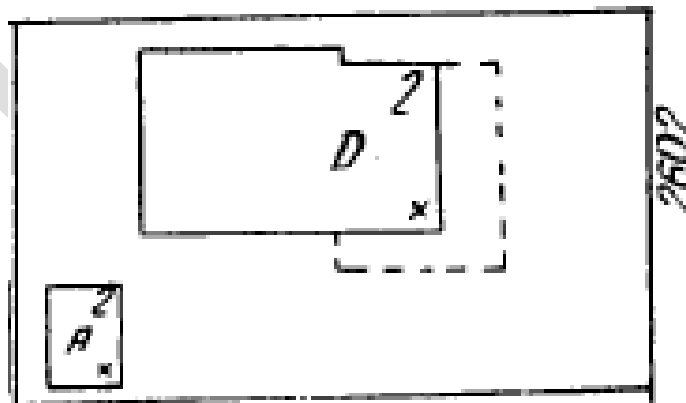
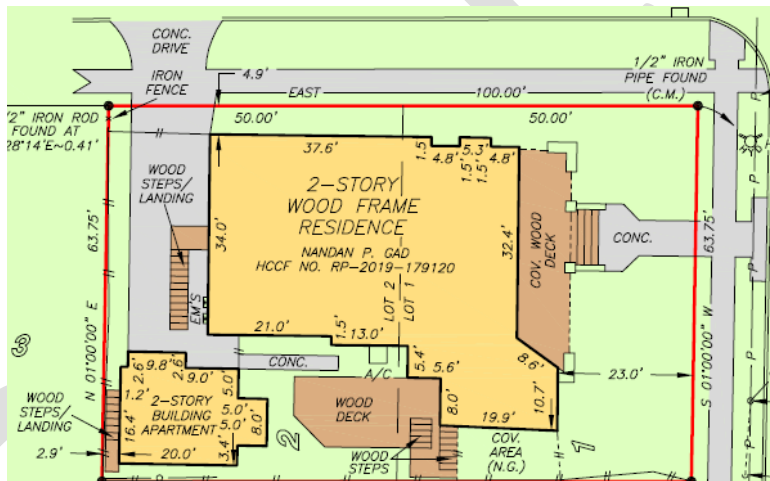
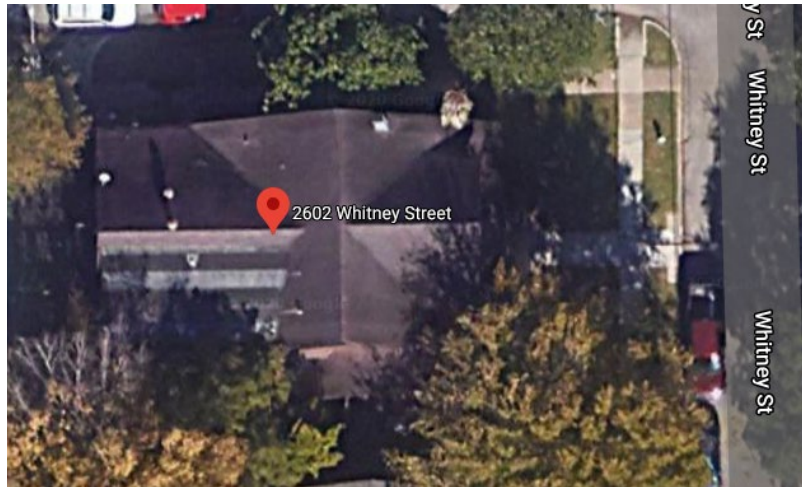
INVENTORY PHOTO



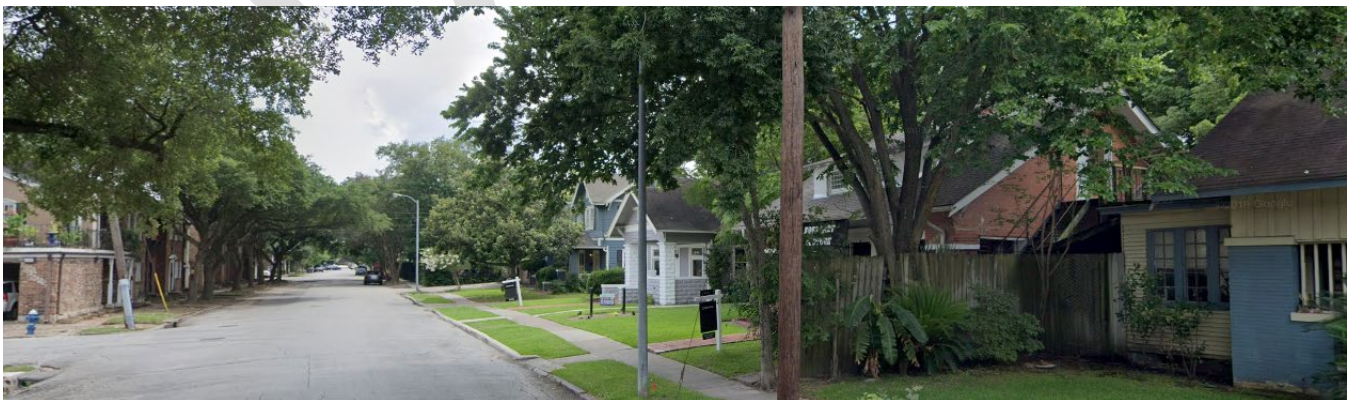
CURRENT PHOTO



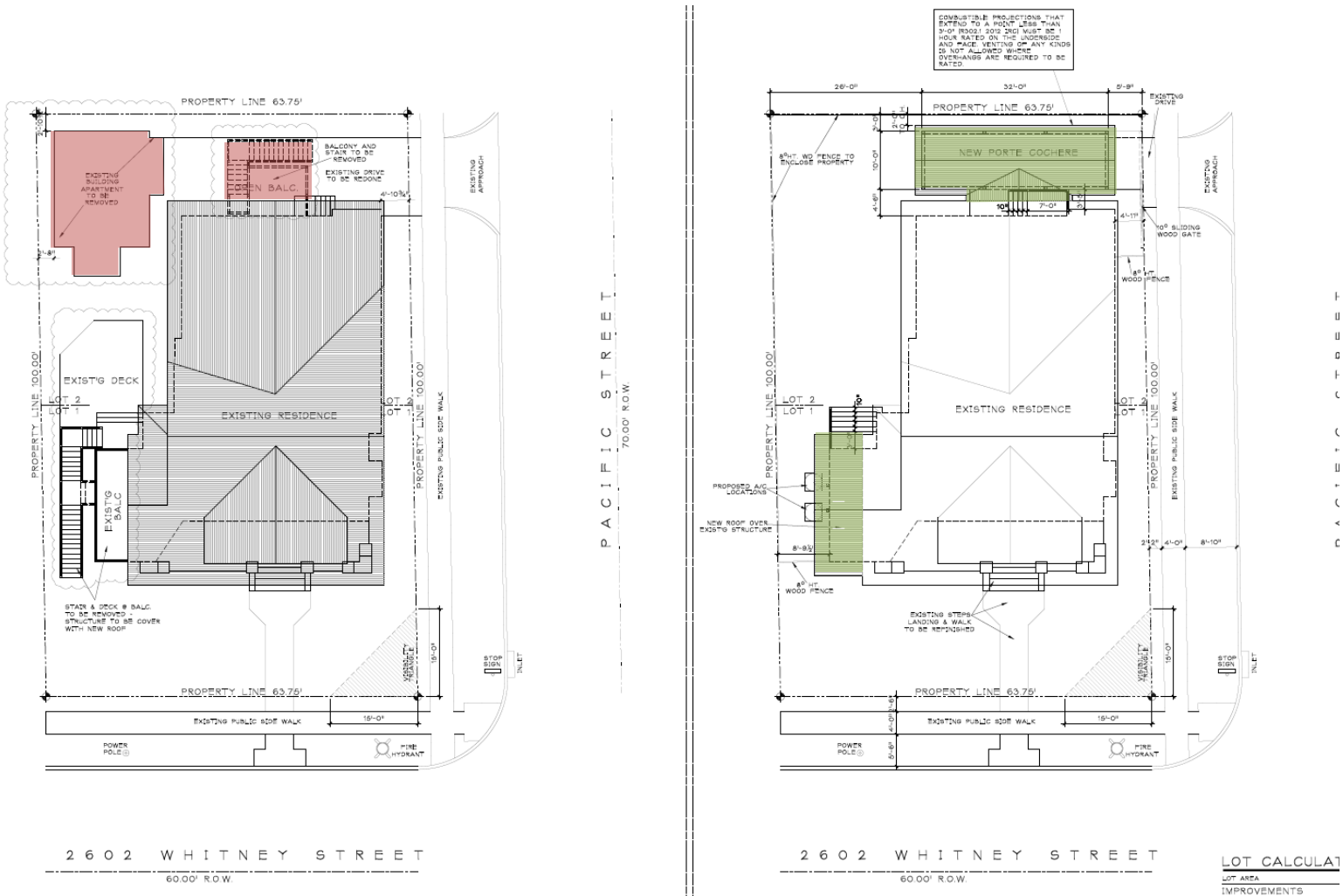
AERIAL VIEW c. 2020 (GOOGLEMAPS) & SANBORN MAPS: c. 1950s



**CURRENT CONTEXT**

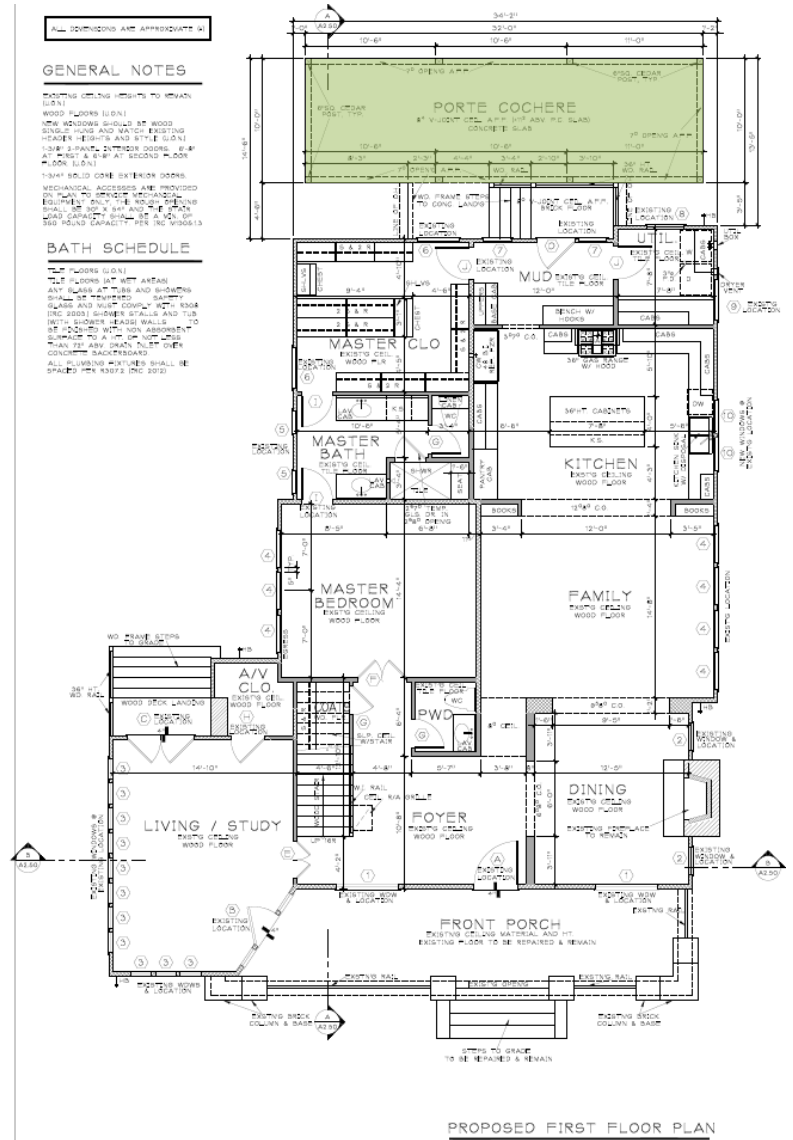
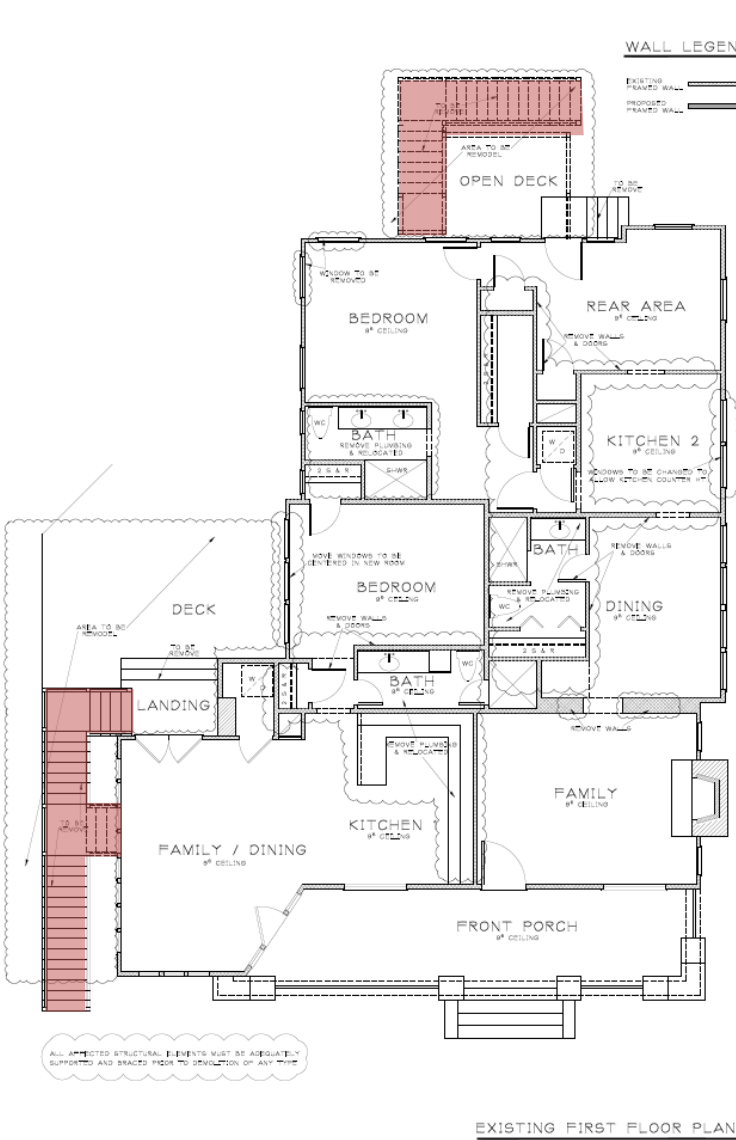


SITE PLAN





FIRST FLOOR PLAN

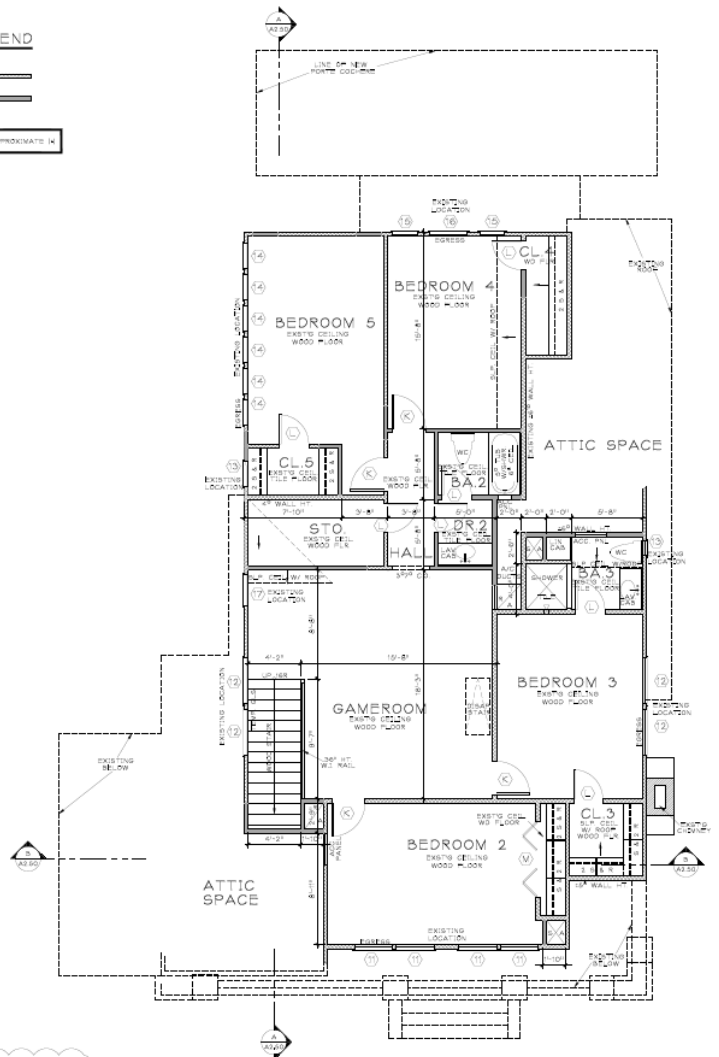
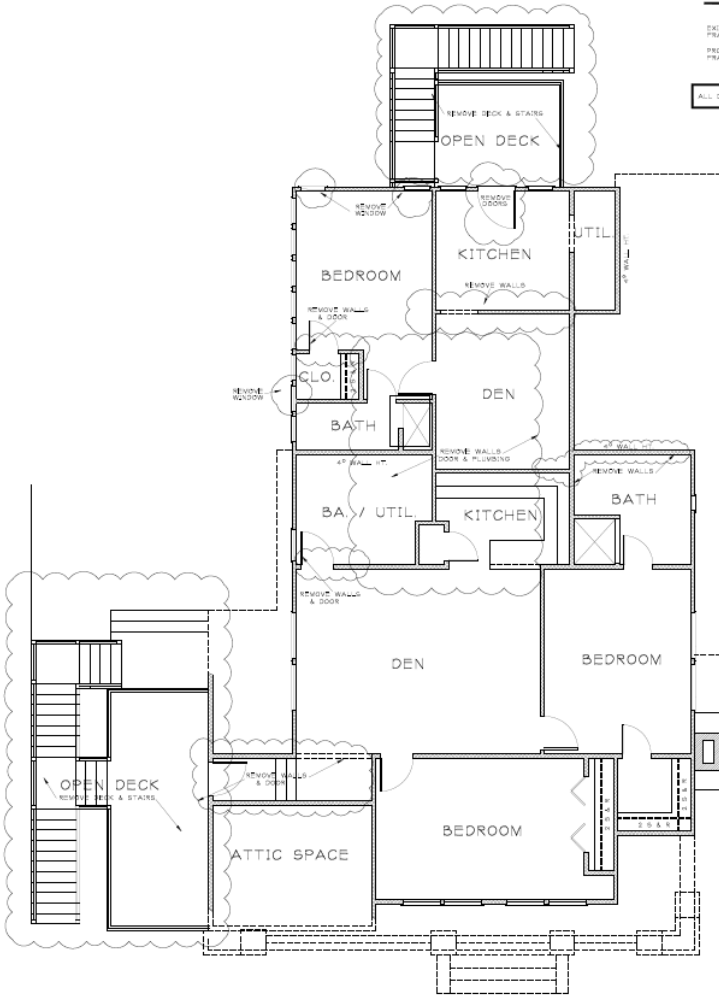


### SECOND FLOOR

#### WALL LEGEND

EXISTING PLASTER WALL ———  
PROPOSED PLASTER WALL ———

ALL DIMENSIONS ARE APPROXIMATE IN



ALL AFFECTED STRUCTURAL ELEMENTS MUST BE ADEQUATELY SUPPORTED AND BRACED PRIOR TO DEMOLITION OF ANY PART



ROOF PLAN

NOTE:

BUILDING CONTRACTOR SHALL SHOW & BRACE ANY  
LOAD BEARING WALLS AND/OR PARTS ABOVE PRIOR  
TO DEMOLITION.

EXTERIOR WALLS TO REMAIN UNLESS NOTED

OWNER SHALL PROVIDE ALL NECESSARY  
CONSTRUCTION CONDITIONS AND MATERIALS PRIOR TO  
START OF CONSTRUCTION. OWNER SHALL BE  
RESPONSIBLE FOR OBTAINING ALL NECESSARY  
PERMITS PRIOR TO START. THE OWNER WILL  
NOT BE HELD RESPONSIBLE FOR ANY DELAYS OR  
PROBLEMS WHICH MAY ARISE FROM A  
TRANSITION FROM OLD TO NEW CONSTRUCTION.

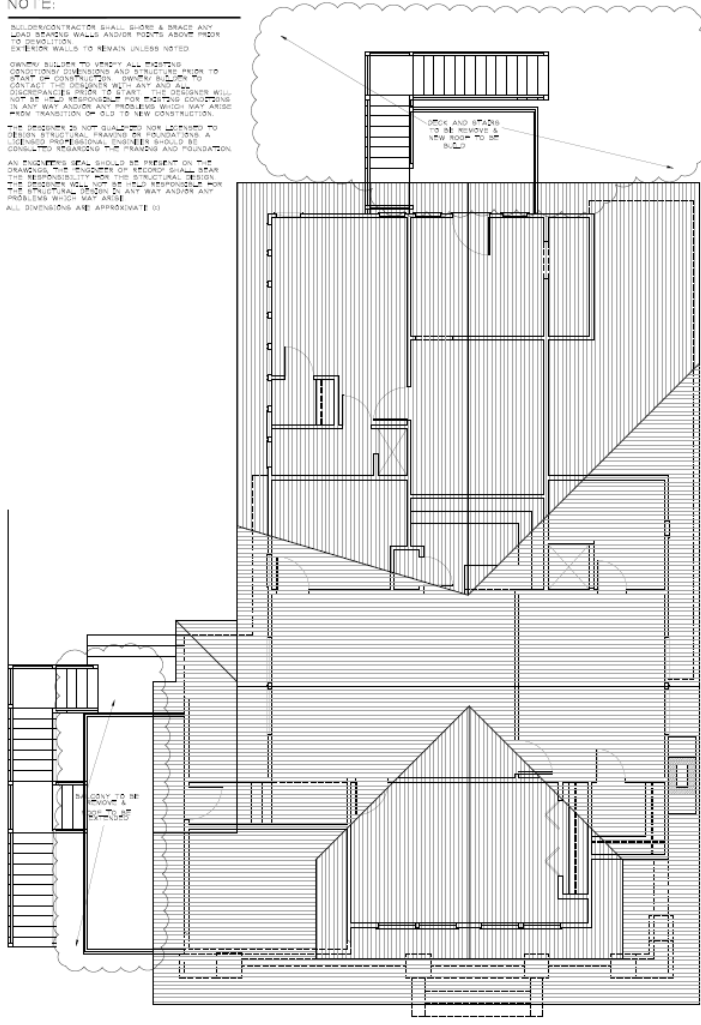
THE CONTRACTOR IS NOT QUALIFIED FOR WORKING ON  
DESIGN STRUCTURAL DRAWINGS OR FOUNDATIONS. A  
LICENSED PROFESSIONAL ENGINEER SHOULD BE  
CONSULTED REGARDING THE FRAMING AND FOUNDATION.

AN ENGINEER SHALL BE RESPONSIBLE FOR THE  
DESIGN OF ALL STRUCTURAL ELEMENTS TO BE REMOVED &  
NEW ROOF TO BE BUILT.

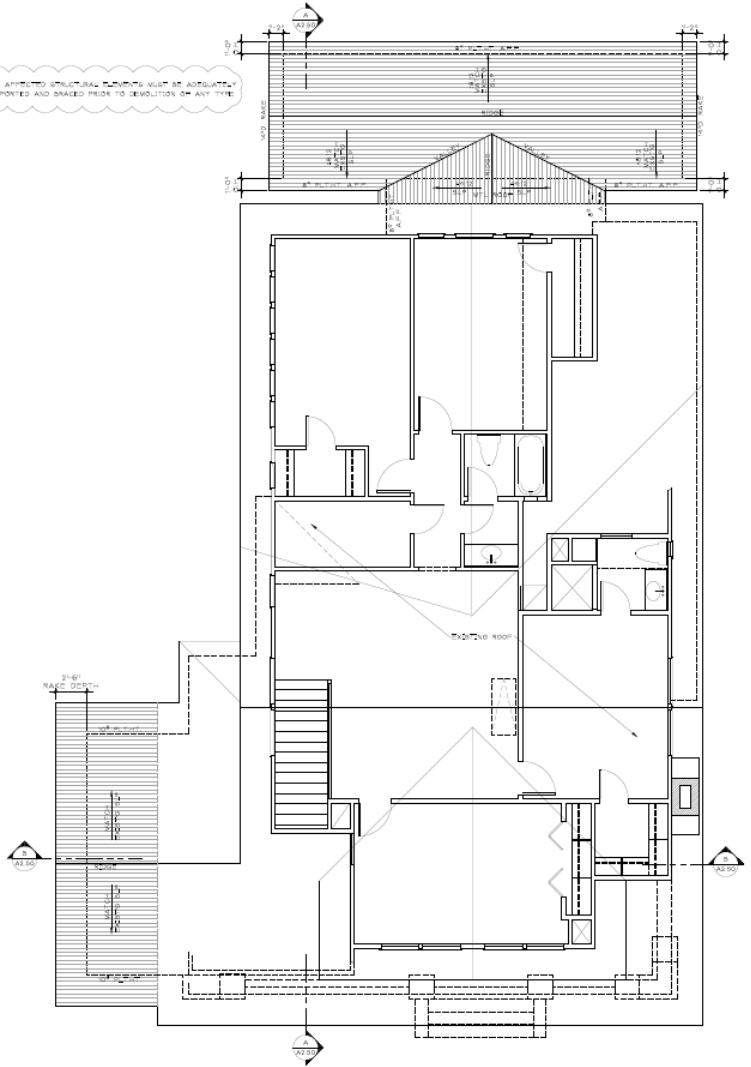
THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR  
THE STRUCTURAL DESIGN & ANY THAT ADDRESS ANY  
PROBLEMS WHICH MAY ARISE.

ALL DIMENSIONS ARE APPROXIMATE @

ALL AFFECTED STRUCTURAL ELEMENTS MUST BE ADEQUATELY SUPPORTED AND BRACED PRIOR TO DEMOLITION OF ANY TYPE.



EXISTING ROOF PLAN  
SCALE 1/4" = 1'-0"



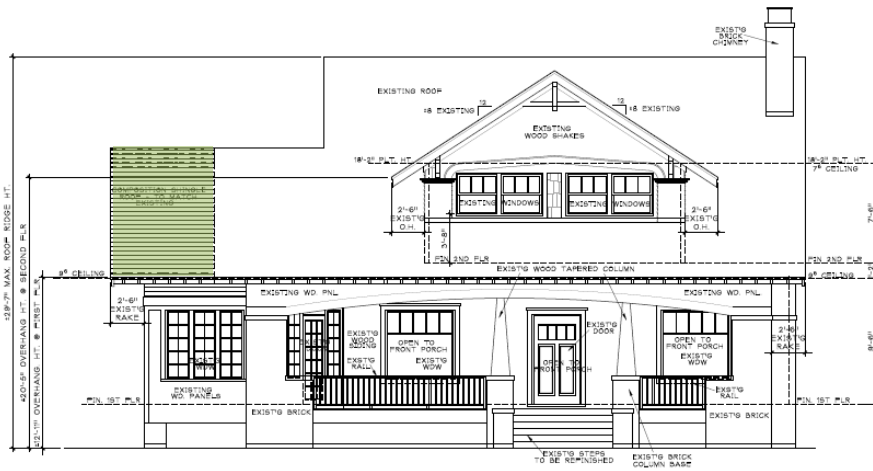
PROPOSE ROOF PLAN  
SCALE 1/4" = 1'-0"

**EAST ELEVATION – FRONT FACING WHITNEY STREET**



**ELEVATION NOTES**  
 ALL PLATE HEIGHTS ARE EXISTING AND MEASURED ABOVE FINISH FLOOR.  
 OVERHANGS TO MATCH EXISTING OVERHANGS WIDTH.  
 SIDING SHALL BE HARDSIE - SIDING AND TRIM OR EQUAL.

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

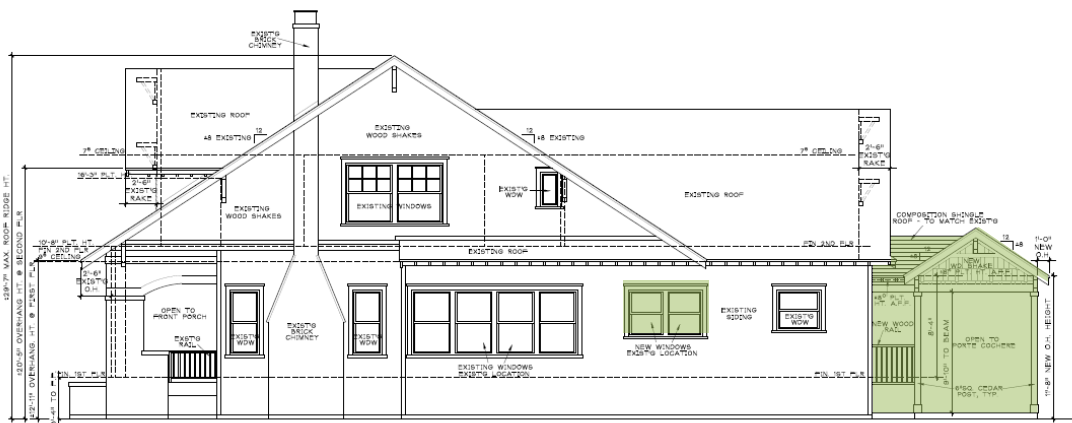


**PROPOSED FRONT ELEVATION**  
 SCALE 1/4" = 1'-0"

NORTH SIDE ELEVATION



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

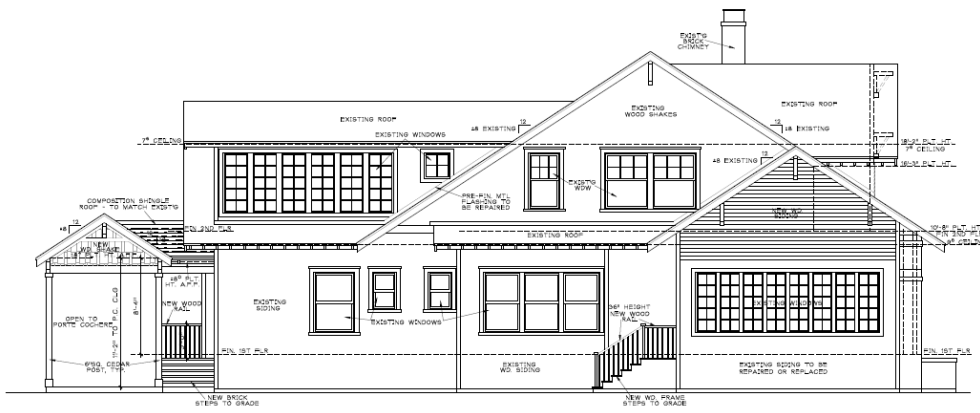


PROPOSED  
RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

SOUTH SIDE ELEVATION

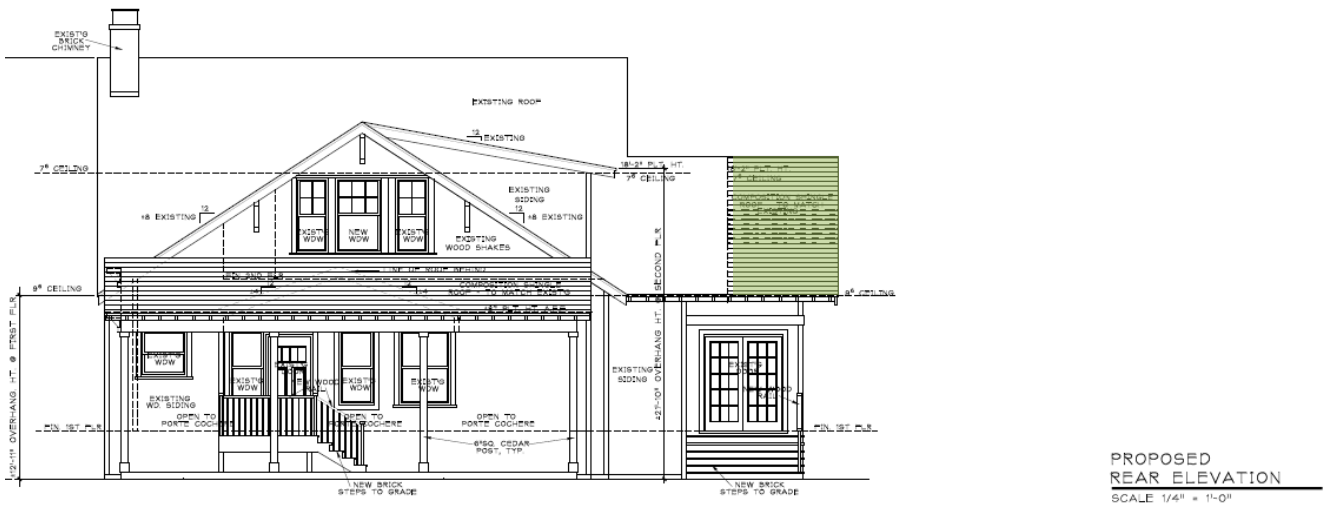
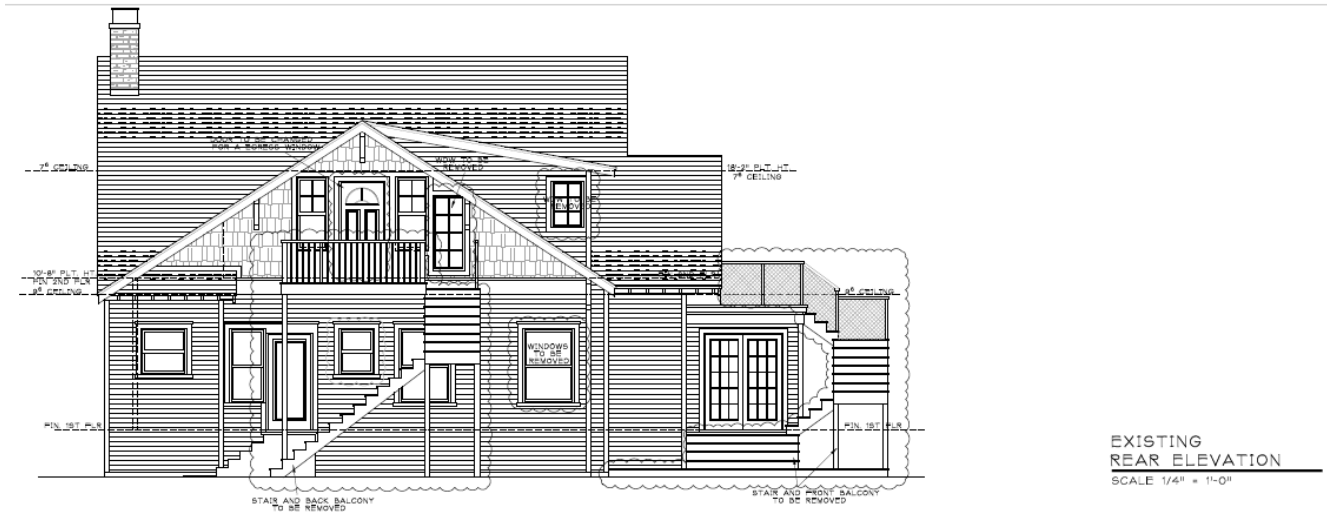


EXISTING  
LEFT ELEVATION  
SCALE 1/4" = 1'-0"



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

WEST REAR ELEVATION



WINDOW & DOOR SCHEDULE

DESIGNATION	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
DRAWING									
LOCATION	MAIN ENTRY - FRONT PORCH FIRST FLOOR	PROPOSED LIVING / STUDY FIRST FLOOR	PROPOSED LIVING / STUDY - BACK FIRST FLOOR	REAR ENTRY - FRONT PORCH FIRST FLOOR	PORCH TO LIVING / STUDY FIRST FLOOR	HALL TO WDR BORN FIRST FLOOR	HALL TO WDR / COAT CLOSET WDR BA & WDR BORN FIRST FLOOR	LIVING TO AVN CLO FIRST FLOOR	WDR BA TO CLO & BORN FIRST FLOOR
DESCRIPTION	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOORS & WINDOWS	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR
CONDITION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	NEW LOCATION ON BHT A110	NEW LOCATION ON BHT A110	NEW LOCATION ON BHT A110	EXISTING TO REMAIN & EXISTING LOCATION	NEW ON A110 & EXISTING LOCATION
QUANTITY	1 (BOTH)	1 (BOTH)	1 (BOTH)	1 (BOTH)	1 (BOTH)	1 (BOTH)	3 (BOTH)	1 (BOTH)	2 (BOTH)

DESIGNATION	(J)	(K)	(L)	(M)
DRAWING				
LOCATION	WDR BA TO BORN FIRST FLOOR	BORNWDRS SECOND FLOOR	BATHS AND CLOSETS SECOND FLOOR	CLOSET SECOND FLOOR
DESCRIPTION	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR	WOOD - 2 PANELED INTERIOR DOOR
CONDITION	NEW BORN, ALSO NEW LOCATION	NEW BORN, ALSO NEW LOCATION	NEW BORN, ALSO NEW LOCATION	NEW BORN, ALSO NEW LOCATION
QUANTITY	2 (BOTH)	4 (BOTH)	2 (BOTH)	1 (BOTH)

DESIGNATION	(N)	(O)	(P)	(Q)	(R)
DRAWING					
LOCATION	WDR BA - DINING FIRST FLOOR	DINING FIRST FLOOR	WDR BA / STUDY FIRST FLOOR	PANTRY & WDR BORN FIRST FLOOR	WDR BA - BORN FIRST FLOOR
DESCRIPTION	WOOD - 2 PANELED INTERIOR DOOR	WOOD - SINGLE HUNG	WOOD - CASERMENT	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG
CONDITION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN REF. A110, NEW LOCATION	EXISTING TO REMAIN & EXISTING LOCATION
QUANTITY	2 (BOTH)	1 (BOTH)	1 (BOTH)	2 (BOTH)	3 (BOTH)

DESIGNATION	(S)	(T)	(U)	(V)	(W)	(X)	(Y)	(Z)	(AA)	(AB)	(AC)	(AD)	(AE)	(AF)
DRAWING														
LOCATION	WDR BA - BORN FIRST FLOOR	WDR BA - BORN FIRST FLOOR	UTILITY FIRST FLOOR	UTILITY FIRST FLOOR	KITCHEN FIRST FLOOR	BORNWDR 1 SECOND FLOOR	BORNWDR & BORN 3 SECOND FLOOR	CLO SECOND FLOOR	BORNWDR 5 SECOND FLOOR	BORNWDR 4 SECOND FLOOR	BORNWDR 4 SECOND FLOOR	BORNWDR 4 SECOND FLOOR	BORNWDR 4 SECOND FLOOR	BORNWDR 4 SECOND FLOOR
DESCRIPTION	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	WOOD - CASERMENT	WOOD - CASERMENT	WOOD - SINGLE HUNG	WOOD - SINGLE HUNG	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	EXISTING TO REMAIN & EXISTING LOCATION	NEW WINDOW & EXISTING LOCATION	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	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION	EXISTING TO REMAIN & EXISTING LOCATION
QUANTITY	2 (BOTH)	1 (BOTH)	1 (BOTH)	1 (BOTH)	2 (BOTH)	4 (BOTH)	4 (BOTH)	1 (BOTH)	6 (BOTH)	2 (BOTH)	1 (BOTH)	1 (BOTH)	1 (BOTH)	1 (BOTH)

