

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 25, 2023

**Applicant:** Nicholas R. Gruy, owner

**Property:** Lot 8, Track 9 Block 1, Avondale West Neighborhood Subdivision. The property includes a 400 sq. ft., storefront on first floor of a two-story brick building, this storefront is part of a 11,200 sq. ft. property with seven units, it is a corner lot.

**Significance:** **Non-Contributing** Contemporary style multi-use building with storefront, constructed circa 1960, renovated in 2019, located in the Avondale West Historic District.

**Proposal:** Update and renovate storefront:

- Installation of aluminum framed wall - window unit within existing façade opening, including four single pane windows
- Installation of metal framed glass door
- Installation of exterior egress light over door
- No changes to existing building exterior or façade

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial of COA, Issuance of COR for work as completed.

**HAHC Action:**

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
(a) 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; and
(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
(3) For an addition to a noncontributing structure:
(a) 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 from the property line of similar elements of existing contributing structures in the context area; and
(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

PROJECT TIMELINE:

- 7/12/2023 311 Complaint: Construction w/o Permit (2621 Whitney St. - Garage)
7/13/2023 Permit Application Submitted, Convert Garage to Office Space
7/24/2023 Red Tagged, Conversion from Residential Garage to Office Space, Project # 23066013
8/16/2023 HARD HOLD Created for 2623 Whitney St. (New Address for former Garage)
9/29/2023 SUBMITTED COA Application on Preservation Tracker

**Building Classification**

Contributing

Non-Contributing

Park

**DISTRICT MAP**

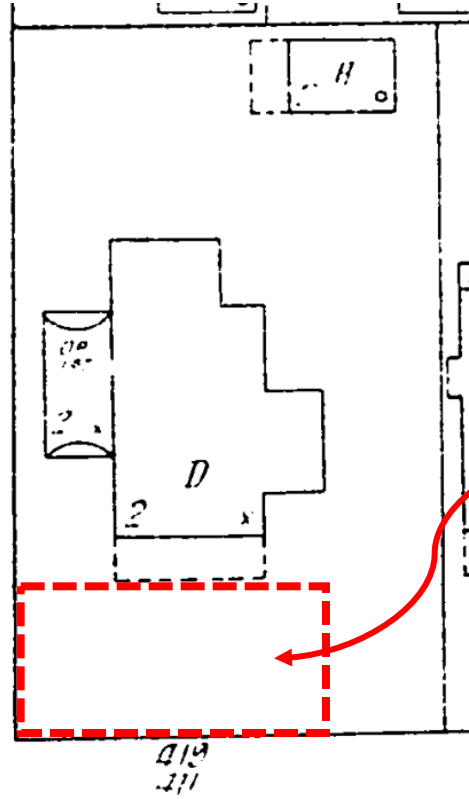


**GOOGLE STREETVIEW – July 2013**



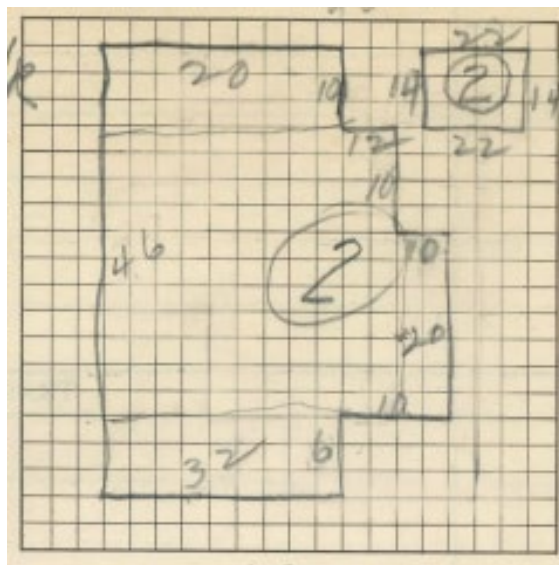
**Non-Contributing circa 1960**

**SANBORN MAP - 1925**



Approximate location  
of 2623 Whitney St.

**BLA MAP**



**CONTEXT AREA**



**501 Avondale St. (Contributing House Across the Street)**



**2619 Whitney St. (Next Door Neighbor)**

**Non-Contributing**

CONTEXT AREA



501 Avondale St.  
(Contributing Across the Street)

Non-Contributing  
Row of Homes



**CURRENT PHOTO**



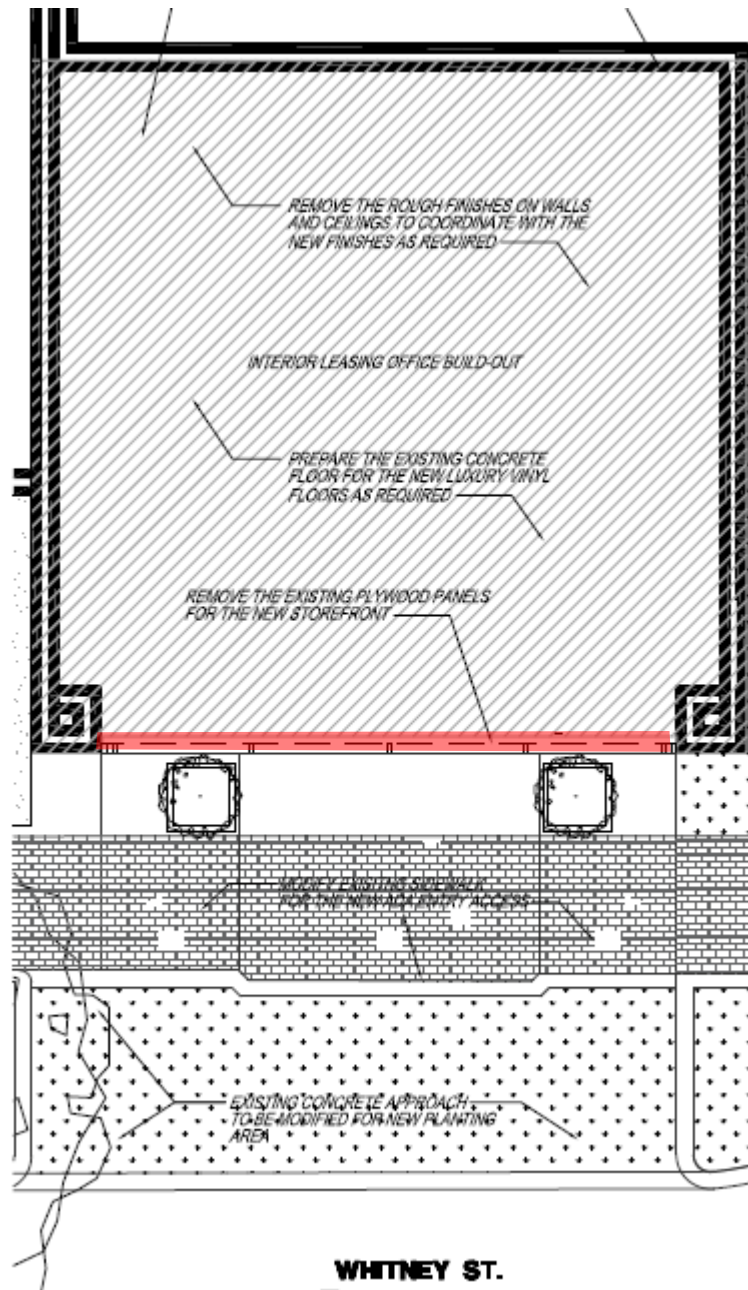
2621 Whitney St.

Windows extend to floor,  
different than proposed.

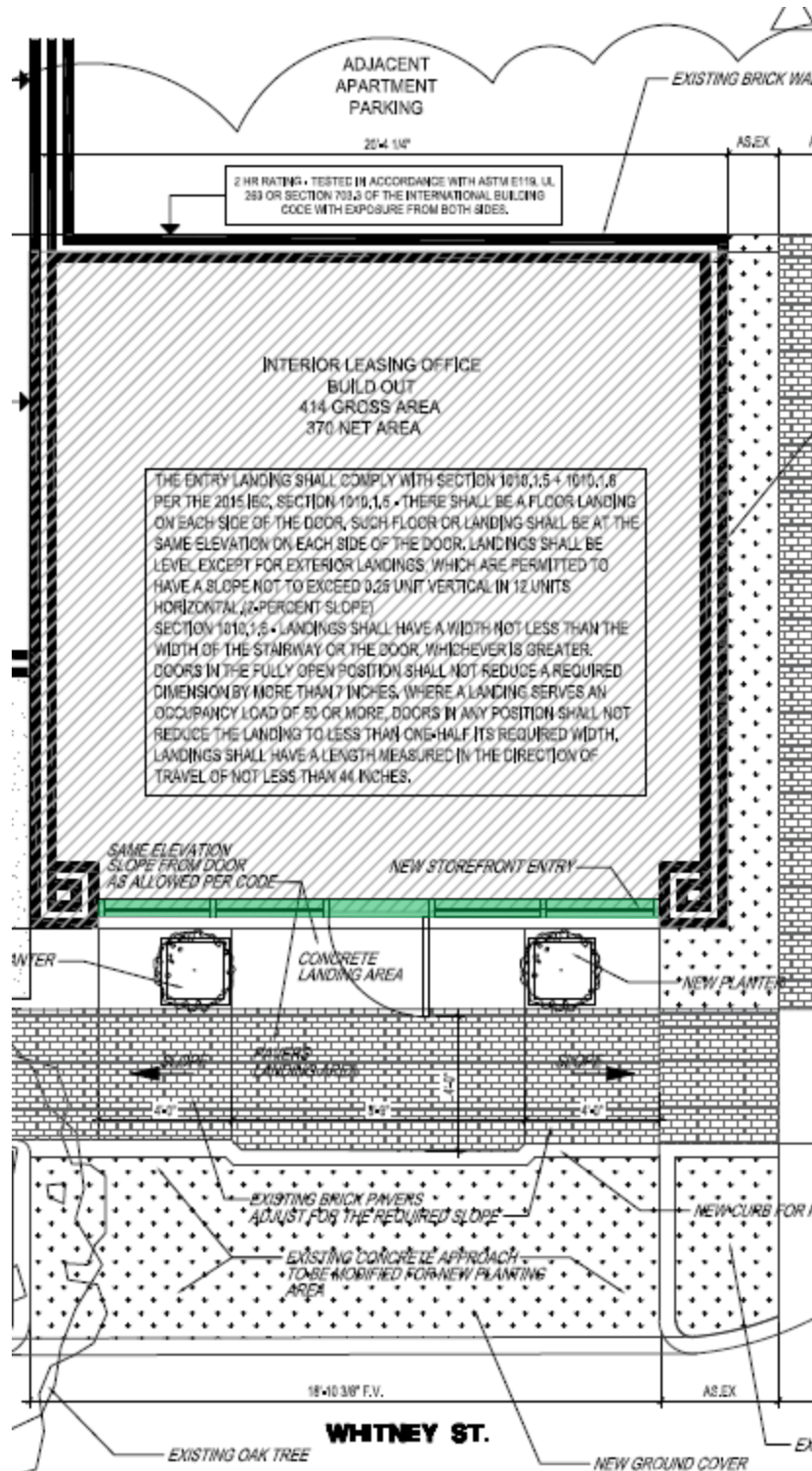
2623 Whitney St.

**Non-Contributing circa 1960**

Floor Plan Before Construction



### Proposed Floor Plan

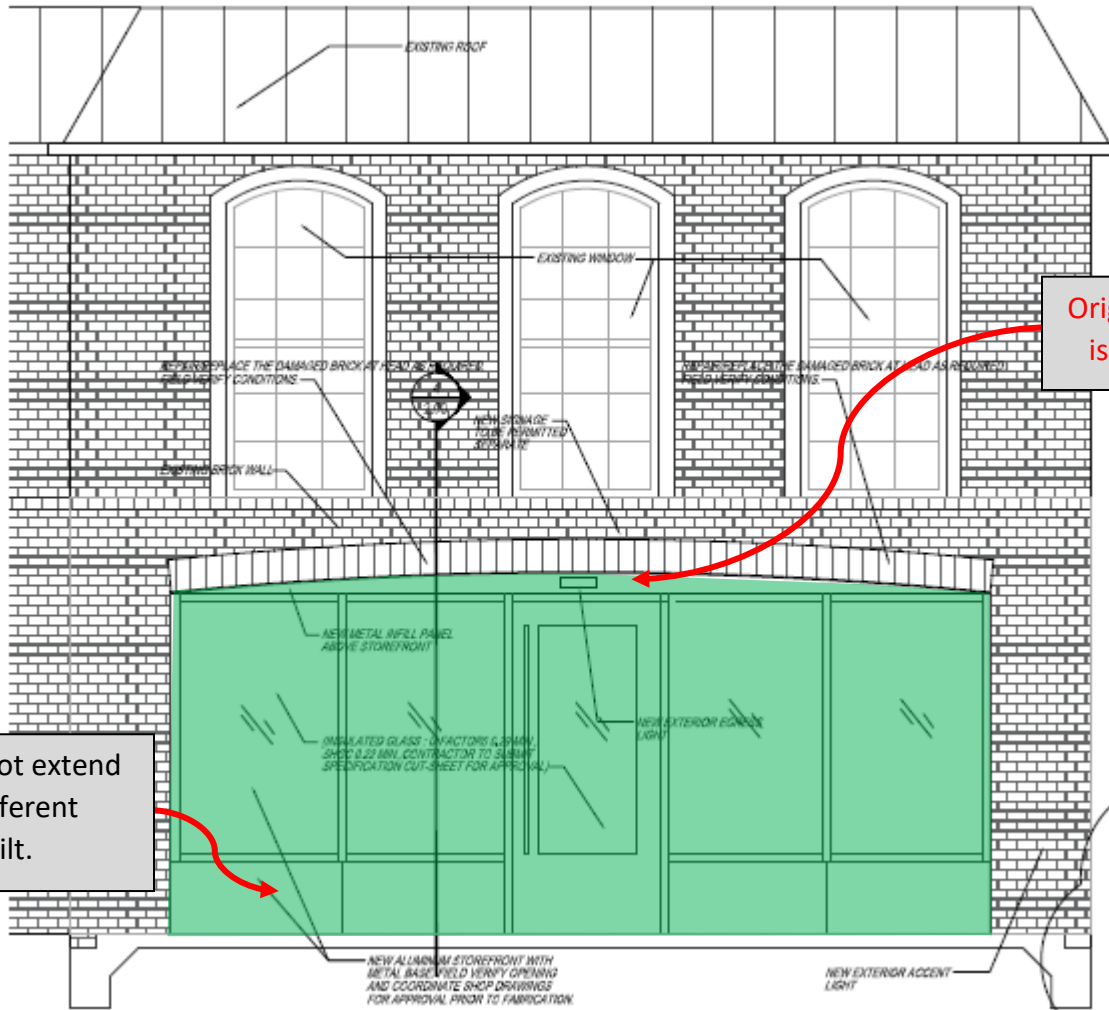


**Existing West Elevation**



**Non-Contributing circa 1960**

### Proposed West Elevation

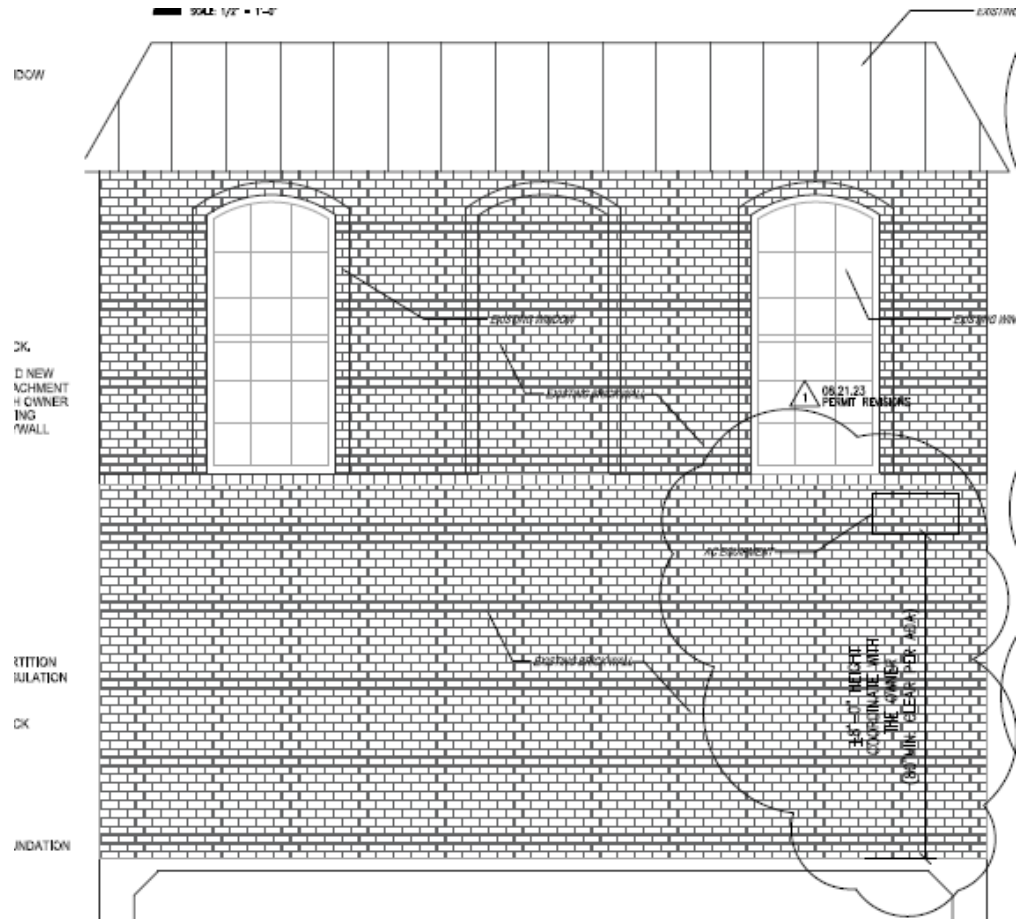


Original Opening is Maintained

Windows do not extend to floor, different than built.

**Non-Contributing circa 1960**

Existing South Elevation



**NO PROPOSED CHANGES TO SOUTH ELEVATION**