

CERTIFICATE OF APPROPRIATENESS

Applicant: Phuong Nguyen, agent for Andrea P. Jones, owner

Property: 404 Avondale St, Lot 2, Block 7. Montrose Subdivision. The property includes a two-story wood frame 2,349 square foot single-family residence and 484 square foot garage apartment situated on a 6,600 square foot interior lot.

Significance: Non-contributing garage, constructed 1948 and located in the Avondale West Historic District.

Proposal: Alteration –

The applicant is proposing to restore the front porch by opening it back up after being enclosed and restoration of what is underneath, and to add a two-story addition in the rear of the structure.

Addition:

- Proposed first floor addition: 287 sf
- Proposed second floor addition: 482 sf
- Covered rear porch: 163 sf
- Smooth cementitious siding with a 6" reveal
- 6/12 gabled roof with composition shingles
- Original corners maintained
- Windows to be inset and recessed per window standard attached below with wood material
- Proposed max ridge height: 29'-2", proposed max eave height: 22'-6"

Porch:

- Removal of non-original metal siding on front porch to expose existing brick underneath
- Existing wood columns to remain
- Removal of porch covering to expose original door
- East elevation original window opening to be exposed after porch opening and will have a relocated window from the west elevation of the enclosed porch

Public Comment: N/A

Civic Association: N/A

Recommendation: Approval

HAHC Action:

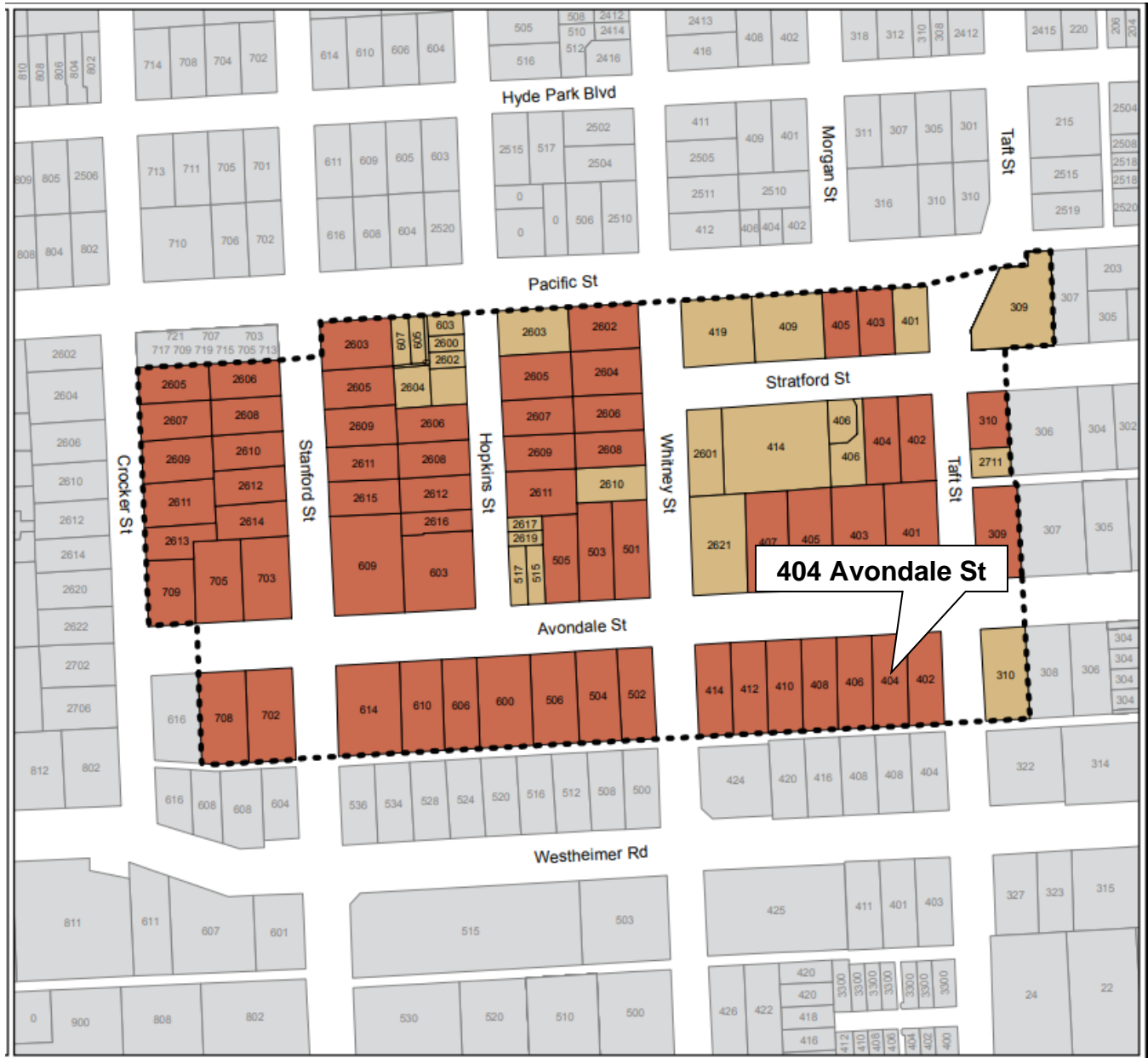
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 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 HISTORIC DISTRICT



Historic District Boundary

Building Classification

- Contributing
- Non-Contributing

INVENTORY PHOTO

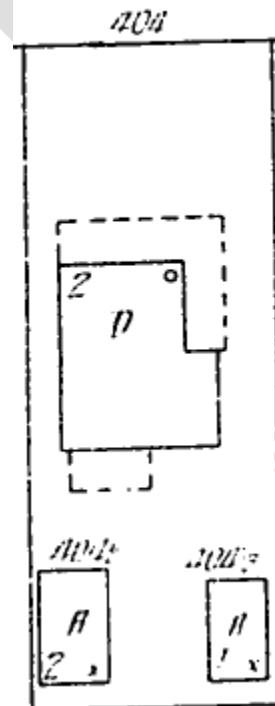


CURRENT PHOTO



DATE 2-28-62
 LOT 2 BLK 7
 SUBDIV MONTROSE
 ADDR 4044 ANDRUS
 BROWNLEE-C

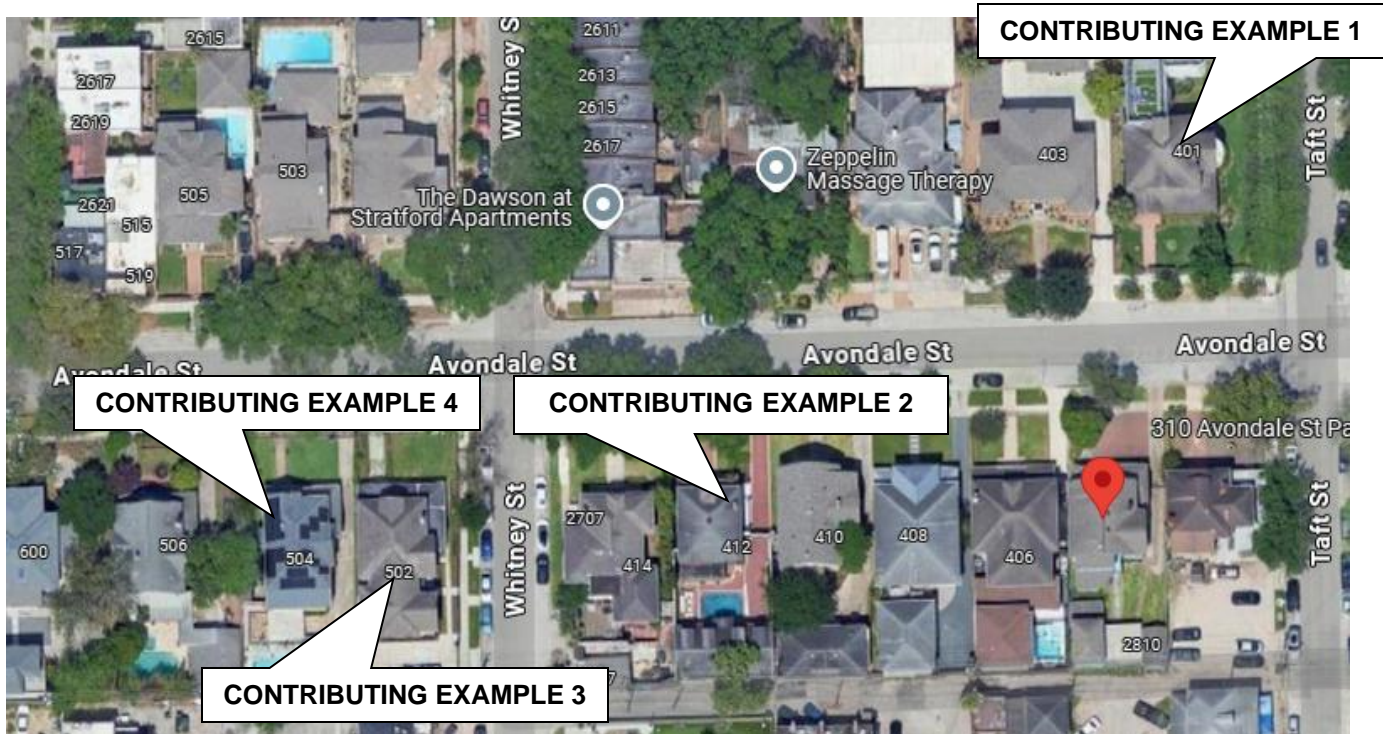
SANBORN (1924)

[illegible]

AERIAL VIEW OF PROPERTY



CONTEXT AREA MAP



CONTEXT AREA

CONTRIBUTING EXAMPLE 1- 401 AVONDALE



CONTRIBUTING EXAMPLE 2- 412 AVONDALE



CONTRIBUTING EXAMPLE 3- 502 AVONDALE



CONTRIBUTING EXAMPLE 4- 504 AVONDALE



SITE PHOTOS (PROVIDED BY APPLICANT)

Front from western angle



Front from eastern angle





Rear

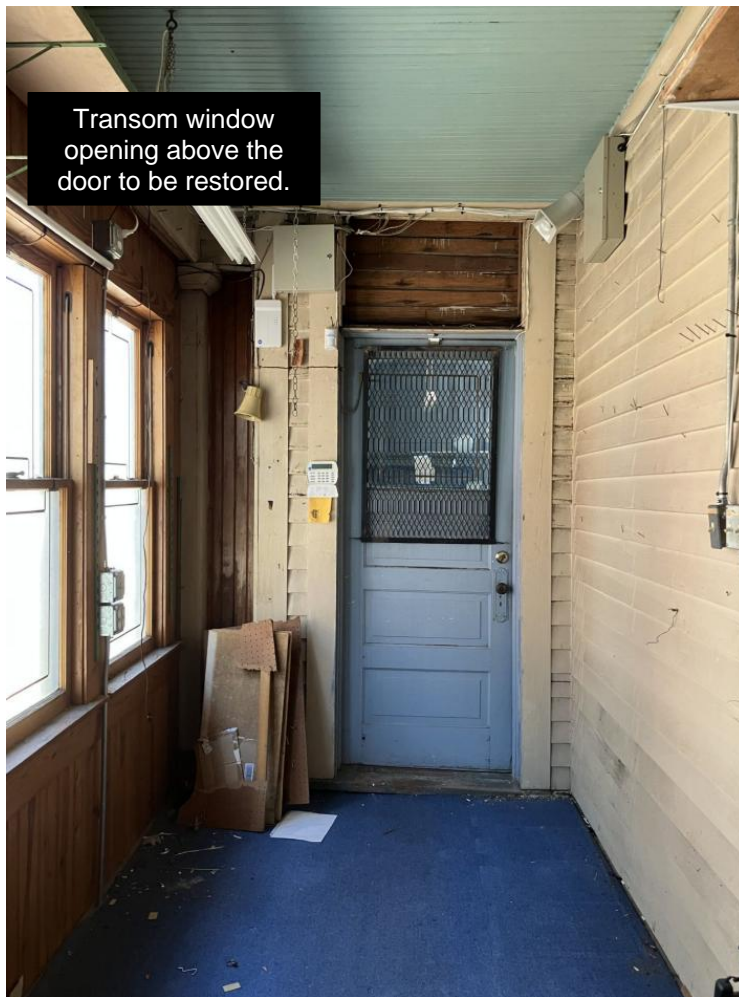






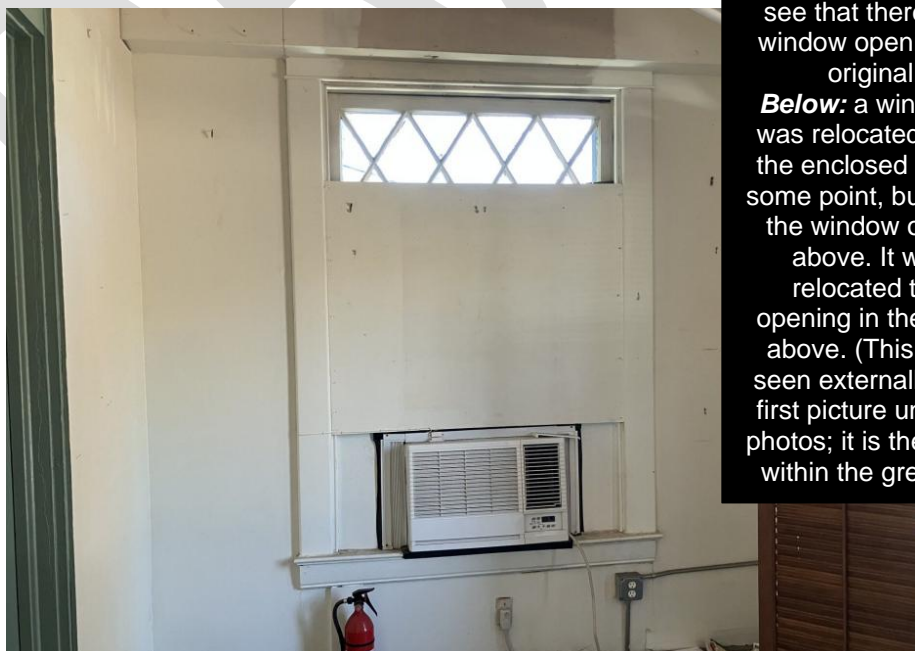
Original front door which will remain and be exposed once the porch is opened.





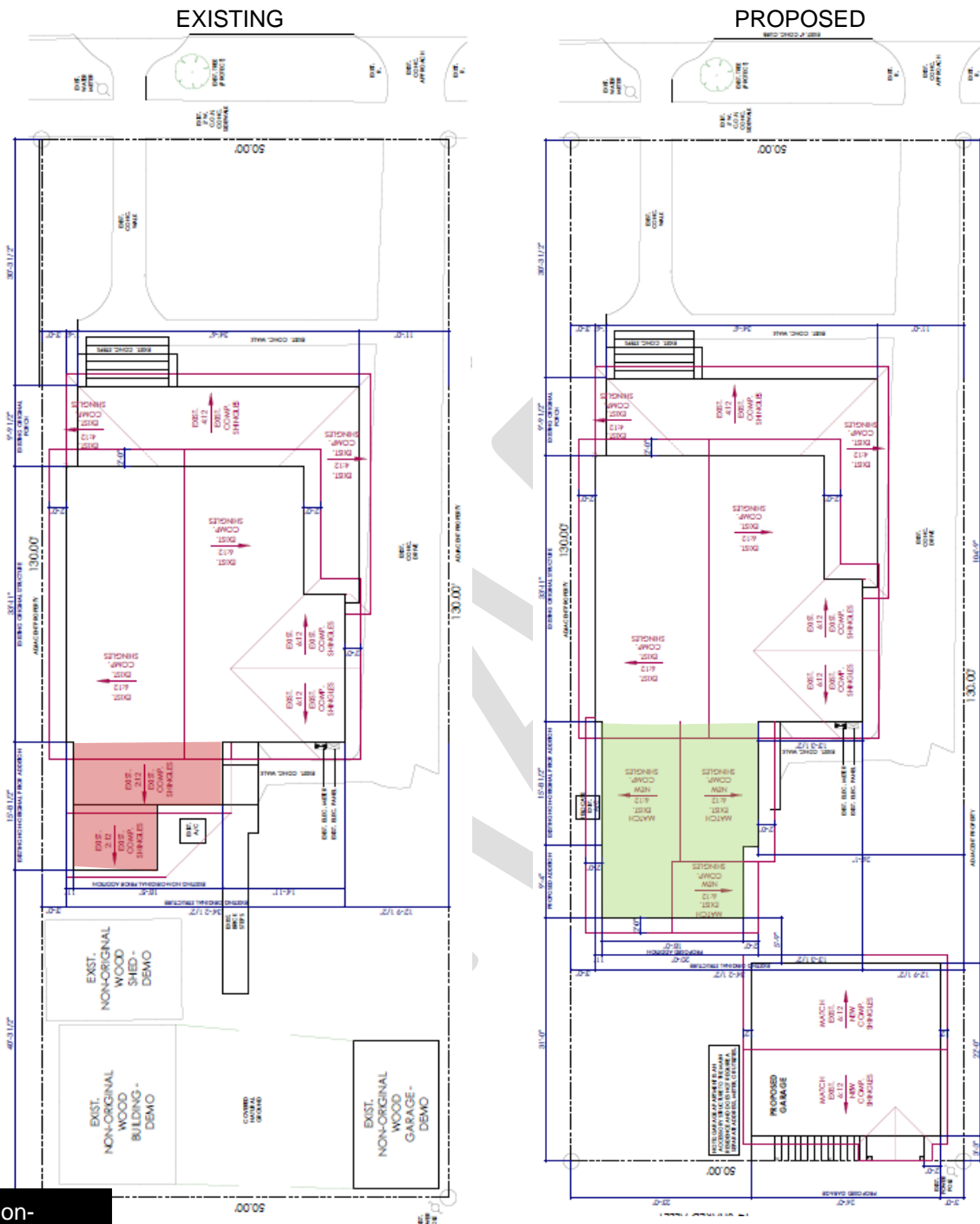
Above: a previous owner framed a door opening; however, we see that there was a window opening here originally.

Below: a window that was relocated here to the enclosed porch at some point, but that fits the window opening above. It will be relocated to the opening in the picture above. (This can be seen externally on the first picture under site photos; it is the window within the green box.





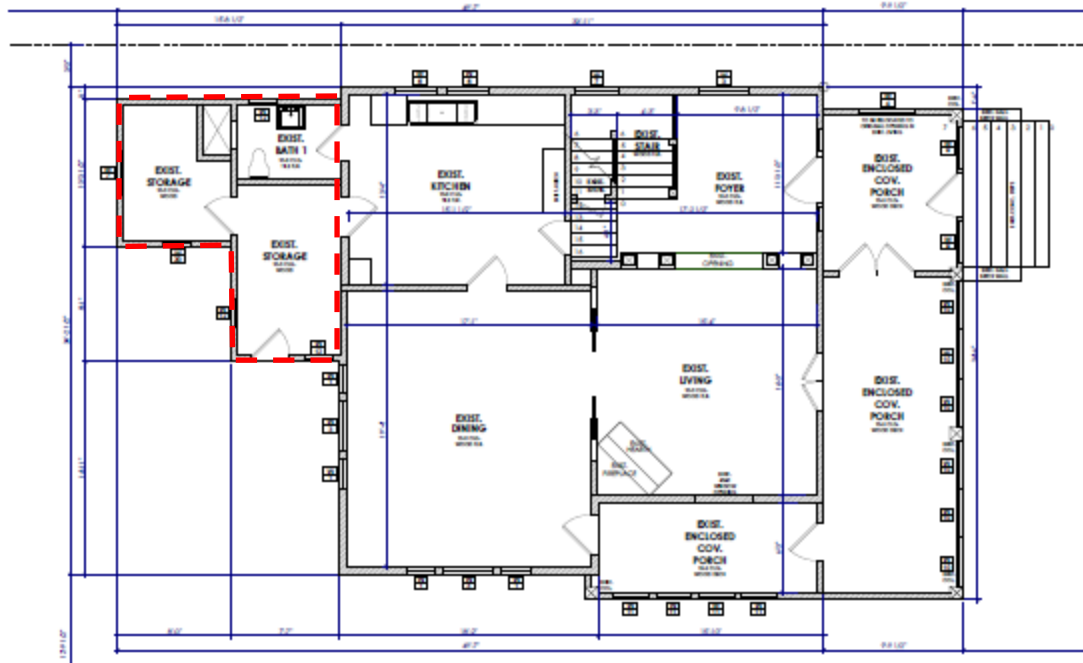
SITE PLANS



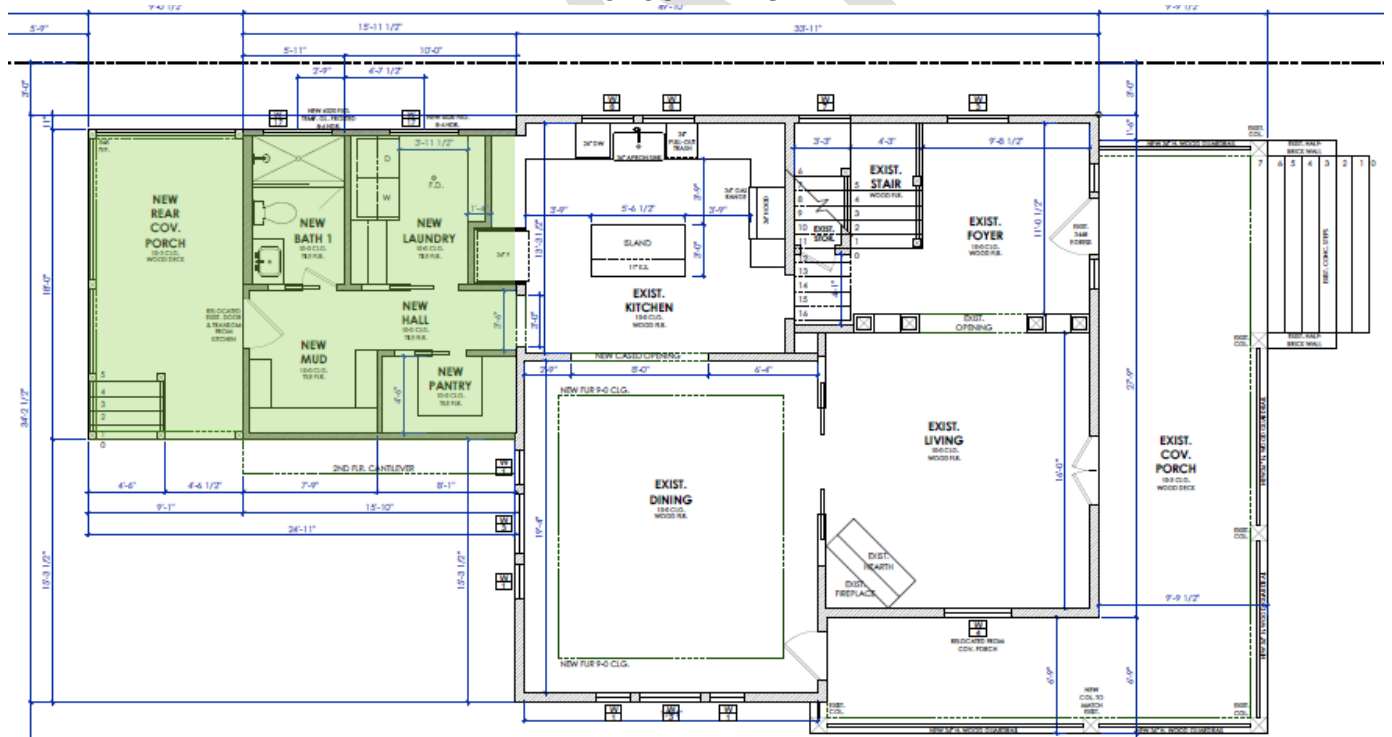
*Non-contributing accessory structures to be demolished and have an approved COA via Administrative Approval for a detached garage.

FLOOR PLANS

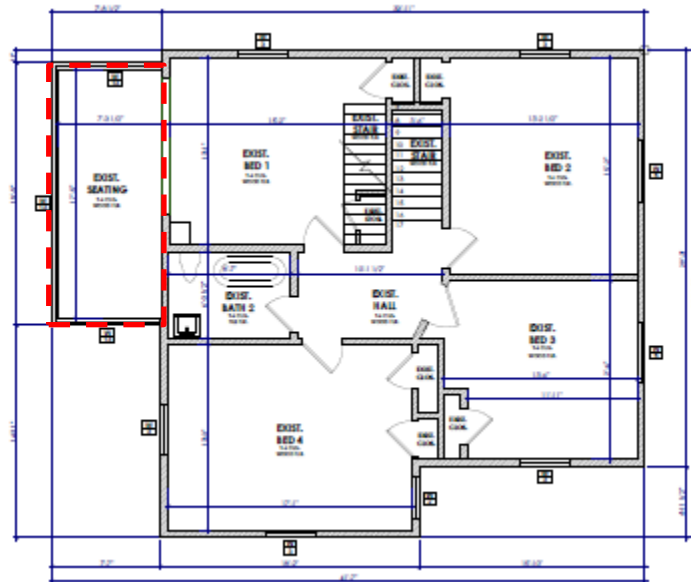
EXISTING FIST



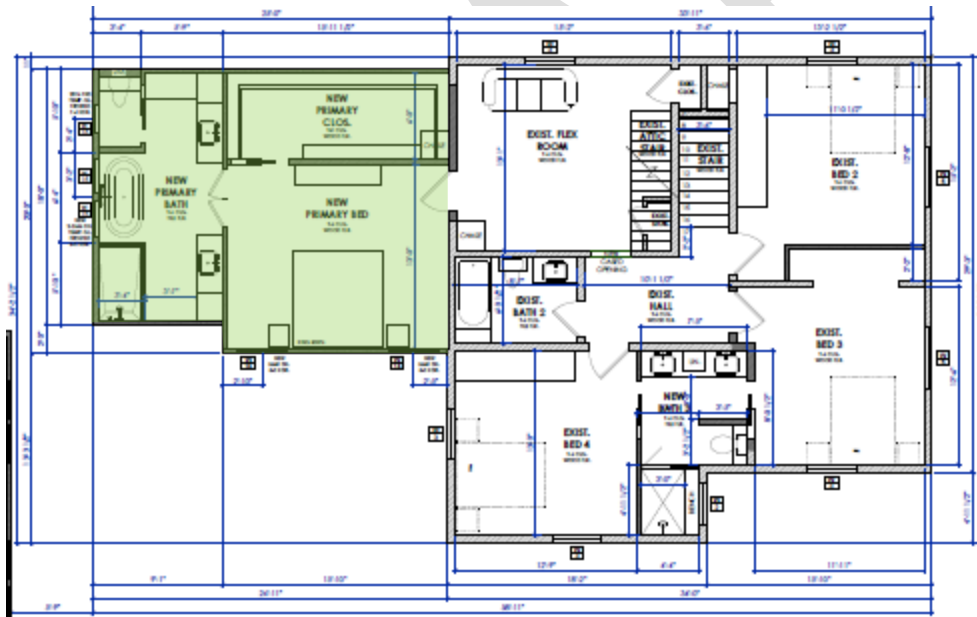
PROPOSED FIRST



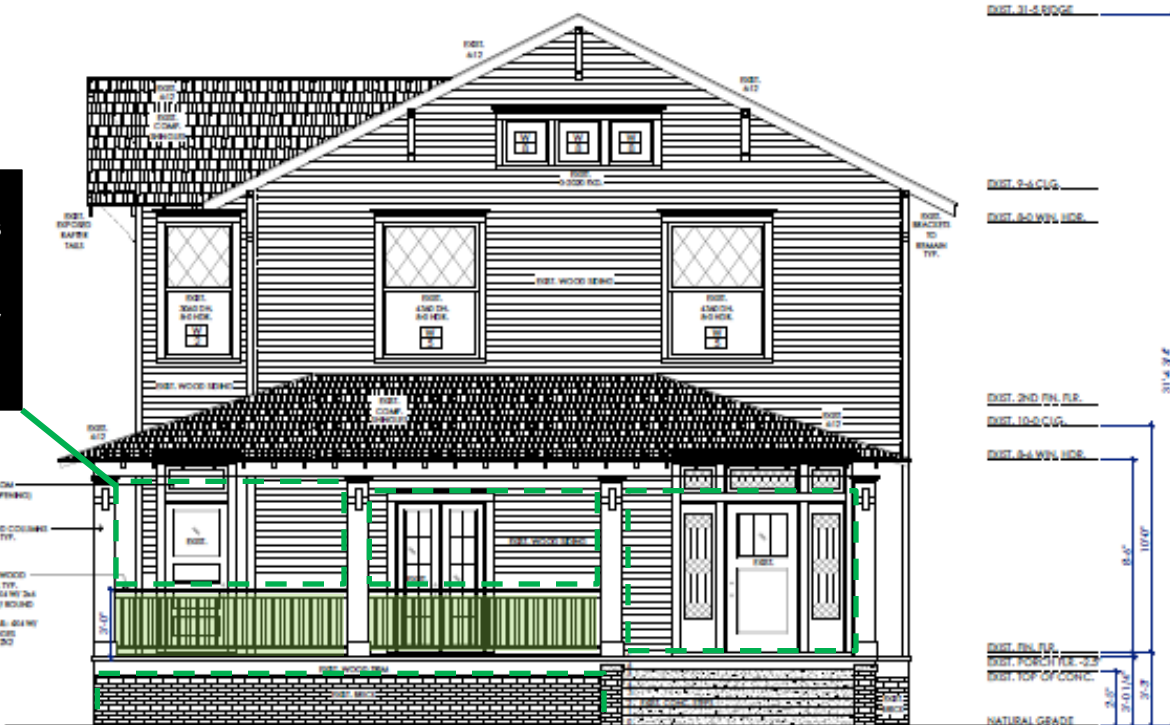
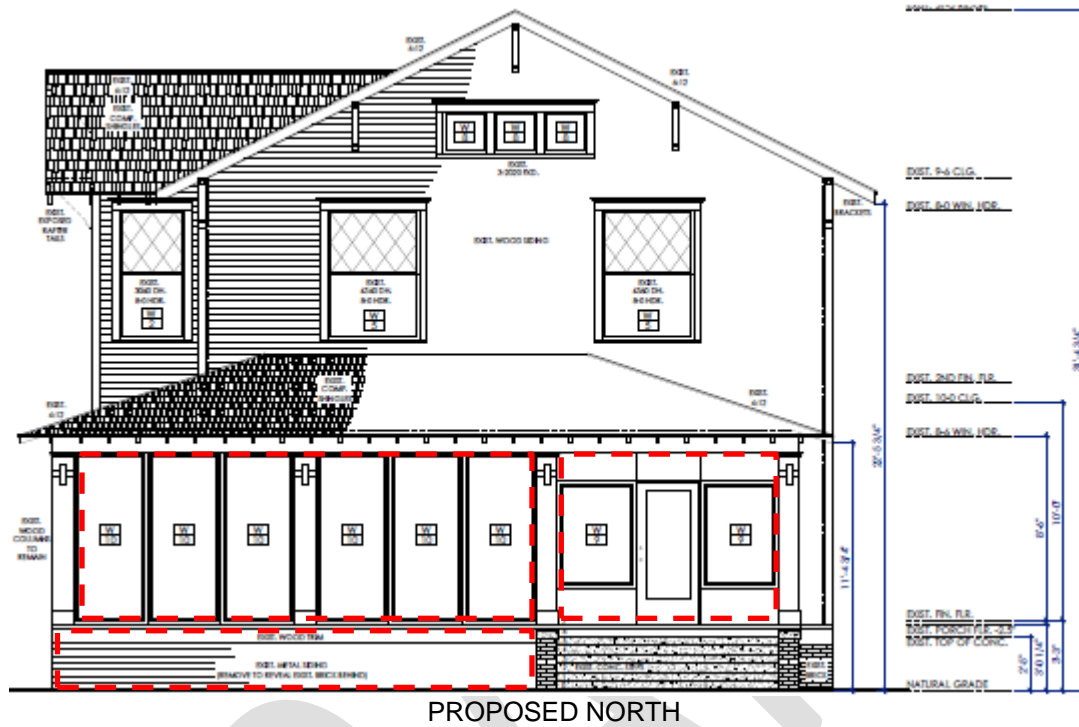
EXISTING SECOND



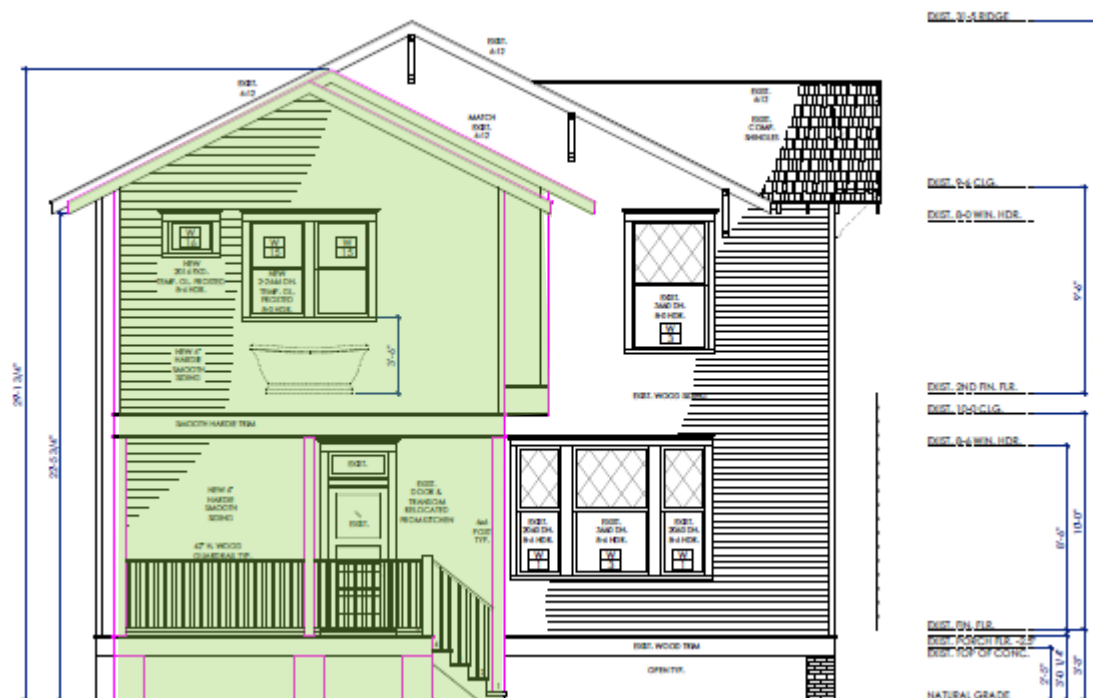
PROPOSED SECOND



ELEVATIONS EXISTING NORTH (FRONT)



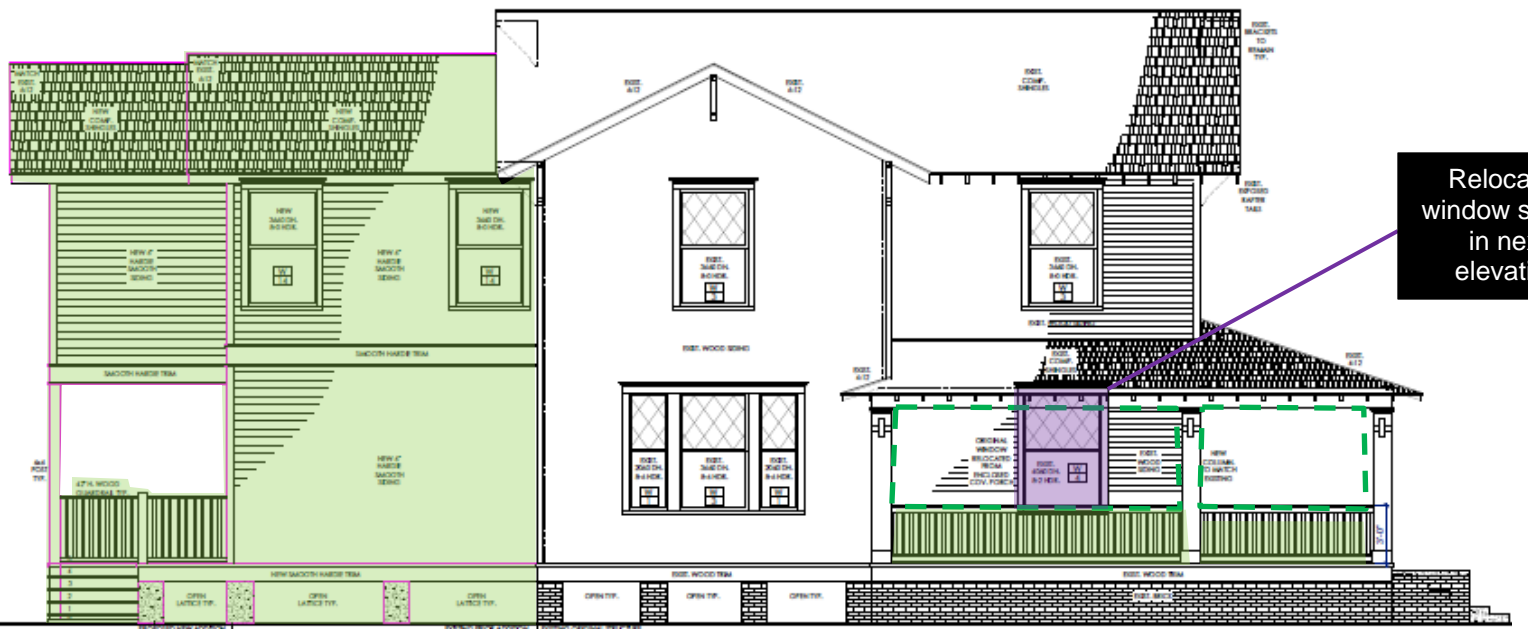
The green dotted shapes indicate that this is being opened rather than being constructed.



EXISTING EAST (SIDE)



PROPOSED EAST (SIDE)



Relocated window shown in next elevation

WINDOW SCHEDULE

W ?	WINDOW TYPE	MATERIAL	FINISH	REMARKS
W 1	EXIST. 2'-0" X 6'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 2	EXIST. 3'-0" X 6'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 3	EXIST. 3'-6" X 6'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 4	EXIST. 4'-0" X 6'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO BE RELOCATED TO ORIGINAL OPENING
W 5	EXIST. 4'-3" X 6'-0" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 6	EXIST. 3'-0" X 4'-6" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 7	EXIST. 3'-0" X 5'-6" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 8	EXIST. 2'-0" X 2'-0" FIXED	WOOD	EXIST.	ORIGINAL - TO REMAIN
W 9	EXIST. 3'-6" X 5'-0" FIXED	WOOD	EXIST.	NOT ORIGINAL - REMOVE
W 10	EXIST. 3'-6" X 8'-0" FIXED	WOOD	EXIST.	NOT ORIGINAL - REMOVE
W 11	EXIST. 2'-6" X 4'-9" DOUBLE HUNG 1-OVER-1	WOOD	EXIST.	NOT ORIGINAL - REMOVE
W 12	EXIST. 2'-0" X 2'-0" SLIDING	ALUM.	EXIST.	NOT ORIGINAL - REMOVE
W 13	EXIST. 1'-9" X 1'-3" FIXED	ALUM.	EXIST.	NOT ORIGINAL - REMOVE
W 20	EXIST. 2'-0" X 3'-0" FIXED	WOOD	EXIST.	POSSIBLY ORIGINAL TRANSOM PORCH SIDE DOOR

W ?	WINDOW TYPE	MATERIAL	FINISH	REMARKS
W 14	NEW 3'-6" X 6'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 15	NEW 2'-6" X 4'-6" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 16	NEW 2'-0" X 1'-6" FIXED	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 17	NEW 4'-0" X 2'-0" FIXED	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 18	NEW 3'-0" X 5'-0" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.
W 19	NEW 2'-8" X 3'-6" DOUBLE HUNG 1-OVER-1	WOOD	PAINTED	JELDWIN OR APPROVED EQ.