

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Eldho Kuriakose, owner

**Property:** 125 North Street, lot 2, Osceola Subdivision. The property includes a historic 1,579 square foot, one-story brick veneer wood frame single-family residence and a detached shed situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing English cottage residence, constructed circa 1930, located in the Germantown Historic District.

**Proposal:** Alteration – Construct a two story rear addition to a contributing one story house. Repair and replace windows, with some changes to window openings and placement.

- Addition:
  - The 1,043 square foot addition begins at the rear wall of existing house, 51'-11" back from front façade.
  - The addition will extend in line with the existing east wall and be inset 9' from the west wall. The second story will be inset 16'-7" from the west wall.
  - The existing structure has a ridge height of 19'-7" and eave height of 10'-3". The proposed addition will have a ridge height of 22'-1" and eave height of 17'-2".
- Windows: Of the 18 window openings on the front and side elevations:
  - All five windows on the front (south) elevation will be retained.
  - Three windows on the east elevation will be retained.
  - Three windows on the east elevation will be replaced in the same openings.
  - Three windows on the west elevation will be replaced with new sash packs. The jambs will be retained.
  - One wood-covered window opening on the west elevation will be uncovered and a new window will be installed in the opening.
  - One non-original fixed window on the west elevation will be removed, the opening will be enlarged and a new window matching the other full-height windows will be installed.
  - A pair of full-height windows with rotten sashes and jambs will be removed, the sill will be raised and two new partial-height windows will be installed.

See enclosed application materials and detailed project description on p. 7-22 for further details.

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 23, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 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 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 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |

**GERMANTOWN DESIGN GUIDELINES**

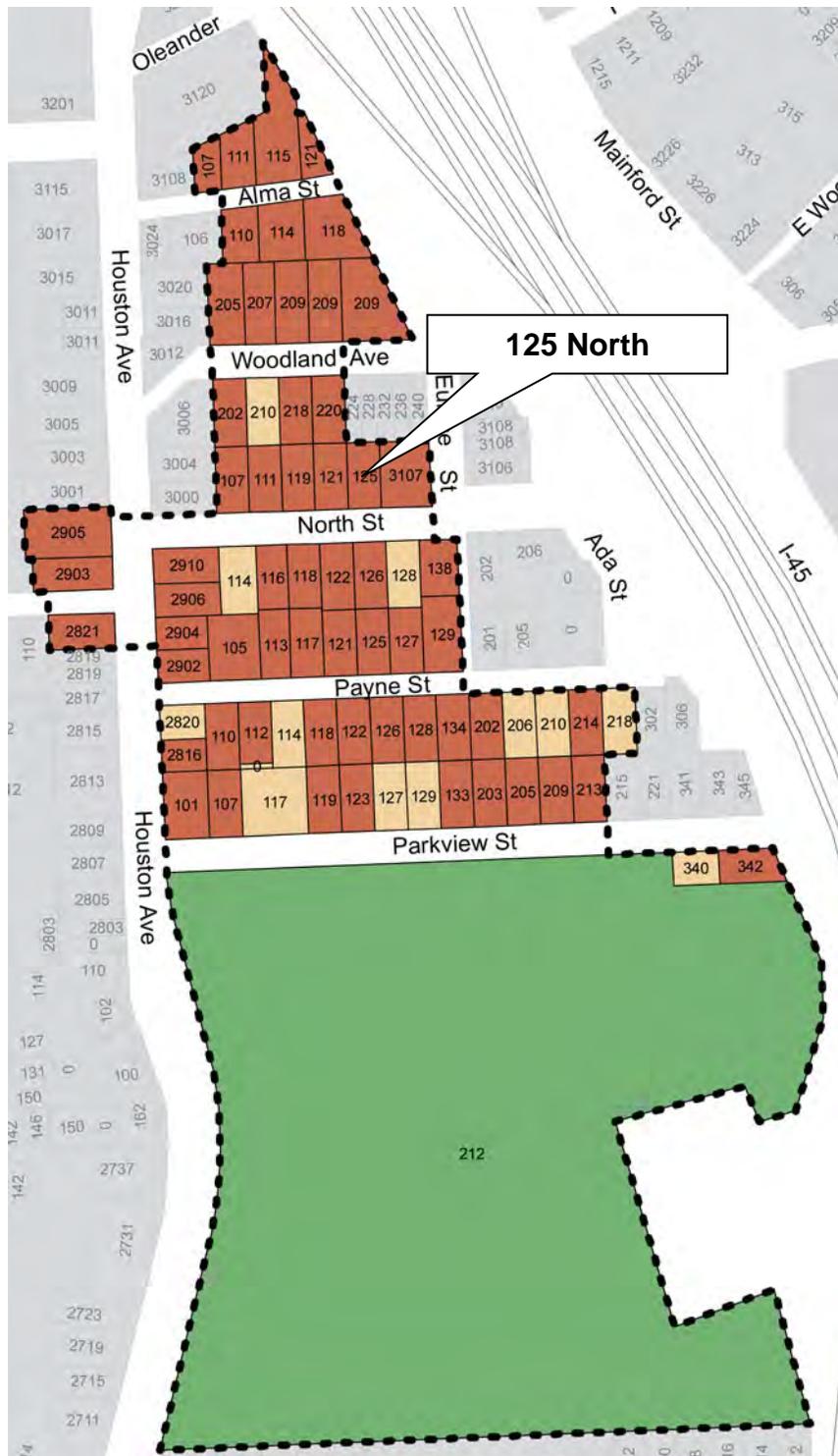
- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



**PROPERTY LOCATION**  
GERMANTOWN HISTORIC DISTRICT

**Building Classification**

-  Contributing
-  Non-Contributing
-  Park



INVENTORY PHOTO



**3D RENDERING – FRONT FACING NORTH STREET**

PROPOSED

ESSES



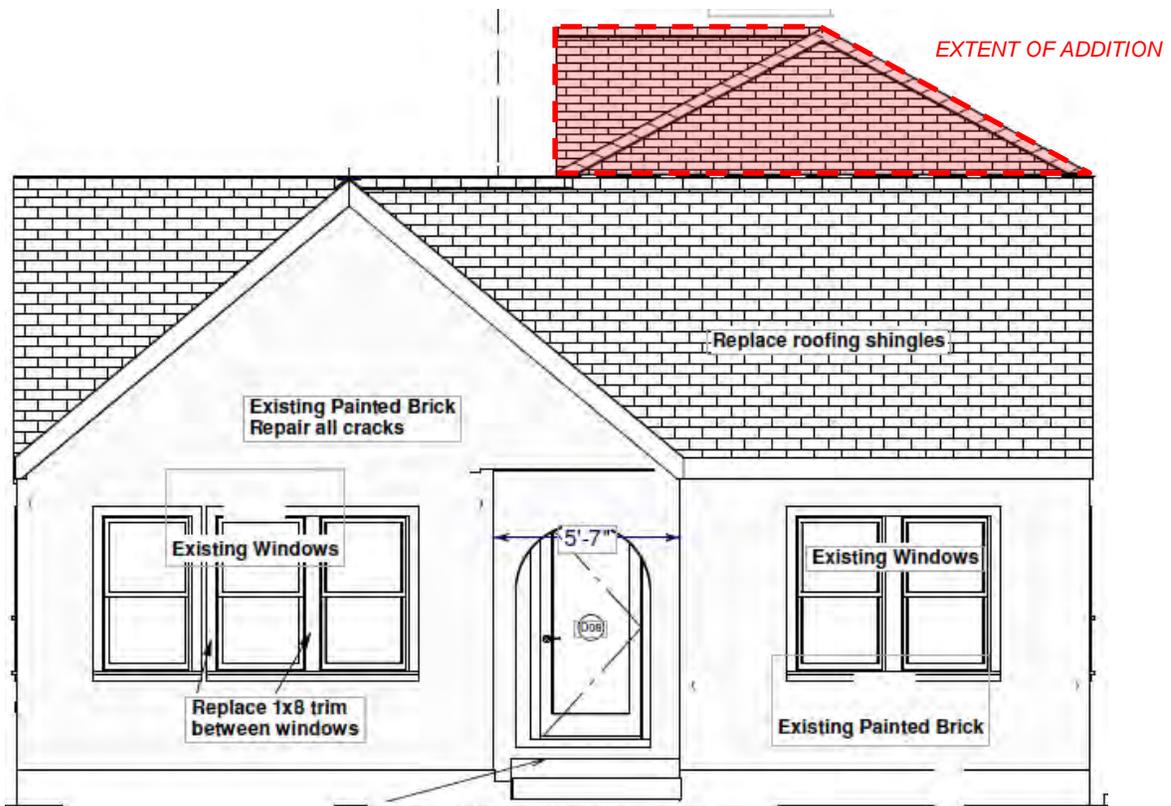
4

**SOUTH ELEVATION – FRONT FACING NORTH STREET**

**EXISTING**



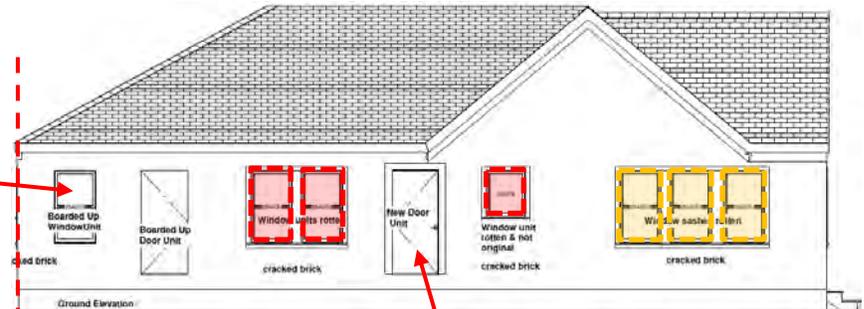
**PROPOSED**



### WEST SIDE ELEVATION

#### EXISTING

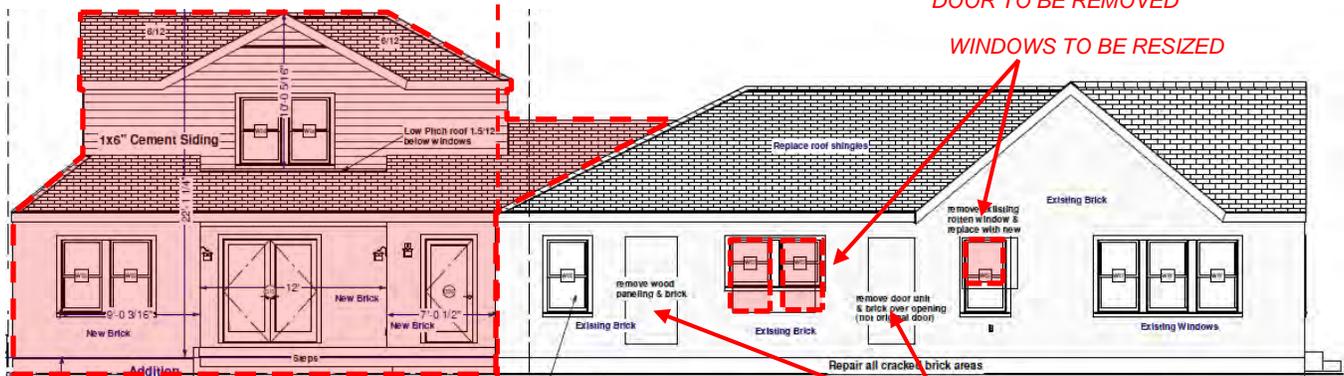
WINDOW OPENING TO BE EXPOSED AND NEW WINDOW INSTALLED



#### PROPOSED

DOOR TO BE REMOVED

WINDOWS TO BE RESIZED



EXTENT OF ADDITION

EXISTING REAR WALL

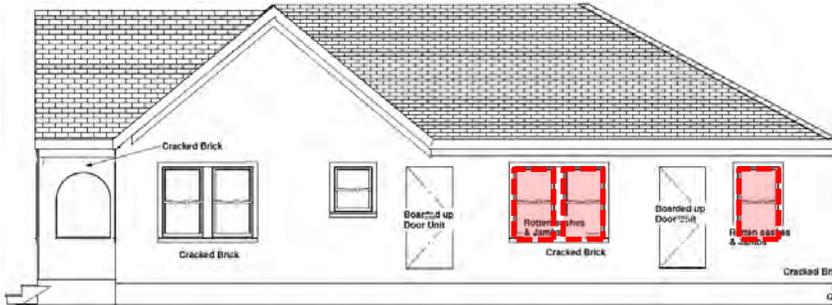
OPENINGS TO BE BRICKED IN

 JAMB TO BE RETAINED; SASHES TO BE REPLACED

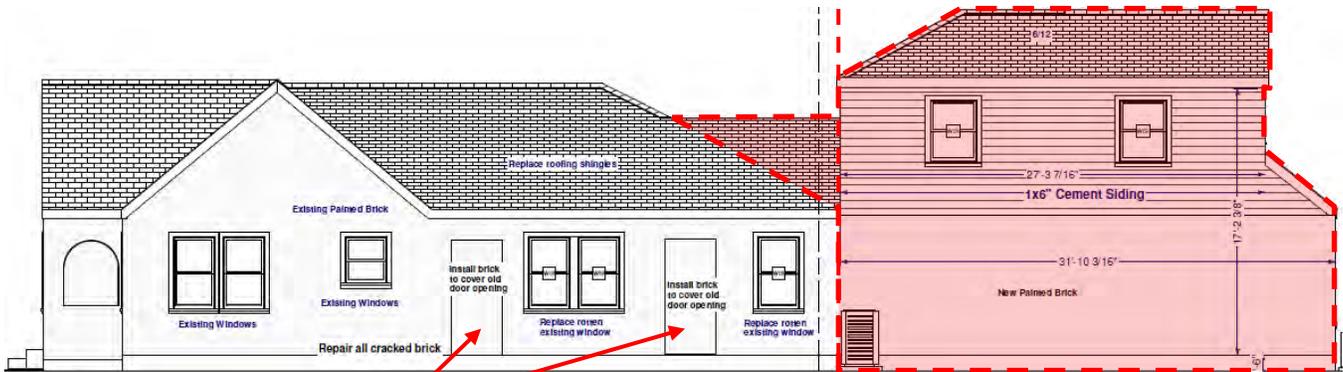
 WINDOW UNIT TO BE REPLACED

EAST SIDE ELEVATION

EXISTING



PROPOSED



OPENINGS TO BE BRICKED IN

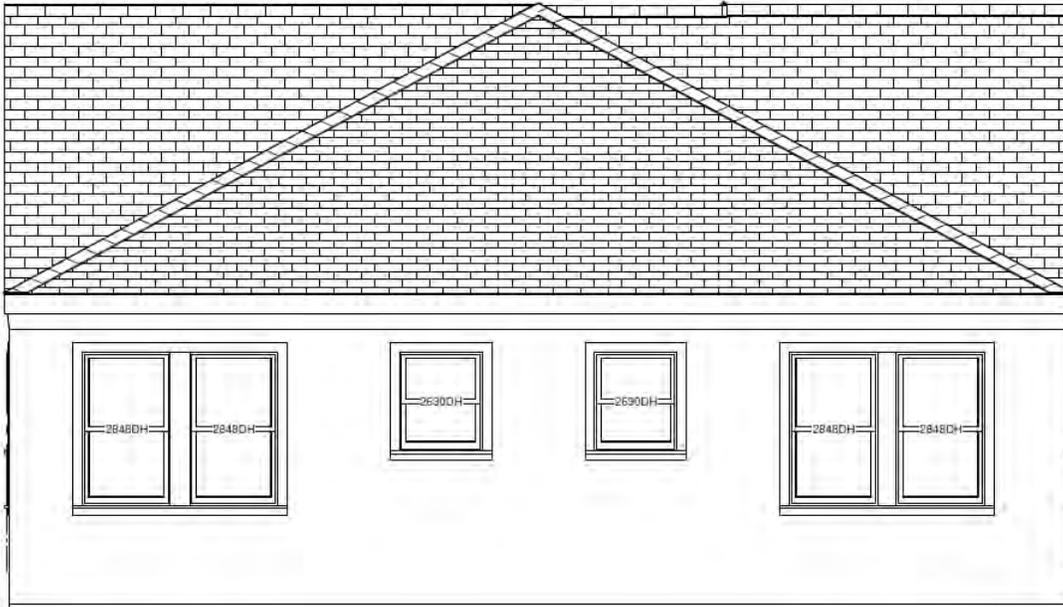
EXISTING REAR WALL

EXTENT OF ADDITION

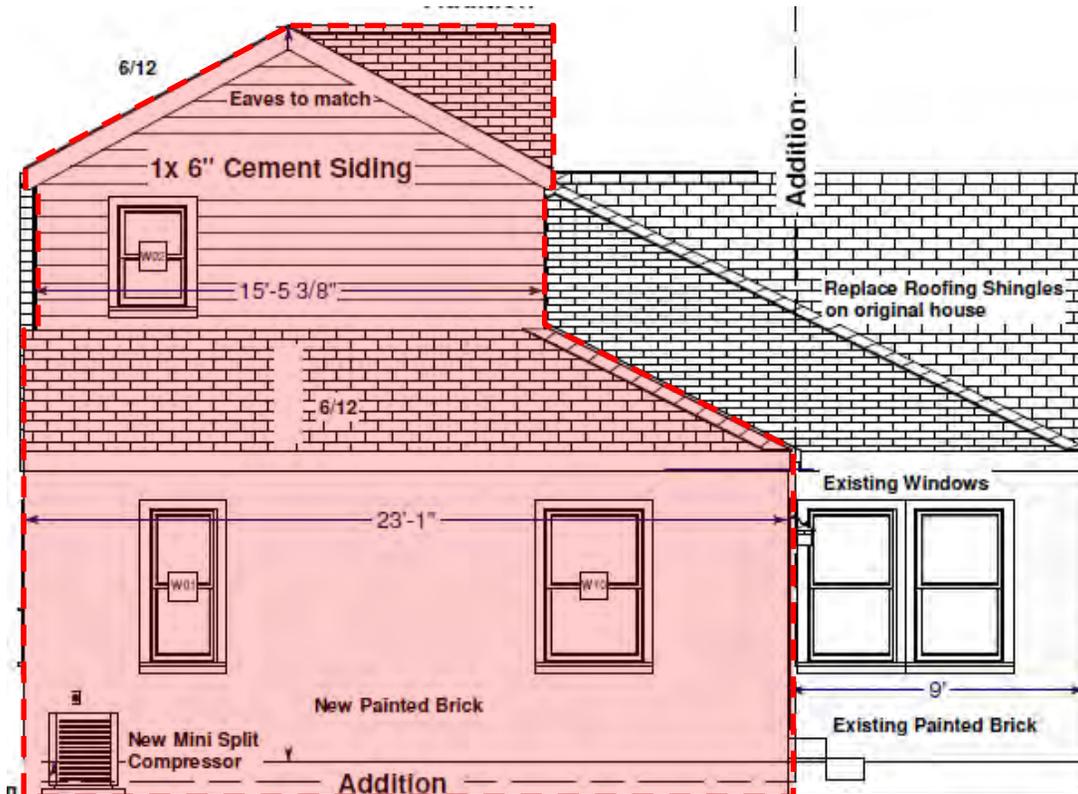
 WINDOW UNIT TO BE REPLACED

**NORTH (REAR) ELEVATION**

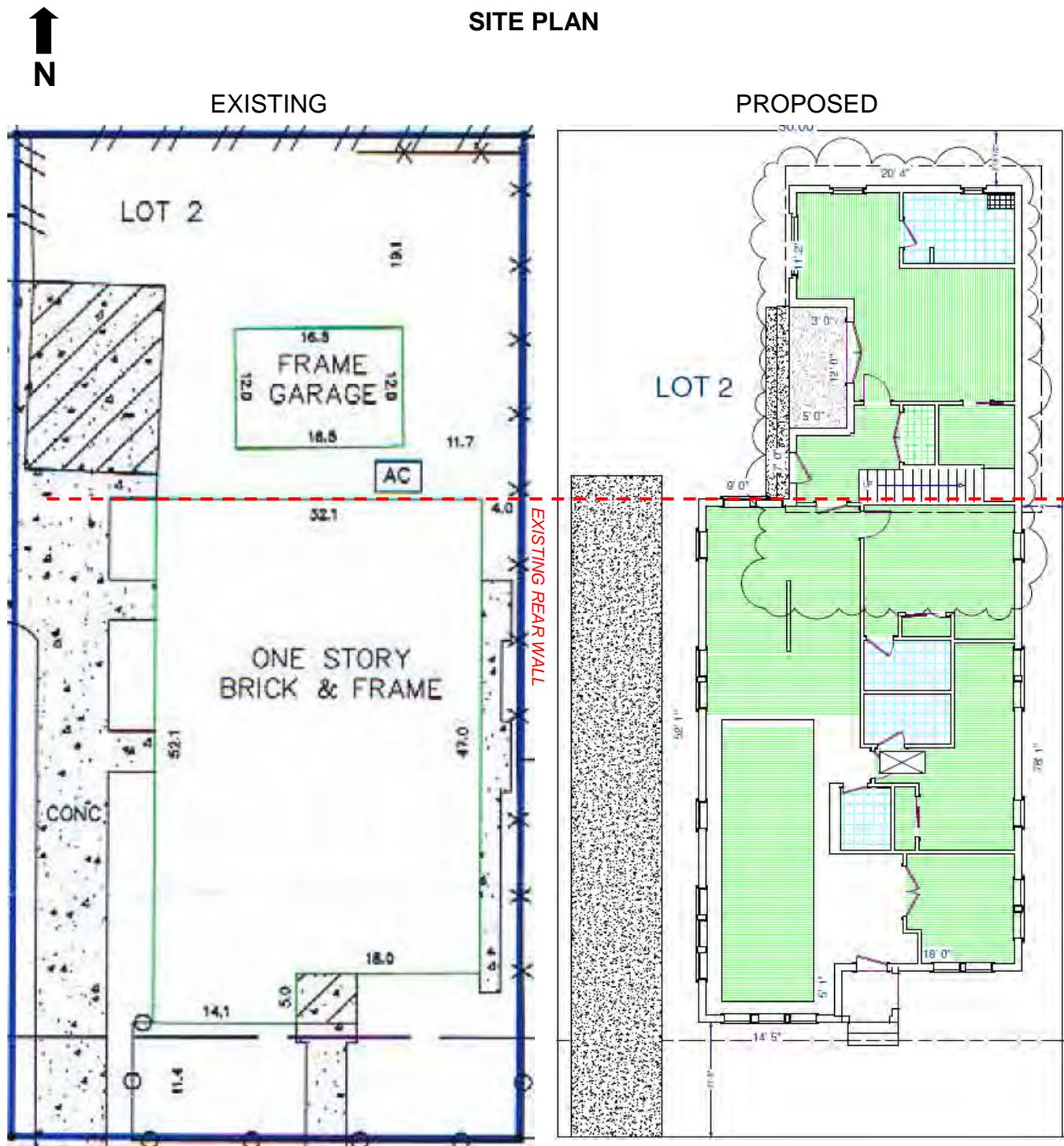
EXISTING



PROPOSED



*EXTENT OF ADDITION*

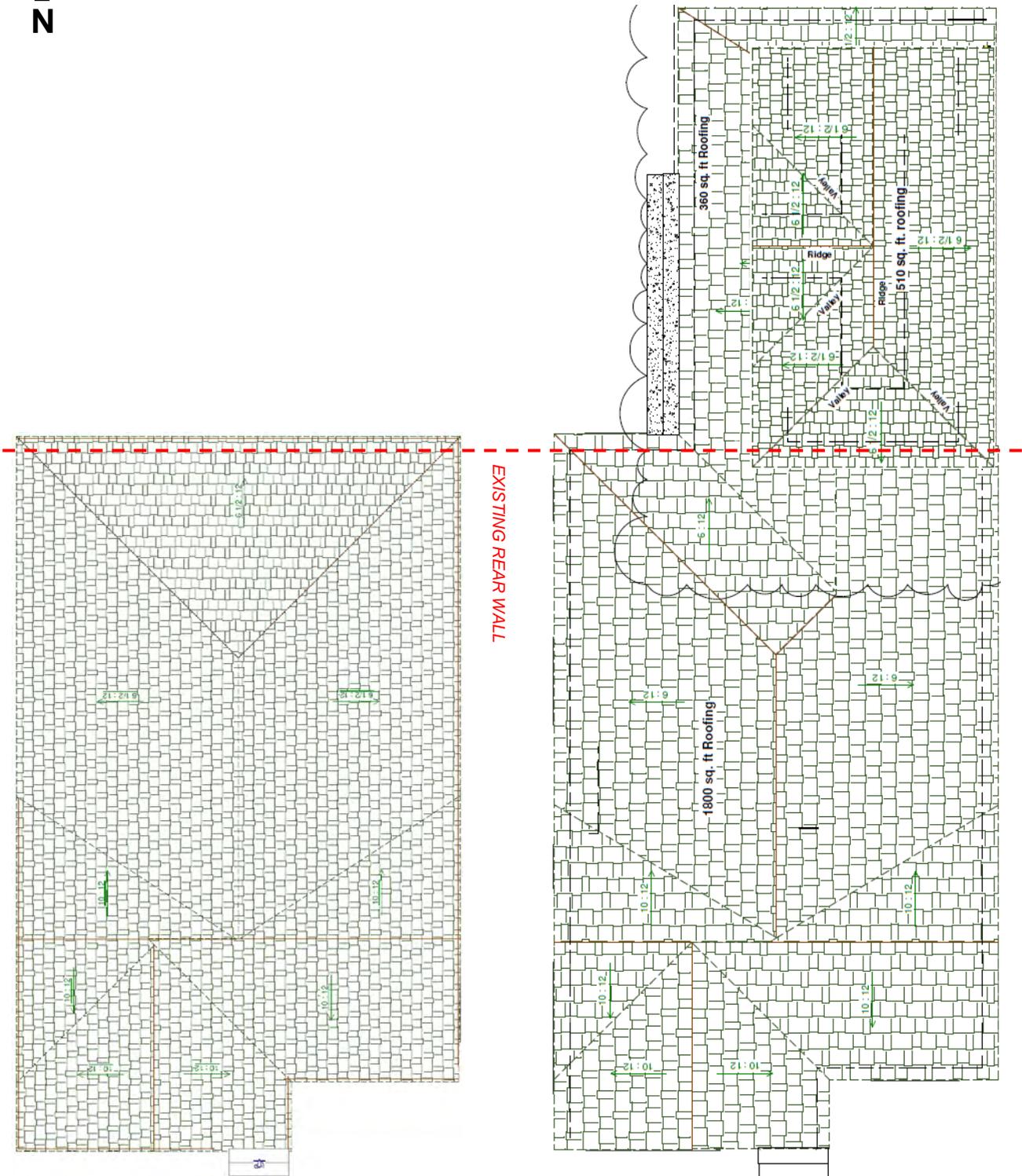


ROOF PLAN



EXISTING

PROPOSED

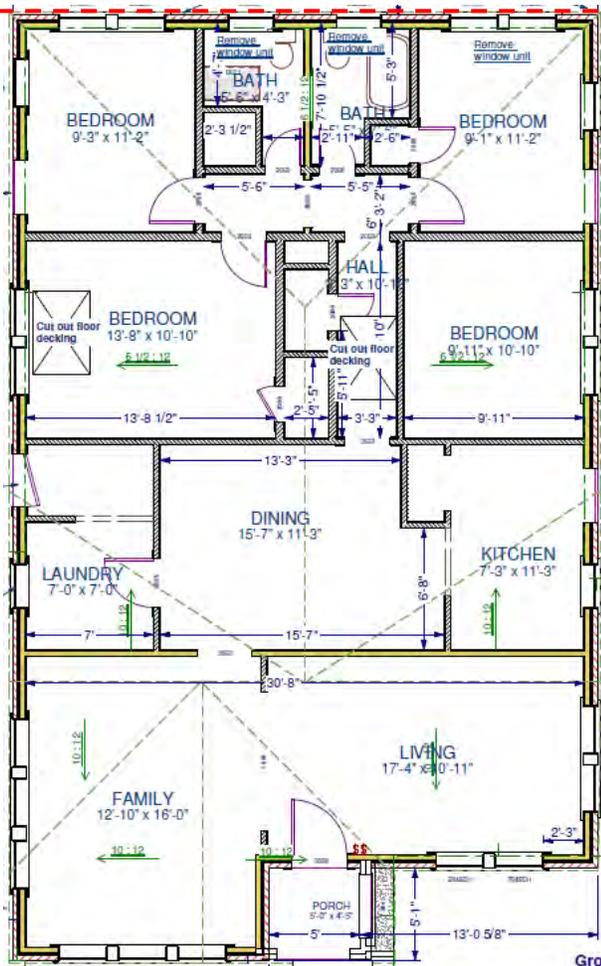




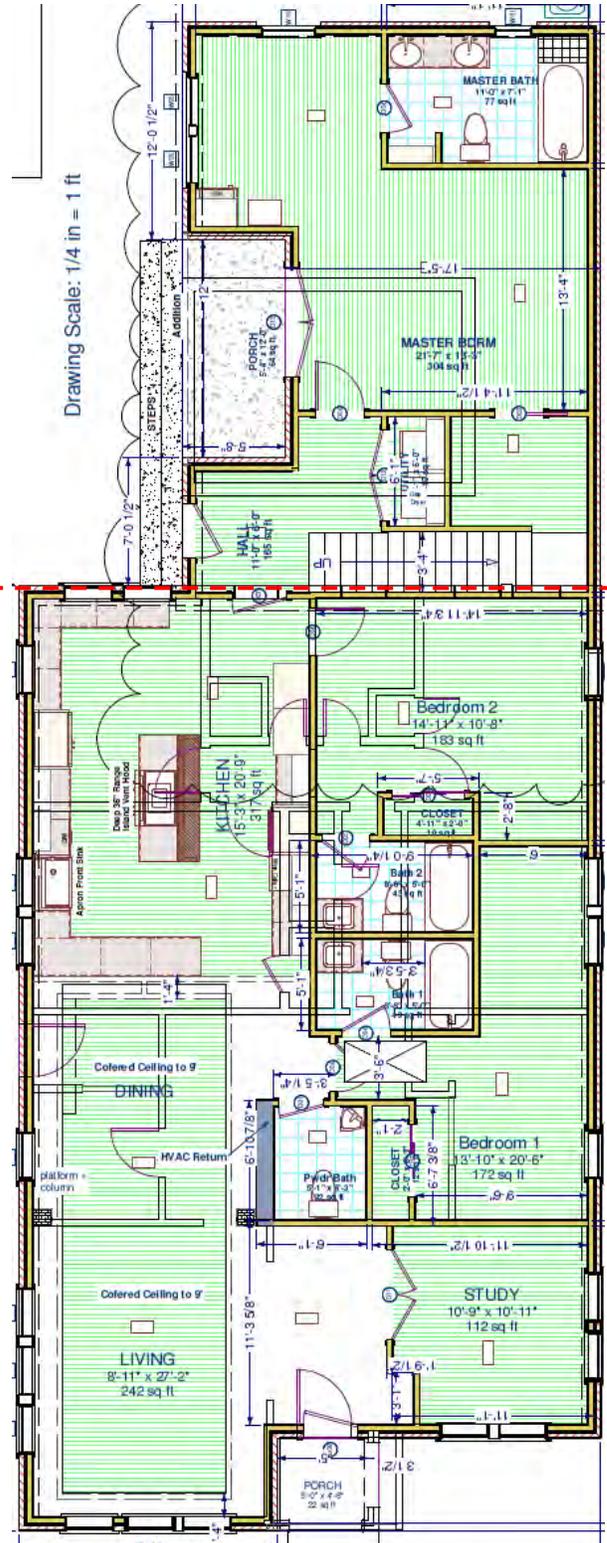
FIRST FLOOR PLAN

EXISTING

PROPOSED



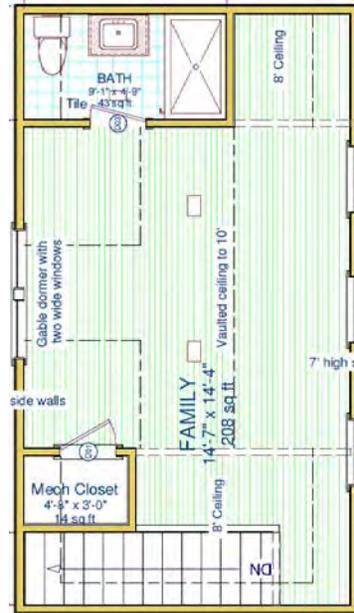
EXISTING REAR WALL



Drawing Scale: 1/4 in = 1 ft

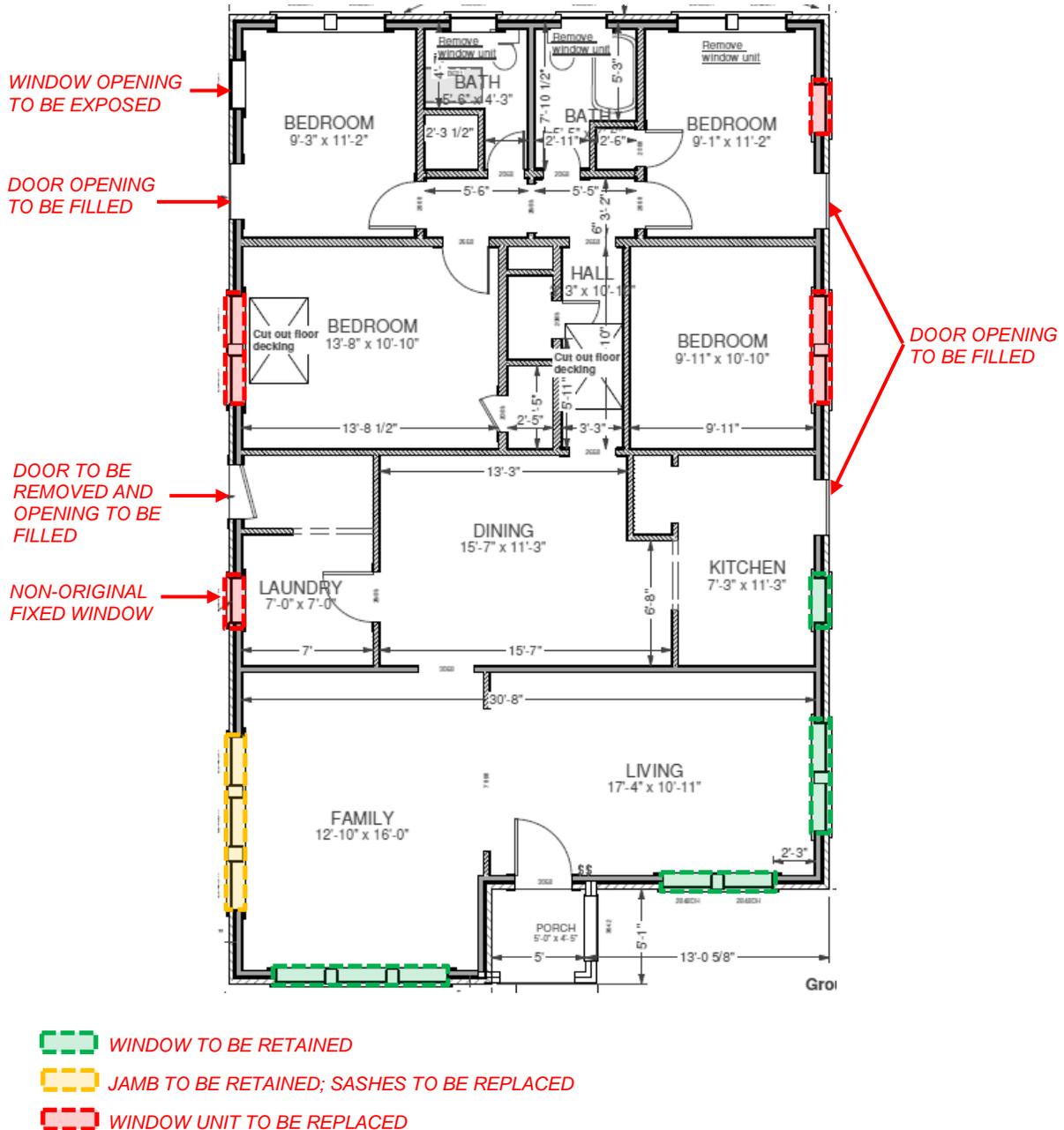


**SECOND FLOOR PLAN**  
**PROPOSED**



**WINDOW SCHEDULE**

**EXISTING WINDOWS**



**NEW WINDOWS**

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	MANUFACTURER	COMMENTS
W01	2048DH	1	1	2048DH	24"	56"	26"X58"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W02	2131DH	1	2	2131DH	25"	37"	27"X39"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W03	2830DH	2	1	2830DH	32"	36"	34"X38"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W04	2844DH	2	2	2844DH	32"	52"	34"X54"	YES	DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W05	2848DH	3	1	2848DH	32"	56"	34"X58"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W06	2848DH	1	1	2848DH	32"	56"	34"X58"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W07	2848DH	3	1	2848DH	32"	56"	34"X58"		DOUBLE HUNG INSERT - WOOD - PAINTED	JELD WEN	NEW
W08	2848DH	3	1	2848DH	32"	56"	34"X58"	YES	DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W09	3040DH	2	2	3040DH	36"	48"	38"X50"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW
W10	3048DH	1	1	3048DH	36"	56"	38"X58"		DOUBLE HUNG - WOOD - PAINTED	JELD WEN	NEW

**EXISTING PHOTOS**

**SOUTH ELEVATION**



**EXISTING PHOTOS**

**WEST ELEVATION**



**EXISTING PHOTOS**

**WEST ELEVATION**

*NON-ORIGINAL  
FIXED WINDOW*

*ROTTEN, SAGGING  
SASHES TO BE REPLACED*



*WINDOWS TO  
BE RESIZED*

**EXISTING PHOTOS**

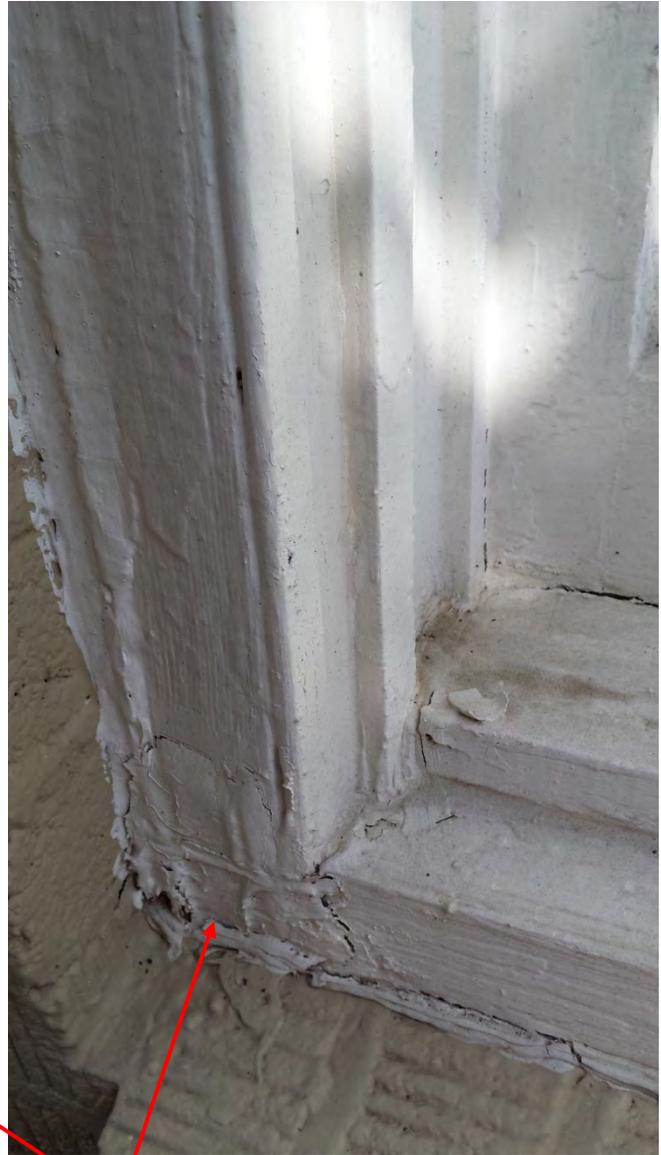
**EAST ELEVATION**



*WINDOWS TO  
BE RETAINED*

EXISTING PHOTOS

EAST ELEVATION



ROT COVERED BY  
CAULK AND PAINT

---

## PROJECT DETAILS

**Shape/Mass:** The existing structure measures 32'-1" wide by 51'-11" deep with a 19'-7" ridge height and a 10'-3" eave height. The proposed addition will start at the rear wall and measure 23'-1" wide by 31'-5" deep with a ridge height of 22'-1" and an eave height of 17'-2". The addition will extend in line with the existing east wall and be inset 9' from the west wall. The second story will be inset an additional 7'-7" on from the west wall.

**Setbacks:** The existing structure features an 11'-5" south (front) setback, a 4' east setback and a 13'-11" west setback. The proposed addition will feature a 4' east setback, a 22'-11" west setback and a 5'-5" north (rear) setback.

**Foundation:** The existing structure features a pier and beam foundation with a 2'-4" finished floor height. The addition will feature a pier and beam foundation with a matching finished floor height.

**Windows/Doors:** The existing structure features a total of 18 window openings (of which 16 contain original wood souble hung 1/1 windows) and 5 door openings on the south, east and west walls.

- Eight windows will be repaired and retained.
- Three windows on the west wall exhibit significant rot in the sashes and will be replaced with new wood sash packs. The existing jambs will be retained.
- Three windows on the east wall exhibit significant rot in the sashes and jambs (covered with caulk and paint) and will be replaced with new wood double hung 1/1 window units.
- A pair of windows on the west wall exhibits rot in the sashes and jambs (covered with caulk and paint) and will be removed. The window opening will remain the same width but the sill will be raised and two new wood double hung 1/1 windows will be installed.
- One window opening features a non-original fixed wood window to be removed. The opening will be enlarged by increasing the height and keeping the width the same and a new wood double hung 1/1 window will be installed.
- One opening is covered with wood and will be exposed and filled with a new wood double hung 1/1 window.
- The front door opening contains a stamped metal door to be retained
- One side door opening contains a stamped metal door to be removed and filled with brick.
- Three side door openings are covered with wood to be removed and filled with brick.

The addition will feature a single wood and glass door, a pair of wood and glass doors and wood double hung 1/1 windows.

**Exterior Materials:** The existing structure features a painted brick veneer. The proposed addition will feature painted brick on the first floor and cementitious siding with a 6" reveal on the second floor. A distinction between the original house and the addition at the ground floor on the east elevation will be made with a coursing change; a vertical column of stacked bricks will mark the delineation. Existing concrete porch floor and steps are cracked and damaged and will be replaced in kind.

**Roof:** The existing structure features a cross gable roof with a 10/12 pitch and a rear hip with a 6.5/12 pitch clad with composition shingles. The proposed addition will feature a hipped roof over the first floor with a 6/12 pitch clad with composition shingles and a hipped roof with a rear gable and a smaller west gable over the second floor, all with a 6.5/12 pitch and clad with composition shingles.

**Front Elevation:** The existing structure features a central inset porch with a non-original front door to be retained.  
**(South)** The west portion of the wall features a set of three windows to be retained. Two vertical pieces of 8" wide wood trim exhibit significant rot and will be replaced in kind. A pair of windows on the east portion of the wall will be retained.

**Side Elevation:** The existing structure features, from south to north, a set of 3 double hung windows, one fixed window, one door, a pair of double hung windows, a covered door opening and one covered window opening. The three windows to the east exhibit rot in the sashes. The sashes will be removed and replaced with new sash packs and the jambs will be retained. The non-original fixed window will be removed, the opening will be enlarged to match the height of the set of three windows and a new double-hung window unit will be installed. The existing door will be removed and the opening will be filled with painted brick. The pair of windows will be removed and replaced with windows of the same width but decreased height. The door opening will be filled with painted brick and the window opening will be re-exposed and a new window unit will be installed. The addition will start at the rear wall and extend back 31'-5". The first floor will feature a wood and glass door, a pair of wood and glass doors and a pair of windows. The second floor will begin at the rear wall and extend back 27'-3" and feature a pair of windows. The addition will feature painted brick on the first floor and cementitious horizontal lap siding on the second floor.

**Side Elevation:** The existing structure features, from south to north, a pair of windows to be retained, a single window to be retained, a covered door opening to be filled with painted brick, a pair of windows exhibiting rot to be replaced, a covered door opening to be patched with painted brick, and a single window exhibiting significant rot to be replaced. The addition will begin at the rear wall and extend back 31'-5". The first floor will feature painted brick and will be delineated from the original house by a change of coursing characterized by a vertical stack of brick. The second floor will start at the rear wall and extend back 27'-3". It will feature cementitious horizontal lap siding and two windows.

**Rear Elevation:** Elevation not visible from the right of way. See elevation drawings for details.  
**(North)**