

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 6, 2014

**Applicant:** David Bucek, Stern and Bucek Architects for Douglas Elliott, owner

**Property:** 303 Hawthorne Street, Lot 7, Tract 6, Block 2, Westmoreland Subdivision. The property includes a historic one and half-story wood frame single-family residence situated on a 9,375 square foot (75' x 125') interior lot.

**Significance:** Contributing Airplane bungalow residence, constructed circa 1905, located in the Westmoreland Historic District.

**Proposal:** Alteration – Repair rear foundation piers, relocate three original windows and remove a non-original window, and install new steps and wood deck.

- Repair rear foundation piers and cover concrete foundation blocks with stucco with ashlar stone finish to match the original foundation piers.
- Relocate a 1-over-1 window on the west elevation to the east side of rear elevation.
- Remove a non-original 1-over-1 sash window on rear and relocate an original single lite window from the rear to the opening; shift an original single lite window on the west corner of the rear elevation to the right of its existing location.
- Remove a set of non-original concrete steps and install a new set of wood steps with wood handrails.
- Construct a rear deck with wood steps, handrails, and guardrails.

See enclosed application materials and detailed project description on p. 5-13 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** August 28, 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.

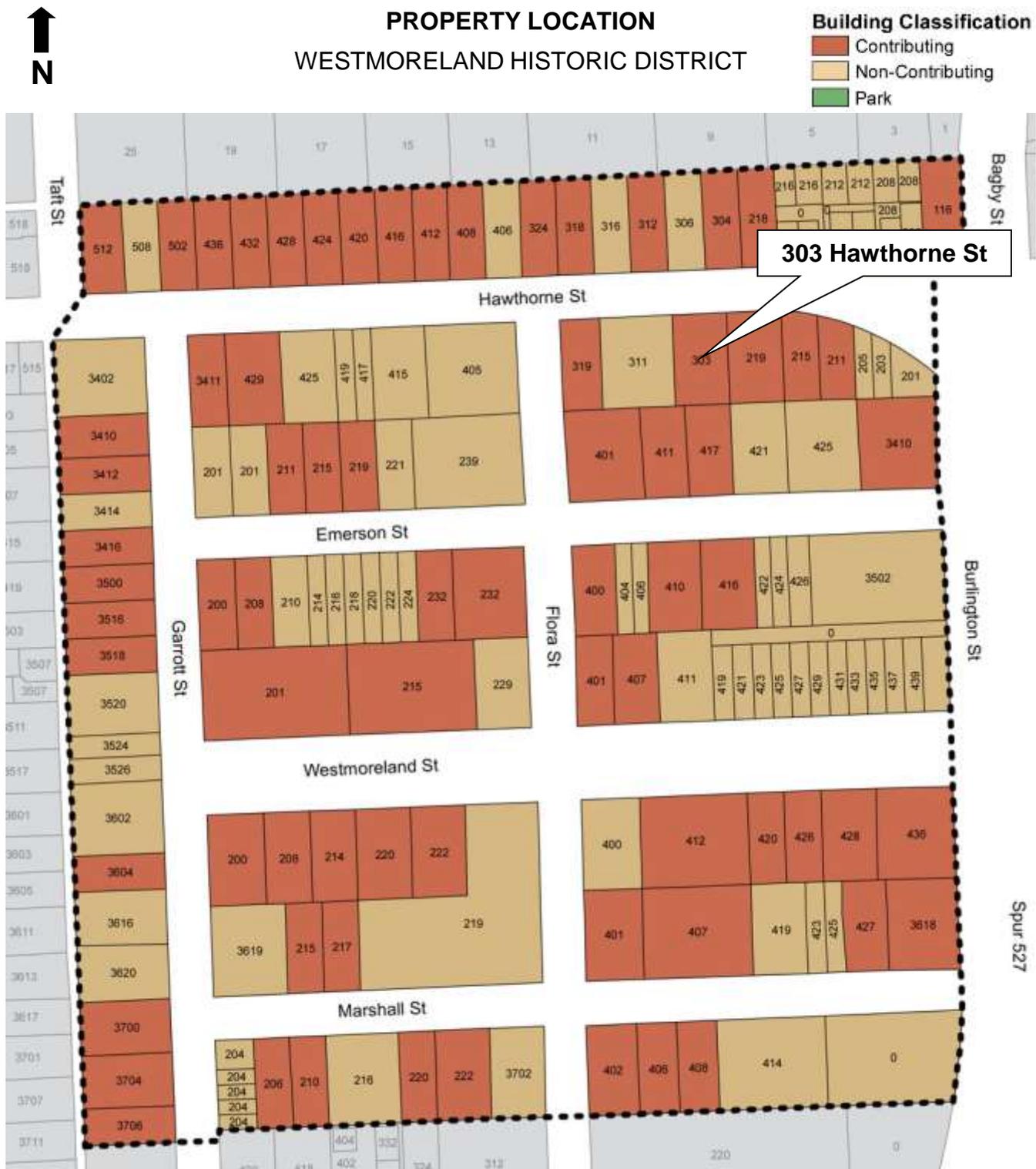
APPROVAL CRITERIA

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:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



INVENTORY PHOTO



WEST SIDE ELEVATION

EXISTING



PROPOSED



**EAST SIDE ELEVATION**

EXISTING



PROPOSED

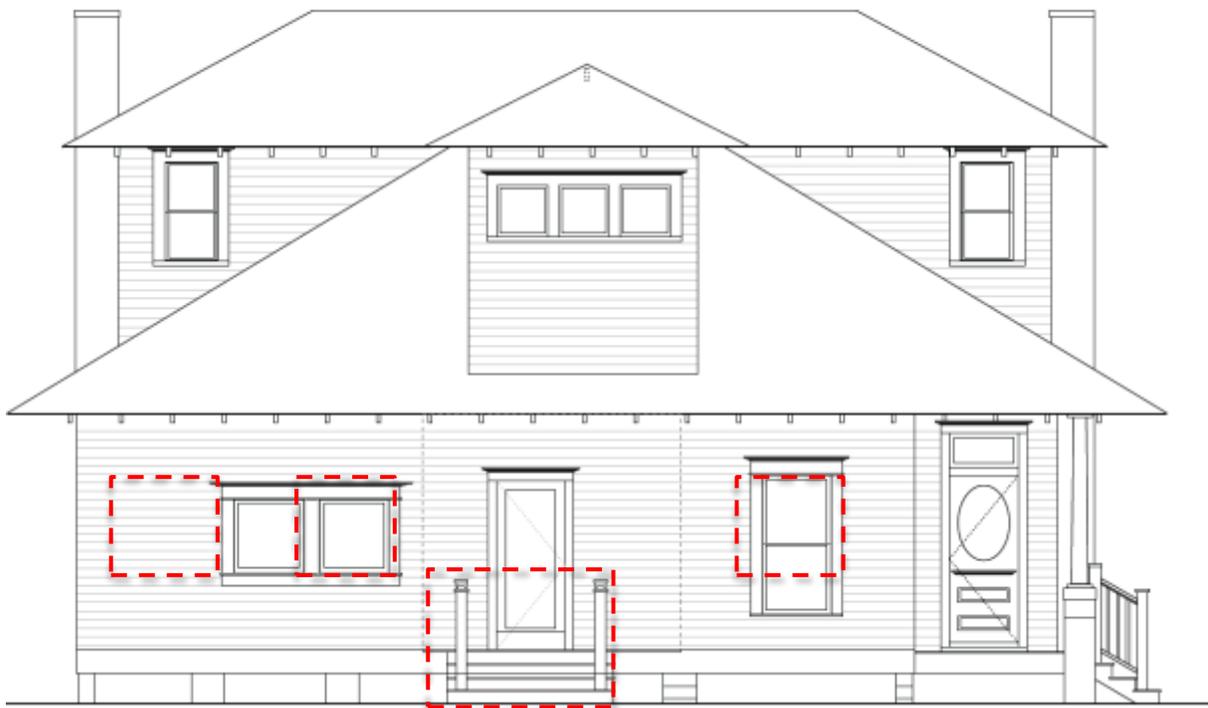


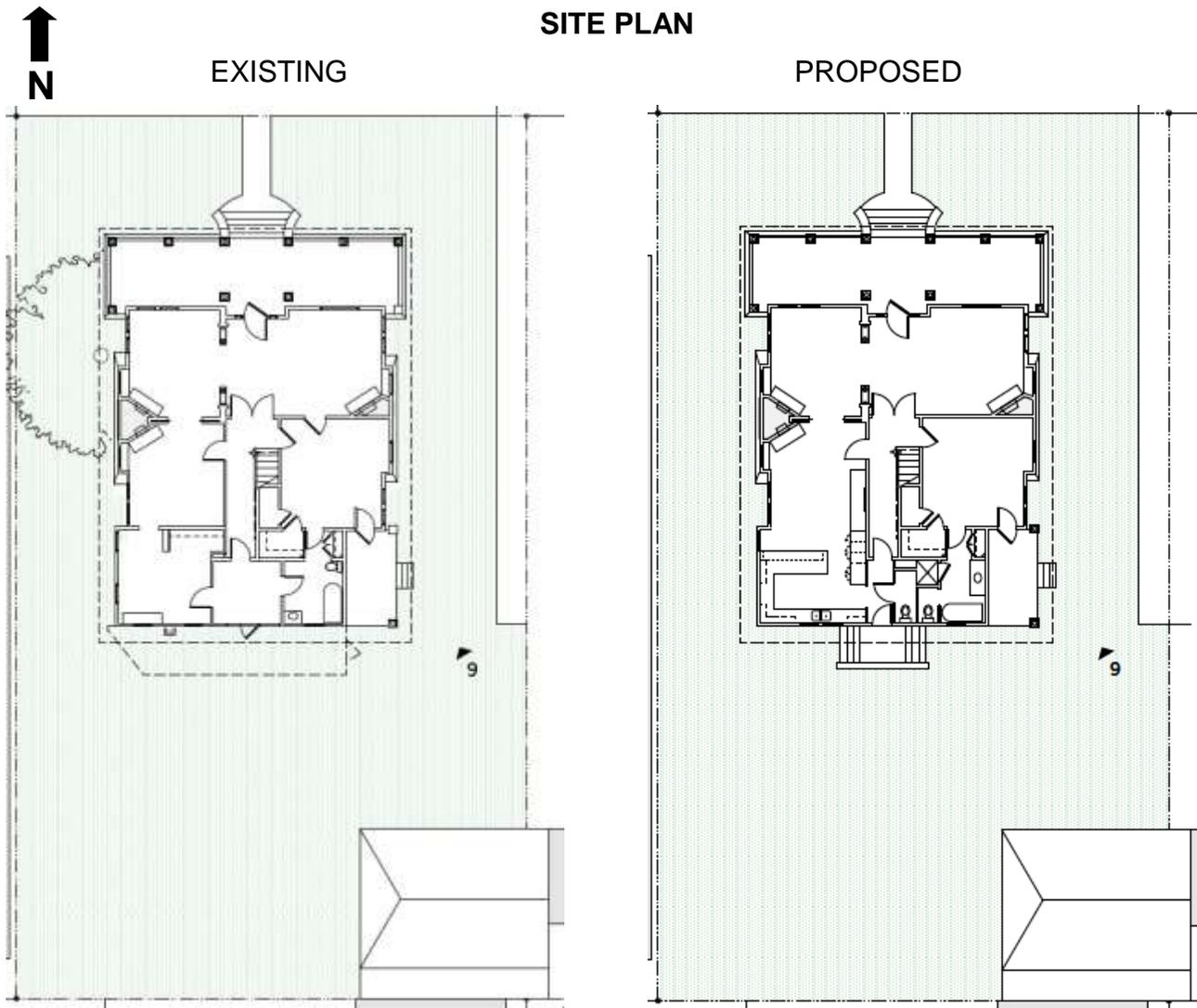
**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED



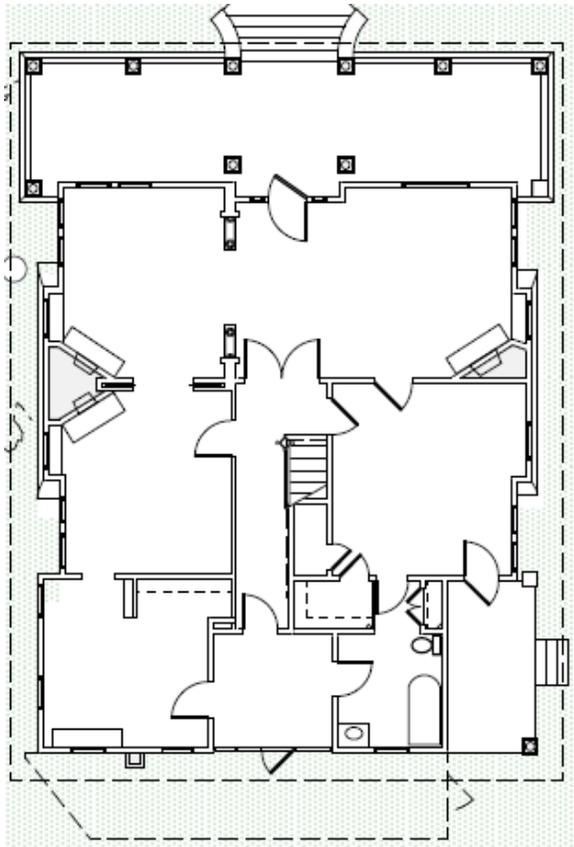




FIRST FLOOR PLAN

EXISTING

PROPOSED







**PHOTO PROVIDED BY APPLICANT**

**FOUNDATION PIER AND REAR SIDE PORCH**



### PROJECT DETAILS

**Foundation:** Repair rear foundation piers and cover concrete blocks with stucco with ashlar stone finish to match the original foundation piers.

**Windows/Doors:** The residence features 1-over-1 wood sash windows and single lite wood windows. An original 1-over-1 sash and two single lite windows will be relocated and a non-original 1-over-1 sash will be removed.

**Exterior Materials:** The residence features wood beveled lap siding. New wood beveled lap siding, to match the original beveled lap siding, will be used to infill relocated window openings.  
The side porch features non-original concrete steps. The steps will be replaced with wood steps that will feature wood handrails. The proposed wood deck will feature wood steps, hand rails, and guardrails.

**Side Elevation:** Remove a set of non-original concrete steps located at the rear side porch and replace with a set of wood steps with wood handrails.  
**(East)**

**Side Elevation:** Remove and relocate an original 1-over-1 sash window at the rear corner to the east corner of the rear elevation. Infill the window opening with new wood beveled lap siding to match the original beveled lap siding.  
**(West)**

**Rear Elevation:** Remove a non-original 1-over-1 sash window from the west side of the rear elevation and relocate a single lite window from the east side of the rear elevation to the opening. Relocate a single lite window on the west corner of the rear elevation to the right of its existing location to be paired with the relocate single lite window from the east side of the elevation. The proposed wood deck will feature wood steps, handrails, and guardrails.  
**(South)**