

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Sam Gianukos, Creole Design for John Lopez, owner

Property: 304 Hawthorne Street, lot 10, block 1, Westmoreland Subdivision. The property includes a historic 3,370 square foot residence situated on a 6,850 square foot (50' x 137') interior lot.

Significance: Contributing Queen Anne Style residence, constructed circa 1904, located in the Westmoreland Historic District.

Proposal: New Construction – Construct a one and one half story detached accessory structure behind an existing two story contributing structure.

- Structure will feature an eave height of 20' 6" and a ridge height of 23' 3"
- Structure will be clad in a combination of brick, stucco, and horizontal lap cementitious siding.
- Structure will be largely obscured from view from the right of way by the existing two story Contributing residence.

See enclosed application materials and detailed project description on p. 4-10 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: December 17, 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

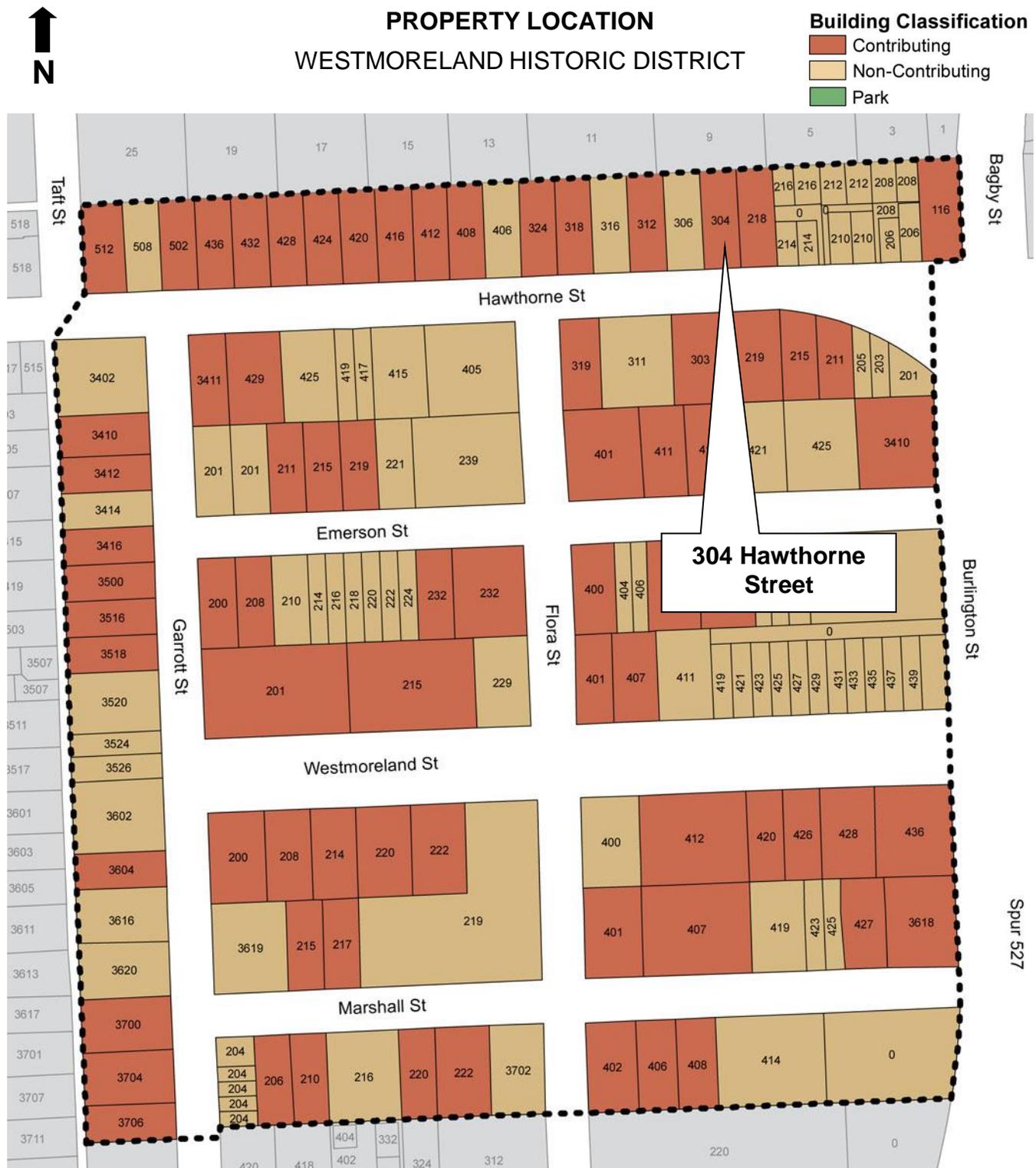
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

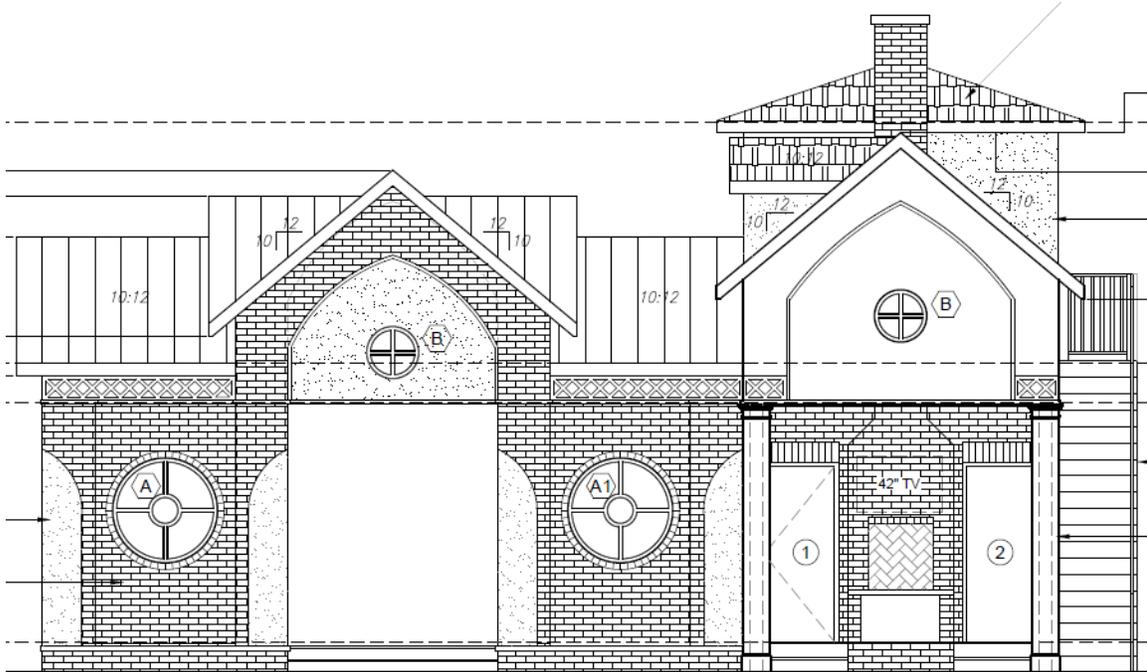
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



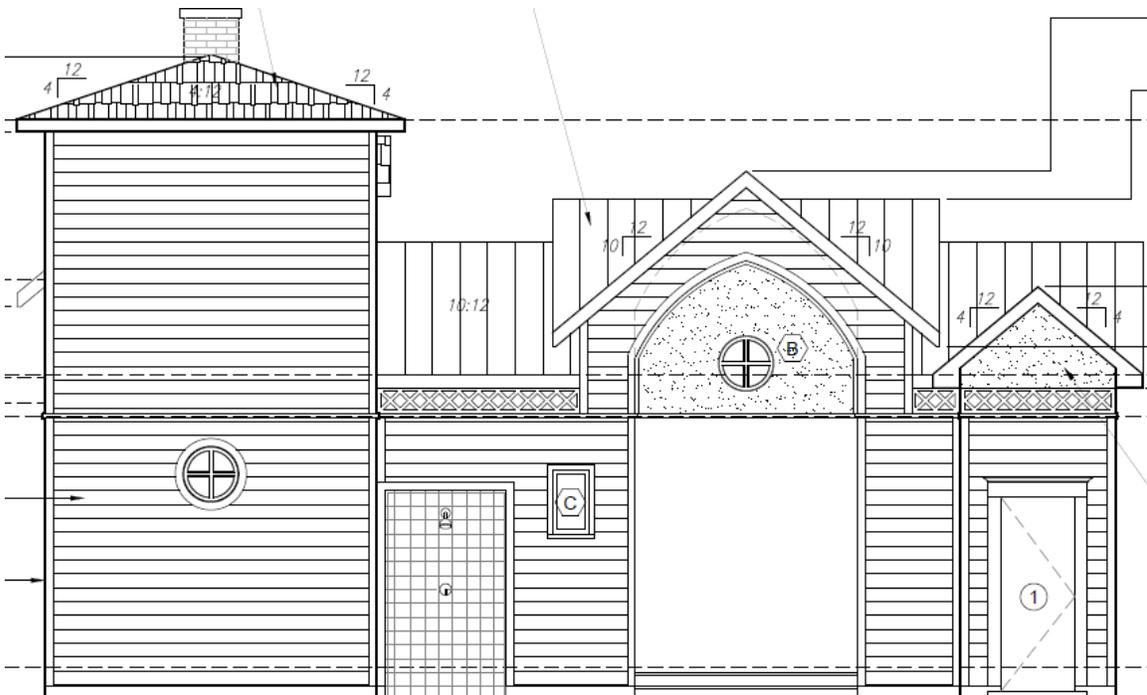
CURRENT PHOTOS



SOUTH ELEVATION – FRONT FACING HAWTHORNE STREET
PROPOSED

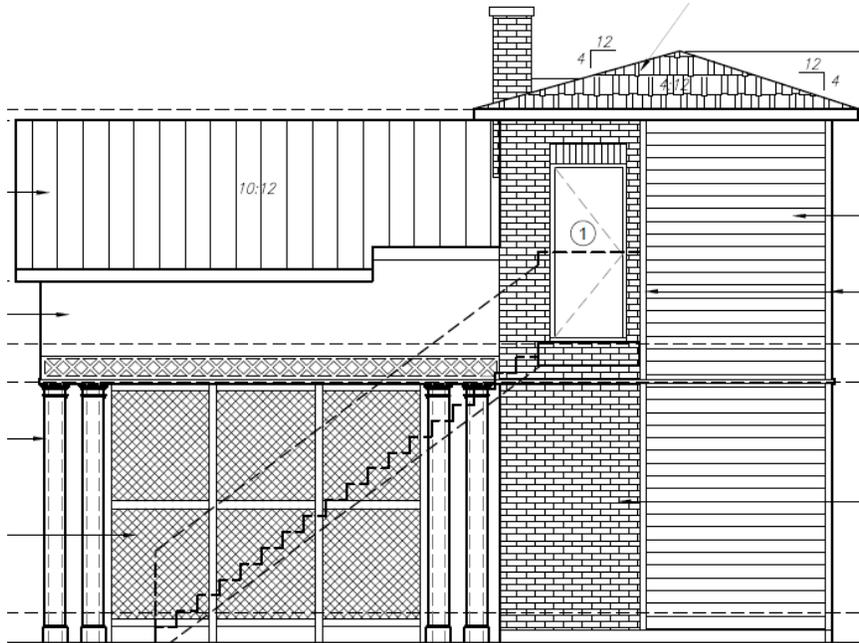


NORTH (REAR) ELEVATION
PROPOSED



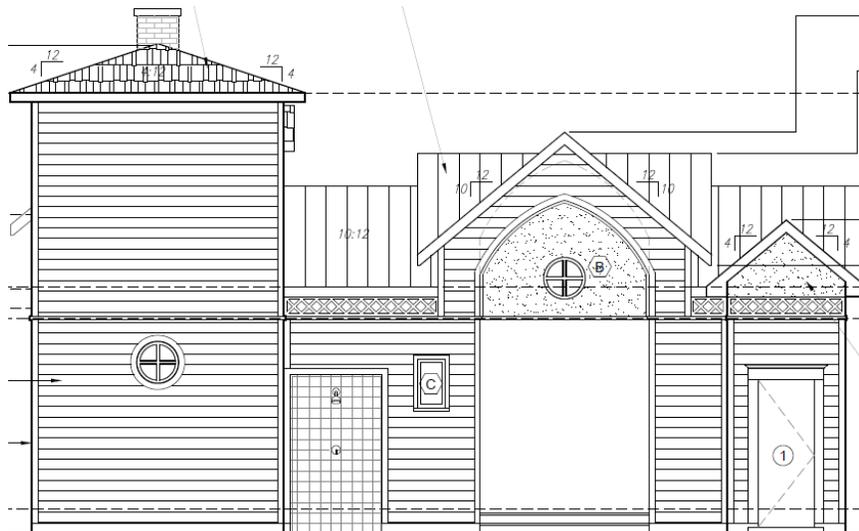
EAST SIDE ELEVATION

PROPOSED



WEST SIDE ELEVATION

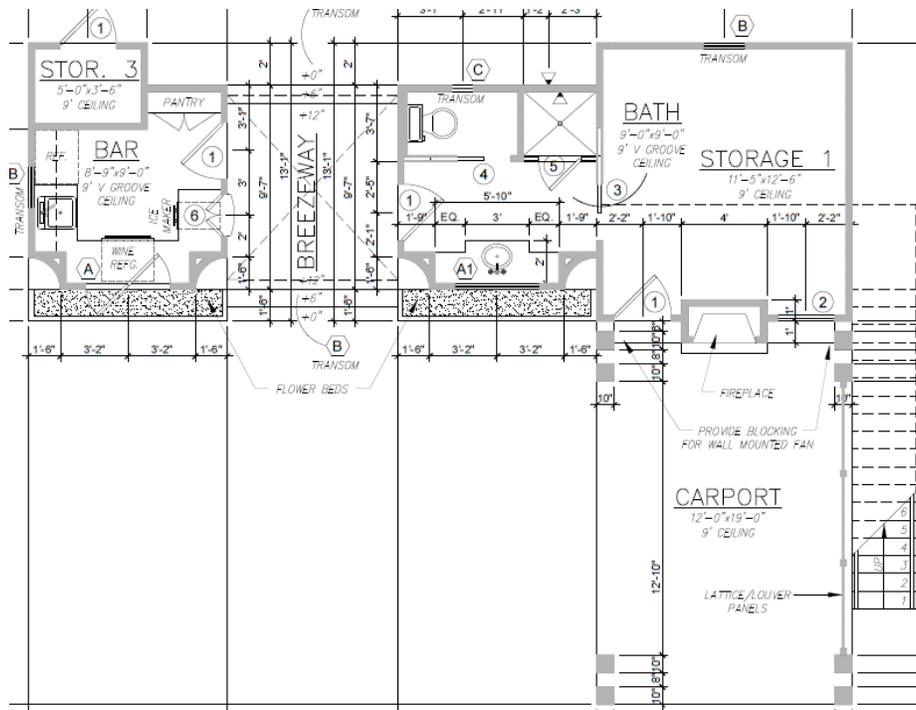
PROPOSED





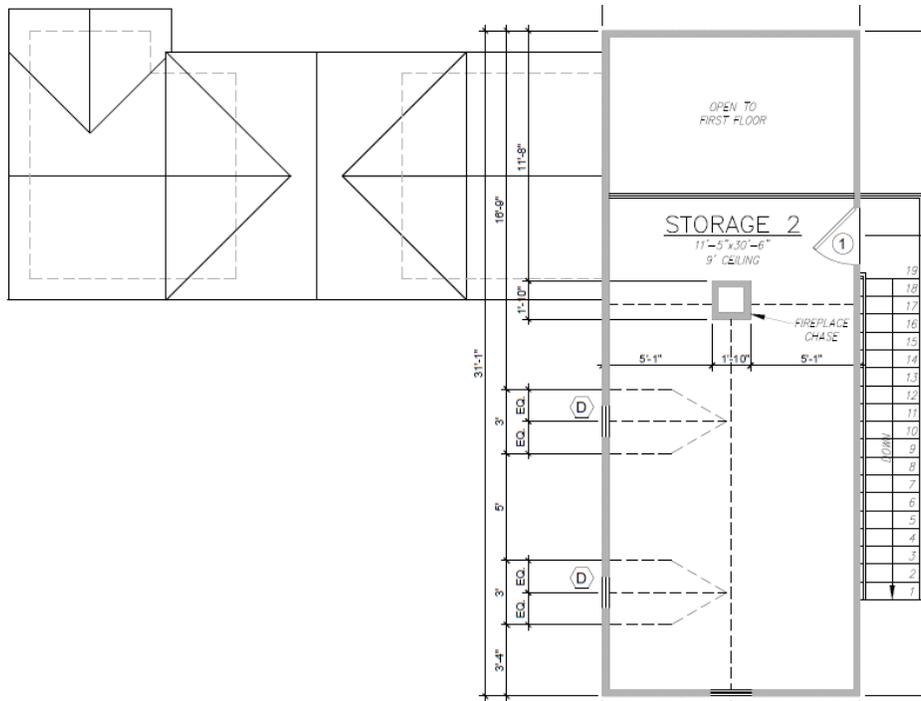
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>A</i>	1	4'-0" DIA.		VERTICAL PIVOT
<i>A1</i>	1	4'-0" DIA.		FIXED
<i>B</i>	5	2'-0" DIA.		FIXED
<i>C</i>	1	1'-4"	2'-4"	FIXED
<i>D</i>	2	1'-6"	2'-9"	FIXED

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PROJECT DETAILS

Shape/Mass: The proposed accessory structure will be L-shaped, consisting of a car port facing the front of the property and a pool house parallel to the rear property line. The car port will measure 18' deep by 10' wide and will feature a front facing gabled roof with a 14' eave height and a 20' ridge height. The pool house portion will measure 13' deep by 39' wide and will feature a side facing gable with an eave height of 11' and a ridge height of 18'. There will be a tower where the carport and pool house intersect that will feature an eave height of 20' 6" and a ridge height of 23'.

Setbacks: The structure will be located at the rear of the property.

Foundation: Slab on grade with a 1' 2" finished floor height.

Windows/Doors: Round fixed and central pivot windows. See window schedule for specifications for each window.

Exterior Materials: Brick, stucco, and horizontal lap siding with a 6" reveal.

Roof: 10:12 pitched roofs over the carport and the pool house. The tower will feature a 4:12 hipped roof.

Front Elevation: The proposed car port will face the front property line. Most of the proposed structure will be obscured from view by the existing contributing residence.
(South)