

CERTIFICATE OF APPROPRIATENESS

Applicant: Alice Collette, owner

Property: 3516 Garrott Street, Lot 17, Block 12. Westmoreland Subdivision. The property includes a two-story wood frame 2,125 square foot single-family residence situated on a 6,250 square foot interior lot.

Significance: Contributing Mediterranean Revival with Craftsman influence home constructed 1914, located in the Westmoreland Historic District.

Proposal: Alteration- addition, other

The applicant is proposing to construct a small 38 square foot second story side addition which will serve as a primary bathroom and porte cochere to support it, and rear elevator in order to make the home ADA accessible. A porte cochere was previously approved in 2013, but never constructed.

- Stucco columns and cap to match the stucco on the existing structure
- Wood lap siding with 4" reveal to match the rest of the home
- Windows to be inset and recessed wood re-used from the home
- 6:12 hipped roof with composition shingles
- No changes in max ridge or eave height

Public Comment: No public comment received

Civic Association: No comment from Civic Association

Recommendation: Approval

HAHC Action:

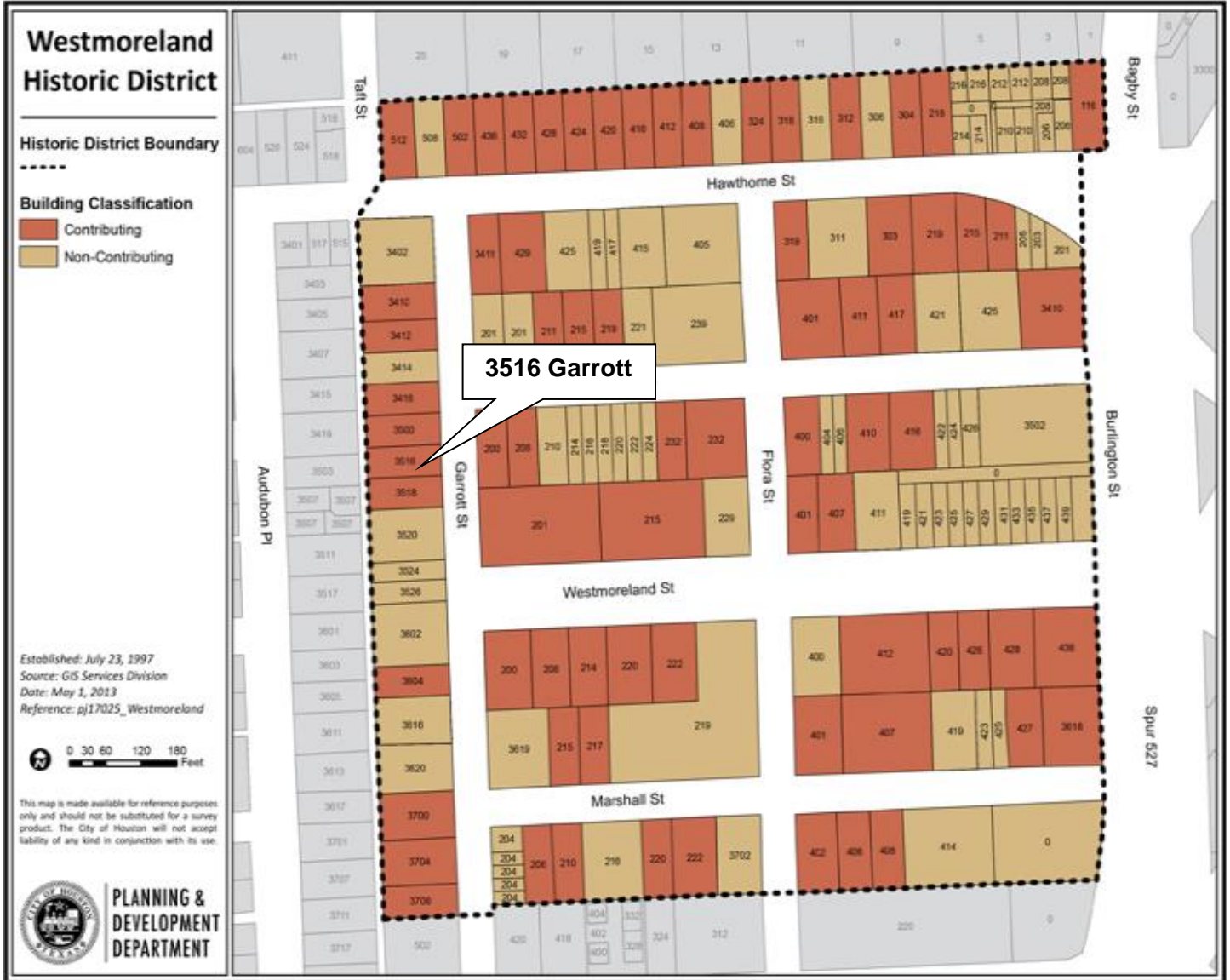
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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
WESTMORELAND HISTORIC DISTRICT



INVENTORY PHOTOS

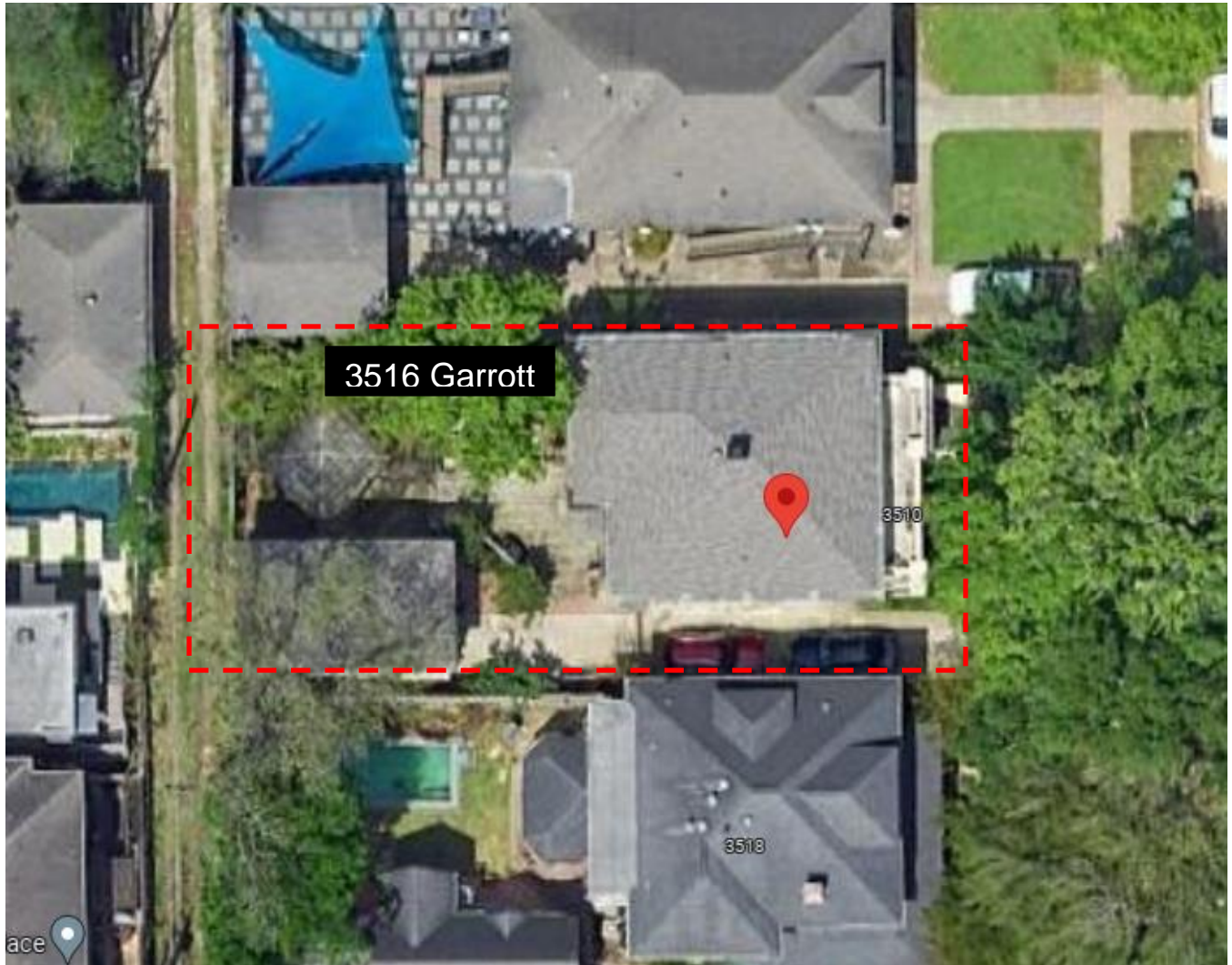


CURRENT PHOTO

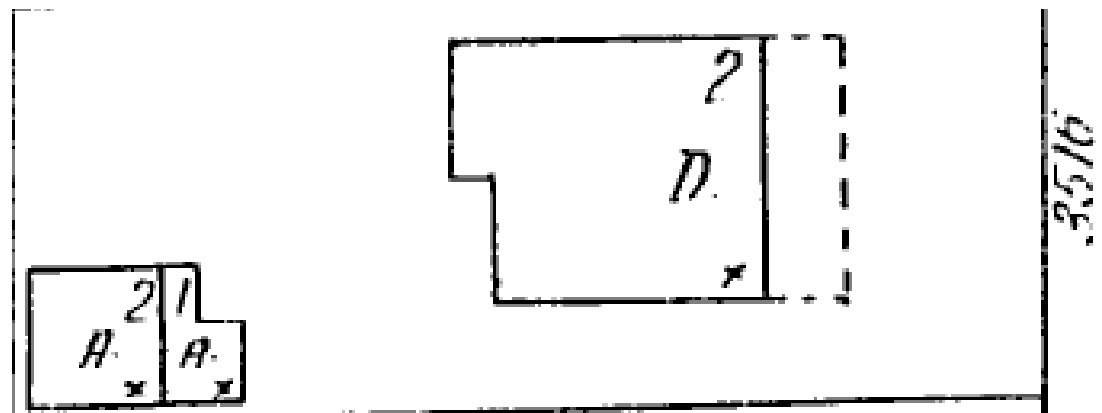


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AERIAL VIEW OF PROPERTY



SANBORN- 1924-1950



DRAFT

SITE PHOTOS PROVIDED BY APPLICANT



Northwest corner, January 2024



Southeast corner, January 2024



West (rear) elevation, January 2024. Downstairs non-original porch, pergola, and rear door to be removed are visible at far right. Upstairs rear window(s) to be removed (one or two, depending on size of elevator equipment) are visible at far right.



Southwest corner, January 2024. Downstairs non-original porch and pergola to be removed are visible at center. Upstairs rear window(s) to be removed (one or two, depending on size of elevator equipment) are visible above.



South (side) elevation, January 2024. Two center upstairs windows (one small 1/1, one larger 1/1) will be preserved and relocated to the east (front) and west (rear) walls of the bathroom addition.

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CONTEXT AREA

3518 GARROTT (NEIGHBOR)



215 WESTMORELAND



432 HAWTHORNE

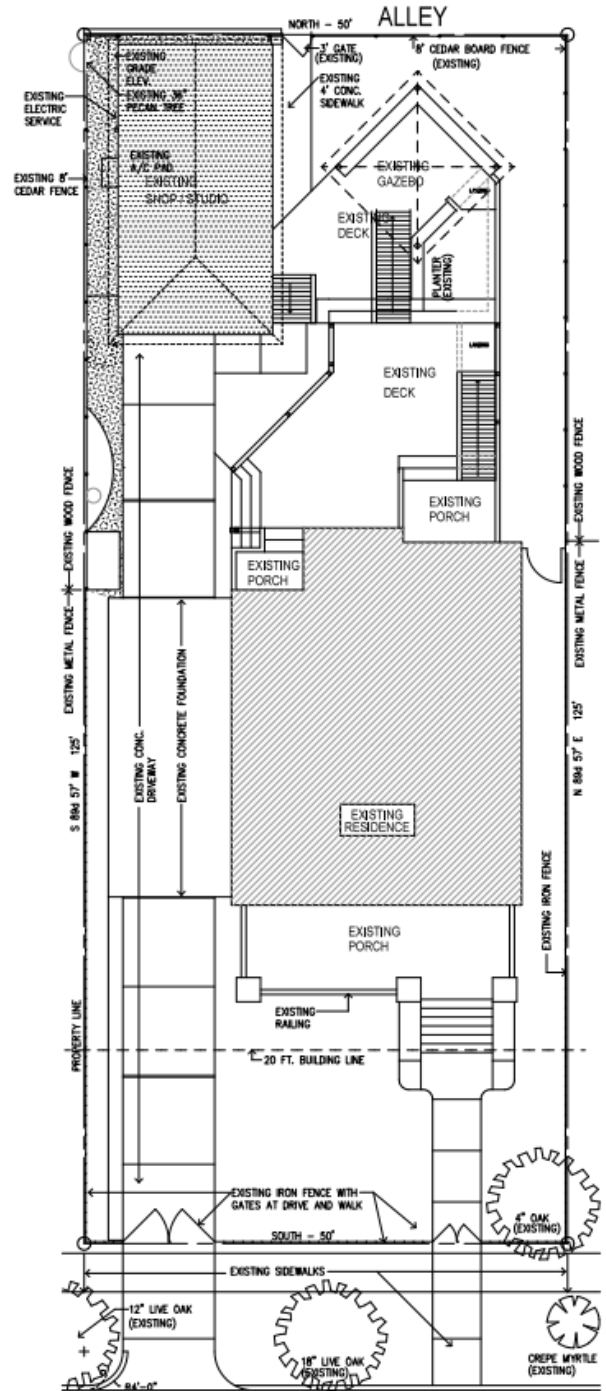
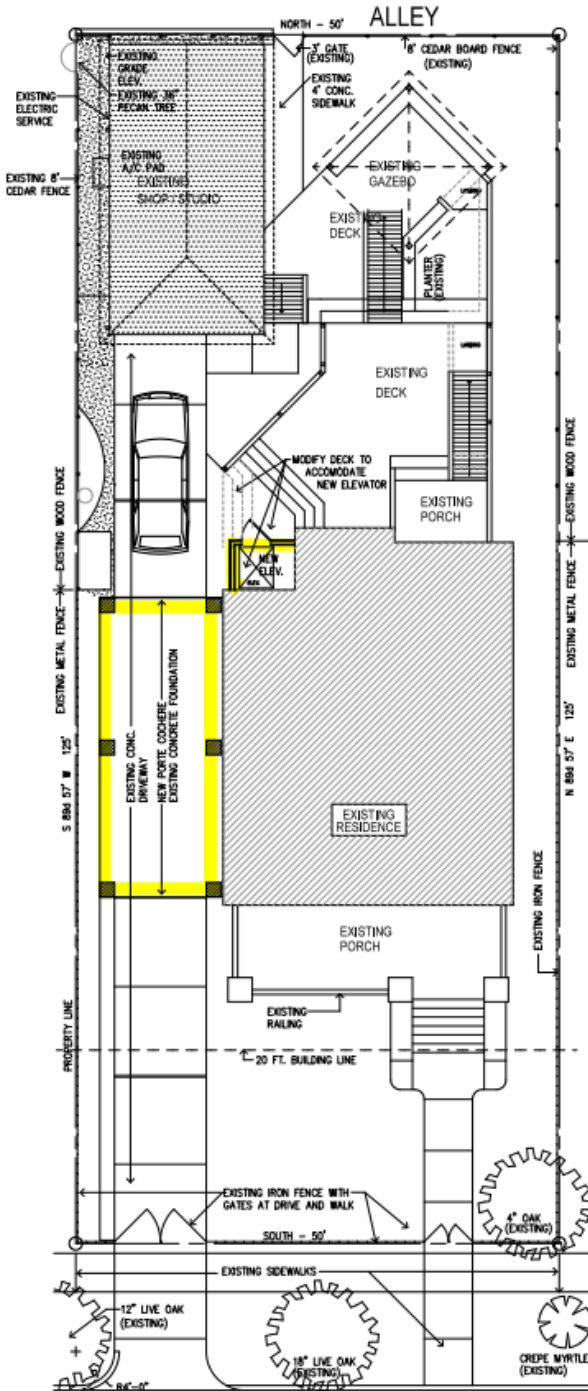


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SITE PLANS

ADDITION

EXISTING



16 SITE PLAN
 3/32"-1'-0" (ADDITIONS)

3516 GARROTT ST.

6 SITE PLAN
 3/32"-1'-0" (EXISTING)

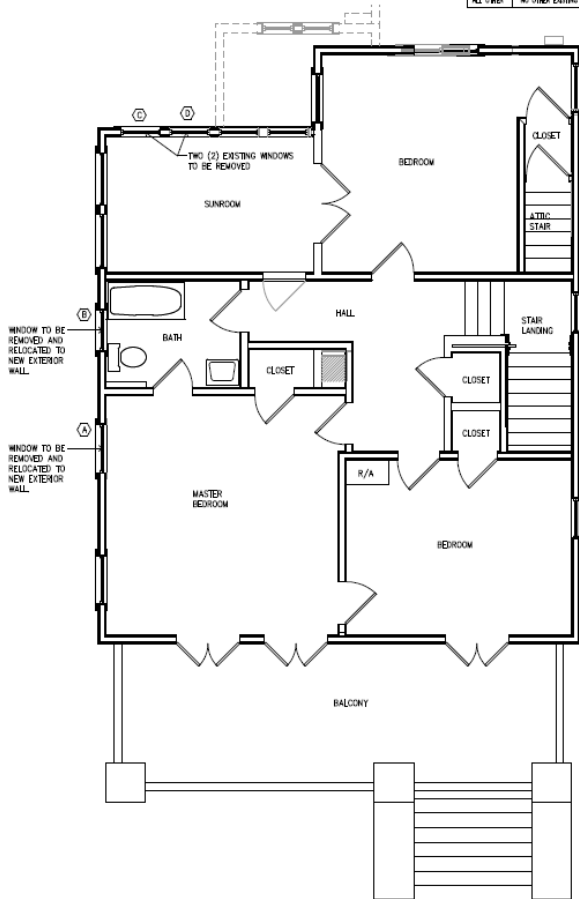
3516 GARROTT ST.

FLOOR PLANS

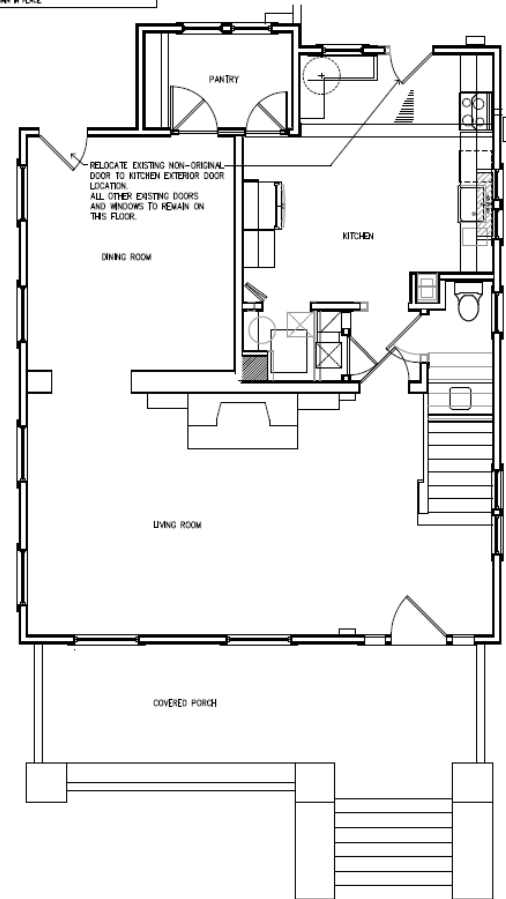
EXISTING

WINDOW	MATERIAL	LITE PATTERN	STYLE	DIMENSIONS	RECESSED/INSET	ORIGINAL/REPLACEMENT	EXISTING TO REMAIN
Ⓐ	WOOD	1/1	CM	36 x 66	RECESSED	ORIGINAL	RE-LOCATED
Ⓑ	WOOD	1/1	CM	24 x 48	RECESSED	ORIGINAL	RE-LOCATED
Ⓒ	WOOD	4 LITE - VERTICAL	CASMENT	36 x 66	RECESSED	EXISTING - NOT ORIGINAL	REMOVED
Ⓓ	WOOD	4 LITE - VERTICAL	CASMENT	36 x 66	RECESSED	EXISTING - NOT ORIGINAL	REMOVED

ALL OTHER: NO OTHER EXISTING WINDOWS ARE AFFECTED BY THE PROPOSED NEW CONSTRUCTION AND WILL BE PROTECTED AND REMAIN IN PLACE.



11 SECOND FLOOR PLAN
 3/16"=1'-0"
 (EXISTING)

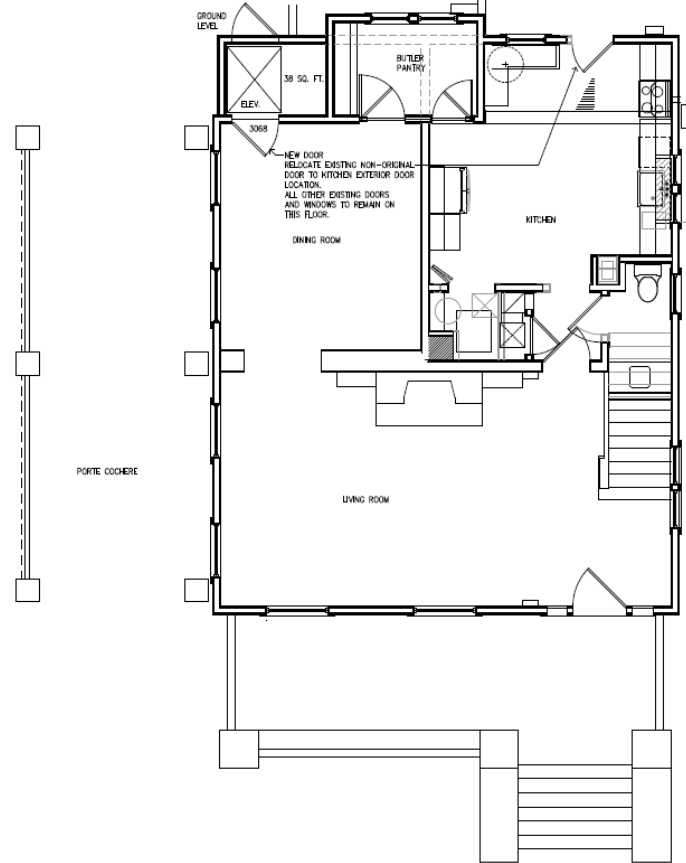
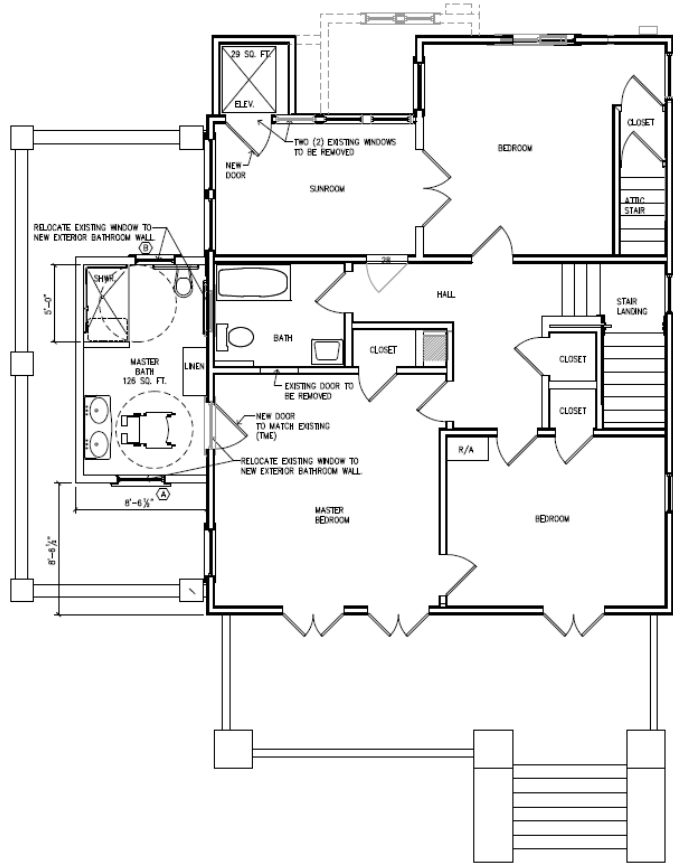


6 FIRST FLOOR PLAN
 3/16"=1'-0"
 (EXISTING)

PROPOSED

WINDOW	MATERIAL	LITE PATTERN	STYLE	DIMENSIONS	RECESSED/INSET	ORIGINAL/REPLACEMENT	EXISTING TO REMAIN
(A)	WOOD	1/1	DR	30 x 66	RECESSED	ORIGINAL	RE-LOCATED
(B)	WOOD	1/1	DR	24 x 48	RECESSED	ORIGINAL	RE-LOCATED
(C)	WOOD	4 LITE - VERTICAL	CASEMENT	30 x 66	RECESSED	EXISTING - NOT ORIGINAL	REMOVED
(D)	WOOD	4 LITE - VERTICAL	CASEMENT	30 x 66	RECESSED	EXISTING - NOT ORIGINAL	REMOVED

ALL OTHER: NO OTHER EXISTING WINDOWS ARE AFFECTED BY THE PROPOSED NEW CONSTRUCTION AND SHALL BE PROTECTED AND REMAIN IN PLACE.

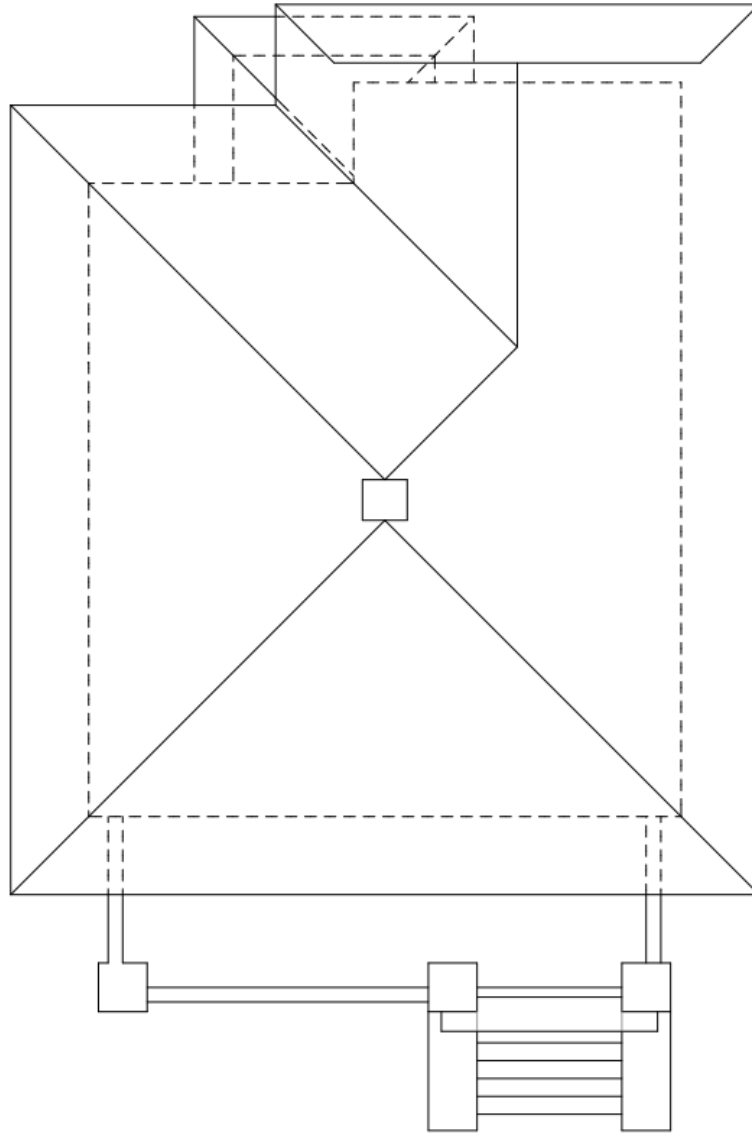


11 SECOND FLOOR PLAN
 3/16"=1'-0"
 (ADDITIONS)

6 FIRST FLOOR PLAN
 3/16"=1'-0"
 (ADDITIONS)

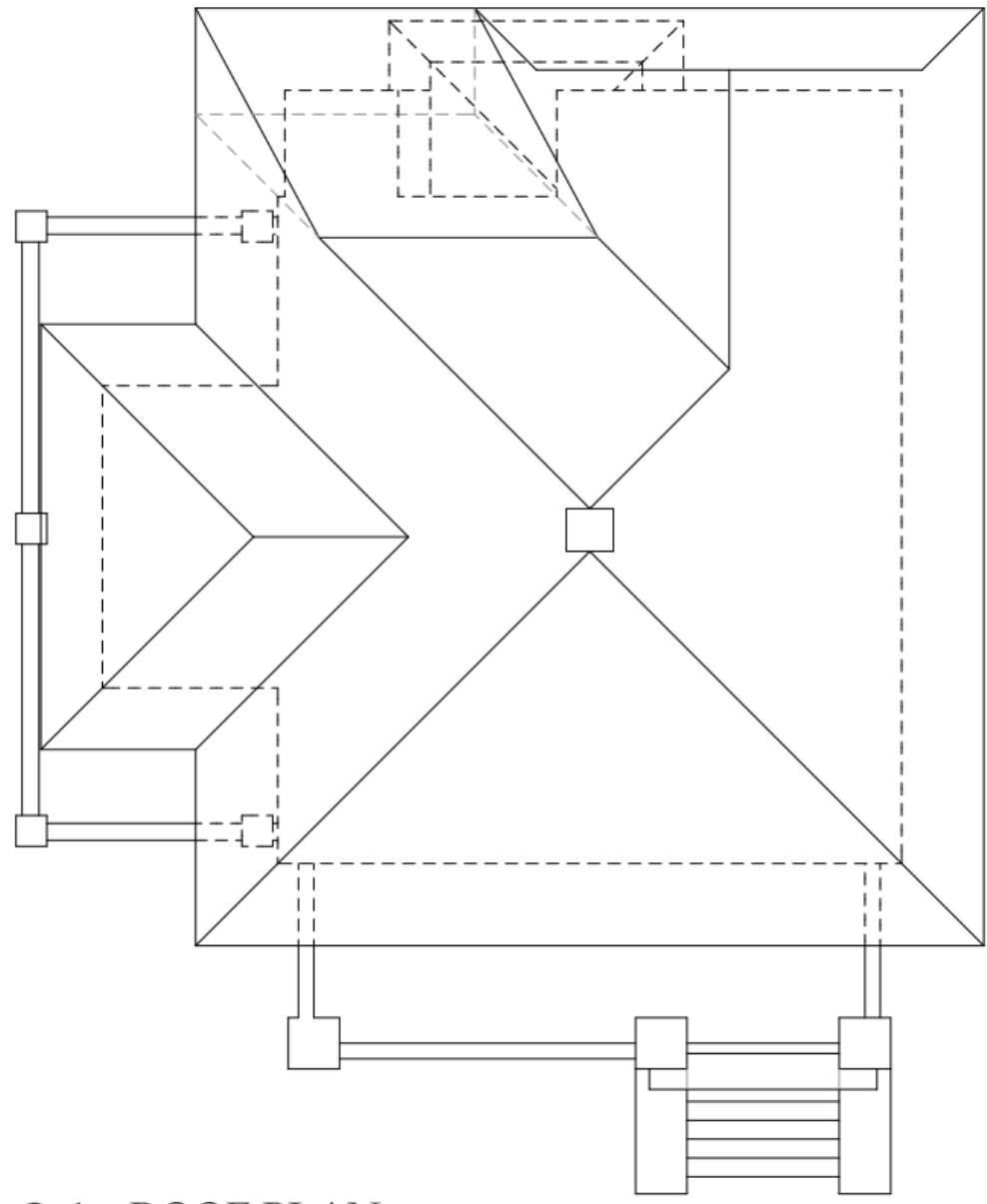
ROOF PLANS

EXISTING



ROOF PLAN
3/16"=1'-0" (EXISTING)

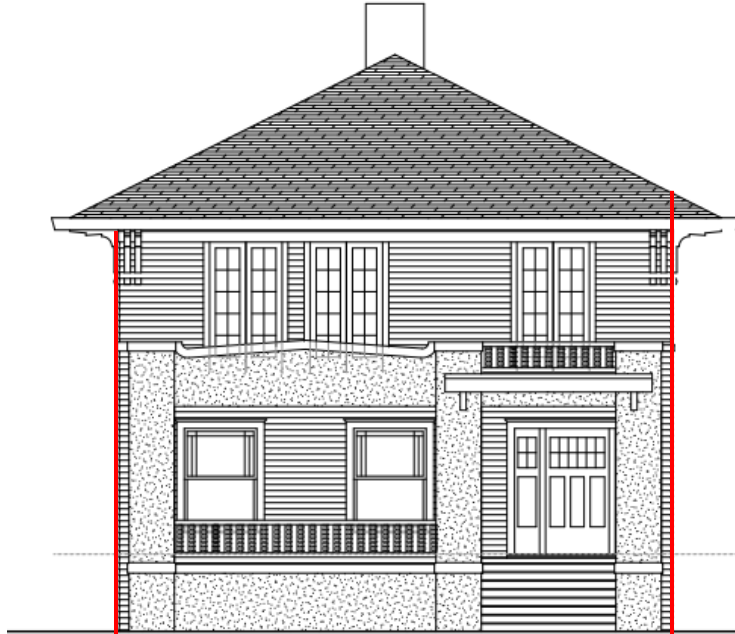
PROPOSED



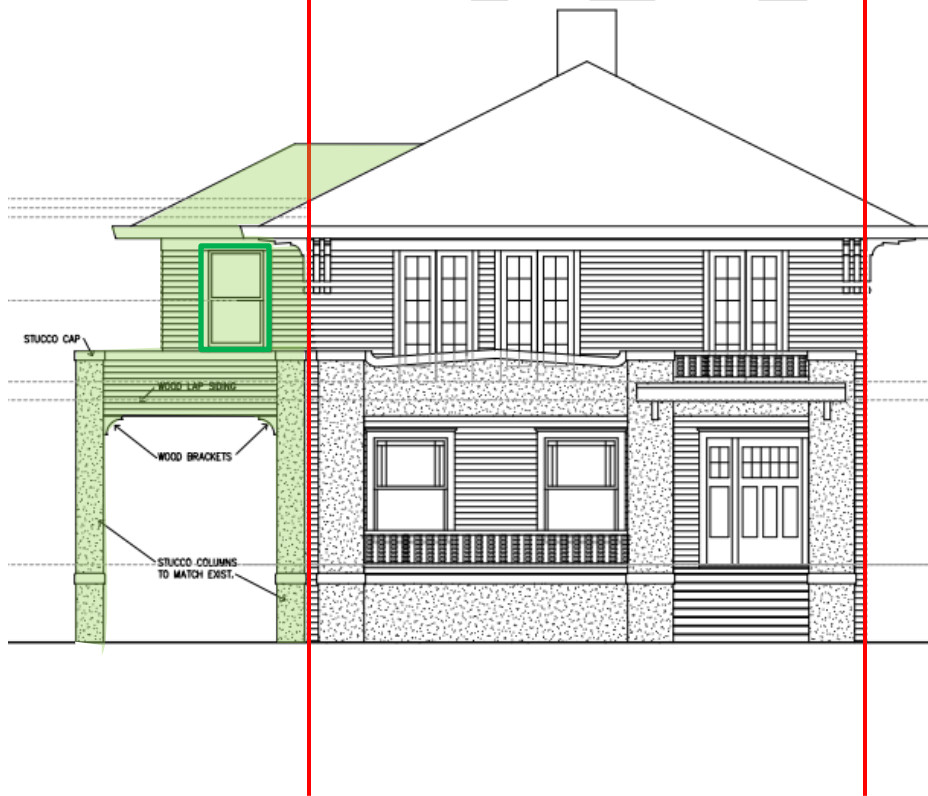
21 ROOF PLAN
3/16"=1'-0" (ADDITIONS)

ELEVATIONS

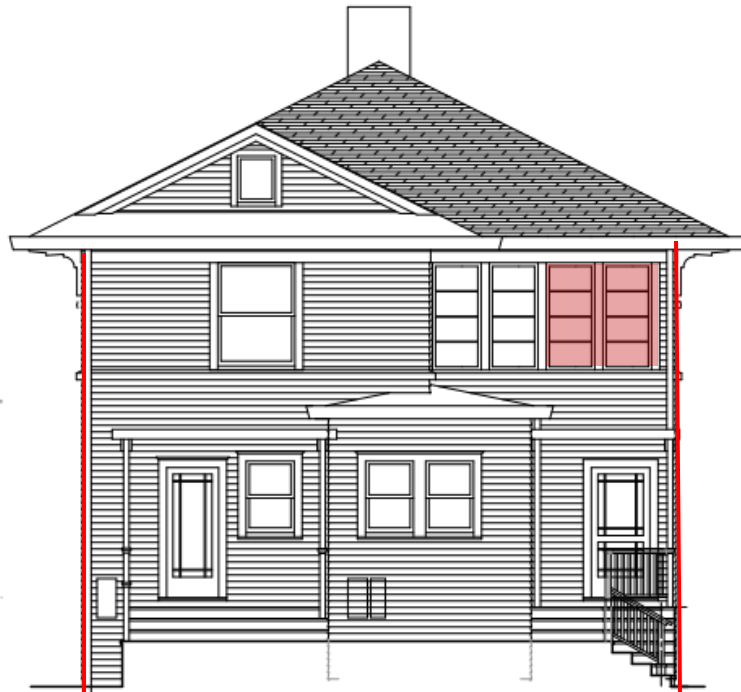
EXISTING EAST (FRONT)



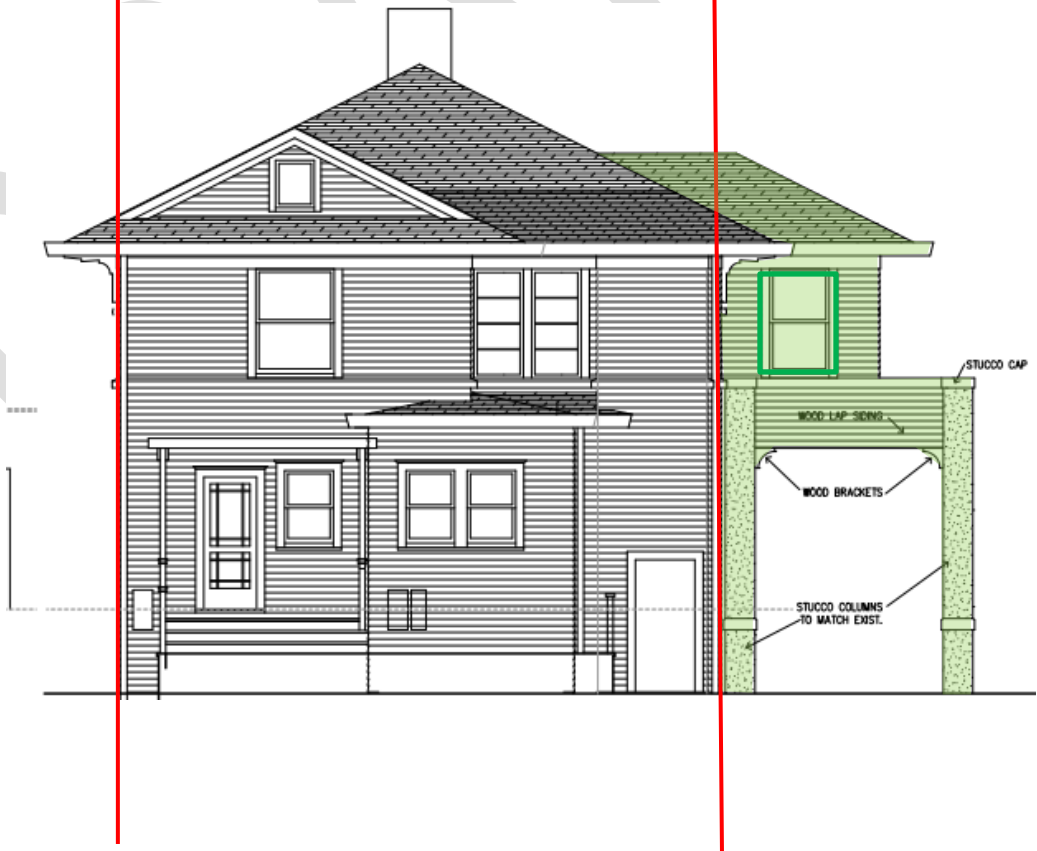
PROPOSED EAST (FRONT)



EXISTING WEST (REAR)



PROPOSED WEST (REAR)



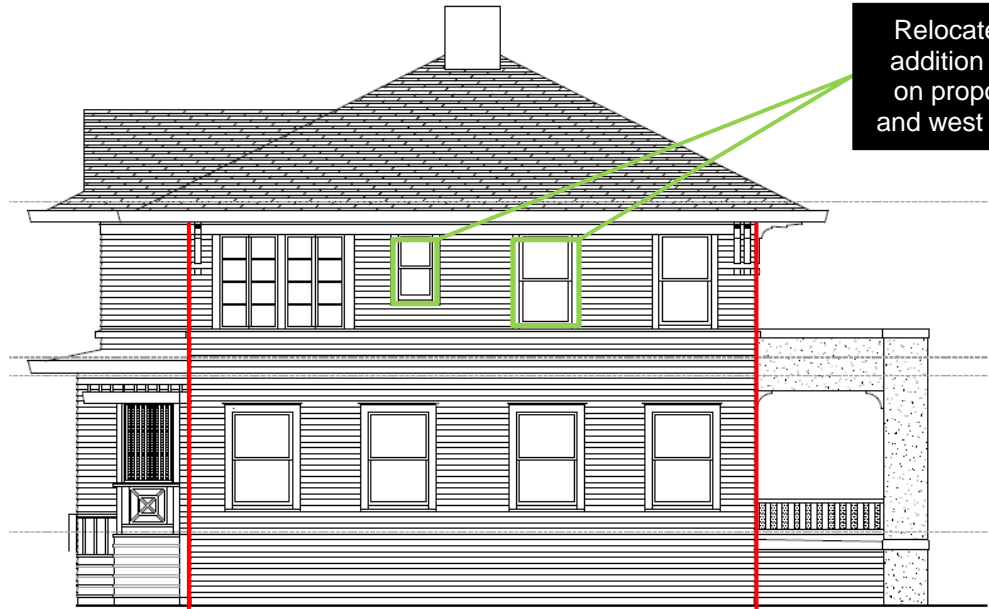
EXISTING NORTH (SIDE)



PROPOSED NORTH (SIDE)



EXISTING SOUTH (SIDE)



PROPOSED SOUTH (SIDE)



****WINDOW SCHEDULE (A&B drawn wrong on relocation?)**

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	WOOD	1/1	DH	30 X 66	RECESSED	ORIGINAL	RE-LOCATE
B	WOOD	1/1	DH	24 X 48	RECESSED	ORIGINAL	RE-LOCATE
C	WOOD	1/1	CSMT	30 X 66	RECESSED	EXISTING NOT ORIG.	NO- REMOVED
D	WOOD	1/1	CSMT	30 X 66	RECESSED	EXISTING NOT ORIG	NO- REMOVED

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	WOOD	1/1	DH	30 X 66	RECESSED	ORIGINAL	RE-LOCATED
B	WOOD	1/1	DH	24 X 48	RECESSED	ORIGINAL	RE-LOCATED