

CERTIFICATE OF APPROPRIATENESS

Application Date: March 29th, 2022

Applicant: Jose Garza, homeowner.

Property: 215 Hawthorne Street, Lot 4, Block 2, Westmoreland Amend Subdivision. The property includes a historic 2,481 square foot two-story single-family residence situated on a 6,178 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1905, located in the Westmoreland Historic District.

Proposal: Alteration—Applicant has done the following work without a Certificate of Appropriateness or city permits:

- Painted original unpainted masonry on the foundation portion and the front steps of the house
- Added decorative siding to the front gable above the front entryway

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: Staff recommends the issuance of a Certificate of Remediation for the removal of the paint on masonry surfaces and the decorative siding on the front gable.

HAHC Action: -

APPROVAL CRITERIA

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 | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Painting unpainted original brick is not preserving the historical character of a Queen Anne 1905 historical structure. Since there is no historical evidence of that the front gable had decorative scalloping, adding it is not preserving the historical character of a Queen Anne 1905 historical structure as well.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Painting unpainted original brick is actively changing the historical character of a Queen Anne 1905 historical structure. Since there is no historical evidence of that the front gable had decorative scalloping, adding it is actively changing the historical character of a Queen Anne 1905 historical structure as well.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Painting unpainted original brick is not preserving the historical character of a Queen Anne 1905 historical structure. Since there is no historical evidence of that the front gable had decorative scalloping, adding it is not preserving the historical character of a Queen Anne 1905 historical structure as well.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Painting unpainted original brick is not preserving the historical character of a Queen Anne 1905 historical structure. Since there is no historical evidence of that the front gable had decorative scalloping, adding it is not preserving the historical character of a Queen Anne 1905 historical structure as well.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Since there is no historical evidence of that the front gable had decorative scalloping, adding it is not preserving the historical character of a Queen Anne 1905 historical structure.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Since there is no historical evidence of that the front gable had decorative scalloping, adding it is not preserving the historical character of a Queen Anne 1905 historical structure as well.</i> |
| <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; |

- (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
Painting unpainted original brick is not preserving the historical character of a Queen Anne 1905 historical structure. Since there is no historical evidence of that the front gable had decorative scalloping, adding it is not preserving the historical character of a Queen Anne 1905 historical structure as well.

- (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.

Inventory Photograph



Current Photograph



Painted Brick Without a COA





(Side elevation visible from the street)



(front elevation)

Added Siding added to the Front Gable Without a COA

