

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** John M. Stewart, owner and Josh Jones, agent

**Property:** 4019 Inverness Drive, Track 10 and 11A, Block 90, Tall Timbers section of River Oaks. The property includes a historic 5,900 square foot single-family residence and attached 1,040 square foot garage situated on a 43,200 square foot corner lot.

**Significance:** The Tone-Howe House is a protected landmark residence built in the Southern Colonial style. This country house type of residence was designed by Architect Birdsall Briscoe and constructed circa 1957.

**Proposal:** Alteration –

- **Main House:** two broken plate glass units on the rear/east elevation to steel units matching the existing steel unit on the same elevation.
- **Main House:** no eaves or ridge heights are being altered. No changes to square footage.
- **Roof:** The existing is cedar shingle roof covered by a composition shingle will be removed. The main house and Garage roof will be replaced by the proposed *Vermont semi-weathering slate roof*. The breezeway roof to the Garage will be replaced by a *copper standing seam roof*. A new balcony roof on the rear of the Garage will be a copper standing seam roof.
- **Covered Walkway** from the Main House to the Garage: removing the flat roof portion of the walkway roof and creating a true ridge, and (+/-13'-0") is noted on the elevation sheet G4.1.
- **Garage:** no eave or ridge height changes. No changes to \*square footage. \*Second Floor area is more as we are removing the interior stair but no changes to the exterior.
- Garage: two windows removed on the west side of the garage, proposed to fill in with recessed brick to match existing. At the rear of the Garage, four windows will turn into doors.
- Addition of a covered patio and balcony to the rear of the Garage, not visible from the street; future addition of a pool, not visible from the street
- **Garage Awning:** The original copper clad awning over the garage doors is damaged and proposed replacement with metal trellis with powder coated finish.
- **Cupola:** The proposed addition of a cupola to the roof ridge of the garage is designed to serve as a light well to provide daylight for the living and kitchen space in the renovated guest suite. The cupola will be wood construction with glass panes, a copper cap and a copper weathervane.
- **Garage Door:** The existing Garage has two wooden garage doors with glass panes. There is a man swing door in the center between the garage doors. Applicant proposes the doors openings to be altered and doors replaced by three wood garage doors with glass panes, similar in design to the existing garage doors. The scroll work detail will be replicated on the new doors. The existing two Garage Doors are 7'6" high x 16' wide. The three new Garage Doors are 7'6" high x 10' wide. The existing doors are wood and glass; the new doors to match.
- There are no known prior alterations to the property. The project will include interior renovation, including electrical, plumbing and HVAC; repair/maintenance to masonry and windows/doors.
- Proposed lighting is exempt based on the ordinance.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation: Approval with conditions:**

**Staff Recommendation:** Deny installation of cupola, restore or replace metal awning in similar style/design/material, retain original garage door openings on attached garage. Repair or replace garage doors, maintaining original opening. If replacement of garage doors and/or awning are deemed necessary (by staff), final designs to be approved by staff.

**HAHC Action:** -

## APPROVAL CRITERIA

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

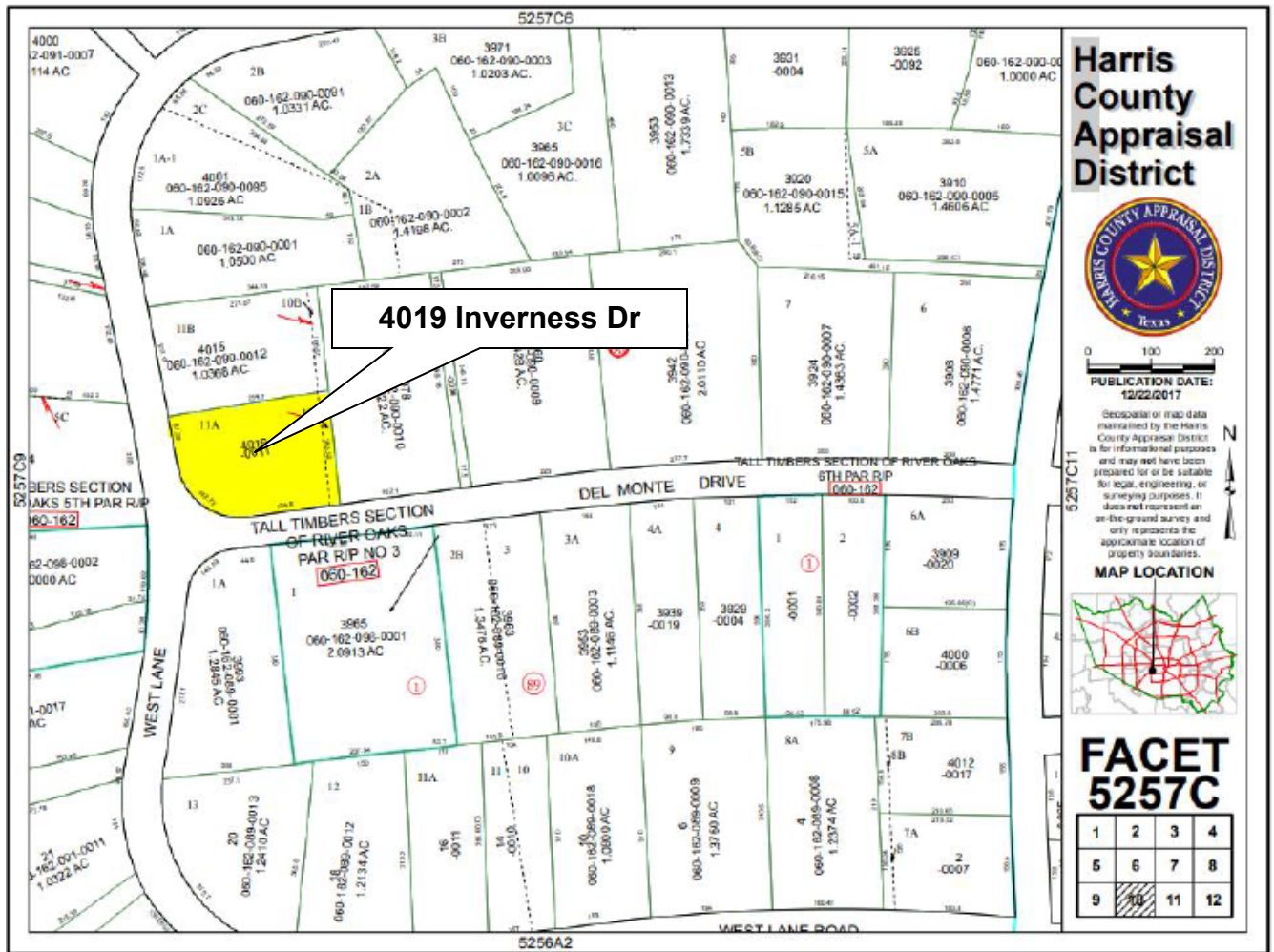
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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;<br><i>Alteration of garage door openings and removal of historic doors (garage doors and entry door), added cupola, and application of trellis (as proposed replacement of simple, mid-century metal awning) alter the simple appearance of the garage design. Proposed changes collectively create an altered appearance that detracts from the originally more austere design as evidenced by the plans from Architect Birdsall Briscoe c. 1957.</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;<br><i>Design of 3 garage doors attempts to replicate existing 2 historic doors in a smaller format thus attempting to create an earlier appearance.</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;<br><i>Alteration of garage door openings and removal of historic doors (garage doors and entry door), added cupola, and application of trellis (as proposed replacement of simple, mid-century metal awning) actively alter the simple appearance of the garage design. Proposed changes collectively create a busy appearance that alters the character of the building.</i>  |
| <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 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;<br><i>Cupola and trellis are not visually compatible with the original design. Alteration of garage door openings and removal of historic doors (garage doors and entry door), added cupola, and application of trellis (as proposed replacement of simple, mid-century metal awning) actively alter the simple appearance of the garage design. Proposed changes collectively create a busy appearance that alters the character of the building.</i> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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;<br><i>Proposed changes to the garage entrance and garage door openings would alter the essential form and structure.</i>  |

- (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;  
*Proposed alterations destroy original openings and doors of the garage front façade facing the street. Proposed changes collectively create an altered appearance that detracts from the originally more austere design, as evidenced by the plans from Architect Birdsall Briscoe c. 1957.*
- (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
- (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





INVENTORY PHOTO















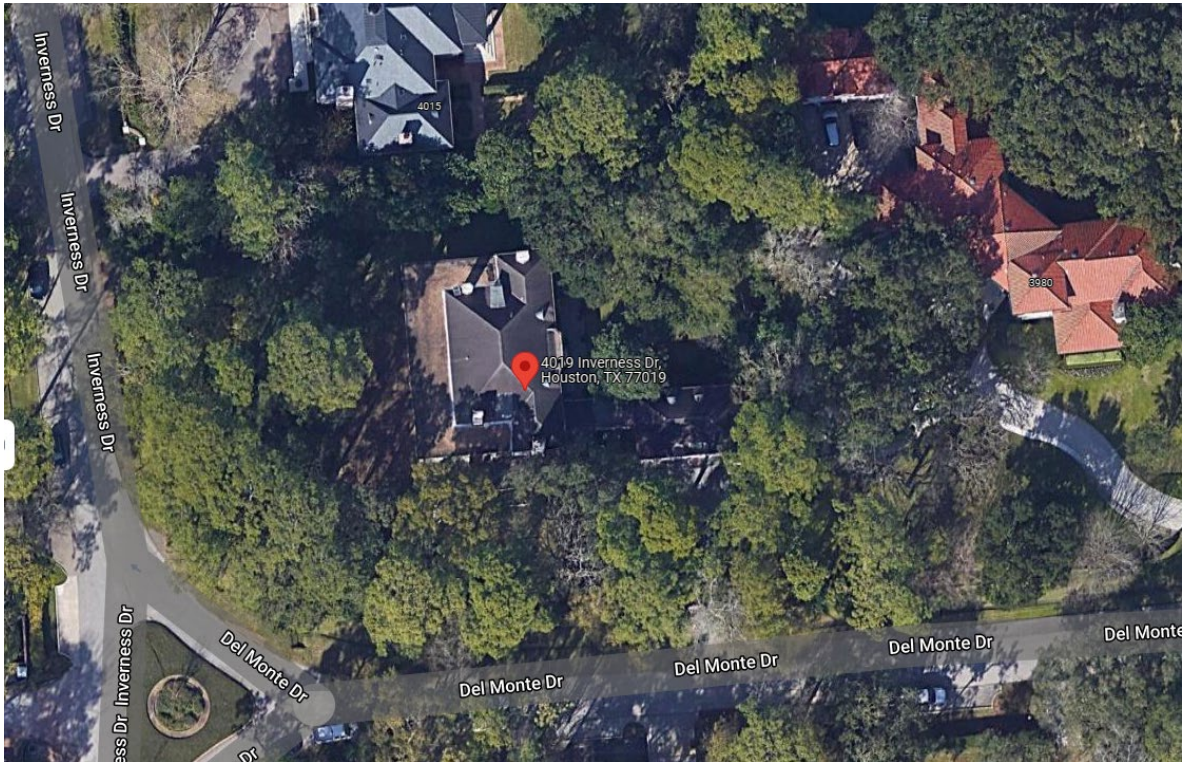








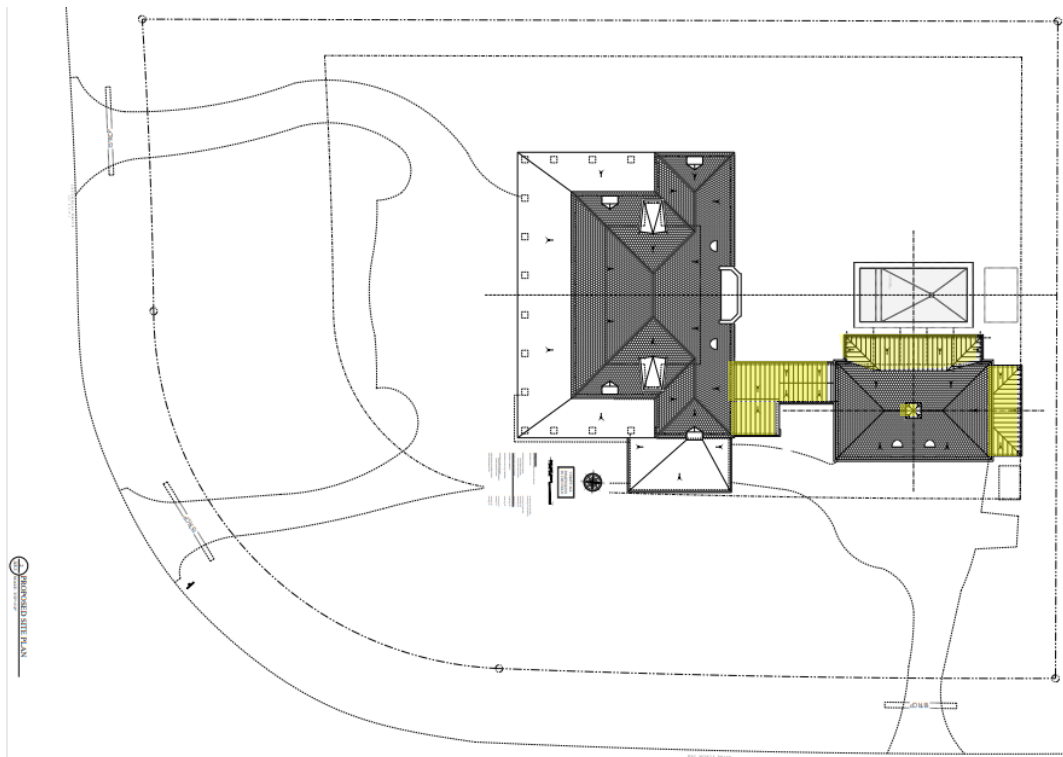
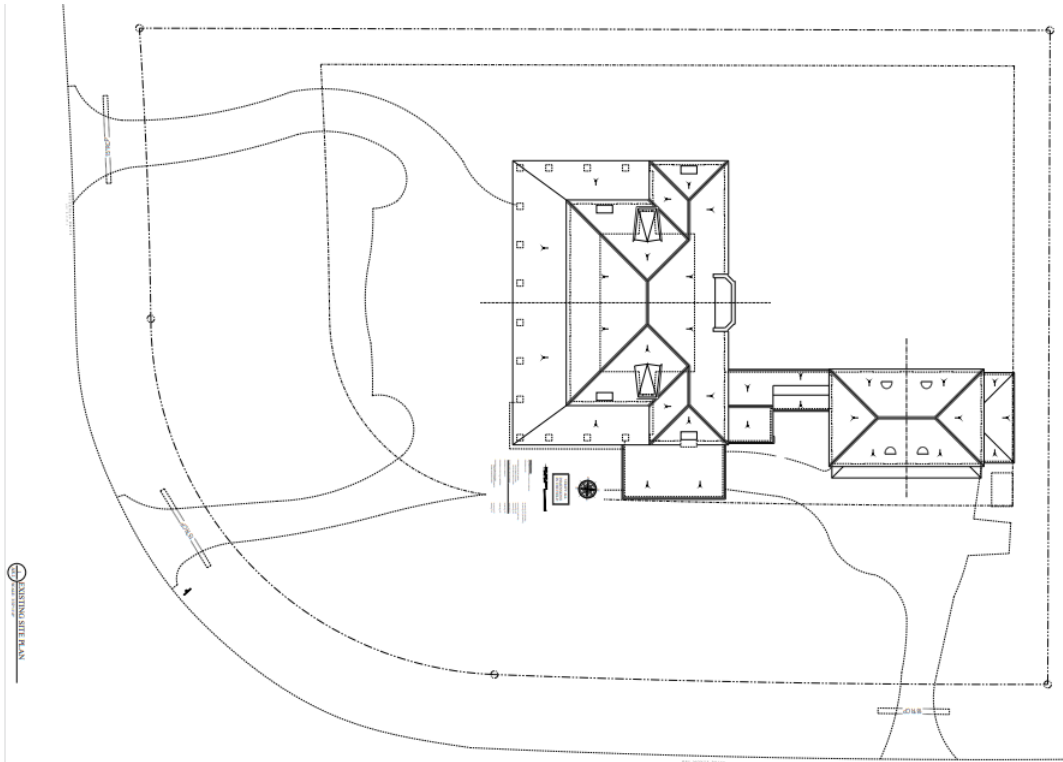
CURRENT AERIAL





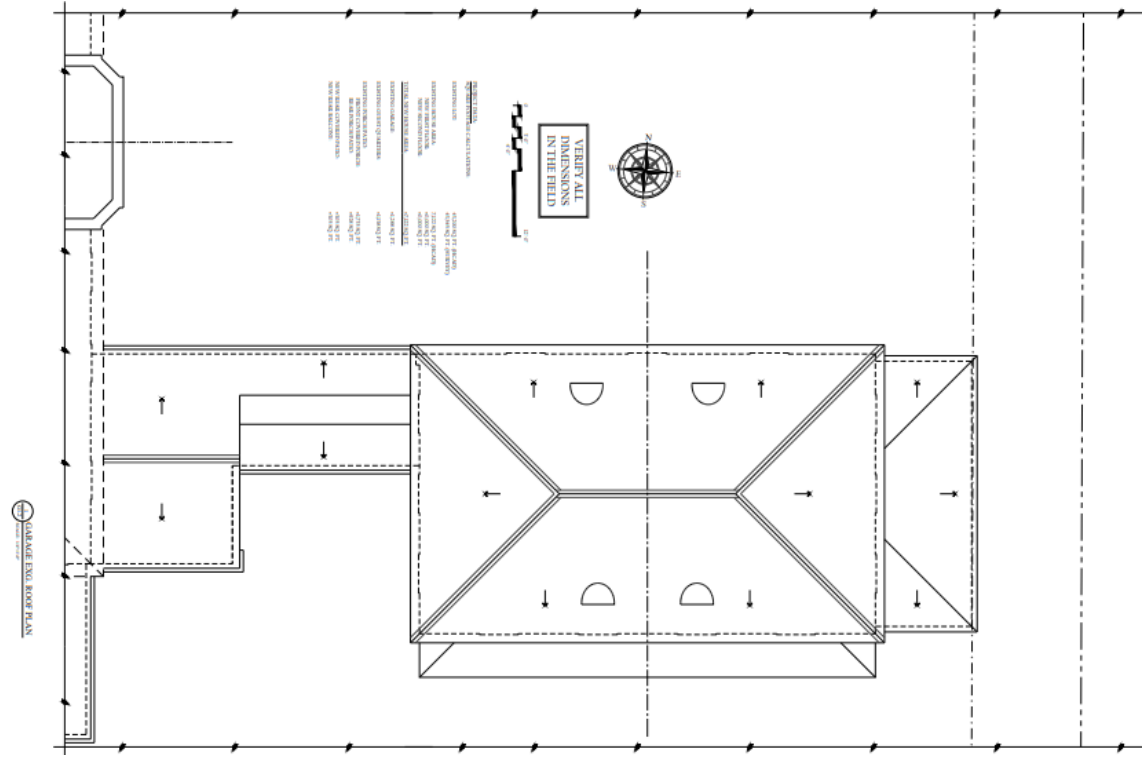


SITE PLAN

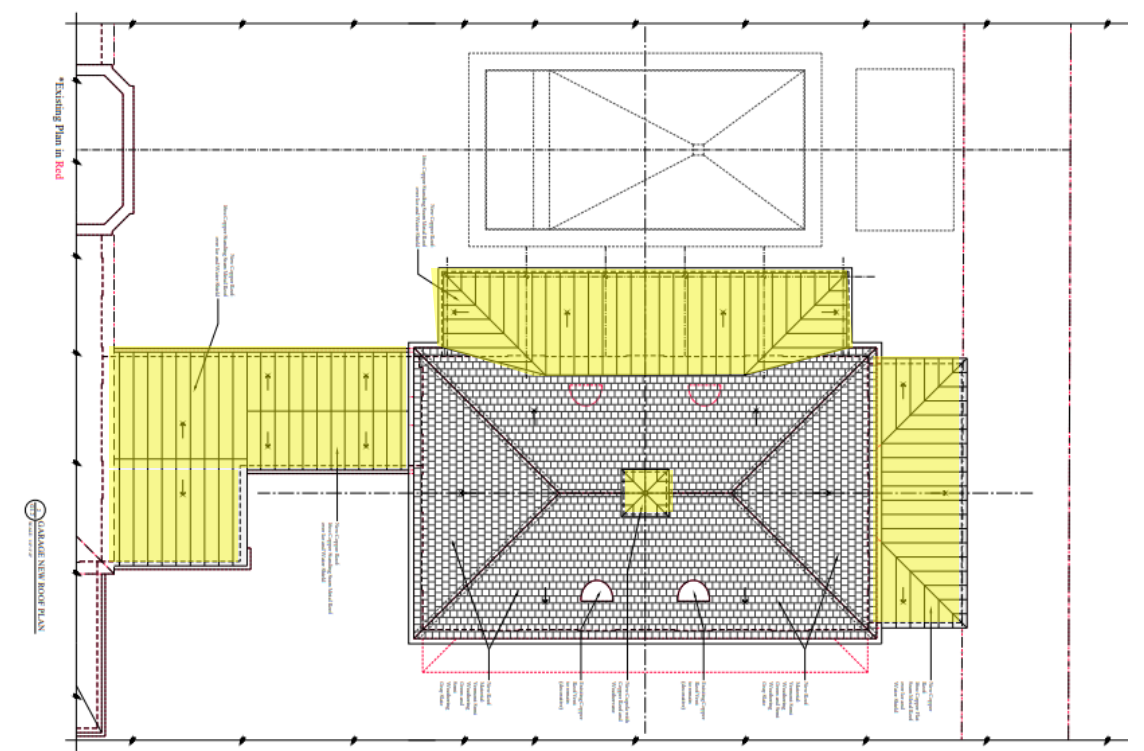




**ROOF PLAN – ATTACHED GARAGE**  
**EXISTING**

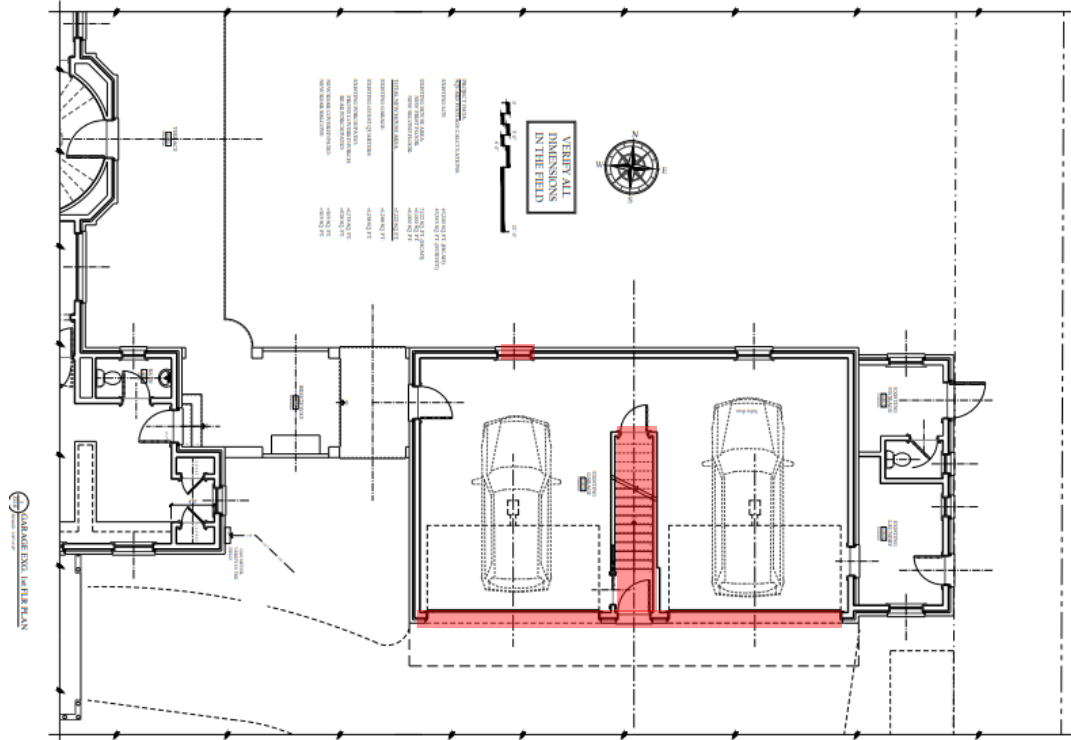


**PROPOSED**

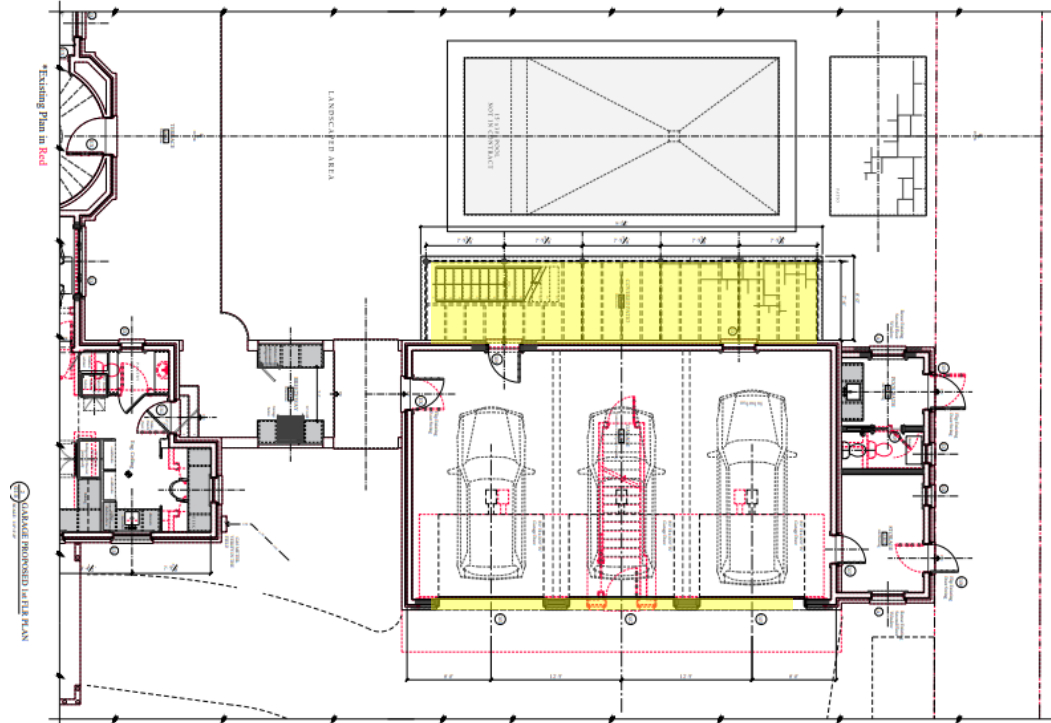




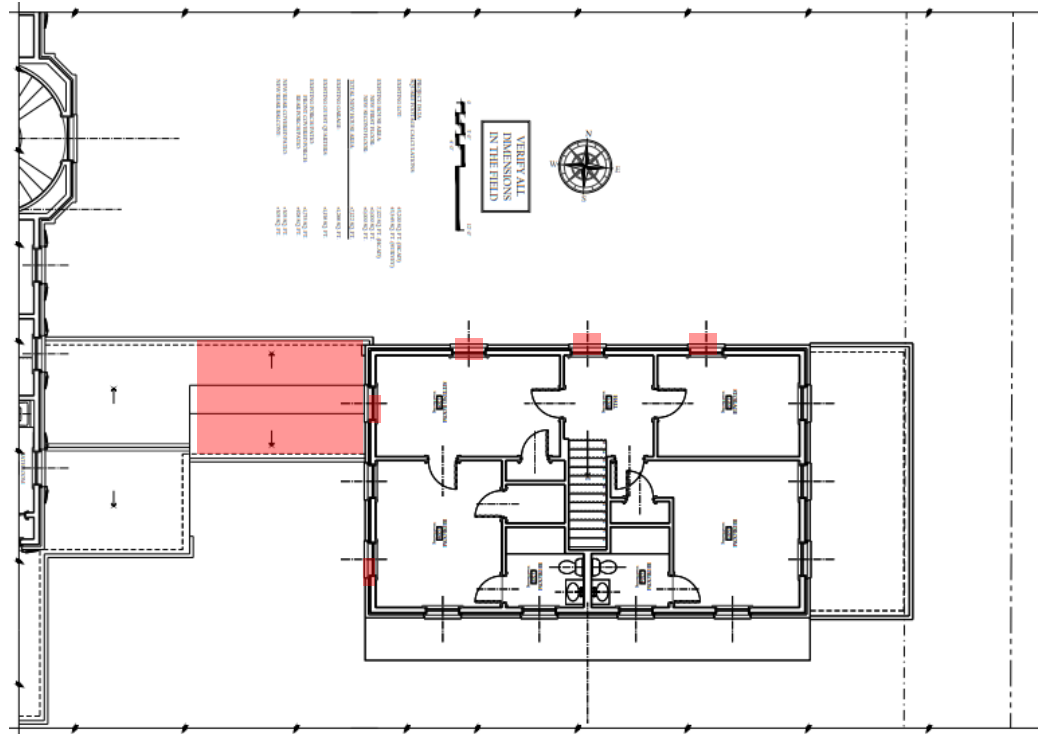
### FIRST FLOOR PLAN EXISTING



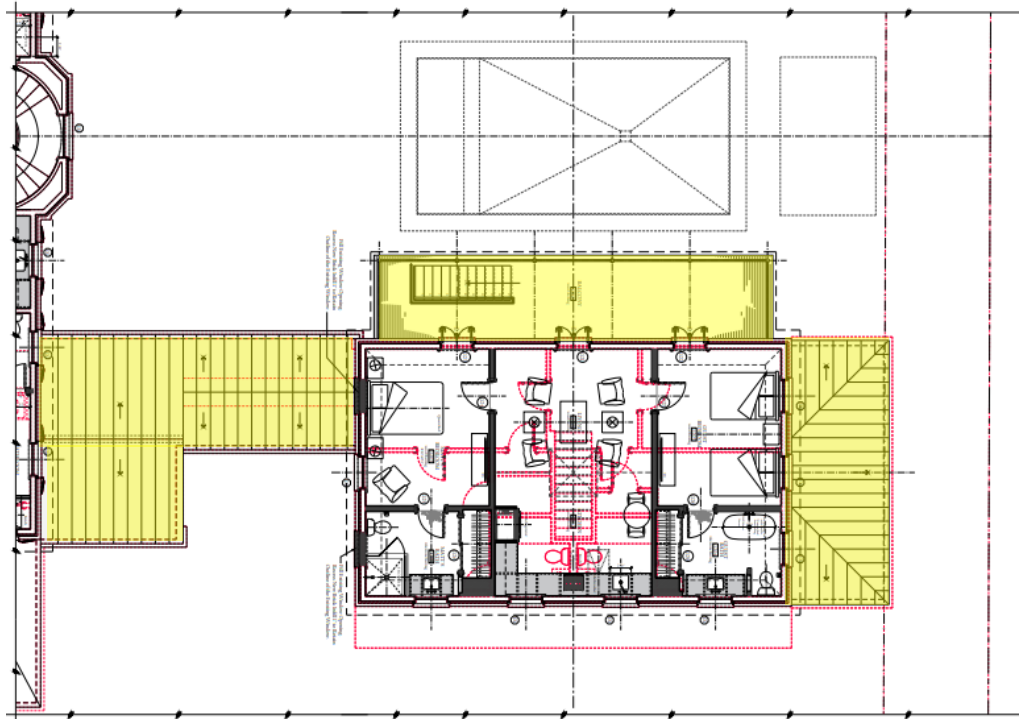
### PROPOSED



### SECOND FLOOR PLAN EXISTING

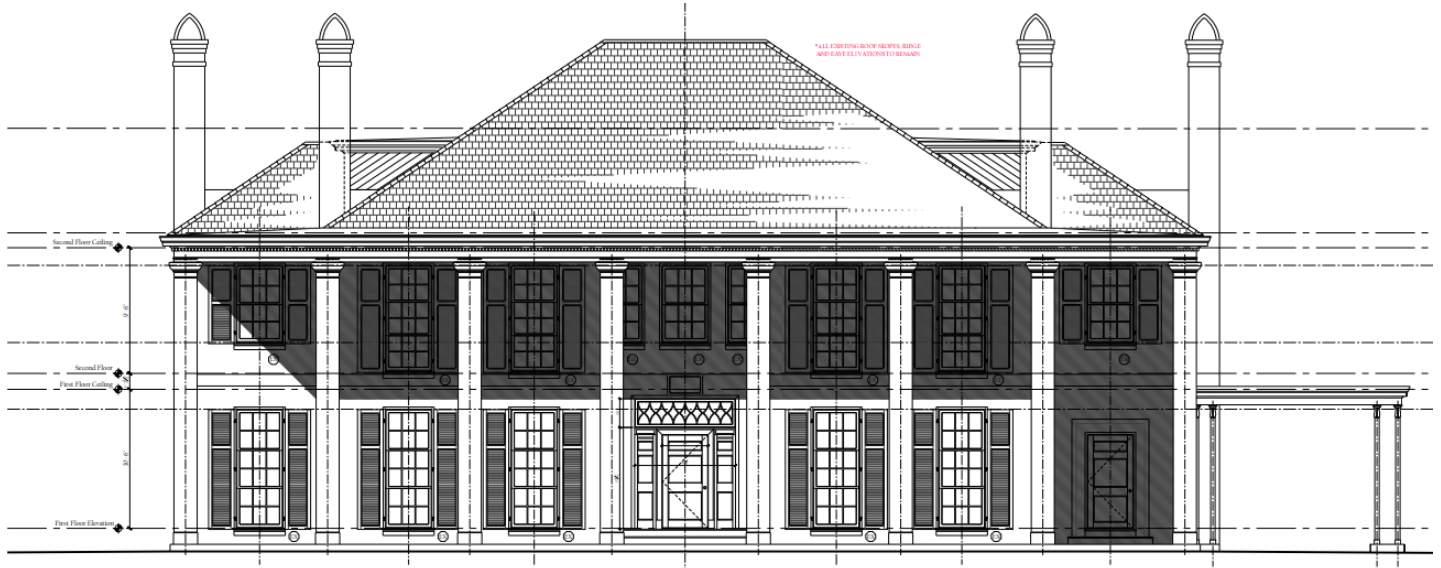


### PROPOSED





**WEST ELEVATION – FRONT FACING INVERNESS DRIVE (FRONT)**  
EXISTING/PROPOSED



**EAST ELEVATION – (REAR)**  
EXISTING/PROPOSED

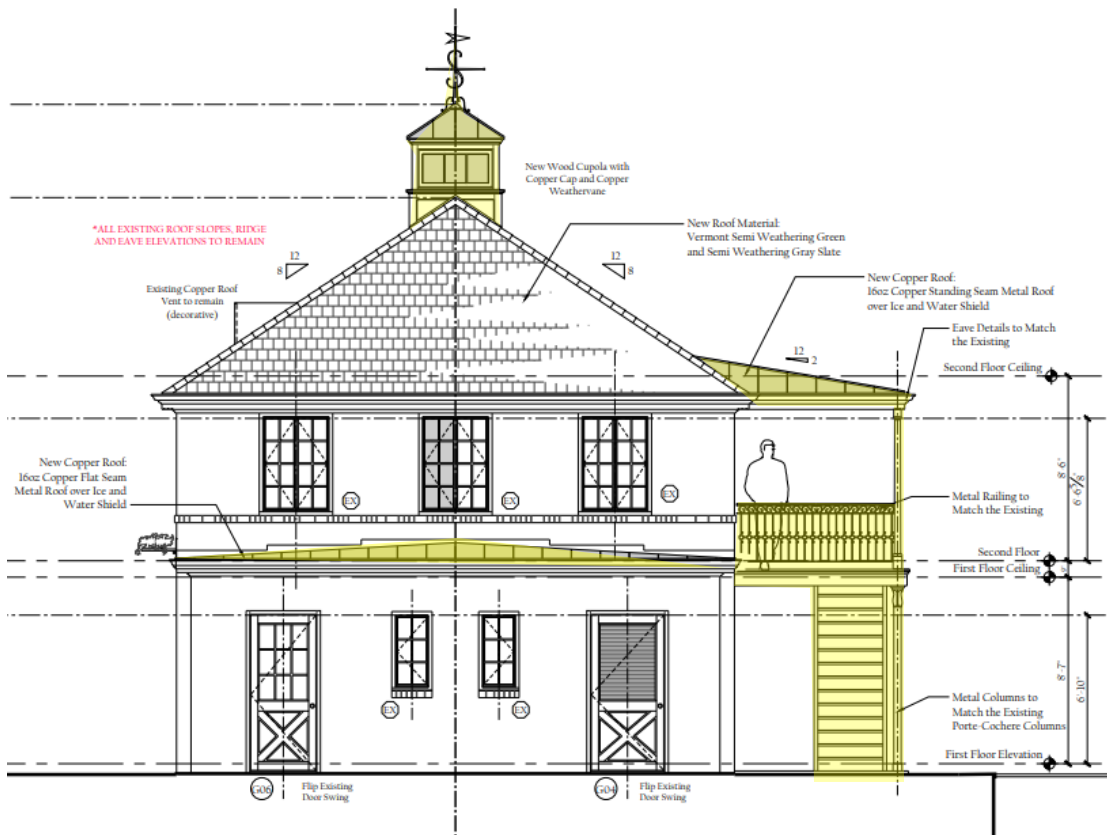


**EAST ELEVATION –(REAR SIDE OF GARAGE)**

EXISTING



PROPOSED

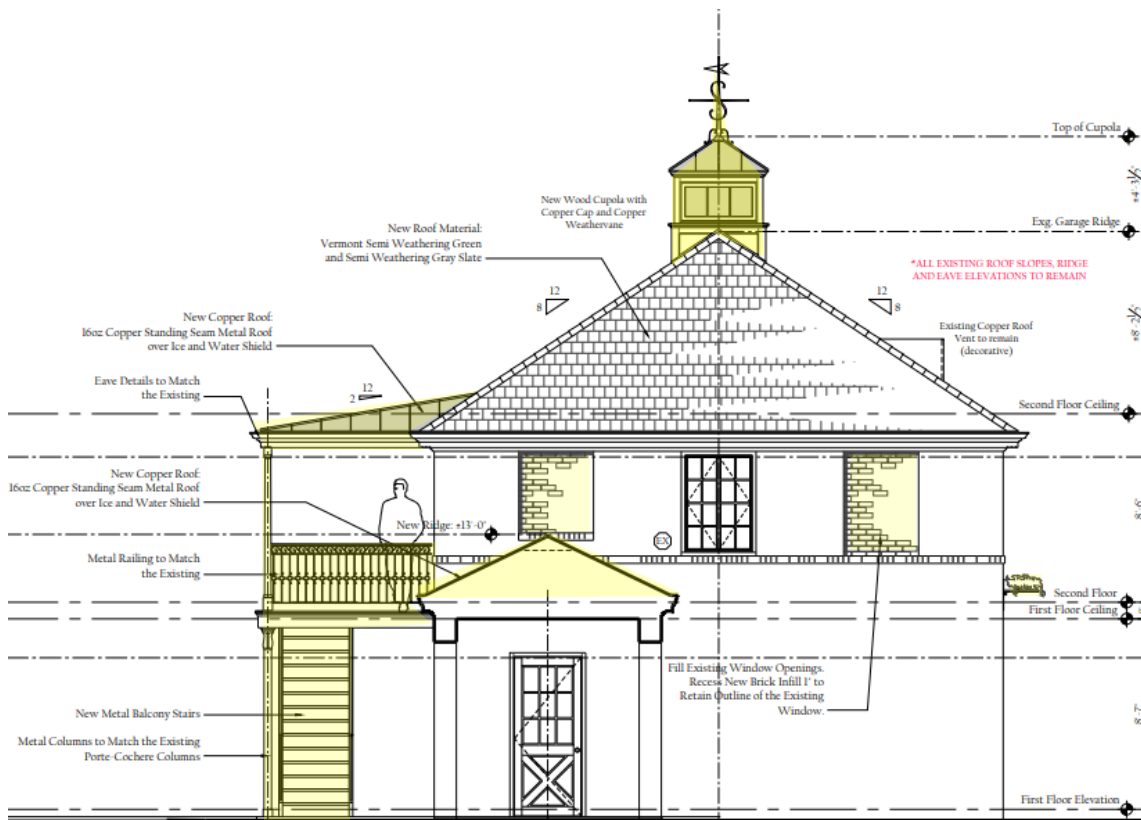


**EAST ELEVATION –(FACING REAR OF PRIMARY RESIDENCE– GARAGE)**

EXISTING

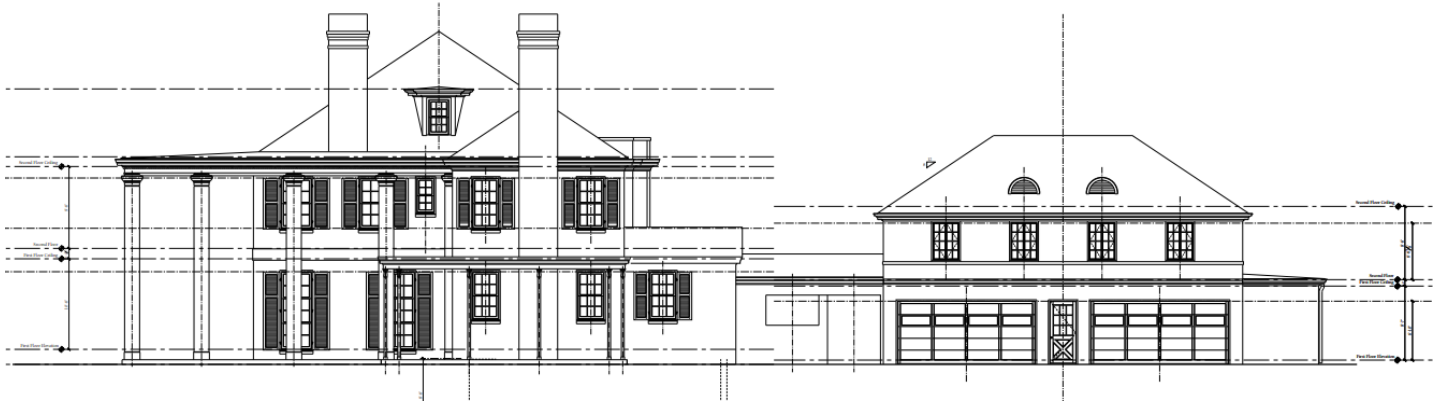


PROPOSED

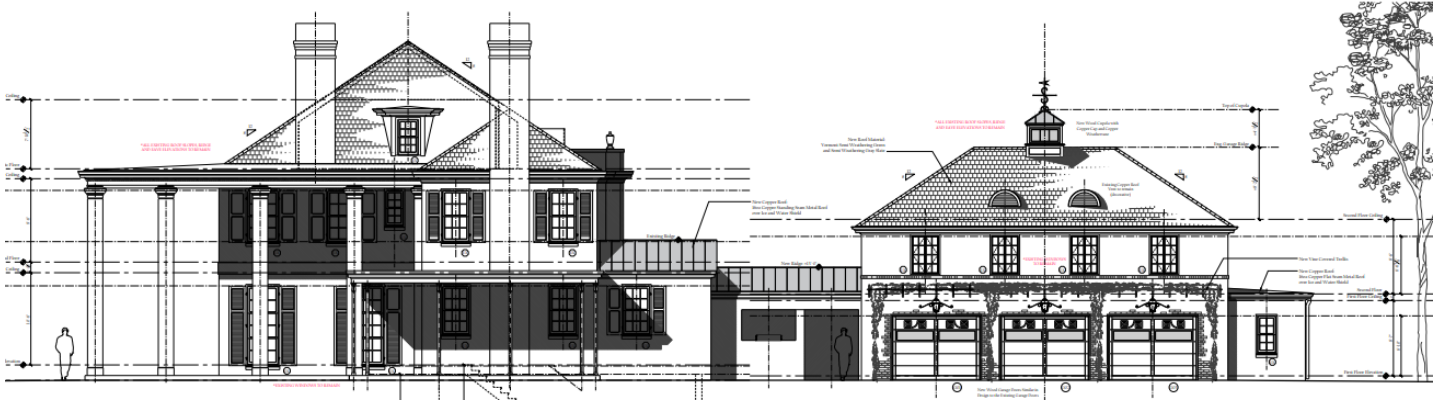




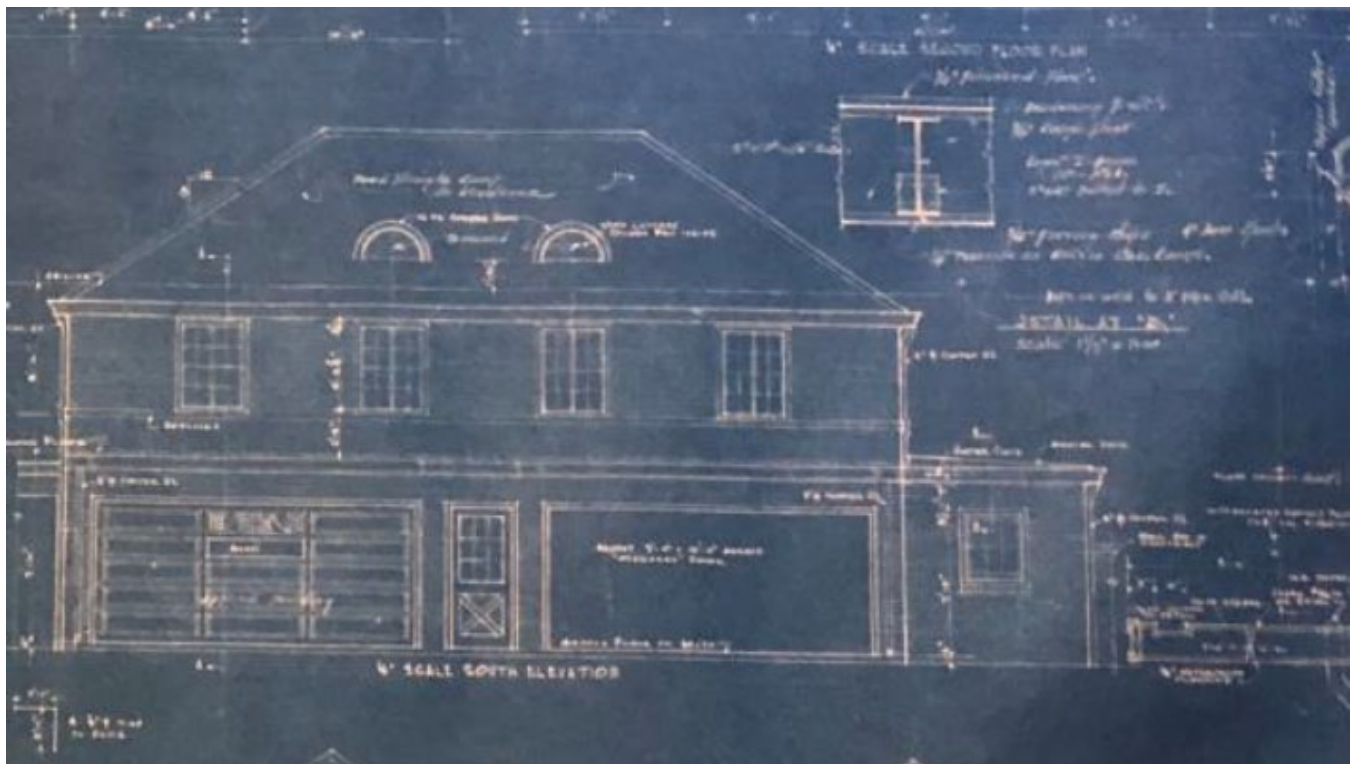
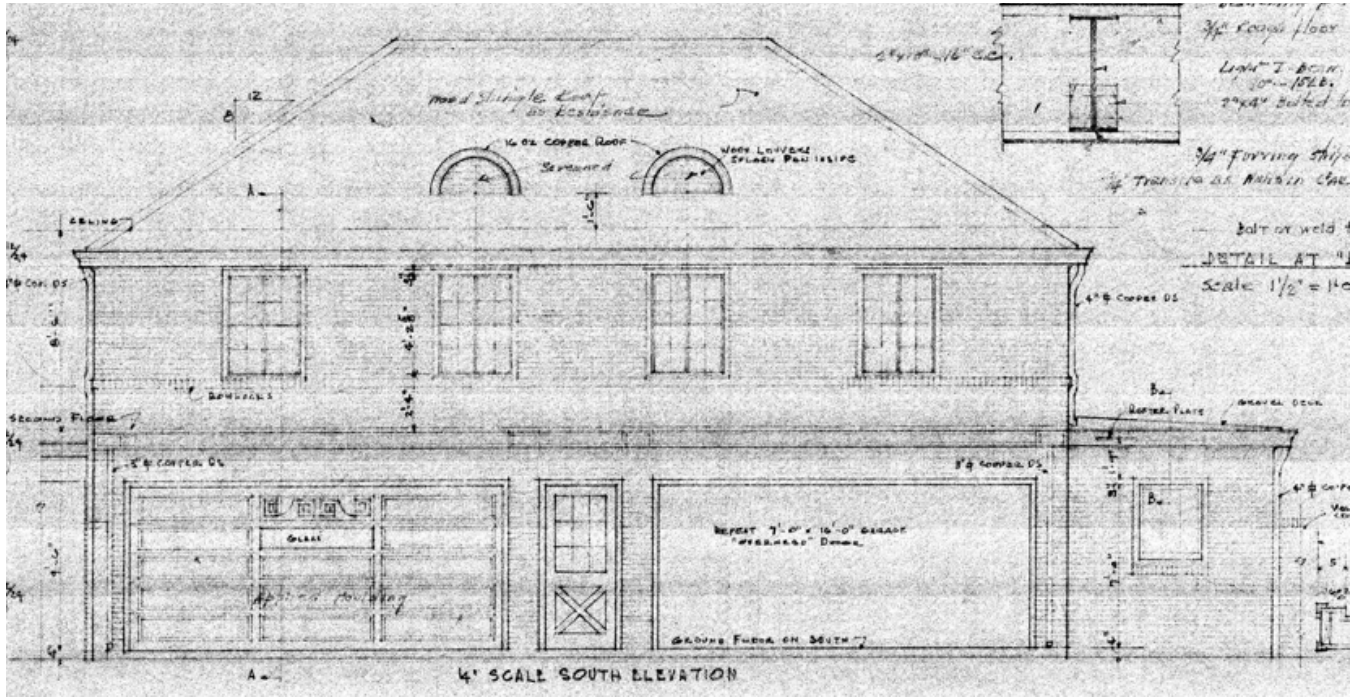
**SOUTH ELEVATION – FRONT FACING DEL MONTE DRIVE**  
**EXISTING**



**PROPOSED**

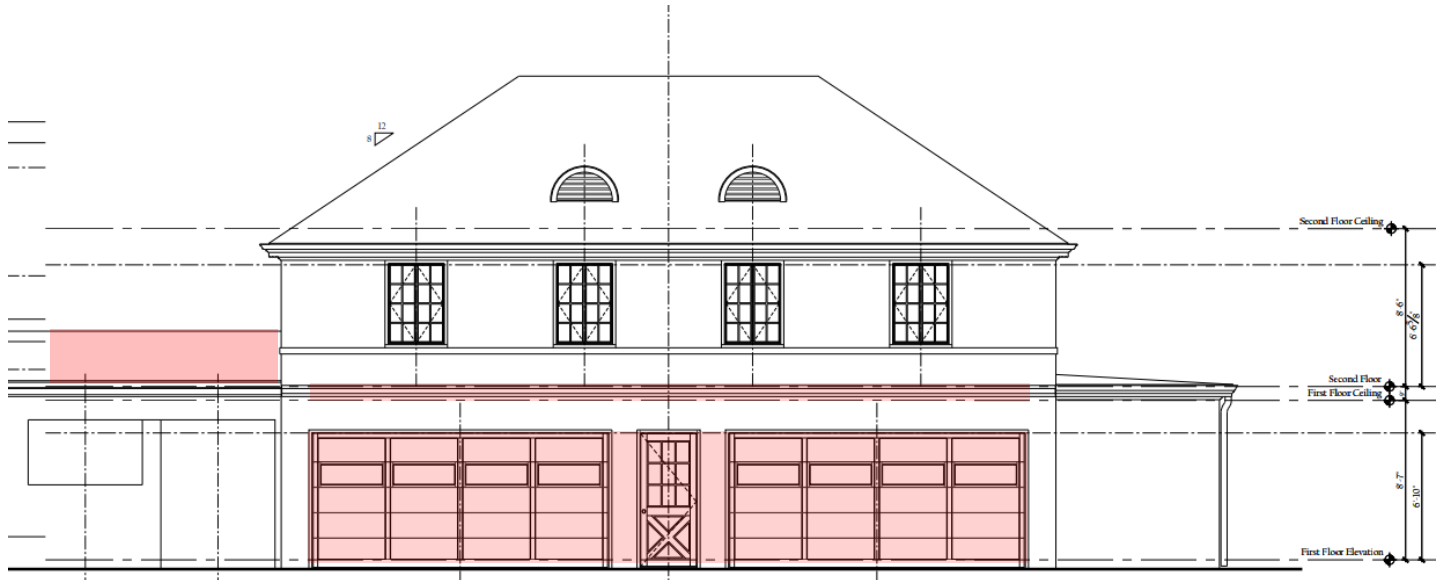


**SOUTH ELEVATION – FRONT FACING DEL MONTE DRIVE (GARAGE)**

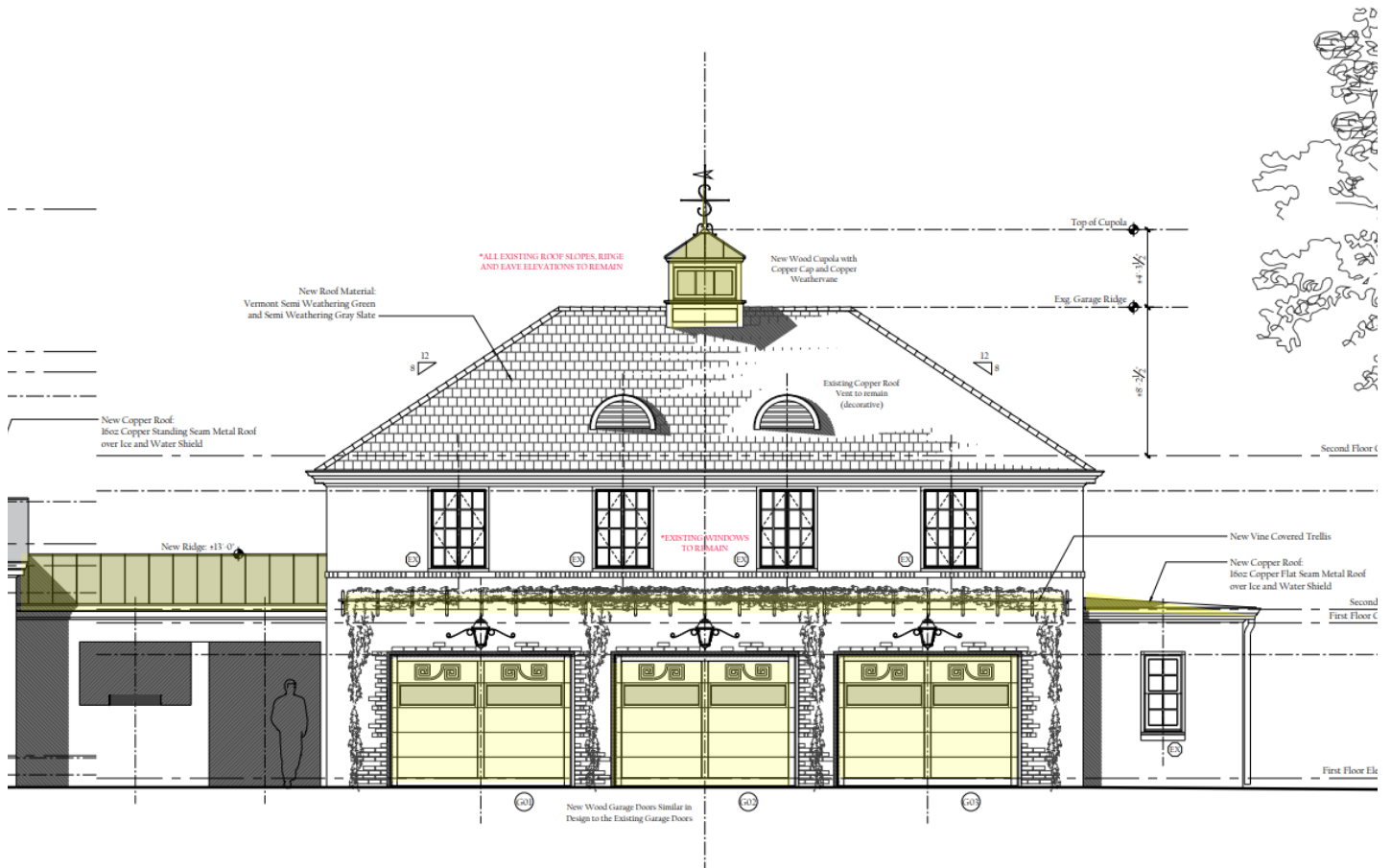


**SOUTH ELEVATION – FRONT FACING DEL MONTE DRIVE (GARAGE)**

EXISTING

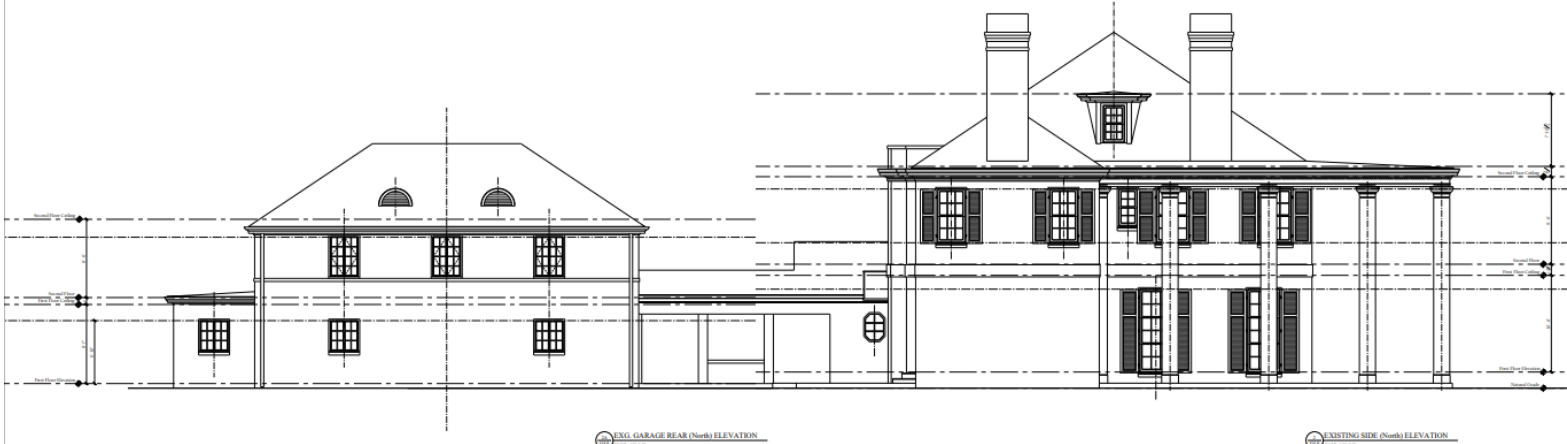


PROPOSED





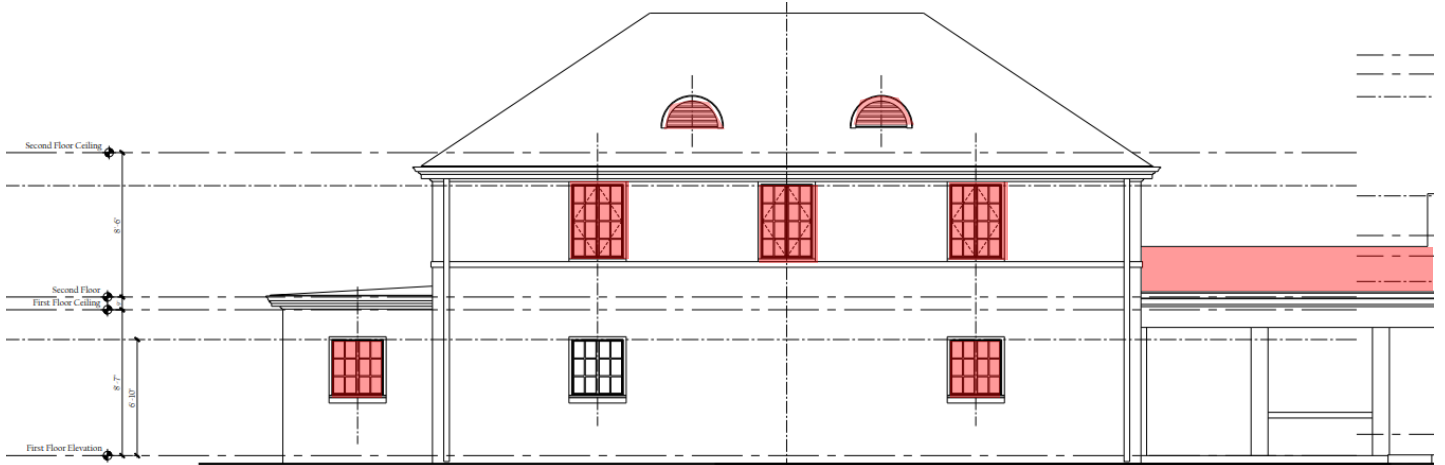
**NORTH ELEVATION – SIDE/INTERIOR**  
EXISTING



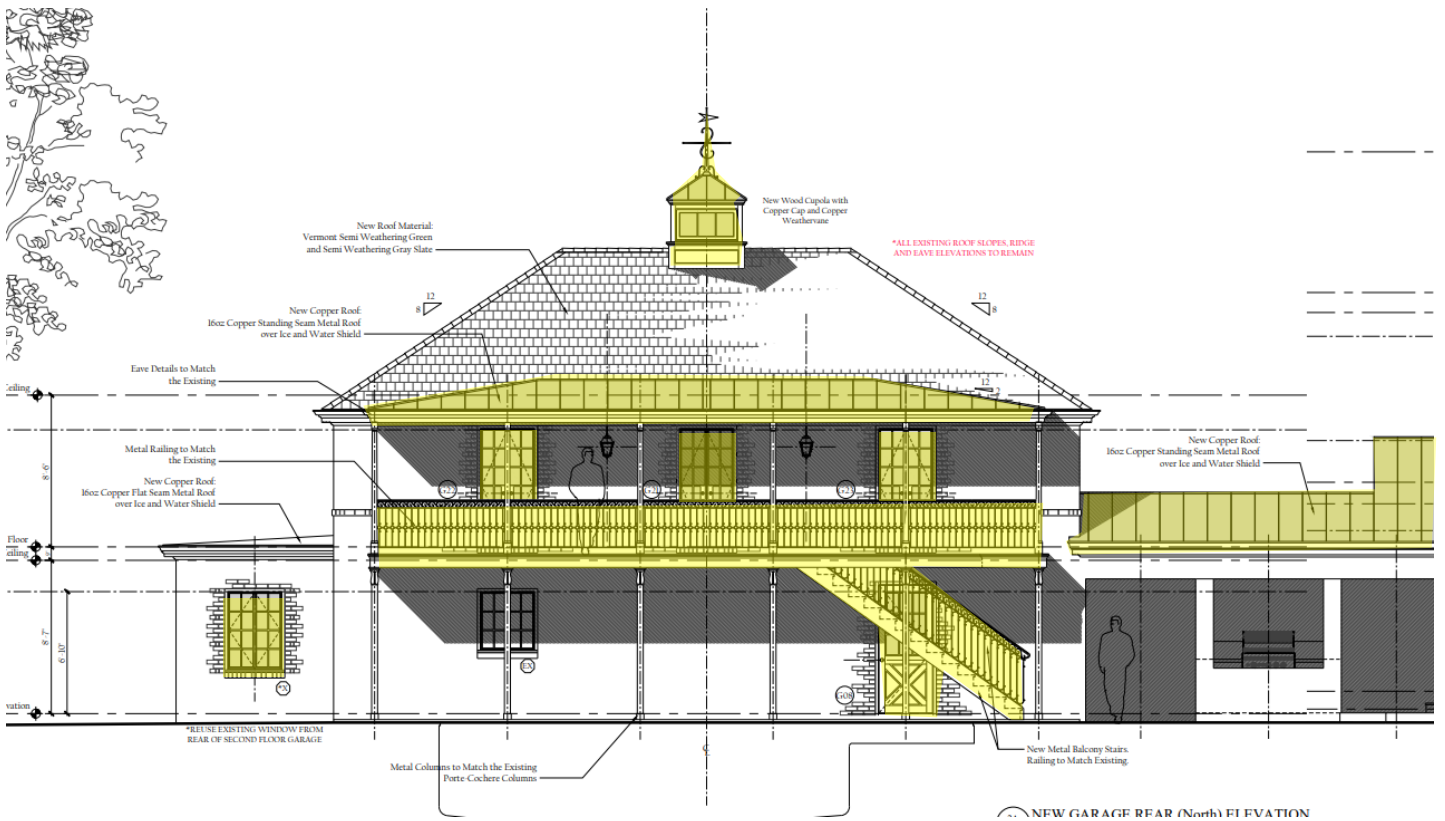
**PROPOSED**



**NORTH ELEVATION – SIDE/INTERIOR**  
**EXISTING**



**PROPOSED**



PROPOSED ELEVATIONS W/ COLOR





Reference for new roof material:

Vermont Semi Weathering Green and semi weathering Gray Slate



Re: 4019 Inverness



Josh Jones <josh@jifjones.com>

To ✓ Coleman, Amanda - PD

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Revere Classic Copper. A bare, bright copper that will darken initially and eventually patina with age.

<https://www.reverecopper.com/architects-corner>

Josh Jones, AIA

Joshua I.F. Jones. Architect

4019 Inverness



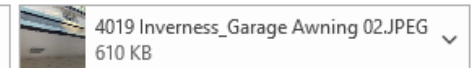
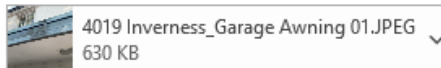
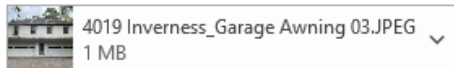
Josh Jones <josh@jifjones.com>

To ● Coleman, Amanda - PD

Reply Reply All Forward

Tue 10/19/2021 3:1

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The Garage Awning:

Hard to see in these photos but the copper cladding wrapping the front and top of the awning has multiple areas where it needs to be removed, repaired, and/or replaced.

Additionally, the plywood on the underside of the awning is starting to delaminate and needs to be replaced.

Possibly some repair to the structure but that's to be determined.

Thanks,

Josh

Josh Jones, AIA

Joshua I. F. Jones, Architect

Condition of Copper Clad Awning

