

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Shawn Conerly, owner

Property: 426 Westmoreland St, tract 4 & 5A, block 6, Westmoreland Subdivision. The property includes a historic 2,700 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,250 square foot interior lot.

Significance: Contributing Colonial Revival with Craftsman influence style residence, constructed circa 1918, located in the Westmoreland Historic District.

Proposal: Alteration – Remove a side 4-over-1 window and install in a previously enclosed window opening on the front of the residence.

- Cover the opening on the side with siding to match existing.
- Reconstruct the two tapered porch columns on the right to meet the new porch height after the foundation was leveled.
- Install a single handrail in the center of the steps.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: April 23, 2015



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

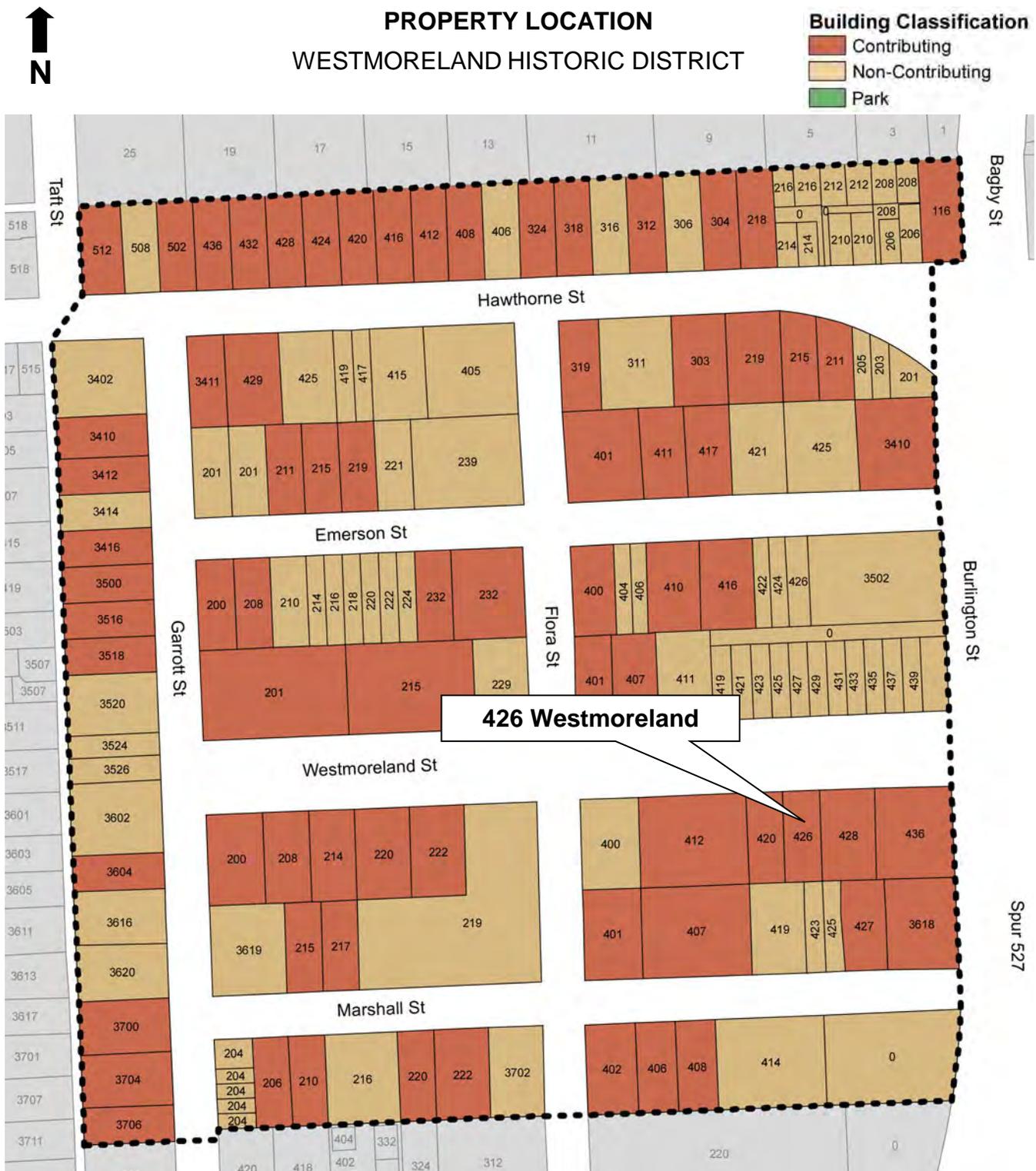
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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



**NORTH ELEVATION – FRONT FACING WESTMORELAND STREET
COLUMNS**



**REBUILD TWO
COLUMNS TO NEW
PORCH HEIGHT**

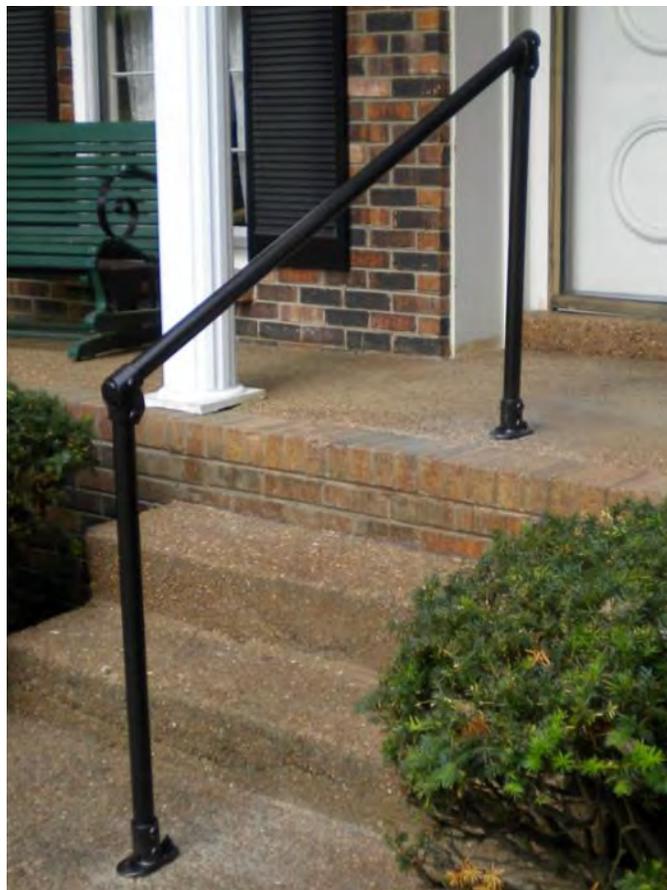


RAILING

EXISTING



PROPOSED



WINDOW



REMOVE WINDOW FROM SIDE, INSTALL IN PREVIOUSLY ENCLOSED FRONT WINDOW OPENING; COVER SIDE OPENING WITH MATCHING SIDING

WINDOW DETAILS



PROJECT DETAILS

Windows/Doors: The residence contains wood 4-over-1 and divided-lite single-pane windows. A side window will be installed into a previously enclosed window opening on the front.

Exterior Materials: The house is clad in wood lap siding. Matching siding will be used to cover the window opening on the side.

Front Elevation: The residence contains five 4-over-1 windows, three divided light single pane windows and a pedestrian door with sidelights. The columns are square-tapered. The alteration will install a 4-over-1 window in a previously enclosed window opening in the second story and rebuild the two west tapered columns to meet the new porch height after the foundation was leveled. A pipe handrail will be installed in the center of the stairs.

(North)

Side Elevation: The residence contains eight 4-over-1 windows and two 1-over-1 windows. The alteration removes the center 4-over-1 window on the first floor and fills in the opening with siding to match existing.

(West)

Side Elevation: No change to this elevation.

(East)

Rear Elevation: Not visible from public right-of-way.

(South)