CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Webb & Stacy Mitchell, owners

Property: 2609 Stanford St, lot 11, tracts 3B & 4B, block 3, Montrose Subdivision. The property includes a historic 1,891 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,500 square foot (55' x 100') interior lot.

Significance: Contributing Craftsman-style residence, constructed circa 1920, located in the Avondale West Historic District.

Proposal: Alteration – Remove a casement window and wood and glass door from the north (side) elevation that measure 65" wide together.

- Maintain the existing opening width but shorten the openings to install wood-clad 27" tall single-pane windows to match single-pane windows existing on the structure.
- Infill the remaining space with salvaged 117 and lap siding from the structure.
- Remove a brick stove flu from the north (side) of the residence and patch over the opening with new roof materials to match.

See enclosed application materials and detailed project description on p. 4-14 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 torqueing, 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

PROPERTY LOCATION

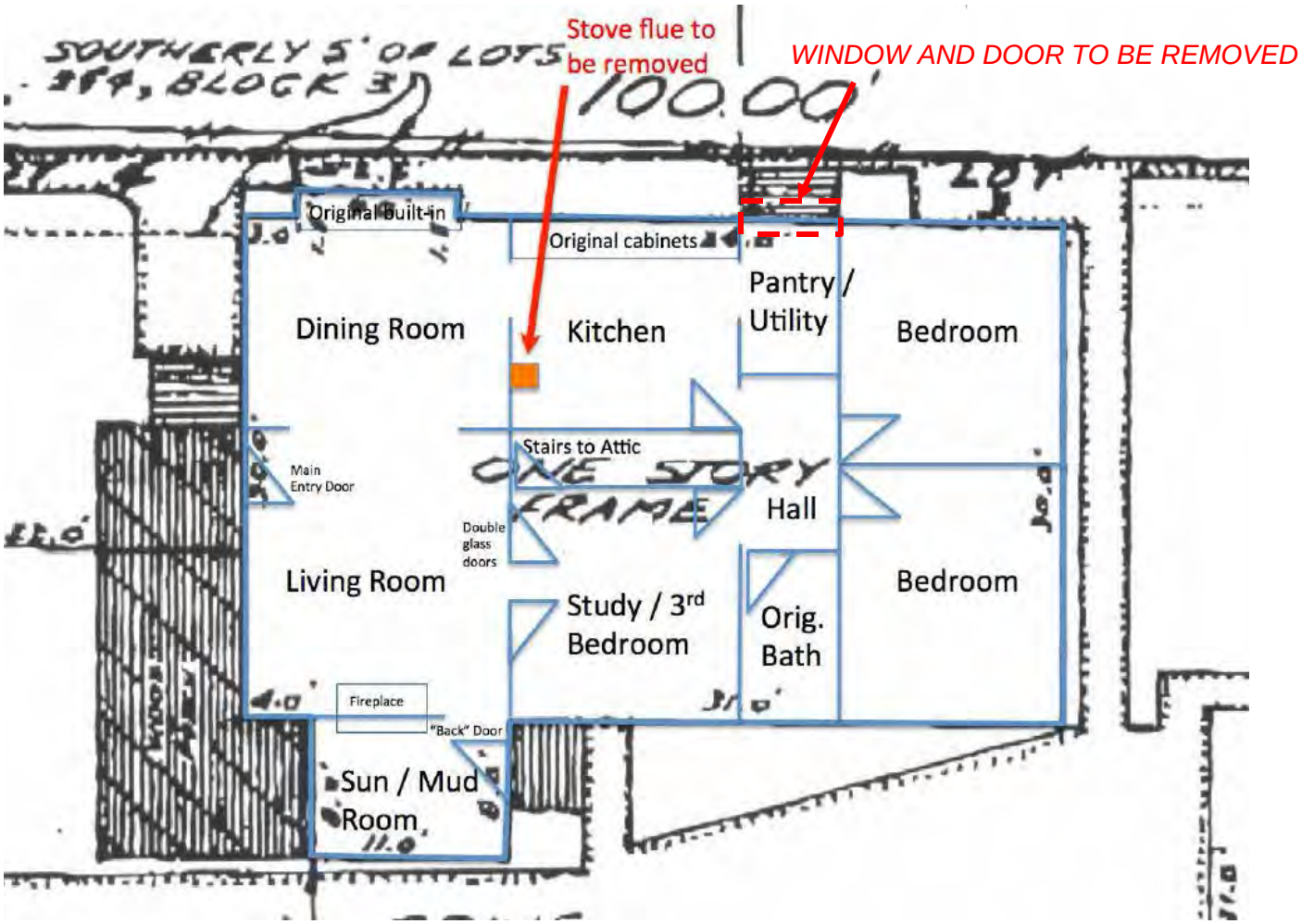
AVONDALE WEST HISTORIC DISTRICT

CURRENT PHOTO

N

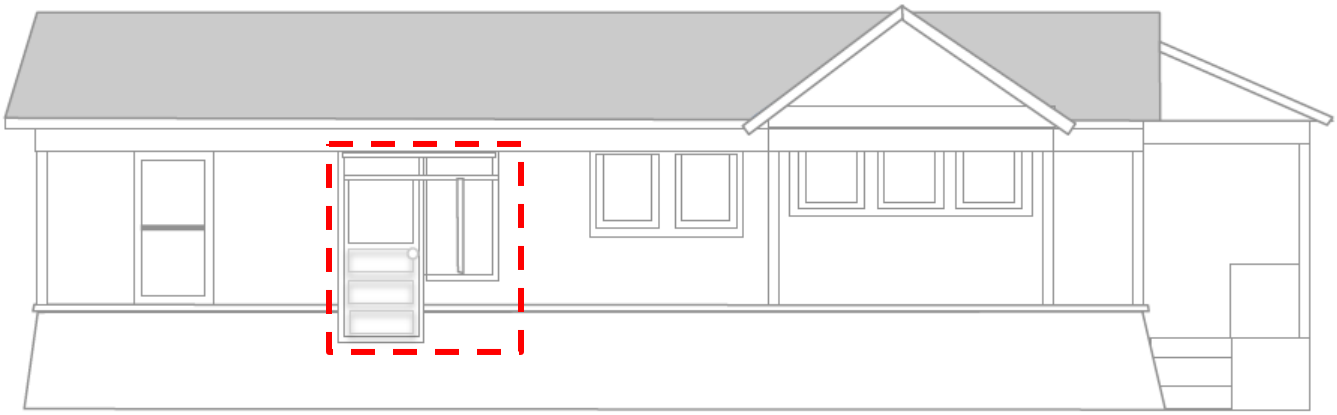
SITE PLAN

PROPOSED

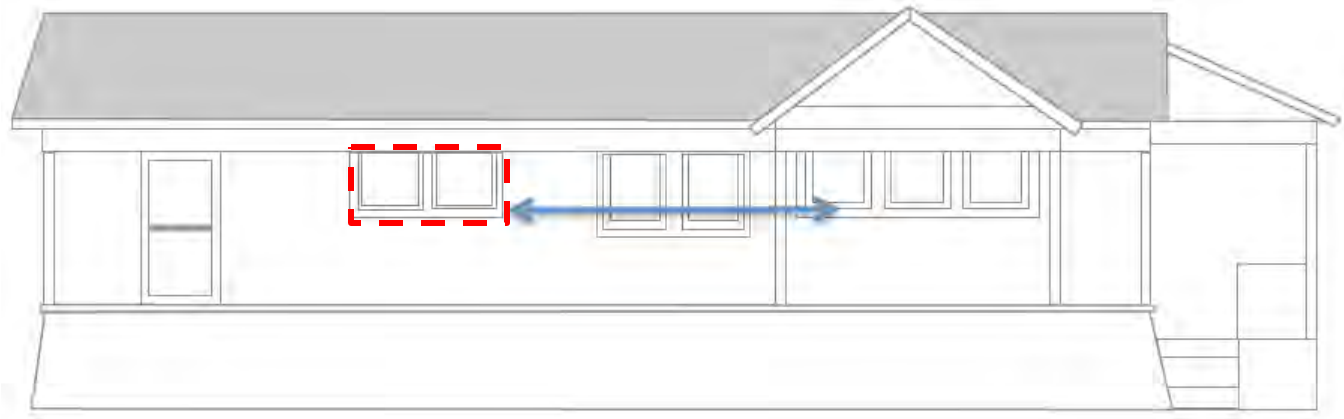


NORTH SIDE ELEVATION

EXISTING DOOR AND WINDOW

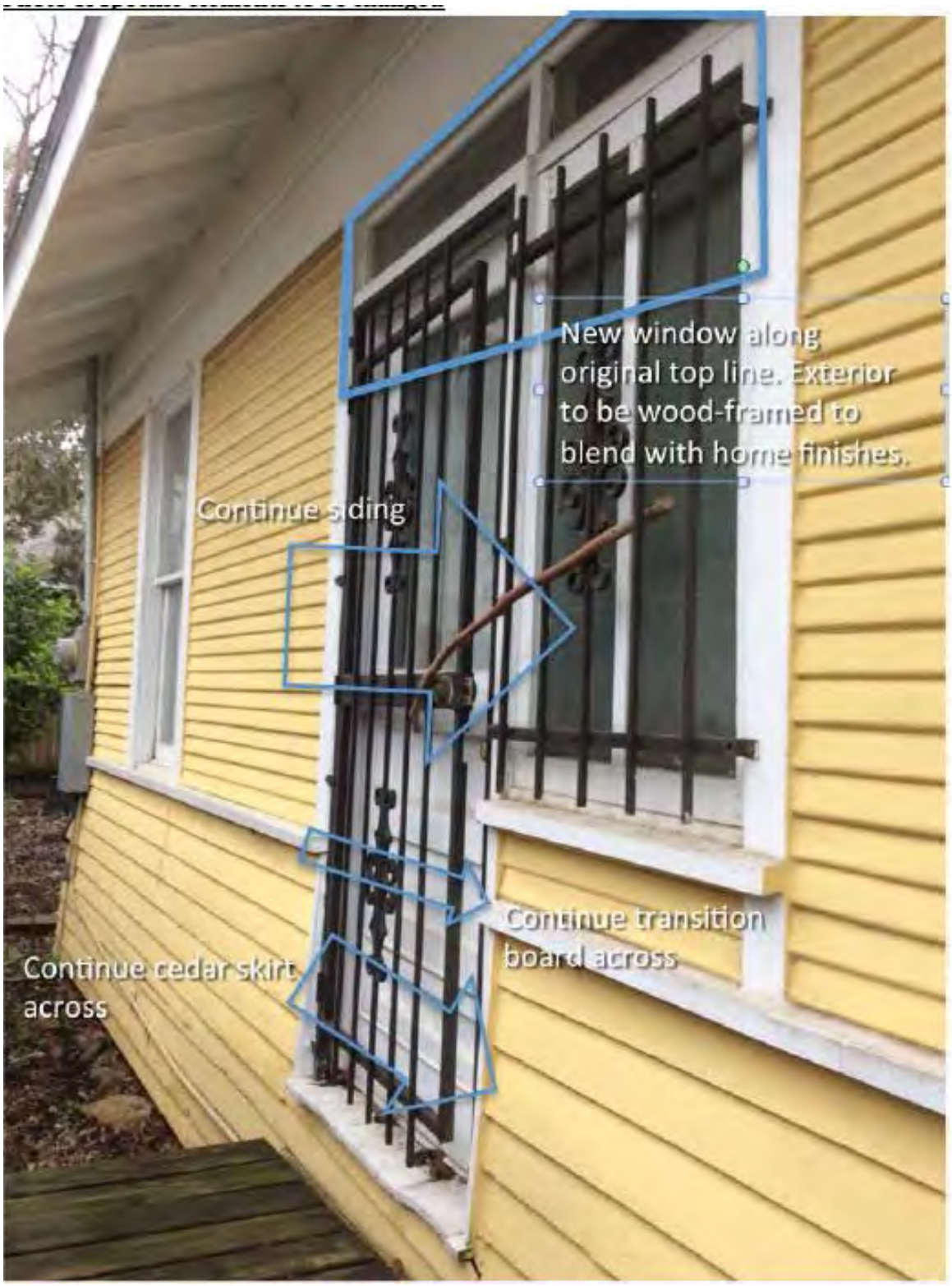


PROPOSED SINGLE-PANE WINDOWS



NORTH SIDE ELEVATION

PROPOSED

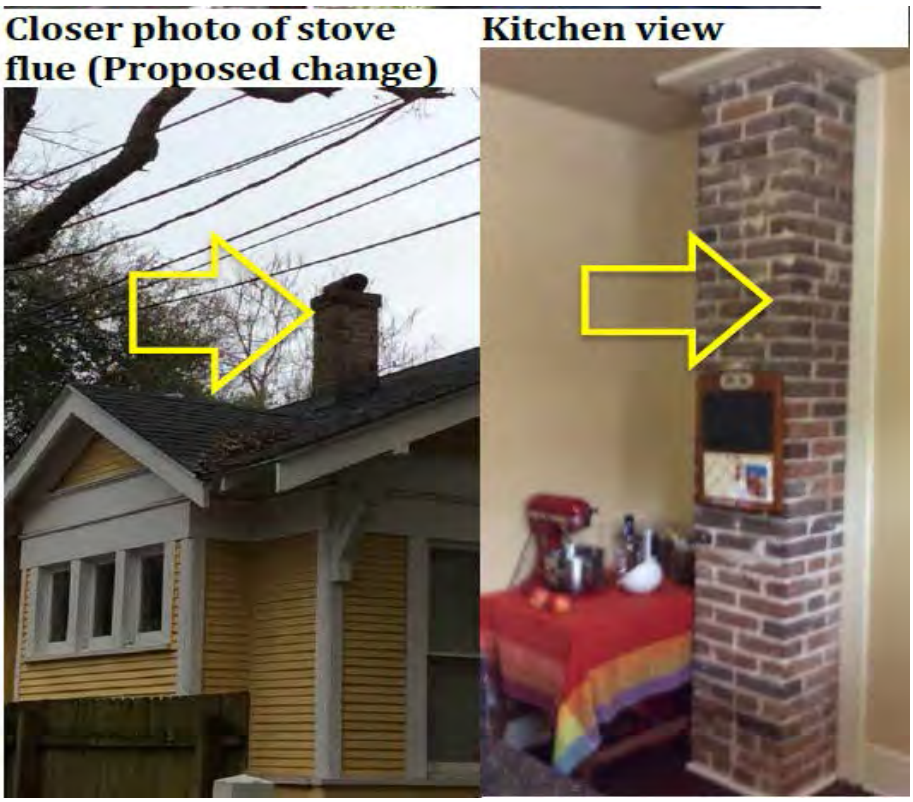


WINDOW/DOOR PHOTOS

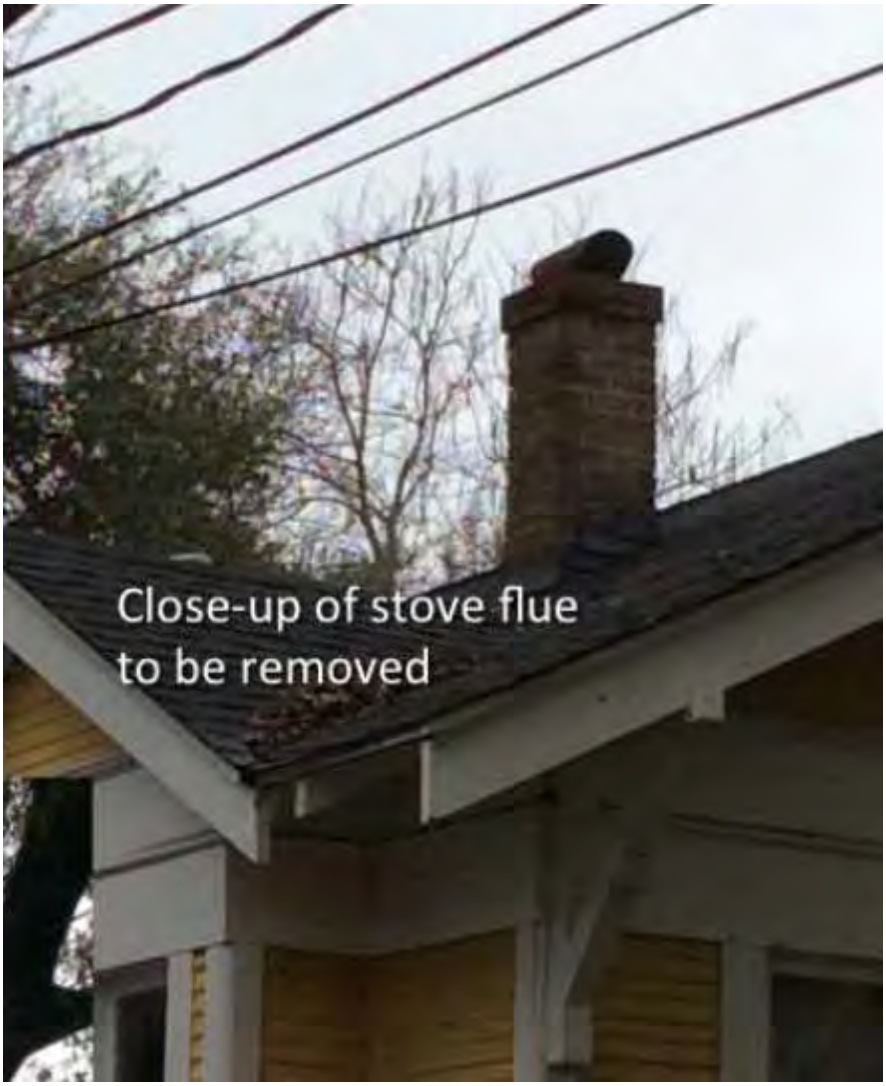
NORTH SIDE ELEVATION

REMOVE EXISTING STOVE FLU

STOVE FLU PHOTOS PROVIDED BY APPLICANT



STOVE FLU PHOTOS PROVIDED BY APPLICANT



STOVE FLU PHOTOS PROVIDED BY APPLICANT

STAFF PHOTOS

STOVE FLU

PROJECT DETAILS

Windows/Doors: The residence contains wood single-pane, 1-over-1 windows and one casement multi-lite window and wood doors. The alteration removes the casement window and door from the north elevation and shortens the openings to match the single-pane windows on the residence.

Exterior Materials: The residence is clad in wood 117 and lap siding. The window and door opening will be covered with salvaged 117 and lap siding found on the interior of the structure.

Roof: The brick stove flu will be removed and the roof patched to match the existing roof.

Front Elevation: (West) The brick stove flu to the north will be removed.

Side Elevation: (North) The elevation contains three single-pane square windows, three 1-over-1 windows, a casement window and a wood with glass-lite door. The door and casement window opening measures 65" wide total, the door measuring 32" wide by 81" tall and the window measuring 27" wide. There is approximately 6" of trim. The alteration removes the door and casement window and replaces them with two, single-pane, wood-clad, 27" tall windows to match the existing opening width at 65". The remainder of the openings will be filled in with salvaged 117 and lap siding.