

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Gail Schorre, Morningside Architects for Luigi Major, Major Farina Investments, LLC, owner

**Property:** 3618 Burlington Street, Lot 20, Tract 19, Block 6, Westmoreland Subdivision. The property includes a historic 5,880 square foot, one-story wood frame single-family residence situated on a 11,250 square foot corner lot.

**Significance:** Contributing English Queen Anne with Craftsman influence residence, constructed circa 1908, located in the Westmoreland Historic District.

**Proposal:** Alteration – Relocate a pair of non-original doors from the back wall to the north side wall (in place of existing non-original windows to be removed) and install new windows in their place. Construct an attached open deck around the northwest rear corner of the residence. Install a balcony for existing double doors on the second floor of the north side.

See enclosed application materials and detailed project description on p. 5-21 for further details.

**Public Comment:** No public comment received.

**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:** August 27, 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



**EAST ELEVATION – FRONT FACING BURLINGTON STREET**

EXISTING



PROPOSED



**NORTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING



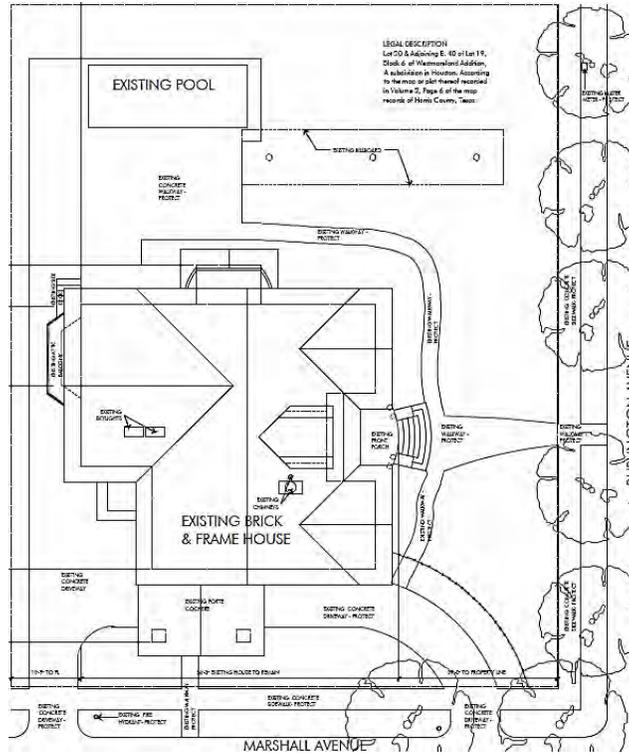
PROPOSED



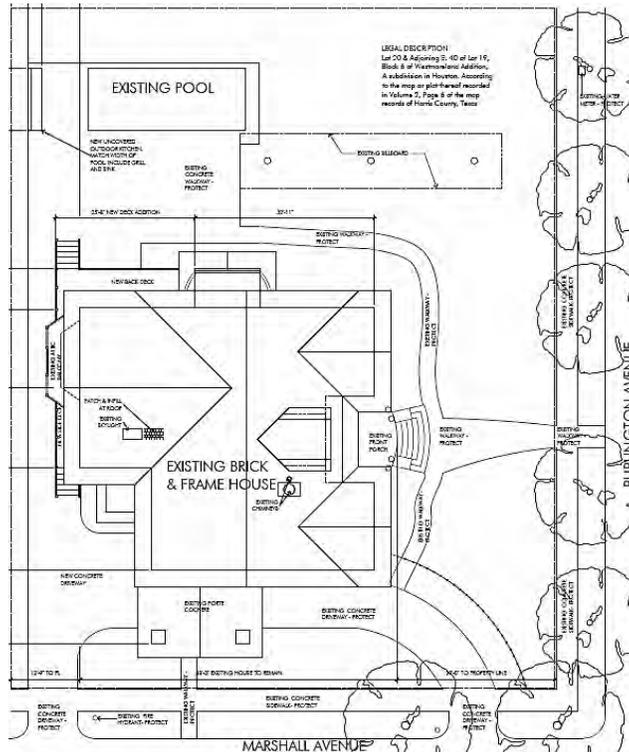


SITE PLAN

EXISTING



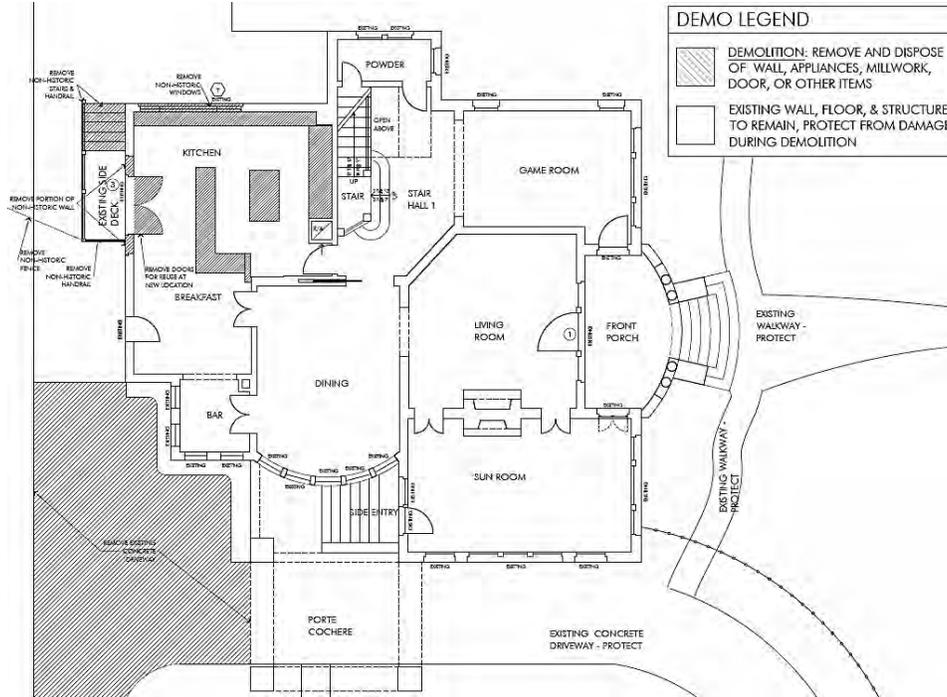
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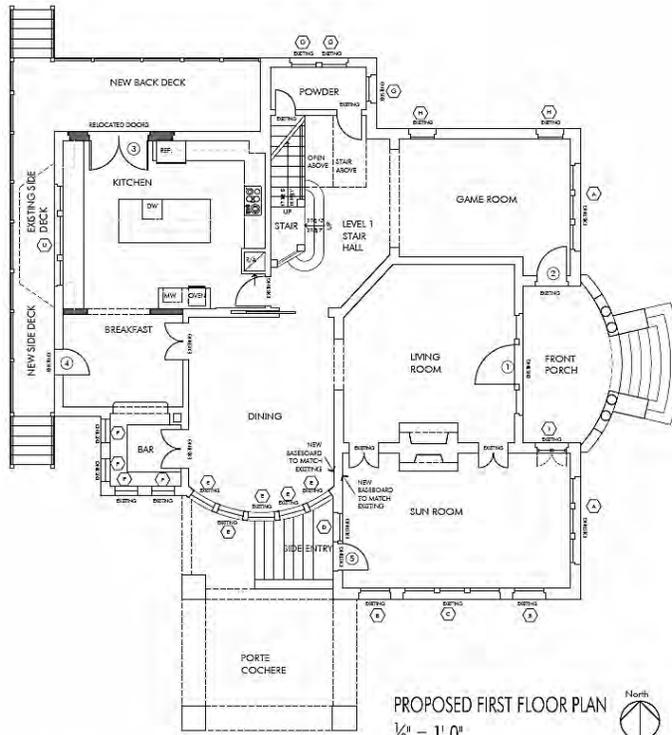


### FIRST FLOOR PLAN

#### EXISTING



#### PROPOSED

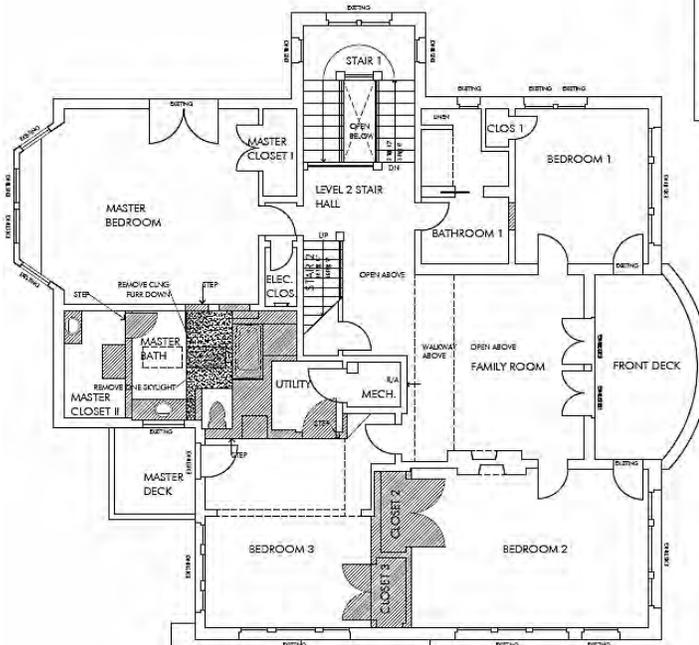




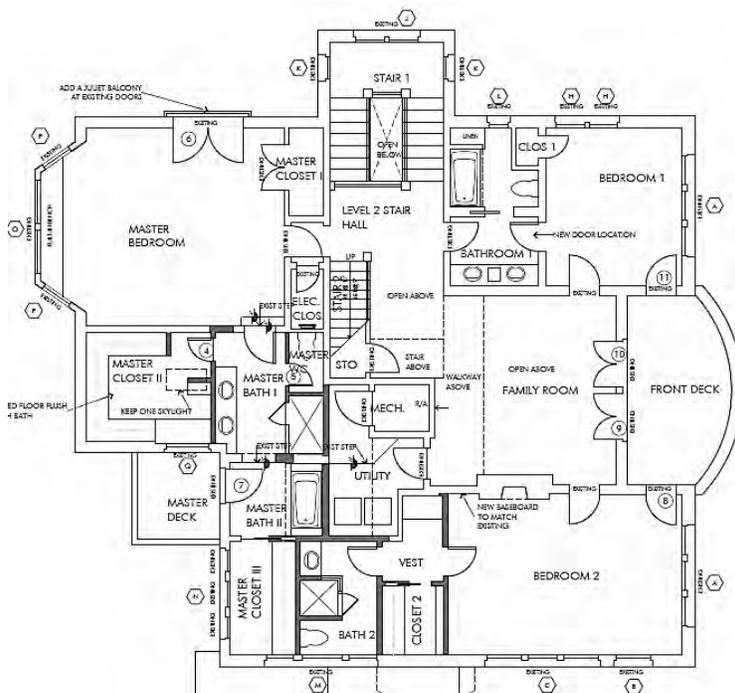
### SECOND FLOOR PLAN

EXISTING

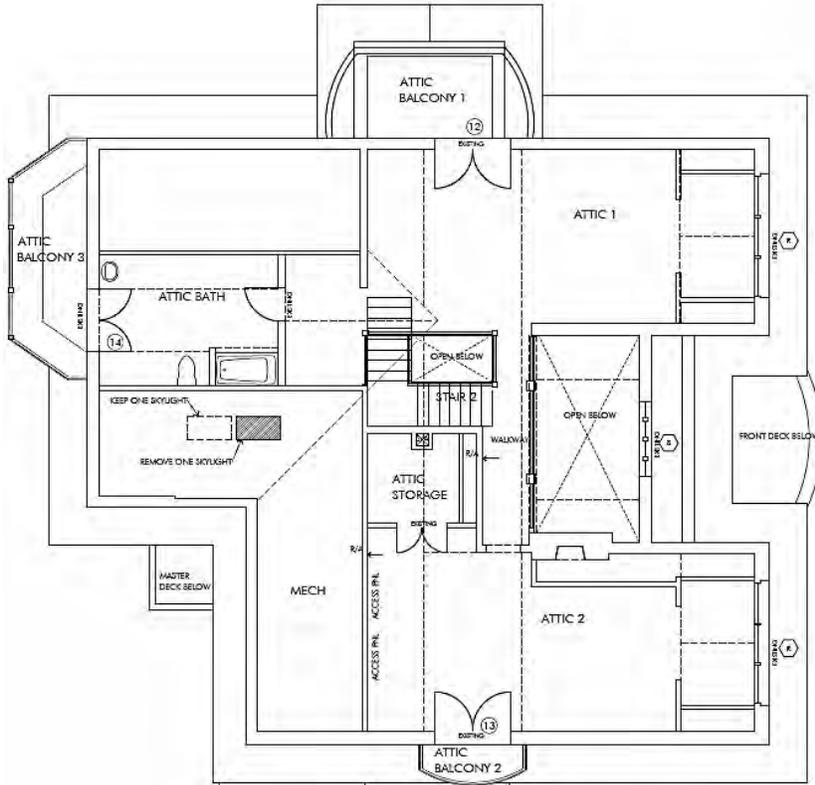
DEMO LEGEND	
	DEMOLITION: REMOVE AND DISPOSE OF WALL, APPLIANCES, MILLWORK, DOOR, OR OTHER ITEMS
	EXISTING WALL, FLOOR, & STRUCTURE TO REMAIN, PROTECT FROM DAMAGE DURING DEMOLITION



PROPOSED



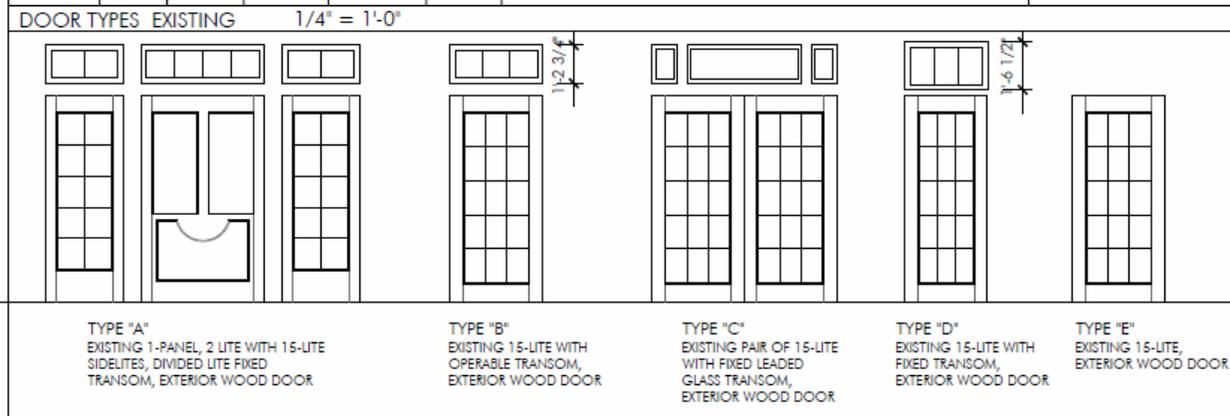
### ATTIC FLOOR PLAN EXISTING/DEMOLITION



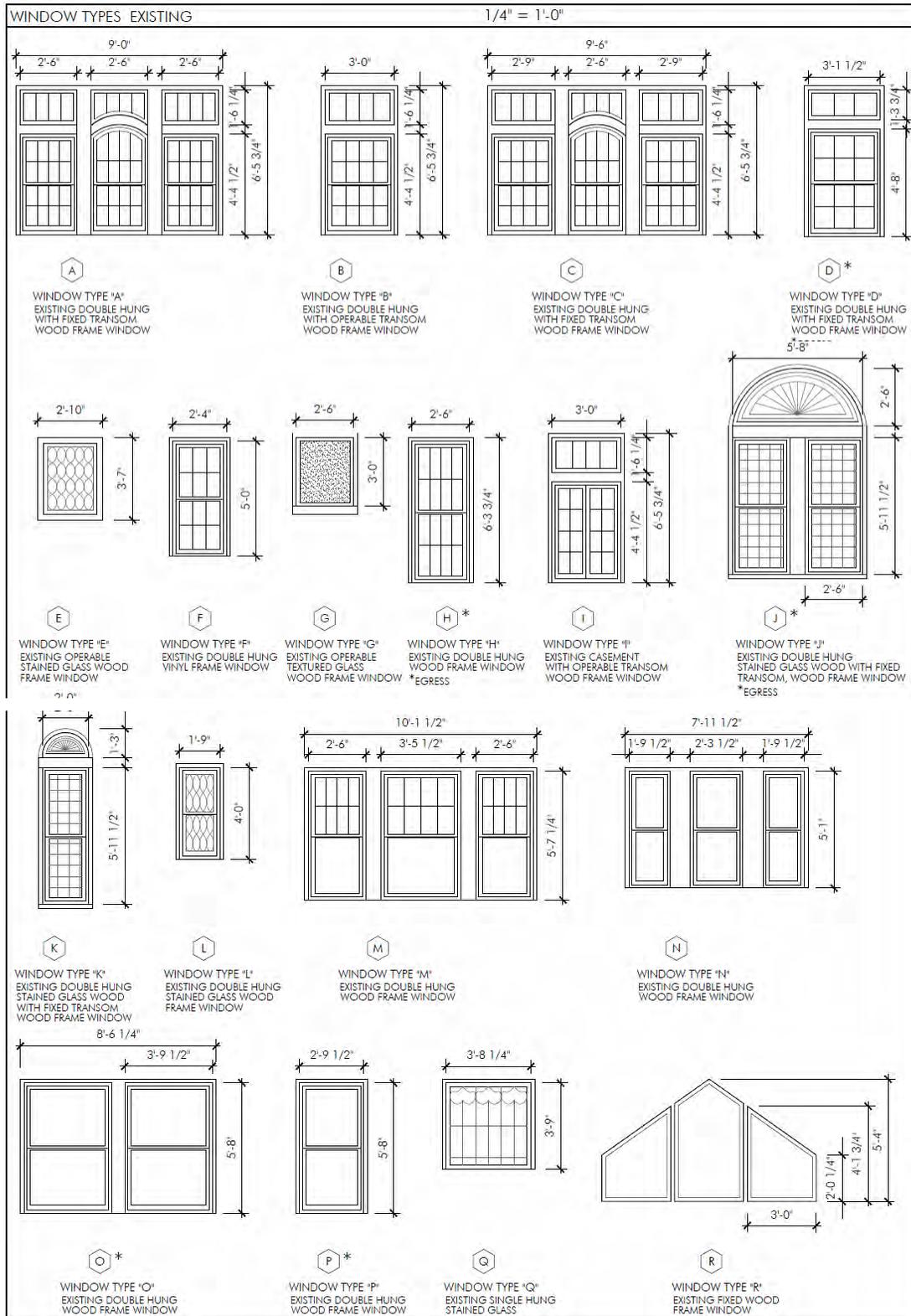
DEMO LEGEND	
	DEMOLITION: REMOVE AND DISPOSE OF WALL, APPLIANCES, MILLWORK, DOOR, OR OTHER ITEMS
	EXISTING WALL, FLOOR, & STRUCTURE TO REMAIN, PROTECT FROM DAMAGE DURING DEMOLITION

**DOOR SCHEDULE**

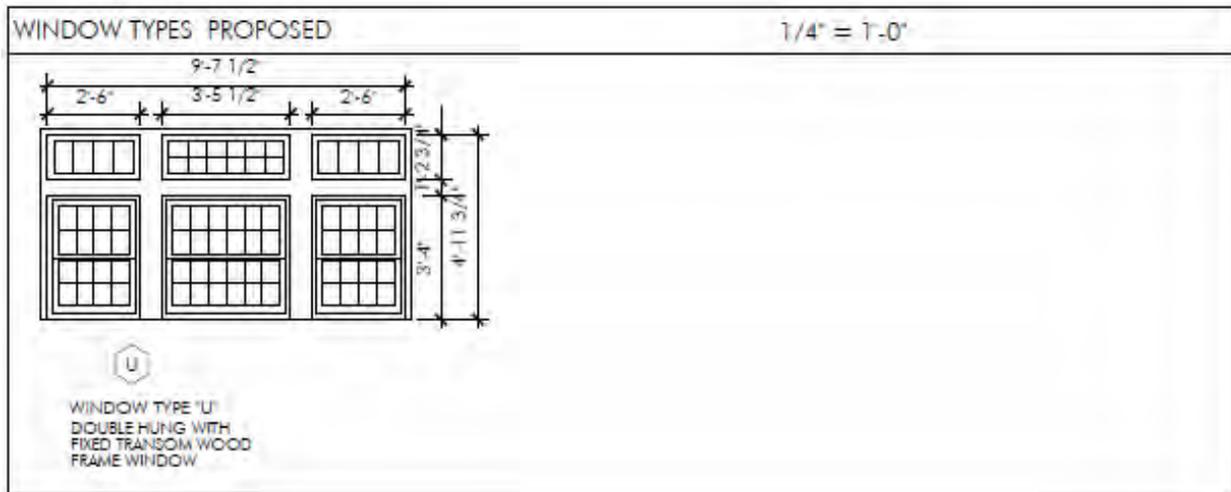
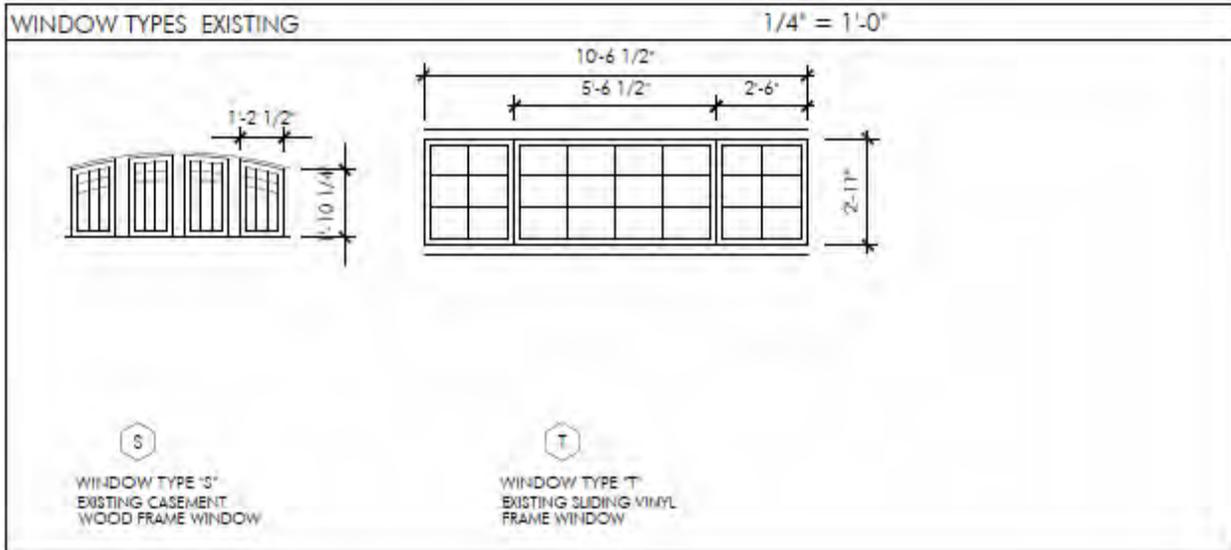
DOOR SCHEDULE EXISTING						
DOOR NUMBER	DOOR TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	REMARKS
1	A	4'-0"	6'-8"	Wood	Paint	
2	B	3'-0"	6'-8"	Wood	Paint	
3	C	PR 3'-0"	6'-8"	Wood	Paint	
4	D	2'-8"	6'-8"	Wood	Paint	
5	B	2'-8"	6'-8"	Wood	Paint	
6	E	PR 3'-0"	6'-8"	Wood	Paint	
7	B	2'-10"	6'-8"	Wood	Paint	
8	B	2'-8"	6'-8"	Wood	Paint	
9	E	PR 2'-0"	6'-8"	Wood	Paint	
10	E	PR 2'-0"	6'-8"	Wood	Paint	
11	B	2'-8"	6'-8"	Wood	Paint	
12	E	PR 3'-0"	6'-8"	Wood	Paint	
13	E	PR 3'-0"	6'-8"	Wood	Paint	
14	E	PR 2'-6"	6'-8"	Wood	Paint	



WINDOW SCHEDULE



WINDOW SCHEDULE



PHOTOS SUBMITTED BY APPLICANT



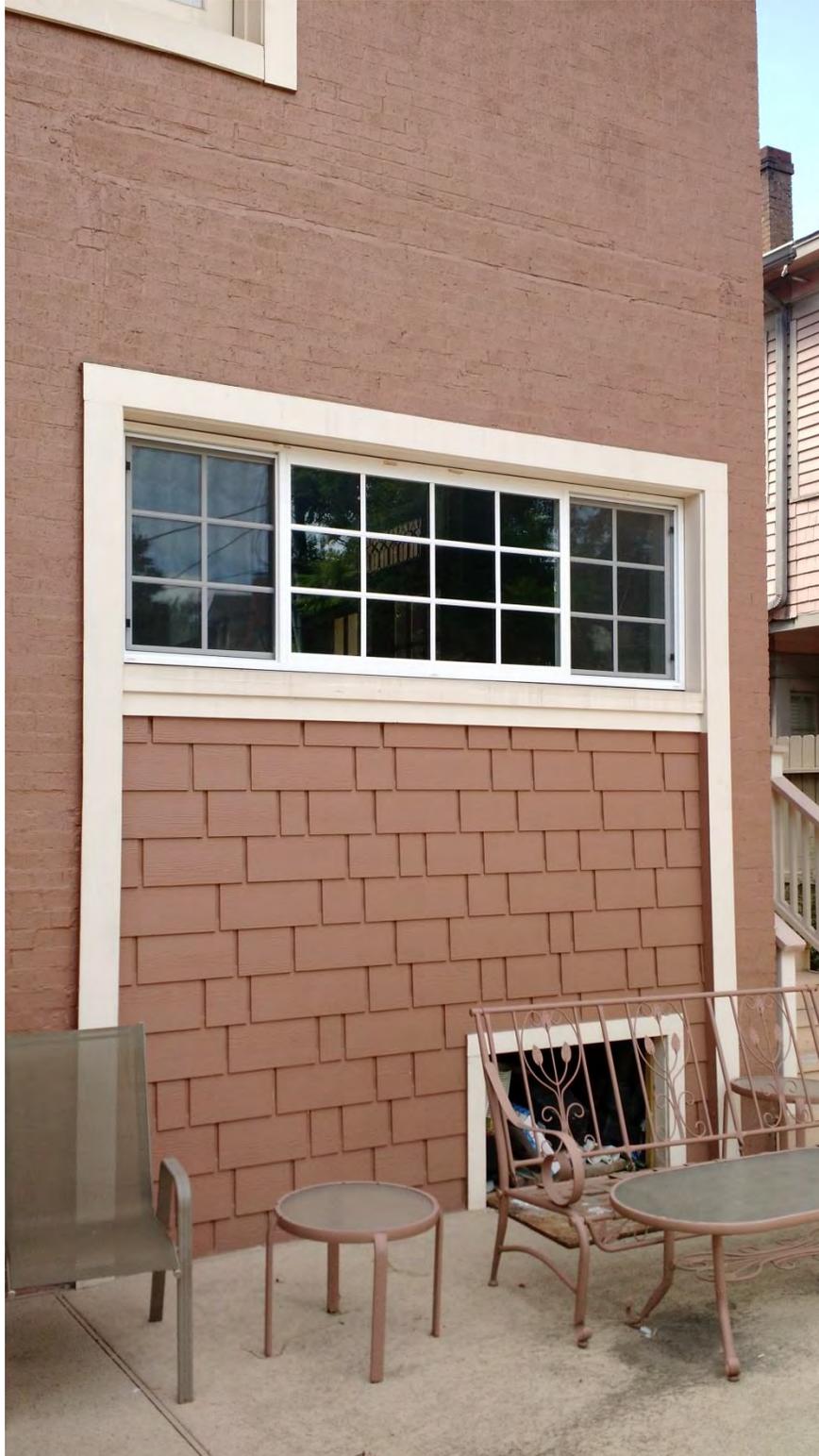
PHOTOS SUBMITTED BY APPLICANT



PHOTOS SUBMITTED BY APPLICANT



**STAFF PHOTOS**  
NORTH WALL



**STAFF PHOTOS**  
**NORTH WALL DETAILS**



*BRICK INFILL TO BE REMOVED*



## PROJECT DETAILS

**Windows/Doors:** Three existing non-original windows on the north wall will be removed. All other existing windows will remain. A pair of doors with transom will be relocated from the west (rear) wall to the north wall. All other existing doors will remain. Three new wood double hung multi-lite windows with transoms will be installed on the west wall. See window and door schedules for details.

**Exterior Materials:** The residence is clad with painted brick to remain. Existing non-original painted brick infill above non-original windows on the north side will be removed. Existing non-original cementitious shingles on the north and west side will be removed and replaced with painted stucco. An existing wood with wood railings will remain and wood steps will be installed.

**Side Elevation:** An expansion of the existing rear deck will wrap around to this side and measure 25'-8" wide with wood steps on the west side. A metal balcony will be installed in front of a pair of existing doors on the second floor. A portion of wall clad with non-original cementitious shingles will be removed. A section of non-original brick infill above this section will be removed. A pair of doors and transom currently installed on the west wall will be removed and installed in this section of wall. The remainder of the opening on the sides will be infilled with painted stucco.

**Rear Elevation:** An existing wood deck measuring 14'-6" wide will remain and be expanded by 7'-7" to the north and 14'-9" to the south with wood steps at both ends. A section of wall containing cementitious shingles, double door and transom will be removed. Three windows with transoms will be installed with painted stucco to infill the opening.