

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Manuel M. Reyna, CNM Homes for Anisa M. Perez, owner

Property: 1036 W Gardner St, lot 9, block 120, North Norhill Subdivision. The property includes a historic 1,630 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1926, located in the Norhill Historic District.

Proposal: Alteration – Remove non-original material in the front and side gables and replace with cementitious panels and wood battens. Replace siding, windows and alter window and door openings on a non-original rear addition of the contributing residence.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <input checked="" type="checkbox"/> | <input 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; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <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 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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING W GARDNER STREET

EXISTING



NONORIGINAL TAR PAPER AND WOOD BATTENS



EAST SIDE ELEVATION

EXISTING



WEST SIDE ELEVATION

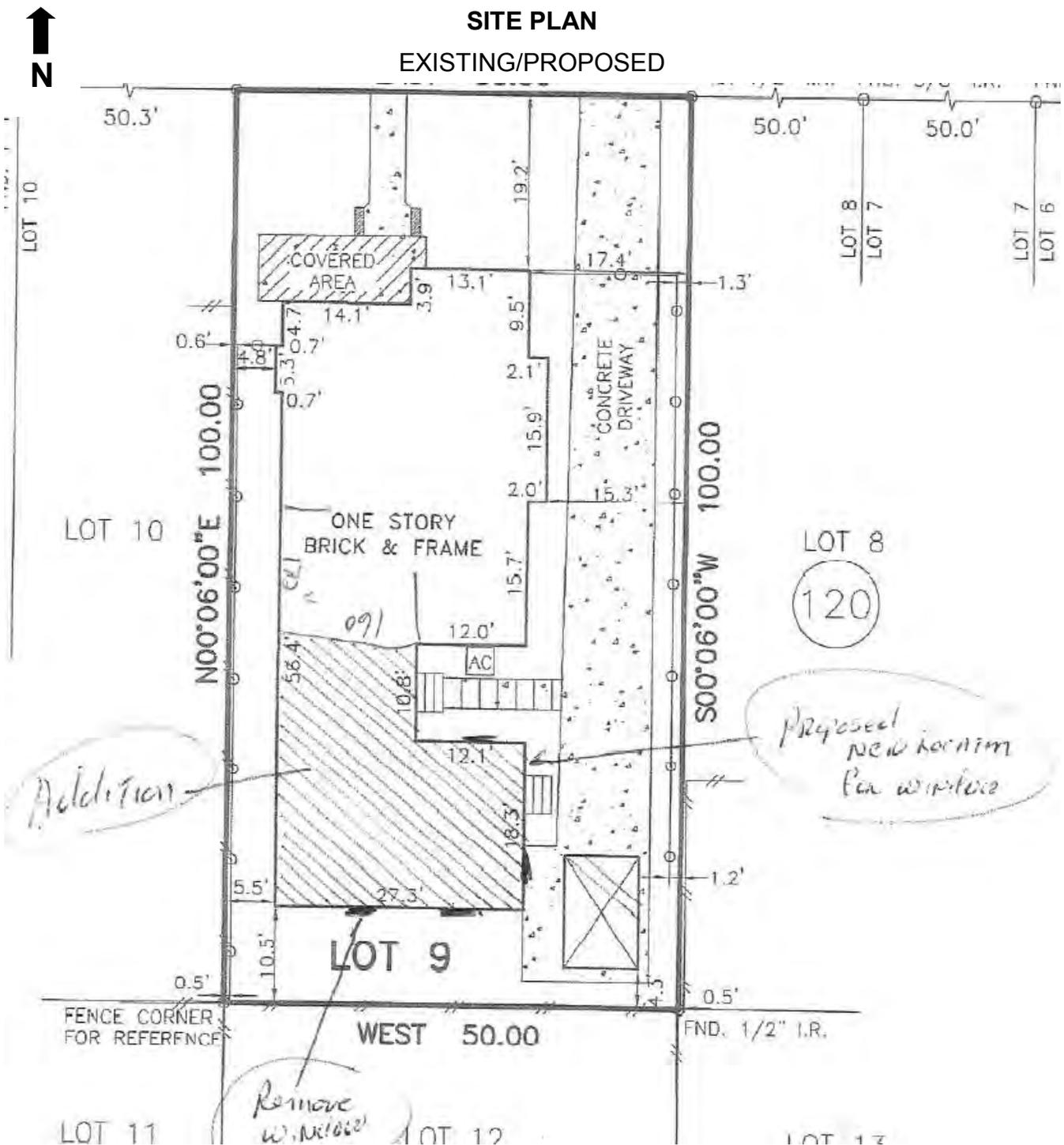
EXISTING



SOUTH (REAR) ELEVATION

EXISTING





PROPOSED WINDOWS





3710 SERIES SINGLE HUNG

STANDARD FEATURES

- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish.
- Sloped sill allows for proper water drainage to the exterior.
- Sleek profile provides larger viewing area.
- Interior glazing allows for easier glass replacement.
- Side loading removable bottom sash.
- Block and tackle balance for smooth operation.
- Energy-efficient warm edge insulating glass for enhanced performance.
- 2" or 2 1/4" frame depth (see chart below).
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit.
- Dual lift rails on bottom sash for easy operation.
- Integral nailing fin for simple installation.

OPTIONS

GLASS OPTIONS:
Low-E, Low-E², HP, HP², obscure and temper

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in 1/4" and 3/8" list

PRODUCT CONFIGURATION:
Twins, triples, combinations, fixed and a wide selection of architectural shapes

HARDWARE OPTION:
Safety vent latch to meet ASTM F2090-2006 requirements

COLOR OPTIONS:

WHITE

ADOBE GREY

BRONZE

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

SINGLE HUNG SELECTION GUIDE

SERIES	FRAME DEPTH	MIL FIN SETBACK	CONSTRUCTION TYPE				
			WOOD SIDING	BRICK	3 COAT STUCCO	BLOCK	EIFS
3710	2"	1/4"	•		•		
3710H	2"	1 1/4"					•
3710F	2 1/4"	1 1/4"	•	•	•		•

3710/3710H¹ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
3/8" Clear	1.52	0.66	0.65	0.68
3/8" Low-E	1.92	0.52	0.32	0.57
3/8" Low-E ²	1.92	0.52	0.25	0.45
3/8" HP Glass	2.08	0.48	0.32	0.58
3/8" HP ² Glass	2.08	0.48	0.25	0.46

3710F⁴ THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
3/8" Clear	1.49	0.67	0.65	0.68
3/8" Low-E	1.89	0.53	0.32	0.57
3/8" Low-E ²	1.89	0.53	0.25	0.45
3/8" HP Glass	2.00	0.50	0.32	0.58
3/8" HP ² Glass	2.04	0.48	0.25	0.46

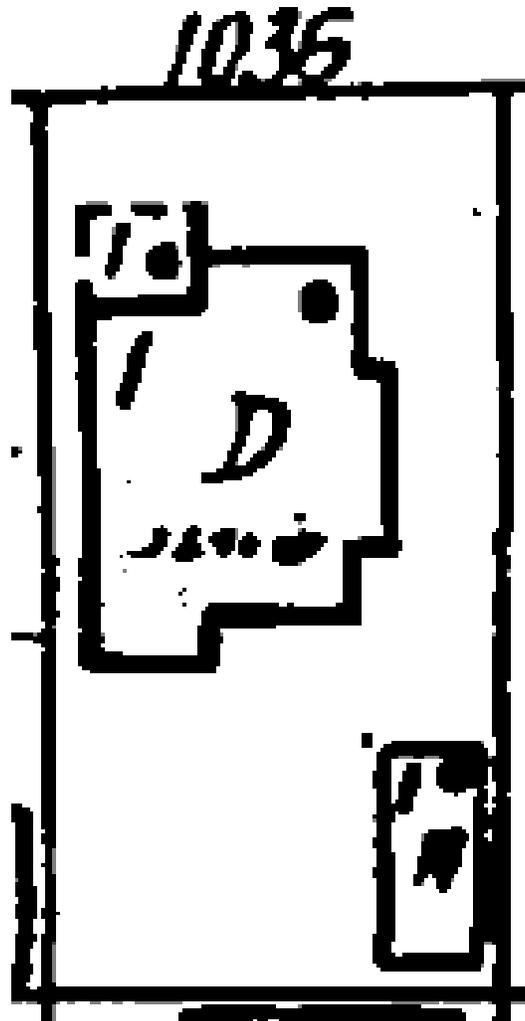
All units are NFRC certified and meet or exceed NFRC. NFRC values are based on AAMA standard test. Performance values reflect the performance of units based on the following configurations: 1" IS-1 2mm glass and no grille.

1. Available Low-E options.
 2. Optional HP Glass combines Low-E with argon gas fill for high performance.
 3. 3710 and 3710H units feature a 2" frame depth.
 4. 3710F units feature a 2 1/4" frame depth.

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SANBORN, 1924-FEB 1951, VOL 2, SHEET 275



PROJECT DETAILS

Windows/Doors: The rear addition contains aluminum 2-over-2 windows and two pedestrian doors. The alteration removes the door and windows and installs new aluminum 1-over-1 windows.

Exterior Materials: The gables in the residence are clad in tar paper and wood battens. The rear addition is clad in 105 siding. The alteration replaces the material in the gables with cementitious panels and new battens to replicate the existing condition and replaces the 105 siding with cementitious lap siding with a 6" reveal.

Front Elevation: The gable is clad in tar paper and wood battens. The alteration replaces the material in the gables
(North) with cementitious panels and new battens to replicate the existing condition.

Side Elevation: The rear addition has two pedestrian doors and an aluminum 2-over-2 window. The pedestrian
(East) door facing the front will remain and the pedestrian door toward the rear will be removed and covered with siding. A new window will be installed and the existing windows will be replaced. The gable is clad in tar paper and wood battens. The alteration replaces the material in the gables with cementitious panels and new battens to replicate the existing condition.

Side Elevation: The addition contains an aluminum 2-over-2 window that will be replaced. The gable is clad in tar
(West) paper and wood battens. The alteration replaces the material in the gables with cementitious panels and new battens to replicate the existing condition.

Rear Elevation: Not visible from the public right-of-way.
(South)