

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Jorge Arreola, Incredible Renovations for Kelly A. Thomas, owner

Property: 504 Avondale St, lot 2, tract 3A, block 6, Montrose Subdivision. The property includes a historic 3,124 square foot two-story residence situated and detached garage on a 7,800 square foot (60' x 130') interior lot.

Significance: Contributing American foursquare with prairie influence style residence, constructed circa 1913, located in the Avondale West Historic District.

Proposal: Alteration – Changes to the foundation, windows and porch

- Raise the residence 6” by adding bricks to the existing piers.
- Replace all wood 1-over-1 windows with vinyl 1-over-1 windows.
- Rebuild the porch piers that are failing.
- Repair the wood columns.
- Install wood corbels under the front porch eave.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval to raise the foundation, rebuild and repair the porch columns and install the corbels under the front porch eave.

Denial to replace all wood windows with vinyl windows.

HAHC Action: Partially Approved:

Approval to raise the foundation, rebuild and repair the porch columns and install the corbels under the front porch eave.

Denial to replace all wood windows with vinyl windows.

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: October 23, 2014



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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair.</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 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 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;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair.</i> | |
| <input type="checkbox"/> | <input checked="" 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;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair.</i> | |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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;
<i>The original wood windows are a distinguishing feature of the property and should be retained. Staff confirmed some damage of the original windows but believe they are not beyond reasonable repair. The replacement windows are compatible in size, scale, and character with the existing windows.</i> | |
| <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. | |



CURRENT PHOTO



3D RENDERINGS – NOT TO SCALE

PROPOSED





NORTH ELEVATION – FRONT FACING AVONDALE
EXISTING



CORBEL DETAIL

PROPOSED



INSTALL CORBELS

EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED

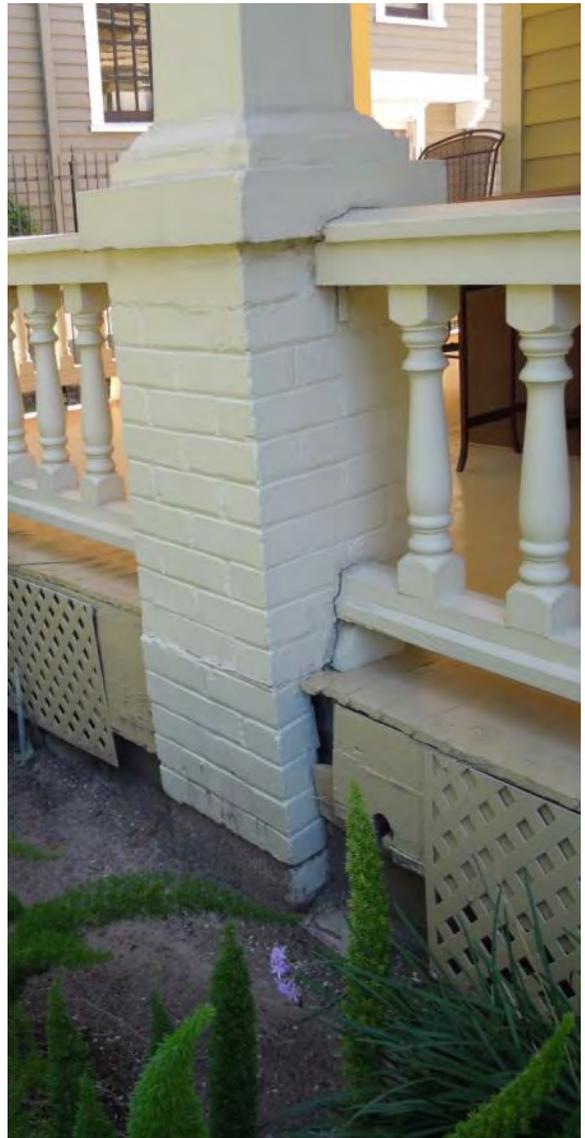


PHOTOS PROVIDED BY APPLICANT

FRONT PORCH COLUMNS



STAFF PHOTOS



*FAILING PIERS AND
GRADE BEAM*





*FAILING PIERS AND
DAMAGED COLUMN*



PHOTOS PROVIDED BY APPLICANT

WINDOWS

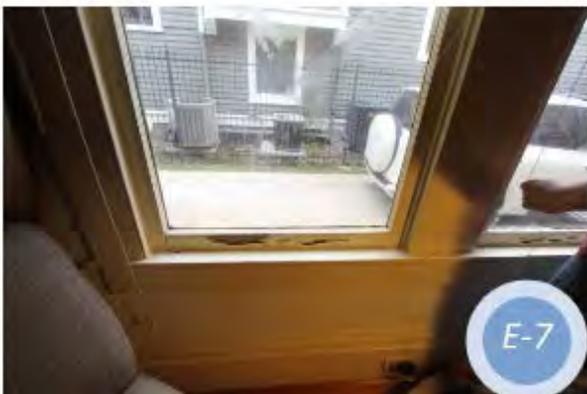
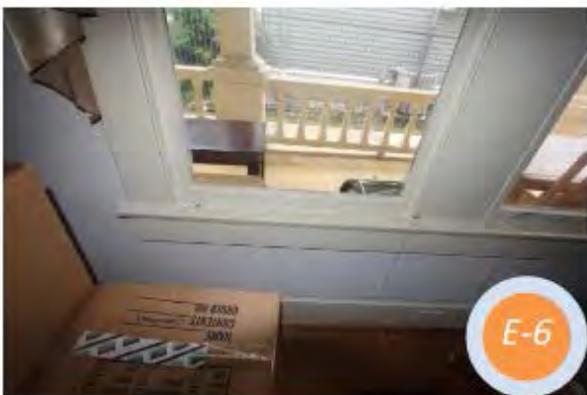
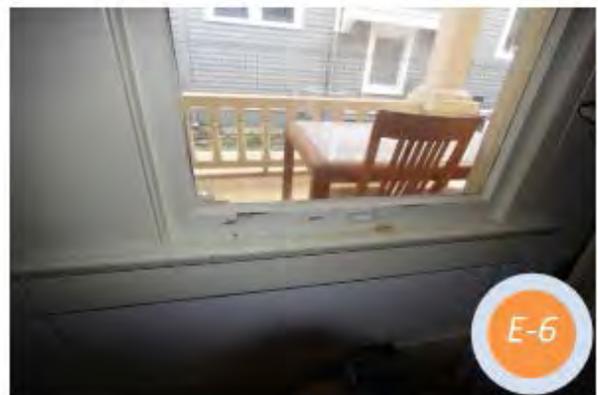
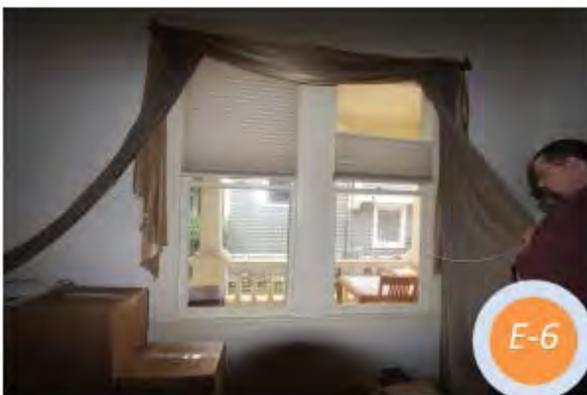
Description of Damages by Applicant

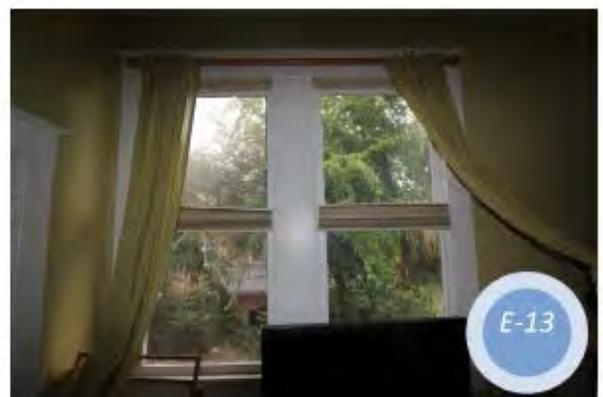
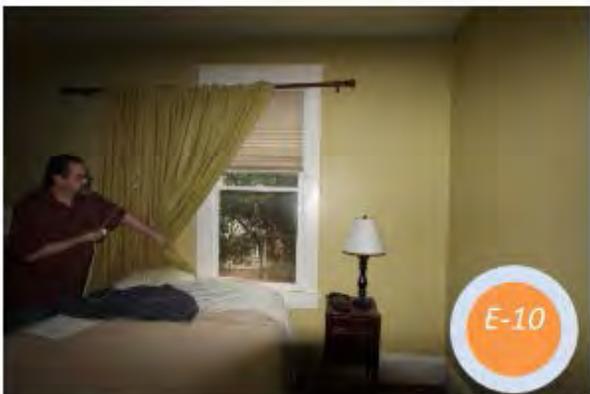
Broken window frame E-1, E-3, E-5, E-8, E-10, E-13, E-15, E-18, E-19

Rotten window frame E-7, E-9, E-14, E-16, E-17

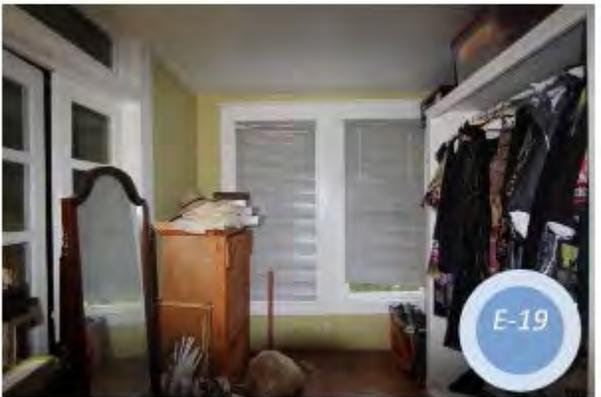
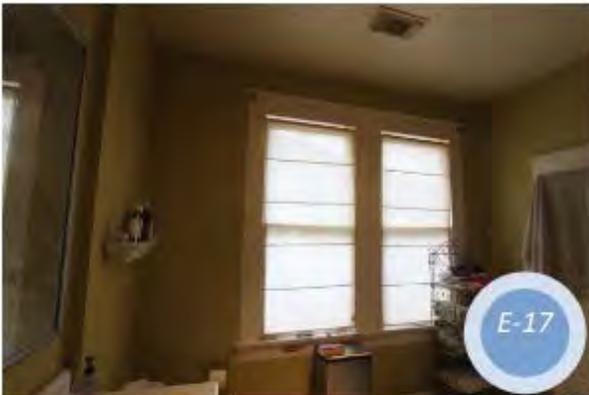
Damaged window sill E-9, E-13, E-14, E-17, E-18, E-19





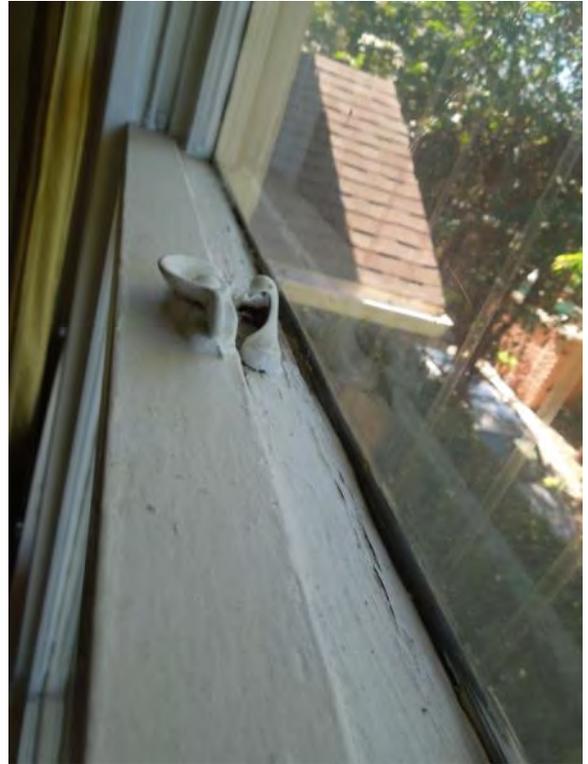






STAFF PHOTOS

WINDOWS





PROJECT DETAILS

Foundation: The residence is situated on a brick pier and beam foundation with an approximate finished floor height of 24". The alteration raises the foundation height by 6" by adding bricks to the piers due to drainage and moisture issues.

Windows/Doors: The residence contains 26 1-over-1 wood windows and a glass block and stained glass window. The alteration replaces the wood 1-over-1 windows with vinyl 1-over-1 windows in the same locations.

Front Elevation: The residence contains four wood 1-over-1 windows and four brick piers with wood tapered columns at the front porch and corbels under the gable portion of the porch roof. The alteration replaces all windows with vinyl 1-over-1 windows and raises the porch piers by 6". The piers are failing and need to be rebuilt. The stairs will be raised through re-grading so another step will not be needed and corbel wills be installed on the rest of the front porch.

(North)

Side Elevation: The residence contains 13 wood 1-over-1 windows and three brick piers with wood columns at the front porch. The alteration replaces all windows with vinyl 1-over-1 windows and rebuilds the brick piers.

(East)

Side Elevation: The residence contains nine wood 1-over-1 windows and one brick pier with a wood column at the front porch. The alteration replaces all windows with vinyl 1-over-1 windows and rebuilds the brick piers.

(West)

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

(South)