

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Christopher Bran of Westmoreland Partners LLC, owner

Property: 400 Westmoreland, Lot 10, Tract 9, Block 6, Westmoreland Subdivision. The property includes a Noncontributing 12,938 square foot, two-story brick and vinyl clad 16-unit apartment complex situated on a 10,000 square foot (80' x 125') corner lot.

Significance: Noncontributing Modern (Apts), constructed circa 1965, located in the Westmoreland Historic District.

Proposal: Alteration – Siding and Windows *Noncontributing*

- Replace existing aluminum framed grid divided lite windows with 2-over-2 metal framed windows.
- Paint existing unpainted brick cladding on all four sides of the structure.
- Install sections of vertical metal board and batten siding on the north and west elevations. The vertical siding on the north elevation will alter the shape of the roofline and east exterior wall.
- Install sections of horizontal cedar siding on the north and west elevation.

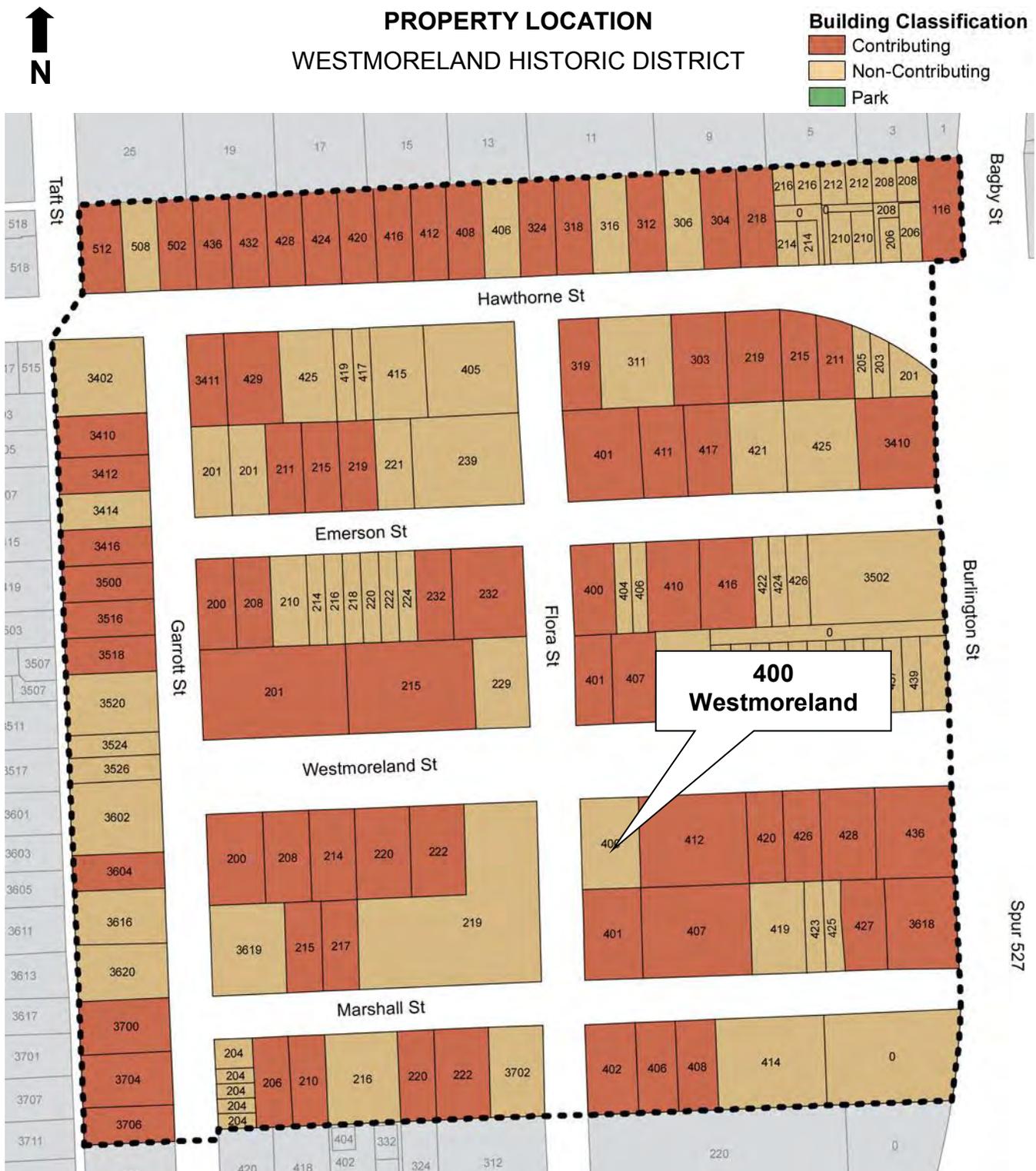
See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Partial Approval: Approve the window replacement, paint, and installation of vertical metal siding. Deny the installation of horizontal cedar siding and altering the roof shape on the north elevation.**

HAHC Action: **Deferred**



CURRENT PHOTO
WESTMORELAND ELEVATION



FLORA ELEVATION



NORTH ELEVATION – FRONT FACING WESTMORELAND STREET

EXISTING



PROPOSED



WEST SIDE ELEVATION FACING FLORA STREET

EXISTING



PROPOSED



DETAIL PHOTO

PROPOSED PAINT OVER EXISTING BRICK





AERIAL VIEW

EXISTING



WINDOW / DOOR SCHEDULE

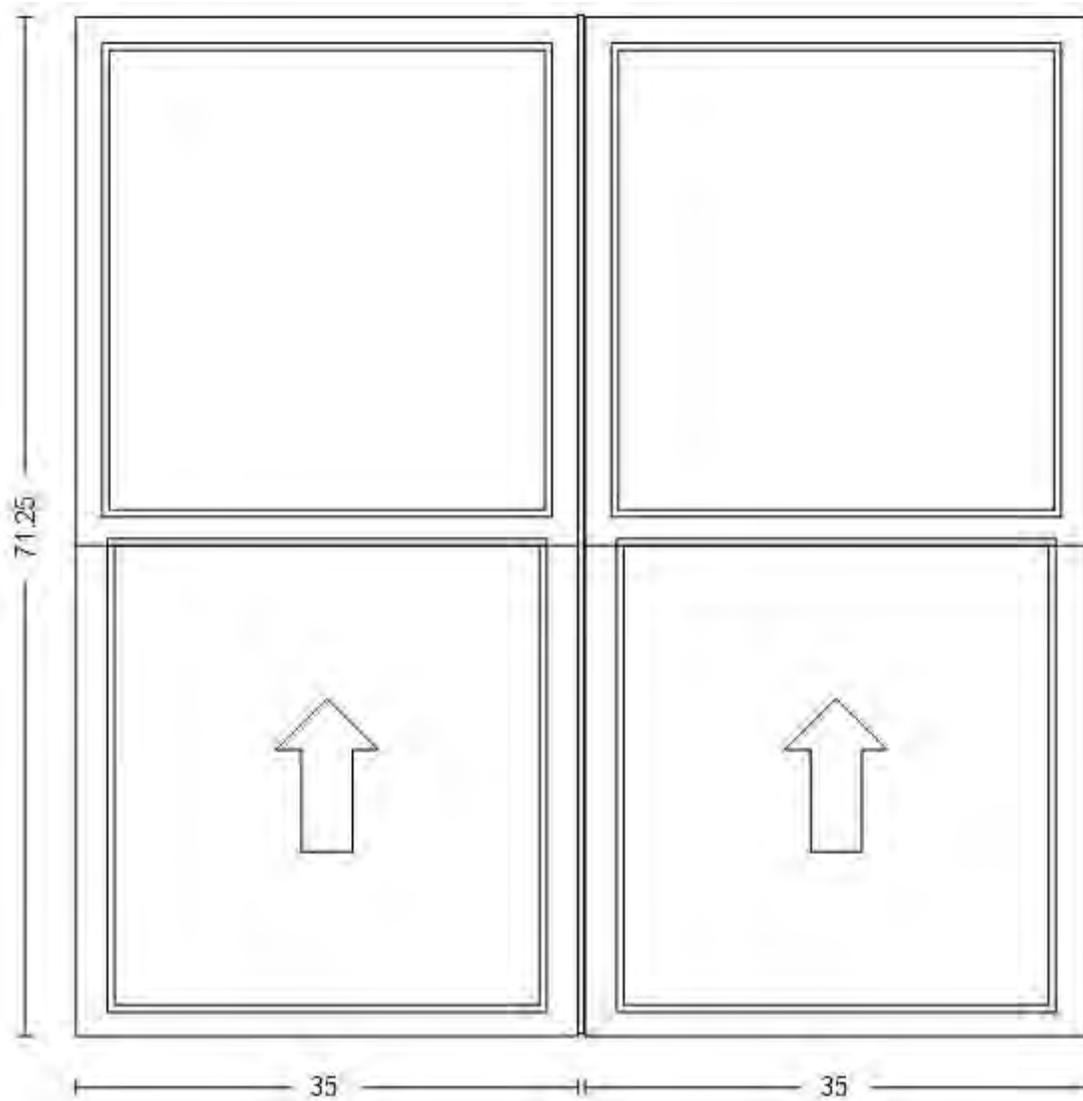
EXISTING WINDOWS

WINDOW SCHEDULE						
UNITS & APARTMENT BLDGS	QTY	SIZE	LOCATION	DESCRIPTION	FINISH	REMARKS
	16	47.5 x 35.5	exterior	existing	aluminum	needs replacment
	12	23.5 x 23.5	exterior	existing	aluminum	needs replacment
	12	43.5 x 71.5	exterior	existing	aluminum	needs replacment
	23	70.5 x 71.25	exterior	existing	aluminum	needs replacment
	1	71.5 x35.5	exterior	existing	aluminum	needs replacment
WINDOW NOTES						
1 all existing windows need to be replaced 2 3						

PROPOSED WINDOWS

WINDOW SCHEDULE						
UNITS & APARTMENT BLDGS	QTY	SIZE	LOCATION	DESCRIPTION	FINISH	REMARKS
	16	47.5 x 35.5	exterior	low E replacement window	aluminum	
	12	23.5 x 23.5	exterior	low E replacement window	aluminum	
	12	43.5 x 71.5	exterior	low E replacement window	aluminum	
	23	70.5 x 71.25	exterior	low E replacement window	aluminum	
	1	71.5 x35.5	exterior	low E replacement window	aluminum	
WINDOW NOTES						
1 all existing windows need to be replaced 2 3						

PROPOSED WINDOWS



PROJECT DETAILS

Shape/Mass: The existing structure consists of three rectangular buildings that are unified by a single roof structure and situated around a central courtyard.

Windows/Doors: Replace all of the aluminum grid divided lite windows with 2-over-2 aluminum casement windows.

Exterior Materials: Existing vertical vinyl cladding along the second floor of the west elevation, and within the front facing gable of the north elevation, will be removed. The existing unpainted brick will be painted along all four sides of the structure. Metal board and batten siding and horizontal cedar siding will be used in sections on the north and west elevations.

Front Elevation: Install a 39' wide section of vertical metal siding along the second floor between the front doorway and the west facing wall. The section of siding between the front door and a pair of windows will be 8' tall and the section between the windows and the west wall will be 20' tall.

(North)

Install an 18' tall by 33' wide section of horizontal cedar siding between the front door and the east wall. The existing brick cladding will remain intact underneath the new cladding. The exposed brick will be painted.

Side Elevation: Replace existing vertical vinyl cladding with a combination of vertical metal siding and horizontal cedar siding. The existing brick will be painted.

(East)

Side Elevation: Paint existing brick.

(West)

Rear Elevation: Paint existing brick.

(South)