

CERTIFICATE OF APPROPRIATENESS

Application Date: June 25, 2014

Applicant: Matthew & Erin Lofgreen, owners

Property: 412 Hawthorne Street, Lot 18, Block 1, Westmoreland Subdivision. The property includes a historic two-story wood frame 2,539 square foot single-family residence situated on a 5,871 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1905, located in the Westmoreland Historic District.

Proposal: Alteration – Proposed changes to front façade:

- Replace eight 1-over-1 original wood sash windows on the second floor with 1-over-1 aluminum clad wood sash windows.
• Replace two original decorative wood sash windows on the second floor with aluminum clad wood windows that will feature exterior mutins that match the original windows in design.
• Replace original wood beveled lap siding with either new wood beveled lap siding or cementitious beveled lap siding.

In May staff and the Senior Structural Inspector visited the site to verify the condition of the windows and siding. The eight 1-over-1 sash windows show signs of damage and deterioration, are missing sashes, and missing rails. It was determined that the eight 1-over-1 sash windows were damaged beyond repair and warrant replacement. The decorative sash windows are in good condition and should be retained. The siding was inspected and it was determined that the siding is historic beveled lap cypress siding. The majority of the siding is in good condition and should be retained. Staff recommended that where the siding is rotted and damaged beyond repair, new wood siding that matches the existing siding should be patched in but the siding should not be replaced in full.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval:

- Approval to replace existing 8 wood 1-over-1 sash windows with 8 aluminum clad 1-over-1 windows.
• Denial to replace the 2 decorative sash windows on the south elevation of the second floor. The windows must be retained and repaired.
• Denial to replace the existing beveled lap siding with either new beveled lap siding or cementitious beveled laps siding. The existing original beveled lap siding is in good condition and must be retained and repaired. Where the siding is damaged or deteriorated past point of repair, new wood beveled lap siding can be patched in. Before any siding is removed and replaced, it must be inspected by HPO Staff.

HAHC Action: Partially Approved:

- Approval to replace existing 8 wood 1-over-1 sash windows with 8 aluminum clad 1-over-1 windows.
• 2 decorative sash windows on the south elevation of the second floor to be retained and repaired.
• Existing original beveled lap siding in good condition must be retained and repaired. Where the siding is damaged or deteriorated past point of repair, new wood beveled lap siding can be patched in. Before any siding is removed and replaced, it must be inspected by HPO Staff

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 17, 2014



PLANNING & DEVELOPMENT DEPARTMENT

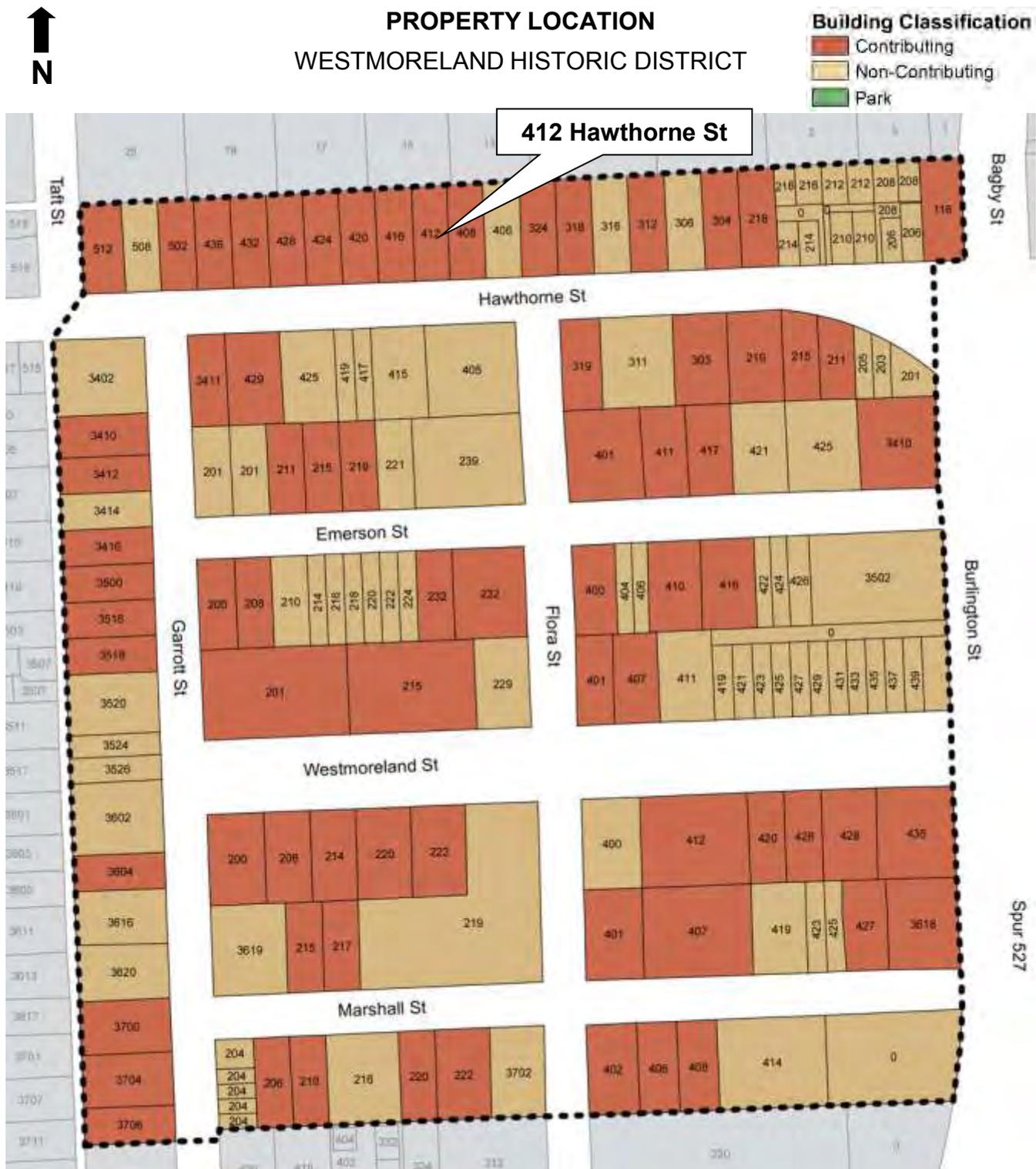
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved 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**

- | S | D | NA | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <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 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 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 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 proposed replacement of the existing original siding and the two decorative sash windows will result in the loss of a large amount of original historic material. The siding and decorative windows were inspected by Staff and the Senior Structural Inspector, it was determined that the siding and decorative sash windows are in good condition and should be retained and repaired.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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



SOUTH ELEVATION – FRONT FACING HAWTHORNE STREET

EXISTING



EAST SIDE ELEVATION

EXISTING

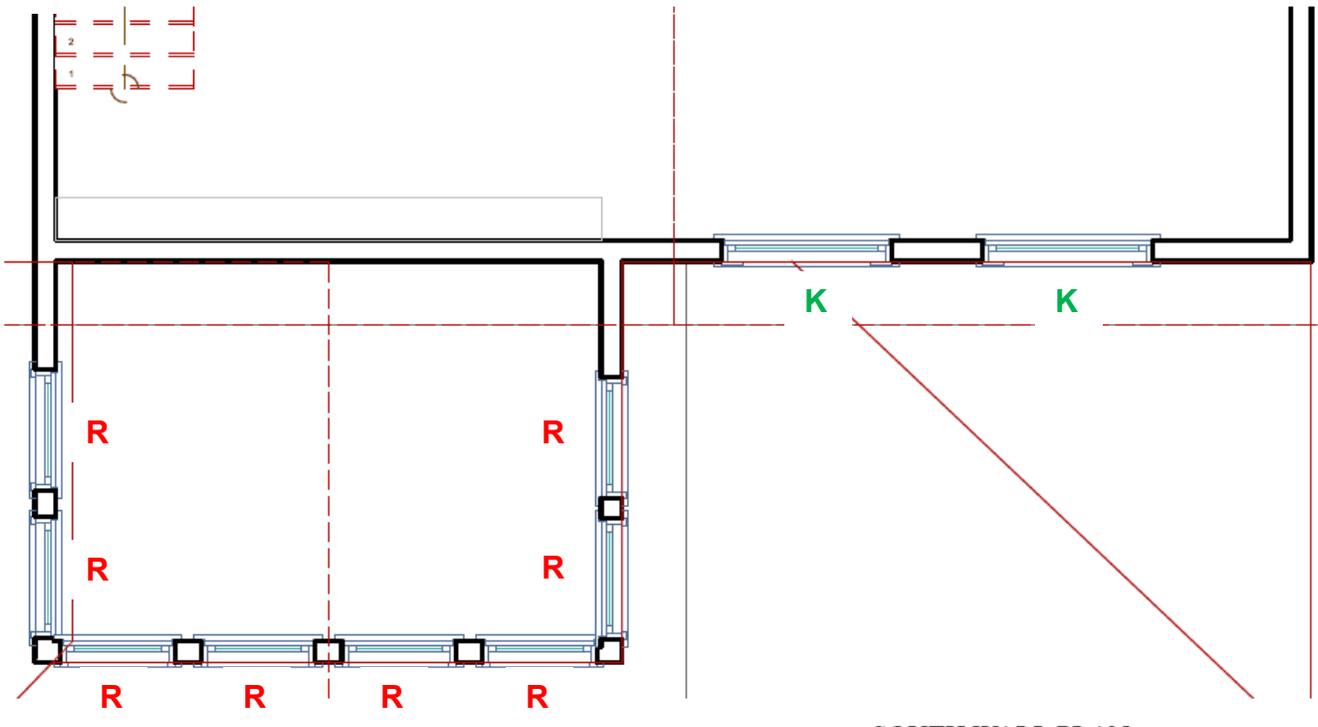


WEST SIDE ELEVATION
EXISTING





SECOND FLOOR PLAN



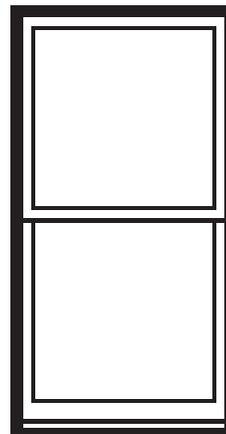
- R- Replace**
 - 1-over-1 Sash Windows
- K- Keep**
 - Decorative Sash Windows

WINDOW SCHEDULE

RECESSED MOUNTED REPLACEMENT 1-OVER-1 ALUMINUM CLAD SASH WINDOWS

Mas. Opg. (mm)	3-1 7/8 (962)
Rgh. Opg. (mm)	3-2 3/8 (975)
Frame Size (mm)	3-1 3/8 (949)
Glass Size (mm)	32 (813)

6-0 5/8 (1845)
6-0 7/8 (1851)
6-0 3/8 (1838)
32 (813)

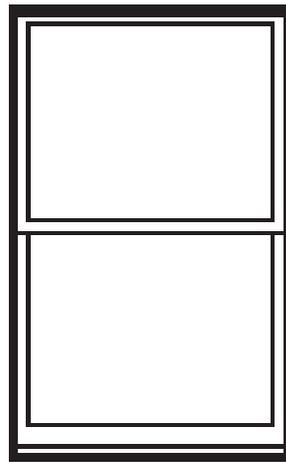


CUDH3232 E

REPLACEMENT DECORATIVE ALUMINUM CLAD SASH WINDOWS

Mas. Opg. (mm)	3-9 7/8 (1165)
Rgh. Opg. (mm)	3-10 3/8 (1178)
Frame Size (mm)	3-9 3/8 (1153)
Glass Size (mm)	40 (1016)

6-0 5/8 (1845)
6-0 7/8 (1851)
6-0 3/8 (1838)
32 (813)



CUDH4032 E

EXTERIOR MUNTIN DETAILS

Simulated Divided Lite with Spacer Bar (SDLS) - an energy-efficient way to create the look of divided lites. SDLS bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lites.

Simulated Divided Lite (SDL) - SDL bars are permanently adhered to both sides of the glass.



PHOTOS SUBMITTED BY APPLICANT



SOUTH ELEVATION DECORATIVE SASH WINDOWS



EXISTING WOOD SIDING





PROJECT DETAILS

Windows/Doors: Replace eight original 1-over-1 wood sash windows on the second floor with eight aluminum clad wood 1-over-1 sash windows. The 1-over-1 original sash windows show signs of damage and deterioration, are missing sashes, and rails. Replace two original decorative wood sash windows on the second floor with new decorative aluminum clad wood sash windows; the proposed windows will feature exterior muntins and will match the original design. All the existing window openings will not be modified.

Exterior Materials: Replace the original wood beveled lap siding on the second floor with either new wood beveled lap siding or cementitious beveled lap siding.