

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Larry Collins, Nivalco Enterprise, for Anne Vastakis, owner

Property: 502 Omar Street, Lot 1 & Tract 2A, Block 19, Woodland Heights Subdivision. The property includes a noncontributing 4,618 square foot 2-story wood frame residence and noncontributing two-story detached garage situated on a 7,500 square foot (100' x 75') corner lot.

Significance: Noncontributing Queen Anne (Altered) residence, constructed circa 1915, located in the Woodland Heights Historic District. The existing garage is also a noncontributing structure.

Proposal: Alteration – Replace Windows and Siding on a noncontributing garage.

- Remove 8 existing windows and replace with new 1-over-1, double hung wood windows
- Install smooth cementitious window trim
- Remove existing damaged wood siding and install new smooth cementitious siding with a 4" reveal.

See enclosed application materials and detailed project description on p. 4-9 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: March 26, 2015



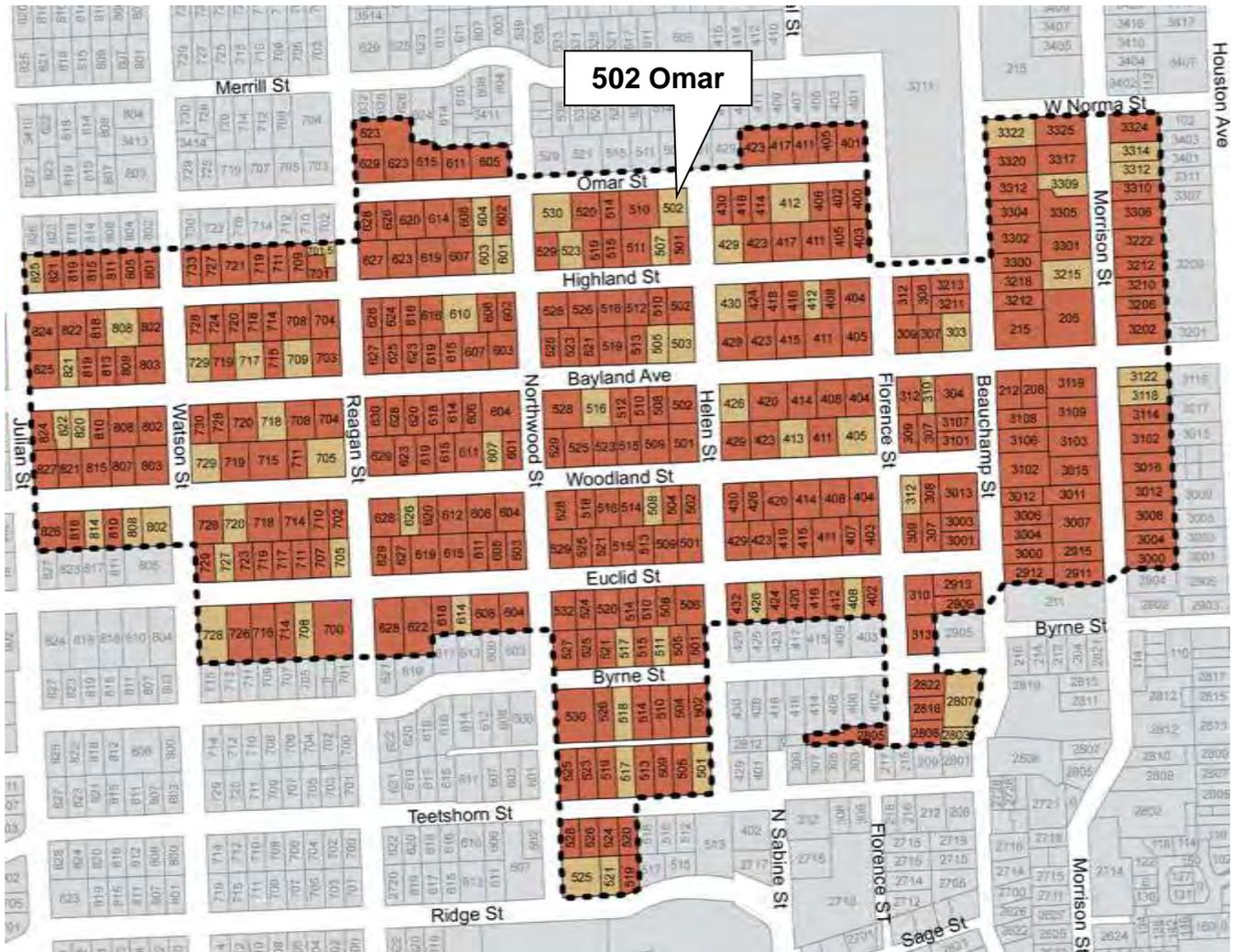
**PLANNING &
DEVELOPMENT
DEPARTMENT**

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.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



SIDING
EXISTING



PROPOSED

MAXIPLANK™

Taking Pride in Our Work

MAXIPLANK combines the appearance and workability of wood with the durability of fiber cement technology. It's hip-top in the plank ranks due to its durability, easy installation and it offers a long-lasting alternative to traditional exterior wall claddings or vinyl siding.

Traditional Cedar Colonial Cedar Smooth

* Available only in 8' x 12'

Technical Specifications

MAXIPLANK is composed of cement, silica sand, cellulose fibers, water and selected additives that have been autoclaved (cured with pressurized steam).

Primed for protection, MAXIPLANK is backed by our leading 50-year transferrable warranty and over 75 years of fiber cement technology.

THICKNESS	WIDTH	LENGTH	AREA	DEPTH	WEIGHT	PACKING
5/16"	3 1/2"	12'	3.23 sq. ft.	4"	12.9 lbs.	260 pieces/400'
5/16"	4 1/2"	12'	4.33 sq. ft.	5"	15.4 lbs.	208 pieces/400'
5/16"	7 1/2"	12'	7.25 sq. ft.	6"	27.8 lbs.	152 pieces/400'
5/16"	9 1/2"	12'	8.25 sq. ft.	7"	30.3 lbs.	136 pieces/400'
5/16"	9 1/2"	12'	8.25 sq. ft.	8"	32.7 lbs.	126 pieces/400'
5/16"	12"	12'	12.00 sq. ft.	10 1/2"	29.5 lbs.	140 pieces/400'

1 1/4" minimum overlap with all planks

WINDOWS

EXISTING



WINDOWS
PROPOSED



Home » Windows » Tradition Plus Wood » Double-Hung » Tradition Plus Wood Double-Hung Window

TRADITION PLUS WOOD DOUBLE-HUNG WINDOW



Options Start

Model Wood Exterior

Grille Designs No Grille

Wood Options Pine

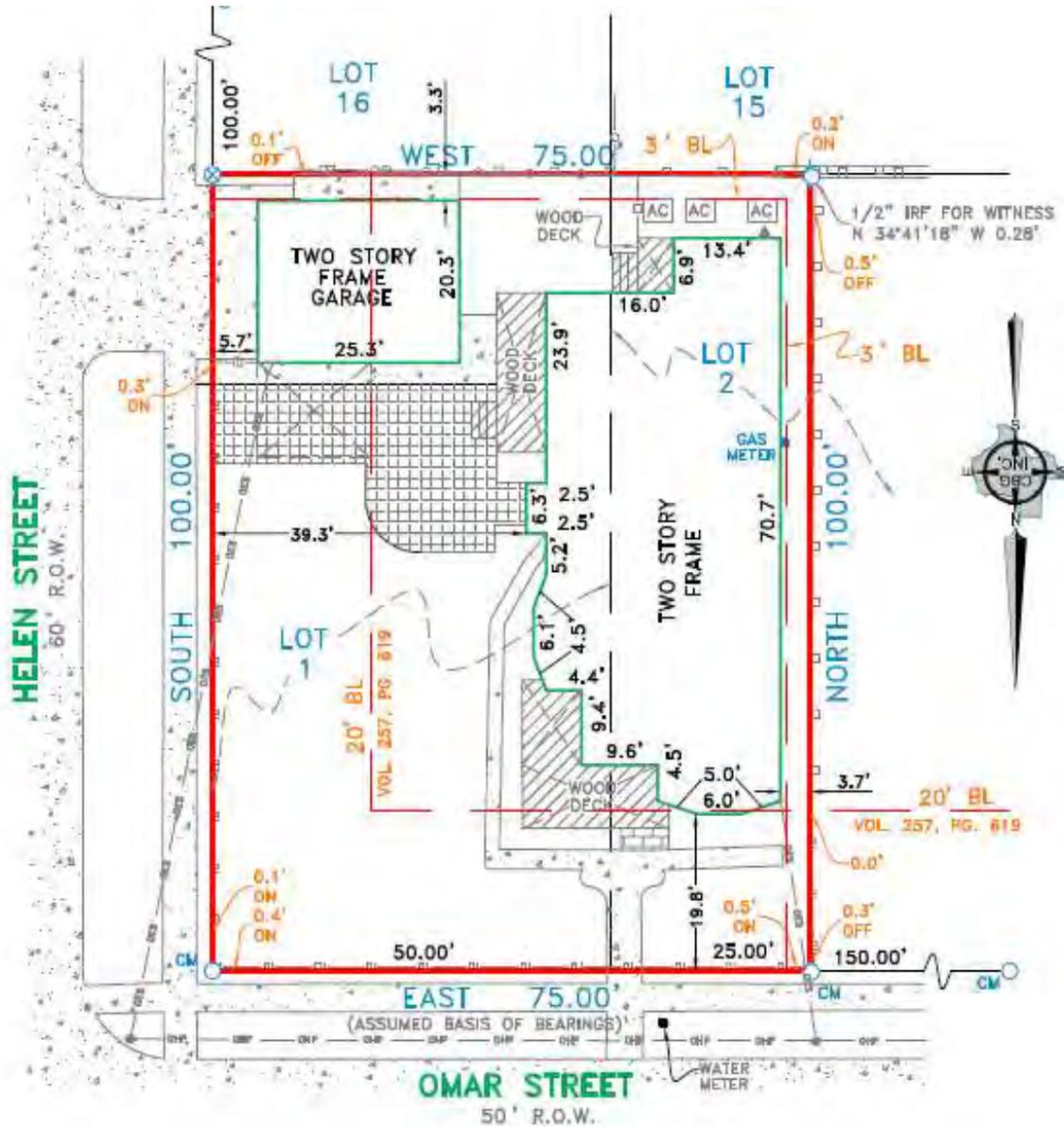
Options Build & Install

easy cleaning. Built from AuraLast® Wood (Pine) and available in 9 clad colors and ENERGY STAR®.

FEATURES

- Custom Capabilities:** size, shape, glass, grille design
- Color Options:** 9 clad exterior colors, 10 wood interior finishes
- Wood Options:** pine exterior and interior
- Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- Glass Options:** energy efficient, protective, textured, tinted

SITE PLAN



PROJECT DETAILS

Windows/Doors: The existing eight windows, some of which are not original, will be replaced with 1-over-1, double-hung wood windows. The existing doors will be retained.

Exterior Materials: The existing wood siding will be replaced with smooth cementitious lap siding with a 4" reveal. The proposed trim will be of a smooth cementitious material.