

CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Jeff Granberry, Restoration Builders, Inc. for Audubon Holdings Partnership, Claire Peterson Granberry Separate Trust, owner

Property: 3702 Audubon Pl, Tract 1A, Block 15, Audubon Place Subdivision. The property includes a historic 2,752 square foot, one and a half-story wood frame single-family residence and a attached garage situated on a 6,000 square foot (60' x 100') corner lot.

Significance: Contributing Airplane bungalow-style residence, constructed circa 1922, located in the Audubon Place Historic District.

Proposal: Alteration – Replace swing garage doors with a roll-up garage door on the attached garage facing Marshall St.

- Remove a door and replace with a wood 1-over-1 window on the south side;
- Remove a second door on the same elevation and patch over the opening with new stucco to match;
- Add a guardrail on the back deck above the garage.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received at this time.

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: November 19, 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 |
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- (1) The proposed activity must retain and preserve the historical character of the property;
 - (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
 - (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;
 - (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
 - (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;
 - (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;
 - (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;
 - (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;
 - (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;
 - (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
 - (11) The proposed activity will comply with any applicable deed restrictions.

CURRENT PHOTOS



EAST ELEVATION – FRONT FACING AUDUBON PLACE

EXISTING – NO CHANGES



NORTH SIDE ELEVATION – FACING MARSHALL STREET

EXISTING



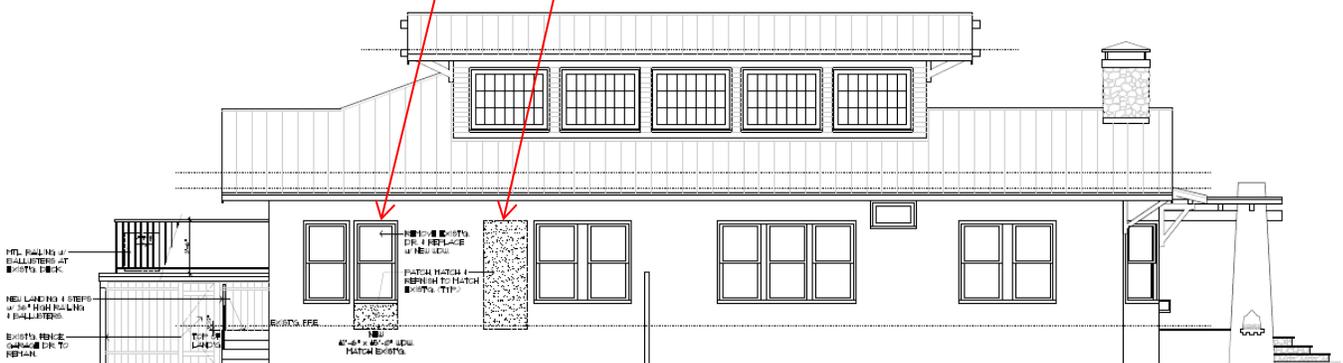
PROPOSED



SOUTH SIDE ELEVATION
EXISTING



PROPOSED

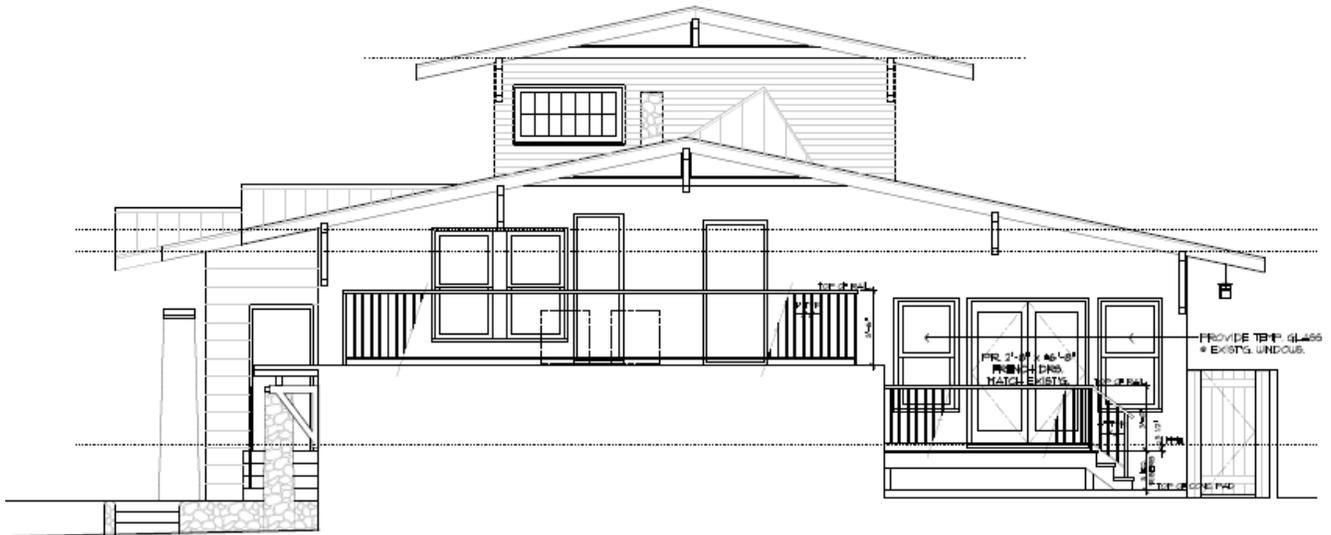


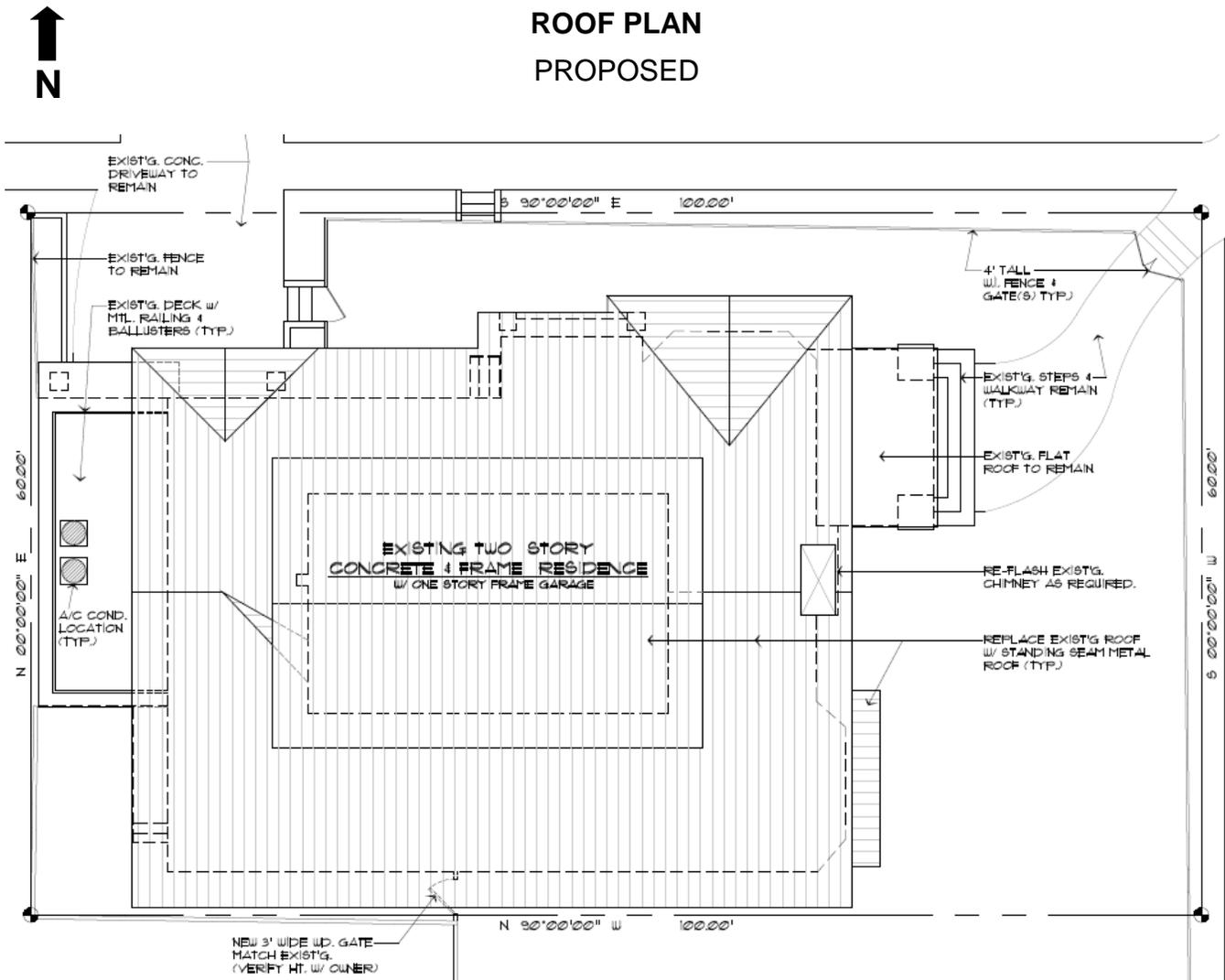
WEST (REAR) ELEVATION

EXISTING



PROPOSED





PROJECT DETAILS

Windows/Doors: The residence contains wood windows and doors. The alteration removes two doors on the south side and install one 1-over-1 window in one opening, and patches the other opening with stucco. A wood swing-garage door will be replaced with a wood overhead door to match the other existing one.

Exterior Materials: The residence is clad in stucco. The altered openings at the southwest corner will be patched with the same stucco.

Roof: The roof is clad in composite shingles. The alteration changes the material to metal.

Front Elevation: No changes to this elevation.
(East)

Side Elevation: The swing garage door will be replaced with a wood overhead door to match the other existing one in the existing opening. A 4' tall metal guardrail will be installed on top of the garage for safety reasons.
(North)

Side Elevation: The residence contains eight wood 1-over-1 windows and two doors on the first floor and multi-divided casement windows on the second. The alterations removes both doors and patches one opening with stucco and installs 2'-6" by 5' wood 1-over-1 window in the second opening to match the original windows.
(South)

Rear Elevation: Please see elevations for details.
(West)