

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 30, 2016

**Applicant:** Nick Eronko, Bungalow Revival, for Aaron Masterson, owner

**Property:** 903 Harold St, Tracts 1 and 2, Block 29, Montrose Subdivision. The property includes a historic 3,112 square foot, two-story wood frame single-family residence situated on a 7,800 square foot (65' x 120') corner lot.

**Significance:** Contributing Arts and Crafts style residence, constructed circa 1920, located in the Audubon Place Historic District.

**Proposal:** Alteration – Windows

- Remove two double-hung wood windows from the first level on the east side elevation and replace with a set of two mahogany doors. Each door will measure approximately 2'-6" wide by 6'-9" tall and feature new trim. The set of doors will not exceed the width of the existing opening, and will elongate the opening by approximately 2'. The header height will remain the same. The wood windows will be salvaged for future repairs.
- Shutter one fixed window on the south (rear) elevation; remove one double-hung window and replace with a stained glass window on the west side elevation; shutter one door on the west side elevation. Proposed alterations to the south and west elevation are not visible from the public right of way, but are included here for reference to overall scope.

See enclosed application materials and detailed project description on p. 5-12 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received at this time.

**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:** September 22, 2016



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9)                  | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10)                 | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.   |                            |  |

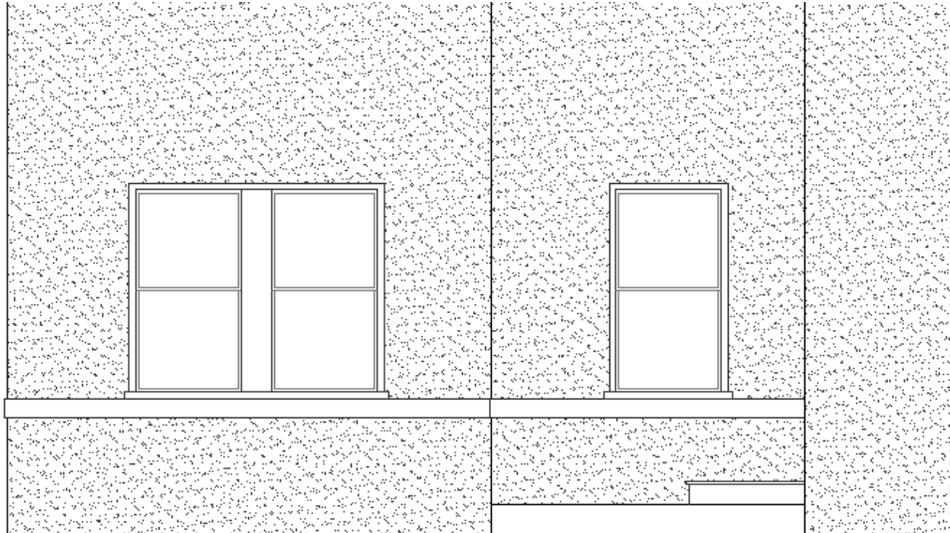


INVENTORY PHOTO



**EAST ELEVATION – SIDE FACING ROSELAND**

EXISTING



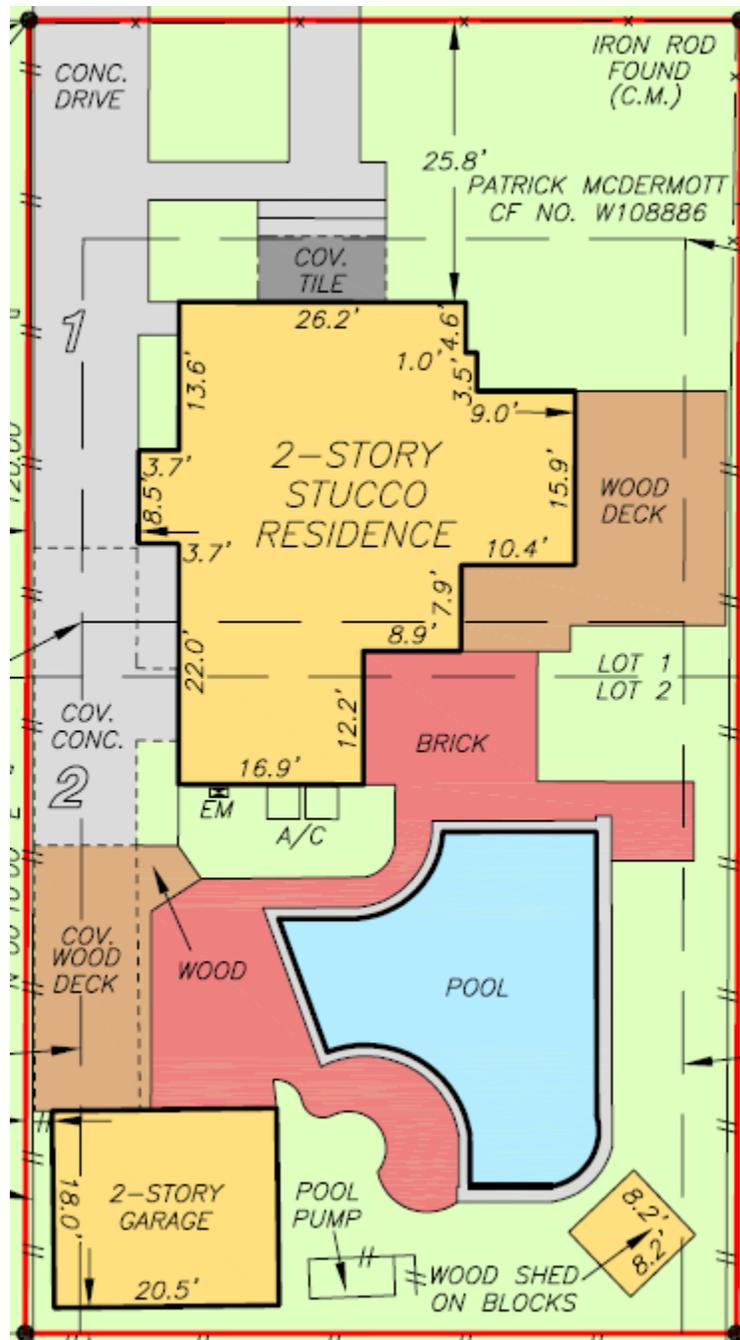
PROPOSED





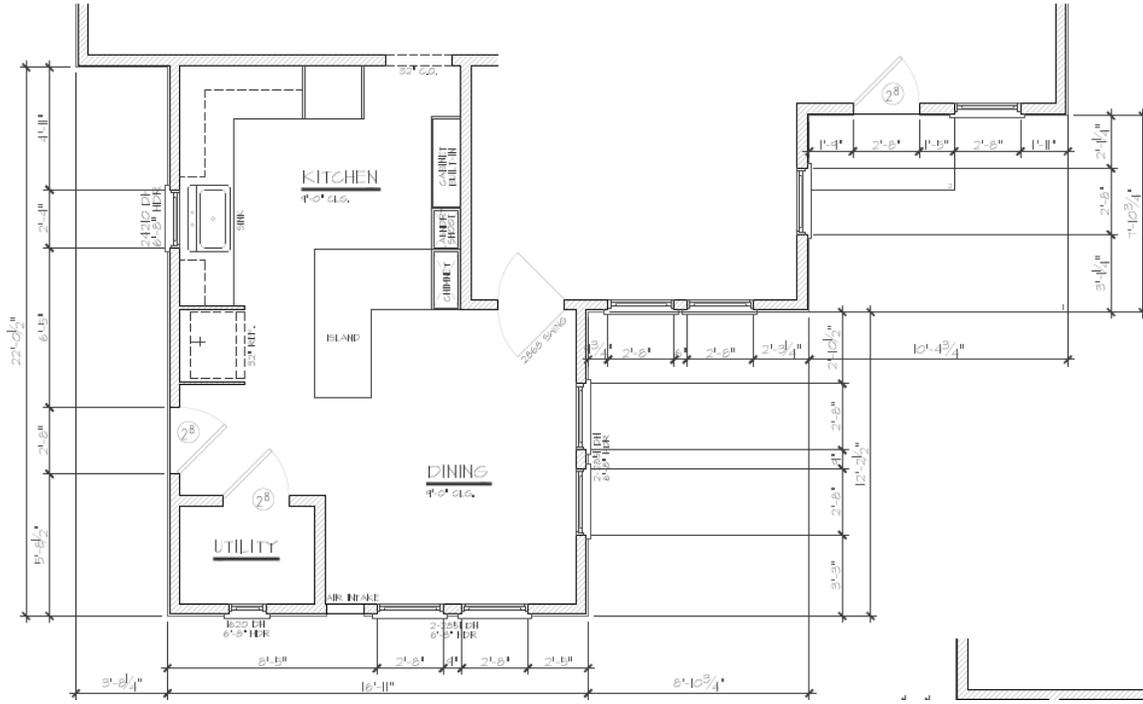
**SITE PLAN**

**EXISTING**

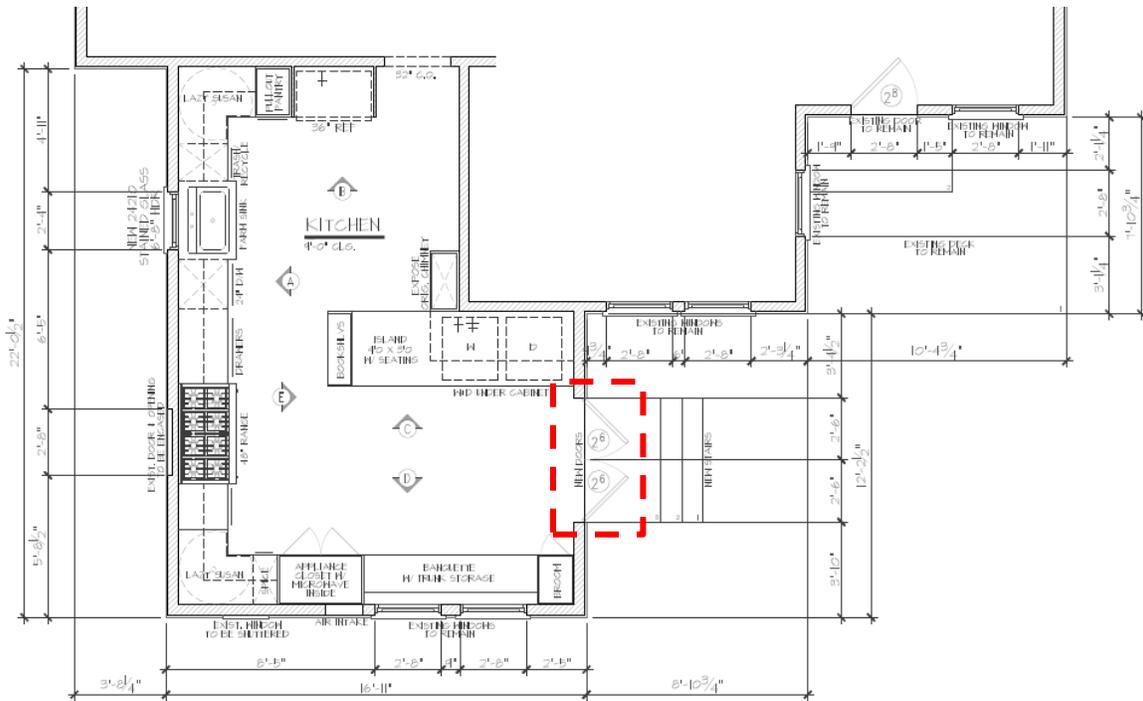




**FIRST FLOOR PLAN\***  
 EXISTING



**PROPOSED**



\*Floorplan includes only section affected by scope.

**APPLICANT PHOTOS**

EAST ELEVATION – SIDE FACING ROSELAND

First Level Windows to be Removed



EAST ELEVATION – VIEW FROM ROSELAND



SOUTH (REAR) ELEVATION

First Level Fixed Window to be Shuttered



WEST SIDE ELEVATION  
Existing Door to be Shuttered



## PROJECT DETAILS

**Windows/Doors:** Two double-hung wood windows will be removed from the first level on the east elevation and will be replaced with a set of two mahogany doors. Each door will measure approximately 2'-6" x 6'-9". The set of doors will not exceed the width of the existing opening, and will elongate the opening by approximately 2'. The removed wood windows will be salvaged for future repairs.

One fixed window on the south (rear) elevation will be shuttered. One double-hung window on the west side elevation will be removed and replaced with a stained glass window to fit within the existing opening. One door on the west elevation will be shuttered. The alterations to the south and west elevation are not visible from the public right of way, but are included here for reference to overall scope.