

CERTIFICATE OF APPROPRIATENESS

Application Date: August 8, 2016

Applicant: Guillermo Sahagún, Purser Architectural, Inc. for Siamak Agah , owner

Property: 720 W. Alabama Street, lot 8, block 17, Audubon Place Subdivision. The property includes a historic 2,774 square foot two-story brick and stucco wood frame single-family residence and a detached garage situated on a 6,000 square foot corner lot.

Significance: Contributing Craftsman residence, constructed 1913, located in the Audubon Place Historic District.

Proposal: Alteration – Doors

- Install one new door opening on the west elevation in a non-original bay window and remove and fill in a door opening on the north (rear) elevation.
- Extend the bottom of the non-original bay window approximately 2' to grade.
- Remove one original door on the rear (north) elevation and enclose the opening. The enclosed opening will be filled in and covered with stucco to match the existing material of the house.
- Property received an administrative approval for their proposed ADA ramp and the removal of a window on the east elevation in August 2016.

See enclosed application materials and detailed project description on p. 3-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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.

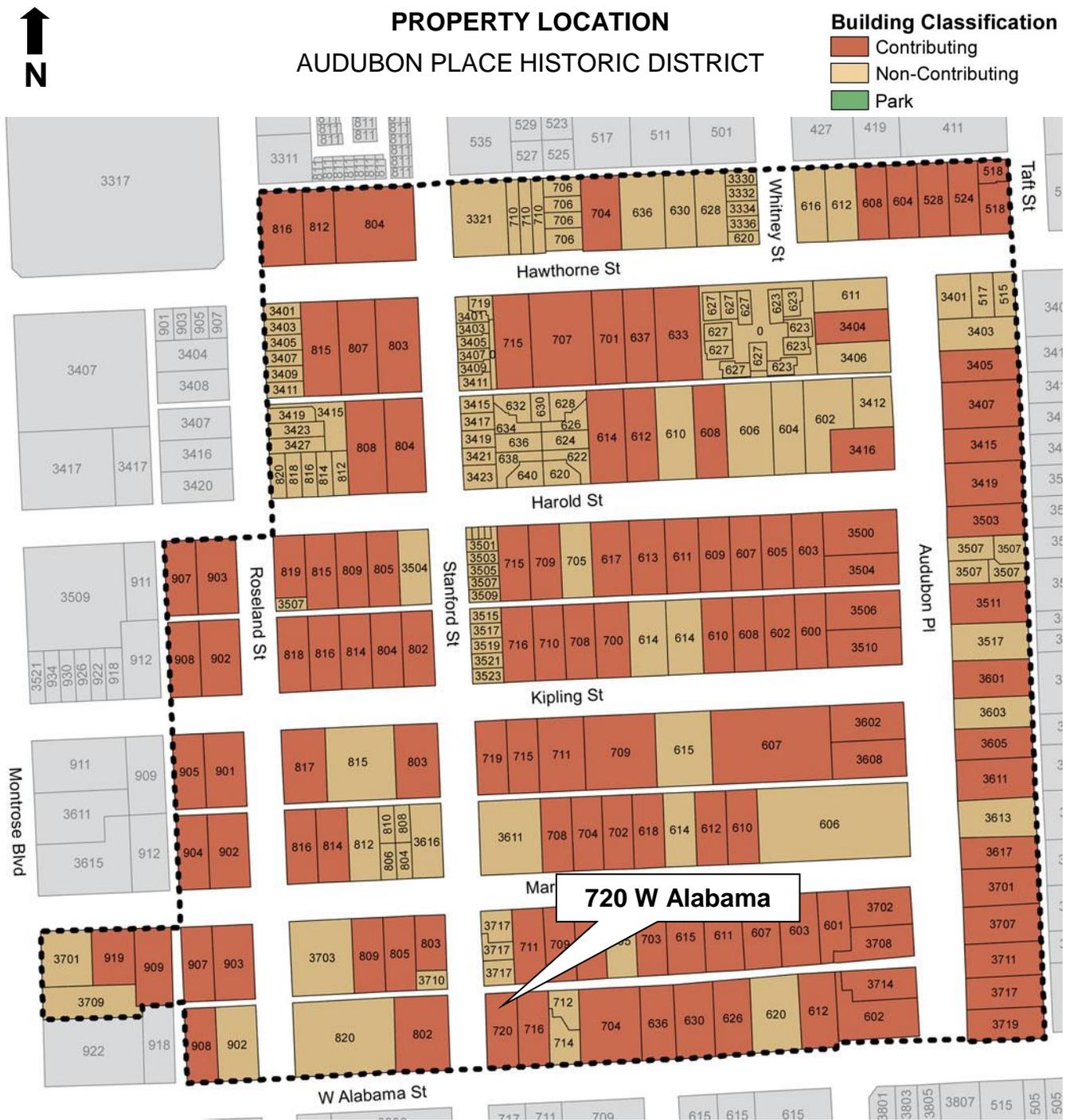
APPROVAL CRITERIA

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:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
- (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
- (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



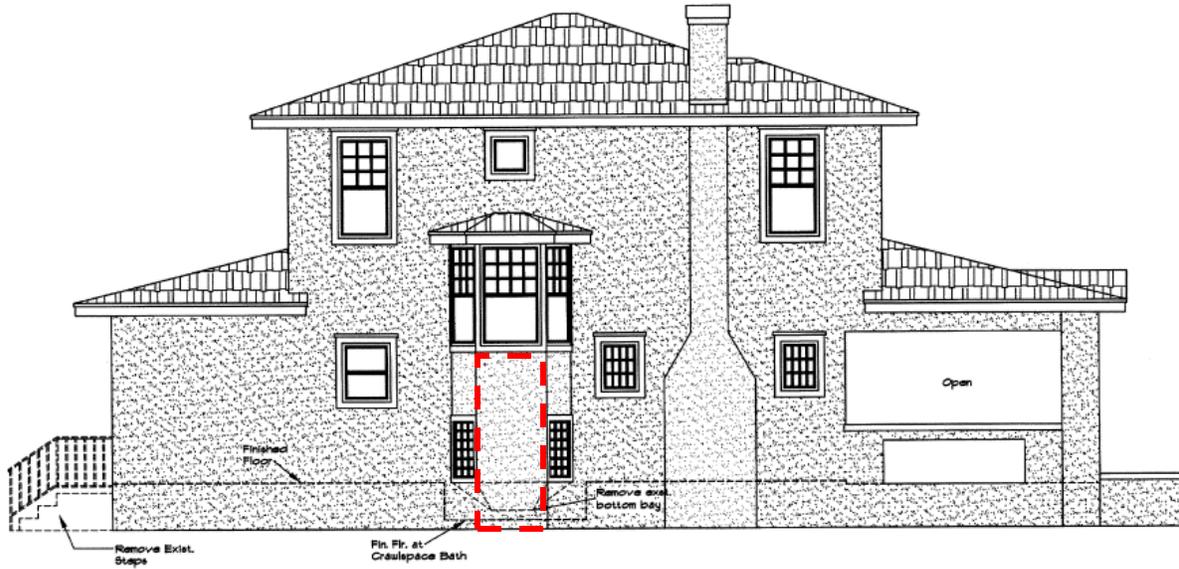
SOUTH ELEVATION – FRONT FACING WEST ALABAMA

EXISTING

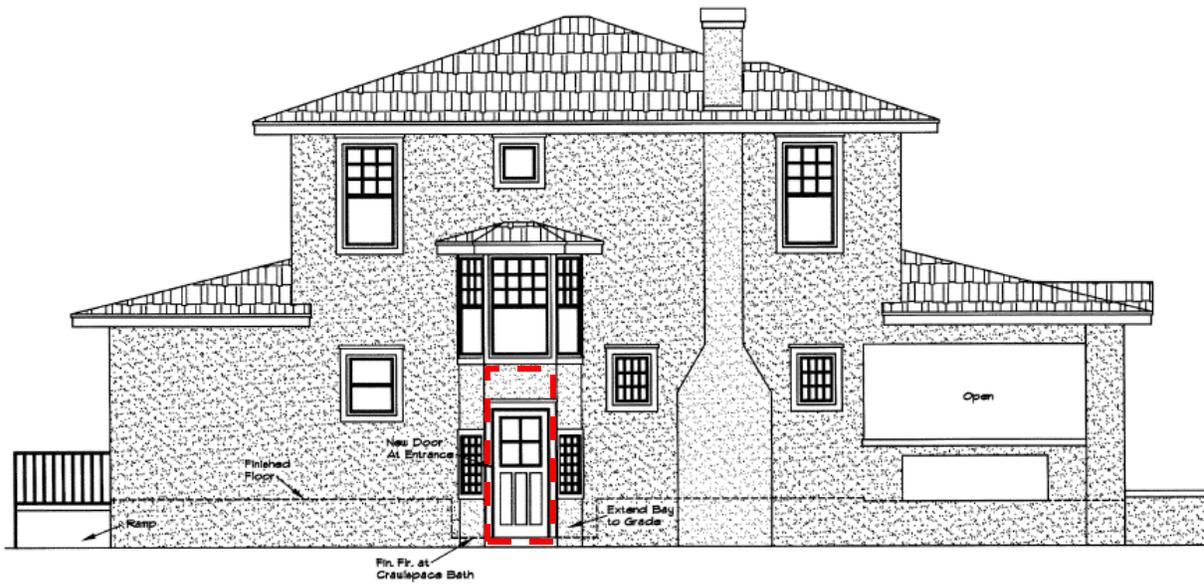


WEST SIDE ELEVATION FACING STANFORD

EXISTING

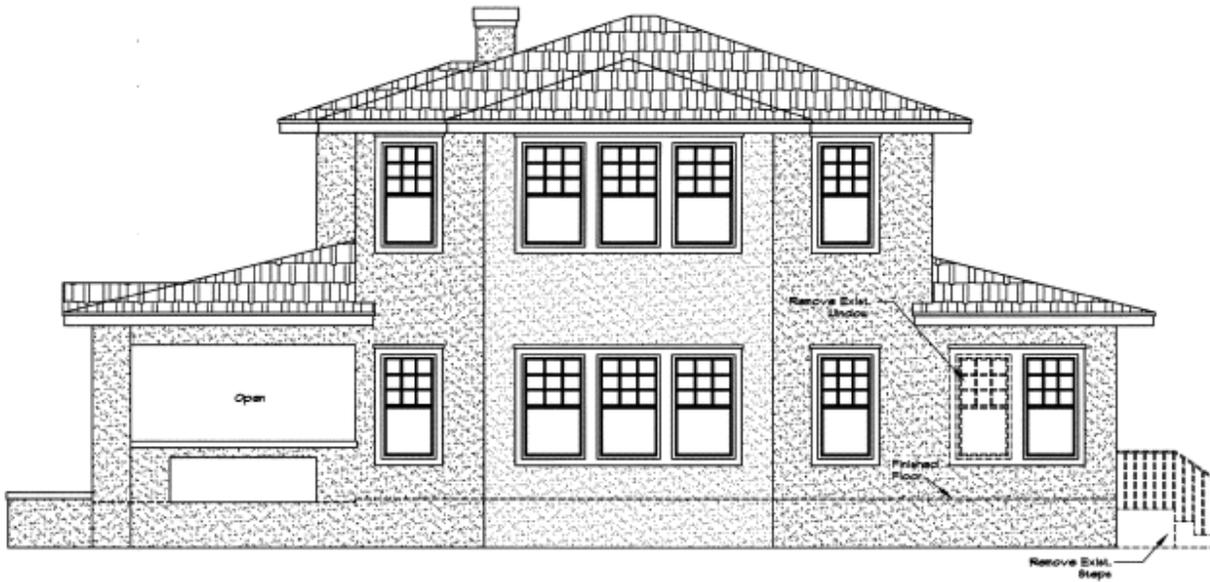


PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION
EXISTING

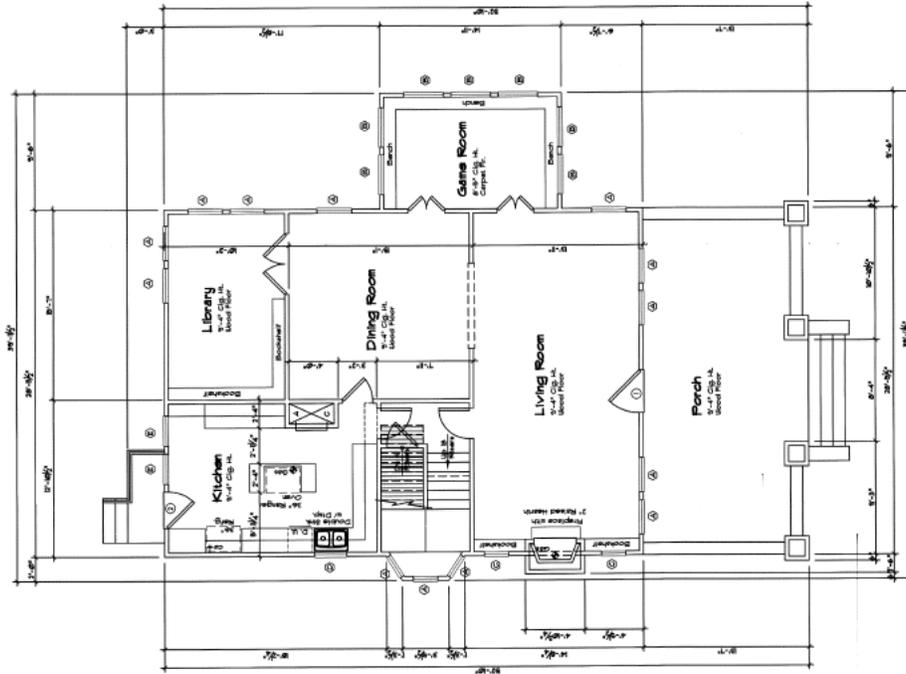


PROPOSED

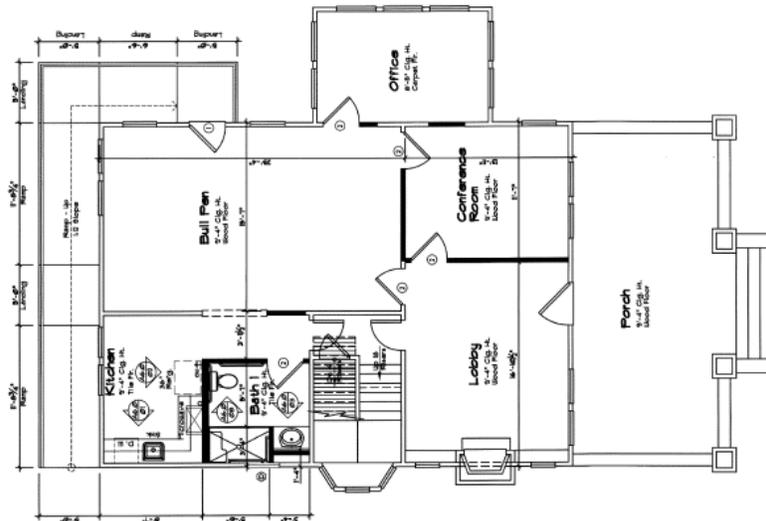




FIRST FLOOR PLAN
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

EXISTING

DOORS

Mark	Size	Description
①	3'-6" x 6'-8"	Existing Windowed Door
②	3'-0" x 6'-8"	Existing Louvered Door

WINDOWS

Mark	Size	Description
Ⓐ	2'-10" x 5'-5"	Existing Single Hung
Ⓑ	3'-3" x 5'-5"	Existing Single Hung
Ⓒ	2'-0" x 2'-5"	Existing Casement
Ⓓ	2'-7" x 3'-2"	Existing Single Hung
Ⓔ	2'-6" x 3'-9"	Existing Single Hung
Ⓕ	2'-0" x 3'-0"	Existing Glass Block Window
Ⓖ	2'-0" x 2'-0"	Existing Fixed Window

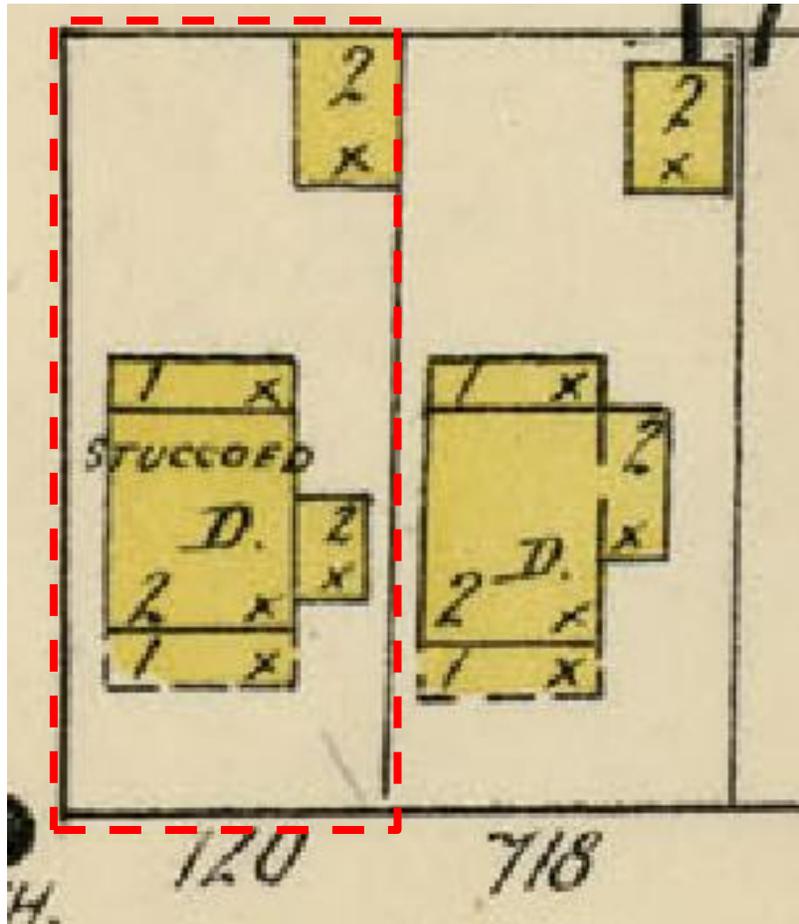
PROPOSED

DOORS

Mark	Size	Description
①	3' x 6'-8"	Solid Core Door - Half Glass to Match Existing
②	3' x 6'-8"	Solid Core Door - Flush Door to Match Existing

SANBORN MAP

1917, Volume 1, Page 128



PROJECT DETAILS

Windows/Doors: Install one new wood 3'x 6'-8" door on the west elevation in non-original bay window. All existing windows will remain. Please refer to window and door schedule.

Side Elevation: The existing bay window was added at an unknown time and measures approximately 7' wide by approximately 13' tall. The bottom of the non-original bay window will be extended approximately 2' to grade. One new wood 3'x 6'-8" door will be installed on the west elevation in non-original bay window.
(West)

Rear Elevation: Remove one original door on the north (rear) elevation and enclose the opening. The enclosed opening will be filled in and covered with stucco to match the existing material on the house.
(North)