

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Brent Zuber of Memory Builders for Leah Romero, owner

Property: 105 Stratford Street, lot 3, block 1, Avondale Subdivision. The property includes a historic 2,576 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Queen Anne – Prairie Style residence, constructed circa 1910, located in the Avondale East Historic District.

Proposal: Alteration – Window

- Replace one 4' wide by 3' tall aluminum window with a new 5' wide by 4' tall aluminum window
- Existing window is not original to the structure
- Existing window is partially obscured from view by a west facing bump out of the structure

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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

- (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 PHOTO



WEST SIDE ELEVATION

EXISTING

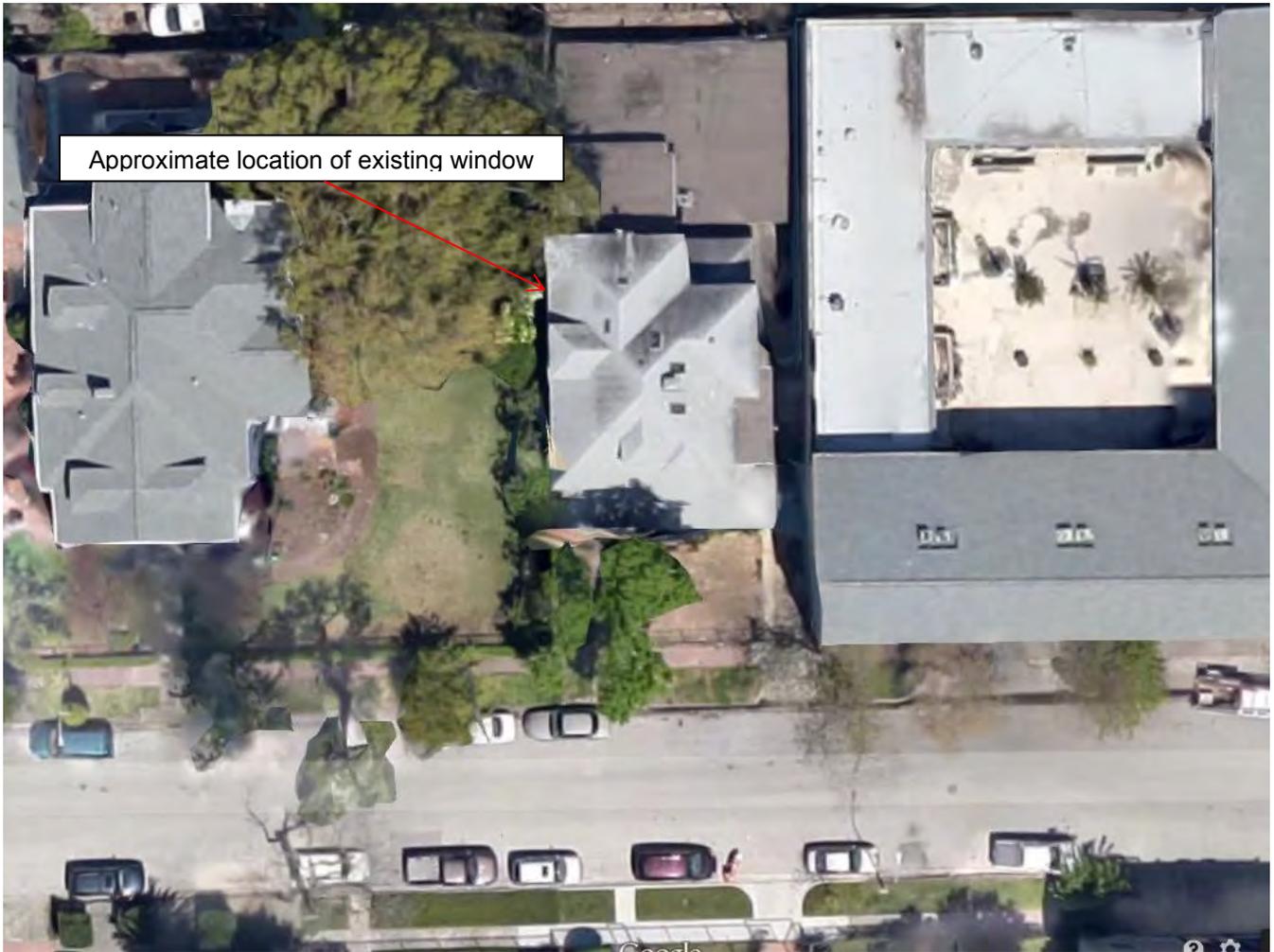


VIEW FROM THE FRONT OF THE HOUSE

EXISTING



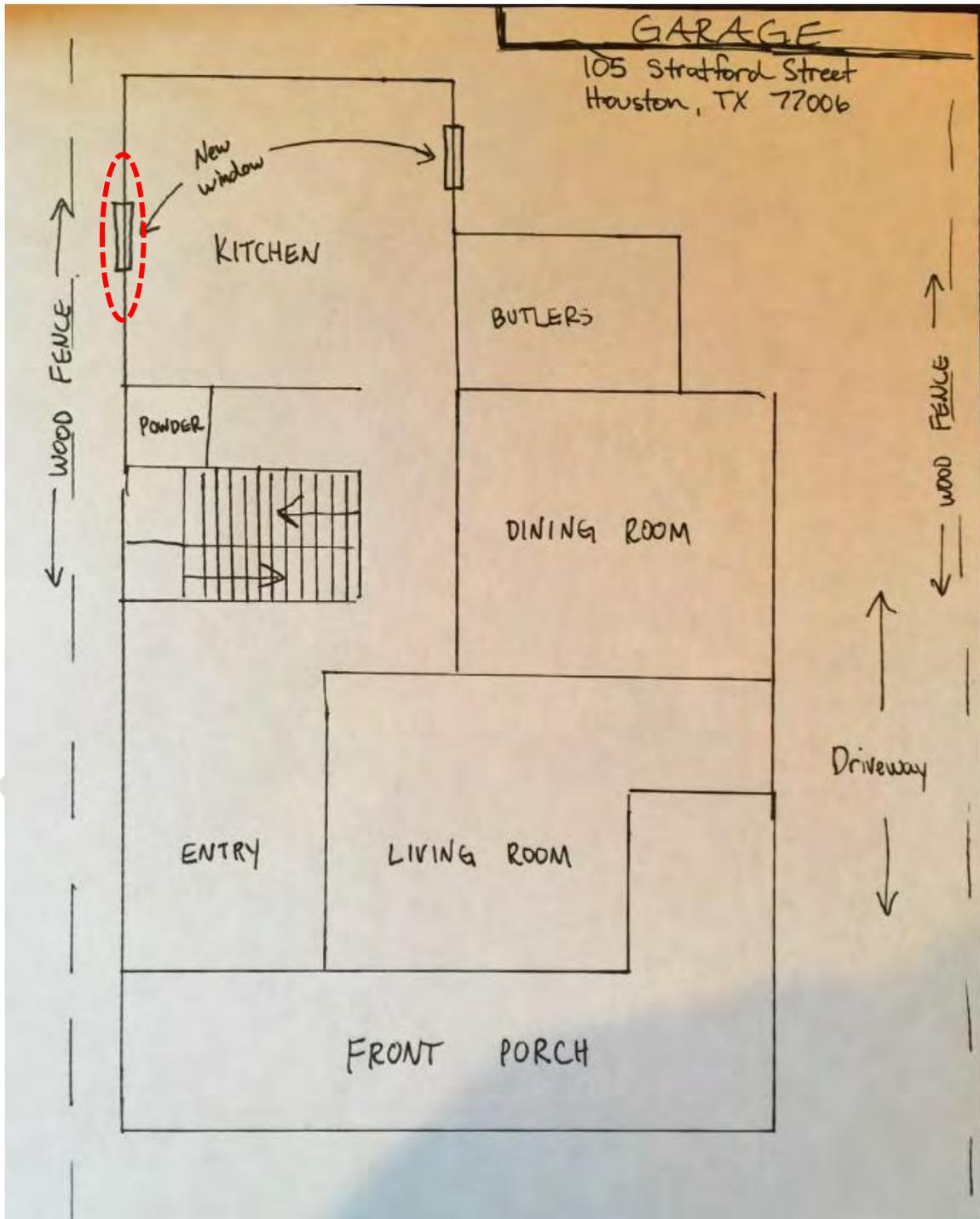
AERIAL VIEW





SITE PLAN

EXISTING



PROJECT DETAILS

Window: The applicant proposed to replace an existing non-original aluminum window with a new aluminum window. The existing window measures approximately 4' wide by 3' tall and the new window will measure 5' wide by 4' tall. The difference in size will necessitate the removal of some wall material to accommodate the larger window. The window is located to the rear of the residence and is partially obscured by a west facing bump out.

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