CERTIFICATE OF APPROPRIATENESS

Application Date: April 23, 2015

Applicant: Mark and Cynthia Heater, owner

Property: 7707 Lakewind Street, tract 35, block 21, Glenbrook Valley Subdivision. The property includes a historic 3,469 square foot, one-story wood frame single-family residence and a attached garage situated on a 35,524 square foot interior lot.

Significance: Contributing Tudor Ranch style residence, constructed circa 1959, located in the Glenbrook Valley Historic District.

Proposal: Alteration – Replace the existing wood cladding and four windows on a contributing residence

- The existing ¾" thick wood horizontal lap siding is located on three front facing attic dormers, an east facing wall dormer, a front facing gable, and a west facing side gable of the shed roof front porch. Existing siding will be replaced with 5/8" thick smooth finish horizontal lap cementitious siding.
- Replace four pairs existing crank operated aluminum diamond divided lite windows in the attic dormers and wall dormers. These will be replaced by vinyl single lite casement windows.
- Applicant has asserted that both the windows and siding are damaged beyond repair and need to be replaced. Staff performed a site visit with the City's Structural Inspector and confirmed the applicant's assertion regarding the siding. Staff and the Structural Inspector found that the existing aluminum windows were operable and in good condition.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Partial Approval: Approve the siding replacement and deny the replacement of windows.**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The replacement of the diamond pattern casement windows with single lite casement windows diminishes the historical character of the property. The windows are in good and operable condition.*
☒	☐	☐	(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; *The proposal to replace the existing diamond lite dormer windows represents a failure to maintain the structures distinctive stylistic features. There is no visible significant damage present on the windows that would warrant their replacement.*
☒	☐	☐	(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; *The proposed single lite casement windows are not compatible with the character of the residence. There is no visible significant damage present on the windows that would warrant their replacement.*
☒	☐	☐	(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.

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PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

INVENTORY PHOTO

SOUTH ELEVATION – FRONT FACING LAKEWIND STREET

EXISTING

WEST SIDE ELEVATION

EXISTING FRONT PORCH GABLE

EAST SIDE ELEVATION

EXISTING WALL DORMER

SIDING DETERIORATION DETAIL PHOTOS

SIDING DETERIORATION DETAIL PHOTOS

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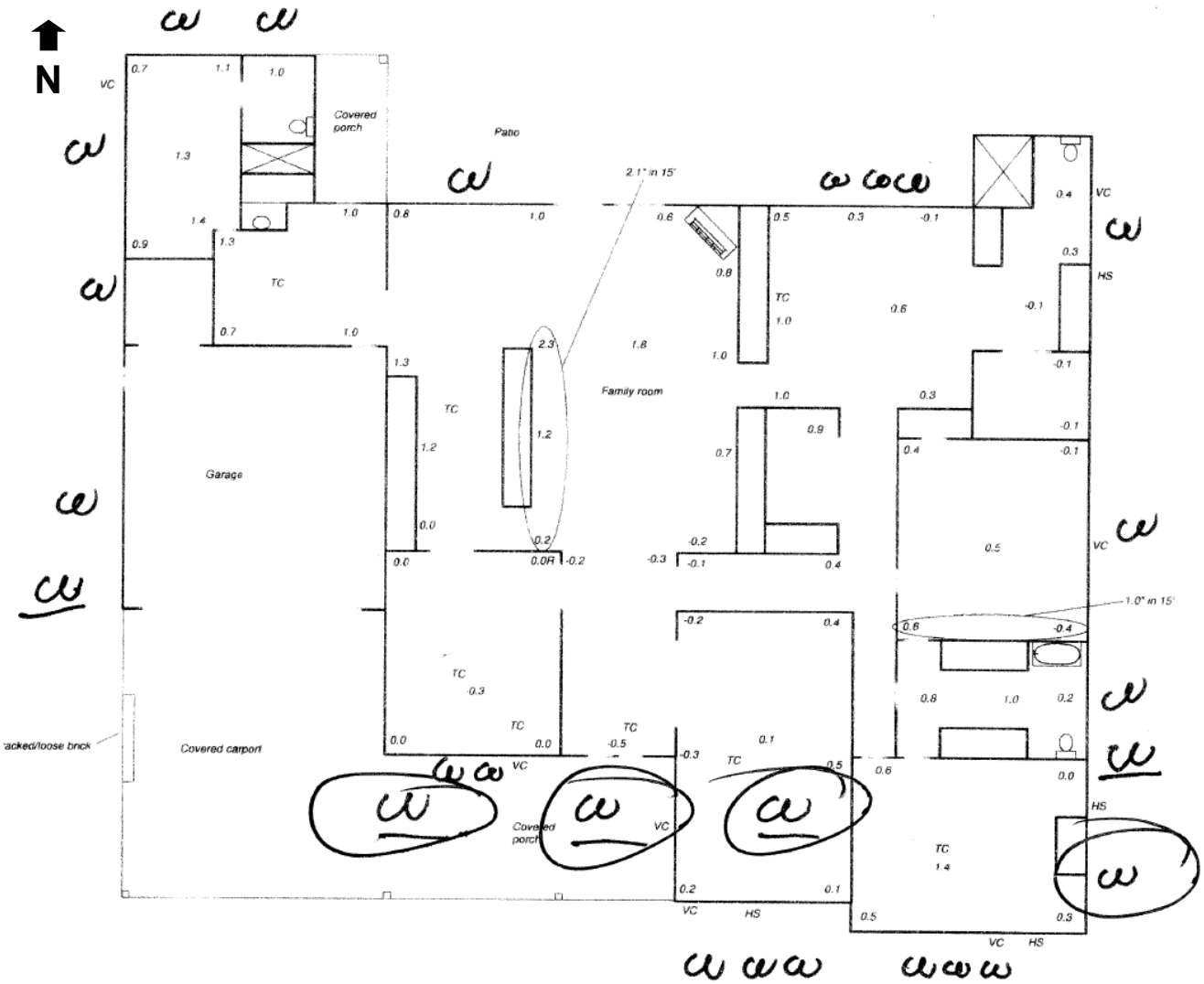
AERIAL VIEW

EXISTING

FLOOR PLAN

W - INDICATES WINDOWS AND CIRCLED W – INDICATES WINDOWS PROPOSED TO BE REPLACED



PROPOSED REPLACEMENT WINDOW

PROPOSED SIDING PRODUCT INFORMATION

Introducing Artisan® Lap from James Hardie. Artisan Lap is at the forefront of design innovation and sets your home apart from all others in your neighborhood.

Artisan Lap is the only architectural grade exterior design product that couples stunning beauty with superior structural integrity. Displaying custom artistry in every exquisite detail, Artisan Lap allows you to implement a distinct element of style to your home, satisfying your aspiration for architectural excellence.

You don't have to compromise on any level. Artisan Lap provides you with the best in appearance, materials, quality and durability.

SUPERIOR ADVANTAGES OF ARTISAN LAP:

- Distinctively deep shadow lines for premium aesthetics
- Patented technology provides a product with superior structural integrity
- Artisan Lap boards are beveled on the back to lie flat against the wall ensuring stability
- Unique tongue and groove feature feature allows end joints to fit tightly together for precise fit and finish
- Low maintenance for lasting beauty
- Available in smooth and texture surface* and arrives ready to paint
- 5/8" Thick
- Resistant to damage from fire, water, insects and harsh weather
- Backed by a 30-year limited warranty instilling greater confidence in a quality product
- Durable, non-combustible and the need for less paint all contribute to Aritsan's role in building green

DISCOVER FURTHER ADVANTAGES WITH MORE ARTISAN EXTERIOR DESIGN PRODUCTS:

- Artisan® Accent Trim provides the finishing touch of style and sophistication to any home

PROJECT DETAILS

Windows/Doors: The applicant proposes to replace four pairs of original aluminum diamond shaped divided lite windows. Three of these pairs are located on the three front facing attic dormer and one is located on an east facing wall dormer.

Staff performed a site visit with the City's Structural Inspector to confirm the applicant's assertion that the windows are deteriorated to the point of being beyond repair. Staff found that the windows are operable and are not deteriorated to the point of being beyond repair.

Exterior Materials: The existing structure features brick veneer siding with 3/4" horizontal lap siding on the roof dormers, the wall dormer, a front facing gable, and a west facing gable of the front porch roof. The applicant proposes to replace the existing wood siding with 5/8" thick smooth cementitious siding.

The applicant asserts that the existing wood siding has deteriorated beyond repair citing numerous examples of rot and splitting. Staff and the Structural Inspector confirmed this assertion during our site visit.

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