

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Luis Talamantes, Pella Windows and Doors, for Kelly Burkhart, owner

Property: 530 Omar St, Lots 7 & 8, Block 19, Woodland Heights Amend Subdivision. The property includes a 3,756 residence and attached garage situated on a 10,000 square foot corner lot.

Significance: Noncontributing residence, constructed circa 1999, located in the Woodland Heights Historic District.

Proposal: Alteration – Replace six damaged wood one-over-one windows and one pair of casement windows located on the sides and rear elevations with new aluminum-clad windows to fit within the existing openings.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

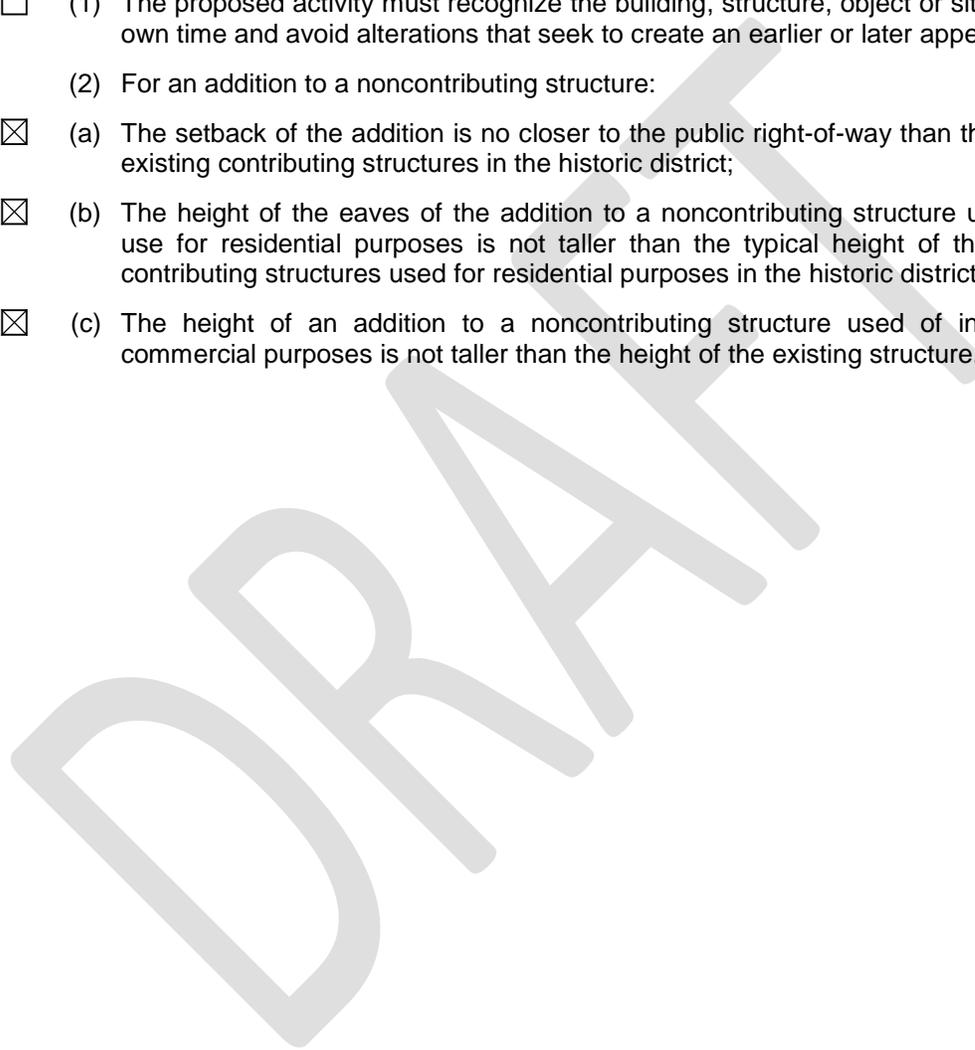
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.





PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification

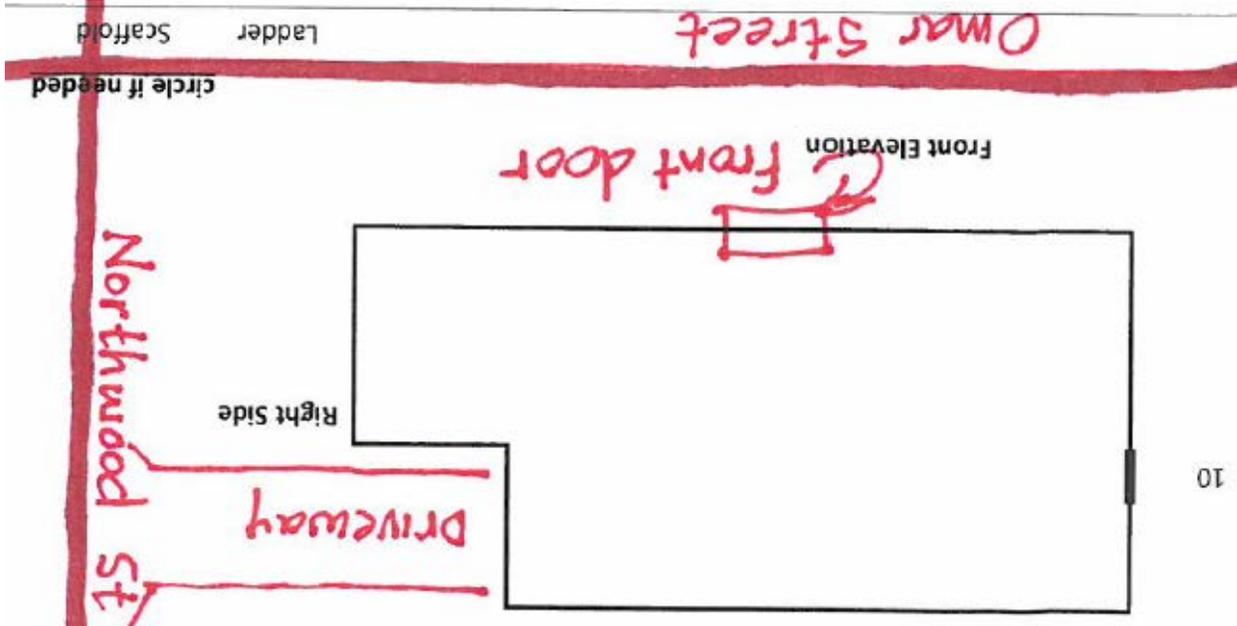
- Contributing
- Non-Contributing
- Park





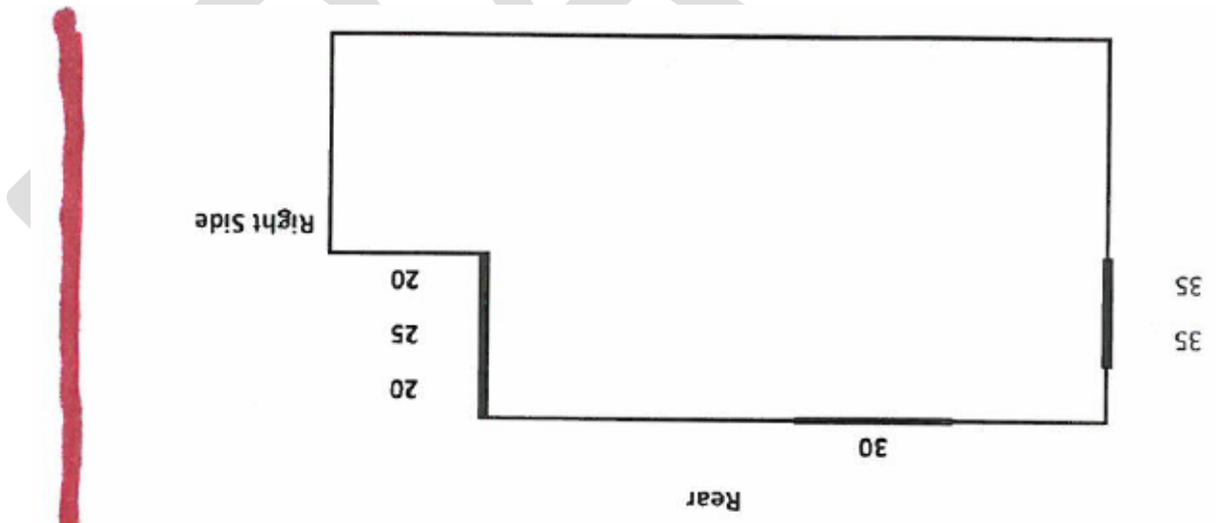
FIRST FLOOR PLAN

EXISTING



SECOND FLOOR PLAN

EXISTING



NORTH ELEVATION – FRONT FACING OMAR STREET

EXISTING – NO CHANGE



EAST SIDE ELEVATION FACING NORTHWOOD STREET

EXISTING



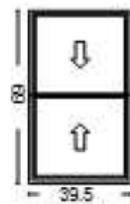
PROPOSED

WINDOWS TO BE REPLACED



20 2

Location: master bed
 Rough Opening: 24.75" X 69.75"
 Frame Size: 24" X 69"
 Final Wall Depth:
 Frame Perimeter (inches): 186
 Assembly Type: Branch Finished
 Last Revision Date:



25 1

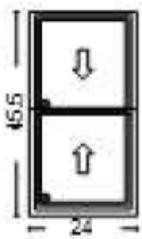
Location: master bed
 Rough Opening: 40.25" X 69.75"
 Frame Size: 39.5" X 69"
 Final Wall Depth:
 Frame Perimeter (inches): 217
 Assembly Type: Branch Finished
 Last Revision Date:

WEST SIDE ELEVATION

EXISTING

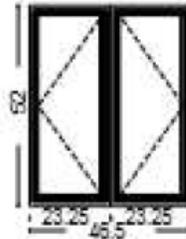


PROPOSED



35 2 2

Location: master bath
 Rough Opening: 24.75" X 46.25"
 Frame Size: 24" X 45.5"
 Final Wall Depth:
 Frame Perimeter (inches): 139
 Assembly Type: Branch Finished
 Last Revision Date:



10 1 1

Location: kitchen sink
 Rough Opening: 47.25" X 52.75"
 Frame Size: 46.5" X 52"
 Final Wall Depth:
 Frame Perimeter (inches): 197
 Assembly Type: Pella Assembled
 Last Revision Date:

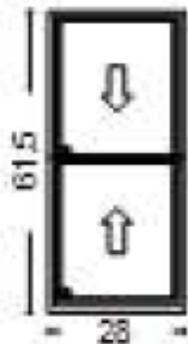
SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

WINDOW TO BE REPLACED



30 1

Location: master bath

Rough Opening: 28.75" X 62.25"

Frame Size: 28" X 61.5"

Final Wall Depth:

Frame Perimeter (inches): 179

Assembly Type: Branch Finished

Last Revision Date:

PHOTOS PROVIDED BY APPLICANT



PROJECT DETAILS

- Windows/Doors:** The residence contains wood 1-over-1 and casement windows. The alteration replaces six wood 1-over-1 windows and a wood casement window with aluminum-clad windows within the same openings.
- Front Elevation:** No alteration to this elevation.
(North)
- Side Elevation:** The residence contains wood 1-over-1 windows. The alteration replaces two wood 1-over-1 windows that measure approximately 24" wide by 69" tall and one wood 1-over-1 window that measures 39.5" wide by 69" tall with aluminum-clad 1-over-1 windows that fit within the existing openings on the second floor of the attached garage.
(East)
- Side Elevation:** The residence contains wood 1-over-1 and casement windows. The alteration replaces two wood 1-over-1 windows that measure approximately 24" wide by 45.5" tall on the third floor, and a pair of casement windows that measure 46.5" wide by 52" tall on the first floor with aluminum-clad 1-over-1 and casement windows that fit within the existing openings.
(West)
- Rear Elevation:** The residence contains wood 1-over-1 windows. The alteration replaces one wood 1-over-1 window that measure approximately 28" wide by 61.5" tall with an aluminum-clad 1-over-1 window to fit within the same opening on the second floor.
(South)

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