CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Leobardo G Villa owner

Property: 1017 East 16th, Lot 11, Block 106, Norhill Subdivision. The property includes a historic 960 square foot Contributing residence facing East 16th Street, a Noncontributing two story 930 square foot apartment structure, and a Noncontributing 216 square foot retail structure facing North Main Street situated on a 8,900 square foot (103-37' x 100-120') corner lot.

Significance: Contributing Bungalow style residence, constructed circa 1930, located in the Norhill Historic District.

Proposal: Alteration – Windows

- Existing residence featured 11 historic 1-over-1 windows and a non-original single lite picture window on the front porch. The historic windows have all been replaced with new windows. The non-original picture window remains.
- Work was performed without a permit or COA
- The wood trim around each window was replaced with cementitious trim
- New windows are recessed mounted wood 1-over-1 windows
- Applicant may have 3 of the removed windows on site that could be reinstalled.

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: **Denial - does not satisfy criteria**

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; *Removing the historic windows and trim represents a failure to retain and preserve the 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; *Historic wood windows and their surrounding wood trim are character defining distinguishing qualities of this structure and other Contributing structures found with the Norhill Historic District. Replacing them with new wood windows and cementitious trim destroys these distinguishing qualities.*
☐	☒	☐	(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; *Historic wood windows are examples of historic skilled craftsmanship utilizing old growth wood, interchangeable components, and an internal pulley/counterweight operating system. Replacing these windows with new windows consisting of modern materials and construction methods undermines the historic character of the building.*
☒	☐	☐	(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; *Removing 11 historic wood windows represents a destruction of significant historical material.*
☒	☐	☐	(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

NORHILL HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CURRENT PHOTO

NORTH ELEVATION – FRONT FACING STREET

EXISTING WINDOWS INSTALLED WITHOUT A PERMIT OR COA

EAST SIDE ELEVATION

EXISTING WINDOWS INSTALLED WITHOUT A PERMTIT OR COA

WEST SIDE ELEVATION

EXISTING WINDOWS INSTALLED WITHOUT A PERMIT OR COA

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WINDOW / DOOR SCHEDULE

Current		
Window	Type	Material
1. window front/left	1	wood
2. right front	2/2	wood
3. Right side (a)	2/2	wood
4. right side (b)	1/1	wood
5. right side (c)	2/2	aluminum
6. back left (a).	1/1	aluminum
7. back right (b)	1/1	aluminum
8. left (a) (11) left	1/1	wood
9. left center (b)	2/2	wood
10 left right (c)	1/1	

COMPLIANCE DOCUMENTATION

311 COMPLAINT

(103) Project Comments - Project: 15040783 (OCC) 311 COMPLAINT: CONSTRUCTION

Additional Functions (107) CO/CC Comments Toggle Display Select Database Canned Comment Mode

Comment...	Permit	IS-Ty...	Comment
04/20/2015	3I	3II	Site visit per inspector 270 on 4/16/2015 inspector saw that new
04/20/2015	3I	3II	windows where installed. Inspector left 1st notice to obtain proper
04/20/2015	3I	3II	permit for replacement of windows.
04/20/2015	3I	3II	Site visit per inspector 270 on 4/16/2015 inspecto
04/16/2015	3I		ASSIGNED TO 270 FOR INVESTIGATION

Project Comment Details

Permit Type: 3I Struct Invest

Inspection Type: 3II Follow Up

Comment:

Site visit per inspector 270 on 4/16/2015 inspector saw that new windows where installed. Inspector left 1st notice to obtain proper permit for replacement of windows.
Site visit per inspector 270 on 4/16/2015 inspecto

Date: 04/20/2015 Authorized By: 270

Update This Entry | Add Additional Comments | Spell Check

Line 1 Column 1

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PROJECT DETAILS

Windows/Doors: Applicant replaced 11 historic wood double hung 1-over-1 windows with new wood double hung 1-over-1 windows. This work was performed without a permit.

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