

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 25, 2016

**Applicant:** Alexander Ridgeway, Brickmoon Design for Todd and Denise Liebl, owners

**Property:** 501 Highland Street, Lot 16, Block 9, Woodland Heights Subdivision. The property includes a historic 1,654 square foot two story residence and two story garage-apartment situated on a 5,000 square foot (50' x 100') corner lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1910 and a Non-contributing garage-apartment, located in the Woodland Heights Historic District

**Proposal:** Alteration – Revision. Replace all existing windows previously approved to remain with new single-pane, 1-over-1, double-hung wood windows. The windows have already been removed without the knowledge of staff or HAHC approval. All windows have since been destroyed and staff is not able to properly assess their condition and to confirm if they are/were damaged beyond repair.

Previously, in February 2015, the applicant submitted a COA application for an addition involving constructing a two-story addition, replacing the previously existing stucco cladding, and lifting the residence by 11” to install a new foundation. All of the interior shiplap was also removed without permits or HAHC approval. Staff found that the application to not meet criteria 1, 4, 8, and 9 for alterations to Contributing structures. Among the concerns cited, staff found that the addition would be visually incompatible with the smaller existing residence, compounded by the fact that the property is on a corner lot with greater visibility. The proposed lifting of the residence would destroy the front porch and masonry chimney while the house’s original structural shiplap has already been removed and destroyed.

After the applicant asserted that lifting the porch would not be problematic, the HAHC granted the applicant a COA. However, during construction, the front porch was removed while the residence was being lifted to install the foundation, and in October 2015, the applicant was subsequently granted approval to replace the destroyed front porch, to include salvaged portions of the historic arches.

COAs were also filed to alter secondary steps, roofing material, and windows on the addition. The applicant later exceeded scope by removing original rafter tails and altering the roofline of the addition without staff knowledge or HAHC approval. These items received Administrative Approval. The applicant once again, has exceeded scope with replacing all the remaining original windows. Please see project timeline on page 16.

See enclosed application materials and detailed project description for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1 or 9. Staff also recommends a Certificate of Remediation for the window removal. A Certificate of Remediation will allow the project to progress without the Commission approving the unauthorized removal of the historic windows or deeming the unauthorized work appropriate.

**HAHC Action:** -

## 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                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Replacing the original windows with new windows does not retain and preserve the historical character of the property.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>Replacing the original windows with new windows destroys significant historical architectural material. The windows should be retained unless they are damaged beyond reasonable repair. Staff was not able to evaluate the condition of the windows prior removal. As these windows have been intact throughout the duration of the project (since January 2015), without mention of damage, staff believes it unlikely that they were damaged beyond repair.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (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.                                                                                                                                                                                                                                                                                                                                                                                                                             |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

**PREVIOUSLY EXISTING**



**PREVIOUS PHOTO**



CURRENT PHOTO



**SOUTH ELEVATION – FRONT FACING HIGHLAND STREET**

Existing



APPROVED OCTOBER 2015

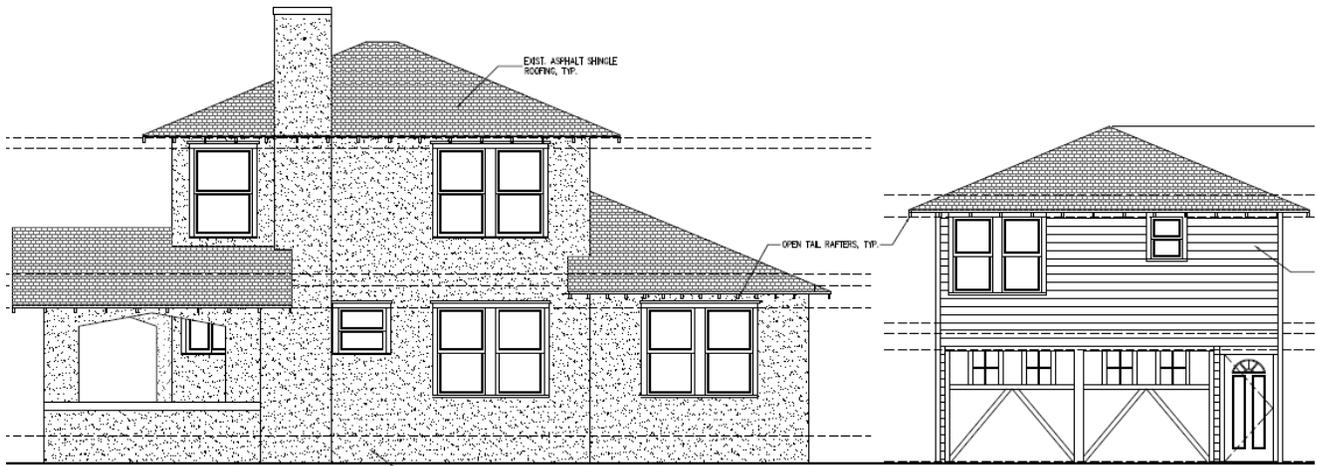


PROPOSED



**EAST SIDE ELEVATION FACING HELEN STREET**

EXISTING



APPROVED FEBRUARY 2015

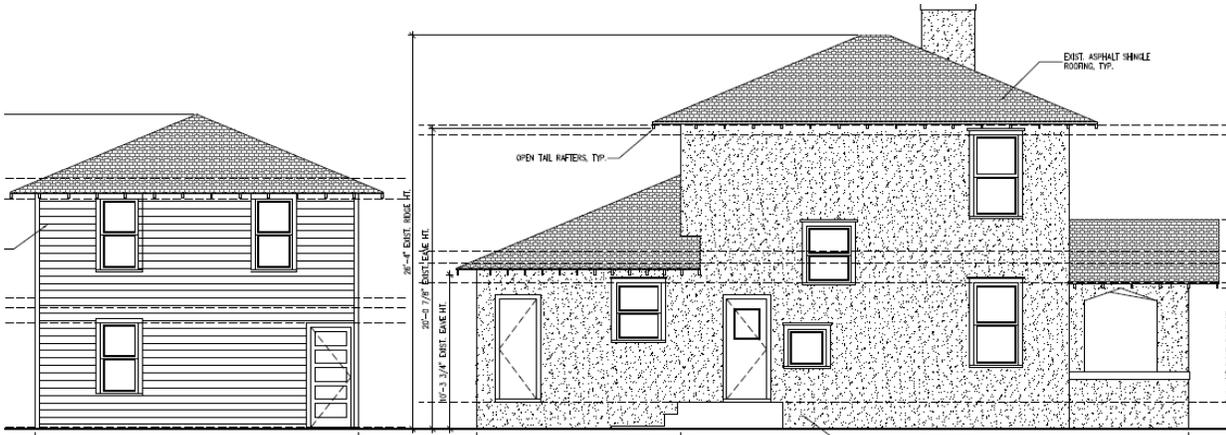


PROPOSED

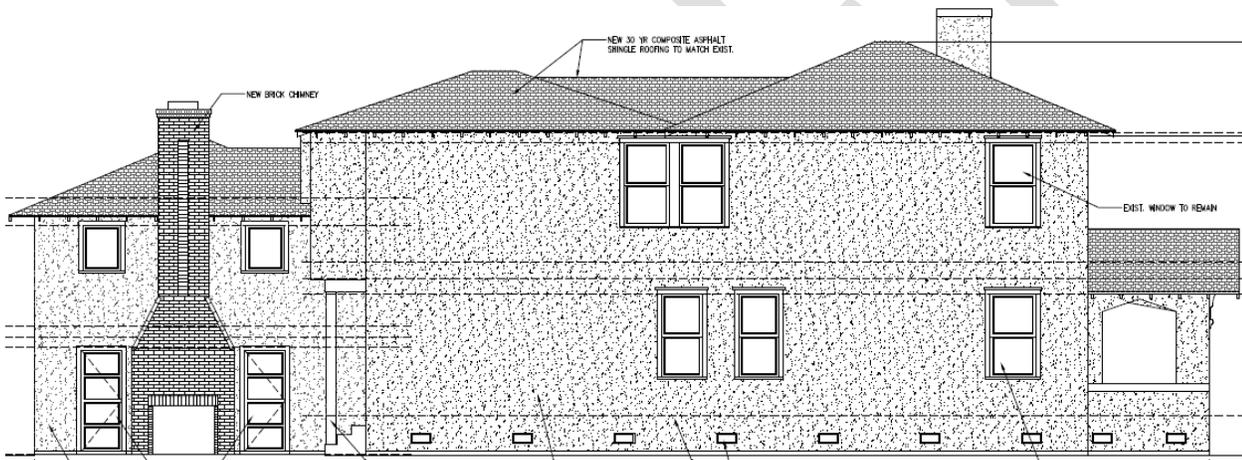


WEST SIDE ELEVATION

EXISTING



APPROVED FEBRUARY 2015

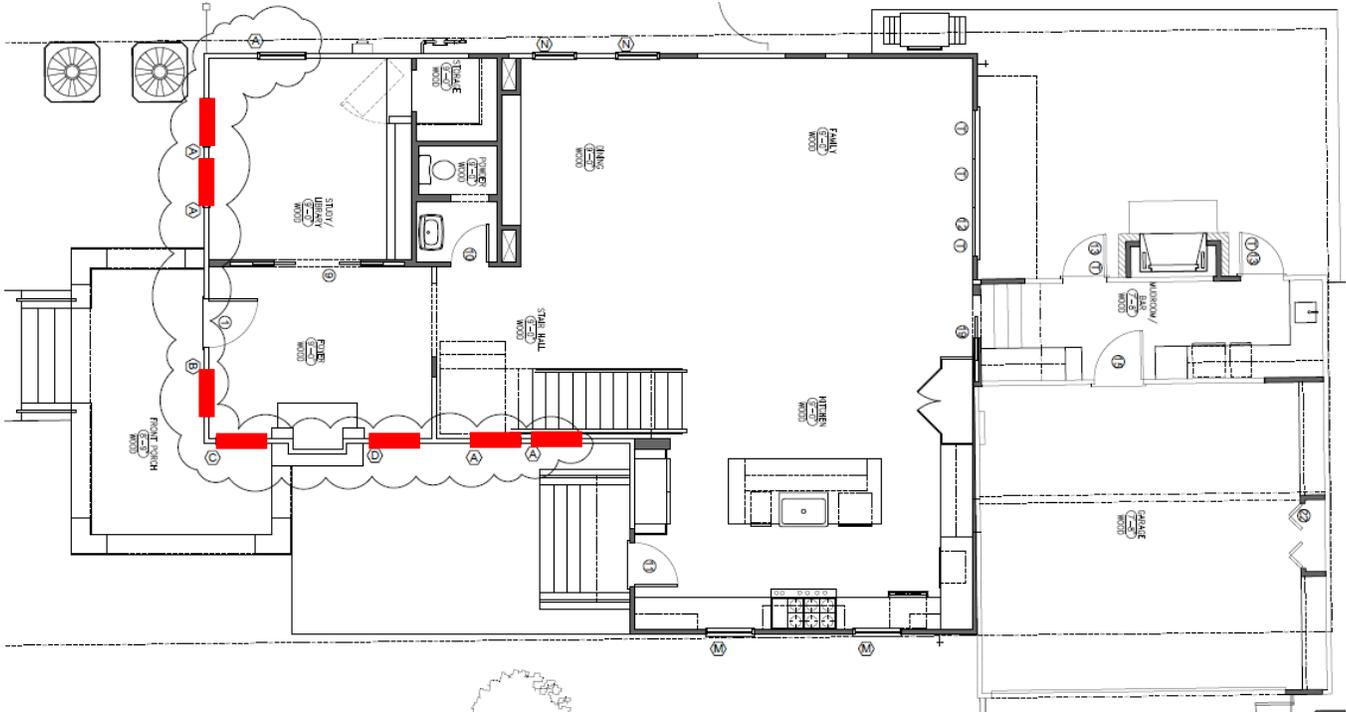


PROPOSED



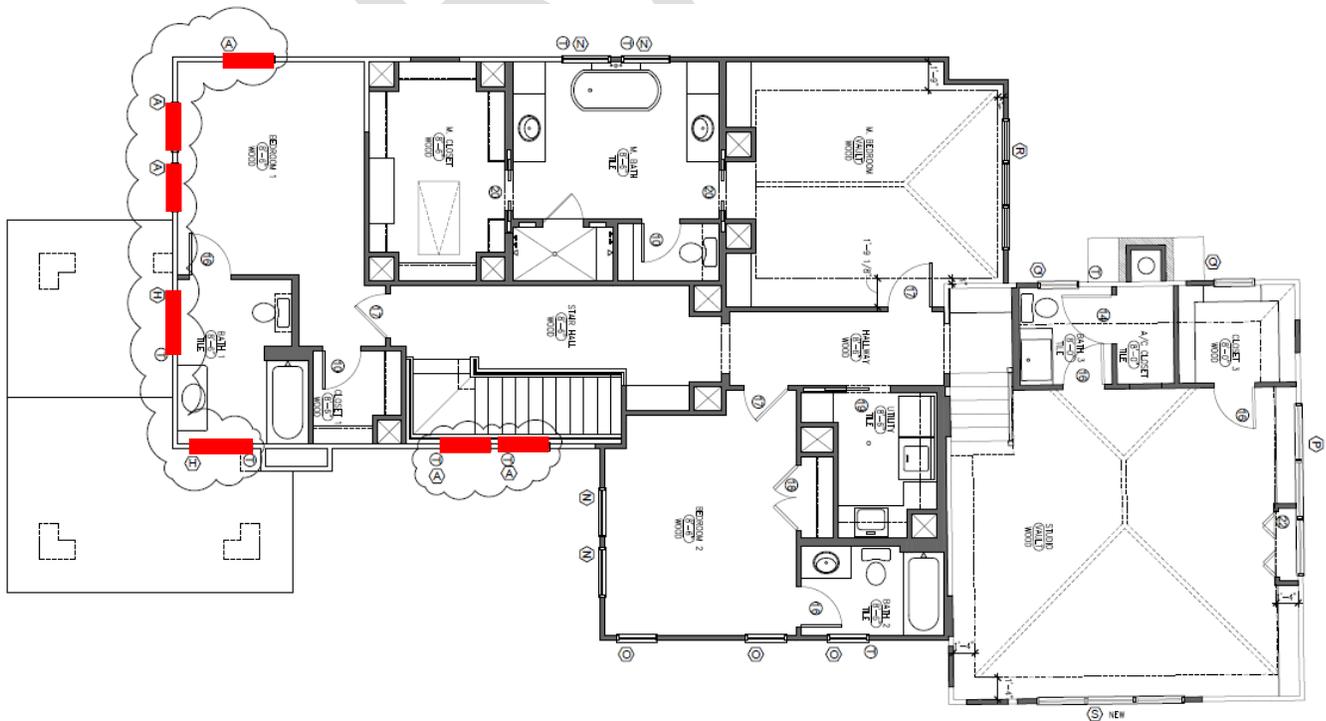
KEYED WINDOW MAP

FIRST FLOOR



SECOND FLOOR

■ Replaced Window



**WINDOW SCHEDULE**

APPROVED

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	10	3'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN (10), 2 TO BE REMOVED
(B)	1	2'-9"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(C)	1	3'-0"	2'-10"	SLIDE	2X4	EXISTING TO REMAIN
(D)	1	3'-0"	2'-10"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(E)	2	2'-10"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(F)	1	3'-10"	3'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(G)	1	2'-6"	2'-6"	FIXED	2X4	EXISTING TO BE REMOVED
(H)	2	3'-8"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(I)	1	2'-4"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(J)	1	3'-0"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(K)	7	2'-6"	4'-9"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(L)	2	2'-0"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(M)	2	3'-0"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(N)	6	3'-0"	5'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(O)	3	2'-0"	2'-8"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(P)	1	(3)3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(Q)	2	2'-6"	3'-6"	FIXED	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(R)	1	(3)2'-8"	6'-0"	CASEMENT	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(S)	1	(3)3'-0"	5'-0"	CASEMENT	2X4	NEW ALUM. CLAD WOOD WINDOW

**WINDOW SCHEDULE**

**PROPOSED**

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
A	10	3'-0"	5'-6"	DOUBLE HUNG	2X4	10 REBUILT INSET WOOD WINDOWS, 2 TO BE REMOVED
B	1	2'-9"	5'-0"	DOUBLE HUNG	2X4	REBUILT INSET WOOD WINDOW
C	1	3'-0"	2'-10"	SLIDE	2X4	REBUILT INSET WOOD WINDOW
D	1	3'-0"	2'-10"	DOUBLE HUNG	2X4	REBUILT INSET WOOD WINDOW
E	2	2'-10"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
F	1	3'-10"	3'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
G	1	2'-6"	2'-6"	FIXED	2X4	EXISTING TO BE REMOVED
H	2	3'-8"	5'-6"	DOUBLE HUNG	2X4	REBUILT INSET WOOD WINDOW
I	1	2'-4"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
J	1	3'-0"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
K	7	2'-6"	4'-9"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
L	2	2'-0"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
M	2	3'-0"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
N	6	3'-0"	5'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
O	3	2'-0"	2'-8"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
P	1	(3)3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
Q	2	2'-6"	3'-6"	FIXED	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
R	1	(3)2'-8"	6'-0"	CASEMENT	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
S	1	(3)3'-0"	5'-0"	CASEMENT	2X4	NEW ALUM. CLAD WOOD WINDOW

**HISTORIC WINDOW PHOTOS**



**HISTORIC WINDOW PHOTOS**



NEW WINDOW PHOTOS



NEW WINDOW PHOTOS



**PROJECT TIMELINE**  
501 HIGHLAND STREET

- January 2015      During a site visit, staff noted that the applicant had exceeded a permit to remove interior finishes by removing all of the historic shiplap.
- February 2015      COA application submitted to construct a two story addition to the rear and side of the existing two-story home.  
Staff recommended denial of the project based on Criteria 1, 4, 8, 9, and 11; however the HAHC granted the project approval.  
Along with the addition, HAHC approval also granted approval to the removal of all original stucco cladding and to the structure being raised; this put the front porch and chimney in danger of being destroyed.
- October 2015      Despite assurances from the applicant that the front porch was to remain, without the knowledge of staff or HAHC approval, the front porch was removed.  
HAHC granted approval for the existing porch to be removed and replaced with a replica front porch to match existing conditions.
- January 2016      Staff met on site with the contractor to review progress and to answer questions about the project; staff noted that the rafter tails were to remain unless their removal was approved by the HAHC.
- February 2016      HAHC granted approval for the revisions to side porch roofs, steps, the balcony, and fenestration on the addition.
- April 2016      The existing rafter tails had been removed without the knowledge of staff or HAHC approval.  
A COA was granted for the replacement of the existing rafter tails since they were deemed to be damaged beyond repair.
- May 2016      The existing wood windows were removed and replaced with new replica windows to match existing; these windows were replaced without the knowledge of staff or HAHC approval.

### PROJECT DETAILS

**Windows** The existing original wood windows, which were to remain, were removed and replaced with new 1-over-1, double-hung, single-pane wood windows. The new windows are inset and rebuilt using the existing weights and pulleys.

The applicant asserts that the existing windows were damaged beyond repair due to numerous previous infractions and destruction of historic materials, including the unauthorized removal or shiplap. Staff was not able to verify the condition of the windows since they were removed from the site prior to a staff inspection. The windows were essentially the last remaining historic material of the house since all other historic material has since been replaced, both with and without prior HAHC approval and staff knowledge. See drawings and other supporting information for more detail.

DRAFT