

CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Stephanie Reynolds, owner

Property: 5003 Mandell Street, Lot 2, Block 1, Edgemont Subdivision. The property includes a historic 2,889 square foot, two-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Colonial Revival residence, constructed circa 1926, located in the Boulevard Oaks Historic District.

Proposal: Alteration – Replace two historic windows on the second floor of the south side elevation.

- Existing windows are wood 1-over-1 double hung wood windows. These windows are labeled window #s 4 and 5 in the submitted application materials.
- Proposed replacement windows will match the existing in style, size, and divided lite configuration.

A separate administratively approved COA has been granted for the applicant to replace three non-historic windows on the front elevation.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

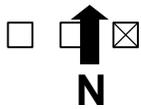
HAHC Action: -

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 | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Historic windows are a character defining feature of this residence. Replacing a historic window with two new windows, featuring new technology and materials, undermines the 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 type="checkbox"/> | <input checked="" 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;
<i>Historic wood windows are an irreplaceable distinguishing quality of this structure, and other Contributing structures found throughout the Boulevard Oaks Historic District. Window 4 features lower sash deterioration but can be repaired, by replacing the damaged portion of the sash. Window 5 is not damaged. Removing these windows represents a failure to maintain the structure's distinguishing qualities.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Historic wood windows feature characteristics of skilled craftsmanship no longer available, including old growth wood, interchangeable components, metal weights and pulleys. Replacing these windows with a pair of new windows represents a failure to maintain examples of skilled craftsmanship found on this structure.</i> |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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;
<i>Replacing repairable windows with a pair of new windows represents a destruction of significant historical and architectural material.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |



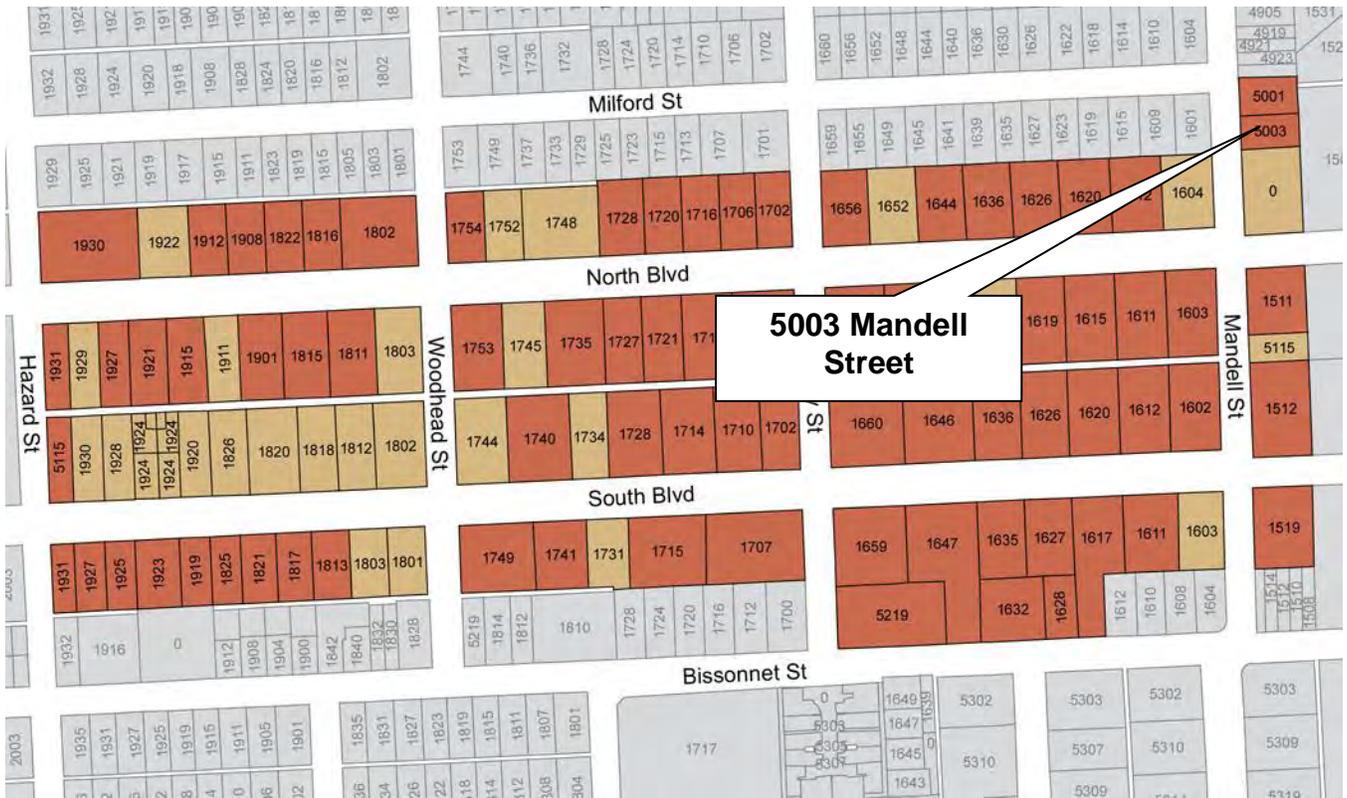
(11) The proposed activity will comply with any applicable deed restrictions.

PROPERTY LOCATION

BOULEVARD OAKS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

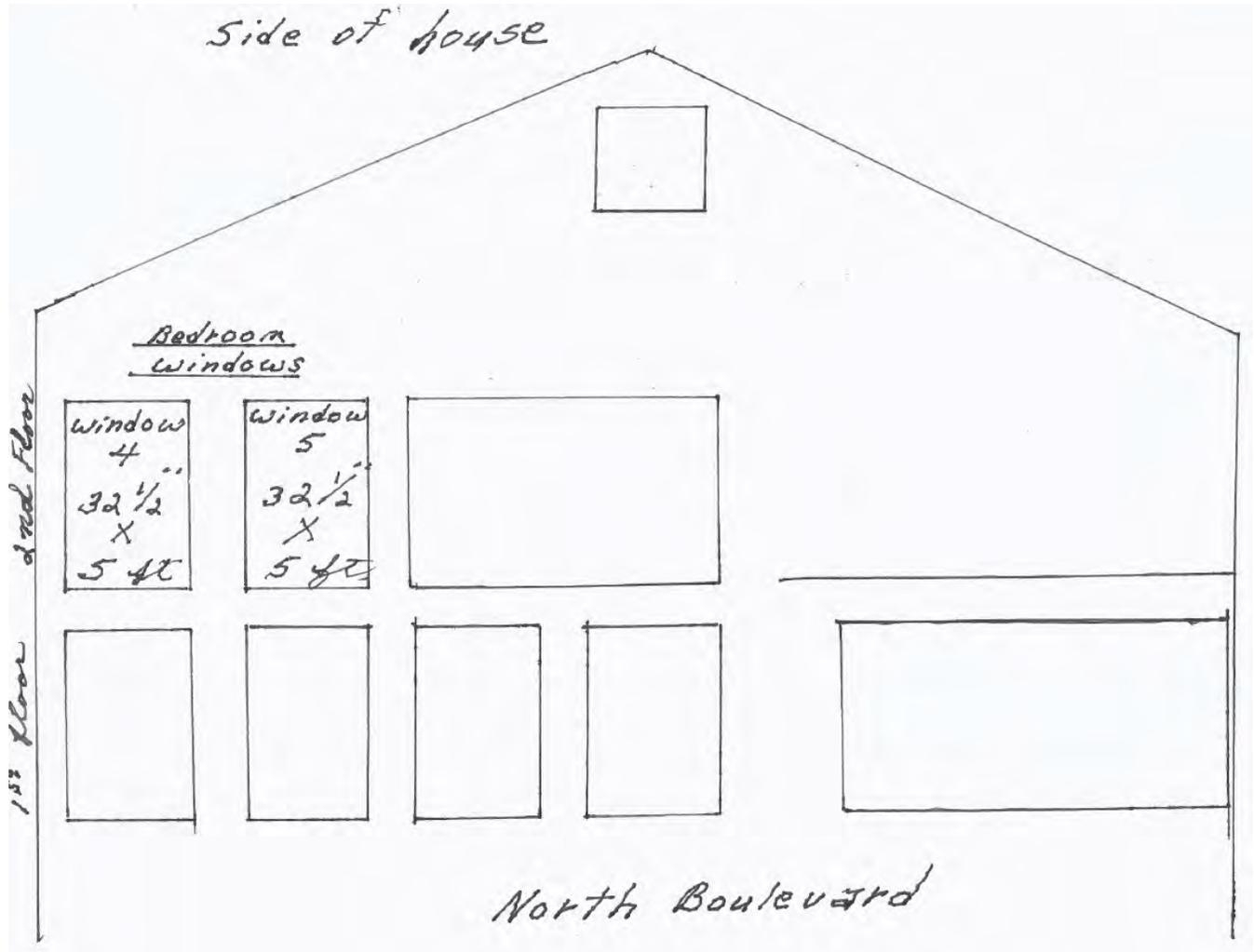


INVENTORY PHOTO



NORTH SIDE ELEVATION

WINDOWS 4 AND 5





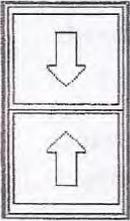
AERIAL VIEW

EXISTING



REPLACEMENT WINDOWS

PROPOSED

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	Rough Opening: 36 1/8 X 60 3/4	SWD3560 Frame Size : 35 3/8 X 60 Siteline Wood Double Hung, Auralast Pine, Concealed Jambliner Primed Exterior, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, GlassThick=0.698, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:31.6w, 26.4h, 5.8 sf			
	 <p>Viewed from Exterior. Scale: 1/4" = 1'</p>	U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 15.00, CPD: JEL-N-885-00012-00001 PEV 7015.3.2.1293/PDV 6.276 (09/22/15) NW			

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APPLICANT PHOTOS

WINDOW 4



APPLICANT PHOTOS

WINDOW 5

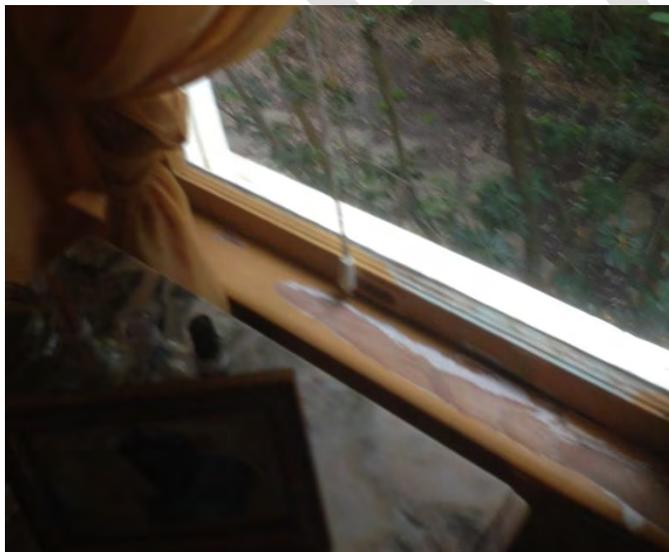
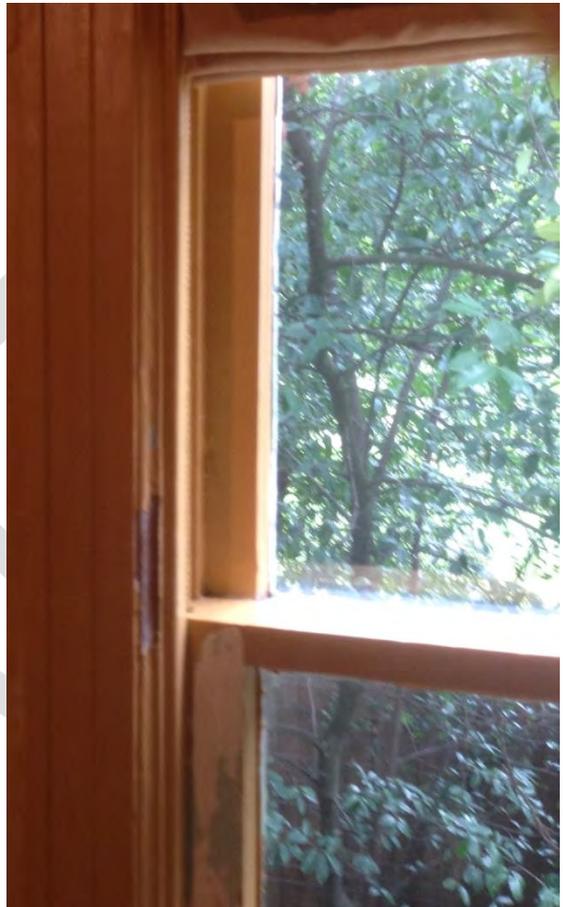


STAFF PHOTOS

WINDOW 4



STAFF PHOTOS
WINDOW 5



PROJECT DETAILS

Windows/Doors: The applicant proposes to replace two original 35" wide by 60" tall wood double-hung 1-over-1 windows on the second floor of the south side elevation. The applicant has submitted photos that indicate that window 4 features a damaged bottom rails on the lower sashes.

Staff performed a site visit and made the following observations:

Window 4 features a heavily deteriorated bottom rail on the lower sash. The rail is saturated with water to the point where it is soft and damp to the touch. The remainder of the window's components appear to be in good condition. The window is painted shut.

Window 5 appears to be in good condition. The window is painted shut.

The applicant proposes to replace these windows with new wood windows that will fit within the existing window openings. The replacement windows will be double hung and will feature a 1-over-1 divided lite configuration.

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