

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Chris Schultz, Schultz Architecture for Rev. Dr. Don M. Carlson, owner

Property: 824 W Temple St, Lot 4, Block 218, East Norhill Subdivision. The property includes a historic 1,644 square foot, one-story single-family residence and a detached garage situated on a 5,512 square foot interior lot.

Significance: Contributing English-bungalow style residence, constructed circa 1925, located in the Norhill Historic District.

Proposal: Alteration – Remove a non-original single-pane window and install two new vinyl, 1-over-1 windows in the opening; remove a non-original vinyl window and enlarge the opening to install two new 1-over-1 vinyl windows.

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: The Norhill Neighborhood Association is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: September 25, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO

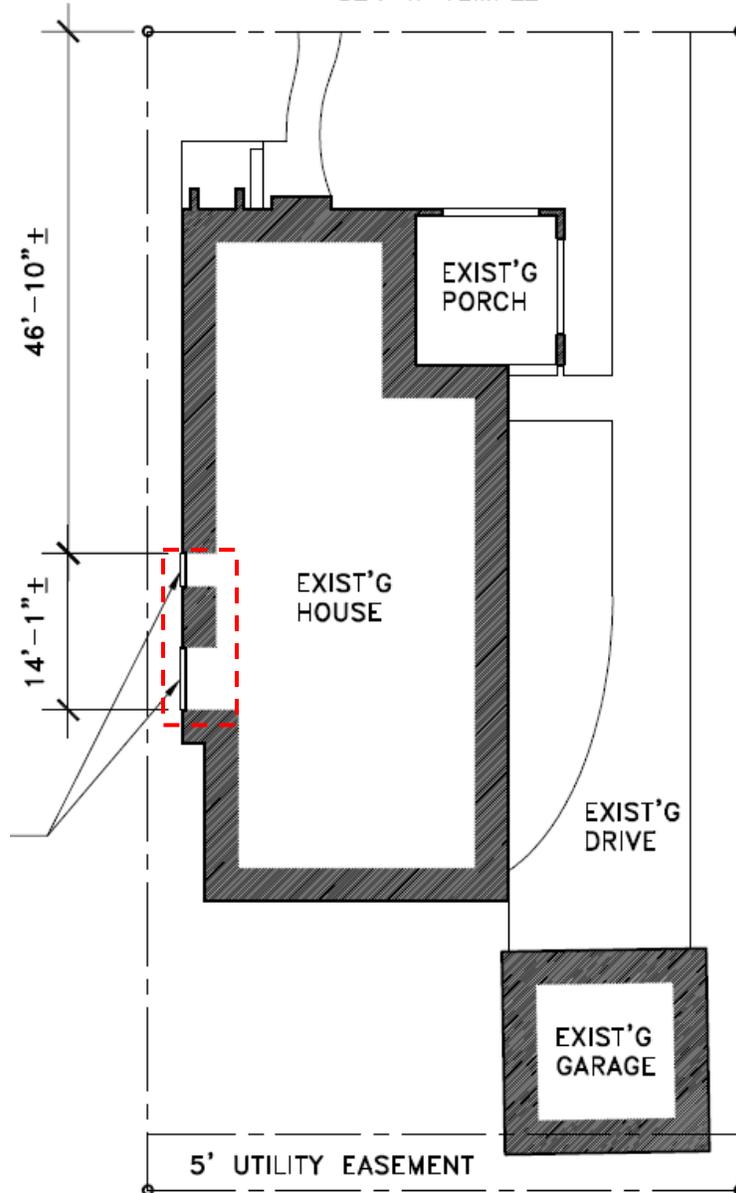




SITE PLAN

EXISTING

824 W TEMPLE

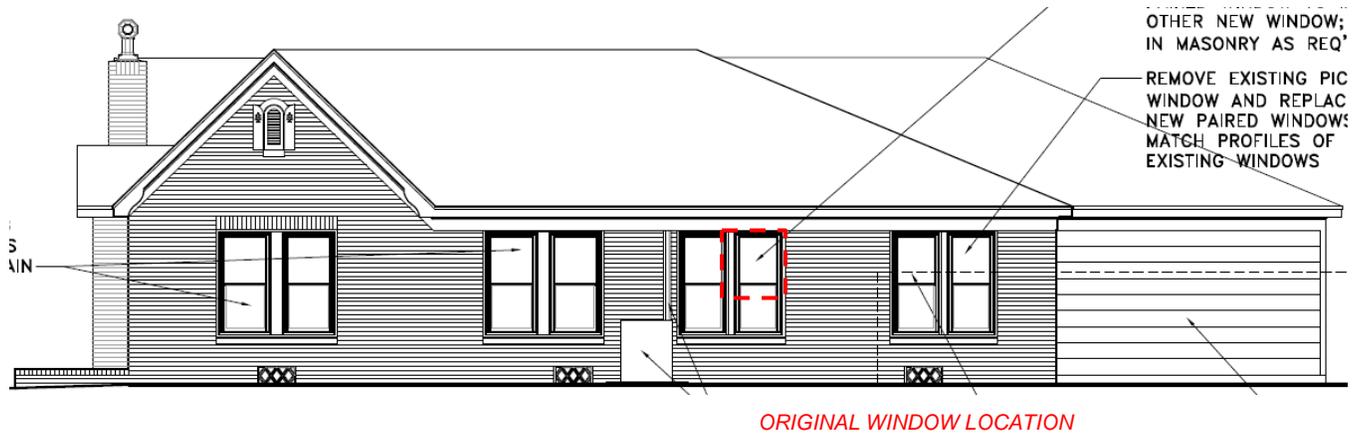


WEST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION PHOTOS



APPROXIMATE
WINDOW
LOCATIONS

West Elevation (from street) – far right two windows proposed to be removed and replaced



West Elevation (from rear) – far right two windows proposed to be removed and replaced



PROPOSED FOR BOTH OPENINGS



PROPOSED WINDOW SPECS

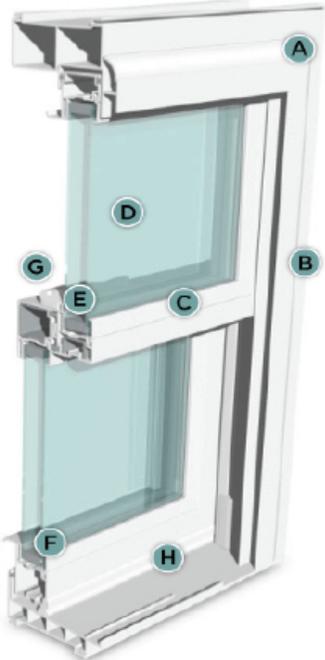
Features Styles Performance Options Color & Glass Options Energy Performance Chart

Presidential Window Series Features:

- A. All Fusion Welded Frame and Sash
- B. Multi-Chambered 3 1/4" Frame Profile
- C. Metal Reinforced Meeting Rail
- D. 7/8" Dual Glaze using SilverGuard³ Double Strength Glass
- E. Dual FinSil weatherstripping
- F. EnviroSeal nXi™
- G. Kid Safe Composite Hardware
- H. True Slope Sill Design

Additional Features:

- Roller Tilt Constant Force Balance
- Extruded Aluminum Screen Frame (Double Hung Only)
- Ventilation Latch
- Tilt in sashes - Double Hung
- DP 40 Rating
- TDI Windstorm Approved
- Transferable Lifetime Warranty



PROJECT DETAILS

Windows/Doors: The current windows are vinyl double-hung 1-over-1 windows and there is one metal single-pane window. The new windows will be vinyl double-hung 1-over-1 windows to match the others on the residence.

Exterior Materials: Vinyl and aluminum windows with brick sills. The new windows will be vinyl windows with reclaimed brick to match existing sills.

Front Elevation: No change to this elevation.
(North)

Side Elevation: This elevation contains a 5'-7 1/2" wide by 5'-6 3/4" tall aluminum window and a 2'-10 1/2" wide by 3'-2 1/2" tall vinyl 1-over-1 window that are located approximately 47' from the front property line. The aluminum window will be removed and two 1-over-1, double-hung vinyl windows will be installed in the same opening to match the existing residence. The windows will be mounted within the existing wood frame without fins and a new mullion will be installed.

The smaller vinyl window will be removed and the opening enlarged to 5'-7 1/2" wide by 5'-6 3/4" tall to accommodate two 1-over-1, double-hung vinyl windows. A new 1 5/8" subframe and mullion will be installed and reclaimed bricks will be used to form a matching sill.

Side Elevation: No change to this elevation.
(East)

Rear Elevation: No change to this elevation.
(South)

ATTACHMENT A

NORHILL NEIGHBORHOOD ASSOCIATION COMMENT

From: Febo, Lawrence A | [REDACTED]
Sent: Thursday, September 25, 2014 7:49 AM
To: Willett, Lorelei - PD
Subject: Re: Norhill projects

Hello Lorelei,

The NNA has voted in favor of 824 W Temple. Let me know if you have any other questions.

Thanks,
Lawrence