

CERTIFICATE OF APPROPRIATENESS

Applicant: Francis D. Sweeney, owner

Property: 502 Hawthorne Street, Lot 25, Block 1, Westmoreland Subdivision. The property includes a two-story wood frame 3,062 square foot single-family residence and a two-story detached garage situated on a 6,000 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1904, located in the Westmoreland Historic District.

Proposal: Alteration – Siding

The applicant has removed the original wood siding and replaced it with Hardie plank siding with a 5” reveal and R-15 insulation on the front porch and east elevation without issuance of a COA. They have been red tagged 3 times since 5/16 for work completed without a COA.

The applicant is proposing to keep this siding and complete the rest of the house (minus the rear first story specified in the below pictures) using the same Hardie plank material. No other changes are proposed.

Public Comment: No public comments received.

Civic Association: No civic association comments received.

Recommendation: Denial of COA. Issuance of COR:

- **Hardie plank to be removed from porch and east elevation and the home to be replaced with wood siding and to be back primed, and cut ends to be primed as well**
- **Contractor shall provide a 1/8-inch vertical gap/expansion gap to allow the wood siding to dry**

HAHC Action:

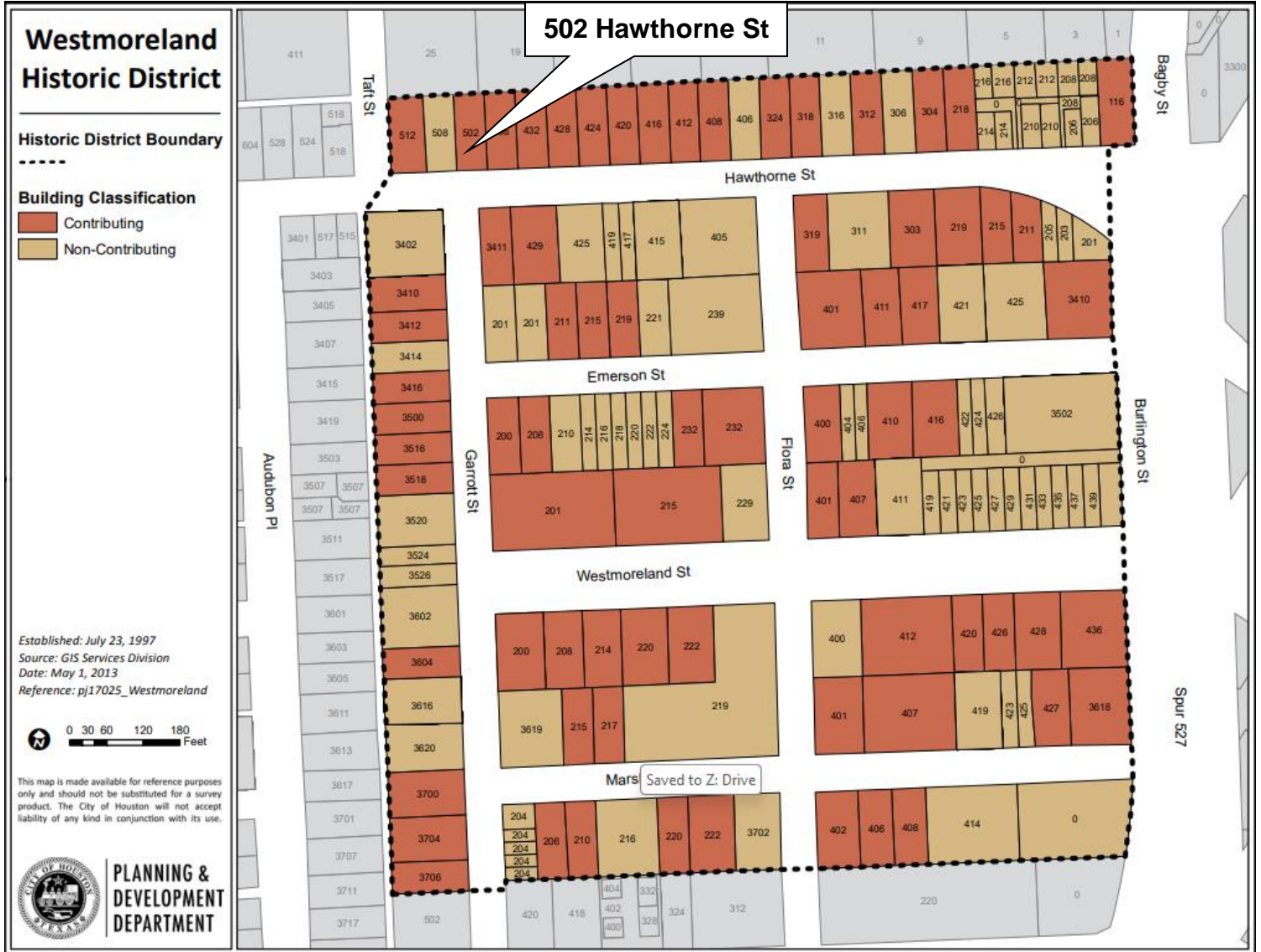
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | 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 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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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
WESTMORELAND HISTORIC DISTRICT



INVENTORY PHOTO



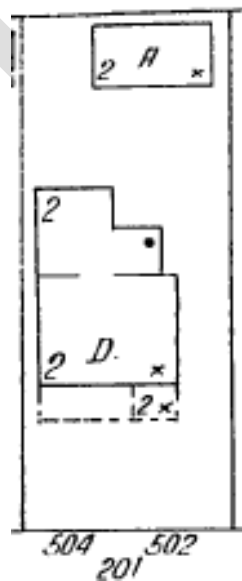
CURRENT PHOTO



AERIAL VIEW OF PROPERTY



SANBORN (1924-1950)



SITE PHOTOS- EXISTING CONDITIONS (PROVIDED BY APPLICANT)

FRONT PORCH



FRONT OF FULL HOUSE



EAST SIDE



REAR- NO PROPOSED CHANGES TO LOWER LEVELS



REAR UPPER LEVEL



CHIMNEY/EAST WALL



DRAFT