

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 14, 2024

**Applicant:** William Harding, owner

**Property:** 3708 Audubon Pl, Tracts 2 & 3B, Block 15, Montrose Neighborhood Subdivision. The property includes a historic 1,872 square foot, two-story wood single-family residence and detached garage situated on a 5,600 square foot (50' x 100' + 16' x 30') interior lot.

**Significance:** Contributing Colonial Craftsman style residence, constructed circa 1920, located in the Audubon Place Historic District.

**Proposal:** Alteration: Windows

- Replaced windows on first and second floor of front (East) elevation
- Red tagged 5 times since 5-24-2024
- Replaced with wood clad windows.
  - Lite patterns are true divided lite

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial and Issuance of COR to replace all windows with wood windows that match the material, style and lite pattern of what was replaced.

**HAHC Action:** Denial and Issuance of COR to replace all windows with wood windows that match the material, style and lite pattern of what was replaced.

## 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; <b>Removal of original, wood windows did not retain and preserve the historical character of the property.</b>   |
| <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; <b>The completed activity did not preserve the distinguishing qualities of original, wood windows that were in repairable condition.</b>  |
| <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; <b>The completed activity did not maintain the exterior features of original, wood windows that were in repairable condition.</b>                |
| <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 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; <b>The completed activity results in a loss of original, wood windows.</b>                              |
| <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.  |

District Map



3708  
Audubon Pl

Inventory Photo



Current Photo Taken By Applicant



Red boxes indicate windows that were replaced

HAR Listing – 2022



Current Photos Taken By Staff: 8-21-2024



HAR Listing – 2022



Current Photos Taken By Staff: 8-21-2024



# Staff Visit May 7, 2024

## Original Materials Removed



Removed Windows 1



Removed Windows 2



Removed Windows 3



Removed Windows 4



Removed Windows 5



Removed Windows 6



Removed Windows 6a



Removed Windows 7



Removed Windows 8



Removed Windows 9



Removed Windows 10



Removed Windows 11



Removed Windows 11a



Removed Windows 12



Removed Windows 13



Removed Windows 14



Removed Windows 15



Removed Windows 16



Context Area











