3708 Audubon Pl Audubon Place

#### **CERTIFICATE OF APPROPRIATENESS**

Application Date: August 14, 2024

Applicant: William Harding, owner

Property: 3708 Audubon PI, 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.

D NA

3708 Audubon Pl Audubon Place

NA - not applicable

#### **APPROVAL CRITERIA**

### ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

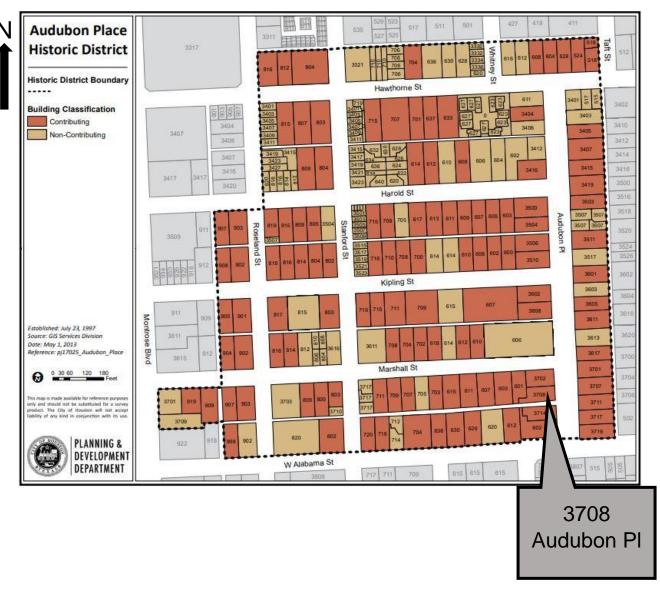
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S - satisfies

D - does not satisfy

U	117		0 - Satisfies D - does not satisfy NA - not applicable
		(1)	The proposed activity must retain and preserve the historical character of the property; Removal of original, wood windows did not retain and preserve the historical character of the property.
		(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
		(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;
		(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; The completed activity did not preserve the distinguishing qualities of original, wood windows that were in repairable condition.
		(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; The completed activity did not maintain the exterior features of original, wood windows that were in repairable condition.
		(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;
		(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;
$\boxtimes$		(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;
		(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; The completed activity results in a loss of original, wood windows.
$\boxtimes$		(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
$\boxtimes$		(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**

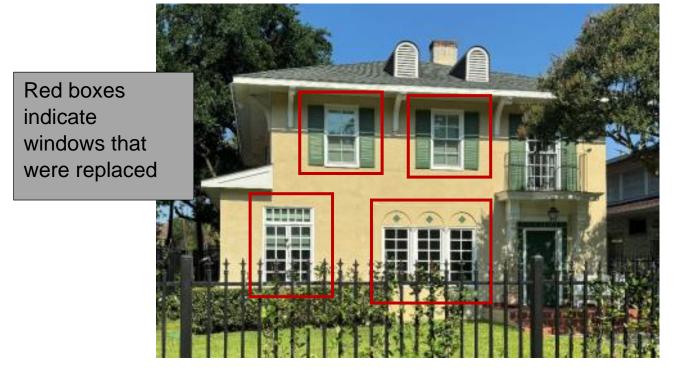


September 12, 2024 HPO File No. 2024\_0218

# **Inventory Photo**



**Current Photo Taken By Applicant** 



# 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 6a























Removed Windows 16













## **Context Area**





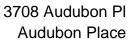




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