

CERTIFICATE OF APPROPRIATENESS

Applicant: Joseph E. Rothbauer, owner and Carrie Carreno, agent

Property: 1115 Fugate, Lot 17, Block 121, North Norhill Subdivision. The property includes a historic 1,396 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1928 and noncontributing detached garage constructed c. 1970 located in the Norhill Historic District.

Proposal: Alteration – doors, windows, siding

- Remove vinyl siding to expose historic siding underneath, which is probably not original but can be restored (see photos).
- Non-historic front porch stairs hand/footrail and balusters to be replaced with simplistic wood design.
- Replace non-historic front door with period/bungalow appropriate wood door.
- Existing front elevation windows are replacement vinyl (3). Paired windows to the left to be replaced with historic paired wood windows from west rear elevation. Single replacement window to the right was previously paired with a door and before that probably a window (see interior photographs). Applicant proposes to restore opening to a paired window by relocating historic windows on rear east elevation to this location.
- Replacement **1/1 wood clad windows** are proposed to be installed to match in existing paired openings where historic windows were removed, retaining the openings.
- West Elevation: Two individual historic windows to be restored in place. Rear kitchen window is not an original opening (see interior photo). Applicant proposes new opening with three **1/1 wood clad windows**.
- East Elevation: Paired windows towards the front will be repaired in place. Two non-original windows will be replaced retaining existing openings with **1/1 wood clad windows**.
- Re roof in kind and interior alterations are exempt.

Public Comment: No public comment received at this time.

Civic Association: No official comment received; applicant states Norhill Association is in favor.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

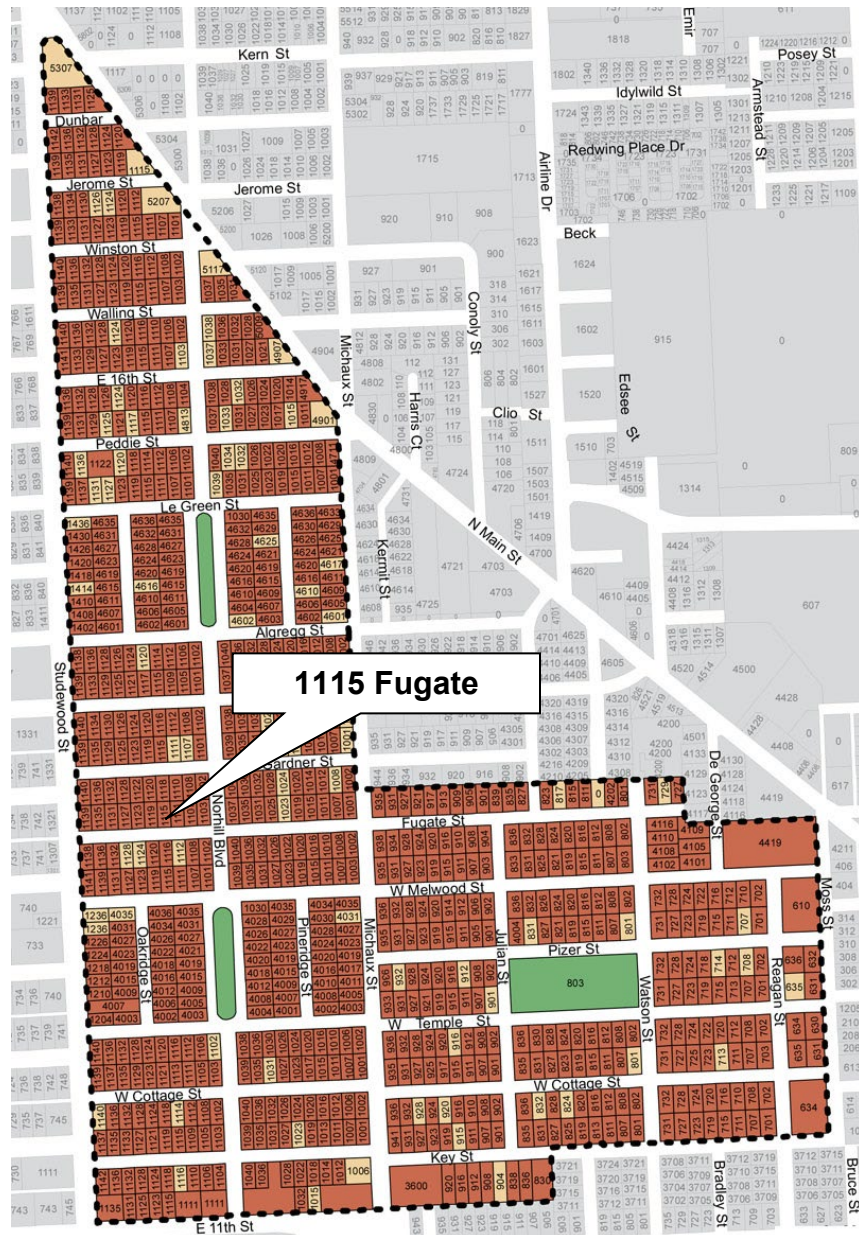
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 | 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 NORHILL HISTORIC DISTRICT



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

INVENTORY PHOTO c.2010



INVENTORY PHOTO – GARAGE

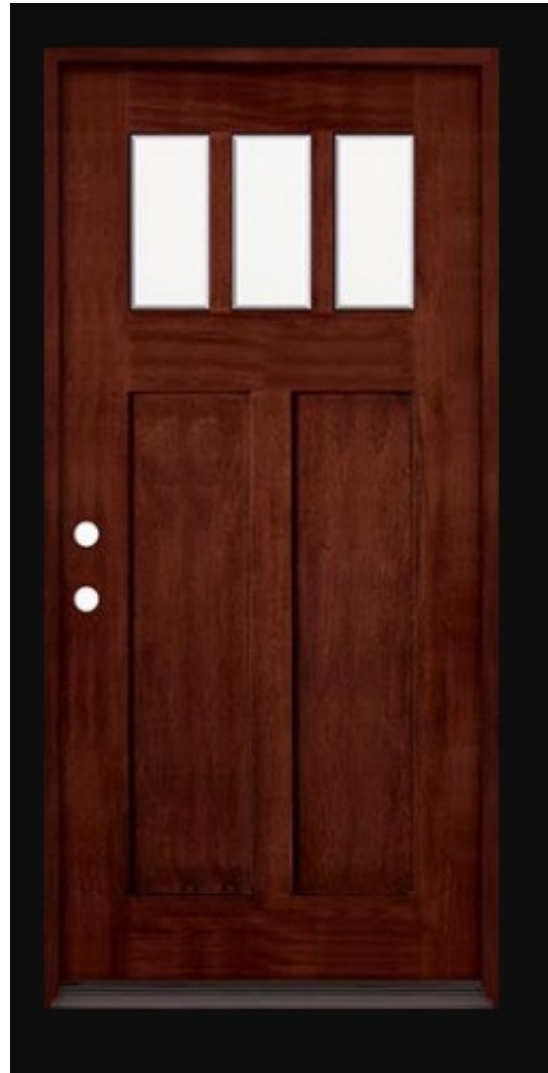


FRONT DOOR

EXISTING



PROPOSED REPLACEMENT:



INVENTORY – ORIGINAL FRONT WINDOWS



EXISTING REPLACEMENT (VINYL)



INTERIOR VIEW – ORIGINAL WINDOWS FROM SIDE TO BE RELOCATED HERE



INVENTORY – ORIGINAL FRONT PORCH WINDOW



EXISTING REPLACEMENT (VINYL)



INTERIOR VIEW – PREVIOUS WAS PAIRED WINDOW AND LATER, A DOOR

INTERIOR VIEW – ORIGINAL WINDOWS FROM REAR/SIDE TO BE RELOCATED HERE



CURRENT PHOTOS- PAIRED SIDE ELEVATION WINDOWS MOVED TO FRONT (SAME OPENINGS)

RIGHT SIDE/EAST SIDE



LEFT SIDE/WEST ELEVATION



LEFT SIDE/WEST ELEVATION EXTERIOR/INTERIOR – TO BE REPAIRED



TO BE REPAIRED



LEFT SIDE/WEST ELEVATION

REAR PAIRED WINDOW (EARLY/ORIIGNAL) TO BE RELOCATED TO FRONT ELEVATION



EXISTING LEFT SIDE/WEST ELEVATION KITCHEN WINDOW AT REAR

OPENING/WINDOW NOT ORIGINAL, PROPOSED NEW OPENING CONFIGURATION – SEE DRAWINGS



NORTH/REAR ELEVATION



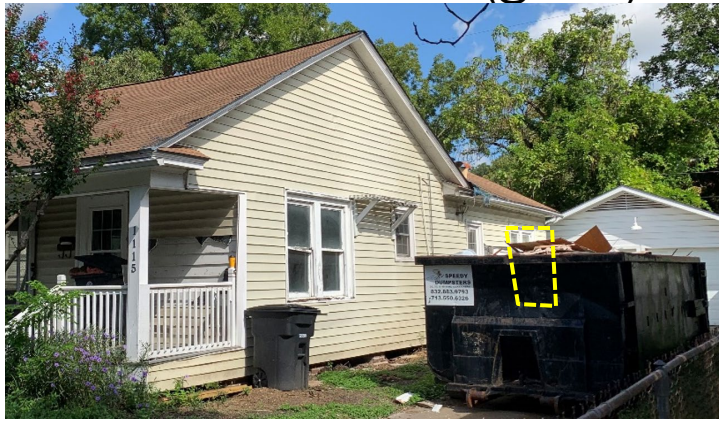
REAR WINDOWS/DOOR (REPLACEMENT/NOT HISTORIC)



EXISTING REAR DOOR/WINDOW – WINDOW TO BE RELOCATED AND REPAIRED IF POSSIBLE



RIGHT/EAST ELEVATION (@ REAR)



REAR PAIRED WINDOW (EARLY/ORIIGNAL) TO BE RELOCATED TO FRONT ELEVATION



RIGHT/EAST ELEVATION (FROM FRONT TO BACK)



PAIRED TOWARDS FRONT TO BE REPAIRED



NON HISTORIC WINDOWS TO BE REPLACED

UNCOVERED WOOD SIDING: PROBABLY NOT ORIGINAL BUT CAN BE RESTORED



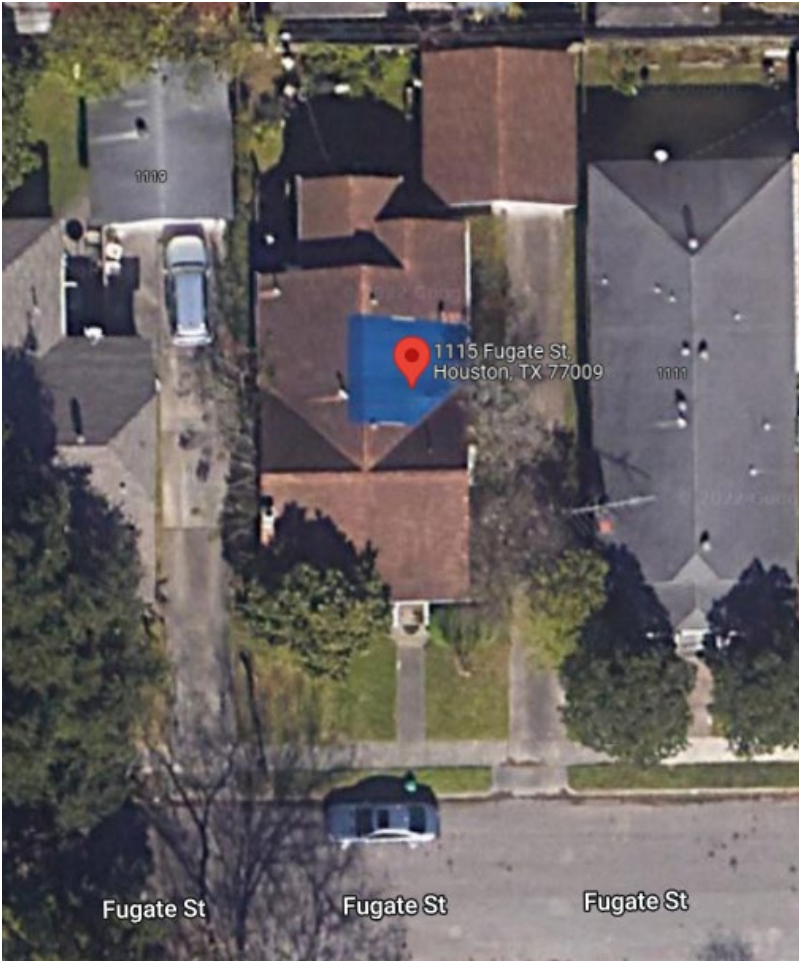
REAR FOOTINGS IN CMU VS BRICK



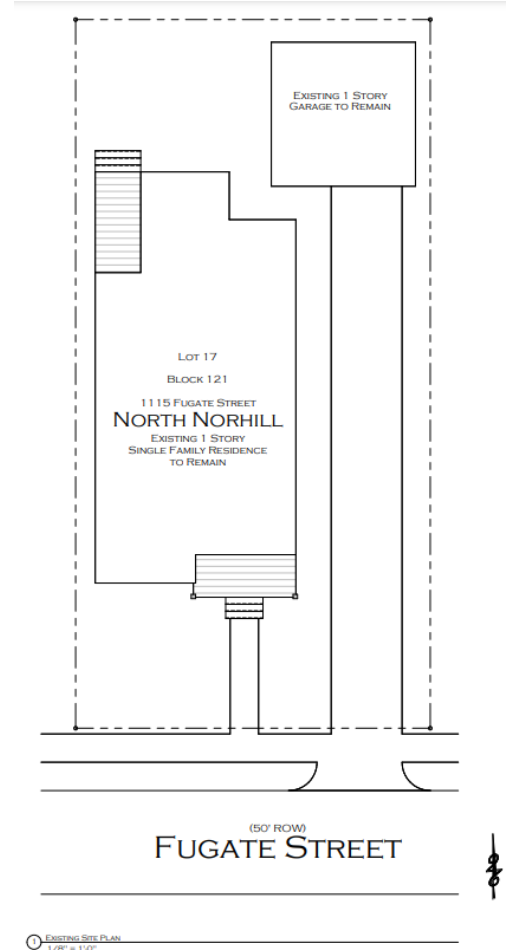


SITE PLAN

AERIAL VIEW – GOOGLE





EXISTING SITE PLAN





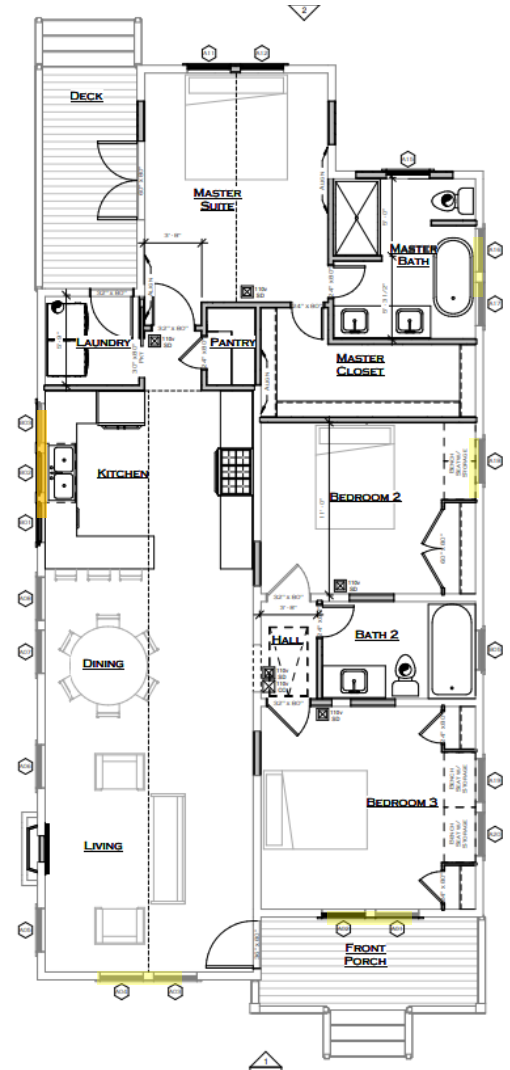
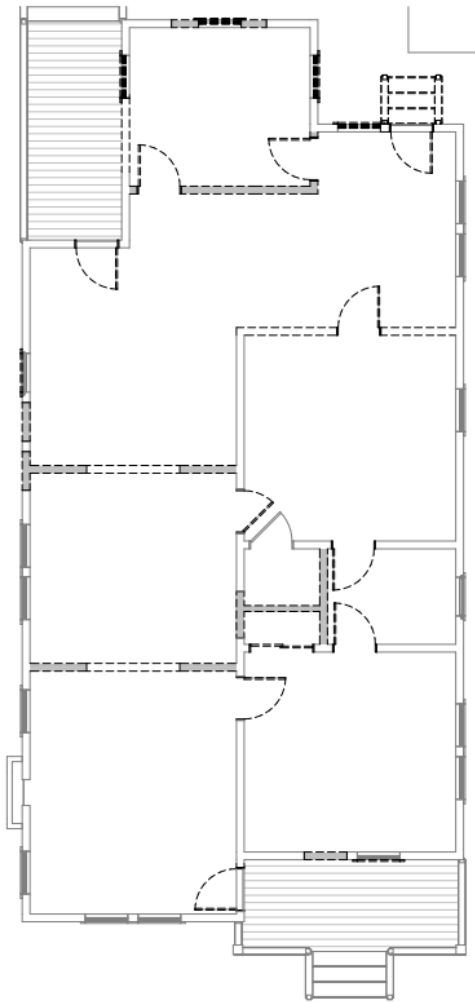
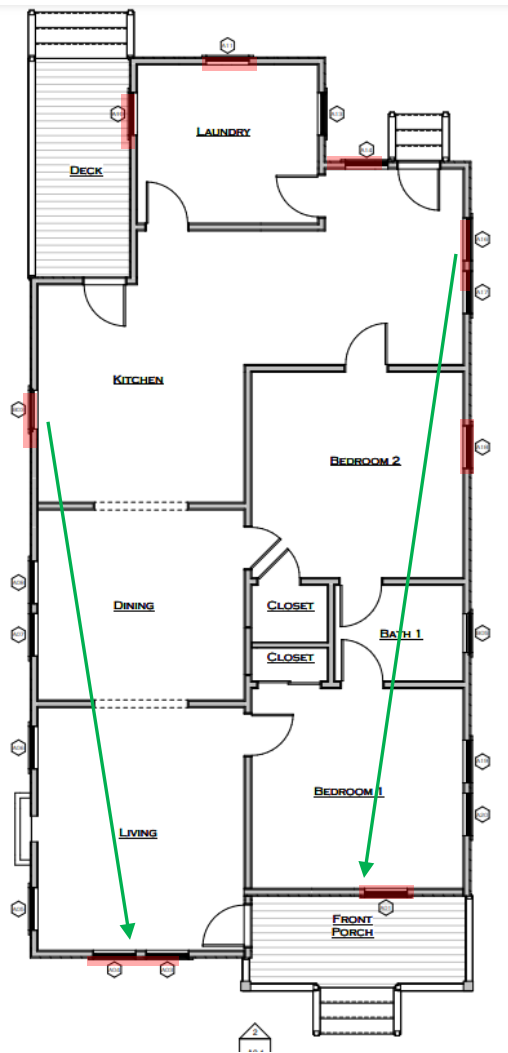
FIRST FLOOR PLAN

-  New or moved windows
-  New windows, altered opening

EXISTING

DEMOLITION

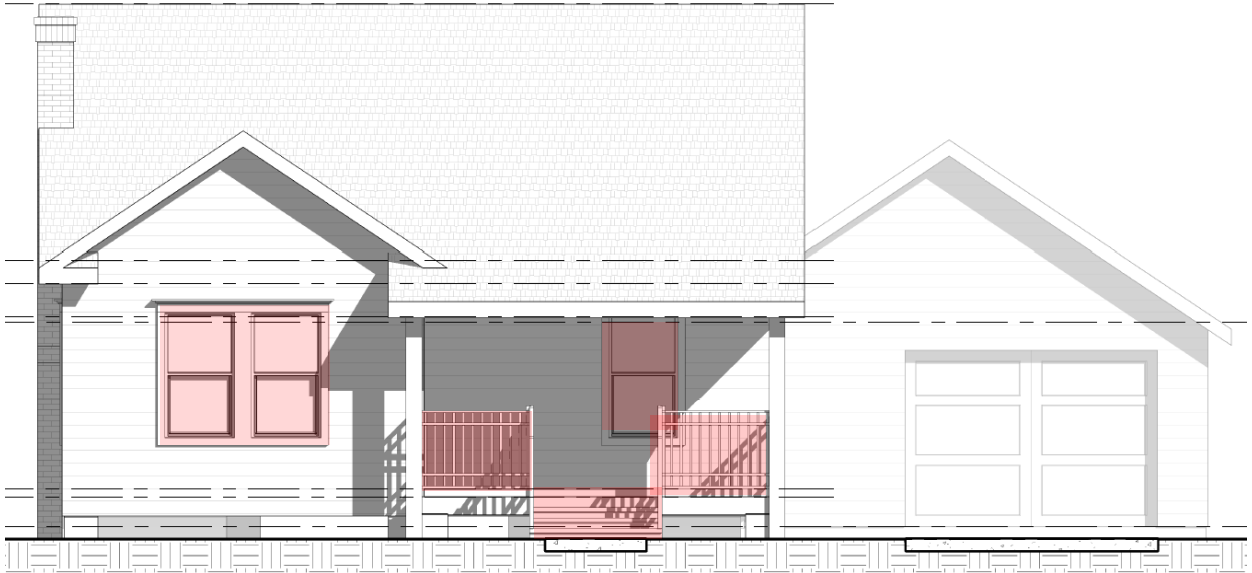
PROPOSED



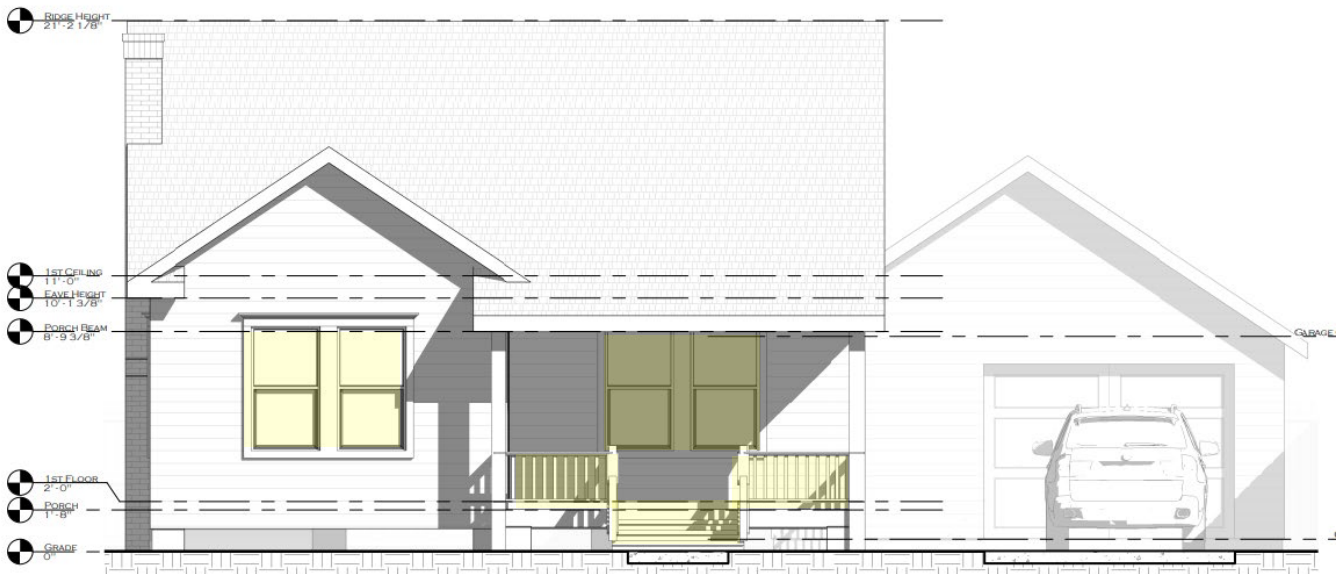
**Paired windows at side elevations towards rear are proposed to be relocated at front paired window openings. Existing openings where they are removed will be retained with replacement windows to match.*

SOUTH ELEVATION – FRONT FACING FUGATE STREET

EXISTING



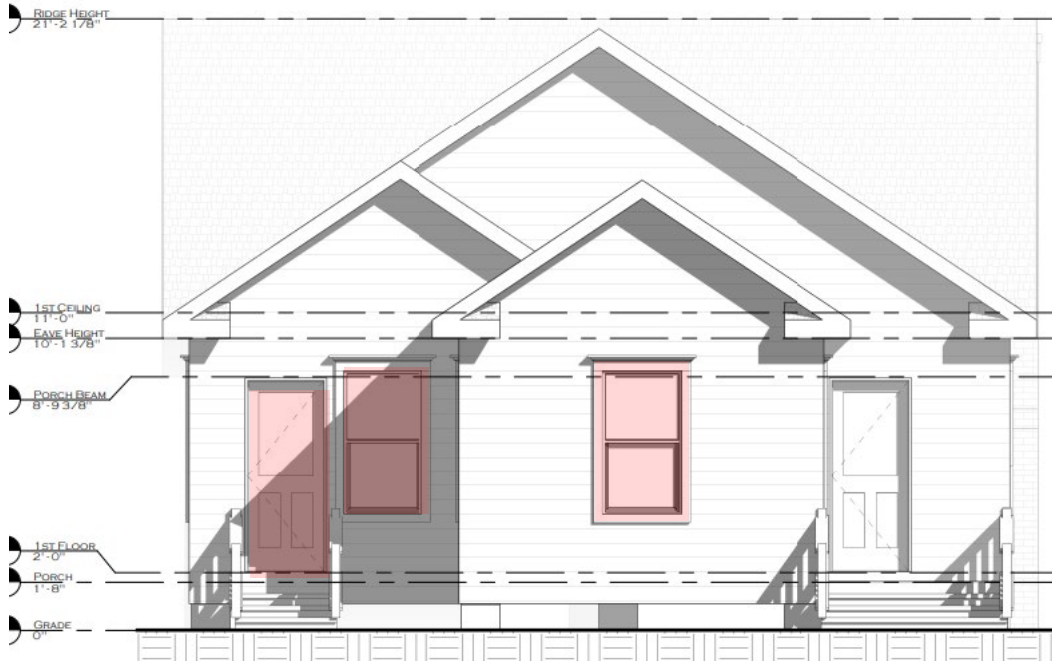
PROPOSED



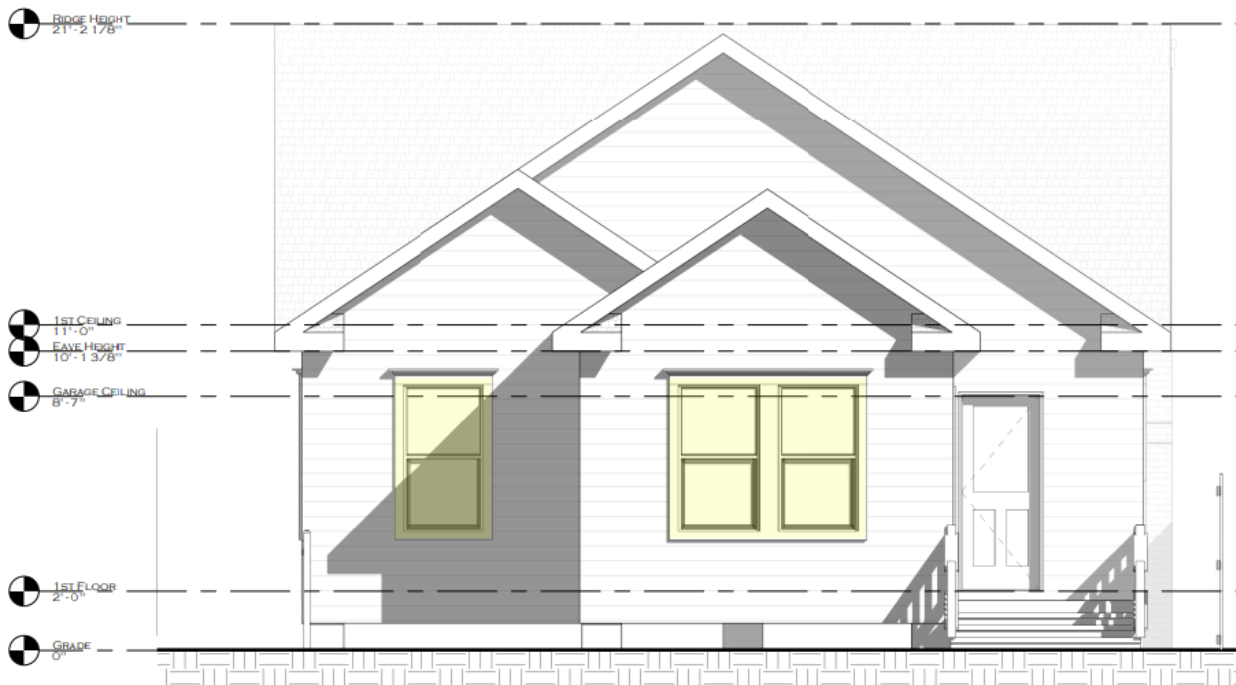
**Existing front elevation windows are vinyl replacement, proposed alteration would relocate two sets of paired windows from side elevations to the front*

NORTH (REAR) ELEVATION - EXEMPT

EXISTING



PROPOSED

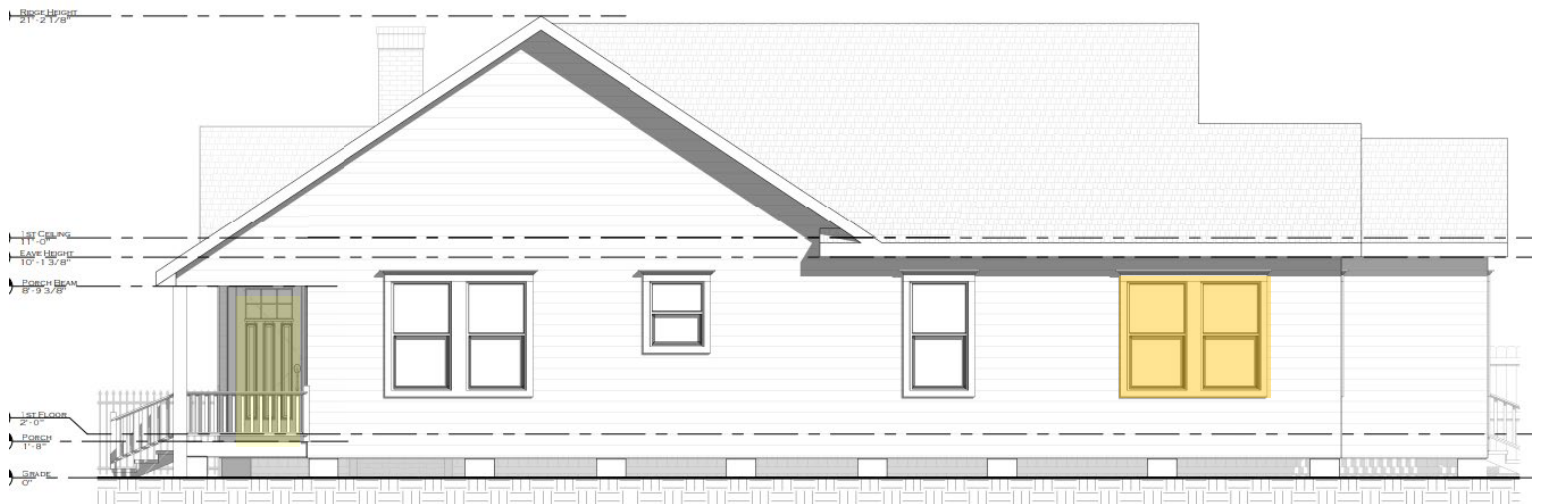


EAST SIDE ELEVATION

EXISTING

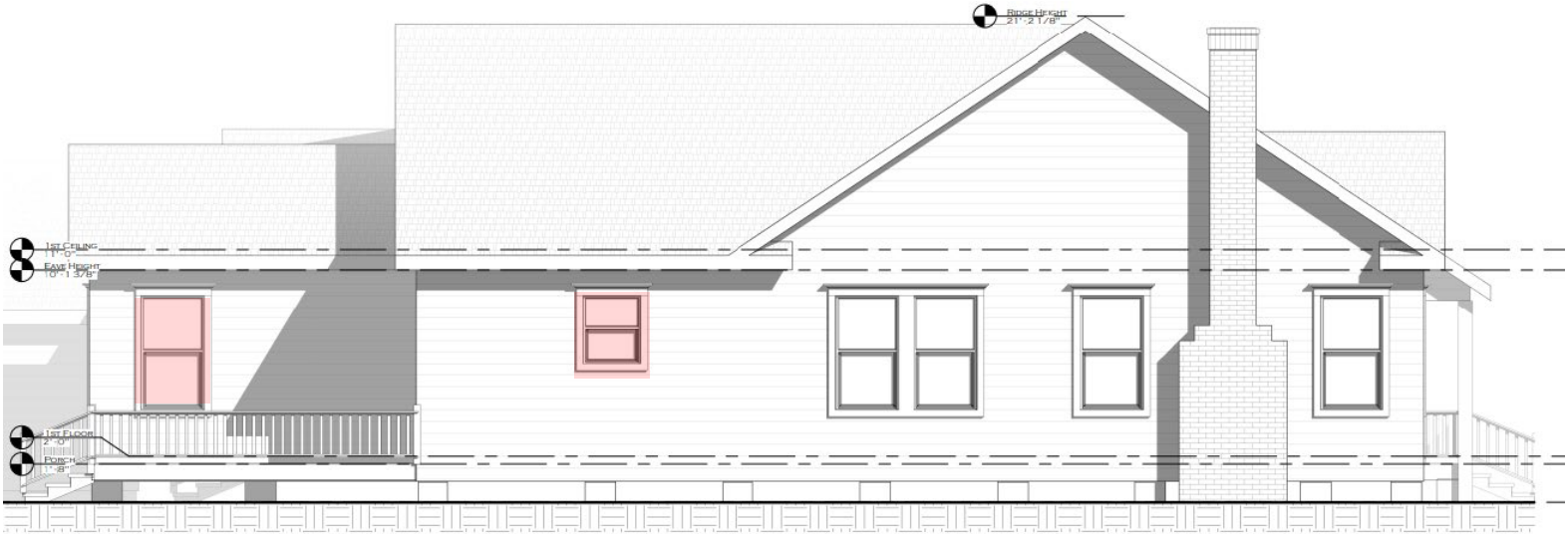


PROPOSED

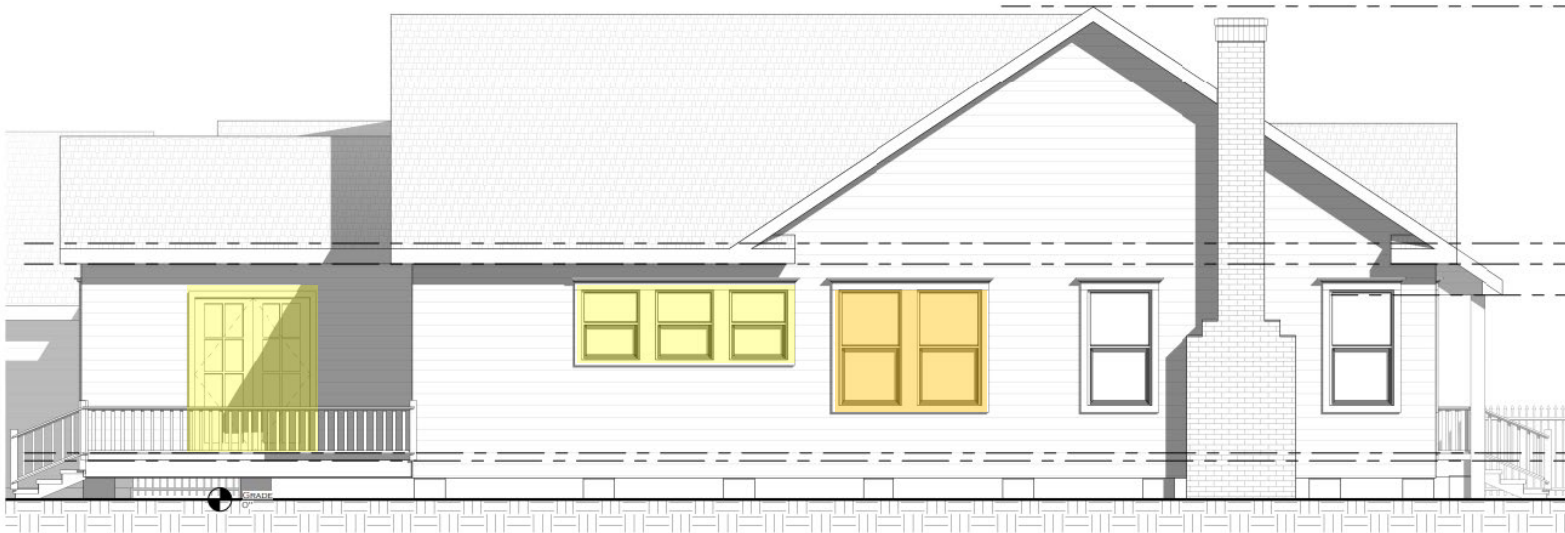


 Relocate paired windows to front elevation

WEST SIDE ELEVATION
EXISTING



PROPOSED



**Existing kitchen window is not the original opening (see photos of interior partial demolition)*

**Paired windows will be relocated to front elevation*



Relocate paired windows to front elevation

EXAMPLE OF REPLACEMENT WINDOWS



W-2500™ Clad-Wood

These stylish, energy-efficient wood windows are as durable as they are beautiful. Designed to protect against the elements, our W-2500™ Clad-Wood windows offer exceptional longevity & elegance with designs for a wide range of architectural styles.

WINDOW / DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/ Replacement	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>	
A01	Vinyl	3/4	SH	33 X 60	Recessed	Replacement	No	
B03	Vinyl	3/4	SH	30 X 36	Recessed	Replacement	No	
A03-04	Vinyl	3/4	SH	33 X 60	Recessed	Replacement	No	
A05-08	Wood	1/1	DH	33 X 60	Recessed	Original	Yes	
A10-14	Vinyl	3/4	SH	33 X 60	Recessed	Replacement	No	
A16-17	Wood	1/1	DH	33 X 60	Recessed	Original	Yes	
A18	Vinyl	3/4	SH	33 X 60	Recessed	Replacement	No	
B04	Vinyl	3/4	SH	30 X 36	Recessed	Replacement	No	
A19-20	Wood	1/1	DH	33 X 60	Recessed	Original	Yes	

DAMAGE TO EXISTING WINDOWS

Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/ Description
<i>Ex. A1</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Missing Parts</i>
A							
B							
C							

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A01-04	Wood	1/1	DH	33 X 60	Recessed	Jeld-Wen 2500	No	
A05-08	Wood	1/1	DH	33 X 60	Recessed		Yes	
B01-04	Wood	1/1	DH	30 X 36	Recessed	Jeld-Wen 2500	No	
A11-12	Wood	1/1	DH	33 X 60	Recessed	Jeld-Wen 2500	No	
A15	Wood	1/1	DH	33 X 60	Recessed	Jeld-Wen 2500	No	
A16-17	Wood	1/1	DH	33 X 60	Recessed		Yes	
A18	Wood	1/1	DH	33 X 60	Recessed	Jeld-Wen 2500	No	
A19-20	Wood	1/1	DH	33 X 60	Recessed		Yes	