

CERTIFICATE OF APPROPRIATENESS

Application Date: 01/22/2024

Applicant: Parry Kahkeshani owner

Property: Tracks 17 & 18, Block 16. The property includes an historic square foot, single-story stucco single-family residence and detached garage situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Non-contributing Arts and Crafts Bungalow style single-family residence, 2,848 sq. ft., stucco. Constructed circa 1920, located in the Audubon Place Historic District. Second floor addition and renovations in 1994. Accessory dwelling in rear (Unit C), Craftsman details, board and batten wooden siding.

Proposal: Accessory dwelling in rear 494 sq. ft.

- Replacement of street facing divided light wood window with simulated divided light aluminum window.
• Removal of rotting board and batten wood siding with cementitious board and batten-like siding.

Public Comment: No public comment received.

Recommendation: -Denial and Issuance of COR for work as completed with the following conditions: 1. installation of 1" x 4" vertical boards set at approximately 1' intervals to simulate the previous board and batten siding. 2. trim two (2) front facing (West elevation) windows, right side (South elevation) windows and front door to match the context area, to be approved by staff, and 3. Install exterior mullions (simulated window grille) over the front facing window on the 2nd floor.

HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and 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.

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PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and Replacement window is a simulated divided light window, is not representative of original window.

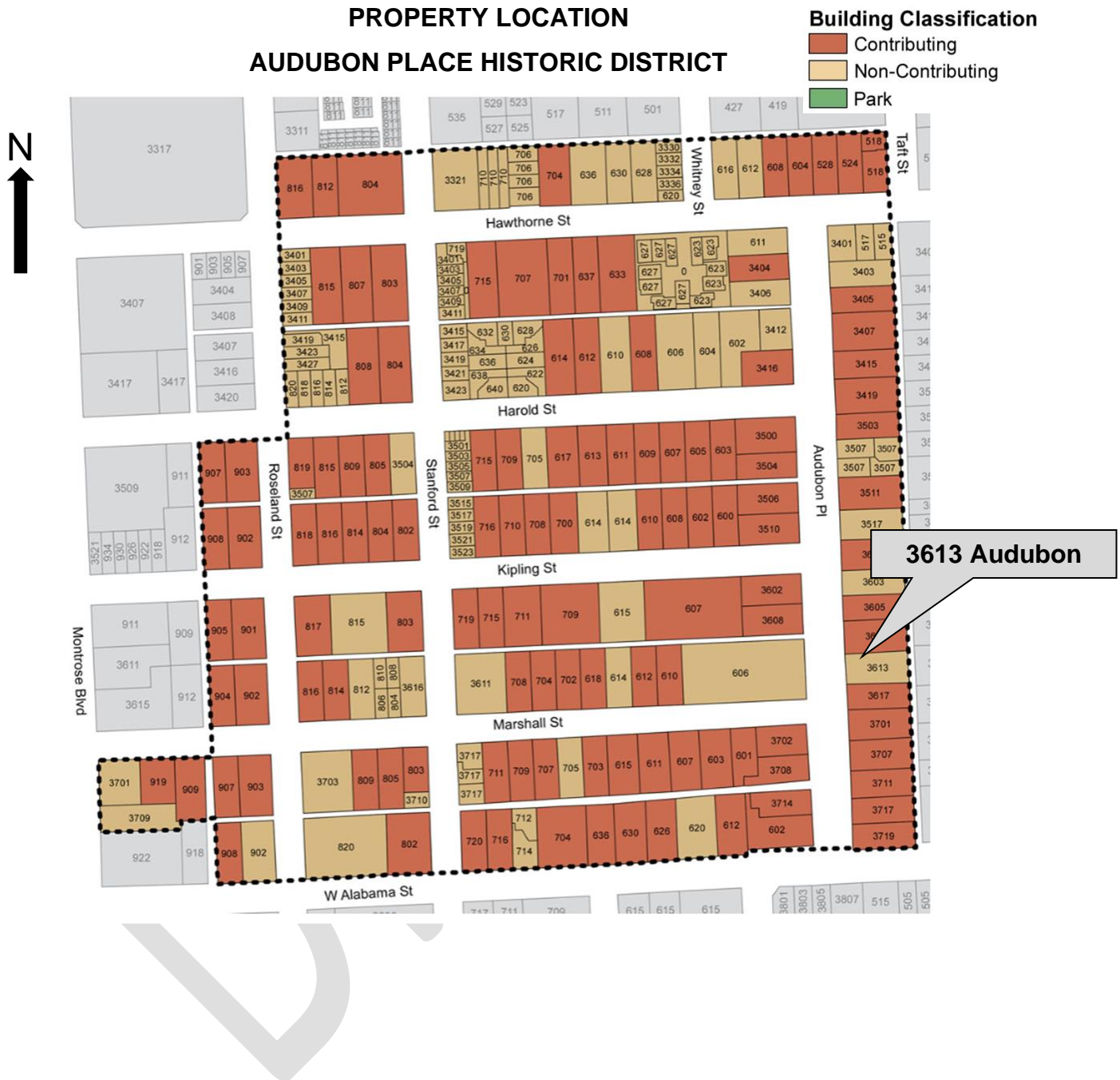
(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area. Condition of Issuance of COR is contingent on installation of board and batten-like siding to approximately match original siding.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



Inventory Photo (Zillow Real Estate)



Existing Photos (Staff Visit 2/1/24)

West Elevation



South Elevation



West Elevation



North Elevation



Oblique View – Facing Northeast



Google Streetview (May 2022)



Aerial Photo (Google)



DRAFT