

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 15, 2024

**Applicant:** Roberto Diaz, agent for, Tal Nachmani, owner

**Property:** Lot 11, Block 1, Westmoreland Neighborhood Subdivision. The property includes a 3,968 sq. ft. two-story brick multi-family residence, situated on a 6,600 square foot (132' x 50') interior lot.

**Significance:** Non-contributing contemporary style brick multi-family condominium, constructed circa 1970, located in the Westmoreland Historic District.

**Proposal:**

- Removal (1) original multi-light mill-finish aluminum window 93" x 72" and replace with (2) 36" x 60" double-hung vinyl windows
- Removal (1) original 60" x 36" mill-finish aluminum single-hung horizontal sliding window and replace with (1) 60" x 36" vinyl single-hung horizontal sliding window
- Masonry brick building appears to have been painted after May 2011 and before April 2015

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

**Civic Association:** No comment received.

ALL NEW WINDOWS MUST BE INSET & RECESSED

**Recommendation:** -Denial of COA, Issuance of COR for (2) new windows installed as completed. Any future window replacements to be reviewed by Office of Preservation.

**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 torquing, 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.*

**CERTIFICATE OF APPROPRIATENESS**



**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

(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.

(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.

PROPERTY LOCATION

WESTMORELAND HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



*Brick appears to have been painted after May 2011 and before April 2015*

SITE PLAN



60"x 36"  
Single-hung  
Window

306 HAWTHORNE ST.

93"x 72"  
Multi-light  
Window

HAWTHORNE ST.

**EAST ELEVATION**

**Window Example Before Replacement**



**Window Example After Replacement**



**WEST ELEVATION**

**Window Example **Before** Replacement**



**Window Example **After** Replacement**

