

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 30, 2022

**Applicant:** Richard griffin, owner

**Property:** 210 Marshall Street, Lot 7, Block 8, Westmoreland Neighborhood Subdivision. The property includes a historic 4,614 square foot, two-story wood frame multi-family residence and a detached apartment situated on a 6,250 square foot (50' x 125') interior lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1918, located in the Westmoreland Historic District.

**Proposal:** Alteration: Siding, Windows, Doors

- Replace existing asbestos siding with smooth, cementitious siding
- Replace existing windows with double-hung, 1-over-1, inset & recessed wood windows
- Replace existing non-historic doors with Craftsman doors visible from R.O.W.

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

**Civic Association:** No comment received.

**Recommendation:** Partial Approval: Approval to replace existing asbestos siding & doors. If original siding is found underneath asbestos siding, MUST contact historic staff for a site visit to inspect.

**HAHC Action:** -

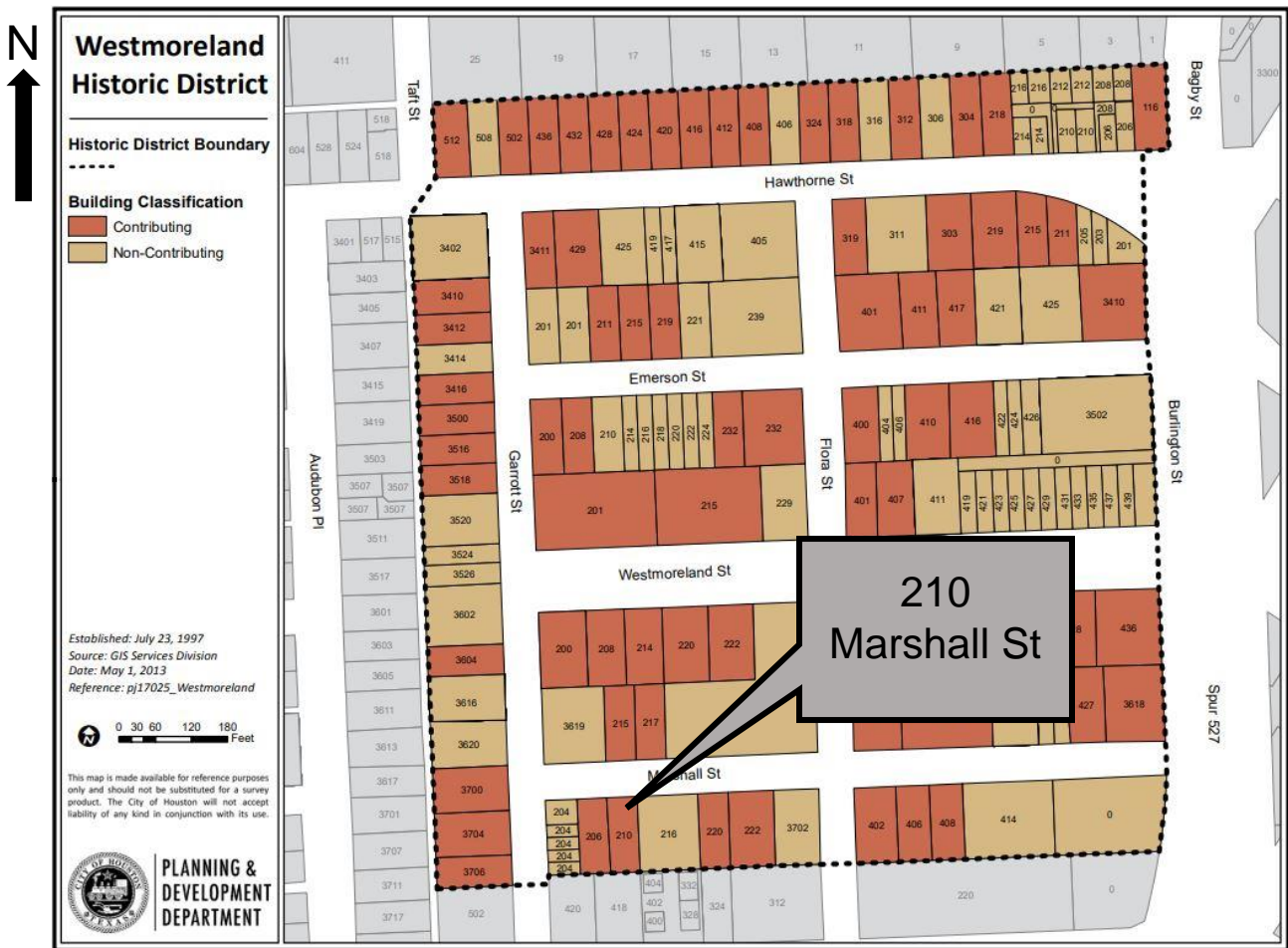
## APPROVAL CRITERIA

### 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                                  |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
|                                     |                                     |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>  |
| <input 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; <b>The proposed replacement of the doors and siding maintains the Craftsman style as a product of its time.</b>  |
| <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 existing windows as seen from the public right-of-way are historic with its distinctive fenestration patterns. The existing windows are in good condition and require ordinary maintenance and repair, that is, be restored.</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 proposed window replacements do not replicate the distinctive fenestration patterns of the existing historic windows.</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; <b>The proposed door replacement and smooth, cementitious siding is visually compatible to other contributing structures in the context area.</b>  |
| <input type="checkbox"/>            | <input checked="" 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; <b>The proposed window replacements do not replicate the distinctive fenestration patterns of the existing historic windows.</b> |
| <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>Removal of existing, historic windows will destroy significant, historical materials.</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 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.   |

District Map



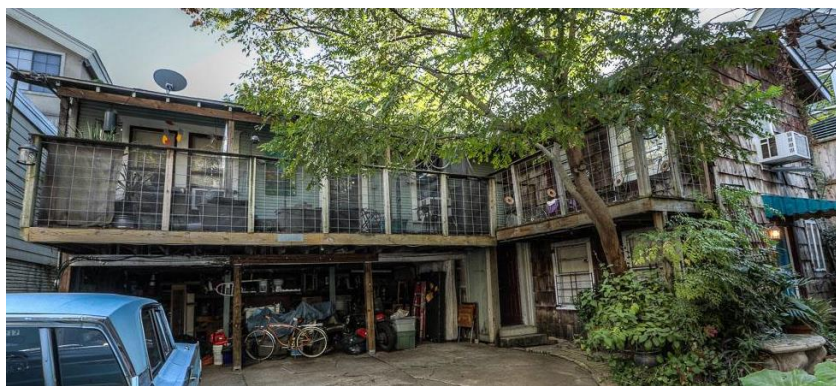
Inventory Photos



Inventory Photos



Inventory Photos – Rear Detached Structure



**Current Photos of Main Structure – Photos Provided By Applicant**

**Front Side of Front Building/Streetview**



**Eastern Side of Front Building**



**Western Side of Front Building**



**Current Photos of Main Structure – Photos Provided By Applicant**

Back Side of Front Building



**Current Photos of Rear, Detached Structure – Photos Provided By Applicant**

Front Side of Back Building





Front Elevation – Photos Provided By Staff (8-23-2022)



Front Elevation – Photos Provided By Staff (8-23-2022)



Front Elevation Upper Floor – Photos Provided By Staff (8-23-2022)



Front Elevation Upper Floor – Photos Provided By Staff (8-23-2022)



Side (East) Elevation – Photos Provided By Staff (8-23-2022)



Side (East) Elevation – Photos Provided By Staff (8-23-2022)



Side (East) Elevation – Photos Provided By Staff (8-23-2022)



Side (East) Elevation – Photos Provided By Staff (8-23-2022)





Side (West) Elevation – Photos Provided By Staff (8-23-2022)



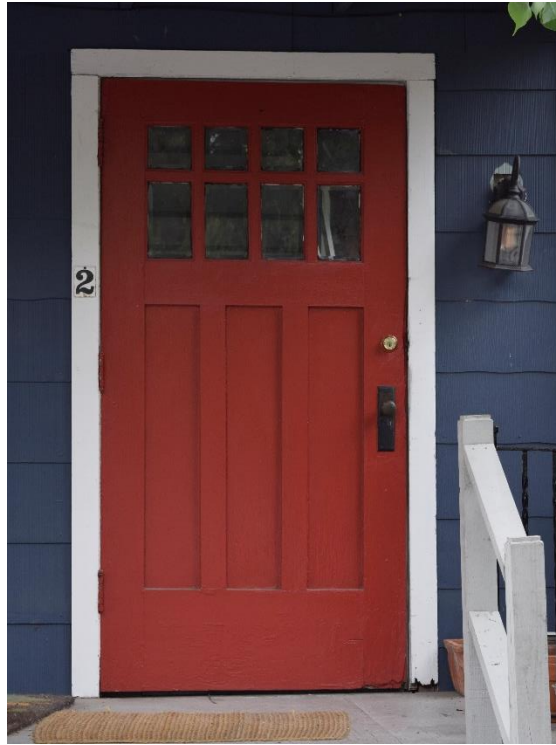
Side (West) Elevation – Photos Provided By Staff (8-23-2022)



**Rear Detached Structure – Photos Provided By Staff (8-23-2022)**



**Existing Door**



Replacement Doors

