

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 20, 2025

Applicant: Ellen Bock, owner

Property: 704 Marshall St, Lot 9, Block 20, Montrose Subdivision. The property includes a historic 1,984 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Prairie style residence, constructed circa 1915, located in the Audubon Place Historic District. Both 621 SF two-story garage approved and a 415 SF second-story addition approved Sept. 2018.

Proposal: Alteration - Windows

- 311 complaint and building inspector at site, 12/27/2024
 - Unpermitted work for construction
 - Scaffolds set up around the house, reframed columns, removed siding and Tyvek wrapping around home
 - Second red tag notice and most recent inspector follow up on 2/4/2025
- Scope of work includes:
 - Removal and replacement of 21 wood windows – 20 original, 1 non-original – with double-hung, inset lower sash, wood, recessed windows
 - No changes to window size or placement
 - Repair/replace stucco with dash finish to match exterior of home
 - Former owner applied a stucco material on outside that was not meant for external use
- All new windows should be wood, inset and recessed. See Attachment A.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

APPROVAL CRITERIA

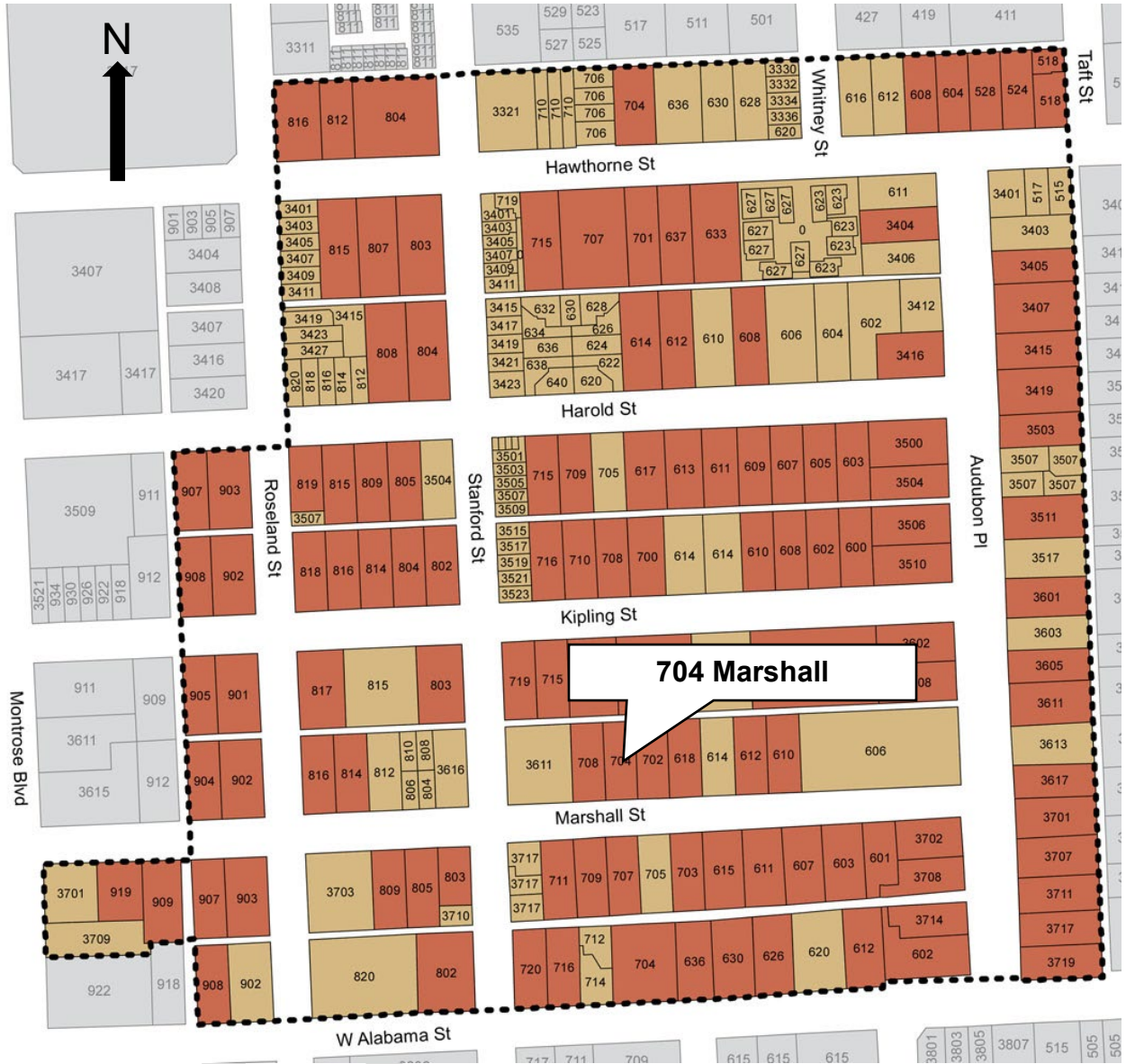
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- (1) The proposed activity must 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;
(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;
(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;
(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;
(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
(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



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

INVENTORY PHOTO



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CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



702 Marshall – Contributing – 1912



708 Marshall – Contributing – 1915



707 Marshall Street – Contributing – 1918



705 Marshall Street – Non-Contributing -- 1917

FRONT ELEVATION



EXISTING

LEFT ELEVATION



EXISTING

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RIGHT ELEVATION



EXISTING

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WINDOW AND DOOR SCHEDULE

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<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>
1	Wood	1/1	DH	32 x 66	Recessed	Original	No
2	Wood	1/1	DH	32 x 66	Recessed	Original	No
3	Wood	1/1	DH	32 x 66	Recessed	Original	No
4	Wood	1/1	DH	32 x 66	Recessed	Original	No
5	Wood	1/1	DH	32 x 66	Recessed	Original	No
6	Wood	1/1	DH	32 x 66	Recessed	Original	No
7	Wood	1/1	DH	32 x 66	Recessed	Replacement	No
8	Wood	1/1	DH	32 x 66	Recessed	Original	No
9	Wood	1/1	DH	32 x 66	Recessed	Original	No
10	Wood	1 lite	FXD	32 x 36	Inset	Original, glass not original	No
11	Wood	1 lite	FXD	32 x 36	Inset	Original, glass not original	No
12	Wood	1/1	DH	32 x 66	Recessed	Original	No
13	Wood	1/1	DH	32 x 66	Recessed	Original	No
14	Wood	1/1	DH	32 x 66	Recessed	Original	No
15	Wood	1/1	DH	32 x 66	Recessed	Original	No
16	Wood	1/1	DH	32 x 66	Recessed	Original, glass not original	No
17	Wood	1/1	DH	32 x 66	Recessed	Original	No
18	Wood	1/1	DH	32 x 66	Recessed	Original	No
19	Wood	1/1	DH	32 x 66	Recessed	Original	No
20	Wood	1/1	DH	32 x 66	Recessed	Original	No
21	Wood	1/1	DH	32 x 66	Recessed	Original	No
22	Wood	1/1	DH	32 x 66	Recessed	Original	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
1	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak during rain down through walls and ceiling into first floor, mildew/mold growing in room
2	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak during rain down through walls and ceiling into first floor, mildew/mold growing in room
3	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak during rain down through walls and ceiling into first floor, mildew/mold growing in room
4	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak during rain down through walls and ceiling into first floor, mildew/mold growing in room
5	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside
6	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew

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	growing along frame, open holes to air outside
7	DH window at bath/shower is rotten, not original
8	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, ropes and window painted shut in bedroom, mildew/mold growing in room
9	BROKEN GLASS in child's room. Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, ropes and window painted shut in bedroom, mildew/mold growing in room
10	Fixed windows at family room, not original glass, rotten and leak
11	Fixed windows at family room not original glass, rotten and leak
12	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak, mildew/mold growing in room
13	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak, mildew/mold growing in room
14	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, severely leak, mildew/mold growing in room
15	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, leak during rain, mildew/mold growing in room
16	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, leak during rain, mildew/mold growing in room
17	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside
18	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside
19	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, leak during rain, broken rope
20	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, leak during rain
21	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, leak during rain
22	Structural damage due to weather and age, inoperable, sashes and frames are rotten, mildew growing along frame, open holes to air outside, leak during rain



PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
1	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Front of house, bedroom
2	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Front of house, bedroom
3	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Front of house, bedroom
4	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Front of house, bedroom
5	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Front of house, first floor
6	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Front of house, first floor
7	Vinyl	1 lite	FXD	34 x 18	Recessed	Jeld-wen	West side of house; Located in shower/bath combo.

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							Made smaller to be above typical splash-line in shower/bath combo
8	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	West side of house
9	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	West side of house
10	Clad/Wood	1 lite	CSM	32 x 36	Recessed	Siteline-Jeld-wen	West side of house
11	Clad/Wood	1 lite	CSM	32 x 36	Recessed	Siteline-Jeld-wen	West side of house
12	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, bedroom
13	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, bedroom
14	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, bedroom
15	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, bedroom
16	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, bedroom
17	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, first floor
18	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	East side of house, first floor
19	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Back of home not visible from street
20	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Back of home not visible from street
21	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Back of home not visible from street
22	Clad/Wood	1/1	DH	32 x 66	Recessed	Siteline-Jeld-wen	Back of home not visible from street

ATTACHMENT A

Attachment 1

Window Standard for Historical Additions,
New Construction & Replacements

From Face of Exterior Casing to Face of Window Unit Shall be 1 3/4 inch Minimum
Windows Equally Horizontally Divided 1-over-1

