

720 S Lahoma Proposed Alterations Narrative

1. Windows

The application proposes the following:

Replace all the windows in the house. Replace front windows with custom Black Badge steel windows. Window replacement was previously approved with COA in 2022. Replace all front facing windows Black Badge like-for-like or in-kind, same size and dimension, windowpane configuration. Black Badge has confirmed they can create the profile and the configuration to match the existing windows. Reference - page 11 of attached Black Badge Catalog “Double Casement Window” for front facing windows.

List of Front Windows (Reference- Windows Pics Attachment and Floor Plan Attachment):

- East Elevation Bedroom Window
- Door Side Lite
- Front and Side Kitchen Windows

Replace side, rear, and clerestory windows with high end aluminum frame double pane low-e glass. See attached information sheet on the Twinsulator aluminum windows.

2. Doors

Rear doors: Replace side and rear doors with high end aluminum frame double pane low-e glass. Replace 1 slider door at the rear of the house that is currently vinyl and 2 doors that are 32" inswing doors (which are currently fiberglass) with metal Black Badge doors: Ref: Page 10- “Entry Doors” **Front Door:**

Option A: (preferred Option): Replace all doors with Black Badge Steel and Glass door- Ref. Page 10- “Entry Doors”

Option B: Replace all doors with Black Badge Steel and Glass door - Ref. Page 10- “Entry Doors” EXCEPT for the front door. I have provided an alternative for the front door that is wood-clad door option but really would like it to match the other replacement doors and windows. Alternate front door attachment – “Front Door Spec Sheet” “Mahogany Door”.

3. Soffit, siding and trim replacement:

Replace all the wall siding and trim on the side and rear of the house, and all soffit with smooth red cedar ~10” beveled edge (Reference - “Siding” attachment) to match existing front facade and return to it to the original look of the house. The front of the house has original cedar lap

siding while the rest of the house has a mixture of replacements. I would like to return it all 10' cedar siding to match the original. I would like lenience for reveal as it has been very difficult to source the exact reveal found on the existing house.

4. Addition/ Patio Enclosure

Close in patio on back of house approximately 16'2" x 12'8". Add 2 windows with the same size and height of windows approved for replacement in replacement window above (Twinsulator aluminum windows). The 2 windows are on the south elevation and will match other new windows for the rest of the house. Install full height ~8' wide Black Badge sliding glass door on West (back) side of the enclosed patio area. Siding and trim to match/ continue with new replacement siding. To be completed prior to final new window and siding install so that it is seamless and looks as if original. Renderings to scale provided. Renderings do not show glass/ door details. Please refer to Black Badge Catalog and attachments. ALL MATERIALS TO MATCH CURRENT/ AND/ OR APPROVED REPLACEMENTS EXACTLY.