

---

# 3834 S Edmunds St

## Non-Primary Façade Window Removal & Remodel

---

Historic Preservation Certificate of Approval Application  
Early Guidance

Feb 2025

# Remodel Purpose

## Proposed Work Purpose & Description

Retain and respect the historic character and continuity of our 1920s home, while improving our living experience and daily lives for years to come.

Enhance our interior ambiance and practicality with a traditional looking fireplace, additional cabinets, and display area for our growing family.

Removal of a window on a non-street facing, non-primary façade would be required for this remodel.



### Section 1

Remodel Purpose



### Section 2

The House & Windows

page 3



### Section 3

Remodel Plans

page 7



### Section 4

Key Takeaways

page 21

# The Home & Windows



## 3834 S Edmunds St

- Built in 1920.
- Within the Columbia City Landmark District.
- Outside the Columbia City National Register District.
- Not a Nationally Registered Historic Place.
- Windows updated to double pane prior to our homeownership in 2015.

# East Living Room Window Street View

still photos

winter



closer view



summer



## Requesting Window Removal

- On a non-street facing, non-primary façade.
- Has no uniquely distinct features or design.
- Not a characterizing feature of the home.
- Not always visible from the street throughout the year.
- Larger windows on the street facing, primary façade and west facing façade\* would be preserved.

\*not pictured here

# West Windows Street View

still photos

winter



summer



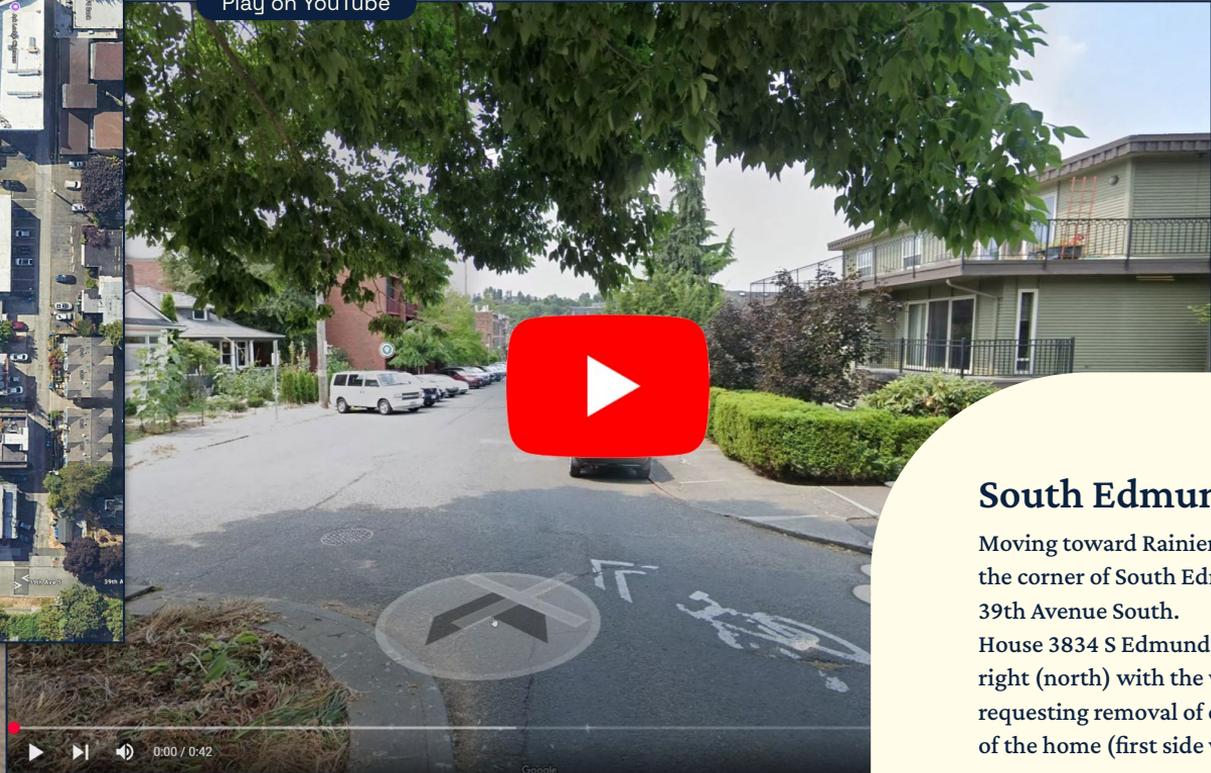
## Window Preservation

Larger living room windows would be **preserved** so we can maintain historic character and continuity of the home, along with interior natural lighting.

# 3834 S Edmunds Street View

video

Play on YouTube



## South Edmunds St

Moving toward Rainier Avenue from the corner of South Edmunds Street and 39th Avenue South.

House 3834 S Edmunds is on the right (north) with the window we are requesting removal of on the east side of the home (first side visible in video).

# Remodel Plans

## Remodel Purpose

- **Respect historic character** and continuity of our 1920s home, while improving our living experience and daily lives for years to come.
- **Preserve interior natural lighting** with larger living room windows on the street facing, primary façade, as well as west facing façade.
- **Enhance interior ambiance** with a traditional looking fireplace.
- **Improve storage and display areas** for our growing family.

## Ventless Fireplace

- **Enrich the current appearance** and feel of our 1920s home, while maintaining the historic character with a traditional looking fireplace.
- **Source safe and visually appealing** fireplace insert from Hearth Cabinet, designed by an architect and used in densely populated cities, such as New York.
- **Preserve historic look and feel** with the larger windows on the street facing, primary façade to the south and west facing façade.

## Cabinets & Storage

- **Improve storage space** for our growing family as we plan to live in our home for several decades.
- **Provide additional display areas** with shelving above cabinets.
- **Maintain historic continuity** using the same materials and colors of our current exterior and interior.

# Floor Plan Overview

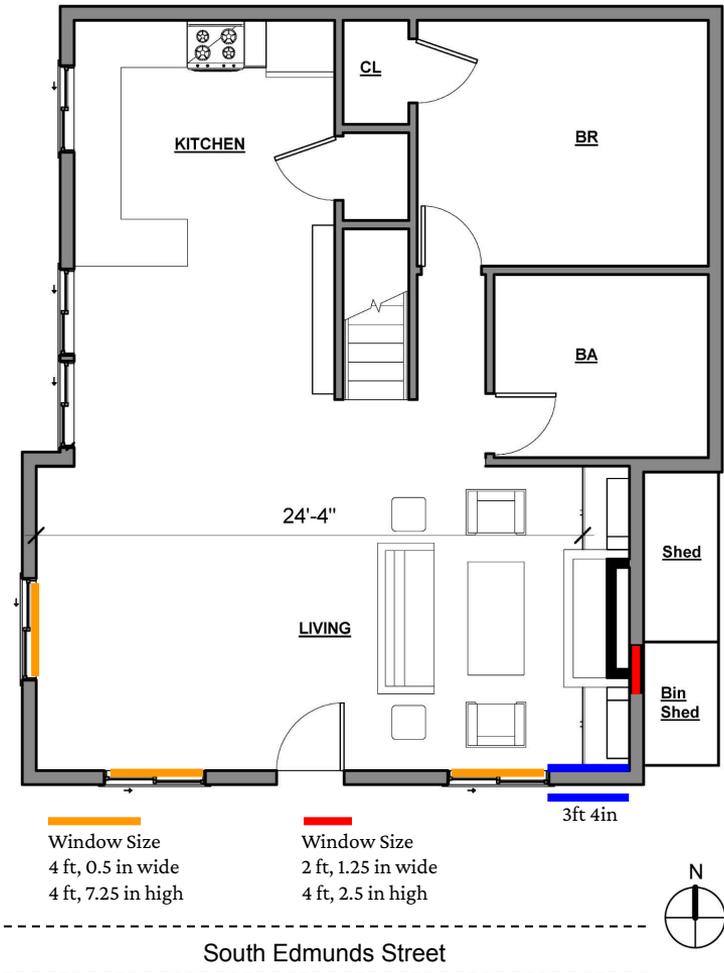
- **East non-primary façade window** (noted in red) is half the size of the other living room windows. It is 2ft, 1.25in wide by 4ft, 2.5in high. Requesting removal of this window.

- **South and west windows** (noted in orange) will be preserved and are each approximately 4ft, 0.5in wide by 4ft, 7.25in high. South windows are on a street facing, primary façade.

- **Shed** runs the full height of the main floor and extends to the edge of the east living room window (removal requested for this window). Shed is used to store a lawn mower, as well as other landscaping and gardening tools to maintain 3834 S Edmunds, which does not have a garage.

- **Bin Shed** is below the east window. It provides storage for the compost, trash, and recycling bins at 3834 S Edmunds.

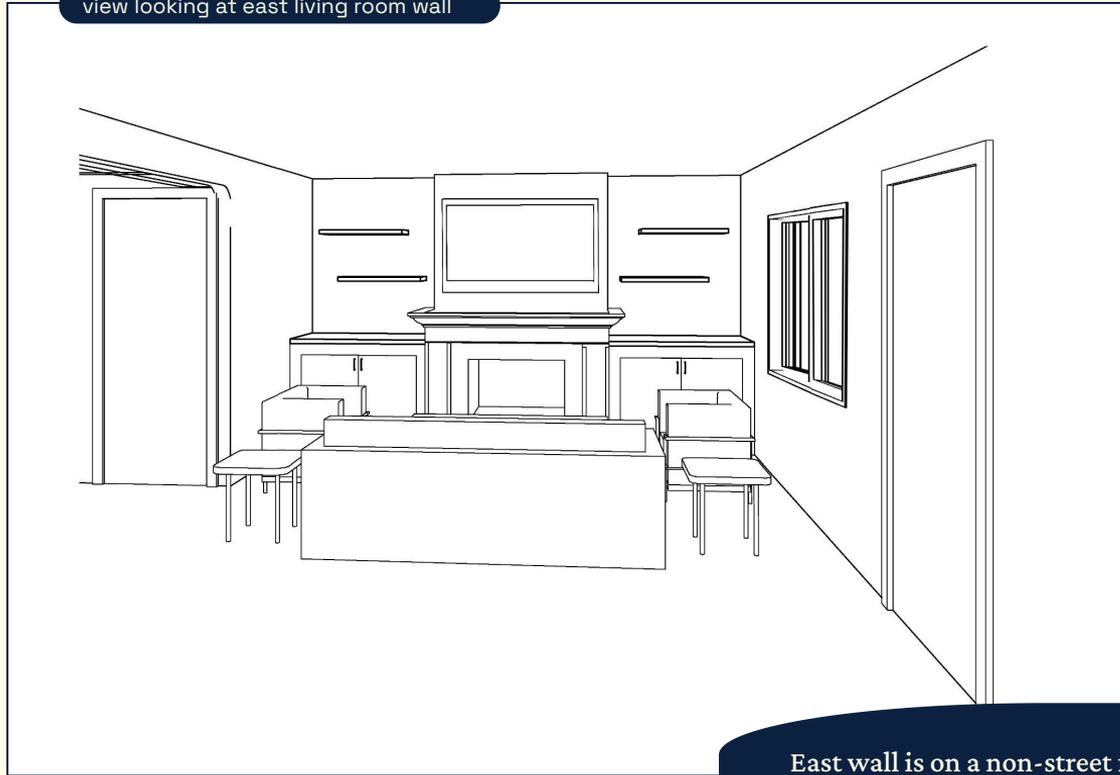
- **The distance** (noted in blue) from the easternmost front window (noted in orange) to the east living room wall inside the home is 3ft, 4in. We will ensure efficient use of this space to keep the street facing, primary façade window free and clear.





# Design Overview

view looking at east living room wall



East wall is on a non-street facing, non-primary façade.

# Design Goals

- **Enhance our interior ambiance** and practicality with cabinets and a traditional looking fireplace insert created by Hearth Cabinet. The company specializes in ventless fireplaces inserts using nontoxic, isopropyl alcohol gel fuel cartridges for New York City and beyond.
- **Maintain the historic character** and natural lighting of our home with the larger windows on the west facing façade and the street facing, primary façade to the south.
- **Preserve historic continuity** using the same materials and colors of our current exterior and interior.



Hearth Cabinet Fireplace Inserts

# Current Interior

view looking at east living room wall



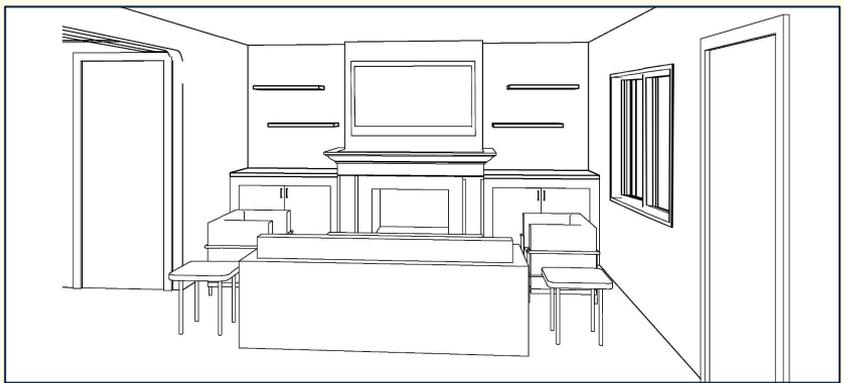
# Design Overlay

view looking at east living room wall



East wall is on a non-street facing, non-primary façade.

# Image Recap



view looking at current east living room wall

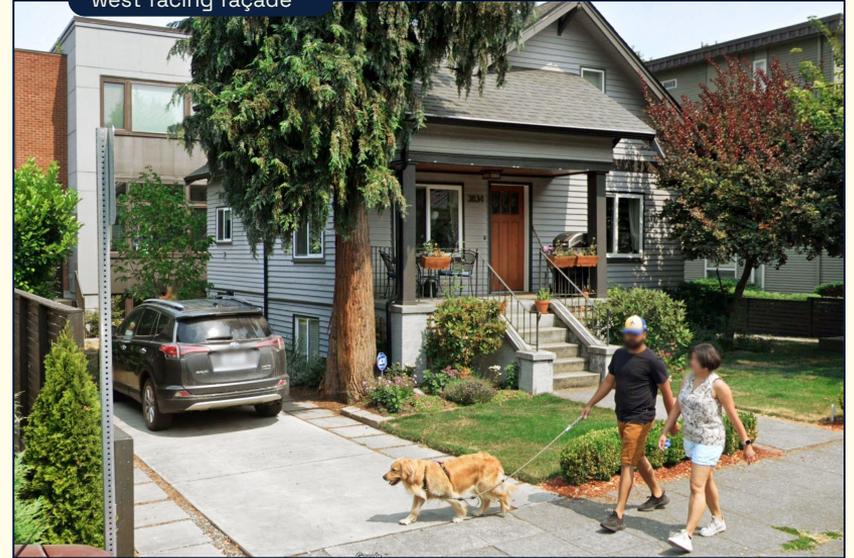


# Preserve Larger Windows

south facing, primary façade



west facing façade



Maintain historic character of the home with the larger windows on the street facing, primary façade and west facing façade.

# East Window Removal



## Requesting Removal

- On a non-street facing, non-primary façade.
- Has no uniquely distinct features or design.
- Not a characterizing feature of the home.
- Not always visible from the street throughout the year.
- Larger windows\* on the street facing, primary façade to the south and west facing façade would be preserved.

\*not pictured here

# East Window Removal

before



1 EXISTING EAST ELEVATION  
3/16" = 1'-0"

after

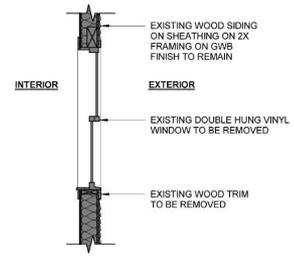


2 PROPOSED EAST ELEVATION  
3/16" = 1'-0"

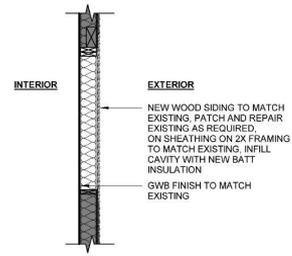
# East Window Removal

before

after



① EXISTING WALL SECTION AT WINDOW  
1/2" = 1'-0"



② PROPOSED WALL SECTION AT WINDOW  
1/2" = 1'-0"

# East Window Removal

before



after



Maintain historic character of the home with street facing, primary façade windows.

# Exterior Materials & Color



## Cedar or Similar

### Wood Siding

Siding affected by removal of the east living room window will be replaced with full-length siding as to maintain a consistent look and feel to the outside of the home. Siding size and materials are to match the existing size and materials.



## Blueish-Gray

### Exterior Paint

Maintain the existing blueish-gray color of our home exterior, after removing the east window and residing the house. Please note the image is our current siding and paint color, but color display can vary from monitor to monitor and is dependant on screen calibration.

# Key Takeaways

## Enhance Interior Ambiance & Storage

Improve our living experience and daily lives for years to come by enriching the interior appearance and storage areas with additional cabinets and display spaces, as well as installation of a traditional looking fireplace with a ventless, safe, and innovate fireplace insert.

## Preserve Historic Character & Continuity

Maintain our home's historic character and continuity by matching materials and color with the current exterior to fill and replace the east living room window, along with preserving larger living room windows on the street facing, primary façade to the south and the west facing façade.

## Consider Most Reasonable Location for Fireplace & Cabinets

After thoughtful consideration, our east living room wall is the best location for the fireplace and cabinets because removal of the east window is on a non-street facing, non-primary façade. The window is also the smallest living room window, has lower visibility from the street throughout the year, lacks uniquely distinct design or features, and is not a characterizing feature of the home.

## Our Request

**We hope the review committee and board will grant our request to remove our east living room window given our careful consideration of how to preserve the historic character of our home, while also allowing us to improve our living experience and daily lives in the house for years to come.**

# Thank



# You