CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Liliana Carvajal, Tricon Homes for Tristan Berlanga, Tricon Homes, owner

Property: 1808 Kane St, Lot 7, Block 443, Baker W R NSBB Subdivision. The property includes a historic 1,755 square foot, one-story wood frame multi-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Windows/Siding

- Replace wood and non-original aluminum windows with wood 1-over-1 windows
- Move and alter sizes of existing window openings
- Replace the original wood lap siding with composite wood siding to match
- Remove a non-original rear addition
- Construct a rear deck and pergola

See enclosed application materials and detailed project description on p. 4-30 for further details.

Public Comment: No public comment received.

Civic Association: Old Sixth Ward Neighborhood Association is not in support of the project. See Attachment A.

Recommendation: **Partial Approval:**

- **Windows: Approval to replace aluminum windows with non-fin-mounted 2-over-2 wood or wood-clad windows to match original within existing openings; approval to replace wood 6-over-6 windows with wood or wood-clad non fin-mounted 2-over-2 windows in existing openings; approval to replace door on west side with a wood or wood-clad, non-fin-mounted 2-over-2 window in existing opening. Denial to relocate or alter the size of any window openings.**
- **Denial to replace all wood siding with composite wood siding. Damaged existing wood siding should be repaired and replaced with like material following staff inspection.**
- **Approval to remove the rear addition and build rear deck and pergola.**

HAHC Action:

- **Partially Approved:**
- **Windows: Approval to replace aluminum windows and wood 2-over-2 windows with non-fin-mounted 6-over-6 wood or wood-clad windows within existing openings; approval to replace door on west side with a wood or wood-clad, non-fin-mounted 6-over-6 window in existing opening. Denial to replace existing wood 6-over-6 windows and relocate or alter the size of any window openings.**
- **Denial to replace all wood siding with composite wood siding.**
- **Approval to remove the rear addition and build rear deck and pergola.**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, 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

Basis for Issuance: HAHC Approval
Effective: August 27, 2015

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The removal of the historic siding and windows and relocation and resizing of the window openings destroys historic material and configuration of the windows. Therefore, the alteration does not retain the historical character of the property. If the historic windows and openings and siding were retained, the project would meet criteria.*
☒	☐	☐	(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; *There is physical evidence of original 2-over-2 windows located on the structure. Replacing non-original windows of this Queen Anne style house with new 1-over-1 widows creates a later appearance and therefore a false sense of history.*
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *The historic siding and windows are distinguishing features of the building. Removing the siding and windows and altering window locations and sizes does not preserve the character of the building. If the historic siding, windows and openings were retained, the project would meet criteria.*
☐	☒	☐	(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; *The removal of the historic windows and siding does not maintain distinctive stylistic features or examples of skilled craftsmanship of the historic structure. If the historic windows and openings and siding were retained, the project would meet criteria.*
☒	☐	☐	(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 missing 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; *There is physical evidence of original 2-over-2 windows located on the structure. Replacing non-original windows of this Queen Anne style house with new 1-over-1 windows creates a later appearance and therefore is not an accurate duplication of existing features. Any new windows should be an accurate duplication of 2-over-2 windows.*
☐	☒	☐	(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; *Altering window sizes and locations means reframing the majority of the structure which results in the loss of historic shiplap and compromises the structure's integrity. If the historic windows and openings and siding were retained, the project would meet criteria.*

☐ ☒ ☐ (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
The historic siding and windows are distinguishing features of the building. Removing the siding and windows and altering window locations and sizes does not preserve the character of the building. The new materials are compatible with the size and scale of the property and the area. However, if the historic windows and openings and siding were retained, the project would meet criteria.

☒ ☐ ☐ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

☐ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

OLD SIXTH WARD DESIGN GUIDELINES

☐ ☒ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
The horizontal fixed window on the west elevation does not comply with the guidelines.

N

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT

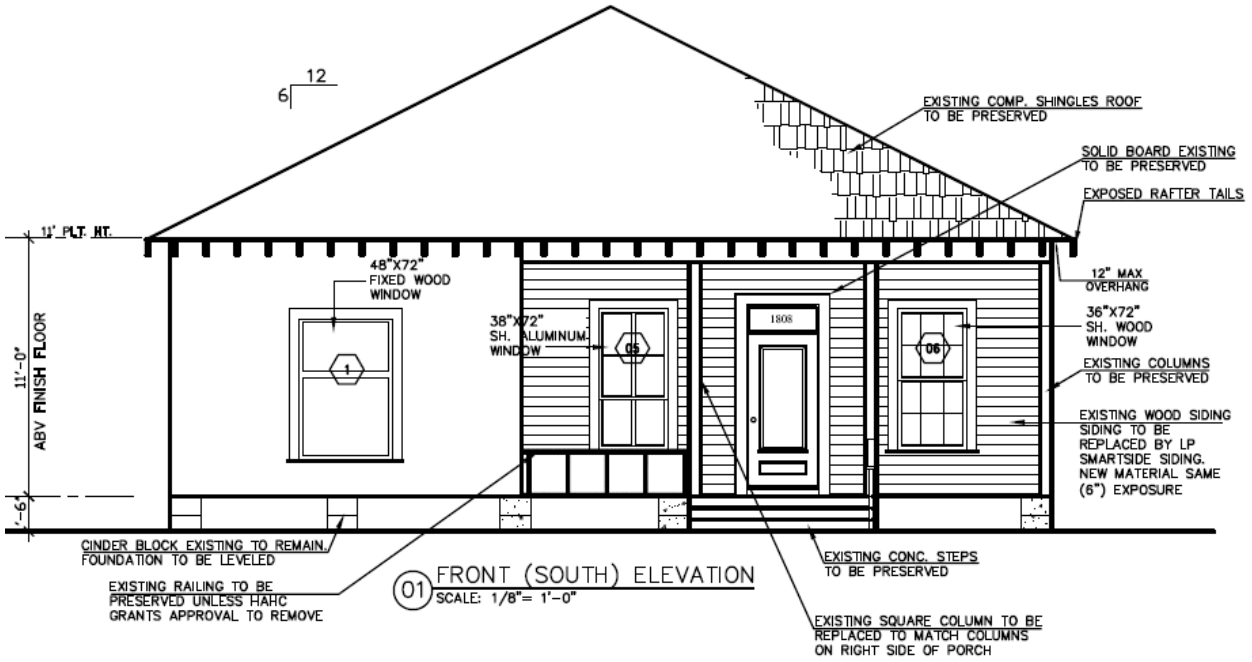
Building Classification

- Contributing
- Non-Contributing
- Park

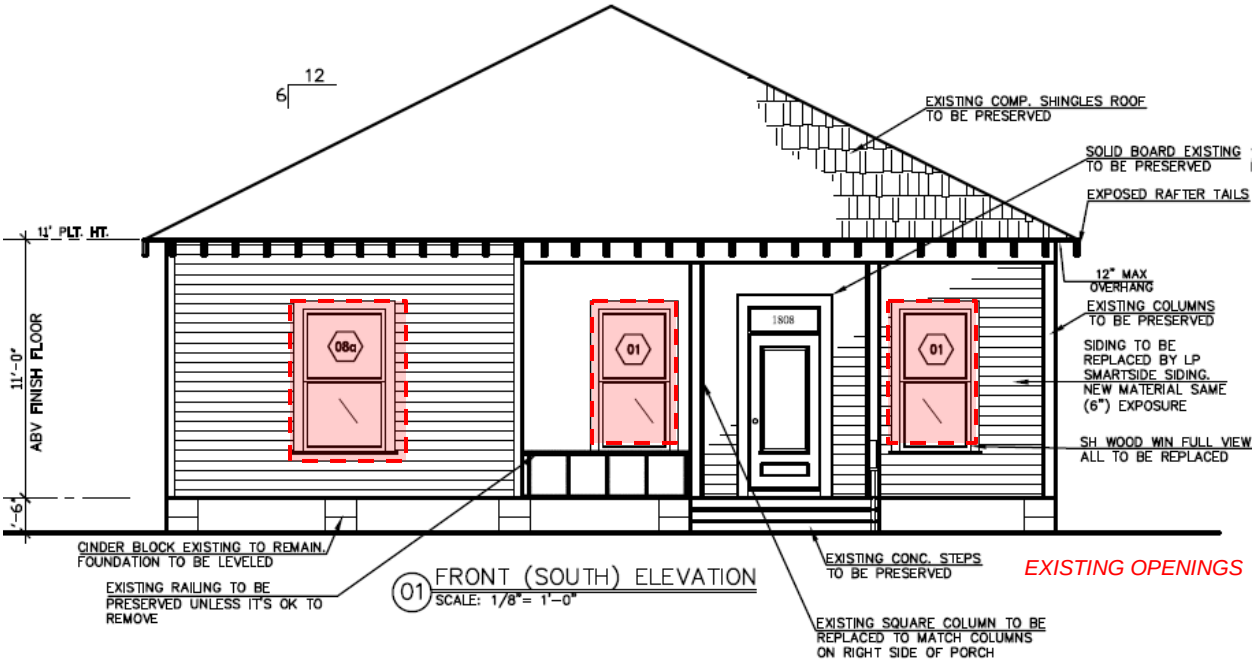
CURRENT PHOTO

SOUTH ELEVATION – FRONT FACING KANE STREET

EXISTING

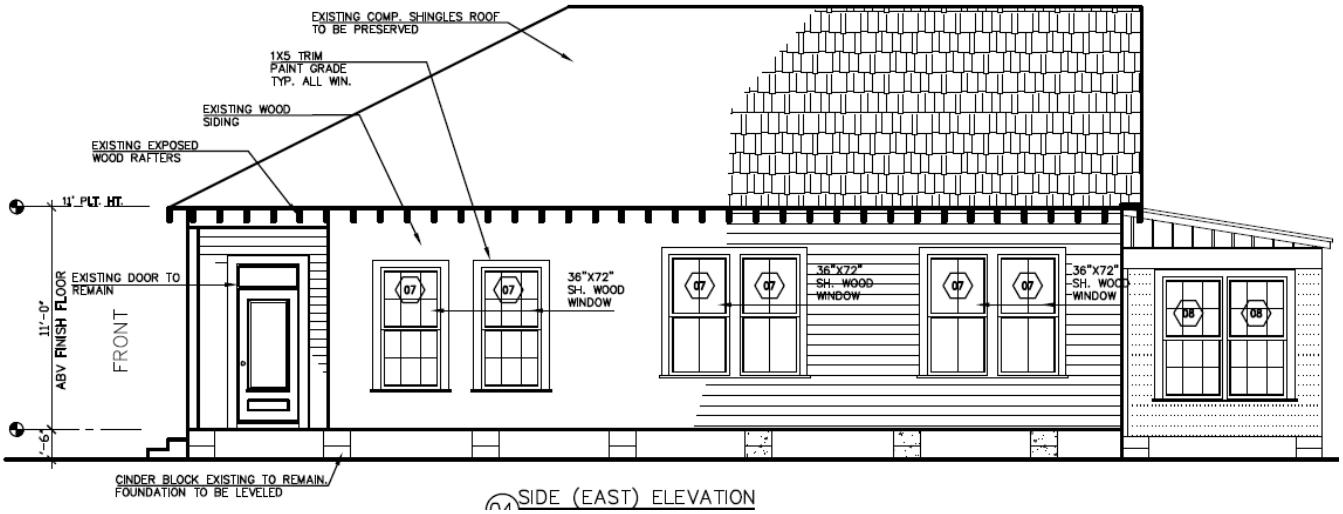


PROPOSED



EAST SIDE ELEVATION

EXISTING



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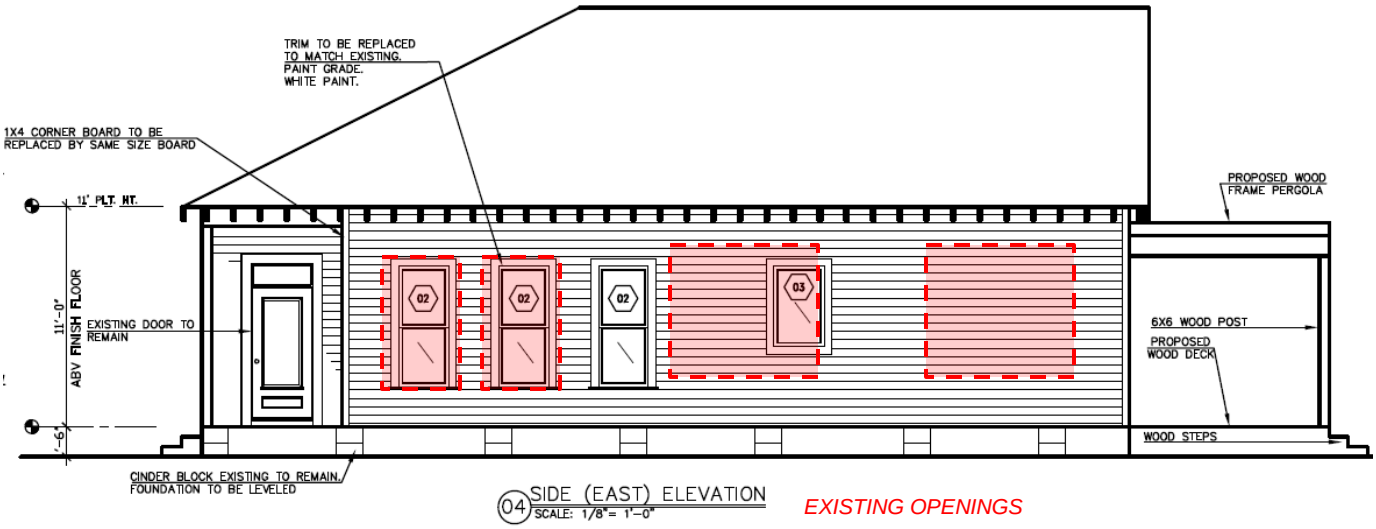
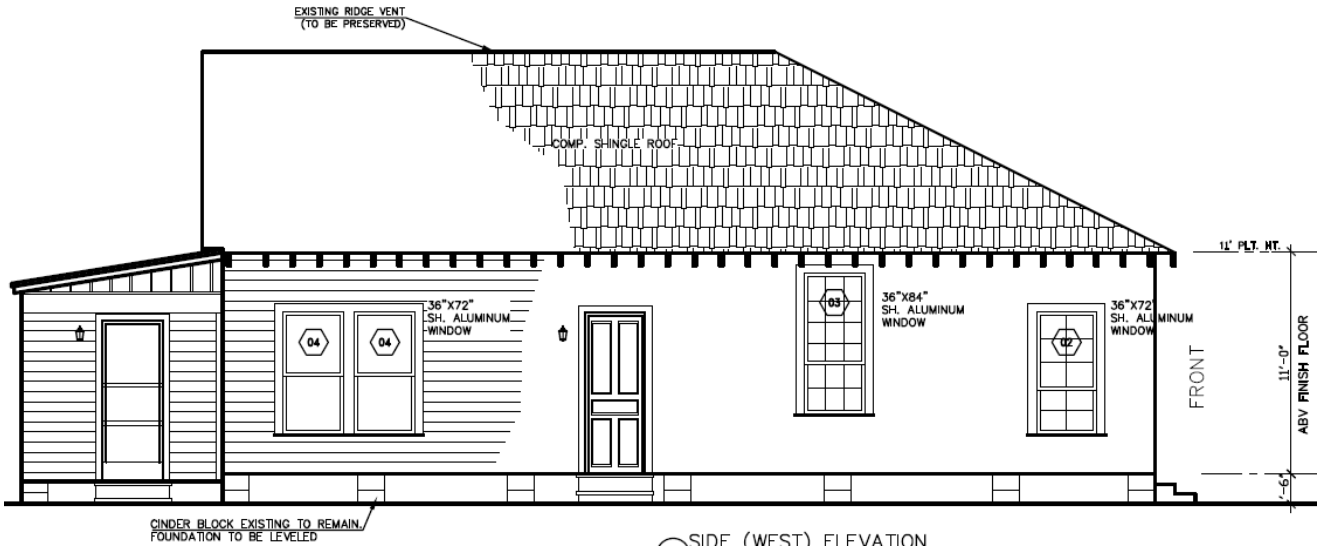


EXISTING OPENINGS

WEST SIDE ELEVATION

EXISTING



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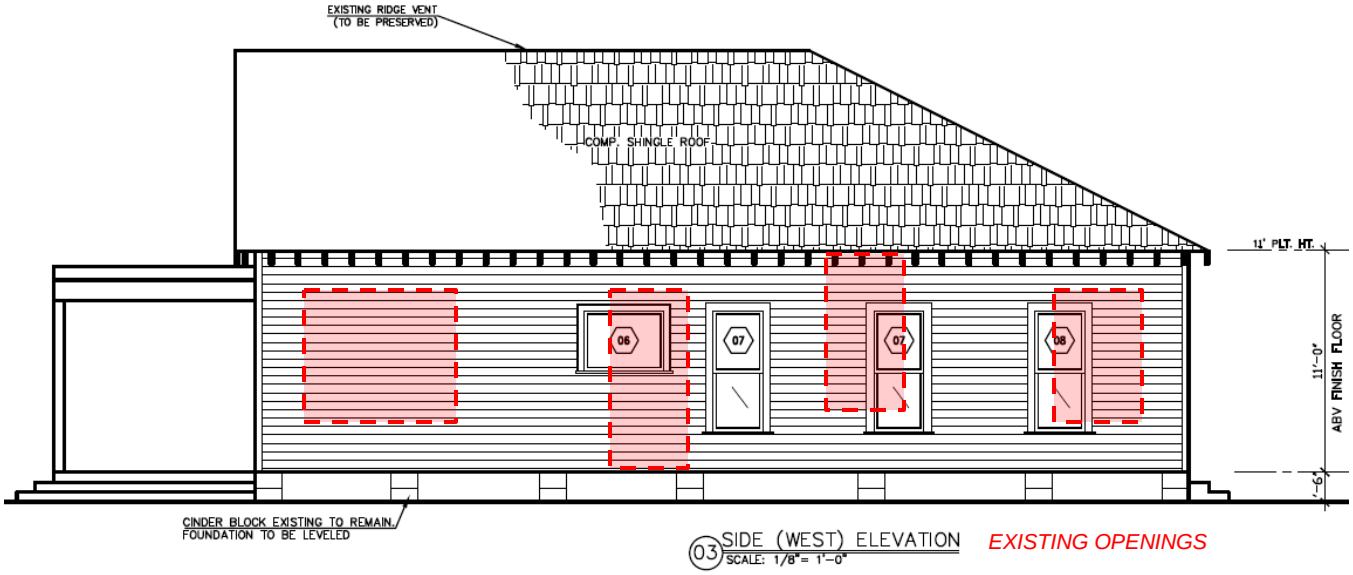
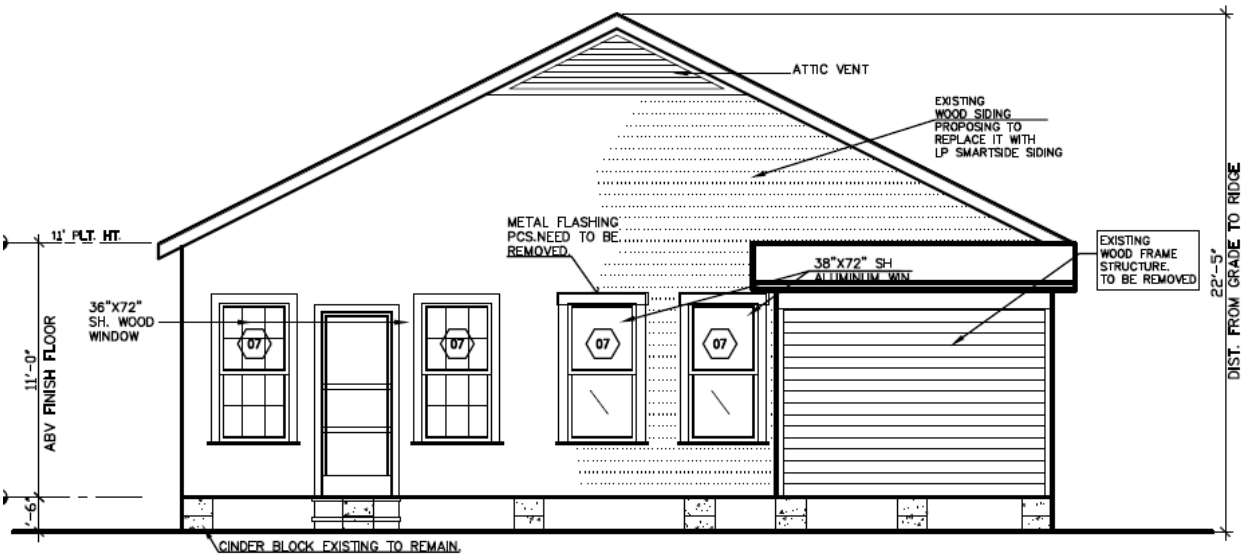


EXISTING OPENINGS

NORTH (REAR) ELEVATION

EXISTING



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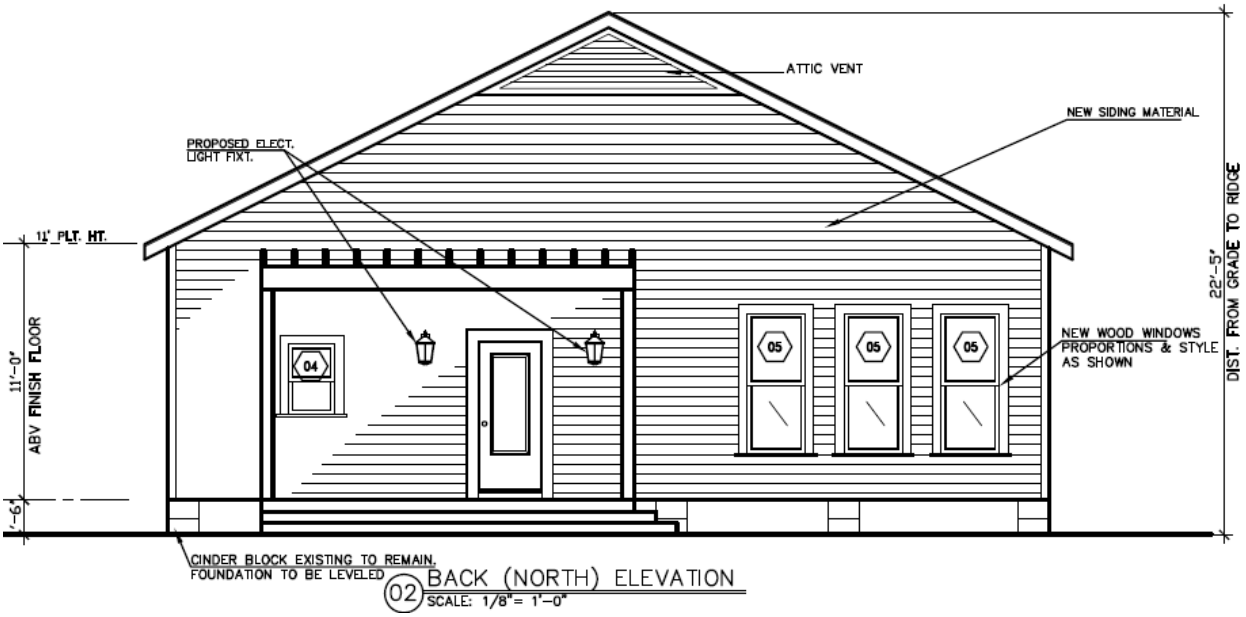

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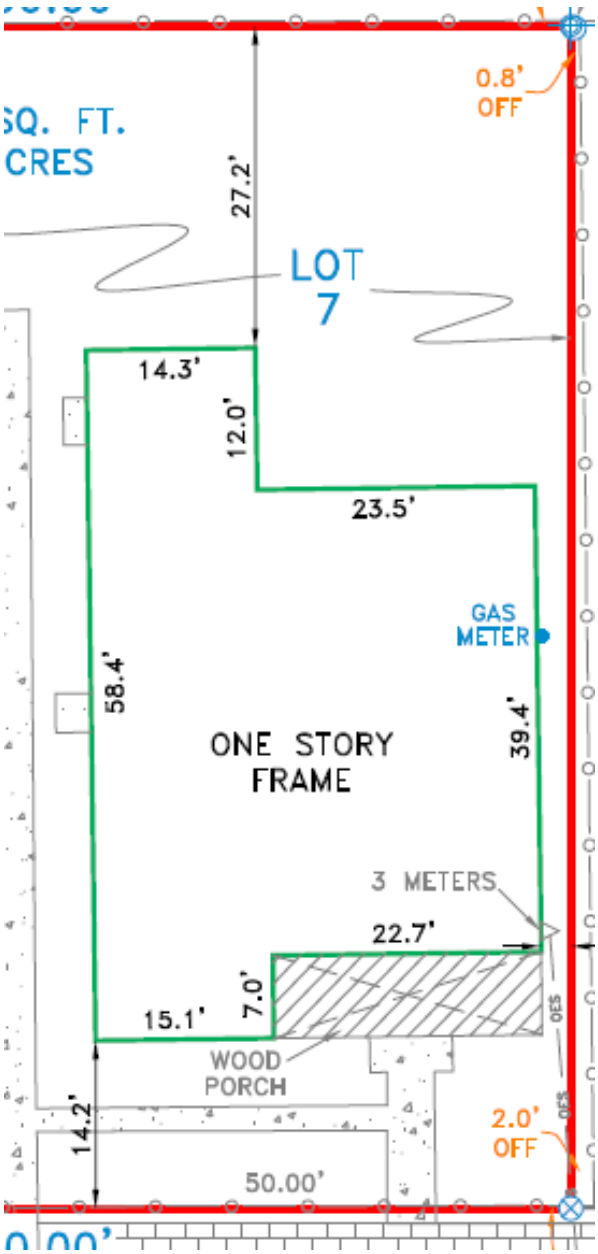
SITE PLAN

EXISTING



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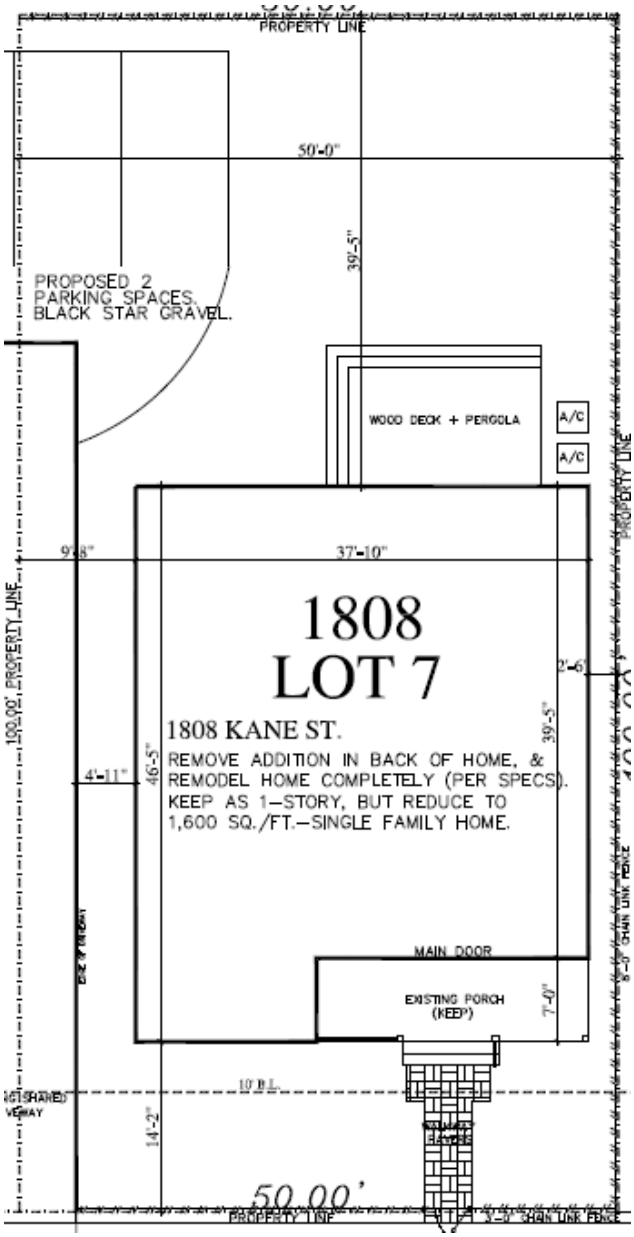
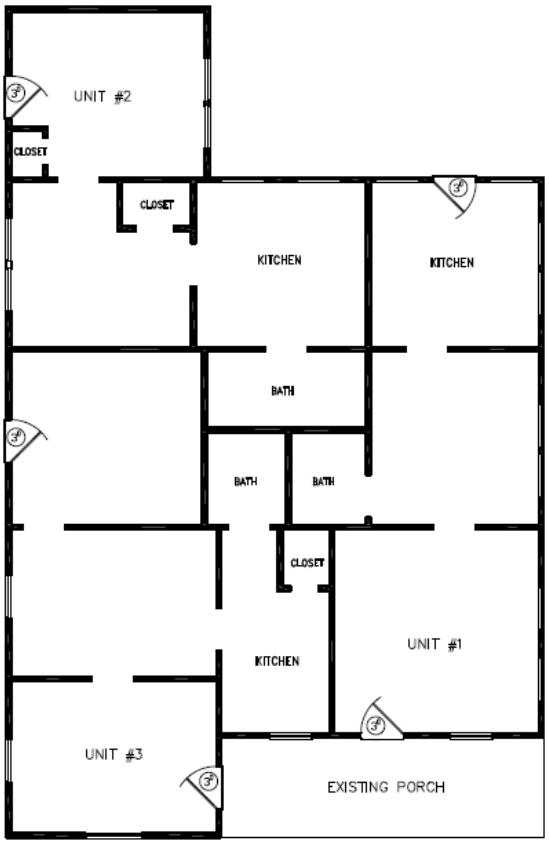


FIRST FLOOR PLAN

N

EXISTING



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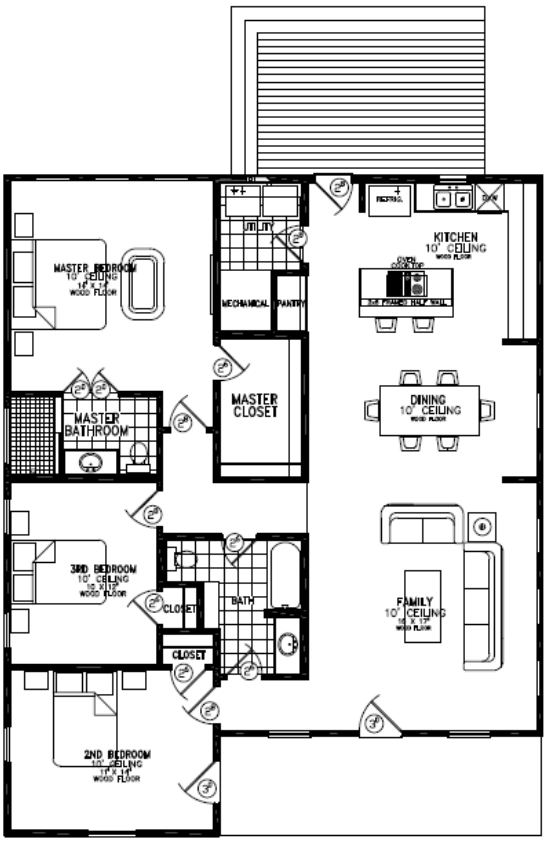


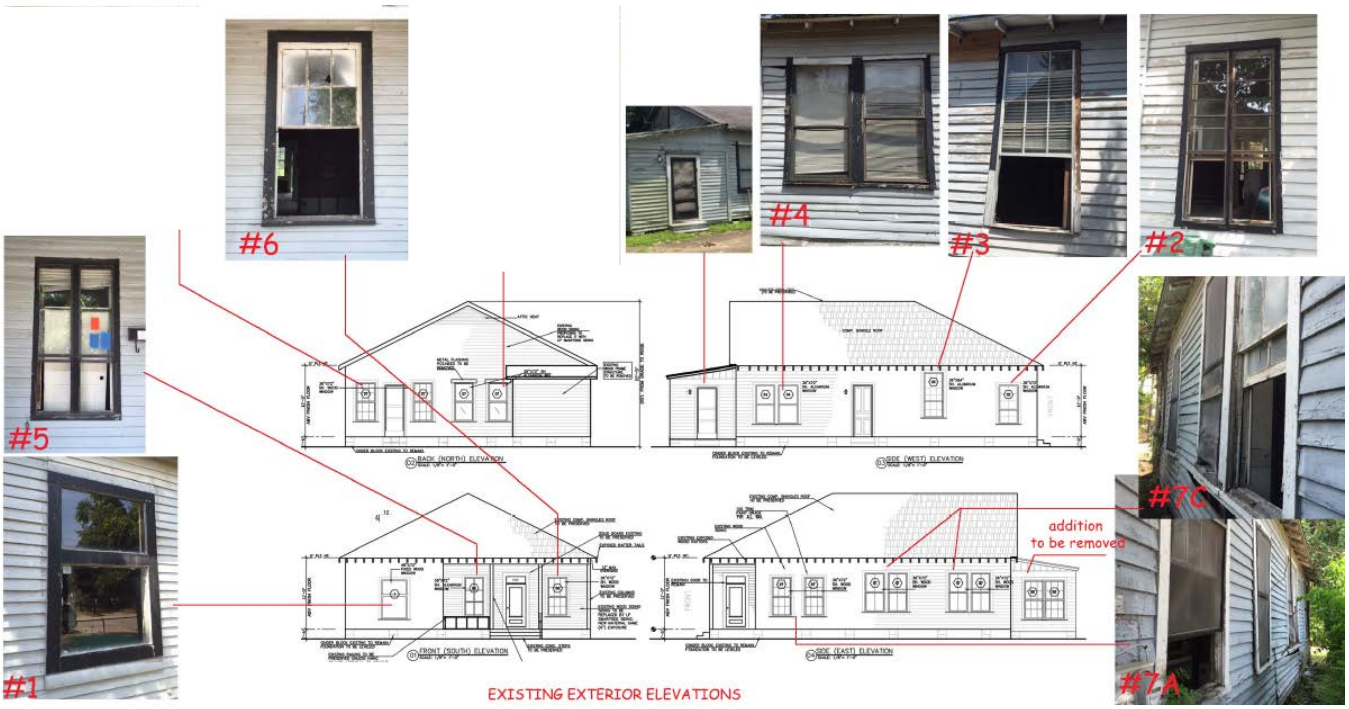
WINDOW / DOOR SCHEDULE

EXISTING CONDITION

EXISTING WINDOW SCHEDULE

DATE REVISED: 08.13.15

MARK	QTY.	TYPE	NOMIONAL OPEN. WIDTH	NOMIONAL OPEN. HEIGHT	MATERIAL	REMARKS
1	1	FIX.	48"	72"	WOOD	
2	1	SH	36"	72"	ALUM.	FRAME HIGHLY DAMAGE. NOT ORIGINAL TO THE HOUSE
3	1	SH	36"	84"	ALUM.	SILL ROTTED. WIN DOESN'T CLOSE PROPERLY. NOT ORIGINAL TO HOUSE
4	2	SH	36"	72"	ALUM.	SILL ROTTED. RAILS DAMAGED. NOT ORIGINAL TO THE HOUSE
5	1	SH	38"	72"	ALUM.	SILL ROTTED. RAILS DAMAGED. NOT ORIGINAL TO THE HOUSE
6	1	SH	36"	72"	WOOD	SILL ROTTED. RAILS DAMAGED. BROKEN GLASS. NOT ORIGINAL TO THE HOUSE
7	8	SH	36"	72"	ALUM.	SILL ROTTED –OVERALL WIN FRAME HIGHLY DAMAGED. NOT ORIGINAL TO THE HOUSE
8	2	SH	38"	72"	ALUM.	TOP OF WIN DAMAGED. NOT ORIGINAL TO THE HOUSE



WINDOW / DOOR SCHEDULE

PROPOSED

WINDOW SCHEDULE

DATE REVISED: 07.09.15 117 PARKVIEW

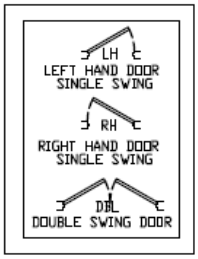
MARK	QTY.	TYPE	LOCATION	NOMIONAL OPEN. WIDTH	NOMIONAL OPEN. HEIGHT	MATERIAL	OPERABLE/ FIXED	GLAZING	EGRESS	TEMP.	REMARKS
01	2	SH	FAM RM.	3'-0"	6'-0"	WOOD	OPER.				SH WOOD WIN FULL VIEW TO BE REPLACED
02	3	SH	FAM. RM.	2'-6"	6'-0"	WOOD	OPER.				SH WOOD WIN FULL VIEW TO BE REPLACED
03	1	F	DINING	2'-6"	4'-0"	WOOD	OPER.				TO BE REPLACED
04	1	SH	KITCHEN	2'-0"	3'-0"	WOOD	OPER.				SH WOOD WIN FULL VIEW TO BE REPLACED
05	3	SH	MSTR BDRM.	2'-6"	6'-0"	WOOD	OPER.		YES		SH WOOD WIN FULL VIEW TO BE REPLACED
06	1	A	MSTR BATH.	4'-0"	3'-0"	WOOD	OPER.			YES	TO BE REPLACED
07	2	SH	3RD BDRM.	2'-6"	6'-0"	WOOD	OPER.		YES		SH WOOD WIN FULL VIEW TO BE REPLACED
08	1	SH	2ND BDRM.	2'-6"	6'-0"	WOOD	OPER.				SH WOOD WIN FULL VIEW TO BE REPLACED
08d	1	SH	2ND BDRM.	3'-6"	6'-0"	WOOD	OPER.				SH WOOD WIN FULL VIEW TO BE REPLACED

WINDOW SCHEDULE NOTES
Type: A=Awning C=Casement DH=Double Hung F=Fixed, In sash (U.O.N.) FC=french Casement SH=Single Hung SL=Slider
Glazing: A=Acrylic I=Clear Insulated Glass E= Low-E Insulated Glazing P=Single Plate Glass

1. ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW ORDER BEFORE FRAMING.

2. See exterior elevations for head heights and window swing info. Verify all rough window openings with manufacturer prior to ordering.
3. Emergency Egress window to comply with clear dimensions and net clear operable are for escape window as described in section R310 of the Int'l Residential Code
Clear Height Minimum 24"
Clear Width Minimum 20"
Clear Open Area Minimum 5.7 sq ft

4. All glazing to be low-E. Review with exterior elevations to confirm muntin pattern.
5. Energy Code Information: U Factor=0.30; SHGC=0.36



EXTERIOR DOOR SCHEDULE

MARK	QTY	DESCRIPTION/LOCATION	SIZE WIDTH	SIZE HEIGHT	MAT. WOOD	MAT. METAL	MAT. FIBERGLASS	FINISH PAINTED	FINISH STAINED	REMARKS
1	2	PORCH & 2ND BDRM.	3'-0"	6'-8"	*			*		EXISTING DOOR TO REMAIN
2	1	KITCHEN	2'-8"	6'-8"	*			*		NEW DOOR GLASS WOOD. RATIO AS SHOWN

INTERIOR DOOR SCHEDULE

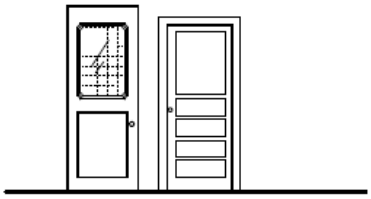
3	3	MSTR BDRM, 2ND BDRM, 3RD BDRM & UTILITY	2'-8"	6'-8"	*			*		NEW
4	4	BATH AND 2ND BDRM, 3RD BDRM CL & MSTR CL	2'-6"	6'-8"	*			*		NEW
5	2	MSTR BATH	2'-0"	6'-8"	*			*		NEW

GENERAL NOTES FOR DOORS & FRAMES
DIMENSIONS:
-DIMENSIONS INDICATED ON PLANS AND SCHEDULE ARE NOMINAL.
-COORDINATE PRIOR TO FABRICATION

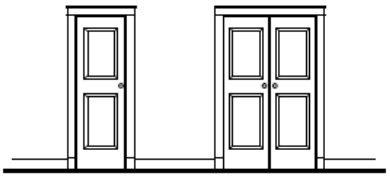
FIRE RATING:
-FIRE RATINGS OF DOORS AND FRAMES SHALL COMPLY WITH APPLICABLE CODE AND REGULATIONS. FIRE DOORS SHALL BE LABELED BY AN APPROVED AGENCY.
-ALL DOOR FRAMES AND HARDWARE SHALL HAVE SAME FIRE RATING AS DOOR HUNG WITHIN THEM.
-LEGEND FOR RATING OF DOORS:
20M - 20 MINUTES RATED DOOR
GLAZING:
-GLAZING IN EXTERIOR DOORS SHALL BE TEMPERED INSULATED GLASS (TIG) IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS

MISCELLANEOUS NOTES:
-PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
-PAINT ALL STEEL DOORS AND FRAMES SEMI-GLOSS UNLESS OTHERWISE INDICATED.
-MAXIMUM EXTERIOR THRESHOLD HEIGHT TO BE ¾"
-HC UNDER MATERIAL COLUMN INDICATES HOLLOW CORE EMBOSSED MASONITE

EXTERIOR DOOR



INTERIOR DOOR



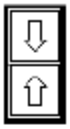
WINDOW / DOOR SCHEDULE

PROPOSED

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1		TWD2972			
Rough Opening: 30 1/8 X 73 1/4		Frame Size : 29 3/8 X 72 1/2			
Viewed from Exterior. Scale: 1/8" = 1'		W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 32.1h, 5.8 sf U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	$289.90	9	$2,609.10
Line-2		TWD4172			
Rough Opening: 42 1/8 X 73 1/4		Frame Size : 41 3/8 X 72 1/2			
Viewed from Exterior. Scale: 1/8" = 1'		W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 15 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:38w, 32.1h, 8.4 sf U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	$346.19	1	$346.19

WINDOW / DOOR SCHEDULE

PROPOSED

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	Rough Opening: 38 1/8 X 73 1/4  Viewed from Exterior. Scale: 1/8" = 1'	TWD3772 Frame Size : 37 3/8 X 72 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:34w, 32.1h, 7.5 sf U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	$328.50	2	$657.00
Line-4	Rough Opening: 26 1/8 X 37 1/4 Viewed from Exterior. Scale: 1/8" = 1'	TWD2536 Frame Size : 25 3/8 X 36 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:22w, 14.1h, 2.1 sf U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	$196.39	1	$196.39
Line-5	Rough Opening: 30 1/8 X 49 1/4 Viewed from Exterior. Scale: 1/8" = 1'	TWDP2948 Frame Size : 29 3/8 X 48 1/2 W-2500 Wood Fixed Auralast Pine, Insash Double Hung Product, Primed Exterior, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, US National-WDMA/ASTM, PG 30, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, U-Factor: 0.29, SHGC: 0.29, VLT: 0.55, CPD: JEL-N-737-01034-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	$360.04	1	$360.04

WINDOW / DOOR SCHEDULE

PROPOSED

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-6		EWS4824			
Rough Opening: 48 1/16 X 24 5/8		Frame Size : 47 5/16 X 23 7/8			
Viewed from Exterior. Scale: 1/8" = 1'		Siteline EX Wood Sliding Window, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Left Hand , White Hardware, US National-WDMA/ASTM, PG 30, Insulated Low-E Annealed Glass, Preserve Film, Standard Spacer, Argon Filled, No Screen, GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment.(NW) Clear Opening:20.7w, 19.9h, 2.8 sf U-Factor: 0.31, SHGC: 0.28, VLT: 0.52, Energy Rating: 15.00, CPD: JEL-N-337-01154-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	$277.25	1	$277.25

Total:	$4,445.97
Sales Tax(8.25%)	$366.79
NET TOTAL:	$4,812.76
Total Units:	15

APPLICANT PHOTOS

STAFF PHOTOS

SOUTH (FRONT

WEST (SIDE)

EAST (SIDE)

NORTH (REAR ADDITION)

HARRIS COUNTY ARCHIVES INFORMATION

14-130-5

Harris County 17170020
BUILDING ASSESSMENT
Houston, Texas

Vol. 5 Page 226 Permit No. 3695

Inspector

4-16 1954
Date

Owner Phillipi Luna

No. 1808 Kane Street

Survey or Addition Baker N S

Abst. Lot or Tr. 6-7 Blk. 443

Type Residential Commercial

Industrial Pre-Fab.

Exterior: Permastone — Rock — Brick Veneer — Frame — Stucco —Concrete Tile — Claytile — Cedar Shakes—Composition—Shingle—Redwood.

Interior: Sheetrock—Plastered—Paneled—Cellotex—Plywood—None. Paper

Floors: Oak—Plywood—Cement—Tile—Pine—Azrock—Higgins—Terrazio—None.

Roofing: Shingle — Asbestos — Terra-Cotta — Tile — Composition — Slate — Copper — C-Iron, Tar and Gravel.

Foundation: Concrete Slab — Piers — Blocks, Beams — Brick — Piers-Wood.

Plumbing: 1 Tile—2 Tile—3 Tile—Other: None.

Climatizers: Dual. Temp. Ac—Tons, Attic Ventilation—Central Heat Unit—Gas Stoves—None.

Electrical Equipment: Part—All—Sprinklers.

Condition: New—Good—Fair—Poor—Obsolete.

Completely remodeled + enlarged

Permit Val. 2000

Year Built

Remarks: 1766 @ 1.90 Dep 50% 1680

Plus 180

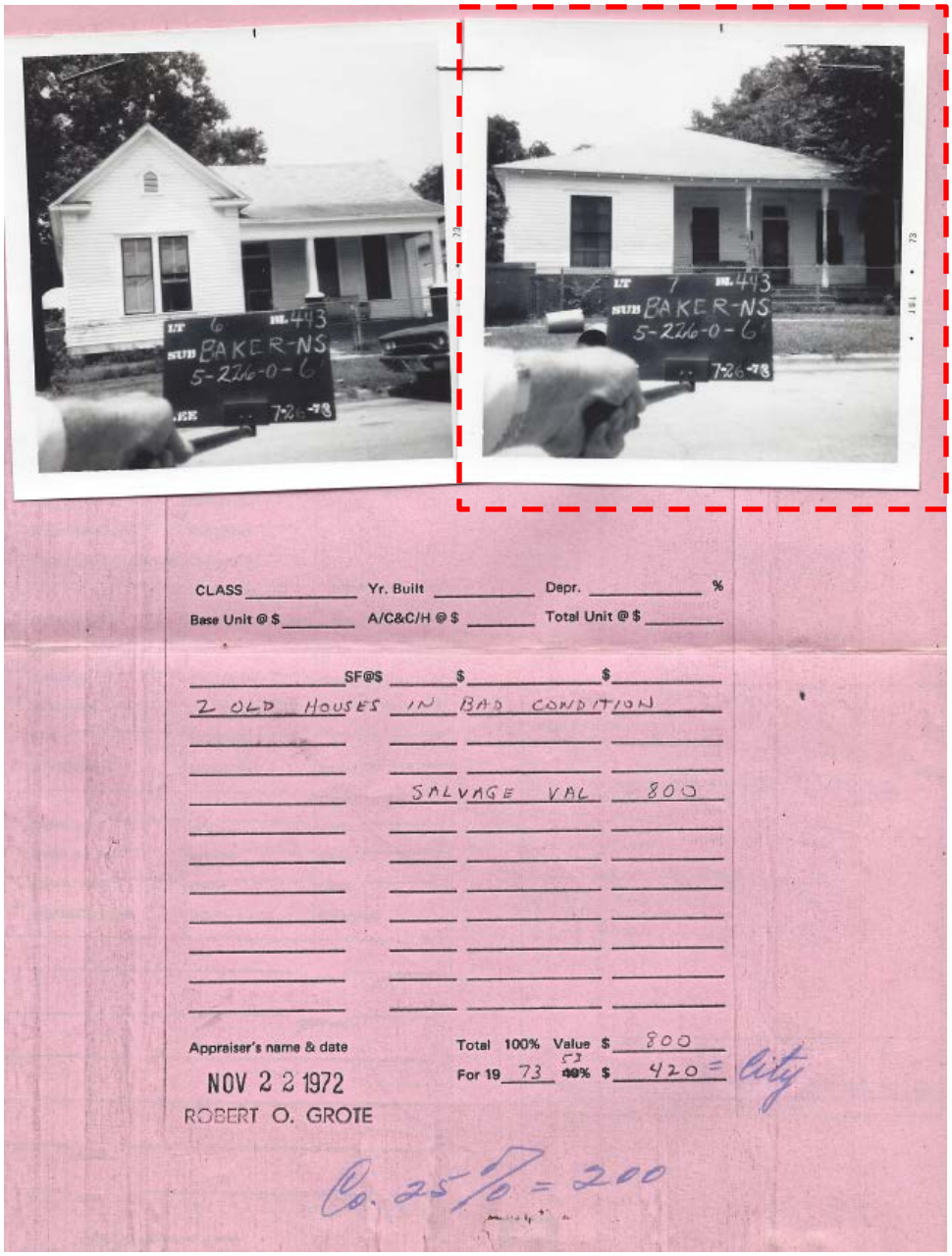
Moved here From

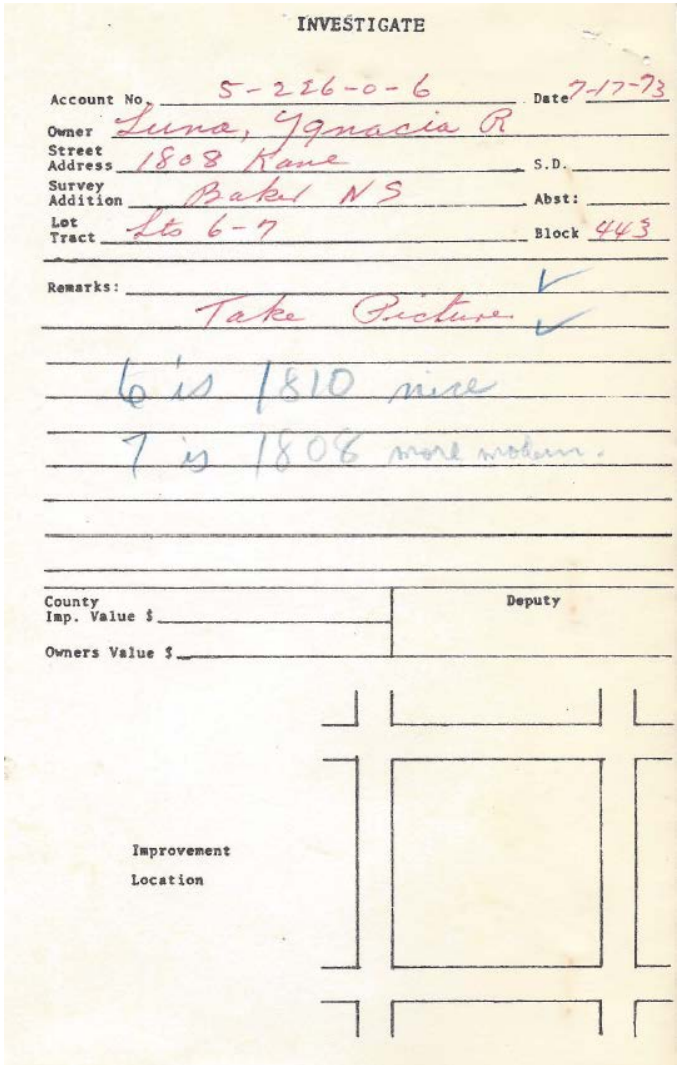
No. Sq. Ft. Per Sq. Ft.

No. Sq. Ft. Per Sq. Ft.

195 6 new tot Assessed Value of Building 670

Luna Phillip and Ygnacia


LT 6 BL 443
SUB BAKER-NS
5-226-0-6
7-26-73
LT 7 BL 443
SUB BAKER-NS
5-226-0-6
7-26-73
CLASS
Yr. Built
Depr. %
Base Unit @ $
A/C&C/H @ $
Total Unit @ $
SF@$ $ $
2 OLD HOUSES IN BAD CONDITION
SALVAGE VAL 800
Appraiser's name & date
NOV 2 2 1972
ROBERT O. GROTE
Total 100% Value $ 800
For 19 73 53 $ 420 = City
Co. 25% = 200



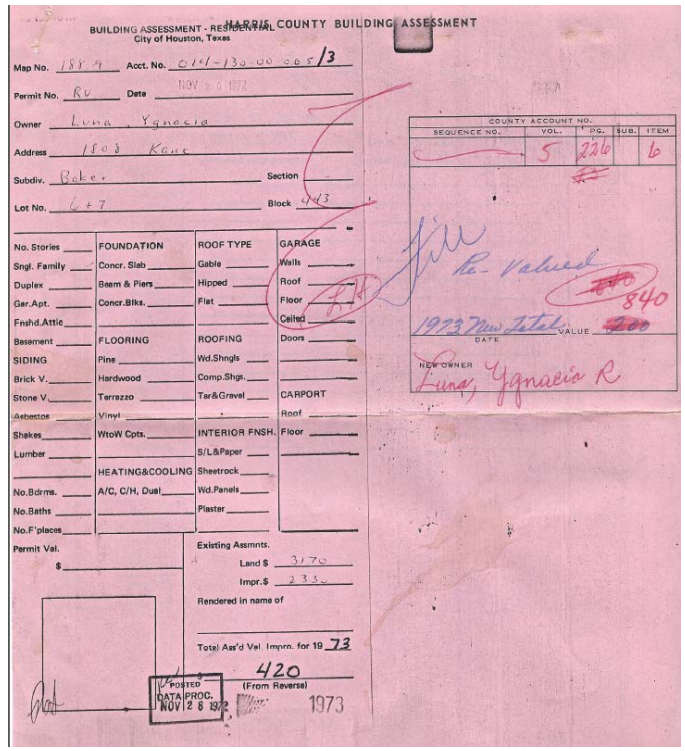
INVESTIGATE

Account No. 5-226-0-6 Date 7-17-73
Owner Luna, Ygnacia R
Street Address 1808 Kane S.D.
Survey Addition Baker NS Abst:
Lot Tract Lts 6-7 Block 443

Remarks:
Take Picture
6 is 1810 nice
7 is 1808 more modern.

County Imp. Value $
Owners Value $
Deputy

Improvement Location



BUILDING ASSESSMENT - RESIDENTIAL
City of Houston, Texas
HARRIS COUNTY BUILDING ASSESSMENT

Map No. 188-9 Acct. No. 014-130-00-005/3
Permit No. RU Date NOV 20 1972
Owner Luna, Ygnacia
Address 1808 Kane
Subdiv. Baker Section
Lot No. 6+7 Block 443

No. Stories	FOUNDATION	ROOF TYPE	GARAGE
Sngl. Family	Concr. Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Gar.Apt.	Concr.Blks.	Flat	Floor
Fnshd.Attic			Ceiled
Basement	FLOORING	ROOFING	Doors
SIDING	Pine	Wd.Shngls	
Brick V.	Hardwood	Comp.Shgs.	
Stone V.	Terrazzo	Tar&Gravel	CARPORT
Asbestos	Vinyl		Roof
Shakes	WtoW Cpts.	INTERIOR FNSH.	Floor
Lumber		S/L&Paper	
	HEATING&COOLING	Sheetrock	
No.Bdrms.	A/C, C/H, Dual	Wd.Panels	
No.Baths		Plaster	
No.F'places			

Permit Val. $
Existing Assmnts.
Land $ 3170
Impr.$ 2330
Rendered in name of
Total Ass'd Val. Impro. for 19 73
420
(From Reverse)
POSTED DATA PROC. NOV 28 1972
1973

COUNTY ACCOUNT NO.

SEQUENCE NO.	VOL.	PG.	SUB.	ITEM
	5	226		6

File
Re-Valued
840
1973 New Total VALUE 200
DATE
NEW OWNER Luna, Ygnacia R

PROJECT DETAILS

Shape/Mass: The residence is 58.4' at its deepest by 22'-5" tall by 37.8' wide. The alteration removes a non-original rear addition measuring 14.3' wide by 12' deep to reduce the overall depth of the structure to 46'-5". A rear deck and pergola measuring approximately 10' tall by 18' wide by 11' deep will be constructed approximately 4' in from the east wall.

Foundation: The residence has a pier and beam foundation. The new wood deck at the back will be placed on the ground.

Windows/Doors: The residence contains aluminum and wood windows. The alteration replaces these windows with wood 1-over-1 windows of a different size and alters the location of the openings.

Exterior Materials: The residence is clad in wood lap siding. The alteration replaces all wood siding with composite board siding to match existing reveal.

Front Elevation: (South) The existing residence contains a fixed 1-over-1 wood window, a multi-divided lite aluminum window and a wood 6-over-6 window with the bottom sash missing. The alteration replaces all windows with wood 1-over-1 windows and reduces the fixed window from 48" wide to 42" wide, and reduces the aluminum window from 38" to 36" wide.

Side Elevation: (East) The existing residence contains two wood 6-over-6 windows and four 2-over-2 wood windows. The alteration replaces the 6-over-6 windows with 1-over-1 windows, removes the 2-over-2 windows and installs a 1-over-1 window in a non-original opening and a fixed window in a non-original opening. The alteration also changes the width of the 6-over-6 windows from 36" to 30".

Side Elevation: (West) The existing residence contains two multi-divided lite aluminum windows, two 1-over-1 aluminum windows and a wood door and a wood door on the rear addition. The alteration relocates all window openings, removes the door and replaces the windows with wood 1-over-1 and one fixed window. The alteration also removes the rear addition.

Rear Elevation: (North) Not visible from public right-of-way.

ATTACHMENT A

OLD SIXTH WARD NEIGHBORHOOD ASSOCIATION COMMENT

Tristan,

About a week ago, committee member Diane Morin spoke with you about the committee and asked for a chance to connect us. Last Tuesday, I called and left a voicemail for Liliana (listed on the CofA application as applicant). On Friday, I saw you and verbally requested a chance to visit. Based on your Thursday response to Diane, it seems like you might decline that chance to visit. Our committee works directly with property owners and architects; we are independent of the city. Although we have spoken with the city, we believe that visiting with you directly would be most appropriate and most productive.

Please know that, as communicated to the city, we have serious concerns about the windows and columns on these projects. Specifically,

* The replacement columns for 1810 Kane do not comply with the Old Sixth Ward (OSW) design guidelines or the HPO regarding materials for replacements. We would prefer you to return the house to the original turned Victorian columns, consistent with its original date of construction. If you replace the columns as is, we require that you replace with like-materials and duplicate the profile of the existing columns.
* We do not support moving the windows.
* We support repairing existing windows that can be repaired. We only support replacing windows when absolutely necessary. For those deemed truly-unrepairable by experts in historic restoration, we cannot support replacing windows with 1/1 configurations, as they might give the appearance of a later period. Both the HPO and the guidelines support this. This house probably originally featured 4/4 or 6/6 windows.

We cannot support the applications as submitted. We would like to work with you collaboratively to adjust the applications so that we can support them in front of the commission. We believe the most positive outcome would involve working together to adjust the applications.

Please let me know as soon as possible when you might be able to discuss and work on these adjustments.

With thanks,

Ryan Boehner
7133060097
Chair, Old Sixth Ward, Historic Conservation Committee