

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Andrew & Nathan Hurt, owners

Property: 803 Henderson Street, Tracts 5A & 6A, Block 406, Baker W R NSBB Subdivision. The property includes a historic 1,606 square foot, two-story stucco and wood frame single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

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

Proposal: Alteration – The applicant removed the front porch floor without a COA or a permit in 2011. In December 2011 the application received a ‘Stop All Unpermitted Work’ notice. The applicant is now requesting approval for the following work:

- Install a new wood porch floor to match the original wood porch floor
- Repair existing porch guardrails
- Replace an existing set of single lite french doors with a set of single lite french doors; the existing french doors show signs of deterioration. The opening will not be modified.
- Retain and repair the existing stucco, wood 117 and beveled lap siding. Where the siding has damage due to rot, the siding will be replaced with wood 117 or wood beveled lap siding.
- Install new 117 siding where missing at the south wall of the front porch.

See enclosed application materials and detailed project description on p. 5- for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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.

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 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 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;
(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 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;
(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.



INVENTORY PHOTO



PHOTOS SUBMITTED BY APPLICANT

FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



EXISTING FRONT PORCH CONDITION



EXISTING FRONT PORCH CONDITION



EXISTING FRONT PORCH CONDITION



EXISTING FRONT PORCH CONDITION



EXISTING GUARDRAIL CONDITION



EXISTING FRONT PORCH CONDITION



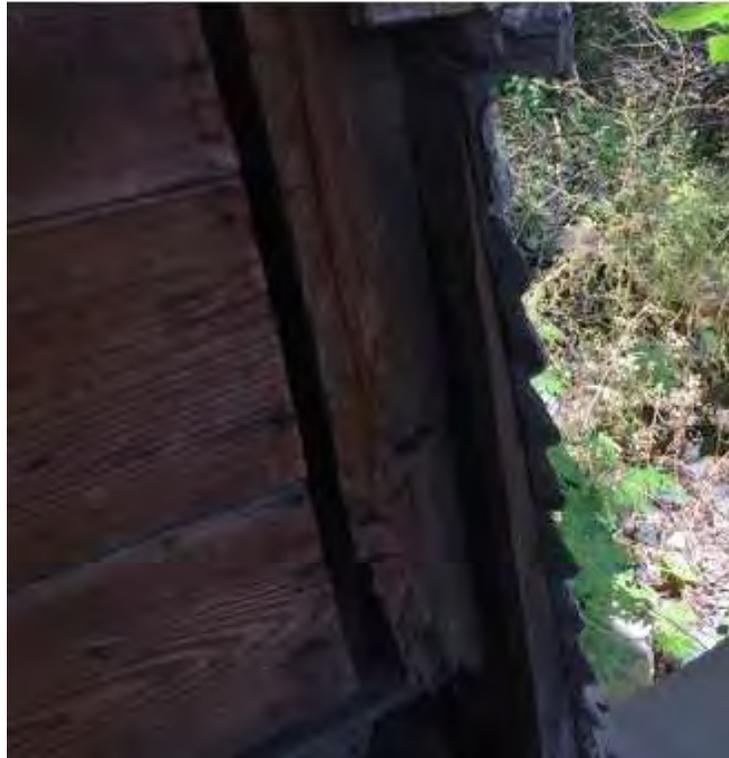
EXISTING FRONT ELEVATION



EXISTING GUARDRAIL CONDITION



MISSING 117 SIDING AT FRONT PORCH



MISSING 117 SIDING AT FRONT PORCH



ORIGINAL SASH WINDOWS TO BE REPAIRED



EXISTING FRENCH DOORS TO BE REPLACED



EXISTING FRENCH DOORS CONDITION



EXISTING FRENCH DOORS CONDITION



EXISTING FRENCH DOORS CONDITION



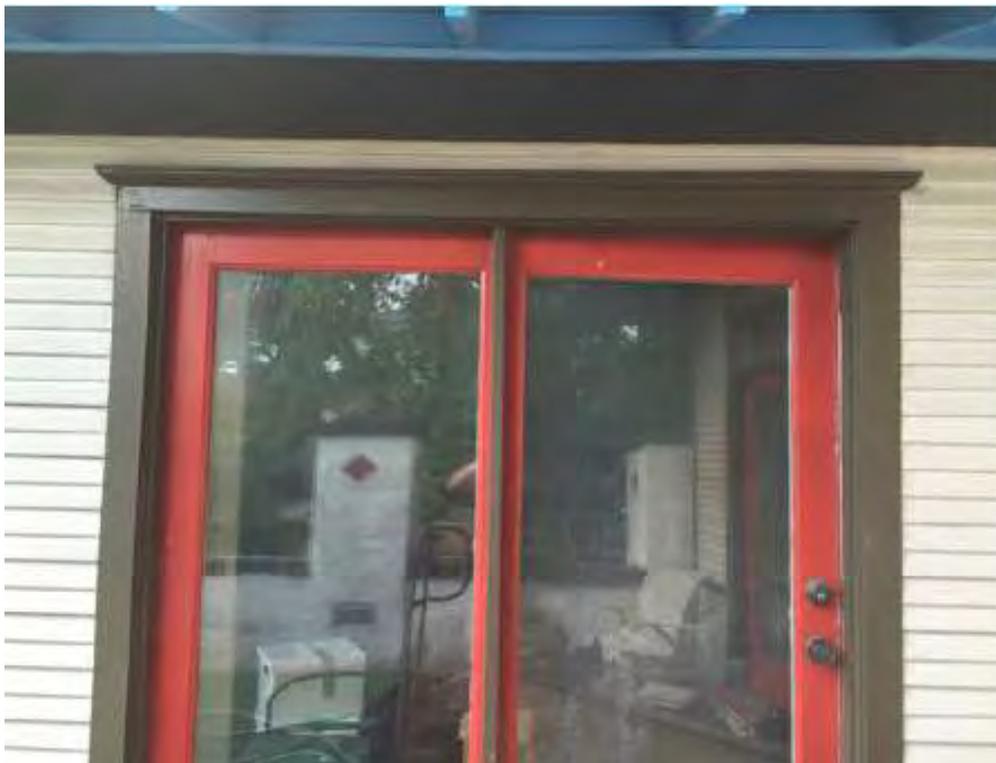
EXISTING FRENCH DOORS CONDITION



EXISTING FRENCH DOORS CONDITION



EXISTING FRENCH DOORS CONDITION



EXISTING FRENCH DOORS CONDITION



EXISTING REAR PORCH



EXISTING REAR PORCH



EXISTING REAR PORCH



EXISTING REAR PORCH



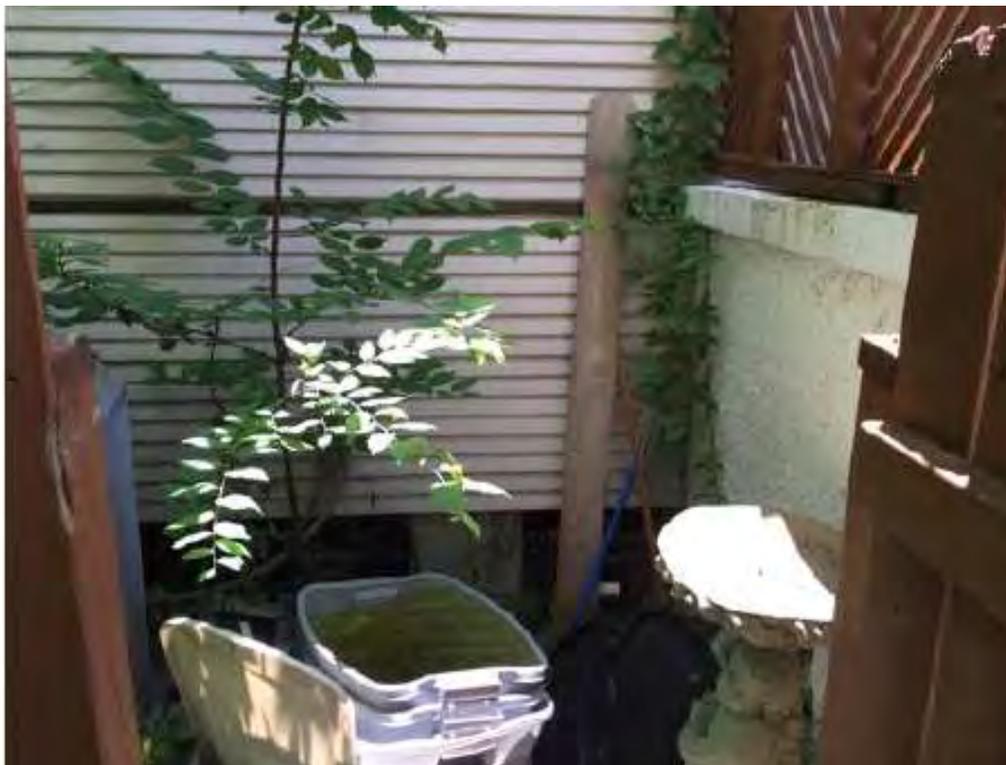
EXISTING REAR PORCH



EXISTING REAR PORCH



REAR ELEVATION



EXISTING REAR PORCH



EXISTING REAR PORCH



DAMAGED BEVELED LAP SIDING



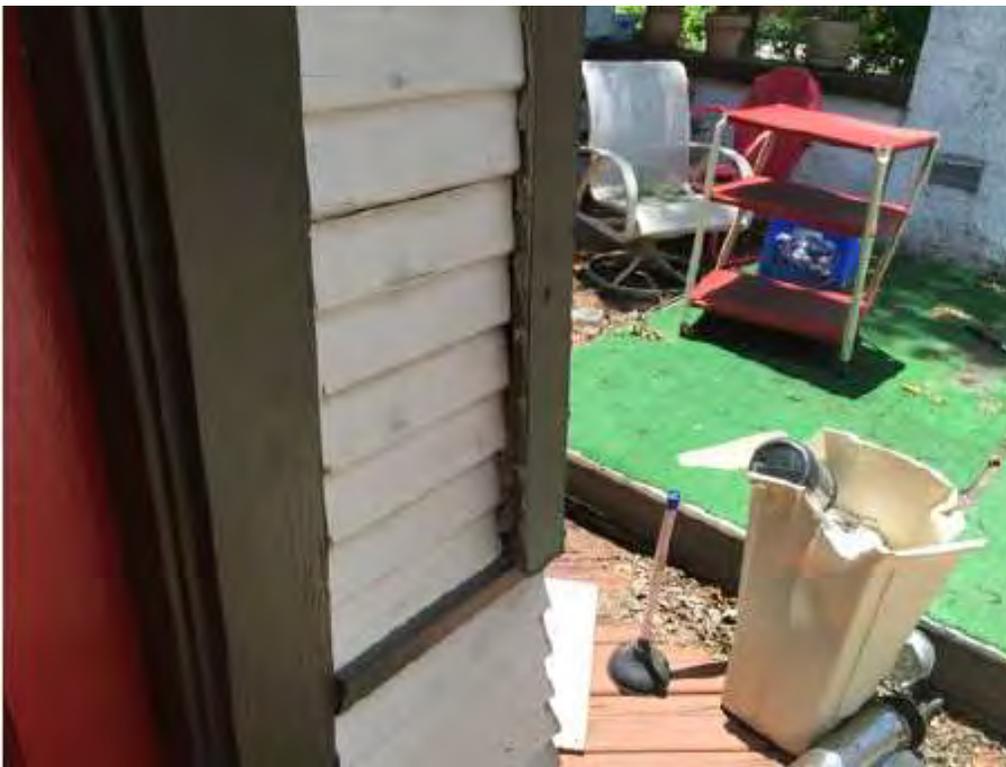
BROKEN LITE ON ENTRY DOOR TO BE RE-GLAZED



REAR ELEVATION



EXISTING 117 SIDING



EXISTING REAR PORCH STUCCO COLUMN



EXISTING STUCCO REAR PORCH



EXISTING 117 SIDING



EXISTING SITE CONDITION





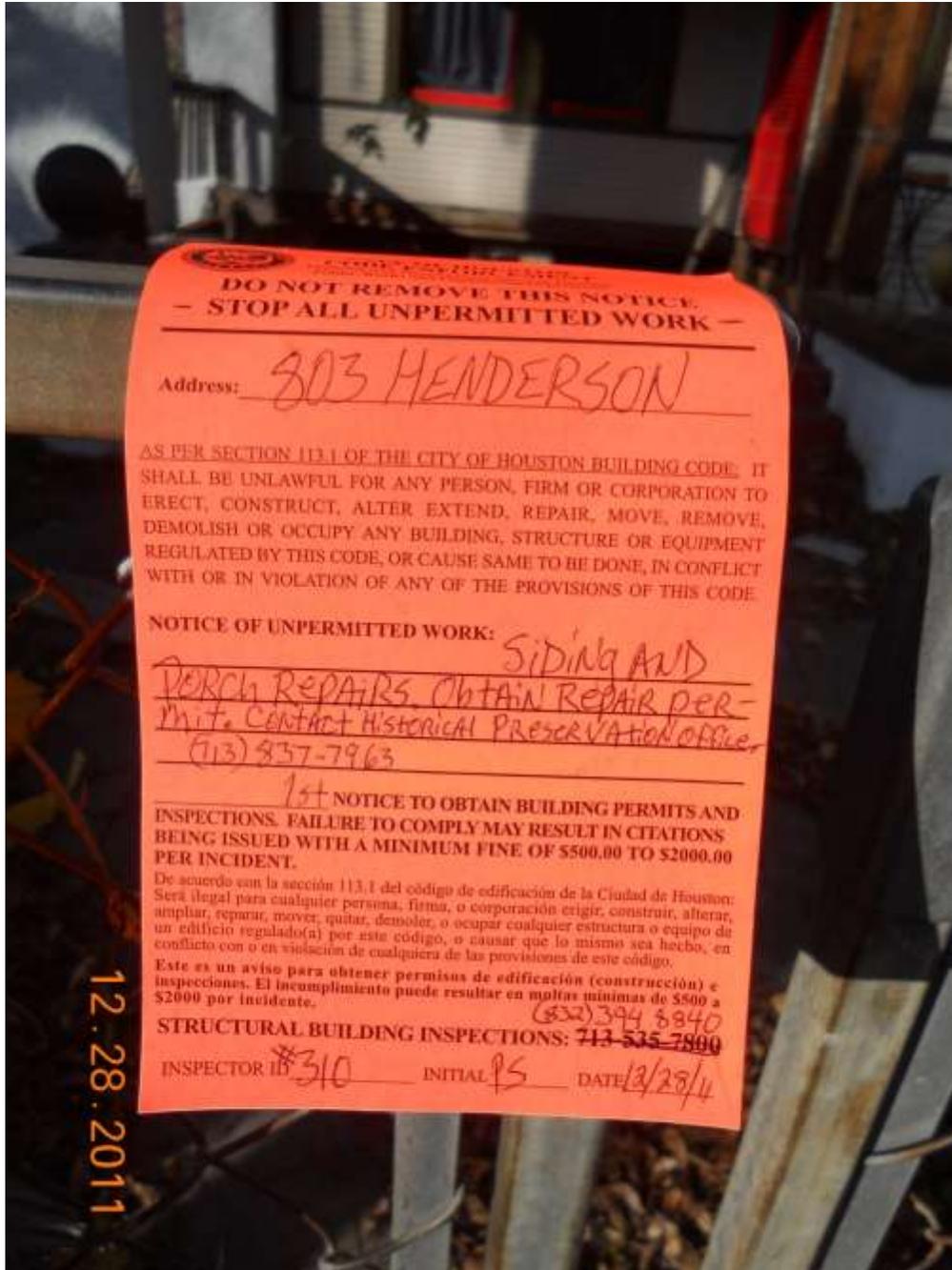




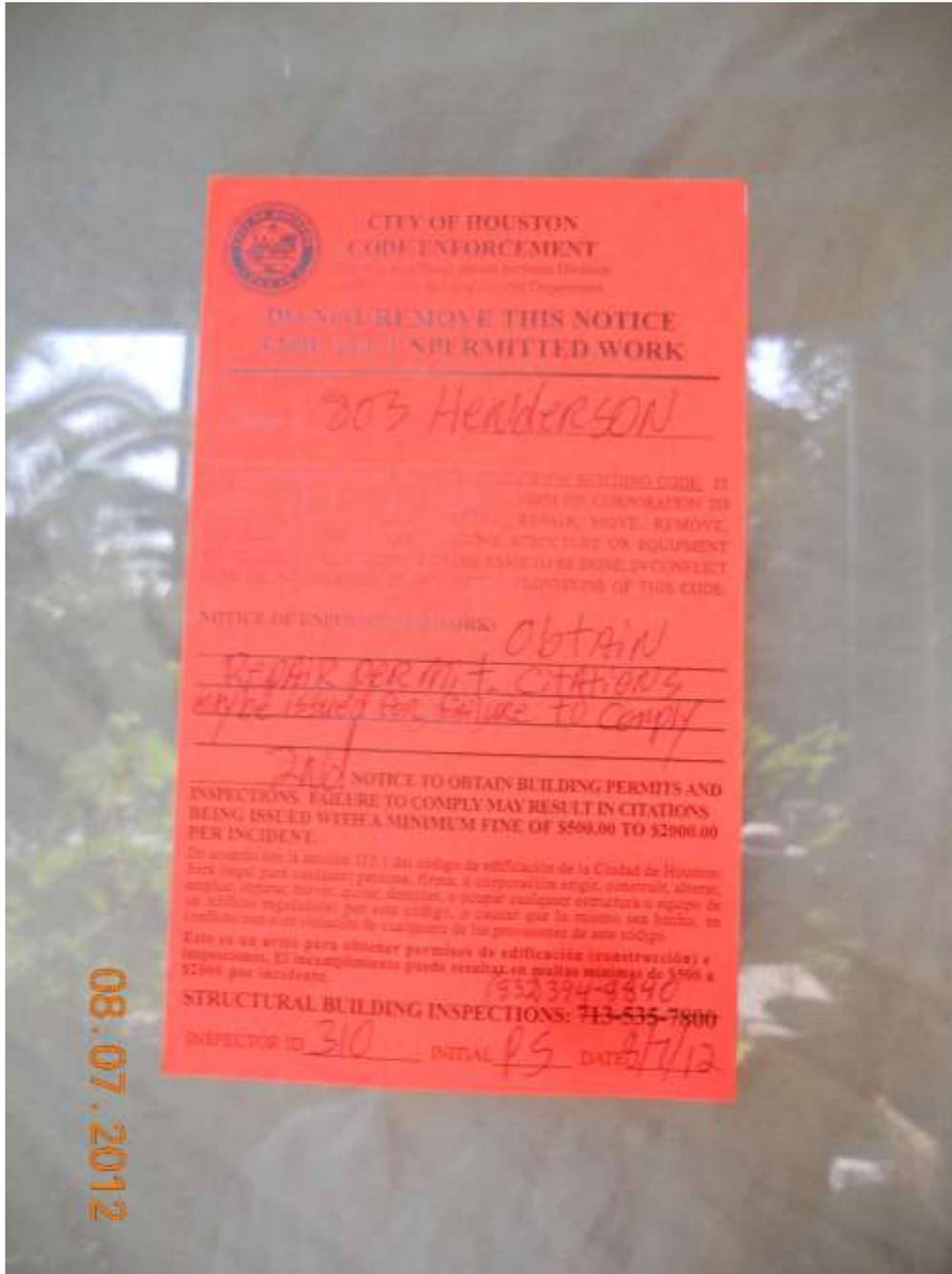


COMPLIANCE DOCUMENTATION

STOP ALL UNPERMITTED WORK TAG -1ST NOTICE- 12/28/2011



STOP ALL UNPERMITTED WORK TAG -2ND NOTICE- 08/07/2012



INSPECTOR SITE VISIT PHOTOS 12/28/2011- FRONT ELEVATION



INSPECTOR SITE VISIT PHOTOS 12/28/2011- FRONT ELEVATION



INSPECTOR SITE VISIT PHOTOS 12/28/2011- NORTHEAST CORNER



INSPECTOR SITE VISIT PHOTOS 12/28/2011- FRONT PORCH



INSPECTOR SITE VISIT PHOTOS 12/28/2011- SOUTH ELEVATION



INSPECTOR SITE VISIT PHOTOS 08/07/2012- FRONT PORCH



PROJECT DETAILS

Windows/Doors: All existing wood sash windows will be retained and repaired; windows with broken glass will be re-glazed. The existing 4-lite front entry door will be retained, a rear divided lite entry door will be retained and the broken lites will be re-glazed. A set of single lite french doors on the south elevation will be replaced with a new set of single lite french doors; the existing french doors are damaged and deteriorated due to rot. The opening will not be modified.

Exterior Materials: The existing residence is clad with stucco, 117 wood siding, and beveled lap wood siding. The stucco, wood 117 and beveled lap siding will be retained and repaired. 117 wood siding was removed from the south wall of the front porch; new wood 117 siding will be installed where missing. Rotted 117 and beveled lap siding will be replaced with new wood 117 and beveled lap siding. The original wood porch floor was removed and will be replaced with a new wood porch floor and the existing wood guardrail with square post will be repaired.