

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 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 – The applicant received a conditionally approved COA in August 2015 to replace non-original windows with 6-over-6 wood windows within the existing openings, among other work. The applicant is proposing to revise the location of one window on the west elevation by moving it straight down 1'-11" to align with existing windows, and to resize it from 84" tall to 72" tall to match the original windows.

See enclosed application materials and detailed project description on p. 4-10 for further details.

Public Comment: No public comment received.

Civic Association: No comment received at this time.

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: October 22, 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.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

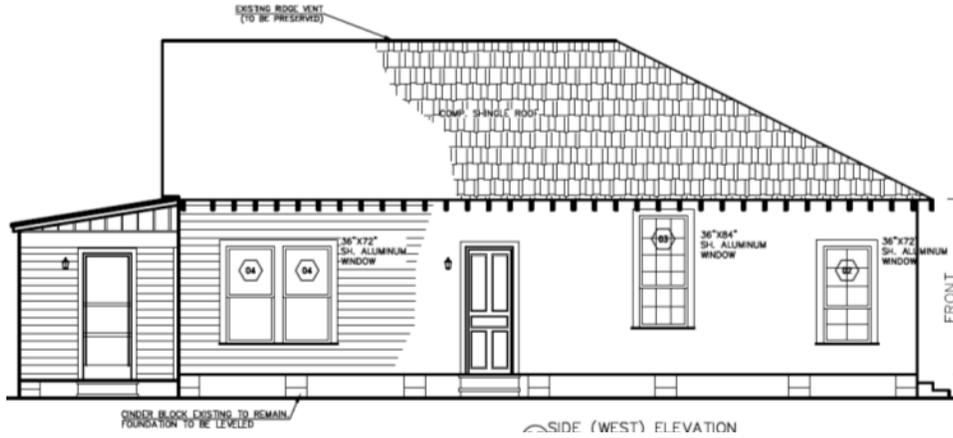
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

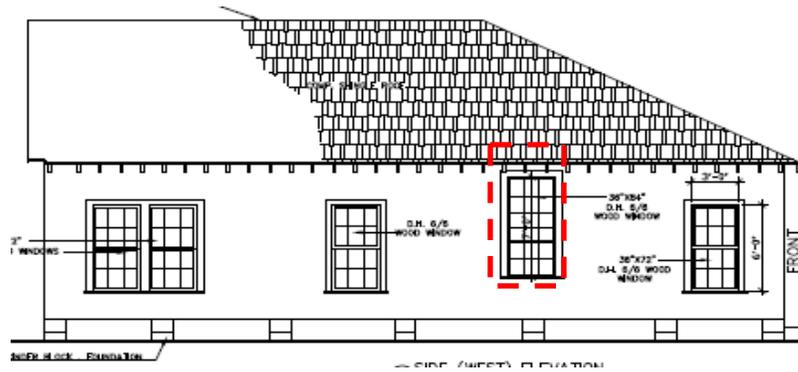


WEST SIDE ELEVATION

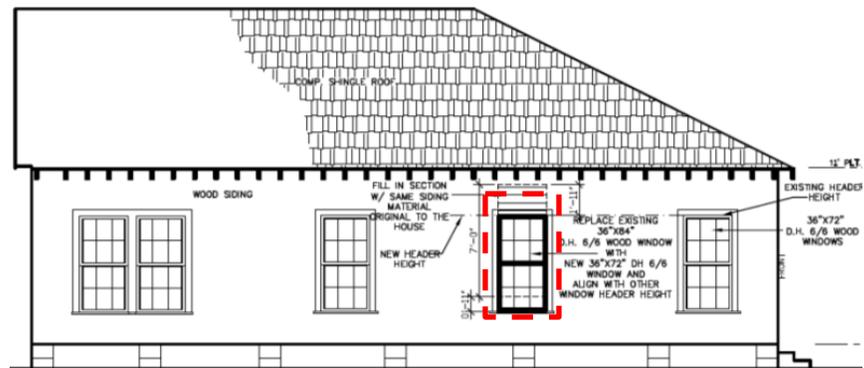
EXISTING



APPROVED 8/27/2015



PROPOSED

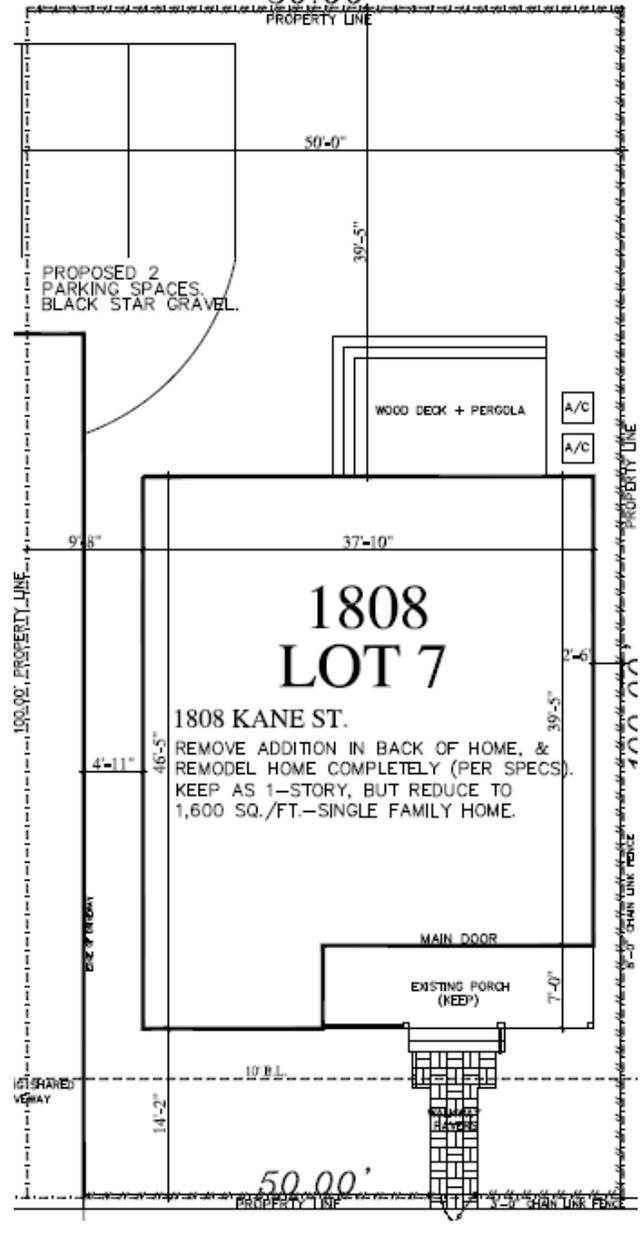
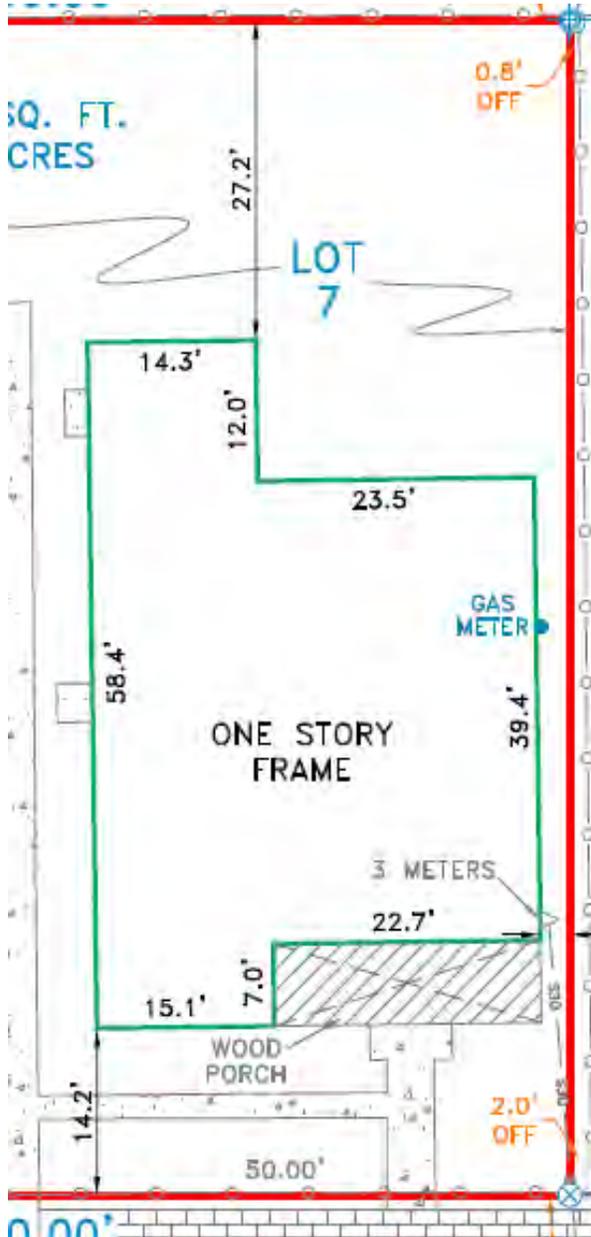




SITE PLAN

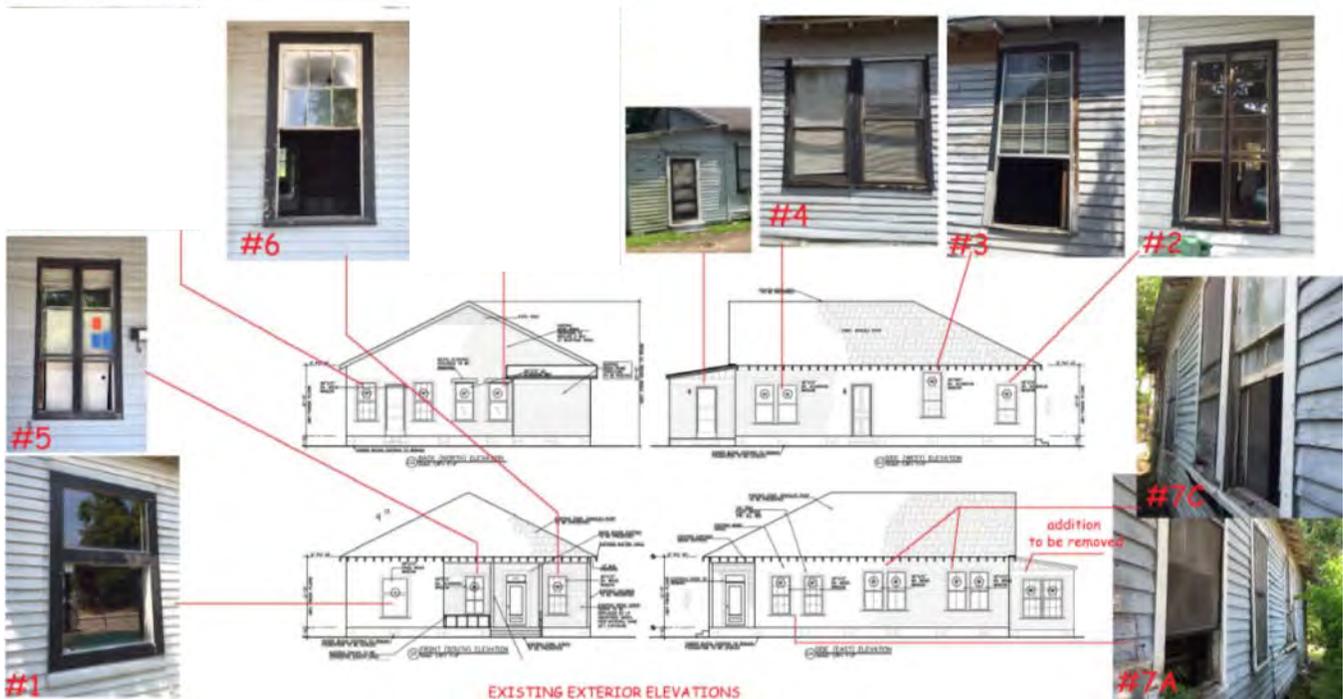
EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE
EXISTING CONDITION

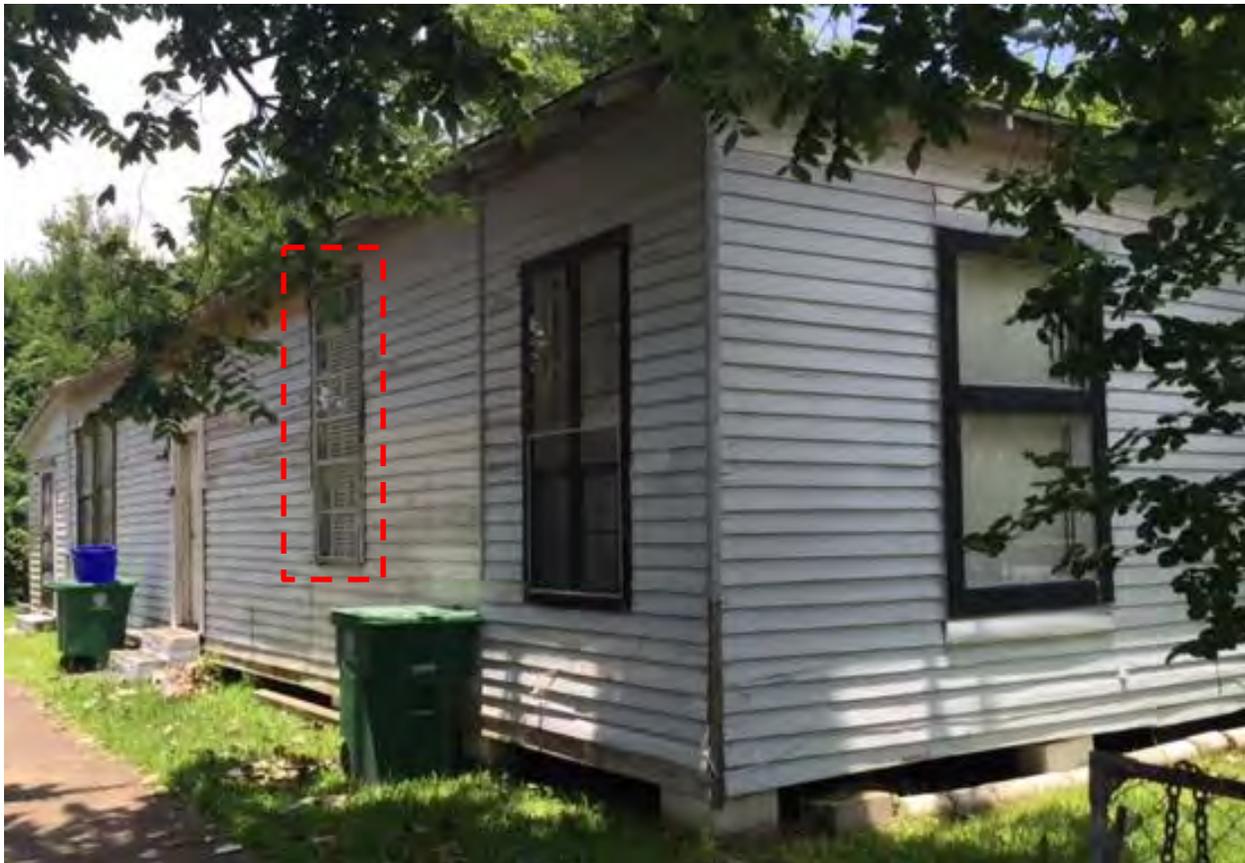
EXISTING WINDOW SCHEDULE						
DATE REVISED: 08.13.15						
MARK	QTY.	TYPE	NOMINAL OPEN.		MATERIAL	REMARKS
			WIDTH	HEIGHT		
1	1	FIX.	48"	72"	WOOD	
2	1	SH	36"	72"	ALUM.	FRAME HIGHLY DAMAGED. NOT ORIGINAL TO THE HOUSE
3	1	SH	36"	84"	ALUM.	SILL ROTTED. WIN DOESN'T CLOSE PROPERLY. NOT ORIGINAL TO HOUSE
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



APPLICANT PHOTOS

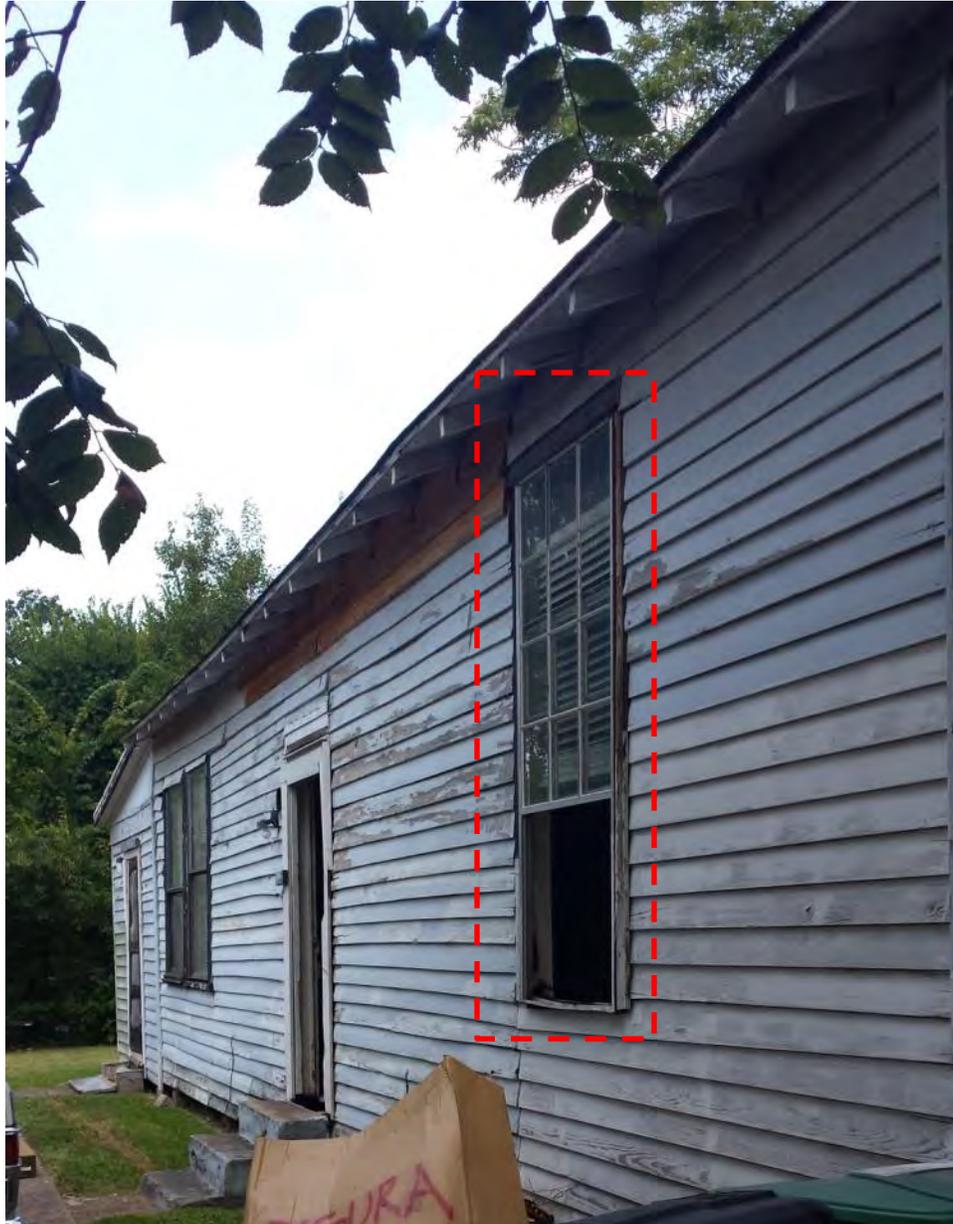


WINDOW TO BE RESIZED AND MOVED



STAFF PHOTOS

WEST (SIDE)



PROJECT DETAILS

Windows/Doors: The residence contains aluminum and wood windows. The applicant was approved to replace the aluminum and wood 2-over-2 windows with 6-over-6 wood windows of the same size in the same locations. Also to replace a door on the west side with a window. The revision lowers an aluminum 36" by 84" window located at approximately 11' from grade on the west side by 1'-11" to be in line with the remaining windows, and replaces it with a 36" by 72" window.

Exterior Materials: The residence is clad in wood lap siding. The revision relocates existing wood siding to fill in above the new window location on the west side.

Side Elevation: The existing residence contains two multi-divided lite aluminum windows, two 1-over-1 aluminum windows and a wood door on the rear addition. The applicant was approved to remove the rear addition, replace the door with a 6-over-6 wood window and replace the other windows with wood 6-over-6 windows. The revision resizes a 36" by 84" window to 36" by 72" and moves the opening down by 1'-11" to be in line with the headers of the remaining windows.