CERTIFICATE OF APPROPRIATENESS

Application Date: September 6, 2016

Applicant: Gary Nguyen, owner

Property: 707 Henderson St, Lot 6, Tract 5, Block 407, Baker W R NSBB Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence situated on a 5,400 square foot (54' x 100') corner lot.

Significance: Contributing bungalow residence, constructed circa 1900, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Windows

In August 2016, the applicant removed all original 1/1 double-hung wood windows and replaced them with 1/1 double-hung vinyl windows. The windows were salvaged by a neighbor after removal. The applicant requests approval for:

- Installation of new 1/1 double-hung vinyl windows that fit within the existing openings.

See enclosed application materials and detailed project description on p. 3-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Old Sixth Ward Neighborhood Association Historic Preservation Committee is not in support of the project. See Attachment A on p. 13.

Recommendation: **Denial - does not satisfy criteria 1, 4, or 9.**

HAHC Action: **Denied**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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; *Replacing original windows that are not damaged beyond repair with new windows does not retain or 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; *Replacing original windows that are not damaged beyond repair with new windows does not preserve the distinguishing qualities or character of the building.*
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; *Removal of original wood windows destroys significant historical and architectural material. Historic windows should be retained unless they are damaged beyond repair. Because the applicant did the work without a COA or permit, staff was unable to evaluate the condition of the windows prior to removal.*
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and

☐ ☐ ☒ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

OLD SIXTH WARD DESIGN GUIDELINES

☐ ☒ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
The Old Sixth Ward Design Guidelines establish windows as character defining features of historic structures. Windows should be retained unless they are damaged beyond repair.

Staff recommends that the applicant remove the vinyl windows, repair the original windows (which have been salvaged by and will be returned by a neighbor), and reinstall the original windows.

N

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT

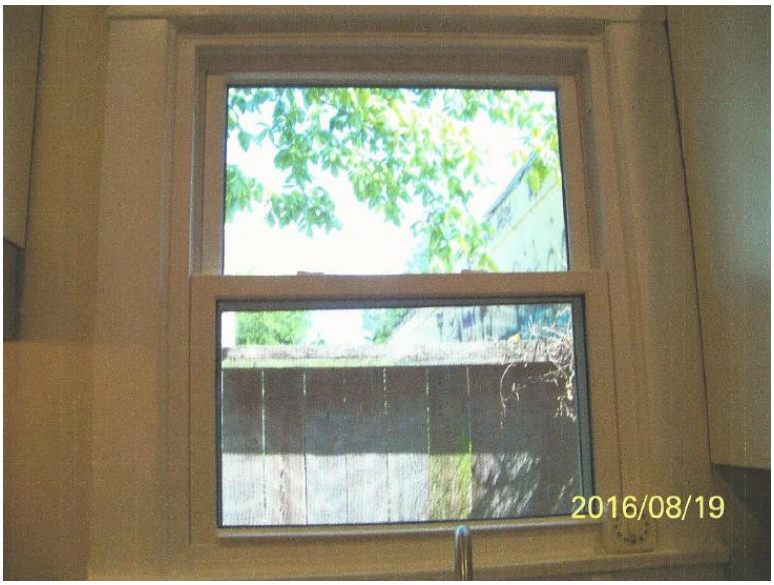
Building Classification
- Contributing
- Non-Contributing
- Park

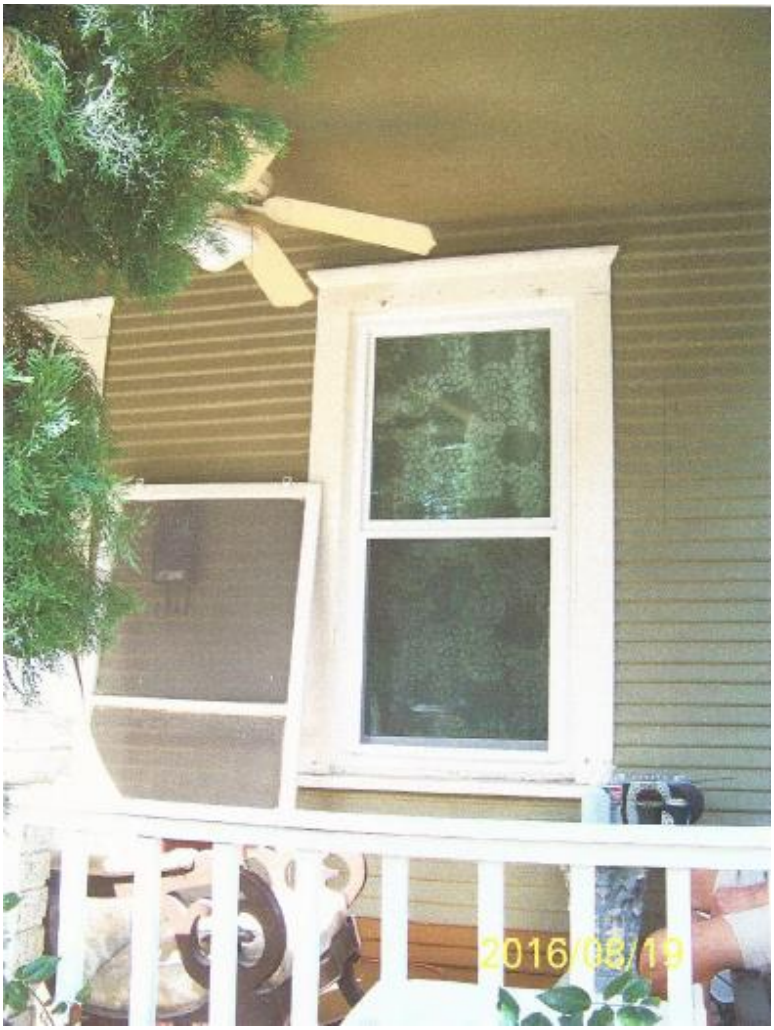
CURRENT PHOTO

WINDOW REMOVAL – AUGUST 2016

Window World
"Simply the best
for less!"
866-946-3189
WERNER

APPLICANT PHOTOS – NEW WINDOWS

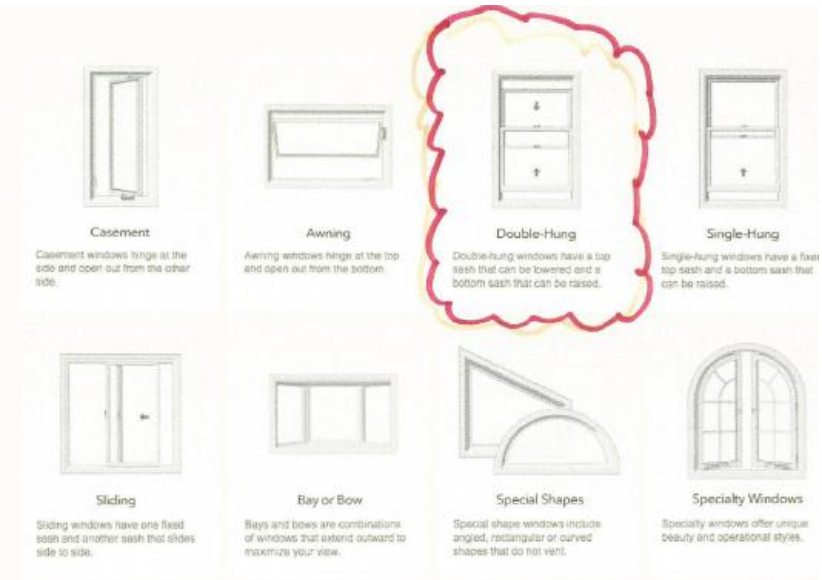




707
2016/08/19

2016/08/19

WINDOW SPECIFICATIONS

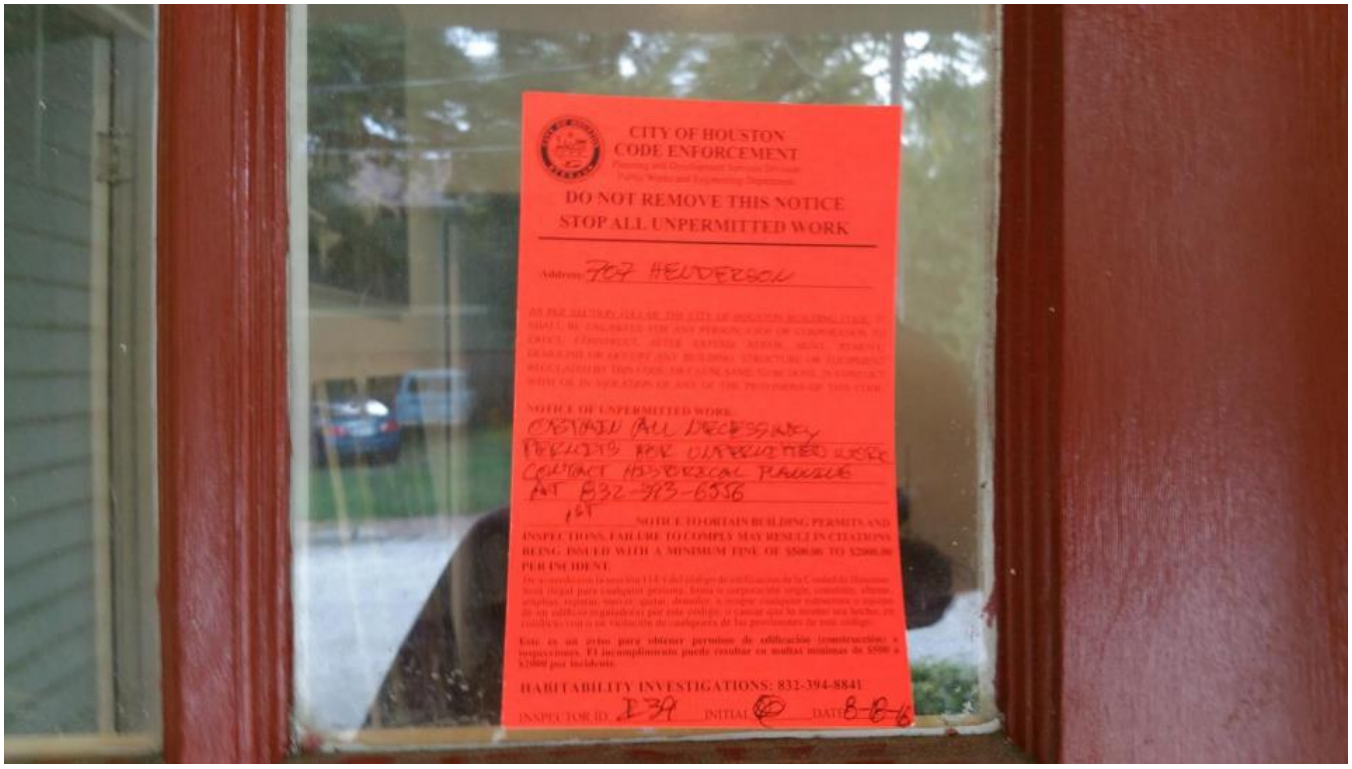


SERIES 4000 DH FUSION WELD
MODEL 3001

VINYL WINDOWS

COMPLIANCE DOCUMENTATION

RED TAG



PROJECT DETAILS

Windows/Doors: In August 2016, the applicant removed all original 1/1 double-hung wood windows and replaced them with 1/1 double-hung vinyl windows. The windows were salvaged by a neighbor after removal. The applicant seeks approval for removing original 1/1 double-hung wood windows and replacing them with 1/1 double-hung vinyl windows installed within the existing openings. The windows measure approximately 32” x 61”. See photos for further detail.

ATTACHMENT A

-----Original Message-----
From: Adrian M [redacted]
Sent: Tuesday, October 18, 2016 6:15 PM
To: Kriegl, Matthew - PD
Cc: DuCroz, Diana - PD; Old Sixth Ward Preservation
Subject: PRESERVATION: 707 Henderson OSWNA HPC Opinion

To Whom It May Concern,

We recommend denial for the replacement of this windows with vinyl '1 over 1' windows. These windows do not fit our criteria for historically appropriate replacements.

The committee hopes the windows can be replaced 'like for like' — single pane glass, with original sashes and frames. The sashes were salvaged, after vinyl windows were installed, by neighbors of the applicant. With appropriate glass replacement, all the sashes appear to be complete and able to be re-installed.

Adrian Melendez
Co-Chair OSWNA Historic Preservation Committee