

CERTIFICATE OF APPROPRIATENESS

Application Date: March 4, 2015

Applicant: Kim Nguyen for Thomas Nguyen, owner

Property: 1808 State Street, lot 7, block 441, Baker W R NSBB Subdivision. The property includes a historic 936 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

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

Proposal: Alteration – *Revision*

The applicant received approval in August of 2014 to replace siding and windows on an existing rear addition. The applicant now proposes to replace six wood windows on the original house with new wood windows. One existing wood window will remain.

- Two windows with a 1/1 lite pattern on the front (south) wall will be removed and replaced.
- One window with a 4/4 lite pattern on the front (south) wall will be repaired and retained.
- Two windows with a 1/1 lite pattern on the west side wall will be removed and replaced.
- Two windows with a 4/4 lite pattern on the east side wall will be removed and replaced.
- All replacement windows will be double-hung wood windows with a 1/1 lite pattern.

See enclosed application materials and detailed project description on p. 5-29 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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



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SOUTH ELEVATION – FRONT FACING STATE STREET

WINDOWS (NO CHANGE IN LITE PATTERN)



A

B

G – TO BE RETAINED

WINDOWS A & B

WINDOW A



WINDOW B



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WINDOW A
CONDITION DETAILS

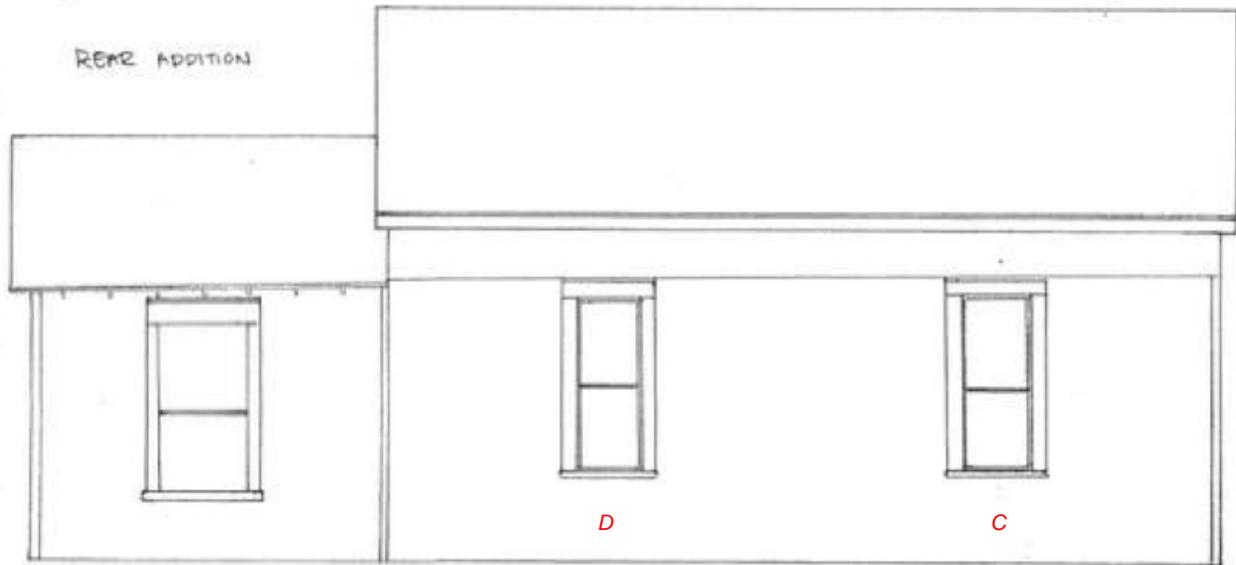


WINDOW B
CONDITION DETAILS



WEST SIDE ELEVATION

WINDOWS (NO CHANGE IN LITE PATTERN)

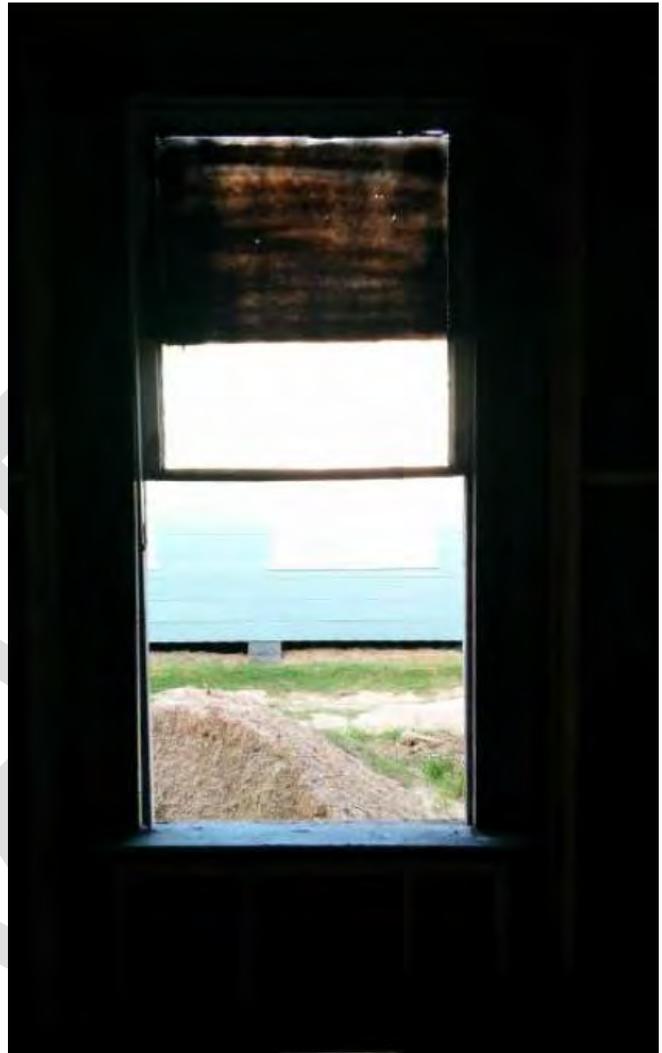


WINDOWS C & D

WINDOW C



WINDOW D

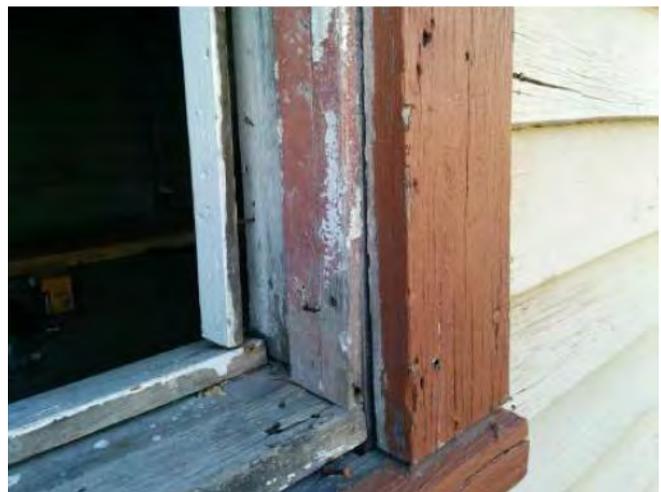


WINDOW C
CONDITION DETAILS



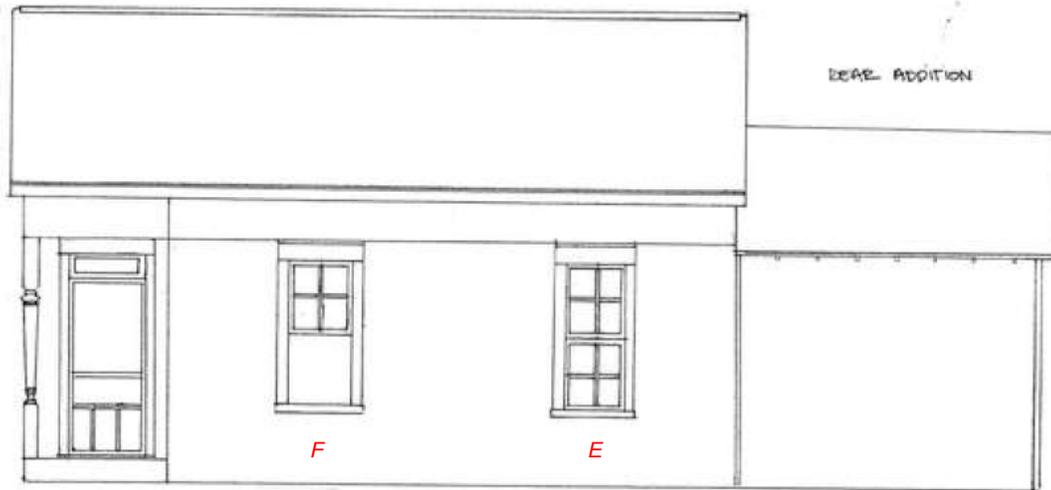


WINDOW D
CONDITION DETAILS



EAST SIDE ELEVATION

EXISTING WINDOWS



PROPOSED WINDOWS



WINDOWS F & E

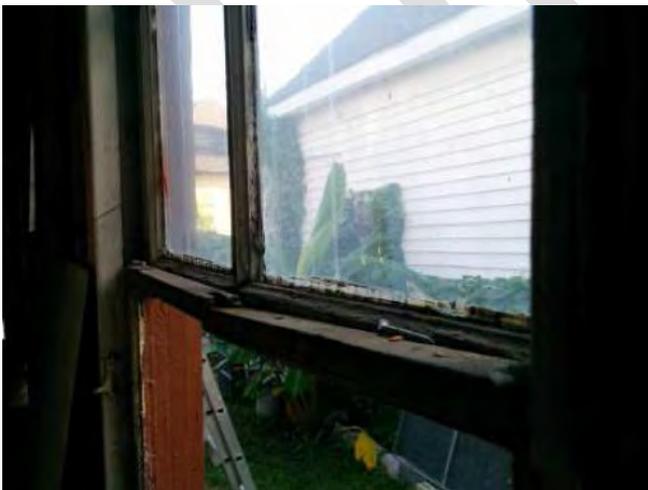
WINDOW F



WINDOW E



WINDOW F
CONDITION DETAILS





WINDOW E
CONDITION DETAILS



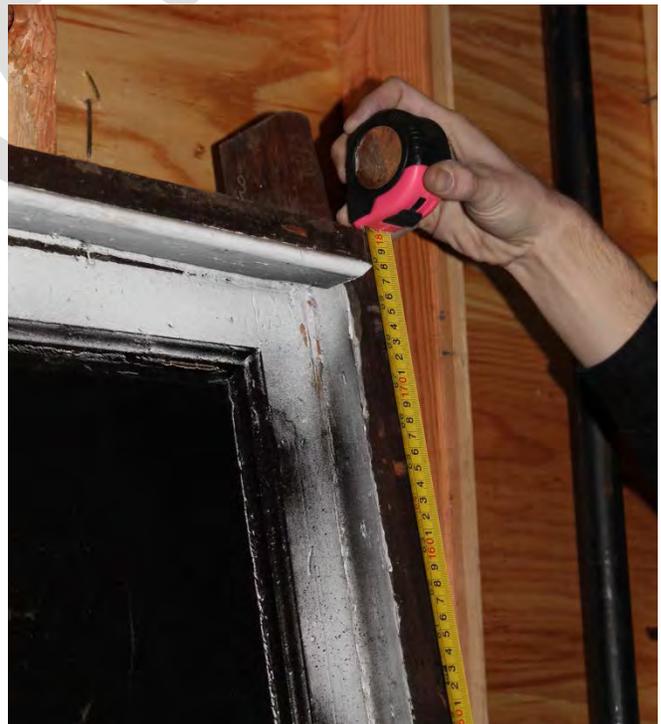


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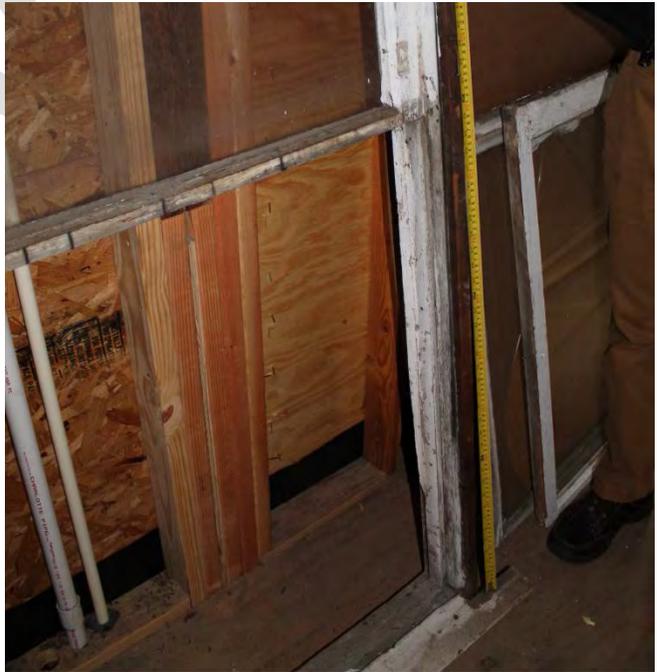
STAFF PHOTOS

WINDOWS A, B, C & D





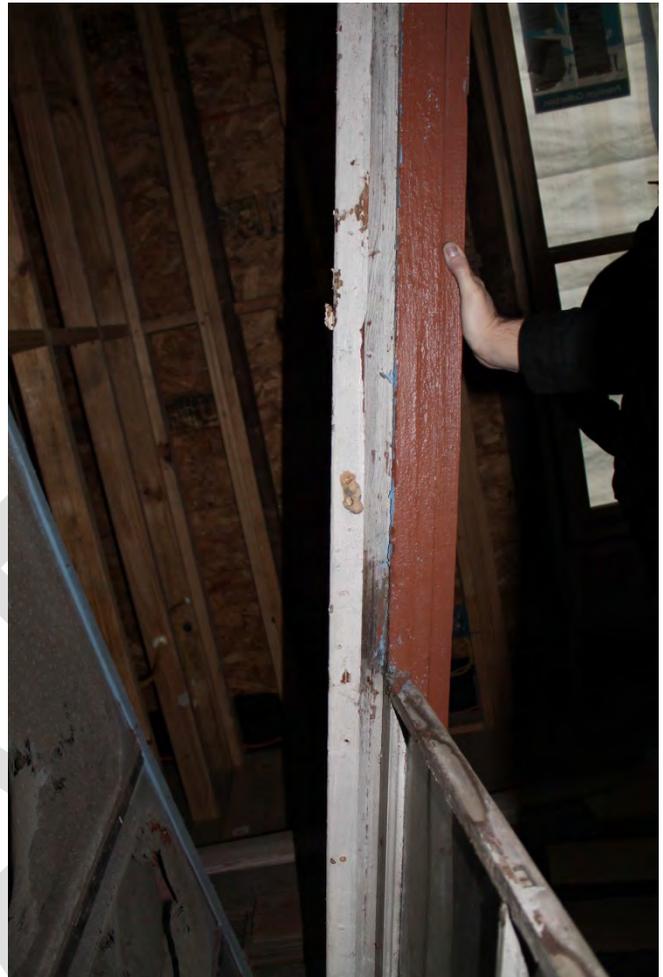




STAFF PHOTOS

WINDOWS F & E





PROPOSED WINDOWS

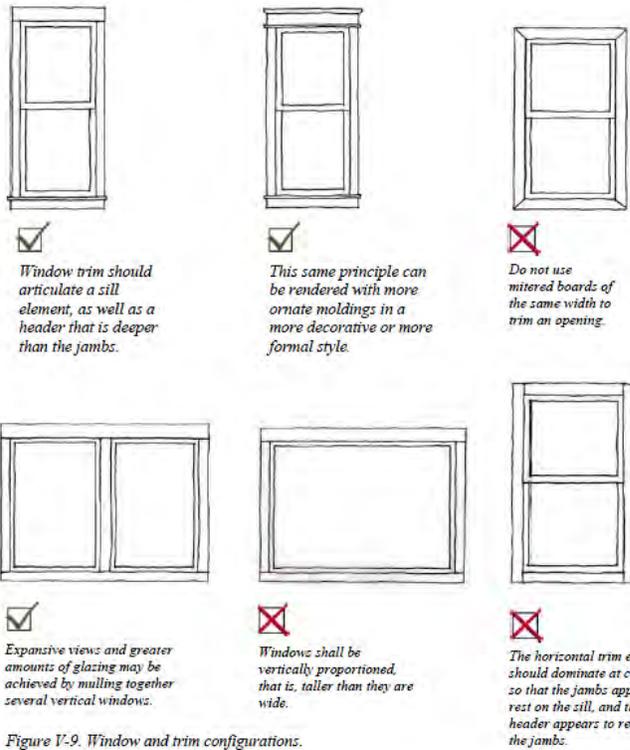




SITE PLAN



DESIGN GUIDELINES



3. Windows:
- a. Proportion: Any single window should be square or vertically proportioned (i.e., taller than it is wide). Several windows may be grouped together for wider arrangements.
 - b. Types: Windows should be of wood or clad wood profiles. Vinyl and fiberglass profiles that resemble wood may also be used. Residential aluminum windows should be avoided. Operable windows should be double hung, single hung, or casement types.
- Divided lights, if used, should be true divided lights with working muntins (strips of wood that separate and hold the panes of glass) rather than snap-in false muntins.
- c. Specialty Windows: Specialty windows include such shapes as round, oval, or fan. They shall be used sparingly and generally only for accent purposes. They shall be of similar materials and construction as the other windows and compatible with the architectural style of the house.
 - d. Shutters: Shutters should be real, operable units and (whether operable or decorative) should be correctly proportioned to the window opening (i.e., with a width equal to one half the opening width). Shutters should not be used on double or triple openings. Rolling shutters are not recommended.



PROJECT DETAILS

- Windows/Doors:** The original portion of the residence features wood single hung windows, three with a 4/4 lite pattern and four with a 1/1 lite pattern. One 4/4 lite pattern window will be retained. The other six windows exhibit are damaged and will be removed and replaced with recessed wood windows with a 1/1 lite pattern. Existing wood trim will be repaired and retained.
- Front Elevation:** The residence features wood porch columns to remain, one wood 4/4 window to remain, and two
(South) 1/1 wood windows to be removed and replaced with new 1/1 wood windows.
- Side Elevation:** The residence features two wood 1/1 windows to be removed and replaced with wood 1/1
(West) windows. One wood 1/1 window on the existing rear addition will be retained.
- Side Elevation:** The residence features two 4/4 wood windows to be removed and replaced with 1/1 wood
(East) windows.

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