

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: George Hinkal & Delina Lyon, owners

Property: 2110 State Street, Lot 3, Block 408, Baker W R NSBB Subdivision. The property includes a historic one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1880, located in the Old Sixth Ward Historic District. The structure has a circa 1950s shed roof addition at the rear, and was relocated in 1997 from 1517 Lubbock Street to its current location.

Proposal: Alteration – Revise a COA granted in June 2014 to allow vinyl 2-over-1 windows with snap-on exterior muntins instead of the approved wood 2-over-1 windows on a new rear addition. The applicant has installed flush-mounted vinyl windows with internal muntins. See enclosed application materials and detailed project description on p. 5 -13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions:

The windows on the west elevation of the addition should be traditionally mounted 2-over-1 or 2-over-2 windows with true divided lights or 1-over-1 windows. Vinyl profiles that resemble traditional wood window profiles are acceptable per the OSW Design Guidelines.

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

- | | |
|---|---|
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(1) The proposed activity must retain and preserve the historical character of the property;
<i>Flush mounted windows with false muntins are not compatible with the historic character of the Old Sixth Ward. All windows should have a traditional profile, even if made of alternative materials such as vinyl. Divided light windows should have true muntins.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>All new windows in Old Sixth Ward should have a traditional wood profile, even if made of alternative materials such as vinyl. Divided light windows should have true muntins.</i></p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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;
<i>Traditionally mounted and truly divided lights are distinctive stylistic features of the building and are examples of skilled craftsmanship. The proposed windows are flush-mounted with false exterior muntins, which are not compatible with the existing building's features.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);</p> |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(11) The proposed activity will comply with any applicable deed restrictions.</p> |

OLD SIXTH WARD DESIGN GUIDELINES

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In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

The Guidelines state in Section V.D.3 that if divided lites are used, they should be true divided lites with working muntins (strips of wood that separate and hold the panes of glass) rather than snap-in false muntins. Also, windows should be of wood or clad wood profiles. Vinyl profiles may be used if they resemble wood.

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PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



CURRENT PHOTO



NEIGHBORING PROPERTIES



2108 State – Contributing – 1920 (neighbor)



2112 State – Contributing – 1932 (neighbor)



2111 State– Contributing – 1910 (across street)



2113 State– Contributing – 1920 (across street)



2115 State– Contributing – 1930 (across street)



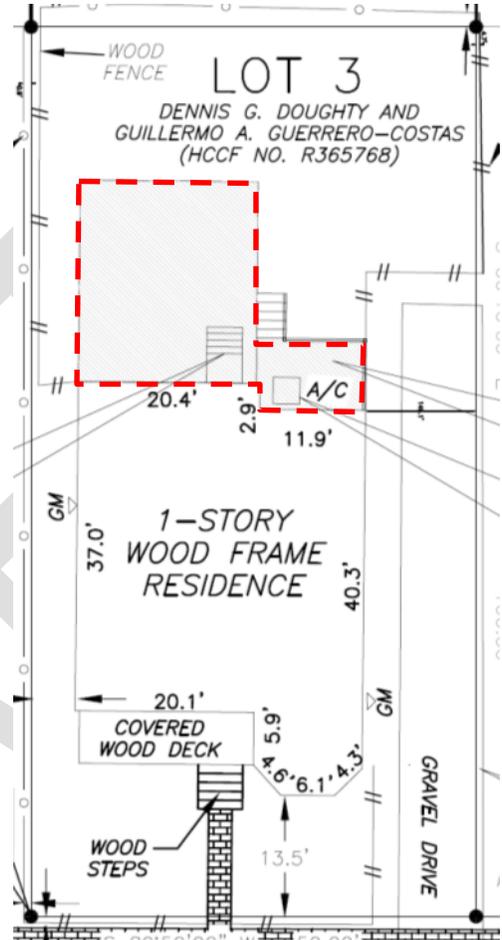
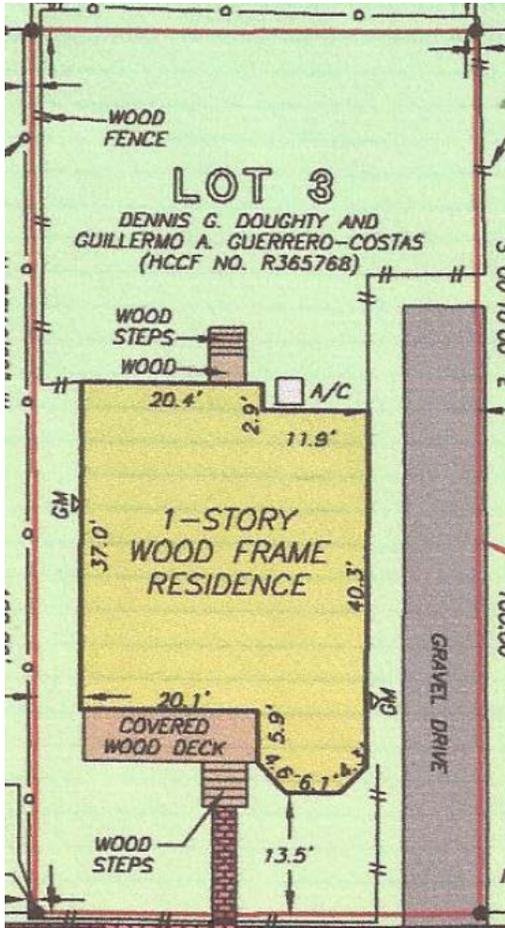
2117 State– Contributing – 1938 (across street)



SITE PLAN

EXISTING

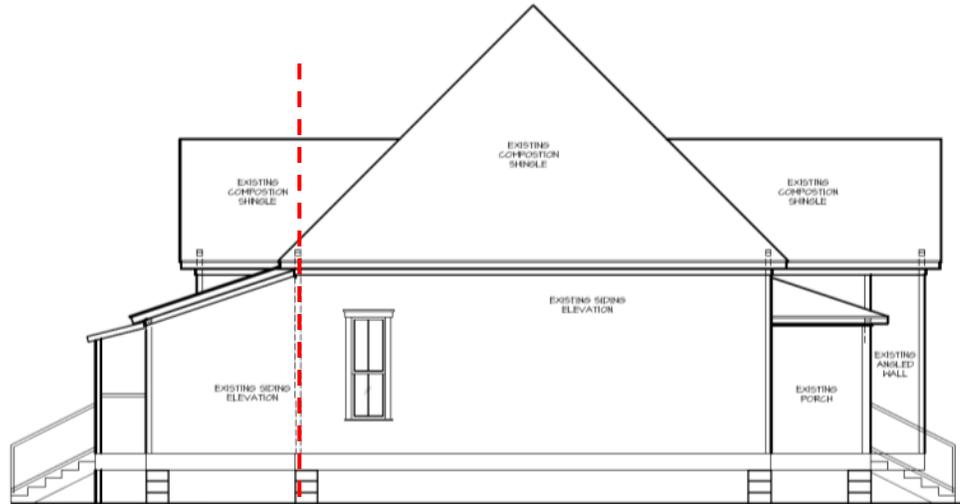
APPROVED – 6/19/14



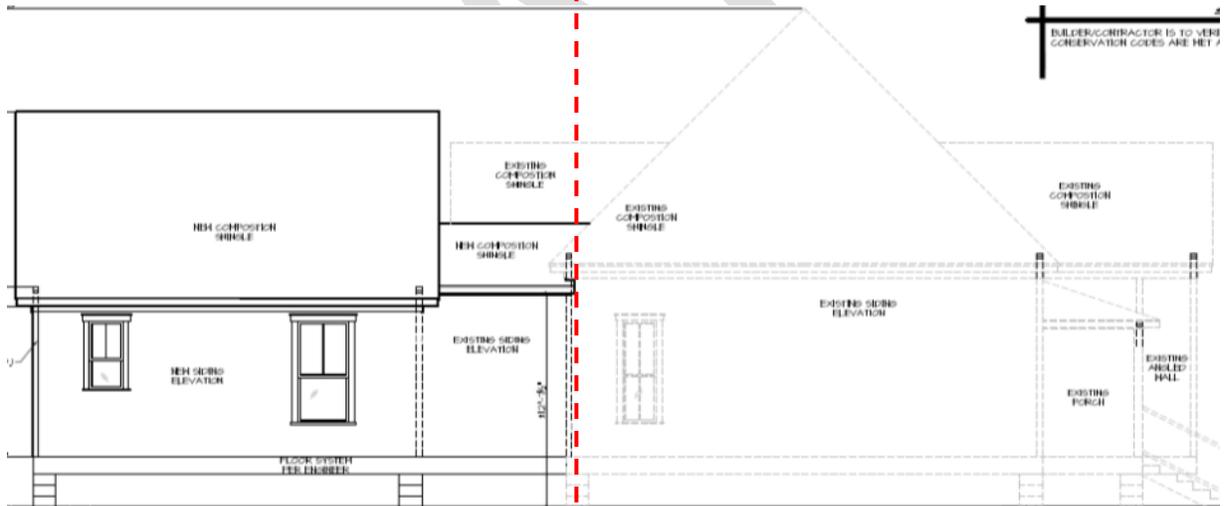
ADDITION AND REAR DECK

WEST SIDE ELEVATION

EXISTING



APPROVED - 6/19/14



VINYL WINDOWS ON ADDITION VISIBLE FROM PUBLIC RIGHT OF WAY

ORIGINAL REAR WALL

VIEW FROM STREET



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WINDOW COMPARISON

ORIGINAL

PROPOSED ON ADDITION



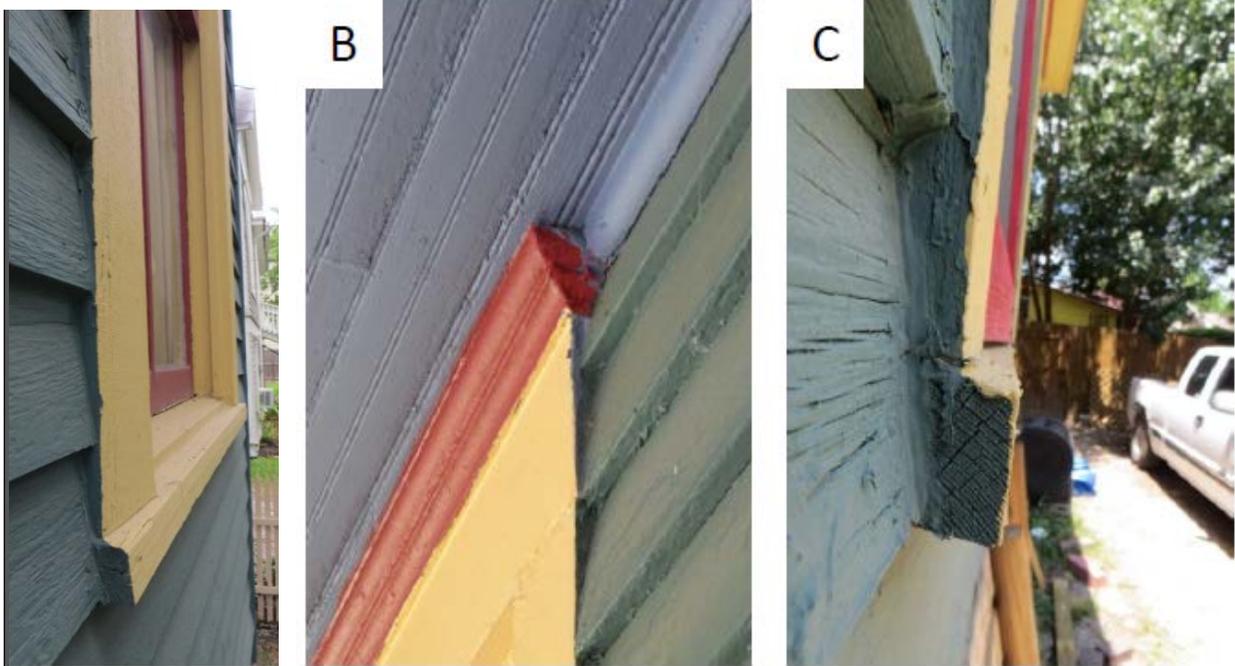
*TRUE DIVIDED LITES
WOOD
TRADITIONALLY MOUNTED*



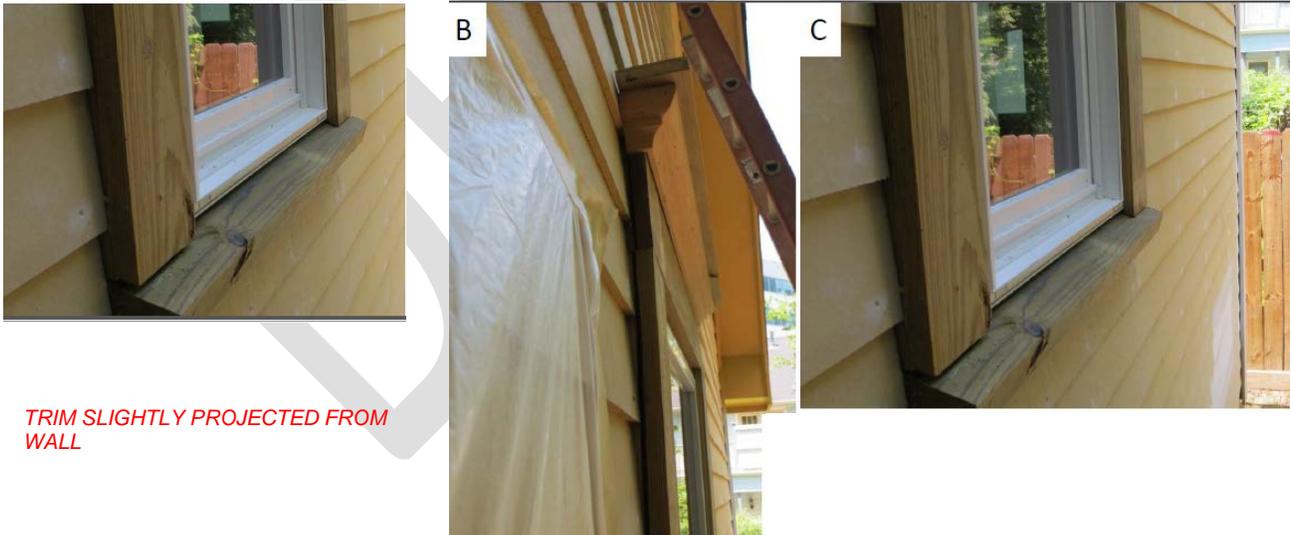
*INTERNAL MUNTIN - PROPOSED WITH SNAP-ON EXTERIOR
MUNTIN
VINYL
FLUSH MOUNTED WITH BUILT-OUT TRIM*

TRIM COMPARISON

ORIGINAL



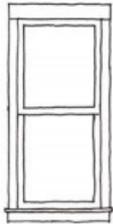
PROPOSED ON ADDITION



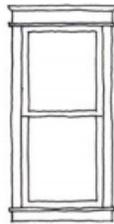
TRIM SLIGHTLY PROJECTED FROM WALL

OLD SIXTH WARD DESIGN GUIDELINES

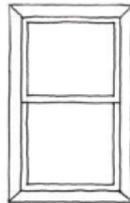
WINDOWS, PAGE 34



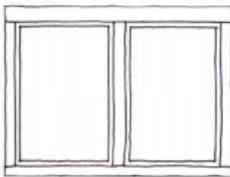
Window trim should articulate a sill element, as well as a header that is deeper than the jambs.



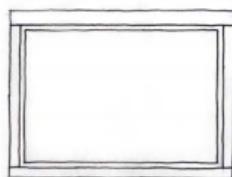
This same principle can be rendered with more ornate moldings in a more decorative or more formal style.



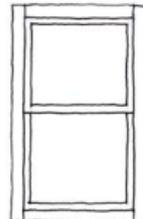
Do not use mitered boards of the same width to trim an opening.



Expansive views and greater amounts of glazing may be achieved by mulling together several vertical windows.



Windows shall be vertically proportioned, that is, taller than they are wide.



The horizontal trim elements should dominate at corners, so that the jambs appear to rest on the sill, and the header appears to rest on the jambs.

Figure V-9. Window and trim configurations.

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 existing residence has wood, 2-over-2 windows. Wood 2-over-1 windows were approved for the rear addition. However, flush mounted vinyl 2-over-1 windows have been installed.

Side Elevation: The addition was approved for wood, double-hung 2-over-1 windows measuring approximately 2' wide by 4' tall and 3' wide by 6' tall. The revision makes these two windows vinyl with a 2-over-1 lite division with an exterior snap-on muntin to give them an appearance of a true divided lite. The trim is 3/4" thick.

Side Elevation: This side of the addition is not visible from the public right-of-way.
(East)

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