CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Kim Nguyen for Thomas Nguyen, owner

Property: 1808 State Street, Lot 7, Block 441, Baker WR 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. An existing rear addition not present in Sanborn Fire Insurance maps was constructed at an unknown date.

Proposal: Alteration – Replace siding and windows on an existing addition

- Remove wood 105 siding from existing rear addition and replace with wood lap siding to match original portion of house
- Remove aluminum window and wood trim on east elevation of addition and patch with wood siding
- Remove 1-over-1 wood window and trim on west elevation of addition and replace with salvaged 1-over-1 wood window with new wood trim to match trim on original house
- Replace two aluminum windows on rear wall of addition: one with salvage wood and one new wood window

See enclosed application materials and detailed project description on p. 4-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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.

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PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

PRIOR TO ALTERATIONS

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WEST SIDE ELEVATION

EXISTING

PROPOSED

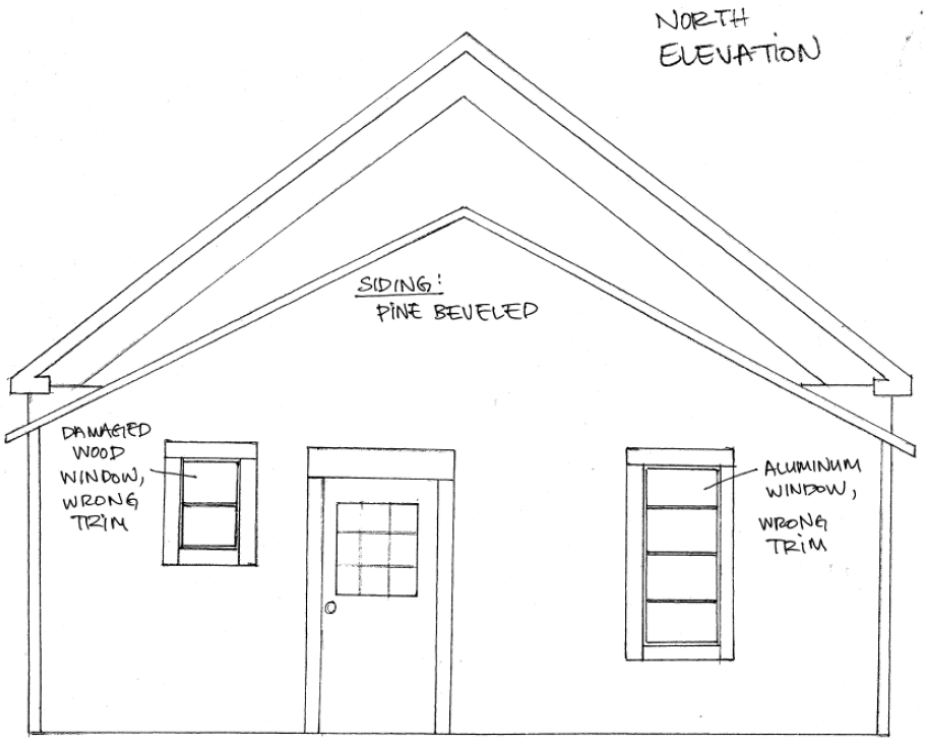
EAST SIDE ELEVATION

EXISTING

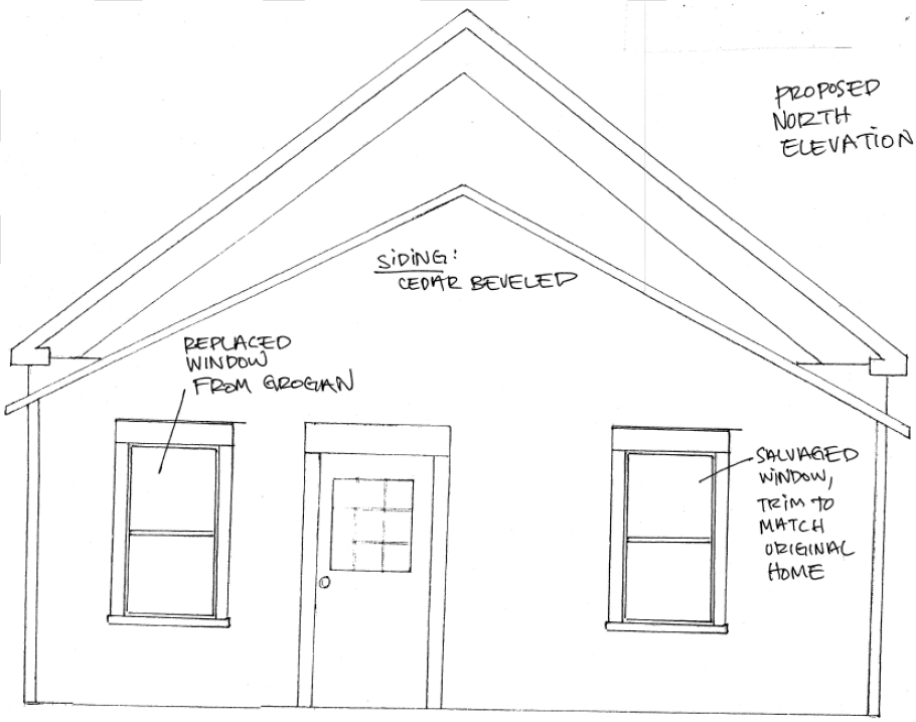
PROPOSED

NORTH (REAR) ELEVATION

EXISTING



PROPOSED



EXISTING WINDOWS

REAR WALL

EXISTING WINDOWS

WOOD WINDOW TO BE REPLACED

EXISTING WINDOWS

ALUMINUM WINDOW TO BE REMOVED

SIDING COMPARISON

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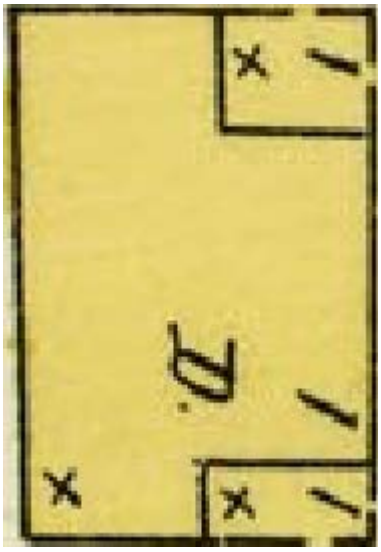
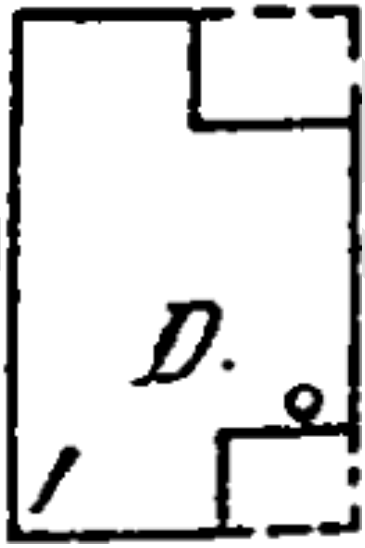
SALVAGED WOOD WINDOWS

SANBORN MAPS

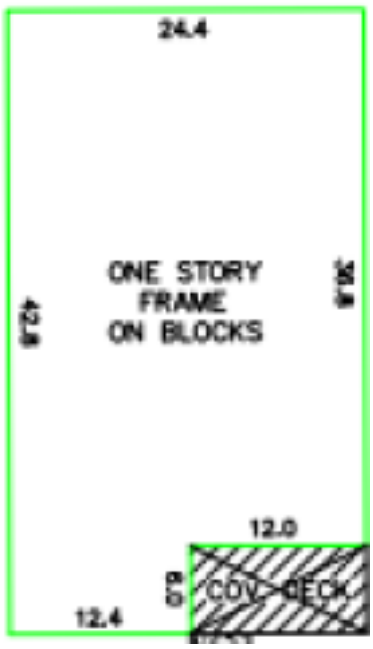
1808



1924-1951



CURRENT SURVEY



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WINDOW & MATERIAL SCHEDULE

PROPOSED ALTERATIONS

Existing Photo	Existing Description	Proposed Photo	Proposed Description
	• 1-over-1 aluminum window • Damaged, missing bottom glass pane • Inconsistent trim with the main home		• Replaced with double hung 1-over-1 wood window • 38 1/8 in. x 65 1/4 in.
	• 2-over-2 horizontal aluminum window • Inconsistent trim with the main home		• Replaced with double hung 1-over-1 wood window with curved glass • 35 in. x 65 ¾ in. • From Salvage Warehouse • From same home as the proposed West window in rear addition
	• Colonial pine siding		• Replaced with 6 inch beveled cedar to match original home siding

WINDOW & MATERIAL SCHEDULE

PROPOSED ALTERATIONS

Existing Photo	Existing Description	Proposed Photo	Proposed Description
	• Damaged, rotted wood window • Damaged, inconsistent trim		• Replaced with double hung 1-over-1 wood window with curved glass • 35 in. x 65 ¾ in. • From Salvage Warehouse • From same home as the proposed North window in rear addition • Trim to reflect the same style from original home
	• Beveled pine siding		• Replaced with 6 inch beveled cedar to match original home siding

PROJECT DETAILS

Windows/Doors: The historic home features original 4/4 and 1/1 double hung wood windows and two wood entry doors with transoms and wood screen doors, none of which will be altered or removed. The existing addition features one 1/1 double hung wood window, one 2/2 single hung aluminum window and two 1/1 single hung aluminum windows. All windows on the existing addition will be removed. Two aluminum windows on the rear wall will be replaced with one new vinyl 1/1 single hung window and one salvaged 1/1 wood double hung window. One aluminum window one the east elevation will be removed and the opening will be patched with siding. One aluminum window on the west elevation will be replaced with a salvaged 1/1 double hung wood window. All new windows will feature wood trim matching the configuration on the original house.

Exterior Materials: The original home features wood lap siding with a 5" reveal which will be retained unaltered. The existing addition features wood 105 siding. All siding on the addition will be removed and replaced with wood lap siding with a 5" reveal. A single piece of vertical wood trim will be retained to maintain delineation between the original house and the existing addition.

Front Elevation: (South) The existing house features two 4/4 wood double hung windows on the front wall, an open vent with wood trim in the gable, and one 4/1 wood double hung window and one wood door with transom in the back wall of an inset porch. The porch features two turned wood columns with wood brackets to remain unaltered. No alterations will be made to any windows or doors on this elevation.

Side Elevation: (West) The existing structure features two 1/1 wood double hung windows on the original wall and one 1/1 wood double hung window on the existing addition. The original structure features wood lap siding and the addition has wood 105 siding. No changes will be made to windows or siding on the original house. Siding on the existing addition will be removed and replaced with wood lap siding to match the original house. A piece of vertical wood trim will maintain differentiation for the addition. The window in the addition is rotted beyond repair and will be replaced with a salvaged 1/1 wood double hung window.

Side Elevation: (East) The existing structure features two 4/4 wood double hung windows on the original wall and one 1/1 aluminum single hung window on the existing addition. The original structure features wood lap siding and the addition has wood 105 siding. No changes will be made to windows or siding on the original house. Siding on the existing addition will be removed and replaced with wood lap siding to match the original house. A piece of vertical wood trim will maintain differentiation for the addition. The window in the addition is not original to the structure and will be removed. The opening will be patched with wood lap siding.

Rear Elevation: (North) Not visible from right-of-way. See elevations for details.

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