

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 6, 2014

**Applicant:** Benjamin Nguyen, owner

**Property:** 1810 State Street, Lot 6, Block 441, Baker W R NSBB Subdivision. The property includes a historic 1,060 square foot, one-story wood frame single-family residence and a noncontributing 336 square foot one-story wood frame accessory structure at the rear of the lot situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Noncontributing one-story accessory structure, constructed circa 1940, located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – Replace all wood 105 siding with cementitious lap siding and make the following alteration on the south (street) elevation:

- Replace one wood window with a vinyl window
- Replace one missing window in an existing opening with a vinyl window
- Replace one wood door with a fiberglass window
- Partially patch one unused door opening with siding
- Add one vinyl horizontal window in the upper portion of the unused door opening

The applicant received a permit in February of this year for interior work only and exceeded that scope. All proposed work has been completed.

See enclosed application materials and detailed project description on p. 4-13 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

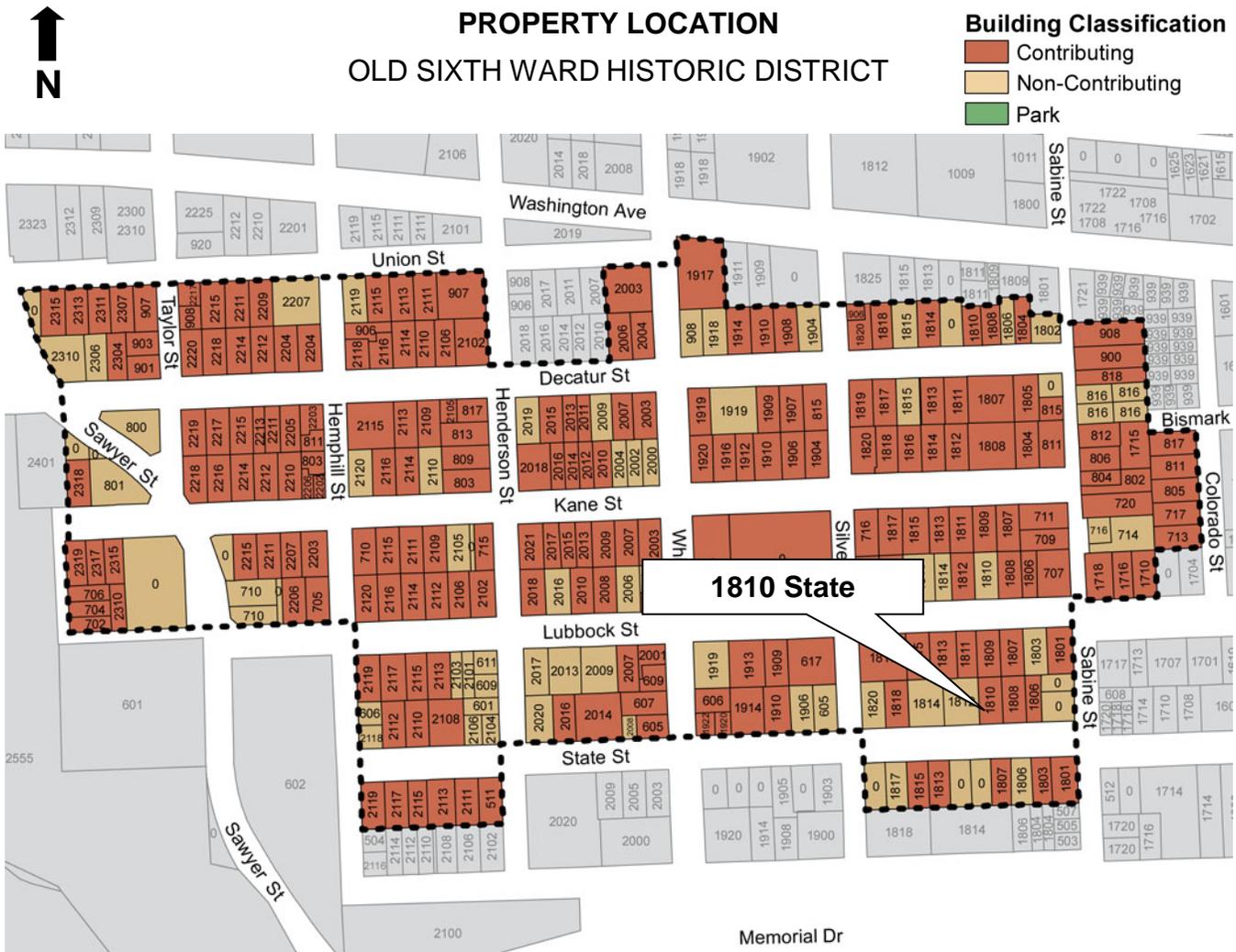
S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must 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
(2) For an addition to a noncontributing structure:
(a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
(b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
(c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.

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 explicitly state that "windows shall be vertically proportioned." In the Guidelines, "shall indicates a mandatory provision." One of the three new windows proposed for the structure is horizontally proportioned and violates this "shall" provision. However, though portions of the structure are visible from the right of way, the eastern portion of the elevation containing the horizontal window is completely blocked from view by the contributing residence. Because this residence is contributing, it is unlikely to be removed and the horizontal window will not be visible from the right of way.



**PHOTOS OF SOUTH (STREET) ELEVATION**

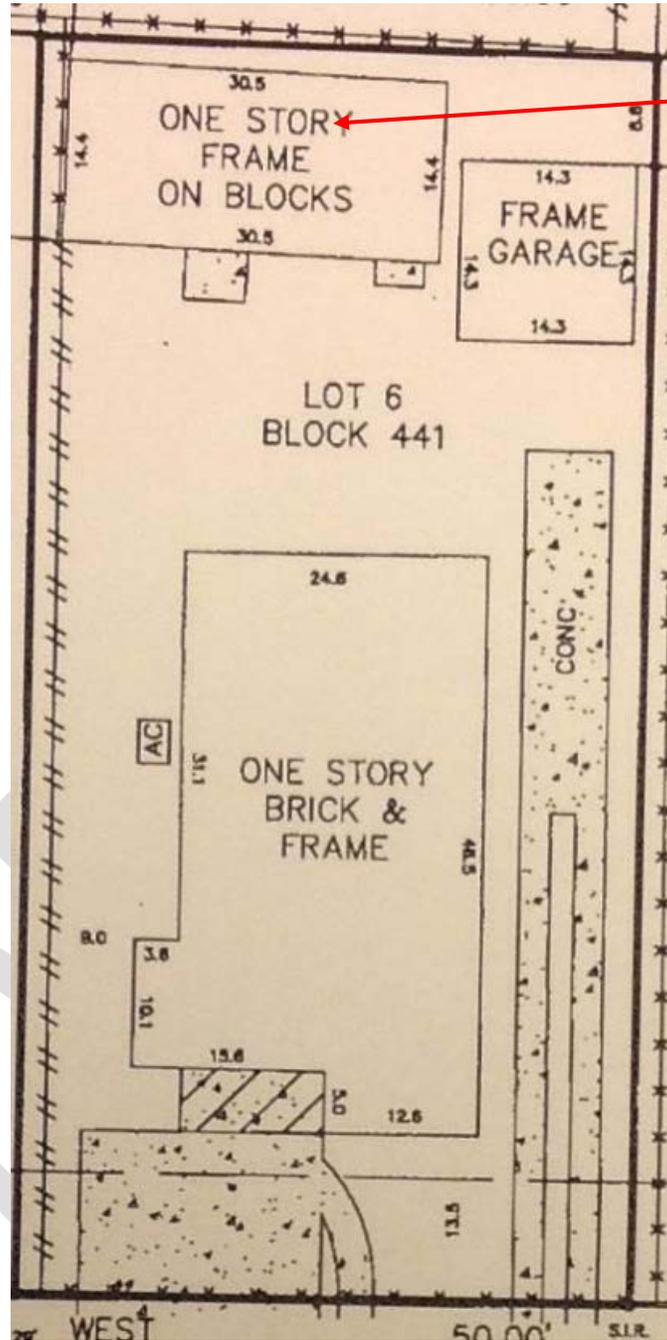
**CURRENT PHOTO**



**PHOTO PRIOR TO ALTERATIONS**



SITE PLAN



SUBJECT STRUCTURE

**WINDOW / DOOR AND MATERIAL SCHEDULE**

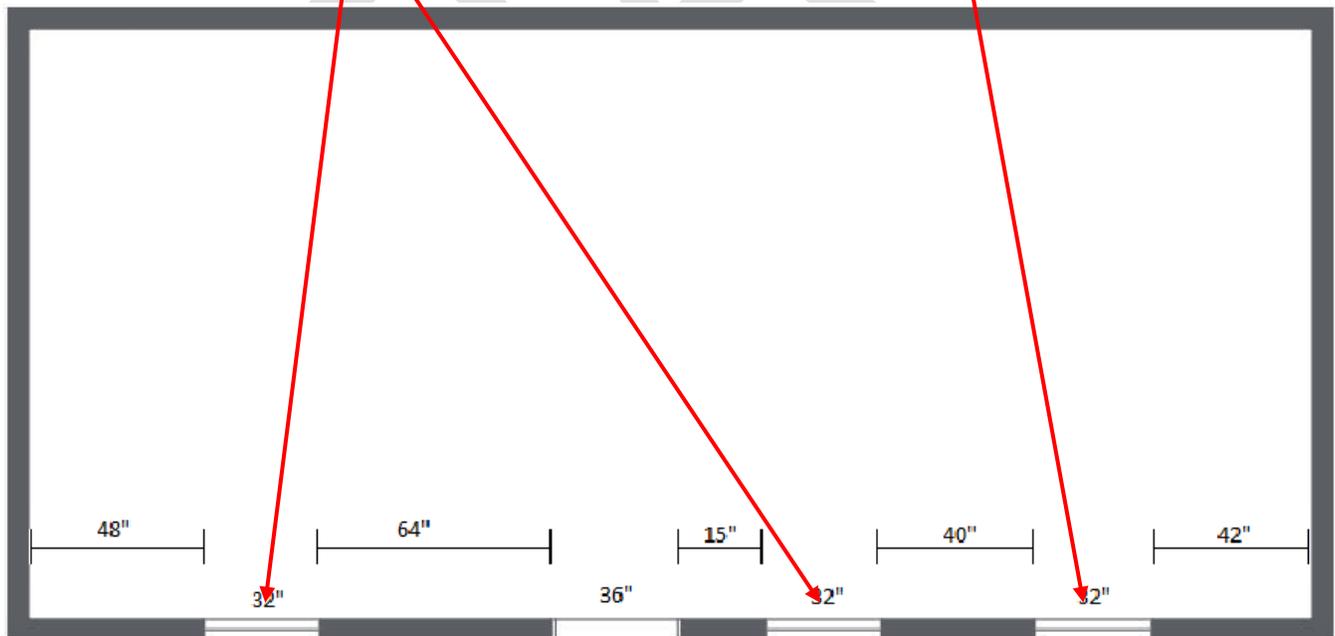
Existing Photo	Existing Description	Proposed Photo	Proposed Description
	<ul style="list-style-type: none"> <li>• Damaged, rotted wood window</li> </ul>		<ul style="list-style-type: none"> <li>• Single Hung Vinyl Window 32 x 60 in.</li> </ul>
	<ul style="list-style-type: none"> <li>• Damaged, rotted wood siding</li> </ul>		<ul style="list-style-type: none"> <li>• HardiePlank Siding - Colonial style same as existing garage</li> </ul>
	<ul style="list-style-type: none"> <li>• Damaged front door</li> </ul>		<ul style="list-style-type: none"> <li>• 6-Panel Primed Smooth Fiberglass Entry Door</li> </ul>

WINDOW / DOOR AND MATERIAL SCHEDULE

	<ul style="list-style-type: none"><li>• Damaged, rotted window opening</li></ul>		<ul style="list-style-type: none"><li>• Sliding Vinyl Window 32 x 14 in.</li></ul>
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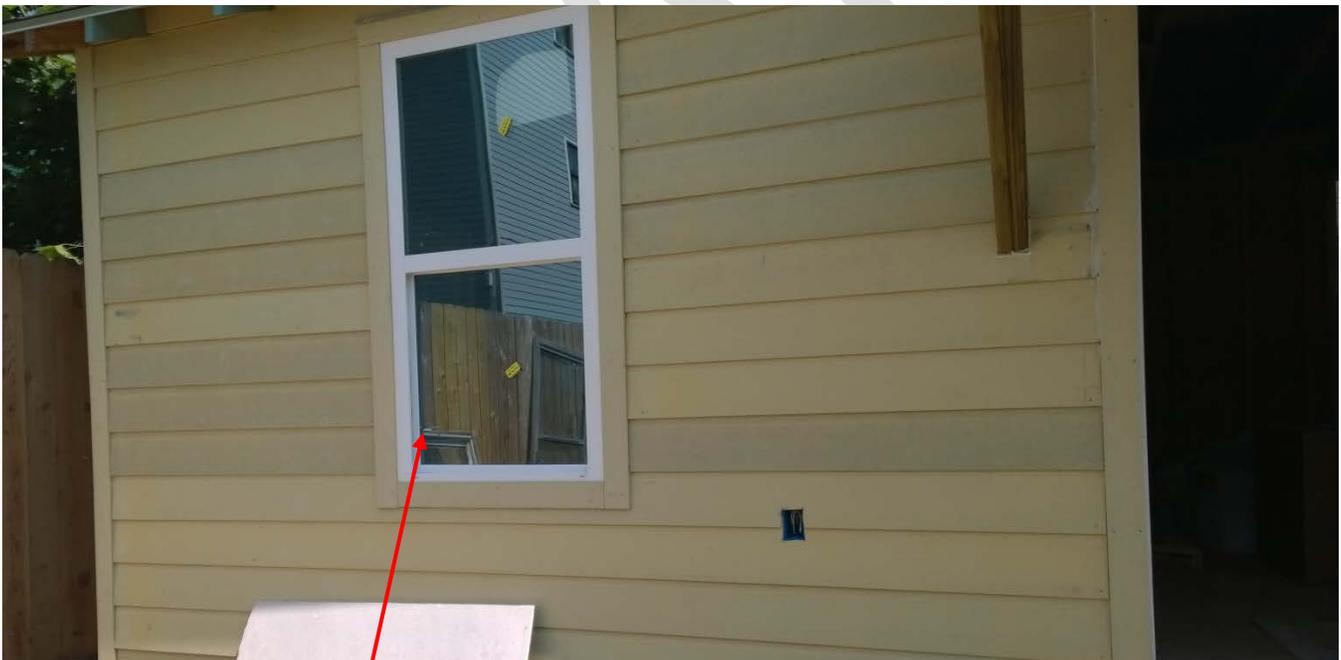
PROPOSED WINDOWS MAKE AND MODEL

- 2 Single Hung windows: Ply Gem / Model #105
- 1 Sliding Window: Tafco / Model #PBS3214-I



**STAFF PHOTOS**

REPLACEMENT SIDING AND WINDOWS STREET (SOUTH) ELEVATION





*VINYL REPLACEMENT WINDOWS*

*NEW HORIZONTAL WINDOW*

**STAFF PHOTOS**

RETAINED WOOD WINDOW WEST ELEVATION

DRAFT



**STAFF PHOTOS**

**VISIBILITY FROM SOUTHWEST CORNER**



VISIBILITY FROM SOUTHEAST CORNER



*HORIZONTAL WINDOW BLOCKED FROM VIEW*

**PROJECT DETAILS**

**Windows/Doors:** The structure features three 1/1 wood double hung windows and one wood entry door. Two windows will be removed and replaced with 1/1 single hung vinyl windows. One will be retained in place. The door will be removed and replaced with a 6 panel painted fiberglass door. One new vinyl horizontal slider window will be installed.

**Exterior Materials:** The structure features wood 105 siding. This is proposed to be removed and replaced with horizontal lap cementitious siding.

**Front Elevation:** The structure features two door openings and two window openings. One door opening features a wood entry door, and the other has been filled with plywood. One window opening features a 1/1 wood double hung window and the other has been covered with plywood. The existing windows will be removed and two vinyl windows will be installed. The existing door will be removed and replaced with a painted fiberglass door. The other door opening will be partially patched with siding. One new vinyl horizontal slider window will be installed in the upper portion of the opening.

**(South)**

**Side Elevation:** The structure features one 1/1 wood double hung window and wood 105 siding. The window will be retained in place and the siding will be replaced with horizontal lap cementitious siding with a 5" reveal.

**(West)**

**Side Elevation:** The structure features wood 105 siding. Siding will be removed and replaced with horizontal lap cementitious siding with a 5" reveal.

**(East)**

**Rear Elevation:** Elevation not visible from right of way.

**(North)**

