

**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:** No comment received.

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

**HAHC Action:** -

**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                                   | D                                   | NA                                  |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
|                                     |                                     |                                     | S - satisfies    D - does not satisfy    NA - not applicable  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Replacing original windows that are not damaged beyond repair with new windows does not retain or preserve the historical character of the property.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>Replacing original windows that are not damaged beyond repair with new windows does not preserve the distinguishing qualities or character of the building.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (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;<br><i>Removal of original wood windows destroys significant historical 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.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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.

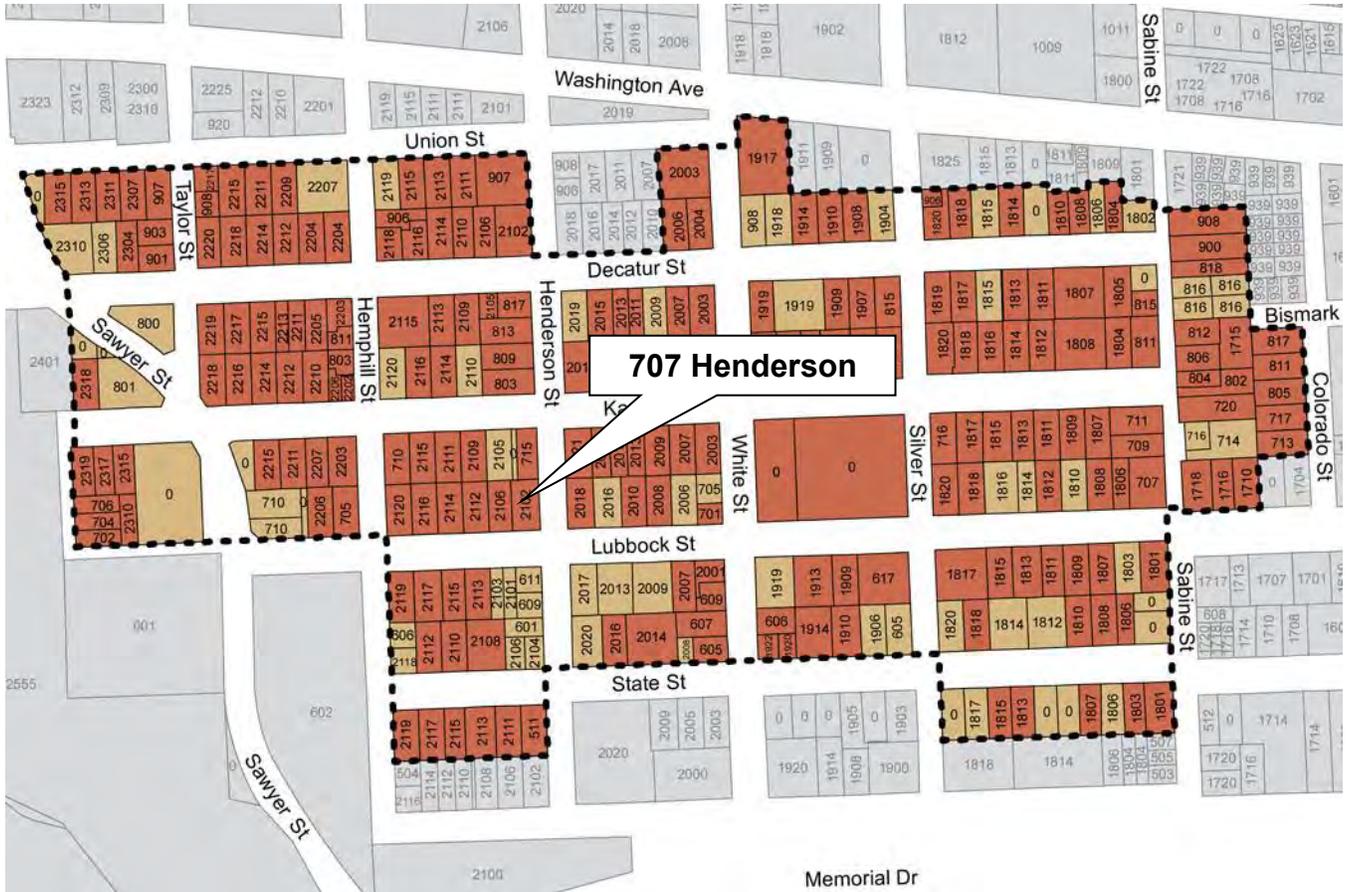
*The Old Sixth Ward Design Guidelines establish windows as character defining features of historic structures. Windows should be retained unless they are damaged beyond repair.*

*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.*

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PROPERTY LOCATION  
OLD SIXTH WARD HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

**CURRENT PHOTO**



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**WINDOW REMOVAL – AUGUST 2016**





**APPLICANT PHOTOS – NEW WINDOWS**





### WINDOW SPECIFICATIONS

**Casement**  
Casement windows hinge at the side and open out from the other side.

**Awning**  
Awning windows hinge at the top and open out from the bottom.

**Double-Hung**  
Double-hung windows have a top sash that can be lowered and a bottom sash that can be raised.

**Single-Hung**  
Single-hung windows have a fixed top sash and a bottom sash that can be raised.

**Sliding**  
Sliding windows have one fixed sash and another sash that slides side to side.

**Bay or Bow**  
Bays and bows are combinations of windows that extend outward to maximize your view.

**Special Shapes**  
Special shape windows include angled, rectangular or curved shapes that do not vent.

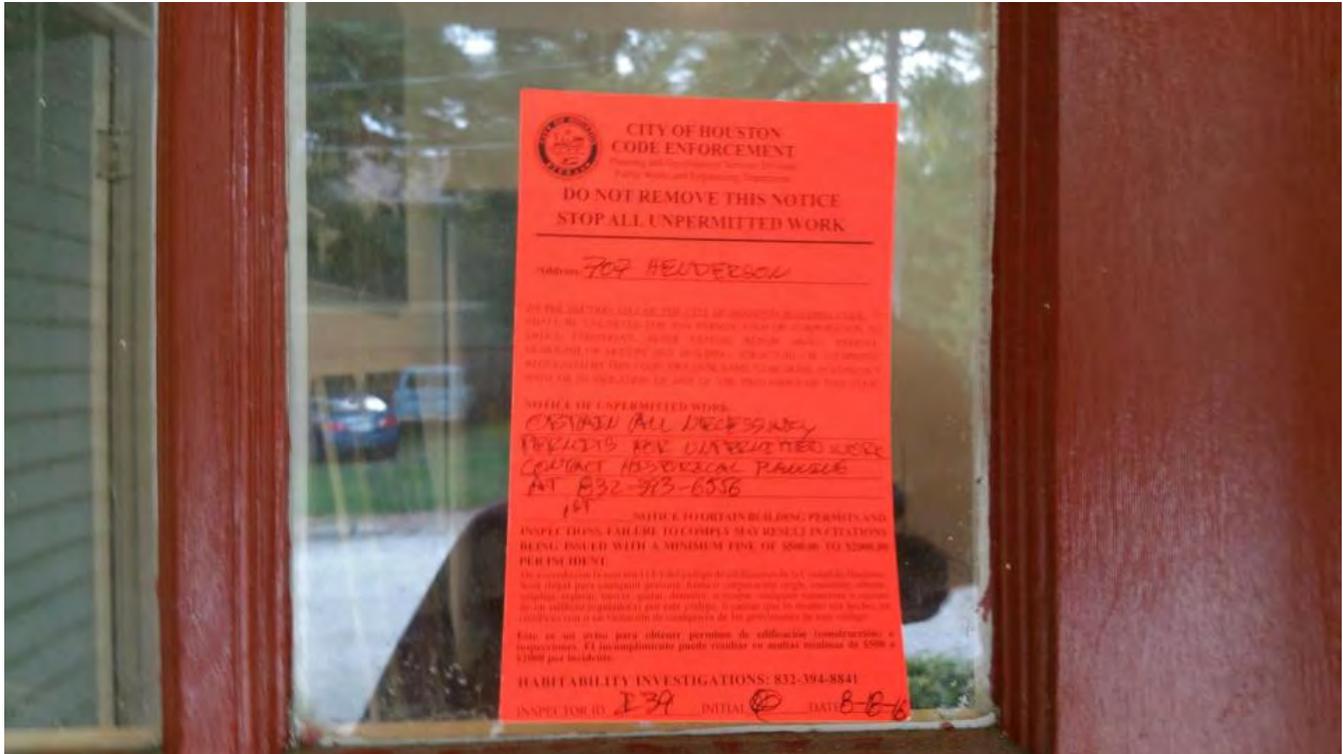
**Specialty Windows**  
Specialty windows offer unique, decorative and operational styles.

**SERIES 4000 DH FUSION WELD  
MODEL 3001  
VINYL WINDOWS**

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COMPLIANCE DOCUMENTATION

RED TAG



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### 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.

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