

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 28, 2016

**Applicant:** Arwen McMillian, A&M Services, for Kellet Peak Investments, LLC, owner

**Property:** 915 Henderson Street, Lots 7 & 8, Block 8, Baker W R NSBB Subdivision. The property currently includes two historic structures. The southern structure (907 Henderson) is a historic one-story wood frame single family residence and the adjacent structure to the north (915 Henderson), is a two-story brick veneer storefront building. Together these two structures have 5,321 square feet of total living area and are situated on a 10,000 square foot (100' x 100') corner lot.

This Certificate pertains to the two-story brick storefront building at 915 Henderson.

**Significance:** Contributing 3,840 square foot two-story Craftsman storefront building, constructed circa 1920, located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – Renewal. This project was originally approved by the HAHC in June 2014.

- Construct a replacement storefront on a contributing two-story commercial style building. The original storefront has previously been removed.
- Replace non-original and missing windows with 1-over-1 custom made wood sash and fixed windows.

See enclosed application materials and detailed project description on p. 6-20 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: 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:

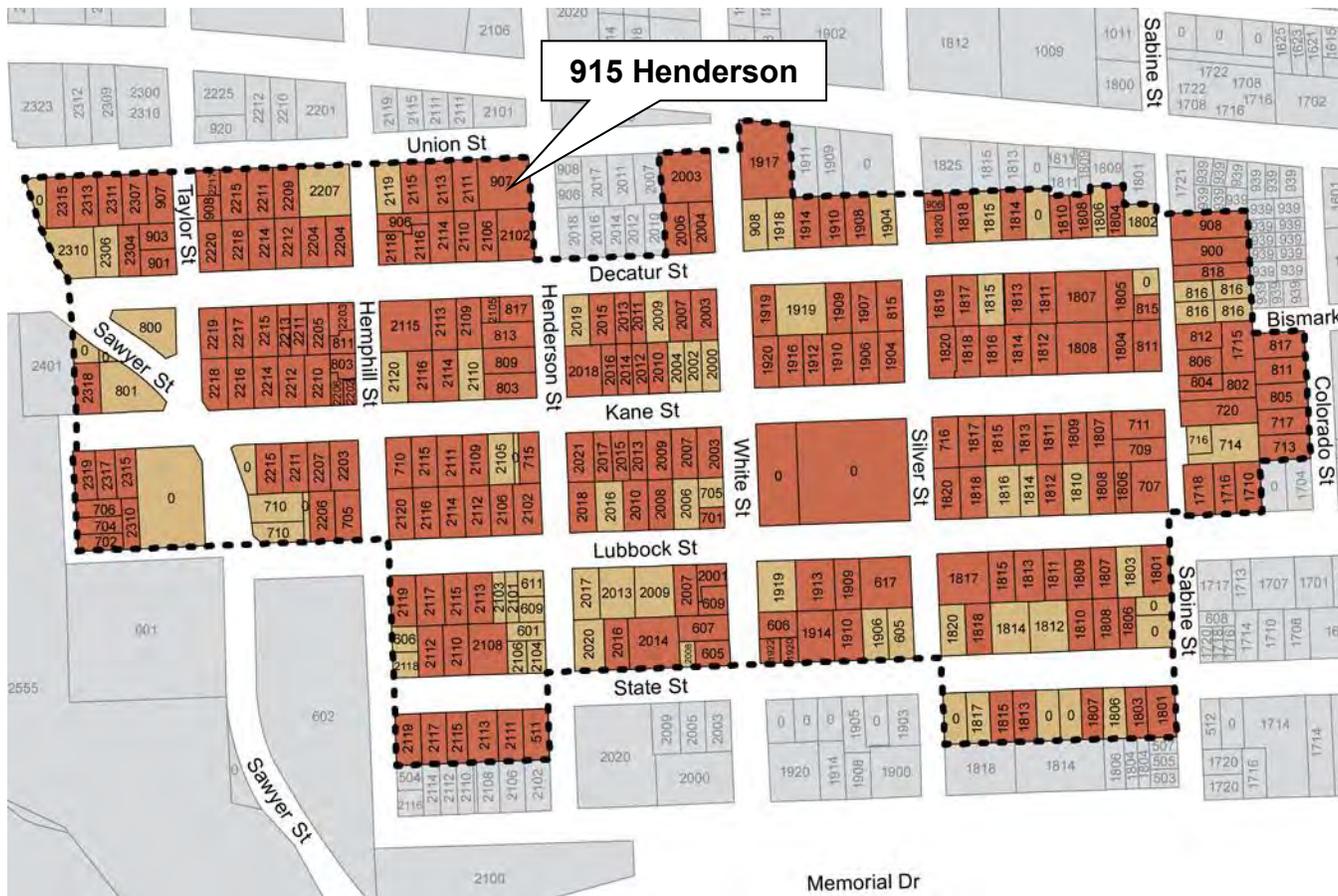
- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
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- (1) The proposed activity must retain and preserve the historical 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
  - (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**

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



PROPERTY LOCATION  
OLD SIXTH WARD HISTORIC DISTRICT



**Building Classification**

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



**NEIGHBORING PROPERTIES**



901 Henderson – Contributing – 1920 (neighbor)



907 Henderson – Contributing – 1920 (neighbor)



Union St. at Henderson St.



908 Henderson – Not in District – (across street)



906 Henderson – Not in District – (across street)



2018 Decatur – Not in District – (across street)

3D RENDERING



EAST ELEVATION – FRONT FACING HENDERSON STREET

EXISTING

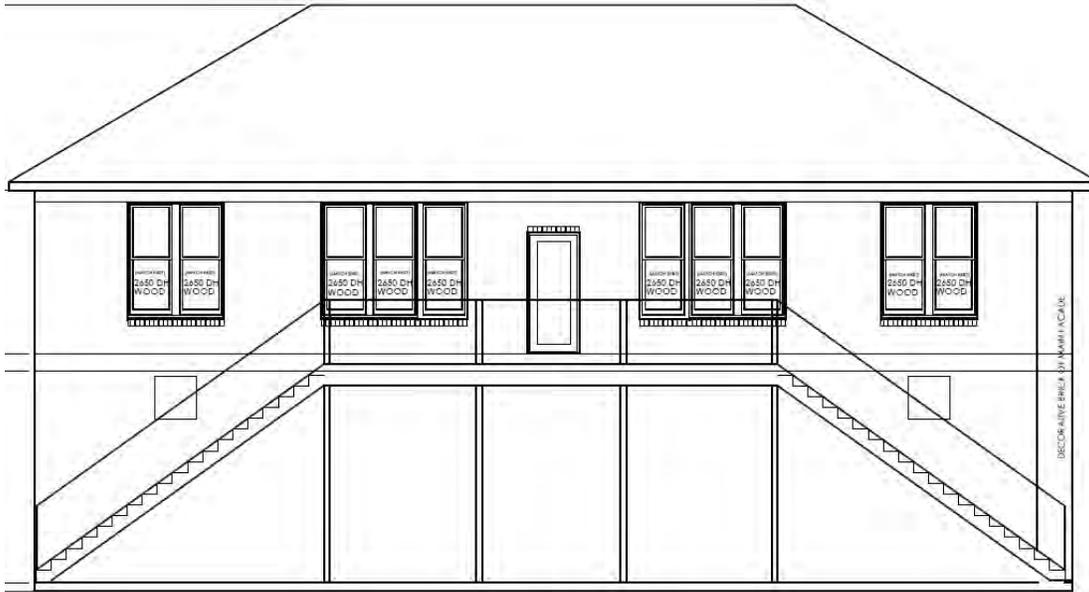


PROPOSED

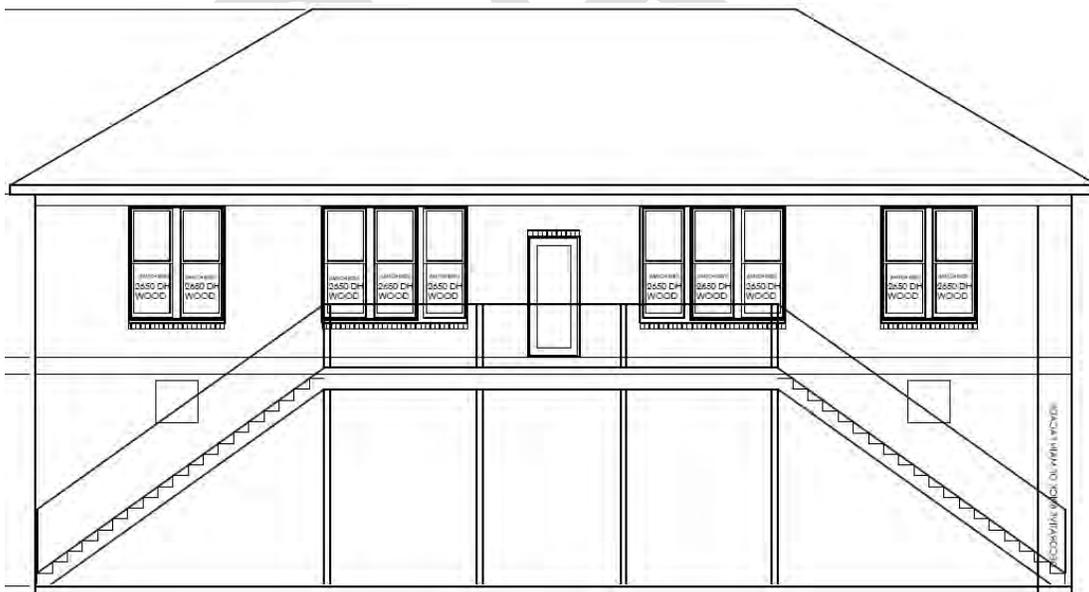


**SOUTH SIDE ELEVATION**

EXISTING

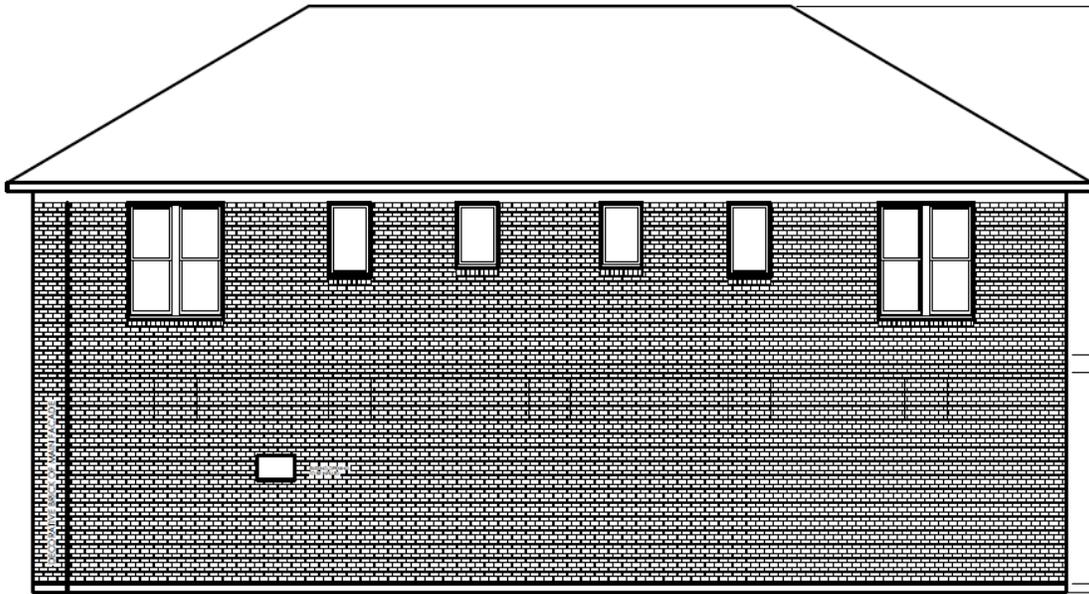


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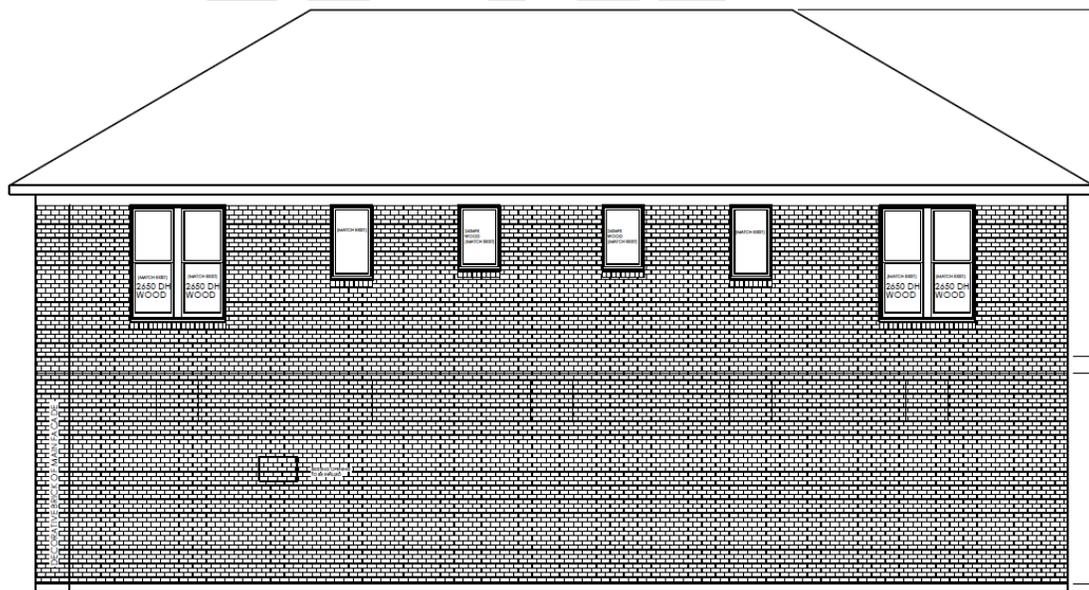


**NORTH SIDE ELEVATION**

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING

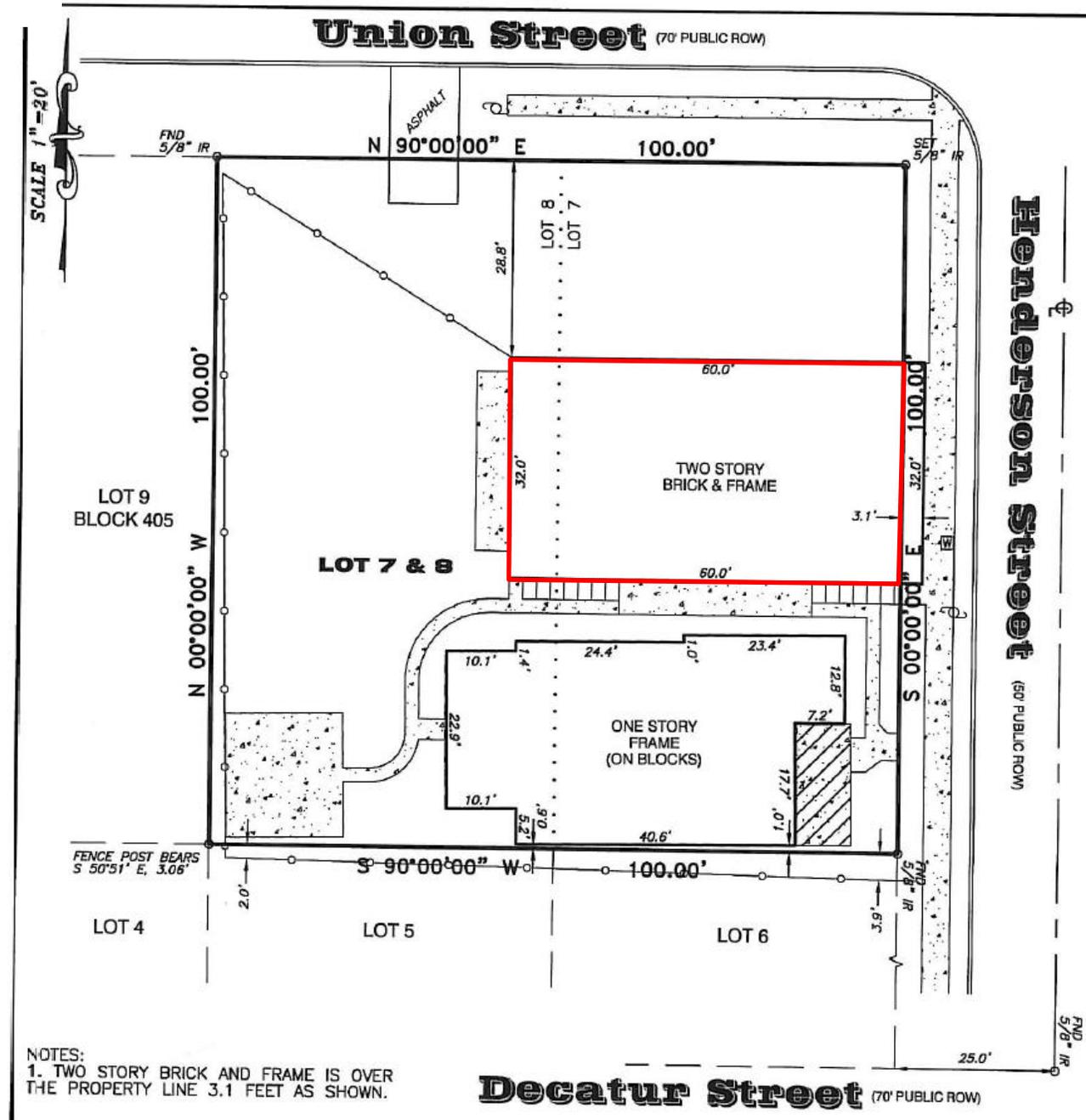


PROPOSED





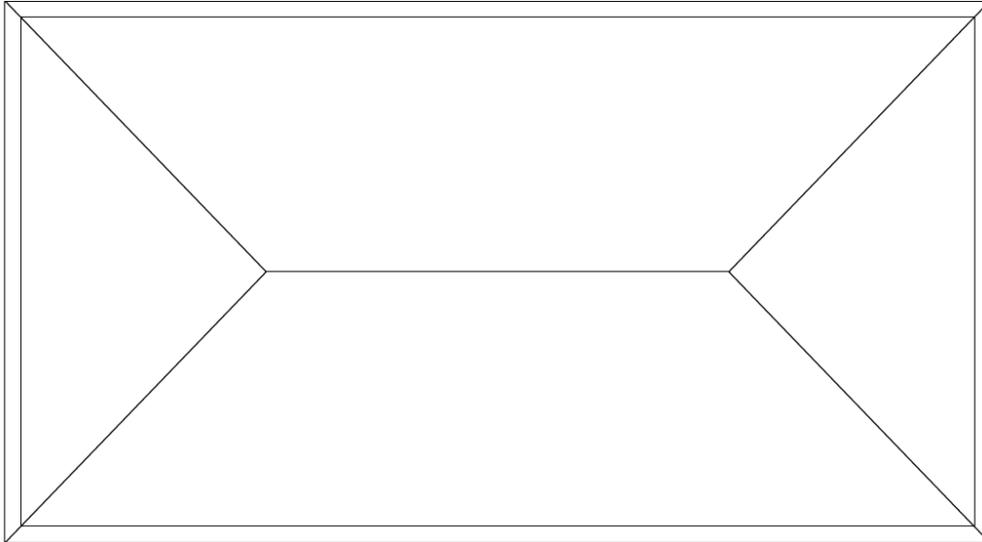
SITE PLAN



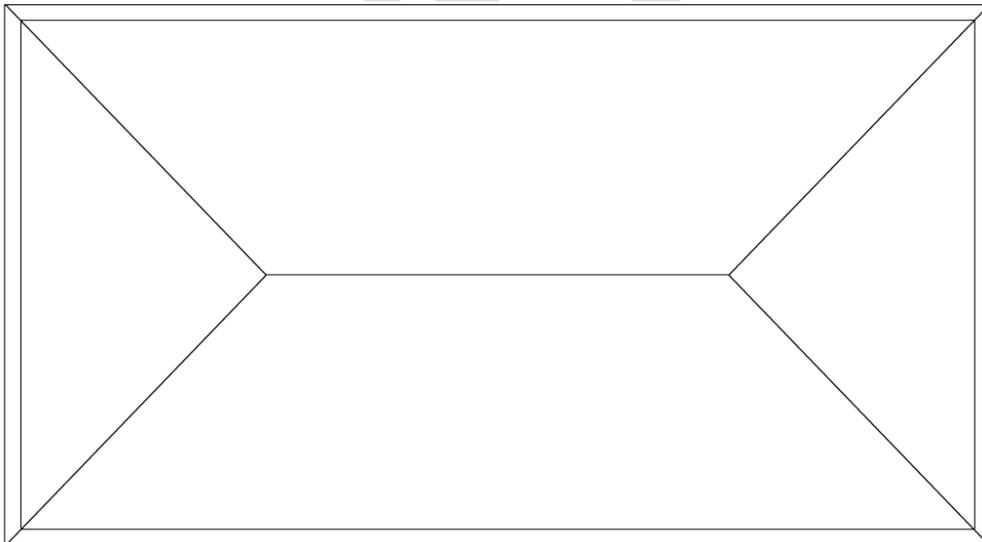


**ROOF PLAN**

EXISTING



PROPOSED



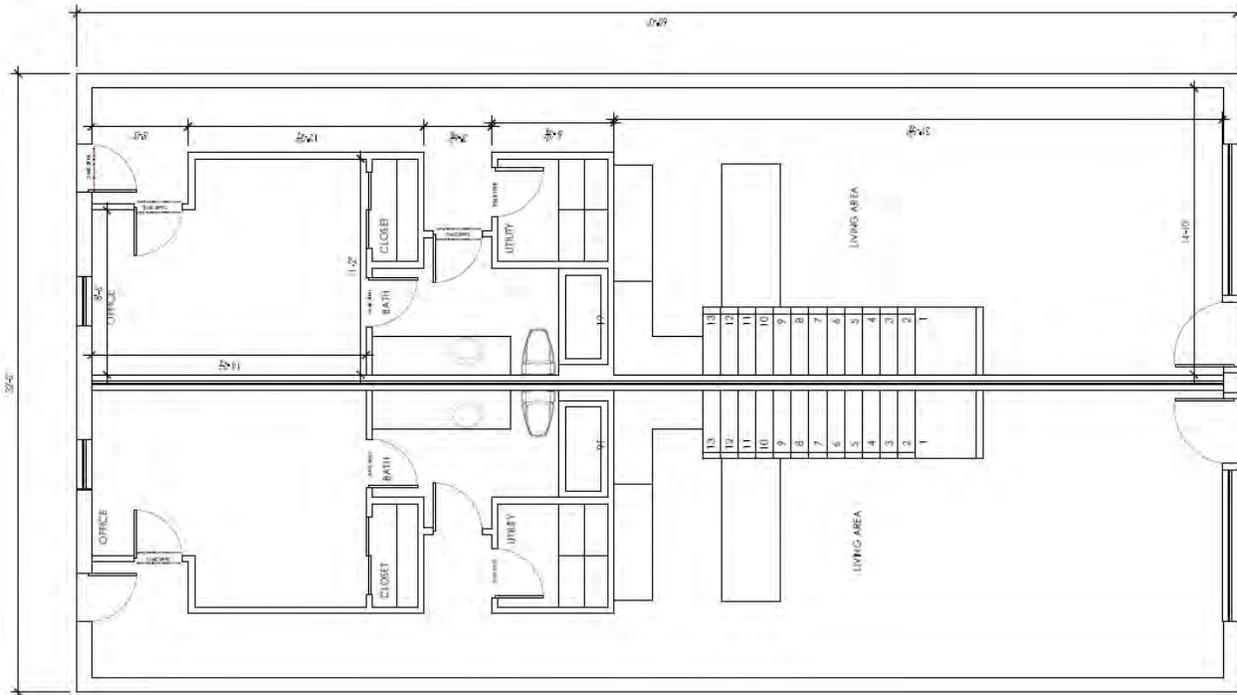


FIRST FLOOR PLAN

EXISTING

*Entire existing building has been gutted.*

PROPOSED

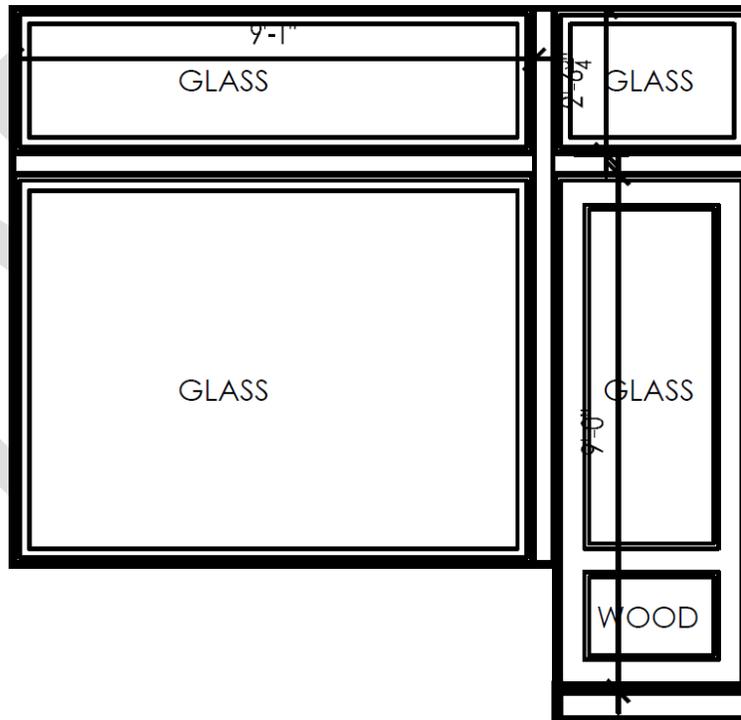




WINDOW / DOOR SCHEDULE



STOREFRONT CONFIGURATION



**EXISTING WINDOW DETAIL**

**WOOD FIXED SIMULATED SASH WINDOWS (MISSING GLASS)**



APPLICANT PHOTOS



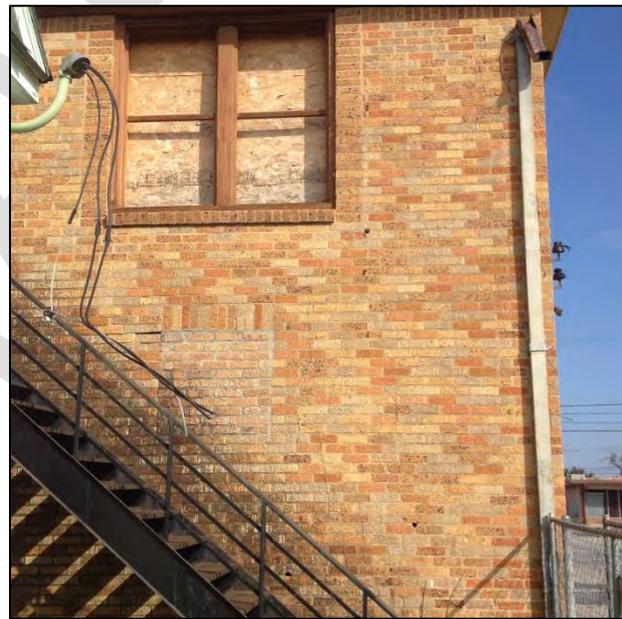
Front (east) and south elevation of building



Front (east) and north elevation of building



Front (east) elevation of building



South elevation of building

APPLICANT PHOTOS (CONTINUED)



South side of building (looking south)



South side of building (looking north)



Rear (west elevation) of building

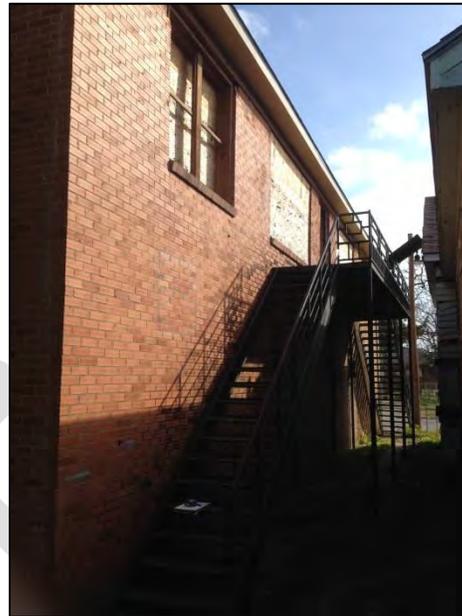


South side of building (looking south)

**APPLICANT PHOTOS (CONTINUED)**



Rear (west elevation) of building



South side of building

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## PROJECT DETAILS

**Windows/Doors:** All of the original windows have been previously replaced with non-operable wood windows or have been completely removed. The windows feature faux divides simulating a 1-over-1 look. All of the windows and openings have been boarded up. Several smaller windows along the top of the first floor have been previously bricked in. The main storefront windows on the façade have been removed and are boarded up. Two doors at the rear have been removed and the openings are closed off with iron gates. See photos and drawings for more detail.

All of the non-original non-operable windows will be replaced with 1-over-1 custom made wood windows. Several of the smaller openings will be replaced with custom made fixed wood windows. Twenty-eight windows will be replaced in all. The previously removed storefront windows, doors, and transoms will be replaced with custom made components. All original door and window openings and configurations will remain and will not be altered. Three missing doors will be replaced. A small opening on the north elevation will be bricked in. See drawings for window dimensions and more detail.

**Exterior Materials:** The existing building features original brick cladding. The brick has been maintained and is generally in good condition with the exception of some areas on the façade around the storefronts and windows. A metal side deck and stair was installed with mid-century metal supports and railing. It is to remain. See drawings and photos for more detail.

The existing brick will not be altered. Areas of damage will be repaired. See drawings for more detail.

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