

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Liliana Carvajal, Tricon Homes for Tristan Berlanga, Tricon Homes, owner

Property: 1808 Kane St, Lot 7, Block 443, Baker W R NSBB Subdivision. The property includes a historic 1,755 square foot, one-story wood frame multi-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

Proposal: Alteration – The applicant received a conditionally approved COA in August 2015 to replace non-original windows with 6-over-6 windows within the existing openings. The applicant is proposing to revise the location of one window on the west elevation by moving it straight down 1'-11" to align with existing windows.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received.

Civic Association: No comment received at this time.

Recommendation: Approval

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

- (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.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



1808 Kane

Building Classification

- Contributing
- Non-Contributing
- Park

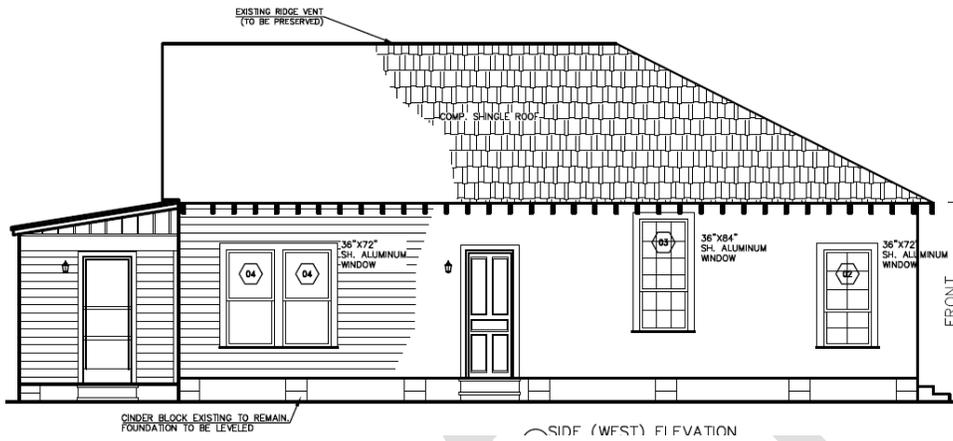
CURRENT PHOTO



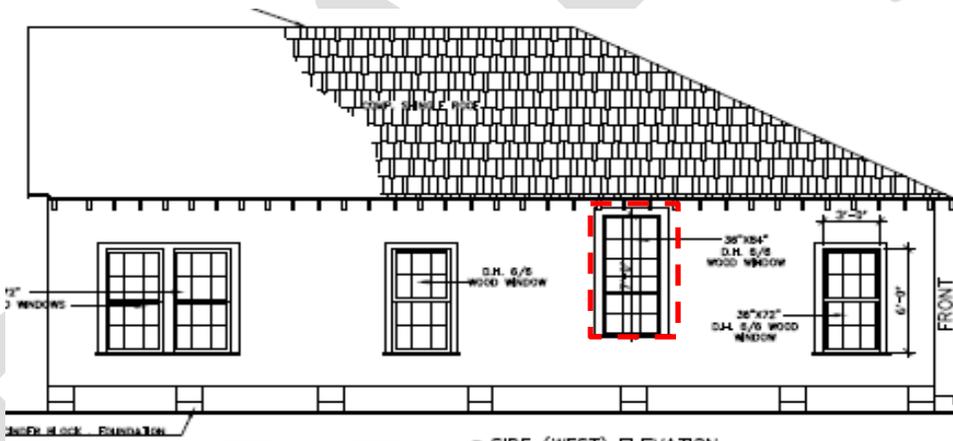
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WEST SIDE ELEVATION

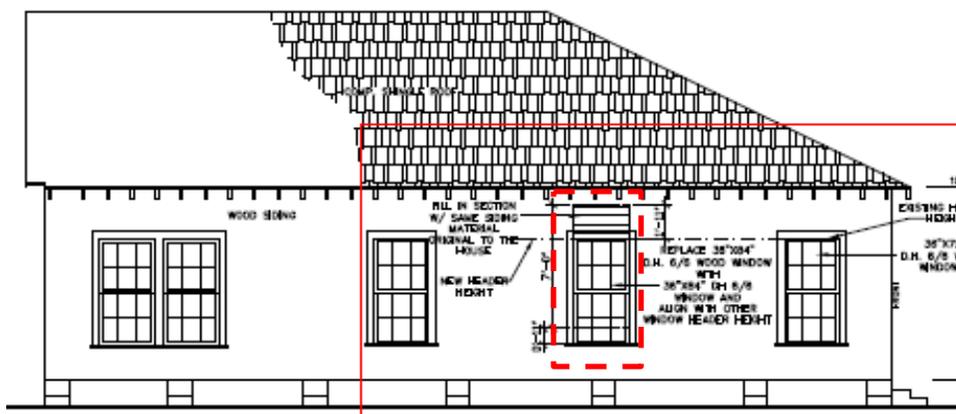
EXISTING



APPROVED 8/27/2015



PROPOSED

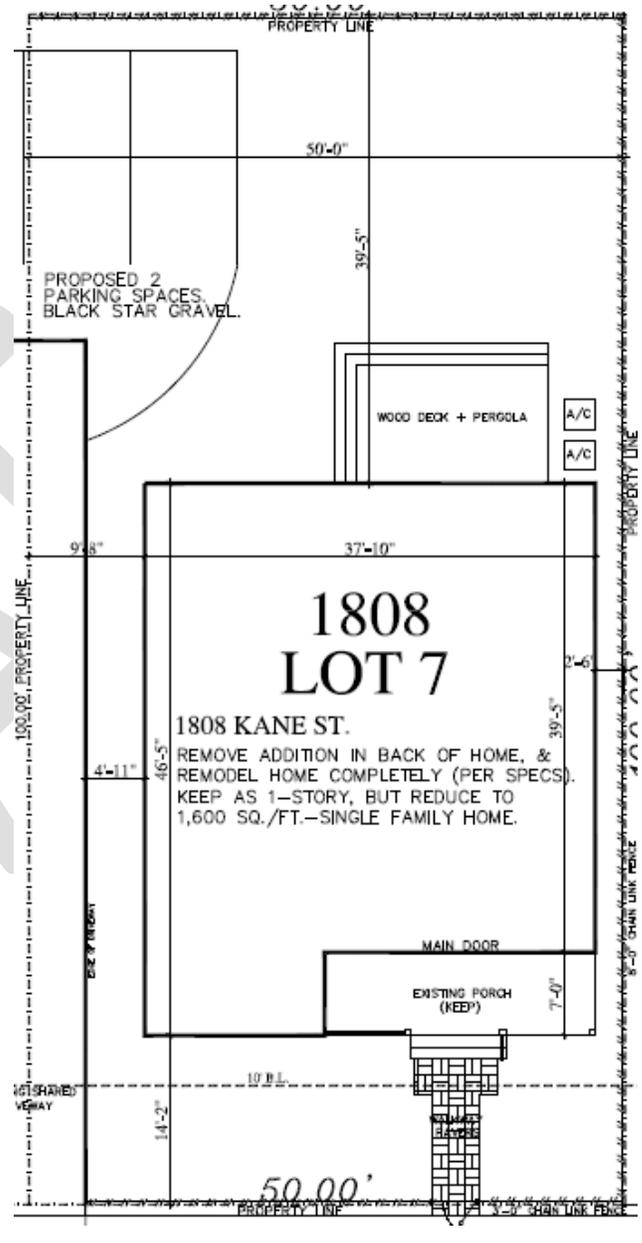
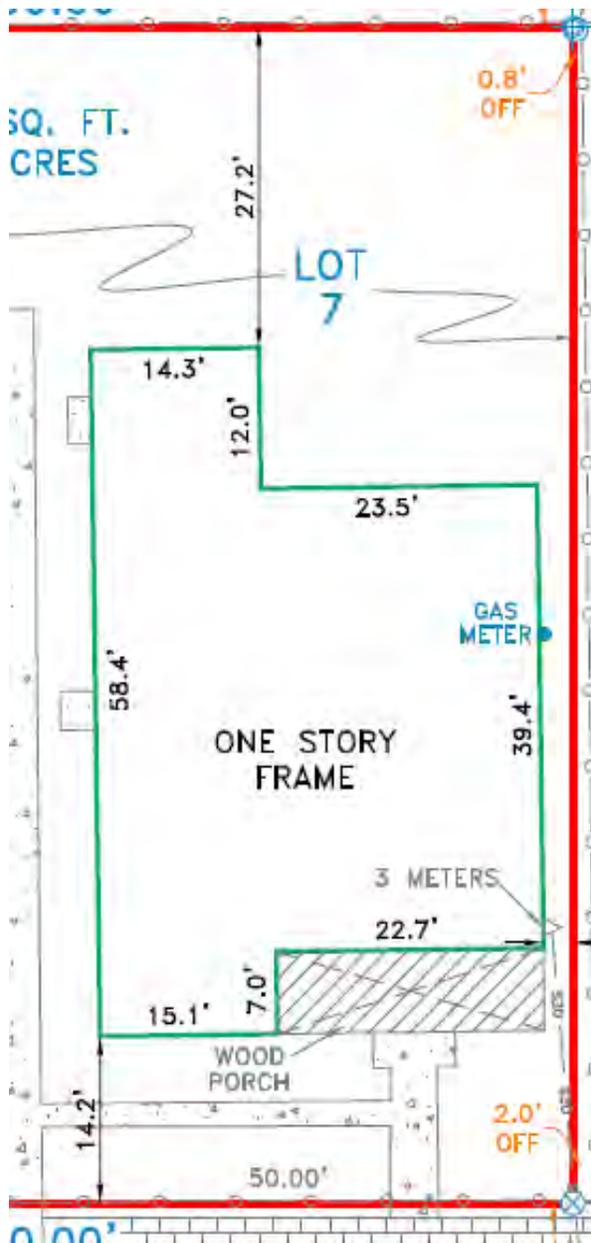




SITE PLAN

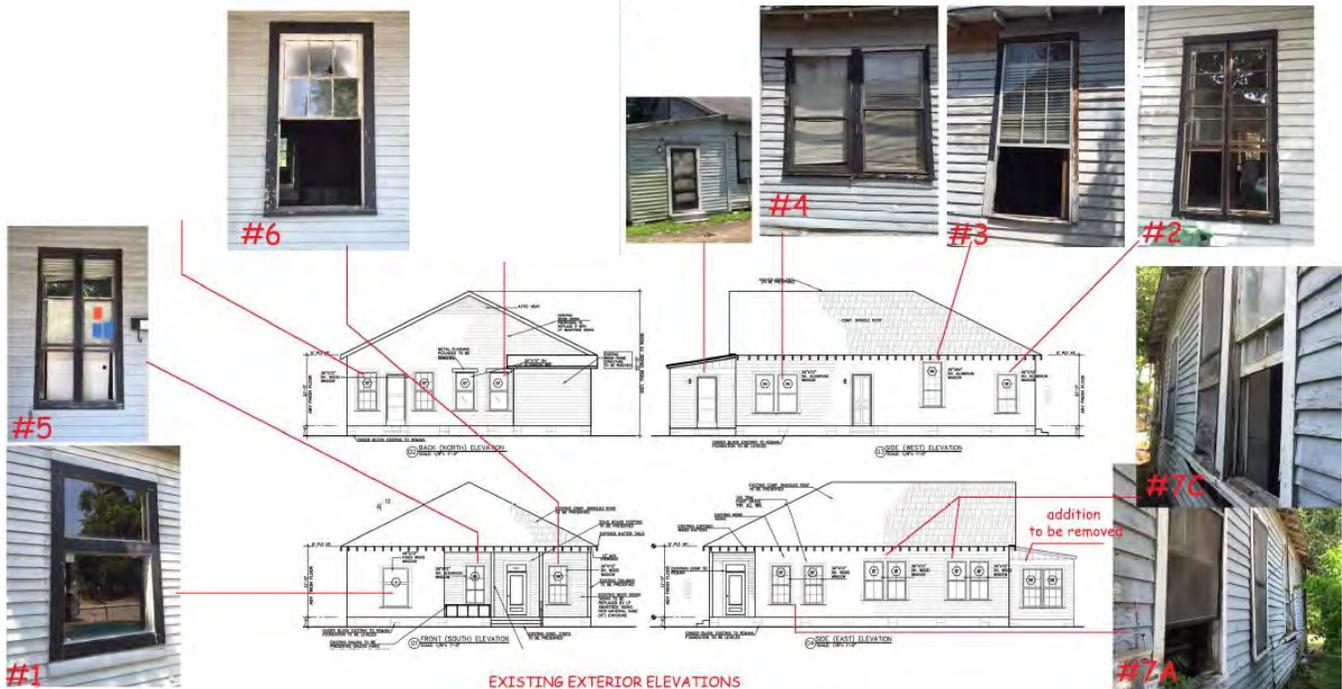
EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE
EXISTING CONDITION

EXISTING WINDOW SCHEDULE						
DATE REVISED: 08.13.15						
MARK	QTY.	TYPE	NOMINAL OPEN.		MATERIAL	REMARKS
			WIDTH	HEIGHT		
1	1	FIX.	48"	72"	WOOD	
2	1	SH	36"	72"	ALUM.	FRAME HIGHLY DAMAGE. NOT ORIGINAL TO THE HOUSE
3	1	SH	36"	84"	ALUM.	SILL ROTTED. WIN DOESN'T CLOSE PROPERLY. NOT ORIGINAL TO HOUSE
4	2	SH	36"	72"	ALUM.	SILL ROTTED. RAILS DAMAGED. NOT ORIGINAL TO THE HOUSE
5	1	SH	38"	72"	ALUM.	SILL ROTTED. RAILS DAMAGED. NOT ORIGINAL TO THE HOUSE
6	1	SH	36"	72"	WOOD	SILL ROTTED. RAILS DAMAGED. BROKEN GLASS. NOT ORIGINAL TO THE HOUSE
7	8	SH	36"	72"	ALUM.	SILL ROTTED -OVERALL WIN FRAME HIGHLY DAMAGED. NOT ORIGINAL TO THE HOUSE
8	2	SH	38"	72"	ALUM.	TOP OF WIN DAMAGED. NOT ORIGINAL TO THE HOUSE



EXISTING EXTERIOR ELEVATIONS

APPLICANT PHOTOS



STAFF PHOTOS

WEST (SIDE)





PROJECT DETAILS

Windows/Doors: The residence contains aluminum and wood windows. The alteration replaces the aluminum and wood 2-over-2 windows wood 6-over-6 wood windows with the same size and locations except for the door on the west side, which will be replaced with a window. An aluminum window located at approximately 11' from grade will be lowered by 1'-11" to be in line with the remaining windows.

Exterior Materials: The residence is clad in wood lap siding. The alteration relocates existing wood siding to fill in above the new window location on the west side.

Side Elevation: The existing residence contains two multi-divided lite aluminum windows, two 1-over-1 aluminum windows and a wood door on the rear addition. The alteration relocates one window down, removes the door and replaces the windows and door opening with wood 6-over-6 windows. The alteration also removes the rear addition.
(West)

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