

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Thomas Nguyen, owner

Property: 1808 State Street, Lot 7, Block 441, Baker W R 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 was constructed at an unknown date.

Proposal: Alteration – Revision. Replace the remaining original window (located under the porch (known as ‘Window G’)) with a 4-over-4 double-hung wood window (matching the exact dimensions and to previously installed new windows) and replace the existing non-original secondary front door with a custom wood door to match the original primary front door.

Replacement of the last original window of the historic structure was previously denied at the January 2016 HAHC meeting, due, in part, to staff not having access to the window for a proper evaluation of its condition. Staff has now been granted access to assess the window.

The applicant received approval in August of 2014 to replace siding and windows on an existing rear addition. On February 11 2015, a ‘Stop All Work’ order was issued after staff confirmed that six windows had been removed and replaced in the original house. The windows had been retained on site allowing staff to inspect their condition.

In March 2015, the applicant received conditional approval from the HAHC to restore six salvageable existing windows on the front and sides of the house. The front-facing window located under the porch (previously known as ‘Window G’) was to be retained. The windows that were damaged beyond repair were to be replaced with non-fin mounted wood windows with 4-over-4 sashes that matched the exact dimensions as the originals.

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received.

Civic Association: The Old Sixth Ward Neighborhood Association is not in support of the project. See attachment A.

Recommendation: Approval

HAHC Action: Partial Approval: Approval to replace the door; Denial to replace Window G.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 21, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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

- (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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(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.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



1970S TAX PHOTO



SOUTH ELEVATION – FRONT FACING STATE STREET

PREVIOUS APPLICATION WINDOW CHART

(NO CHANGE IN LITE PATTERN)



A

B

G – TO BE RETAINED

CURRENT PHOTO



Project

Existing Photo	Existing Description	Proposed Photo	Proposed Description
	<ul style="list-style-type: none"> • 4-over-4 wood window • Damaged, rotted wood window • Trim is damaged, rotted 		<ul style="list-style-type: none"> • Replace with double hung 4-over-4 wood window • Trim to reflect the same style from original home
	<ul style="list-style-type: none"> • Wood "door" is a flat piece of wood with a cut at the top 		<ul style="list-style-type: none"> • Replace with Craftsman style wood door • All wood, no glass

CURRENT WINDOW CONDITION



EXISTING SECONDARY FRONT DOOR



WINDOW G DETAIL



APPLICANT ASSESSED WINDOW DAMAGE



Window G

- 1-over-1 wood window
- Damaged, rotted wood window
- Trim is damaged, rotted

PREVIOUS STAFF PHOTOGRAPH



PREVIOUS STAFF PHOTOGRAPH



PREVIOUS STAFF PHOTOGRAPH

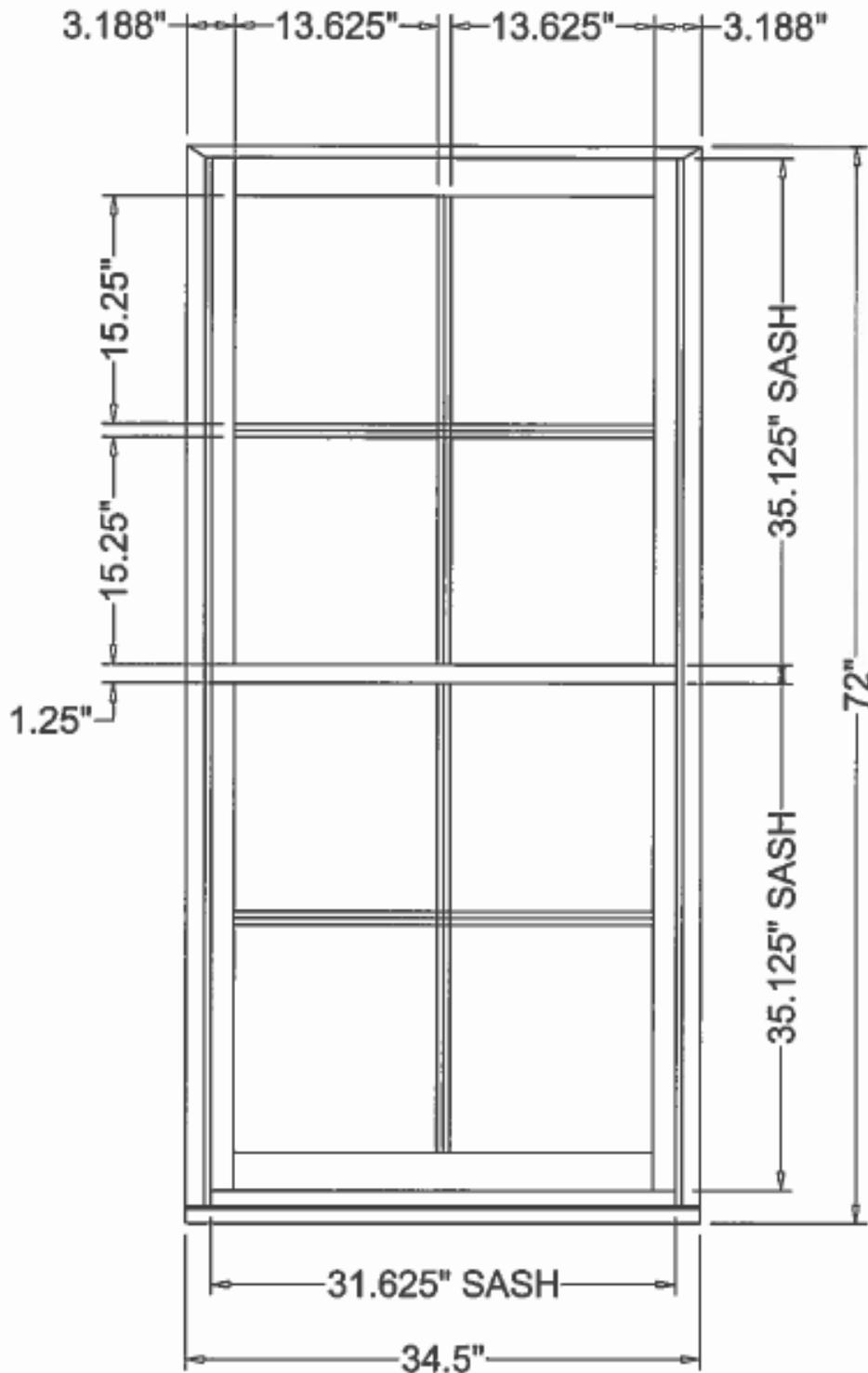




SITE PLAN



PROPOSED REPLACEMENT WINDOW



APPLICANT SUPPLIED LIST OF VENDORS UNABLE TO REPAIR WINDOWS

- Kylep, One Call Home Handyman
- George, Sashguy
- Isaac Martinez
- Davila Sargio
- Moss Construction

DESIGN GUIDELINES



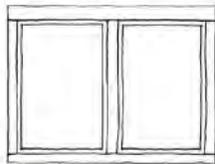
Window trim should articulate a sill element, as well as a header that is deeper than the jambs.



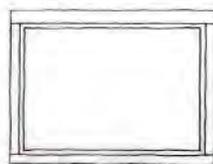
This same principle can be rendered with more ornate moldings in a more decorative or more formal style.



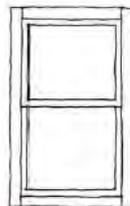
Do not use mitered boards of the same width to trim an opening.



Expansive views and greater amounts of glazing may be achieved by mulling together several vertical windows.



Windows shall be vertically proportioned, that is, taller than they are wide.



The horizontal trim elements should dominate at corners, so that the jambs appear to rest on the sill, and the header appears to rest on the jambs.

Figure V-9. Window and trim configurations.

3. Windows:

- a. Proportion: Any single window should be square or vertically proportioned (i.e., taller than it is wide). Several windows may be grouped together for wider arrangements.
- b. Types: Windows should be of wood or clad wood profiles. Vinyl and fiberglass profiles that resemble wood may also be used. Residential aluminum windows should be avoided. Operable windows should be double hung, single hung, or casement types.

Divided lights, if used, should be true divided lights with working muntins (strips of wood that separate and hold the panes of glass) rather than snap-in false muntins.

- c. Specialty Windows: Specialty windows include such shapes as round, oval, or fan. They shall be used sparingly and generally only for accent purposes. They shall be of similar materials and construction as the other windows and compatible with the architectural style of the house.

- d. Shutters: Shutters should be real, operable units and (whether operable or decorative) should be correctly proportioned to the window opening (i.e., with a width equal to one half the opening width). Shutters should not be used on double or triple openings. Rolling shutters are not recommended.

PROJECT DETAILS

Windows/Doors: March 2015: In March 2015, the applicant received conditional approval from the HAHC to restore six salvageable existing windows on the front and sides of the house. The front-facing window located under the porch (previously known as 'Window G') was to be retained. The windows that were damaged beyond repair were to be replaced with non-fin mounted wood windows with 4-over-4 sashes that matched the exact dimensions as the originals. All six windows were ultimately replaced.

January 2016: Replacement of the last original window of the historic structure (located under the porch (known as 'Window G')) was denied due to staff not having access to the window for a proper evaluation of its condition.

Proposed: The applicant seeks to replace the seventh, and last remaining original window (located under the porch (known as 'Window G')), with a new 4-over-4 wood sash window to match the previously installed new windows. The existing non-original secondary front door will be replaced with a custom wood door to match the original primary front door. Staff has now been granted access to assess the window and has determined that it is damaged beyond reasonable repair. See photos and drawings for more detail.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

Matt and Diana,

The Old Sixth Ward's historic conservation committee has voted unanimously to oppose the application at 1808 State. Please find details supporting our opinion below. Please share this correspondence with the commissioners.

First, we do not oppose the door, provided (a) that the new door matches the original and (b) they are not allowed to remove or replace the original in the future.

Second, we do oppose replacing the front window. Moreover, we believe that we find ourselves in this situation because of the city's reluctance to enforce its own rules.

This applicant has come before the HAHC several times, often to recover from inappropriate work done without authorization. Each time, the city has failed to enforce its own rules or insist on appropriate work. Once, for example, the applicant removed windows without authorization and replaced them with new windows. This almost went unnoticed, but was reported because the new windows did not match the dimensions of the originals. The applicant then applied to repair or replace the house's other windows, and received approval to repair windows and replace them only as necessary.

City inspection and our neighborhood site visit confirmed that existing windows were in rough shape, but repairable. Many windows lacked sashes, but we argued that the applicant could get duplicate matches made. Alternatively, the applicant could combine sashes and partial windows and produce at least a few fully-original, working windows.

Instead, the applicant threw away all of the historic window material. The city did not enforce anything; there were no real consequences. The applicant simply threw away historic materials and replaced the windows with all-new ones. The applicant effectively circumvented the process and prevailed anyway.

Now, the applicant would like to replace the lone, surviving, street-facing window. When the city and neighborhood inspected this window during the earlier application, we all noted that this front window was in better shape than the others. We now feel unsure why the applicant says this window's in irreparable shape. Is it the same window? During the earlier inspection, we noted that the front window and side windows were of slightly-different dimensions.

We would have accepted repairing some windows and perhaps replacing some. Instead, this applicant has replaced all but one, and is on the verge of needlessly replacing the last historic window. Why has the city not enforced its own rules? Why has the city not referenced earlier inspections and insisted on repairs rather than replacements?

Please reach out to me with questions.

With thanks,

Ryan Boehner
Co-Chair, Historic Conservation, Old Sixth Ward Neighborhood Association