

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.

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:

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



DRAFT

1970S TAX PHOTO



SOUTH ELEVATION – FRONT FACING STATE STREET

PREVIOUS APPLICATION WINDOW CHART
(NO CHANGE IN LITE PATTERN)



A

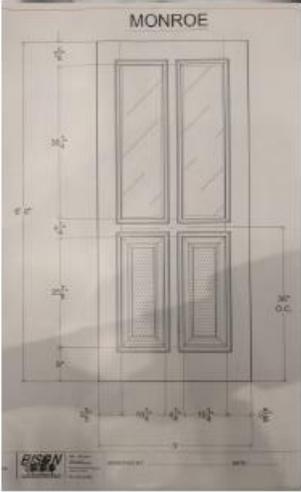
B

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



DRY

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



DRAFT

PREVIOUS STAFF PHOTOGRAPH



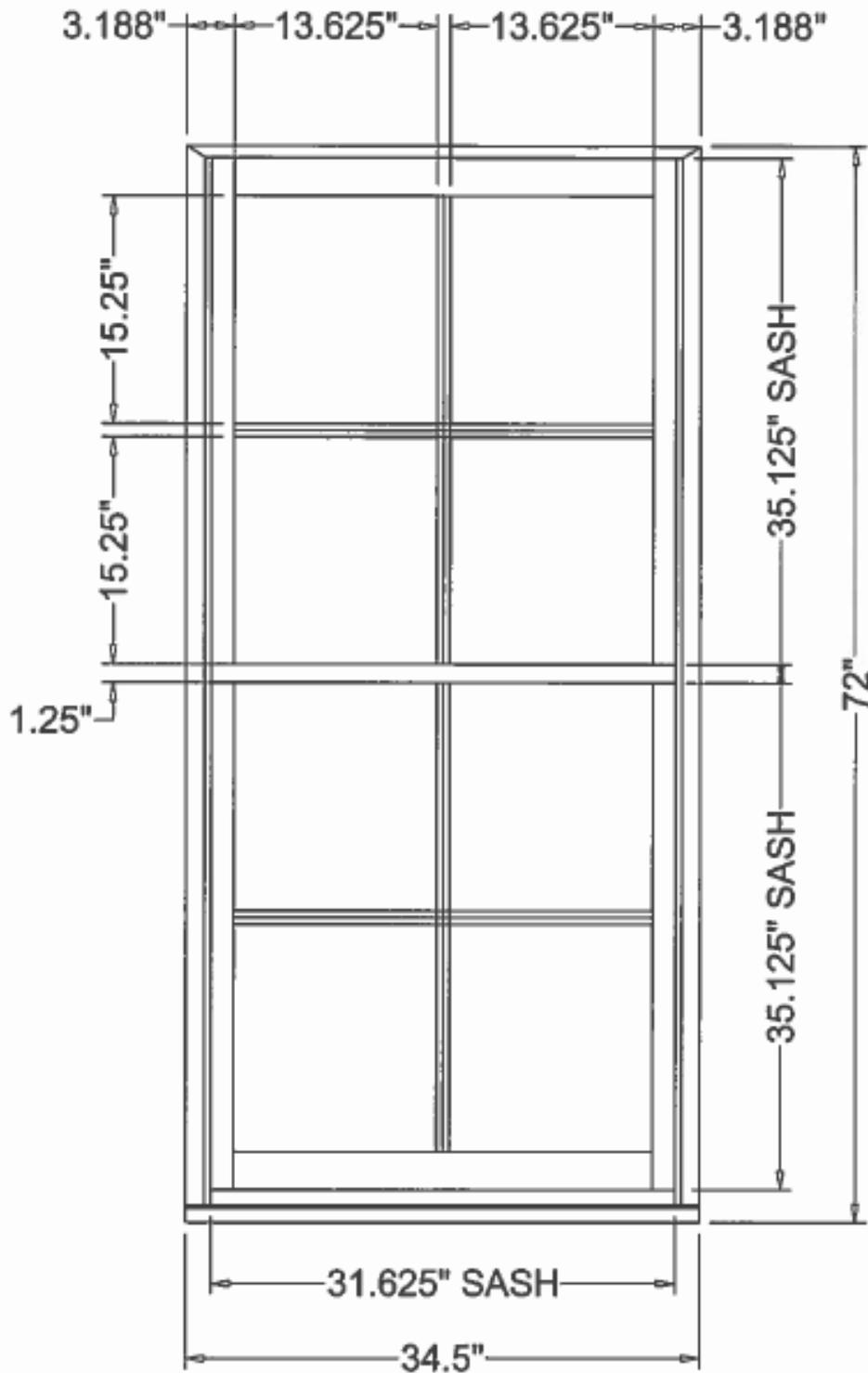


SITE PLAN



1808 STATE STREET

PROPOSED REPLACEMENT WINDOW

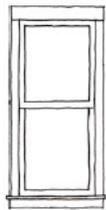


APPLICANT SUPPLIED LIST OF VENDORS UNABLE TO REPAIR WINDOWS

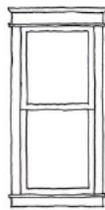
- Kylep, One Call Home Handyman
- George, Sashguy
- Isaac Martinez
- Davila Sargio
- Moss Construction

DRAFT

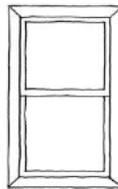
DESIGN GUIDELINES



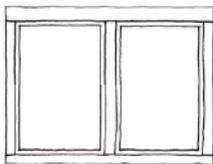
Window trim should articulate a sill element, as well as a header that is deeper than the jambs.



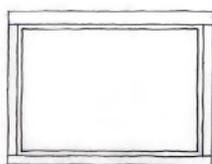
This same principle can be rendered with more ornate moldings in a more decorative or more formal style.



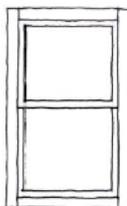
Do not use mitered boards of the same width to trim an opening.



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 IV-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.

DRAFT