

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*. The applicant received approval in August of 2014 to replace siding and windows on an existing rear addition. On February 11 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 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 sashed that matched the exact dimensions as the originals. All six windows were ultimately replaced.

The applicant now seeks to replace the seventh window with 4-over-4 double hung wood windows to match the previously replaced windows.

See enclosed application materials and detailed project description on p. 5-30 for further details.

Public Comment: No public comment received.

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

Recommendation: Denial - does not satisfy criteria 1, 4, 9. Replacing the last original window on the structure without staff inspection destroys significant historical architectural material.

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;
Removing and replacing an original window does not retain or preserve the historical character of the property. | |
| <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;
Removing and replacing an original window does not preserve the distinguishing qualities and historic character of the building. | |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
Removing an existing original window destroys significant historical and architectural material. Staff was unable to evaluate the condition of the existing window and could therefore not make an accurate assessment of its current condition. Without seeing the window, staff cannot make a determination that it is damage beyond repair. | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.



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



WINDOW G DETAIL



APPLICANT ASSESSED WINDOW DAMAGE



Window G

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

STAFF PHOTOGRAPH



STAFF PHOTOGRAPHS



STAFF PHOTOGRAPH

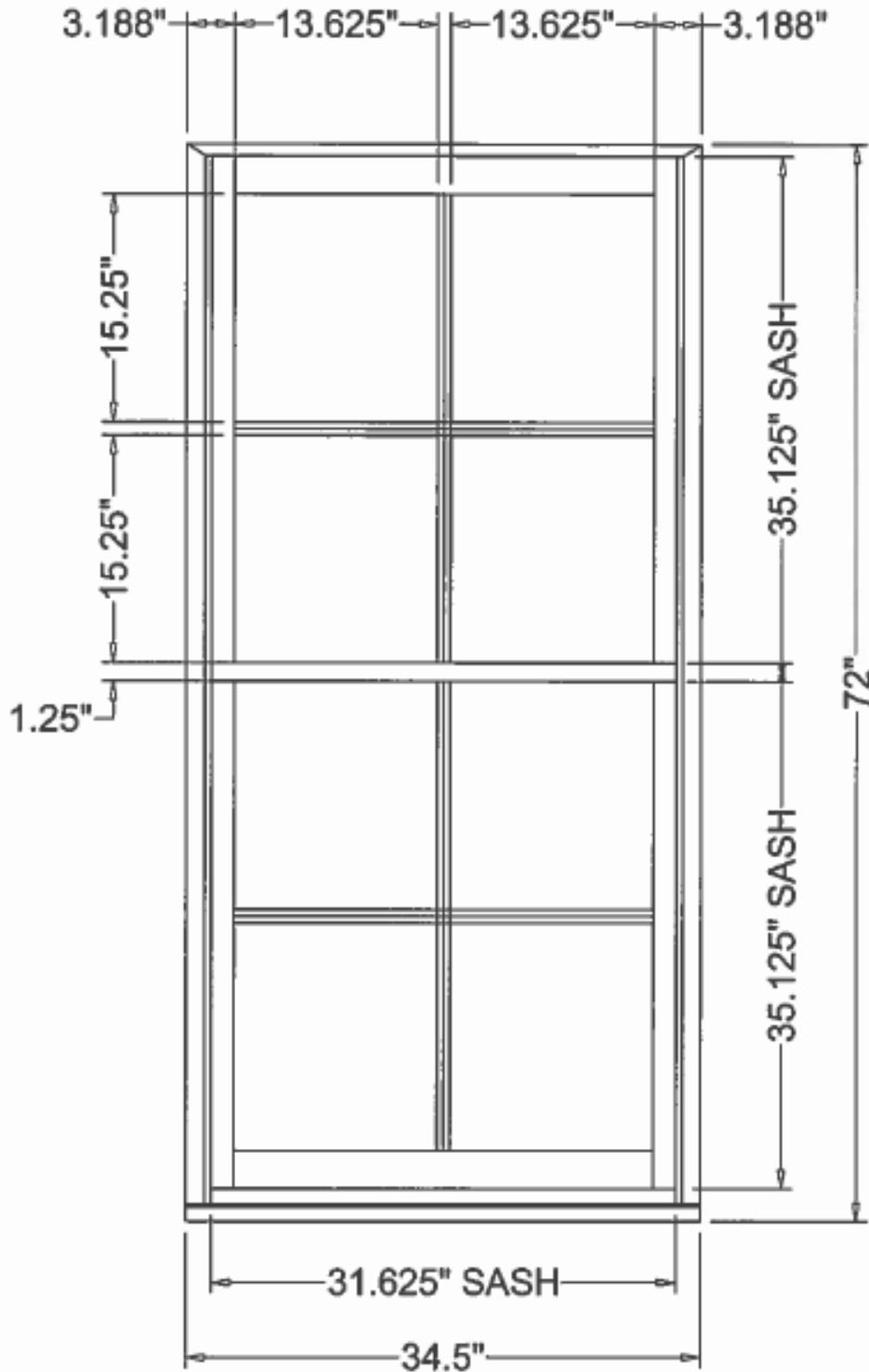




SITE PLAN



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



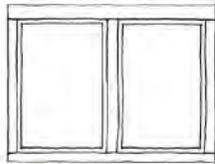
Window trim should articulate a sill element, as well as a header that is deeper than the jambs.



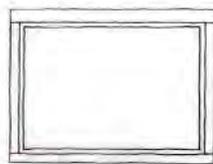
This same principle can be rendered with more ornate moldings in a more decorative or more formal style.



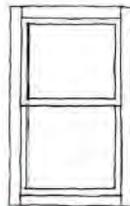
Do not use mitered boards of the same width to trim an opening.



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 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:** The original portion of the residence features wood single hung windows, three with a 4/4 lite pattern and four with a 1/1 lite pattern. One 4/4 lite pattern window will be retained. The other six windows are damaged and will be removed and replaced in the existing openings with recessed wood windows with a 1/1 lite pattern. Existing wood trim will be repaired and retained.
- Front Elevation:** The residence features wood porch columns to remain, one wood 4/4 window to remain, and two
(South) 1/1 wood windows to be removed and replaced with new 1/1 wood windows.
- Side Elevation:** The residence features two wood 1/1 windows to be removed and replaced with wood 1/1
(West) windows. One wood 1/1 window on the existing rear addition will be retained.
- Side Elevation:** The residence features two 4/4 wood windows to be removed and replaced with 1/1 wood
(East) windows.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

1808 State: decline. The applicant does not offer sufficient evidence for why they might need to replace a historic window. In addition, we feel concerned about the possibility that the applicant might have removed a historic window without authorization, despite full knowledge of the process. We ask that the city investigate and enforce immediately.