

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 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 –

- Replace original wood and non-original aluminum windows with wood 1-over-1 windows.
- Move and alter sizes of existing window openings.
- Replace the original wood lap siding with composite wood siding to match
- Remove a non-original rear addition
- Construct a rear deck and pergola

See enclosed application materials and detailed project description on p. 4-25 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: Partial Approval:**

- **Windows: Approval to replace aluminum windows with 2-over-2 wood windows to match original within existing openings; approval to replace wood 6-over-6 windows with wood 2-over-2 windows in existing openings; approval to replace door on west side with 2-over-2 window in existing opening. Denial to relocate or alter the size of any window openings.**
- **Denial to replace all wood siding with composite wood siding. Damaged existing wood siding should be repaired and replaced with like material following staff inspection.**
- **Approval to remove the rear addition and build rear deck and pergola.**

**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                       |  |
|-------------------------------------|-------------------------------------|--------------------------|--|
|                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The removal of the historic siding and windows and relocation and resizing of the window openings destroys historic material and configuration of the windows. Therefore, the alteration does not retain the historical character of the property. If the historic windows and openings and siding were retained, the project would meet criteria.</i>  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>There is physical evidence of original 2-over-2 windows located on the structure. Replacing non-original windows of this Queen Anne style house with new 1-over-1 widows creates a later appearance and therefore a false sense of history.</i>  |
| <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;<br><i>The historic siding and windows are distinguishing features of the building. Removing the siding and windows and altering window locations and sizes does not preserve the character of the building. If the historic siding, windows and openings were retained, the project would meet criteria.</i>   |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The removal of the historic windows and siding does not maintain distinctive stylistic features or examples of skilled craftsmanship of the historic structure. If the historic windows and openings and siding were retained, the project would meet criteria.</i>   |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>There is physical evidence of original 2-over-2 windows located on the structure. Replacing non-original windows of this Queen Anne style house with new 1-over-1 windows creates a later appearance and therefore is not an accurate duplication of existing features. Any new windows should be an accurate duplication of 2-over-2 windows.</i> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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;<br><i>Altering window sizes and locations means reframing the majority of the structure which results in the loss of historic shiplap and compromises the structure's integrity. If the historic windows and openings and siding were retained, the project would meet criteria.</i>  |

- (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;

*The historic siding and windows are distinguishing features of the building. Removing the siding and windows and altering window locations and sizes does not preserve the character of the building. The new materials are compatible with the size and scale of the property and the area. However, if the historic windows and openings and siding were retained, the project would meet criteria.*

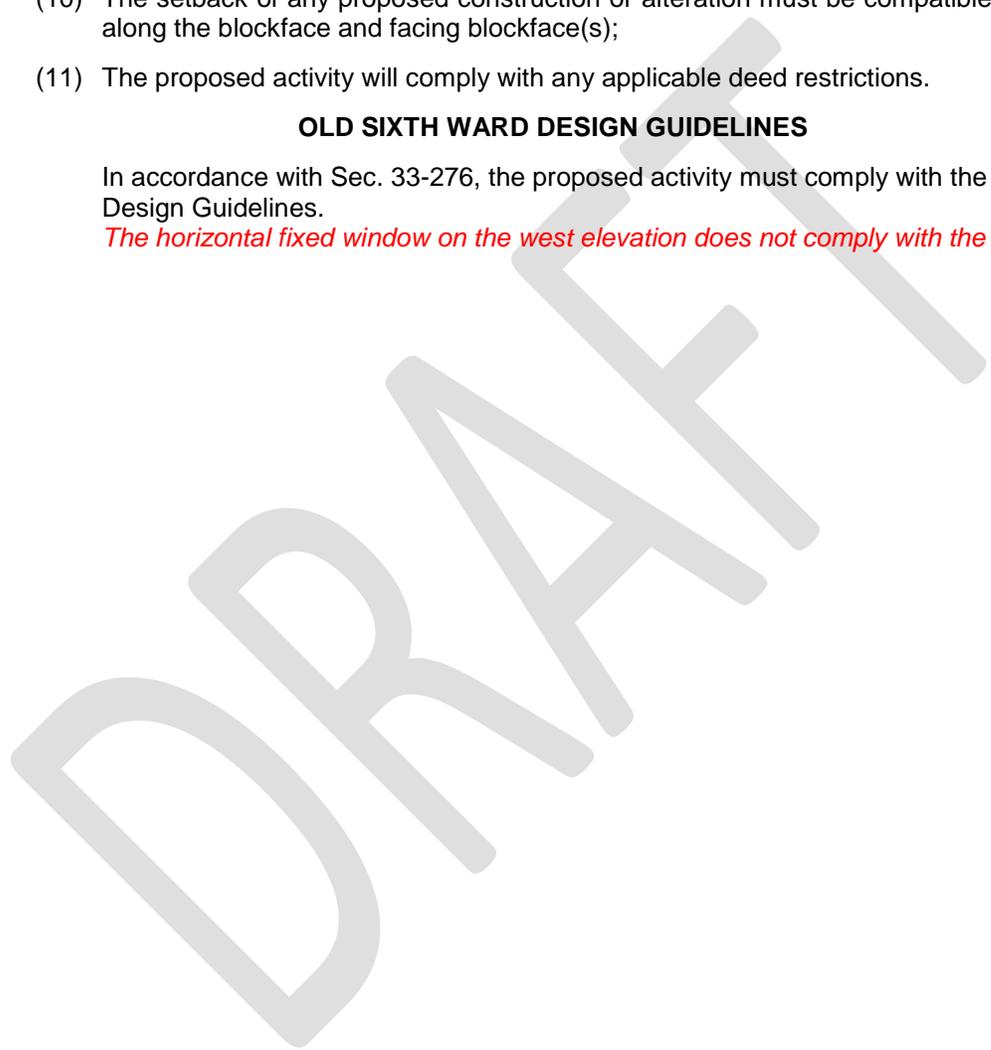
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

- (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.

*The horizontal fixed window on the west elevation does not comply with the guidelines.*





PROPERTY LOCATION  
OLD SIXTH WARD HISTORIC DISTRICT



1808 Kane

Building Classification

- Contributing
- Non-Contributing
- Park

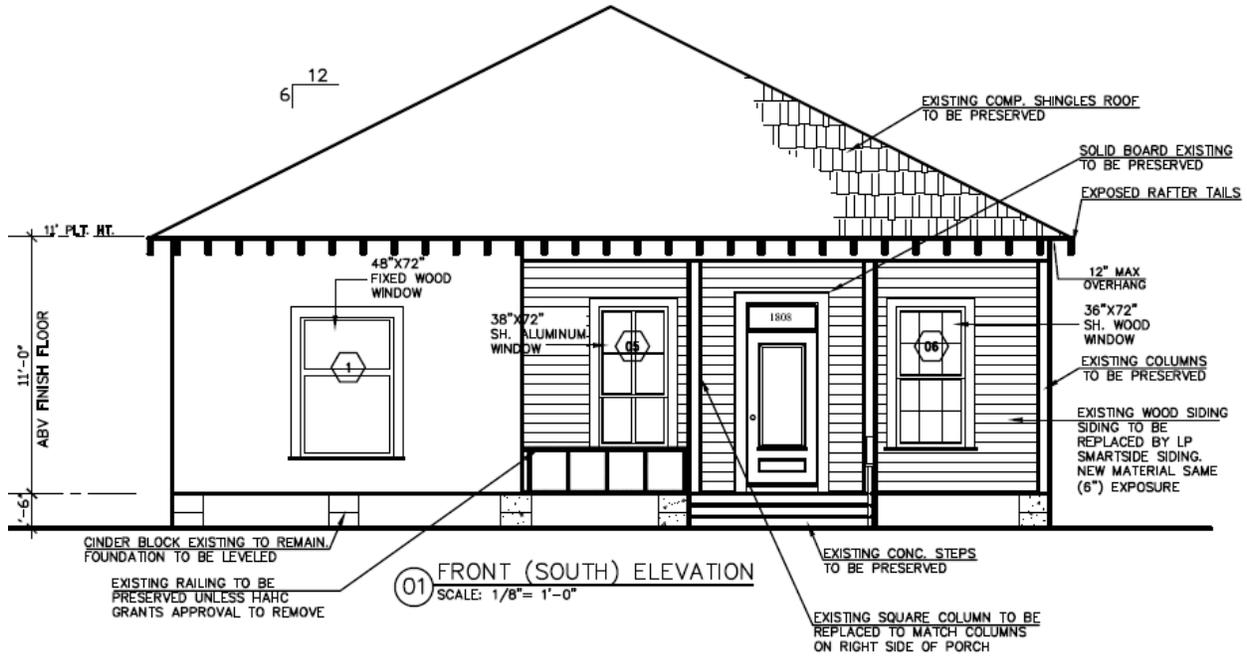
**CURRENT PHOTO**



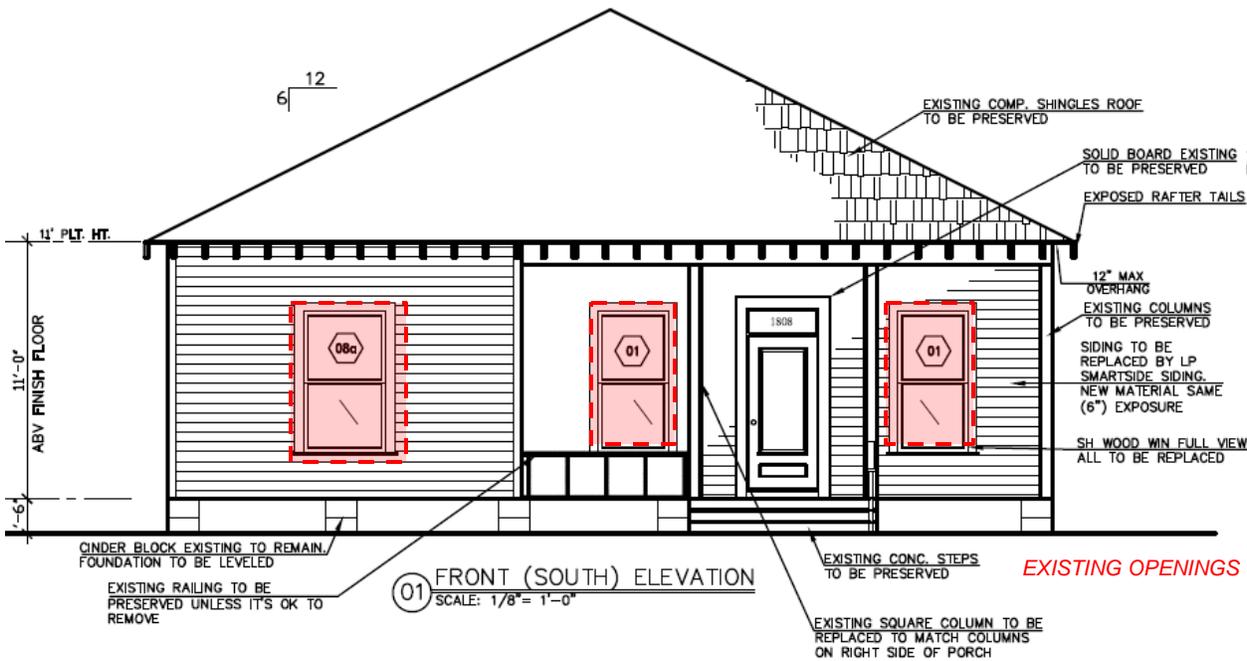
DRAFT

SOUTH ELEVATION – FRONT FACING KANE STREET

EXISTING

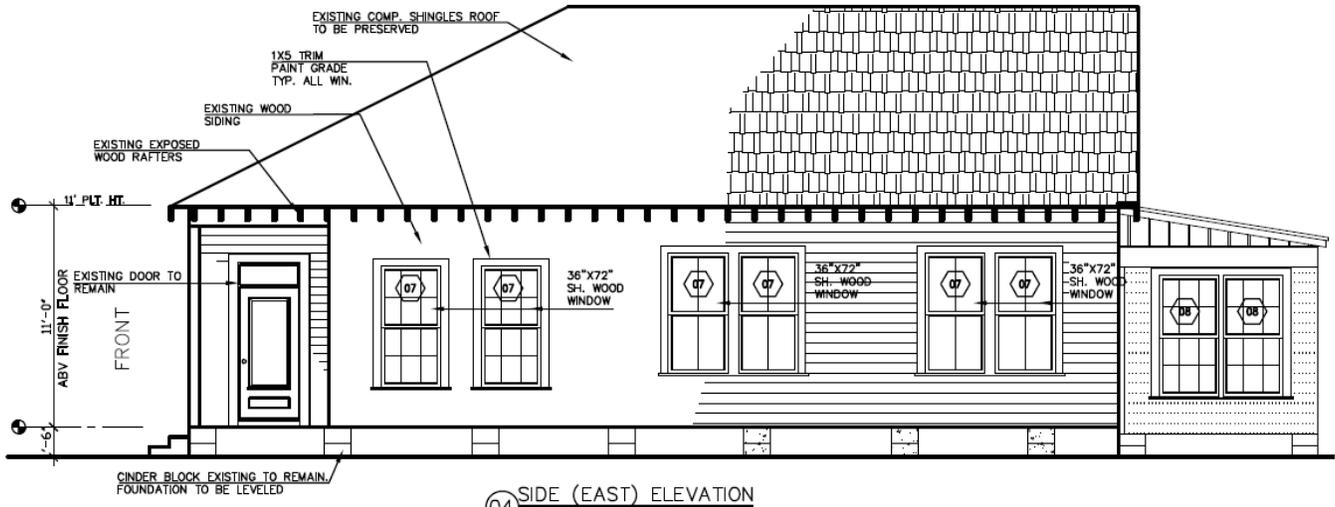


PROPOSED

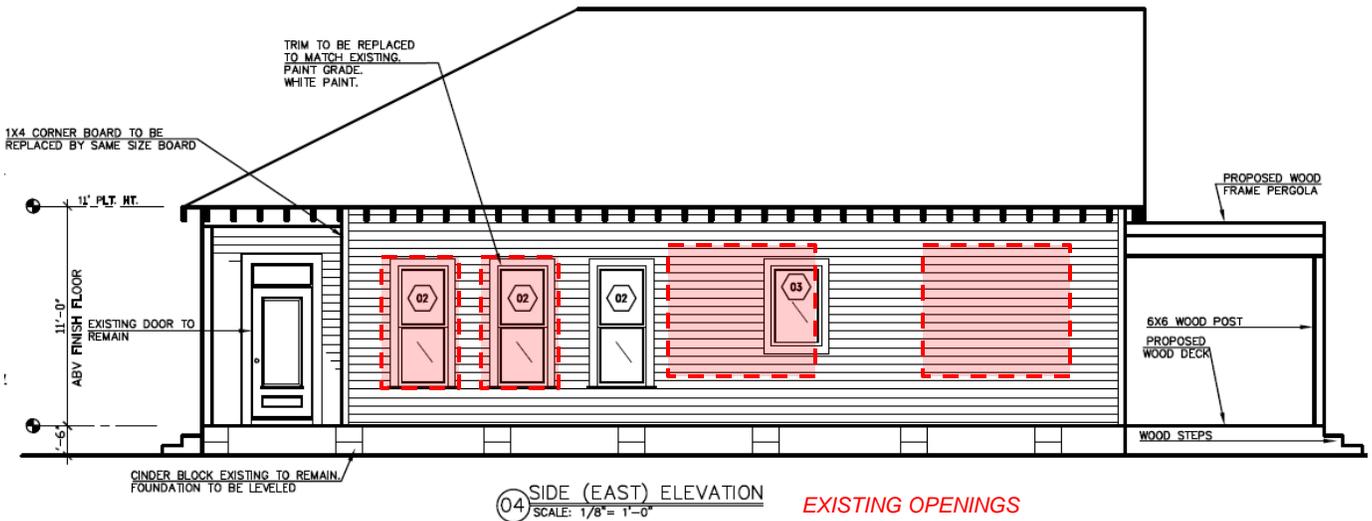


EAST SIDE ELEVATION

EXISTING

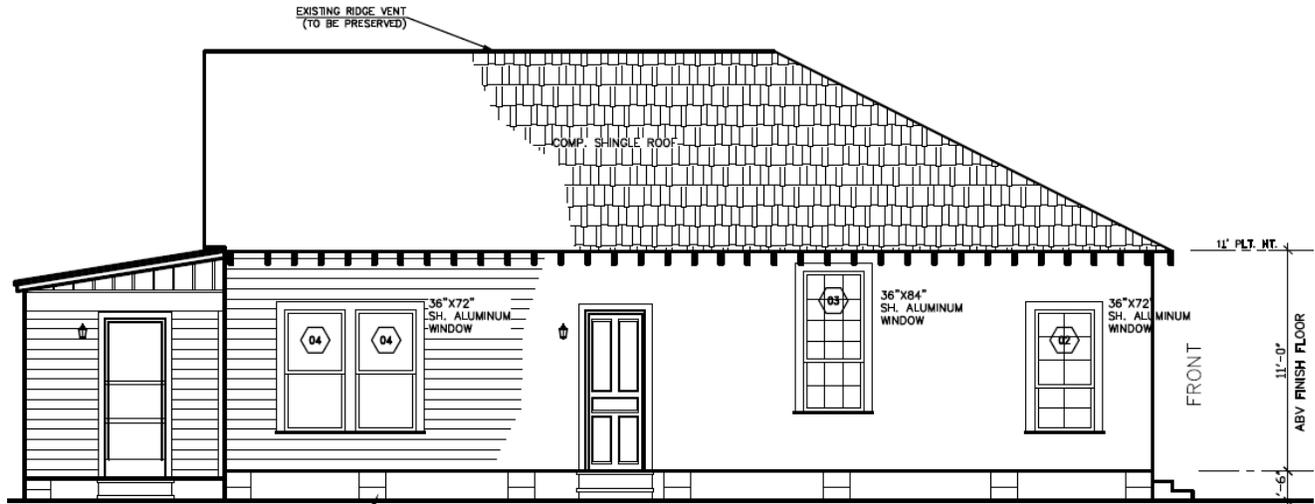


PROPOSED



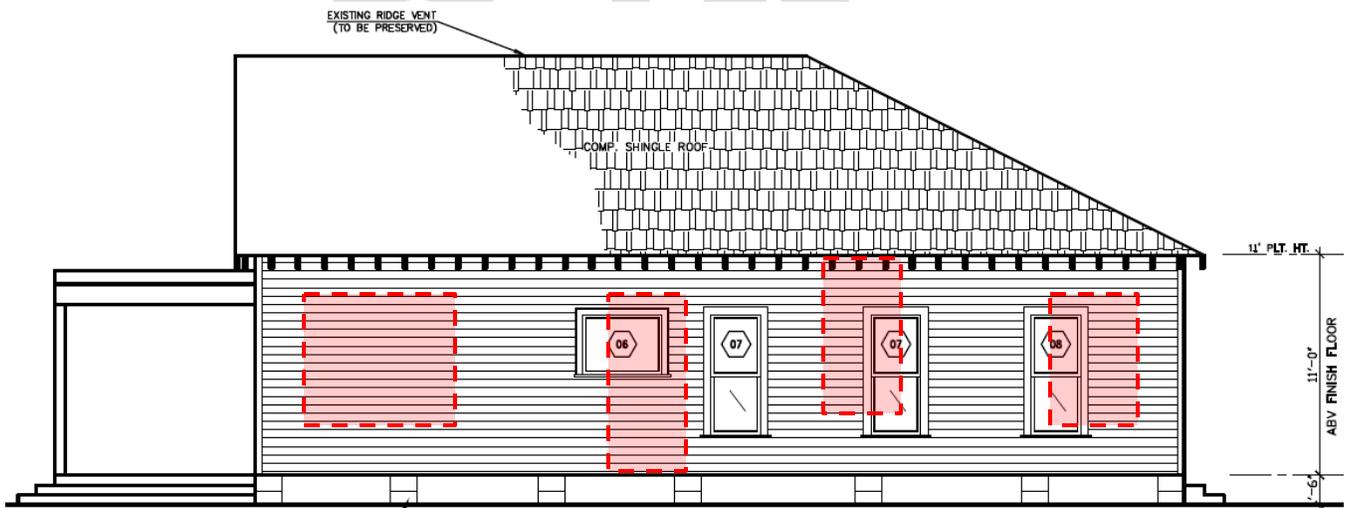
WEST SIDE ELEVATION

EXISTING



CINDER BLOCK EXISTING TO REMAIN FOUNDATION TO BE LEVELED SIDE (WEST) ELEVATION

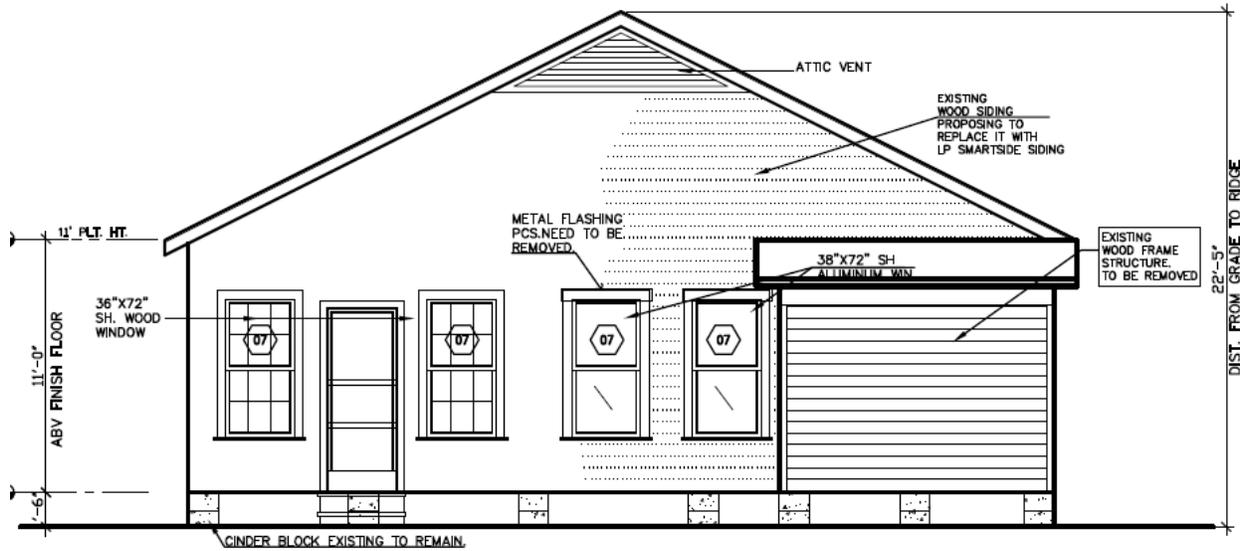
PROPOSED



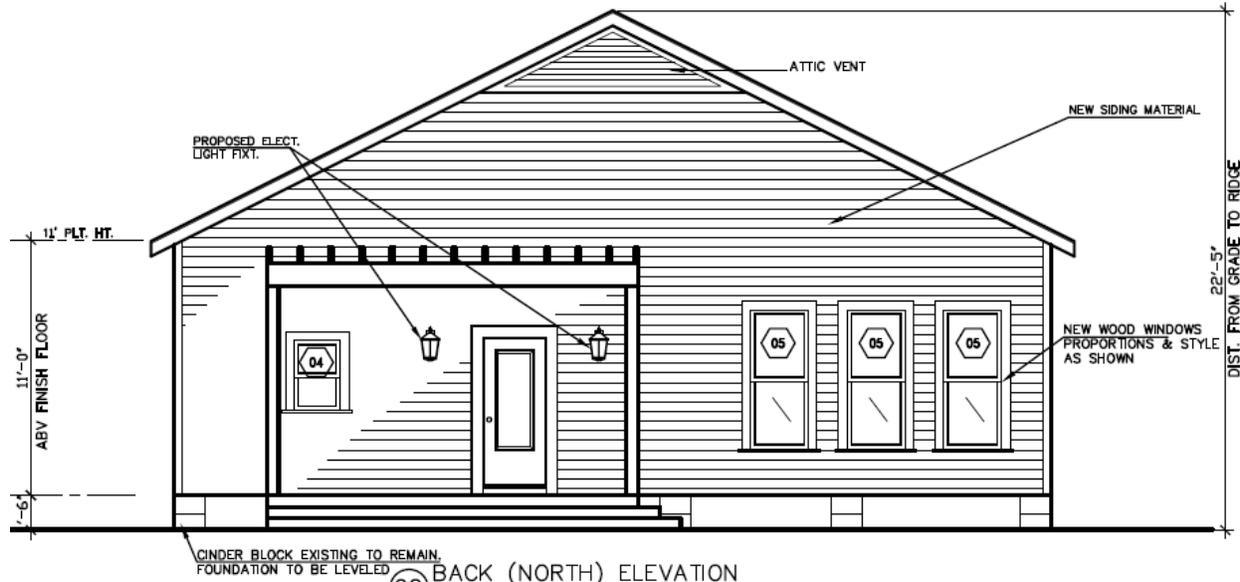
CINDER BLOCK EXISTING TO REMAIN FOUNDATION TO BE LEVELED 03 SIDE (WEST) ELEVATION EXISTING OPENINGS SCALE: 1/8" = 1'-0"

### NORTH (REAR) ELEVATION

EXISTING



PROPOSED



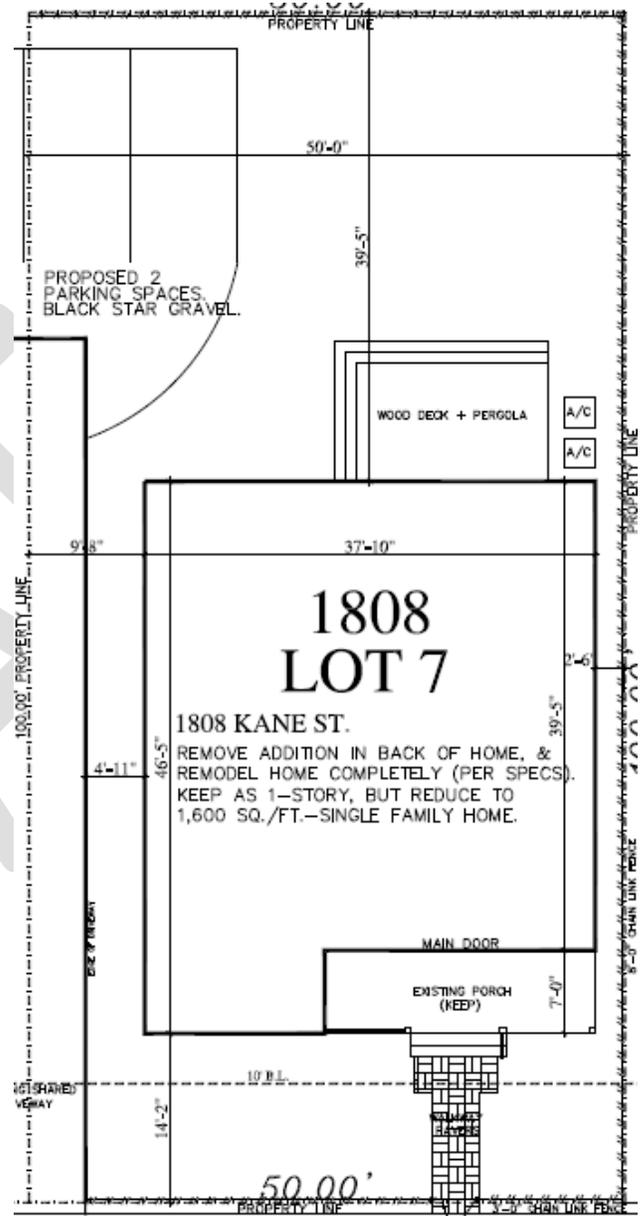
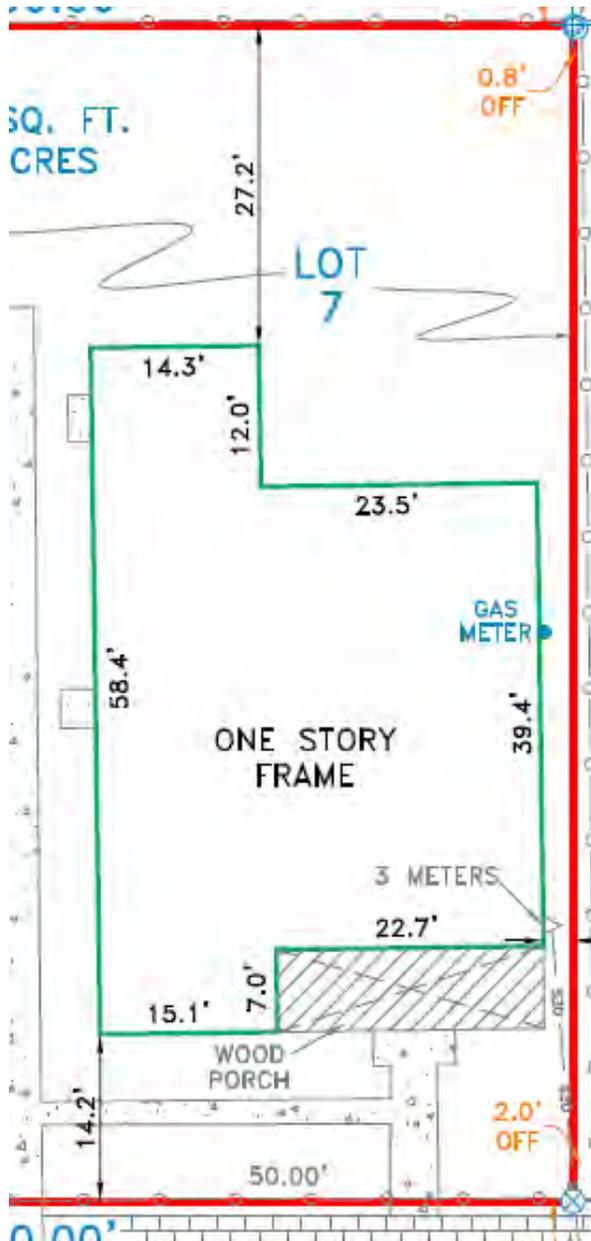
BACK (NORTH) ELEVATION  
SCALE: 1/8" = 1'-0"



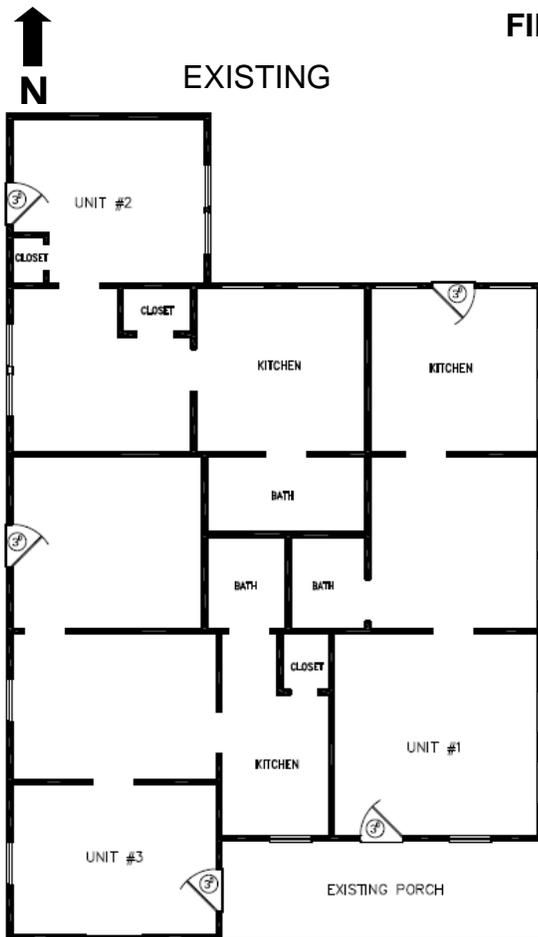
SITE PLAN

EXISTING

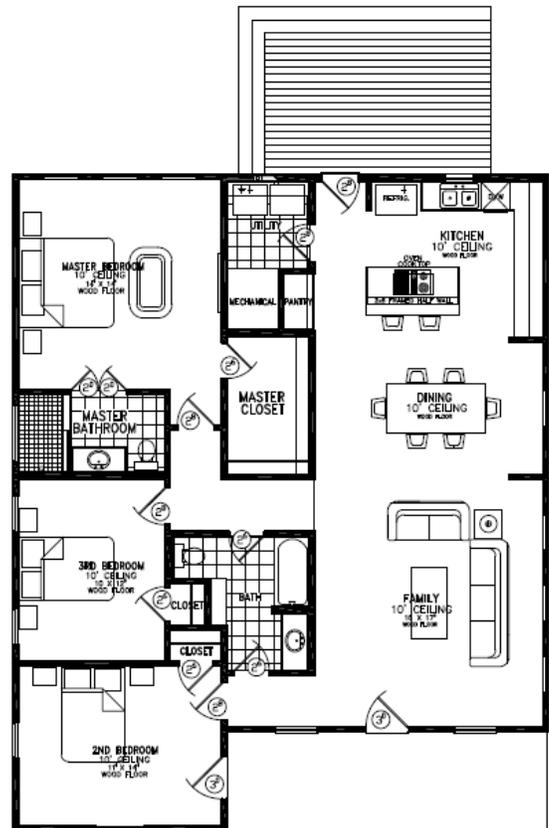
PROPOSED



FIRST FLOOR PLAN



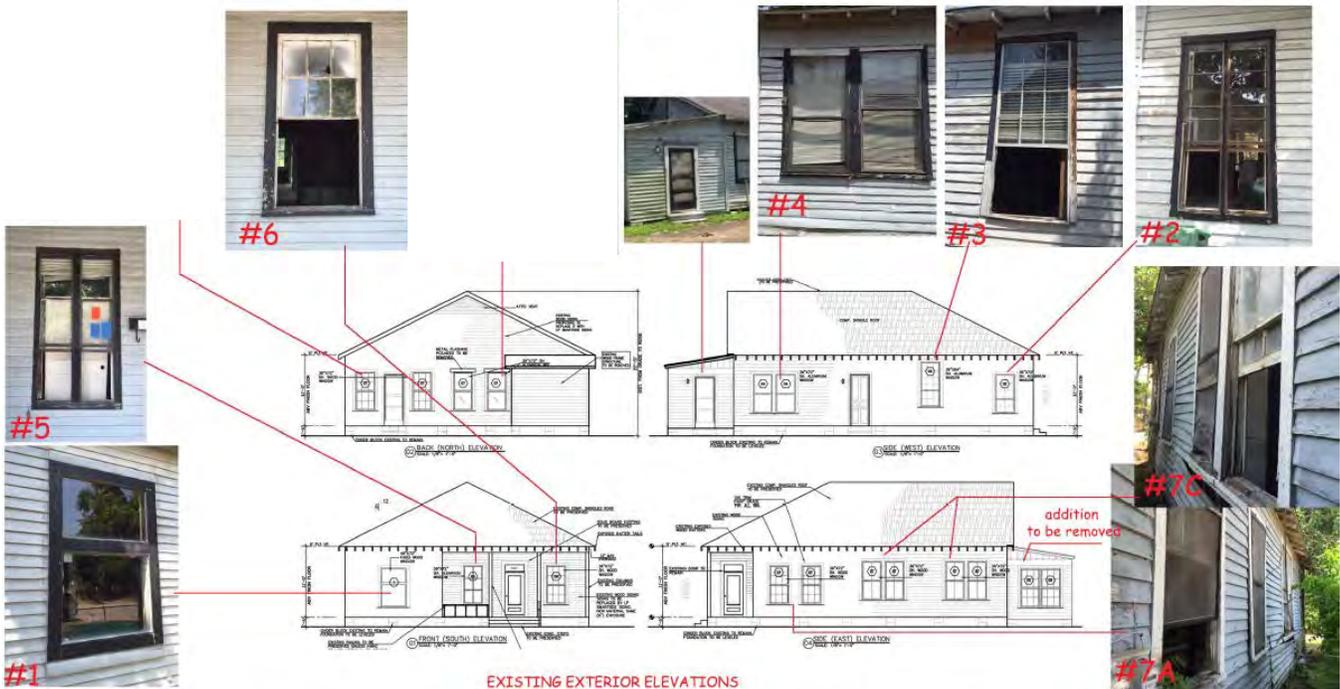
PROPOSED



**WINDOW / DOOR SCHEDULE**

**EXISTING CONDITION**

<b>EXISTING WINDOW SCHEDULE</b>						
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

WINDOW / DOOR SCHEDULE

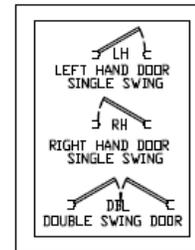
PROPOSED

WINDOW SCHEDULE												
DATE REVISED: 07.09.15										117 PARKVIEW		
MARK	QTY.	TYPE	LOCATION	NOMINAL OPEN.		MATERIAL	OPERABLE /		GLAZING	FGRESS	TRMP	REMARKS
				WIDTH	HEIGHT		FIXED					
D1	2	SH	FAM RM.	3'-0"	6'-0"	WOOD	OPER.					SH WOOD WIN FULL NEW TO BE REPLACED
D2	3	SH	FAM RM.	2'-6"	6'-0"	WOOD	OPER.					SH WOOD WIN FULL NEW TO BE REPLACED
D3	1	F	DINING	2'-6"	4'-0"	WOOD	OPER.					TO BE REPLACED
D4	1	SH	KITCHEN	2'-0"	3'-0"	WOOD	OPER.					SH WOOD WIN FULL NEW TO BE REPLACED
D5	3	SH	MSTR BDRM.	2'-6"	6'-0"	WOOD	OPER.		YES			SH WOOD WIN FULL NEW TO BE REPLACED
D6	1	A	MSTR BATH	4'-0"	3'-0"	WOOD	OPER.			YES		TO BE REPLACED
D7	2	SH	3RD BDRM.	2'-6"	6'-0"	WOOD	OPER.		YES			SH WOOD WIN FULL NEW TO BE REPLACED
D8	1	SH	2ND BDRM.	2'-6"	6'-0"	WOOD	OPER.					SH WOOD WIN FULL NEW TO BE REPLACED
D8d	1	SH	2ND BDRM.	3'-6"	6'-0"	WOOD	OPER.					SH WOOD WIN FULL NEW TO BE REPLACED

WINDOW SCHEDULE NOTES

Type: A=Awning C=Casement DH=Double Hung F=Fixed, In sash (LIDN) FC=French Casement SH=Single Hung SL=Slider  
 Glazing: A=Acrylic I=Clear Insulated Glass E=Low-E Insulated Glazing P=Single Pane Glass

1. ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW ORDER BEFORE FRAMING.
2. See exterior elevations for head heights and window swing info. Verify all rough window openings with manufacturer prior to ordering.
3. Emergency Egress window to comply with clear dimensions and net clear operable area for escape window as described in section R310 of the Int'l Residential Code  
 Clear Height Minimum 24"  
 Clear Width Minimum 20"  
 Clear Open Area Minimum 5.7 sq ft
4. All glazing to be low-E. Review with exterior elevations to confirm muntin pattern.
5. Energy Code Information: U Factor=0.30; SHGC=0.36



EXTERIOR DOOR SCHEDULE										
MARK	QTY	DESCRIPTION/LOCATION	SIZE		MAT.		FINISH		REMARKS	
			WIDTH	HEIGHT	WOOD	METAL	FIBERGLASS	PAINTED		STAINED
1	2	PORCH & 2ND BDRM.	3'-0"	6'-8"	*			*	EXISTING DOOR TO REMAIN	
2	1	KITCHEN	2'-8"	6'-8"	*			*	NEW DOOR GLASS WOOD RATIO AS SHOWN	

INTERIOR DOOR SCHEDULE										
MARK	QTY	DESCRIPTION/LOCATION	SIZE		MAT.		FINISH		REMARKS	
			WIDTH	HEIGHT	WOOD	METAL	FIBERGLASS	PAINTED		STAINED
3	3	MSTR BDRM, 2ND BDRM, 3RD BDRM & UTILITY	2'-8"	6'-8"	*			*	NEW	
4	4	BATH AND 2ND BDRM, 3RD BDRM CL & MSTR CL	2'-6"	6'-8"	*			*	NEW	
5	2	MSTR BATH	2'-0"	6'-8"	*			*	NEW	

GENERAL NOTES FOR DOORS & FRAMES

DIMENSIONS:  
 -DIMENSIONS INDICATED ON PLANS AND SCHEDULE ARE NOMINAL  
 -COORDINATE PRIOR TO FABRICATION

FIRE RATINGS:

-FIRE RATINGS OF DOORS AND FRAMES SHALL COMPLY WITH APPLICABLE CODE AND REGULATIONS. FIRE DOORS SHALL BE LABELED BY AN APPROVED AGENCY.  
 -ALL DOOR FRAMES AND HARDWARE SHALL HAVE SAME FIRE RATING AS DOOR HUNG WITHIN THEM.

-LEGEND FOR RATING OF DOORS:

20M - 20 MINUTES RATED DOOR

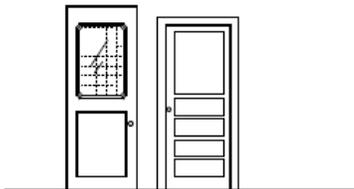
GLAZING

-GLAZING IN EXTERIOR DOORS SHALL BE TEMPERED INSULATED GLASS (TIG) IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS

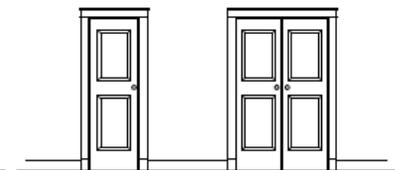
MISCELLANEOUS NOTES:

- PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
- PAINT ALL STEEL DOORS AND FRAMES SEMI-GLOSS UNLESS OTHERWISE INDICATED.
- MAXIMUM EXTERIOR THRESHOLD HEIGHT TO BE 3/4"
- HC UNDER MATERIAL COLUMN INDICATES HOLLOW CORE EMBOSSED MASONITE

EXTERIOR DOOR



INTERIOR DOOR



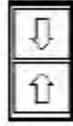
WINDOW / DOOR SCHEDULE

PROPOSED

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 30 1/8 X 73 1/4	TWD2972 Frame Size : 29 3/8 X 72 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 32.1h, 5.8 sf  U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	\$289.90	9	\$2,609.10
Line-2	Rough Opening: 42 1/8 X 73 1/4	TWD4172 Frame Size : 41 3/8 X 72 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 15 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:38w, 32.1h, 8.4 sf  U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 PEV 2015.2.0.1284/PDV 6.276 (04/22/15) CW	\$346.19	1	\$346.19



Viewed from Exterior. Scale: 1/8" = 1'

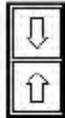


Viewed from Exterior. Scale: 1/8" = 1'

WINDOW / DOOR SCHEDULE

PROPOSED

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	Rough Opening: 38 1/8 X 73 1/4	TWD3772 Frame Size : 37 3/8 X 72 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:34w, 32.1h, 7.5 sf  U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 FEV 2015.2.0.1284/POV 6.276 (04/22/15) CW	\$328.50	2	\$657.00
Line-4	Rough Opening: 26 1/8 X 37 1/4	TWD2536 Frame Size : 25 3/8 X 36 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, Clear Opening:22w, 14.1h, 2.1 sf  U-Factor: 0.30, SHGC: 0.27, VLT: 0.52, CPD: JEL-N-578-00814-00001 FEV 2015.2.0.1284/POV 6.276 (04/22/15) CW	\$196.39	1	\$196.39
Line-5	Rough Opening: 30 1/8 X 49 1/4	TWDP2948 Frame Size : 29 3/8 X 48 1/2 W-2500 Wood Fixed Auralast Pine, Insash Double Hung Product, Primed Exterior, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, US National-WDMA/ASTM, PG 30, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, U-Factor: 0.29, SHGC: 0.29, VLT: 0.55, CPD: JEL-N-737-01034-00001 FEV 2015.2.0.1284/POV 6.276 (04/22/15) CW	\$360.04	1	\$360.04



Viewed from Exterior. Scale: 1/8" = 1'



Viewed from Exterior. Scale: 1/8" = 1'



Viewed from Exterior. Scale: 1/8" = 1'

**WINDOW / DOOR SCHEDULE**

**PROPOSED**

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-6		EWS4824			
	Rough Opening: 48 1/16 X 24 5/8	Frame Size : 47 5/16 X 23 7/8			
		Siteline EX Wood Sliding Window, Auralast Pine, Primed Exterior, Natural Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Left Hand , White Hardware, US National-WDMA/ASTM, PG 30, Insulated Low-E Annealed Glass, Preserve Film, Standard Spacer, Argon Filled, No Screen, GlassThick=0.756, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment.(NW) Clear Opening:20.7w, 19.9h, 2.8 sf			
	Viewed from Exterior. Scale: 1/8" = 1'	U-Factor: 0.31, SHGC: 0.28, VLT: 0.52, Energy Rating: 15.00, CPD: JEL-N-337-01154-00001 PEY 2015.2.0.1284/PDY 6.276 (04/22/15) CW			
			\$277.25	1	\$277.25

<b>Total:</b>	\$4,445.97
<b>Sales Tax(8.25%)</b>	\$366.79
<b>NET TOTAL:</b>	\$4,812.76
<b>Total Units:</b>	15



APPLICANT PHOTOS





STAFF PHOTOS

WEST (SIDE)





EAST (SIDE)





NORTH (REAR ADDITION)



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**PROJECT DETAILS**

**Shape/Mass:** The residence is 58.4' at its deepest by 22'-5" tall by 37.8' wide. The alteration removes a non-original rear addition measuring 14.3' wide by 12' deep to reduce the overall depth of the structure to 46'-5". A rear deck and pergola measuring approximately 10' tall by 18' wide by 11' deep will be constructed approximately 4' in from the east wall.

**Foundation:** The residence has a pier and beam foundation. The new wood deck at the back will be placed on the ground.

**Windows/Doors:** The residence contains aluminum and wood windows. The alteration replaces these windows with wood 1-over-1 windows of a different size and alters the location of the openings.

**Exterior Materials:** The residence is clad in wood lap siding. The alteration replaces all wood siding with composite board siding to match existing reveal.

**Front Elevation:** The existing residence contains a fixed 1-over-1 wood window, a multi-divided lite aluminum window and a wood 6-over-6 window with the bottom sash missing. The alteration replaces all windows with wood 1-over-1 windows and reduces the fixed window from 48" wide to 42" wide, and reduces the aluminum window from 38" to 36" wide.  
**(South)**

**Side Elevation:** The existing residence contains two wood 6-over-6 windows and four 2-over-2 wood windows.  
**(East)** The alteration replaces the 6-over-6 windows with 1-over-1 windows, removes the 2-over-2 windows and installs a 1-over-1 window in a non-original opening and a fixed window in a non-original opening. The alteration also changes the width of the 6-over-6 windows from 36" to 30".

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

**Rear Elevation:** Not visible from public right-of-way.  
**(North)**

**ATTACHMENT A**

**OLD SIXTH WARD NEIGHBORHOOD ASSOCIATION COMMENT**

Tristan,

About a week ago, committee member Diane Morin spoke with you about the committee and asked for a chance to connect us. Last Tuesday, I called and left a voicemail for Liliana (listed on the CofA application as applicant). On Friday, I saw you and verbally requested a chance to visit. Based on your Thursday response to Diane, it seems like you might decline that chance to visit. Our committee works directly with property owners and architects; we are independent of the city. Although we have spoken with the city, we believe that visiting with you directly would be most appropriate and most productive.

Please know that, as communicated to the city, we have serious concerns about the windows and columns on these projects. Specifically,

\* The replacement columns for 1810 Kane do not comply with the Old Sixth Ward (OSW) design guidelines or the HPO regarding materials for replacements. We would prefer you to return the house to the original turned Victorian columns, consistent with its original date of construction. If you replace the columns as is, we require that you replace with like-materials and duplicate the profile of the existing columns.

\* We do not support moving the windows.

\* We support repairing existing windows that can be repaired. We only support replacing windows when absolutely necessary. For those deemed truly-unrepairable by experts in historic restoration, we cannot support replacing windows with 1/1 configurations, as they might give the appearance of a later period. Both the HPO and the guidelines support this. This house probably originally featured 4/4 or 6/6 windows.

We cannot support the applications as submitted. We would like to work with you collaboratively to adjust the applications so that we can support them in front of the commission. We believe the most positive outcome would involve working together to adjust the applications.

Please let me know as soon as possible when you might be able to discuss and work on these adjustments.

With thanks,

Ryan Boehner

7133060097

Chair, Old Sixth Ward, Historic Conservation Committee