

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 17, 2023

**Applicant:** Eric Pierce, agent; William Boone, owner

**Property:** 716 Silver Street, Lots 18, Block 442, Baker W R NSBB Subdivision. The property includes a 2,300 SF, mixed retail with residential units and a 784 SF single family residence on a 5,000 SF (50' x 100') corner lot.

**Significance:** Contributing mixed retail with residential units constructed circa 1926, located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – The lot at 716 Silver contains two contributing structures: a brick former grocery store turned single family house on the corner of Kane St and Silver St; and a Victorian cottage clad in bevel lap siding that was formerly attached to another structure and located across Kane St.

Regarding the brick building, the applicant is proposing to remove a non-original awning (photo included) that is encroaching the city sidewalk right of way and has been deteriorating from water damage. The applicant had to remove the canopy as it was dangerous and threatening to people walking in the area. see photos.

Regarding the wood frame cottage, the applicant is proposing to add a small storage shed (3.5'w x 7'l) at the back (east wall), clad in corrugated steel (a material found throughout the neighborhood on secondary structures) and change one window to a 32" wide exterior door so there will be access to the backyard. See attached drawings for details

**Public Comment:** One letter in opposition

**Civic Association Comment:** None received

**Recommendation:** -  
**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and 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 checked="" type="checkbox"/> | <input 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;   |
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of 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 checked="" type="checkbox"/> | <input 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;  |
| <input checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



**Building Classification**

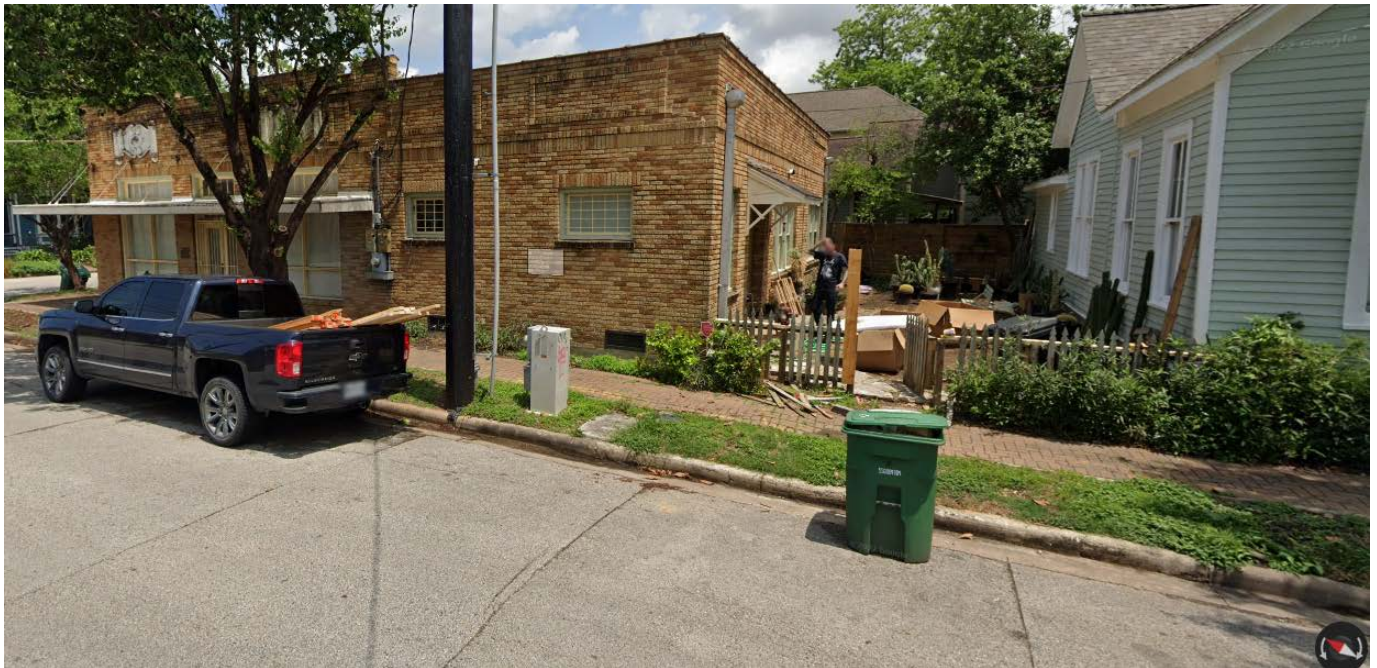
- Contributing
- Non-Contributing
- Park

**EXISTING PHOTOS**

# Historic Images



# Current Images



# Current Images



Current Images  
North and West Sides of Cottage





Current Images  
Deterioration and Unsafe Conditions at Awning



TAX RECORDS- 1972



**SANBORN MAP**

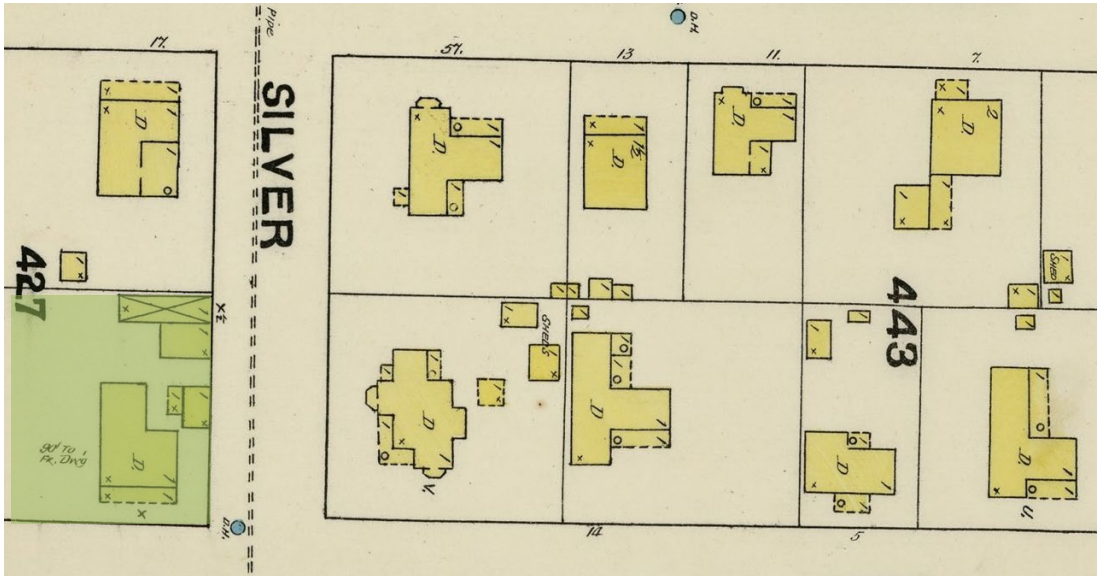


Figure 2- SANBORN 1890

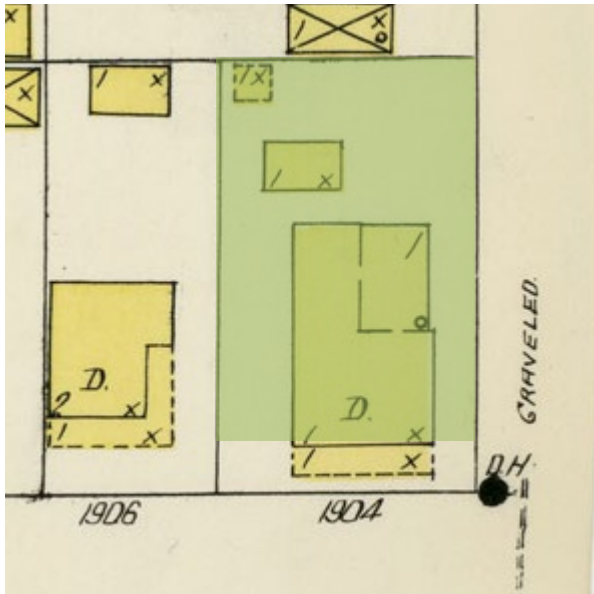
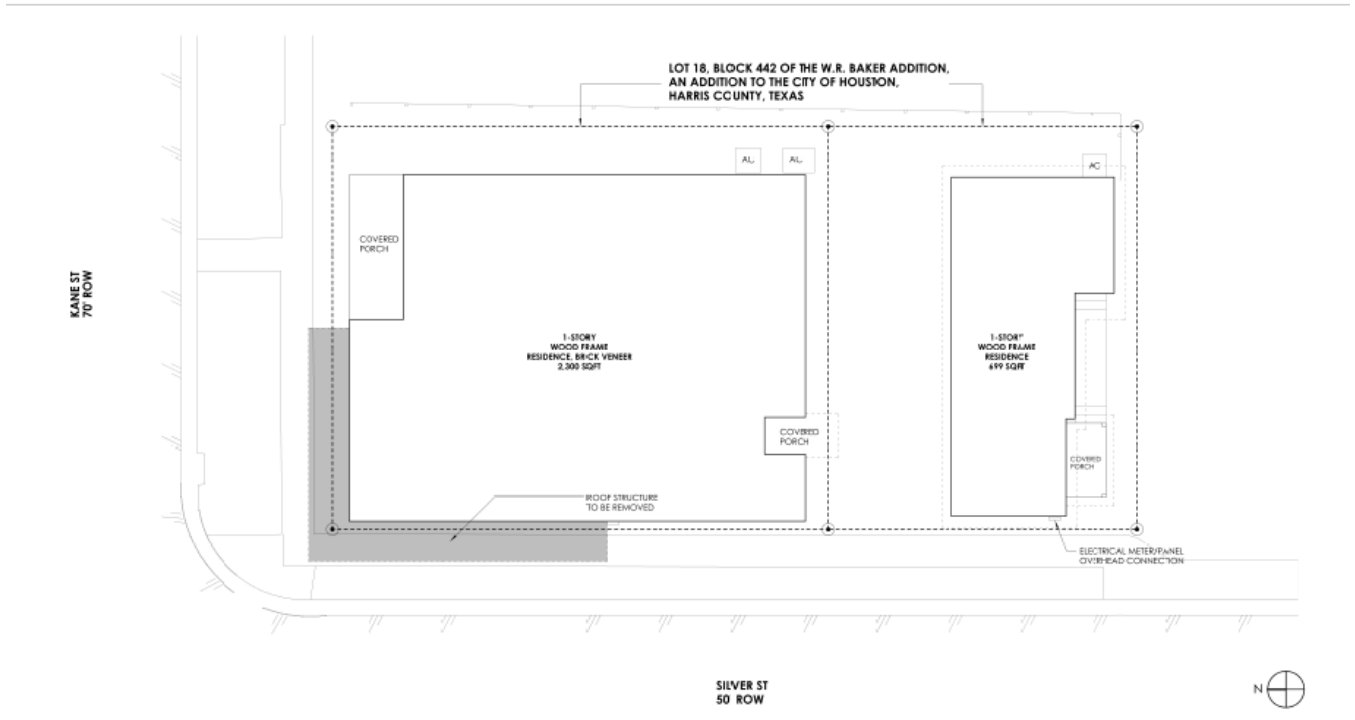
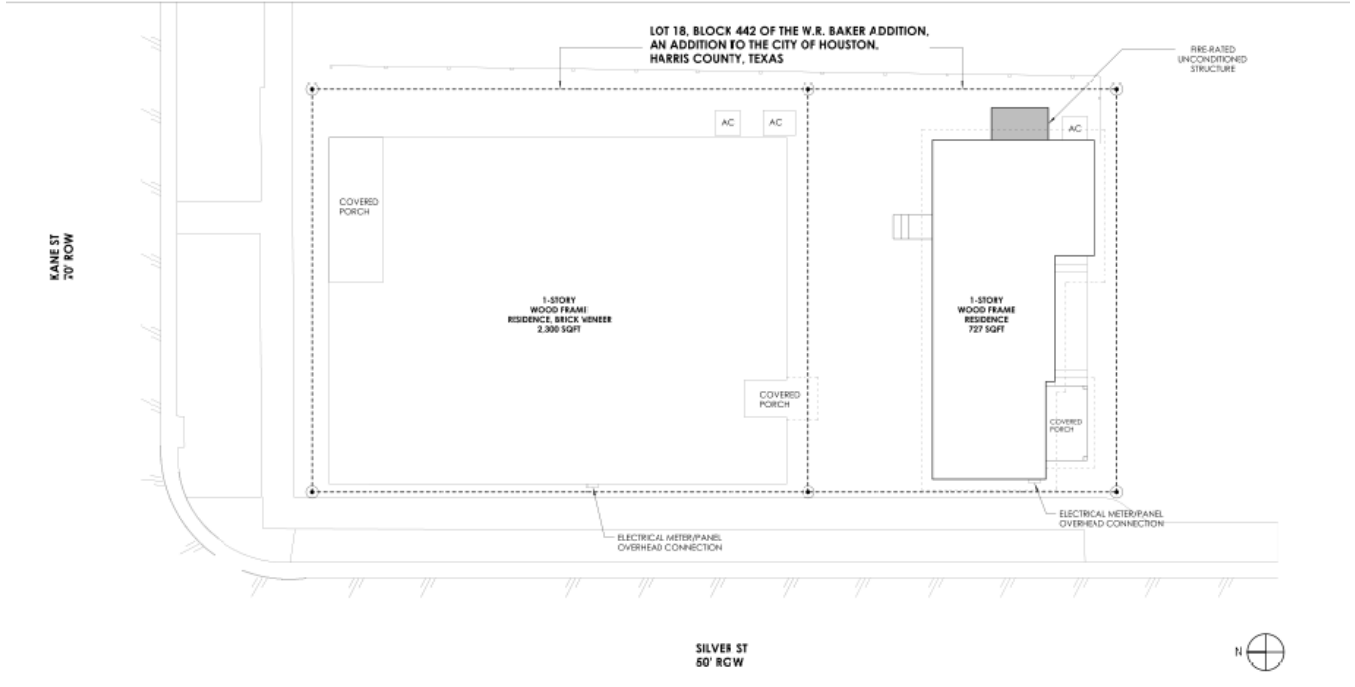


Figure 1- SANBORN 1904

### SITE PLAN

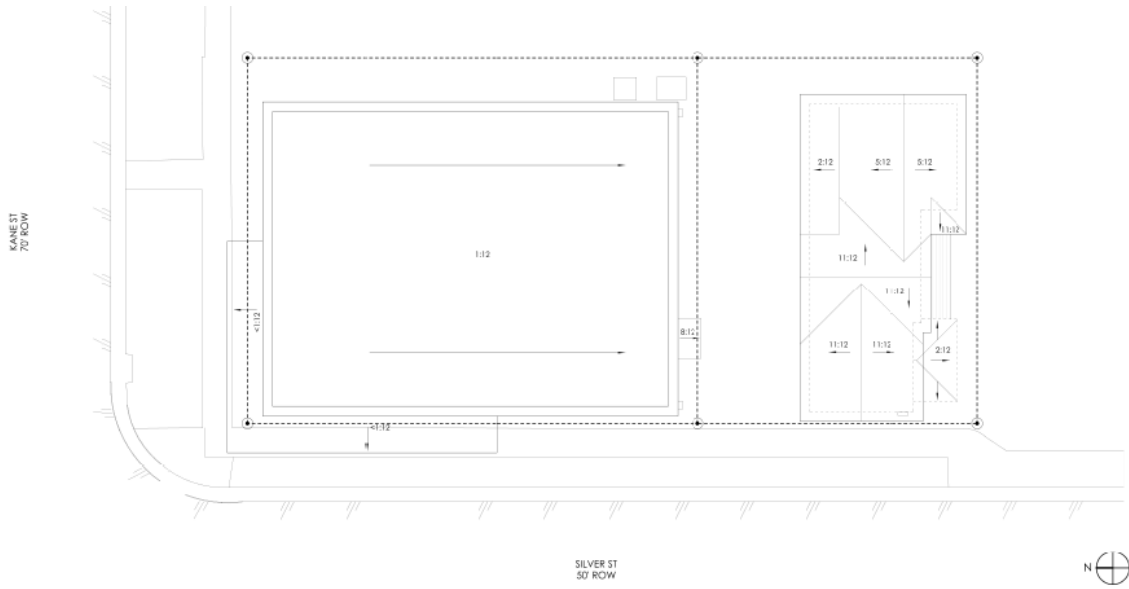


EXISTING SITE PLAN

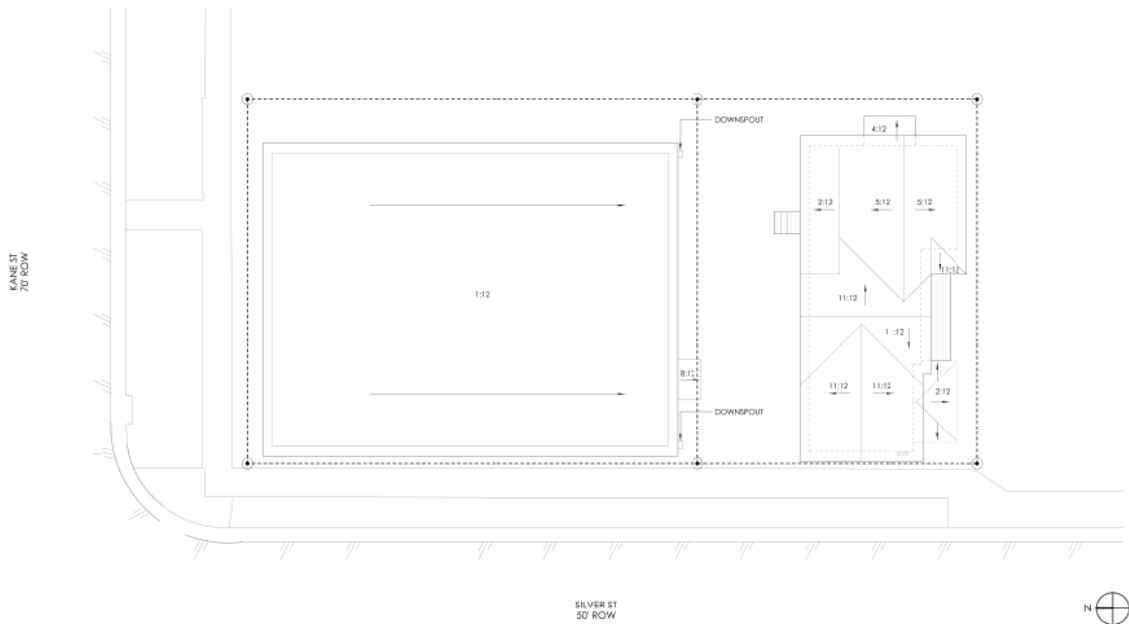


PROPOSED SITE PLAN

# ROOF PLAN

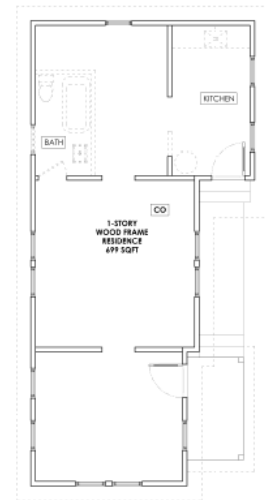


EXISTING ROOF PLAN

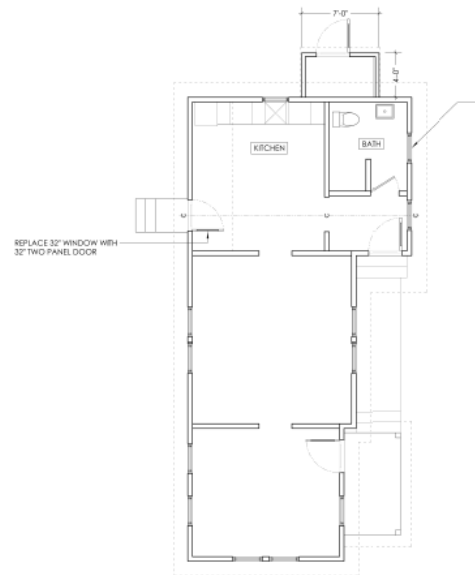


PROPOSED ROOF PLAN

# FIRST FLOOR PLAN



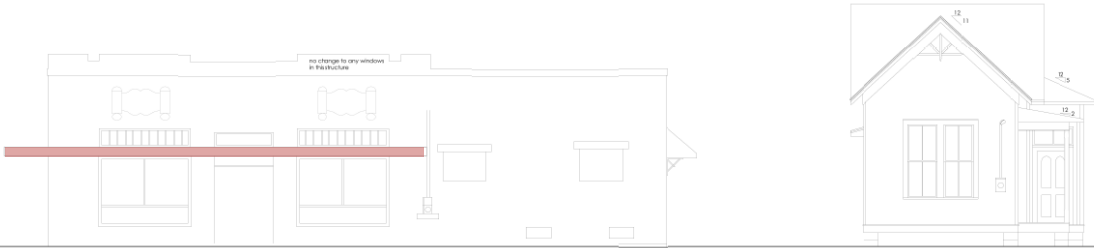
EXISTING/DEMO FLOOR PLAN



PROPOSED FLOOR PLAN

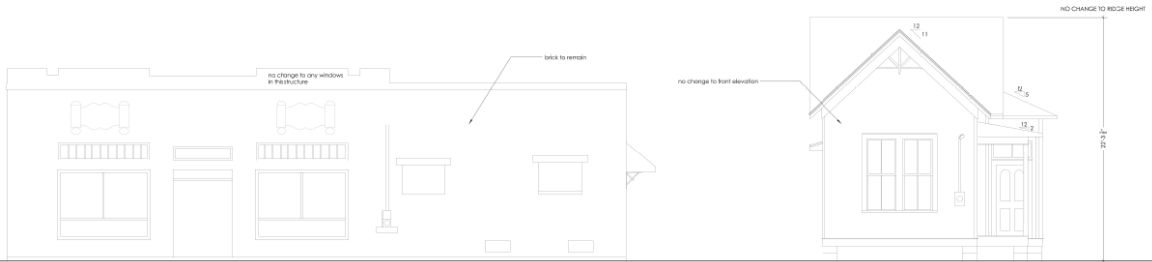
3/16" = 1'-0"

WEST ELEVATION



EXISTING WEST ELEVATION

1/4" = 1'



PROPOSED WEST ELEVATION

1/4" = 1'

### SOUTH ELEVATIONS



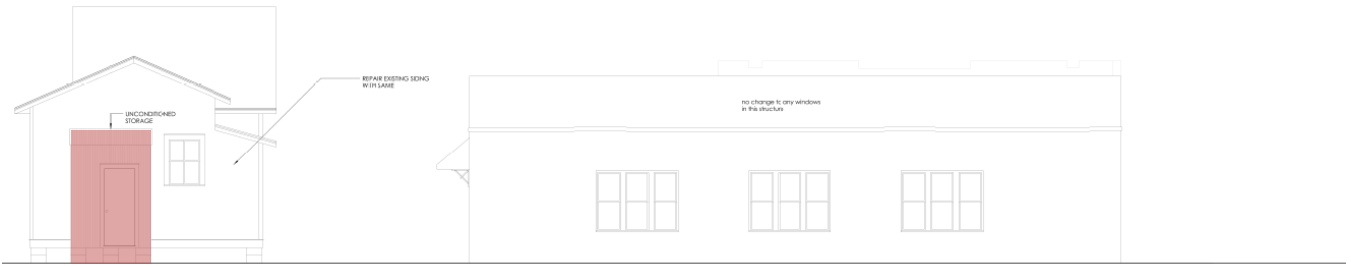


EAST ELEVATIONS



EXISTING EAST ELEVATION

1/4" =



PROPOSED EAST ELEVATION

1/4" =

### SOUTH ELEVATIONS



EXISTING NORTH ELEVATION, BUILDING #1 (BRICK)

1/4" = 1'-0"

02

EXISTING NORTH ELEVATION, BUILDING #2 (COTTAGE)



PROPOSED SOUTH ELEVATION, BUILDING #1 (BRICK)

1/4" = 1'-0"

04



PROPOSED SOUTH ELEVATION, BUILDING #2 (COTTAGE)

**WINDOW WORKSHEET**