

**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, see Attachment A

**Civic Association Comment:** None received

**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 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;
(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.



**Building Classification**

- Contributing
- Non-Contributing
- Park

**EXISTING PHOTOS**

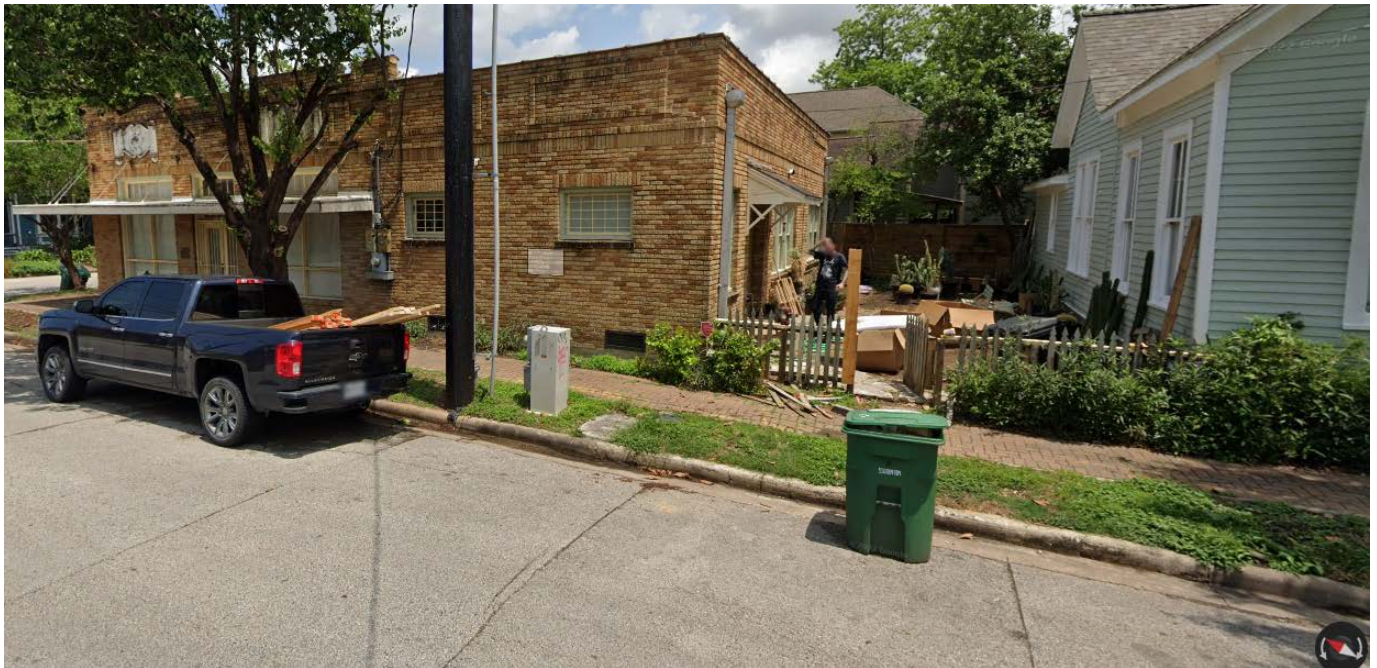
**Deteriorated non-original canopy**



# 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**

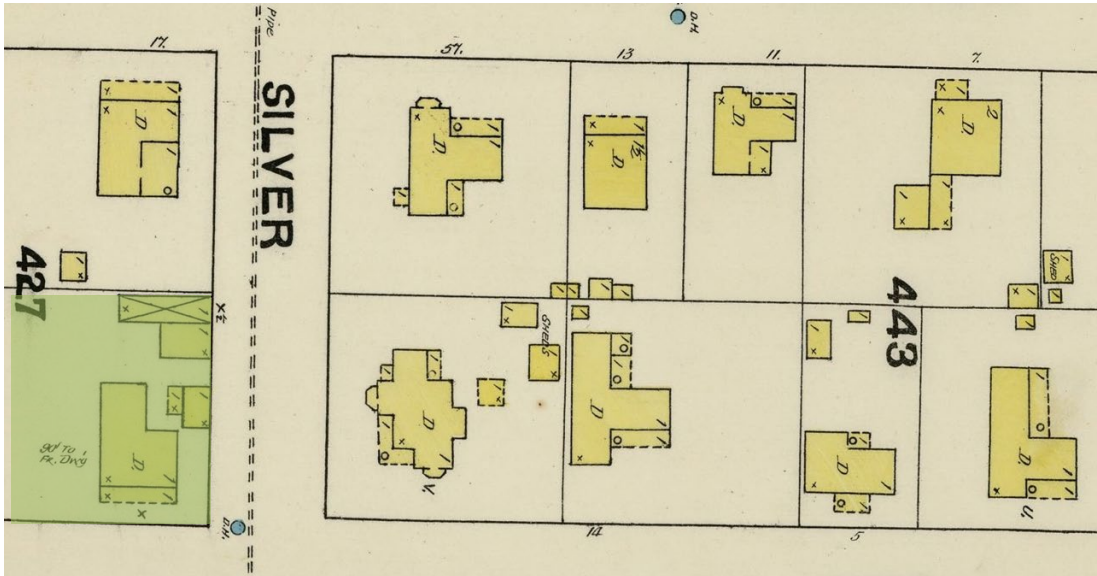


Figure 2- SANBORN 1890

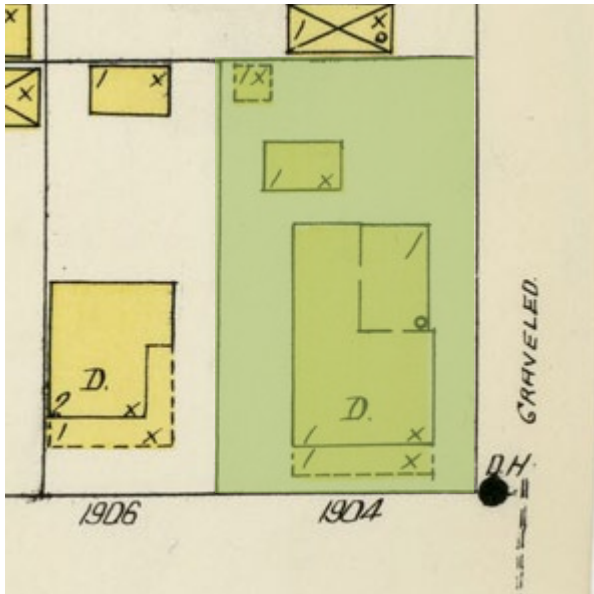
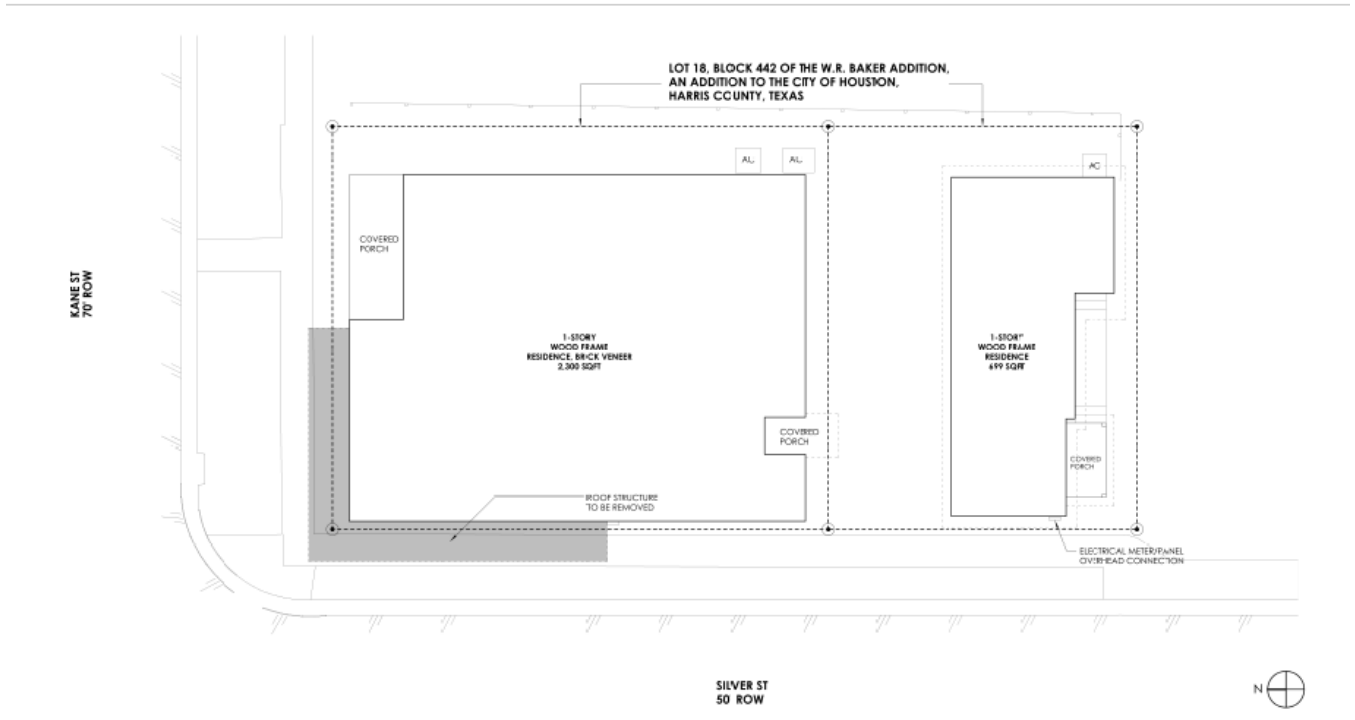
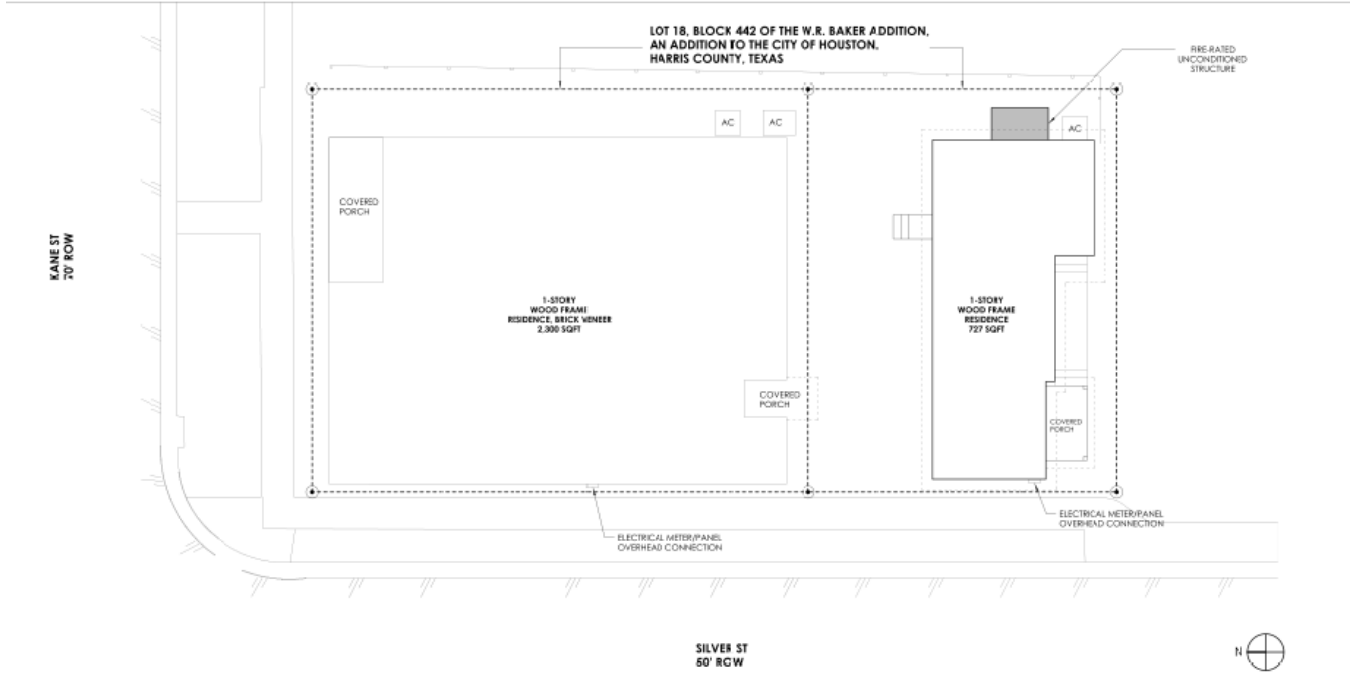


Figure 1- SANBORN 1904

### SITE PLAN

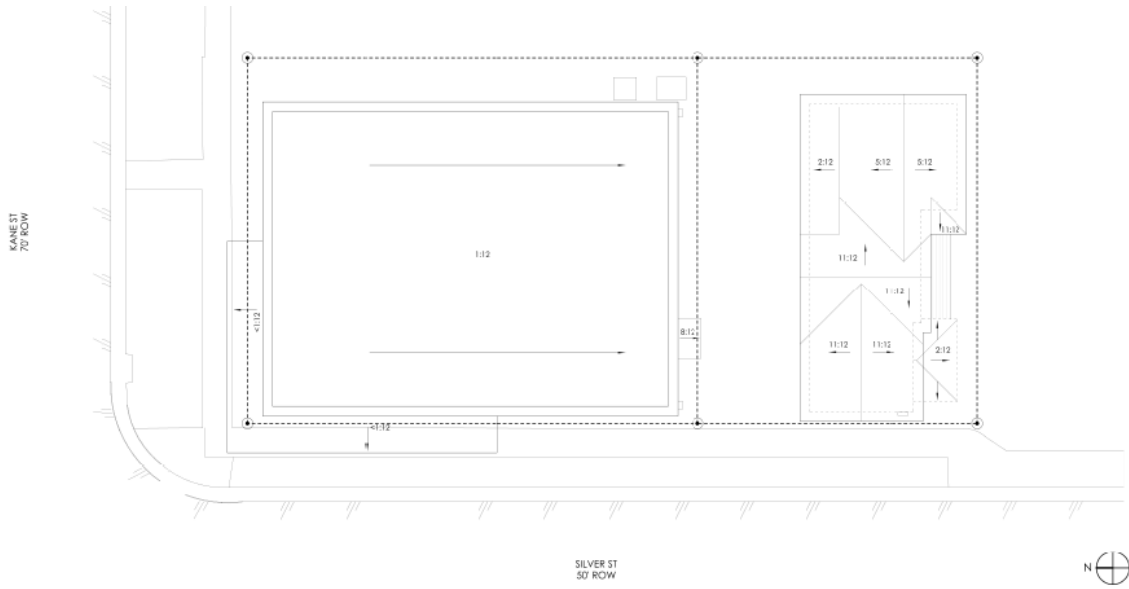


EXISTING SITE PLAN

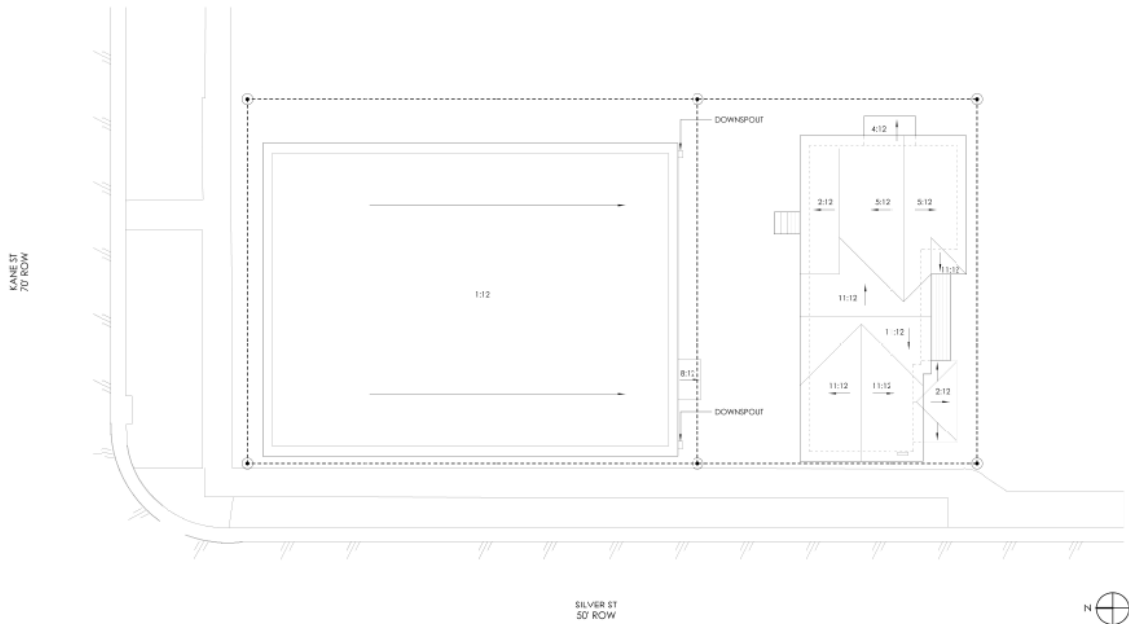


PROPOSED SITE PLAN

### ROOF PLAN

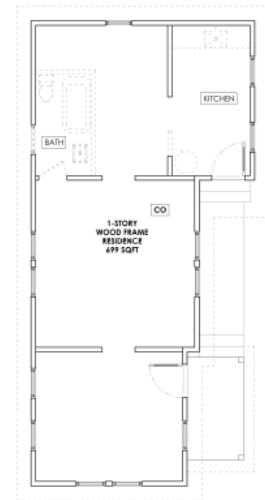
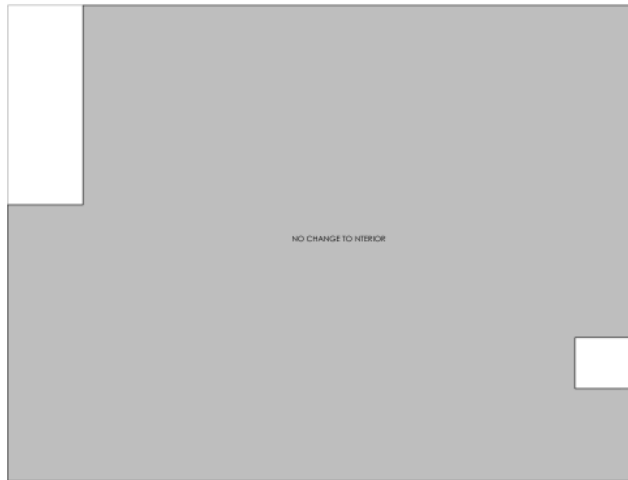


EXISTING ROOF PLAN

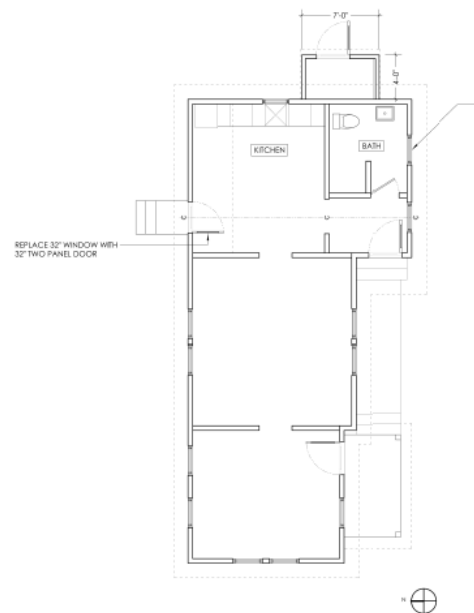


PROPOSED ROOF PLAN

# FIRST FLOOR PLAN



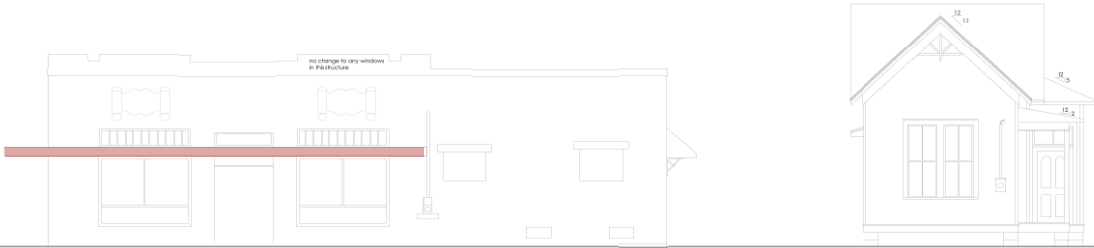
EXISTING/DEMO FLOOR PLAN



PROPOSED FLOOR PLAN

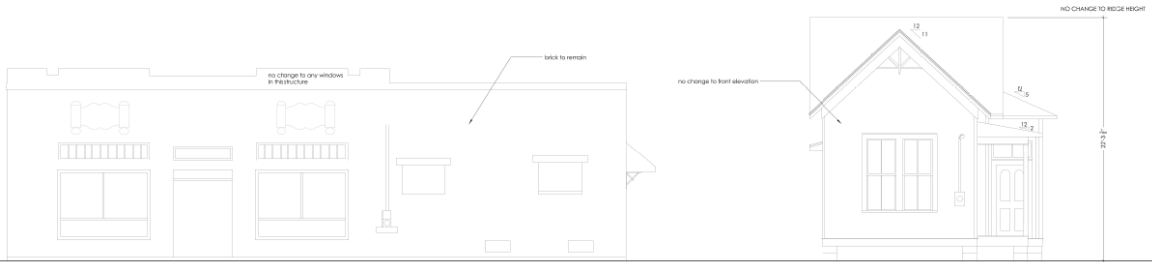
3/16" = 1'-0"

WEST ELEVATION



EXISTING WEST ELEVATION

1/4" = 1'



PROPOSED WEST ELEVATION

1/4" = 1'

**SOUTH ELEVATIONS**



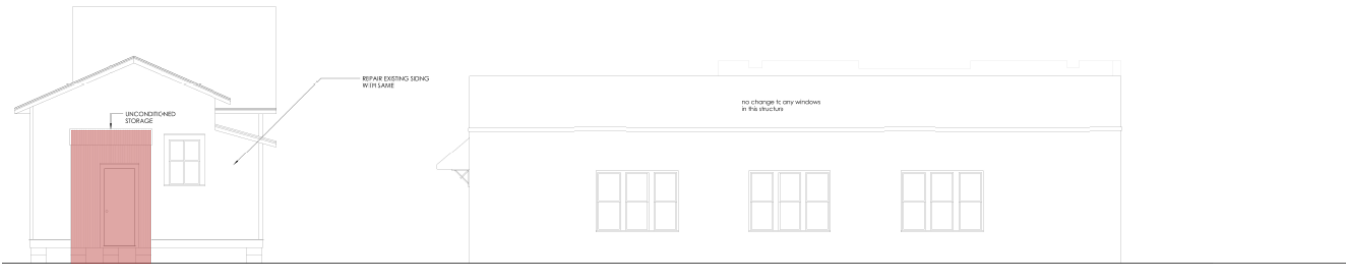


EAST ELEVATIONS



EXISTING EAST ELEVATION

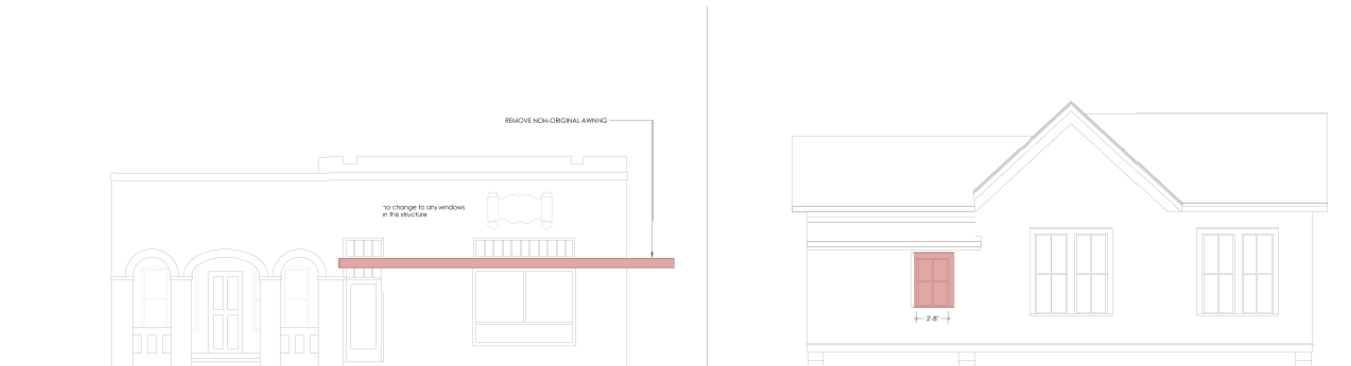
1/4" =



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**

# CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**EXISTING WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

**DAMAGE TO EXISTING WINDOWS**

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

**PROPOSED WINDOW SCHEDULE**

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

- Must include photos of all windows with labels indicated on this sheet
  - Must include manufacture's specifications and details for all proposed windows
- \*\*\* Use additional sheets as necessary

**ATTACHMENT A**

My name is Neal Parker. I live at 1816 Lubbock in the Sixth Ward, very close to the brick building at the corner of Silver and Kane. The owner of that building has applied for a Certificate of Appropriateness to modify the building as follows:

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.

I am strongly opposed to that proposal. In fact, it is not a proposal. It is a fait-accompli. The applicant has shown their contempt for HAHC by already having done the deed. They have ripped off the awning and thrown it away.

Contrary to their assertion, an awning is original to the building. Note that I use 'an awning'. Their photograph simply shows that what they ripped off and threw away was a replacement of the original awning.

The 1950 Sanborn map shows an awning "encroaching" into the public right-of-way. Such awnings were standard for commercial buildings of the period. The brick building at the corner of Silver and Kane was built in about 1928, so it does not appear in the 1924 Sanborn map. The 1924 map does show a similar awning on the 2-story store on the NW corner of Kane and Hemphill and on two stores at the SW corner of Union and Henderson. There are many examples on Washington Avenue.

Iron hooks were embedded in the masonry of the building when it was built to support the awnings. Those hooks remain. They have no other function than to support an awning.

Porches, like awnings, are subject to water damage. Very few porches, if any, in the Sixth Ward are totally original. That does not mean that we can just rip them off and throw them away.