

CERTIFICATE OF APPROPRIATENESS

Application Date: June 17, 2022

Applicant: Coree L. Corbin, owner

Property: 2003 Union Street, Lot 7 & 8, Block 418, Baker W R NSBB Neighborhood Subdivision. The property includes a historic 5,000 square foot, one-story brick veneer commercial building situated on a 10,000 square foot (100' x 100') corner lot.

Significance: Contributing brick commercial building, constructed circa 1935, located in the Old Sixth Ward Historic District. An approved COA was received June 2013 for alterations to the exterior elevations. The alterations approved were to remove previously infilled sections on the East, West, and North elevations. An approved COA from April 2017 allowed for signage to be attached to the top band of the brick on the North elevation.

Proposal: Alteration

- Demo interior partitions
- Replace windows and door on north elevation
- Add door and windows on East elevation
- Replace existing exit doors on East and West elevations
- Clean and paint over graffiti

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: Windows on the East and North Elevations of corner infill to match width of existing window openings on East Elevation with no horizontal separation. Graffiti removal per staff approval and no painting over graffitied masonry.

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 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 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; Painting over the graffiti alters the masonry for the color and texture of masonry are character-defining aspects. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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 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; Painting over the graffiti will destroy the character-defining feature of unpainted masonry. |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |
|-------------------------------------|--------------------------|--------------------------|---|

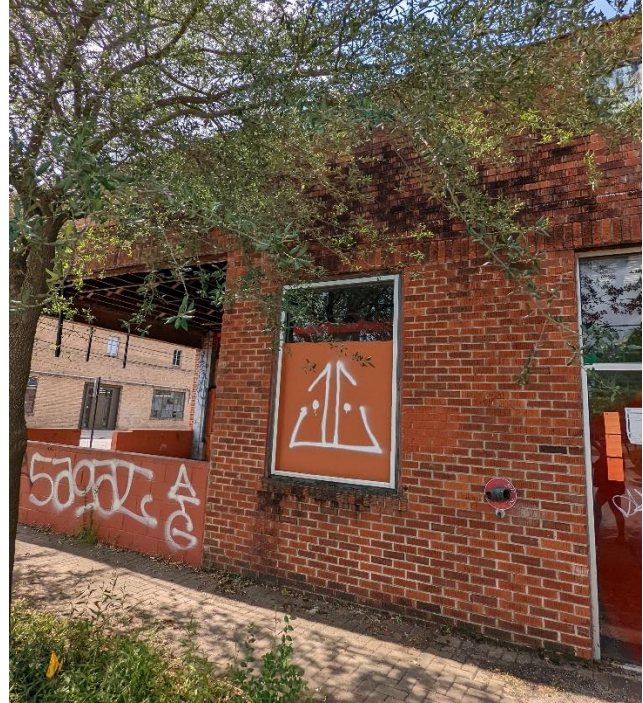
District Map



Current Photos – North Elevation



Current Photos – North Elevation



Past Photo (2013) – North Elevation



Current Photos – East Elevation



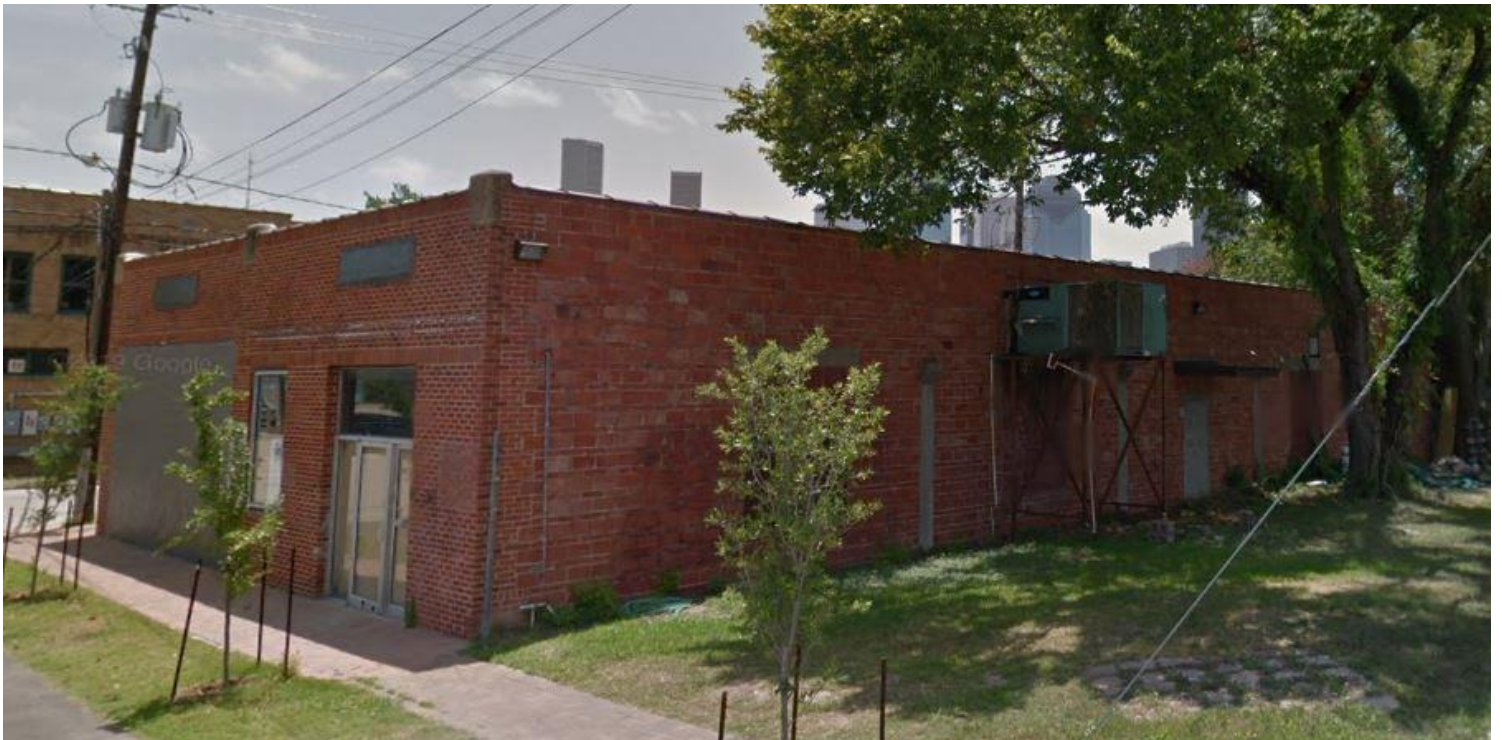
Past Photo (2013) – East Elevation



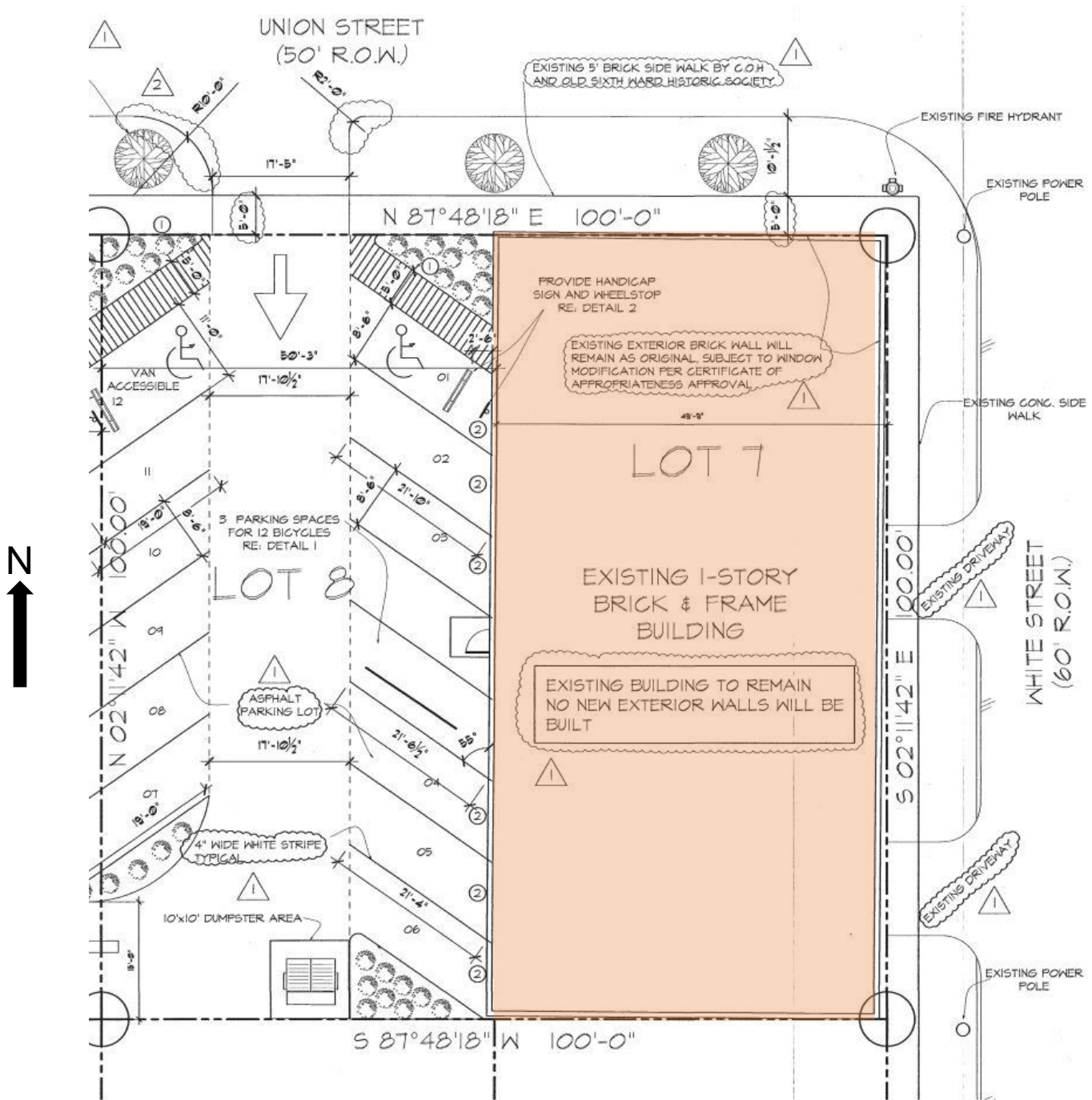
Current Photos – West Elevation



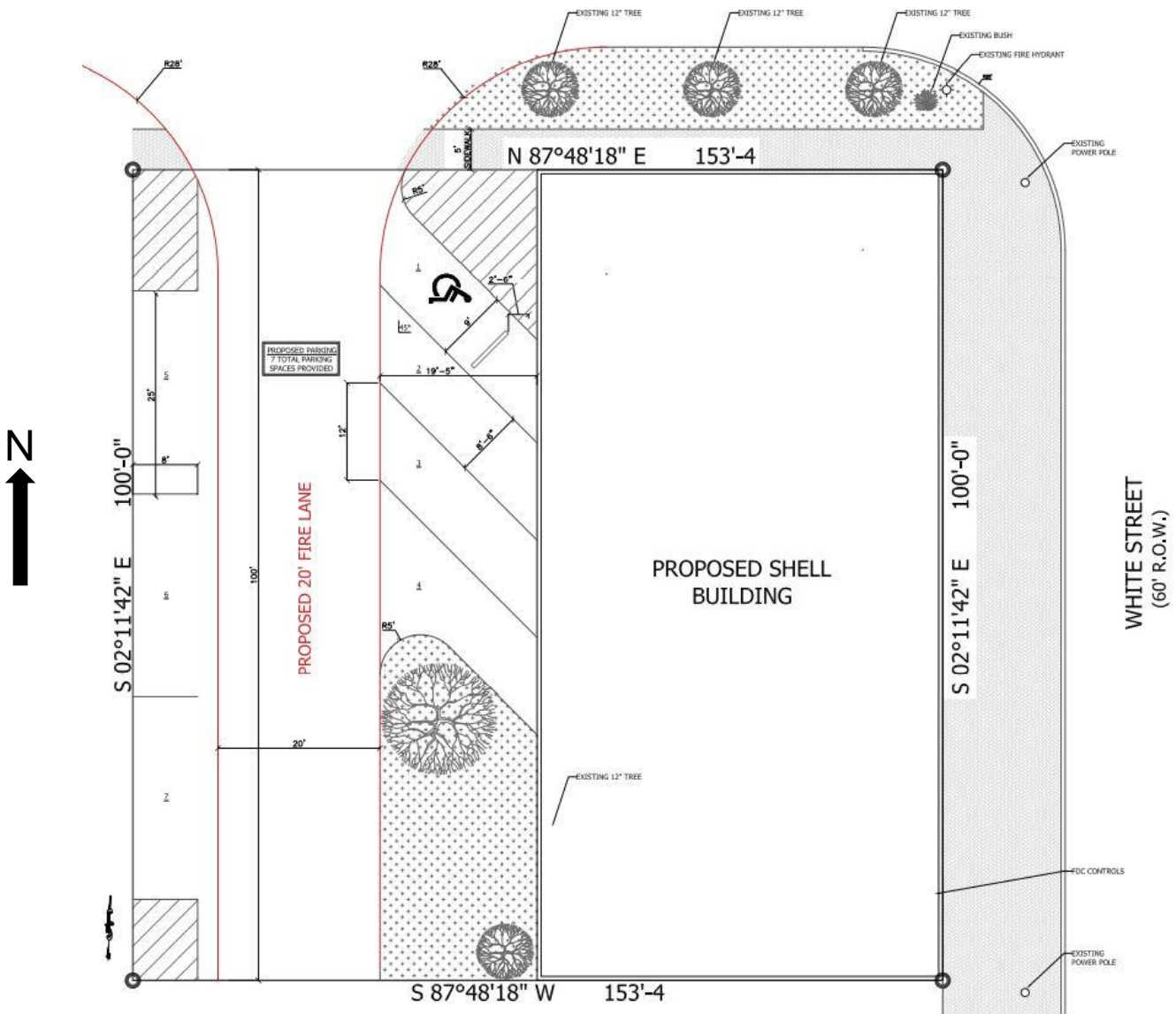
Past Photo (2013) – West Elevation



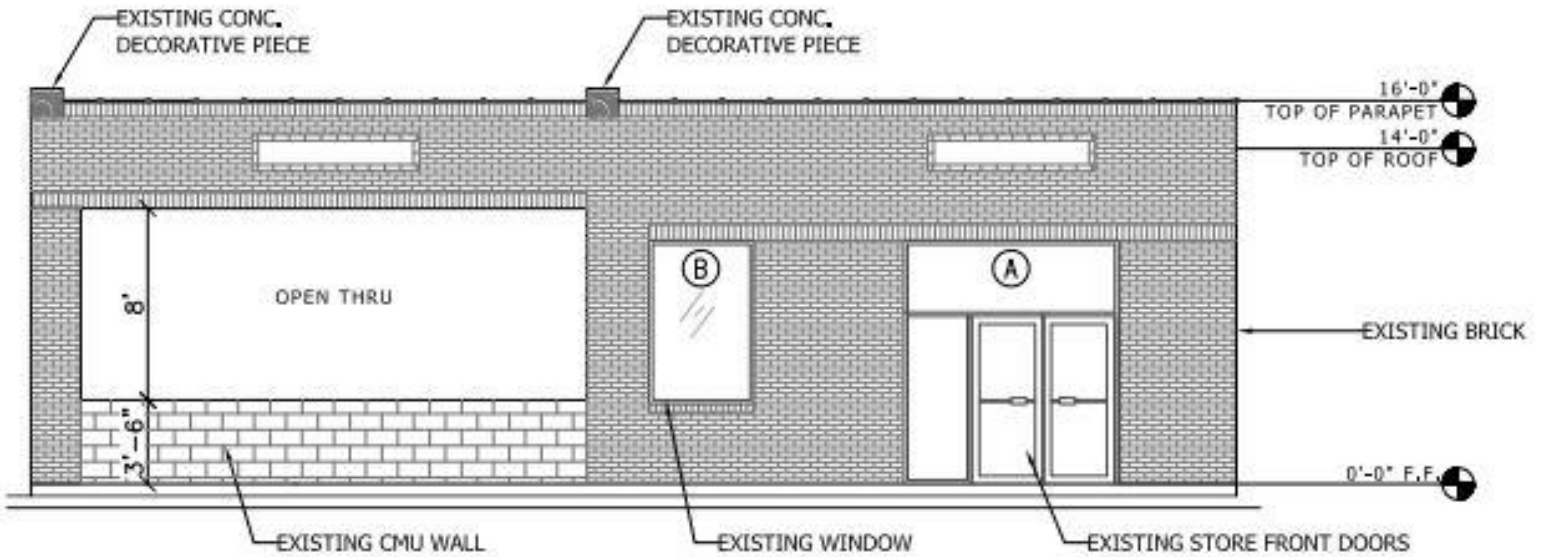
Existing Site Plan



Proposed Site Plan



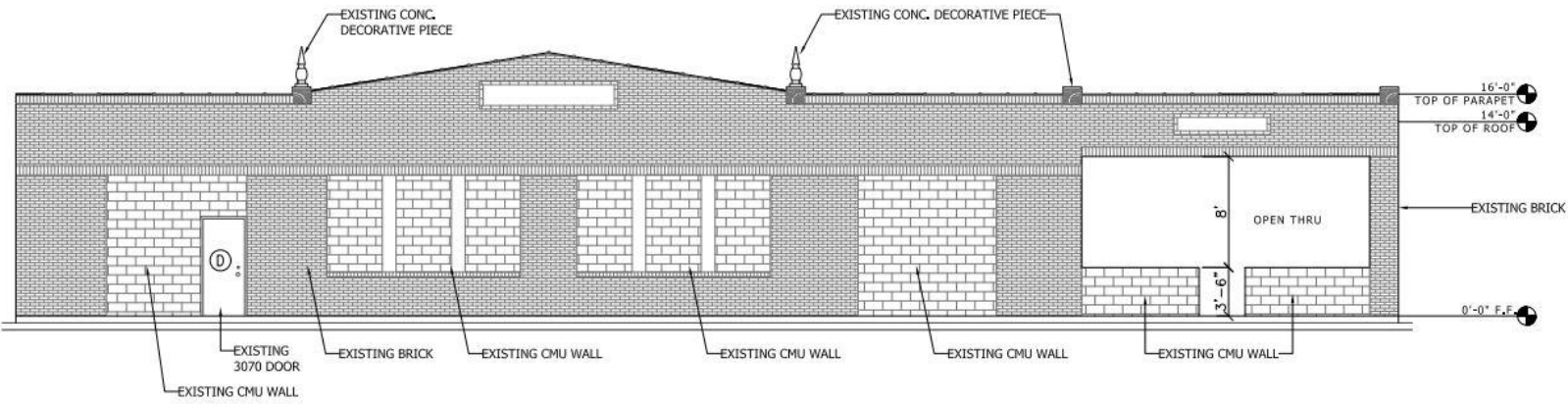
Existing North Elevation



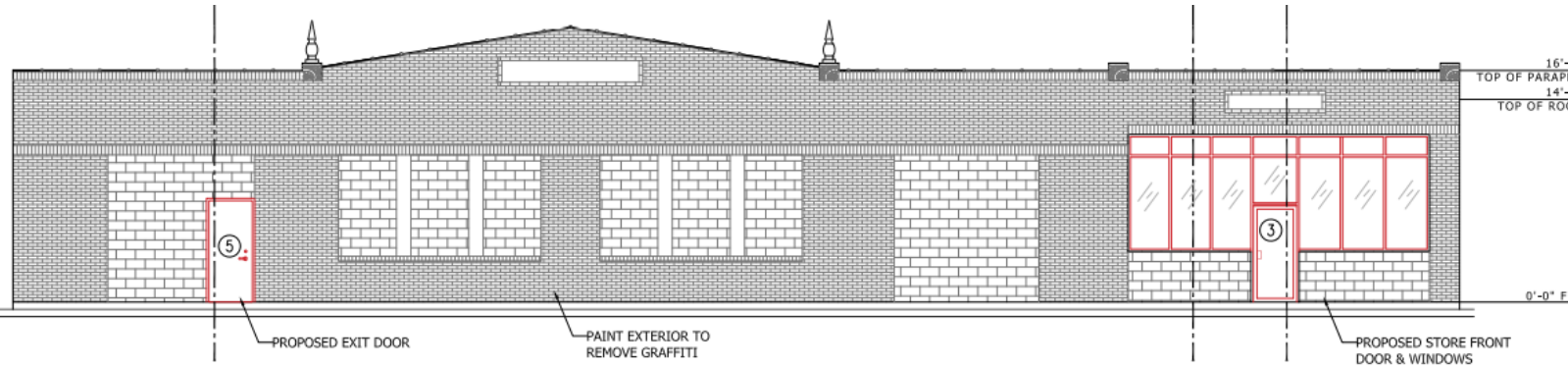
Proposed North Elevation



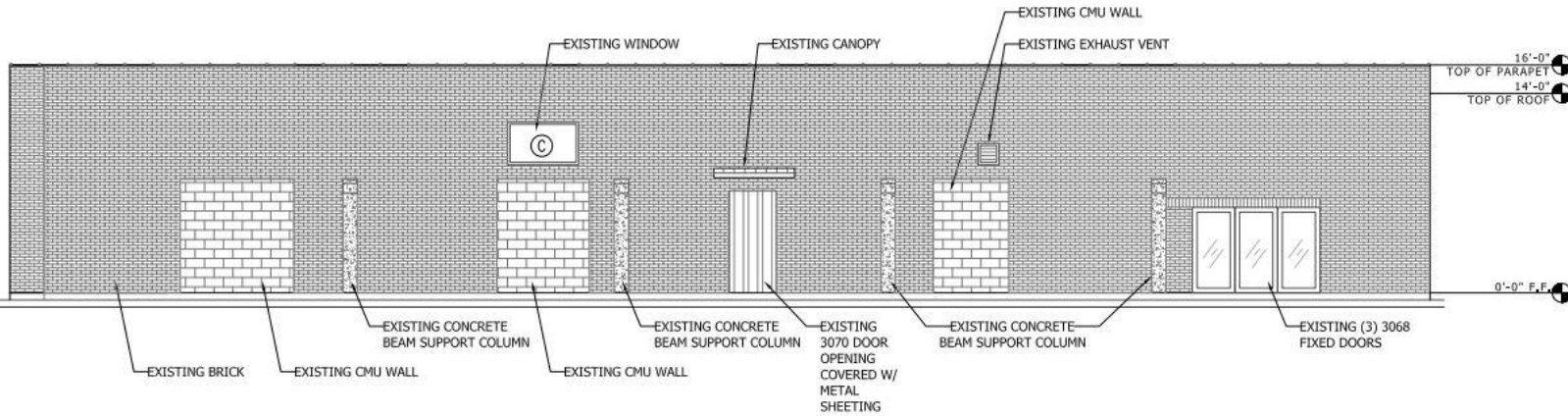
Existing East Elevation



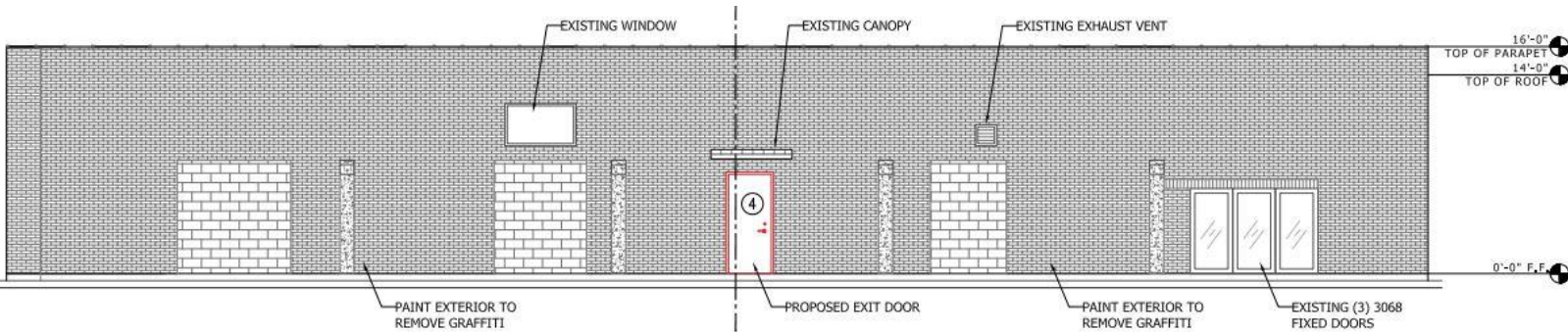
Proposed East Elevation



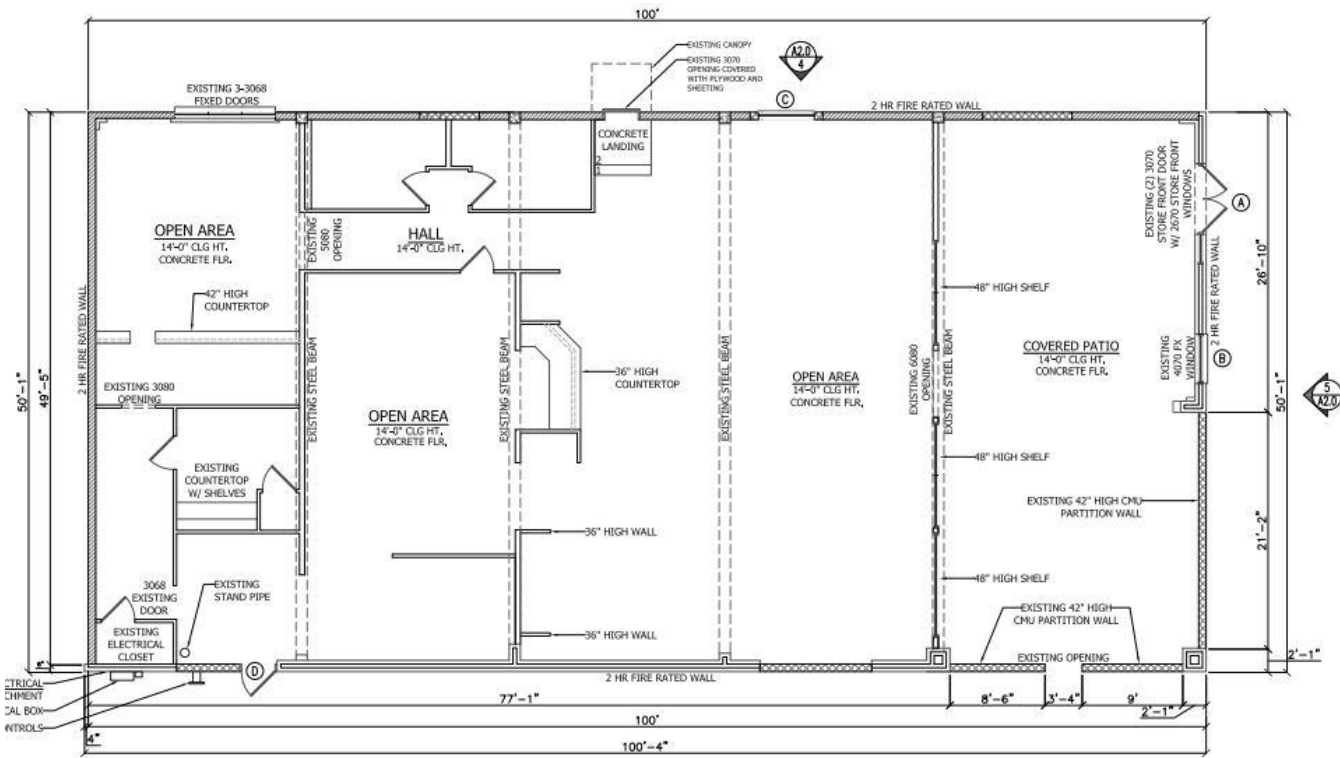
Existing West Elevation



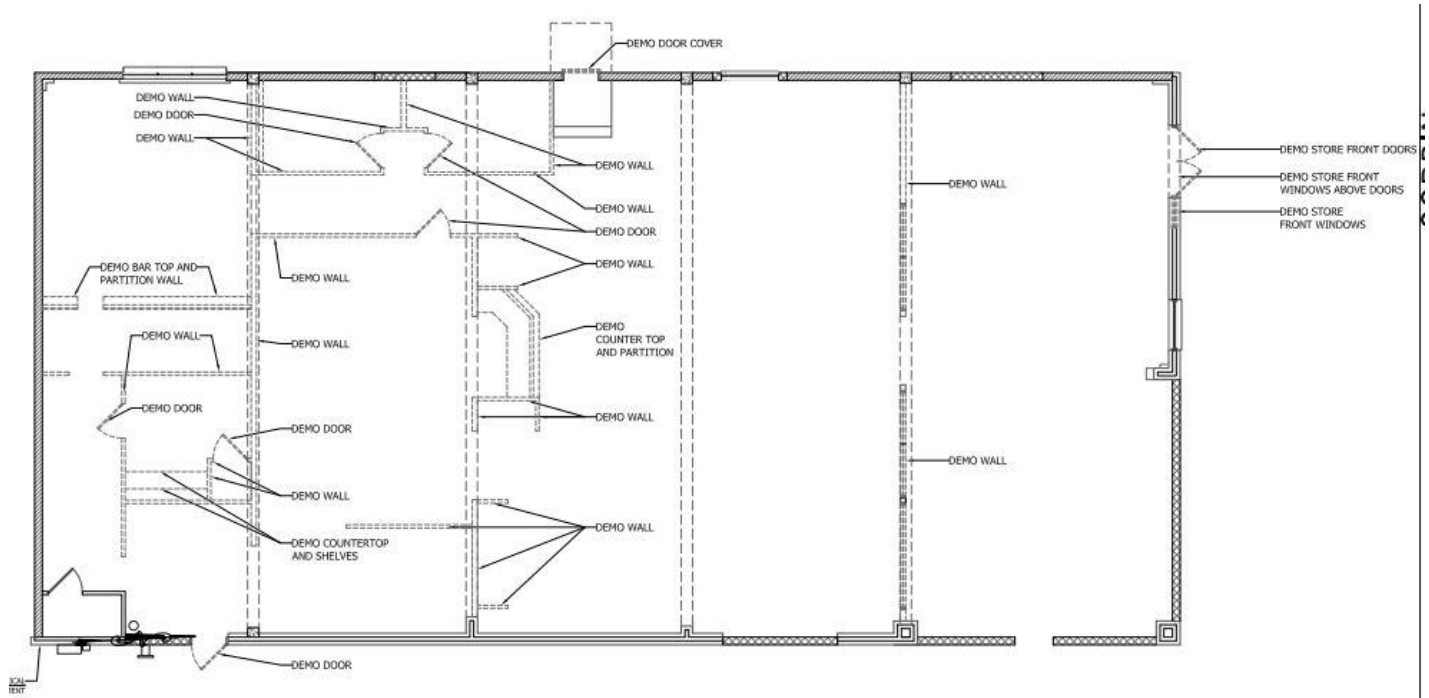
Proposed West Elevation



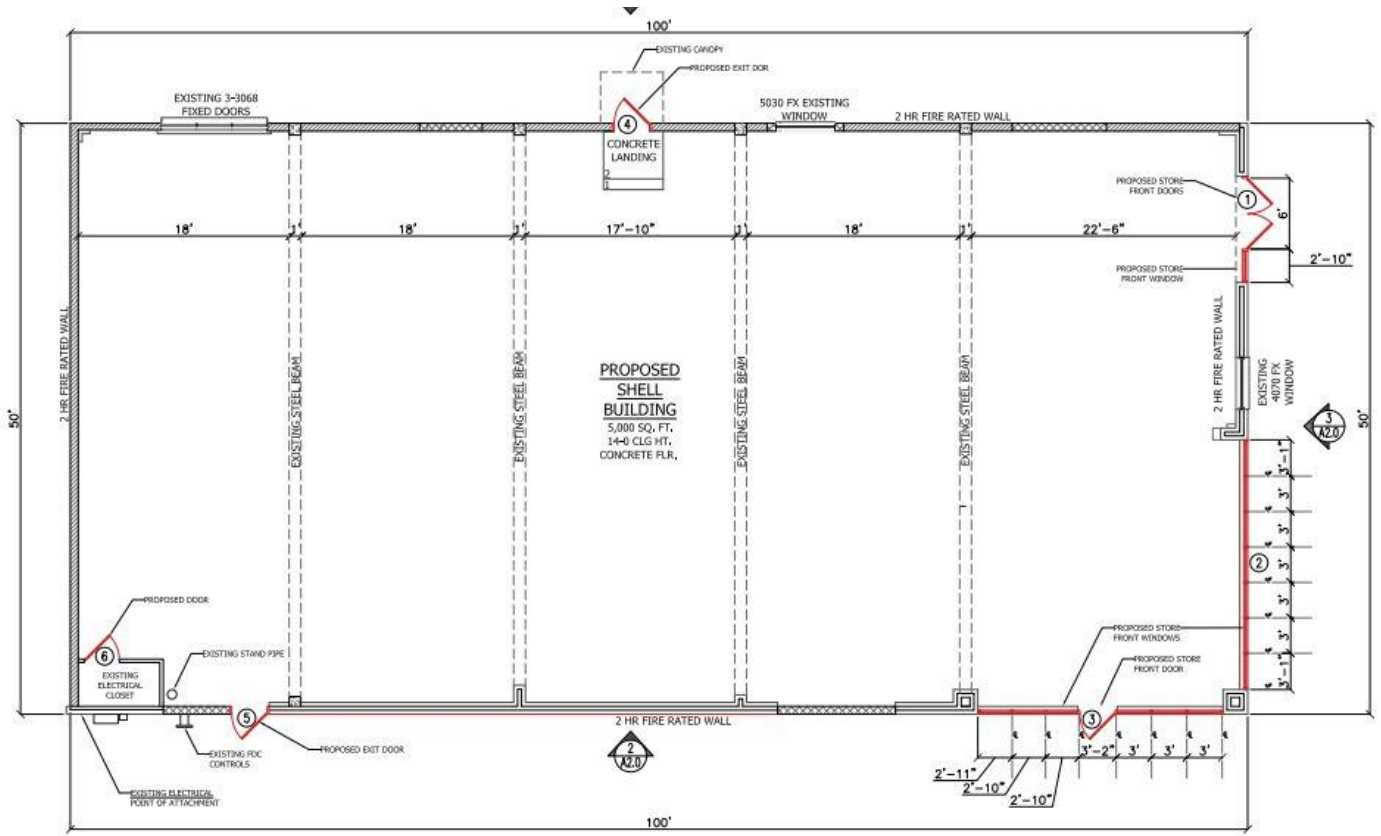
Existing Floor Plan



Demo Floor Plan



Proposed Floor Plan



Existing Roof Plan

