

**STAFF REPORT**

**DATE:** February 8, 2021

**FROM:** Guy R. Giersch, Historic Preservation Officer

**THROUGH:** Mark Doty, Assistant Director of Planning

**SUBJECT:** Request by Eric Havemann, for Approval of a Certificate of Appropriateness to Replace the Windows at 513 West Louisiana Street.

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**STAFF DECISION:** Staff approves a Certificate of Appropriateness replace the windows at the house located at 513 West Louisiana Street with the following conditions:

1. The applicant is to build in strict compliance with the drawings and written documentation that were received by the Historic Preservation Officer on September 22, 2020 and approved on September 23, 2020.
2. The applicant will be responsible for meeting all applicable City ordinances and obtaining all necessary building permits.

**PRIORITY RATING:** The property is listed as a high priority building according to the 2015 update of the Historic Resource Survey. A high priority building contributes significantly to local history or broader historical patterns; is an outstanding or unique example of architecture, engineering or crafted design; retains a significant portion of its original character and contextual integrity; meets in some cases, criteria for inclusion in the National Register of Historic Places and/or is eligible for a Texas Historical Marker.

**ITEM SUMMARY:** The applicant is proposing to do the following work:

- Replace all non-functional and deteriorated non-historic aluminum windows with a period appropriate double-hung Anderson Renewal sash. Trim with wood to match existing trims and moldings. Maintain all original trims and moldings.
- All original stained glass or leaded glass windows shall be maintained. The same is true of transoms above the doors shall be maintained.

**ASSESSMENT:** In Staff's professional judgment, the proposed work is in keeping with the spirit of the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings (Standard Number 6).

Standard 6 states: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other*

*visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed work is in keeping with the Secretary's Standards.