

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1118 TULANE ST. HOUSTON, TX 77008
 Historic District / Landmark WEST - HOUSTON HEIGHTS HCAD # 020200000026
 Subdivision HOUSTON HEIGHTS Lot 27 + 26 Block 204

DESIGNATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Landmark | <input checked="" type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark | <input type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant |

PROPOSED ACTION

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Excavation |

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name STEVEN AND SHERRIE ROBINSON
 Company _____
 Mailing Address 2633 AZTEC CT.
LEAGUE CITY, TX 77573
 Phone 281.734.5847
 Email _____
 Signature [Signature]
 Date 03/31/2015

APPLICANT (if other than owner)

Name KENNETH A. NEWBERRY, AIA
 Company NEWBERRY CAMPA ARCHITECTS, LLC.
 Mailing Address 708 E. 19TH ST.
HOUSTON, TX 77008
 Phone 713.862.7992
 Email _____
 Signature [Signature]
 Date 03/31/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1118 TULANE ST. HOUSTON, TX 77008

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight

INSIGHT Structures

Appendix A 3 pgs.

October 20, 2014

Steve and Sherrie Robinson
2633 Aztec Court
League City, Texas 77573

Re: 1118 Tulane
1118 Tulane Street
Houston, Texas 77008
Job Number: 14-1020.165

To Whom It May Concern:

The undersigned visited the above referenced project at the request of Jorge Carranza of Newberry Campa Architects to observe and comment on the condition of the foundation system of an existing single story wood framed residence. Based on the Harris County Appraisal District records, the house was built in 1930 and is just over 1,000 square. At the time of the site visit, some interior flooring was removed so the interior face of the concrete grade beam could be observed. Standing water was present throughout the crawlspace. For the purposes of this letter, the front of the house faces west.

The existing structure consists of a pier and beam structure with a cast-in-place perimeter grade beam and interior piers with wood framed sills and joists. The front porch has a concrete slab finish. Based on visual observation, it appears that the foundation repair work has occurred in the past, but INSIGHT Structures does not have documentation of when this work was performed. The structure above the foundation consists of stick framing for the walls, ceiling and roof.

Based on visual observations, many structural deficiencies were evident in the structure. The exterior stone veneer is cracked in numerous places (visible in Photographs 4, 5, and 6) and the interior floors are perceptibly out of level. There has been significant differential movement in the structure. The greatest single concern is the condition of the perimeter grade beam. It is fractured in multiple places (visible in Photographs 1, 2, and 3). The exterior stone veneer is cracked and separated at these same locations. The crack visible in Photograph 4 coincides with the grade beam crack evident in Photograph 3. Even if the structure is underpinned with new drilled piers, these fractures will remain a structural liability and it is our opinion that the masonry veneer cracks will continue to crack at these foundation hinge points. In addition to the cracked grade beams, another issue structural issue is wood floor framing bearing at the perimeter grade beam. The joists are notched to bear on the perimeter grade beam. Over time, these joists have deteriorated at many of the bearing locations. This condition has been repaired with the installation of new pad and block footings just inside the perimeter as well as new sistered wood framing. The new wood framing can be seen in Photograph 3. It appears that the interior shallow pad and block footings are settling differentially than the perimeter grade beam. This is another condition that does not have an effective long term repair detail to minimize differential movement and perform in an acceptable manner.

Since the crawlspace elevation is lower than the exterior grade, the poor drainage and standing water are contributing to the structural issues. Ideally, the crawlspace elevation is higher than adjacent grade with a well-ventilated airspace so that moisture issues are not a concern. That is not feasible in the existing condition of this residence.

The exterior stone veneer is also a cause for concern on this project. Particularly at the east elevation, the stone veneer is loose and not plumb. Based on the condition of the stone, it is our opinion that the veneer is not positively anchored to the framing as required by code. In places, there are signs that post construction anchors were installed provide some anchorage into the framing. The stone is so far out plumb, that it is our opinion that post construction anchors are not sufficient to anchor the stone in an acceptable manner. At the time of the site visit, the original cause of this displacement was not visible but is likely related to the inadequacy of the existing concrete grade beam.

Based on the existing structural conditions, it is our opinion that the existing structure is deficient in its current condition. The existing foundation is not structurally sound and should not be used for any future work. Additionally, it is our opinion that the foundation cannot be repaired in a reasonable manner to perform satisfactorily moving forward. It is our opinion that this project should have a new foundation system installed if the residence is to be improved. We recommend a foundation system that consists of drilled and underreamed reinforced concrete piers with a perimeter concrete grade beam with interior piers to support a wood framed sub-floor. We anticipate that the piers would be 10' to 12' depending on the recommendations from a geotechnical engineer. The perimeter grade beam is generally 12" wide by 24" deep.

Thank you for working with INSIGHT Structures. Please contact us for any further assistance.

Sincerely,



Bradley R Dougherty
Bradley R. Dougherty, PE

APPENDIX



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5

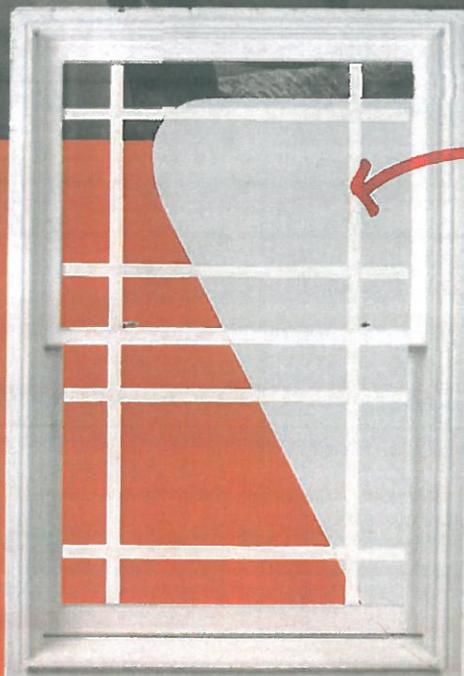


Photograph 6

MIRA
PREMIUM SERIES
WINDOWS



APPENDIX B 2 pgs.



DOUBLE HUNG



NO DIVIDED LITE

NOT ALL WINDOWS ARE CREATED EQUAL.

Windows are a reflection of style and a reflection of luxury. Make the best possible statement with Ply Gem Windows Mira Premium Series. Designed with exquisite craftsmanship and one-of-a-kind details, it can help you bring your unique vision to life. And, because it's a Ply Gem window, you can take comfort in knowing that it's built with energy-efficiency and long lasting quality in mind.



www.plygemwindows.com



DOUBLE HUNG



GREEN APPROVED

PLY GEM MIRA PREMIUM SERIES WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.

This means you can be assured that Ply Gem Mira Premium Series windows comply with specific green practice criteria in the National Green Building Standard. Visit www.GreenApprovedProducts.com for more details.

NO DIVIDED LITE

DOUBLE HUNG

	NFRC CERTIFIED			
	R Value	U Factor	SHGC	VT
WITH WARM EDGE				
1/2" Clear	2.04	0.49	0.58	0.60
1/2" Low-E	2.70	0.37	0.27	0.51
1/2" Low-E ¹	2.78	0.36	0.21	0.40
1/2" Low-E2+	3.03	0.33	0.26	0.49
1/2" HP Glass	3.03	0.33	0.27	0.51
1/2" HP ² Glass	3.03	0.33	0.20	0.40
1/2" HP2+ Glass	3.23	0.31	0.26	0.49
WITH WARM EDGE+				
1/2" Low-E	2.86	0.35	0.27	0.51
1/2" Low-E ¹	2.86	0.35	0.21	0.40
1/2" Low-E2+	3.13	0.32	0.26	0.40
1/2" HP Glass	3.23	0.31	0.27	0.51
1/2" HP ² Glass	3.23	0.31	0.20	0.40
1/2" HP2+ Glass	3.33	0.30	0.26	0.49

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited Lab. Performance values reflect the performance of units tested with the following configuration: 1/2" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Restriictive ambient air flow, U FACTOR: Rate of heat loss, SHGC: Solar Heat Gain Coefficient, VT: Visible Transmittance

Most unit sizes ENERGY STAR[®] qualified in most zones and may be eligible for LEED for Homes[®] credits.

¹LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

¹ Most units are rated DP50 straight out of the box.

² Optional Impact Rated units are available in select sizes and configurations.

EXTERIOR CLADDING COLOR OPTIONS



NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4 1/16" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood, ready for paint or stain to match any interior décor (also available in pre-finished white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



OPTIONS

GLASS OPTIONS:

HP² glass, HP2+ glass, Warm Edge+, tinted, tempered, obscure and laminated

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBC) in 1/8" and 1/4" flat, 1/8" sculptured and 1" contoured in white only, simulated-divided-lite (SDL) available in 1/8" and 1/4"; 1/8" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3/4" Williamsburg, 3/4" Flat and Sill Nose

EXTENSION JAMBS:

Custom from 4 1/16" to 8 1/16" in primed or natural "clear" wood

HARDWARE FINISHES:

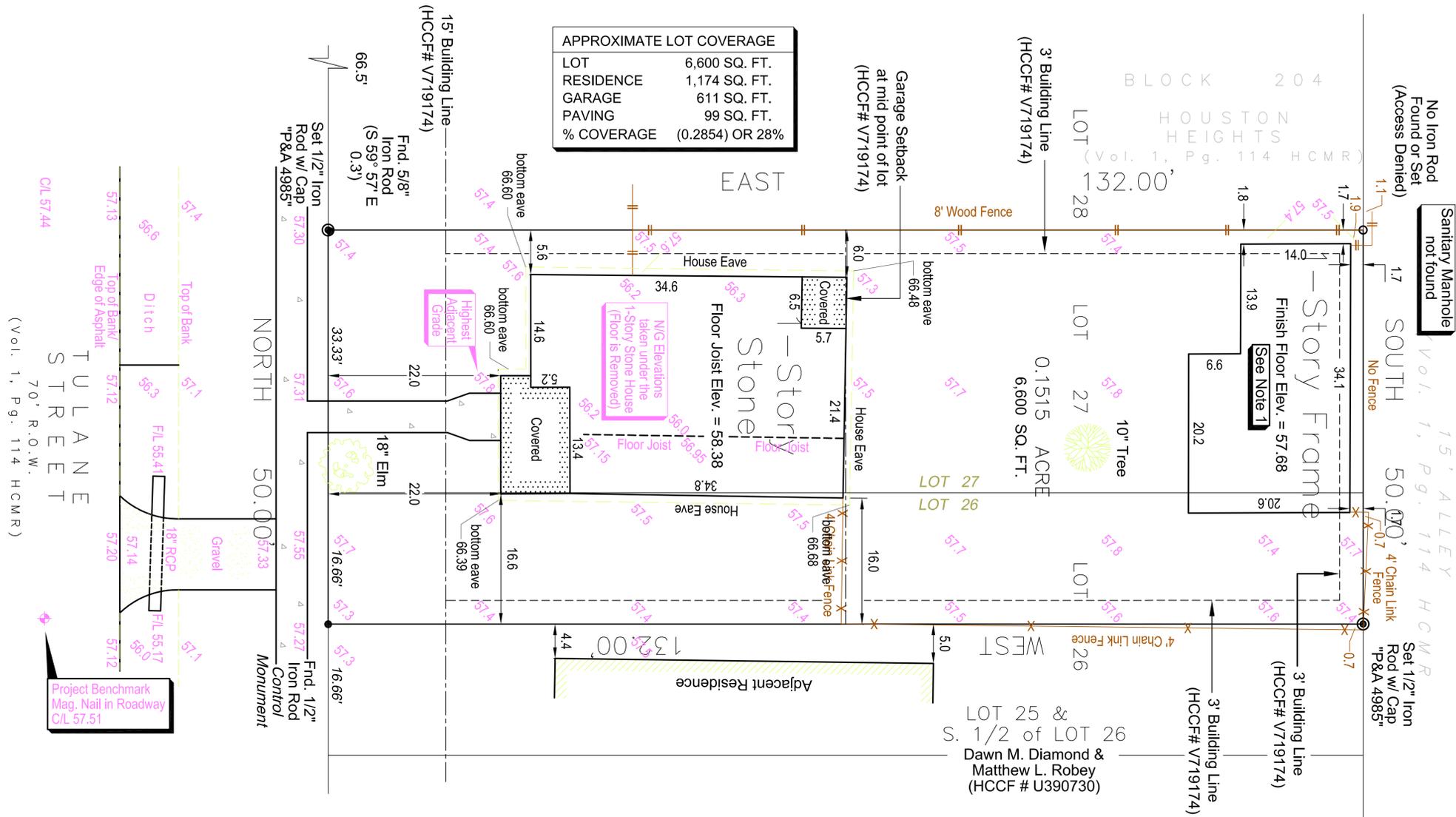
White, taupe, sandalwood, bright brass, antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:

Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes



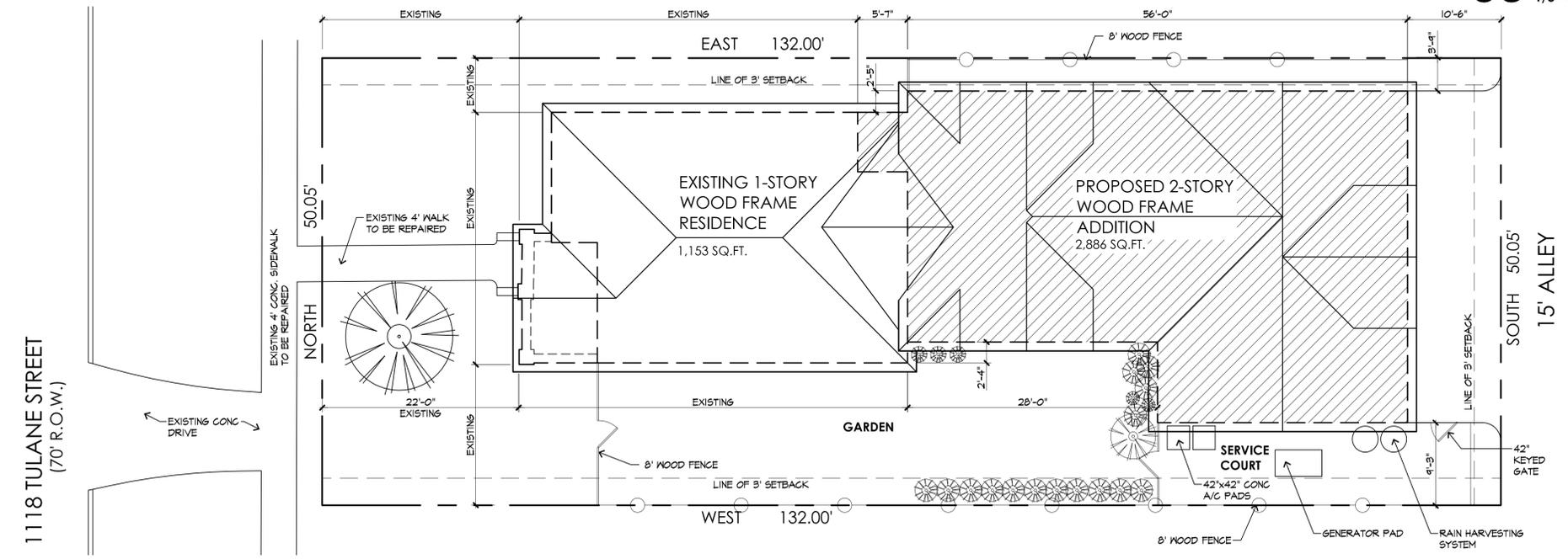
NOT FOR CONSTRUCTION



APPROXIMATE LOT COVERAGE	
LOT	6,600 SQ. FT.
RESIDENCE	1,174 SQ. FT.
GARAGE	611 SQ. FT.
PAVING	99 SQ. FT.
% COVERAGE	(0.2854) OR 28%

Project Benchmark
Mag. Nail in Roadway
C/L 57.51

03 EXISTING SURVEY
1/8"=1'-0"



01 SITE PLAN
1/8"=1'-0"

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PROJECT NUMBER: 14132

ROBINSON RESIDENCE
1118 TULANE
HOUSTON, TX. 77008

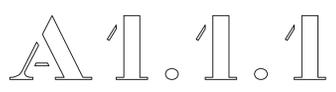
DATE ISSUED: 02/25/15
FOR CLIENT REVIEW 04/01/15
FOR HAIC REVIEW

GENERAL NOTES:

SHEET CONTENTS:

**PROPOSED
SITE
PLAN**

DATE OF PLOT: 04/01/15
DRAWN BY: MGS
CHECKED BY: JC
FILE: F:\Robinson - 14132p
SHEET:



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ROBINSON RESIDENCE
1118 TULANE
HOUSTON, TX. 77008

DATE ISSUED:
FOR CLIENT REVIEW 02/25/15
FOR HARC REVIEW 04/01/15

GENERAL NOTES:

SHEET CONTENTS:

EXISTING AND DEMOLITION PLAN

DATE OF PLOT: 04/01/15

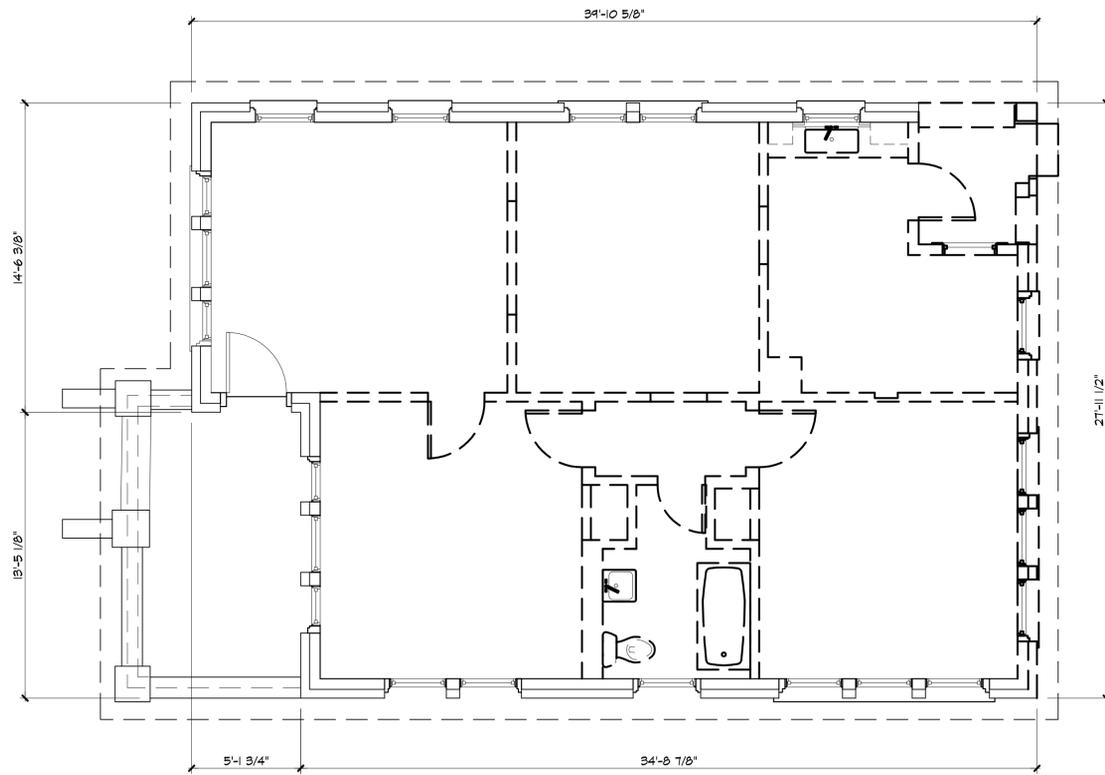
DRAWN BY: MGS

CHECKED BY: JC

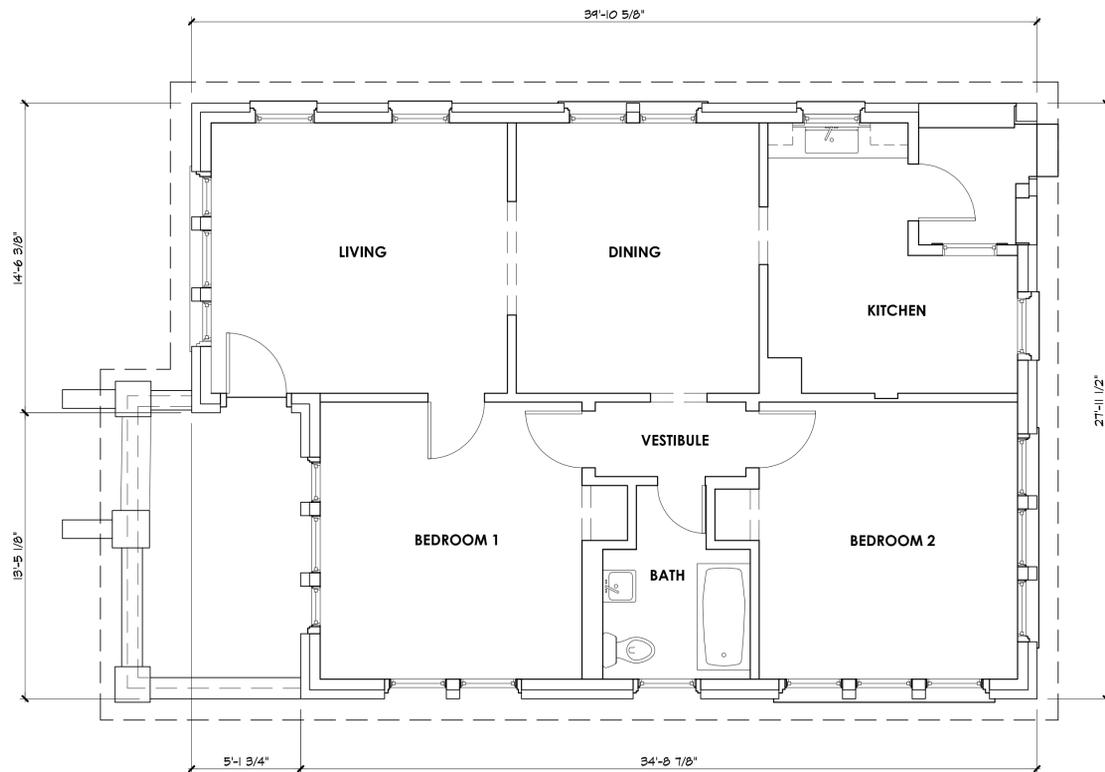
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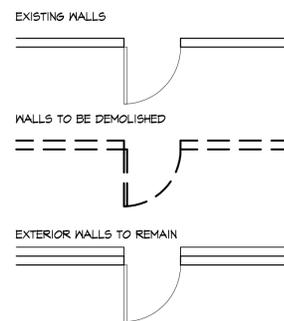
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03 DEMO PLAN
1/4"=1'-0"



01 EXISTING PLAN
1/4"=1'-0"



09 WALL LEGEND
1/4"=1'-0"

NOT FOR CONSTRUCTION



DOOR & WINDOW SCHEDULE

TAG	QUANTITY	SIZE	FUNCTION
(101)	1		EXISTING WOOD DOOR TO REMAIN
(102)	2	3'0"	EXISTING WOOD DOOR
(103)	1	20'8"	EXISTING METAL OHD
(01)	4		EXISTING DOUBLE HUNG TO REMAIN
(02)	4		EXISTING DOUBLE HUNG TO REMAIN
(03)	4		EXISTING DOUBLE HUNG TO REMAIN
(04)	6	2'5"	EXISTING DOUBLE HUNG
(05)	6	3'5"	EXISTING DOUBLE HUNG
(06)	4	2'5"	EXISTING DOUBLE HUNG
(07)	1	6'5"	EXISTING DOUBLE HUNG
(08)	1	8'5"	EXISTING DOUBLE HUNG
(09)	1	4'4"	EXISTING SKYLIGHT

EXISTING AREA CALCULATIONS:

FRAMED FIRST FLOOR LIVING COVERED PORCHES GARAGE/STORAGE	1,046 SF	107 SF	0 SF
TOTAL LIVING	1,046 SF	107 SF	
TOTAL FRAMED, NON-LIVING		1,153 SF	
TOTAL LIVING/NON-LIVING			
NON-FRAMED FIRST FLOOR NON-COVERED PORCHES	0 SF		
TOTAL NON-FRAMED, NON-LIVING	0 SF		

NOTE: SQUARE FOOTAGE CALCULATIONS ARE BASED ON ANSI Z765-2003 & PLAN DIMENSIONS ONLY AND MAY VARY FROM THE SQUARE FOOTAGE OF THE HOUSE AS BUILT.

PROPOSED AREA CALCULATIONS:

FRAMED FIRST FLOOR LIVING COVERED PORCHES GARAGE/STORAGE	751 SF	187 SF	880 SF
SECOND FLOOR LIVING	1,255 SF		
TOTAL LIVING	2,006 SF	1,067 SF	
TOTAL FRAMED, NON-LIVING		2,886 SF	
TOTAL LIVING/NON-LIVING			
NON-FRAMED FIRST FLOOR NON-COVERED PORCHES	380 SF		
TOTAL NON-FRAMED, NON-LIVING	380 SF		

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EXISTING + PROPOSED AREA CALCULATIONS:

FRAMED FIRST FLOOR LIVING COVERED PORCHES GARAGE/STORAGE	1,791 SF	294 SF	880 SF
SECOND FLOOR LIVING	1,255 SF		
TOTAL LIVING	3,052 SF	1,174 SF	
TOTAL FRAMED, NON-LIVING		4,226 SF	
TOTAL LIVING/NON-LIVING			
NON-FRAMED FIRST FLOOR NON-COVERED PORCHES	380 SF		
TOTAL NON-FRAMED, NON-LIVING	380 SF		

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DATE ISSUED:
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GENERAL NOTES:

SHEET CONTENTS:

PROPOSED FIRST FLOOR PLAN

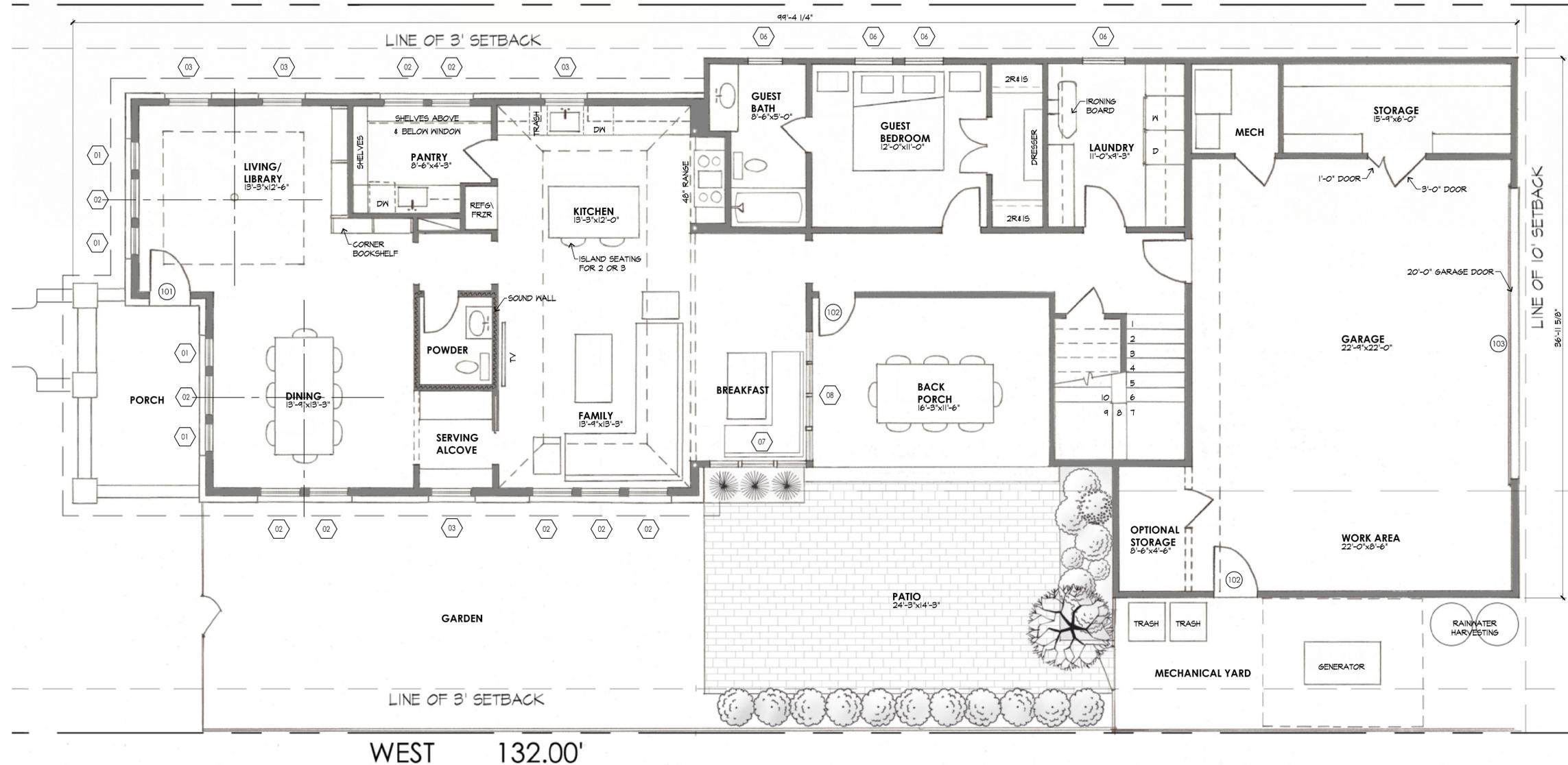
DATE OF PLOT: 04/01/15

DRAWN BY: MGS

CHECKED BY: JC

FILE: F:\Robinson - 14132p

SHEET:



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DOOR & WINDOW SCHEDULE

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(05)	6	3'5"	DOUBLE HUNG
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PROPOSED SECOND FLOOR PLAN

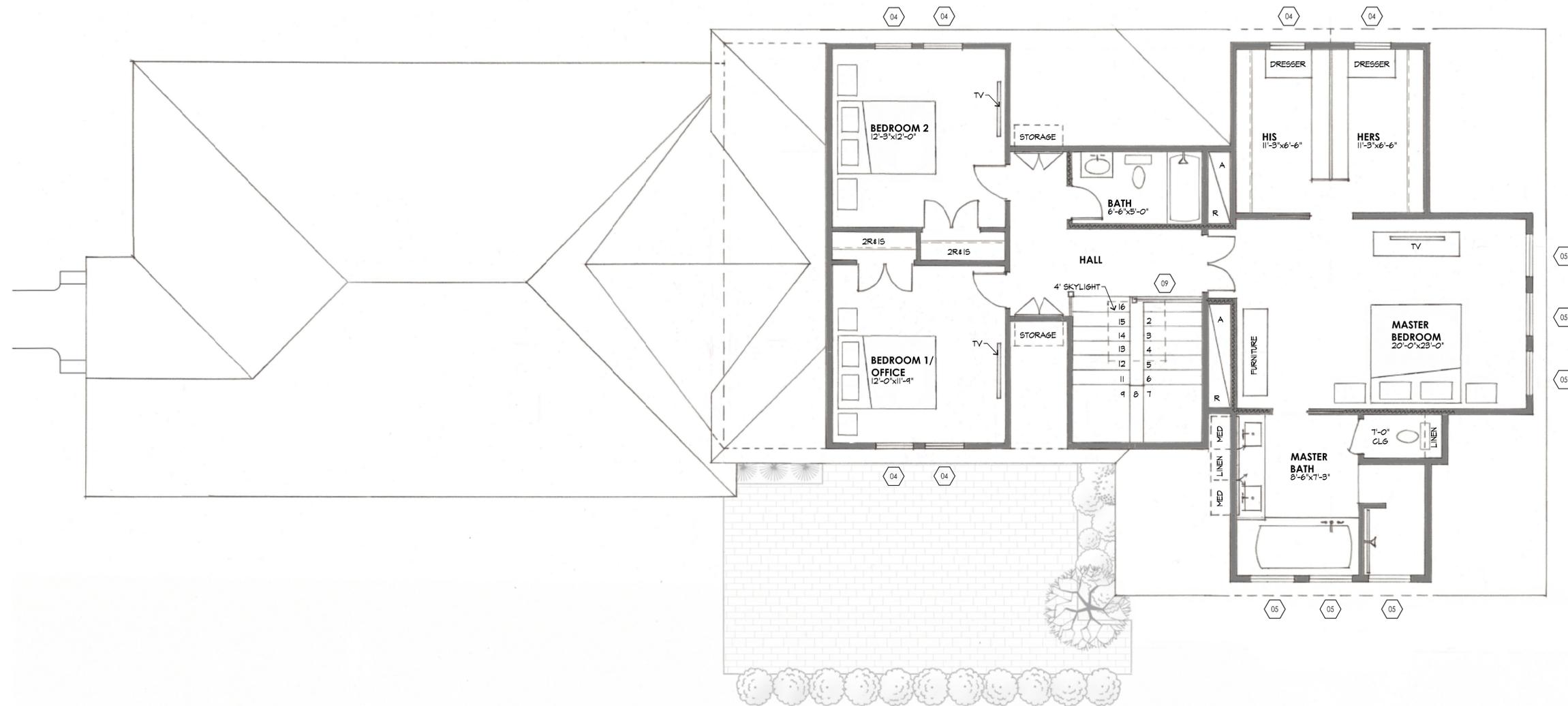
DATE OF PLOT: 04/01/15

DRAWN BY: MGS

CHECKED BY: JC

FILE: F:\Robinson - 14132p

SHEET:



WEST 132.00'

01 PLAN
 1/4"=1'-0"



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GENERAL NOTES:

SHEET CONTENTS:

EXISTING EXTERIOR ELEVATIONS

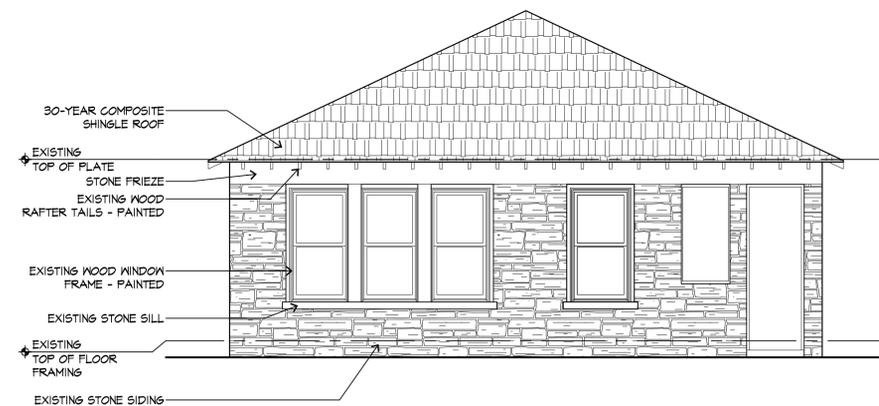
DATE OF PLOT: 04/01/15

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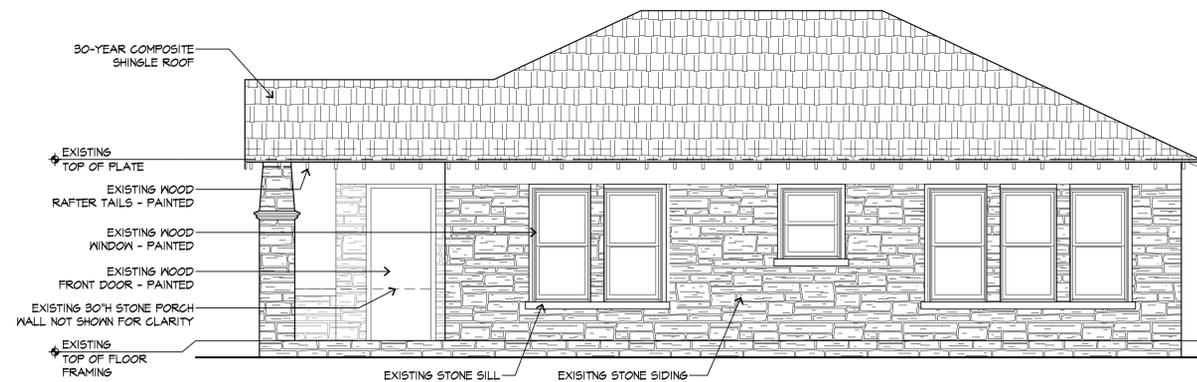
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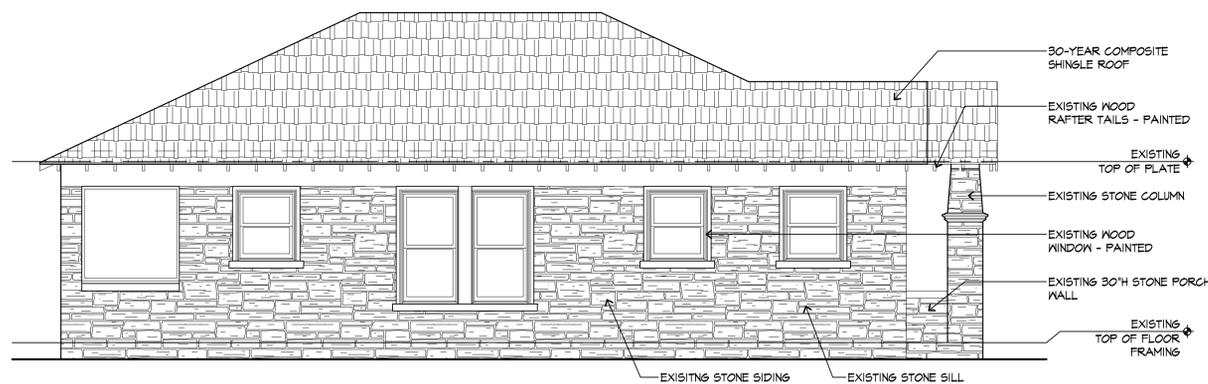
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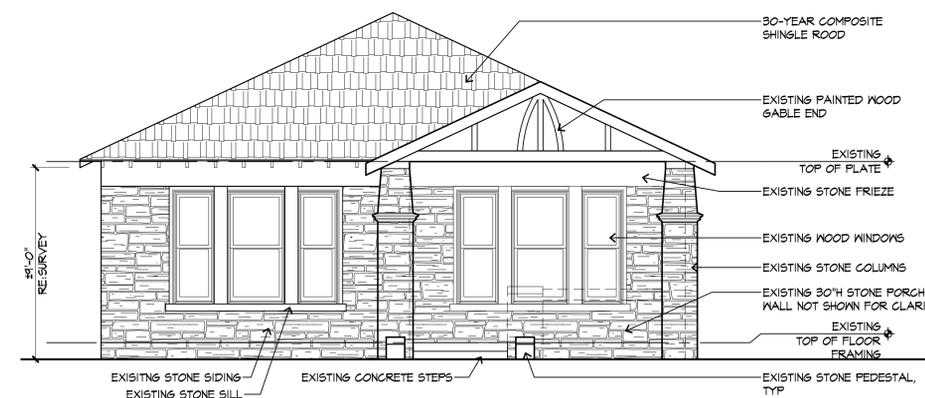
15 ELEVATION
 1/4"=1'-0"



03 ELEVATION
 1/4"=1'-0"



09 ELEVATION
 1/4"=1'-0"



01 ELEVATION
 1/4"=1'-0"

NOT FOR CONSTRUCTION

NEWBERRYCAMPA
ARCHITECTS



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PROJECT NUMBER: 14132

ROBINSON RESIDENCE
1118 TULANE
HOUSTON, TX. 77008

DATE ISSUED:
FOR CLIENT REVIEW 02/25/15
FOR HARC REVIEW 04/01/15

GENERAL NOTES:

SHEET CONTENTS:

EXISTING
EAVE & FOUNDATION
ELEVATIONS

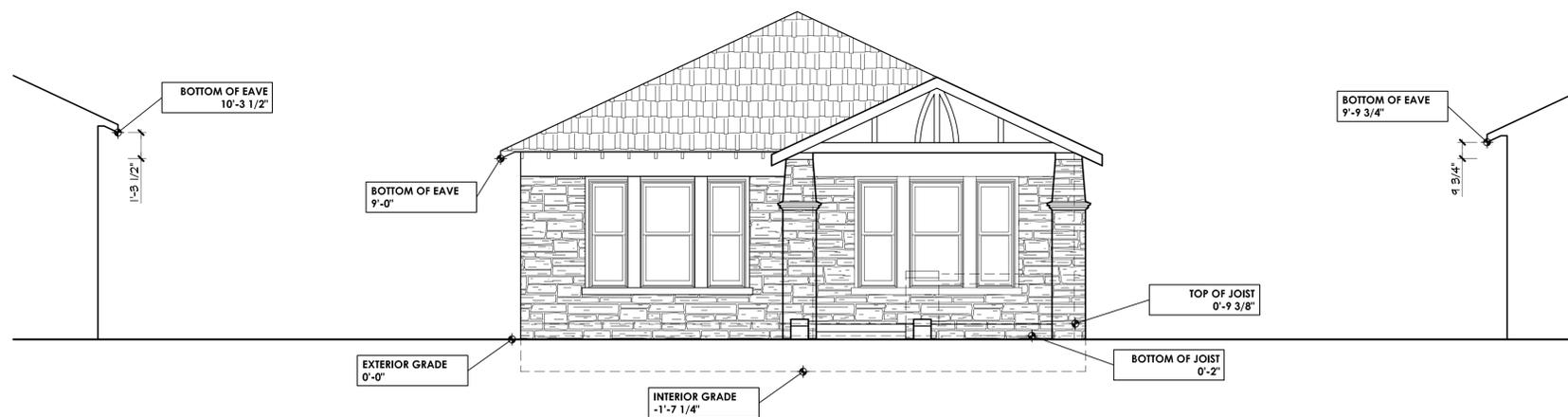
DATE OF PLOT: 04/01/15

DRAWN BY: MGS

CHECKED BY: JC

FILE: F:\Robinson - 14132p

SHEET:



01 ELEVATION
1/4"=1'-0"

A2.0.2

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PROJECT NUMBER: 14132

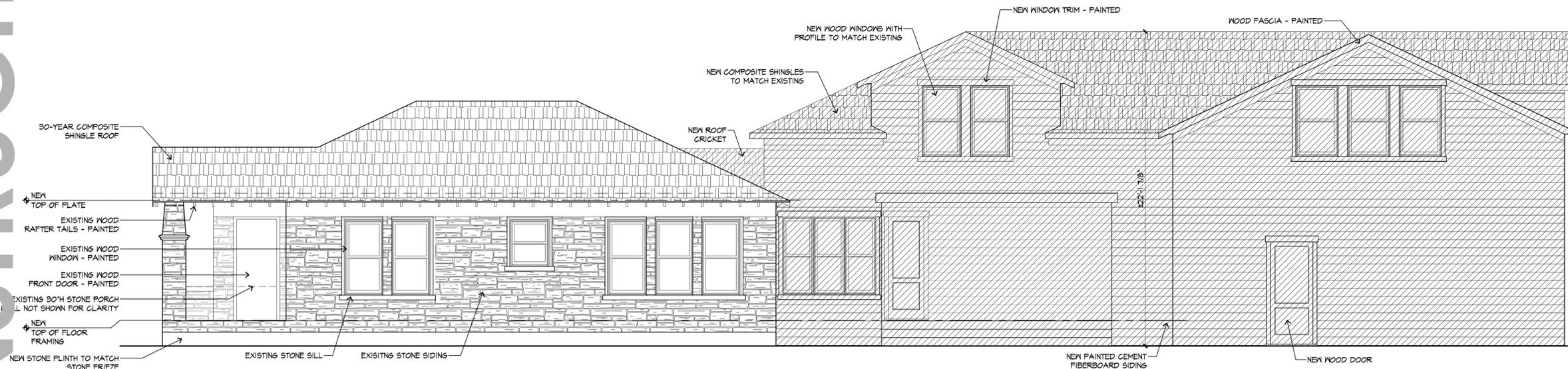
ROBINSON RESIDENCE
1118 TULANE
HOUSTON, TX. 77008

DATE ISSUED:

FOR CLIENT REVIEW
FOR HARC REVIEW

02/25/15
04/01/15

03 ELEVATION
1/4"=1'-0"



GENERAL NOTES:

SHEET CONTENTS:

PROPOSED EXTERIOR ELEVATIONS

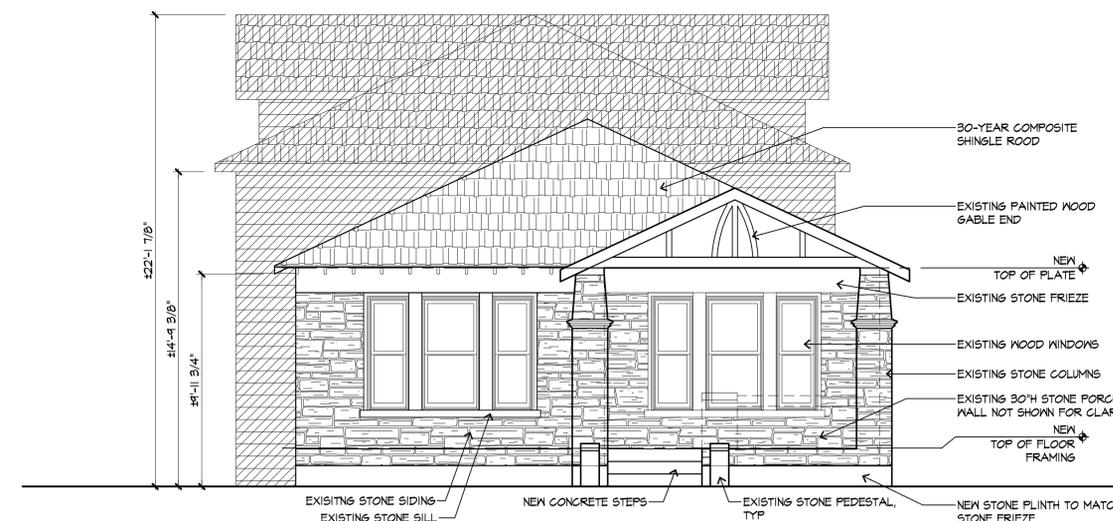
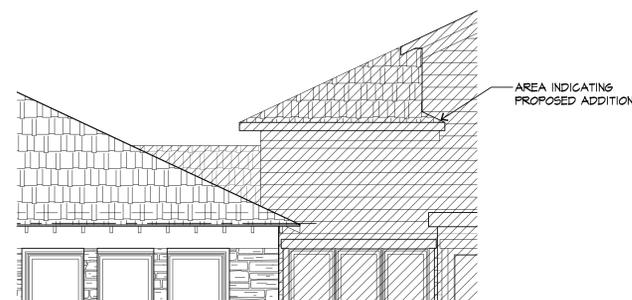
DATE OF PLOT: 04/01/15

DRAWN BY: WIS

CHECKED BY: JC

FILE: F:\Robinson - 14132p

SHEET:



01 ELEVATION
1/4"=1'-0"

A2.1.1

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PROJECT NUMBER: 14132

ROBINSON RESIDENCE
1118 TULANE
HOUSTON, TX. 77008

DATE ISSUED:

FOR CLIENT REVIEW
FOR HARC REVIEW

02/25/15
04/01/15

GENERAL NOTES:

SHEET CONTENTS:

PROPOSED EXTERIOR ELEVATION

DATE OF PLOT: 04/01/15

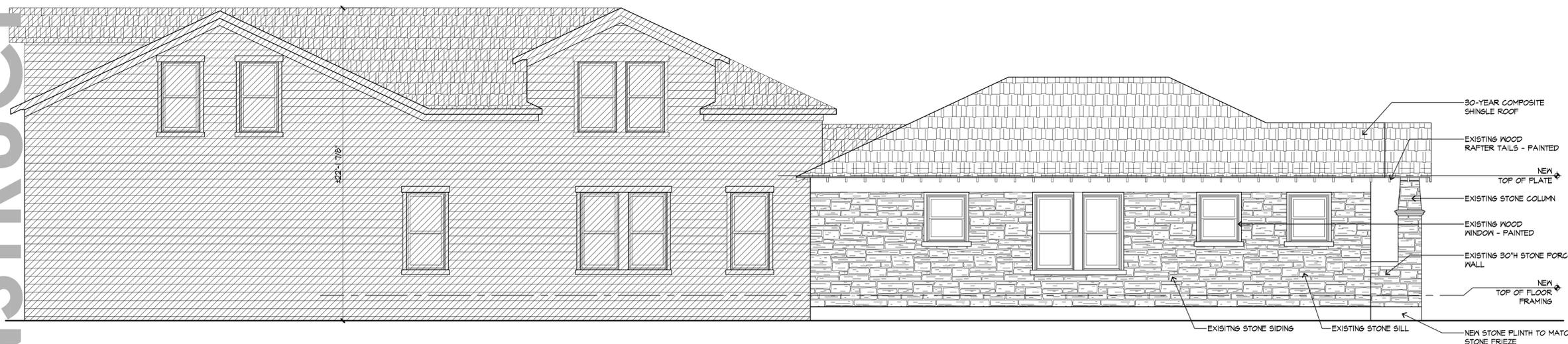
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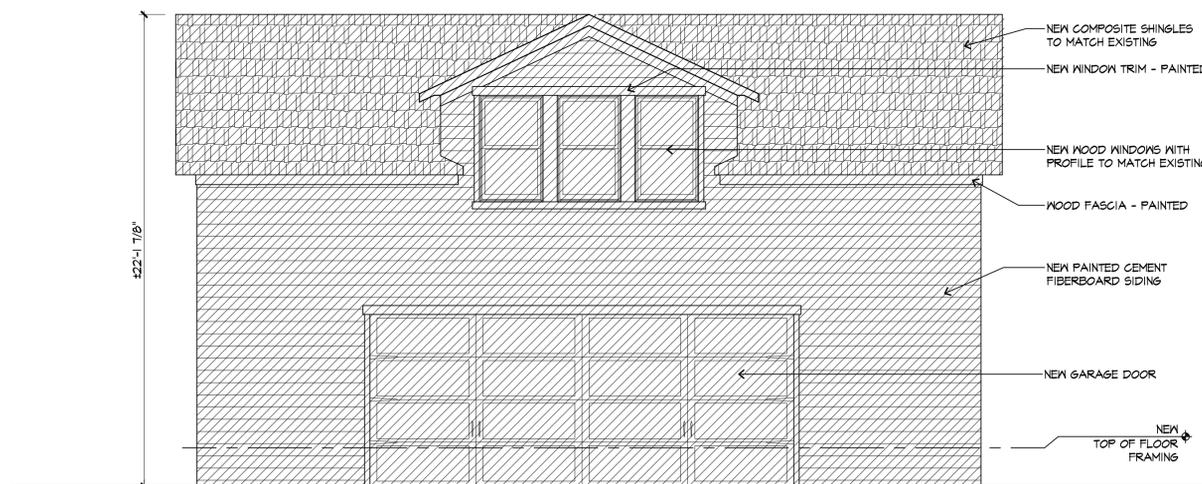
FILE: F:\Robinson - 14132p

SHEET:

A2.2.1



03 ELEVATION
1/4"=1'-0"



01 ELEVATION
1/4"=1'-0"

Written Description

- **Subject of Proposal:**

One story residence is located at 1118 Tulane Street in the Houston Heights Historic West District. Residence is currently vacant.

- **Current Conditions:**

The property currently includes a one-story wood frame structure with a split-faced stone exterior and a small wood frame storage outbuilding. The home currently sits on a cast-in-place perimeter grade beam foundation that has deteriorated beyond repair (Insight Structures Report – Appendix A). Due to the foundation's condition, multiple fractures and differential settlement, the exterior stone veneer on the home has cracked and separated "pull-off" from the structure. Furthermore, as a result of the differential settlement of the home, the structure's elevation is substantially lower than the perimeter grade and constantly has 8" to 12" of standing water underneath the structure (Photos 6 and 7). The civil engineer and surveyor consulted on the project determined the entire grade surrounding the house is higher than the grade below the structure and also that the drain ditch elevations are currently at a same elevation or higher than the grade at the home, which results in negative drainage and water "pooling" within and around the home (Survey - 03/A1.1.1). As a result from this constant moisture, the interior of the home and floor framing is covered in mold. A more detailed report can be referenced from the Professional Engineer consulted on the project (Insight Structures) and is included with this submittal package (Appendix A).

- **Proposed Work:**

The property owners, along with Newberry Campa Architects LLC, propose raising the elevation of the home by 11-3/4" and installing a new foundation as recommended by the consulted engineer on the project (Insight Structures – Appendix A). The new proposed elevation of the home was determined by taking the heights of the neighboring homes to the North and South which currently have eave heights that are 15 1/2" higher and 9 3/4" higher. The proposed 11-3/4" would be lower than the average of the two. In an effort to preserve the historic character of the home, a base stone plinth, matching the existing, would be added to make this height change. Please note that 8" of the existing stone base is currently buried (Photo 4). The plan is to reuse the existing base. The same detail exists at the base and top of the exterior stone walls (Photos 2 and 3).

Also proposed is a two-story wood frame addition to the rear of the existing home (East). The proposed addition would have a second floor ceiling height expressed within the roof line of the structure to minimize the height of the addition to the rear. The addition includes an attached garage accessible from the existing alley.

- **Materials:**

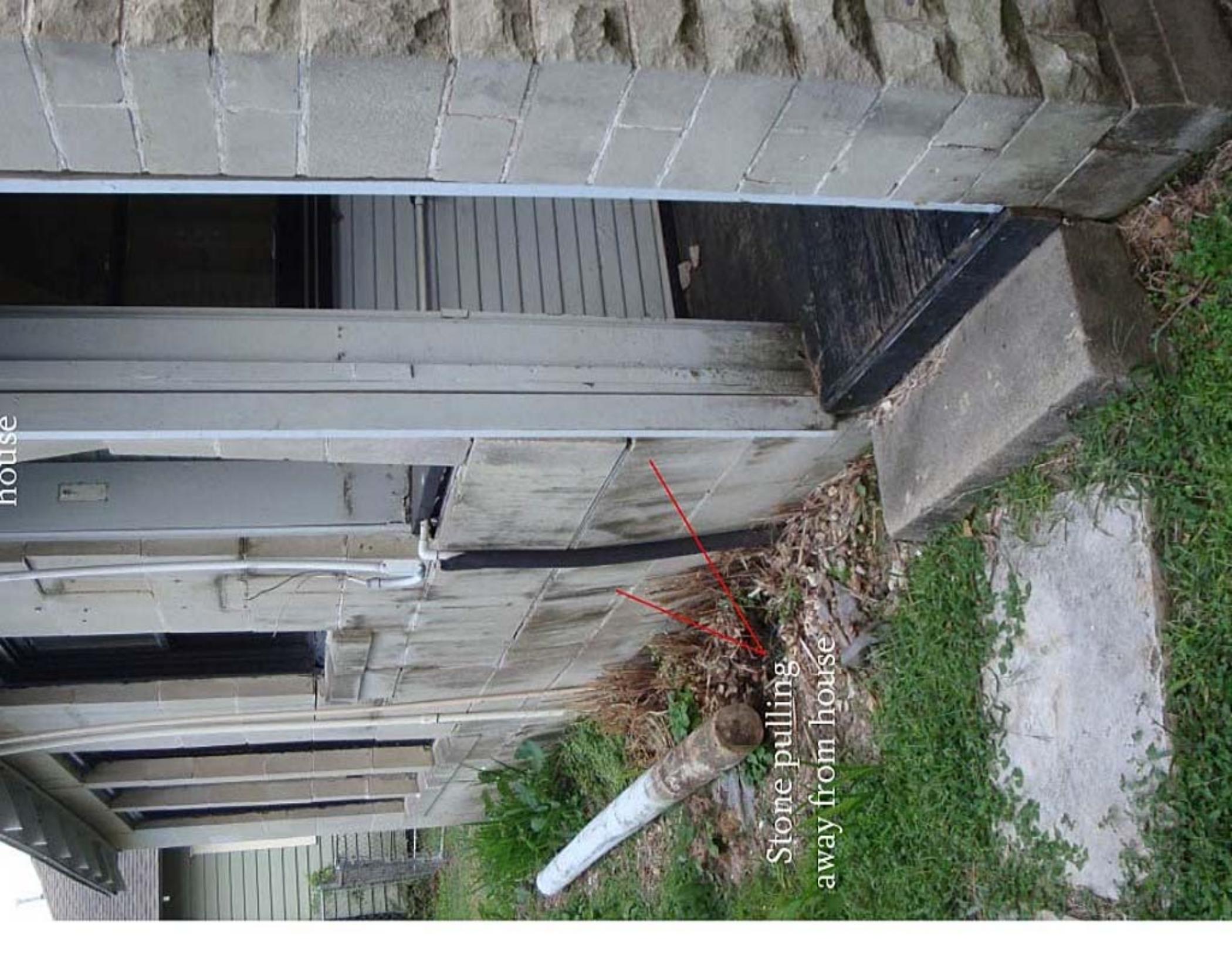
All existing windows on the South, West, and North sides are to remain. Damage to these existing units will be repaired or restored in a manner that maintains the historic character of the windows. The windows to the East where the proposed addition is to be added would be removed and stored for the restoration (Photo 4). All existing exterior stone of the home would be carefully removed and protected while the proposed foundation work is to be performed. Upon completion of the proposed foundation work, the existing stone would be replaced at its original location on the home. The proposed addition shall have a masonry siding exterior to be painted. All windows in the addition will maintain the 1 over 1 lite pattern and be wood clad to match the historic look of the home. A specification has been included within this package for the windows (Appendix B). Roof material is to match the composition shingle roof as existing.

Photo 1
West Side
Facing Street



house

Stone pulling
away from house



Re-use stone sills from
back of house to replace
broken sills





Repair or restore rotted
sills & sashes
with wood

Smooth stone base & top bands continuous



Photo 3
South Side



Smooth stone base &
top bands continuous

Photo 4
South Side



Photo 5
East Side
Back of House



Reuse stone and
windows for restoration

8" of water
below house



Photo 7

11" of water
below house



Photo 7

11" of water
below house





Stone base area buried
over time