CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 907 HENDERSON / 915 HENDERSON

Historic District / Landmark 6th WARD HCAD # 0051900000097

Subdivision BAKER W/R NSBB Lot 7+8 Block 405

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☐ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☒ Alteration or Addition
- ☒ Restoration
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

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

OWNER

Name KELLET PEAK INVESTMENTS

Company " "

Mailing Address 5430 NAVARRO

HOUSTON, TX 77056

Phone 713·818·4979

Email [redacted]

Signature

Date 3/20/16

APPLICANT (if other than owner)

Name ARWEN McMILLAN

Company A+M SERVICES

Mailing Address 1414 DEL NORTE

Phone 713·818·4979

Email [redacted]

Signature

Date 3/20/16

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:* ___/___/___

Rev. 01.2016

Wednesday, April 27, 2016

Tax Year: 2016

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0051900000007

Print E-mail

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address:	**KELLET PEAK INVESTMENTS LLC** **5430 NAVARRO ST** **HOUSTON TX 77056-6233**	Legal Description:	**LTS 7 & 8 BLK 405** **BAKER W R NSBB**
		Property Address:	**907 HENDERSON ST** **HOUSTON TX 77007**

Historical Designation

This property is located in a City of Houston Historic District or is a designated Historic Landmark.
Please email historicpreservation@houstontx.gov or click this link for more information.

State Class Code	Land Use Code
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
10,000 SF	5,321 SF	8311.01	1653	160 -- 1F Lazybrook, Timbergrove, Washington Corridor	5357B	493K

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	001	HOUSTON ISD	Pending	Pending	1.196700		
	040	HARRIS COUNTY	Pending	Pending	0.419230		
	041	HARRIS CO FLOOD CNTL	Pending	Pending	0.027330		
	042	PORT OF HOUSTON AUTH	Pending	Pending	0.013420		
	043	HARRIS CO HOSP DIST	Pending	Pending	0.170000		
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005422		
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.101942		
	061	CITY OF HOUSTON	Pending	Pending	0.601120		
	294	OLD SIXTH WARD (040)	Pending	Pending			
	592	OLD SIXTH WARD (061)	Pending	Pending			
	971	OLD SIXTH WARD (001)	Pending	Pending			

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

	Value as of January 1, 2015			Value as of January 1, 2016	
	Market	Appraised		Market	Appraised
Land	350,000		Land		
Improvement	42,979		Improvement		
Total	392,979	392,979	Total	Pending	Pending

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF2	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1915	Residential Single Family	101 -- Residential 1 Family	Low	1,481 *	Displayed
2	1920	Mixed Residential / Commercial	105 -- Mixed Res/Com, Res Structure	Average	3,840 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data

Element	Details
Cond / Desir / Util	Very Poor
Foundation Type	Crawl Space
Grade Adjustment	D
Heating / AC	None
Physical Condition	Very Poor
Exterior Wall	Frame / Concrete Blk
Element	Units
Room: Total	5
Room: Full Bath	1
Room: Bedroom	2

Building Areas

Description	Area
BASE AREA PRI	1,481
OPEN FRAME PORCH PRI	136

907 Henderson Description

The existing residence is a c.1908 Folk Victorian that has had several major alterations and additions over time. The original structure was more than likely a center hall cottage with a front porch that went full width. The original siding of the c.1880 original structure is still present (board and Batten) under current horizontal “clapboard” siding. Some mineral siding is present on rear of building (c.1950). Historic era double hung windows are present along exterior except in two locations (one on each side elevation). The shingle work in the front /street gable and both side gables appear to be original to a c 1908 appearance all three gables are intended to be maintained and restored without alteration. The original porch floor was removed at some earlier date and replaced with a concrete pad 25 inches above grade and the original porch detailing is no longer present and was replaced with mid-century metal supports. A previous owner added a one story addition to the rear. Multiple alterations to the interior have also rendered the structure difficult to sell. Since the HAHC does not review these elements they will not be described here.

The current owners-. are proposing to remove some of the harmful alterations to the historic portion of the home and to add a few new amenities that will aid in its ability to be sold and viable into the future.

The current owners are adding a small upstairs addition to the rear/west side of structure. The ONL Y addition to the existing footprint of the structure is the creation of a rear porch on the South West corner of the residence. This porch will have a cornice matching the historic front porch cornice and a 6 inch square chamfered post for corner support. The new porch floor will have 3.5 inch treated tongue and groove decking.

It is the intent of the current owner to maintain and restore all historic windows of the residence at this time. There are two notable exceptions. Listed above, there are two windows one on the rear south side elevation and one in the center North side elevation that are not historic and are a later alteration to the structure. Currently the structure has two windows that are on the interior of the house between additions that match the historic exterior windows. It is the intent of the owner to remove non-historic exterior windows and replace the windows and place these two historic windows that have remained inside.

Please note that properties on each side of the residence herein described are two story structures built c.1920-1930. The current proposal of 907 Henderson is to do a small addition in the rear of the structure as a second floor. The ceiling height of the interior is 8-0 (with vaulting into the roof). The purpose of a unconventional low ceiling plate is to keep the addition low in profile. The main house roof pitch is an 8-12. The hip roof of the two story addition is to be 6-12. A further improvement in scale presentation. To follow secretary standards, the addition is proposed to be clad in Hardi-material simulated to appear as board and batten. This will differentiate the addition from the historic structure and emulate the original now hidden cladding of the original portion of the structure. All windows of the addition will be wood double hung windows with a two over one configuration (first floor windows below are two over two). It is the intent of the new windows to not exactly match original windows so that addition is identifiable and compatable.

A single historic window in the South west corner of the rear historic one story addition is to be removed and replaced with a full light 3-0 x 7-0 exterior door. This alteration is not visible from street elevation on Henderson.

Existing front and rear doors are to be restored or replaced by matching doors to their current appearance. The rear door may need to be replaced due to damage.

1416 Arlington -2

Historic 1416 Arlington.

Street façade-

1. Remove non-historic pairs of windows and replace with appropriate insulated one-over-one wood clad windows as shown on elevation.
2. Add new Porch floor in tongue and groove wood above existing slab porch floor (the existing porch floor will not be removed but be hidden by and act as support for new traditionally detailed porch structure and floor. **The existing porch floor is 7 inches above grade. The residence floor in 19 inches above grade. The porch floor will be at 16 inches above grade**. Two non-historic metal porch rails will be removed along with a portion of the existing top concrete step of the existing concrete steps.

New porch posts consisting of brick piers (supported by concrete slab) to a height of 40 inches above finished porch floor and in 16 inch square form capped by a cast concrete top plate 2 to 3 inches in thickness. Each brick post supporting a pair (in center) or three (at corners) 6 x 6 treated wood posts to be capped with moulding and painted. The proposed porch supports simulate and combine several historic porch configurations found on the 1400 block of Arlington. The Covered porch has a wood railing of 42 inches in height with stick 2 x 2 (1.5 x 1.5 Nom) balusters spaced according to code at 5 inch centers.

3. Existing historic window and shingle work and brackets to remain and be repaired and restored as necessary.
4. Remove existing non-historic front door to be replaced with a historically appropriate Bungalow door with upper glass panes and stained wood appearance.
5. Remove existing cedar siding on front face under porch ceiling and replace and (or repair if present) with wood horizontal siding appropriate to the historic age of the home. Most structures on the block have horizontal tear drop siding. The porch cladding would be of this type in finished appearance.

1416 Arlington -3

Driveway (South Elevation)

1. Remove non-historic windows and replace with appropriate insulated one-over-one wood clad windows as shown on elevation. Pair of windows in current bedroom ¾ from front to be replaced with a single window. Addition of two matching though smaller windows for new kitchen of 2 ft 6 inches wide by 3 ft 6 inches high. Dimension as shown on elevation.
2. Cladding of walls to remain as current unless historic cladding is found intact underneath upon construction.

3. Two story addition (existing) is on a slab foundation preventing residence from being raised higher off ground. The configuration of windows in the existing addition is to be changed as shown with appropriate one-over-one windows to match historic portion of the residence. The lower portion of the wall (first floor) is to have wall cladding of hardi-plank to simulate board and batten made of 1 x 12 vertical (boards) separated by 1 x 2 (battens) This is done intentionally to separate visually the historic structure from the addition and to add more textural interest to the residence. The second floor of the existing addition is to retain existing 8 inch spaced lap siding in textured hardi which simulates Cedar siding of main residence. It is proposed to remove the gable ends of the existing two story structure and install a hip roof over existing and proposed addition to lower visual impact of the addition.

   The addition to the existing two story wing will follow existing roof and eave overhang and extends an additional 10-6 inches east of existing rear façade. A bridge on second level connects two story portion of the residence to the new 2 story Garage structure. The Garage structure and the addition to the existing two story portion of the residence will have cladding and details to match those described above including window size and type, wall cladding and slab foundation at **garage level 6 inches above grade**. A single pair of windows is visible on the second floor of garage portion of the proposal.

1416 Arlington -4

North-Side Elevation

1. Remove non-historic windows and replace with appropriate insulated one-over-one wood clad windows as shown on elevation. Pair of windows in current bedroom single window behind side bay to be moved to center in proposed cabinetry of interior. (NOT visible from street).
2. Cladding of walls to remain as current unless historic cladding is found intact underneath upon construction.
3. Two story addition (existing) is on a slab foundation preventing residence from being raised higher off ground. The configuration of windows in the existing addition is to be changed as shown with appropriate one-over-one windows to match historic portion of the residence.

The lower portion of the wall (first floor) is to have wall cladding of hardi-plank to simulate board and batten made of 1 x 12 vertical (boards) separated by 1 x 2 (battens) This is done intentionally to separate visually the historic structure from the addition and to add more textural interest to the residence. The second floor of the existing addition is to retain existing 8 inch spaced lap siding in textured hardi which simulates Cedar siding of main residence. It is proposed to remove the gable ends of the existing two story structure and install a hip roof over existing and proposed addition to lower visual impact of the addition. From the North a deep covered porch is visible on the first floor and the proposed Master Bedroom extension is on the second floor.

The Covered porch has a wood railing of 42 inches in height with stick 2 x 2 (1.5 x 1.5 Nom) balusters spaced according to code at 5 inch centers.

The addition to the existing two story wing will follow existing roof and eave overhang and extends an additional 10-6 inches east of existing rear façade. A bridge on second level connects two story portion of the residence to the new 2 story Garage structure. The Garage structure and the addition to the existing two story portion of the residence will have cladding and details to match those described above including window size and type, wall cladding and slab foundation at garage level 6 inches above grade. A single pair of windows is visible on the second floor of garage portion of the proposal.

Note a direct vent fireplace is proposed in the family room and will come forward of existing wall of the existing non-historic two story addition. It comes forward 1 ft 6 from the existing north wall and is 8 feet in width.

1416 Arlington-5

Rear/East Elevation

Note no portion of the original historic structure is visible in this view. All materials and window types match description of addition on South and North Elevation.

GENERAL

Eave height of Garage 20-4

Overall Height at Gable above Garage 27’4 (maximum height of structure)

Extension South of existing residence (addition excluding Garage) 0-0

Extension North of existing residence (addition with exception of fireplace) 0-0

Dimension from street property line to Garage addition 108’10

Depth of extension to existing two story addition 10-6

Depth of Garage structure addition 20-0

Width of Garage structure addition 24-9

(new text below) 7-9-2013

Existing foundation height 16-19 inches above grade. Addition to match existing with exception of garage floor which will be 6 inches above grade concrete.

Roof pitch existing 7.5 inch-8 / 12 pitch. New addition to match existing.

Existing first floor Eave 2 feet deep on historic house and 1 ft 6 in on existing addition.

Proposed garage addition overhang to match existing at 2 foot overhang

Eave height of historic one story above grade 10-8.

Eave height of existing addition above grade 20-4

Proposed eave height above grade to match existing of second floor

Houston Archaeological & Historical Commission
June 19, 2014
HPO File No. 140616

ITEM II.L
907 Henderson Street
Old Sixth Ward

CERTIFICATE OF APPROPRIATENESS

Application Date: May 28, 2014

Applicant: David Wang, Kellet Peak Investments, LLC, owner

Property: 907 Henderson Street, lots 7 & 8, block 8, Baker W R NSBB Subdivision. The property currently includes two historic structures. The southern structure (907 Henderson) is a historic one-story wood frame single family residence and the adjacent structure to the north (915 Henderson) is a two-story brick veneer storefront building. Together these two structures have 5,321 square feet of total living area and are situated on a 10,000 square foot (100' x 100') corner lot.

This Certificate pertains to the single family residence at 907 Henderson.

Significance: Contributing Queen Anne residence, constructed circa 1915, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Construct a 23'-1" x 17'-5" two-story addition atop the rear portion of a contributing house. The addition will encroach approximately 7.5' onto the original structure and will be clad with board and batten siding. Non-original elements of the front porch and windows will be removed and appropriately replaced.

See enclosed application materials and detailed project description on p. 6-20 for further details.

Public Comment: No public comment received.

Civic Association: The Old Sixth Ward Neighborhood Association is in support of this project. See Attachment A.

Recommendation: **Approval**

HAHC Action: **Approved**

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: June 19, 2014

PLANNING & DEVELOPMENT DEPARTMENT

Planning Official

7/2/14
Date

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA	
☒	☐	☐	(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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☒	(11) The proposed activity will comply with any applicable deed restrictions.

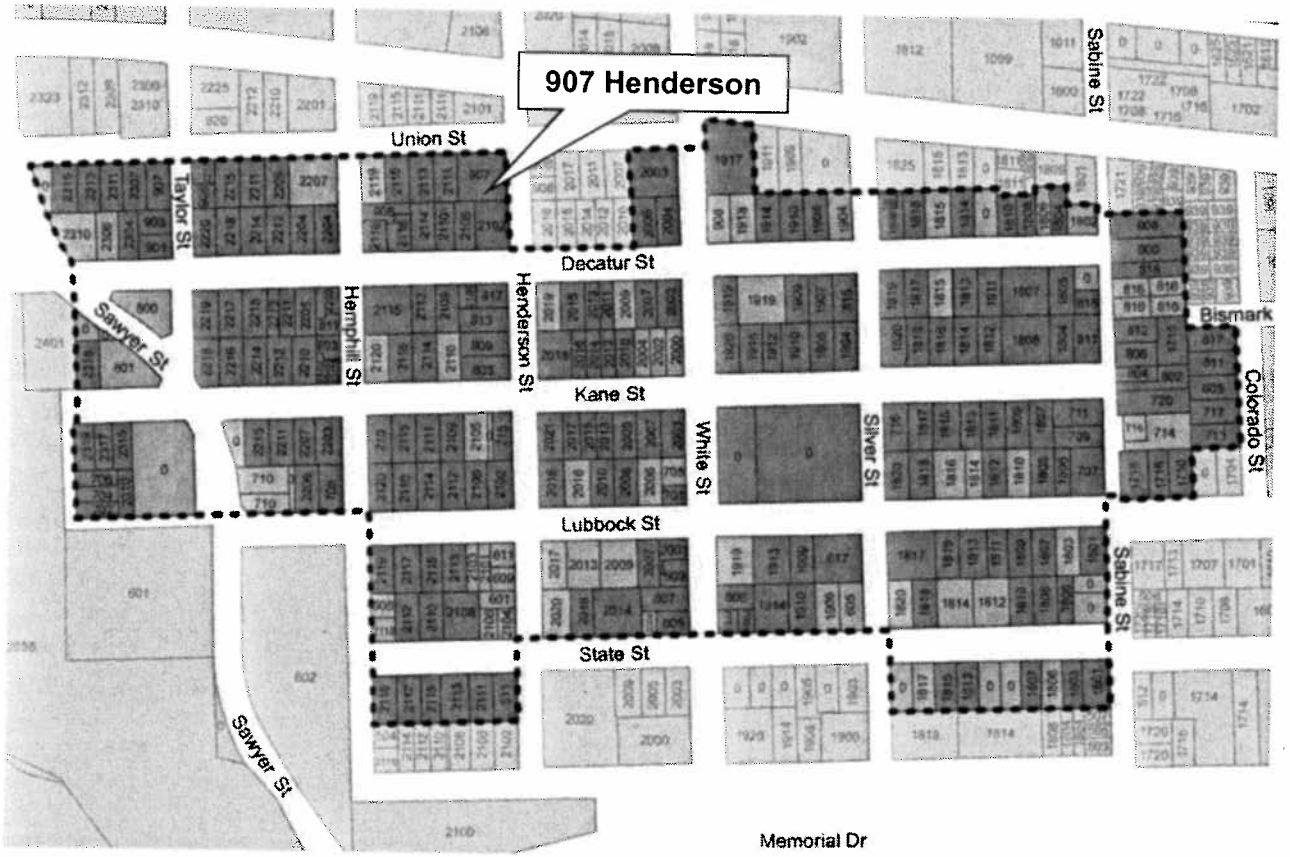
OLD SIXTH WARD DESIGN GUIDELINES

☒	☐	☐	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

N

PROPERTY LOCATION

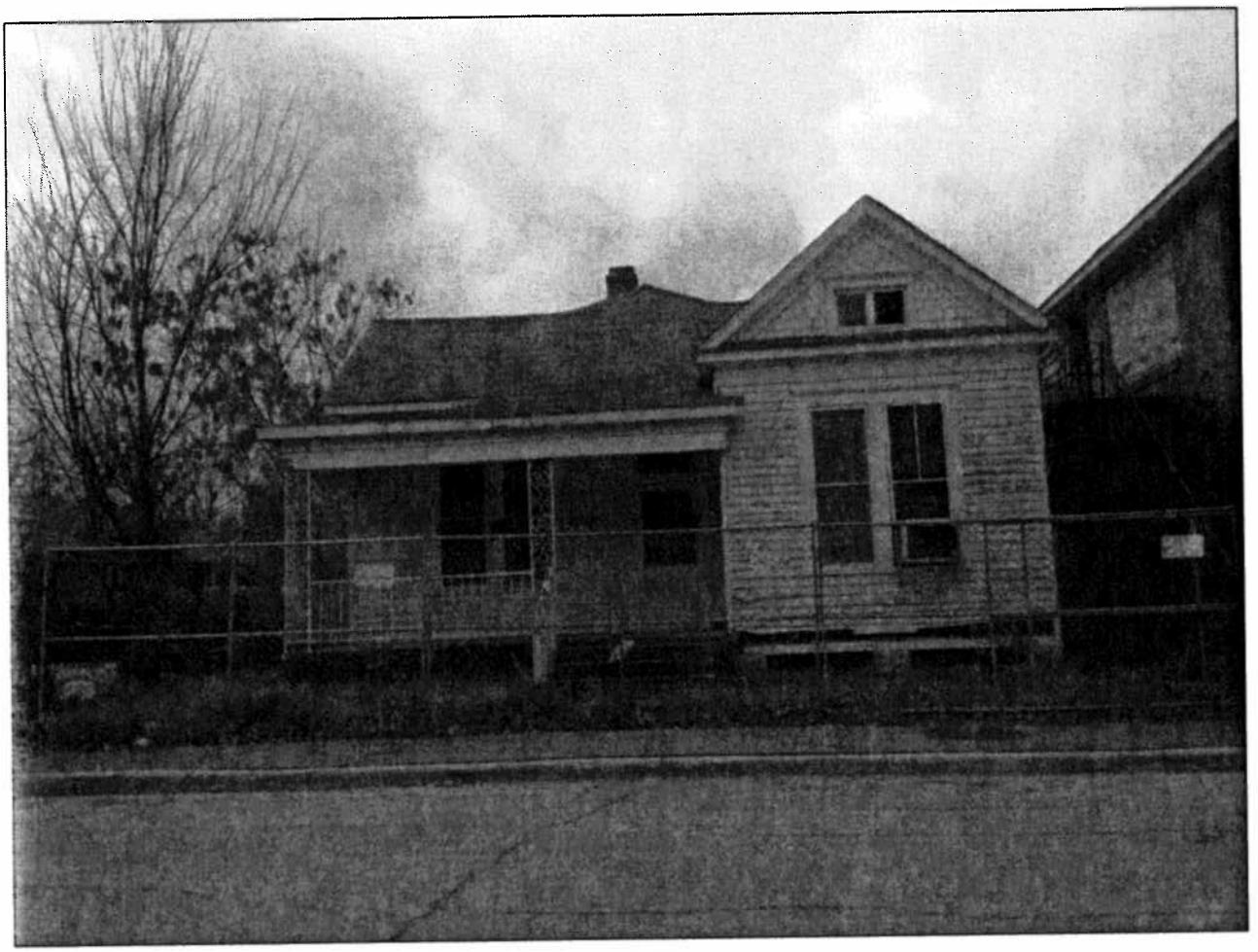
OLD SIXTH WARD HISTORIC DISTRICT



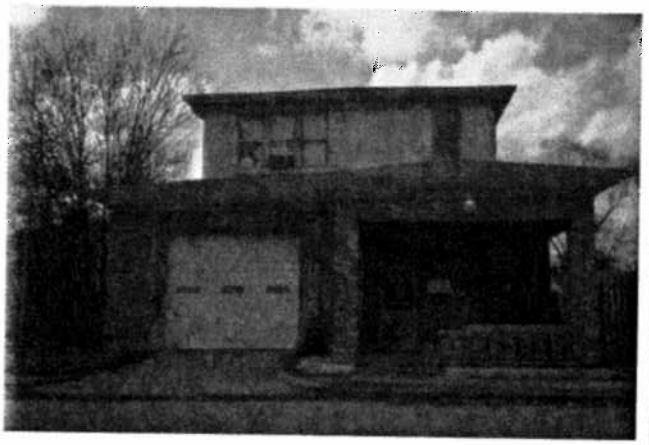
Building Classification

- Contributing
- Non-Contributing
- Park

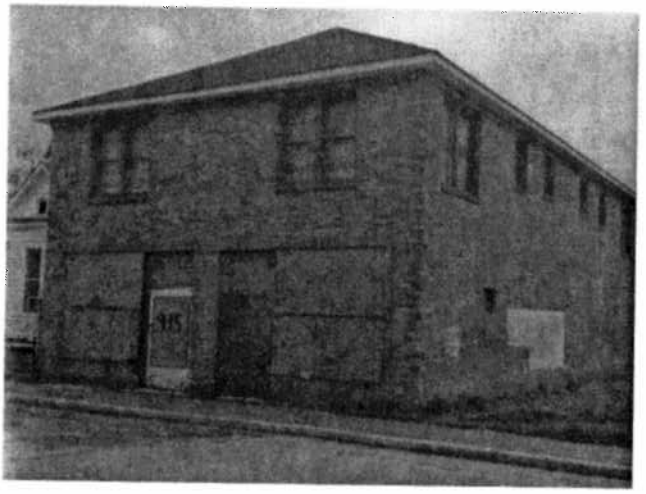
CURRENT PHOTO



NEIGHBORING PROPERTIES



901 Henderson – Contributing – 1920 (neighbor)



915 Henderson – Contributing – 1920 (neighbor)

Union St. at Henderson St.

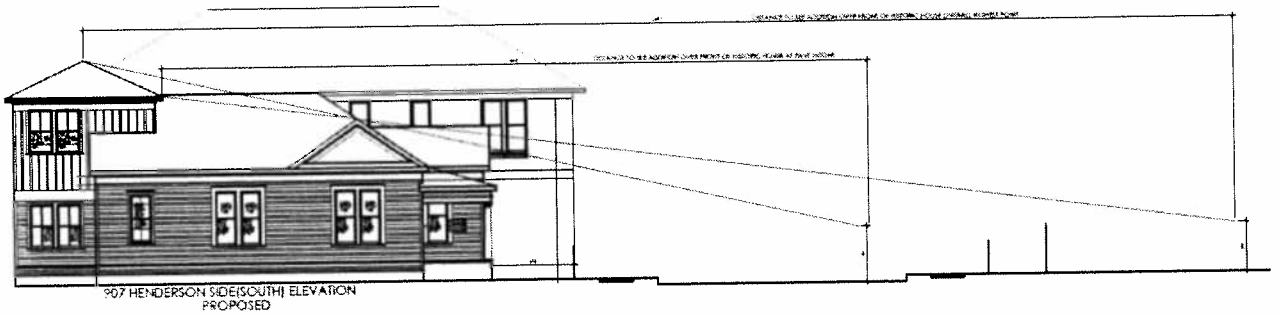
908 Henderson – Not in District – (across street)

906 Henderson – Not in District – (across street)

2018 Decatur – Not in District – (across street)

LINE OF SIGHT DRAWING

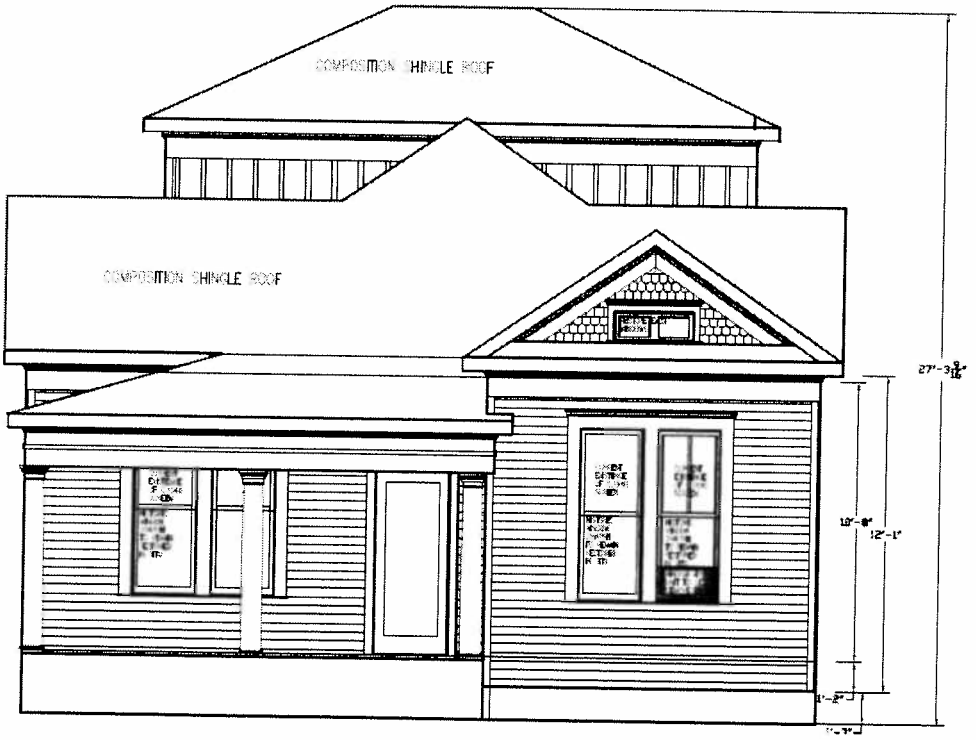
PROPOSED



EAST ELEVATION – FRONT FACING HENDERSON STREET

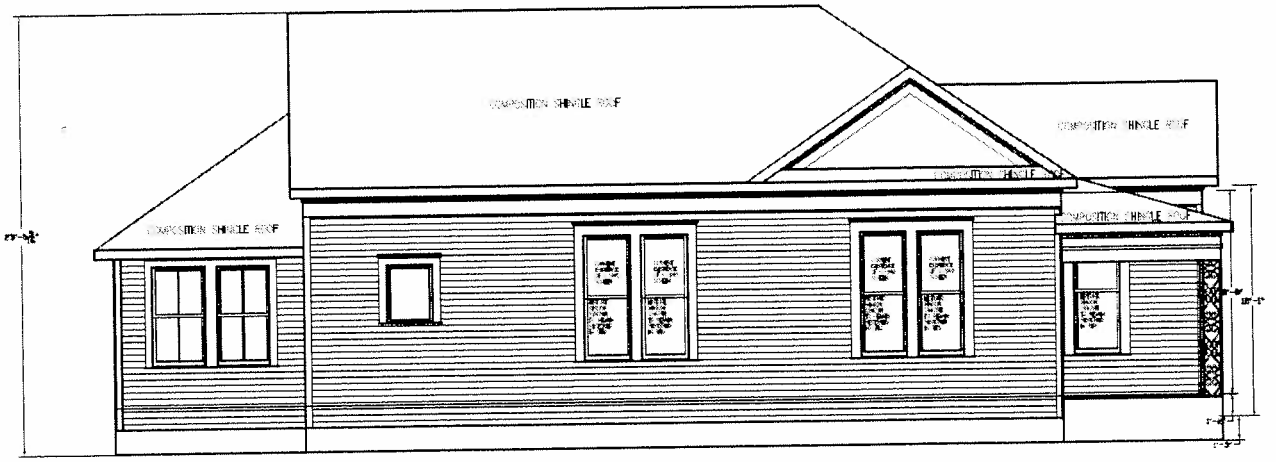
EXISTING

PROPOSED



SOUTH SIDE ELEVATION

EXISTING



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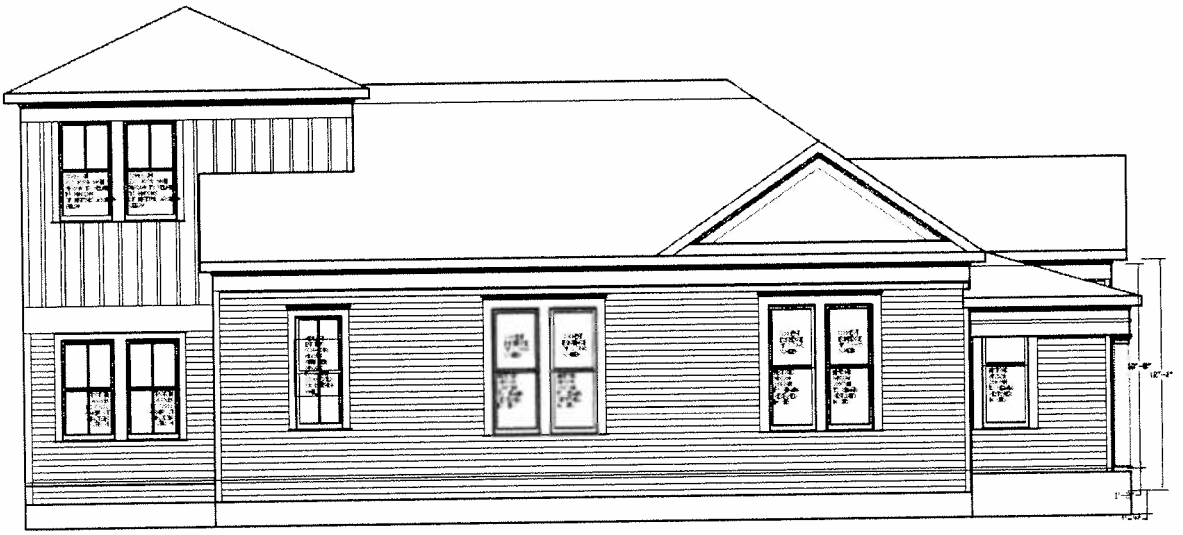
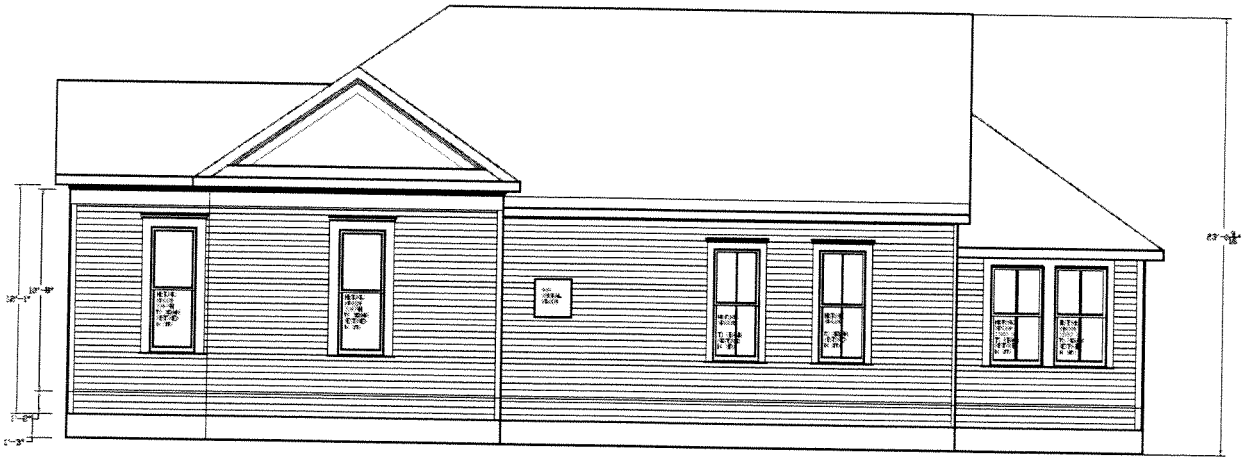


NORTH SIDE ELEVATION

EXISTING



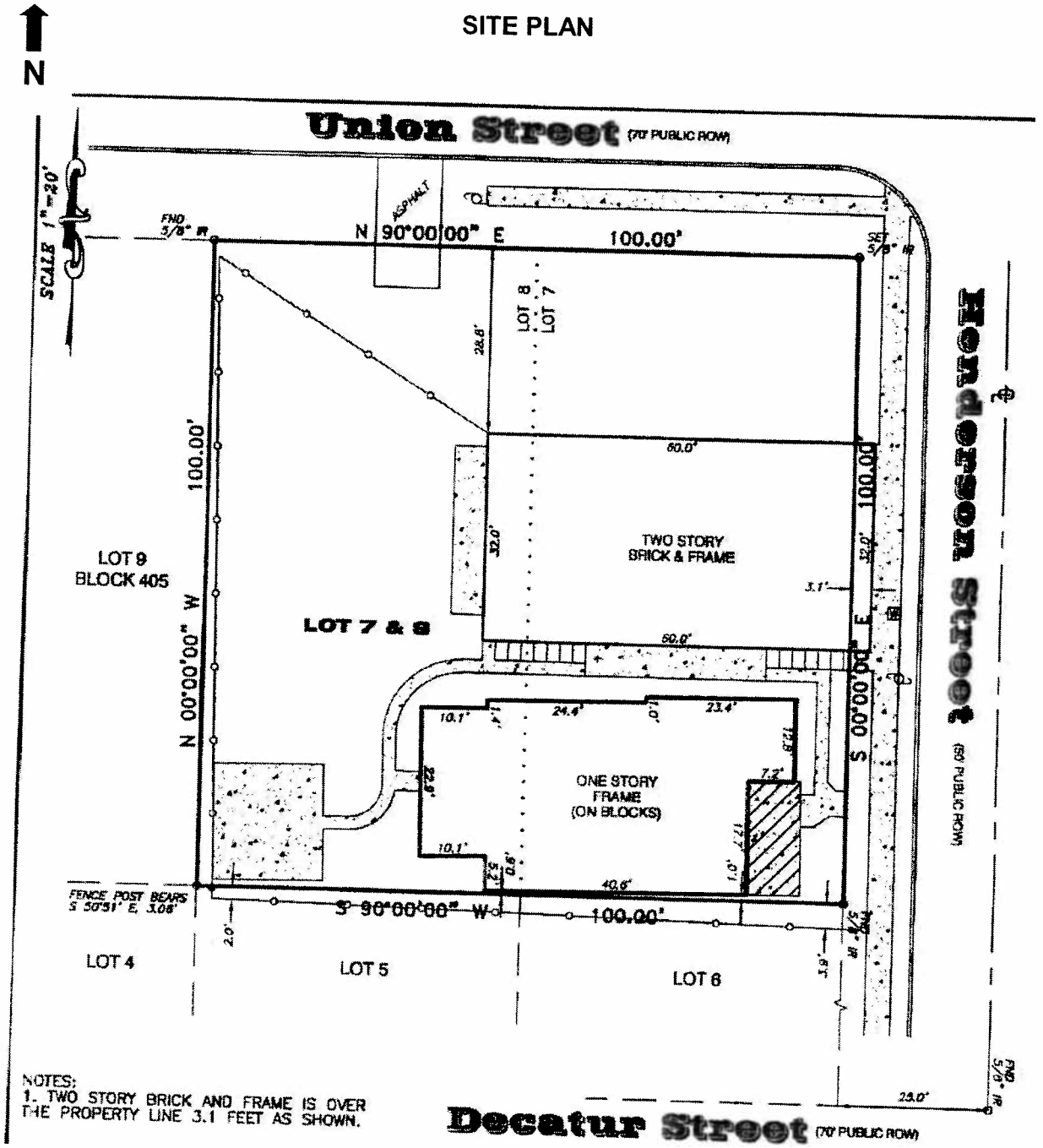
PROPOSED

WEST (REAR) ELEVATION

EXISTING

PROPOSED

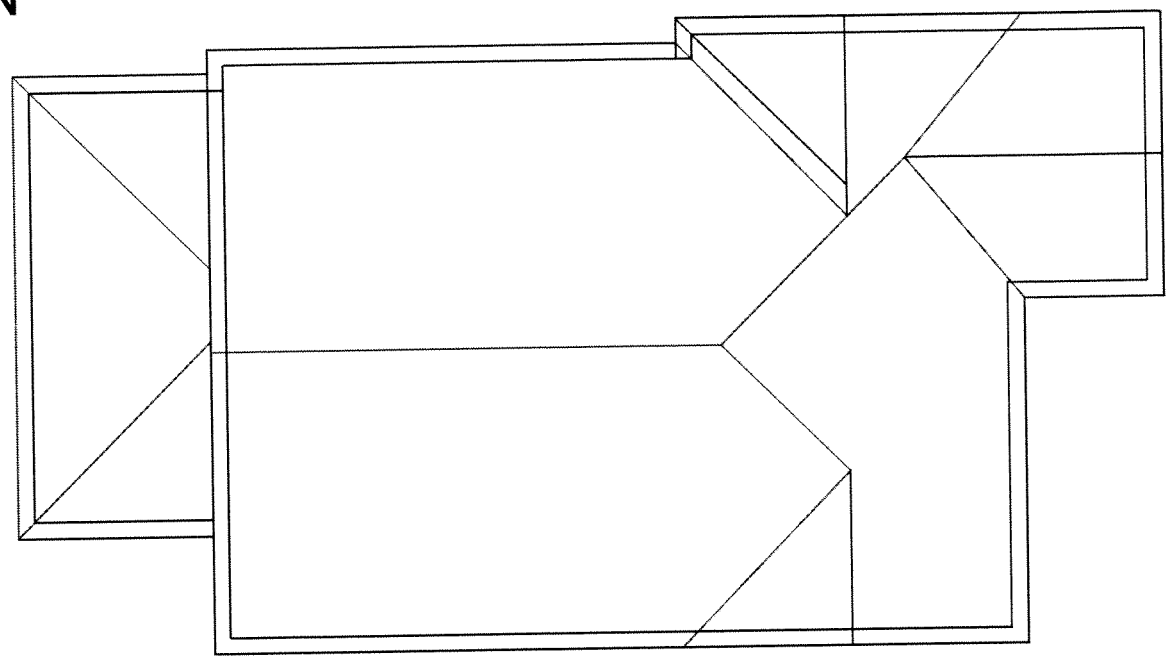
SITE PLAN


N
Union Street (70' PUBLIC ROW)
SCALE 1"=20'
FND 5/8" IR
N 90°00'00" E
100.00'
ASPHALT
SET 5/8" IR
LOT 8
LOT 7
28.8'
60.0'
32.0'
TWO STORY
BRICK & FRAME
3.1'
LOT 9
BLOCK 405
LOT 7 & 8
N 00°00'00" W
100.00'
S 00°00'00" E
100.00'
Henderson Street
(50' PUBLIC ROW)
10.1'
24.4'
23.4'
ONE STORY
FRAME
(ON BLOCKS)
7.2'
40.6'
FENCE POST BEARS
S 50°51' E, 3.08'
S 90°00'00" W
100.00'
LOT 4
LOT 5
LOT 6
25.0'
NOTES:
1. TWO STORY BRICK AND FRAME IS OVER THE PROPERTY LINE 3.1 FEET AS SHOWN.
Decatur Street (70' PUBLIC ROW)

ROOF PLAN

N

EXISTING



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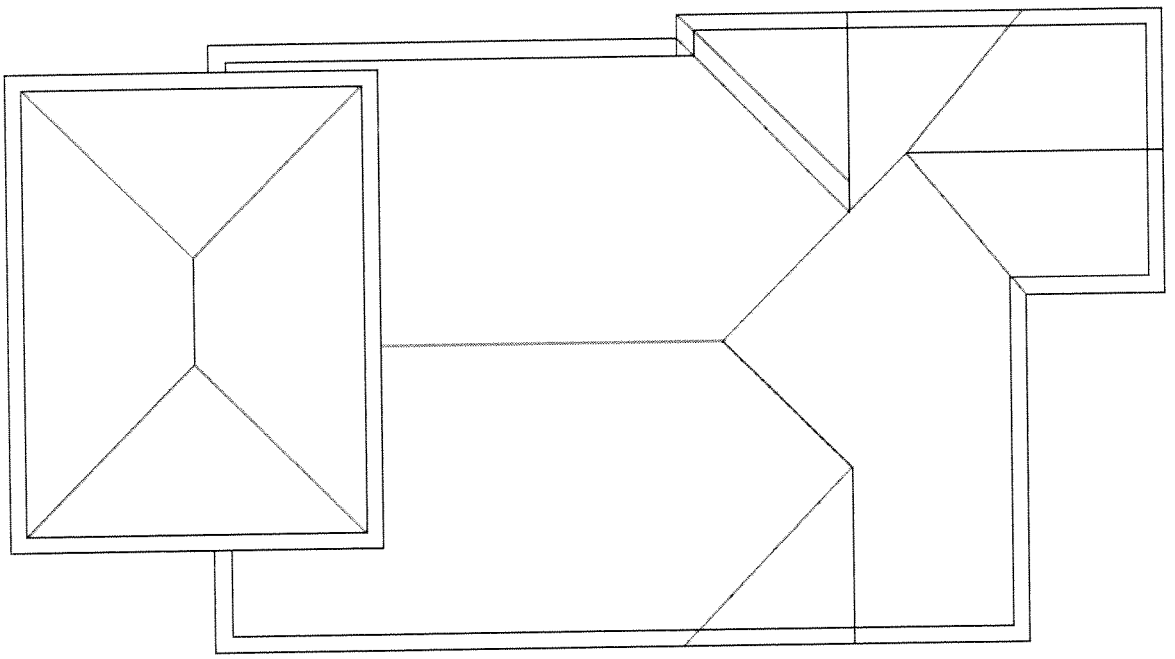

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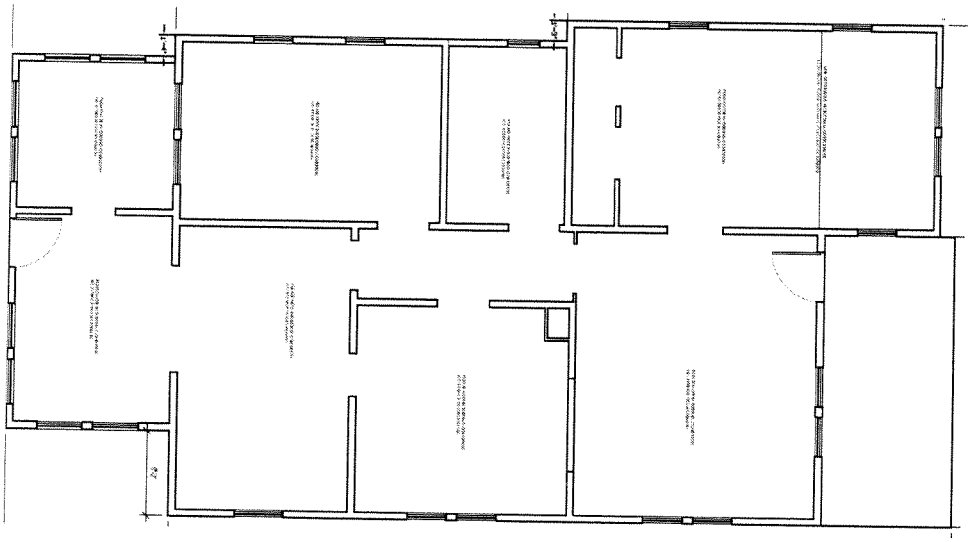
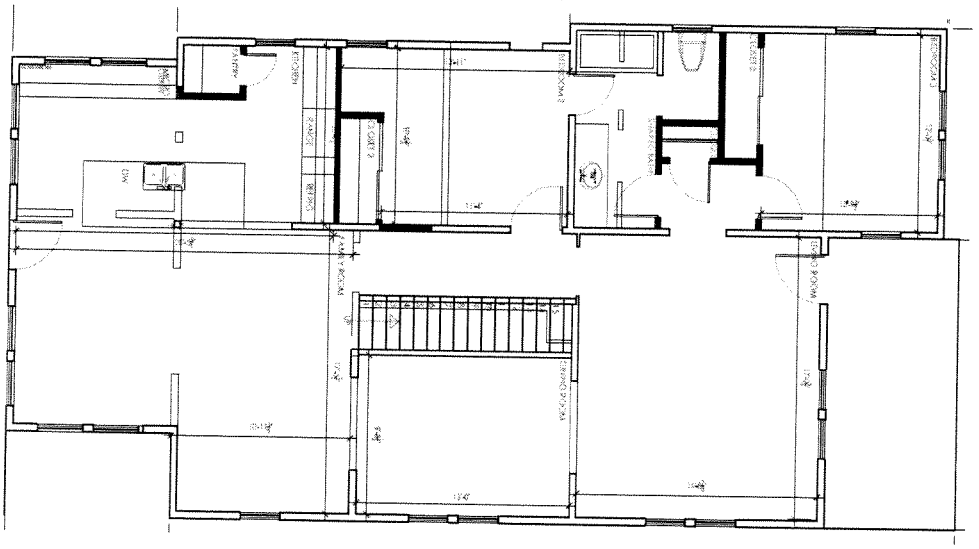
FIRST FLOOR PLAN

EXISTING



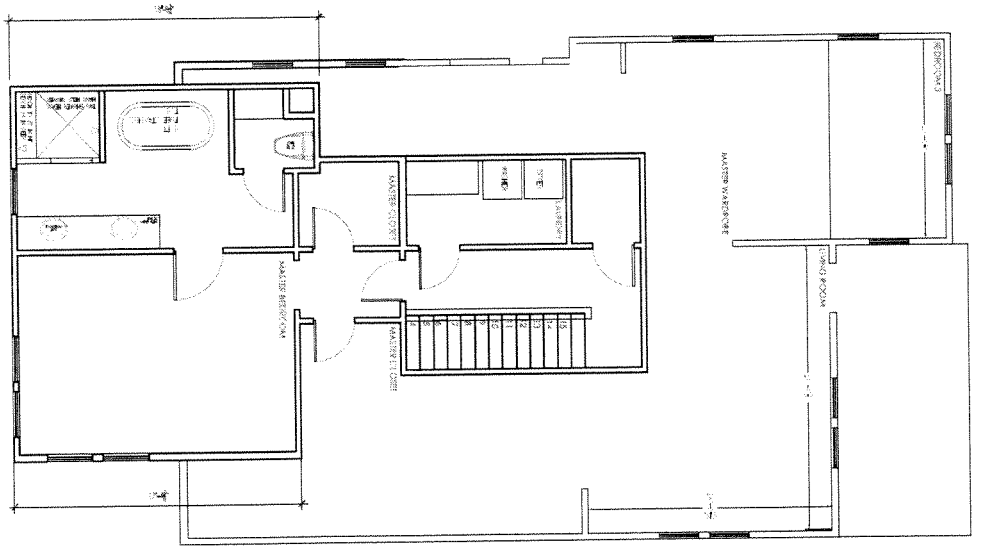
PROPOSED



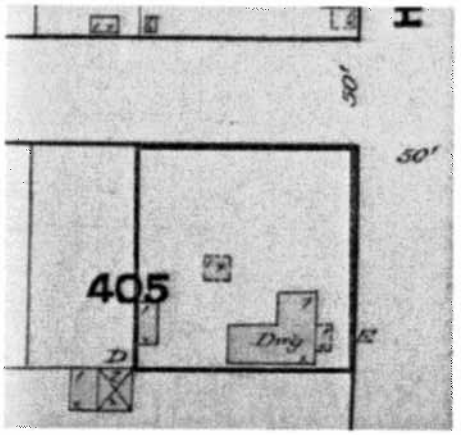
N

SECOND FLOOR PLAN

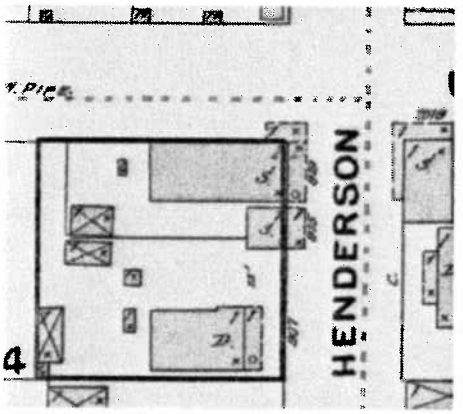
PROPOSED



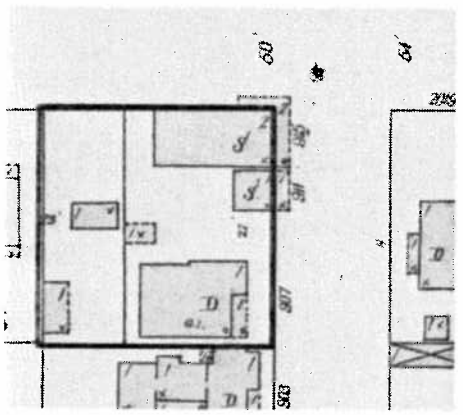
SANBORN MAPS



1890

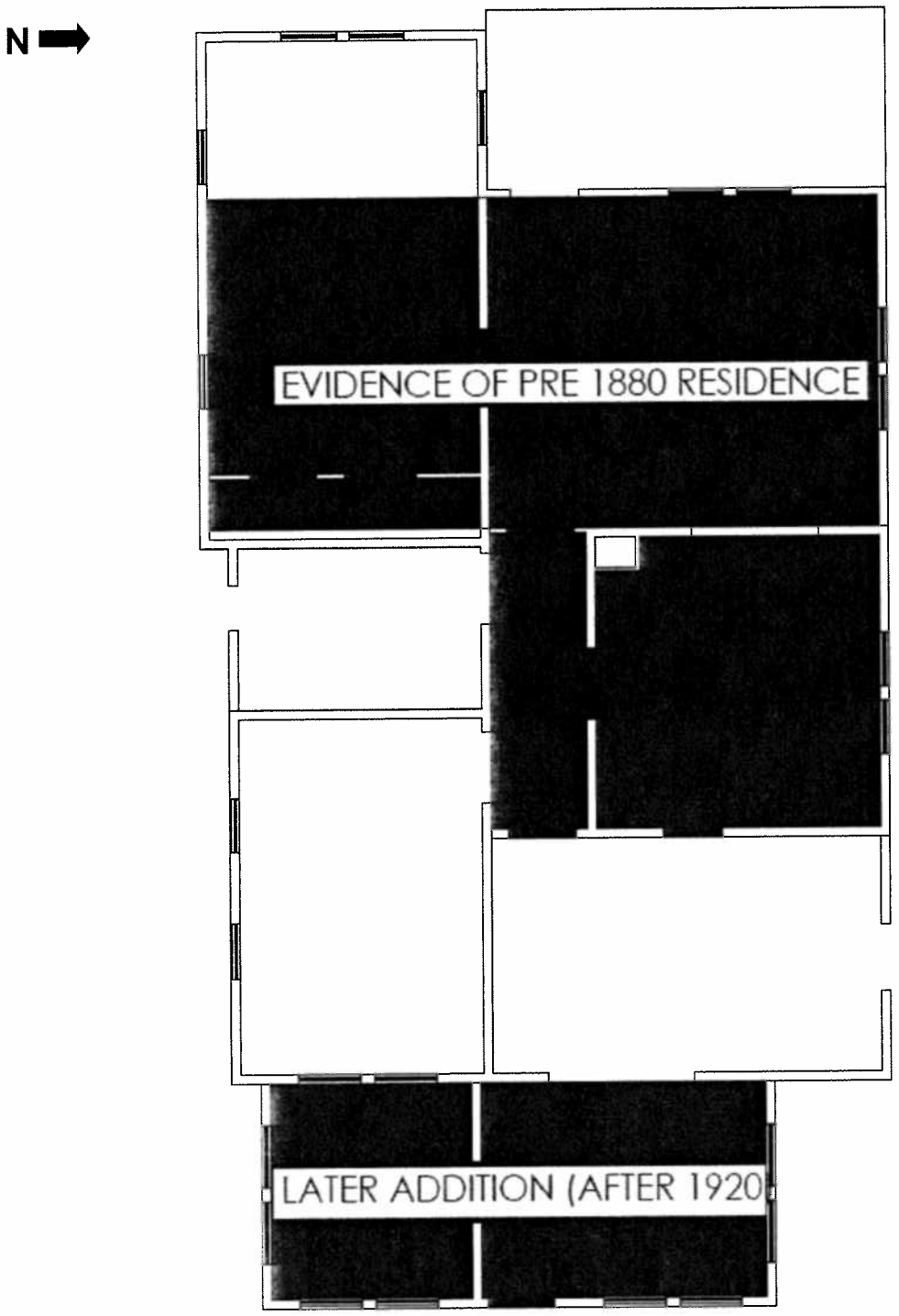


1896



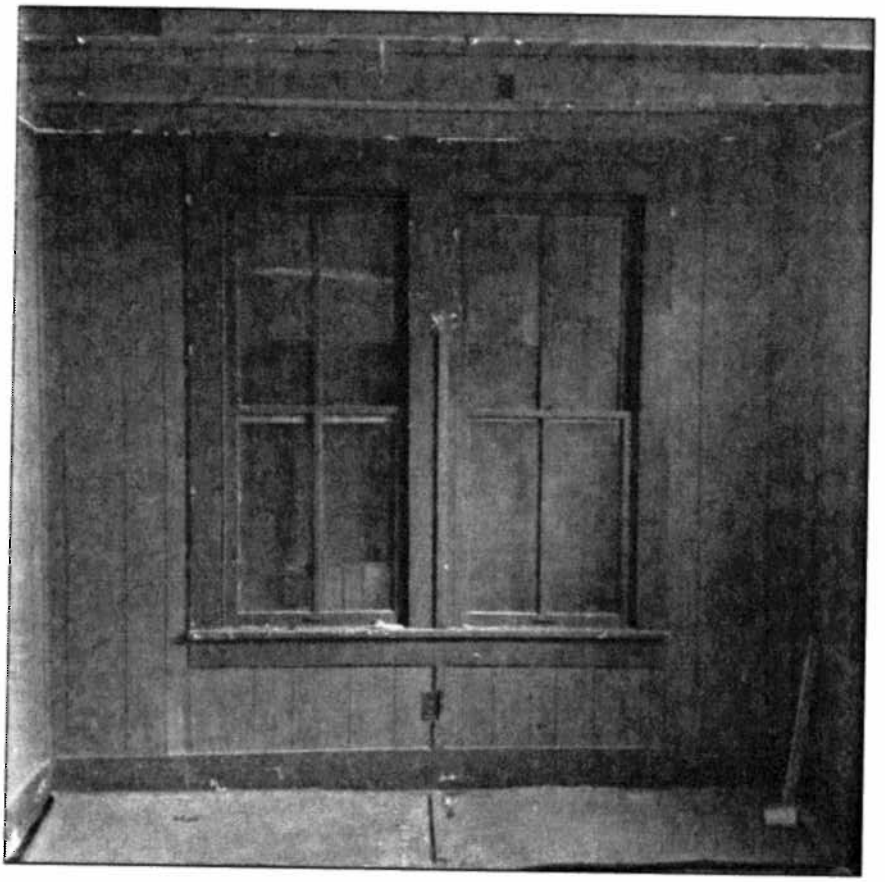
1907

APPLICANT RESEARCH



APPLICANT PHOTOS

ORIGINAL WINDOWS INSTALLED IN 1907 REAR WALL
TO REPLACE EXISTING NON-ORIGINAL WINDOWS



APPLICANT PHOTOS

ORIGINAL BOARD AND BATTEN SIDING

PROJECT DETAILS

Shape/Mass: The existing one-story residence has a maximum width of 30'-7" and a maximum depth of 56'-11½". A 23'-1" wide by 9'-11½" deep previously constructed addition has been constructed at the rear wall of the original structure (47'-0" from the front wall). This addition is inset 1'-4" on the north elevation and 5'-2" on the south elevation. The existing ridge height is 23'-1". See drawings for more detail.

The proposed addition will be built in the footprint of the existing previously constructed addition and will encroach 7'-5½" forward onto the original portion of the house. The proposed addition will be 23'-1" wide and 17'-6" deep and have a ridge height of 27'-4". See drawings for more detail.

Setbacks: The existing south side setback ranges from 1.0' to .90'. None of the building footprints on this lot will be altered. See drawings for more detail.

The proposed addition will maintain all existing setbacks. See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor or 2'-5". See drawings for more detail.

The proposed addition will maintain the existing pier and beam foundation with a finished floor or 2'-5". See drawings for more detail.

Windows/Doors: All existing windows are original and will be retained and remain in place with the exception of a two non-original windows one located on the south elevation and the other on the north elevation. The existing windows are 1-over-1 wood sash or 2-over-2 wood sash. The non-original windows are fixed. The existing door has been kicked-in and damaged. See drawings for more detail.

The non-original windows will be replaced with 2-over-2 windows that are located within the rear wall of the original structure (see picture). All other original windows will be retained and remain in place. The second story of the addition will have 2-over-1 wood sash windows. The existing front door will be repaired if possible, if not possible, the door will be replaced. Replacement door must be reviewed by staff prior to installation. See drawings and photos for more detail.

Exterior Materials: The existing house is currently clad in clapboard wood siding. According to the applicant, the house has been heavily altered and portions of the original center hall cottage with full width front porch are still present, including the original board and batten siding (see photos). The Sanborn Maps substantiate this claim. The current appearance shows up in the 1907 Sanborn Map. This is most likely when the house was extended and current siding was installed over the original board and batten siding of the 1880s. The front and side gables were also added at this time. The rear addition was added between the 1920s and 1950s. Asbestos siding is evident at the rear. The wood porch has previously been replaced with a concrete pad and the porch columns have been replaced with metal scrollwork supports. See photos, maps, and drawings for more detail.

The existing clapboard siding will be retained. Damaged siding will be repaired. The metal scrollwork supports will be replaced with three simple 10" round columns. The addition will be clad with cementitious board and batten siding. See drawings for more detail.

Roof: The existing roof features a main hip with front and side gables. The gables feature a fish scale shingle pattern. The existing structure features a composition shingle roof with a pitch of 8:12. The existing eave height is 13'-4". See drawings for more detail.

The proposed addition will have a hipped composition shingle roof with a pitch of 6:12. The eave height will be 22'-10". See drawings for more detail.

Front Elevation: (East) The east elevation of the existing residence features a front bay with a pair of 1-over-1 windows topped by a front gable with two centered windows on the northern portion and a front porch on the southern portion. The front porch is constructed from concrete and has two metal scrollwork supports. Behind the front porch is a pair of 1-over-1 windows and a front door. The existing residence is topped by a hipped roof with front and side gable elements. See drawings for more detail.

The proposed addition will rise above the existing structure. The addition will be inset on both sides. The addition will not have any fenestration and will be clad in board and batten. The non-original concrete front porch will be removed and replaced with a wood front porch. The two metal scrollwork supports will be removed and replaced with three simple columns. See drawings for more detail.

Side Elevation: (South) The south elevation of the existing residence features the side profile of the front porch and front wall (with a single 1-over-1 window) to the east. To the west are two pairs of 1-over-1 windows followed by a single non-original window. A gable is located over the first pair of windows. The rear previously constructed addition features a pair of 2-over-2 windows. See drawings for more detail.

The proposed second story addition will be built on top of the prior rear addition. The proposed addition will encroach forward onto the existing historic structure. The addition will feature a pair of 2-over-1 windows. The non-original window will be replaced with an existing 2-over-2 window. See drawings for more detail.

Side Elevation: (North) The north elevation of the existing residence features the profile of the front wall with a single 1-over-1 window followed by a small bump-out with a centered 1-over-1 window and topped by a gable. To the west of the bump-out is a small non-original window followed by the 2-over-2 windows. The rear previously constructed addition features a pair of 2-over-2 windows. See drawings for more detail.

The proposed second story addition will be built on top of the prior rear addition. The proposed addition will encroach forward onto the existing historic structure. The addition will feature a pair of 2-over-1 windows. The non-original window will be replaced with an existing 2-over-2 window. See drawings for more detail.

Rear Elevation: (West) The existing rear elevation features the previously constructed rear addition with a centered door and flanked by pairs of 2-over-2 windows. The older portion of the residence is topped by a gable roof. Lower side gables extend outward from the center gable. See drawings for more detail.

The proposed second story addition will be built on top of the prior rear addition. The addition will have three 2-over-1 windows. See drawings for more detail.

ATTACHMENT A

NEIGHBORHOOD SUPPORT

From: Ryan Boehner
Sent: Thursday, June 19, 2014 1:20 PM
To: Butler, Geoff - PD
Subject: 2009 Decatur

Geoff,

Thanks for the call. Please forgive the delay; I've been on a conference call.

2009 Decatur: we remain officially neutral, and anticipate/prefer deferral. We would like to work with the city and with the applicant to help create a more fully-compliant version for the next cycle.

907 and 915 Henderson: we support.

2110 State: we support.

With thanks,

Ryan
713 306 0097