## CERTIFICATE OF APPROPRIATENESS

**Application Date:** August 5, 2015

**Applicant:** Ben Koush, Ben Koush Associates, for Genevieve Withers, owner

**Property:** 319 W. 15th Street, Lots 9A 20A & 21A, Block 143, Houston Heights Subdivision. The property includes a historic 1,322 square foot, one-story wood frame single-family residence and detached noncontributing garage situated on a 8,300 square foot (83' x 100') corner lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West.

**Proposal:** Alteration – Replace and alter non-original fenestration and construct a partial wrap-around porch at the rear of the existing historic structure. All existing historic material (including siding and porch elements) is to remain and will be retained. More specifically, the project includes the following work:

- Replace all existing non-original divided-lite aluminum windows with new 2-over-2, 1-over-1, and fixed aluminum clad windows. An original stained glass divided wood window located on the south elevation will be retained.
- Convert a rear window opening on the south elevation into a door opening and convert a door opening on the north elevation into a window opening. Both of these openings have been previously altered.
- Construct a partial wrap-around covered porch on the rear south and west elevations.
- Enclose an existing porch at the rear (west) elevation.

See enclosed application materials and detailed project description on p. 5-23 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** **Approval**

**HAHC Action:** **Approved**

*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:** August 27, 2015

PLANNING & DEVELOPMENT DEPARTMENT

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.

**Planning Official** **Date**

## 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. |

N

## PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

**Building Classification**
- Contributing
- Non-Contributing
- Park

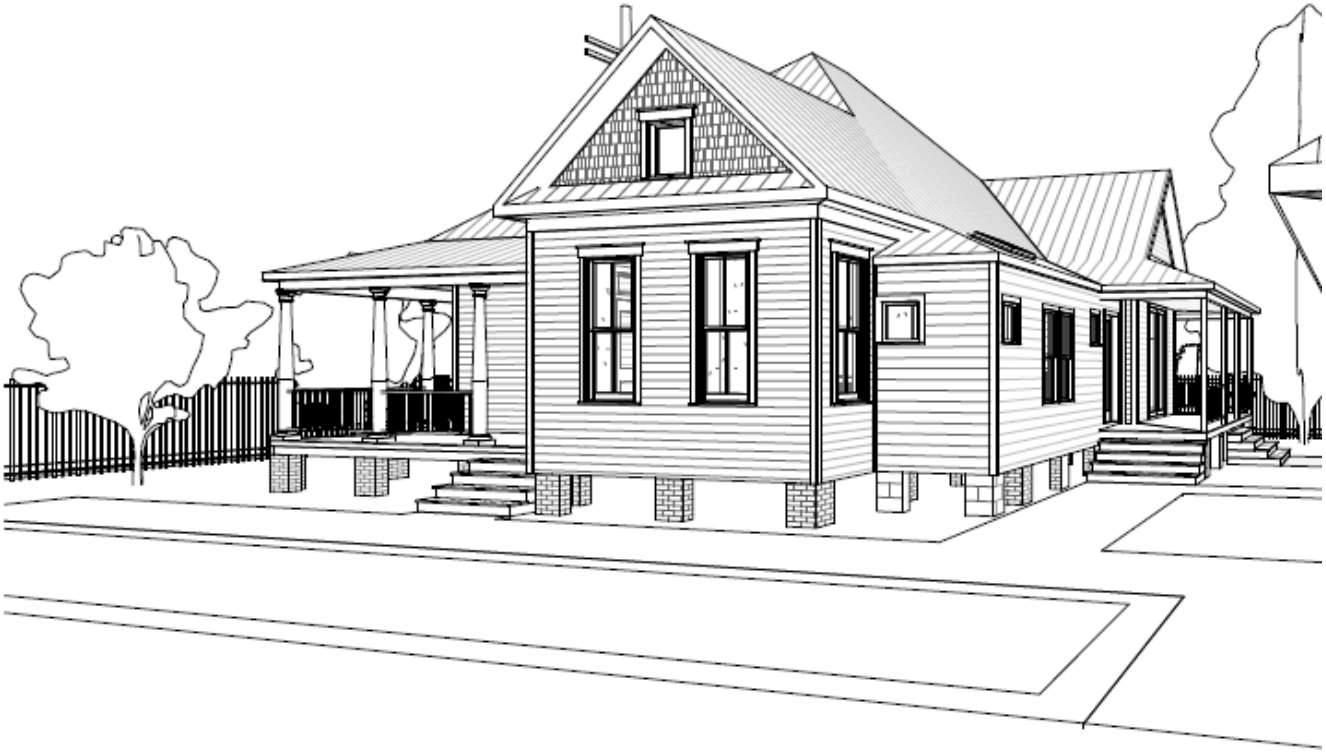
## INVENTORY PHOTO

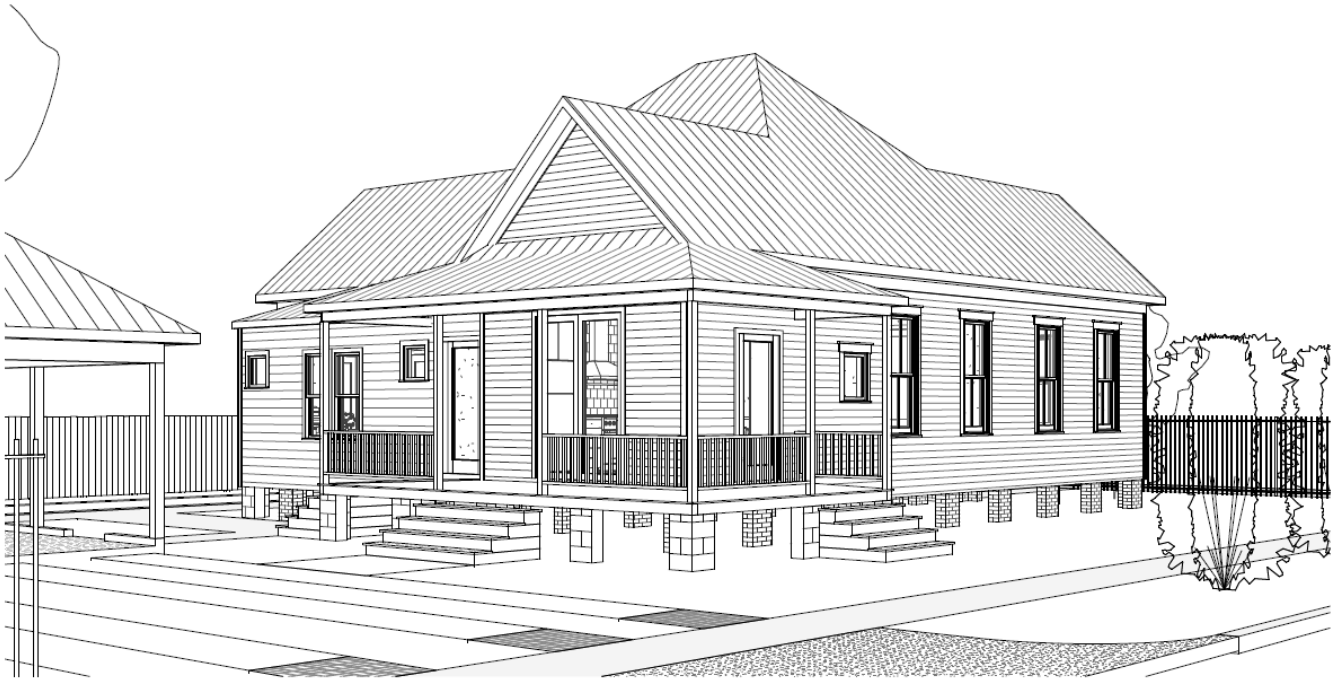
## 3D RENDERING

PROPOSED

**3D RENDERING**

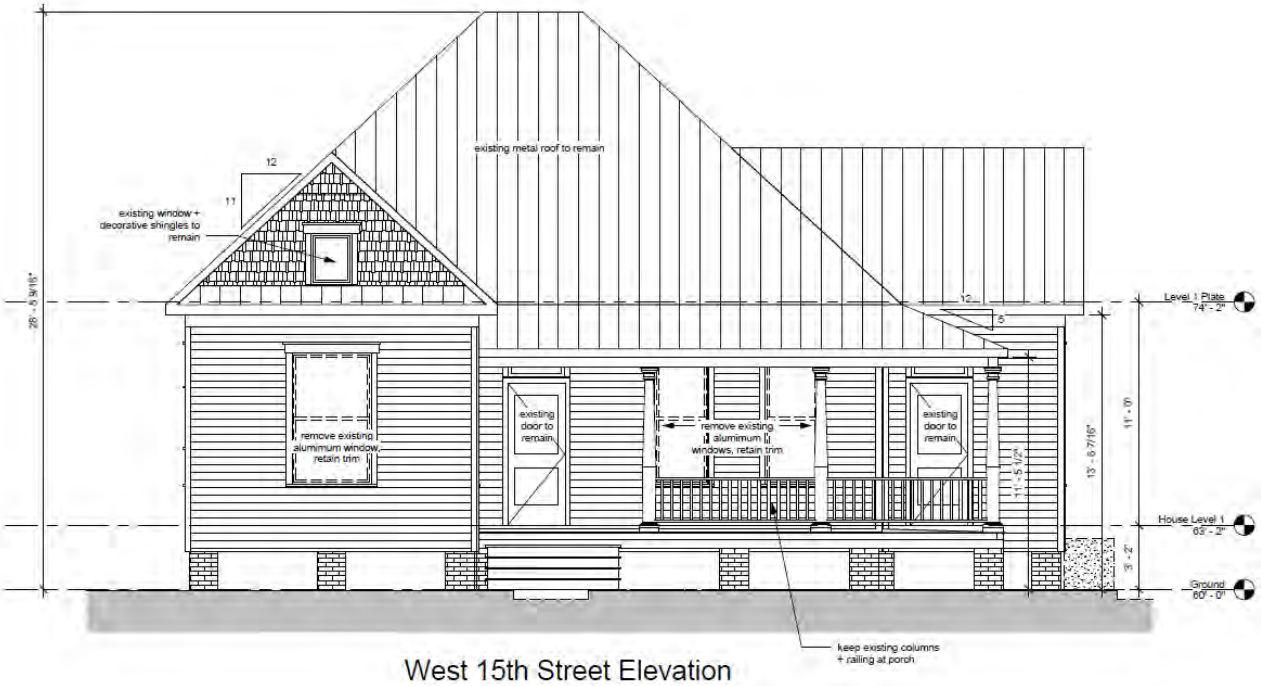
PROPOSED





## SOUTH ELEVATION (FACING W 15TH STREET)

EXISTING

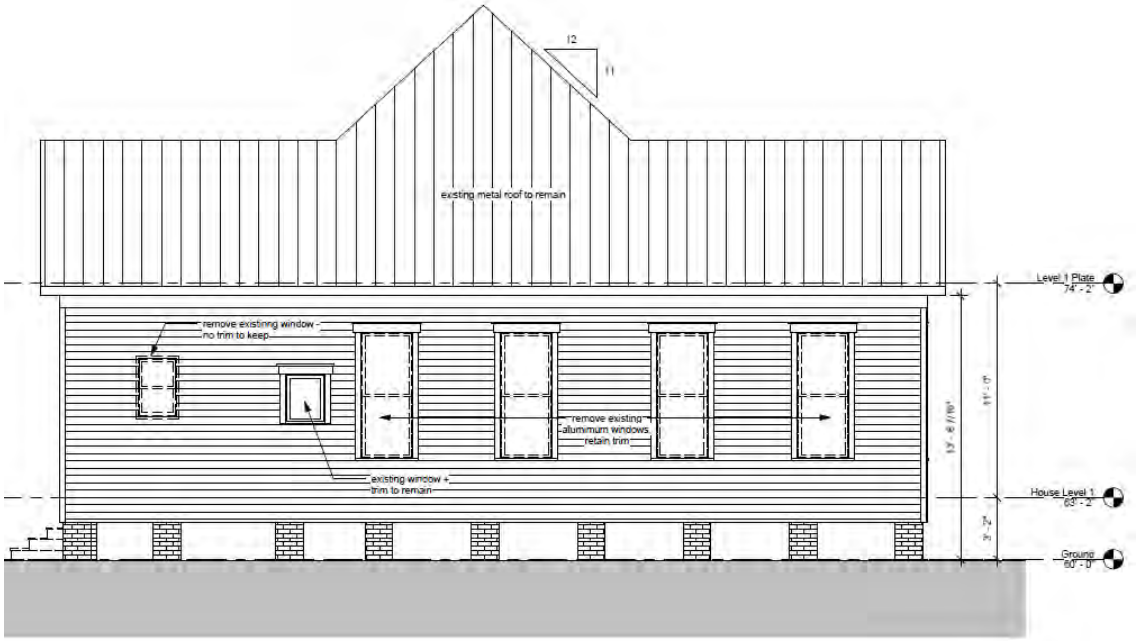



West 15th Street Elevation

PROPOSED

## WEST ELEVATION (FACING RUTLAND STREET)

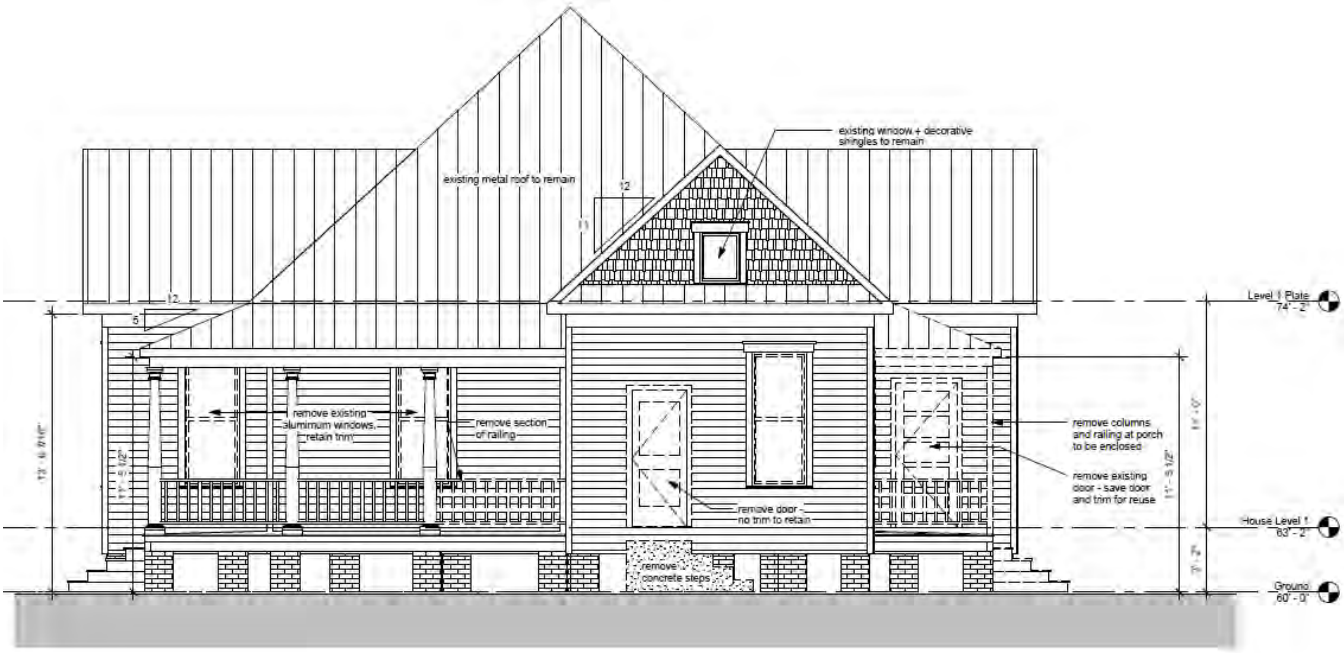
EXISTING




PROPOSED

## EAST ELEVATION (FACING SITE PROPERTY LINE)

EXISTING




PROPOSED

## NORTH ELEVATION (FACING REAR PROPERTY LINE)

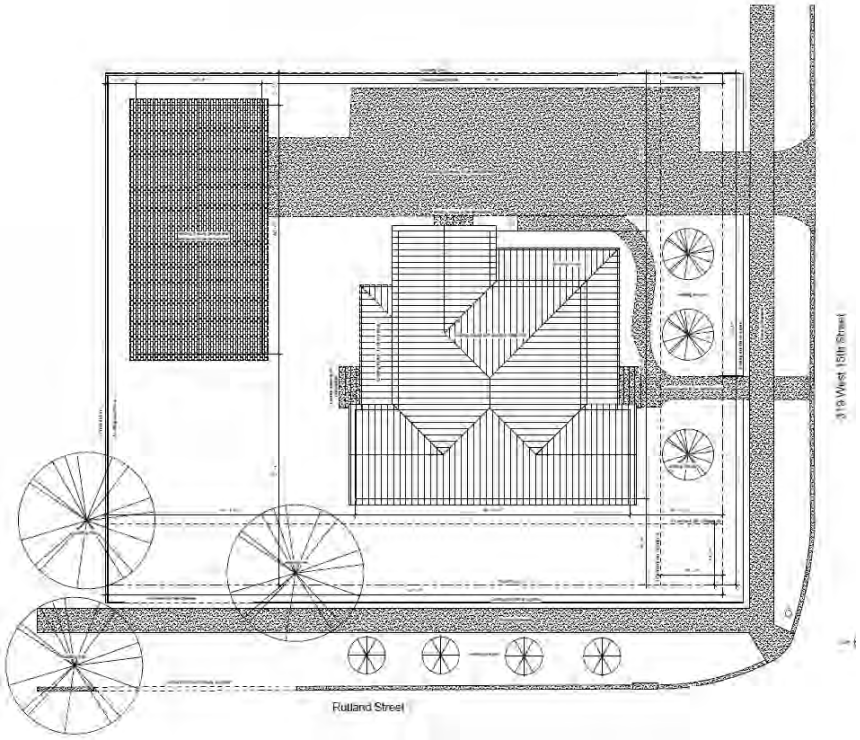
EXISTING

PROPOSED

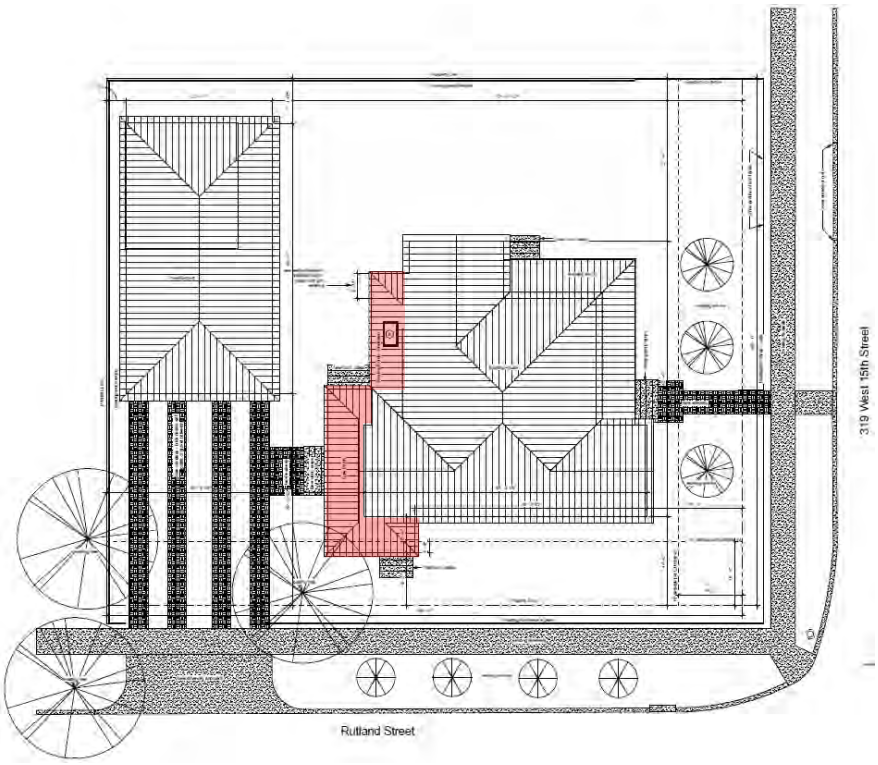
**SITE / ROOF PLAN**

N

EXISTING



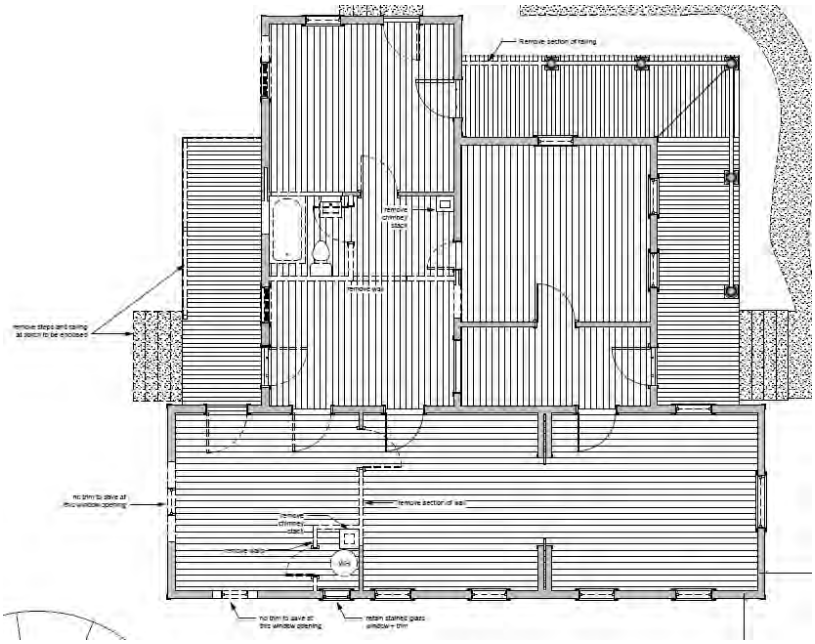

PROPOSED



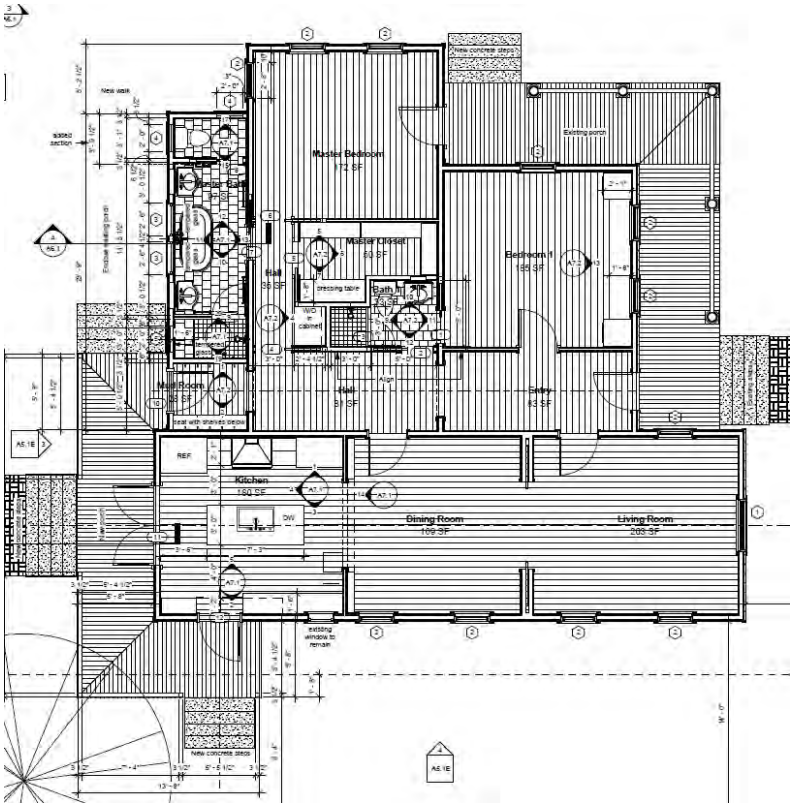
## FIRST FLOOR PLAN

**N**

Existing




PROPOSED



## WINDOW / DOOR SCHEDULE

| Door Schedule | | | | |
|---|---|---|---|---|
| Door Number | Width | Height | Operation | Description |
| 1 | 2' - 6" | 6' - 8" | Pocket Privacy | Interior single five panel pocket door |
| 2 | 2' - 6" | 6' - 8" | Pocket Privacy | Interior single five panel pocket door |
| 3 | 2' - 0" | 6' - 7" | Shower Door Pull | Interior 1/2" Tempered glass, frameless shower door |
| 4 | 2' - 8" | 6' - 8" | Privacy | Interior single five panel pocket door |
| 5 | 2' - 6" | 6' - 8" | Pocket Privacy | Interior single five panel pocket door |
| 6 | 2' - 8" | 6' - 8" | Privacy | Interior single five panel pocket door |
| 7 | 2' - 6" | 6' - 8" | Pocket Privacy | Interior single five panel pocket door |
| 8 | 2' - 0" | 6' - 8" | Pocket Privacy | Interior single five panel pocket door |
| 9 | 2' - 6" | 6' - 7" | Shower Door Pull | Interior 1/2" Tempered glass, frameless shower door |
| 10 | 3' - 0" | 7' - 0" | Locking | Exterior French - Single Lite |
| 11 | 6' - 0" | 8' - 0" | Locking | Exterior double single panel glass door - tempered glass |
| 12 | 3' - 0" | 7' - 0" | Locking | Exterior French - Single Lite |
| 13 | 3' - 0" | 6' - 8" | Locking | Exterior single five panel door |
| 14 | 2' - 6" | 6' - 8" | Privacy | Interior single five panel door |
| 15 | 6' - 0" | 6' - 8" | Locking | Exterior double single panel glass door - tempered glass |
| 16 | 6' - 0" | 6' - 8" | Locking | Exterior double single panel glass door - tempered glass |

| Window Schedule | | | | | |
|---|---|---|---|---|---|
| Type Mark | Width | Height | Type | Count | Comments |
| 1 | 3' - 11" | 6' - 6" | single hung | 1 | wood frame, 2 over 2 |
| 2 | 2' - 8" | 6' - 6" | single hung | 11 | wood frame, 2 over 2 |
| 3 | 2' - 6" | 5' - 0" | single hung | 2 | wood frame, 1 over 1, tempered glass - Master Bath |
| 4 | 2' - 0" | 2' - 0" | fixed | 3 | wood frame, single light |
| 5 | 2' - 0" | 2' - 0" | fixed | 1 | wood frame, single lite, tempered glass in master shower |
| 6 | 3' - 8 3/4" | 2' - 3 3/8" | skylight | 1 | Fixed skylight - Velux FS S01 |

## WINDOW / DOOR SCHEDULE

Weather Shield®
Windows & Doors
60 Years Strong

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### Premium Series Double-Hung Windows

The Weather Shield Premium Series™ Double Hung window features all the details of a historic wood window but with the latest in advanced innovations. From the architecturally correct proportions to the flawless sightlines created by the wood jambliner and hidden tilt latches, this double-hung window was made with today's finest homes in mind.

Premium Series Double-Hung Windows

Our Premium Series double-hung windows feature a sash that can tilt in or be removed for easy cleaning. Choose from an extensive selection of color, shape, size, and finishing options that create thousands of potential design combinations. We are confident you will find a combination that is uniquely you!

**Window Center**
**6877 West 43rd St**
**Houston, TX 77092**
**Phone: 713 952-0002**
**Fax:**

# QUOTE: 217

**QUOTE DETAIL**
**Project Number: 217**
**Printed: 8/5/2015 8:56:06 AM**

CQ Prj #: 217 System #: 0 Dealer Prj #: 217 Order Date: 8/4/2015 Valid Date: 9/4/2015

Sold To: 35
BEN KOUSH
6328 BROOKSIDE DR
HOUSTON, TX 77023

Ship To: 1
WINDOW CENTER
1307 DOMINION COURT
HOUSTON, TX 77092

Phone: Fax: Phone: 713 952-0002 Fax:

Delivery Instructions: Drop Ship:

Weather Shield proposes to furnish products as stated below.
All Units viewed from Exterior.

Item Number: 1
Quantity: 1
Total Jamb To Jamb: 47 X 78
Total Rough Opening: 47 1/2 X 78 1/2

Premium Series
Double Hung Tilt
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8109
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Jb to Jb/Frame Size
Venting Frame Proportion-Even
Overall Jamb Width-47
Jamb Height-78
R/O Width-47 1/2
Overall R/O Width-47 1/2
R/O Height-78 1/2
Top Glass Width-41 1/2
Top Glass Height-34 15/16
Bottom Glass Width-41 1/2
Bottom Glass Height-34 15/16
Egress Unit-Yes
Operating Code-Operating
Exterior Frame Finish-Aluminum Clad

Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Exterior Color-Desert Tan
Overall Jamb Depth-6 9/16
Jamb Liner Color-Wood
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Gas-W/Inert Airspace Gas
Lite Configuration-SDL W/GBG
Bar Width-7/8
Interior Bar Profile-Colonial
Grille/SDL Location-All Sash
Number Lites Wide-2
Number Lites High Top-1
Number Lites Wide GL 2-2
Number Lites High Bottom-1
Sash Lock Style-Historical Lock
Hardware Color-Tan
Venting Options-No Venting Options
Screen-Full Screen
Screen Color-Desert Tan
Screen Application-Shipped Loose

PO:
JOB NAME: 319 WEST
LOCATION:

Per Unit: Ext. Price:
Unit Price:

Item Number: 2
Quantity: 11
Total Jamb To Jamb: 31 1/2 X 77 1/2
Total Rough Opening: 32 X 78

Premium Series
Double Hung Tilt
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8109
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Modular Size
Venting Frame Proportion-Even
Modular Width-2-8
Modular Height-6-6
Overall Jamb Width-31 1/2
Jamb Height-77 1/2
R/O Width-32
Overall R/O Width-32
R/O Height-78
Top Glass Width-26
Top Glass Height-34 11/16
Bottom Glass Width-26
Bottom Glass Height-34 11/16

Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Exterior Color-Desert Tan
Overall Jamb Depth-6 9/16
Jamb Liner Color-Wood
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Gas-W/Inert Airspace Gas
Lite Configuration-SDL W/GBG
Bar Width-7/8
Interior Bar Profile-Colonial
Grille/SDL Location-All Sash
Number Lites Wide-2
Number Lites High Top-1
Number Lites Wide GL 2-2
Number Lites High Bottom-1
Sash Lock Style-Historical Lock
Hardware Color-Tan
Venting Options-No Venting Options
Screen-Full Screen

**Window Center**
**6877 West 43rd St**
**Houston, TX 77092**
**Phone: 713 952-0002**
**Fax:**

**QUOTE DETAIL**
**Project Number: 217**
**Printed: 8/5/2015 8:56:06 AM**

Egress Unit-Yes
Operating Code-Operating
Screen Color-Desert Tan
Screen Application-Shipped Loose

PO:
JOB NAME: 319 WEST
LOCATION:

| | Per Unit: | Ext. Price: |
|---|---|---|
| Unit Price: | $674.30 | $7,417.30 |

Item Number: 3
Quantity: 2
Total Jamb To Jamb: 29 1/2 X 59 1/2
Total Rough Opening: 30 X 60

Premium Series
Double Hung Tilt
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8109
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Modular Size
Venting Frame Proportion-Even
Modular Width-2-6
Modular Height-5-0
Overall Jamb Width-29 1/2
Jamb Height-59 1/2
R/O Width-30
Overall R/O Width-30
R/O Height-60
Top Glass Width-24
Top Glass Height-25 11/16
Bottom Glass Width-24
Bottom Glass Height-25 11/16

Egress Unit-No
Operating Code-Operating
Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Exterior Color-Desert Tan
Overall Jamb Depth-6 9/16
Jamb Liner Color-Wood
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Gas-W/Inert Airspace Gas
Lite Configuration-1 Lite
Sash Lock Style-Historical Lock
Hardware Color-Tan
Venting Options-No Venting Options
Screen-Full Screen
Screen Color-Desert Tan
Screen Application-Shipped Loose

PO:
JOB NAME: 319 WEST
LOCATION:

| | Per Unit: | Ext. Price: |
|---|---|---|
| Unit Price: | | |

Item Number: 4
Quantity: 3
Total Jamb To Jamb: 23 1/2 X 23 1/2
Total Rough Opening: 24 X 24

Premium Series
Casement
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8211
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Call Out
Call Out Width-2-0
Call Out Height-2-0
Jamb Width-23 1/2
Overall Jamb Width-23 1/2
Jamb Height-23 1/2
R/O Width-24
Overall R/O Width-24
R/O Height-24
Glass Width-18 3/4

Glass Height-18 3/4
Operating Code-Stationary
Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Sash Profile-Putty
Exterior Color-Desert Tan
Bottom Rail Options-W/2 3/16 Bottom Rail
Overall Jamb Depth-6 9/16
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Gas-W/Inert Airspace Gas
Lite Configuration-1 Lite

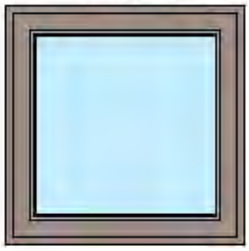
PO:
JOB NAME: 319 WEST
LOCATION:

| | Per Unit: | Ext. Price: |
|---|---|---|
| Unit Price: | | |

**Window Center**
**6877 West 43rd St**
**Houston, TX 77092**
**Phone: 713 952-0002**
**Fax:**

**QUOTE DETAIL**
**Project Number: 217**
**Printed: 8/5/2015 8:56:06 AM**

Item Number: 5
Quantity: 1
Total Jamb To Jamb: 23 1/2 X 23 1/2
Total Rough Opening: 24 X 24



Premium Series
Casement
Rectangle
Product Configuration-Complete Unit
Manufactured Date-1-14-2013 to Present
Product ID-8211
Architectural Style-Traditional
Product Arrangement-1 Wide
Sizing Method-Call Out
Call Out Width-2-0
Call Out Height-2-0
Jamb Width-23 1/2
Overall Jamb Width-23 1/2
Jamb Height-23 1/2
R/O Width-24
Overall R/O Width-24
R/O Height-24
Glass Width-18 3/4

Glass Height-18 3/4
Operating Code-Stationary
Exterior Frame Finish-Aluminum Clad
Exterior Sash Finish-Aluminum Clad
Aluminum Paint Finish-AAMA 2605
Sash Profile-Putty
Exterior Color-Desert Tan
Bottom Rail Options-W/2 3/16 Bottom Rail
Overall Jamb Depth-6 9/16
Glass Type-Insulated Low E
Glazing Bead Type-Colonial
Tempered-Tempered Glass
Gas-W/Inert Airspace Gas
Lite Configuration-1 Lite

PO:
JOB NAME: 319 WEST
LOCATION:

Per Unit: Ext. Price:

Unit Price:

| Misc Item: | Qty: | Price: | Less Discount: | Tax Amt: | Ext Price: |
|---|---|---|---|---|---|
| delivery | 1 | $50.00 | | $4.13 | $54.13 |
| | | | | | |
| | | | | Total: | $54.13 |

Net Amount:
State Taxes:
Cty Taxes:
Local Taxes:
Taxes(Other):
Misc Charges:
Grand Total:

**QUOTE MAY NOT INCLUDE TAXES, SHIPPING CHARGES OR MINIMUM CHARGE ADJUSTMENTS.**

**Charges for shop drawings, field measurements, and handling fees are not included.**

**Refer to Acknowledgement for updated pricing.**

## WINDOW / DOOR SCHEDULE

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Home » Exterior Doors » Glass Panel » Authentic Wood Glass Panel Exterior Door

### AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR

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Price Range: $$

Options
Group Model All

Model
*5001*

Wood Options
*Hemlock*

Glass Options

Options Build & Installation Tech Documents

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

FEATURES

- **Wood Options**: hemlock, meranti mahogany
- **Glass Options**: energy efficient
- **Maintenance Level**: moderate
- **Project Type**: new construction and replacement
- **Warranty**: limited 5-years

BROCHURES

**Authentic Wood Exterior and Interior Doors**

CARE & MAINTENANCE

**Interior and Exterior Doors Care & Maintenance**

More Technical Documents

HAVE A QUESTION?

Our customer service team is happy to assist you

CONTACT US

For new door on Rutland side of house, at rear of house at kitchen and mudroom, and at carport

## APPLICANT PHOTOS

## APPLICANT PHOTOS

## APPLICANT PHOTOS

## PROJECT DETAILS

**Shape/Mass:** The existing residence has an overall width of 43'-4" and an overall depth of 44'-5½ with a ridge height of 28'-5". The house is generally square in shape with a front facing gable front wall on the south elevation and an additional side facing gable on the east elevation. A partial wrap around porch is located between these gables. The rear of the house also features a gable, extending from the front gable on the south elevation. All existing historic features are to remain and will be retained.

The project includes the construction of a partial wraparound porch. The porch will wrap the northwest corner of the existing residence. The proposed 5'-8" deep porch will be 13'-8" along on the west elevation and 25'-8" on the north elevation (rear). An existing 19'-11½" wide by 5'-11½" deep rear porch will be extended an additional 3'-9½" to the east and then enclosed. The total new enclosed space will be 23'-9" wide by 5'-11½" deep. The enclosed portion will be inset 5'-2½" from the east wall. New 5'-5½" wide concrete steps will lead to the porch along the west elevation with a second set of stairs on the north (rear) elevation. See drawings for more detail.

**Setbacks:** The existing residence has a south (front) setback of 15'-0"; an east side setback of 25'-8"; a west setback of 14'-0"; and a north (rear) setback of 40'-6½".

The residence will maintain the south (front) and east side setbacks. The proposed west side setback will be 8'-4" and the proposed north (rear) setback will be 34'-10½". See drawings for more detail.

**Foundation:** The existing pier and beam foundation is comprised of brick and has a finished floor height of 3'-2".

The proposed foundation will be concrete pier and beam with a finished floor height of 3'-2" to match existing. See drawings for more detail.

**Windows/Doors:** All of the existing windows, with the exception of one, have previously been replaced, many with 4-over-4 double hung aluminum windows. A single wood window, featuring stained glass, is located on the west elevation and will be retained. A window located at the rear of the west elevation has previously been reduced in size.

All of the non-original aluminum 4-over-4 windows will be replaced with 2-over-2 aluminum clad windows. The existing wood window trim will be retained. The reduced in size non-original window at the rear of the west elevation will be converted into a door (allowing access to the new wrap around porch). The door will be installed in the exiting larger window opening (previously patched). On the east elevation a door will be reinstalled into a former opening previously converted to a window. Several new windows and doors will be installed in the enclosed rear porch and a skylight will be installed in the roof. The existing front door is to remain. See window/door schedule, drawings, and photos for more detail.

**Exterior Materials:** The house is clad in wood lap siding with a 4½" reveal. The existing front porch is constructed from wood and will be retained. The existing wood window trim will be retained. The decorative shingles in the gables will be retained. All existing historic material is to remain and will be retained.

The addition will be clad in wood lap siding with a 4½" reveal to match existing. The proposed wraparound porch columns will be treated 4"x4" and the new porch railings will have treated 2"x4" top and bottom rails with treated 2"x2" pickets. Trim around the new window openings will match existing historic trim. 1"x4" wood trim will be installed at the corners. See drawings for more detail.

**Roof:** The existing residence has hipped and gabled roof with a pitch of 11:12 and an eave height of 13'-6½". The roof of the front porch has a pitch of 5:12 and an eave height of 11'-5½". The roofs are metal.

The proposed wraparound porch will have roof pitch of 5:12 and an eave height of 11'-5½" to match existing. The rear enclosed porch addition will also have a roof pitch of 5:12 and an eave height of 11'-5½". The roofs will be hipped and metal with a 1'-0" eave overhang. See drawings for more detail.

**Front Elevation: (South)** The existing front elevation features a gabled front wall to the west. A wraparound porch is located to the east and extends along the eastern portion of the façade and back to a side gabled bump-out. The porch roof is supported by three round columns. The front door is located on the western portion of the porch and is followed by two windows to the east. A door is located in the eastern bump-out. The house is topped by a steep hipped roof.

The proposed rear wraparound porch will be visible to the west of the existing front wall. The side wraparound porch roof will be supported by square posts. The rest of the existing historic structure is to remain. See drawings for more detail.

**Side Elevation: (West)** Starting from the south, the existing west elevation features a row of four windows followed by a stained glass window and a small altered window opening at the rear.

The small altered rear window will be converted into a door that leads out to the proposed wraparound porch (the original opening is present and can be seen due to the way it was previously patched (the proposed door will be fit into this original opening)). The side wrap around porch will extend towards the rear. See drawings for more detail.

**Side Elevation: (East)** The existing east elevation features the side of the wraparound front porch. A single window is located in the side of the front wall. The gabled side bump-out features a door and a window. A small square window is located in the gable. An existing rear porch is located to the rear of the bump-out.

The proposed alterations include removing a non-original door located in the gabled side bump-out and replacing it with a window to match the adjacent opening (the original opening is present and can be seen due to the way it was previously patched). The rear porch will be enclosed and a single square window will be installed. The rear of the proposed wraparound porch will be located at the rear of the structure. See drawings for more detail.

**Rear Elevation: (North)** The existing rear elevation features a rear bump-out to the west with a centered window. To the east is the rear porch with a door and window. An additional window is located on the side bump-out.

The proposed wrap around porch will be constructed around the rear bump-out. The single window will be replaced with a double door. The rear porch will be extended and enclosed. The newly enclosed rear porch will have a door, a pair of windows, and two additional square windows. The existing window on the side bump-out will be shifted over. A skylight will be installed in the roof of the enclosed porch. See drawings for more detail.