

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Michael Morrow, KinneyMorrow Architecture for Kim Elston, owner

**Property:** 2216 Kane Street, lot 2, block 396, Baker W R NSBB Subdivision. The property includes a historic 2,448 square foot, two-story wood frame single-family residence with an attached carport situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing Colonial Revival residence, constructed circa 1925, located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – Replace an existing attached carport with a new attached carport on the same footprint. The carport will be setback 31'-5" from the front property line and will measure 11'-10" wide, 34'-6" deep, and 9'-3" in height. The carport will feature exposed rafter tails and brick piers topped with round wood columns.

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

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions:**The proposed carport be detached from the existing contributing residence.

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

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 23, 2014



**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.

**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:

- | <b>S</b>                            | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><i>The proposed attached carport has a large impact on the existing historic character of the contributing structure and introduces an architectural element that is not original to the structure. Detaching the carport It reduces the impact on historic character of the existing residence and allows the proposed carport to be its own freestanding structure.</i>               |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2)                  | The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (3)                  | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;<br><i>The proposed attached carport creates the appearance of a structure that has always been present on the contributing residence thus creating a false sense of history. By detaching the carport is allows the carport to be a freestanding structure from the contributing residence.</i> |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4)                  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>The proposed attached carport will have a large impact on the existing historic character and original historic material of the contributing residence. Detaching the carport It reduces the impact on historic character and will preserve all existing original material.</i>   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (5)                  | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (6)                  | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (8)                  | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;  |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (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;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |

**OLD SIXTH WARD DESIGN GUIDELINES**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



INVENTORY PHOTO



**CURRENT PHOTO**



**SOUTH ELEVATION – FRONT FACING KANE STREET**

EXISTING



PROPOSED



**EAST SIDE ELEVATION**

EXISTING



PROPOSED

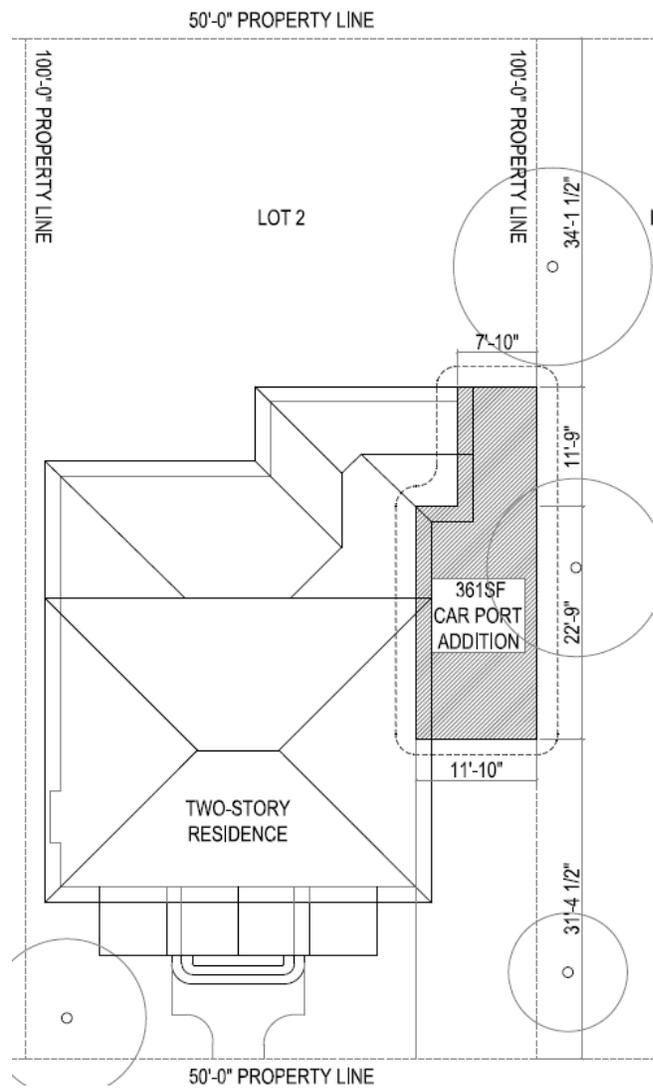
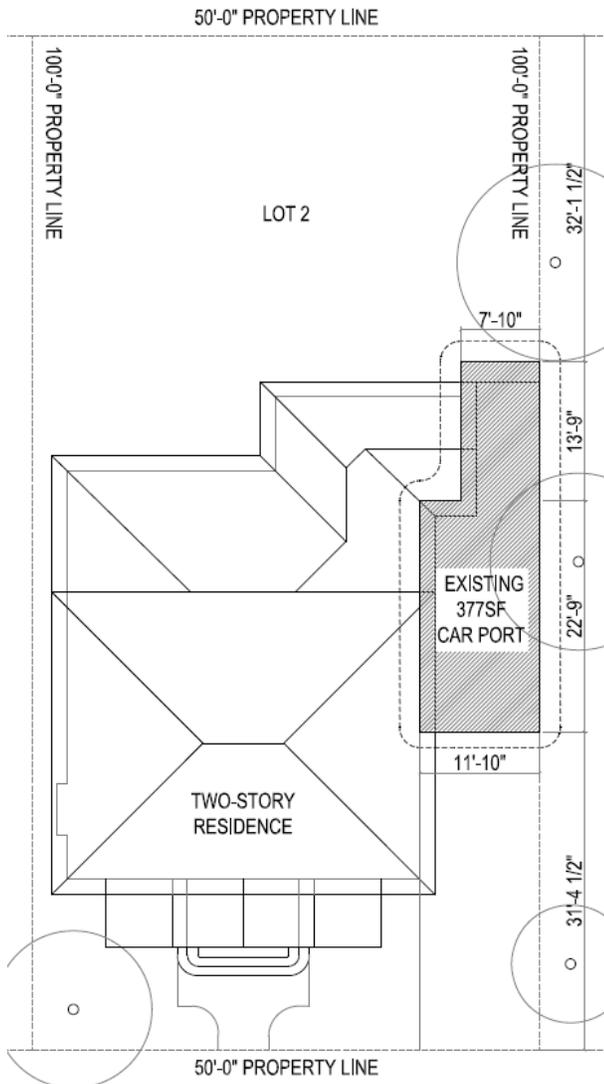




SITE PLAN

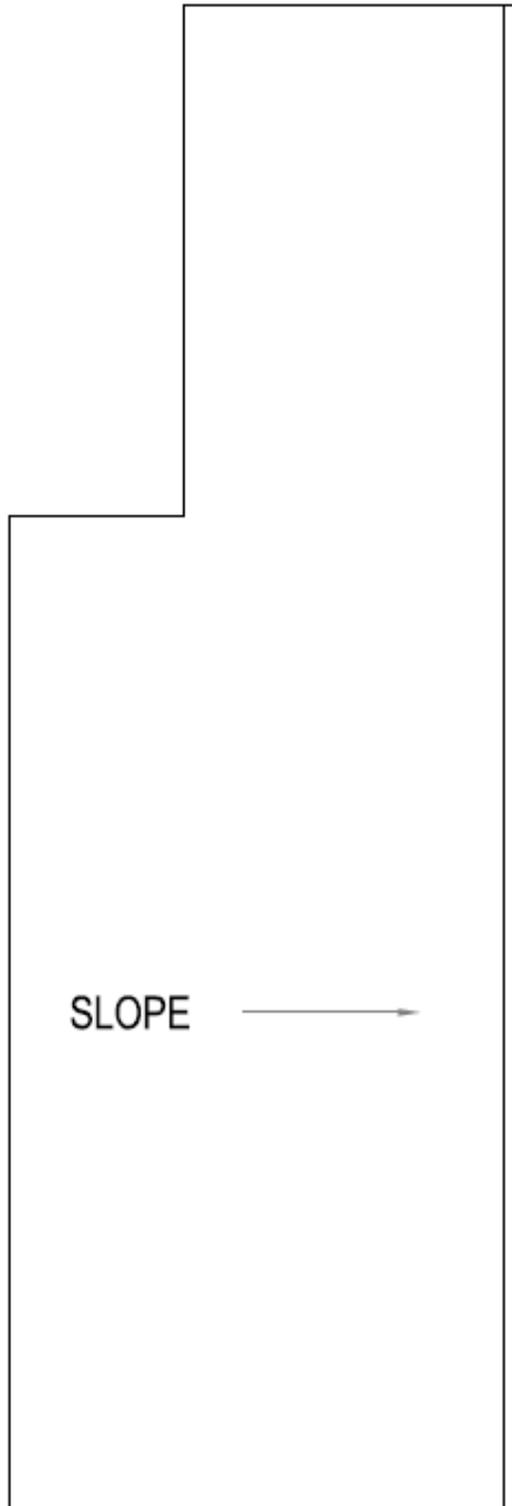
EXISTING

PROPOSED





PROPOSED ROOF PLAN



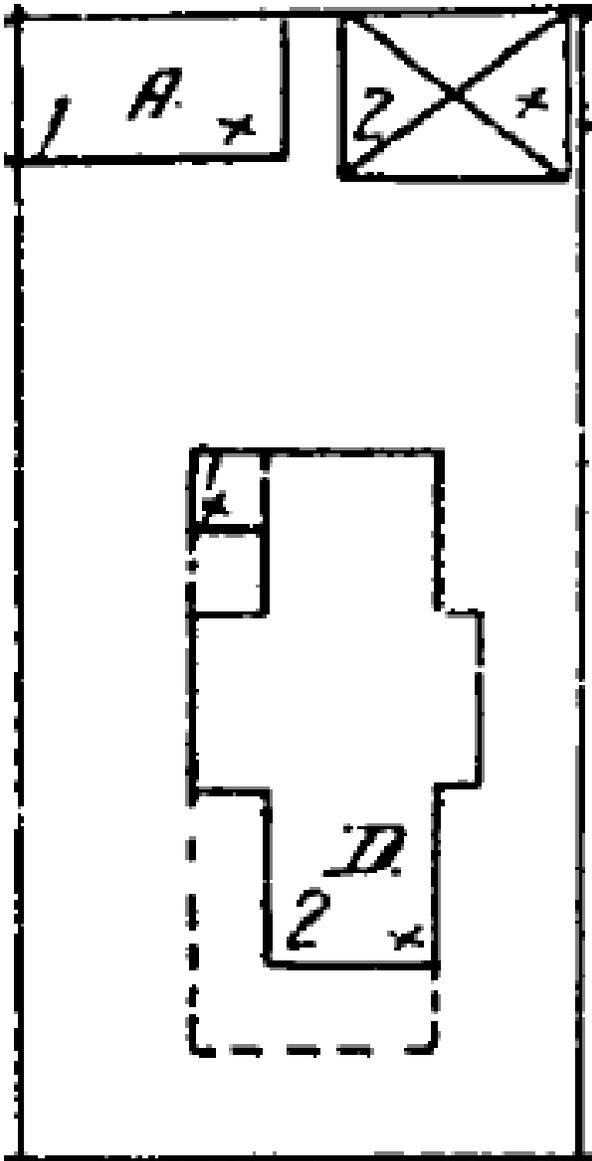
AERIAL



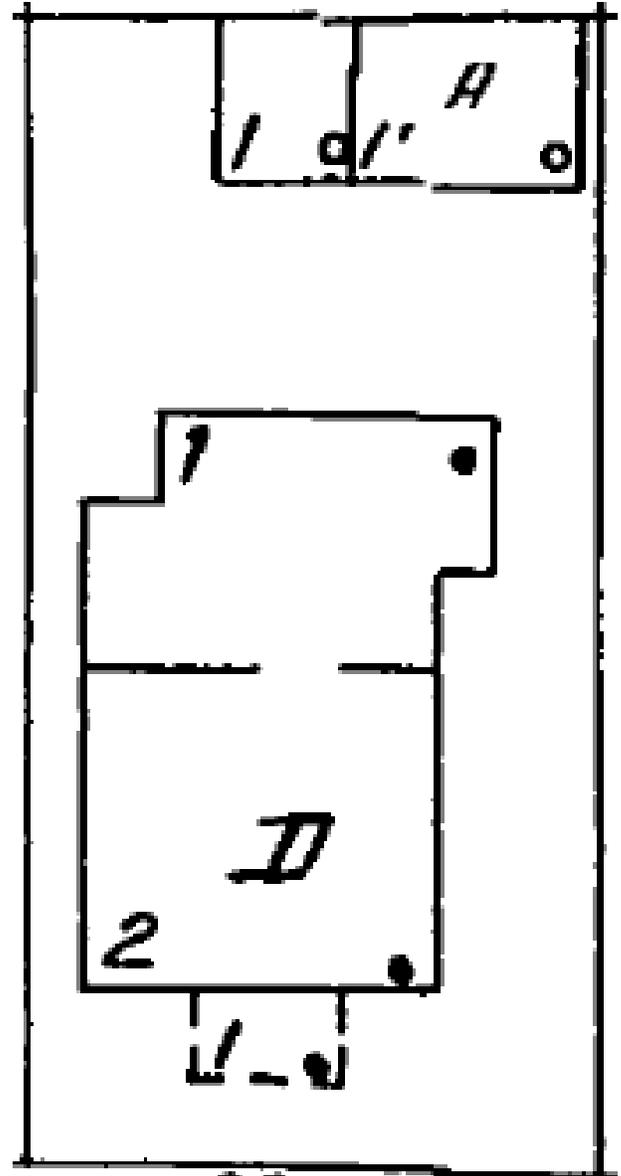
SANBORN FIRE INSURANCE MAPS

1924

1934



2216



2216  
KANE

TAX PHOTO

1973



SEARS ROEBUCK CATALOGUE



Honor-Bill

*The Columbine*  
No. 8012 "Already Cut" and Fitted.  
**\$2,259<sup>00</sup>**

At the price quoted we will furnish all the material to build this six-room bungalow, consisting of mill work, medicine case, kitchen cupboard, lumber, lath, roofing, porch ceiling, siding, flooring, finishing lathes, mantel, building paper, seams trough, down spout, sash weights, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

**T**his house is so well arranged that it will make an ideal home. A place for everything makes for perfect order and the arrangement insures the comfort and contentment of the entire family.

**Main Floor** All rooms except the dining room open off the hall, at the end of which is the bathroom. There are three good bedrooms, each with a closet; an extra closet in the hall and another in the kitchen; stairs to the attic, and a kitchen that is the last word in step saving. Living and dining rooms are in front. Great freedom is permitted in the placing of furniture and there is plenty of light and air. The view from the living and dining room is equally good, as both are in the front of the house. Throwing the two rooms together by means of the French doors makes each lighter and more airy and seemingly larger than if shut off. Besides the Craftsman door, there are nine windows in these two rooms, two of which are casement sash at the sides of the fireplace. In the bedrooms dressers can stand where the light is good. There are big shelves in all closets. The kitchen is reached directly from hall, dining room, basement or outdoors. The grade entrance is a great help in keeping the kitchen clean and warm. On the landing is space for the refrigerator and above a handy shelves that will save many a trip to the basement. The landing is light because the door is glazed.

Paint for three coats outside, your choice of color. Varnish and wood filler for two coats of interior work. Standard Design hardware, see page 117.

We furnish our best "Quality Guaranteed" mill work, shown on pages 124 and 125. Interior doors are six-cross panel, with trim and flooring to match, all yellow pine, in beautiful grade and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty.

Basement under entire house 7 feet high. Built on a concrete and brick foundation, No. 1 yellow pine framing lumber, sided with narrow level clear cypress siding. Seventeen-year guaranteed Fire-Chief Shingle Roll Roofing for the roof. Height of rooms, 9 feet from floor to ceiling.

**OPTIONS**

Furnished with 2 rooms in attic, with single floor. \$215.00 extra. See floor plan.

Sheet Plaster and Plaster Finish to take the place of wood lath, \$141.00 extra; with attic, \$195.00. See page 120.

Oak Doors, Trim and Floors in living and dining room, instead of yellow pine, \$140.00 extra.

Maple Flooring for kitchen and bathroom, instead of yellow pine, no extra charge.

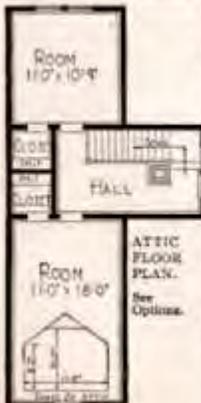
Storm Doors and Windows, \$70.00 extra.

Screen Doors and Windows, galvanized wire, \$45.00 extra.

If Brick Mantel is not wanted, deduct \$40.00.

See Description of "Honor-Bill" Rooms on Page 7.

This house can be built with the rooms reversed. See page 3.



This house can be built on a lot 34 feet wide.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Sashes see page 121.

Our Guarantee Protects You—Order Your House From This Book.  
Price Includes Plans and Specifications.

SEARS, ROEBUCK AND CO., CHICAGO-PHILADELPHIA.

65

OUR pergolas are built on true classic lines. The material used is such we can secure the purpose. Care-manufactured, and proper care will last many years.

THE cost of erecting a pergola is slight. We send all of the material cut to exact just for each column so that the post can be set down into the soil and give a good antial foundation. post can be set in any place desired, which give even a most of foundation. We furnish concrete, pergolas will beautify grounds and add to value of your property. They can be furnished in any size desired, quote three stock to give an idea of, but will be glad to do any special sizes on order.

**\$83.70**  
AND UP.

**BEAUTIFY YOUR PREMISES**  
WITH THIS GRACEFUL, IMPOSING PERGOLA

**\$83.70**  
AND UP.

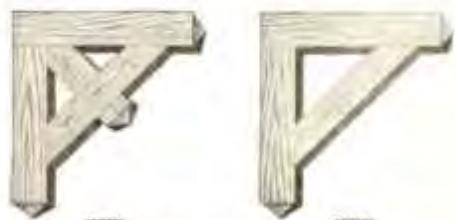


**PRICES**  
**63Y867—Pergola,** size, 8 feet wide by 8 feet long, 4 columns. Price includes 4 columns, 4 beams, 6 cross beams and 3 lattice strips. Everything cut to size, ready to put together.  
 Price..... **\$53.70**  
 Shipping weight, about 600 pounds.  
**63Y888—Pergola,** size, 8 feet wide by 14 feet long, 6 columns. Price includes 6 columns, 4 beams, 10 cross beams and 6 lattice strips. Everything cut to size, ready to put together.  
 Price..... **\$136.75**  
 Shipping weight, about 925 pounds.  
**63Y889—Pergola,** size, 10 feet wide by 20 feet long, 8 columns like illustration. Price includes 8 columns, 4 beams, 12 cross beams and 8 lattice strips. Everything cut to size, ready to put together.  
 Price..... **\$228.25**  
 Shipping weight, about 1,200 pounds.  
 We will be glad to quote special prices for any size pergola you have in mind.



**RAFTER ENDS AND EAVES BRACKETS**

Rafter Ends and Eaves Brackets are a necessity in open porches and eaves construction. The prices we name on them represent a big saving.



**RAFTER ENDS.**  
 We designs of Rafter Ends, made of clear material which, when finished, assure 1 3/4 by 5 1/2 inches by 3 feet 6 inches long. In ordering be sure to design wanted. All designs are the same price. Shpg. wt., about 10 lbs.  
**768—Rafter Ends,** as described above. Price, each..... **90c**



**EAVES BRACKETS.**  
 Made of best white pine, in three sizes, 2 feet 9 inches by 1 foot 9 inches for six-foot eaves, 2 feet by 2 feet for six-foot eaves and 2 feet 2 inches by 2 feet 2 inches for seven-foot eaves. Shipping weight, about 30 pounds.  
**63Y770—Eave Bracket,** as described above.  
 Size, 1 ft. 9 in. by 1 ft. 9 in. Each..... **\$1.00**  
 Size, 2 ft. 2 in. by 2 ft. Each..... **1.00**  
 Size, 2 ft. 2 in. by 2 ft. 2 in. Each..... **2.10**  
**63Y769—Eave Bracket,** as described above.  
 Size, 1 ft. 9 in. by 1 ft. 9 in. Each..... **\$1.00**  
 Size, 2 ft. 2 in. by 2 ft. Each..... **1.70**  
 Size, 2 ft. 2 in. by 2 ft. 2 in. Each..... **1.90**

PHOTOS SUBMITTED BY APPLICANT











## PROJECT DETAILS

**Shape/Mass:** The residence features an attached carport that measures 36'-6" deep, 11'-10" wide at the front and narrows to 7'-10" at the rear. The existing carport measures 7'-9" in height. The proposed carport measures 34'-6" deep, 11'-10" wide at the front and narrows to 7'-10" at the rear. The carport will measure 9'-3" in height.

**Setbacks:** The existing carport is setback 31'-5" from the front property line, is constructed on the east property line, and is setback 32'-2" from the rear property line. The proposed carport will be setback 31'-5" from the front property line, will be constructed on the east property line, and 34'-2" from the rear property line.

**Foundation:** The existing carport is constructed on a slab foundation; the proposed carport will be constructed on the existing slab foundation.

**Exterior Materials:** The existing carport features round metal posts. The proposed carport will feature four round wood columns with brick piers and will be clad with wood 117 siding to match the existing residence.

**Roof:** The existing carport features a shed roof. The proposed carport will feature a flat roof with exposed rafter tails.

**Side Elevation:** The existing carport features five round metal poles. The proposed carport will feature four wood round columns with brick piers.  
**(East)**