

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Sam Gianukos, Creole Design for Vladimir Torres and Millerlandy Romero-Baez, owners

Property: 2009 Decatur Street, Tracts 8 and 9a, Block 417, Baker W R NSBB Subdivision. The property includes a noncontributing one story commercial structure situated on a 4,500 square foot (45' x 100') interior lot.

Significance: Noncontributing commercial structure, constructed circa 1958, located in the Old Sixth Ward Historic District.

Proposal: New Construction – Revision of a COA granted for a single family residence in July 17, 2014. Approved design featured reusing a 24' deep section of CMU wall from the non-contributing building that previously occupied the site. This wall collapsed when the builder attempted to remove the remainder of the structure.

- Omit incorporation of the CMU wall and use wood framed cementitious clad wall material.
- Add a brick chimney to the west elevation.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

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

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

OLD SIXTH WARD DESIGN GUIDELINES

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



INVENTORY PHOTO

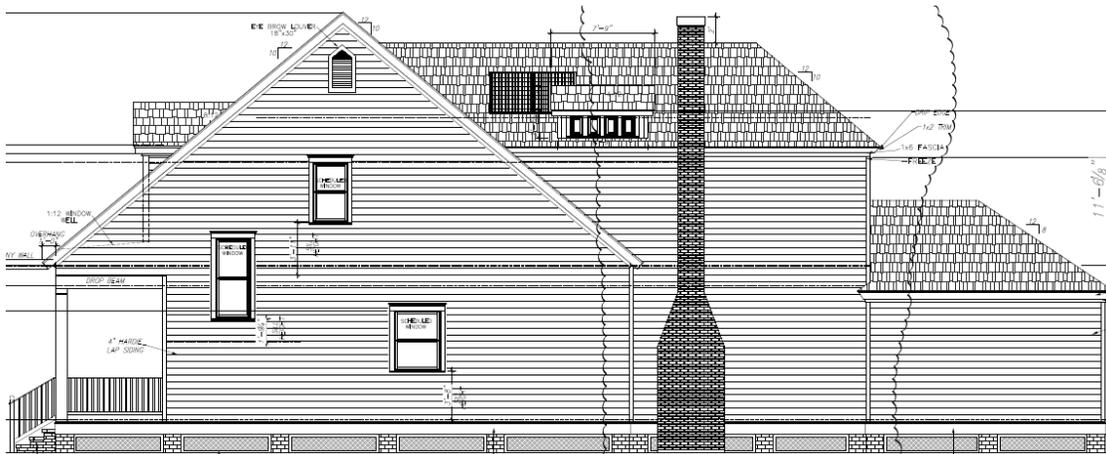


WEST SIDE ELEVATION

APPROVED 7/17/14

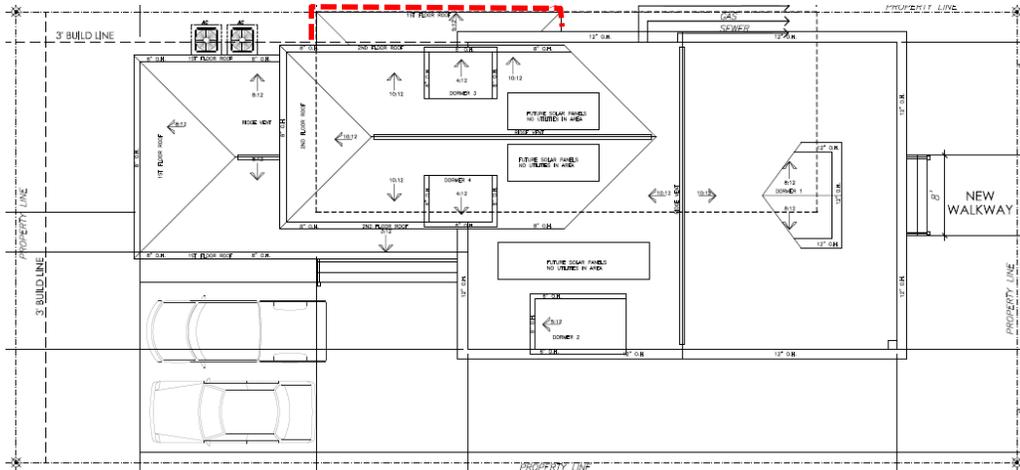


PROPOSED

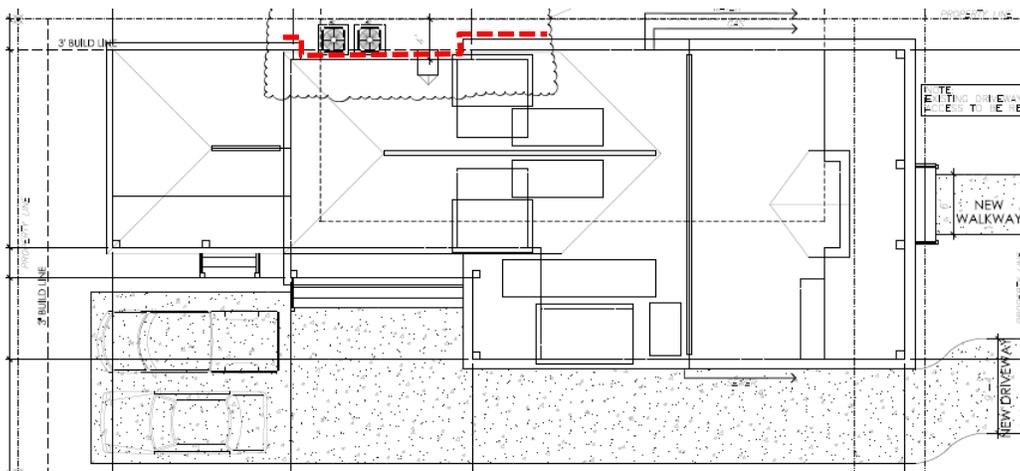




SITE PLAN
APPROVED 7/17/14

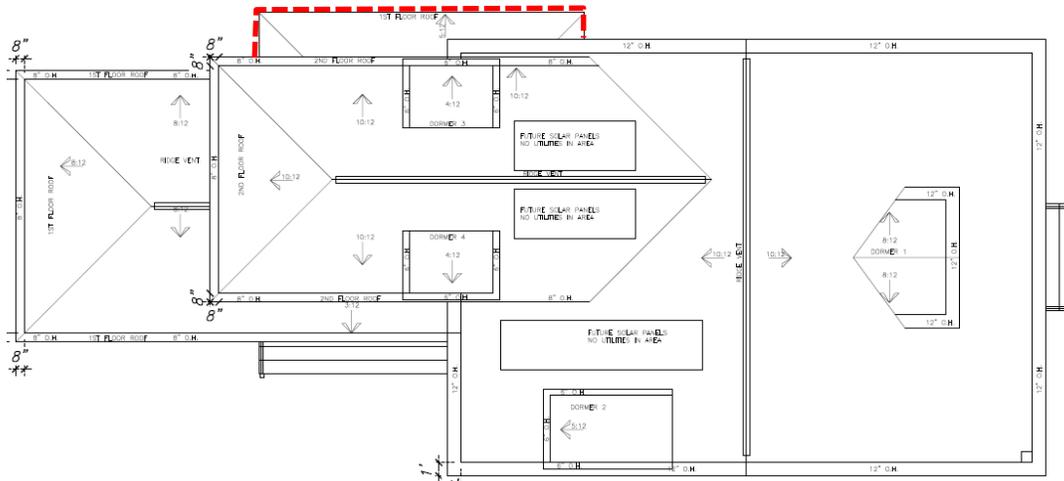


PROPOSED

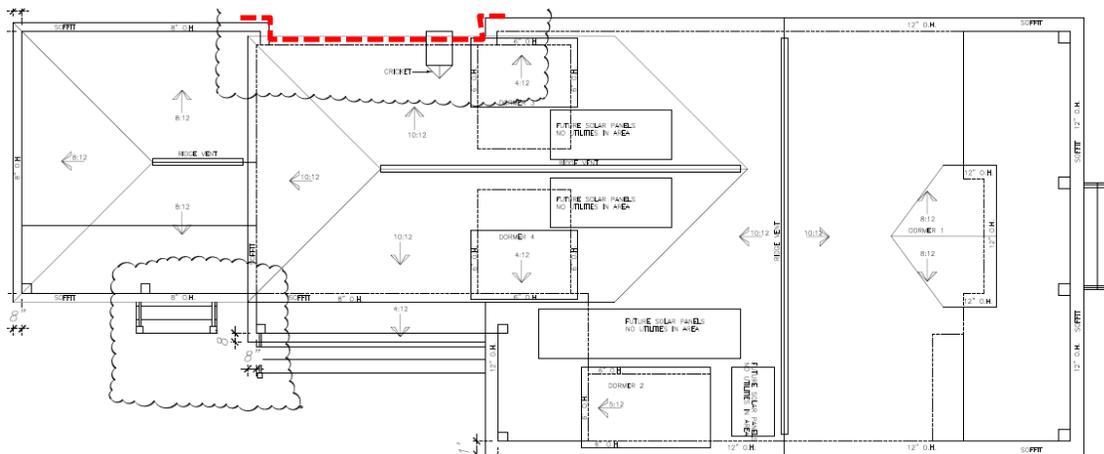




ROOF PLAN
APPROVED 7/17/14



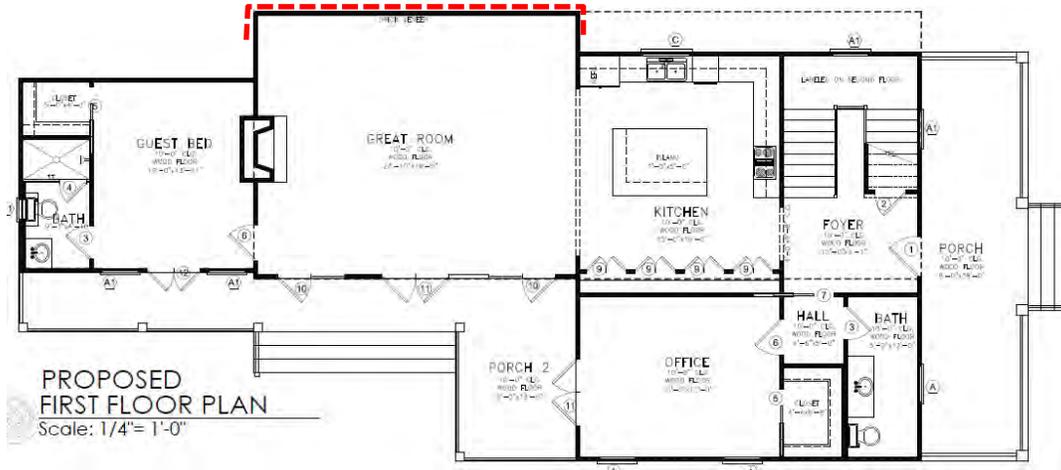
PROPOSED



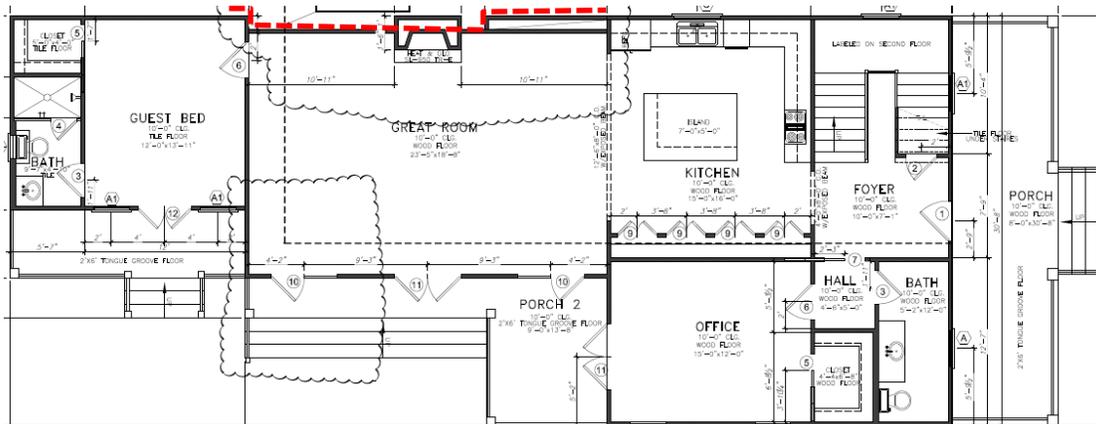


FIRST FLOOR PLAN

APPROVED 7/17/14



PROPOSED



PROJECT DETAILS

Exterior Materials: ***Previously Proposed** The proposed residence will have 4" horizontal lap cementitious siding. A 10' tall by 24' deep portion of the noncontributing existing building's CMU wall will be incorporated into the west wall of the proposed residence. The height of the wall will be increased by 2' by adding four rows of new CMU blocks and will feature a 5-over-12 hipped roof.*

Revision: Replace the CMU wall with a wood framed wall with cementitious siding. Previous CMU wall was situated directly on the west side property line. The new section of wall will be built within 4' of this property line. This will be inset from the front portion of the house, which is setback 3'.

Side Elevation: ***Previously Proposed** The proposed house will consist of three massing volumes when viewed (West) from each side elevation (from front to back): A two story section topped with a side gable roof, a two story section with a hipped roof, and a one story section with a hipped roof. The side facing roof gable will start at the front porch eave, 13' from grade, and slope upward to a peak ridge of 33'. The front volume of the house will feature a window on the first floor, one on the second, and one in between to provide light to a stairwell. The middle section will be inset 1' from the side facing gable and feature a portion of reclaimed CMU wall from the noncontributing existing storefront proposed to be demolished. The third volume will be inset 1' from the second volume.*

Revision: The proposed CMU wall has been omitted.