

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Phil Arnett for 2315 Union Street, LLC, owner

Property: 2315 Union Street, Lot 11, Block 384, Baker W R NSBB Subdivision. The property includes a historic 900 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing residence, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Construct a rear 964 square foot one-story addition to an existing 900 square foot one-story residence. A rear non-original addition will be removed that the proposed addition will begin at the original rear wall; 26'-2" from the front wall. The addition will measure 42'-10" deep, 22' wide, 9'-6" to the eave, and 20' to the ridge.

- The addition will feature wood traditionally mounted 4-over-4 sash windows.
- The addition will be clad with wood beveled lap siding to match the original wood beveled lap siding.

See enclosed application materials and detailed project description on p. 4-15 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: February 26, 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.

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 | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|---|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <input checked="" type="checkbox"/> | <input 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; | |
| <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. | |



CURRENT PHOTO

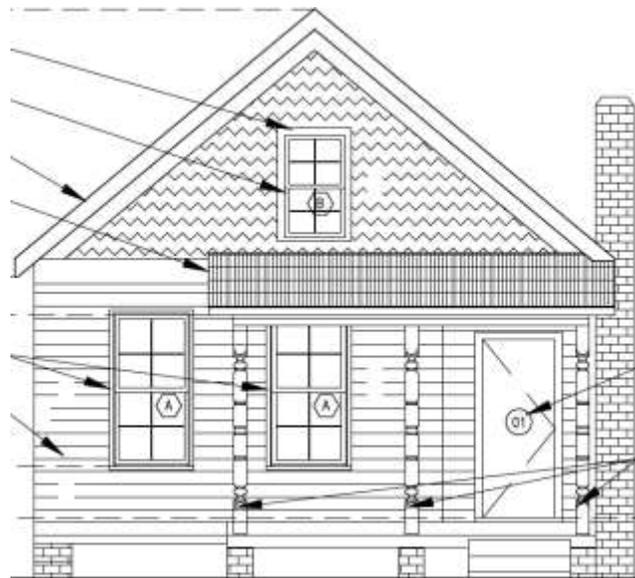


NORTH ELEVATION – FRONT FACING UNION STREET

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



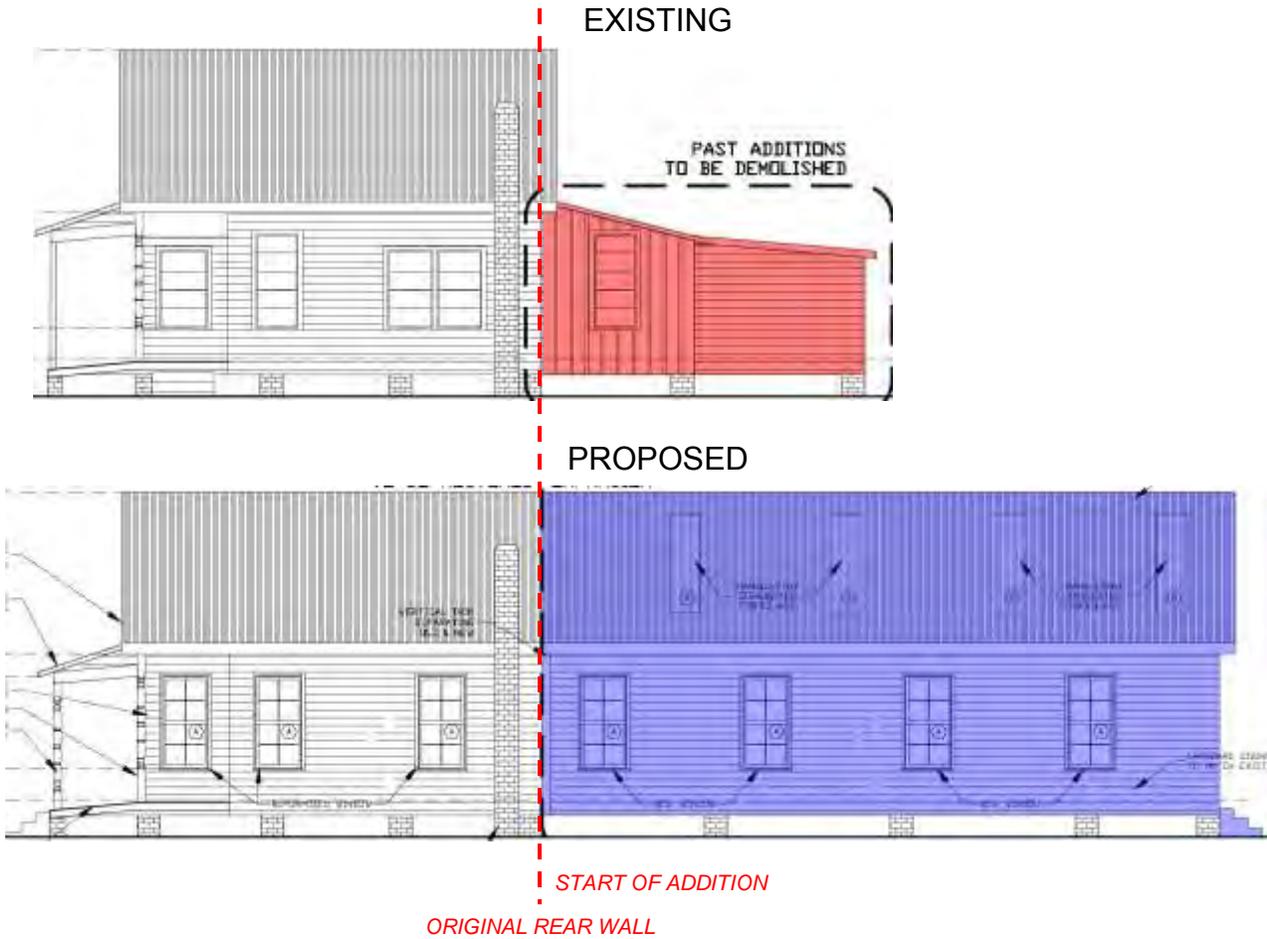
PROPOSED



START OF ADDITION

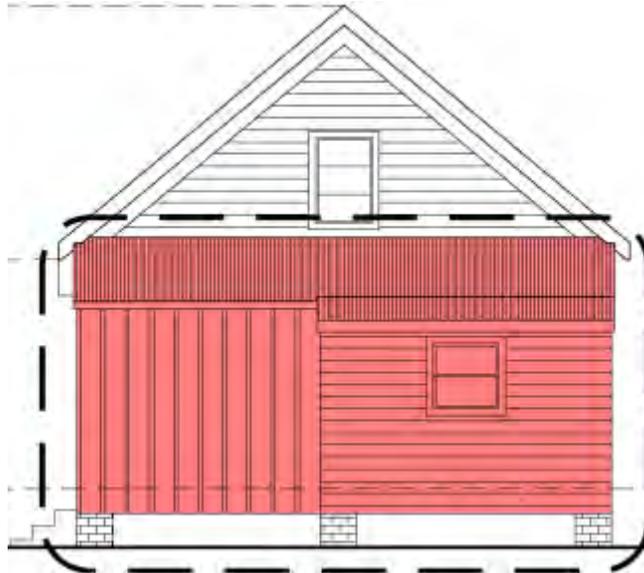
ORIGINAL REAR WALL

WEST SIDE ELEVATION



SOUTH (REAR) ELEVATION

EXISTING



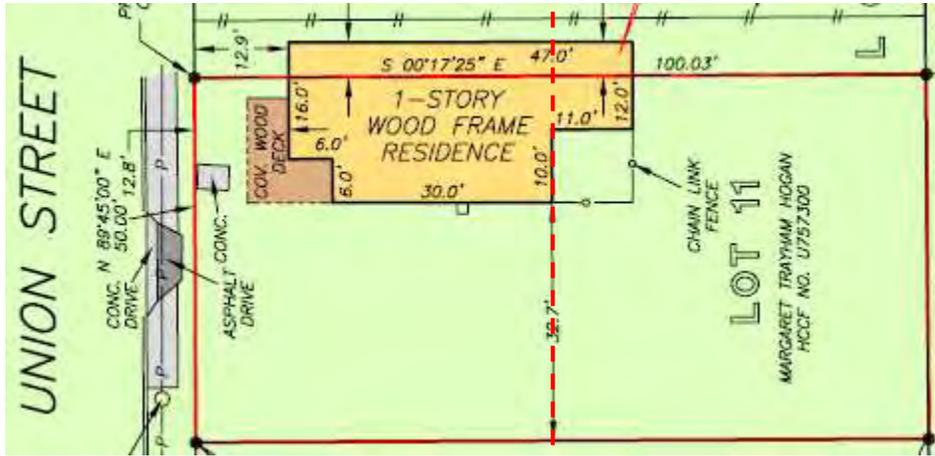
PROPOSED





SITE PLAN

EXISTING

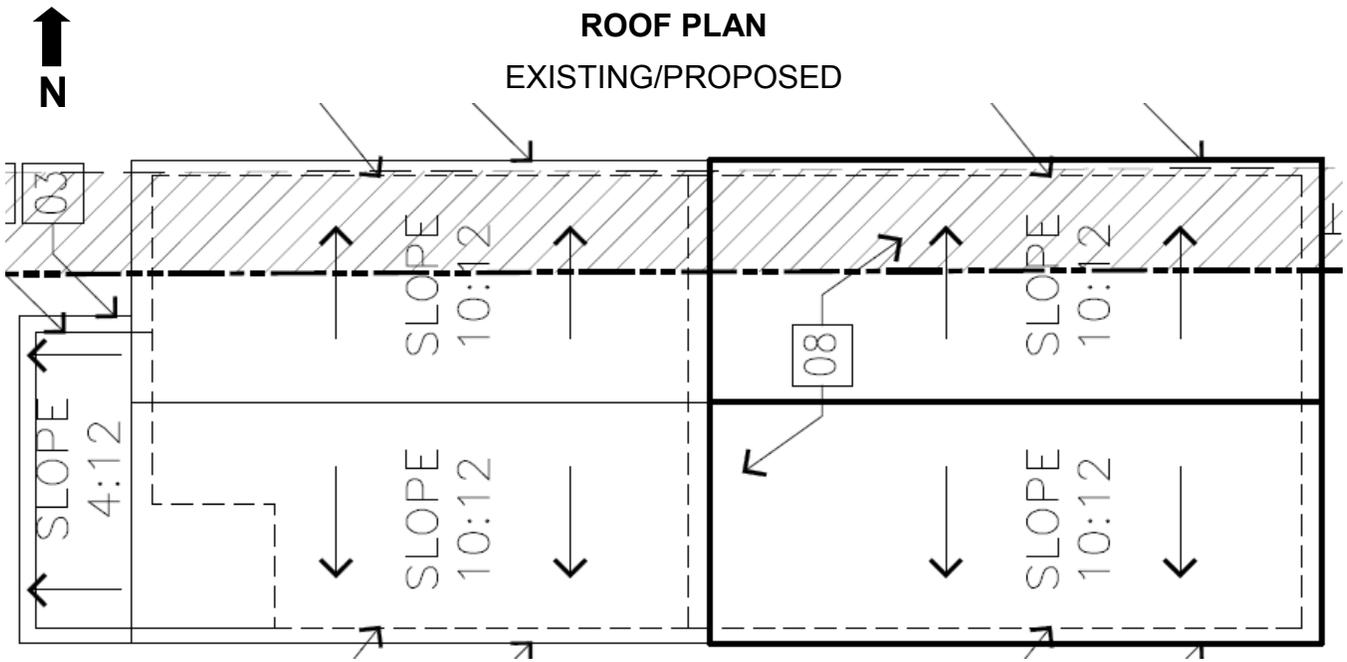


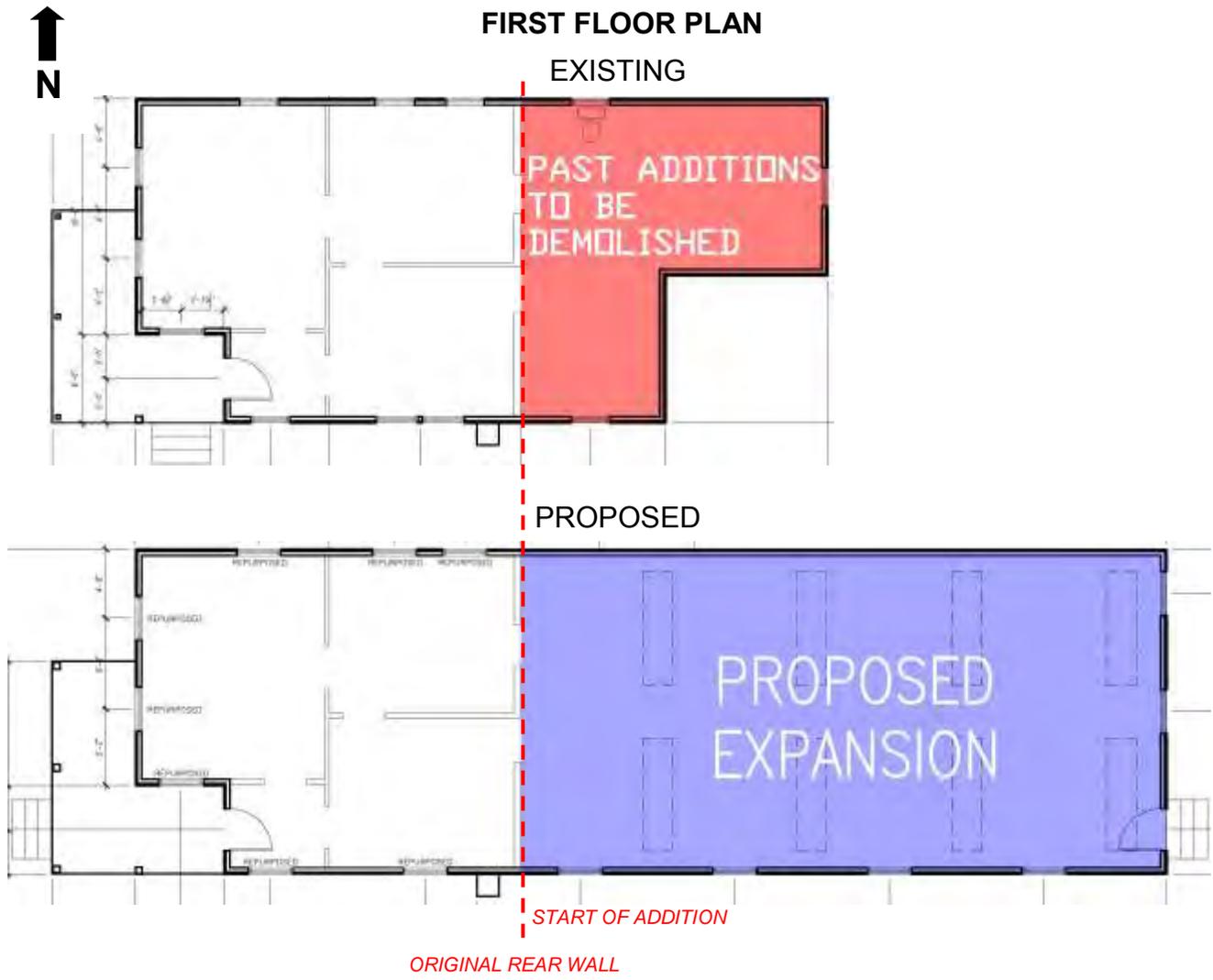
PROPOSED



START OF ADDITION

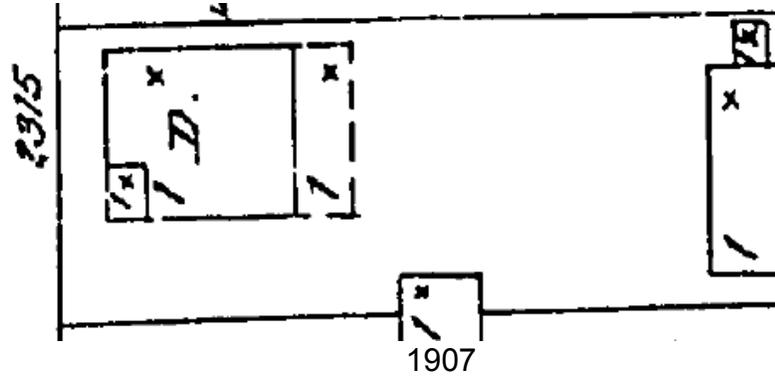
ORIGINAL REAR WALL



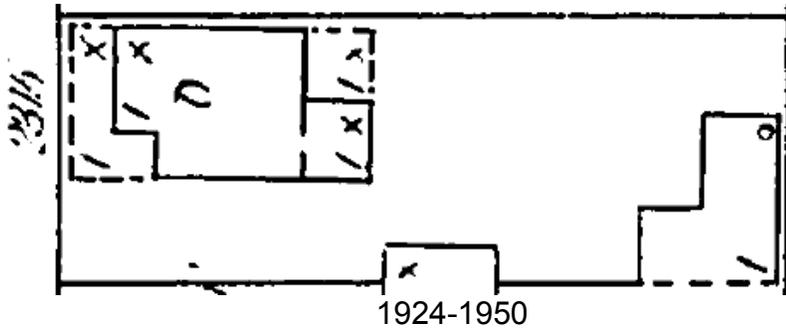


SANBORN FIRE INSURANCE MAPS

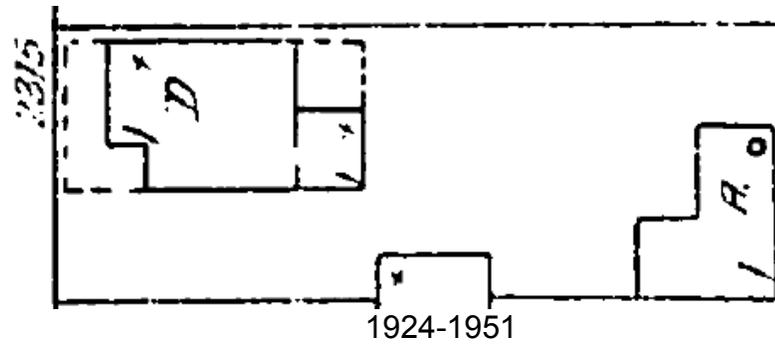
1896



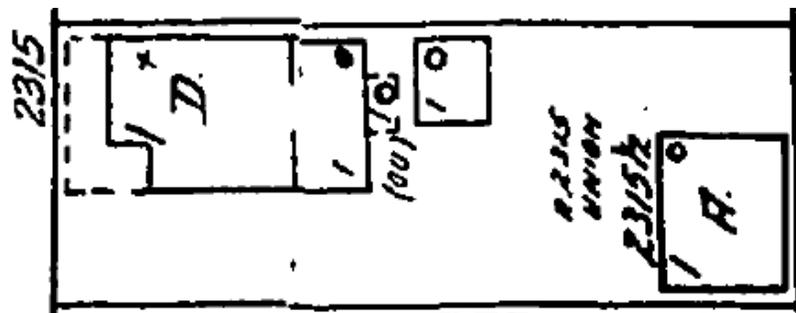
1907



1924-1950



1924-1951



TAX PHOTO



HERITAGE SOCIETY PHOTO

1974



PROJECT DETAILS

Shape/Mass: The residence measures 22' wide, 47' deep, 9'-5 ½" to the eave, and 19'-11 ½" to the ridge. A rear non-original addition measuring 20'-10" deep and 22' wide will be demolished. The addition will begin 26'-2" back from the front wall at the original rear wall and will measure 43'-10" deep, 22' wide, 9'-5 ½" to the eave, and 19'-11 ½" to the ridge.

Setbacks: The residence is setback 12'-10" from the front property line, 5' over the east property line, 32'-8" from the west property line, and 40'-2" from the rear property line. The addition will be setback 39' from the front property line, 5' over the east property line, 32'-8" from the west property line, and 17'-2" from the rear property line.

Foundation: The residence is built on a pier and beam foundation. The addition will be built on a pier and beam foundation.

Windows/Doors: The residence features non-original aluminum windows; the windows have been previously approved to be replaced with 4-over-4 wood sash windows. The addition will feature wood traditionally mounted 4-over-4 wood sash windows. The addition will feature a paneled entry door.

Exterior Materials: The residence features original wood beveled lap siding; the siding will be retained and repaired. The addition will be clad with wood beveled lap siding to match the original wood beveled lap siding. The rear gable will be clad with wood fish scale shingles.

Roof: The residence features a front gable roof with a 10/12 pitch and is clad with a standing seam metal roof. The addition will feature a gable roof with a 10/12 pitch and will feature a standing seam metal roof.

Front Elevation: There are no proposed changes, please see elevation drawings on pg. 5.
(North)

Side Elevation: Please see elevation drawings on pg. 6.
(East)

Side Elevation: Please see elevation drawings on pg. 7.
(West)

Rear Elevation: Please see elevation drawings on pg. 8.
(South)