CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Alison Maillet, owner

Property: 2210 Kane Street, Lot 5, Block 396, Baker W R NSBB Subdivision. The property includes a historic 1,099 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: New Construction – Construct a rear 2-story detached garage.

- 42'-7" wide overall, 22'-2" deep, and 26' ridge.
- 11/12 gable roof
- 2-over-2 wood sash windows
- Wood board and batten siding

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received.

Civic Association: Old Sixth Ward Neighborhood Association is in support of the project. See Attachment A, p.14.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: July 22, 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

NEW CONSTRUCTION IN A HISTORIC DISTRICT

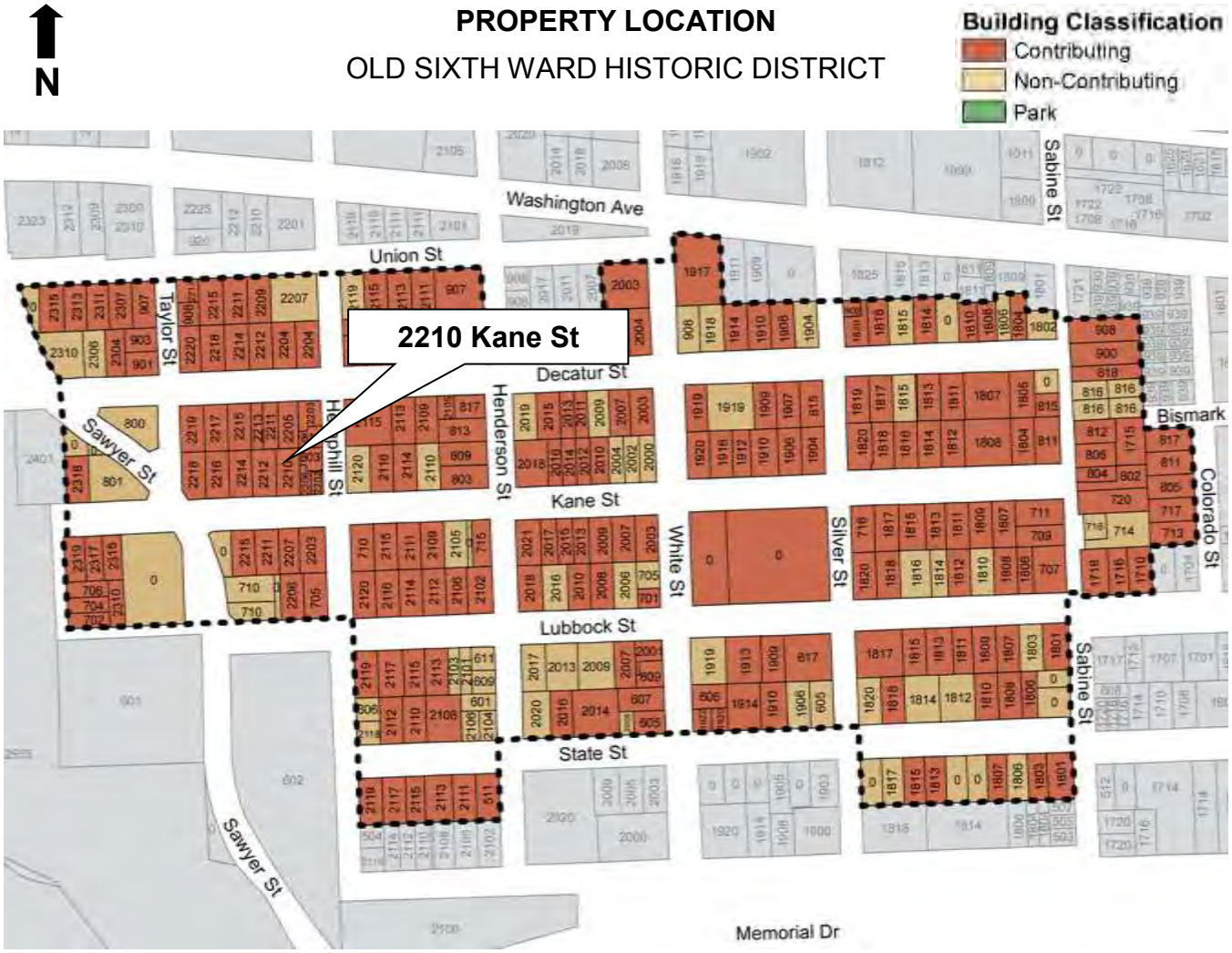
Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

S	D	NA		
☒	☐	☐	(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

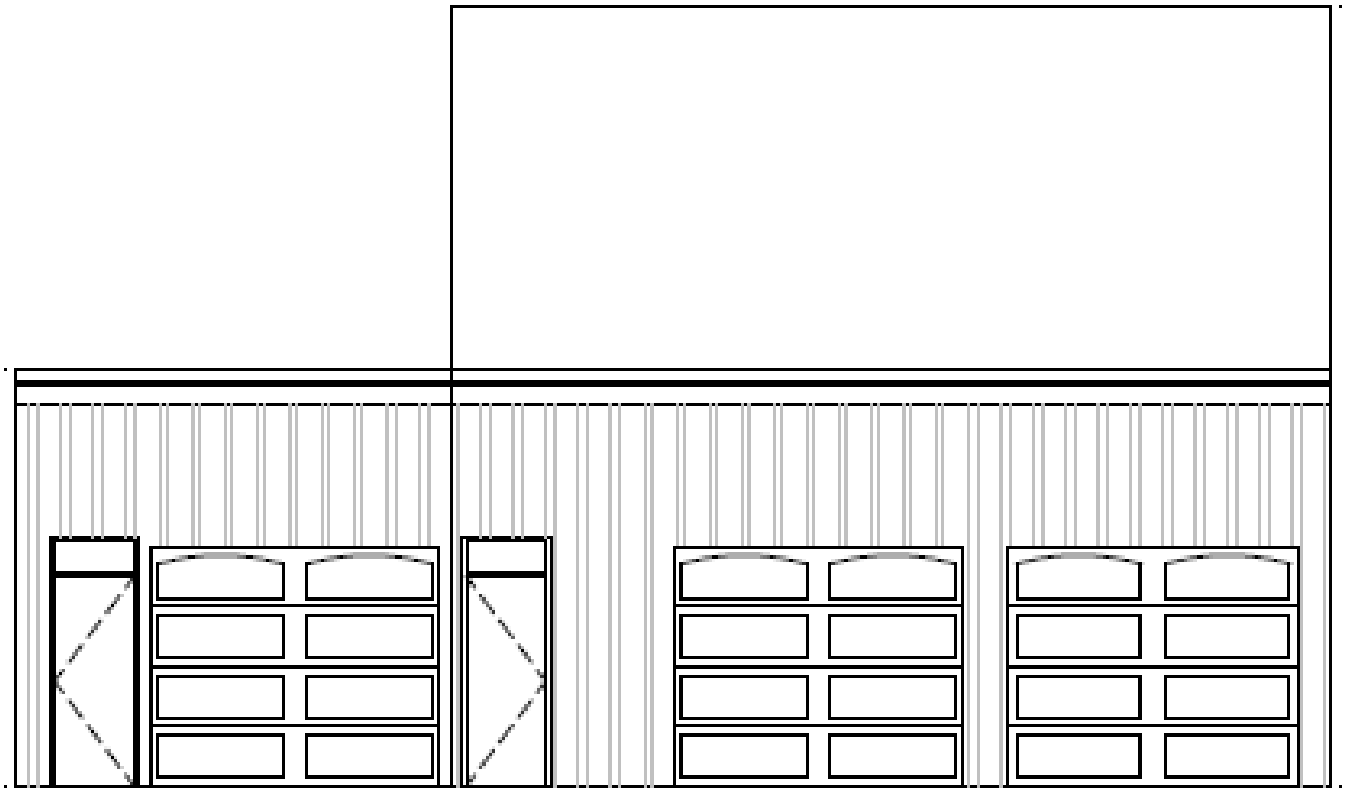
☒	☐	☐	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.


N
PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT
Building Classification
Contributing
Non-Contributing
Park
2210 Kane St
Washington Ave
Union St
Decatur St
Kane St
Lubbock St
State St
Taylor St
Sawyer St
Henderson St
White St
Silver St
Sabine St
Bismark
Colorado St
Memorial Dr

CURRENT PHOTO

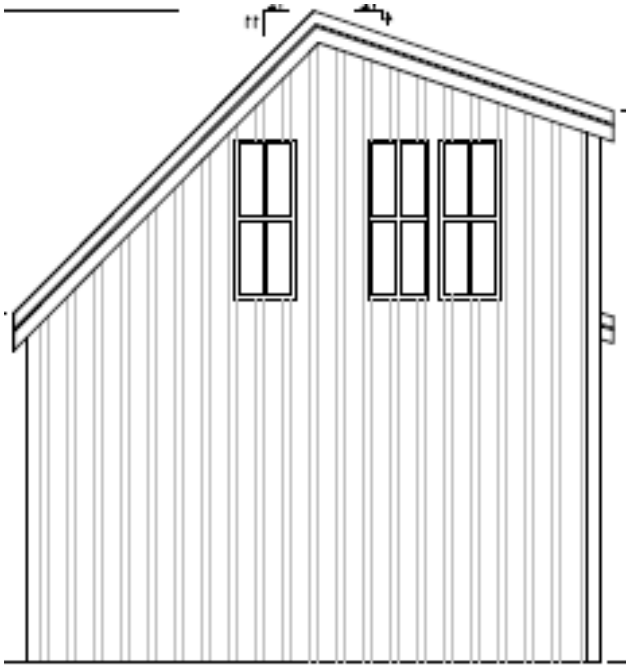
SOUTH ELEVATION – FRONT FACING KANE STREET

PROPOSED



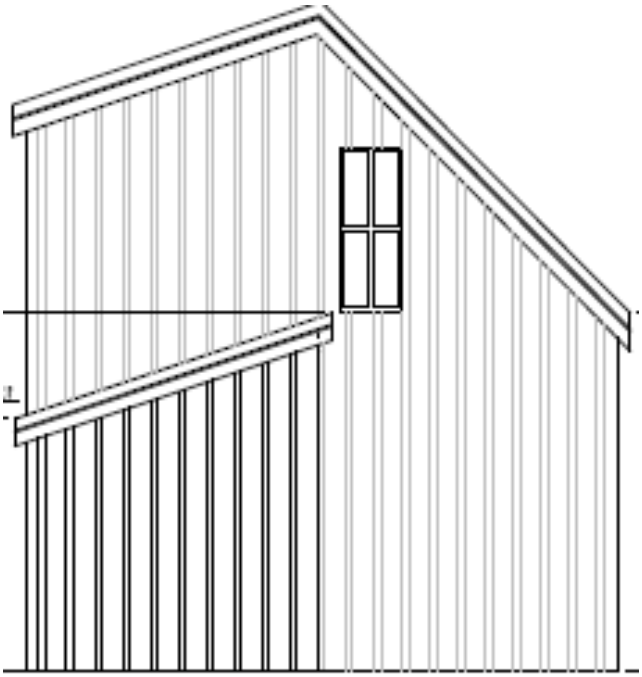
EAST SIDE ELEVATION

PROPOSED



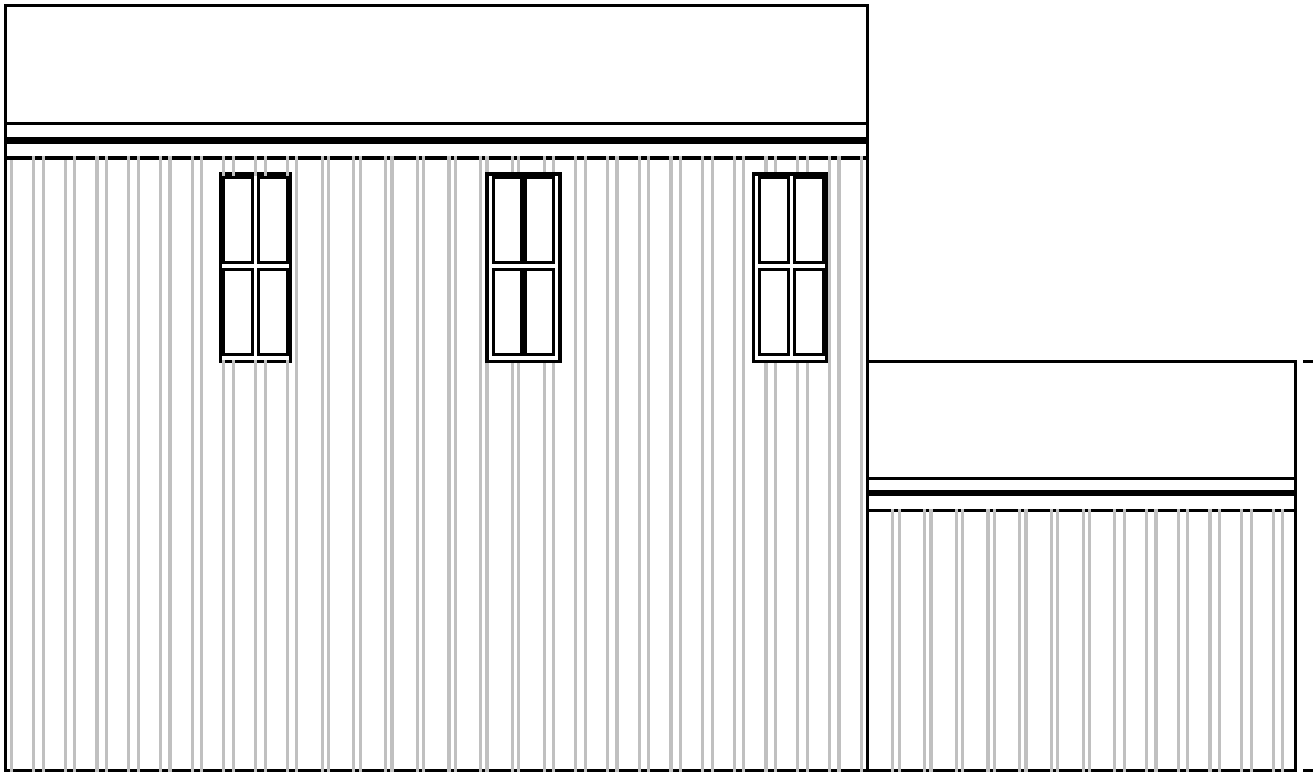
WEST SIDE ELEVATION

PROPOSED



NORTH (REAR) ELEVATION

PROPOSED



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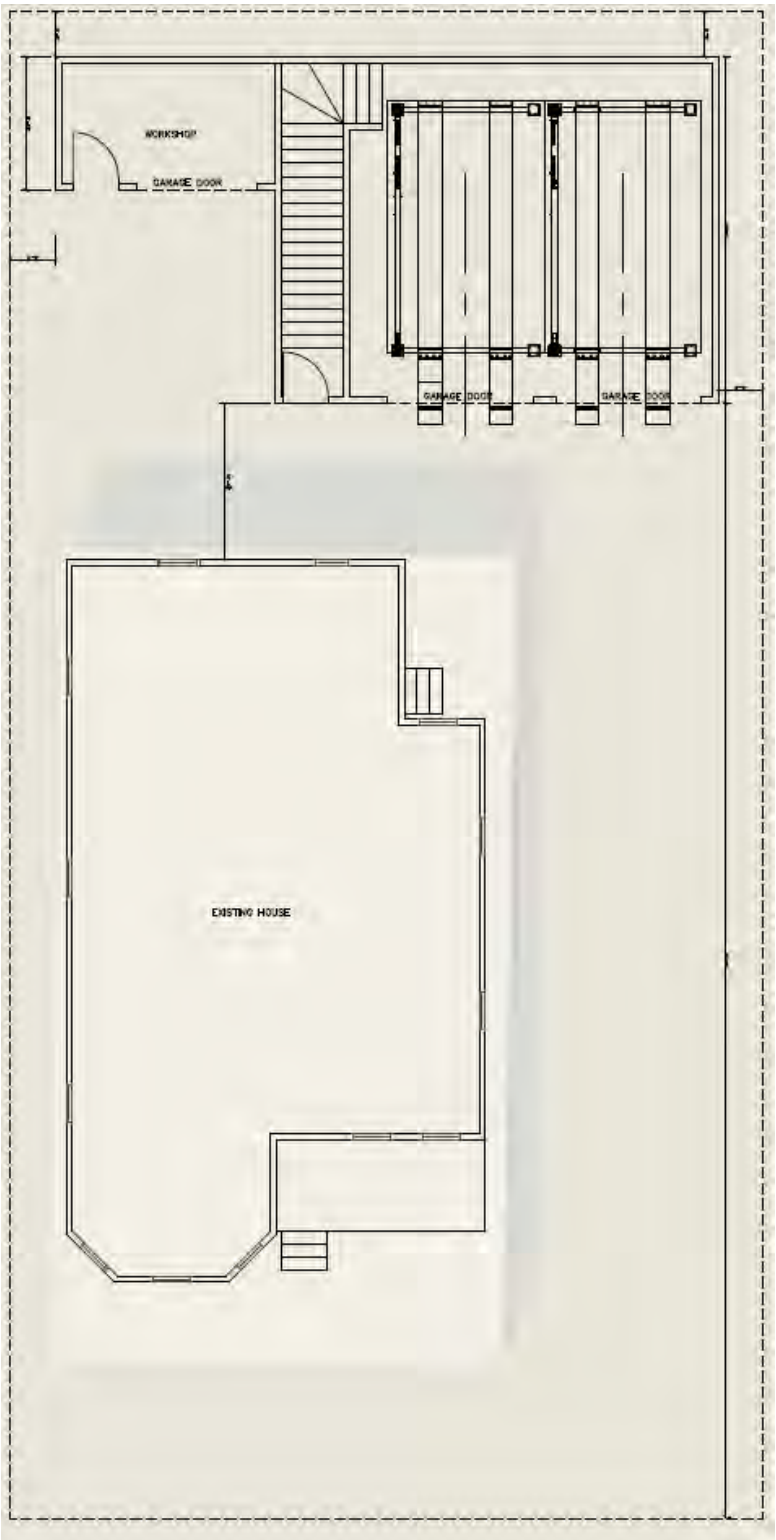
SITE PLAN

PROPOSED



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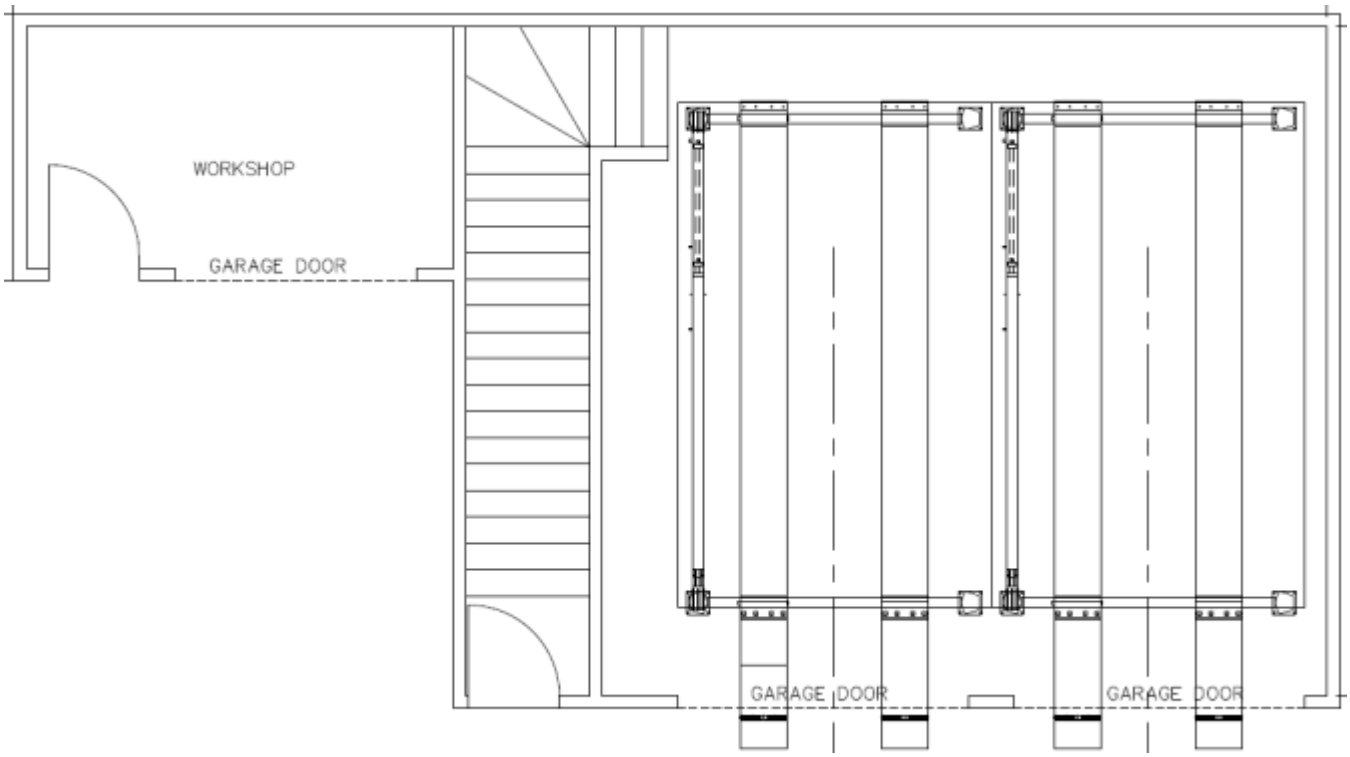
FIRST FLOOR PLAN

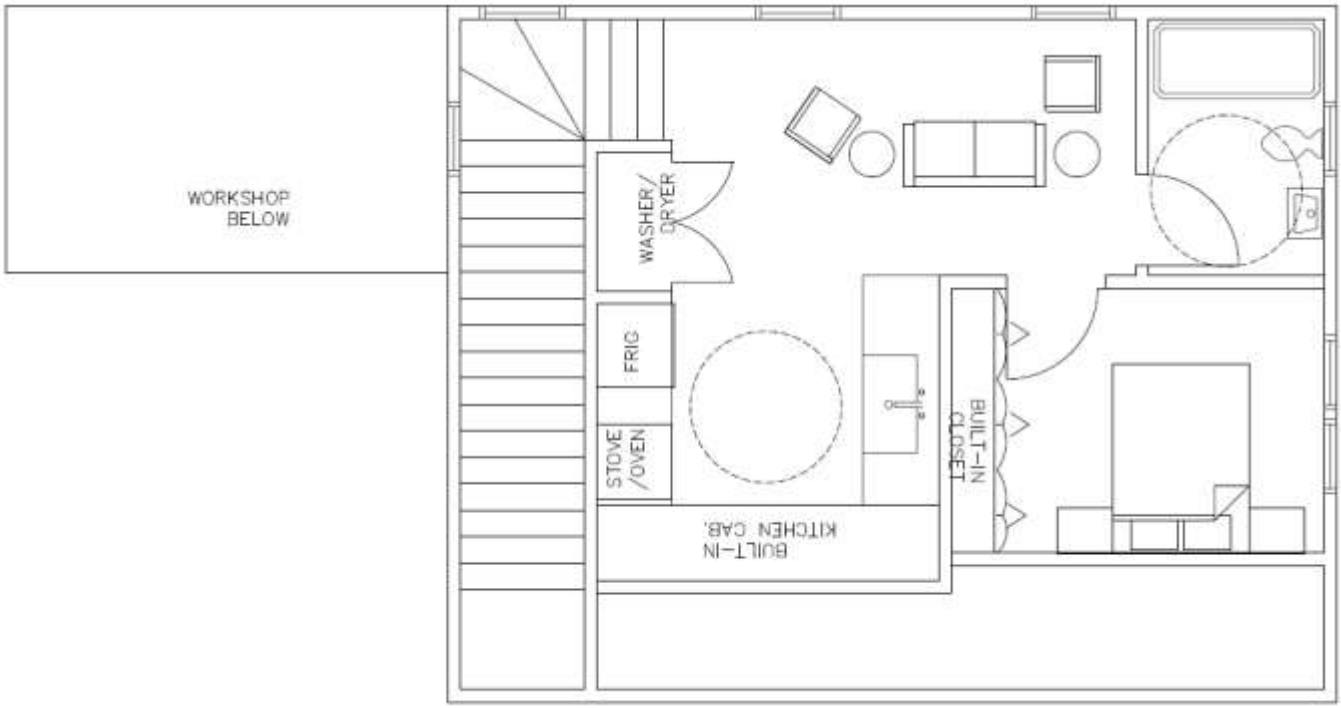
PROPOSED



N

SECOND FLOOR PLAN

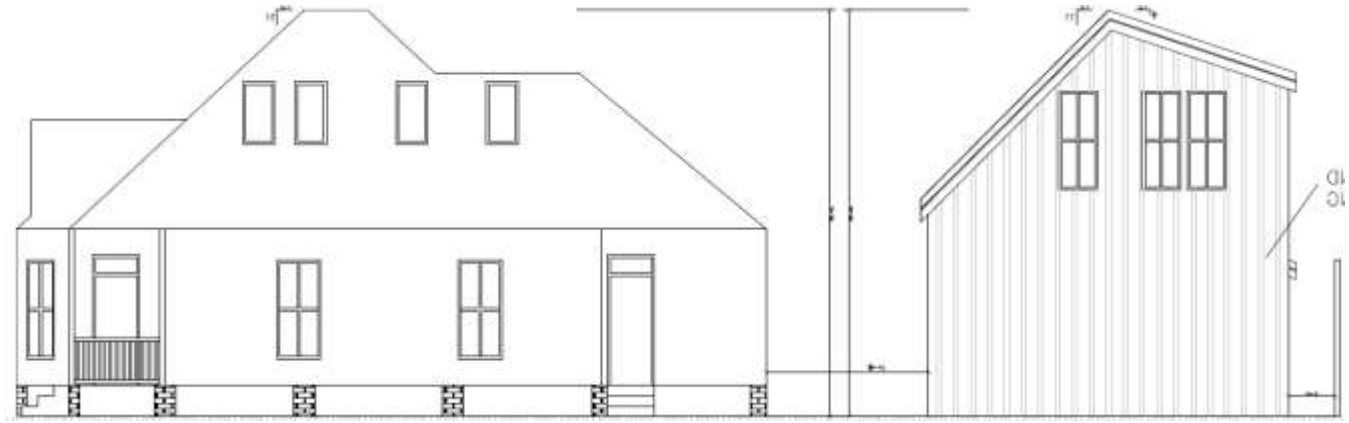
PROPOSED



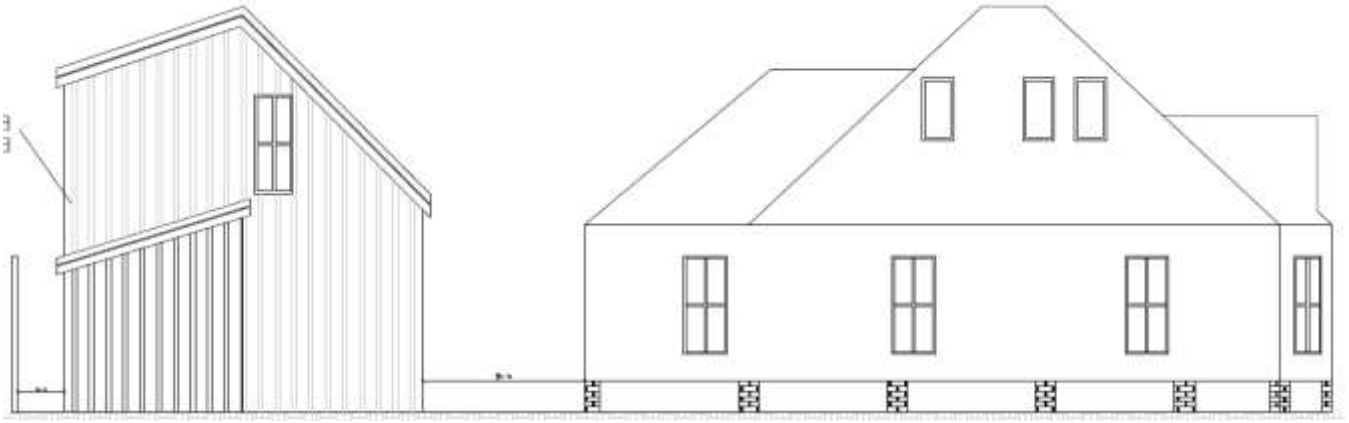
VIEW WITH EXISTING HOUSE

SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION



PROJECT DETAILS

Shape/Mass: The garage will measure 42'-7" wide overall and 23' deep overall. The 1-story portion will measure 8'-10" deep, 9'-9 ¾" to the eave and 13'-11" to the ridge. The 2-story portion will measure 23' deep, 13'-11" to the front, south eave, 22' to the rear, north eave, and 26' to the ridge.

Setbacks: The garage will be setback 70' from the front property line, 3' from the east and west side property lines, and 3' from the rear property line.

Foundation: The garage will be built on a slab foundation.

Windows/Doors: The garage will feature wood 2-over-2 sash windows, two entry doors with single lite transoms, and sectional overhead garage doors.

Exterior Materials: The garage will be clad with wood board and batten siding.

Roof: The one-story portion of the garage will feature a shed roof with a 4/12 pitch. The 2-story proton will feature an asymmetrical gable roof, the front, south slope will have an 11/12 pitch, and the rear, north slope will have a 4/12 pitch.

Front Elevation: (South) Please see elevation drawings on pg. 5

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

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

Rear Elevation: (North) Please see elevation drawings on pg.7

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

So sorry for the delay. Here are the recommendations from the OSWNA historic conservation committee. Please include them in the HAHC hearing comments!

2210 Kane: approve/support
907 Henderson: approve/support
2315 Union: deny/oppose.

Thank you!

Ryan Boehner
Chair, Historic Conservation Committee, Old Sixth Ward Neighborhood Association