CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Charles Stava, for Phil Neisel, owner

Property: 2006 Decatur Street, Lot 5, Block 418, Baker W R NSBB Subdivision. The property includes a historic 1,080 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot. The detached garage is not classified in the building inventory.

Significance: Contributing Queen Anne residence, constructed prior to 1900, located in the Old Sixth Ward Historic District. The HAHC previously denied an application for demolition in September 2011. The house has been vacant and neglected for approximately a decade. The owners received an order in 2010 from Neighborhood Protection (now Department of Neighborhoods) to repair or demolish the house. The current owner purchased the property in December 2015.

Proposal: Alteration – Revision. The rotation and alteration of the existing structure was approved in January 2016. The approved COA included altering the façade of the existing structure to restore the structure to an appearance more compatible with the original pre-1900 style and design.

In the previous approval, the existing porch was to be enclosed and built-out once the house was rotated. The applicant now proposes to retain this porch and restore it to its original configuration. The porch will need to be reconstructed since it was removed after its partial collapse in December 2015. The porch will feature chamfered 6” x 6” wood columns and a stick railing.

See enclosed application materials and detailed project description on p. 2-37 for further details.

Public Comment: No public comment received.

Civic Association: Old Sixth Ward Neighborhood Association is in support of the project.

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: June 16, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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

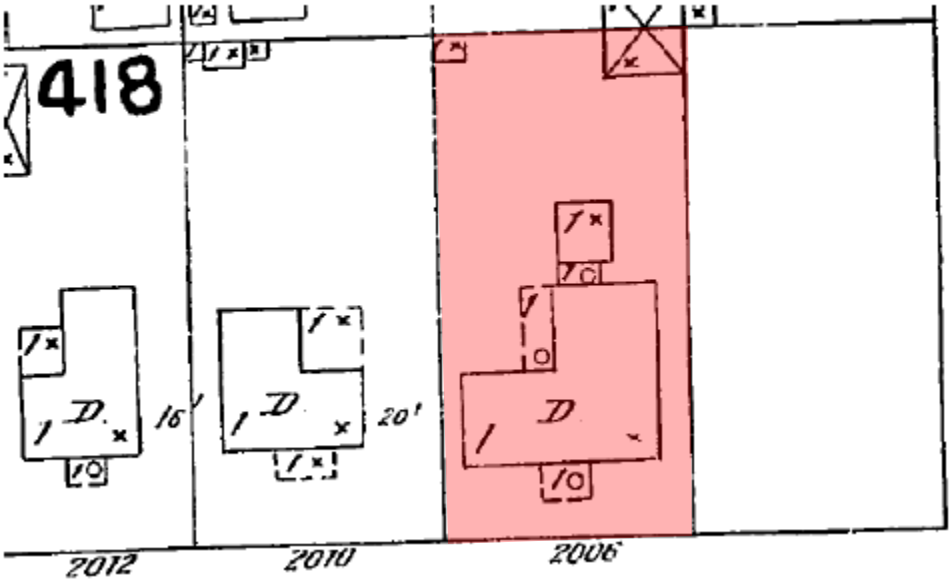
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

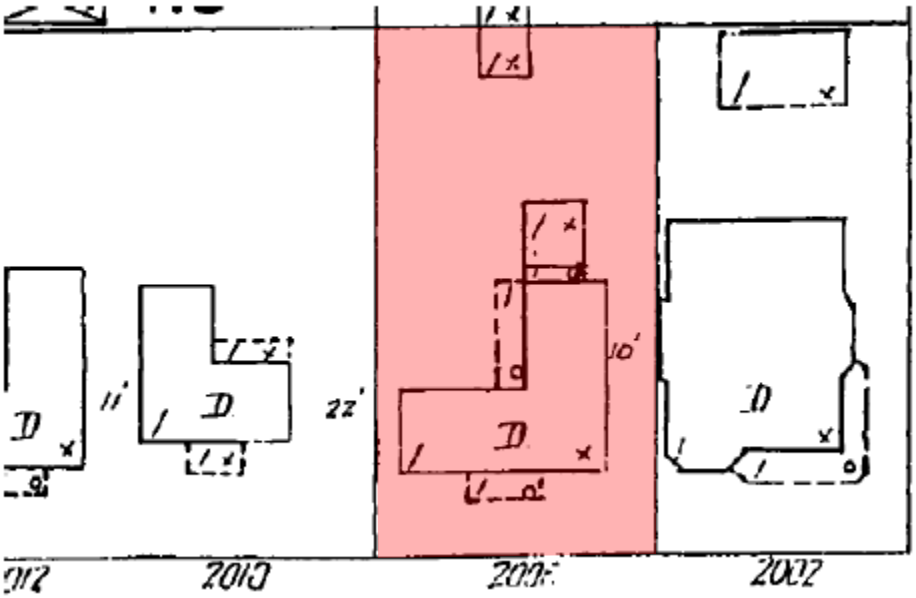
CURRENT PHOTO

SANBORN MAPS

1896 Sanborn Fire Insurance Map showing original house at original placement

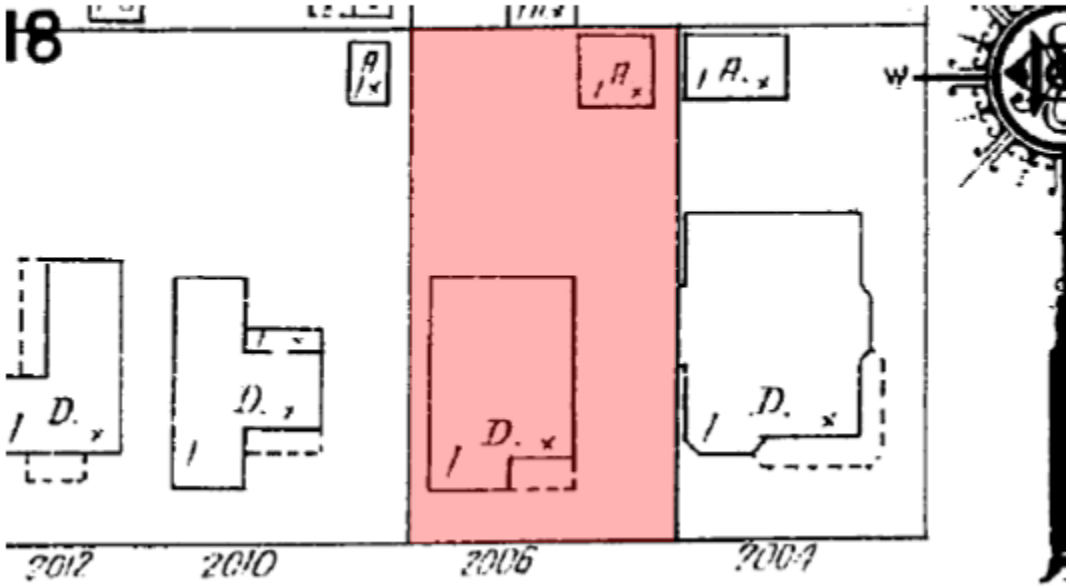


1907 Sanborn Fire Insurance Map showing original house at original placement

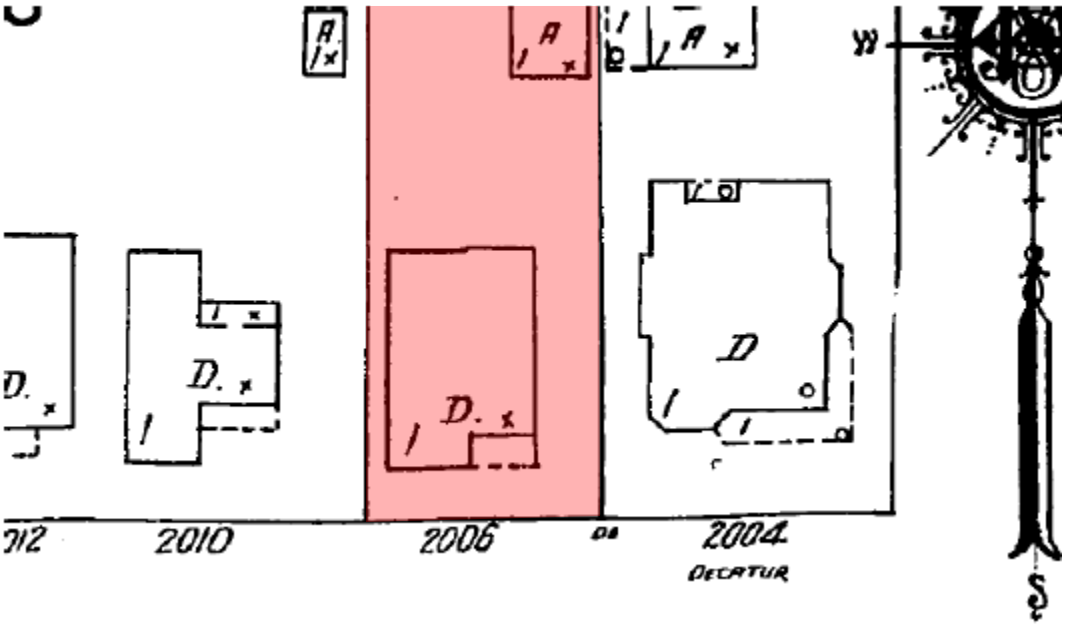


SANBORN MAPS

1924 Sanborn Fire Insurance Map showing relocated house



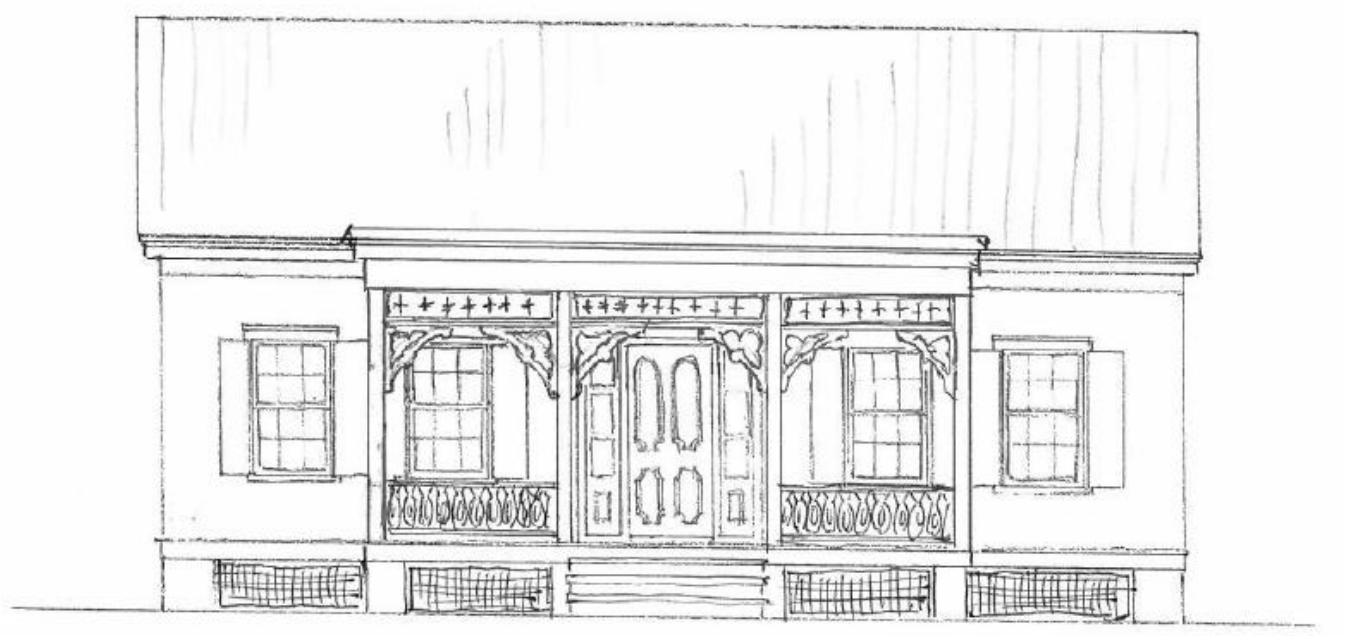
1951 Sanborn Fire Insurance Map showing relocated house



SOUTH ELEVATION – FRONT FACING DECATUR STREET (NO CHANGE)

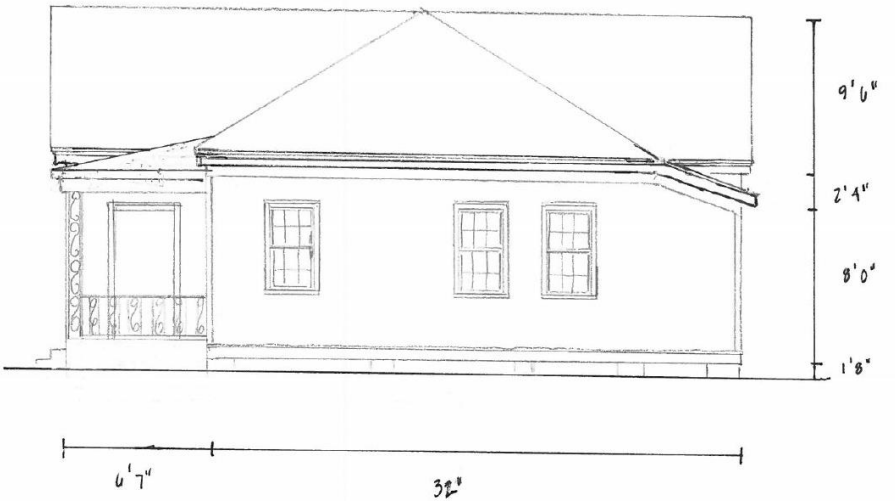
EXISTING

APPROVED JANUARY 2016

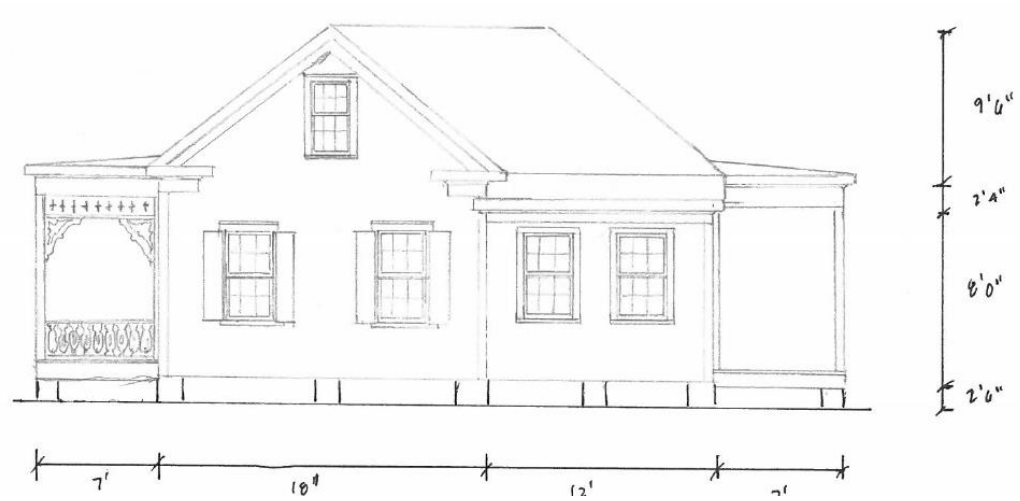


EAST SIDE ELEVATION

EXISTING



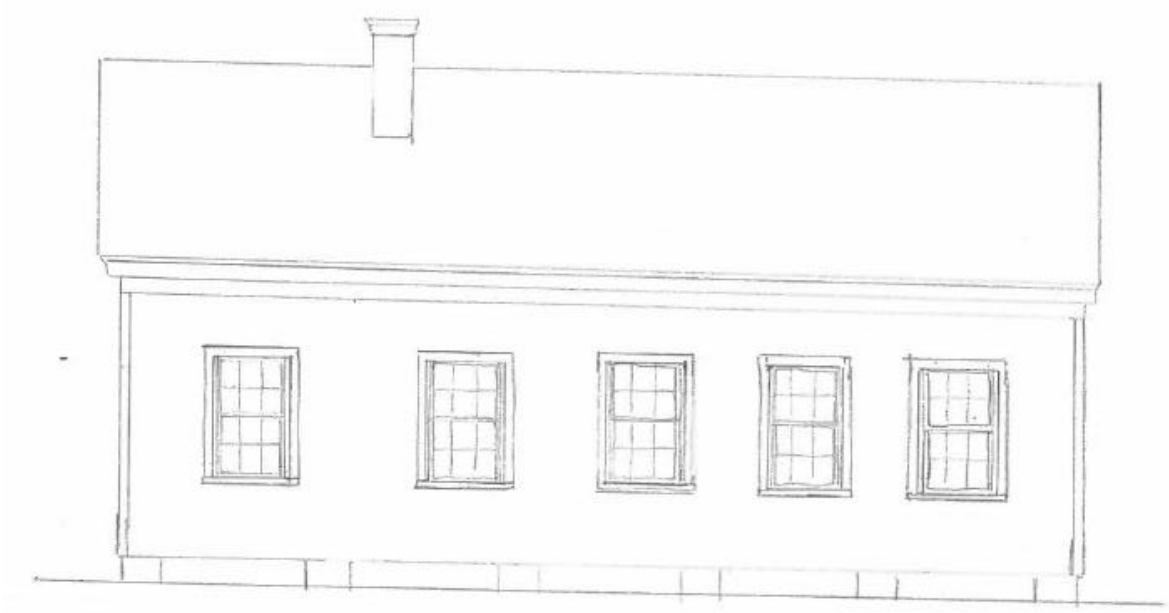
APPROVED JANUARY 2016



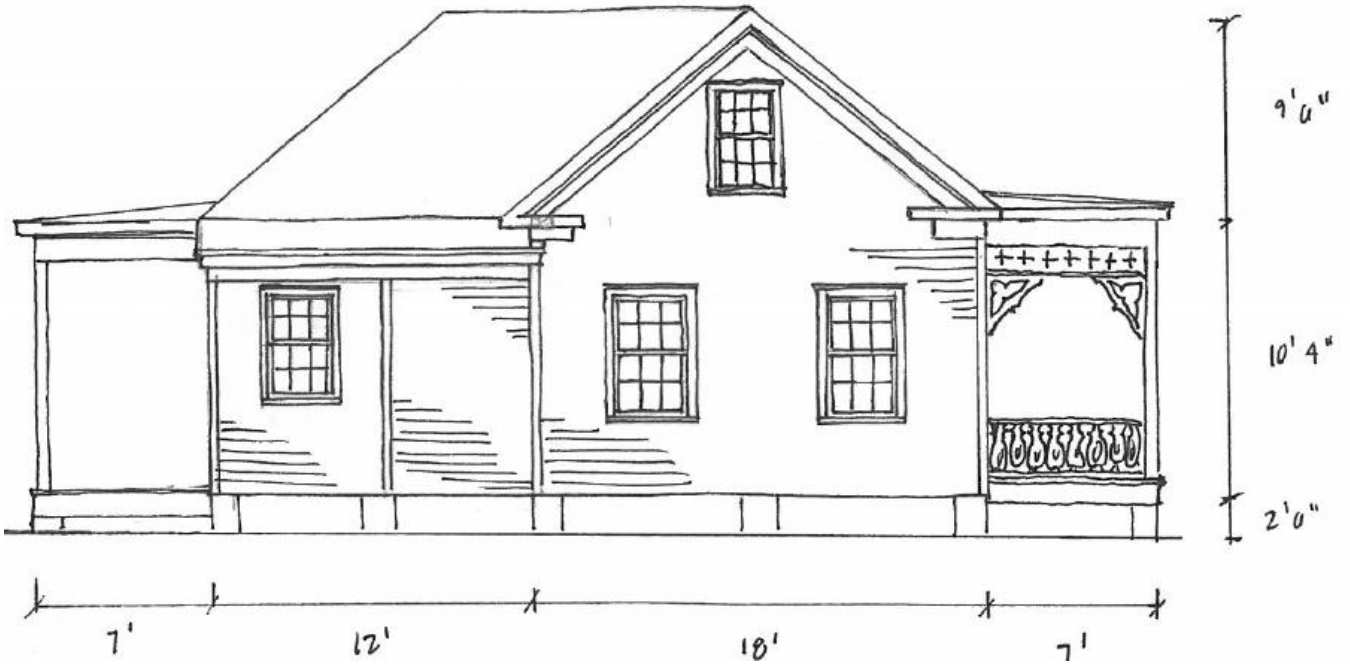
PROPOSED

WEST SIDE ELEVATION (NO CHANGE)

EXISTING

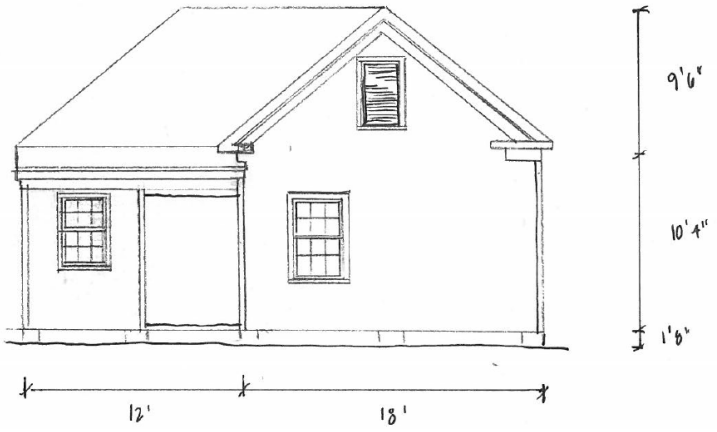


PROPOSED



NORTH (REAR) ELEVATION

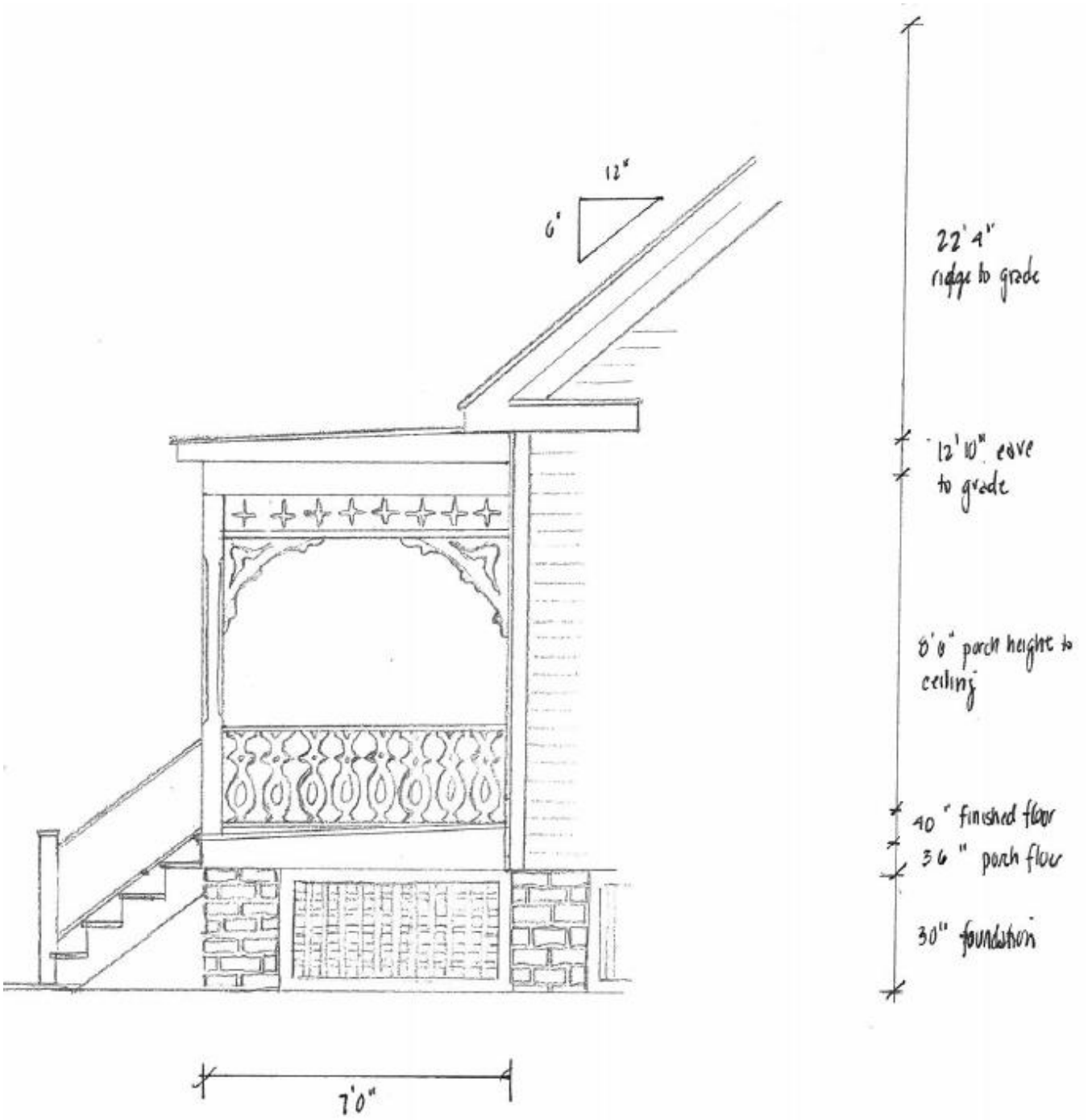
EXISTING



APPROVED JANUARY 2016

PROPOSED

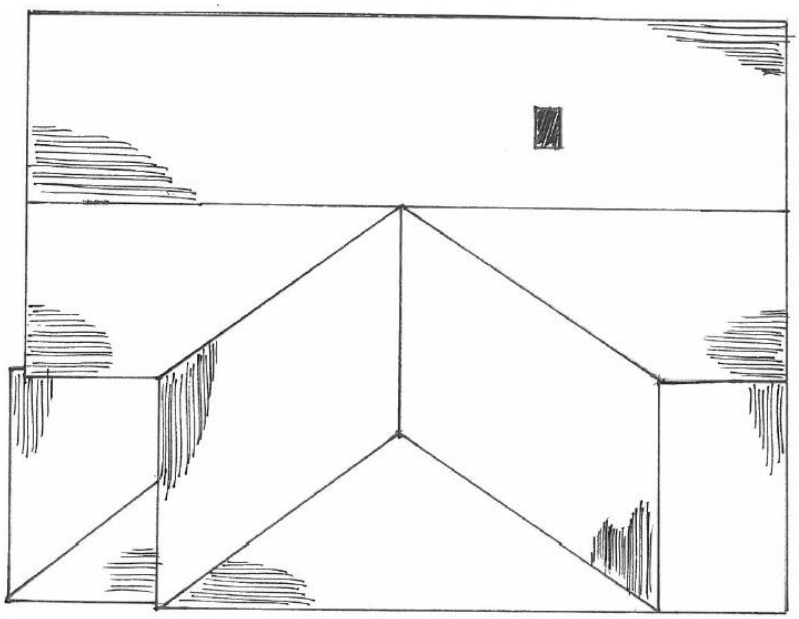
DETAILS


12"
6"
22'4"
ridge to grade
12'10" eave
to grade
8'8" porch height to
ceiling
40" finished floor
36" porch floor
30" foundation
7'0"

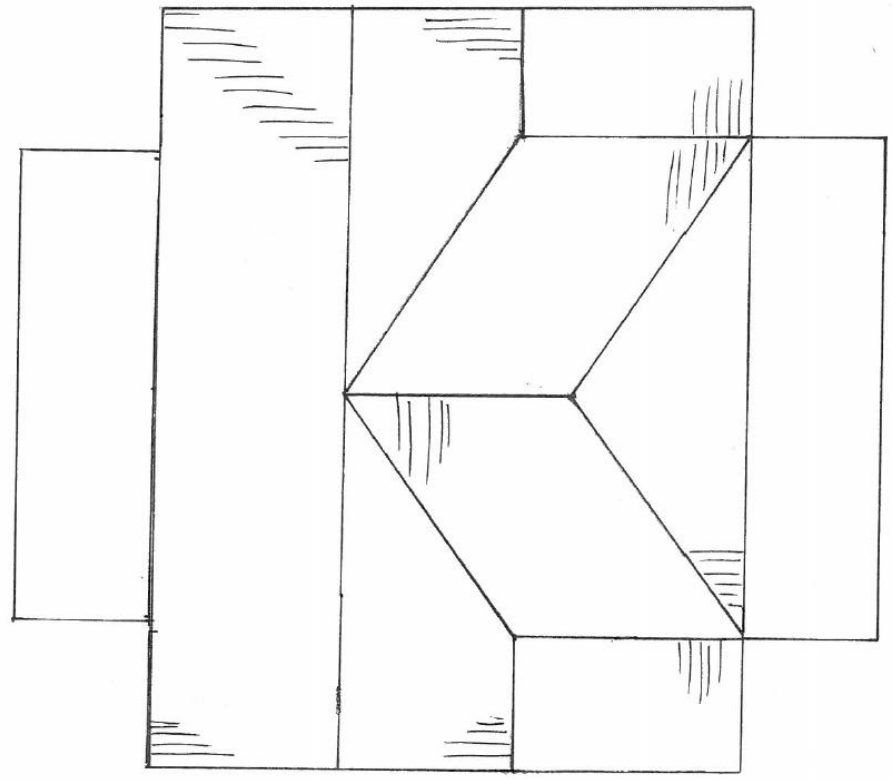
N ➡

ROOF PLAN

EXISTING



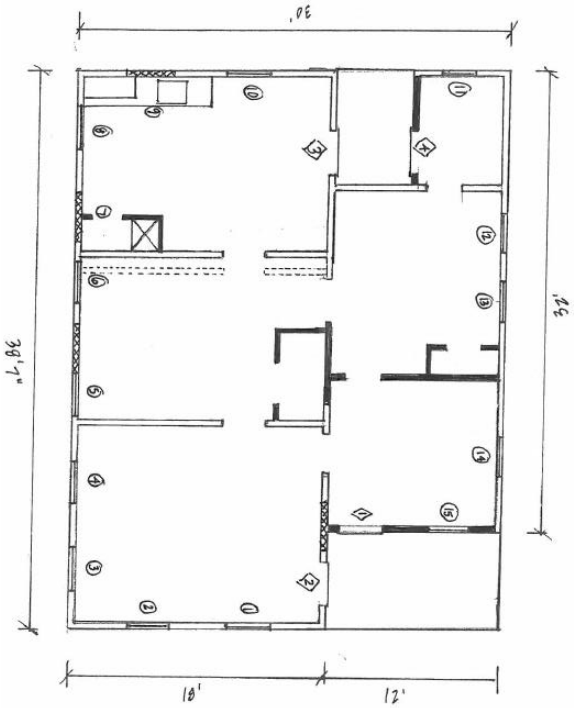
PROPOSED



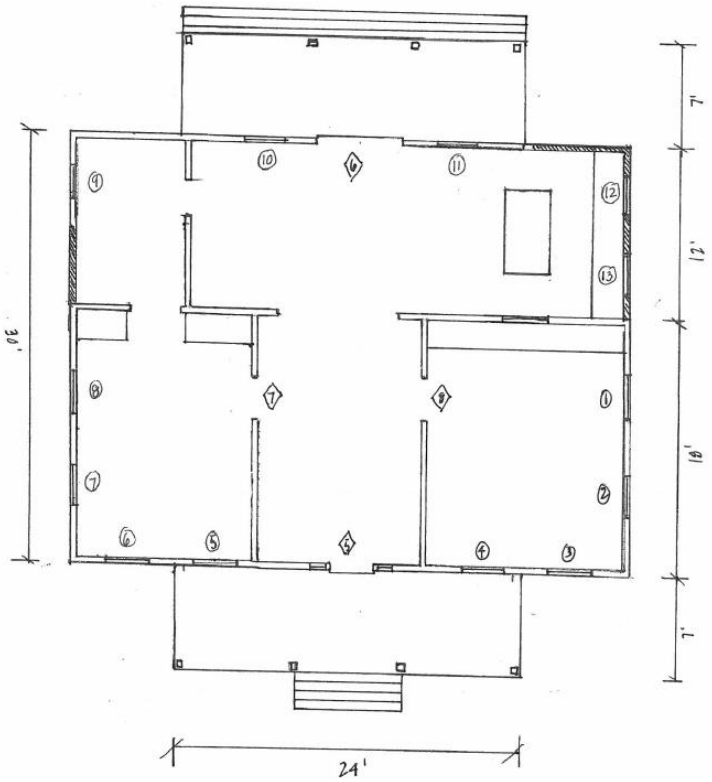
FIRST FLOOR PLAN

N

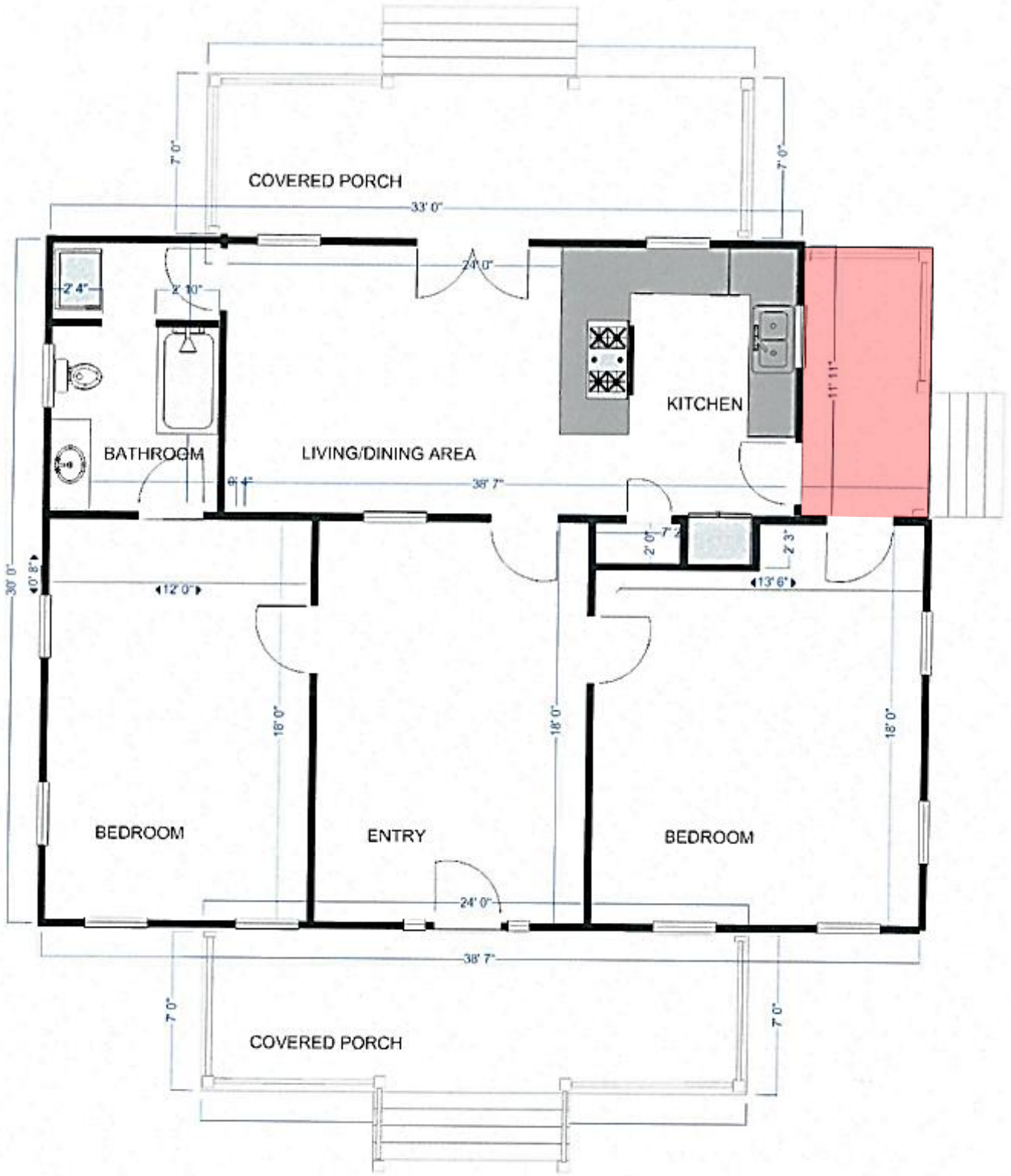
EXISTING



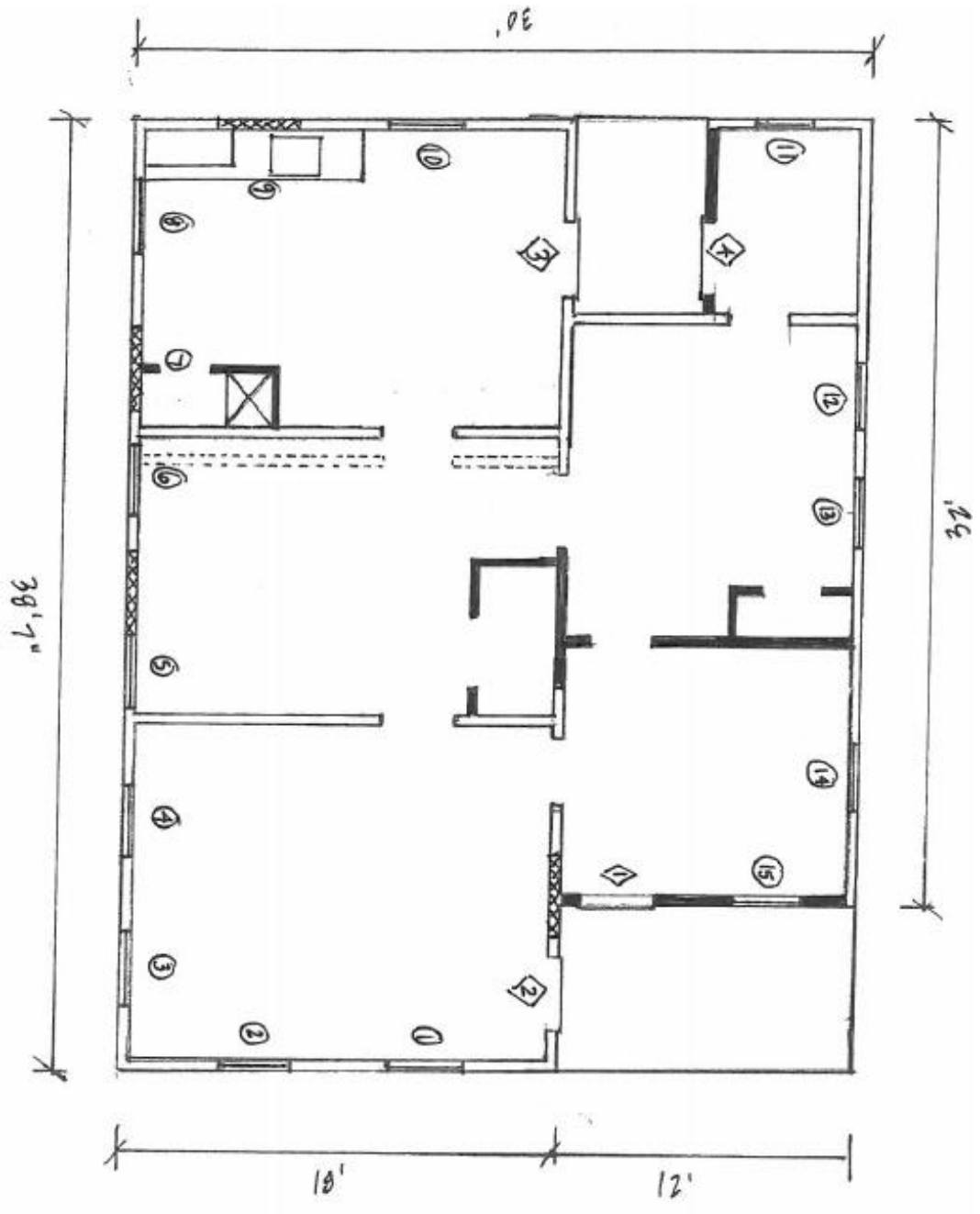
PROPOSED



Proposed First Floor Plan



DEMOLITION PLAN / WINDOW SCHEDULE



= former wall opening that was covered up

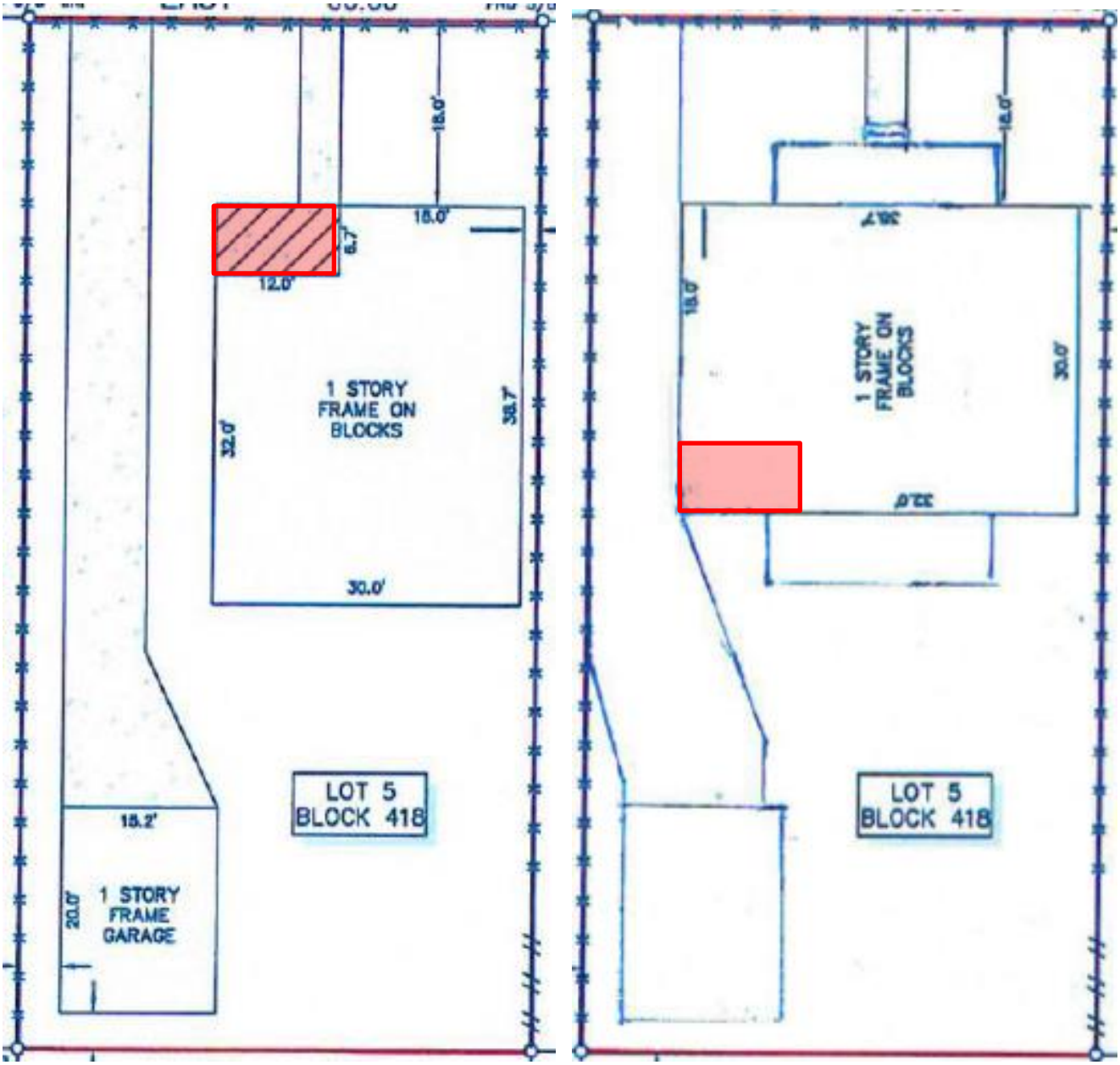
= walls to be removed

= location of former wall placement.

SITE PLAN

EXISTING PROPOSED

Decatur Street



STAFF PHOTOS

Rear portion of the house (original with no pent roof)

Front portion of the house (original with non-original pent roof)

STAFF PHOTOS

Southwestern Bay (windows to face front)

Western-central Bay (patch of original door location)

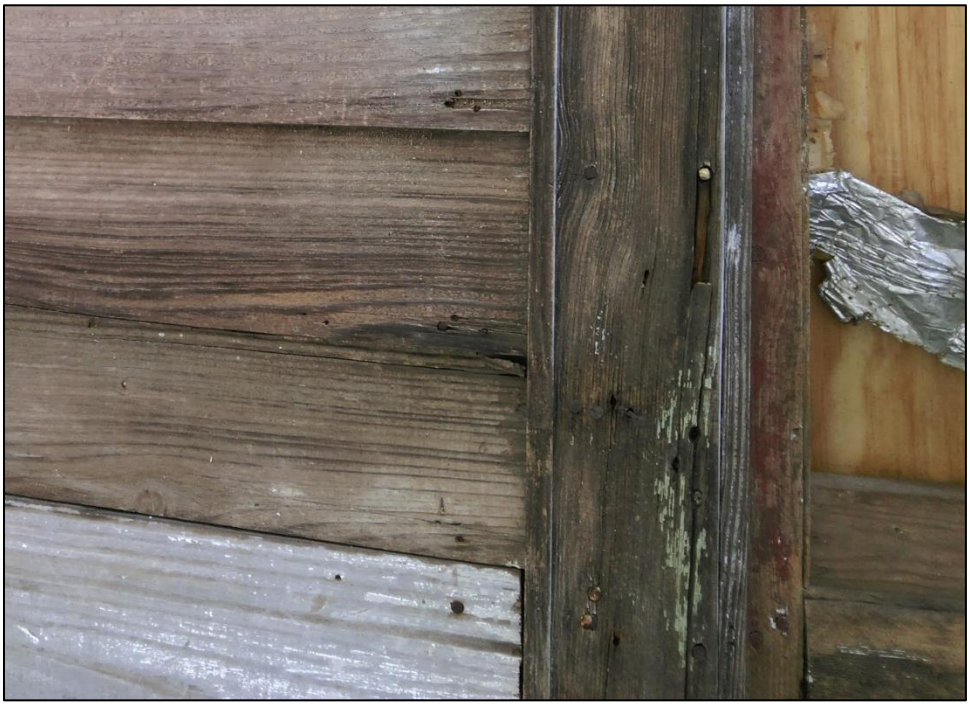
STAFF PHOTOS

Northwestern Bay (windows to face front)

Connection between Original and Non-Original portions of the house

STAFF PHOTOS

Location of original porch beam (located along the west elevation)



Round nails holding together patched up siding (square nail in window frame)

APPLICANT PHOTOS

Notches in the roof joists

Notches in the roof joists

Flush window trim on the original portion of the house

WINDOW / DOOR SCHEDULE

EXISTING

Window and Door Schedule Existing		
Window	Size	Comments
1	34x54 1/2	Existing wood 6/6 window
2	34x54 1/2	Existing wood 6/6 window
3	34 1/2x62 1/2	Existing wood 6/6 window
4	34 1/2x62 1/2	Existing wood 6/6 window
5	34 1/2x62 1/2	Existing wood 6/6 window
6	34 1/2x62 1/2	Existing wood 6/6 window
7	64x35	Former window opening that was covered up
8	34 1/2x62 1/2	Existing wood 6/6 window
9	64x35	Former window opening that was covered up
10	34 1/2x62 1/2	Existing wood 6/6 window
11	28x46	Existing wood 6/6 window
12	34x54 1/2	Existing wood 6/6 window with 1 missing sash and other damaged
13	34x54 1/2	Existing window wood 6/6 has 2 missing sashes
14	34x54 1/2	Existing wood 6/6 window
15	34x54 1/2	Existing wood 6/6 window
Door		
1	84x36	Early wood 4 panel door (altered with new panels on top)
2	80x32	Aluminim non-original door
3	80x32	Aluminim non-original door
4	79x32	Existing 2 panel wood door
5	87x39	Original front door location that was covered up
6		Future location of French Doors
7	84x36	Original 4 panel door
8	84x36	Original 4 panel door

Highlighted entries indicate interior doors not subject to CoA consideration.

WINDOW / DOOR SCHEDULE

PROPOSED

Window and Door Schedule Proposed		
Window		Comments
1	34x54 1/2	Existing window to remain in place
2	34x54 1/2	Existing window to remain in place
3	34 1/2x62 1/2	Existing window to remain in place
4	34 1/2x62 1/2	Existing window to remain in place
5	34 1/2x62 1/2	Formerly covered up window opening filled with window #5 from existing schedule
6	34 1/2x62 1/2	Existing window to remain in place
7	34 1/2x62 1/2	Formerly covered up window opening filled with window #6 from existing schedule
8	34 1/2x62 1/2	Existing window to remain in place
9	28x46	Existing window to remain in place
10	34x54 1/2	Missing/damaged sashes will be replaced with either a custom-made ones or reclaimed ones that match in size, dimensions, and muntin profile.
11	34x54 1/2	Missing/damaged sashes will be replaced with either a custom-made ones or reclaimed ones that match in size, dimensions, and muntin profile.
12	34x54 1/2	New opening to be filled with window #15 from existing schedule
13	34x54 1/2	New opening to be filled with window with custom made sashes or reclaimed ones that match in size, dimensions, and muntin profile as adjacent window #12
Door		
1		Wood door to be removed
2		Non-original door to be removed and opening covered up
3	36x84	Non-original door to be removed and replaced with reclaimed 4 panel door to match doo
4		Existing door to be removed and opening widened.
5	66x98	New front doorway consisting of salvaged wood 4 panel Greek Revival door with divided s
6	60x80	Pair of wood French doors with single glass panels
7	36x84	Original door to remain
8	36x84	Original door to remain

Highlighted entries indicate interior doors not subject to CoA consideration.

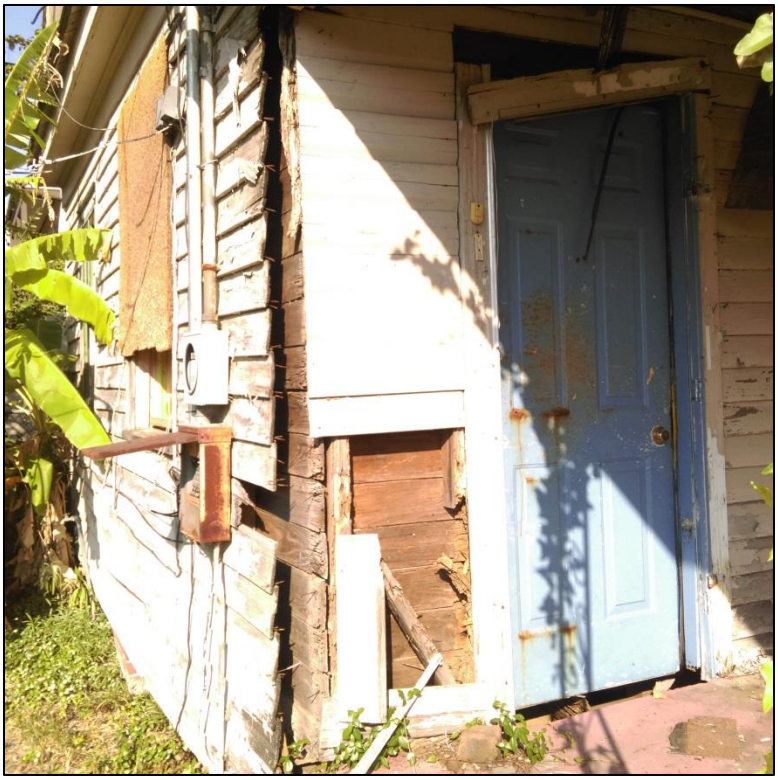
PROPOSED SALVAGED DOOR AND SIDLITES

STAFF PHOTOS 10-2015

STAFF PHOTOS 10-2015

STAFF PHOTOS 10-2015

STAFF PHOTOS 10-2015



STAFF PHOTOS 10-2015

STAFF PHOTOS 10-2015

STAFF PHOTOS 11-2014

STAFF PHOTOS 11-2014

STAFF PHOTOS 11-2014

PROJECT DETAILS

Shape/Mass: Approved January 2016: The existing residence has a maximum width of 30'-0" and a maximum depth of 38'-7". The residence has a ridge height of 21'-6". Currently, the house has an 18'-0" wide front wall with a 12'-0" wide and 6'-7" deep inset porch. The original 1880s portion of the house is comprised of the 18'-0" wide front wall; everything to the east of this portion was added at a later date (early 20th century). The existing front porch was further altered when the wood columns were removed and replaced with metal columns with a decorative design. The original portion of the house currently features a front facing gable while the eastern portion of the house features a hipped roof.

The applicant and owner assert that the original portion of the house we previously rotated 90° on the lot prior to the early 20th century portion being constructed, leading to the current configuration. The proposal is to return the structure to its original configuration on the lot by rotating the existing structure 90° and then reconstructing the missing and altered details and elements.

After the structure is rotated, the residence will have a maximum width of 38'-7" and a maximum depth of 44'-0". The proposal includes constructing a new 24'-0" wide by 7'-0" deep front porch and a new 7'-0" deep rear porch. The residence will also be raised and will have a ridge height of 22'-4".

Proposed June 2016: Once rotated, the existing 12'-0" wide by 6'-7" deep inset porch will be reconstructed. The porch will feature chamfered 6" x 6" wood columns and a stick railing. See drawings for more detail.

Setbacks: See Certificate of Appropriateness no. 160122 (relocation of 2006 Decatur Street).

Approved January 2016: The existing residence has a front (south) setback of 18'; a west side setback of 1.6'; an east side setback of 18.4'; and a rear (north) setback of 43.3'.

The proposed relocated house will maintain the existing 18'-0" front (south) setback (to the front wall) with an 11'-0" to the front porch; a west side setback of 3'-0"; an east side setback of 8'-3"; and a rear (north) setback of 59'-0" . See drawings for more detail.

Foundation: Approved January 2016: The existing brick, pier and beam foundation has a height of 1'-8".

The proposed new foundation will have to be rebuilt since the house is being rotated and moved on the lot. The proposed pier and beam foundation will have a height of 30". The drawings also indicate a finished porch floor height of 36" and a finished floor height of 40" See drawings for more detail.

Windows/Doors: Approved January 2016: The existing structure features 6-over-6 wood windows. Some of the windows are severely damaged. During the numerous alterations that have previously been undertaken on this structure, numerous windows and doors have been shifted and eliminated. In almost every case, evidence, in the form of patched shiplap, exposes the original location of the opening.

All existing windows will be retained and repaired. Three windows will either be custom made or salvaged to fit the existing openings. The original front door and sidelite location was previously patched up. This original opening will be re-exposed and a salvaged door and sidelites will be installed.

Proposed June 2016: The two original porch doorways are to remain. The existing south-facing door will remain and the non-original door will be replaced with a reclaimed four-panel wood door to match the adjacent south-facing door. See drawings for more detail.

Exterior Materials: Approved January 2016: The existing house is clad in clapboard siding. Some of the siding is damaged beyond repair or is missing.

New wood siding will be milled in the exact profile of the existing siding. All materials will be retained. A new front porch will be constructed on the rotated (original) front of the house. The proposed porch will be 24'-0" in width and 7'-0" in depth. Although the original front porch no longer exists, evidence on Sanborn Maps indicates that a partial applied front porch once spanned the façade. Upon investigation, framing for the original porch was discovered, allowing the width to be determined. The three bay porch will feature four square chamfered columns supporting the roof above. The central bay will be open while the two side bays will feature jig-saw cut balustrade, frieze, and spandrels. See drawings for more detail.

Roof: Approved January 2016: The existing composition shingle roof has a pitch of 6:12 and an eave height of 12'-0". The existing porch has an eave height of 12'-0". The western portion of the existing house has a front facing gable while the eastern portion features a hipped roof.

The existing house will be rotated. This will change the front facing gable roof to a side facing gable roof. The hipped roof portion of the house will be rotated to the rear. The existing eave height will be increased to 12'-10". The new proposed porch will have an eave height of 12'-10" to match the existing house eave height.

Front Elevation: (South) Approved January 2016: The western portion of the existing residence features the front gabled front wall with two windows. A pent roof runs along the bottom of the gable. A vent is centered in the gable. The eastern portion features a small inset porch with a roof supported by metal columns. A single door and window are located behind the porch. The eastern portion of the structure has a hipped roof.

The existing structure will be rotated 90° on the lot. The existing western elevation will become the new south elevation. The proposed front elevation features five bays. The central bay will feature the front entry door flanked by sidelites. The two additional bays to either side will each feature a single window. The windows will have shutters. A three bay porch will be centered on the façade. The porch will feature four square chamfered columns supporting the roof above along with a jig-saw cut balustrade, frieze, and spandrels. See drawings for more detail.

Side Elevation: (East) Approved January 2016: The existing east elevation features the side profile of the inset porch with a side entrance. The hipped portion of the residence features three windows. The front gabled portion of the residence extends the depth of the structure.

The existing structure will be rotated 90° on the lot. The existing south elevation will become the new east elevation. The proposed east elevation features the side profile of the new front porch to the south. The gabled portion of the residence will feature two windows with shutters. The pent roof will be removed and the vent will be replaced with a window. The northern hipped portion to the rear will feature two additional windows and a rear porch.

Proposed June 2016: The existing rotated front porch will no longer be enclosed and will be reconstructed. All other aspects of this elevation are to remain as approved. The porch will feature a door and window on this elevation. See drawings for more detail.

Side Elevation: (West) Approved January 2016: The existing west elevation features five windows.

The existing structure will be rotated 90° on the lot. The existing north elevation will become the new west elevation. The proposed west elevation features the side profile of the new front porch to the south. The gabled portion of the residence will feature two windows. The vent will be replaced with a window. The northern hipped portion to the rear will feature an additional window and a rear porch. See drawings for more detail.

Rear Elevation: (North) Approved January 2016: The existing rear elevation features the front gable with a single window and a gable vent on the western portion. The eastern portion of the structure has a hipped roof and a single window.

The existing structure will be rotated 90° on the lot. The existing east elevation will become the new north elevation. The proposed rear elevation will feature a centered double door flanked by a single window. The end bays feature no fenestration. A rear porch spans the majority of the rear elevation.

Proposed June 2016: The existing rotated front porch will no longer be enclosed and will be reconstructed. All other aspects of this elevation are to remain as approved. The porch will feature a door on this elevation. See drawings for more detail.

ATTACHMENT A

APPLICANT WRITTEN ARCHITECTURAL EVIDENCE

1. Architectural and structural evidence of the house show it to have both 19th century and 20th century elements. The gabled section (western half) clearly dates from the early to mid-1880s and the hipped roof section (eastern half) from the early 20th century. The first city directory entry for that address was in 1885, which makes it consistent with the age of the gabled section. Also, this house has Greek Revival lip molding around the windows and corner trim that is seen on only a handful of older houses in the neighborhood. One of these houses (1910 Decatur) dates to approx. 1869, another (2203 Kane) was built in the mid-1880s (this is the latest example). Finally, an 1850s era home moved into the neighborhood from the First Ward that currently sits at the corner of Lubbock and Silver Streets also has this trim piece. The interior door casings in the older section have Greek Revival trim that are also seen in the oldest houses in the neighborhood (those built prior to 1880).

2. The 1896 and 1907 Sanborn Fire Insurance map shows the original house to have been a five bay center hall with an applied porch. We are basing that on comparisons with the footprints of other five-bay center hall houses in OSW. As you know, the earliest houses in OSW were either Gulf Coast Colonials or five/three bay Center Halls. There is structural and architectural evidence that the gabled (older) section of the house was originally a five bay center hall.

i. There is what used to be an exterior door in the middle room of the gabled section, that was patched up with reclaimed shiplap on the inside and reclaimed siding on the outside, both applied with round nails as opposed to square nails used elsewhere, and that the room was originally 8.5' wide, making it consistent with the width of hallways of other Center Halls in OSW of the same vintage. Two windows on the west wall were repositioned when the hallway was widened to become a "functional" room, giving the wall a skewed appearance seen from the outside. These two windows that were moved are missing a center 2x4 framing support that the other three original windows remaining in situ have.

ii. The framing around the three walls of the older section show it to have been exterior walls, since they were constructed with 4x4's as opposed to 2x4's for interior walls. The east (back) wall of the front room was framed entirely of 2x4's, meaning it would have been an interior wall, and there also is evidence of what used to be a window where the current kitchen door leads to the rear porch, meaning it was originally an exterior wall. However the framing on the east (back) wall of the kitchen and middle room were constructed with 4x4's meaning they were originally exterior walls. This is evidence that the house originally had an L-shaped floor plan with a service wing, which happens to match the one shown in the 1896 and 1907 Sanborn Maps.

iii. The early Sanborn Maps show the rear service porch to be slightly off center, which meant that the back door that led to the service porch did not line up with the front door as it is in many Center Hall OSW homes. The placement of the door of the east (back) wall of the middle room and the original front door in that room happen to exactly match the configuration shown in the early maps. The back door is off set from the center of the room like it is in the early Sanborn Map.

3. The foundation piers supporting the gabled section of the house include both piers made from 20th century kiln-fired bricks (which do not correspond to the age of the house), piers made from much older bricks (soft mud bricks). This supports the theory that the house was rotated on the lot, as they most likely used as many existing piers as possible, remaking those necessary to re-position the house. The existence of the older brick piers also makes it unlikely that this house was moved from elsewhere (as opposed to being rotated on lot), because it would likely have required the destruction of all old piers to move in a house. The chimney in the kitchen is also not original to the house, since it was built of enamel-coated fire bricks, which weren't patented until July of 1890. We found several depressions in the ground under the front portion of the house which looked like they were the original positions for the piers. Those depressions do not line up under the walls of the current house's placement.

4. As for the placement of the windows, we found structural evidence that windows currently on the west wall were originally evenly spaced on each side of an entry door centered on that wall. The newer section appeared to have been built with reclaimed lumber that match those in the older section. For example it has 4x4 framing with a few 2x4's cut with 19th century measurements (actual size framing) with reclaimed wide 6 inch plank flooring also typical of 19th century homes. One room in the newer section has 20th century 4 inch wide flooring. That section also has windows that are the same as those in the older section in muntin profile, number of divided lights and exterior window trim. However, these windows are 6 inches shorter than those along the west wall of the older section, which is an example seen on other early OSW homes where windows on the sides and service/rear wing were slightly smaller than those along the front facade. This leads to the theory that this section was built with materials from the service wing that was dismantled when the house was rotated.
5. There is architectural and structural evidence of what used to be an applied porch on the west wall and its width is consistent of what is shown on the 1907 Sanborn Fire Insurance Map. The original foundation sills (recently replaced by a contractor) showed notches in two places that would have supported the porch foundation sill.

6. The property was originally a double-lot, typical of corner lots in early OSW, and was subdivided in the mid 1900's to make way for the construction of 2004 Decatur next door. There are several examples of houses in OSW built on double corner lots that were pushed a few feet or rotated to allow for the lot to be subdivided. There is a 5 bay center hall house (with a partially enclosed front porch) at 606 White Street that originally faced State Street on a double corner lot and was rotated 90 degrees to face westward to allow the lot to be subdivided.

7. This house was used as a tenant property between 1887 and 1946, it would not have been typical of a landlord to invest money in demolishing/removing a 5-bay Center Hall in order to bring in *another* 5-bay Center Hall from elsewhere. The owner at that time lived next door at 2004 Decatur, and likely would have wanted to push the existing house as far aside in order to create space for a new driveway or yard space between the two houses.

I [Charles Stava] checked the early tax and deed records for that property going back as far as 1859 and there is no language or evidence anywhere in the documents indicating that the original structure was replaced. The only "changes" I could find were that the lot was subdivided on December 23 of 1906, and a builder's permit for the construction of 2004 Decatur issued barely three months later on March 1 of 1907. The current footprint of 2006 Decatur first showed up in the 1924 Sanborn Map

Regarding the design for the new porch, since there are no historic photographs of the original porch, we are coping the design of the new porch from a three bay center hall house at 2018 Lubbock Street, which was built around the same time as this house and shares many of the architectural detailing. It was common practice in the early days for early OSW carpenters to copy details from neighboring houses, as evidenced by the dove bird bracket being visible on several houses. The original owner/builder of this house, Mr Benjamin Riesner, was arguably the wealthiest OSW resident of his time, and highly detailed porch would have been typical of a homeowner of greater means. The house at 2018 Lubbock was built for a widow of modest means. Page 27 of the OSW Design Guidelines addresses the level of detailing and how they were copied. The porch may appear more detailed than the one at 2018 Lubbock with the addition of the railing. City code requires porch railings for porch floors higher than 30" from grade. The unspoken rule of thumb for railing design on OSW homes was that the design of the railing corresponded to the spandrel above. For example, a jig sawn spandrel meant a jig sawn porch railing, and a stick spandrel meant a stick railing.

i. Nearly every 3-5 bay center halls in OSW built in the 1880's exhibited a porch spandrel, and Carpenter Gothic was the prevailing architectural style due to its German influence.

ii. Early photographs of houses in OSW showed much more highly detailed porches than they are today. Many of the railings, brackets or spandrels were either removed, or replaced with more simple store-bought ones.