

CERTIFICATE OF APPROPRIATENESS

Application Date: October 30, 2015

Applicant: Emerson Jones, ArchPrecision, Inc, for Robert J. Edwards, owner

Property: 1808, Tracts 6A & 7, Block 44, Baker W R SSBB Subdivision. The property includes a historic 1,072 square foot, one-story wood frame single-family residence situated on a 3,400 square foot (40' x 85') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Construct a two-story approximately 663 square foot addition and attached garage at the original rear wall of the existing structure.

- A non-original rear addition will be removed
- The addition will be inset 5” on both sides to delineate it from the original structure
- The addition will have a maximum width of 23.5’, a maximum depth of 26.5’, and a ridge height of 29’

Relocation – The existing residence will be shifted 5’-8” to the east to allow for the addition of a 12’ wide driveway. The existing front setback of 6’-6”, and side setbacks of 7’ and 8’-8”, prevent any off-street parking on the property. The new proposed west setback will be 12’-8”, east setback will be 3’, and the front setback will not change.

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received at this time.

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: November 19, 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.

(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

(1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

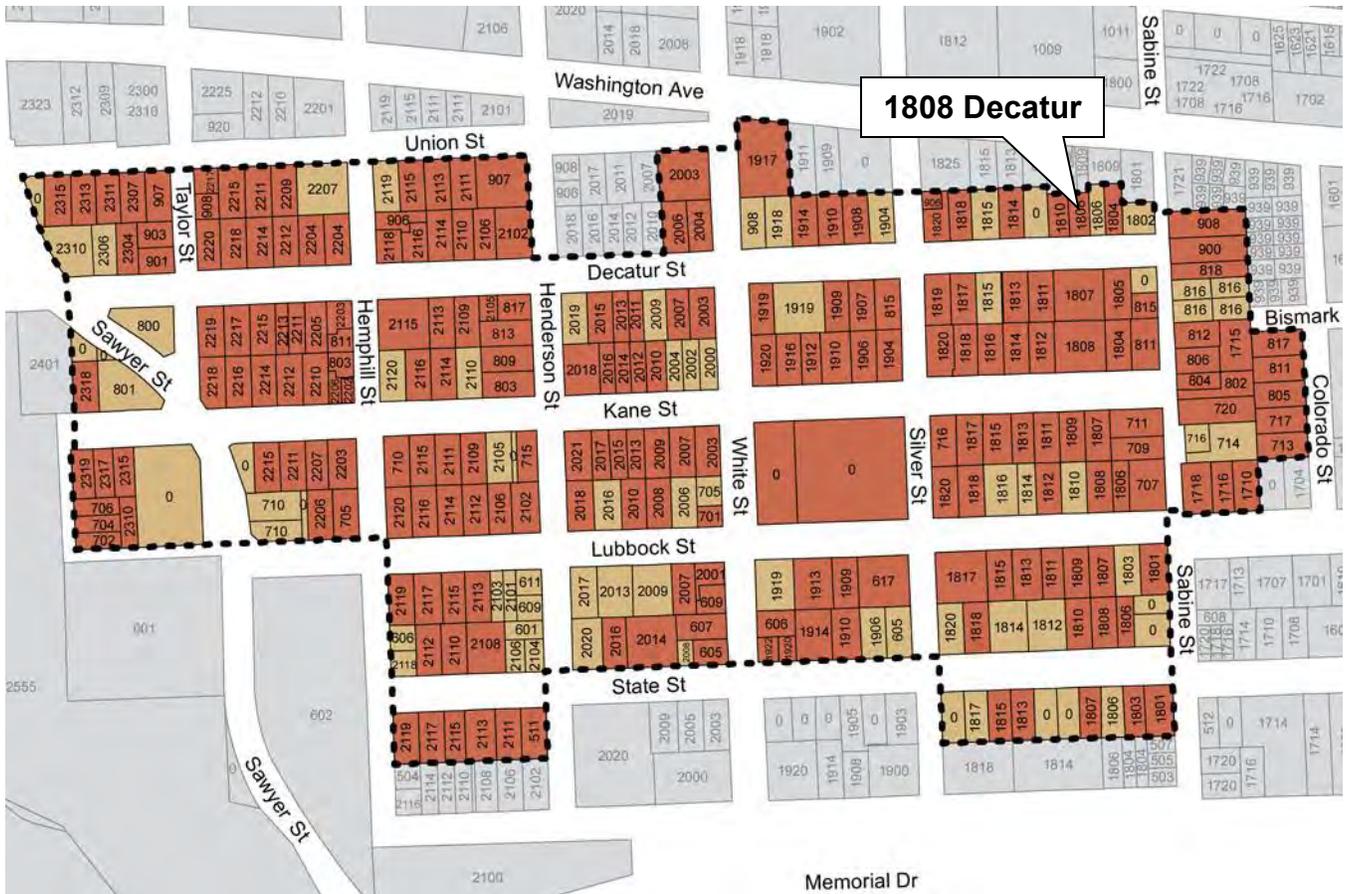
(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

OLD SIXTH WARD DESIGN GUIDELINES

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



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



3D RENDERING

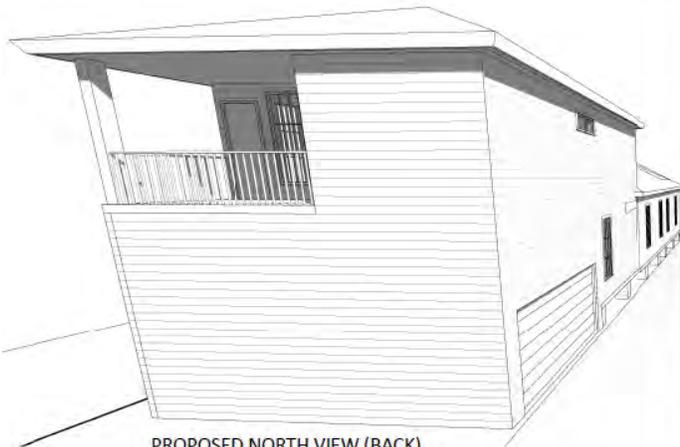
PROPOSED



PROPOSED FRONT VIEW



PROPOSED SOUTH EAST VIEW



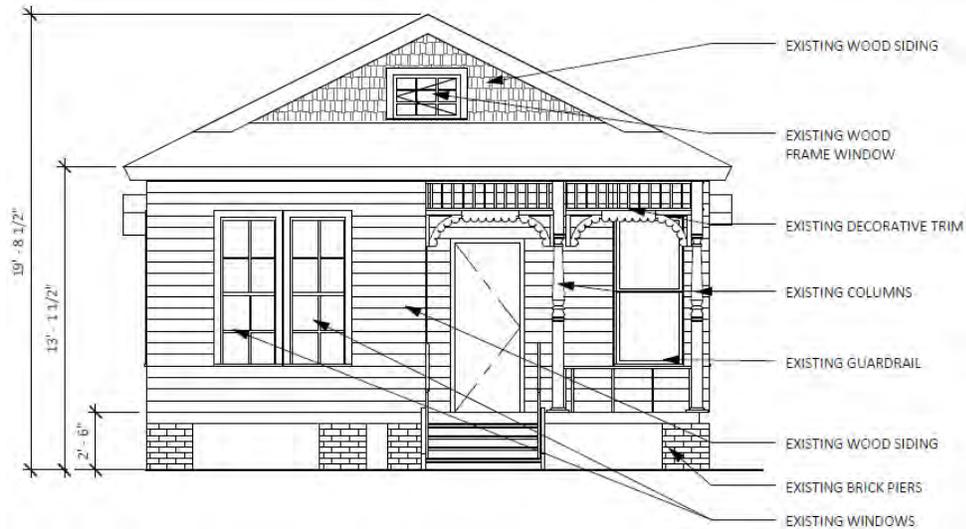
PROPOSED NORTH VIEW (BACK)



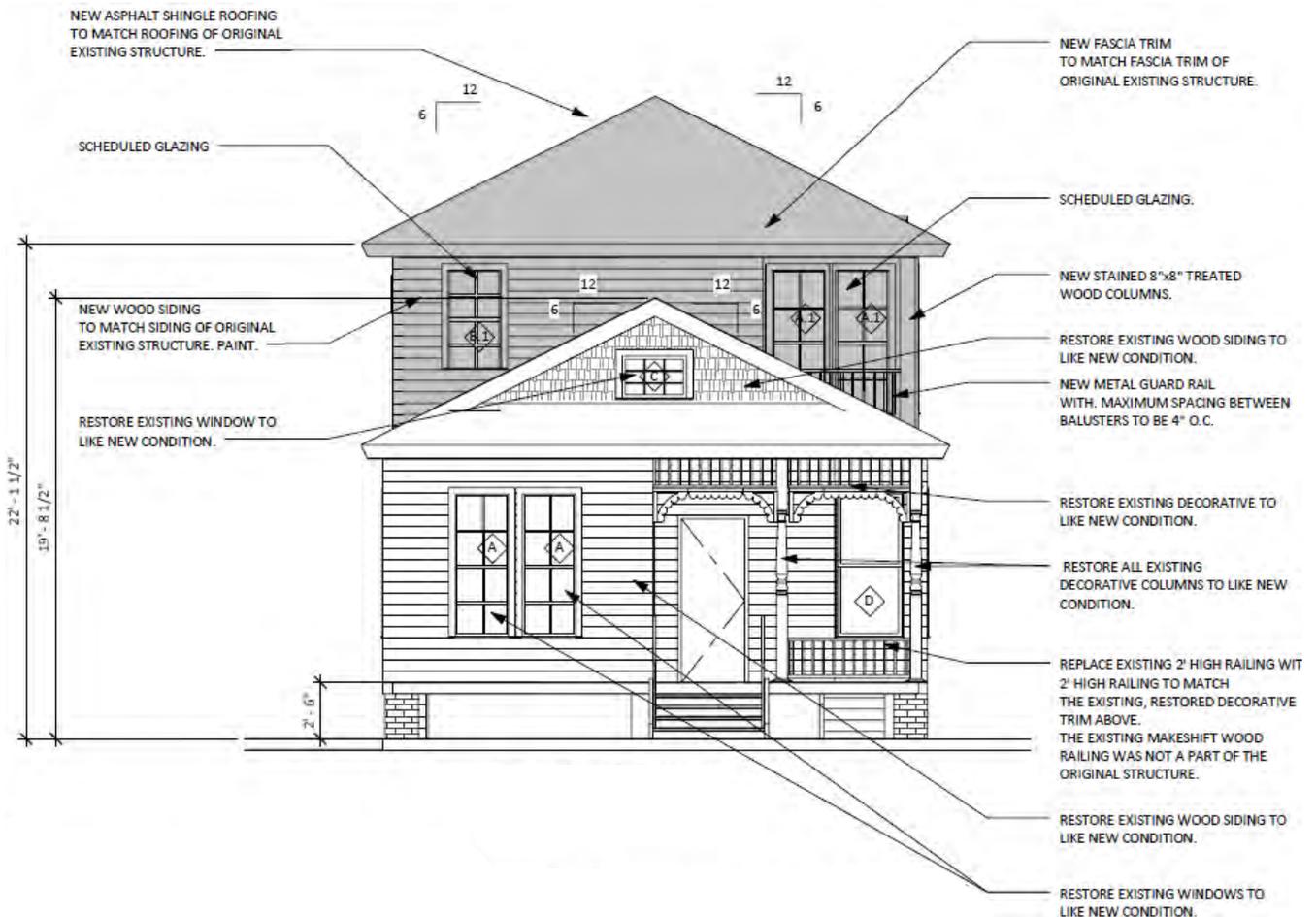
PROPOSED SOUTHEAST VIEW (BACK)

SOUTH ELEVATION – FRONT FACING DECATUR STREET

EXISTING

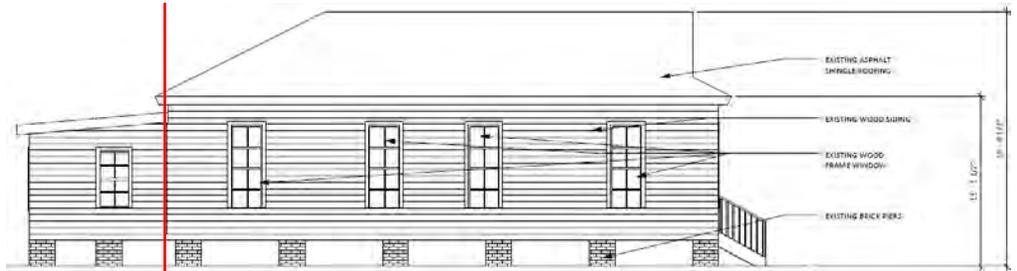


PROPOSED

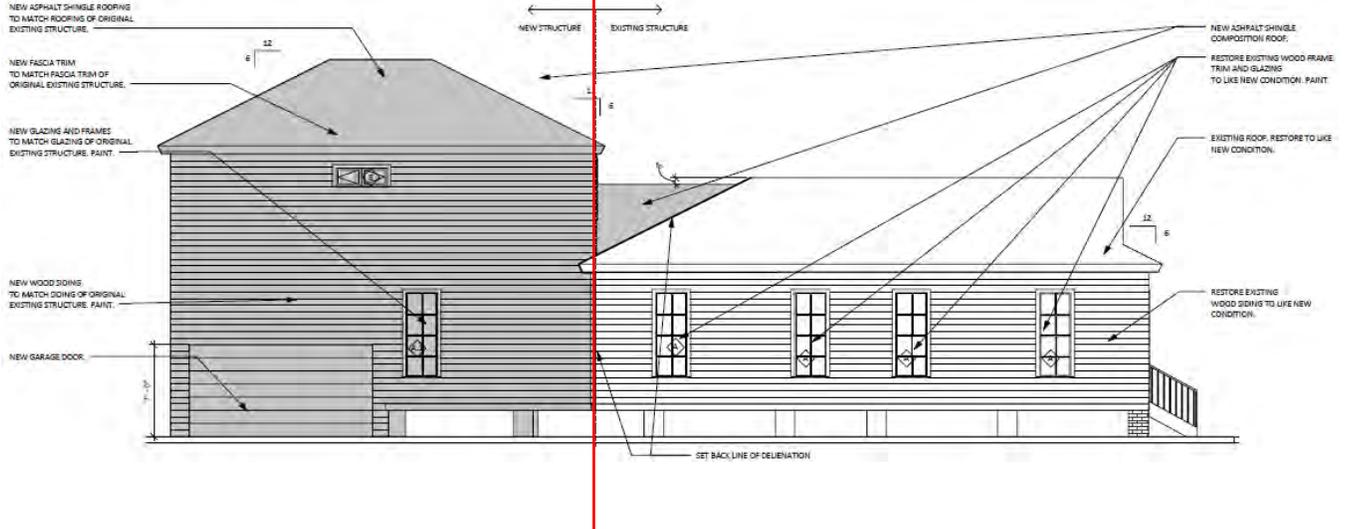


WEST SIDE ELEVATION

EXISTING

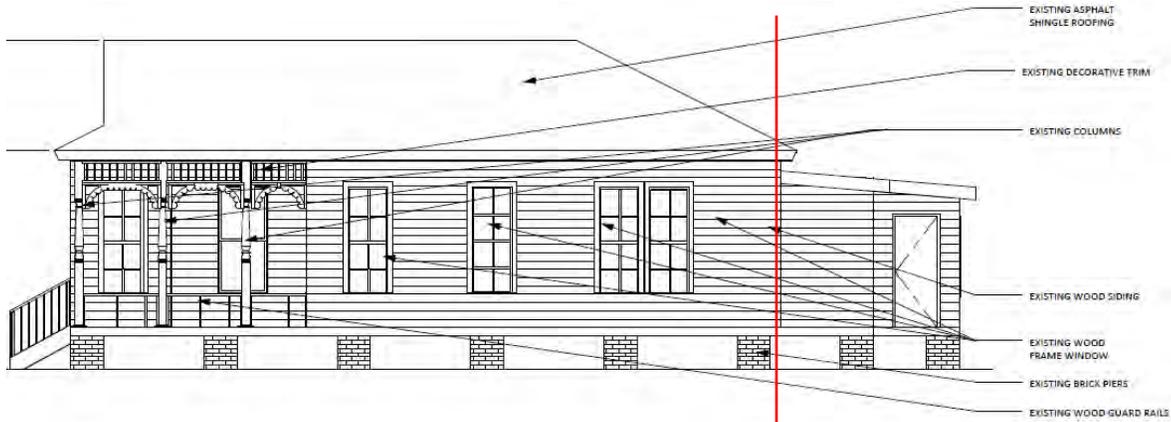


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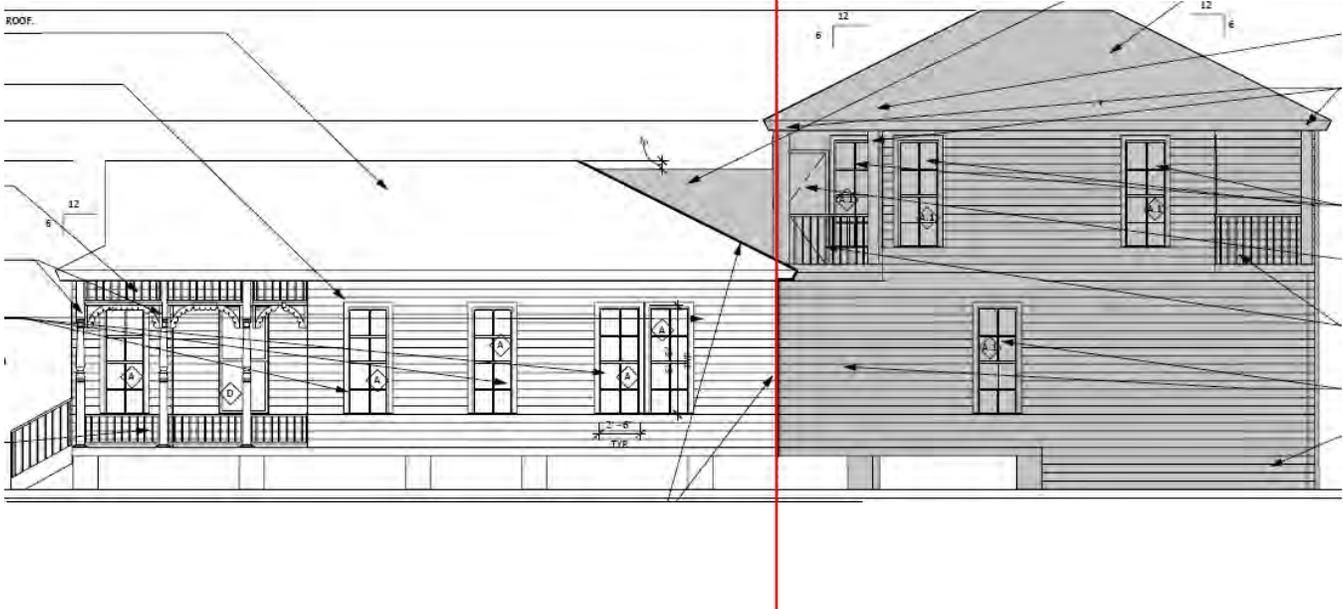


EAST SIDE ELEVATION

EXISTING

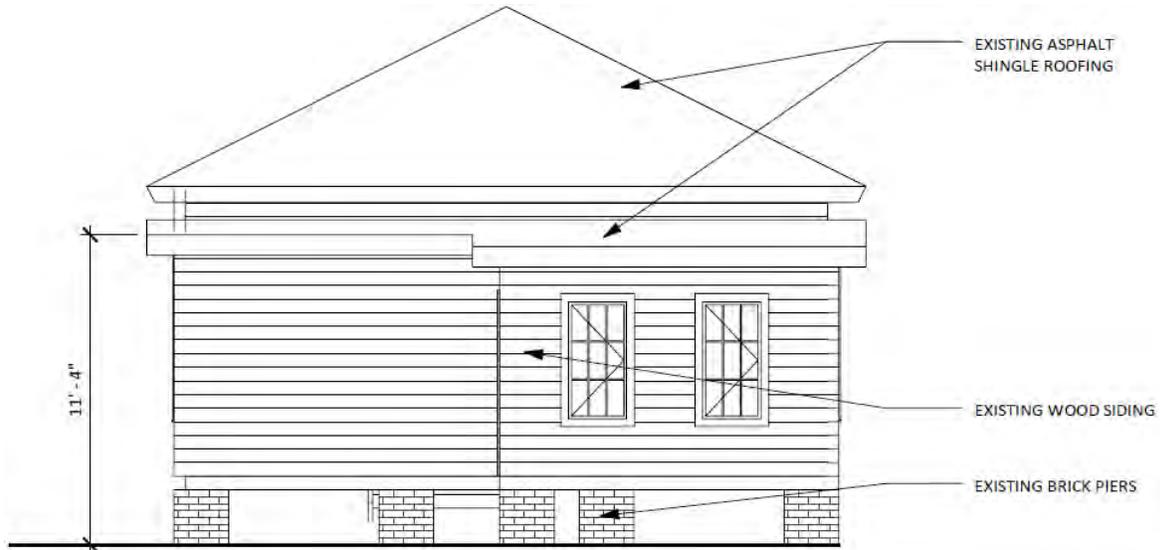


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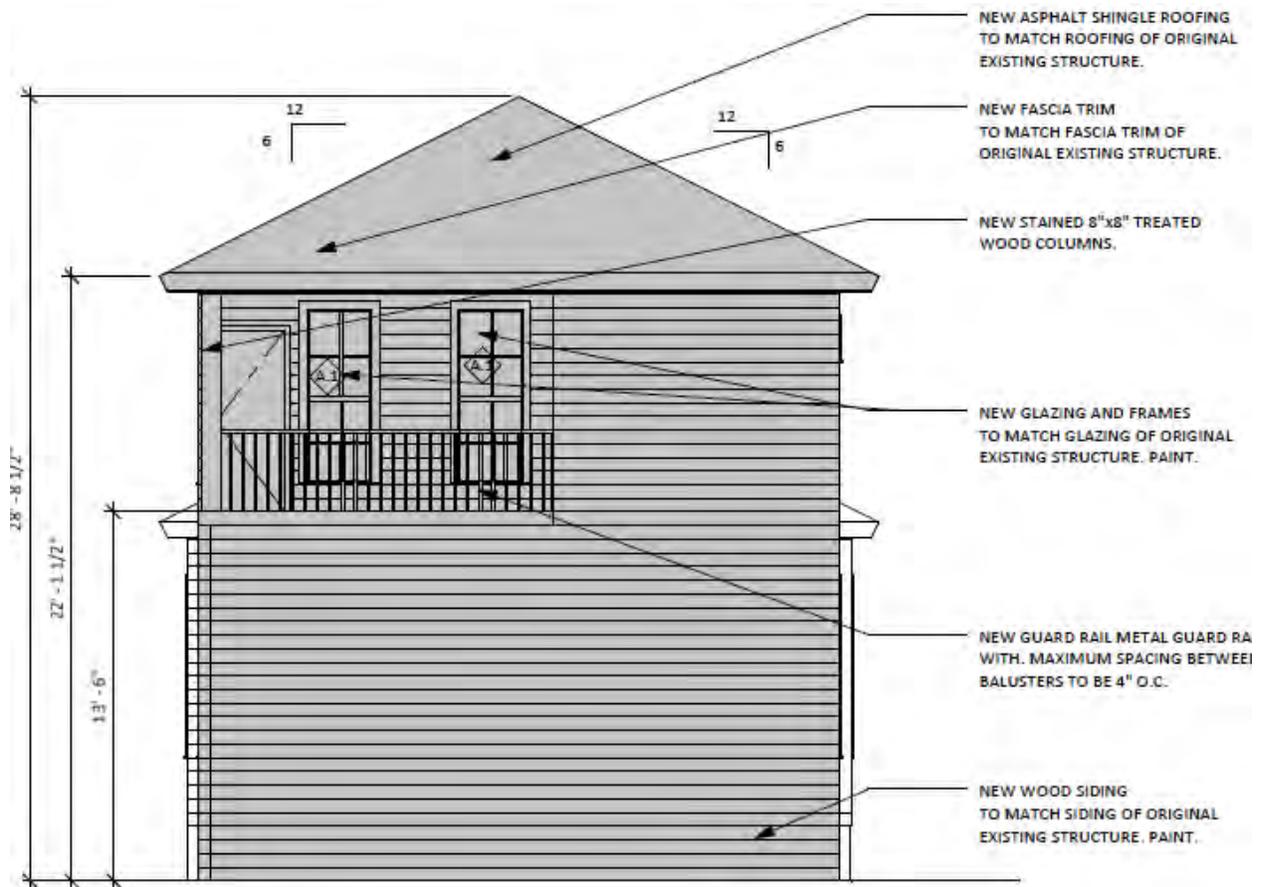


NORTH (REAR) ELEVATION

EXISTING

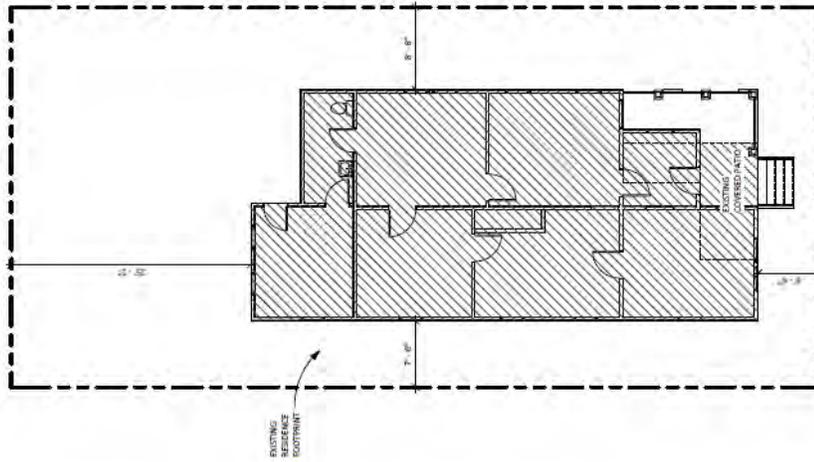


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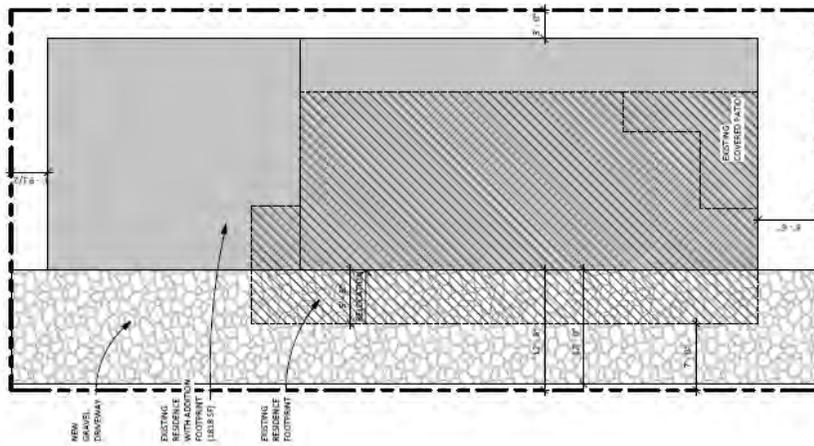




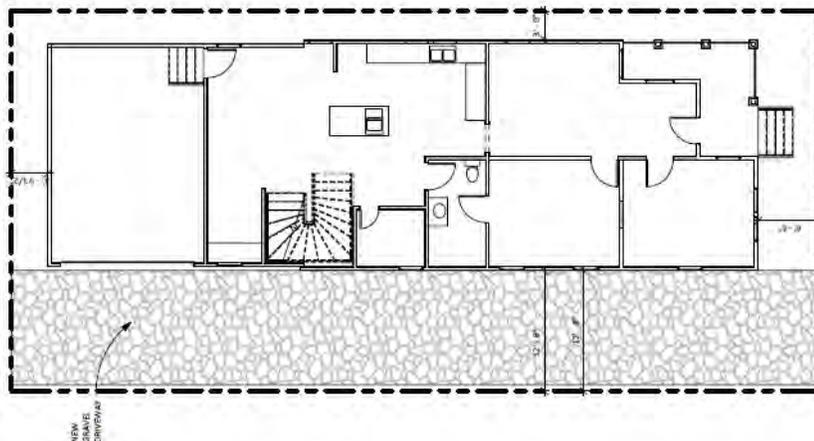
**SITE PLAN
EXISTING**



PROPOSED



*THE EXISTING RESIDENCE IS PROPOSED TO BE MOVED BACKWARDS 4 FT TO INDICATE THE NEW DRIVEWAY AND CONCRETE PATIO. THE DIAGONAL-HATCHED AREA SHOWS THE EXISTING RESIDENCE FOOTPRINT. THE SHARED AREA SHOWS THE PROPOSED FOOTPRINT OF THE RELIQUATION AND ADJUNCTION.

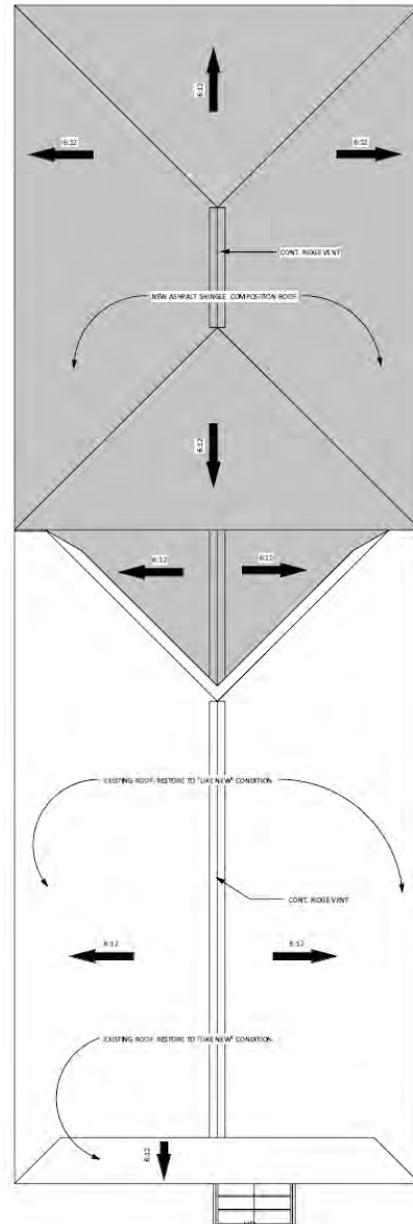
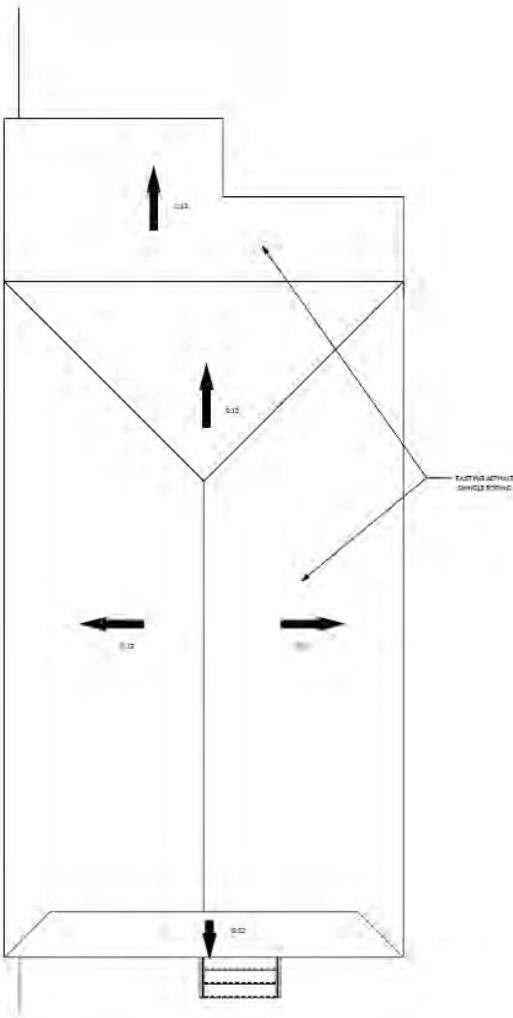




ROOF PLAN

EXISTING

PROPOSED

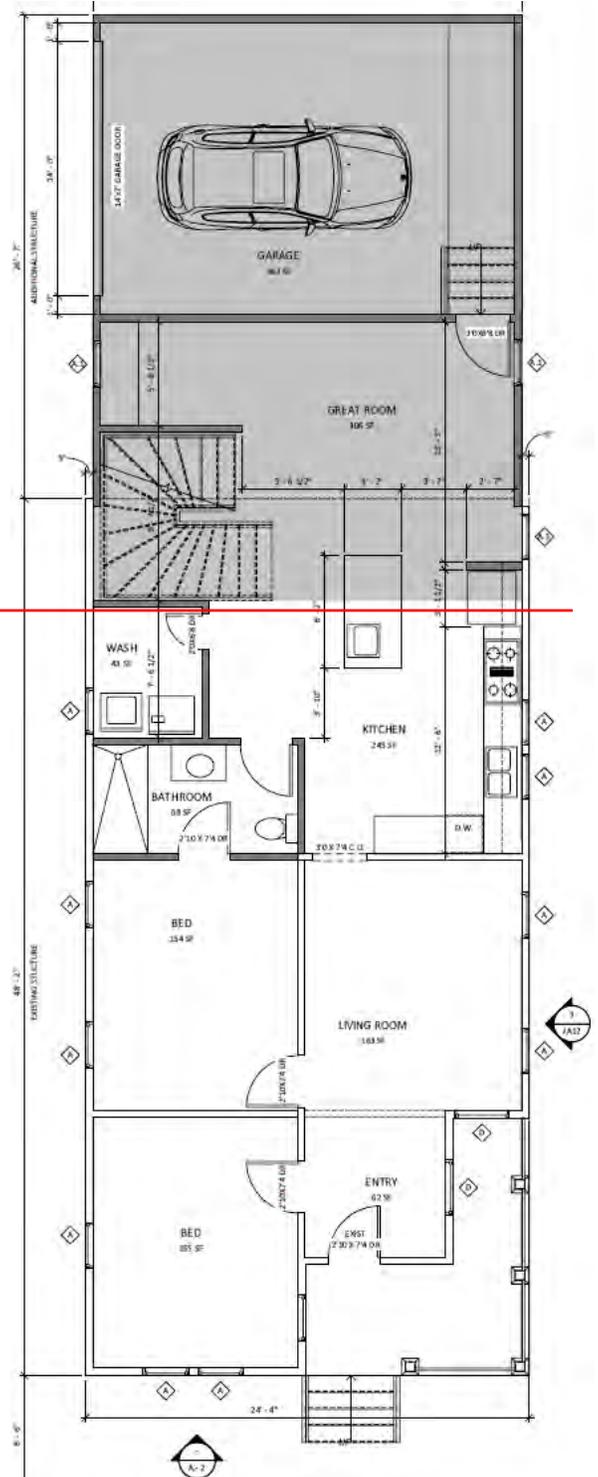
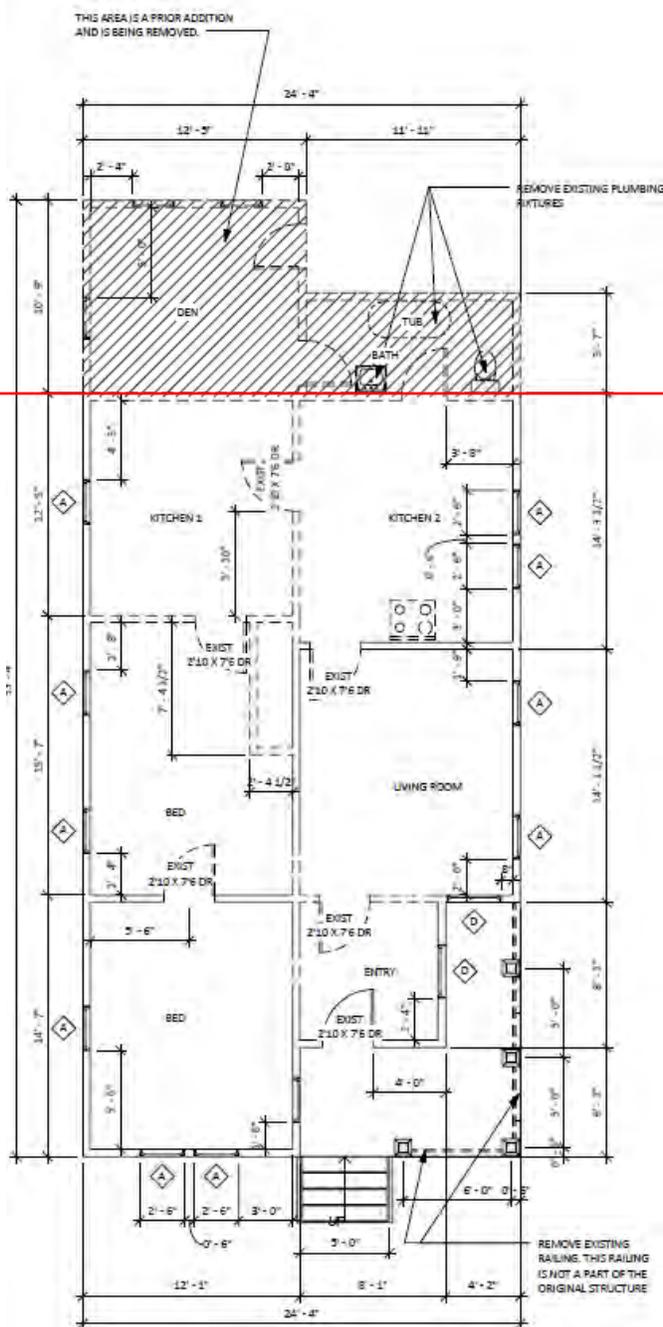




FIRST FLOOR PLAN

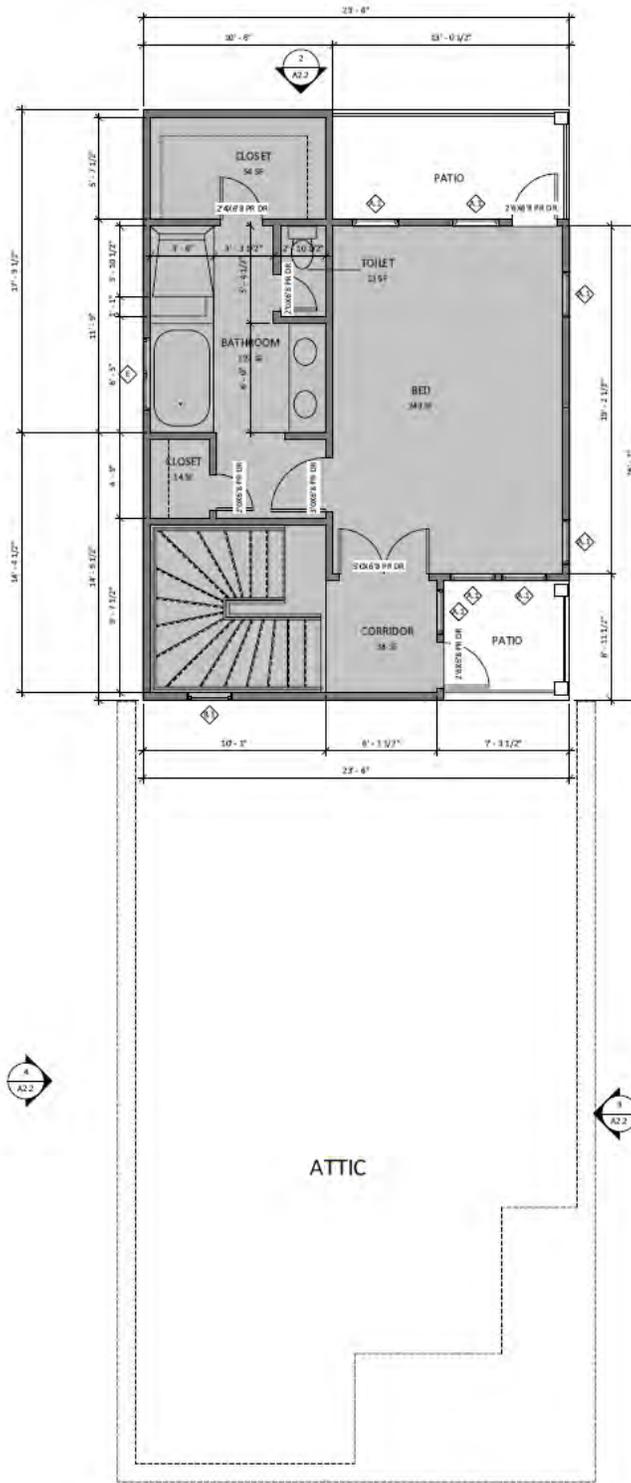
EXISTING/DEMO

PROPOSED

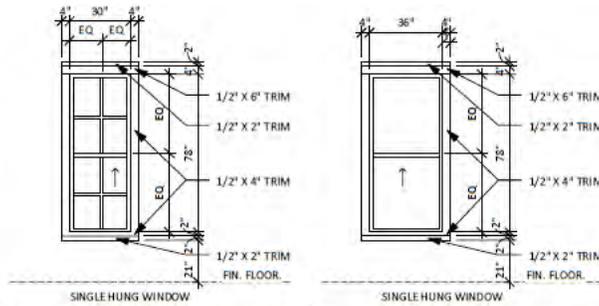




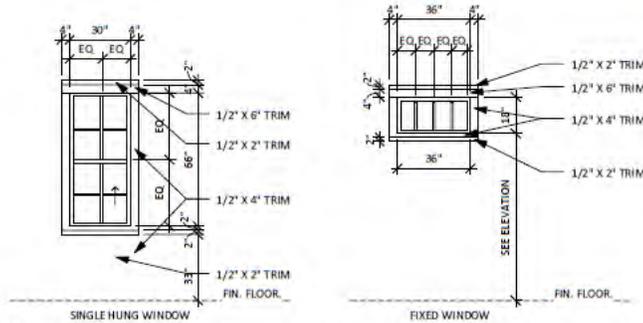
SECOND FLOOR PLAN PROPOSED



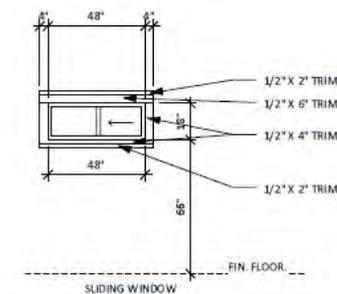
WINDOW / DOOR SCHEDULE



- A** EXISTING TO REMAIN WOOD TRIM AND FRAME, SINGLE PANE GLAZING. RESTORE EXISTING WOOD TRIM AND MULLIONS.
- A.1** NEW WOOD TRIM, FRAME AND MUNTINS, DOUBLE PANE GLAZING.
- D** EXISTING TO REMAIN WOOD TRIM AND FRAME, SINGLE PANE GLAZING. RESTORE EXISTING WOOD TRIM AND MULLIONS.
- D.1** NEW WOOD TRIM AND FRAME, DOUBLE PANE GLAZING.



- B** EXISTING TO REMAIN WOOD TRIM AND FRAME, SINGLE PANE GLAZING. RESTORE EXISTING WOOD TRIM AND MULLIONS.
- B.1** NEW WOOD TRIM AND MUNTINS, DOUBLE PANE GLAZING.
- C** EXISTING TO REMAIN WOOD TRIM AND FRAME, SINGLE PANE GLAZING. RESTORE EXISTING WOOD TRIM AND MULLIONS.
- C.1** NEW WOOD TRIM AND MUNTINS, DOUBLE PANE GLAZING.



- E** NEW WOOD TRIM AND MULLIONS, DOUBLE PANE GLAZING.

*NEW GLAZING TO BE:
-LOW-E
-DOUBLE PANE CLEAR GLASS
-WOOD FRAME
-U-VALUE: 0.3
-SHCG: 0.28
-ENERGY STAR QUALIFIED SOUTH/CENTRAL ZONE

3 WINDOW SCHEDULE
1/4" = 1'-0"

APPLICANT PHOTOS

CONTEXT PHOTOS



APPLICANT PHOTOS



APPLICANT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing residence is 24'-4" in width and 53'4" in depth. The existing ridge height is 19'-8½". The house currently has a partial inset wrap-around porch. The porch is located to the east of the front wall and was a front width of 12'-3" and front depth of 6'-1" deep. The side extension of the porch is 14'-2" long and 4'-2" deep. A 24'-4" by 10'-9" rear addition will be removed. The existing structure is to remain and will not be altered.

The proposed two-story addition will begin at the original rear wall of the structure. The addition will be inset 5" on both the east and west to help delineate the addition from the existing structure. The addition will have a maximum width of 23'-6" and a maximum depth of 26'-7". The ridge height of the addition will be 28'-8½". The addition will contain a 7'-3½" wide by 6'-11½" deep second story balcony inset into the southeast corner.

Setbacks: The existing residence has a front (south) setback of 6'-6"; a west side setback of 7'-0"; an east side setback of 8'-8"; and a rear (north) setback of 25'-2".

The existing structure will be shifted 5'-8" to the east. The relocated structure will maintain the front (south) setback of 6'-6" (existing to remain); have a west side setback of 12'-8"; an east side setback of 3'-0"; and a rear (north) setback of 3'-9½". See drawings for more detail.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2'-6". When shifting the house, the structure will be placed on a new pier and beam foundation with a finished floor height of 2'-6" to match existing. See drawings for more detail.

Windows/Doors: The existing house features 4-over-4 single-hung and 1-over-1 single hung wood windows. All existing windows on the original portion of the house are to be retained and restored. A decorative window is centered in the front gable. The existing front door is to remain.

All existing windows on the original portion of the house are to be retained and restored. The proposed addition will feature 4-over-4 single-hung wood windows to match existing. An additional wood sliding window will be located on the west elevation. See windows schedule and drawings for more detail.

Exterior Materials: The existing house is clad with asbestos shingles. Original wood lap siding is located under the shingles. The porch features original turned columns and intricate decorative trim and brackets. Although the existing 2'-0" front porch railing is of the appropriate historic height, it is not original to the structure.

All existing material (including, but not limited to, the siding, windows, trim, porch details, columns, trim, and brackets) is to remain and will be repaired and restored. The non-original 2'-0" front porch railing will be replaced with a new 2'-0" front porch railing more sympathetic to the existing structure and decorative trim above. There will be a 4" gap between the bottom rail and the porch floor. The cladding on the proposed addition will be wood lap siding to match existing. The proposed balcony on the southeast corner of the second-story will be simplified and not feature any of the decorative trim work or turned columns found on the original structure. See drawings for more detail.

Roof: The existing house has a composition shingle front gable on hip roof with a pitch of 6:12 and an eave height of 13'-11". There is a decorative window located in the front gable.

The proposed addition will have a composition shingle hipped roof with a pitch of 6:12 and an eave height of 22'-11½". See drawings for more detail.

Front Elevation: The existing structure is two bays wide. The western bay features a pair of windows. The eastern bay features an inset porch with the front entry door and a window. The porch features turned columns and decorative trim work. The house is topped by a gable-on-hip roof with a centered decorative window.

(South)

The proposed addition will be inset on each side. A single window will be located on the western half of the façade and an inset porch will be located on the eastern half of the façade. The addition will be topped with a hipped roof. See drawings for more detail.

Side Elevation: The existing west elevation features four windows on the original portion of the house. At the rear is a later addition with a single window.

(West)

The proposed addition will begin at the original rear wall of the house. The west elevation will include a garage door and single window on the first-story. The second-story will include a single-horizontal slider window. The roof cricket connecting the original structure to the addition will be lower than the existing roof to help delineate the new from the existing. See drawings for more detail.

Side Elevation: The existing east elevation features three original bays. The southern bay features the inset front porch and includes two windows. The center bay features two windows. The rear bay features a pair of windows. At the end of the original structure is a later addition with a single door.

(East)

The proposed addition will begin at the original rear wall of the house. The east elevation will include two windows on the first-story. The second-story will include an inset balcony on the southern and northern ends. The southern balcony will include a single window. Two additional windows will be installed between the balconies. The roof cricket connecting the original structure to the addition will be lower than the existing roof to help delineate the new from the existing. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

(North)