

CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Howard Hill, Sherry Tseng Hill Architects, for Chris and Jennifer Jacobs, owners

Property: 2120 Lubbock Street, Lot 1, Block 407, Baker W R NSSBB Subdivision. The property includes a historic 1,256 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Construct an 830 square foot two-story addition that encroaches onto the existing structure.

- Second-story of the addition will encroach 11’ wide and 8’ deep into the existing structure.
- First floor of the addition will bump-out 12” on the west elevation (to match existing original bump-out)
- Addition will have a ridge height of 30’ and an eave height of 23.5’
- Addition will be clad in cementitious siding and will have casement windows

See enclosed application materials and detailed project description on p. 4-20 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: 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.

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. |
|-------------------------------------|--------------------------|--------------------------|---|



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



3D RENDERING

PROPOSED

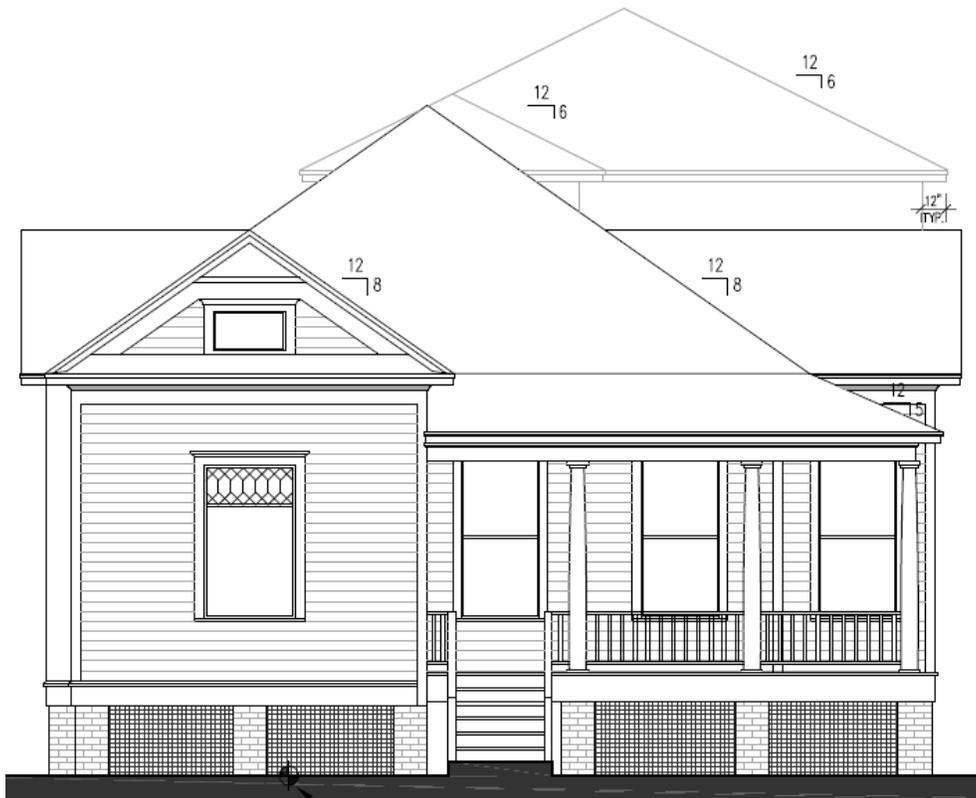


SOUTH ELEVATION – FRONT FACING LUBBOCK STREET

EXISTING

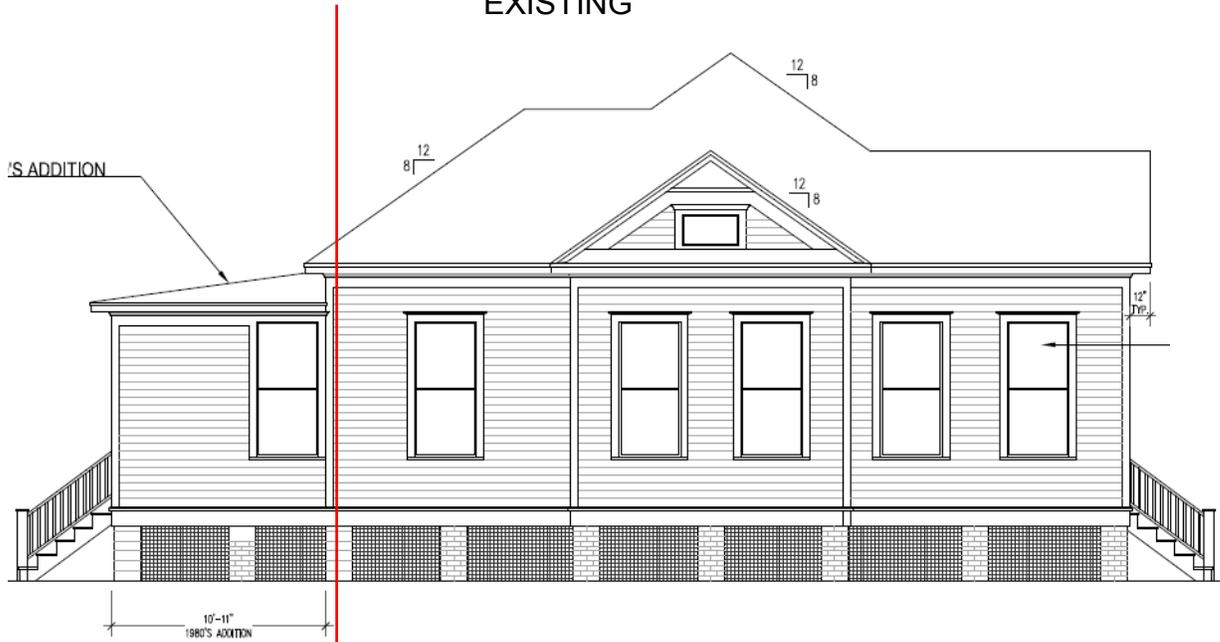


PROPOSED

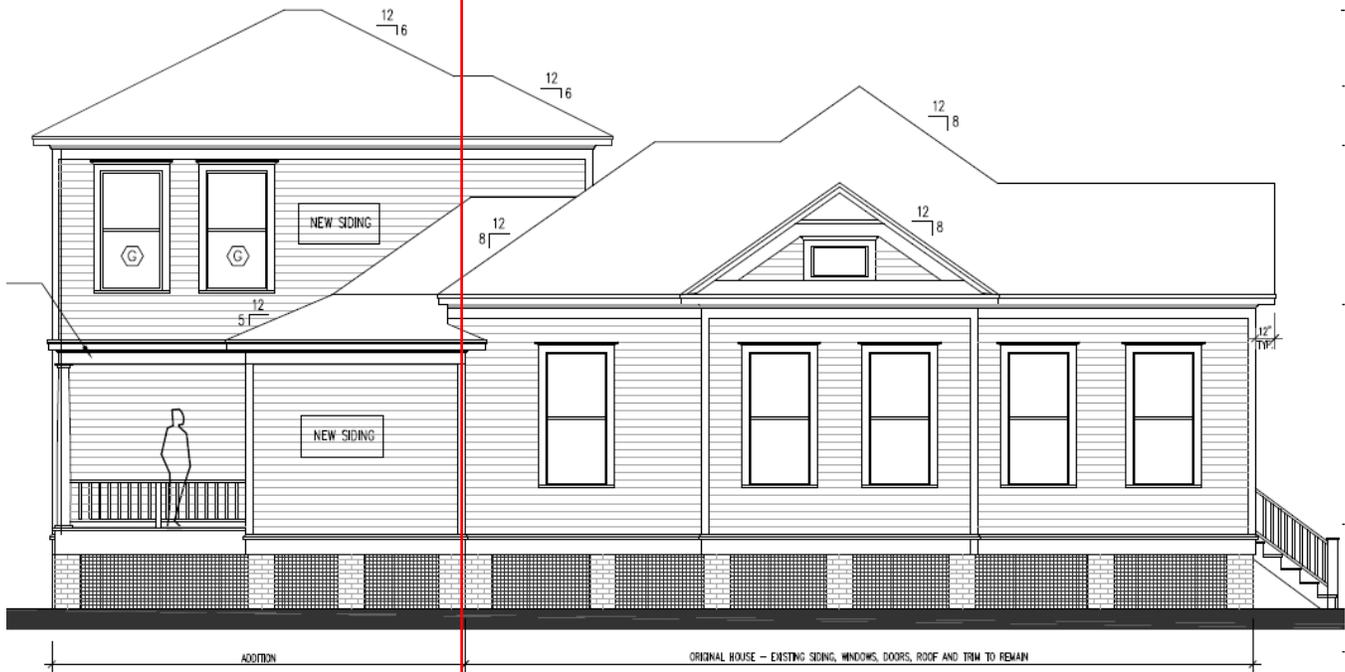


WEST - SIDE FACING HEMPHILL STREET

EXISTING



PROPOSED



Original rear wall

EAST SIDE ELEVATION
EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



PROPOSED

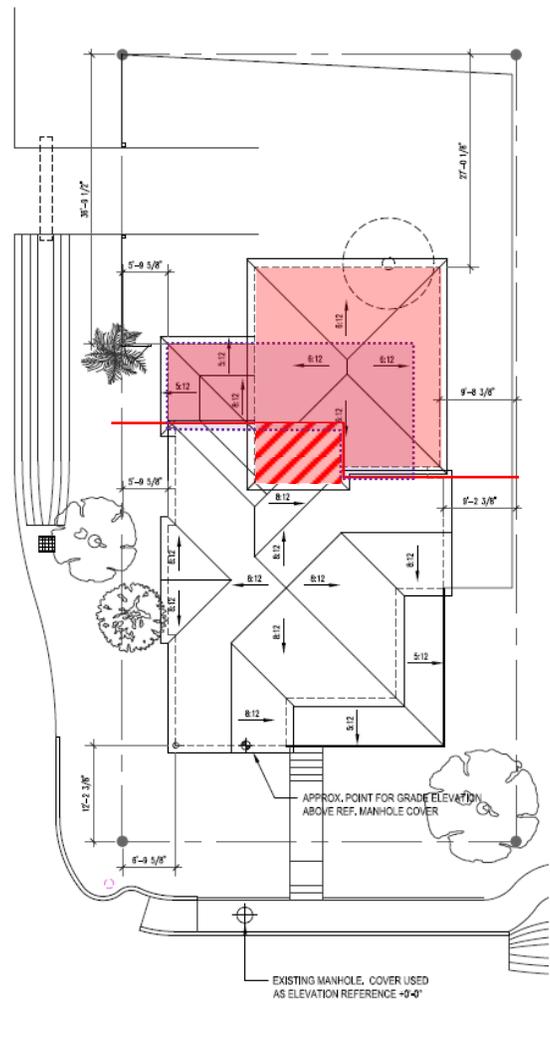
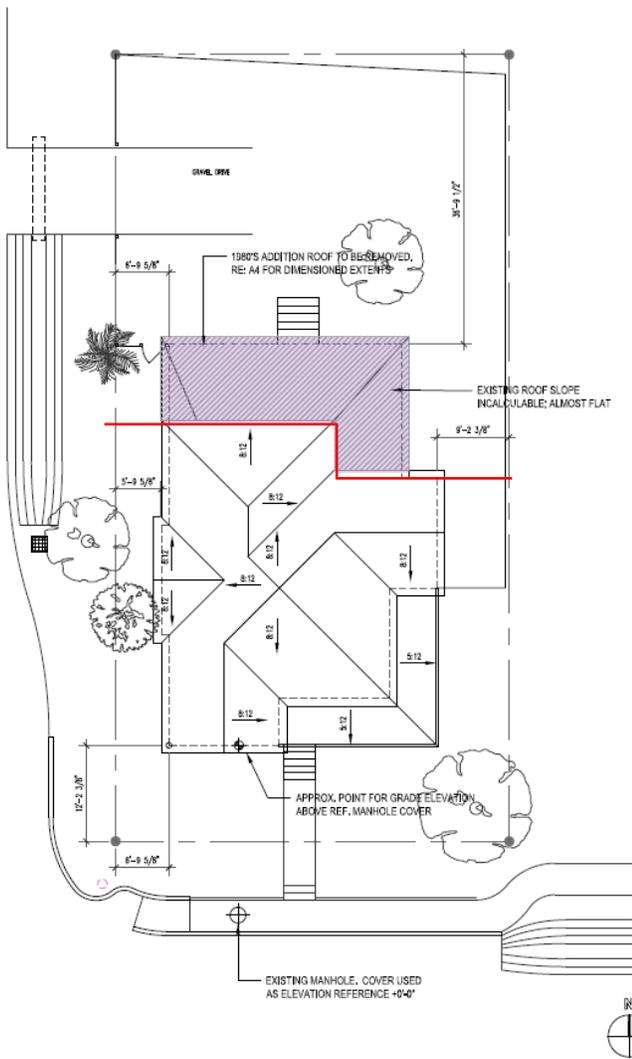




SITE / ROOF PLAN

EXISTING

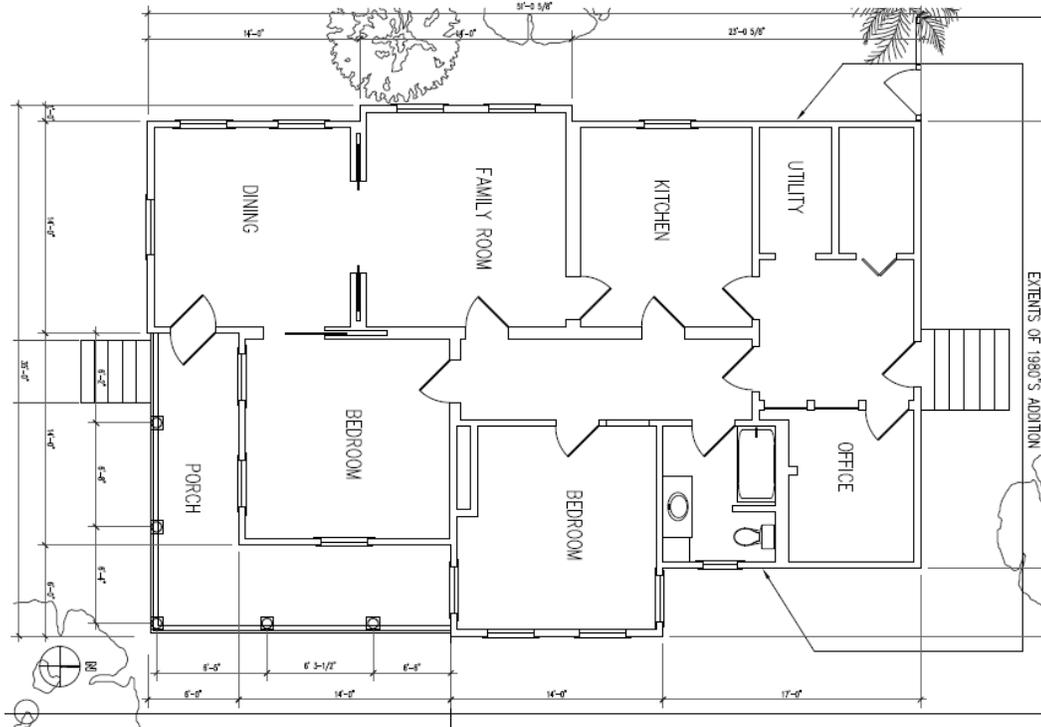
PROPOSED



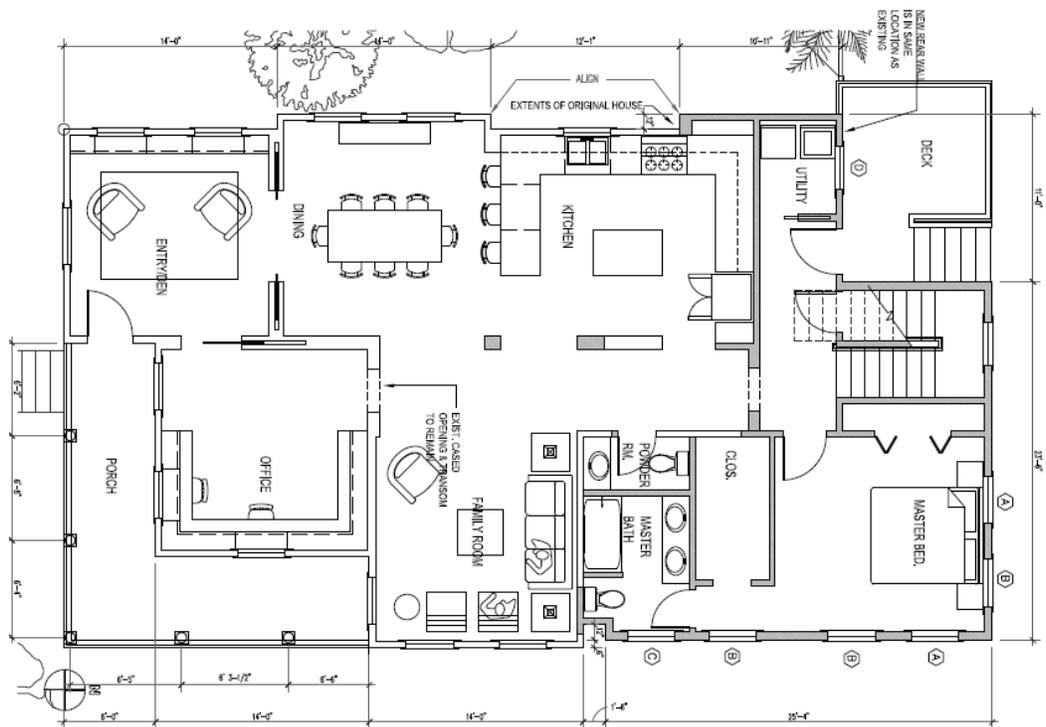


FIRST FLOOR PLAN

EXISTING



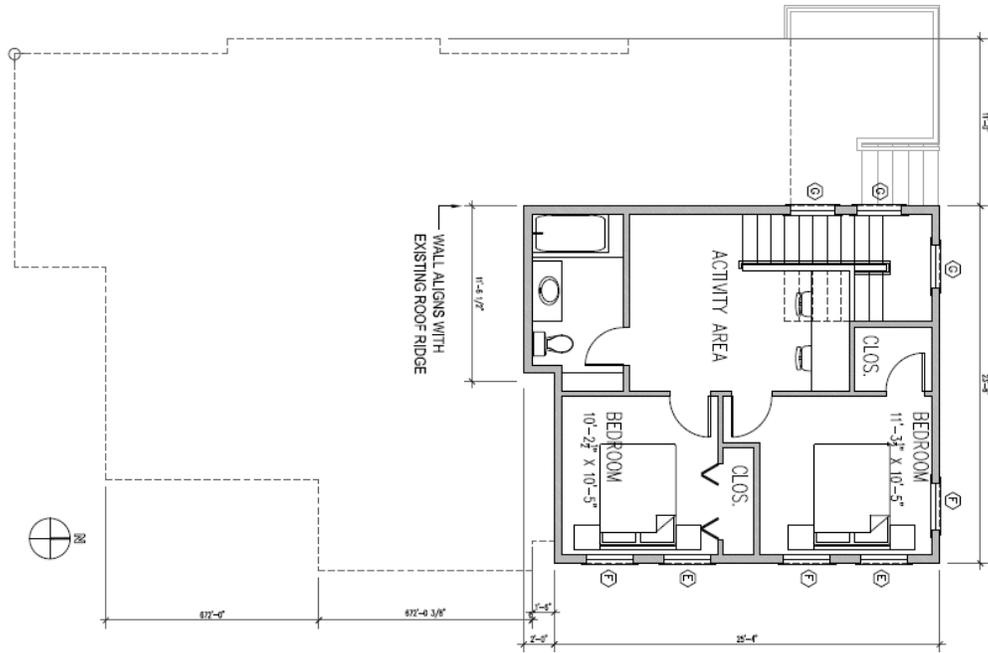
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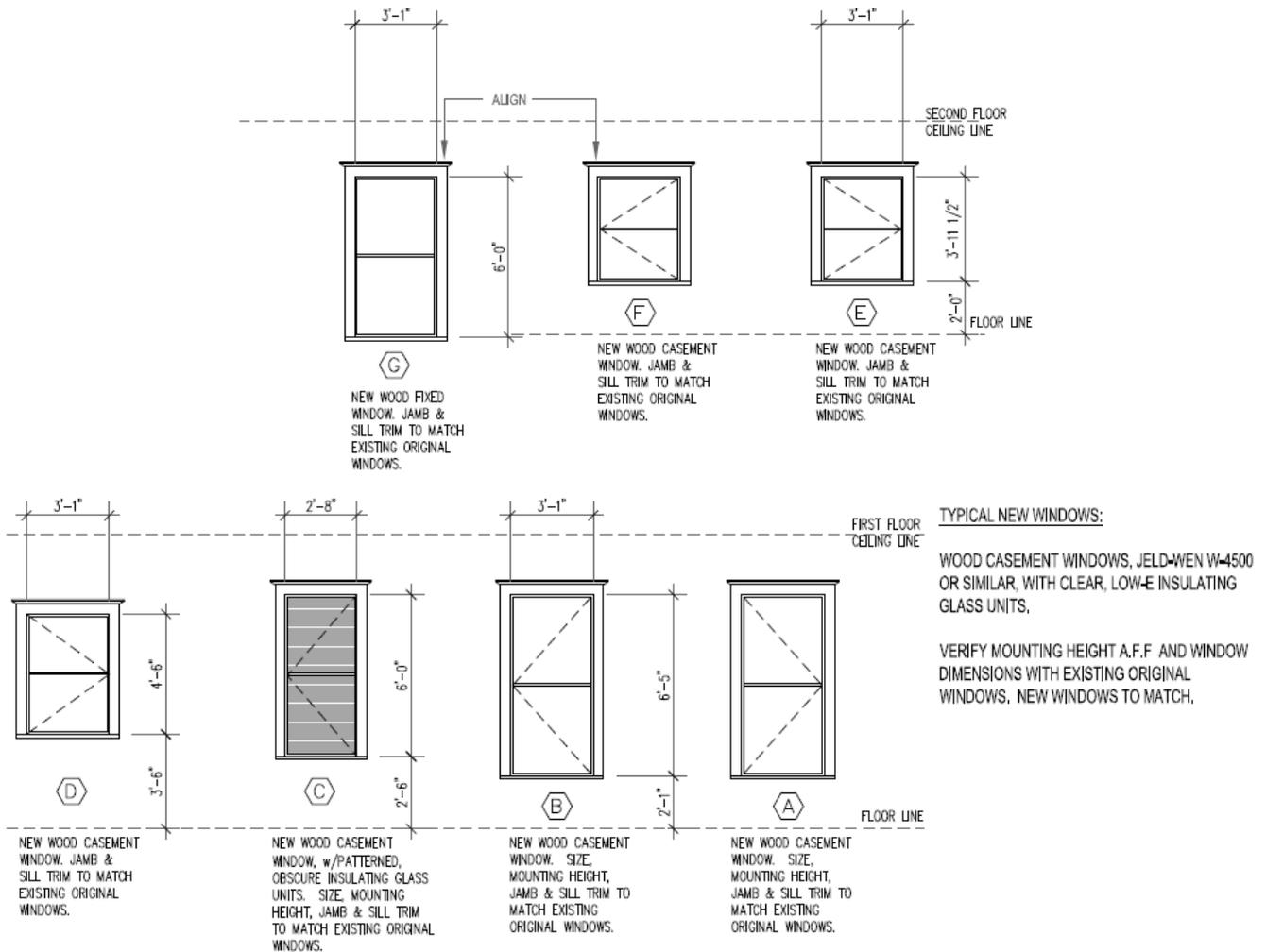


SECOND FLOOR PLAN

PROPOSED



WINDOW SCHEDULE



WINDOW DETAIL



Home » Windows » Casement » W-4500 Wood Casement Window

W-4500 WOOD CASEMENT WINDOW

Like 0

Share

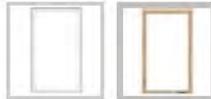
+ PRINT

Price Range: \$\$



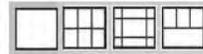
Options

Model
Interior



Grille Designs

No Grille



Wood Options

Pine

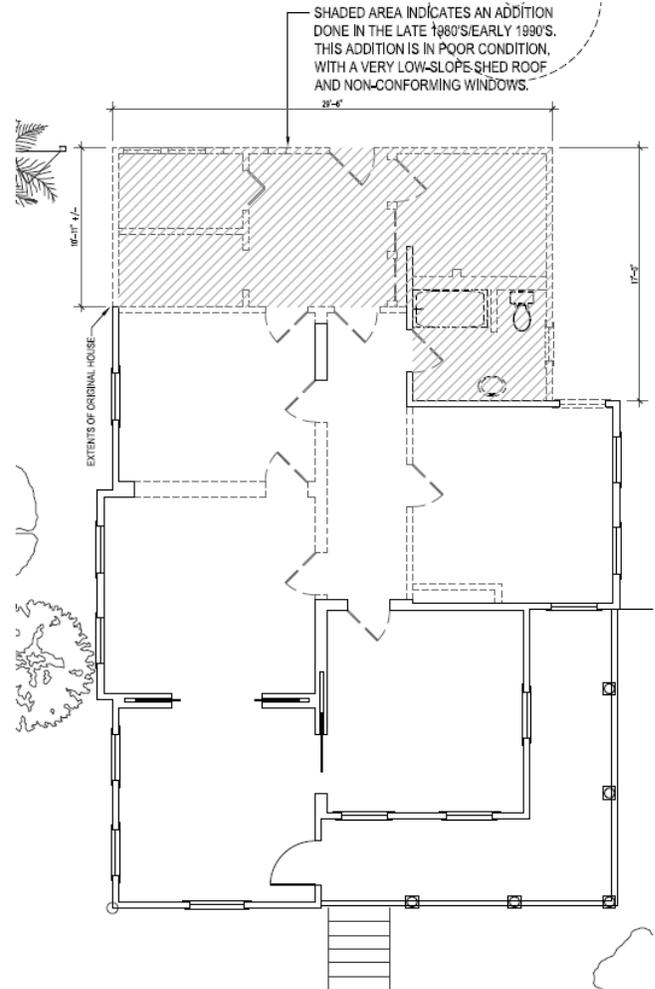
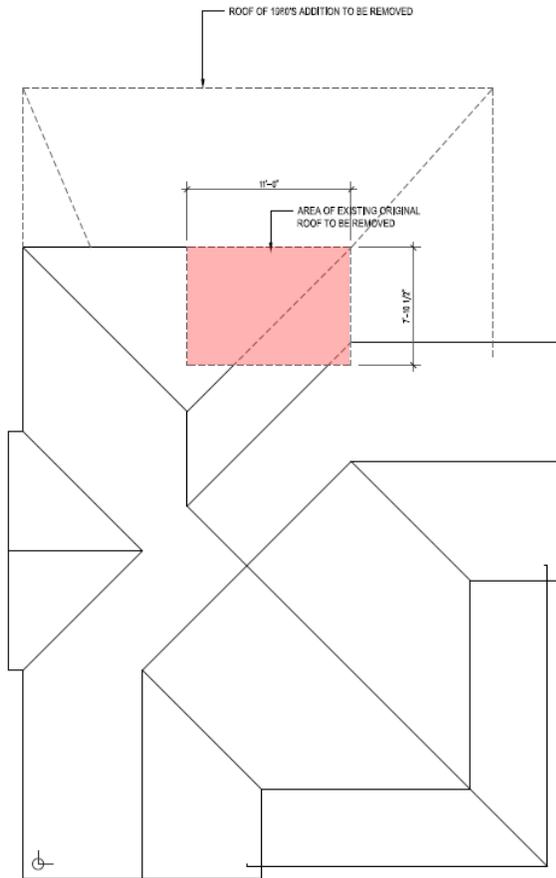


Options

Build & Installation

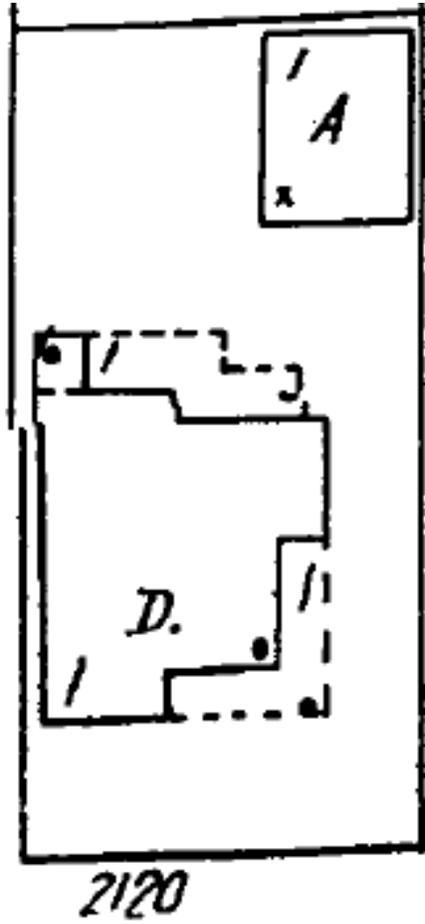
Tech Documents

Demolition Plan



SANBORN MAP

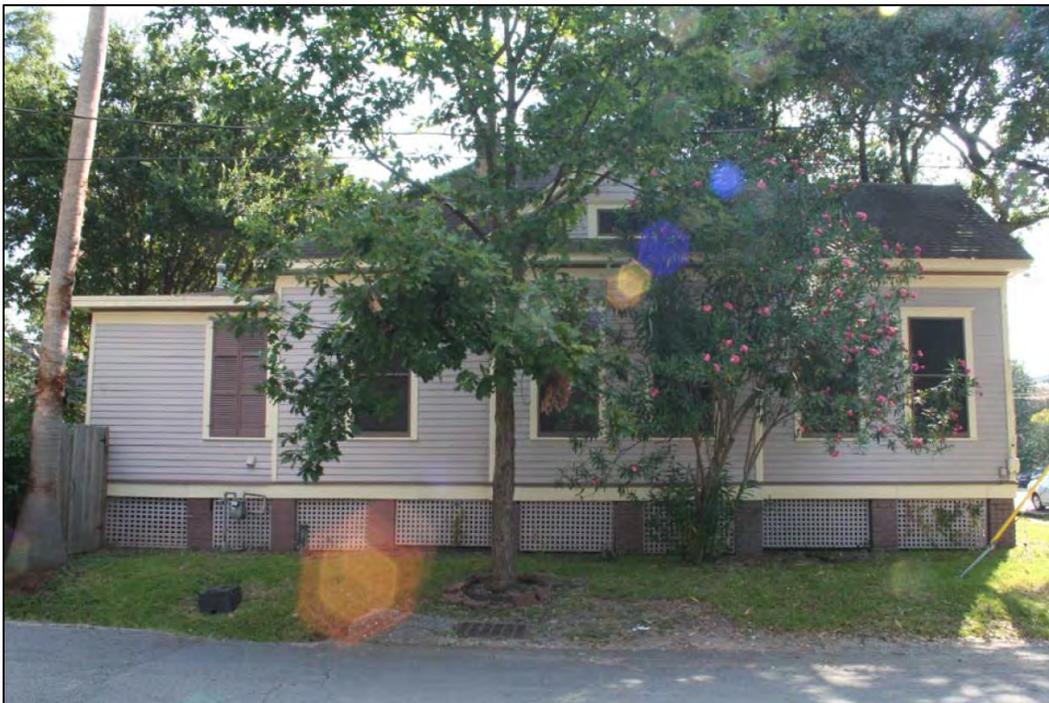
1924-1951



APPLICANT PHOTOS



View from corner of Lubbock and Hemphill



View from Hemphill with previously constructed rear addition

APPLICANT PHOTOS



Previously constructed rear addition on back of house, to be removed



View of east side of house from Lubbock Street

PROJECT DETAILS

Shape/Mass: The existing house has a maximum width of 35'-0" and a maximum depth of 51'-1". The existing ridge height is 26'-5". A partial porch wraps around the eastern corner of the façade. The 6'-0" deep porch is 20'-0" wide and extends 20'-0" to the rear. The existing round porch columns are 8" wide and 8'-3" tall. The front wall is located to the west of the façade and is 14'-0" wide. The existing structure features a previous 29'-6" wide 10'-11" / 17'-0" deep one-story addition.

The existing rear addition will be removed. The proposed addition will have a maximum width of 34'-6" and a maximum depth of 27'-4". The first-story of the addition will begin at the original rear wall. The addition will bump-out 12" on the west elevation and will have a 1'-6" wide by 1'-0" deep inset on the east. The eastern wall of the addition will be inset 6" from the existing eastern wall. The second-story of the addition will be 23'-6" wide and 23'-5" deep. An 11'-0" wide by 7'-10" section of the second-story addition will encroach into the existing roof. The western portion of the second-story will have a 11'-6½" wide 2'-0" bump-out. The proposed addition will have a ridge height of 30'-3". The existing porch will not be altered. See drawings for more detail.

Setbacks: The existing residence has a front (south) setback of 12'-3"; a west side setback of 5'-10"; an east side setback of 9'-3"; and a rear (north) setback of 36'-9½".

The existing carriage house will not be shifted and will maintain all existing setbacks. The addition will have a front (south) setback of 12'-3"; a west side setback of 5'-10"; an east side setback of 9'-9"; and a rear (north) setback of 27'-1". See drawings for more detail.

Foundation: The existing residence has a brick pier and beam foundation with a finished floor height of 3'-10". The proposed addition will have concrete pier and beam foundation with a finished floor height of 3'-10" to match existing. See drawings for more detail.

Windows/Doors: The existing structure features 1-over-1 double hung wood windows. The existing rear addition features double-hung divided-lite windows.

All existing original windows will be retained. The proposed addition will have casement and fixed wood windows with a horizontal central dividing bar simulating double-hung windows. See drawings and window schedule for more detail.

Exterior Materials: The existing house features wood lap siding with a 4½" reveal. All existing siding, windows, doors, trim is to remain.

The proposed addition will feature smooth cementitious lap siding with a 4½" reveal to match existing. See drawings for more detail.

Roof: The existing residence features a composition shingle hip roof with a gabled front wall and side bump-outs. The existing roof has a pitch of 8:12 and eave height of 15'-5".

The proposed addition will have a composition shingle hipped roof with a pitch of 6:12 and an eave height of 23'-5". See drawings for more detail.

Front Elevation: The front elevation features the front wall topped by a gable on the western portion of the façade. **(South)** The eastern portion features the partial wrap-around porch. The front wall features a centered window with a decorative top sash. The eastern portion features three windows behind the porch. The proposed second-story addition rises above the existing structure. The addition features no fenestration on the front elevation and is topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing west elevation is four bays deep. The southern (front) bay features two windows.
(West) The next bay features two windows on a gabled bump-out. To the north of the bump-out is a single window. The northern bay is the previously constructed addition with a single window.

The rear bay will be removed and a new one-story portion will be constructed. This portion will not feature any fenestration. The two-story portion of the addition encroaches into the existing structure. The first floor of this portion does not feature any fenestration while the second-story has two windows. The addition is topped by a hipped roof. See drawings for more detail.

Side Elevation: The existing east elevation features the side profile of the partial wrap-around porch. The front door is located on the side of the front wall portion of the house. A single window is located behind the porch. To the north of the porch, a gabled bump-out features two windows. To the rear is the previously constructed addition with a single window followed by a group of three additional windows.

The proposed addition will begin behind the rear eastern wall. Both the first- and second-stories of the addition will have four windows. The addition will be topped by a hipped roof. See drawings for more detail.

Rear Elevation: The rear elevation is not visible from the public Right-of-Way. See drawings for more detail.
(North)