

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Michael Morrow, Kinnymorrow Architecture for Amanda McGowen, Modern Charm, LLC, owner

Property: 2117 Lubbock Street, Lot 11, Tract 10A, Block 408, Baker W R NSBB Subdivision. The property includes a historic 1,289 square foot, one-story wood frame single-family residence situated on a 5,500 square foot (55' x 100') interior lot.

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

Proposal: Alteration – Construct a two-story rear addition at the rear of the existing structure. Addition will be connected to the original structure through a narrow hall in an attempt to articulate and distinguish the existing from proposed. The windows on the west elevation will be shifted and changed in size.

- Existing alterations at the rear and east elevations will be removed
- The 987 square foot addition will be 16' wide, 40' deep, and have a ridge height of 30'
- The front door location will be returned to its original location (along with two front windows)

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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 | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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, 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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <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

INVENTORY PHOTO



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING LUBBOCK STREET

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED

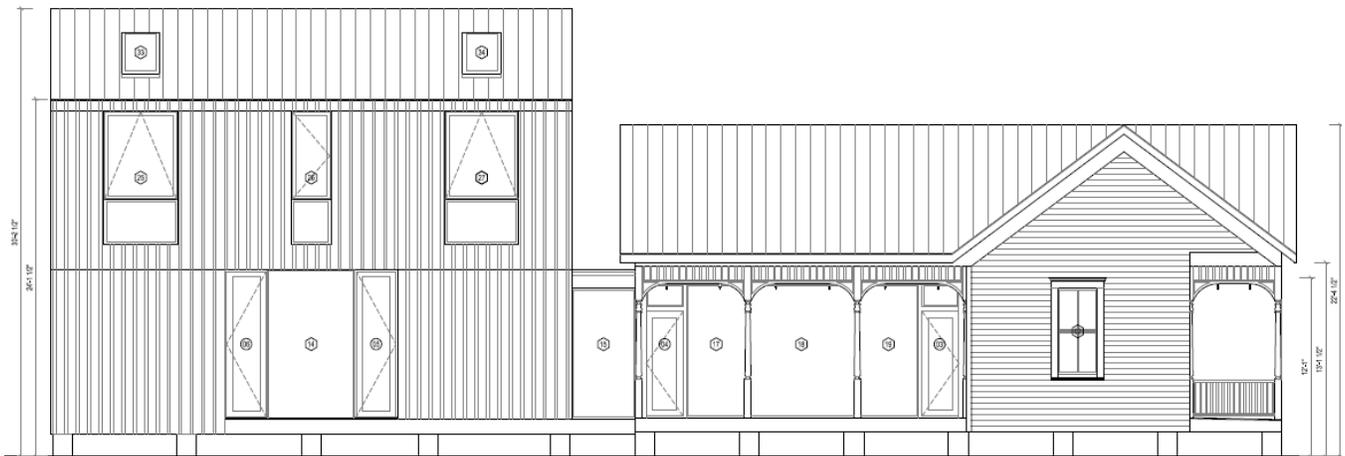


EAST SIDE ELEVATION

EXISTING

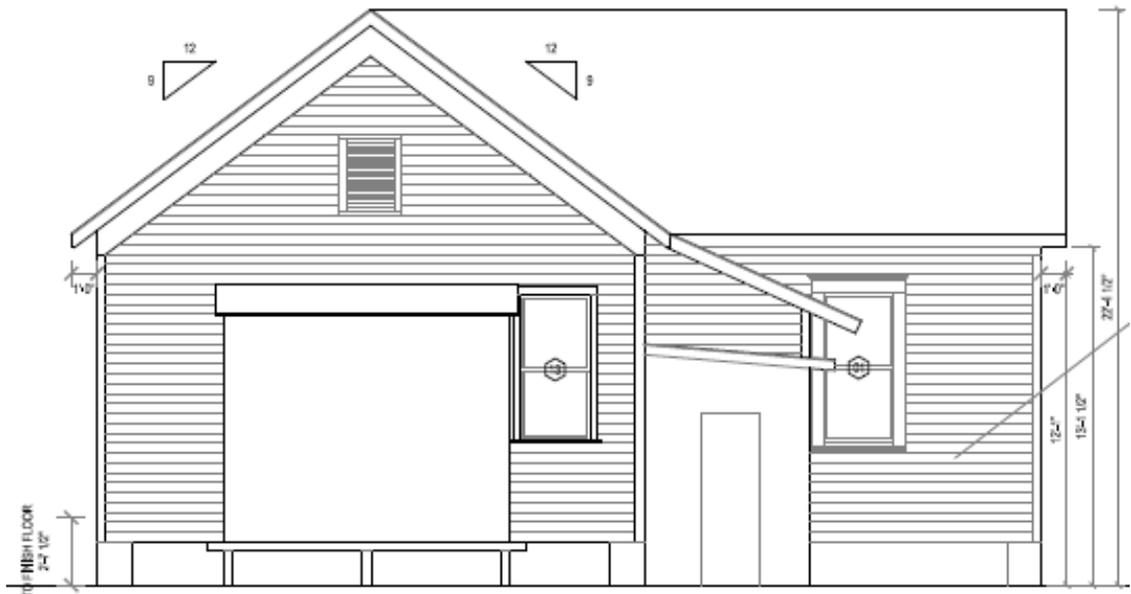


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

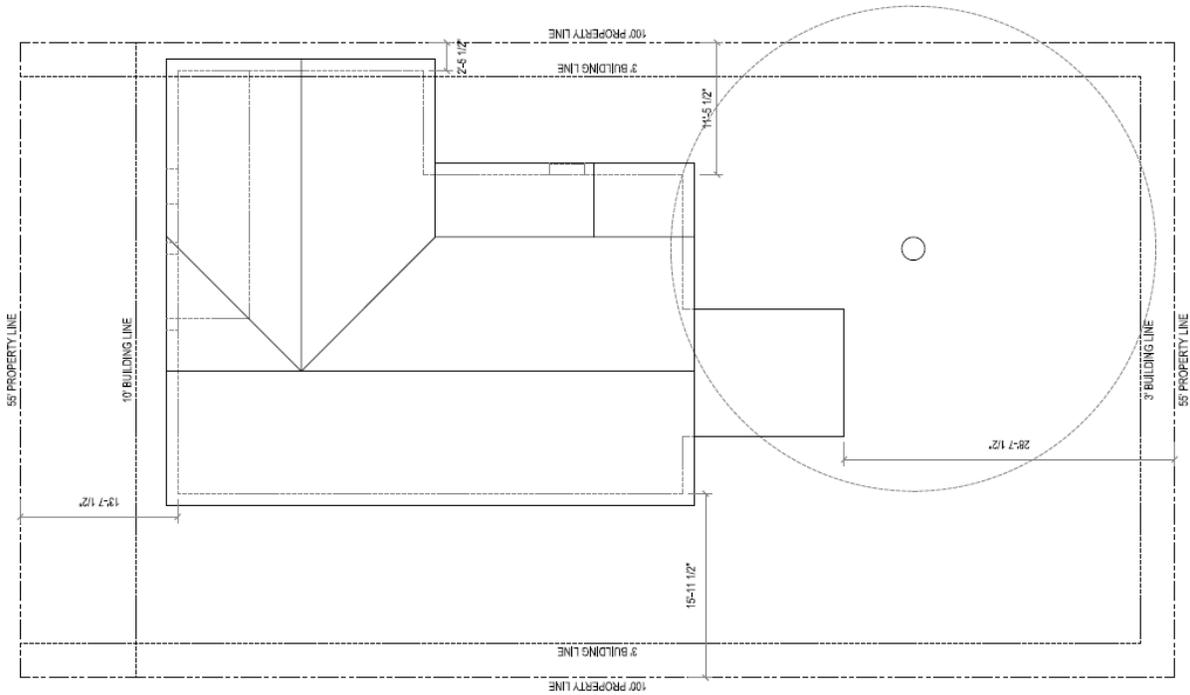


PROPOSED

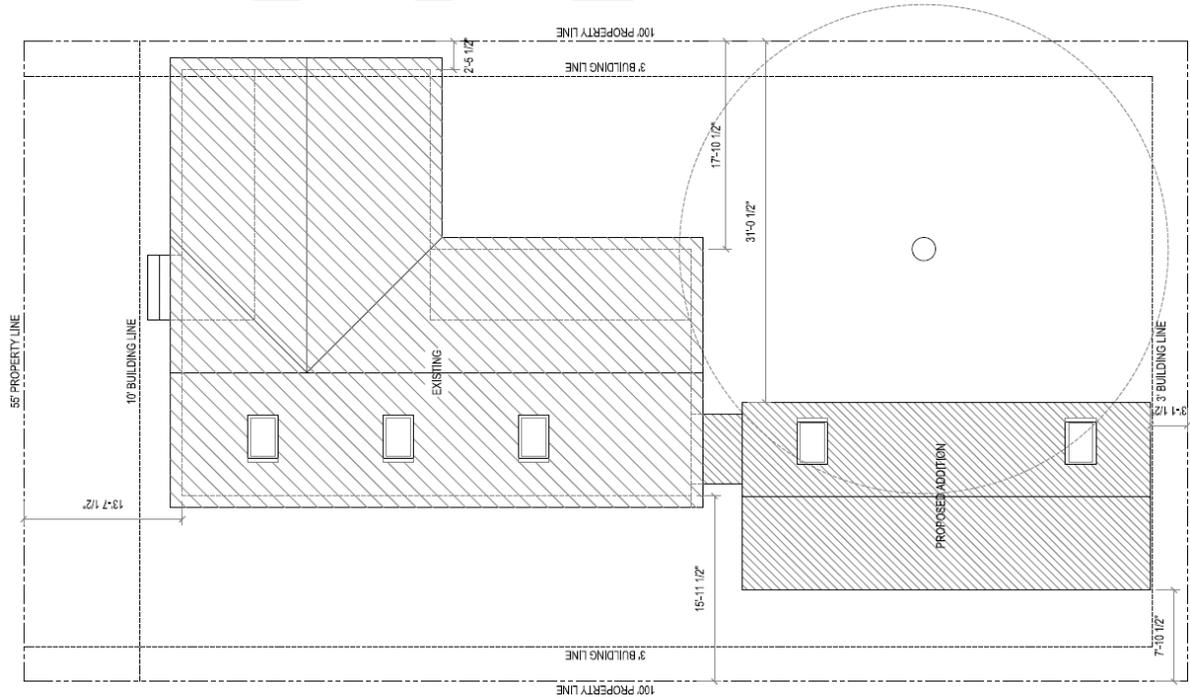




**SITE PLAN
EXISTING**



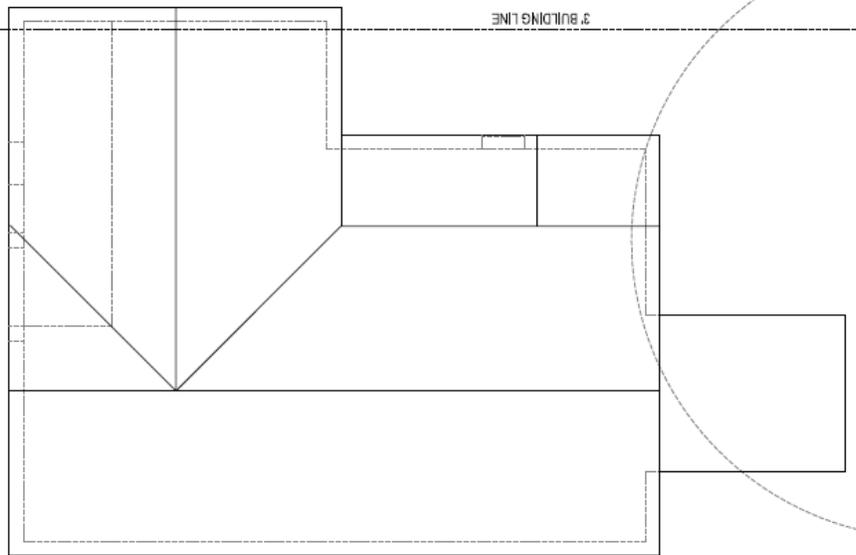
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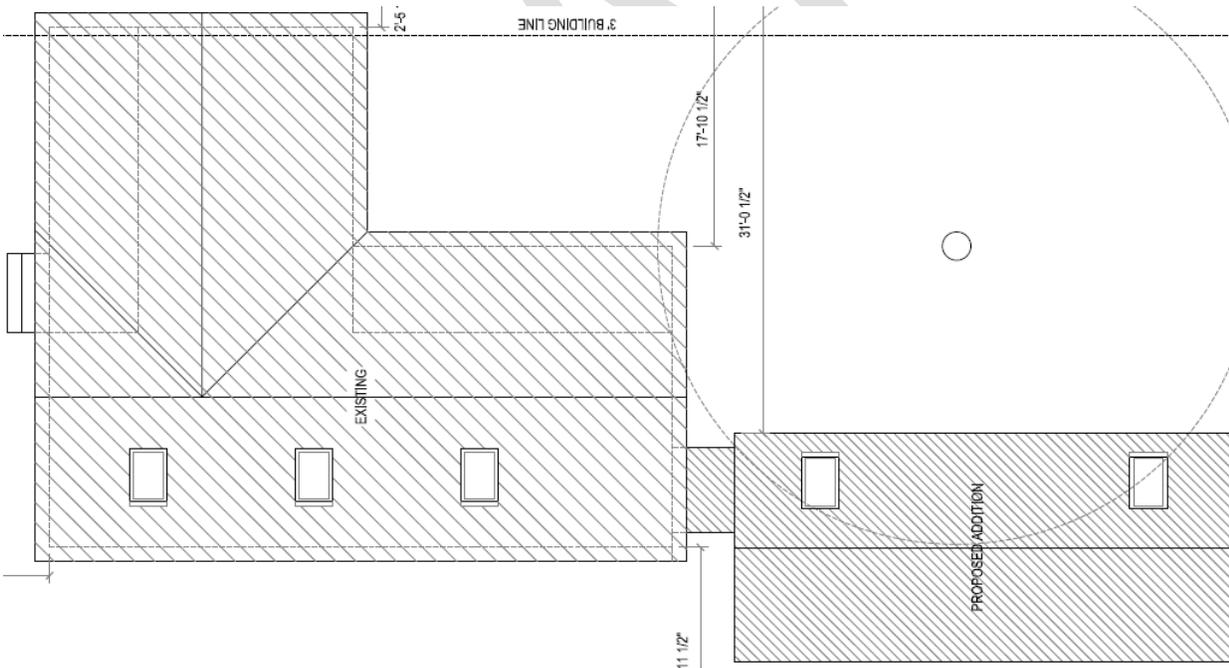


ROOF PLAN

EXISTING

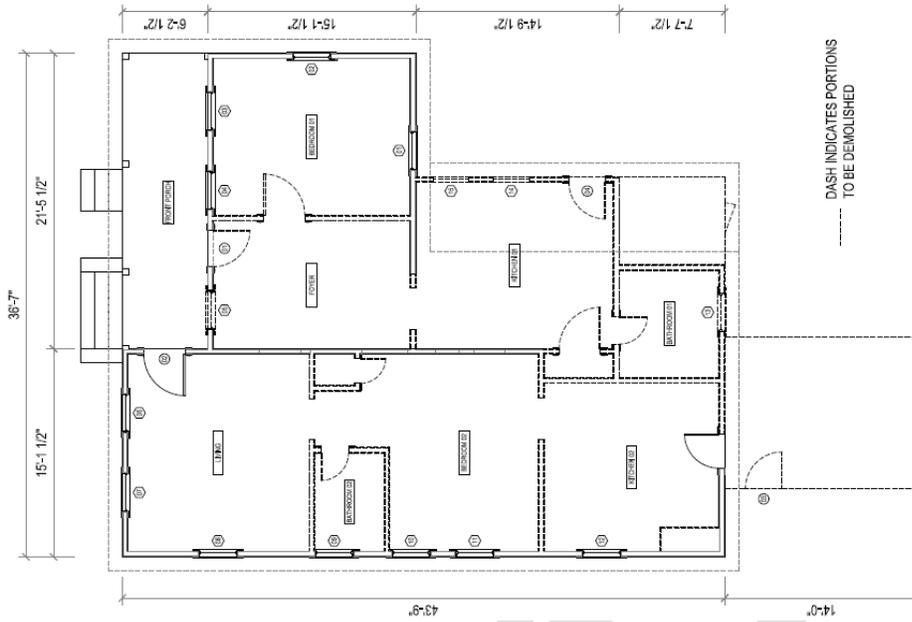


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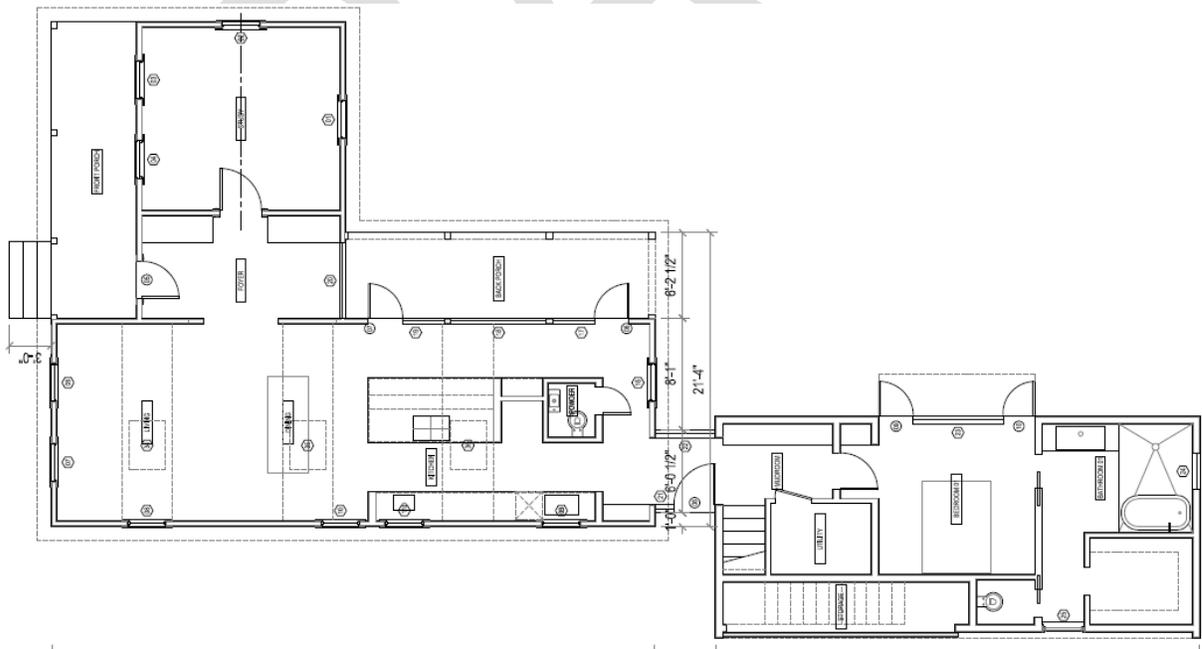


FIRST FLOOR PLAN

EXISTING

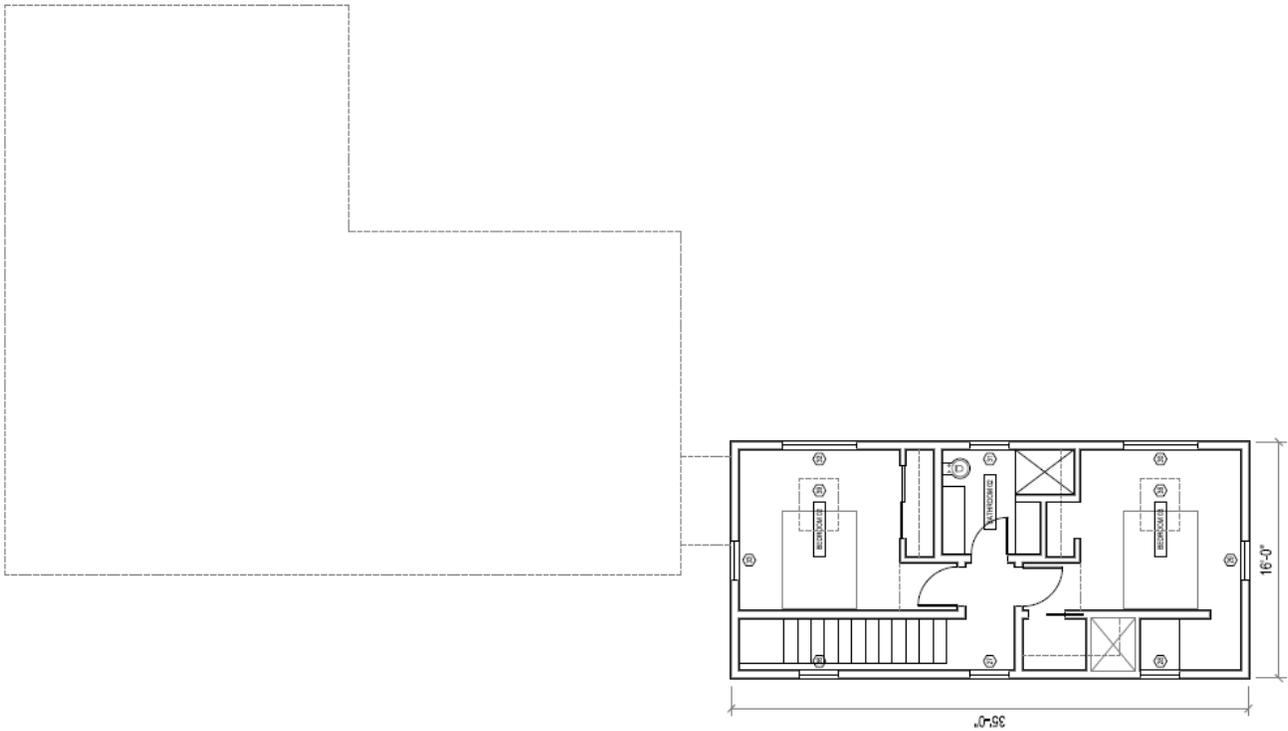


PROPOSED



SECOND FLOOR PLAN

PROPOSED



DRY

WINDOW / DOOR SCHEDULE

EXISTING

DOORS				
#	ROOM	TYPE	SIZE	DESCRIPTION
01	FOYER	EXT	2'-8" X 6'-8"	NOT ORIGINAL TO STRUCTURE, TO BE REPLACED WITH RECLAIMED
02	LIVING	EXT	3'-0" X 6'-8"	NOT ORIGINAL TO STRUCTURE, TO BE REMOVED
03	STORAGE	EXT	2'-8" X 6'-8"	NOT ORIGINAL TO STRUCTURE, TO BE REMOVED
04	KITCHEN 01	EXT	2'-8" X 6'-8"	NOT ORIGINAL TO STRUCTURE, TO BE REMOVED

WINDOWS				
#	ROOM	SIZE	DESCRIPTION	NOTES
01	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
02	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
03	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
04	BEDROOM 01	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
05	FOYER	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO BE MOVED TO WEST FACADE)
06	LIVING	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
07	LIVING	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
08	LIVING	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
09	BATHROOM 02	2'-8 1/2" X 2'-11 1/2"	ALTERED DOUBLE-HUNG	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
10	BEDROOM 02	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
11	BEDROOM 02	2'-8 1/2" X 6'-0 1/2"	WOOD DOUBLE-HUNG	EXISTING (TO REMAIN)
12	KITCHEN 02	2'-8 1/2" X 2'-11 1/2"	ALTERED DOUBLE-HUNG	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
13	BATHROOM 01	2'-8 1/2" X 5'-8 1/2"	WOOD DOUBLE-HUNG	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
14	KITCHEN 01	2'-11 1/2" X 6'-0 1/2"	METAL DOUBLE-HUNG	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
15	KITCHEN 01	2'-11 1/2" X 6'-0 1/2"	METAL DOUBLE-HUNG	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)

WINDOW / DOOR SCHEDULE

PROPOSED

DOORS					
#	ROOM	TYPE	SIZE	DESCRIPTION	
05	FOYER	EXT	2'-8" X 6'-8"	RECLAIMED WOOD	
06	MUDROOM	EXT	3'-0" X 7'-0"	WOOD FULL-LITE	
07	KITCHEN	EXT	2'-6" X 7'-0"	WOOD FULL-LITE	
08	KITCHEN	EXT	2'-6" X 7'-0"	WOOD FULL-LITE	
09	BEDROOM 01	EXT	2'-6" X 7'-0"	WOOD FULL-LITE	
10	BEDROOM 01	EXT	2'-6" X 7'-0"	WOOD FULL-LITE	

WINDOWS					
#	ROOM	SIZE	DESCRIPTION	MATERIAL	MAKE
01	STUDY	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
02	STUDY	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
03	STUDY	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
04	STUDY	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
05	KITCHEN	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (MOVED FROM NORTH TO WEST FACADE)
06	LIVING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
07	LIVING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
08	LIVING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
09	NA	---	---	---	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
10	DINING	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
11	KITCHEN	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	EXISTING (TO REMAIN)
12	NA	---	---	---	TO BE REPLACED WITH EXISTING WINDOW 05
13	NA	---	---	---	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
14	NA	---	---	---	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
15	NA	---	---	---	TO BE REMOVED (NOT ORIGINAL TO STRUCTURE)
16	KITCHEN	2'-8 1/2" X 6'-0 1/2"	DOUBLE-HUNG, DIVIDED LITE	WOOD	RECLAIMED
17	KITCHEN	4'-2" X 9'-0"	FIXED	ALUMINUM	WESTERN
18	KITCHEN	6'-11" X 9'-0"	FIXED	ALUMINUM	WESTERN
19	KITCHEN	4'-2" X 9'-0"	FIXED	ALUMINUM	WESTERN
20	FOYER	5'-0" X 9'-0"	FIXED	ALUMINUM	WESTERN
21	SIDE ENTRY	1'-4" X 9'-0"	FIXED	ALUMINUM	WESTERN
22	SIDE ENTRY	4'-4" X 9'-0"	FIXED	ALUMINUM	WESTERN
23	BEDROOM 01	5'-2" X 9'-0"	FIXED	ALUMINUM	WESTERN
24	BATHROOM 01	2'-8" X 10'-0"	CASEMENT W/ FIXED LOWER TRANSOM	ALUMINUM	WESTERN
25	BATHROOM 01	2'-8" X 6'-0"	DOUBLE-HUNG, FULL LITE	WOOD	JELDWEN SITELINE
26	STAIRWAY	2'-8" X 6'-0"	DOUBLE-HUNG, FULL LITE	WOOD	JELDWEN SITELINE
27	HALLWAY	2'-8" X 6'-0"	DOUBLE-HUNG, FULL LITE	WOOD	JELDWEN SITELINE
28	BEDROOM 03	2'-8" X 6'-0"	DOUBLE-HUNG, FULL LITE	WOOD	JELDWEN SITELINE
29	BEDROOM 03	2'-8" X 10'-0"	CASEMENT W/ FIXED LOWER TRANSOM	ALUMINUM	WESTERN
30	BEDROOM 03	5'-0" X 10'-0"	AWNING W/ FIXED LOWER TRANSOM	ALUMINUM	WESTERN
31	BATHROOM 02	2'-8" X 10'-0"	CASEMENT W/ FIXED LOWER TRANSOM	ALUMINUM	WESTERN
32	BEDROOM 02	5'-0" X 10'-0"	AWNING W/ FIXED LOWER TRANSOM	ALUMINUM	WESTERN
33	BEDROOM 02	2'-8" X 6'-0"	DOUBLE-HUNG, FULL LITE	WOOD	JELDWEN SITELINE
34	LIVING	2'-6" X 4'-6 1/2"	SKYLIGHT	ALUMINUM	VELUX M08
35	DINING	2'-6" X 4'-6 1/2"	SKYLIGHT	ALUMINUM	VELUX M08
36	KITCHEN	2'-6" X 4'-6 1/2"	SKYLIGHT	ALUMINUM	VELUX M08
37	BEDROOM 03	2'-6" X 4'-6 1/2"	SKYLIGHT	ALUMINUM	VELUX M08
38	BEDROOM 02	2'-6" X 4'-6 1/2"	SKYLIGHT	ALUMINUM	VELUX M08

APPLICANT PHOTOS



North Elevation



West Elevation

APPLICANT PHOTOS



Rear (south) Elevation



Rear and East Elevations

APPLICANT PHOTOS



5

Front Porch Detail



Façade Details

PROJECT DETAILS

Shape/Mass: The existing residence has a maximum width of 36'-7", a maximum depth of 57'-9", and a ridge height of 22'-4 ½". An existing 14'-0" deep by 11'-0" wide rear addition and a 6'-5" deep by 22'-5" wide eastern side addition will be removed to return the house to its original shape. The existing structure has a 15'-1½" wide front wall and a 21'-5½" wide by 6'-2½" deep front porch.

The existing house and porch are to remain. The proposed addition has a maximum width of 16'-0" and a maximum depth of 40'-0". The two-story portion of the addition is 16'-0" wide by 35'-0" and has a ridge height of 30'-2½". The addition will be connected to the existing historic structure by a 5'-0" deep by 6'-0½" wide one-story hall which will be inset 1'-0" from the original western wall. New wood stairs (5'-7" wide and 3'-0" deep) will be installed leading to the front porch. See drawings for more detail.

Setbacks: The existing house has a front (north) setback of 13'-7½"; a west side setback of 15'-11½"; and east side setback of 2'-5½"; and a rear (south) setback of 28'-7½". Existing house will remain in the current location.

All existing setbacks of the existing structure are to remain. The proposed addition will have a west side setback of 7'-10½"; an east side setback of 31'-0½"; and a rear (south) setback of 3'-1½". See drawings for more detail.

Foundation: The existing structure has a brick pier and beam foundation with a finished floor height of 1'-10½". The proposed addition will have a pier and beam foundation with a finished floor of 2'-7½". See drawings for more detail.

Windows/Doors: The existing house predominantly features 2-over-2 wood double hung wood windows. Several of the windows, as well as the front door, under the porch on the front elevation have previously been altered and shifted when the house was converted into a duplex around WWII. Some windows on the western elevation have also been altered.

On the existing house, the front door will be returned to its original location (based on evidence found in the siding). This will involve shifting the front door opening to the west (where and window currently exists). The current door opening will be patched while the removed window will be installed where the east side facing front door is now located. On the west elevation the two shorter non-original windows will be removed. An additional 2-over-2 window will be added in the opening of the southern shorter window. This opening was previously altered and the proposed window will fit in the original opening. The northern shorter window will not be replaced; it was a later alteration. On the east elevation, the existing addition will be removed and the wall rebuilt in the original location. Two doors and large windows will fill this space (this will not be visible from the public ROW). The connector hall will be clad in glass. The addition will have 1-over-1 wood and aluminum double-hung windows. The non-original front door will be replaced with a salvaged wood door. A sliding barn door will be installed along the western elevation of the addition. See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad with wood lap siding, which is to remain. The gable features scalloped siding and frillwork which is to remain. The existing porch materials (columns, brackets, trim) are to remain and will be restored.

The proposed addition will be clad in cementitious board and batten siding. The connecting hall will be clad in glass. New wood front steps will be installed leading to the porch. See drawings for more detail.

Roof: The existing house has a composition shingle intersecting gable roof with a pitch of 9:12 and an eave height of 13'-1½". The existing roof has a 1'-0" eave overhang.

The existing composition shingles will be removed and a metal standing seam metal roof will be installed on the existing structure. The addition will have a standing seam metal front facing gable roof with a pitch of 9:12 and an eave height of 24'-1½". See drawings for more detail.

Front Elevation: The existing house features a three part front wall topped by a front facing gable with scalloped siding and a centered gable window. The two western bays feature windows while the eastern bay is part of the front porch and also features a window. The remainder of the house is an additional two bays wide. The western bay features a door and window while the eastern bay features a single window.

(North)

The front door will be located within the eastern bay of the front wall (behind the front porch). This is the original location of the door. The existing door opening will be patched. All other elements of the existing house is to remain. The addition will be located at the rear and will extend out to the west of the original structure. The addition will have a front facing gable and a single window will be located on the second story. See drawings for more detail.

Side Elevation: The existing west elevation features five windows. A previously constructed addition with a single door is located at the rear.

(West)

The two shorter windows are not original to the structure and will be removed. The southernmost window will be replaced with a new window matching the existing windows. Three skylights will be located in the roof of the original structure. The addition will begin at the original rear wall of the house. A small glass hall will connect the original structure to the new board and batten clad addition. The first story of the addition will have a sliding barn door followed by a single window. The second-story will have three windows. See drawings for more detail.

Side Elevation: The existing east elevation features the side of the existing front porch inset under the existing roof. A side entrance door is located on the porch. A single window is located to the south followed by a previously constructed addition with two square windows and a door. Another previously constructed addition is located at the rear.

(East)

The existing non-original side door will be removed along with the side and rear additions. The original side porch will be reconstructed. The wall will be replaced with large glass windows and doors. The addition will begin at the original rear wall of the house. A small glass hall will connect the original structure to the new board and batten clad addition. The first story of the addition will have a large glass window flanked by glass doors. The second-story will have three windows. Two skylights will be installed in the roof of the addition. See drawings for more detail.

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

(South)