

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Phil Arnett for 2315 Union Street, LLC, owner

Property: 2315 Union Street, Lot 11, Block 384, Baker W R NSBB Subdivision. The property includes a historic 900 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: Alteration – Porch- Revision

The applicant received a COA at the January 2015 HAHC meeting to replace non-original windows and to retain an original wood turned columns and replace 3 non-original square columns with 3 wood turned columns that match the original column.

The applicant deviated from the approved scope of work and removed the original wood turned columns and installed 4 new wood turned columns that do not match the original turned column. The applicant received a Stop Work Notice for exceeding permitted scope of work on 2/9/2014.

The applicant is now requesting approval for the installation of the four new wood turned columns.

See enclosed application materials and detailed project description on p. 5-52 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 5, 7, and 9

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

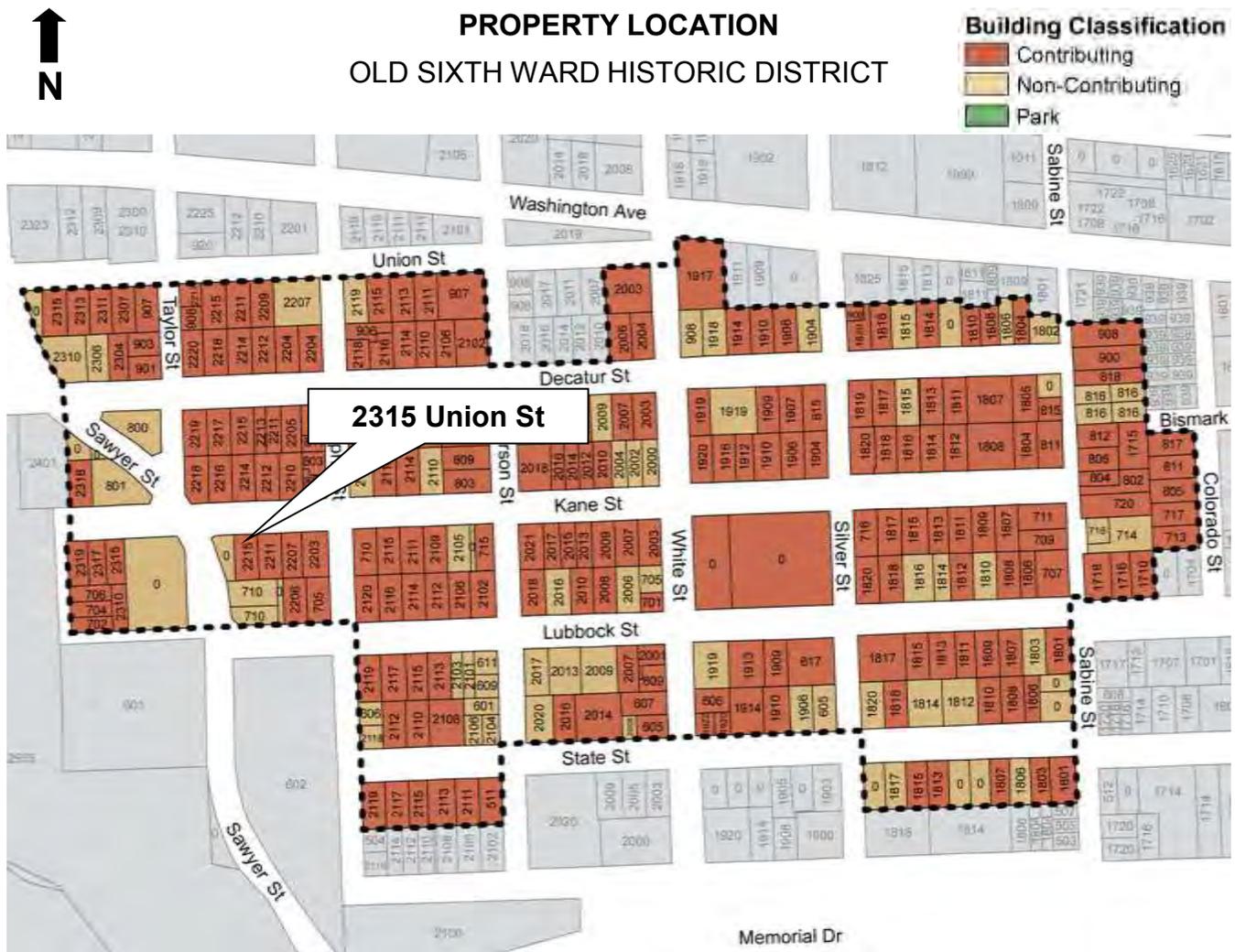
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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**

- (1) The proposed activity must retain and preserve the historical character of the property;
The removal of the original wood turned column and the installation of the 4 new wood turned columns that do not match the original style and significantly alter the character of the porch.
- (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;
The replacement of the original column results in the loss of significant historic material that is a distinguishing character of the historic residence.
- (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;
The replacement of the original wood turned column with new turned columns that do not replicate the style of the original column results in the loss of historic material that is a distinctive feature that contribute to the character of the residence.
- (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;
The existing turned columns are not a duplication of the original removed wood turned column. The removed turned column was determined to be original based on pictorial evidence. Due to the pictorial evidence and the single remaining column any new columns should be a duplication of the original column.
- (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 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;
The removal of the original historic wood turned column that is a defining feature of the historic residence result in the loss of significant historic material and alters the character of the historic residence.
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.

OLD SIXTH WARD DESIGN GUIDELINES

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



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING UNION STREET

EXISTING



APPROVED – 1/29/15



PROPOSED/EXISTING



EAST SIDE ELEVATION

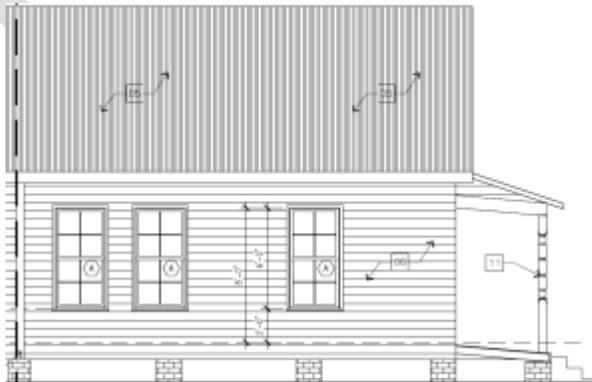
EXISTING



APPROVED - 1/29/15



PROPOSED/EXISTING

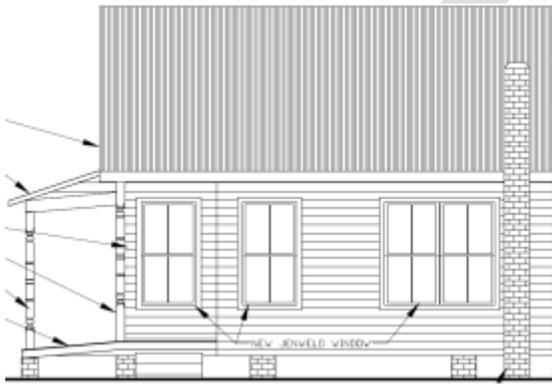


WEST SIDE ELEVATION

EXISTING



APPROVED – 1/29/15



PROPOSED/EXISTING



SITE PLAN

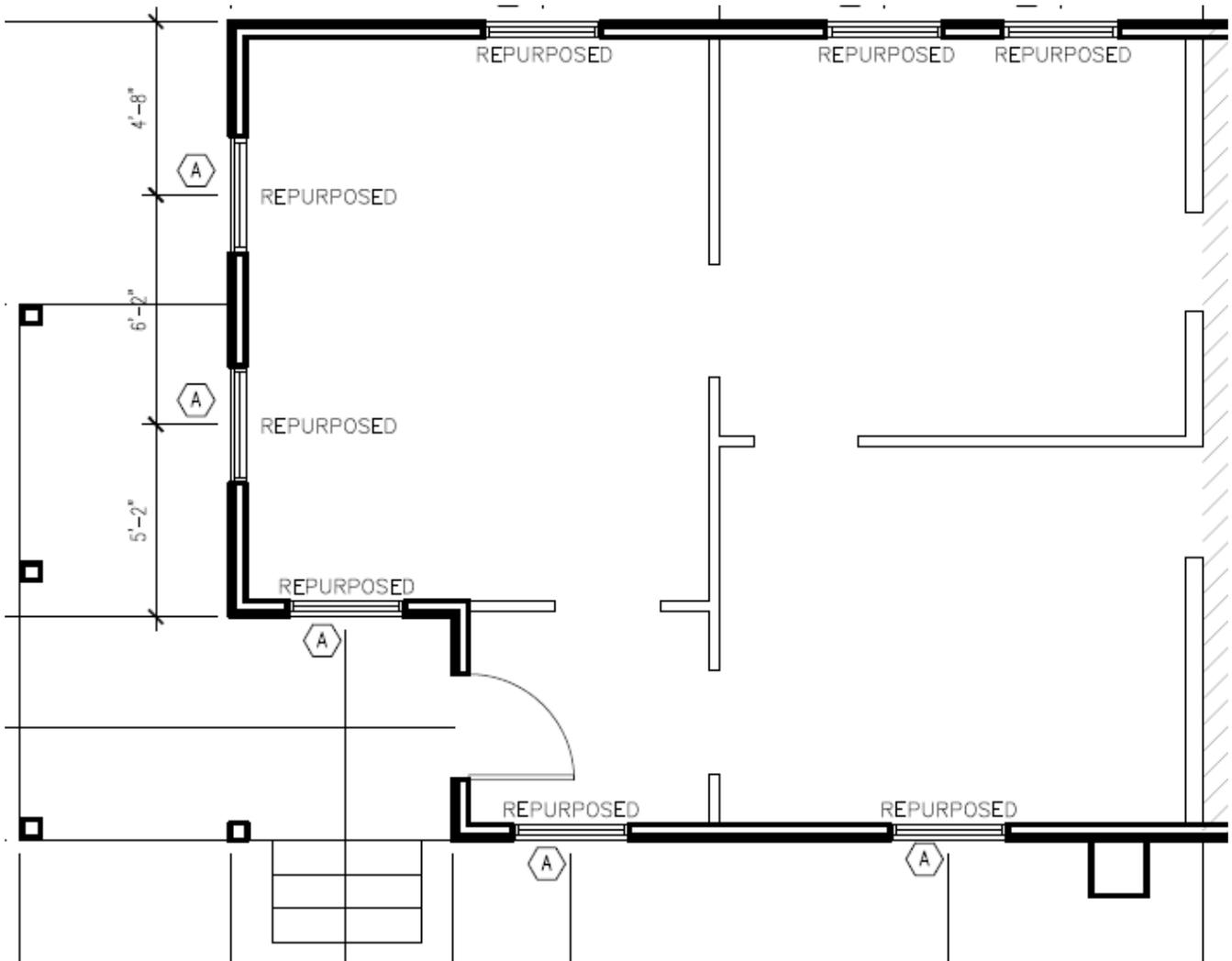
EXISTING



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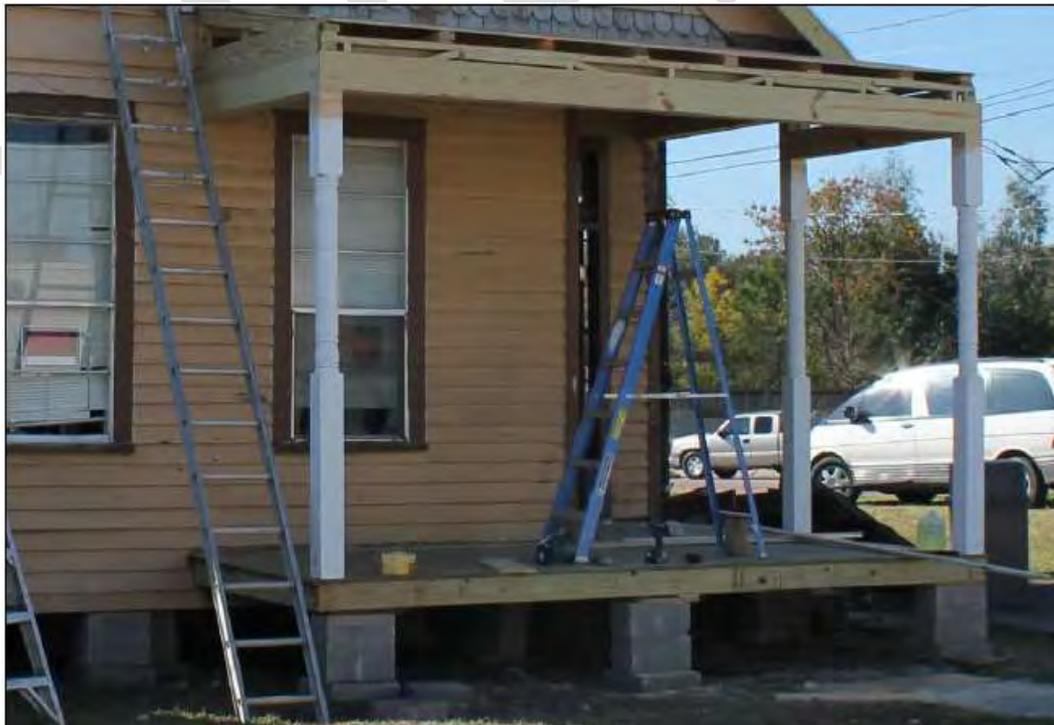
FIRST FLOOR PLAN



COLUMN CONDITION
ORIGINAL REMOVED COLUMN



EXISTING COLUMN



COLUMN CONDITION

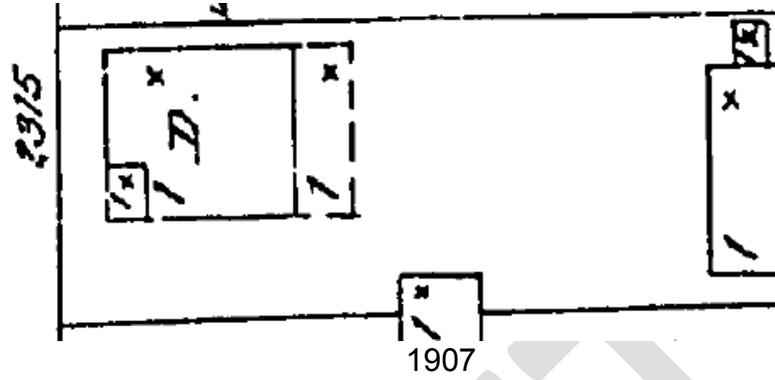
ORIGINAL TURNED COLUMN

PROPOSED/EXISTING COLUMN

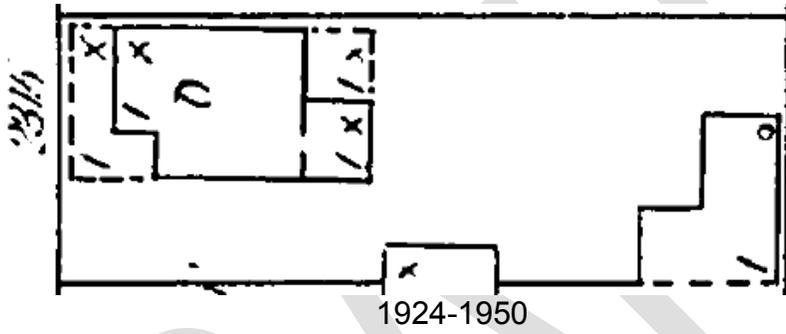


SANBORN FIRE INSURANCE MAPS

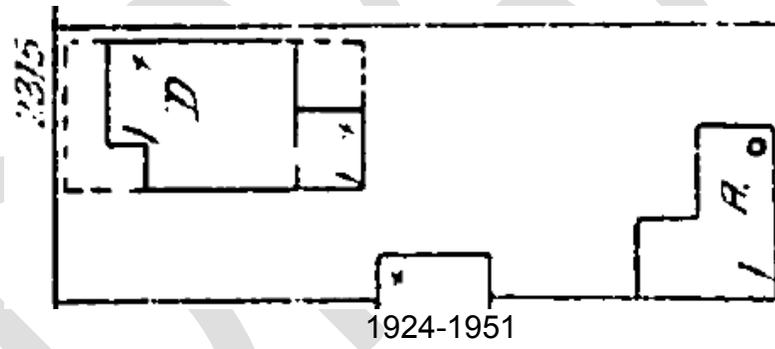
1896



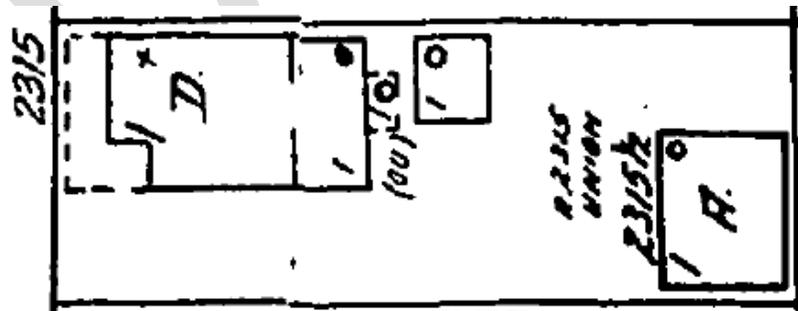
1907



1924-1950



1924-1951



TAX PHOTO



HERITAGE SOCIETY PHOTO

1974



COMPLIANCE DOCUMENTATION

STOP WORK INSPECTION 2/18/2015

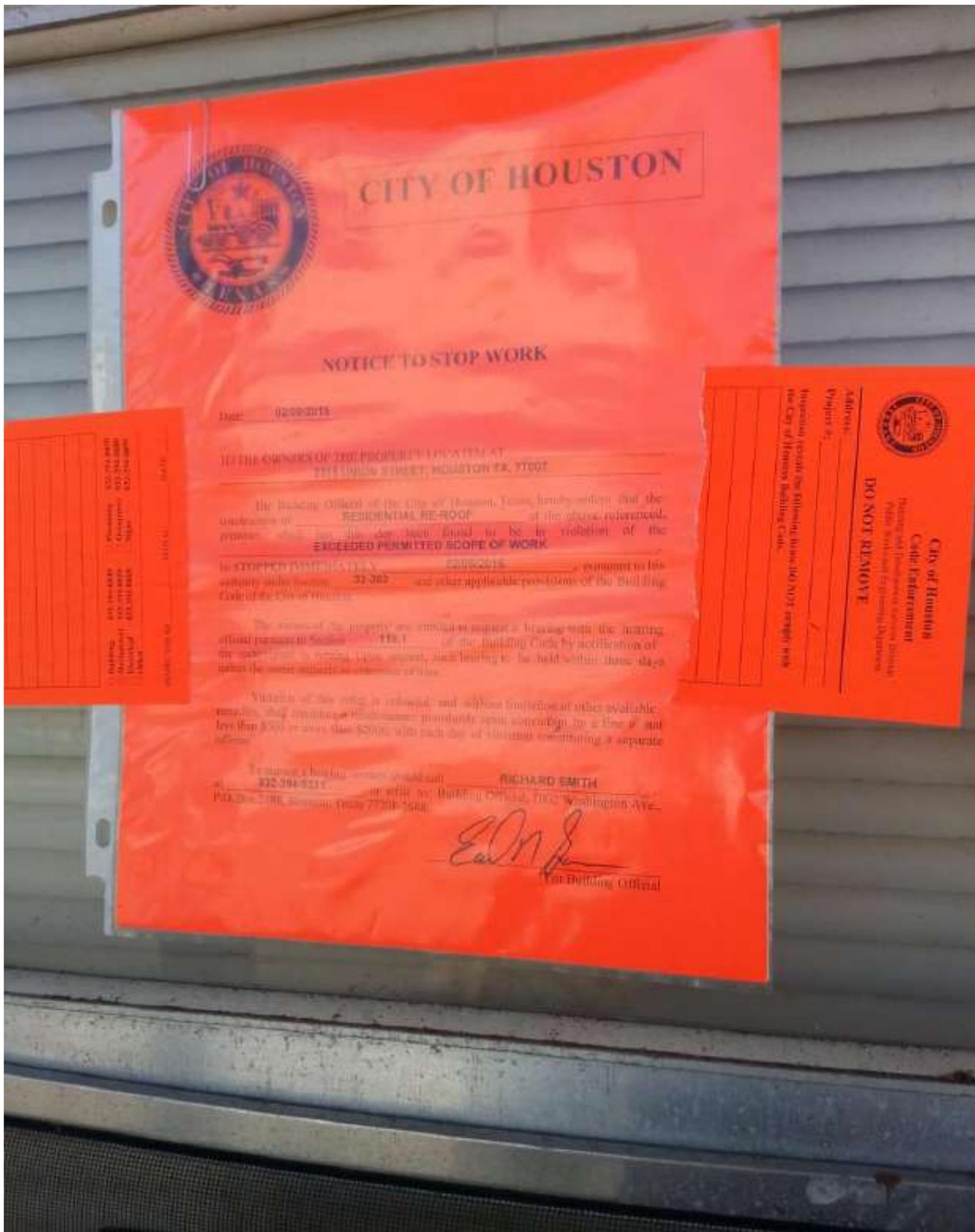
























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STAFF PHOTOS 2/9/2015

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STAFF PHOTOS 2/16/2015









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PHOTOS SUBMITTED BY APPLICANT

EXISTING ORIGINAL PORCH COLUMN



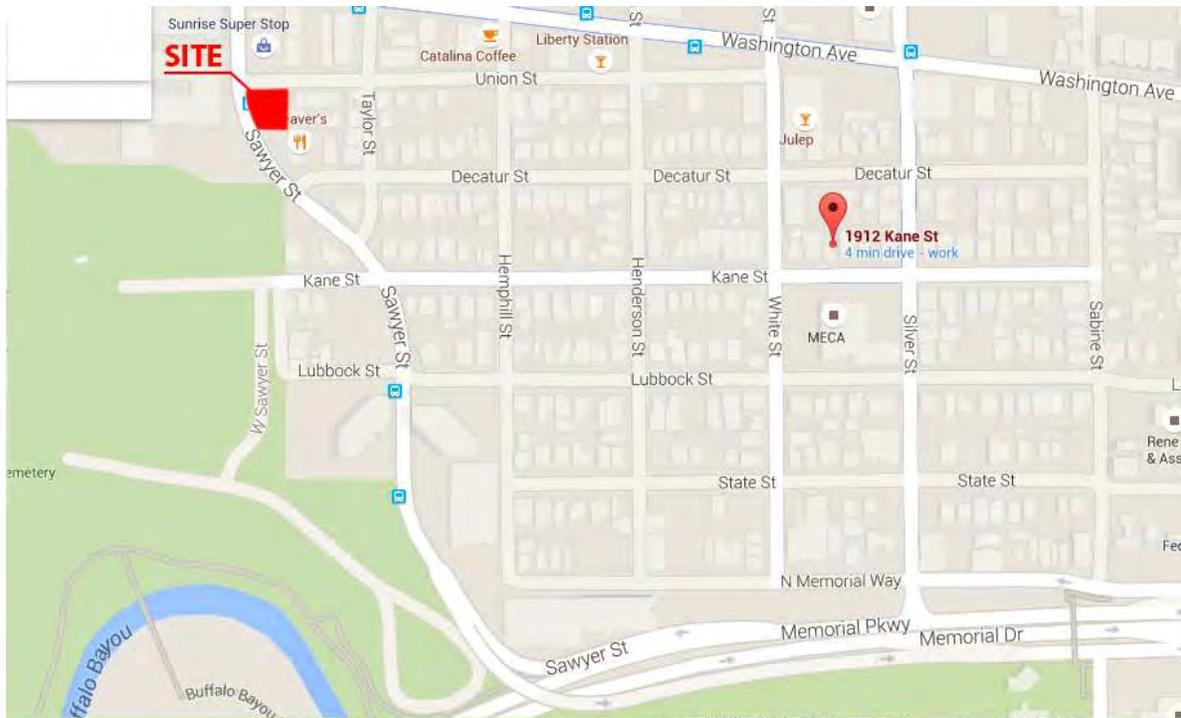
2204 DECATURE STREET RESTORED



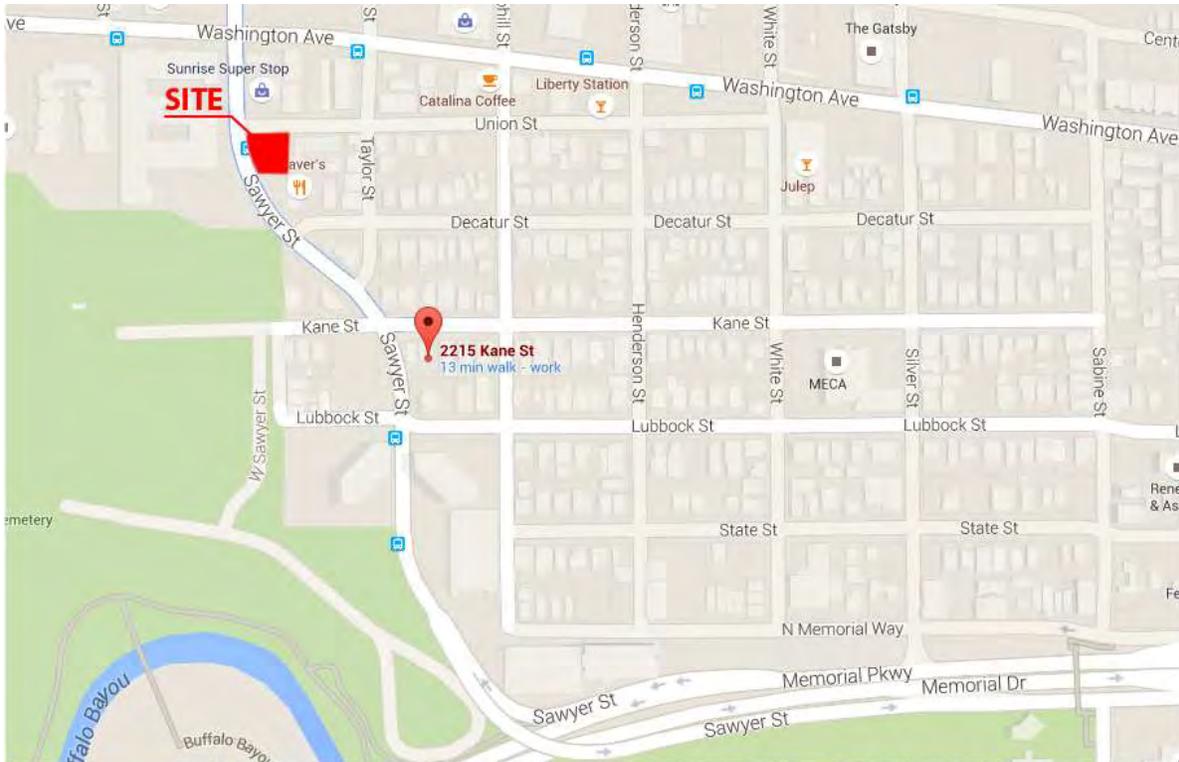
2219 KANE STREET RESTORED



1912 KANE STREET
(NON-ORIGINAL COLUMNS)

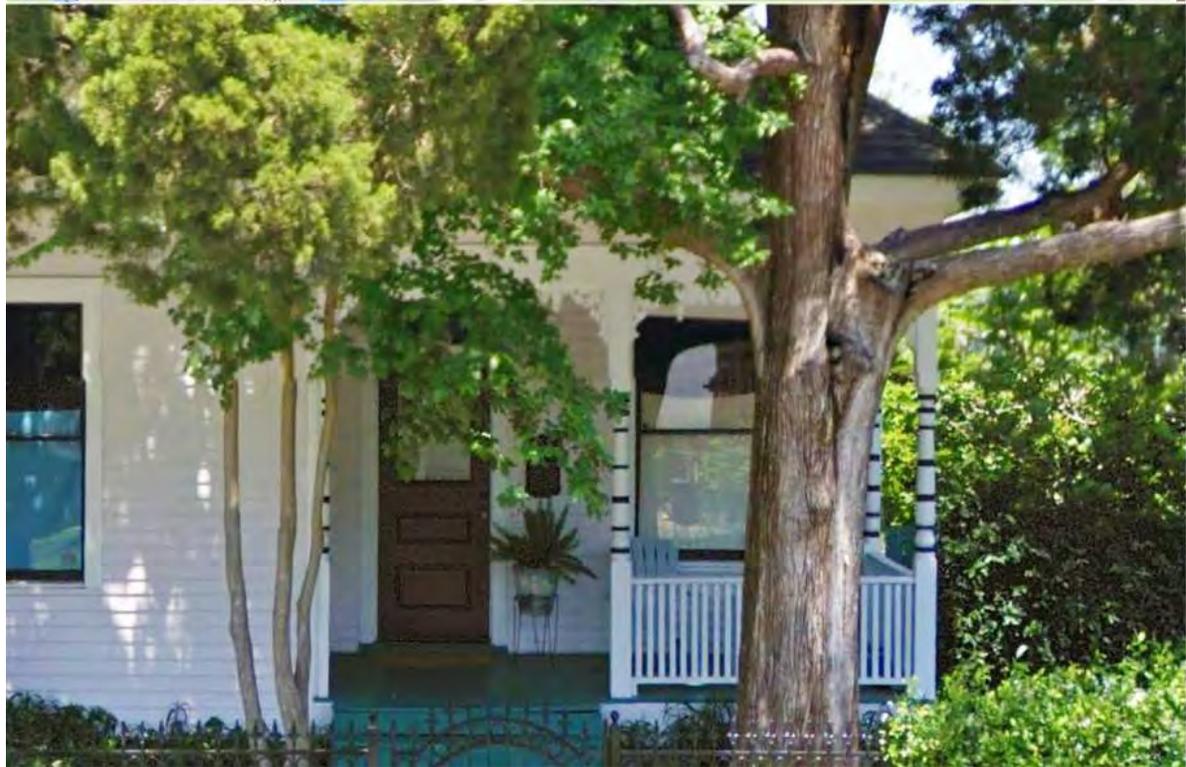
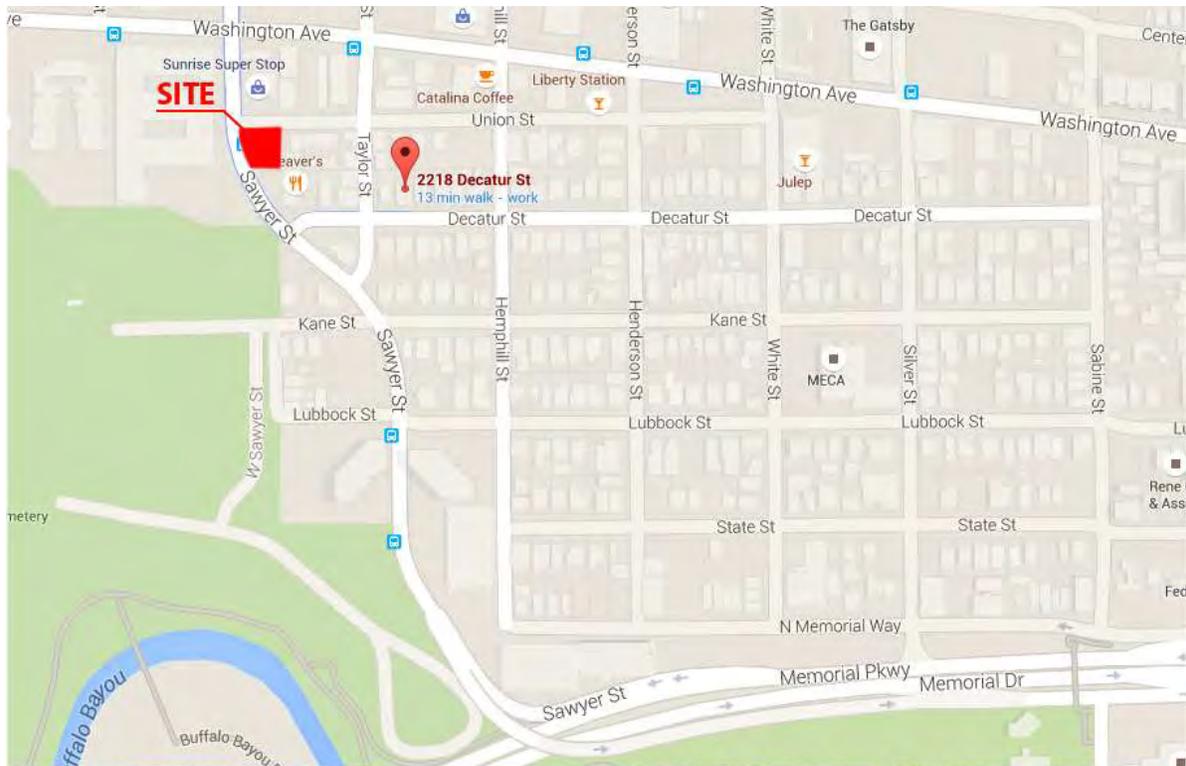


2215 KANE STREET
(ORIGINAL COLUMNS)

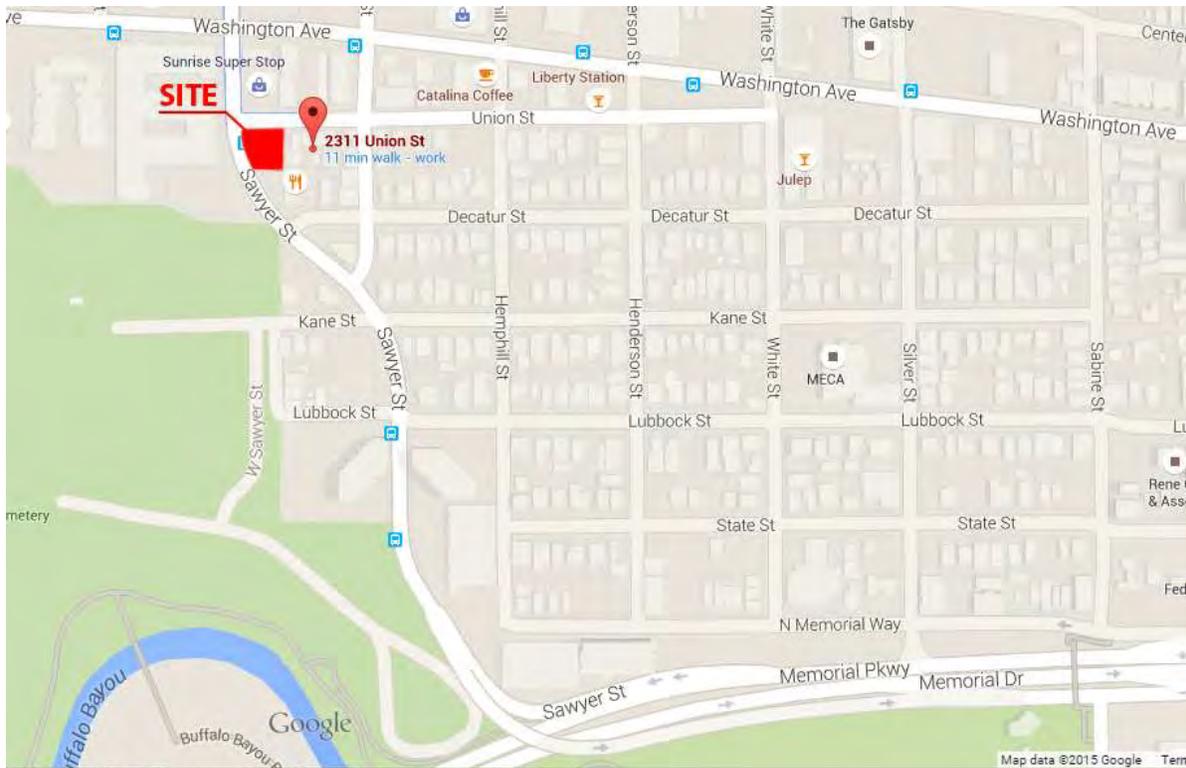


2218 DECATUR STREET

(ORIGINAL COLUMNS)



2311 UNION
(ORIGINAL COLUMNS)



PROJECT DETAILS

Windows/Doors: The residence features nine non-original 6-lite and 4-lite aluminum windows. The windows on the north, east, and west elevations will be replaced with wood 2-over-2 sash windows; the window openings will not be modified.

Exterior Materials: The residence features an original wood turned porch column and three non-original square wood porch columns. *The original wood turned column with a base and 3 non-original wood square columns will be replaced with four new wood turned columns with base (previously approved the original wood turned columns will be retained and the three non-original square columns will be replaced with three wood turned columns that will match the original column).* The residence features beveled lap siding, wood decorative shingles, and decorative wood ginger breading in the gable; the siding, shingles, and ginger breading will be retained and repaired.

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