CERTIFICATE OF APPROPRIATENESS

Application Date: May 25, 2016

Applicant: Charles Stava for Angela Bishop, owner

Property: 2119 Lubbock, Lot 14, Block 408, Old Sixth Ward Subdivision. The property includes a historic one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Victorian residence, constructed 1893, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Addition/Windows/Doors/Porch

- Construct a hipped-roof dormer in the rear of the house to bring the attic living space up to code.
- Remove the second non-original doorway on the front elevation and install a reclaimed wood double-hung 4/4 window.
- Rebuild the front porch roof to its original side hip-roof configuration by separating it from the main roofline, and lowering it to fit under the soffit.
- Remove the chimney from the east wall.
- Return the non-original window in the second kitchen to its original doorway configuration. The front second doorway will be moved to the opening.
- Modify the shed-style roof on the rear bedroom addition to a hip-roof.
- Alter various window and door openings on the rear elevation.

See enclosed application materials and detailed project description on p. 3-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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.
☒	☐	☐	(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.

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Building Classification
- Contributing
- Non-Contributing
- Park

PROPERTY LOCATION

OLD SIXTH WARD HISTORIC DISTRICT

CURRENT PHOTO

CURRENT PHOTO

NORTH ELEVATION

CURRENT PHOTO

NORTH ELEVATION

CURRENT PHOTO

WEST ELEVATION

CURRENT PHOTO

SOUTH ELEVATION

CURRENT PHOTO

EAST ELEVATION

CURRENT PHOTO

EAST ELEVATION

NORTH ELEVATION - FRONT FACING LUBBOCK STREET

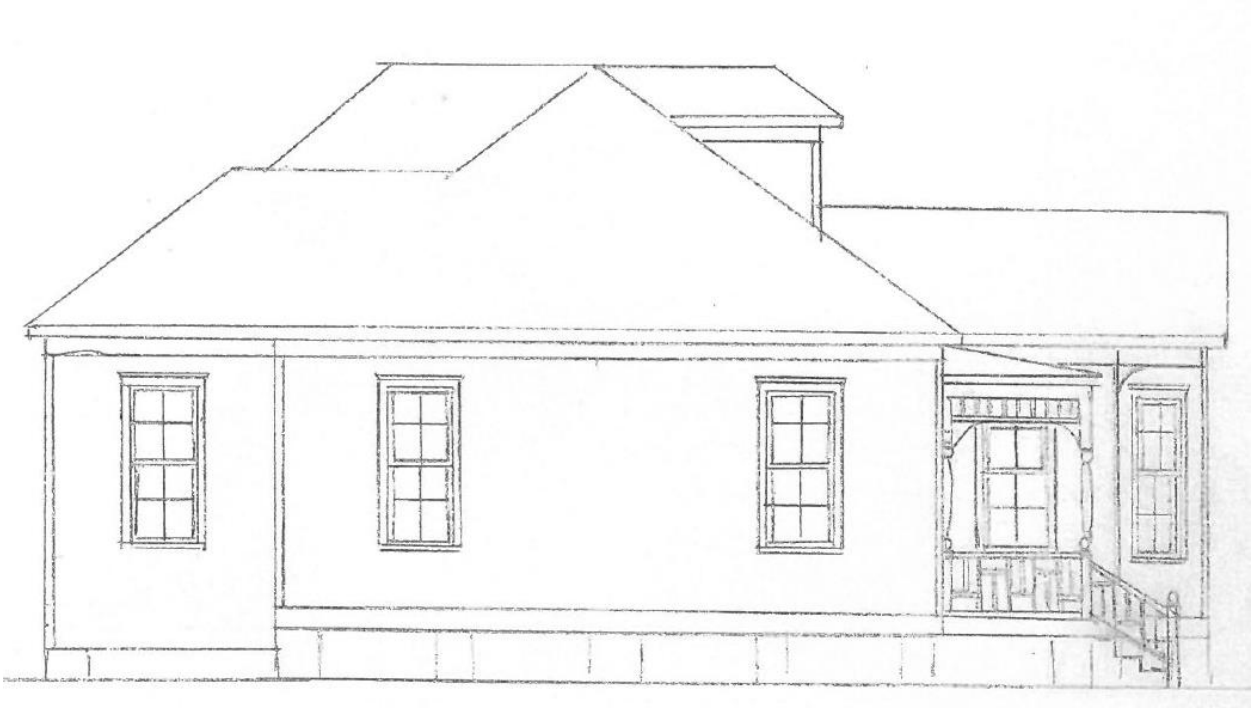
EXISTING

PROPOSED

EAST SIDE ELEVATION

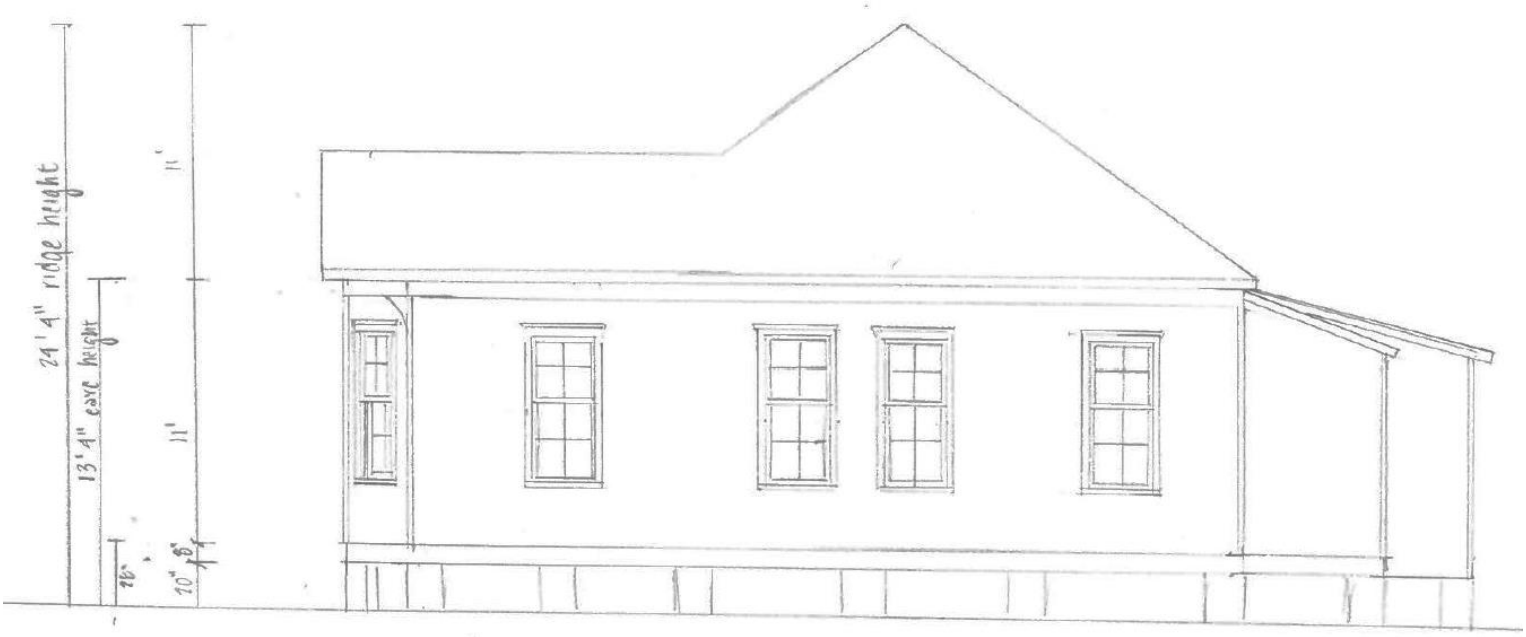
EXISTING

PROPOSED

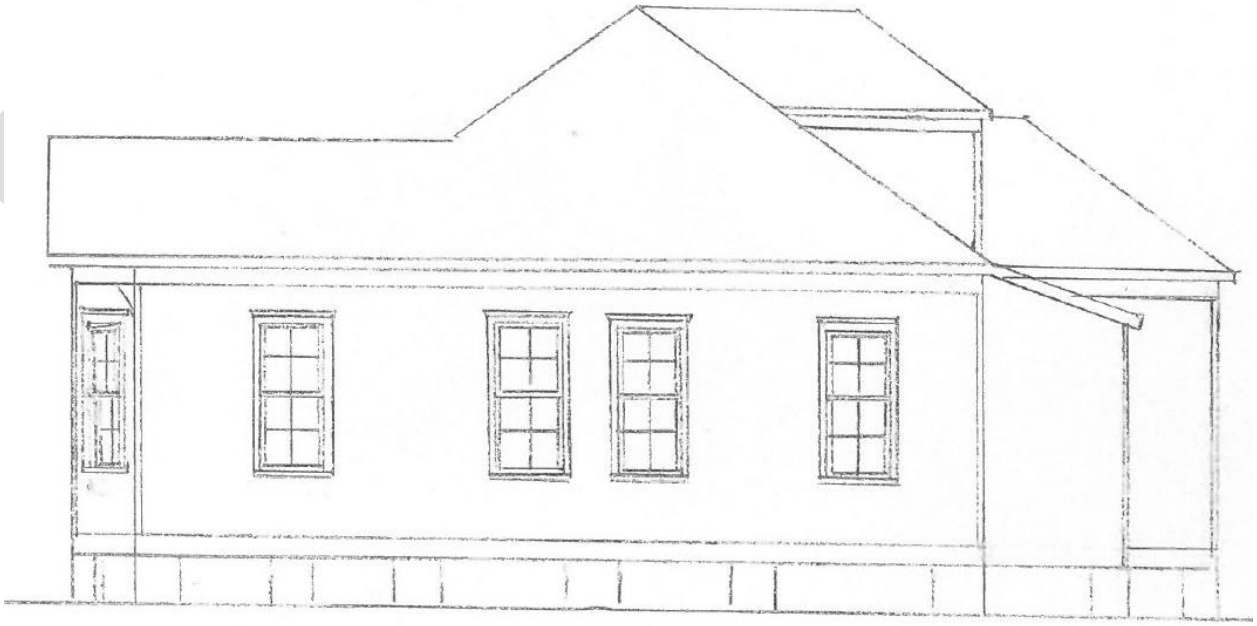


WEST SIDE ELEVATION

EXISTING

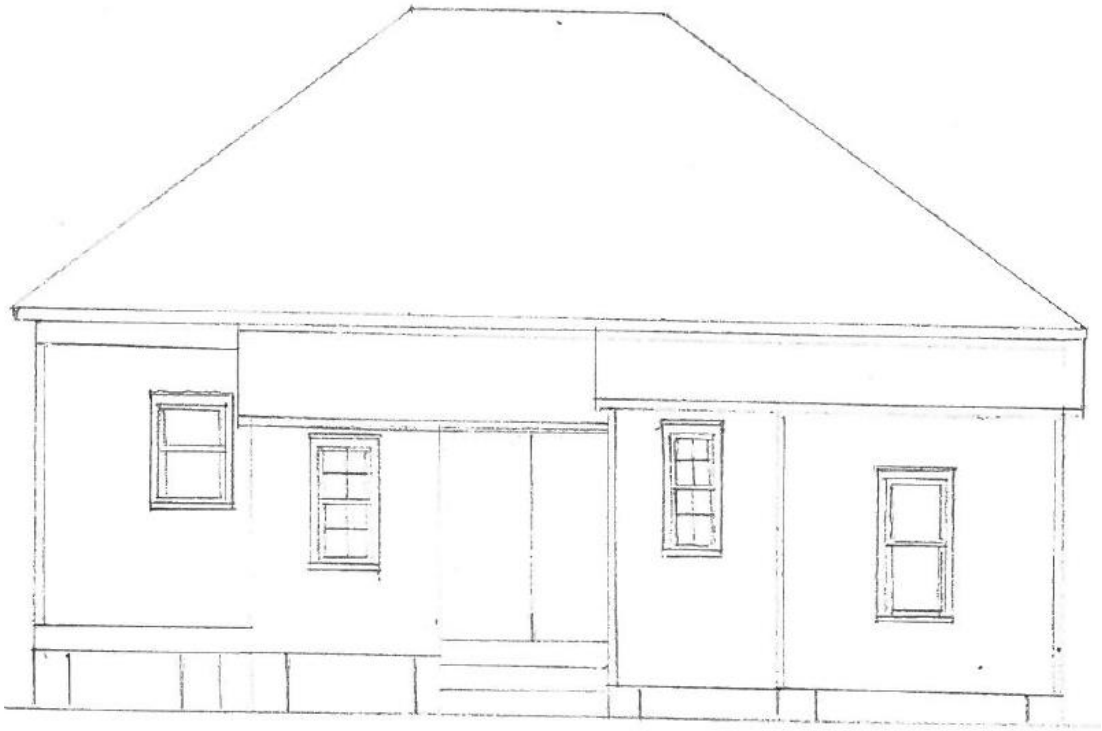


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

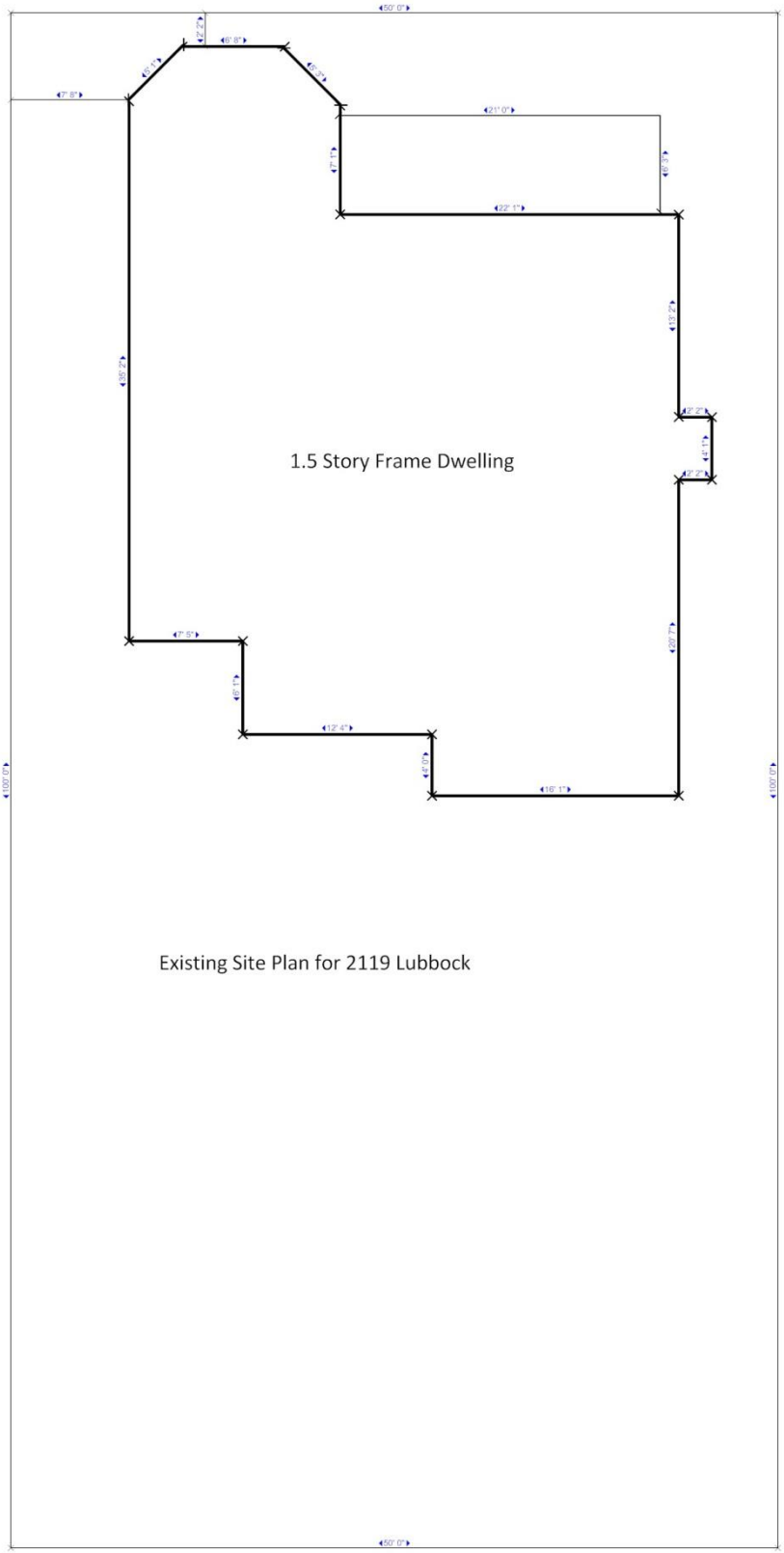


PROPOSED

N

SITE PLAN

EXISTING



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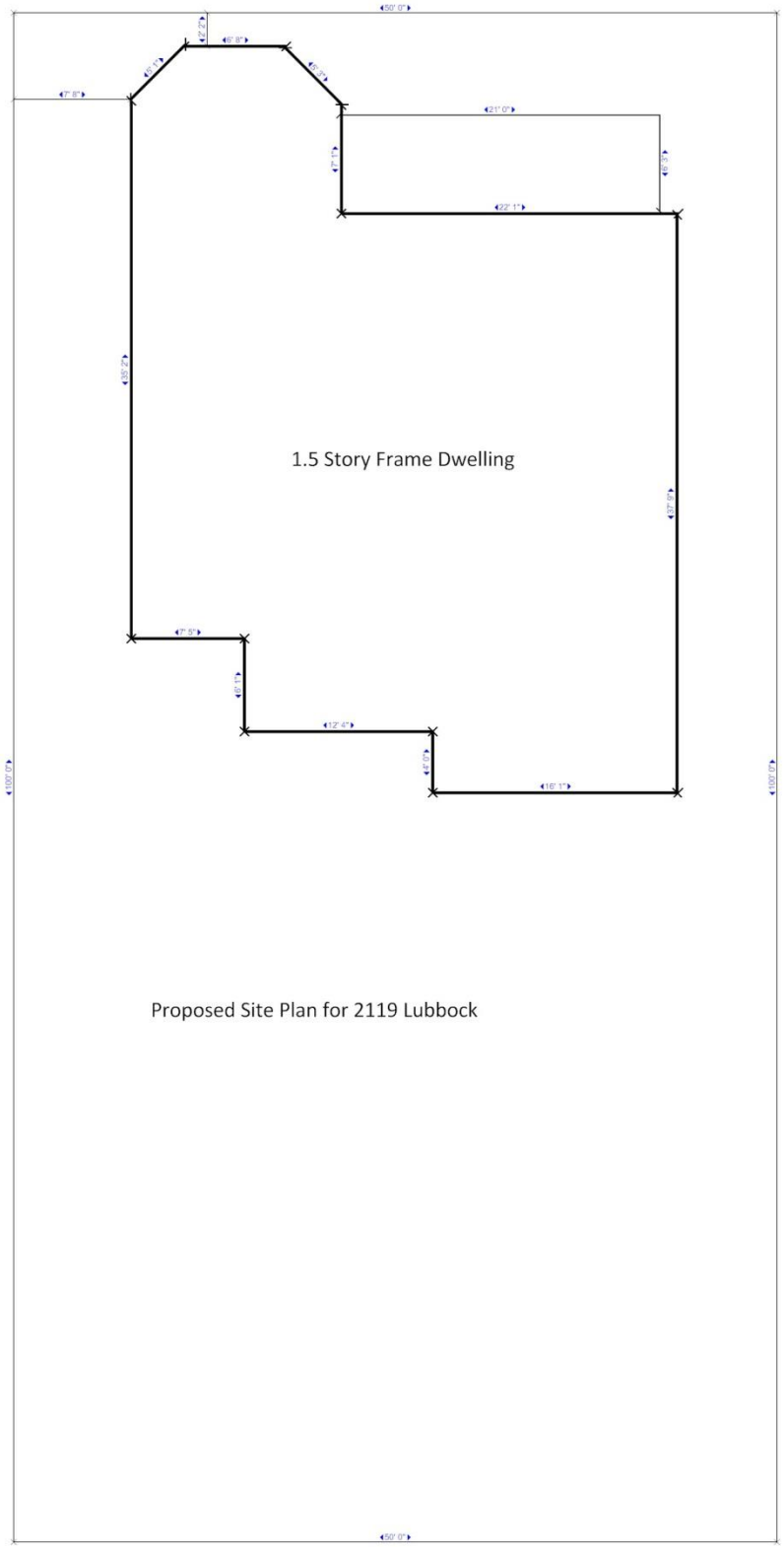
SITE PLAN

PROPOSED



ROOF PLAN

EXISTING

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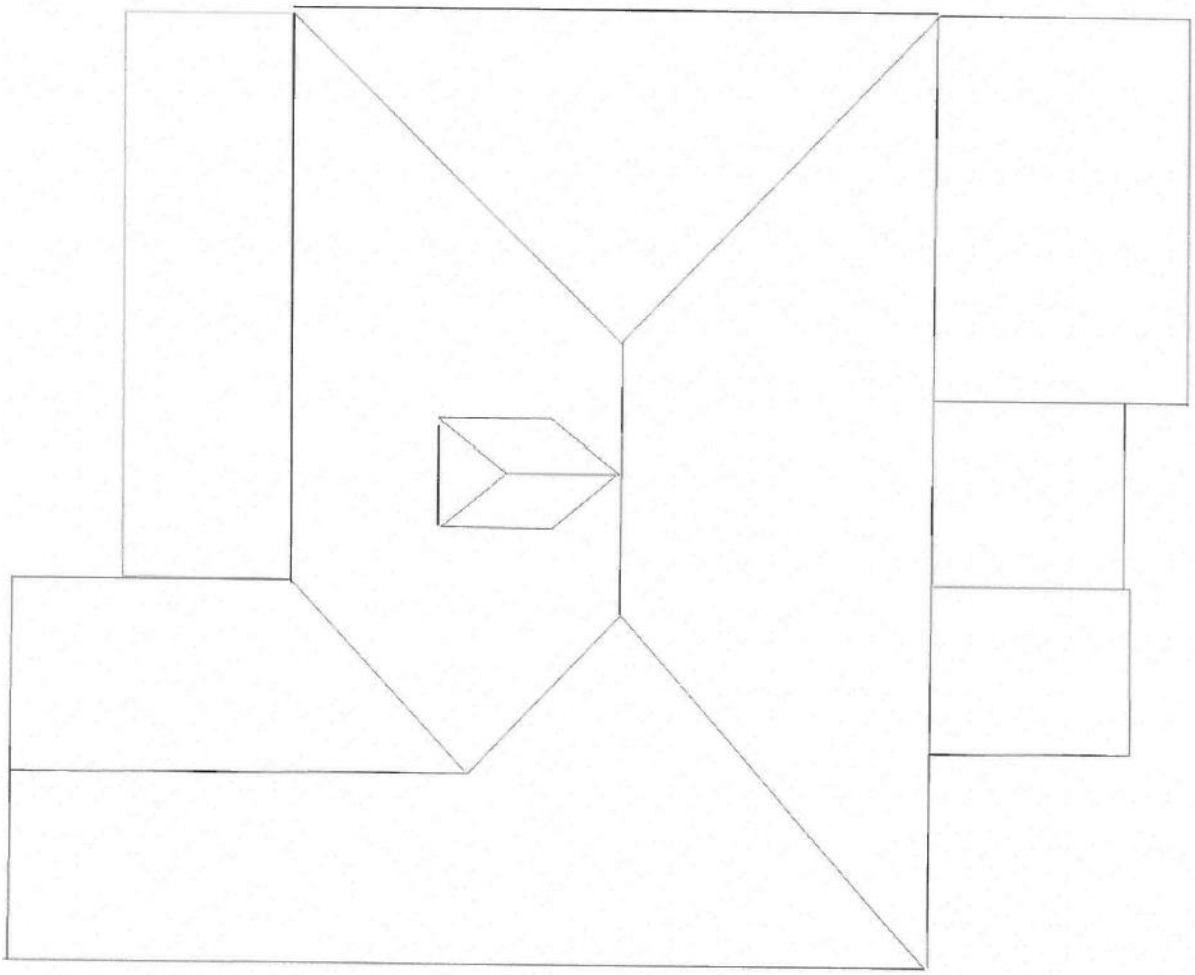

ROOF PLAN

PROPOSED

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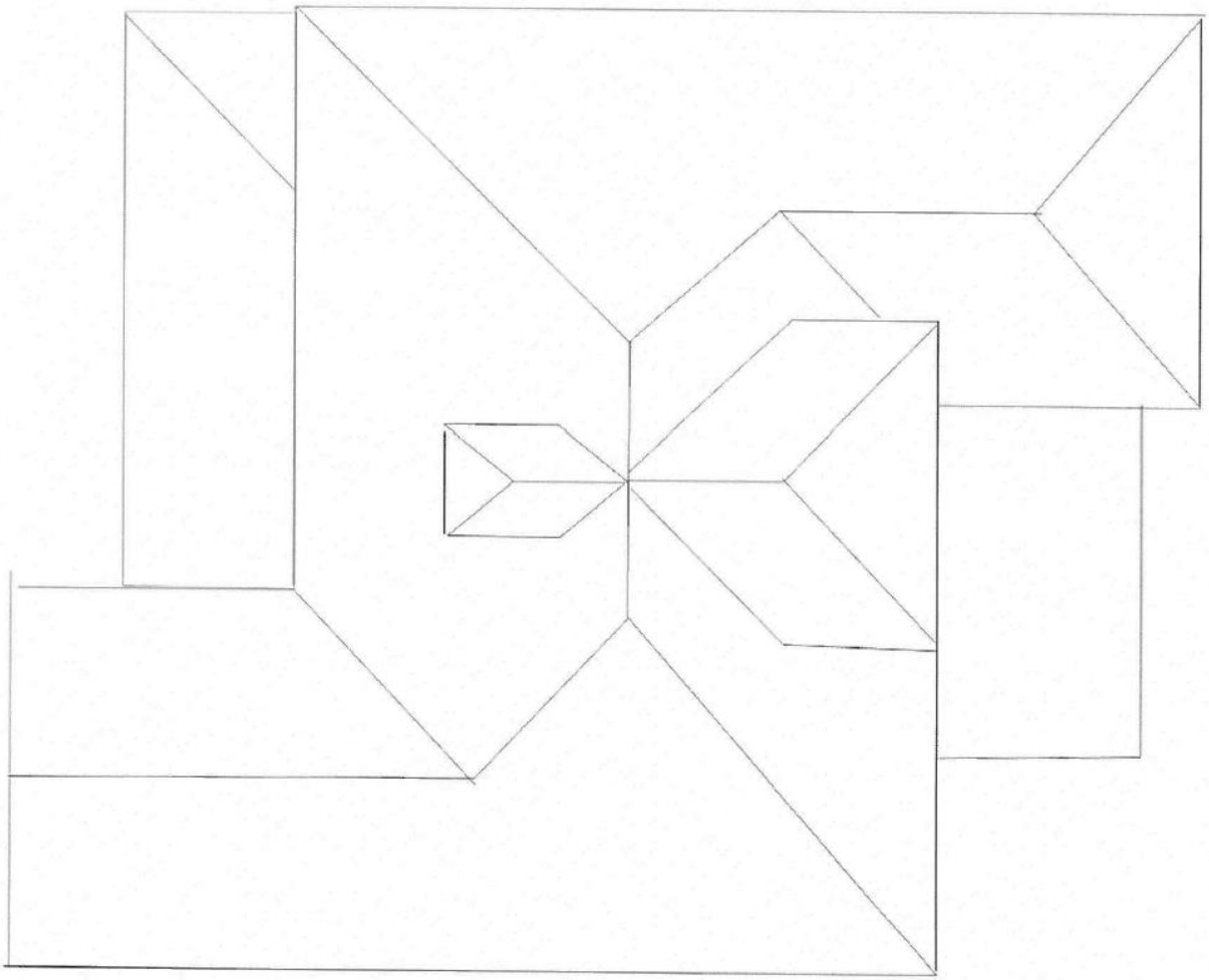
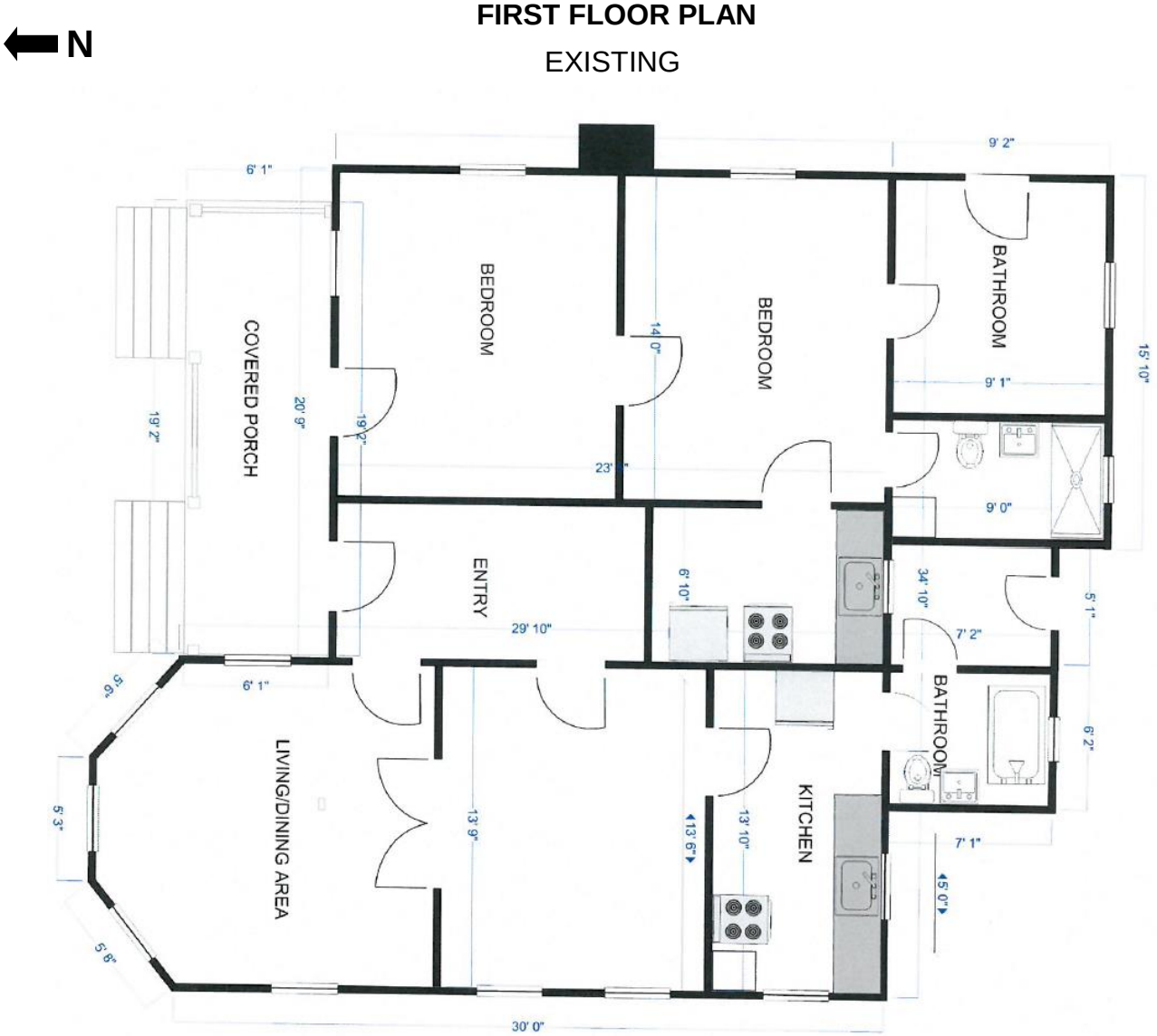
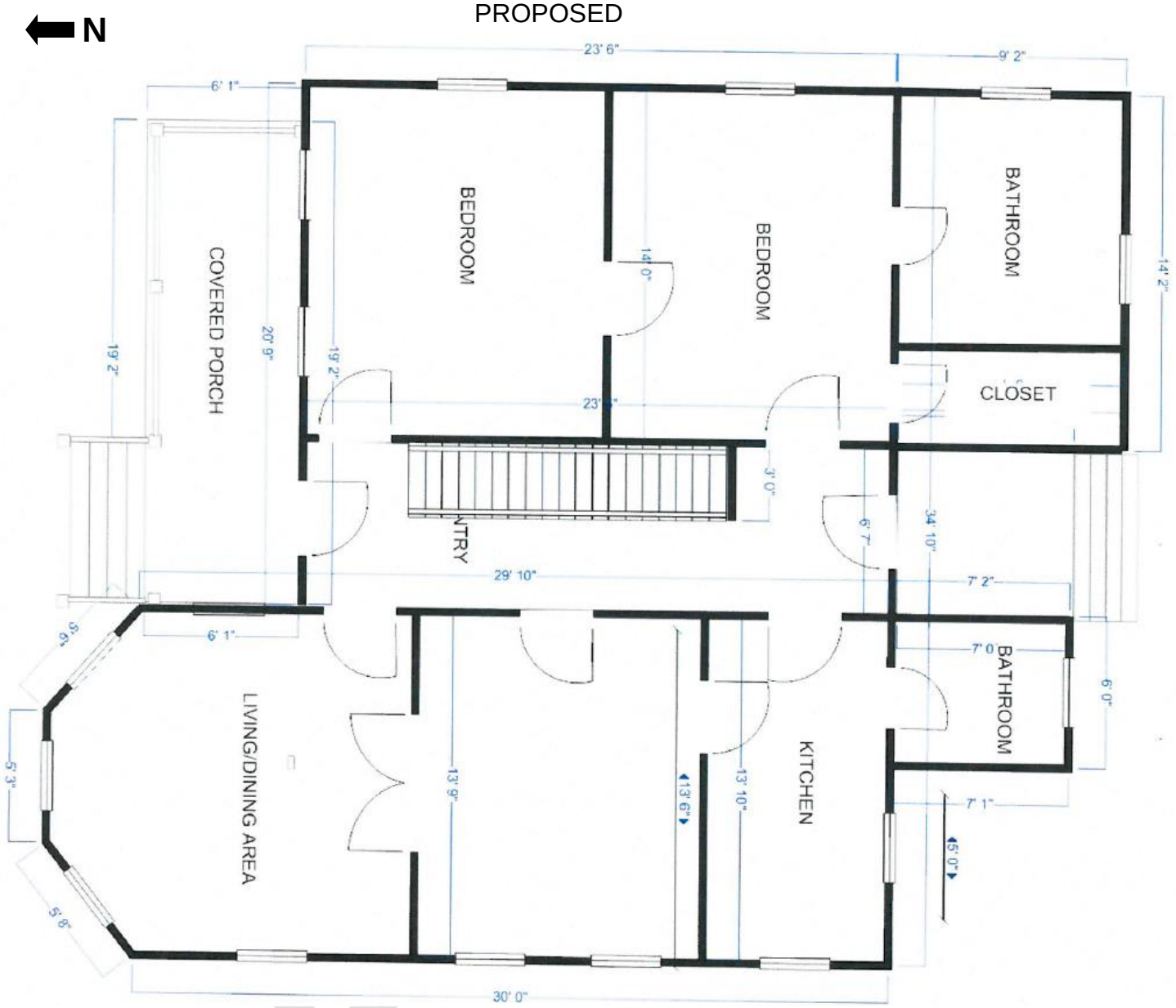


FIRST FLOOR PLAN

EXISTING



FIRST FLOOR PLAN
PROPOSED



SECOND FLOOR PLAN

PROPOSED

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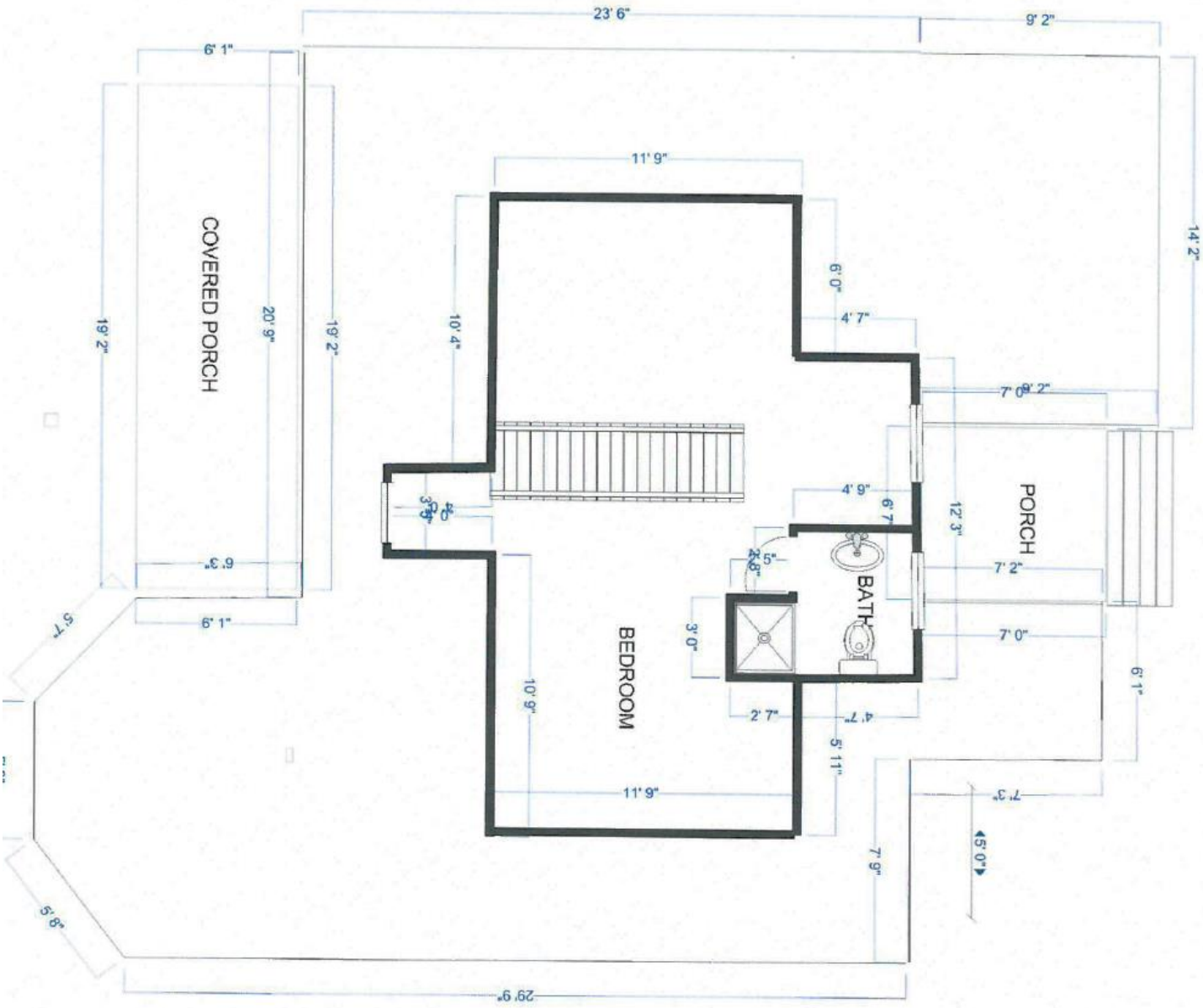


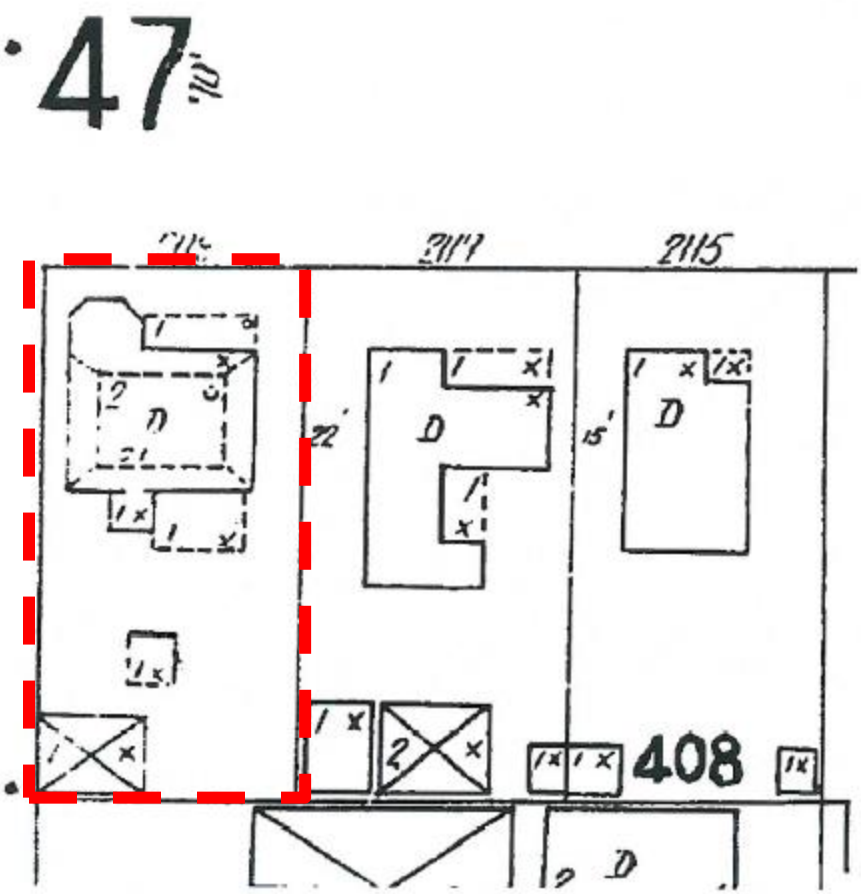
WINDOW / DOOR SCHEDULE

1. Original 29x70" double hung 4/4 wood window to remain
2. Non-original doorway with transom to be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
3. Original 36x84" doorway with transom to remain
4. Original 29x70" double hung 4/4 wood window to remain
5. Original 29x70" double hung 4/4 wood window to remain
6. Original 29x70" double hung 4/4 wood window to remain
7. Original 29x70" double hung 4/4 wood window to remain
8. Original 29x70" double hung 4/4 wood window to remain
9. Original 29x70" double hung 4/4 wood window to remain
10. Original 29x70" double hung 4/4 wood window to remain
11. Original 29x70" double hung 4/4 wood window to remain
12. Non-original kitchen window to be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
13. Existing 33x42" double hung 4/4 wood window to remain
14. Non-original 29x32" window to be replaced with doorway from schedule item#: 2
15. Existing 28x42" double hung 4/4 wood window to remain
16. Wood 1/1 window to be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
17. Non-original doorway, which still features its original window crown molding on top, will be replaced with reclaimed 29x70" double hung 4/4 window to match original windows.
18. Original 29x70" double hung 4/4 wood window to remain
19. Original 29x70" double hung 4/4 wood window to remain

WINDOW / DOOR SCHEDULE LAYOUT

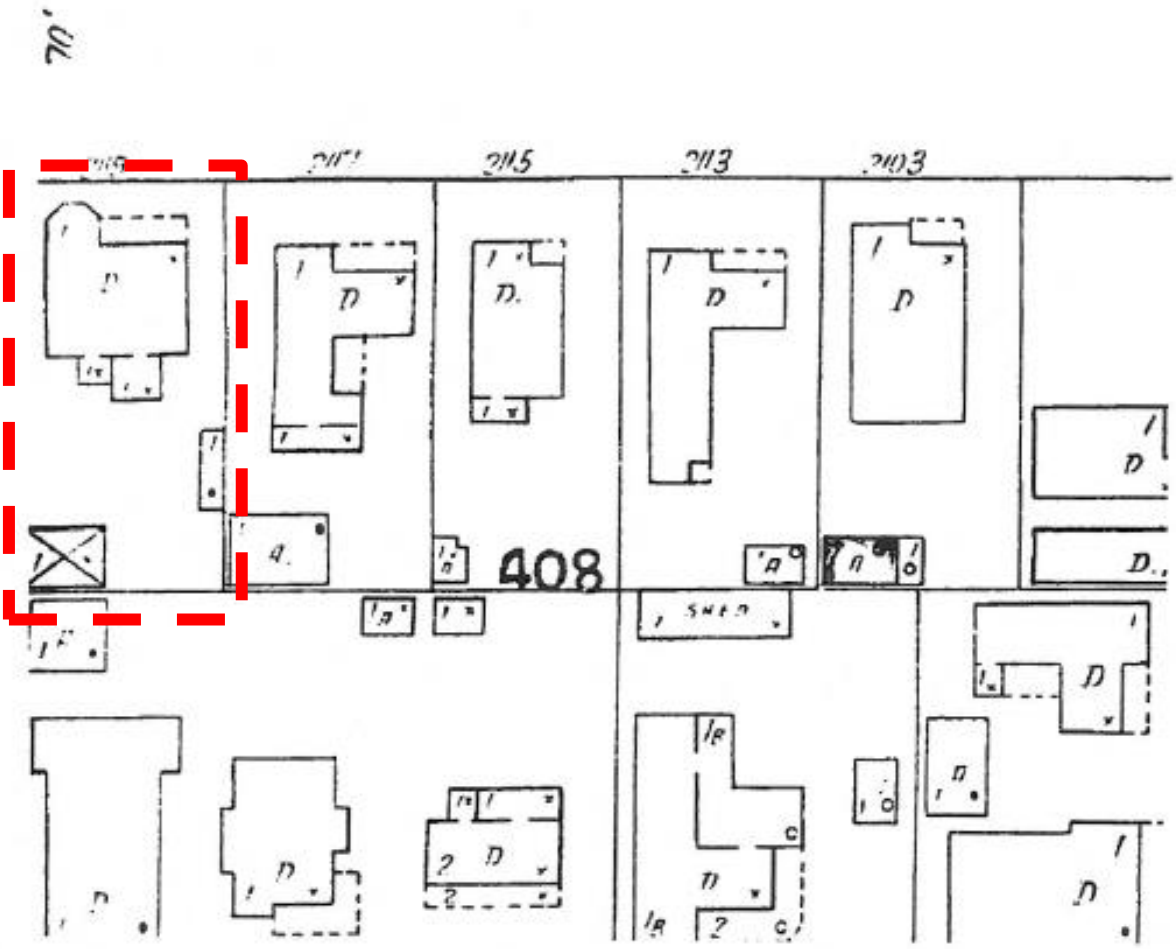
SANBORN MAP

1907, Volume 2, Sheet 48

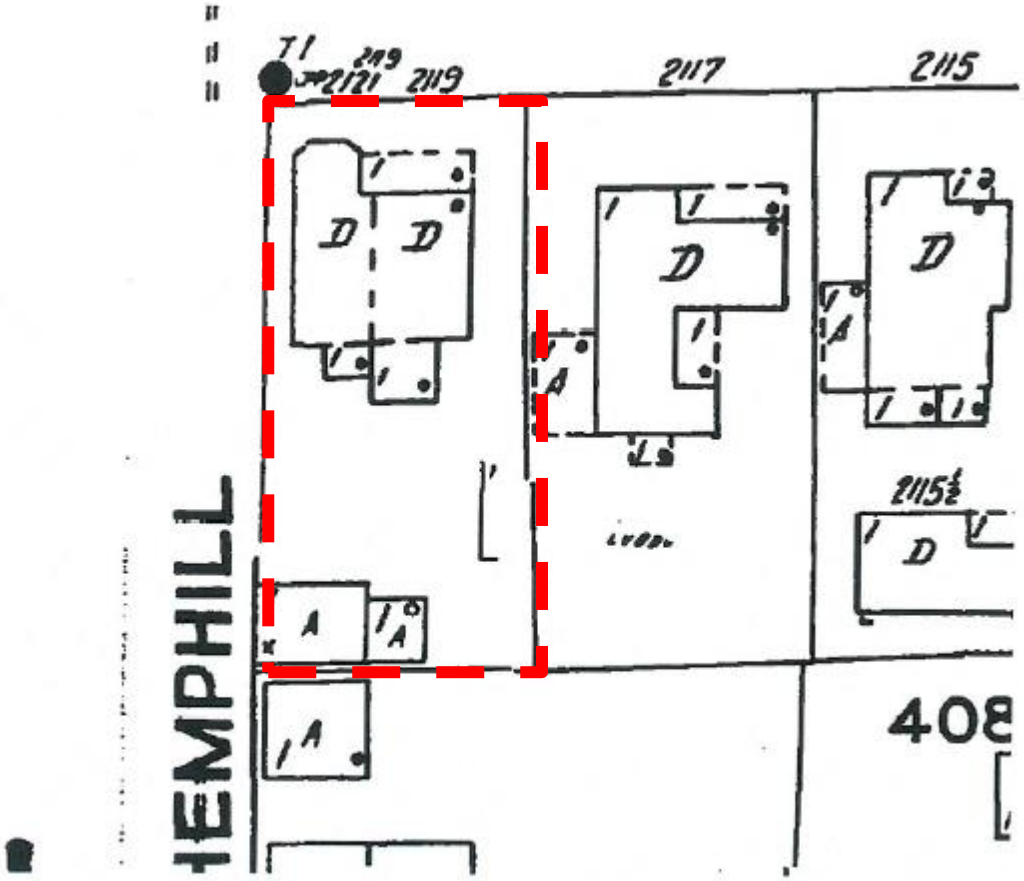


SANBORN MAP

1924, Volume 2, Sheet 208



SANBORN MAP



PROJECT DETAILS

Shape/Mass: The north elevation of house is approximately 39'-2" wide, the east elevation 37'-9" long, the west elevation is approximately 36' wide and the south elevation is 35'-2". No changes will be done to the existing foot print of the house.

Setbacks: The existing house is situated 2'-2' from the front (north) property line, 7'-8" from the east and approximately 50' from the south and 7'-8" from the west property lines.

Foundation: No changes to the foundation

Windows/Doors: Please refer to window and door schedule.

Exterior Materials:

Roof: The roof has a ridge height of 24'-4" and an eave height of 13'-4'". The dormer on the north elevation has the same ridge height of the house and an eave height of 20'. The proposed dormer on the south elevation will match the existing dormer on the north elevation.

Front Elevation: (North) One non-original door opening will be removed and will install a reclaimed wood double-hung 4/4 window that matches the existing original windows in its place. Replace the current non-original front porch railing, a recent alteration, to its original Victorian Chippendale appearance. Restore spandrels on porch and as well other missing details will be reproduced with like materials. Install new wood double hung window in the front dormer.

Side Elevation: (East) The east-facing non-original doorway on the rear addition will be replaced with a reclaimed wood double hung 4/4 window to match the existing original windows.

Side Elevation: (West) No changes to the west elevation. Please refer to plans.

Rear Elevation: (South) Return the non-original south facing kitchen window on the southeast corner. The window opening will be returned to its original size and will install a reclaimed wood double-hung window that matches the existing windows. The proposed dormer on the south elevation will match the existing dormer on the north elevation with a ridge height of 24'-4" and eave height of 20'. The walls will be removed to reopen the rear porch. Modify the shed-style roof on the rear bedroom addition to a hip-roof to better tie in with the house. This new hip-roof will have a pitch of 12/8, and will match the existing roof pitch.

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