

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Charles Stava, for Lee Roeder, owner

Property: 2006 Decatur Street, Lot 5, Block 418, Baker W R NSBB Subdivision. The property includes a historic 1,080 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot. The detached garage is not classified in the building inventory.

Significance: Contributing Queen Anne residence, constructed prior to 1900, located in the Old Sixth Ward Historic District. The HAHC previously denied an application for demolition in September 2011. The house has been vacant and neglected for approximately a decade. The owners received an order in 2010 from Neighborhood Protection (now Department of Neighborhoods) to repair or demolish the house. The current owner purchased the property in December 2015.

Proposal: Relocation of a contributing one-story residential structure on the existing lot.

- The house will be rotated 90° in order to return the structure to its original configuration as evidenced by the Sanborn Map as well as physical evidence located at the site and in the structure itself
- The existing residence has a front (south) setback of 18'; a west side setback of 1.6'; an east side setback of 18.4'; and a rear (north) setback of 43.3'
- The proposed relocated house will maintain the existing 18'-0" front (south) setback (to the front wall) with an 11'-0" to the front porch; a west side setback of 3'-0"; an east side setback of 8'-3"; and a rear (north) setback of 59'-0"

For the applicant supplied evidence, much of which was observed by staff, see Attachment A.

For the restoration project, see application no. 160123.

See enclosed application materials and detailed project description on p. 2-23 for further details.

Public Comment: No public comment received.

Civic Association: Old Sixth Ward Neighborhood Association is in support of the project. Please see Attachment B.

Recommendation: Approval

HAHC Action: -

OLD SIXTH WARD DESIGN GUIDELINES

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

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PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

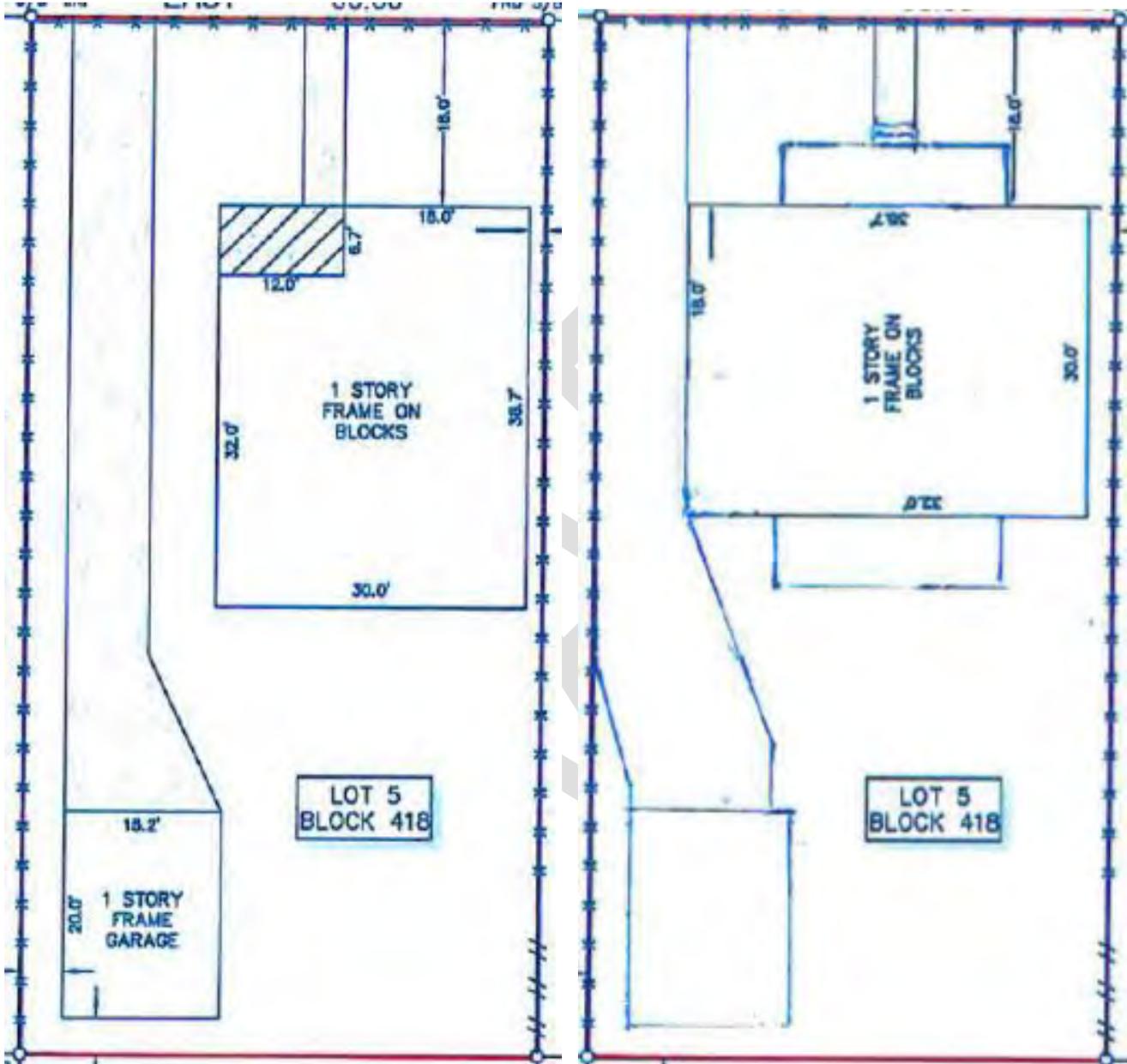
INVENTORY PHOTO



SITE PLAN

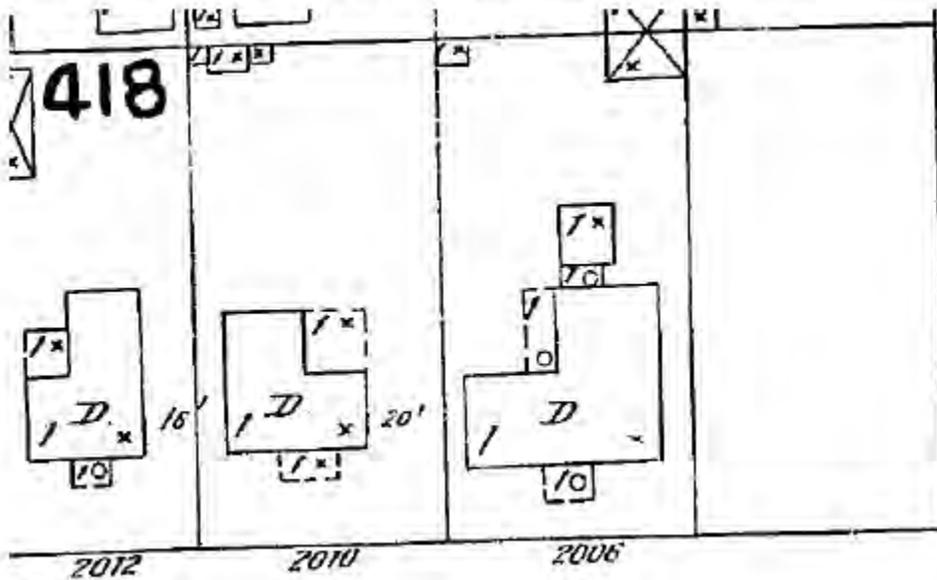
EXISTING

PROPOSED

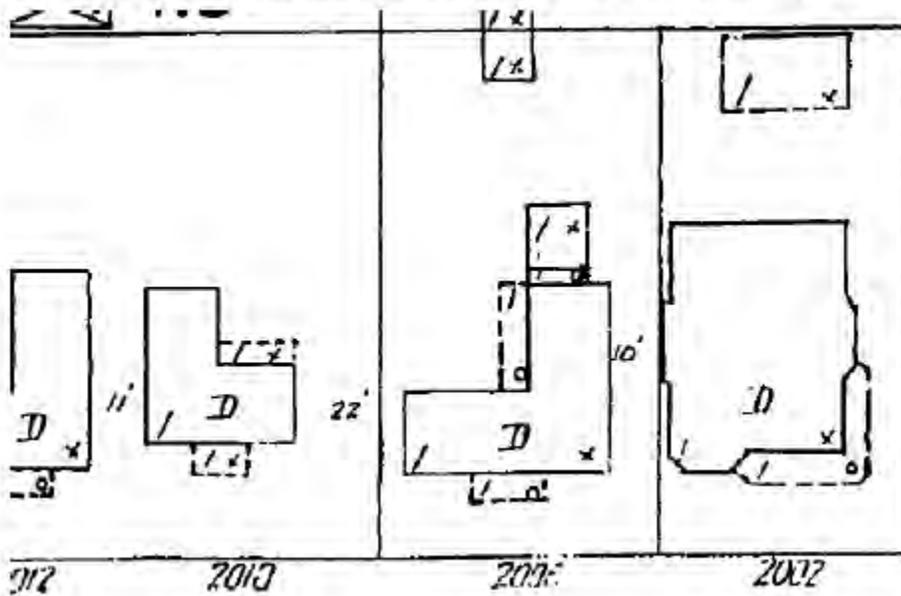


SANBORN MAPS

1896 Sanborn Fire Insurance Map showing original house at original placement

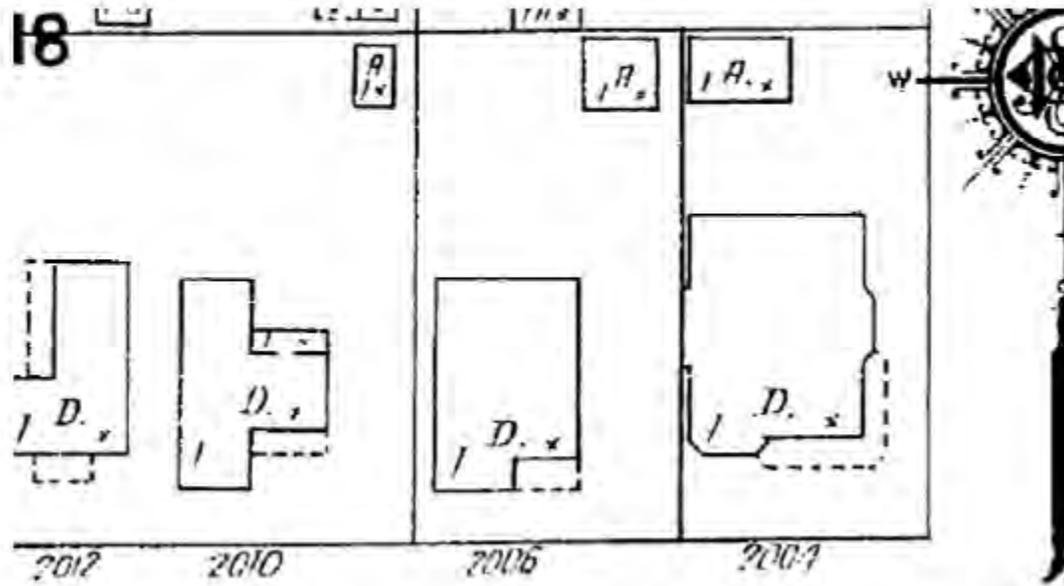


1907 Sanborn Fire Insurance Map showing original house at original placement

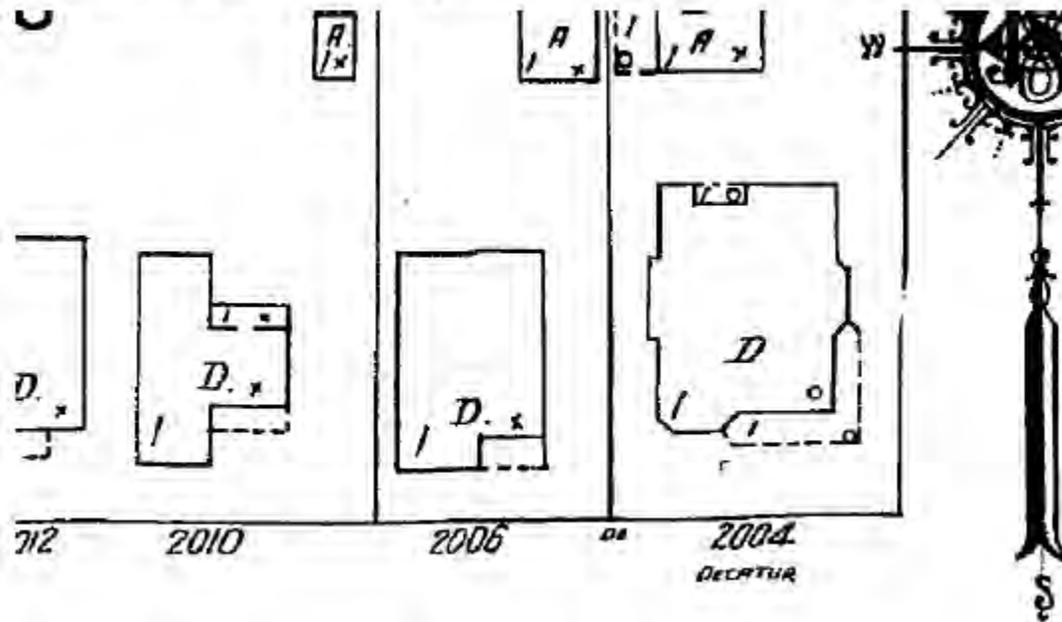


SANBORN MAPS

1924 Sanborn Fire Insurance Map showing relocated house



1951 Sanborn Fire Insurance Map showing relocated house



STAFF PHOTOS



Southwestern Bay (windows to face front)

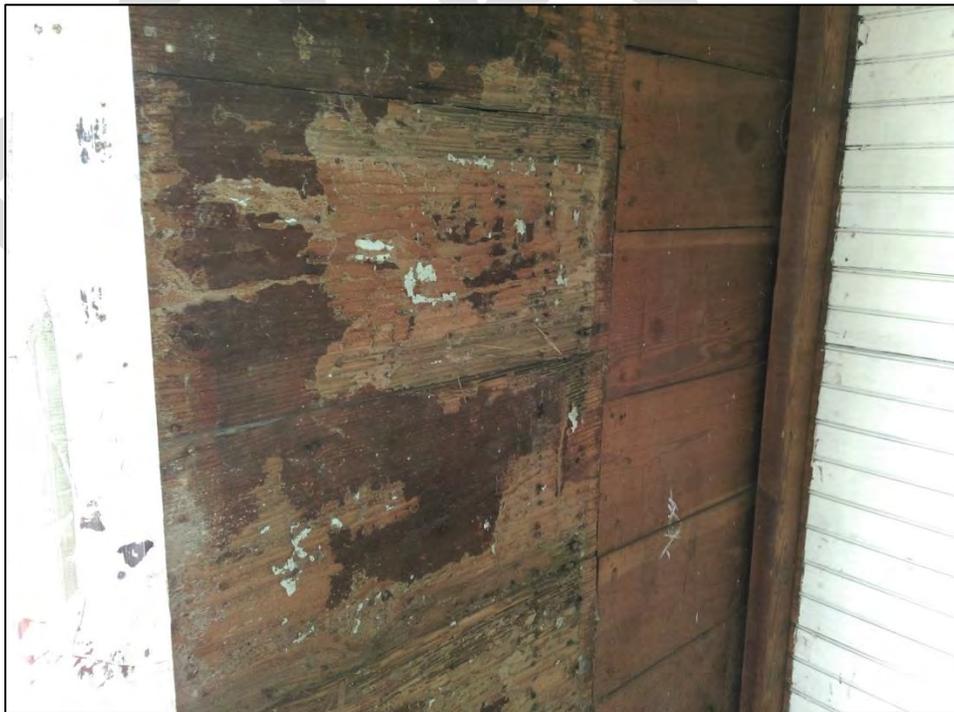


Western-central Bay (patch of original door location)

STAFF PHOTOS



Northwestern Bay (windows to face front)

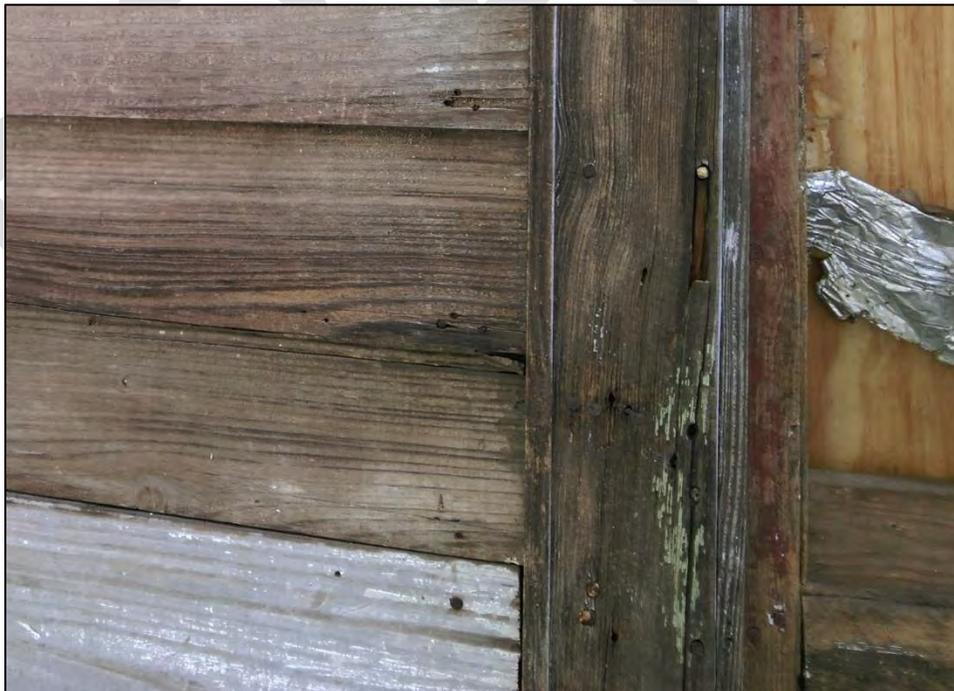


Connection between Original and Non-Original portions of the house

STAFF PHOTOS



Location of original porch beam (located along the west elevation)



Round nails holding together patched up siding (square nail in window frame)

APPLICANT PHOTOS



STAFF PHOTO 10-2015



STAFF PHOTOS 11-2014



STAFF PHOTOS 11-2014



STAFF PHOTOS 11-2014



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PROJECT DETAILS

Setbacks: The house will be rotated 90° in order to return the structure to its original configuration as evidenced by the Sanborn Map as well as physical evidence located at the site and in the structure itself.

- The existing residence has a front (south) setback of 18'; a west side setback of 1.6'; an east side setback of 18.4'; and a rear (north) setback of 43.3'.
- The proposed relocated house will maintain the existing 18'-0" front (south) setback (to the front wall) with an 11'-0" to the front porch; a west side setback of 3'-0"; an east side setback of 8'-3"; and a rear (north) setback of 59'-0" .

See drawings for more detail.

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ATTACHMENT A**APPLICANT WRITTEN ARCHITECTURAL EVIDENCE**

1. Architectural and structural evidence of the house show it to have both 19th century and 20th century elements. The gabled section (western half) clearly dates from the early to mid 1880's and the hipped roof section (eastern half) from the early 20th century. The first city directory entry for that address was in 1885, which makes it consistent with the age of the gabled section. Also, this house has Greek Revival lip molding around the windows and corner trim that is seen on only a handful of older houses in the neighborhood. One of these houses (1910 Decatur) dates to approx. 1869, another (2203 Kane) was built in the mid 1880s (this is the latest example). Finally, an 1850s era home moved into the neighborhood from the First Ward that currently sits at the corner of Lubbock and Silver Streets also has this trim piece. The interior door casings in the older section have Greek Revival trim that are also seen in the oldest houses in the neighborhood (those built prior to 1880).

2. The 1896 and 1907 Sanborn Fire Insurance map shows the original house to have been a five bay center hall with an applied porch. We are basing that on comparisons with the footprints of other five-bay center hall houses in OSW. As you know, the earliest houses in OSW were either Gulf Coast Colonials or five/three bay Center Halls. There is structural and architectural evidence that the gabled (older) section of the house was originally a five bay center hall.

i. There is what used to be an exterior door in the middle room of the gabled section, that was patched up with reclaimed shiplap on the inside and reclaimed siding on the outside, both applied with round nails as opposed to square nails used elsewhere, and that the room was originally 8.5' wide, making it consistent with the width of hallways of other Center Halls in OSW of the same vintage. Two windows on the west wall were repositioned when the hallway was widened to become a "functional" room, giving the wall a skewed appearance seen from the outside. These two windows that were moved are missing a center 2x4 framing support that the other three original windows remaining in situ have.

ii. The framing around the three walls of the older section show it to have been exterior walls, since they were constructed with 4x4's as opposed to 2x4's for interior walls. The east (back) wall of the front room was framed entirely of 2x4's, meaning it would have been an interior wall, and there also is evidence of what used to be a window where the current kitchen door leads to the rear porch, meaning it was originally an exterior wall. However the framing on the east (back) wall of the kitchen and middle room were constructed with 4x4's meaning they were originally exterior walls. This is evidence that the house originally had an L-shaped floor plan with a service wing, which happens to match the one shown in the 1896 and 1907 Sanborn Maps.

iii. The early Sanborn Maps show the rear service porch to be slightly off center, which meant that the back door that led to the service porch did not line up with the front door as it is in many Center Hall OSW homes. The placement of the door of the east (back) wall of the middle room and the original front door in that room happen to exactly match the configuration shown in the early maps. The back door is off set from the center of the room like it is in the early Sanborn Map.

3. The foundation piers supporting the gabled section of the house include both piers made from 20th century kiln-fired bricks (which do not correspond to the age of the house), piers made from much older bricks (soft mud bricks). This supports the theory that the house was rotated on the lot, as they most likely used as many existing piers as possible, remaking those necessary to re-position the house. The existence of the older brick piers also makes it unlikely that this house was moved from elsewhere (as opposed to being rotated on lot), because it would likely have required the destruction of all old piers to move in a house. The chimney in the kitchen is also not original to the house, since it was built of enamel-coated fire bricks, which weren't patented until July of 1890. We found several depressions in the ground under the front portion of the house which looked like they were the original positions for the piers. Those depressions do not line up under the walls of the current house's placement.

4. As for the placement of the windows, we found structural evidence that windows currently on the west wall were originally evenly spaced on each side of an entry door centered on that wall. The newer section appeared to have been built with reclaimed lumber that match those in the older section. For example it has 4x4 framing with a few 2x4's cut with 19th century measurements (actual size framing) with reclaimed wide 6 inch plank flooring also typical of 19th century homes. One room in the newer section has 20th century 4 inch wide flooring. That section also has windows that are the same as those in the older section in muntin profile, number of divided lights and exterior window trim. However, these windows are 6 inches shorter than those along the west wall of the older section, which is an example seen on other early OSW homes where windows on the sides and service/rear wing were slightly smaller than those along the front facade. This leads to the theory that this section was built with materials from the service wing that was dismantled when the house was rotated.

5. There is architectural and structural evidence of what used to be an applied porch on the west wall and its width is consistent of what is shown on the 1907 Sanborn Fire Insurance Map. The original foundation sills (recently replaced by a contractor) showed notches in two places that would have supported the porch foundation sill.

6. The property was originally a double-lot, typical of corner lots in early OSW, and was subdivided in the mid 1900's to make way for the construction of 2004 Decatur next door. There are several examples of houses in OSW built on double corner lots that were pushed a few feet or rotated to allow for the lot to be subdivided. There is a 5 bay center hall house (with a partially enclosed front porch) at 606 White Street that originally faced State Street on a double corner lot and was rotated 90 degrees to face westward to allow the lot to be subdivided.

7. This house was used as a tenant property between 1887 and 1946, it would not have been typical of a landlord to invest money in demolishing/removing a 5-bay Center Hall in order to bring in *another* 5-bay Center Hall from elsewhere. The owner at that time lived next door at 2004 Decatur, and likely would have wanted to push the existing house as far aside in order to create space for a new driveway or yard space between the two houses.

I [Charles Stava] checked the early tax and deed records for that property going back as far as 1859 and there is no language or evidence anywhere in the documents indicating that the original structure was replaced. The only "changes" I could find were that the lot was subdivided on December 23 of 1906, and a builder's permit for the construction of 2004 Decatur issued barely three months later on March 1 of 1907. The current footprint of 2006 Decatur first showed up in the 1924 Sanborn Map

Regarding the design for the new porch, since there are no historic photographs of the original porch, we are copying the design of the new porch from a three bay center hall house at 2018 Lubbock Street, which was built around the same time as this house and shares many of the architectural detailing. It was common practice in the early days for early OSW carpenters to copy details from neighboring houses, as evidenced by the dove bird bracket being visible on several houses. The original owner/builder of this house, Mr Benjamin Riesner, was arguably the wealthiest OSW resident of his time, and highly detailed porch would have been typical of a homeowner of greater means. The house at 2018 Lubbock was built for a widow of modest means. Page 27 of the OSW Design Guidelines addresses the level of detailing and how they were copied. The porch may appear more detailed than the one at 2018 Lubbock with the addition of the railing. City code requires porch railings for porch floors higher than 30" from grade. The unspoken rule of thumb for railing design on OSW homes was that the design of the railing corresponded to the spandrel above. For example, a jig sawn spandrel meant a jig sawn porch railing, and a stick spandrel meant a stick railing.

i. Nearly every 3-5 bay center halls in OSW built in the 1880's exhibited a porch spandrel, and Carpenter Gothic was the prevailing architectural style due to its German influence.

ii. Early photographs of houses in OSW showed much more highly detailed porches than they are today. Many of the railings, brackets or spandrels were either removed, or replaced with more simple store-bought ones.

ATTACHMENT B

OLD SIXTH WARD NEIGHBORHOOD ASSOCIATION COMMENT

We support 2006 as the best option for a difficult project. We recognize the difficulty in the porch details you raised and are open to alternatives there, but think that solid-enough evidence supports the major decisions in the CofA.

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