

CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Marisa Janusz, Janusz Design, for Larissa Lindsay, owner

Property: 1816 Kane Street, Lot 3, Block 443, Baker WR NSBB Subdivision. The property includes a historic 1,464 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1880, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Construct a 112 square foot one-story rear addition at the western portion of the structure and increase the height of an existing rear portion of the east elevation

- Proposed western rear addition will be 13.5' wide by 9' deep and inset by 8.25" from the western wall
- Proposed addition will have a ridge height of 21' and eave height of 13' (both lower than original)
- The rear 16' wide by 11' deep portion of the east elevation will be altered to get a more consistent eave height/roof to mediate water inflation/leaking issues
- The existing walls are to remain, but will be increased in height by 22"
- A new gable roof will be constructed with a ridge height 5" lower than existing
- A non-original window will be removed and a new 2-over-2 wood window will be installed

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: The Old Sixth Ward Neighborhood Association has expressed no objection. See Attachment A.

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: December 14, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



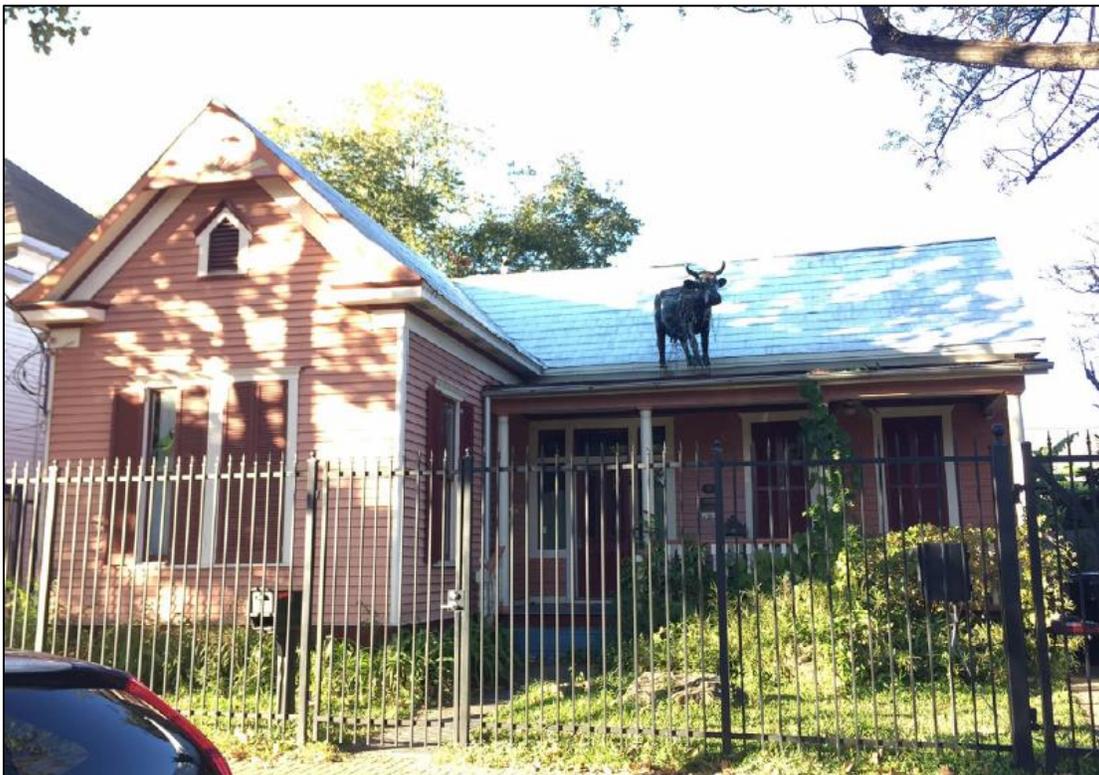
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



SOUTH ELEVATION – FRONT FACING KANE STREET

EXISTING



PROPOSED

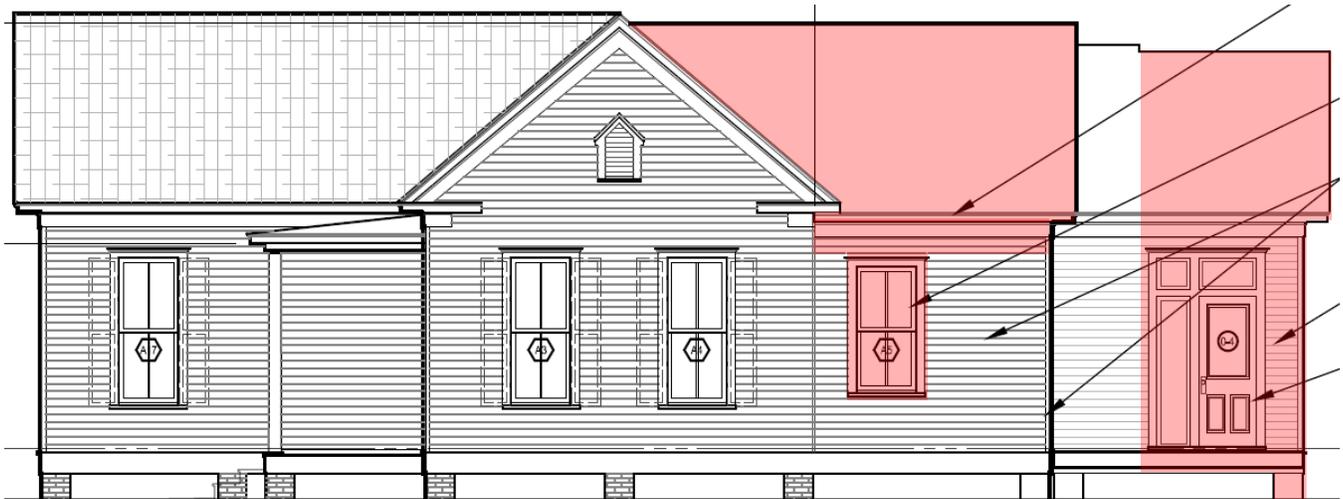


EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



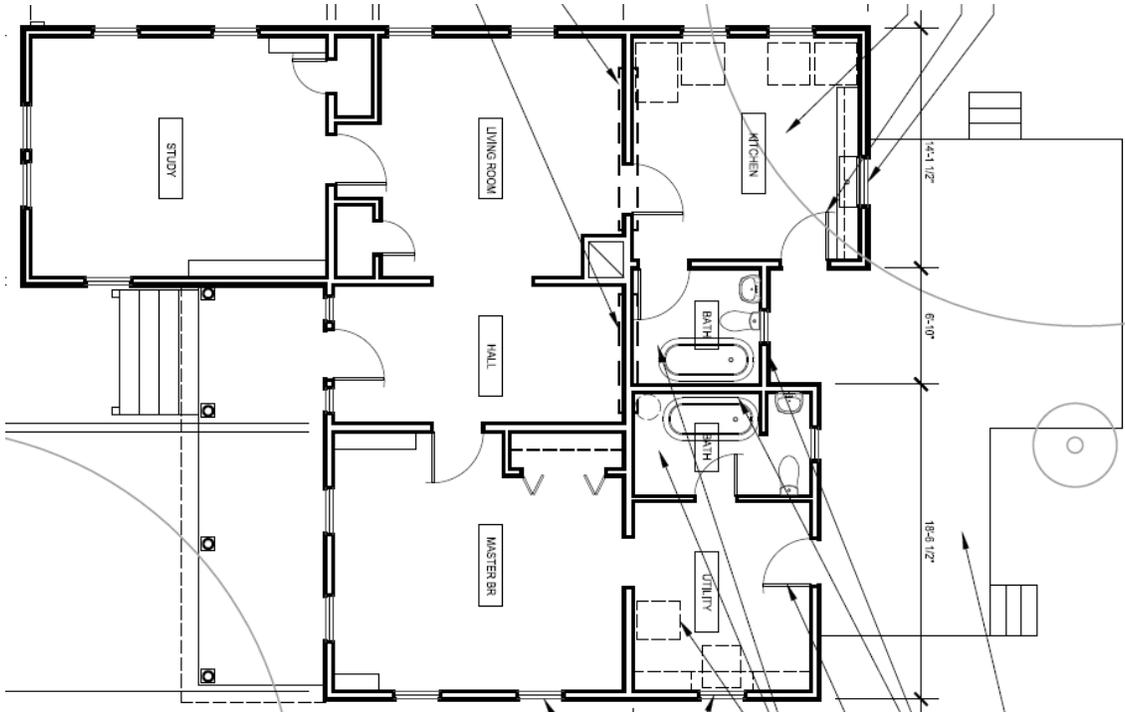
PROPOSED



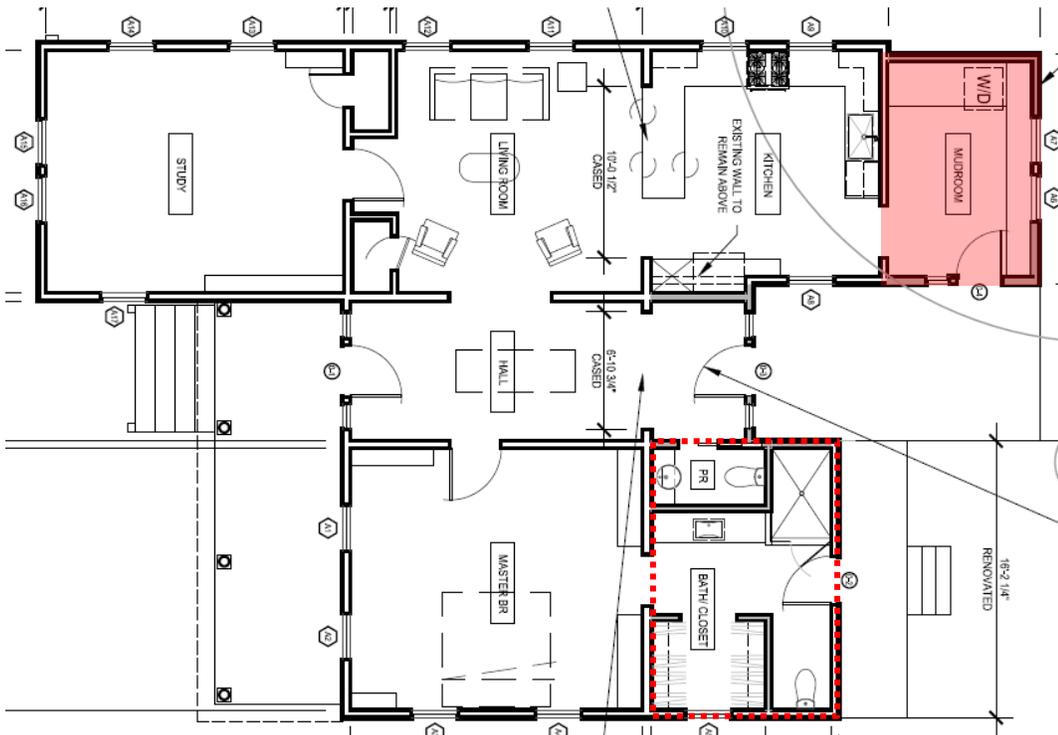
FIRST FLOOR PLAN



EXISTING



PROPOSED



-  Proposed Addition
-  Proposed Alteration of Existing

WINDOW / DOOR SCHEDULE

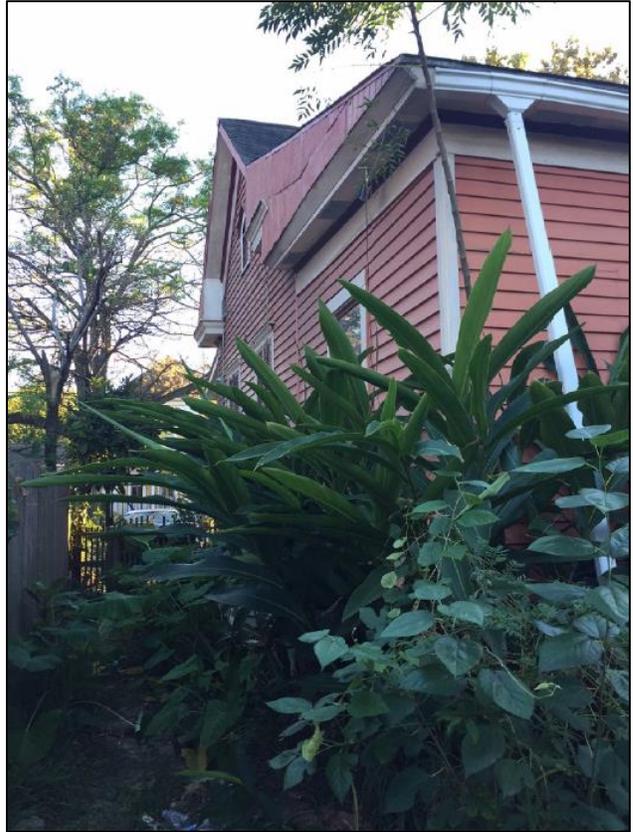
NOTE: ALL HARDWARE SPECIFICATIONS BY JANUSZ DESIGN, GENERAL DESCRIPTIONS FOR PRICING ONLY. FIELD VERIFY ALL DIMENSIONS

WINDOW SCHEDULE						
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
A1	MASTER BEDROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A2	MASTER BEDROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A3	MASTER BEDROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A4	MASTER BEDROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A5	BATH / CLOSET	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	5'-11 3/4"		JELD WEN CUSTOM WOOD DOUBLE HUNG WINDOW W/ LOW-E GLASS AND TRUE DIVIDED LITE, OR APPROVED EQUAL
A6	MUDROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	5'-11 3/4"		JELD WEN CUSTOM WOOD DOUBLE HUNG WINDOW W/ LOW-E GLASS AND TRUE DIVIDED LITE, OR APPROVED EQUAL
A7	MUDROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	5'-11 3/4"		JELD WEN CUSTOM WOOD DOUBLE HUNG WINDOW W/ LOW-E GLASS AND TRUE DIVIDED LITE, OR APPROVED EQUAL
A8	KITCHEN	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	5'-11 3/4"		JELD WEN CUSTOM WOOD DOUBLE HUNG WINDOW W/ LOW-E GLASS AND TRUE DIVIDED LITE, OR APPROVED EQUAL
A9	KITCHEN	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	5'-11 3/4"		EXISTING WINDOW TO REMAIN
A10	KITCHEN	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	5'-11 3/4"		EXISTING WINDOW TO REMAIN
A11	LIVING ROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A12	LIVING ROOM	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A13	STUDY	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A14	STUDY	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A15	STUDY	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A16	STUDY	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN
A17	STUDY	PAINTED WOOD DOUBLE HUNG WINDOW, 2 OVER 2 LITE	2'-9"	6'-8 3/4"		EXISTING WINDOW TO REMAIN

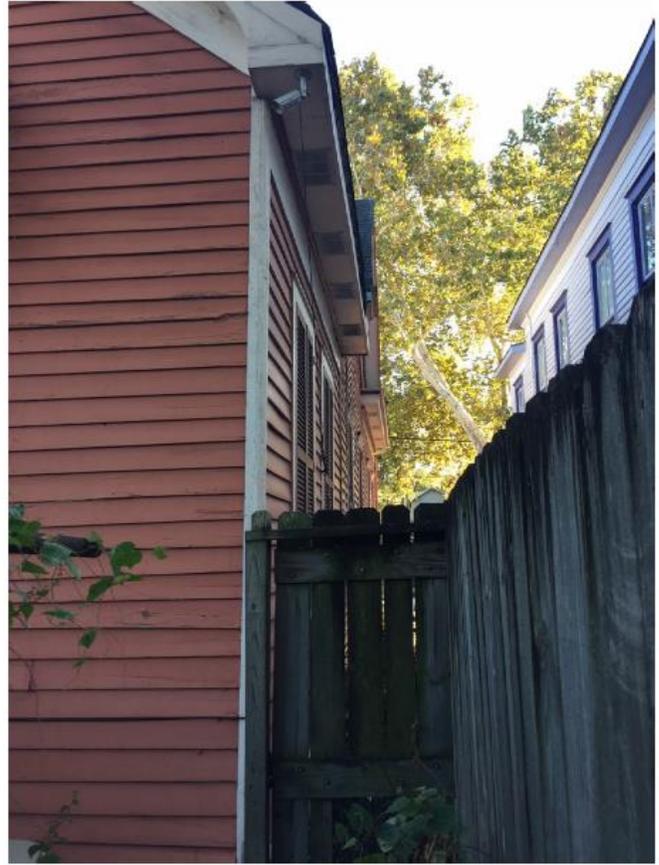
APPLICANT SUBMITTED PHOTOS



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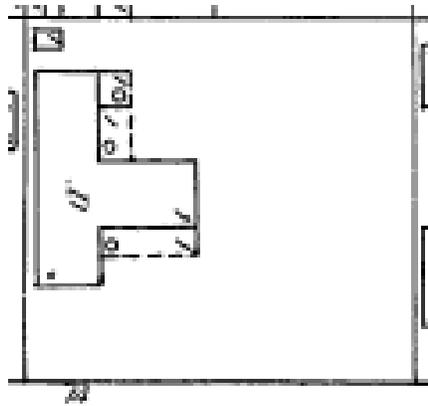


APPLICANT SUBMITTED PHOTOS

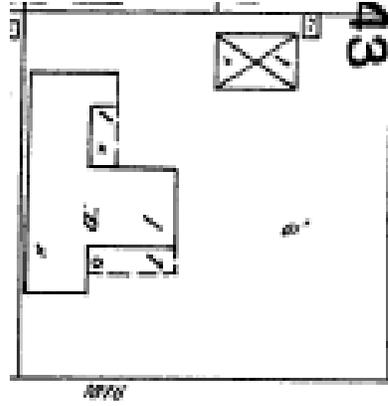


SANBORN MAPS

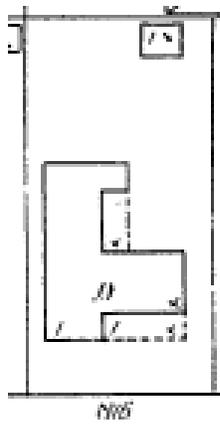
1890



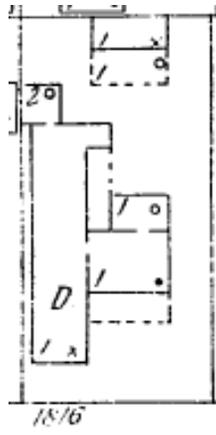
1896



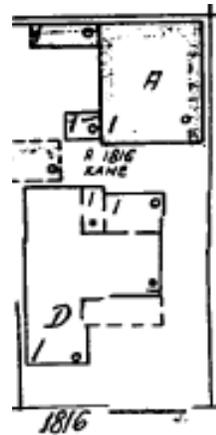
1907



1924



1951



PROJECT DETAILS

Shape/Mass: The existing residence has a width of 37'-7³/₄" and a depth of 48'-4³/₄" with a height of 22'-7³/₄". The front wall (western) has a width of 14'-2¹/₂" while the front porch (eastern) has a width of 23'-5¹/₄" and depth of about 7'.

The proposed addition will be located at the northwest corner of the house. The addition will be inset 8¹/₄" at the rear wall and will be 13'-5¹/₂" wide by 8'-10¹/₄" deep. The addition will be flush with the existing structure on the east side (not visible from public ROW). The addition will have a height of 20'-10³/₄".

The rear 16'-2¹/₄" wide by 10'-11¹/₂" deep portion of the east elevation will be altered to get a more consistent eave height/roof to mediate water infiltration/leaking issues. The existing walls are to remain, but will be increased in height by 1'-9³/₄". The new height will be 22'-2¹/₄". See drawings for more detail.

Setbacks: The existing residence features a front (south) setback of 9'-1¹/₂"; an east side setback of 7'-8³/₄"; a west side setback of 2'-9¹/₄"; and a rear (north) setback of 41'-2³/₄".

With the proposed addition, the residence will retain the front (south) setback of 9'-1¹/₂"; an east side setback of 7'-8³/₄"; a west side setback of 2'-9¹/₄". The new rear (north) setback will be 34'-4¹/₂". See drawings for more detail.

Foundation: The existing residence has a brick pier and beam foundation with a finished floor height of 2'-5¹/₂". The proposed addition will have a pier and beam foundation with a finished floor height of 2'-5¹/₂" to match existing. See drawings for more detail.

Windows/Doors: The existing residence features original 2-over-2 wood double-hung windows with the exception of a single non-original 1-over-1 wood window located at the rear of the east elevation. The rear of the house also features several different styles of windows.

The existing front door, transom and sidelites, and all windows on the front and two sides are to remain, with the exception of a single non-original 1-over-1 wood window located at the rear of the east elevation. This window will be removed and a new 2-over-2 wood double-hung windows (matching other original windows). This window will be shifted over on the wall, which has suffered damage from previous alterations. See drawings, photos, and window/door schedule for more detail.

Exterior Materials: The existing residence is clad in wood lap siding with a 4¹/₄" reveal. The existing 'rising sun' gable ornament and the front porch columns and railings were installed post 1997. The house features operable shutters.

All original materials are to remain. The proposed addition will be clad in wood lap siding with a 4¹/₄" reveal to match existing. The existing walls are to remain, but will be increased in height by 1'-9³/₄". Removed siding from the rear will be reused if possible. See drawings and photos for more detail.

Roof: The existing house features a cross gable roof with metal fish-scale (front) and asphalt shingles (rear). The main (front gable) roof has an eave height of 13'-5 $\frac{1}{4}$ " and a pitch of 12:12. The main side gable has an eave height of 13'-5 $\frac{1}{4}$ " and a pitch of 10 $\frac{1}{4}$:12. The front porch has an eave height of 12'-0" and a pitch of 2:12. The rear facing gable (western portion) has an eave height of 12'-11 $\frac{3}{4}$ " and a pitch of 10 $\frac{1}{4}$:12. The rear shed roof has an eave height of 11'-2" and a roof pitch of 3:12.

The proposed addition will have a rear facing gable asphalt roof with an eave height of 12'-11 $\frac{3}{4}$ " and a pitch of 10 $\frac{1}{4}$:12. The existing shed roof will be removed and a new rear facing gable asphalt roof with an eave height of 12'-11 $\frac{3}{4}$ " and a pitch of 10 $\frac{1}{4}$:12. A new shed roof will be constructed in between the existing and new rear gables. The shed roof will have an eave height of 12'-11 $\frac{3}{4}$ " and a pitch of 3:12. All other roofs and material is to remain. See drawings for more detail.

ATTACHMENT A