

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Lee E. Roeder, owner

Property: 1710 Lubbock Street, Lot 3, Block 453, Baker W R NSBB Subdivision. The property includes a historic 1,200 square foot, one-story, wood frame single-family residence situated on a 5,000 square foot (50' x 105') interior lot.

Significance: Contributing Greek Revival residence, constructed circa 1870, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Restore the siding, windows, and porch to its original configuration construct a one-story side addition on the east elevation.

- Remove non-original additions and restore the original structure
Construct a 11' wide by 14' deep side addition extending from the previously altered east elevation; the eave and ridge height of the addition will be lower than existing
Raise the house an additional 9" for a finished floor height of 29"
Replace existing concrete porch with a more appropriate wood porch
Replace existing corrugated metal roof with a standing seam metal roof

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: The Old Sixth Ward Neighborhood Association is in support of the project.

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: April 21, 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.

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

- (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.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



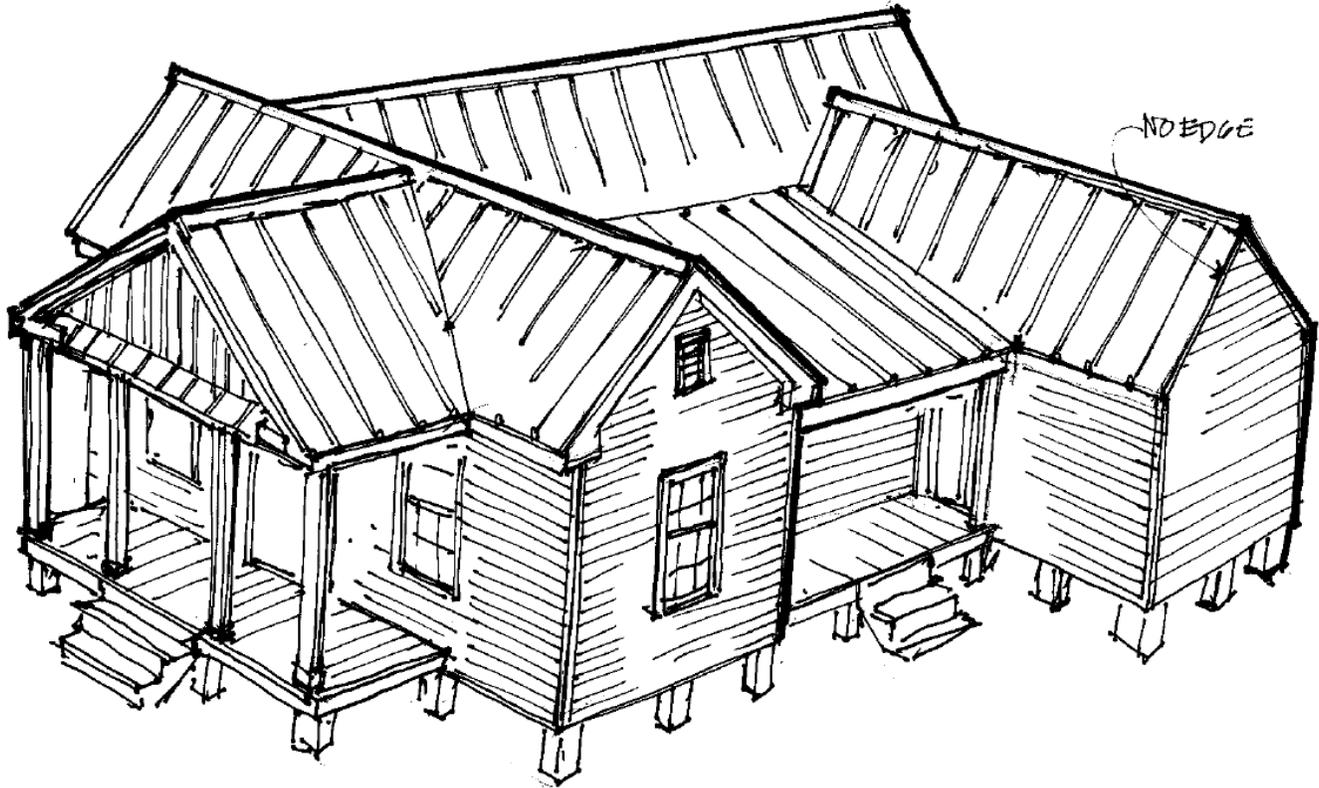
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

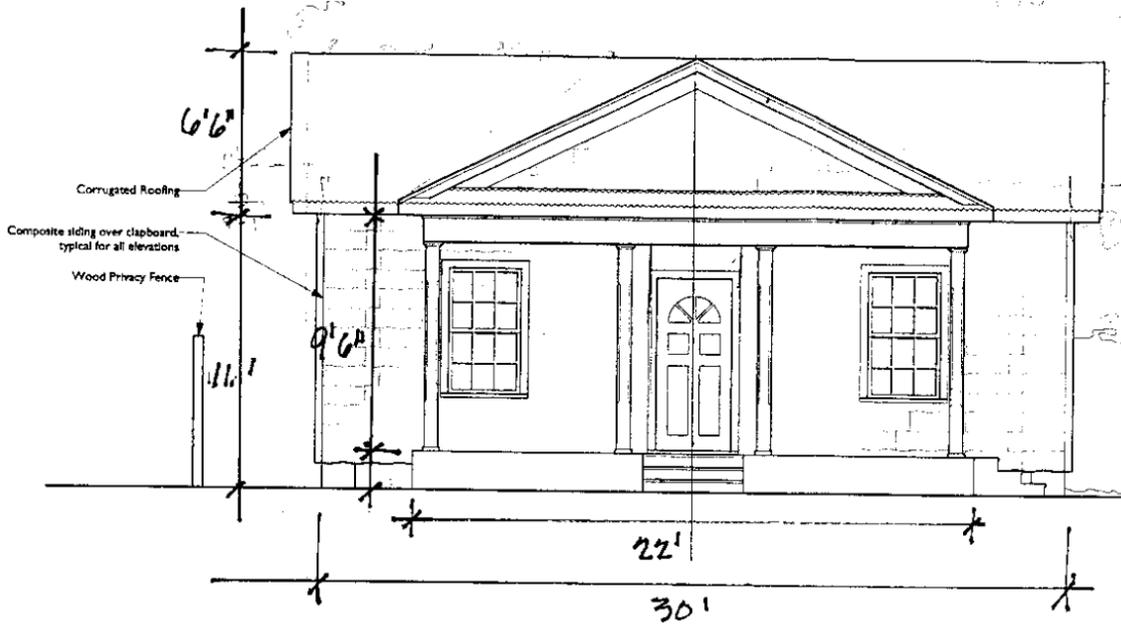


3D RENDERING

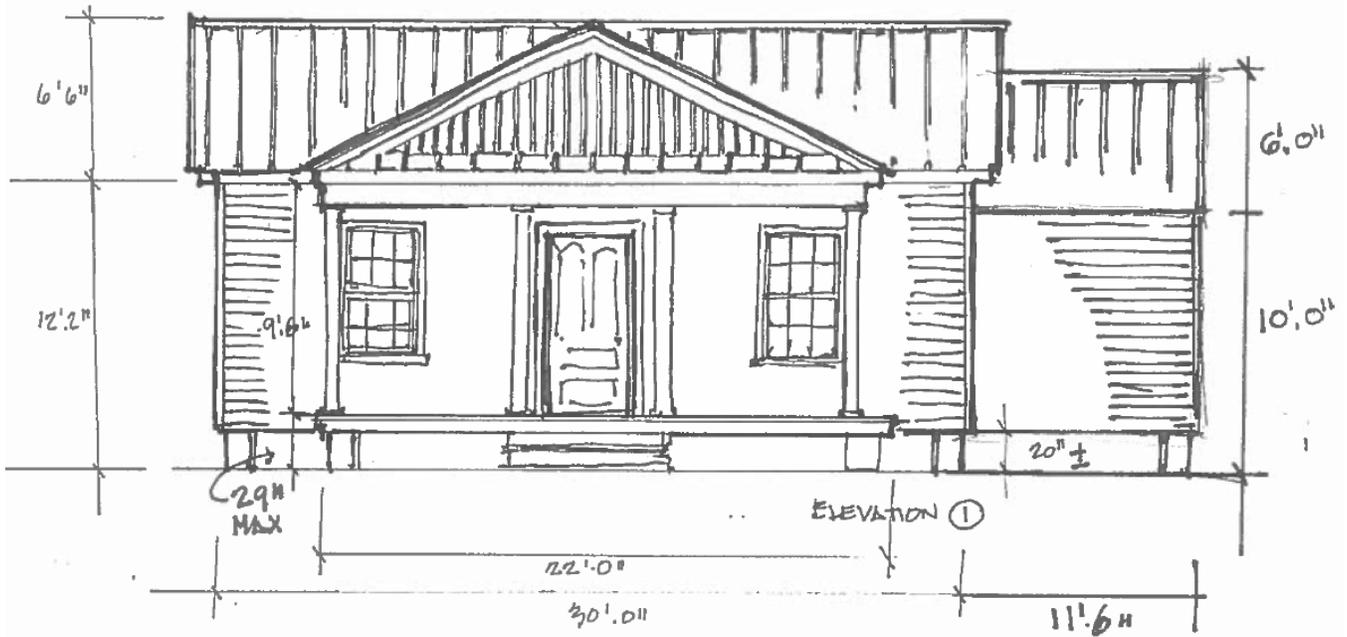


SOUTH ELEVATION – FRONT FACING LUBBOCK STREET

EXISTING

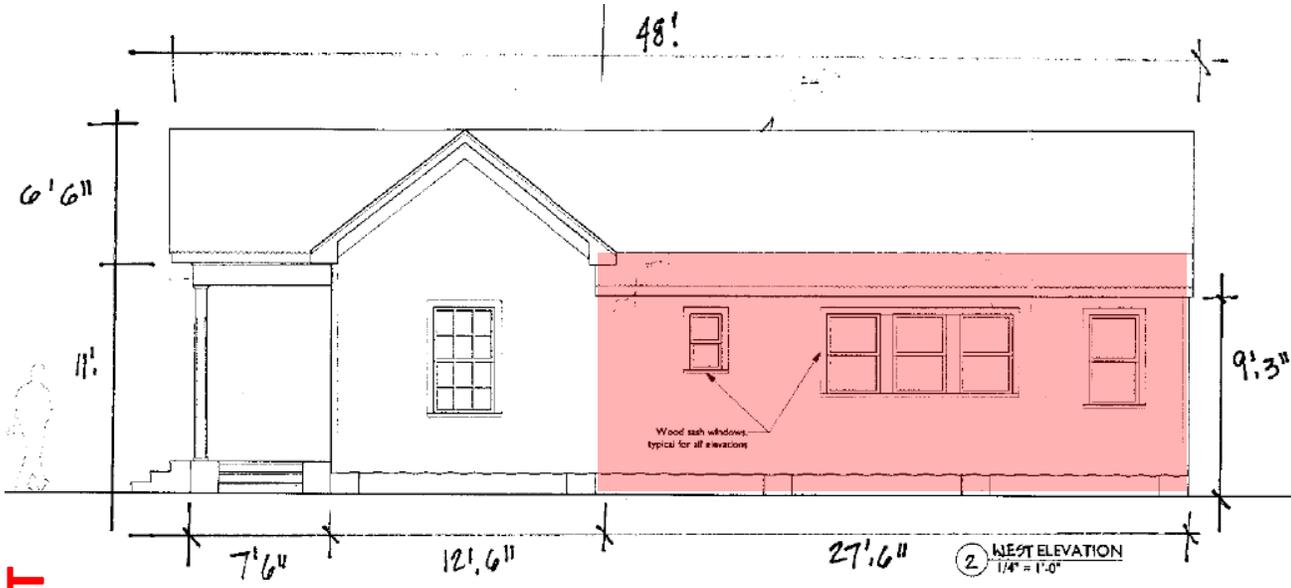


PROPOSED

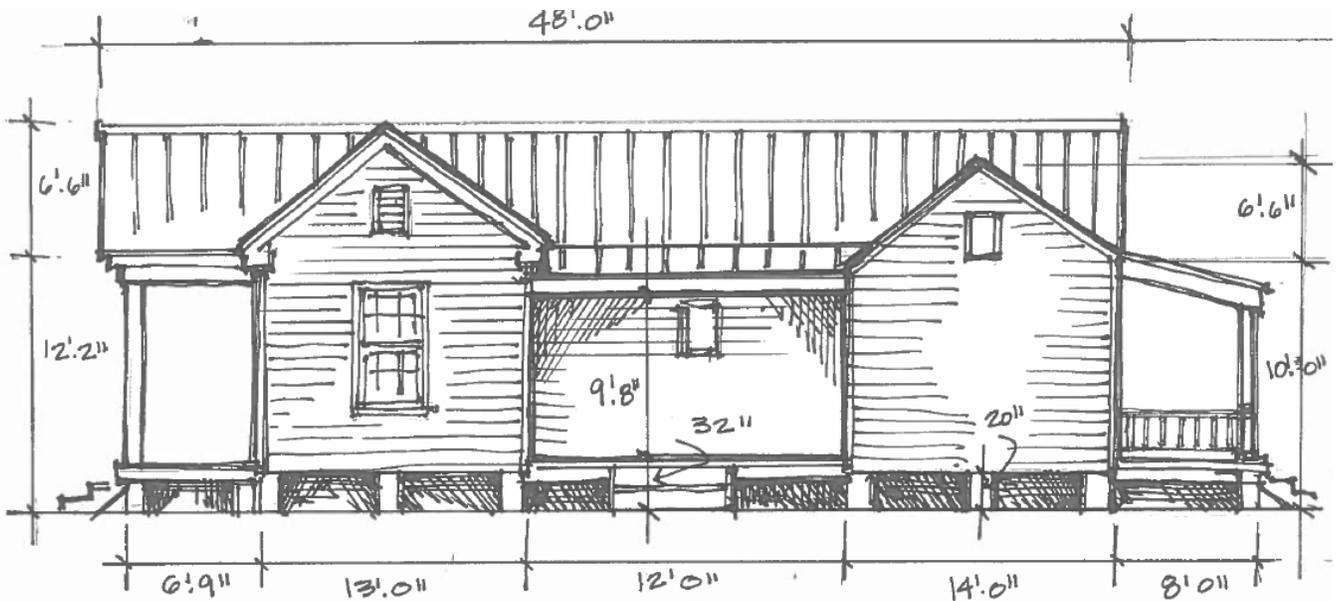


EAST SIDE ELEVATION

EXISTING



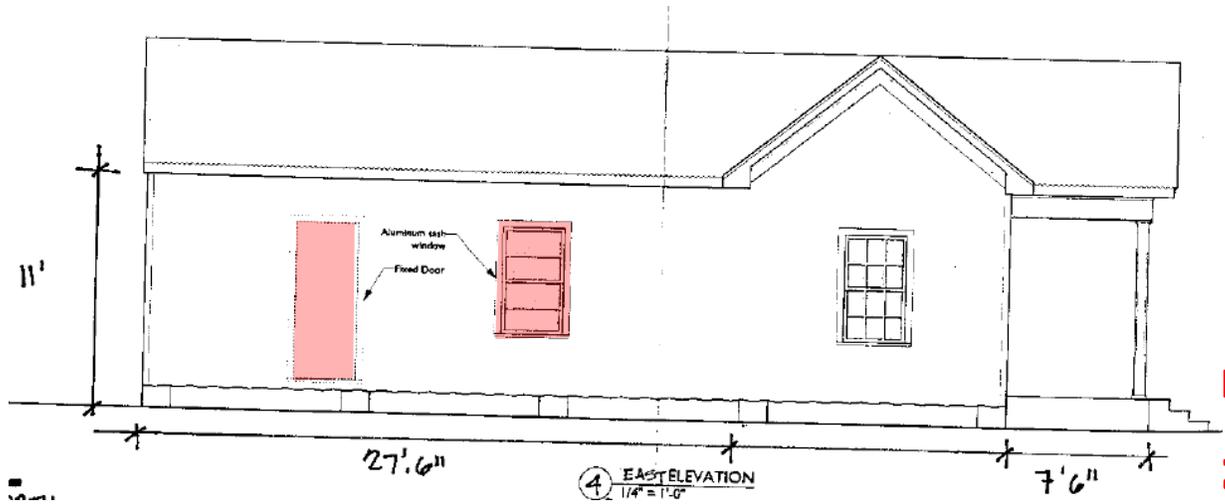
PROPOSED



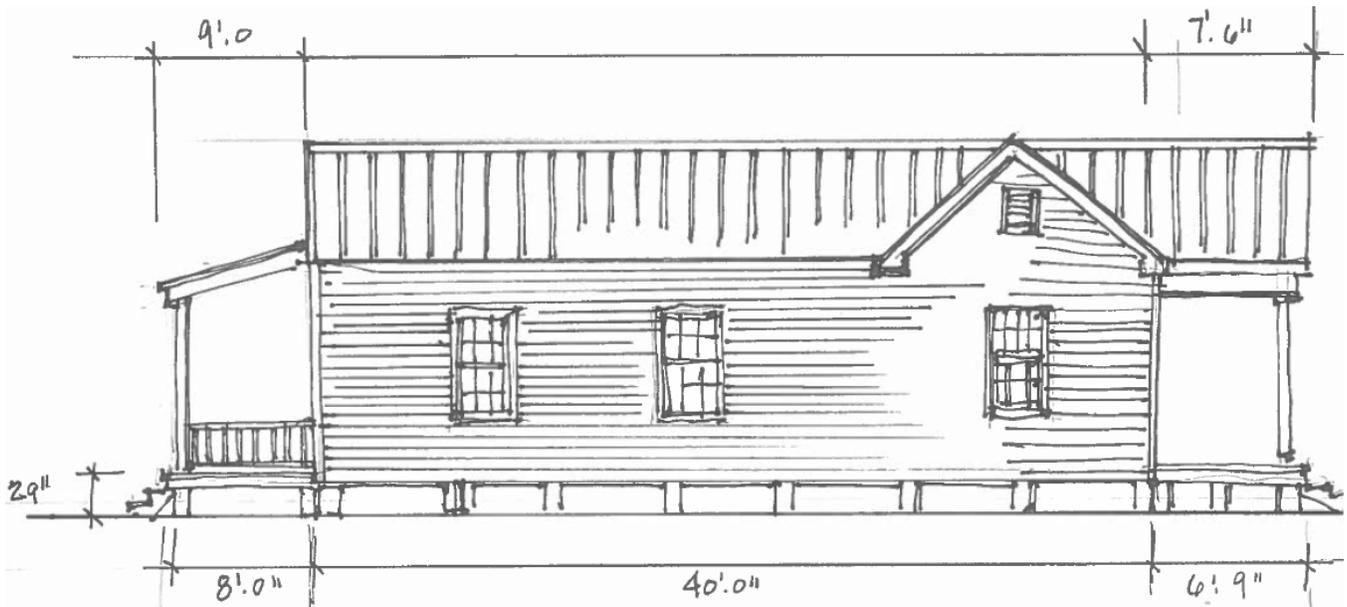
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WEST SIDE ELEVATION

EXISTING



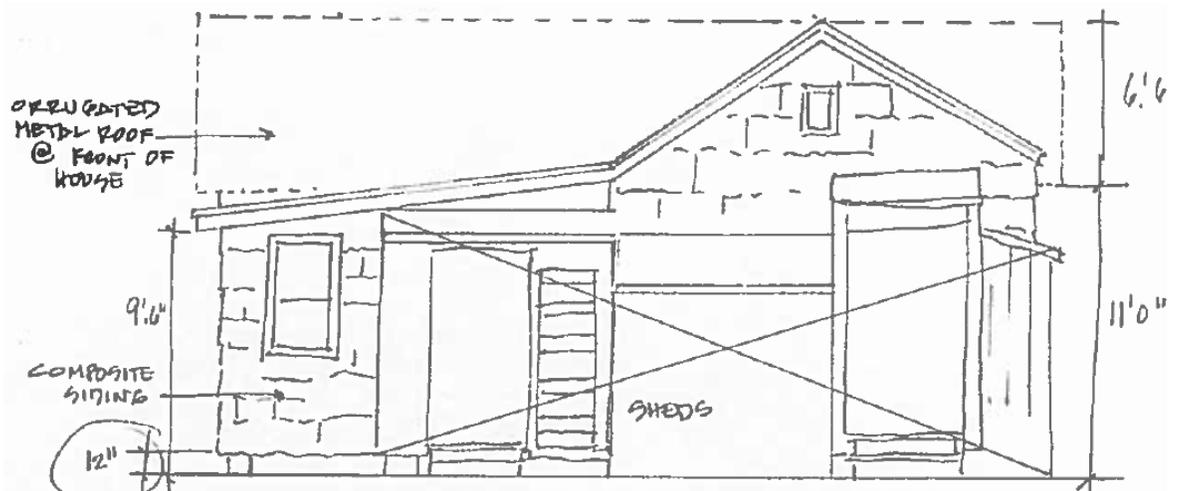
PROPOSED



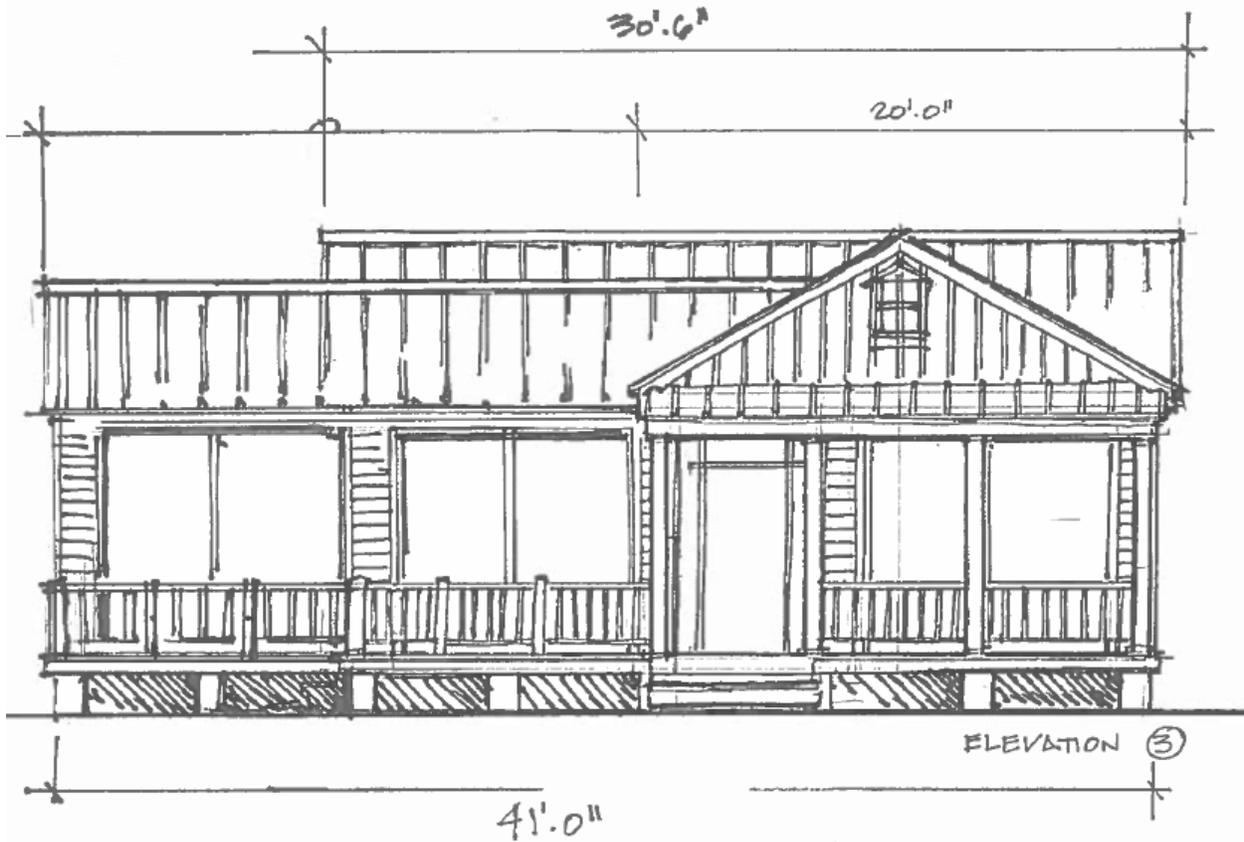
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NORTH (REAR) ELEVATION

EXISTING

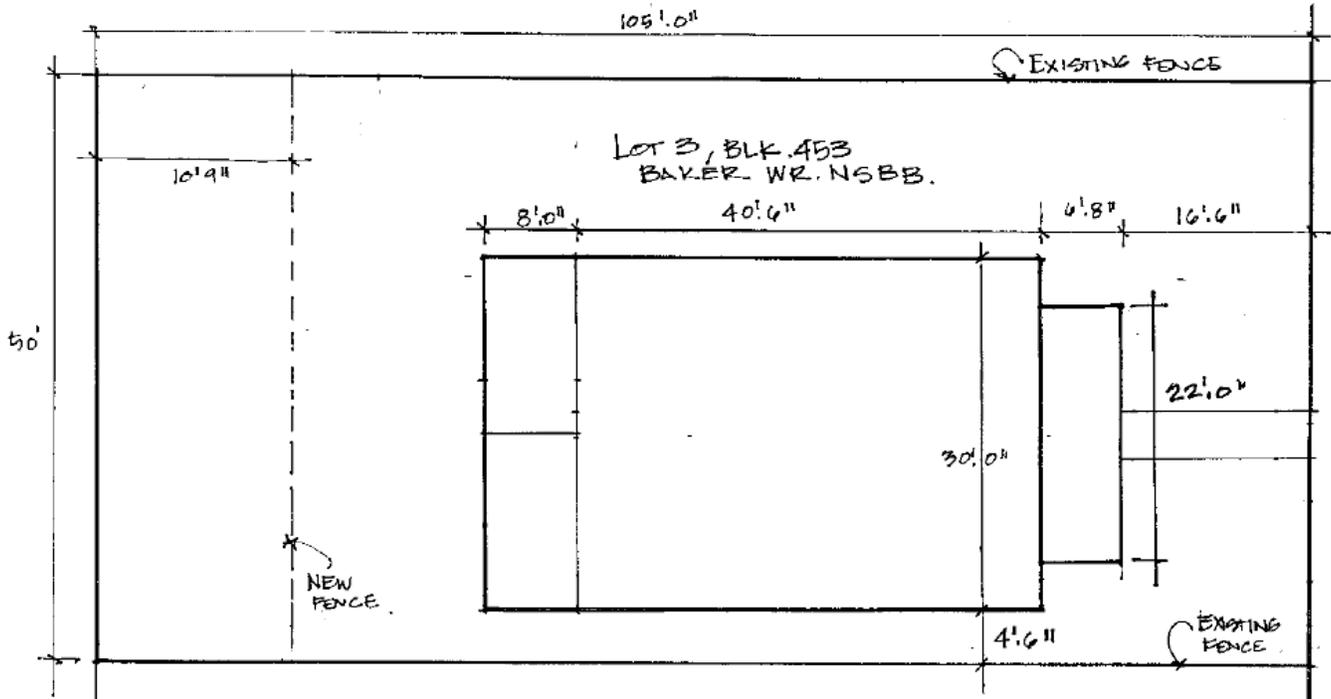


PROPOSED

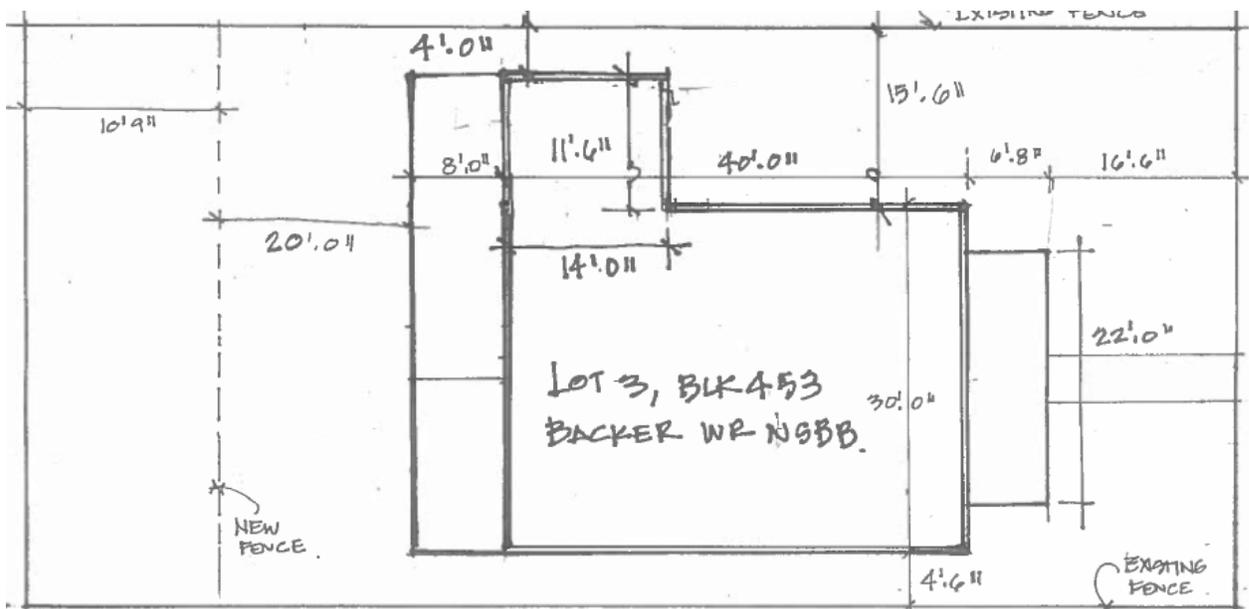


SITE PLAN

EXISTING



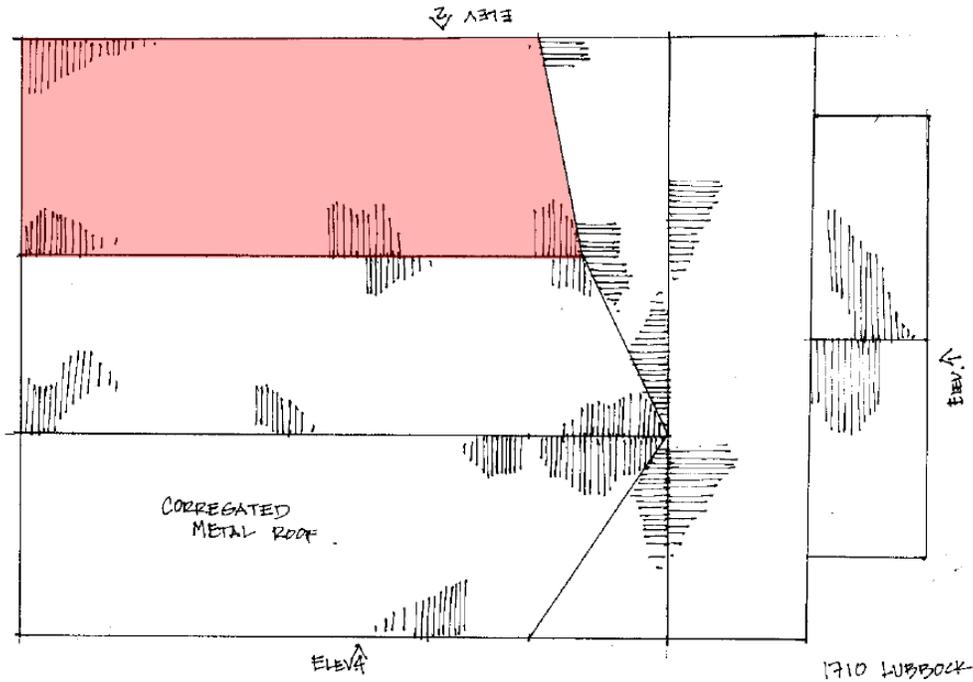
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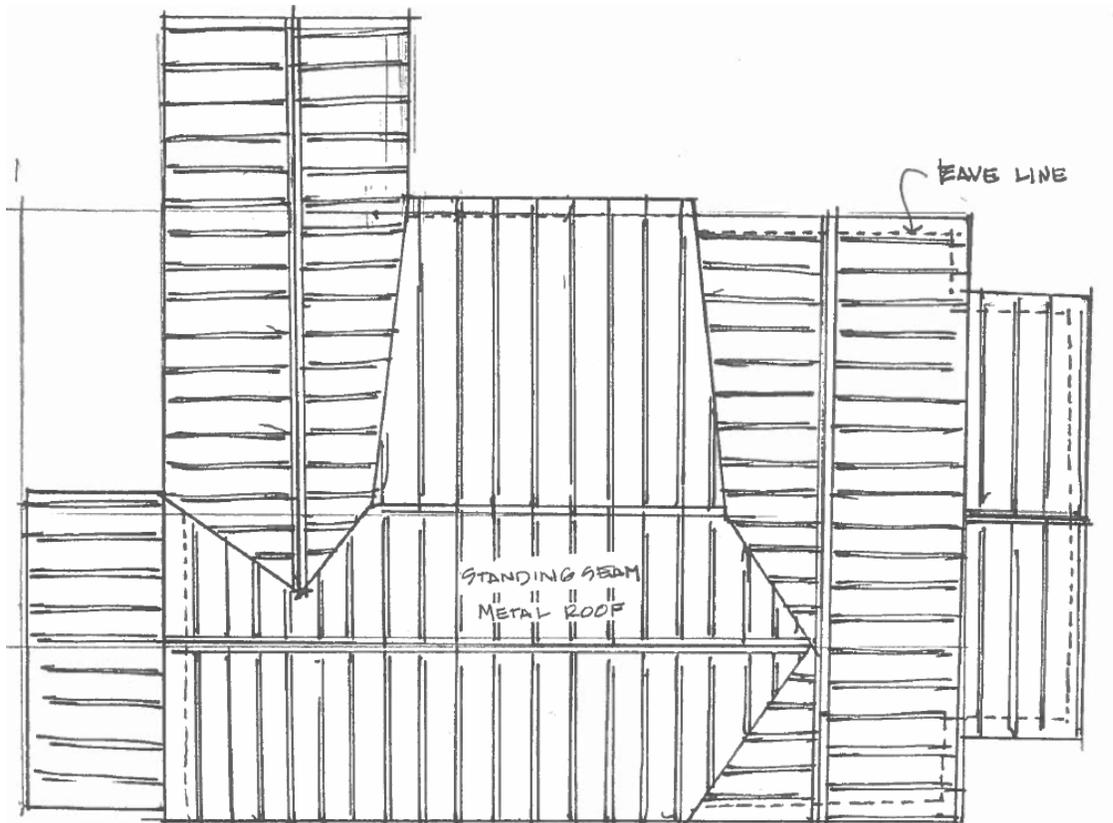


ROOF PLAN

EXISTING



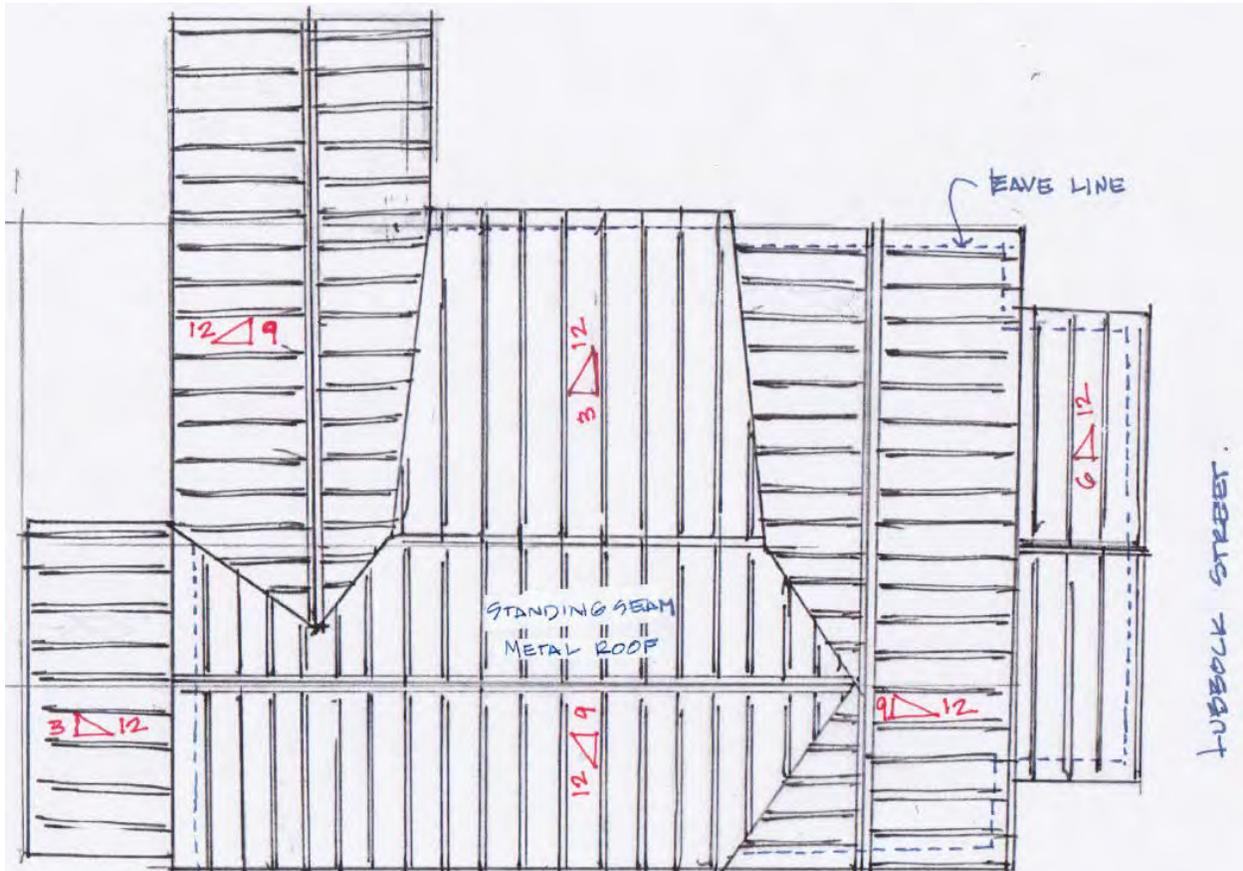
PROPOSED





ROOF PLAN

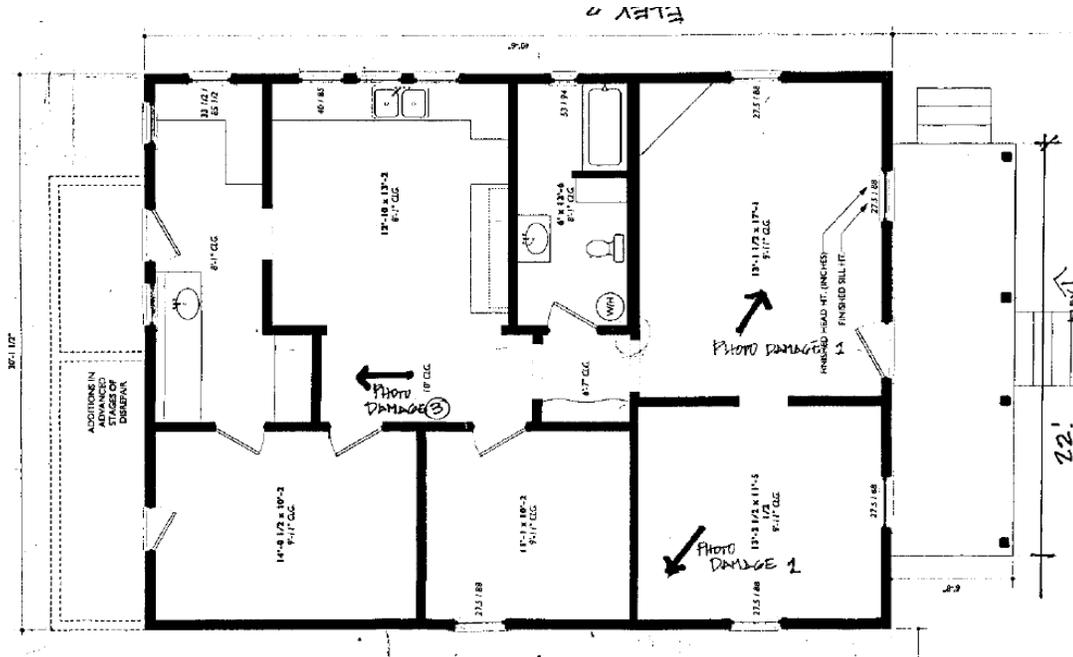
PITCHES



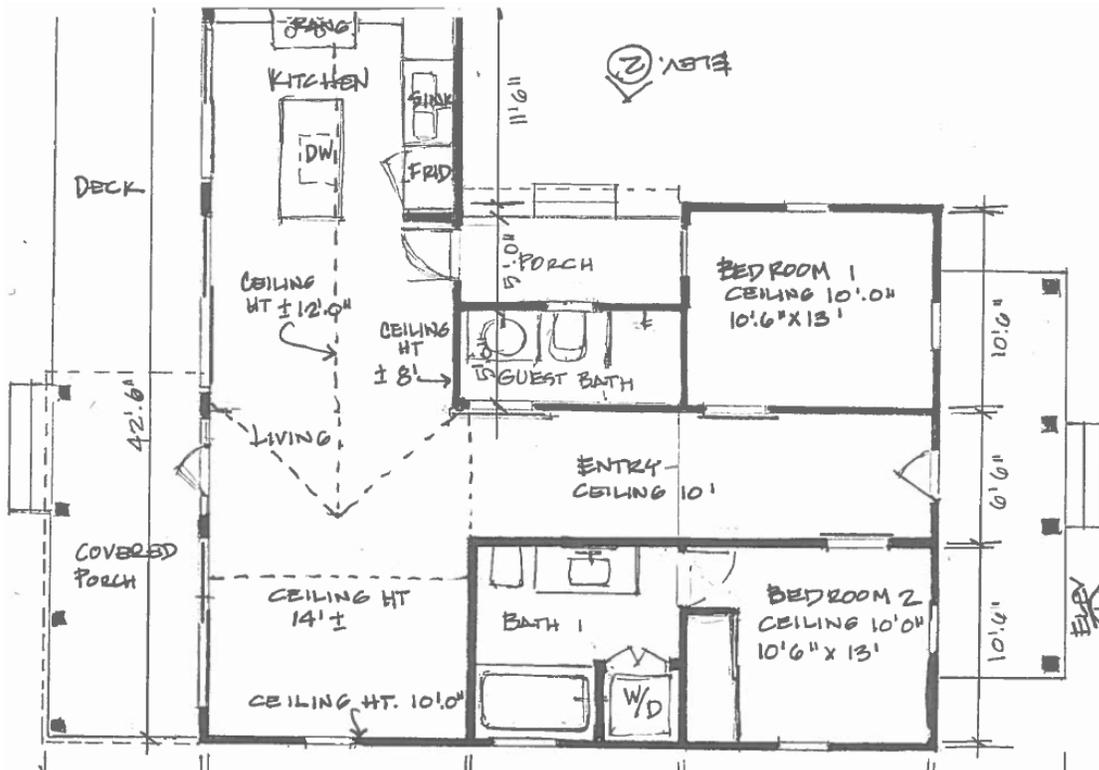


FIRST FLOOR PLAN

EXISTING



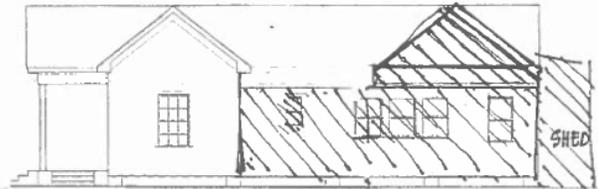
PROPOSED



DEMOLITION PLAN



ELEV 1

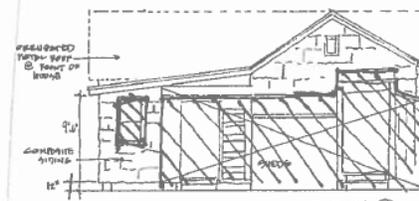


ELEV 2

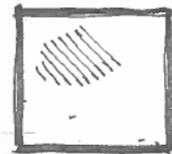


ELEV 4

DOOR
NILED
OVER OPEN
ORIGINAL
WINDOW

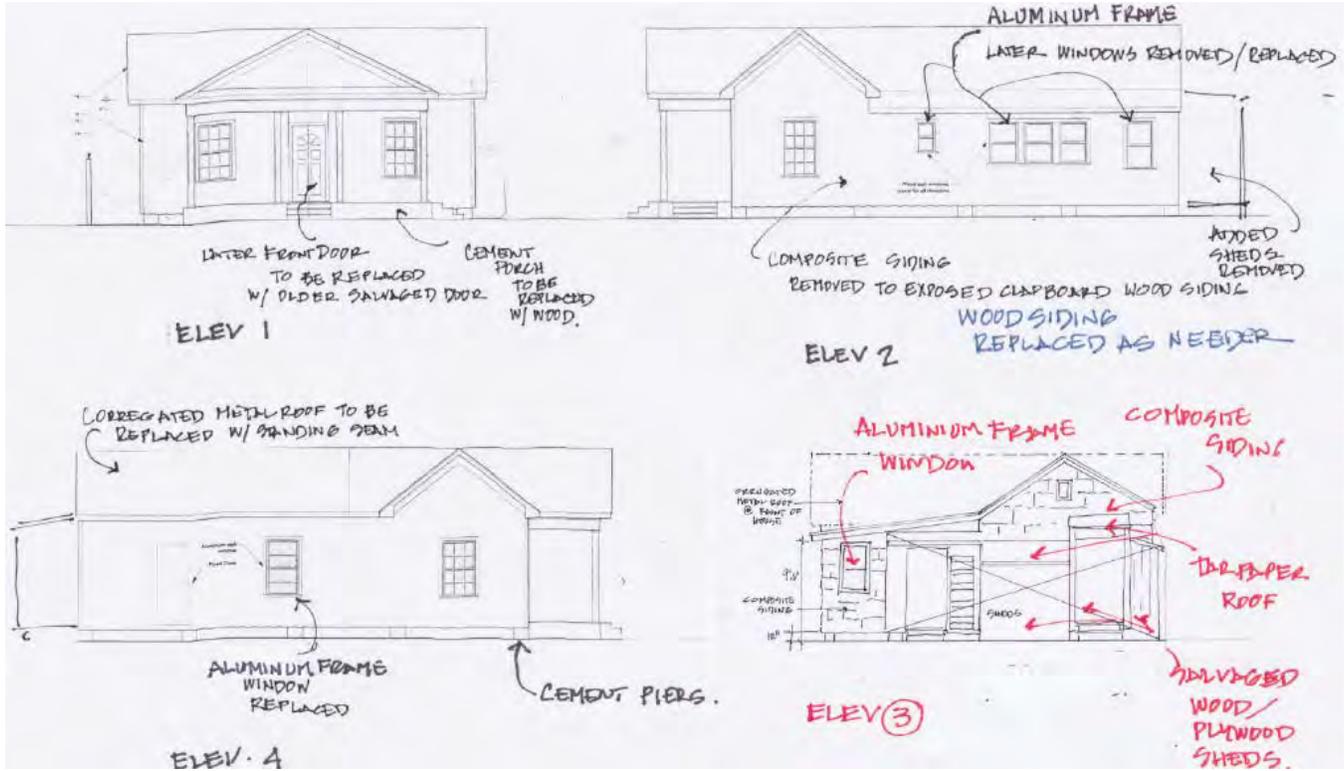


ELEVATION 3
1/4" = 1'

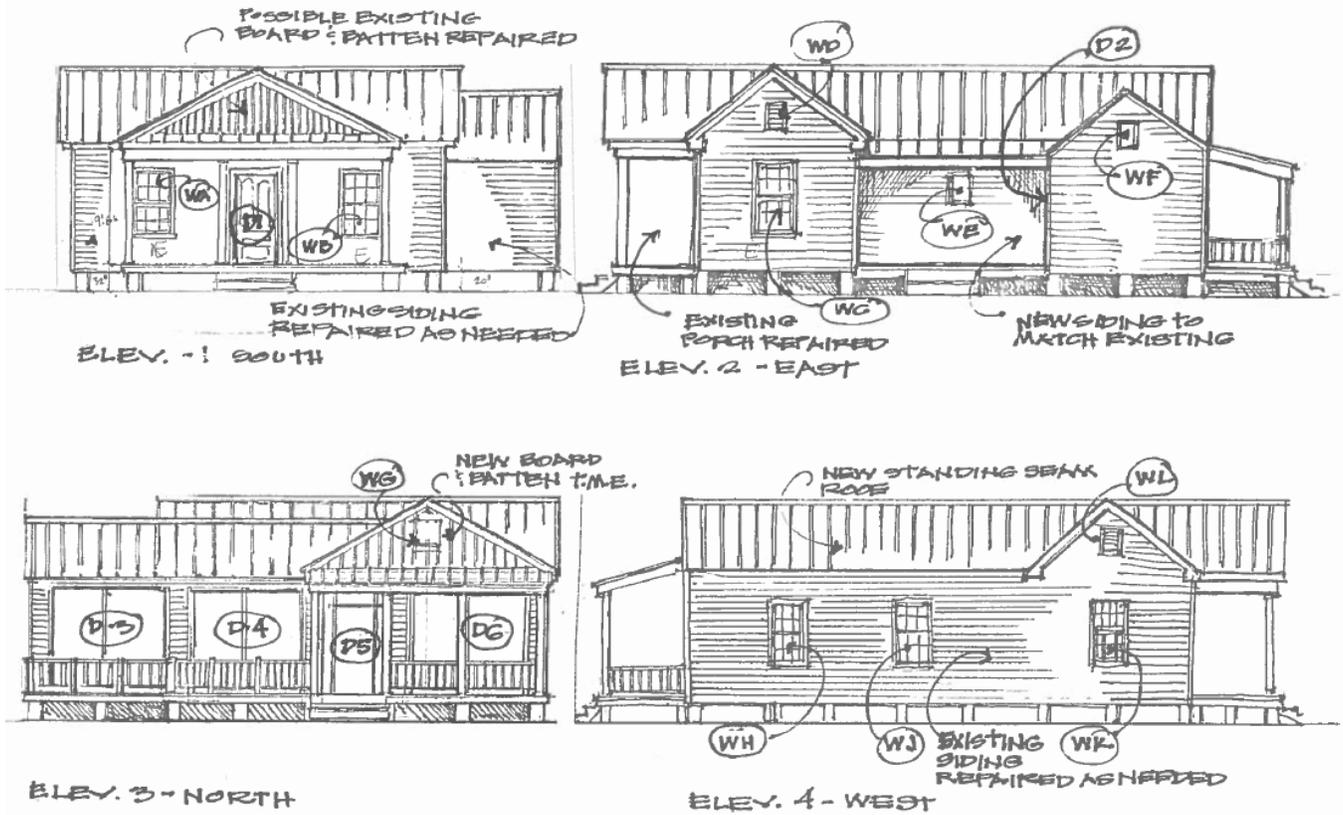


TO BE REPLACED
AS NEED
DEMO

EXISTING MATERIALS



WINDOW/RENOVATION KEY



WINDOW DETAILS



ORIGINAL COVERED
DOUBLE HUNG WINDOW
REPAIRED AS NEEDED

WA-ELEV ①
WB-ELEV ①
WC-ELEV ②
WK-ELEV ④



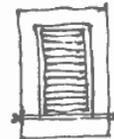
REPLICATED
COVERED
DOUBLE HUNG WINDOW

WH-ELEV ④
WJ-ELEV ④



WE-ELEV ②

NEW
1'-3" x 2'-6"
CASEMENT
WINDOW



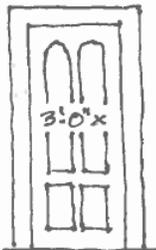
WD-ELEV ②
WL-ELEV ④

EXISTING
GABLE WINDOW
REPAIRED
AS NEEDED

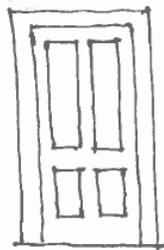


WF-ELEV ②
NEW GABLE
WINDOW TO
MATCH EXISTING

WG-ELEV ③
EXISTING
GABLE WINDOW
REPAIRED AS
NEEDED



D1-ELEV ①
FRONT DOOR
RECLAIMED



D2-ELEV ②
SIDE PORCH DOOR
RECLAIMED



D3-ELEV ③
D4-ELEV ③
D6-ELEV ③
MODERN SLIDING
GLASS DOOR



D5-ELEV ③
BACK DOOR
RECLAIMED

APPLICANT SUBMITTED PHOTOS

EXTERIOR



APPLICANT SUBMITTED PHOTOS

INTERIOR

1710 Photos interior



PROJECT DETAILS

Shape/Mass: The existing residence has a maximum width of 30'-0" and a maximum depth of 40'-0". A 22'-0" wide by 6'-8" deep porch spans the front of the residence. The house and porch have a ridge height of 17'-0". Previously constructed non-original additions have squared off the original 'L' shape floor plan of the house by filling in the area on the northeast portion of the house.

The existing non-original additions will be removed. The existing residence will be raised approximately 9". The existing residence will have an increased ridge height of 18'-8". The proposed addition will be located at the northeast corner of the structure. The addition will extend 11'-6" to the east and 14'-0" back to the rear wall. The proposed addition will have a ridge height of 16". A 5'-0" deep by 11'-0" wide inset porch will be located between the original front portion of the house and the proposed addition. An 8'-0" deep porch will span the rear of the residence. See drawings for more detail.

Setbacks: The existing residence has a front (south) setback of 16'-6"; a west side setback of 4'-6"; an east side setback of 15'-6"; and a rear (north) setback of 30'-9".

With the proposed addition, the existing front (south) and west side setback will not be altered. The proposed addition will have a 4'-0" side setback and a rear (north) setback of 30'-9". There are plans to replat the property to make it shorter to save a large existing tree. If this is done, the rear setback will be 20'-0" from the rear property line. See drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of approximately 20". This height varies based on the uneven terrain.

The existing house will be raised to have a finished floor height of 29". The proposed addition will have a pier and beam foundation with a finished floor height to match existing. See drawings for more detail.

Windows/Doors: The existing residence features original 6-over-6 double hung wood windows as well as several aluminum replacement windows.

The existing original windows will be retained and restored. The non-original aluminum windows will be replaced with 6-over-6 wood double hung windows. A previously closed-in opening will be reopened and a new 6-over-6 wood double hung will be installed. The addition will have vertically oriented casement windows. All windows will be recessed to simulate traditional installation. The non-original front door will be replaced with a salvaged wood front door. See drawings and windows schedule for more detail.

Exterior Materials: The existing residence is clad with asbestos shingles.

The existing asbestos shingles will be removed. The original wood lap siding is located underneath and will be restored. Board and batten cladding is located in the front gable (under the asbestos shingles) and will be restored. The existing non-original concrete porch will be removed and replaced with a more appropriate wood porch. See drawings for more detail.

Roof: The existing residence features a corrugated metal gable roof with an eave height of 11'-0". The main portion of the roof has a pitch of 9:12, while the porch roof has a pitch of 6:12 and the non-original additions with a pitch of 3:12.

The existing roof will be removed and replaced with a standing seam metal roof. After the house is raised, the eave height will be 12'-2". The addition will have a standing seam metal gable roof with a pitch of 9:12 and an eave height of 10'-0". See drawings for more detail.