

**Revision to Approved HP2022\_0028 (April 2022)**

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Anthony M. Romanoski, owner

**Property:** 2010 State Street, Lot 4 & Tract 3A, Block 415, Baker W R NSBB Subdivision.  
Interior lot (52' x 100').

**Significance:** Noncontributing single family residence, two-story, of cementitious siding, located in the Old Sixth Ward Historic District.

**Proposal:** Revision - The applicant is proposing the following: **(See Attached Graphics and Photos)**

- 1) Remove existing flared foundation skirt of cementitious siding, exposing brick foundation piers around house.
  - a. Extend smooth cementitious siding part way down between brick foundation piers, siding supported with 2" x 4" 's.
  - b. Add lattice panels to span remainder of area below siding, to the ground, spanning between brick piers. To meet building code.
- 2) Replace existing wood and Trex front stairs with a brick staircase.

**ALL CEMENTITIOUS BOARD MUST BE SMOOTH**

**Public Comment:** No public comment received

**Civic Association:** No public comment received

**Recommendation:** Approval

**HAHC Action:** -

*Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, 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**



**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****ADMINISTRATIVE APPROVALS**

<b>A</b>	<b>NA</b>		<b>A - applies</b>	<b>NA - not applicable</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec. 33-241.1(f): The director may administratively approve an amendment to a certificate of appropriateness approved by the HAHC if the amendment has an insignificant and non-substantive impact on the project for which a certificate of appropriateness was granted and does not affect the historic character of the structure, if applicable.		

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

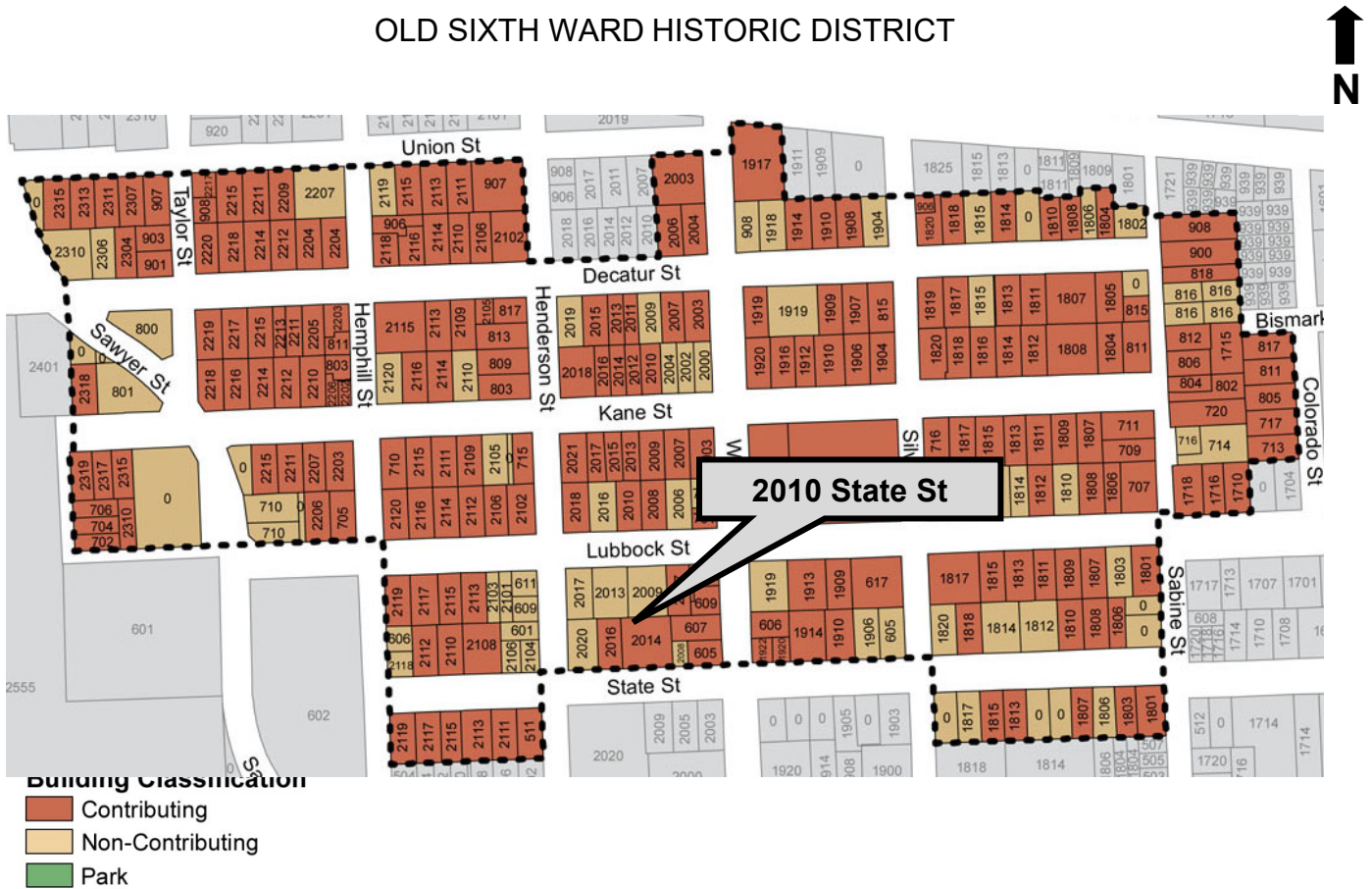
Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

<b>S</b>	<b>D</b>	<b>NA</b>		<b>S - satisfies</b>	<b>D - does not satisfy</b>	<b>NA - not applicable</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area.			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;			
			(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and			
			(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.			

**OLD SIXTH WARD DESIGN GUIDELINES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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**





**PHOTO BEFORE CONSTRUCTION**

(SOUTHERN EXPOSURE)







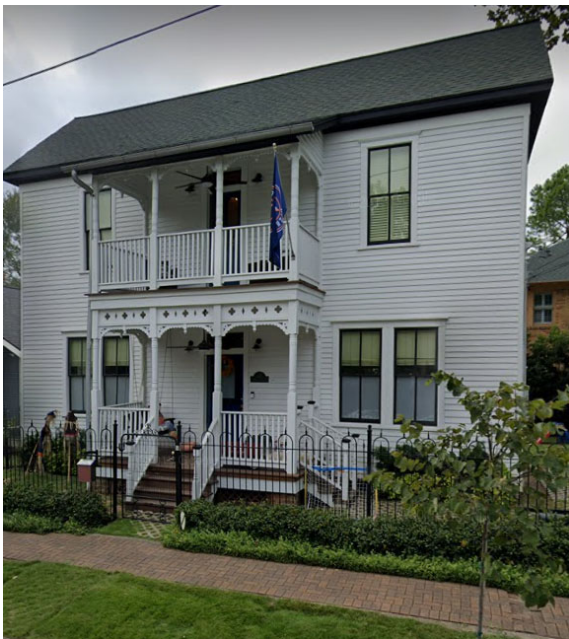
**CONTEXT AREA**  
**CONTRIBUTING STRUCTURES IN OSW**



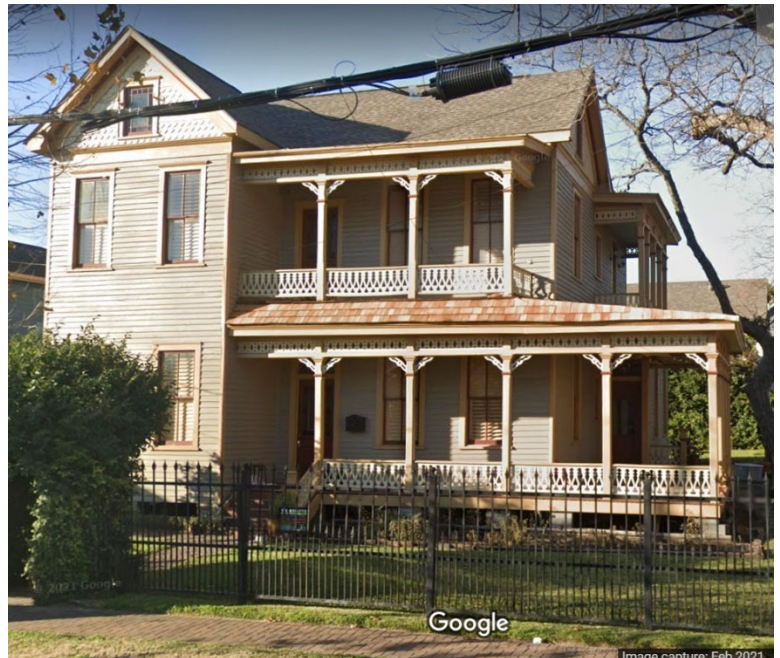
*Figure 1\_2014 State St. \_next door neighbor*



*Figure 2\_2016 State St. \_neighbor*



*Figure 1\_609 White St.\_example of contributing tall structures in the context area*

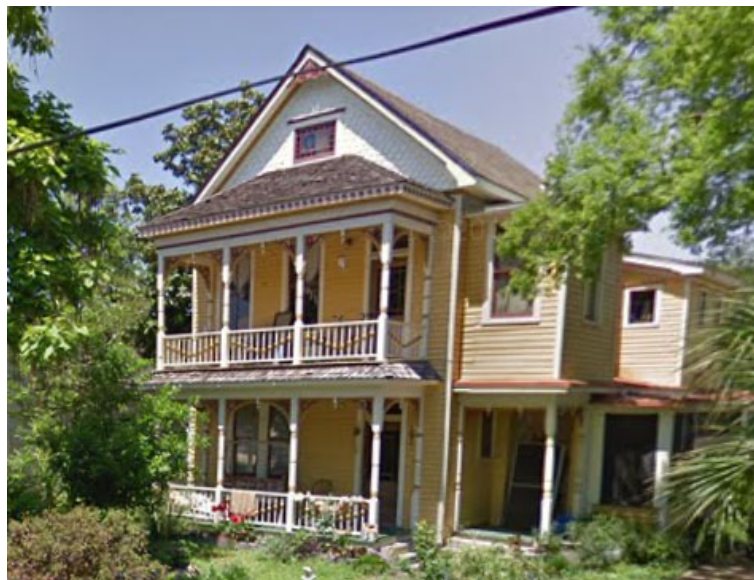


*Figure 2\_1914 State St.\_example of contributing tall structures in the context area*

**CONTEXT AREA**  
**CONTRIBUTING STRUCTURES IN OSW**



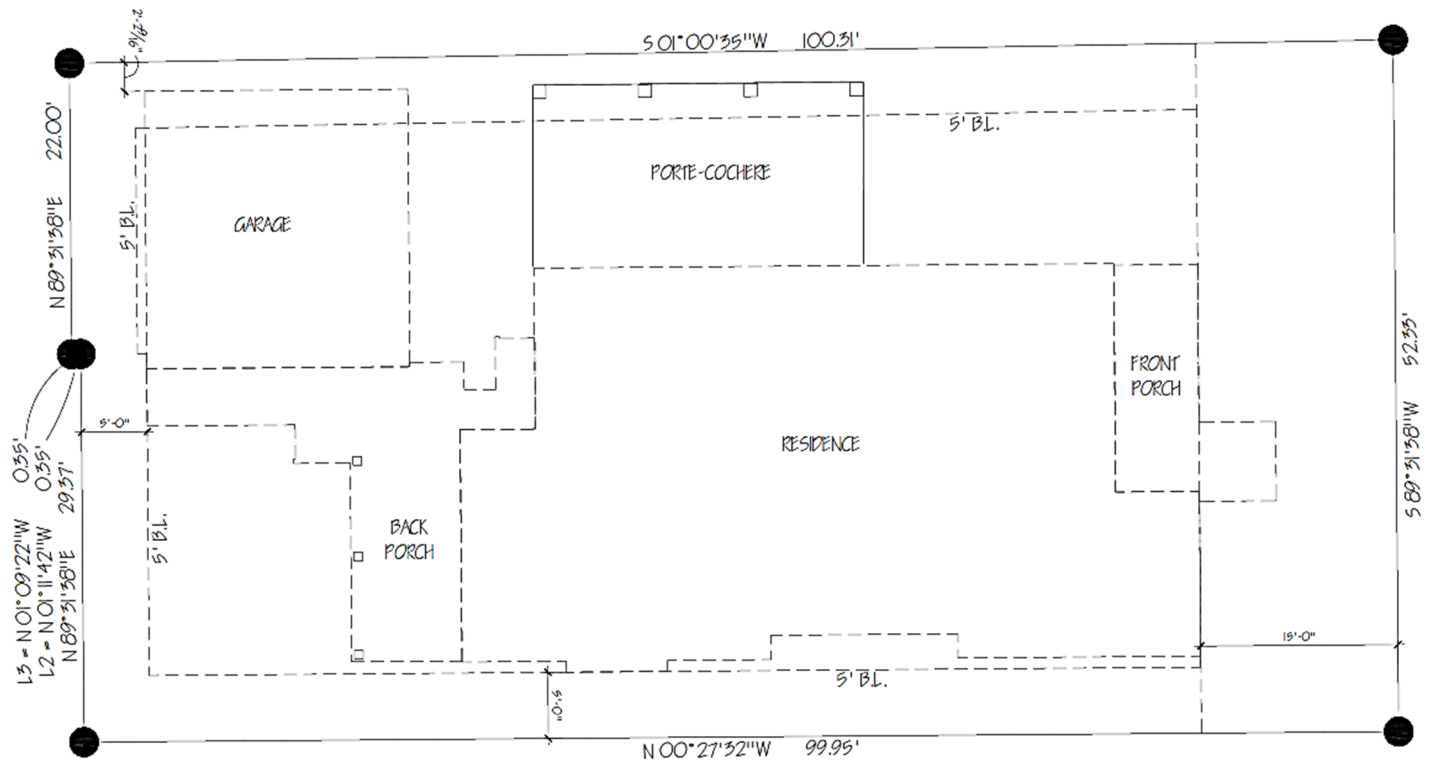
*Figure 3\_2018 Kane Street\_35'-3" tall*



*Figure 4\_1910 Kane Street*



EXISTING





**EXISTING CONDITION**

**SOUTH ELEVATION**



*Brick piers have been exposed; flared skirting of siding has been removed.*

**EXISTING CONDITION**  
**EAST ELEVATION**



*Brick piers have been exposed; flared skirting of siding has been removed.*

**PROPOSED REVISIONS**  
**SOUTH ELEVATION**

