

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 20, 2023

**Applicant:** Kenneth Gifford IV, agent for, Grace Garcia, owner

**Property:** 2117 Lubbock Street, Lot 11, Tract 10A, Block 408, Baker W R Neighborhood Subdivision. The property includes a historic 1,289 square foot, one-story wood single-family residence and detached garage situated on a 5,500 square foot (55' x 100') interior lot.

**Significance:** Contributing Queen Ann style residence, constructed circa 1900, located in the Old Sixth Ward Historic District. Approved COA in January 2016 for a two-story rear addition.

**Proposal:** Alteration: Two-story rear addition

- 566' footprint with total sq. ft. of 1,132
- Max ridge height of 30' 4" with a 9:12 roof pitch
  - Existing original ridge height is 22' 4-1/2" and a 9:12 roof pitch
- Galvalume plus metal roof
  - Replacing shingles on historic structure with galvalume metal roof
- Second-story window on North elevation of rear addition and on West elevation will be a DH, 1-over-1, inset & recessed, Jeld-Wen wood windows
- Windows on East elevation will be casement/fixed, aluminum, inset & recessed windows with two skylights on roof
  - Adding a skylight on East elevation of original structure
- Board -n-batten siding
- Replace existing non-historic front door with an appropriate and compatible front door with a transom
- Removing a portion of the original structure in the rear half.
  - This is obscured from public R.O.W.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> Approval</p> <p><b>HAHC Action:</b> -</p>
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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 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; OSW Design Guidelines, p.35 "Entry doors facing the street should feature a transom window above the door."
(7) The proposed replacement of 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 OSW Design Guidelines, p.30 "Building height should generally not exceed 2 stories (~27') at the top of the eave board at the side and rear building lines. The height may be increased by one foot for every foot of distance inside of the building line."
(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.

District Map



Inventory Photo



Current Photo – West Elevation



Current Photo – North Elevation

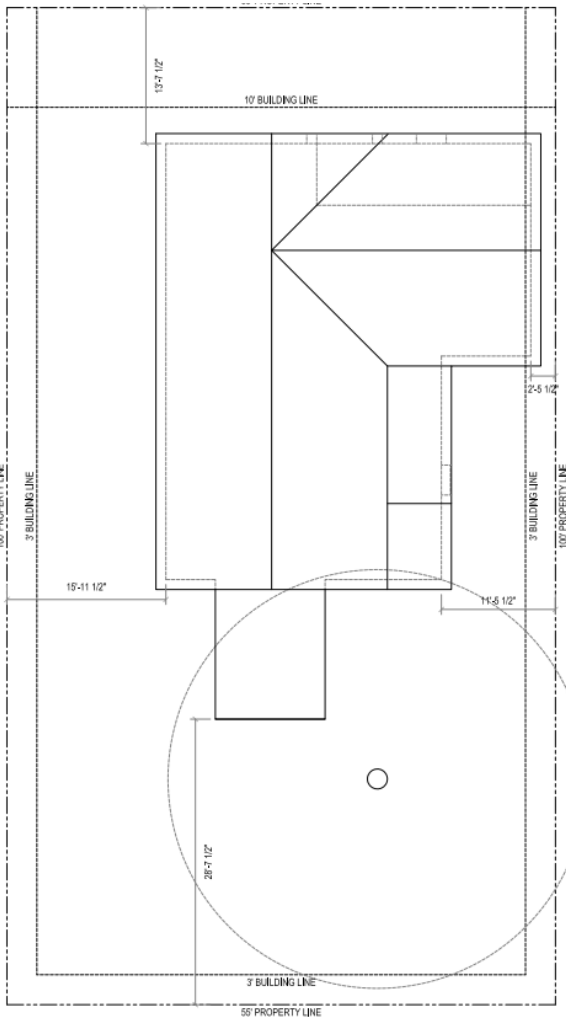


Front door relocation has already been done. From Google Street view, alteration made between Oct. 2018 and Nov. 2019

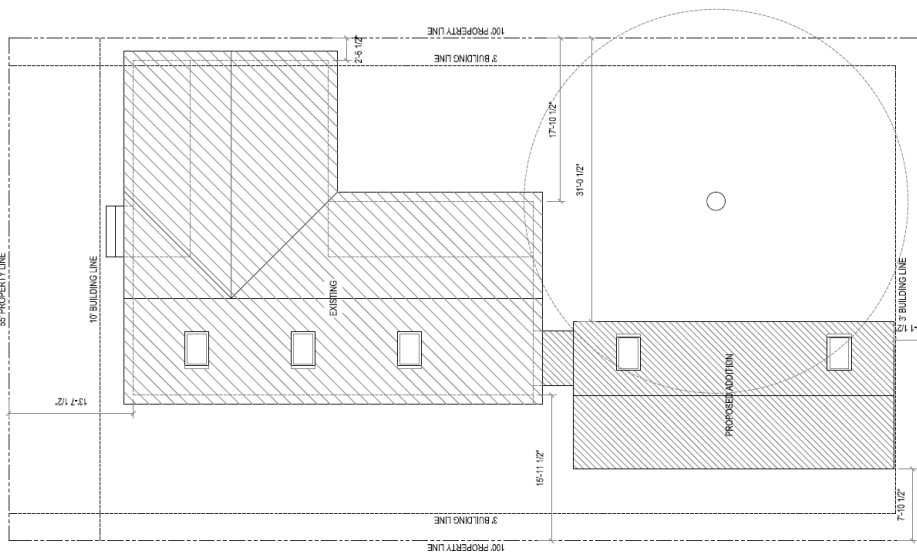
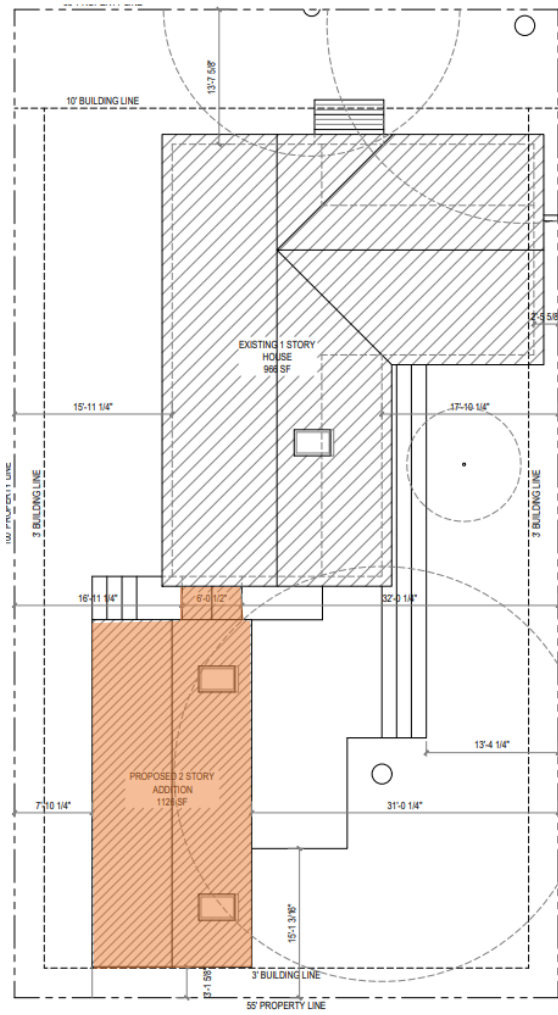
Current Photo – East Elevation



Existing Site Plan



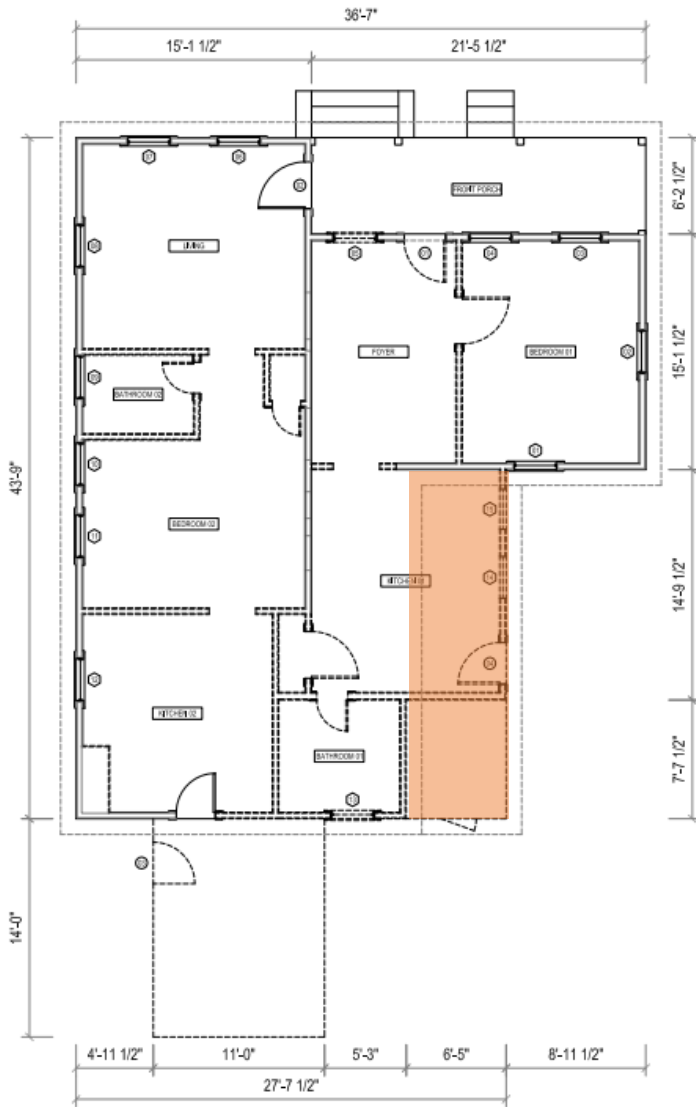
Proposed Site Plan



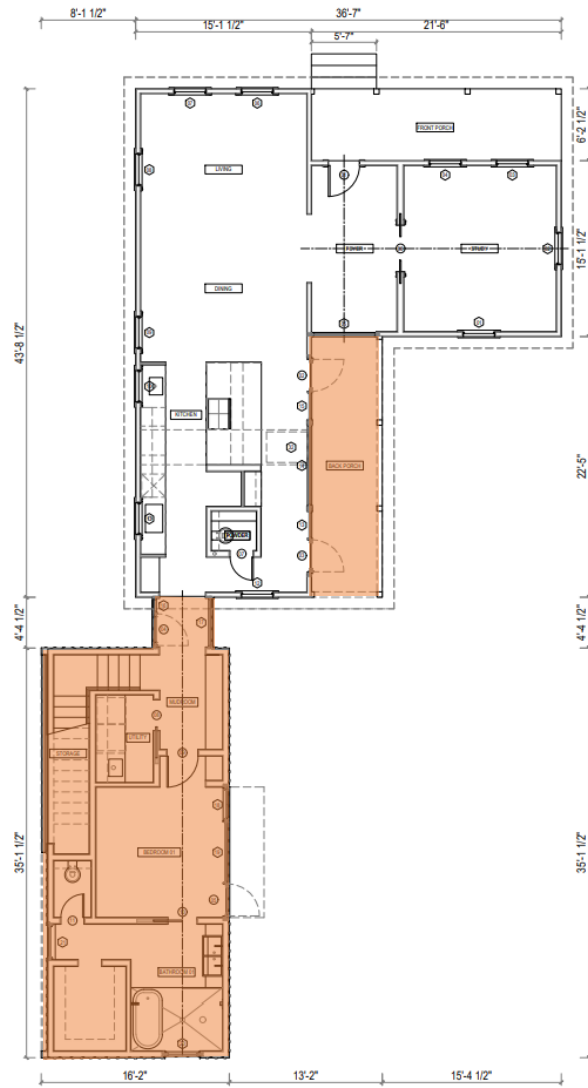
Approved Site Plan from January 2016 COA



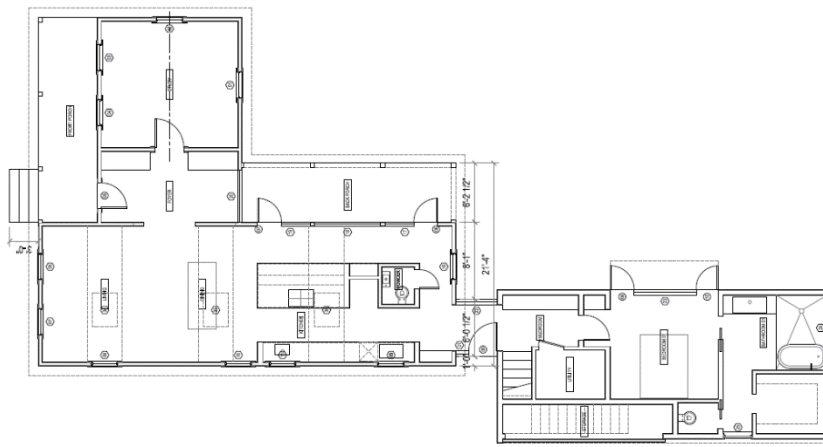
Existing First Floor Plan



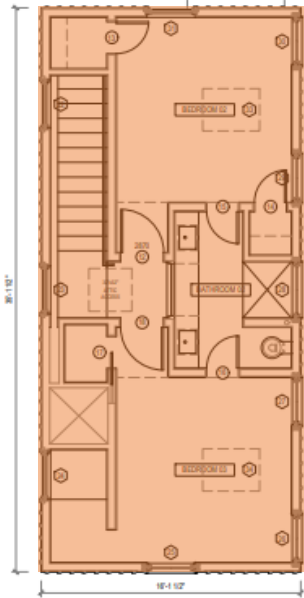
Proposed First Floor Plan



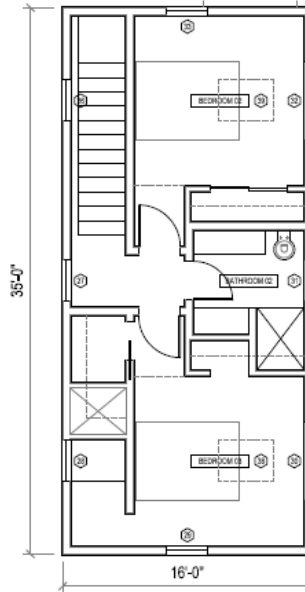
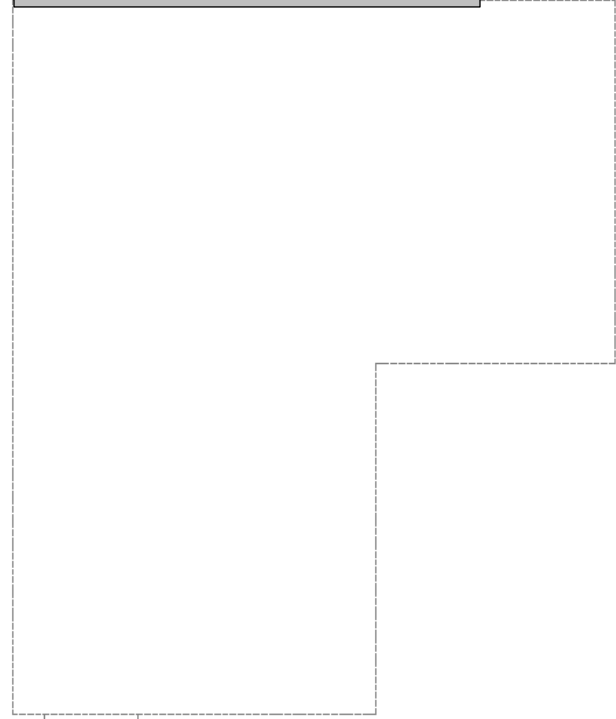
Approved First Floor Plan from January 2016



**Proposed Second Floor Plan**



**Approved Second Floor Plan  
from January 2016 COA**



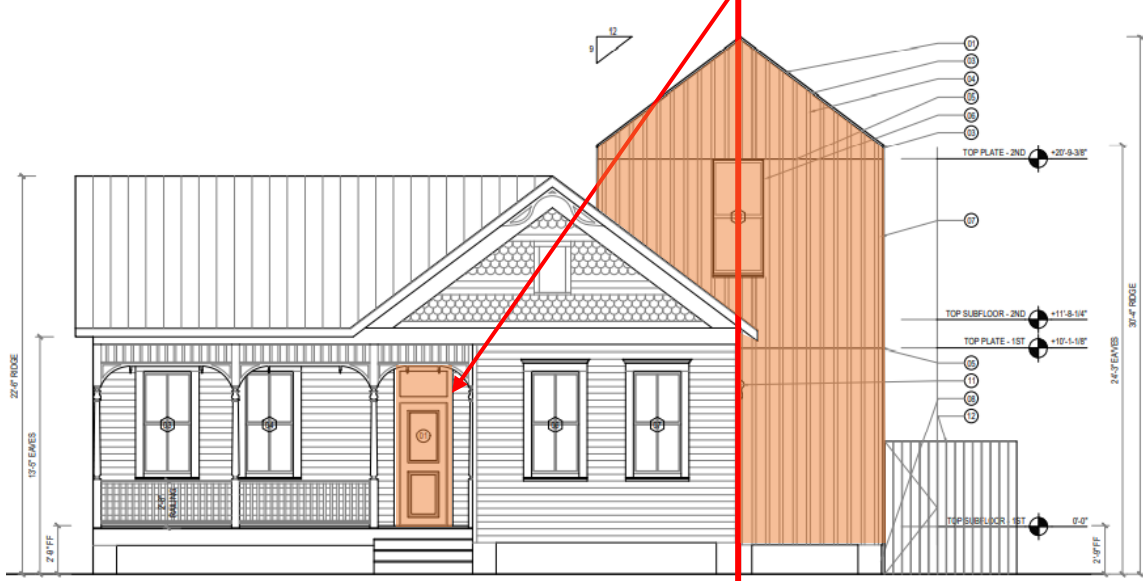


**Existing Front (North) Elevation**



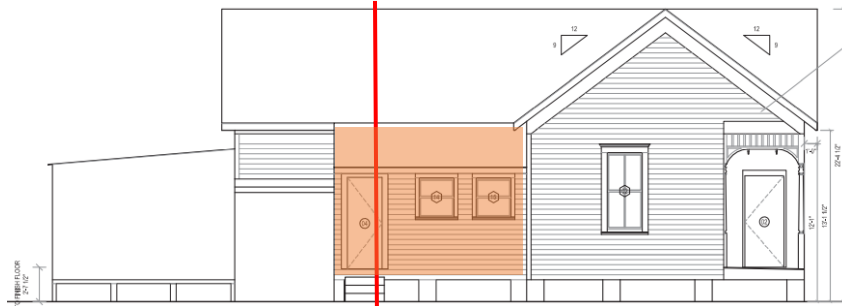
Front door relocation has already been done. From Google Street view, alteration made between Oct. 2018 and Nov. 2019

**Proposed Front (North) Elevation**



Approved Front Elevation from January 2016 COA

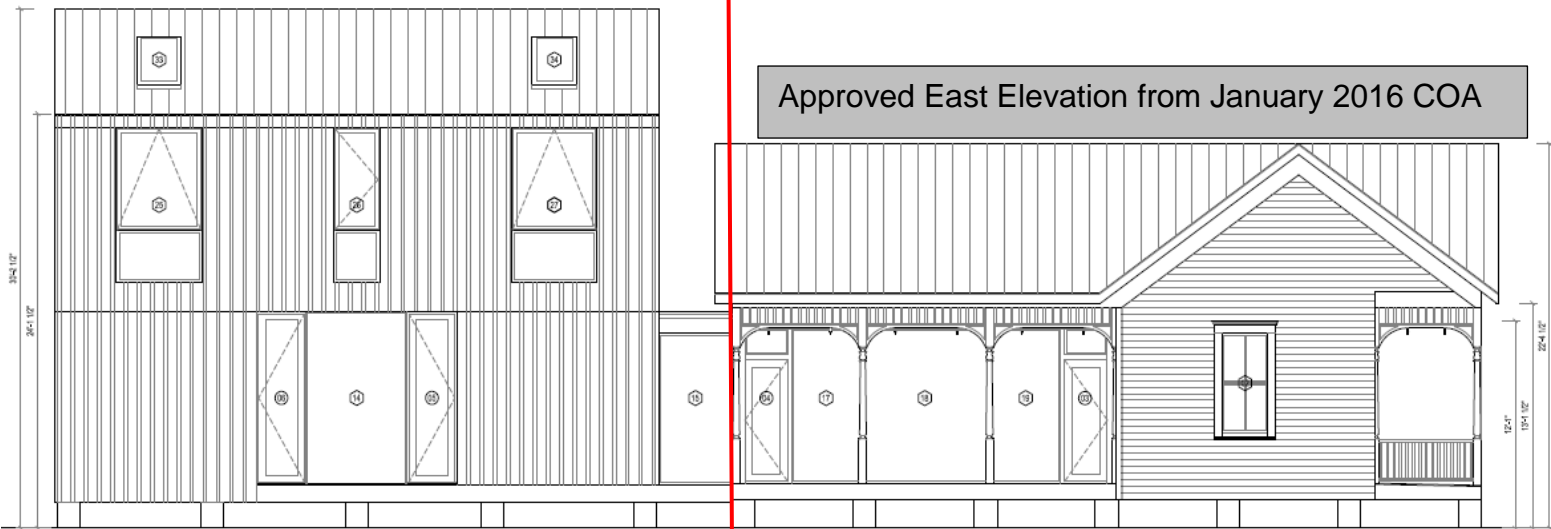
Existing Left (East) Elevation



Proposed Left (East) Elevation



Approved East Elevation from January 2016 COA



Existing Right (West) Elevation

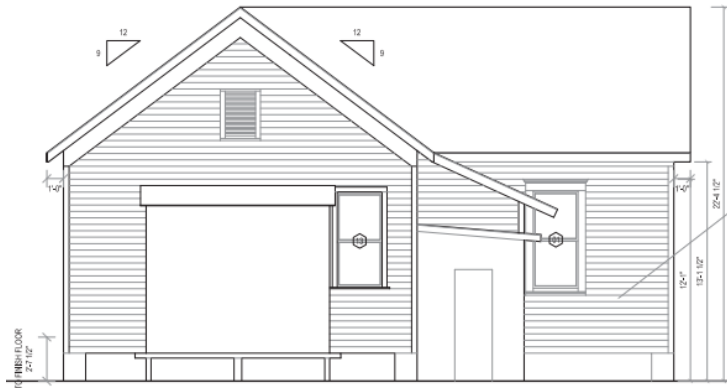


Proposed Right (West) Elevation



Approved West Elevation from January 2016 COA

**Existing Rear (South) Elevation**



**Proposed Rear (South) Elevation**



Approved Rear Elevation from January 2016 COA

3D Perspectives



3D Perspectives

