

PROPOSAL

Restore the existing home at 1601 Brackenridge Street and add a new construction ADU at the rear of the property (17' to the rear of the original home).

PROJECT SPECIFICATIONS

- 1) Restore front porch. The original porch was closed in and the original front windows were moved to the front of the current porch. Will return the front porch to its original design with openings on three sides. The original brick posts on either end of the front porch are in good condition and do not appear to require restoration.
- 2) Demolish non-original rear addition, including the rear chimney which seems to have been added when this rear addition was added. This rear addition is 12.5' long along the entire width of the rear of the building.
- 3) Build new pier and beam foundation for the entire home. The existing foundation has severe movement and is not able to properly support a home. The outside dimensions of the foundation will remain exactly as they currently are built (with the exception of the removal of the rear addition discussed in Item 1).
- 4) Restore windows and front door and repair original siding or replace in-kind where deteriorated beyond repair. The windows along the sides facing the street (Brackenridge Street and E. Monroe Street) will remain in the exact same location as they are currently located. Due to the severe movement of the foundation all of the windows will need to be removed and restored. Some new windows will be installed along the two other sides of the house so that they can be property sized to allow for egress as required by code from bedrooms.
- 5) Replace shingle roof with standing-seam metal roof. The roof height and pitch will remain the same.
- 6) Add a dormer at the rear roof section to roughly match the existing (believed to be original) dormer at the front roof section. This dormer will have a window in it as well.
- 7) Add a 2nd story space within the existing pitch of the roof.

GUIDING GOALS FOR THE PROJECT

The following goals apply to the proposed project:

- 1) *Do not alter or remove historic features unless they are deteriorated beyond repair.*
- 2) *If replacing deteriorated historic features, match the original as close as possible.*

Historic windows and siding will be repaired, with in-kind replacement reserved for only those elements that are deteriorated beyond repair.

3) Exterior walls: Retain and repair the original exterior materials. If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, doorframes, and other exterior features.

The application proposes reusing the original siding material at all locations wherever possible, and replacing the siding with matching material wherever new material will be required.

4) Doors and door openings: Do not enlarge, alter or relocate doorways, or add new door openings on front and side walls within 15 feet of the front of the building. Retain and repair historic doors and door frames according to accepted preservation techniques.

The original front door is still installed and operates smoothly and this door will be used for the front door of the home. The proposed project does not include the additional of any additional doorways to the building.

5) Windows and window openings: Do not enlarge, alter or relocate window openings, or add new window openings on front walls, side walls, or roofs within 15 feet of the front of the building. Retain and repair all components of existing historic windows unless deteriorated beyond repair. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of the historic windows. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material. If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features. Maintain and repair historic windows according to accepted preservation techniques.

The proposal includes repair of original windows along the front (facing Brackenridge Street) and side (facing E. Monroe Street) of the building. If repair is not possible for any of these windows, a matching window will be used to replace the original windows.

6) Roofs and roof features: Retain the original roof shape, including pitches, profiles, and eave heights. Retain historic dormers, gable/attic vents, roof brackets and chimneys unless deteriorated beyond repair. Maintain and repair historic roof materials and features according to accepted preservation techniques.

The proposed project retains the original roof shape and retains the original front dormer. In addition, the proposed project will add a rear dormer at the roof which roughly matches the original front dormer and replaces the existing shingle roof with standing seam metal.

7) Porches: Retain and repair the historic front porch materials and features unless deteriorated beyond repair. If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic porch features. Maintain and repair historic porches according to accepted preservation techniques.

The original front porch's form and massing will be restored. A modification was made at some point over the life of the building where the original front porch was enclosed and the original front windows were moved to the front of the porch. These windows will be returned back to their original location.

8) New Construction: Design new buildings so that they are compatible with and differentiated from historic buildings in the district. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building. New construction should have floor-to-floor heights and roof heights that are the same or similar to those on contributing buildings throughout the district. Select materials for new construction that are the same as or similar to those found on contributing buildings existing in the district. For new buildings, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater; both attached and detached garages are permitted if set back accordingly.

The proposed ADU is situated at the rear of the lot. There will be 17' separating the original home from the new ADU. The ADU will have 2-story section with a pitched roof that is of similar height as the height of the original home, and then there will be a flat-roof section where the height is roughly 8' lower than the height of the original building. The ADU will appear differentiated from the original building by its use of modern cladding materials and its multistory height. The roof form, height, and pitch are similar to those of contributing buildings, with subtle differentiation from the main house on the property.