



CURRENT HOUSE



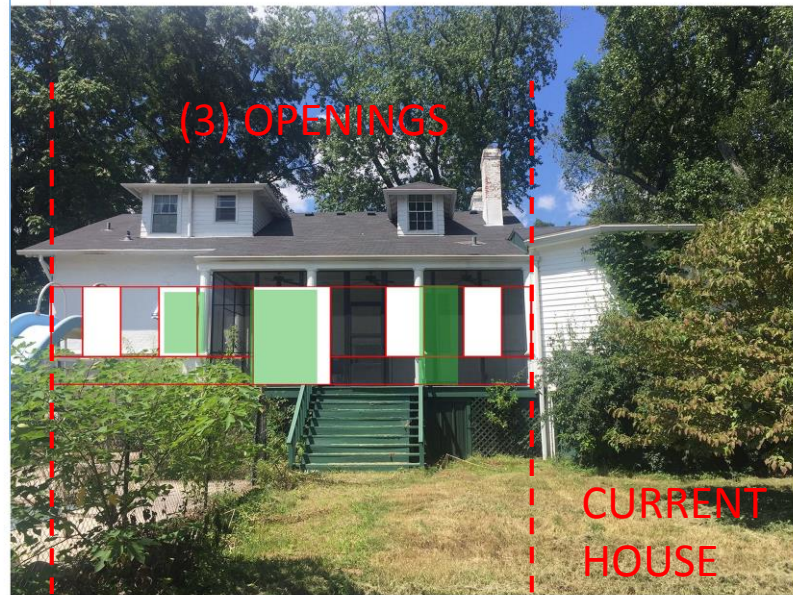
FILSON HOUSE

# “THE **WRONG** HOUSE!”

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VS.



## FRONT ELEVATION COMPARISON: **WRONG HOUSE!**

*THESE PICTURES HAVE BEEN ALIGNED VERTICALLY. THE FRONT WINDOWS AND DOORS WERE TRACED ON THE FILSON PICTURE AND OVERLAYED ON THE CURRENT HOUSE.*

- **GREEN** - CURRENT OPENINGS (3)
- **WHITE** - FILSON PICTURE OPENINGS (5)
- THERE IS NO EVIDENCE OF WINDOW OPENING RELOCATION IN BRICK
- **NO EVIDENCE OF THE LOWER WINDOWS EXISTING**

THE WINDOWS ARE NOT THE SAME IN NUMBER, (3) VS (5), OR IN THE CORRECT LOCATION. WHERE DID LOWER WINDOWS GO?

**CONCLUSION – WRONG HOUSE!**



## ROOF COMPARISON: **WRONG HOUSE!**

FILSON PICTURE: ***NO OVERHANG***

CURRENT HOUSE: ***BIG OVERHANG***

THE LARGE OVERHANG, IF ADDED, WOULD HAVE CLIPPED CEILINGS ON FIRST FLOOR. THEY ARE NOT CLIPPED.

WHY DID THEY ***ONLY*** RAISE THE 2<sup>ND</sup> FLOOR SUCH A SLIGHT AMOUNT AND HAVE SHORT CEILINGS IF GOING THROUGH THE EXPENSE OF ADDING IT? IF THE ORIGINAL ROOF WAS REMOVED IT WOULD HAVE BEEN VERY EASY TO ACHIEVE TALLER CEILINGS.

IF THIS IS THE SAME HOUSE; A SECOND FLOOR WAS ADDED. THE ***INTERGITY*** OF THE HOME HAS BEEN COMPRIMISED AND THERE IS NOT MUCH OF ORGINAL STRUCTURE TO SAVE AT THIS POINT.

***CONCLUSION: WRONG HOUSE!***





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FILSON HOUSE

## TURRET LOCATION? **WRONG HOUSE!**

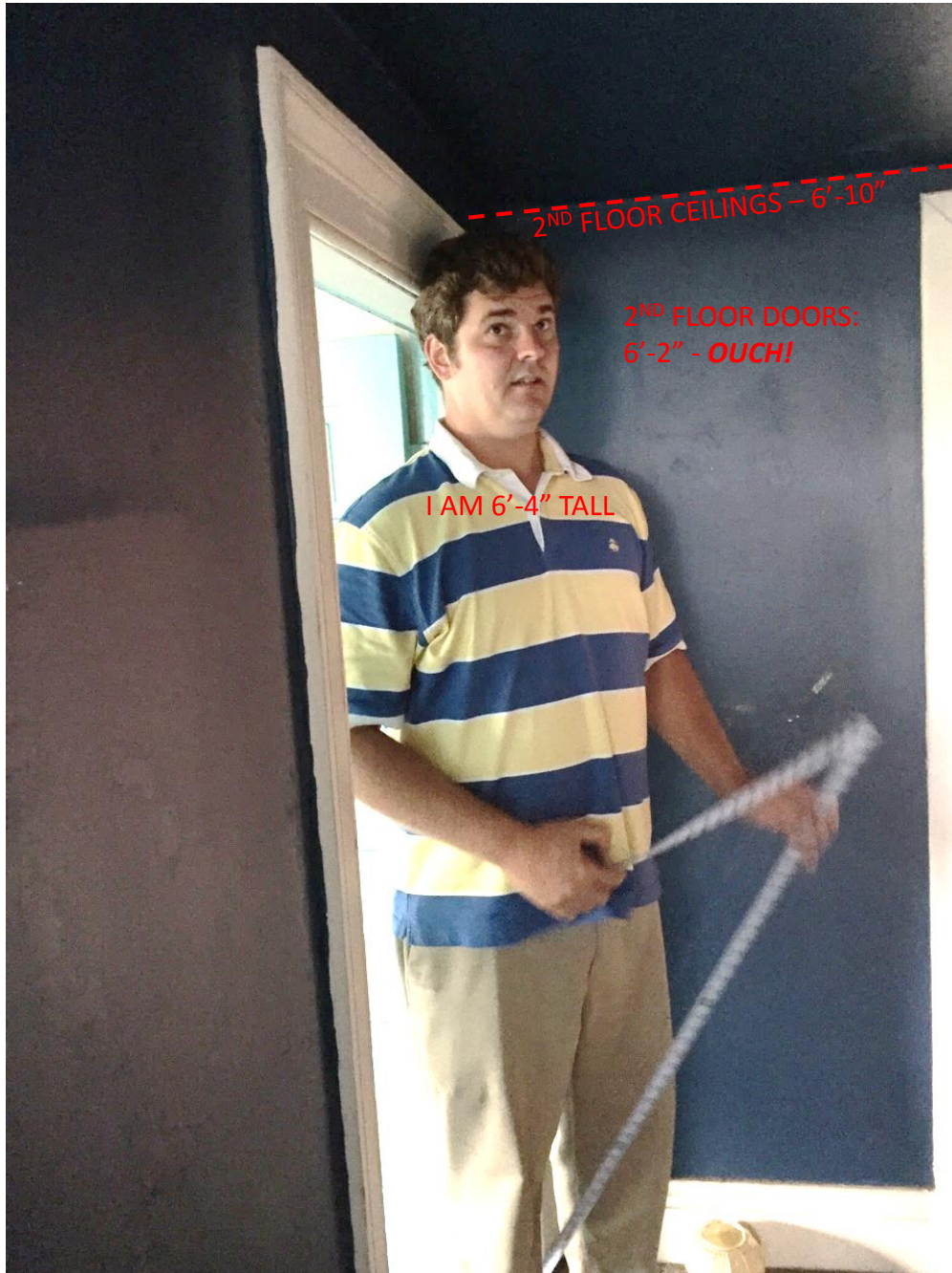
- WE BELIEVE THAT THE CURRENT BACK OF THE HOUSE WAS THE FRONT. MOST STAIRS ARE VERY CLOSE TO FRONT DOOR.
- ITS IS CLEARLY NOT THE SAME TURRET. IT IS NOT CLOSE TO SAME SIZE AND IT DOES NOT LINE UP WITH ROOF IN SAME MANNER. THE FILSON PICTURES TURRET IS MUCH SHORTER.
- ***WE PROBED FOR FOOTINGS ON THE OPPOSITE SIDE OF THE HOUSE AND FOUND NONE***

BASED ON THE EVIDENCE THAT THESE PICTURES PRESENT, THIS IS CLEARLY NOT THE SAME HOUSE. ***THE TURRET SIZES AND SHAPES CLEARLY DO NOT MATCH FROM PICTURE TO PICTURE.***

SOMEONE ADDED THE TURRET TO THE SIDE OF THE CURRENT HOUSE TO CREATE A LARGER FIRST FLOOR. THERE WAS NOT A TURRET ON THIS HOUSE ORIGINALLY.

**CONCLUSION: *WRONG HOUSE!***

# SECOND FLOOR FAILURE



- CEILING HEIGHTS – CODE REQUIRES – 7'-0" **MINIMUM**  
(2013 IRC and Adopted 2013 Kentucky Residential Code R305.1)
- THE ENTIRE 2<sup>ND</sup> FLOOR WALL HEIGHTS DOES NOT MEET CODE
- THE FLOOR SYSTEM DOES NOT MEET CODE AND IS UNSAFE FOR A FAMILY TO OCCUPY. (2013 IRC and Adopted 2013 Kentucky Residential Code R503.1-502.11.2)
- THE ENTIRE 2<sup>ND</sup> FLOOR CRIPPLE WALL BRACING AND DESIGN DOES NOT MEET CODE (2013 IRC and Adopted 2013 Kentucky Residential Code R 602.10.11-R602.10.11.3)
- DOOR HEIGHTS – CODE REQUIRES – 6'-8" **MINIMUM**  
(2013 IRC and Adopted 2013 Kentucky Residential Code R 602.10.11-R602.10.11.3)

**Without making these changes the second floor DOES NOT MEET CURRENT BUILDING CODES.**

**When you remove the entire second floor roof and ceiling of 1<sup>st</sup> floor to meet these minimum code requirements the house will not at all resemble what is there today.**

# DANGEROUS STAIRS



STAIRS TO BASEMENT DO NOT COME CLOSE TO MEETING HEAD ROOM REQUIREMENTS – WHICH ARE 6'-8" MINIMUM. I AM 6'-4" TALL. IN ORDER FOR STAIRS TO WORK THEY WOULD HAVE TO BE RIPPED OUT AND REDESIGNED IN A DIFFERENT LOCATION. **THIS IS NOT A EASY TASK AND WOULD REQUIRE SIGNIFICATANT ALTERATIONS TO EXISTING HOUSE.**



STAIRS TO BASEMENT BLOCK ACCESS FROM ONE SIDE OF BASEMENT TO THE OTHER. **THIS IS A MAJOR ISSUE THAT IS NOT EASILY SOLVED WITHOUT MOVING STAIR TO DIFFERENT LOCATION.**

- HEAD HEIGHT ON STAIRS TO BASEMENT DOES MEET CODE AND **BLOCKS EGRESS**
- RISER HEIGHTS **DO NOT MEET CODE** AND ARE NOT CONSISTENT
- TRADITIONALLY THE STAIRS ARE CLOSE TO THE FRONT DOOR OF THE HOUSE
- THE CURRENT STAIR LOCATION WOULD MAKE THE CURRENT REAR OF THE HOUSE THE FRONT
- THE FRONT AND REAR ENTRANCE STAIRS ARE ROTTEN AND ARE FALLING APART

**PUTTING CODE COMPLIANT STAIRS TO THE BASEMENT AND SECOND FLOOR IS IMPOSSIBLE.**

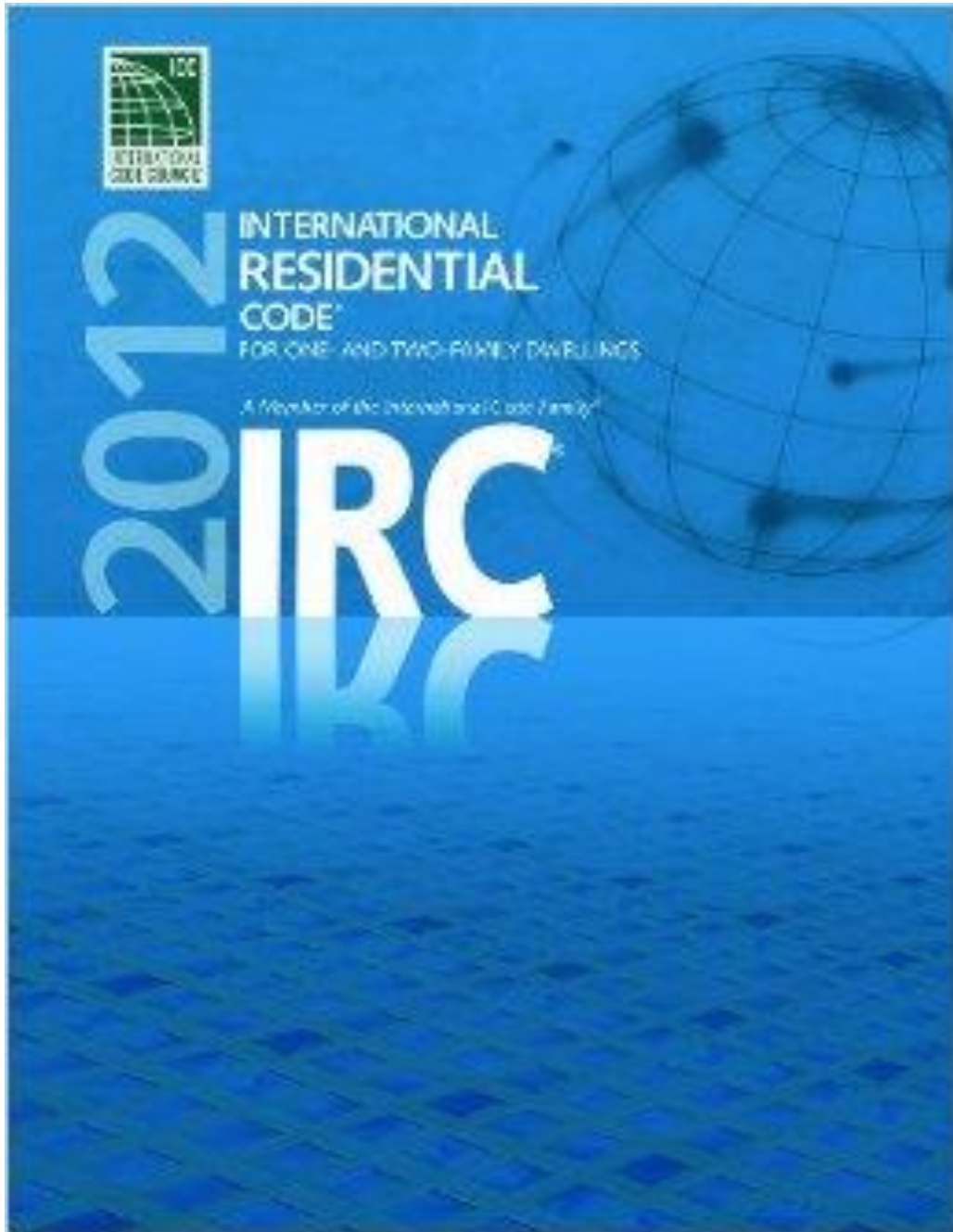


# FRONT AND REAR PORCH FAILURES

- THE ENTIRE FRONT PORCH IS PULLING AWAY THE HOUSE BECAUSE THE STRUCTURAL FAILING OF MEMBERS. ***IT IS UNSAFE.***
- BOTH PORCHS WILL HAVE TO BE COMPLETELY REBUILT – STRUCTURE, DECKING, COLUMNS AND ROOF. IT IS COMPLETELY FALLING APART.



***WHEN YOU RIP OFF THE ENTIRE SECOND FLOOR AND THE FRONT AND REAR PORCH YOU WILL NOT BE LEFT WITH THE SAME HOUSE AS IT EXISTS TODAY.***



## PERMITS REQUIRED

- IN ORDER TO MAKE THE HOUSE HABITABLE AND CODE COMPLIANT PERMITS ARE REQUIRED  
(2013 IRC and Adopted 2013 Kentucky Residential Code R105.1)
- WE DO NOT BUILD UNDER IBC FOR RESIDENTIAL STRUCTURES IN JEFFERSON COUNTY KY, WE MUST COMPLY WITH IRC AND THE ADOPTED KENTUCKY RESIDENTIAL CODE
- WE ARE REQUIRED TO OBTAIN PERMITS UNDER THE DEFINITION OF ALTERATION  
(2013 IRC and Adopted 2013 Kentucky Residential Code R202)
- IN THE 2012 BUILDING CODE THERE IS NO DEFINITION OF "HISTORIC"
- ALL ELECTRICAL, MECHICAL AND PLUMBING IN STRUCTURE NEEDS TO BE REPLACED

**THE HOUSE IS NOT RESONABLY HABBITABLE AS IT EXISTS TODAY.**