



Legislation Text

File #: 160413., Version: 1

Exterior rehabilitation including replacement of front door and windows and removal of chimney.(B)

Petition HP-16-91. John Cowvins, owner. Exterior rehabilitation including replacement of front door and windows and removal of chimney. Located at 411 NW 4th Street. This building is contributing to the Pleasant Street Historic District.

The property is located at 415 NW 4th Street and is zoned RSF-4. The parcel (14291-000-000) is located in the Pleasant Street Historic District, .25 acres and contains five buildings. Building number 411 is a contributing building to the historic district. The building has been vacant for numerous years and under the previous owner was on the code violations list as a “dangerous building.” The owner’s proposal is for rehabilitation of the house for single-family use. The existing building is a wood frame shotgun with a front porch covered by a shed roof and a rear porch that has long been enclosed by corrugated metal siding. This petition covers the proposed replacement of windows and the front door, the proposed removal of the chimney, and replacement of existing porch 2x4 “columns” with 4x4 posts with wood trim. Repair and replacement of wood siding, porch flooring, roofing and rear door are staff level reviews.

Staff recommends approval of Petition HP-16-91 with the following conditions:

1. Replacement of wood windows to be insulated, wood double-hung sash with exterior simulated divided lites with a 1” square muntin profile to match the existing. The setback of the sash within the jamb shall match the existing. Glazing shall be non-reflective with a tint no more than 10%. A 6/6, 2/2, or 1/1 lite configuration is acceptable.
2. Approve the locations of window infill and new window installations as noted on the attached plans. The size of the new windows shall match the existing. The head and sill locations of the new windows shall match the existing.
3. Approve repair of existing door or wood door replacement with horizontal panels and smaller vision lites for security, but in dimensions to fit in existing opening. Submit an elevation drawing of the door for staff review.
4. Approve the repointing and repair of the chimney to include new roof flashing.
5. Approve the replacement of exiting 2x4s with 4x4 painted wood posts. Approval of new trim and porch roofing beams is dependent upon an elevation drawings submitted for staff review.