Legislation Details

File #:	201014.	**Version:**	1	**Name:**	
Type:	Petition			**Status:**	To Be Introduced
File created:	4/2/2021			**In control:**	Historic Preservation Board
On agenda:	4/6/2021			**Final action:**	

Title: Construct an exterior stair with landings & a second floor balcony with new dormer (B)

Petition HP-21-00022. Joshua Shatkin, Shatkin Architecture, agent for Julie Thaler, owner. Certificate of Appropriateness to construct a covered walkway and exterior stairs, and add a new balcony and dormer with exterior doors onto a single-family dwelling. Located at 400 NE 13th Avenue. This building is a contributing structure to the Northeast Residential Historic District.

Project Description

The existing house is a two-story, wood framed New England Colonial Revival house on brick piers with wood weatherboard siding, featuring a saltbox roof with two gable dormers, turned posts on the porch, and a wide frieze with brackets. The house has a rectangular plan type, the roof surfacing is metal, and the windows are double hung 6 over 6 wood windows. The porch has 3 bays and 4 turned columns on pedestals. The Florida Master Site File indicates the house was constructed in 1936.

The project involves two separate additions. One will be visible from the front of the house and the street and consists of an exterior stair with a landing to the second floor on the west side of the building. The other addition is a second floor balcony with a new dormer on the north side of the building with access from the second floor bedroom.

The exterior stair would be a wood stair with railing, including a new wood frame landing aligned with the existing interior stair landing, and a new concrete landing at the bottom of the stairs. The new stair and landing total 114 square feet. Currently a window is located where the wood frame landing would align with the interior stair landing; this would be replaced with a new 36 inch by 80 inch door with a center lite. A new 36 inch high wood railing with pickets that have a maximum gap of 4 inches would be built on the wood frame landing and three new 2 x 6 posts with composite trip wrap would also be built in conjunction with the landing. A new metal roof to match the existing roof would be constructed over the wood frame landing as well.

The applicant is also proposing a new 108 square foot balcony with a new dormer on the north or rear elevation. The new dormer roof would be placed over the two proposed new doors for the second floor bedroom. The doors would be 30 inch by 80 inch doors with lites, exiting out onto a balcony of 2 x 6 pressure treated wood decking over 2 x 10 pressure treated joists at 16 inch off center. A new 36 inch high wood railing with pickets that have a maximum gap of 4 inches would be built on the balcony. A new metal roof to match the existing roof would be constructed over the balcony doors, and new wood novelty siding to match the existing siding on the house would be placed on the dormer. Three new 2 x 6 posts with composite trip wrap would also be built in conjunction with the balcony. This proposed work is not visible from the right-of-way.

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Attachments: 1. 201014_HP-21-00022_Altrtns@400NE13thSt_StaffRprt

Date	Ver.	Action By	Action	Result

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4/6/2021	1	Historic Preservation Board

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