



Legislation Text

File #: 160490., **Version:** 1

Exterior alterations of a single-family dwelling including restoration of enclosed front porch, adding a new two-story side porch, and renovation of a rear addition (B)

Petition HP-16-95. Regina Lovings Morse, owner. Alteration of a single-family dwelling, including opening the existing front porch to original conditions, adding a new side porch to access existing metal stairs, renovation of a rear addition, removal of existing boiler chimney and interior renovations that will convert the single-family dwelling into a duplex. Located at 1125 SW 4th Avenue. The building is contributing to the University Heights Historic District- South.

The parcel (13122-000-000) is .28 acres and is zoned RH-2. The existing house was constructed in the 1940s and is a two-story four-square with wood lap siding, low profile shingled hip roof and 6/1 and 1/1 double-hung wood windows. The front porch was enclosed for living space before 1980. On the west side of the house is a first-floor side entry with a shed roof. A metal stair acts as egress from a second-story window above the first-floor entry. On the rear (south) façade of the house, is a one-story shed roof addition that spans almost the length of the façade, is raised about one-foot above grade and currently contains a kitchen.

The project consists of an interior renovation of the first and second floors and exterior renovations. All exterior materials will be repaired as needed and replaced in-kind if required due to deterioration. The existing front porch will be restored to near its original condition by removing the walls and windows that infilled the arched openings. The existing west side entry will be reconfigured with a two-story side porch. The existing rear addition will be reconfigured for use as two bathrooms. On the south elevation, a small window will be filled in on the second floor and a non-operational boiler chimney will be removed.

Staff recommends approval of Petition HP-16-95 with the following conditions:

- 1) Submit photos of the existing front door and windows when exposed for staff review.
- 2) Simplification of the new (west) side porch detailing to distinguish new from old. This could include plain wood arches instead of using vertical siding and a non-rusticated masonry base for the new piers.
- 3) Staff to review construction documents for building permit when submitted by applicant. Construction documents shall have all doors drawn and dimensioned, dimensioned side porch details, plan details of the new pier and column on the east elevation, cutsheets or specifications of materials, and material samples for the rusticated masonry.