



Legislation Text

File #: 160806., **Version:** 1

Review of Application for Certificate of Appropriateness for Porch Enclosures. (B)

Petition HB-17-07. Bonita & Paul Seide, owners. Enclosure of a front corner porch and rear corner porch. Located at 1119 NW 4th Avenue. The building is contributing to the University Heights Historic District- North.

The property is located at 1119 NW 4th Avenue. The parcel (13944-000-000) is zoned RMF-5. The structure was built in 1948 and is a contributing structure to the University Heights- North Historic District.

The existing house is a one-story brick structure with three covered porches, a front porch and two side screened porches. The applicant is proposing to enclose the two screened porches on the east side of the building.

The porch enclosures will follow the City's Historic Preservation Rehabilitation & Design Guidelines. The porch enclosures will be undertaken in a manner so that if the enclosures are removed in the future, the form and integrity of the historic property will not be compromised.

Staff recommends an approval of a Certificate of Appropriateness under the following conditions:

- Recess new exterior partitions 3-4" from exterior face of the brick walls. Construct new partitions on top of existing porch floor, so that existing brick sill remains visible, and that the existing wood beams are retained.
- Existing exterior brick walls on enclosed porches to remain as-is, without installation of sheetrock or paint.
- Interior grilles on new rear window should attempt to follow proportion and size of panes of existing rear façade windows.
- Construction documents will be reviewed by Historic Preservation Staff once submitted for permitting.