



Legislation Text

File #: 170686., **Version:** 2

University Heights Historic District - North -After-the-Fact COA for repair and rehabilitation work at 1009-1013 NW 3rd Avenue.

Petition HP-17-70. Ken Wetherington, agent for James McCauley. After-The-Fact Certificate of Appropriateness for a reroof from shingle to metal and repair of fire damage of a multiple-family structure including interior repairs, replacement of damaged siding, replacement of hand rails on all porches, and the installation of new windows and entry doors. Located at 1009, 1011 and -1013 NW 3rd Avenue. This building is contributing to the University Heights Historic District - North.

The applicant is proposing to obtain a Certificate of Appropriateness (COA) for work that has been done for a multiple-family residential building at 1009 - 1013 NW 3rd Avenue. Part of the work also involved the repair of damage caused by a fire that occurred in February of 2017. The building is a contributing structure in the University Heights Historic District - North. The applicants did pay an after-the-fact COA penalty for the work that was done without a COA. The building has approximately 1,656 square feet of floor area.

There was fire damage as well as extensive smoke damage throughout the structure. The windows were not in proper working order. Some of the siding suffered fire damage as well as extensive termite damage on the framing and siding throughout the structure. The electrical and plumbing systems were outdated and faulty. No insulation was present at the time of the fire.

In August of 2017, a roofer filed a COA application for the repair of the metal roof for the subject building, indicating that it had been damaged by a fire. The metal roof had not received a COA for the change from a shingle roof, but there was a building permit for the reroof and the roof had suffered some damage; therefore the COA was issued for the repair. Later in the year, the contractor for the overall repair and rehabilitation of the building filed a COA indicating that the original COA for the roof repair was not complete and did not include the complete scope of work. Although there were building permits and inspections scheduled for review of the proposed work, apparently there was no indication to the contractor that the property was in a historic district and a COA was needed for the proposed work until building inspectors came to the site for inspections.

The scope of work for the repair and renovation of the building includes:

- Replacing 7 fire damaged rafters;
- Replacing 4 fire damaged ceiling joists;
- Replace burned walls as necessary;
- Replace or scab studs with termite damage;

- Replace all electrical wiring;
- Replace all interior plumbing;
- Install new tankless water heaters;
- Replace hand railings on all porches;
- Replace fire damaged siding and all termite damaged siding as needed with like material; and
- Install new windows and exterior doors.

Many of the work items are repairs and /or interior changes to the structure that do not affect outside elements and these items do not need a COA. This application is also intended to obtain COA approval for the reroof of the building from a shingle roof to a metal roof.

None

Staff to Historic Preservation Board - Approve Petition HP-17-70.