



Legislation Text

File #: 180231., Version: 1

Convert a Duplex into a Single-Family Dwelling (B)

Petition HP-18-73. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; replace the exterior doors; adding a new porch on the south side of the house; enclose an existing porch on the back; convert a carport into a sunroom; and reroof the house with architectural shingles as part of a conversion of a duplex into a single-family house. Located at 106 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-74.

The existing structure is a one-story, duplex cottage on brick piers, with wood framing, wood windows and trim, a multiple gabled roof, three screened porches and an open carport on the rear (west) elevation. The approximately 1,180 square foot duplex has separate entrances and appears to have been built in two stages and not originally built as a duplex. However, it shows up on the 1928 Sanborn maps as a duplex with the carport in the back. The existing roof has asphalt shingles.

The proposed work includes the conversion of the existing duplex into a single-family house with three bedrooms and three bathrooms. The project would convert an existing open carport on the west elevation into an enclosed sunroom; another porch in the back is also to be converted into an enclosed sunroom; a new porch and covered entry is proposed on the south elevation, where an existing window on the south side of the building will be replaced with the new covered entry and stairs; windows throughout the house will be replaced; and a reroof of the building is proposed with new roof decking and architectural shingles placed over the decking. A new roof is to be placed over the new entry to match the existing roof.

The project involves the replacement of windows throughout the house. The existing historic windows are 2 over 2 wood windows, some of which are paired. A smaller bathroom window on the south elevation will be filled in as well. The proposed windows throughout are the Pella Architect Series Reserve wood clad windows, double hung with pine wood interiors and aluminum clad exterior. They will match the existing window materials in location, color, configuration, and trim. The new windows on the proposed sunrooms are also to match the existing windows of the house.

Staff to the Historic Preservation Board - Staff recommends approval of the application with the condition that the roof use architectural shingles that are to match similar work on the adjacent property at 114 SE 6th Street.