



Legislation Text

File #: 180232., Version: 1

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

Petition HP-18-74. Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; reroof the house from metal to shingle; replace the exterior doors; and rebuild the back porches and enclose as sunrooms as part of the conversion of a single-family house into a duplex. Located at 114 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73.

The existing structure is a one-story, single-family bungalow cottage on piers, with wood framing, wood windows, a simple gabled roof with a shed roof over the porches, an open gable porch with exposed bracing and a turned balustrade in the front, two screened porches in the back that face a park, and a non-historic carport on the side (south) elevation. The approximately 894 square foot house with approximately 210 square feet of porch area has an existing metal 5V-Crimp roof.

The proposed work includes the conversion of the existing single-family house into a duplex with two separate dwelling units. All of the repairs to the building would be done to match the existing structure, including novelty siding and trim. The project would remove the existing non-historic carport. The front porch has an open gable with exposed bracing that is proposed to be enclosed with siding to match the existing siding and a wood gable vent. The two rear porches will be converted into two enclosed sunrooms, one for each unit. Windows throughout the house will be replaced and new window openings are proposed. A reroof of the building is proposed with new roof decking and architectural shingles placed over the decking to replace the existing metal roof. The shingles would match the roof shingles proposed next door at 106 SE 6th Street.

The project involves the replacement of windows throughout the house. The existing windows include 1 over 1 wood windows, a smaller sized bathroom window, several apparently non-historic windows on the back half of the house and on the rear elevation, and a pair of 2 over 2 square windows in the rear. 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 project also includes creating new window openings on the north elevation. The two proposed window openings on the north elevation would replace the window with the air conditioning unit. They would be placed on either side of the old window which will be filled in.

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 106 SE 6th Street.