



Legislation Text

File #: 181011., **Version:** 2

Northeast Residential Historic District. Request to amend the scope of work for an approved Certificate of Appropriateness.

Petition HP-18-39. Amelia Tanner, Straight Line Construction, agent for Richard Pusateri. Request to amend the scope of work that was proposed in Petition HP-18-39, and approved at the May 1, 2018 HPB meeting. Located at 636 NE 7th Street. This building is contributing to the Northeast Residential Historic District.

The property is located in the Northeast Residential Historic District and is zoned RSF-3. It sits on the corner of NE 7th Avenue and NE 7th Street, facing NE 7th Avenue with a large side yard on the corner. The c. 1913 house is a one-story wood Queen Anne cottage with simple detailing. The house is raised on brick piers, has wood drop siding, and cross-gabled roof with metal roofing. The original windows are still extant. The house has an L-shaped enclosed porch that wraps around the front and east side of the house. It is unknown if the entire porch was original to the house, but the enclosure is a later modification.

The proposed project will modify the den (front porch enclosure) to accommodate a new restroom. The north (front) elevation will be replaced with new wood siding, wood trim and new windows. The new elevation consists of ganged windows, custom-made to match the existing in wood detailing and diamond-pane transom. A center panel of windows will contain wood paneling instead of glazing to provide privacy for the bathroom. The rhythm of the windows and new siding is emphasized by new 6" wood trim referencing a porch that has been enclosed.

A new deck was to be constructed on the side of the existing house. The deck was to have wood posts, caps and pickets. New double French doors and windows were to be installed on the east (side) facade of the house that faces the area where the deck was proposed; the new facade was going to be mostly glazing, creating an open elevation with views to the side yard. The deck is no longer part of this project. There are new windows proposed including a pair of 2-panel windows and a 2-panel window with the diamond-pane transom design. All are proposed to match existing windows with wood material.

The existing front and side entry stairs, made of brick and concrete, will be removed. New brick stairs were approved to be installed on the front corner of the deck. However, the revised plans show a new front entry that faces NE 7th Avenue with a new covered porch area to replace part of the existing enclosed porch on the northeast corner of the house. The new wood entry stair off the side of the front enclosure is smaller, making this entry into the house the secondary one.

Staff recommends the board approve the proposed changes.