



Legislation Text

File #: 190959., Version: 1

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Construct a new single-family dwelling using walls and floor from the remains of the burned original structure (B)

Petition HP-20-5. K. Richard Blount, owner. Certificate of Appropriateness for new construction of a single-family dwelling. Located at 401 SE 6th Terrace. This building will be non-contributing to the Southeast Residential Historic District.

Project Description

The property is located at 401 SE 6th Terrace on the east side, with a zoning designation of Urban 3 (See Figure 1). The parcel (12020-016-000) is located in the Southeast Residential Historic District and is approximately 0.14 acres in size. The proposed single-family dwelling will be a non-contributing structure to the historic district. The previous structure on the property was considered a contributing structure to the district until a fire in 2018 left only the walls and floor structure and a few original windows.

The project involves the construction of a new single-family residence, re-using the existing structure foundation to build a 1 ½ story house in the style and character of the original. The footprint of the house will remain the same. The existing chert rock walls will be used for the first floor while hardie-plank (shingle) will be used on the proposed second floor. Trim and fascia will be hardie-trim and the roof will be built with architectural shingles. Wood windows will be used to replace the original windows too damaged from the fire to be re-used.

It will be a 1 ½ story structure that faces SE 6th Terrace. The house will be 2 bedrooms and 1 ½ bathrooms, with approximately 1,450 square feet of enclosed area on the main floor. The house will feature 3/1 windows to match the existing. The interior will feature wood floors and nine foot ceilings. The front porch will be supported by brick columns, while the house will have the same continuous, fieldstone foundation.

Staff to the Historic Preservation Board - Approve Petition HP-20-5 with the following conditions:

1. Windows shall utilize the 3 over 1 grille pattern to match the historic windows.
2. Provide information packets / cut sheets for the chosen wooden windows.
3. Provide information sheets for the proposed architectural shingle roof system.
4. Notify staff of any changes during construction.