



Legislation Text

File #: 201189., **Version:** 1

..Title

Repair, renovate, demolish additions, & construct a new addition to a single-family dwelling (B)

Petition HP-21-00036. Tammie Jean & D. F. Englert, owners. Certificate of Appropriateness to repair and renovate an existing single-family dwelling including demolition of the rear additions to the original structure, construction of a new addition to the back of the structure, repair and refinish wooden windows, and repair of the front porch. Located at 425 NE 3rd Street. This building is contributing to the Northeast Residential Historic District.

Project Description

The property is located at 425 NE 3rd Street on the west side of the street, across from Roper Park, with a zoning designation of U2 (Urban 2) (See Figure 1). The existing single-family dwelling under tax parcel 14805-000-000 is a 1 ½ story board and batten covered frame vernacular structure that represents a typical Gainesville dwelling of the 1890's. It is a wood frame structure on a brick pier foundation with board and batten and drop siding, a gable roof with a gable wing and hip dormer secondary roof structure, two brick chimneys, composition shingles, double-hung 2 over 2 windows, a bay window, and a French door. The subject property is located in the Northeast Residential Historic District and is approximately 0.220 acres in size. The house appears on the Sanborn Map of 1897 and is a contributing structure to the historic district. Also known as the W. W. Hampton Jr. house, it is one of the oldest homes in the Northeast Residential Historic District.

The house is currently in very bad condition with structural failure and extensive termite and rot damage. The back additions to the house are collapsing, not repairable, and are unsafe. The back exterior load bearing wall of the original house was removed during the time the additions were constructed, contributing to the structural failure of the back additions.

The proposed new addition will be one story with an area of approximately 1,852 square feet. It will be located in the rear of the existing building and will not be visible from NE 3rd Street. The height of the addition is proposed to be slightly lower than the height of the peak of the historic structure roof. The proposed exterior fabric for the addition is HardiePlank siding with 4 inch Hardie trim. The foundation will be a stem wall with brick cladding which will be compatible with the brick veneer between the brick piers of the existing building. The proposed exterior French doors are Rogue Valley wooden doors with raised mullions, to be placed at the rear of the new addition. The proposed windows are Kolbe Ultra Series Sterling double hung wood clad windows with raised mullions to be installed on the new addition at the rear of the house with a cottage style. The exterior of these windows is extruded aluminum. The historic structure has several window sizes and arrangements. The proposed materials are different from the original house but compatible, such as the HardiePlank siding compared to the board and batten covered historic structure, and 4 over 4 wood-clad windows compared to the 2 over 2, 6 over 6, and 9 over 9 windows on the original house. The addition will be in the back of the existing house and not visible from the right-of-way, thus maintaining the appearance of the front of the house.

Staff recommends approval of the application with the following conditions:

1. The new window proposed for the existing house on the south elevation shall be a 2 over 2 style to match the bay window and the adjacent windows.

2. Provide information sheets for the proposed roofing material.
3. Notify staff of any changes during construction.