



Legislation Text

File #: 201190., **Version:** 1

..Title

Certificate of Appropriateness to replace exterior stairs, replace windows, door modifications & interior renovation to a duplex. (B)

Petition HP-21-38. Ricardo Cavallino, Ricardo Cavallino and Associates, Inc., agent for Regina Lovings, owner. Certificate of Appropriateness to replace exterior stairs with new stairs, replace windows with new windows, replace a door with a new door, infill a door opening, replace door with a window, & add new exterior finish for a duplex. Located at 1124 SW 4th Place. This building is a contributing structure to the University Heights Historic District - South.

Project Description

The property is located at 1124 SW 4th Place on the north side of what is essentially an alley, with a zoning designation of U5 (Urban 5). The existing duplex under tax parcel 13122-000-000 is located just to the south of a single-family dwelling on the same tax parcel at 1125 SW 4th Avenue. The subject property is located in the University Heights Historic District - South and is approximately 0.270 acres in size. The duplex is a contributing structure to the historic district.

The project involves the interior renovation of an existing two-story duplex and certain exterior changes to the building as a result of the renovation. The duplex has 1,500 square feet of total area and 1,320 square feet of heated area. The existing wood staircase that provides access to the second floor duplex unit is not in good condition and will be replaced with a new wood staircase that will match the design configuration of the existing stairs. The exterior first floor is exposed cement block that has had several patches and repairs performed over the years. The project involves the addition of a new cement stucco finish (smooth sand finish) to even out the finish and give it a better appearance. The second floor of the duplex has wood siding that is to remain with cleaning and painting as required. The existing shingle roof is to remain as well.

On the existing south elevation the plans are to remove one of windows and modify the window opening to install a window that is more compatible in size and configuration with other windows on the building. The north elevation would see new vinyl windows to replace the existing windows, in addition to the new staircase. The proposed west elevation would see new vinyl windows to replace the existing windows in the existing window openings and the removal of a door and door frame, to be replaced with a new window in the existing door opening and concrete masonry unit (CMU) infill as required to fill in the remaining door area. The east elevation is shown with new vinyl windows to replace the existing windows in the existing window openings and a new door to replace the existing door within the same opening. The replacement doors will be Jeld-Wen fiberglass stamped doors, while the replacement windows will be white Jeld-Wen vinyl windows or a comparable manufacturer to match the existing windows in the use of the existing openings and in configuration, which is primarily casement style windows.

Staff recommends approval of the application with the following conditions:

1. Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.

2. Provide information sheets for the proposed windows and doors.
3. Notify staff of any changes during construction.