LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 423 N. Pine Street

SUMMARY OF REQUEST: Front Patio Changes

APPLICANT/OWNER: Rob Cummings

Details of Proposed Request

Existing Conditions
The existing structure is a three-story brick contemporary house constructed in 1989. The house fronts on Fourth Ward Park. Lot dimensions are approximately 50’ x 60’. The property is zoned UR-2. As an urban lot, the house is built to the rear lot line and there is no backyard. Adjacent structures are 2-5 story single-family and multi-family buildings.

Proposal
The proposal is changes to an existing front patio located behind a metal fence and a 3’-3” brick retaining wall. Existing moveable furniture and grill is proposed to be replaced with a new built-in table and grill area. The table and outdoor grill will measure 3’ in height, except for the grill cover. Materials include brick to match the existing house and granite. There no impacts to mature trees.

Design Guidelines – Additions, page 7.2
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
Staff Analysis
Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 above.
2. Minor revisions may be reviewed by staff.
Proposed Front Patio Updates
Existing Conditions

Limited space between houses and adjacent condos. 2008 addition same brick
Fourth Ward

Salvation Army
Booth Gardens

Springfield Square
Condos

Townhomes

427
326
Adjacent Structures

Salvation Army Booth Gardens

Springfield Square Condos

Springfield Square Immediate Left

427 N. Pine Street Immediate Right

509 N. Pine Street

513 N. Pine Street

503 N. Pine Street (Townhome)

402 W. 8th Street (Townhome)

326 W. 8th (Caddy corner)
AERIAL VIEW EXISTING PATIO

North
South
East
Home
Fourth Ward Park
**Existing Patio Pictures**

- **Planter walls 3' 3” tall**
- **Looking South – Proposed location of island**
- **Moving Clockwise from 3pm**
  - Looking North
  - Looking East to Fourth Ward Park
SITE PLAN

Existing Front Patio

Proposed Front Patio

3' 3"
SITE PLAN (EXISTING AND PROPOSED)
Elevations

3’ with grill cover above

3 Feet Tall

Note that chairs stored in the garage. Grill and island are the only permanent fixtures.
Views From Sidewalk on Fourth Ward Park

Structure below planter wall height
MATERIALS

Outdoor Granite
Close match to pillar caps

Existing vs. Proposed Granite

Island base material as close to existing house brick as possible