
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.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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.



HDCRMI 2019-00335

PID: 07806312

LOCAL HISTORIC DISTRICT: FOURTH WARD

PROPOSED PROJECT: FRONT PORCH

August Meeting 2019

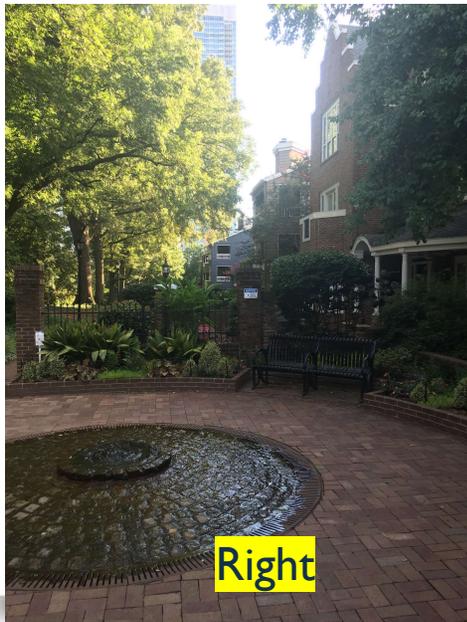


ROBERT & LANA CUMMINGS (HDCPA-2019-00321)

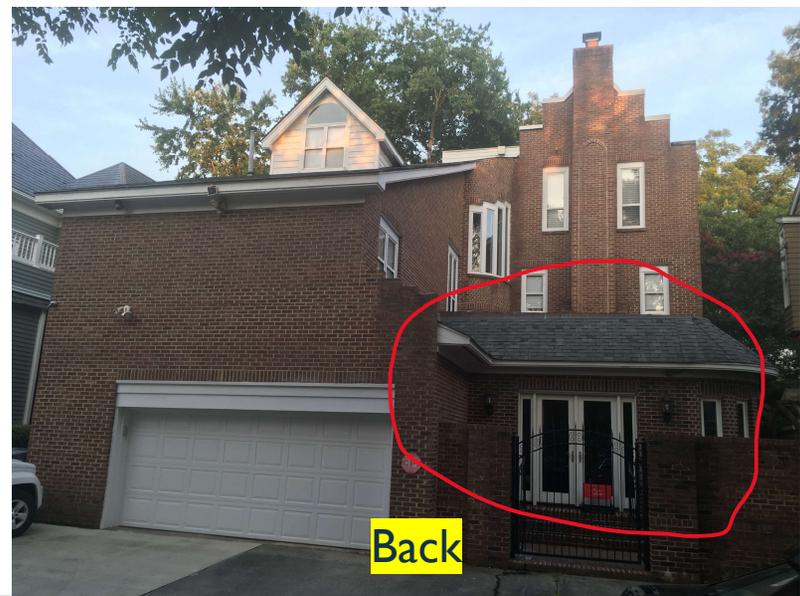
Proposed Front Patio Updates



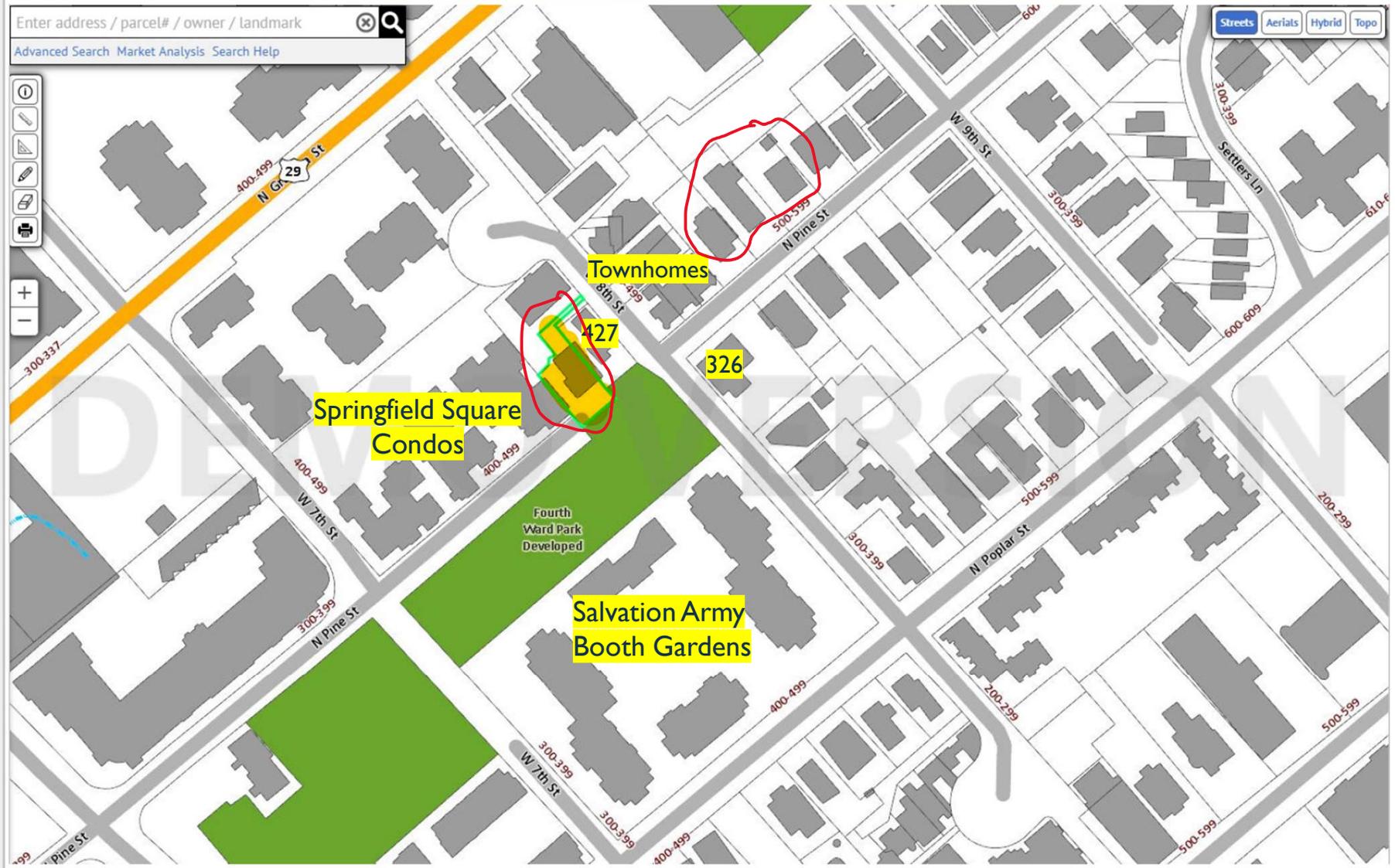
EXISTING CONDITIONS



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



FOURTH WARD



ADJACENT STRUCTURES



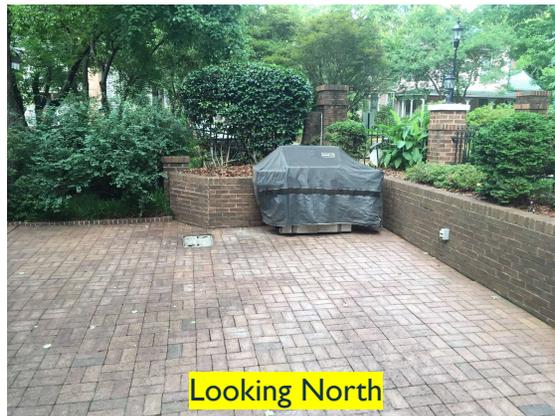
AERIAL VIEW EXISTING PATIO



EXISTING PATIO PICTURES

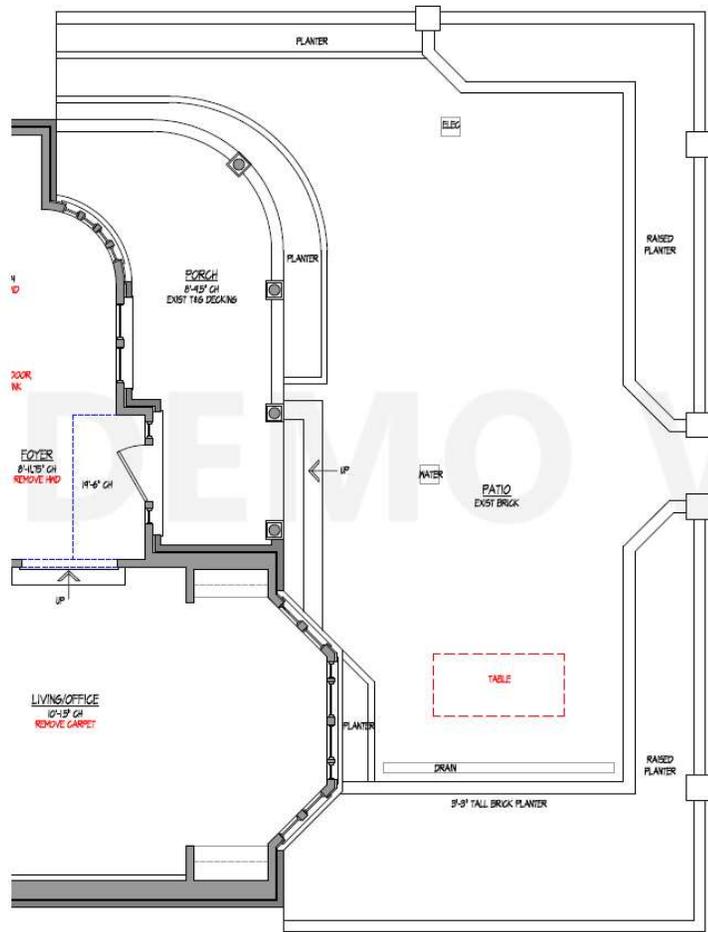


Moving Clockwise from 3pm

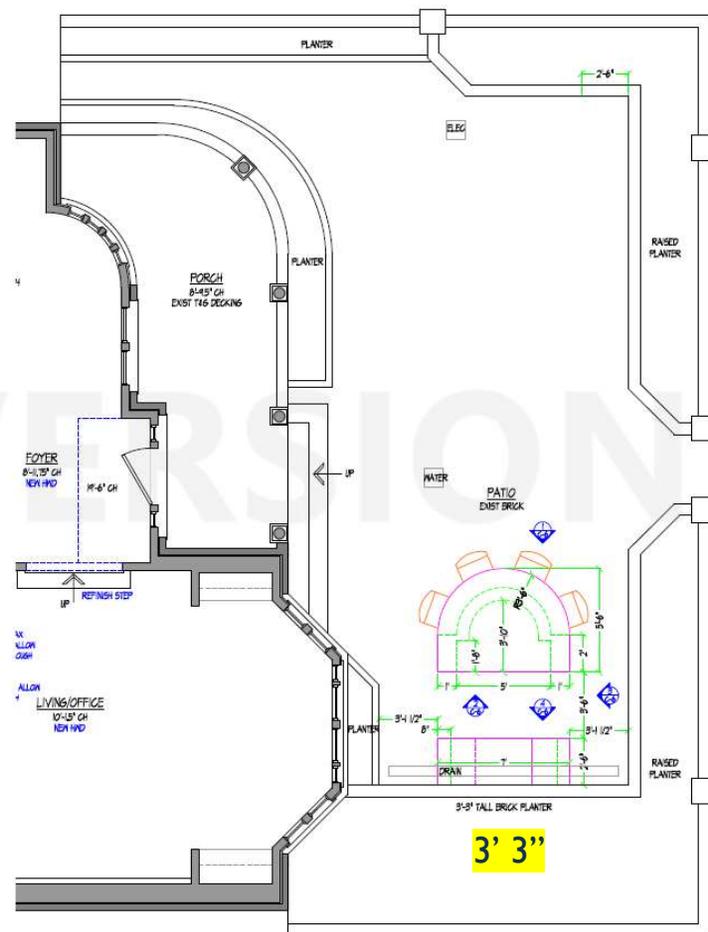


SITE PLAN

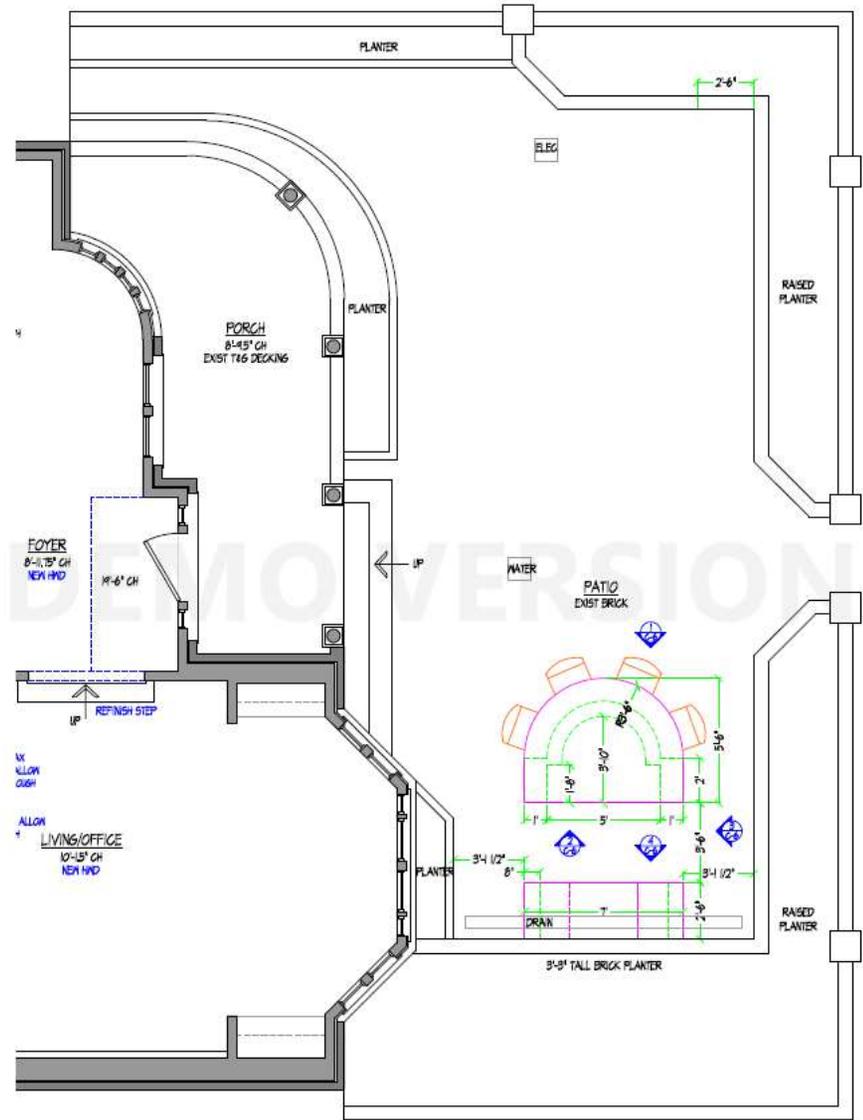
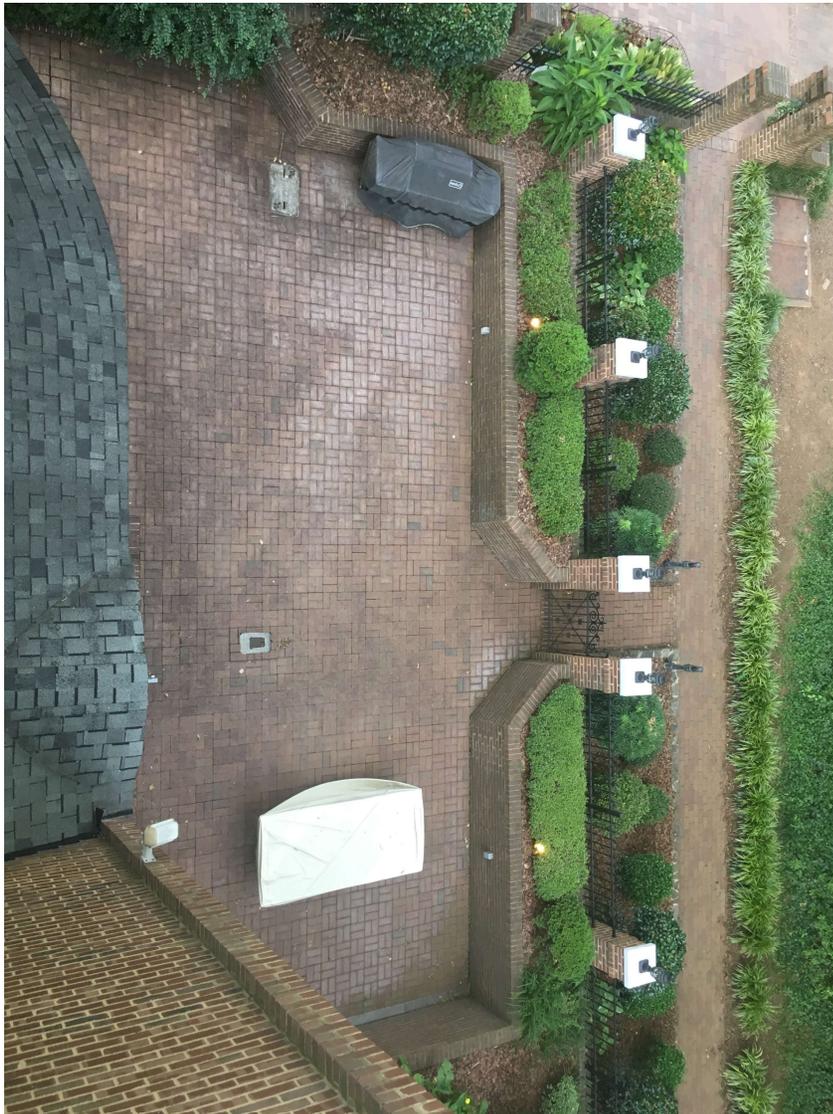
Existing Front Patio



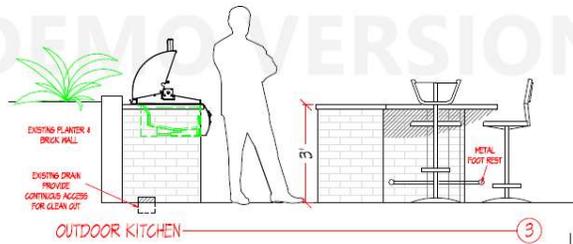
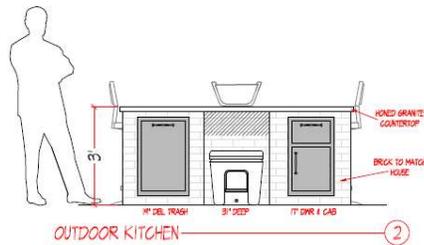
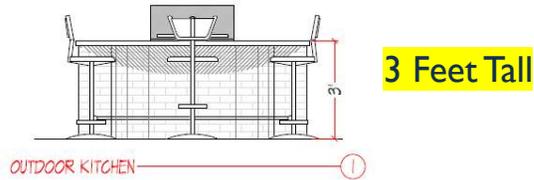
Proposed Front Patio



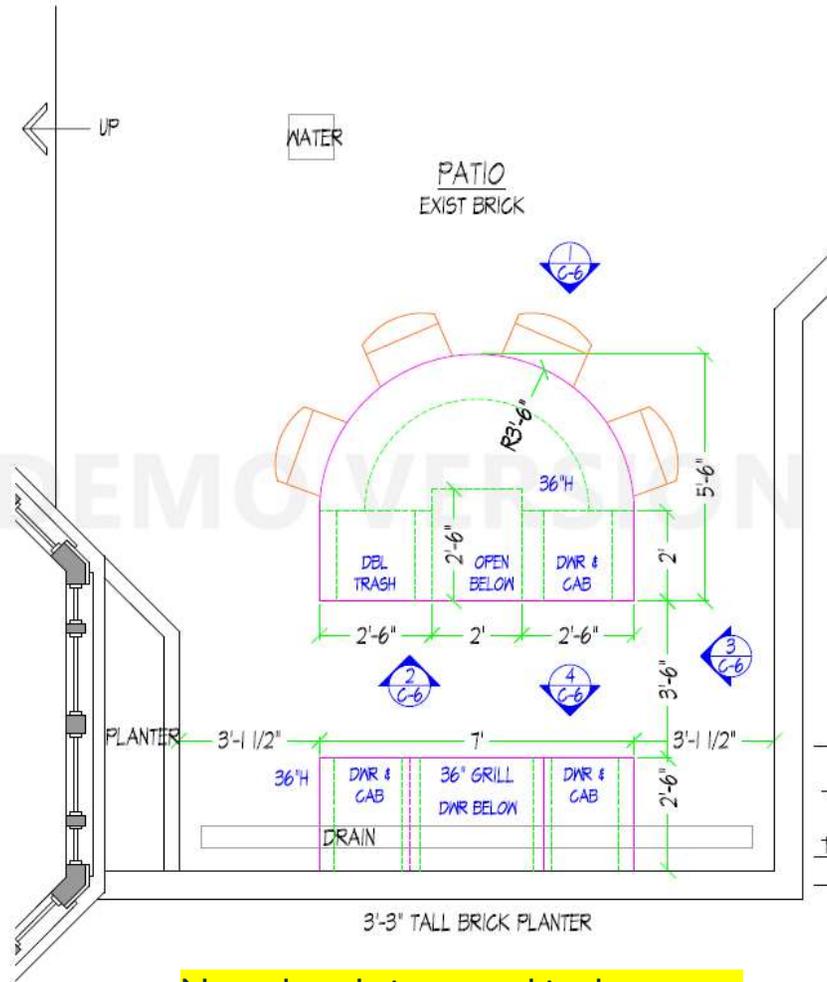
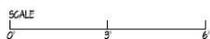
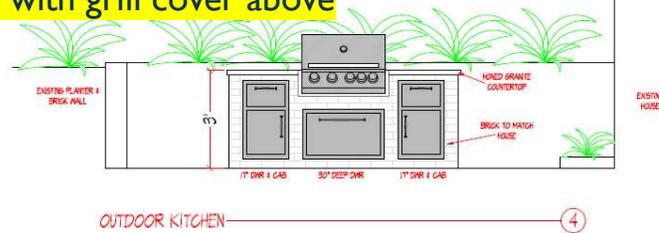
SITE PLAN (EXISTING AND PROPOSED)



ELEVATIONS



3' with grill cover above



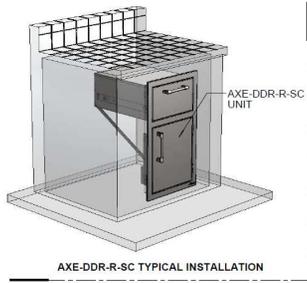
**Note that chairs stored in the garage.
Grill and island are the only permanent fixtures**

VIEWS FROM SIDEWALK ON FOURTH WARD PARK

Structure below planter wall height

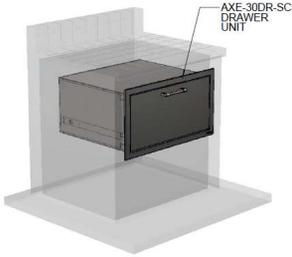
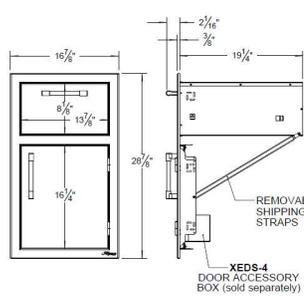


DRAWER & CABINET MATERIALS



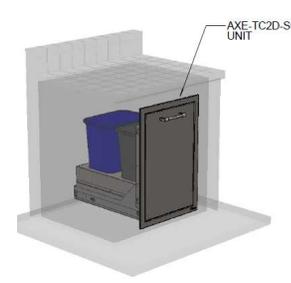
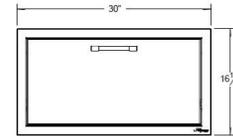
AXE-DDR-R-SC TYPICAL INSTALLATION

COUNTER FRONT CUTOUT REQUIREMENTS



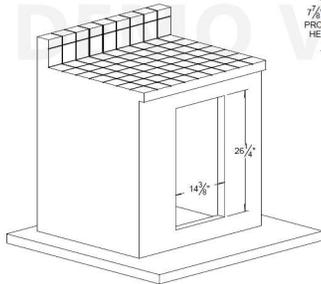
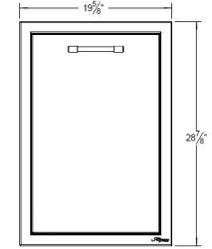
AXE-30DR-SC DRAWER TYPICAL INSTALLATION

COUNTER FRONT CUTOUT REQUIREMENTS

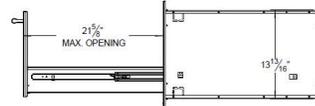
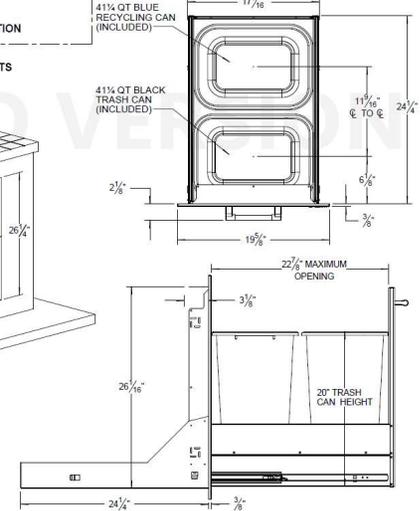
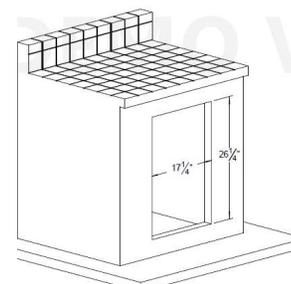
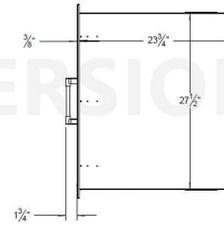
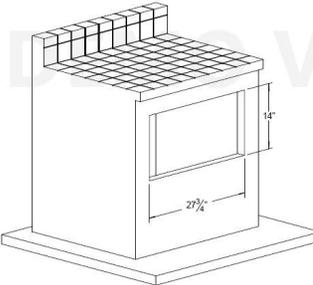
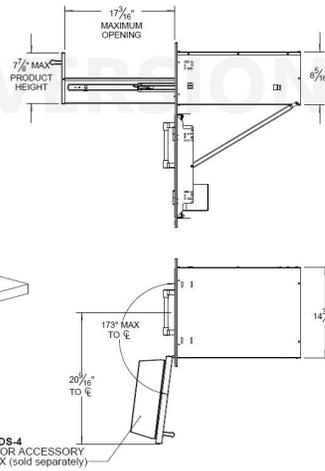


TYPICAL AXE-TC2D-SC INSTALLATION

COUNTER FRONT CUTOUT REQUIREMENTS



XEDS-4 DOOR ACCESSORY BOX (sold separately)

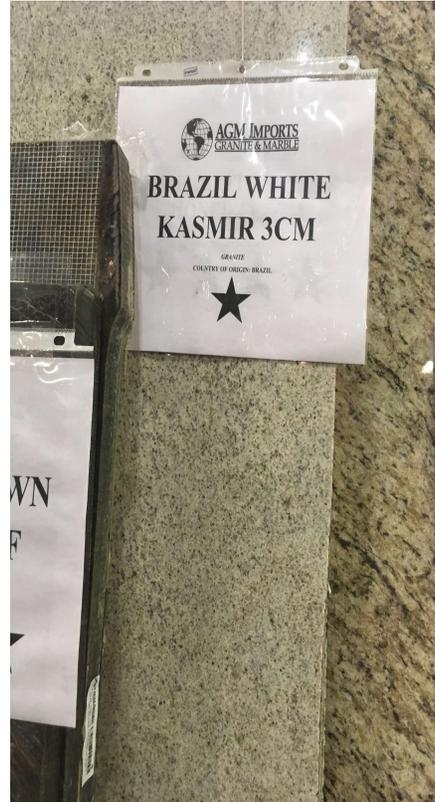


MATERIALS

Outdoor Granite
Close match to pillar caps



Existing vs. Proposed Granite



Island base material as close to existing house brick as possible

