

32 S. Columbia COA responses

COA 4C

Existing fascia, eaves, gutters, downspouts, frieze boards, siding, window / door surrounds, beams, columns, railings, decking, staircase, rockface block foundation and wood skirting to be repaired and remain.

COA 5.1

A zoning variance is required due to the eastward addition being 10.25" (at most) past the corner side setback on the south side. Continuing the addition along the same line as the existing southern wall makes the most sense aesthetically for an addition to a historic building with regard to wall position and resulting roof forms as seen from the west and south. An application has been submitted.

COA 5.2

1. The HDBRM discourages adding doors that don't reflect the style of the original home in regard to a staff comment about doors as seen through the new open porch on south elevation – see answer at COA 5.3 response.
2. The HDBRM discourages adding a porch where none existed originally in regard to a staff comment about porch added north of north wall of existing home – see answer at COA 5.3 response.
3. The HDBRM discourages introducing brick or concrete staircases if not original to the home in regard to a staff comment. – See answer at COA 5.3 response.
4. The HDBRM discourages using stone, concrete or brick veneer in regard to a staff comment about foundation walls at addition. – See answer at COA 5.3 response.

COA 5.3

1. The new doors as seen through the new open porch on the south elevation will match the historic front door in style and material.
2. A new covered entry porch and steps for a new side door will be built extending 5'-4" from the existing north wall to protect the door and user from the elements. It will be constructed appropriate to the style and period of the home in overall design and scale. It will be set back 14'-10 1/2" from the western edge of the existing front porch.
3. The plans and elevation show wood entry porches and steps. The HDBRM encourages entry porches and steps to match the original house.
4. The new 4" thick rockface veneer concrete blocks ('veneer' is an industry-standard term which means non-structural) will match the existing foundation wall and be in front of an 8" thick structural concrete foundation wall.

COA 5.6

(discouraged HDBRM elements identified & addressed in COA 5.2 & 5.3, above)