

1206 N Cascade Front Entry Project



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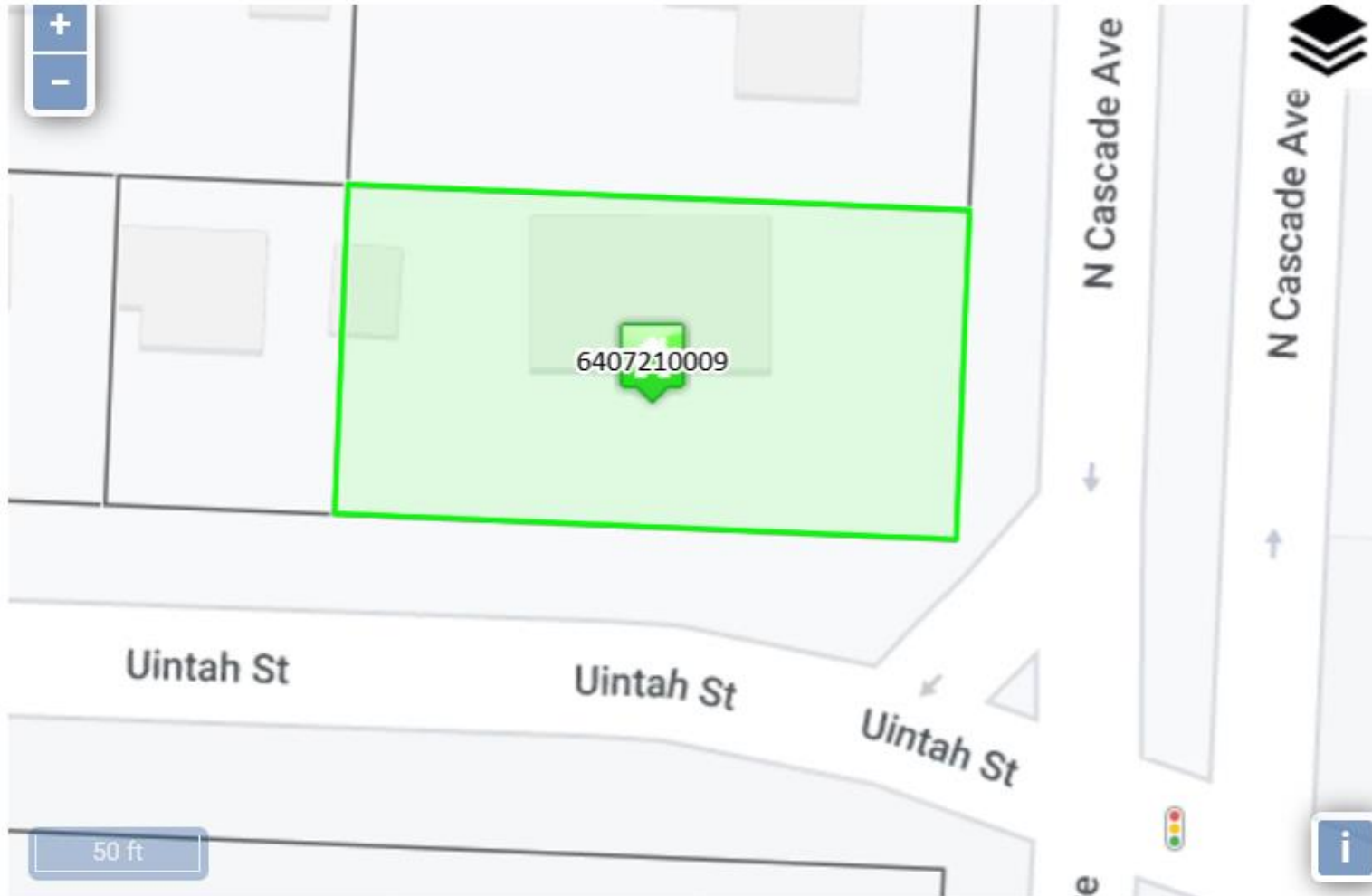
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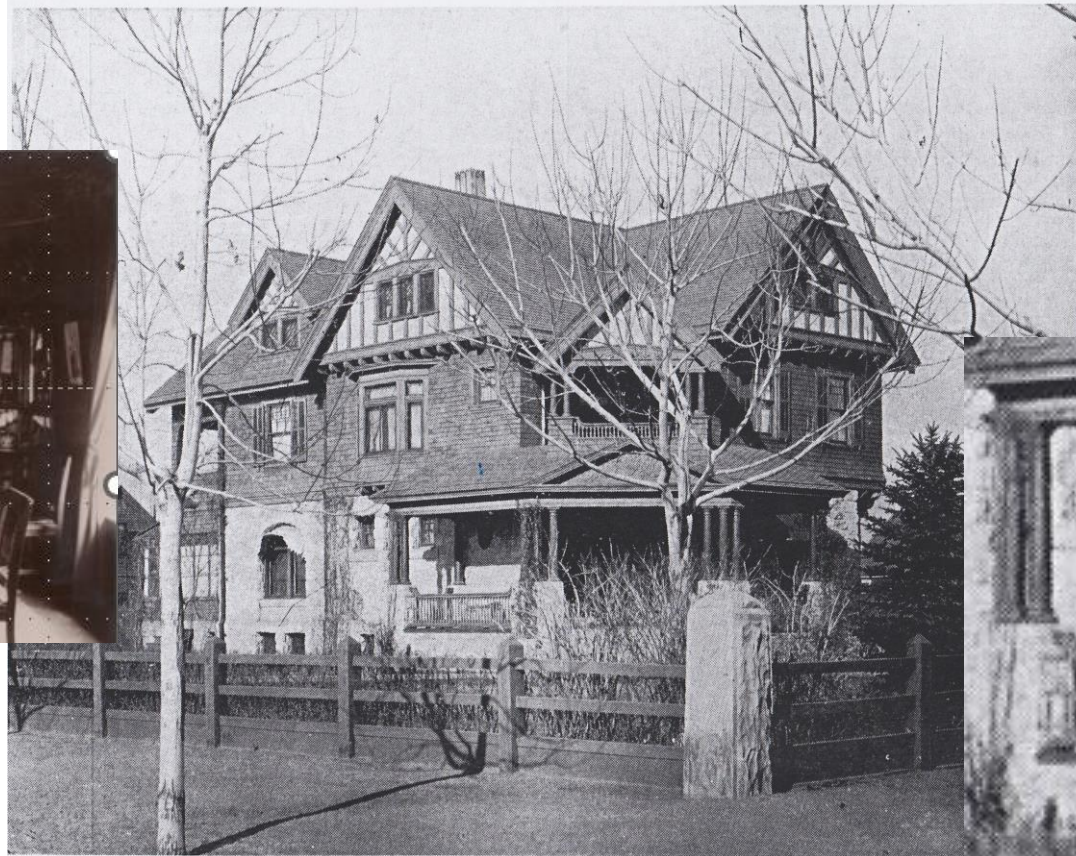
Project Summary

Redo front entry to provide a period-appropriate main entry inline with original design, late 1800 designs, and Historic Preservation North End Design Standards. This includes replacing a side entry and stairwell that was apparently added when house was converted to multi-unit housing. In addition, we plan to replace deteriorating porch wood decking and railings to match the original decking and railings.

1206 N Cascade Location



Original Entry Configuration



The home originally had a main entry that faced Cascade Ave
We did not find exact details on the original entry design

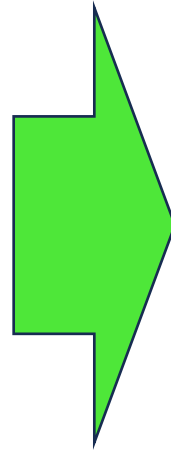
Current Entry Configuration



- The home currently lacks the grand “main” entry that was typical for similar late 1800 homes
- The home’s original front entry was changed (apparently when home was converted to multi-units)
 - The main entry was moved 12 ft to the left of the top of stairs (and the door now faces Uintah)
 - A new door to the right was added as entryway to a stairway to provide access to a 2nd floor Apt

Proposed New Entry

Before

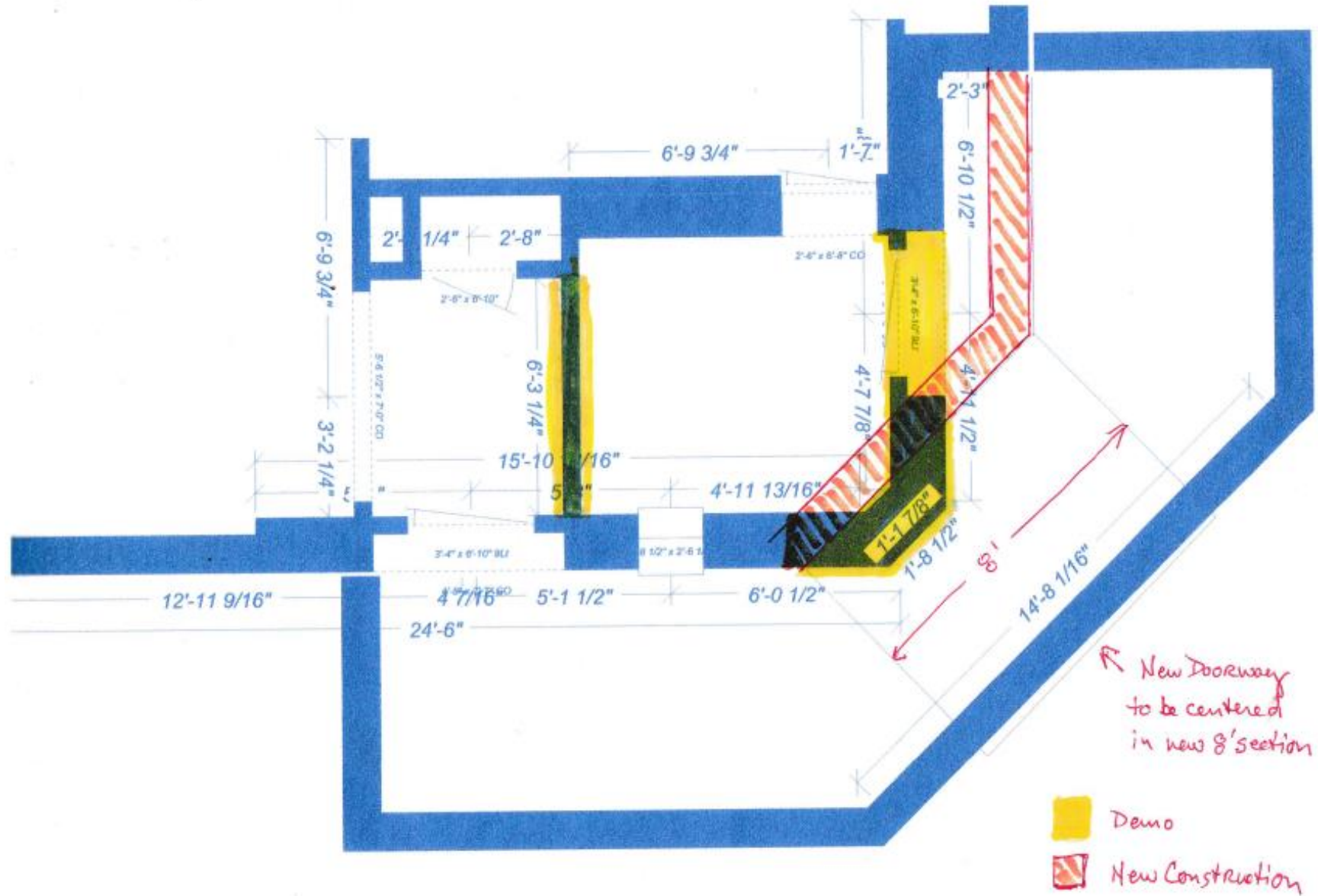


After



- Construct new entry area centered, set back, and aligned with entry steps
- Reuse existing rhyolite stone and supplement, as needed, from homeowner's supply
 - Stone and mortar must match existing stone/mortar
- Install 40" wide solid hardwood door with 12" side panels to match home's architectural style

Project Demo and New Construction



Applicable Historic Preservation North End Design Standards

A.6 Maintain and enhance the formal entrances to individual properties as defined by sidewalks and steps to the raised porches and entries.

B.2 Building materials used in new construction and rehabilitation of existing buildings should be similar in size, composition, quality and appearance to that historically used.

B.9 Maintain the orientation of the front façade facing the main street on which it sits.

B.10 Maintain the pattern of distinctive, formal entrances that distinguish historic buildings within the district.

B.11 Maintain the prominence of the front façade relative to the rest of the building.

B.12 Maintain the pattern of raised, first floor porches that visually dominate the main elevation of the houses.

B.13 Maintain the important components of historic porch construction including a first floor porch roof, supported by single or groups of columns, posts or piers, with a perimeter railing.

Project Work Detail

1. New Entry Exterior:

- a. Remove section of porch beadboard ceiling surrounding front entry area to gain access to existing support structure for porch covering and second floor porch. Enhance support structure per Engineer's requirements to support new entry.
- b. Pull up front entry area decking to provide access to ground level around front entry. Install foundation support structure, as specified by Engineer, to support new entry wall construction.
- c. Remove exterior stone corner section at top of entry stairs. Save stones for reuse in building new entry.
- d. Construct new entry area centered and aligned with entry steps. Reuse existing rhyolite stone that was previously removed. Supplement, as needed, with other rhyolite stone (from homeowner's supply). Stone and mortar must match the existing stone and mortar on the home. New entry way shall be constructed to support installation of new or used* solid hardwood entry door and side panels to match other entry doors and architectural style of the home.

* We are looking for an antique entry door with side panels to reuse in our project. However, if we are unable to find one, we are prepared to have a new solid wood door constructed (from Vintage Doors) that replicates a late 1800's entry way.

2. New Entry Interior:

- a. Remove interior stairway to second floor porch and return second floor porch to a porch again (as originally designed).
- b. Construct new interior entry hallway to extend and tie into existing home entry. Install cherry wainscoting paneling and oak flooring to match existing foyer paneling and flooring.

Project Work Detail Continued

3. New Porch Railings & Decking:

- a. Once new entry way is complete, pull up remaining decking and remove existing railings and replace with new hardwood decking (Ipe tongue & groove) and railings (mahogany goose neck railings with turned spindles) that match the original designs.
- b. Request variance, if necessary, to replace original railings with new railings (goose neck design with 36" high ends and 31 ½' centers). (Height of porch from ground level is 30-32").
- c. Repair and/or replace support joists as necessary.
- d. Finish decking (natural) and railings (paint) to match existing house colors.



Report of Acceptability Review Criteria

- Section 7.5.1605.C of the Zoning Ordinance:
 1. The effect of the proposed work upon the general historical and/or architectural character of the historic preservation overlay zone.
 - Project complies with North End Design Standards and architectural character of the historic preservation overlay zone
 2. The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historic preservation overlay zone.
 - Project utilizes home's original styles and materials
 3. The effects of the proposed working in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.
 - Project returns "missing" grand main entry to home in line with typical late 1800 designs for similar grand homes
 4. The effect of the work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone
 - Project demonstrates effective use of the historic preservation overlay zone to restore and enhance a grand main entry to a historic home

Summary

The proposed front entry project provides a period-appropriate grand main entry in line with the home's original design, late 1800 designs, and Historic Preservation North End Design Standards.



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