



Historic Preservation Commission

NOVEMBER 23, 2020 HISTORIC PRESERVATION COMMISSION

Title

Petition of Felder & Associates | 20-005425-COA | 410 East 37th Street | Alterations and Additions (with Special Exception Request and Variance Recommendation)

Description

The applicant is requesting approval for additions and alterations for the property located at 410 East 37th Street. The former service station will become a single-family residence. The work consists of the following:

1. Rehabilitation of the historic building and its later additions (including the porte-cochere, the existing building is 929 square feet).
2. Enclose the porte-cochere with transparent glass with fixed and sliding panels in minimal framing. The panels will be set back 24 inches from the outside façade of the porte-cochere's columns.
3. 521 square foot addition at the northeast corner with a transparent connector (additional 60 square feet) to attach the addition to the historic building.
4. 11 square foot addition to the west end of the rear façade (to add a shower in the bathroom).
5. Fences and gates surrounding the property.
6. New vehicular drives at the west side of the property (and new sidewalks throughout).
7. Wood deck adjacent to the porte-cochere (east).

The applicant is also requesting a Special Exception from the standard that states:

Fences or walls no more than three (3) feet in height may be installed within the front yard.

To allow for a front yard fence that exceeds 3 feet in height (vary from 3-4 feet in height due to variations in grading).

The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the standard that states:

Building Setbacks (ft).

For blocks without contributing structures.

Rear yard: 10 (min)

To allow for a rear yard setback of zero (0) feet to the west addition.

Recommendation

Continue the request for additions and alterations, as well as the Special Exception and Variance Recommendation requests, to the December 21, 2020 HPC meeting for the property located at 410 East 37th Street in order for the petitioner to consider the following:

1. Reduce the footprint of the addition so as to not project forward of the front façade of the existing building mass and so the footprint is less than the square footage of the existing building mass (excluding the porte-cochere).
2. Do not enclose the porte-cochere/gas canopy.
3. Reduce the amount of fence around the site and redesign the fence to be more transparent (less heavy). This includes removing the fence in the rear yard because the required five (5) feet of space is not provided between it and the building.
4. Provide confirmation that the City Departments and CSX will permit fences and gates on their property as shown on the site plan.
5. Increase the rear yard setbacks for both additions to match or be more than the historic building.
6. Remove the double-width driveway in its entirety.
7. Indicate, on the site plan, that the single-width driveway does not exceed 12 feet and that it has a ribbon strip design with grass between the strips.
8. Indicate, on the site plan, the electrical service/panel/meter location.

Contact

Financial Impact

Review Comments

Attachments

- ④ [Streetcar Staff Recommendation 20-005425-COA.pdf](#)
- ④ [Submittal Packet.pdf](#)
- ④ [Previously Approved COA and Submittal Packet 18-006572-COA.pdf](#)
- ④ [Preservation Brief 46_ The Preservation and Reuse of Historic Gas Stations.pdf](#)