



October 15, 2021

Re: 8016 Kercheval Avenue  
Exterior Alterations / Historic District Commission Submission

### **Description of Existing Conditions**

8016 Kercheval is a two-family flat, built in 1907. The wood frame structure consists of two stories with a basement and attic. The entire building is clad with lap board siding, with the exception of the painted (black) brick base to approximately 2'-10" above grade. The front facade lap board has an approximately 3" exposure with a depth of 3/8". The sides and rear siding is approximately 4-5/8" exposure with 1/2" depth. All siding is painted a light bluish gray with black door and window trim. The double-hung (no divided lite) aluminum windows have black aluminum frames and sills, which are not original to the structure. At the front of the building, there are stairs leading to the above-grade entry of each unit. The stairs, landings, and railings are wood. Railings are painted black, and stairs and landings are unpainted. The rear entry has a ramp from the parking area that leads to the first level of a two-story unpainted wood deck. Decks, railings, and stairs are not the original structures.

### **Description of Project**

The Owner's intent is to develop the first floor of the building as a café and quick serve restaurant. Alterations to the exterior are limited to the following:

- Add a front deck between the two existing stairs
- Revise the front center bay window opening and trim to accommodate a new exterior door directly to the deck
- Relocate gas meters from the façade to the side of the building
- Add exterior ductwork as needed for the Kitchen makeup air unit at the west elevation (unit itself will be interior to the building) and paint to match existing black trim.
- Revise layout of the rear deck to accommodate an unenclosed lift for ADA access to the first floor of the building (Symmetry Model #VPL-UL Color: Ivory, see brochure attached)
- Revise the rear lot to accommodate site requirements, to include (1) ADA parking space and a dumpster enclosure (site plan attached)

### **Detailed Scope of Work**

- Build new front deck, railing to match existing rear deck
- Revise window opening to accommodate new entry door
  - Provide new full glass wood door with wood frame, painted to match existing black color
  - Provide new door trim to match existing trim and paint to match existing black color
  - Paint door trim to match existing black color
  - Infill around new door as needed with matching wood siding and paint to match existing gray color
- Install new lift
  - Install concrete slab
  - Install lift
  - Provide electrical for lift operation
- Revise existing deck as needed to accommodate ADA lift and removal of ramping for flat deck area

**Existing Images**



North Elevation



East Elevation (view towards North)



South Elevation



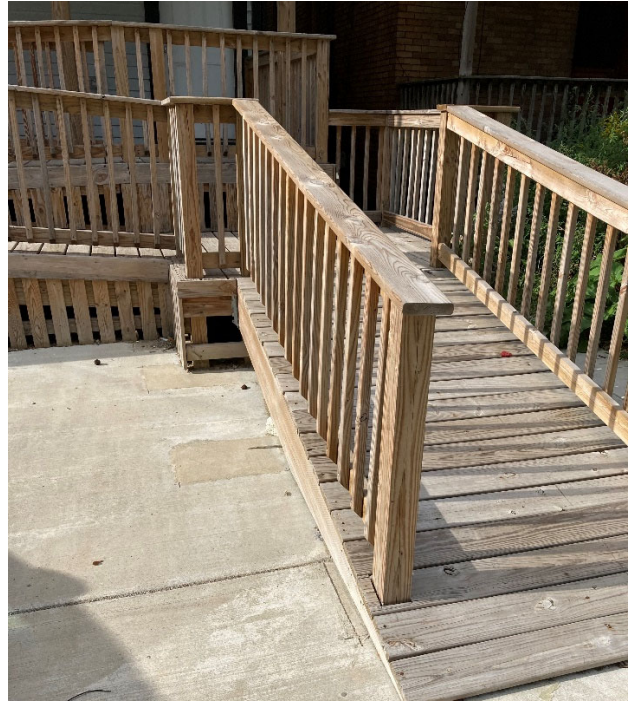
West Elevation (view towards South)



**Existing Images(cont'd)**



Front Stair and Railing Detail



Rear Deck Ramp and Railing Detail



Existing Front Door