

HLC Review Addendum 07 Oct 2026

4309 Avenue D Item HR-2026-104982

1.2 The concrete pad as front porch is structurally unsound and must be replaced.



The steps outside the primary entry door is not allowed by today's building code.

Required Egress Doors: *Must have a flat landing on each side that is at least as wide as the door and extends a minimum of **36 inches** in the direction of travel. The floor or landing cannot be more than **1.5 inches** lower than the top of the threshold for primary egress doors*

The elevated porch fits the neighborhood and satisfies IRC Bldg Code 2024

1.2 The second front door is not original to the 1912 home and was added around the time of the Great Depression in 1929. While it is old, it is not original. It enters directly into bedroom and is not in character with the 1912 house Queen Anne-esque house.

Our rehabilitation of this home (back to single family) includes restoring the original transom in the entry foyer over the original front door. See picture....



The secondary door is a five panel interior non-weather rated door taken from another bedroom. Probably done when Clara Stubbs divided the house for daughter Clara to live there ? There was never a transom over the secondary narrower door.

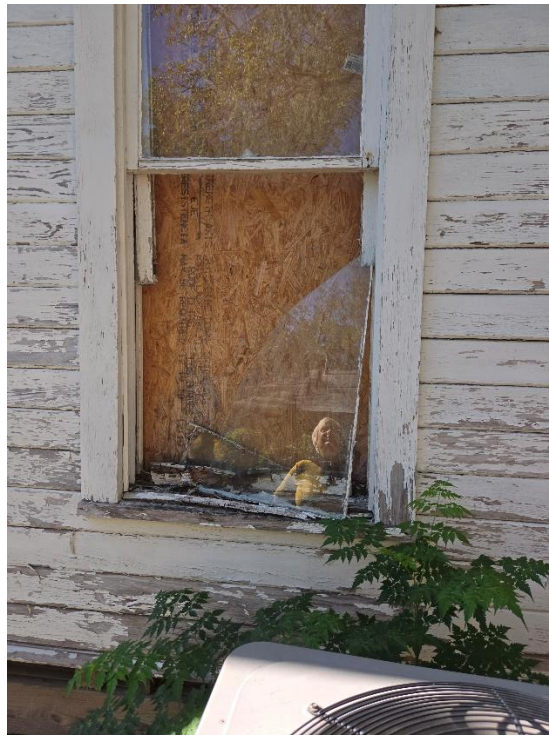
1.2 The current “temporary” front porch posts are not original. Evidence in the slab indicate there may have originally been paired posts – possibly lathe turned like other homes of the 1910’s ??



The columns shown in the proposed front elevation are HBG fiberglass structural columns without direct historical reference to any period. These round columns invoke the past but are also very common in new homes today.

3.1 Restoring windows as possible instead of replacement sounds great and will be our course of action if feasible. Front windows (as seen from street) seem easily restorable.

However, the north side (unseen from street) seems harder.....



An updated window schedule indicating restored and new windows is attached.