

TO: Historic Preservation Board

Item Number: OB2

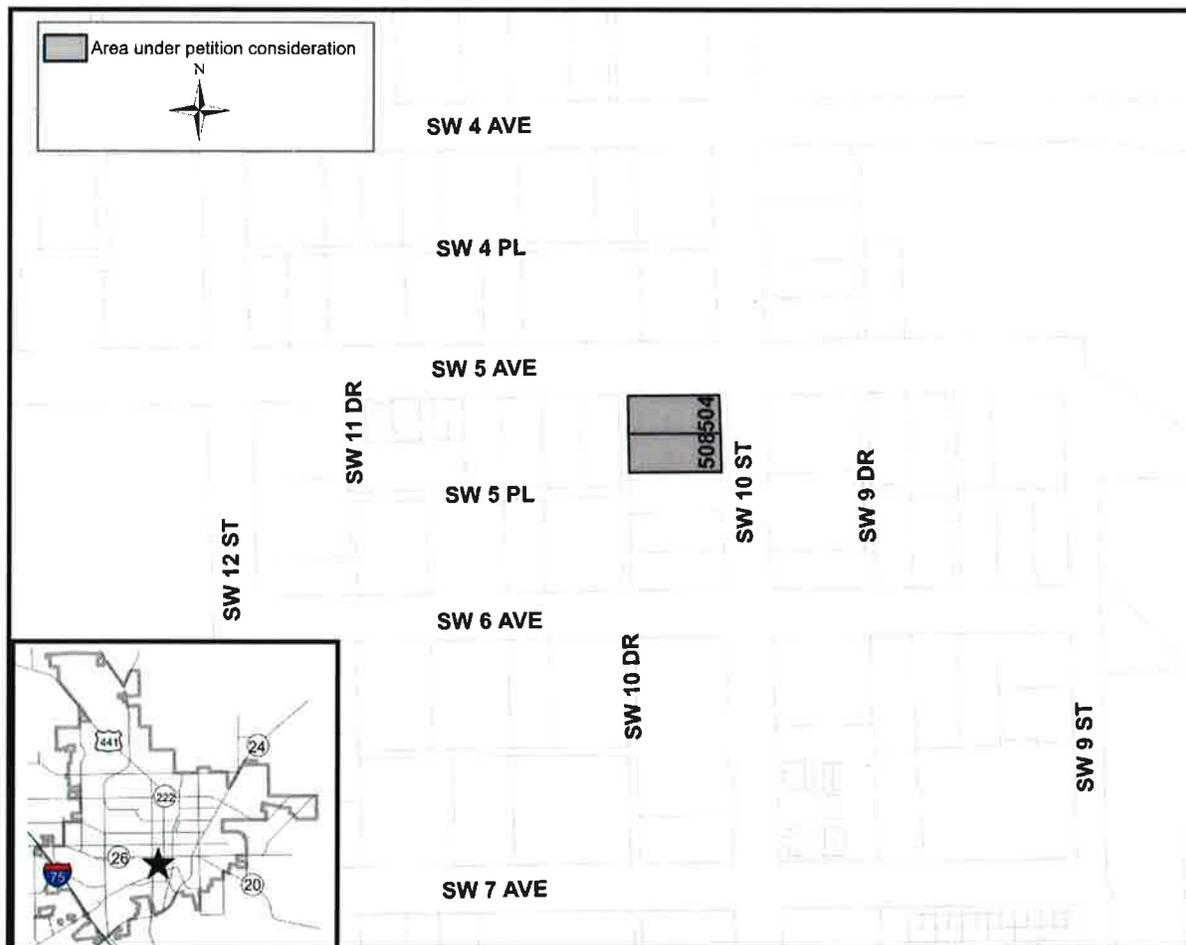
FROM: Planning & Development Services Department
Staff

DATE: Dec. 2, 2015

SUBJECT: Petition HP-15-61. Howard Mclean, SVM, agent for Juan Carlos Hernandez. Construct a multiple-family development at 504 and 508 SW 10th Street. These properties are within the University Heights South Historic District.

Recommendation

Staff recommends approval of the revised elevations that update the previously approved petition.



Project Description

This project involves the construction of a multiple-family building on two lots, while incorporating the existing contributing structure within the development. The properties are located at 504 and 508 SW 10th Street. The petitioner has submitted a revised site plan and elevation which addresses the relationship between the contributing (504) structure and the stair tower. The new plan has the stair tower contained within the new construction. This change allows for enough room between the new construction and the existing contributing structure to not necessitate damaging alterations to the contributing structure in order to achieve fire separation. The petitioner has also included revised elevations showing the north and east elevations of the apartment building, courtyard, and stair towers.

Background

October 6, 2015 – HP-15-61 Approved with the condition that the plans be brought back to the board to address issues with the stair towers and the addition on the contributing 504 structure.

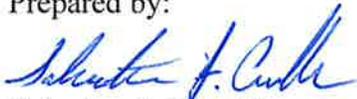
November 3, 2015 – HPB determined that, although the addition to the 504 structure may have been added later, it was still a significant part of the home and should remain. Petitioners explained that the relationship between the stair tower and the addition were problematic due to fire rating that would be required on the 504 structure. The board asked for a solution to this issue to be presented at the December HPB meeting.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Salvatore J. Cumella

List of Exhibits

Exhibit 1 Architectural Drawings (Floor plans, elevations, site plan)