



Legislation Details (With Text)

**File #:** 200483.      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** To Be Introduced  
**File created:** 10/28/2020      **In control:** Historic Preservation Board  
**On agenda:** 11/10/2020      **Final action:**  
**Title:** Certificate of Appropriateness to construct a front porch and a rear deck onto an existing single-family dwelling. (B)

Petition HP-20-92. Curtis Cooper, owner. Certificate of Appropriateness to add a front porch and a rear deck onto an existing single-family dwelling. Located at 1218 NE 5th Street. This building is a contributing structure to the Northeast Residential Historic District.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. HP-20-00092\_CooperPorch@1218NE5thSt\_StaffRprt.pdf

Date	Ver.	Action By	Action	Result
12/1/2020	1	Historic Preservation Board		

The contributing building was built in 1939 according to the Florida Master Site File. The property is zoned RSF-3 and is approximately 0.18 acres in size. The house is approximately 2,420 square feet in total area, with 1,806 square feet in heated area. The property is a corner lot with right-of-way frontage on NE 5<sup>th</sup> Street and NE 13<sup>th</sup> Avenue. The existing house is one story, with a bay window and a classical door surround with pilasters and entablature. At one time the house appeared to be covered with aluminum siding. The house has a wood frame: balloon structural system, a brick chimney, a continuous poured concrete foundation, and a gable roof.

The applicant is proposing to add a front porch, 8 feet, 4 inches wide by 4 feet of depth, with a gable roof design that is intended to extend the architectural features of the existing entry, allowing a view of the existing architectural features of the front door. The 4 feet of depth will bring the porch to 21 feet 4 inches of the front property line, which will meet the required 20 foot front yard setback. The materials are proposed to blend with the exterior of the house. Architectural shingles will be used on the new roofing over the porch. The porch base will be concrete with steps and posts similar to porch designs that are evident on adjacent homes. The posts will be 6 x 6 with a Hardie trim exterior. Also proposed is the construction of a 15 foot wide by 12 foot deep deck to be added to the rear of the house. The deck will be covered with a gabled roof that is intended to blend with the exterior of the house and use materials that will blend with the house. The deck material will be standard pressure treated decking.

Staff recommends approval of the application with the following conditions:

1. Please provide a site plan showing the proposed deck with distance from property lines.
2. Notify staff of any changes during construction.