



Legislation Text

File #: 200665., Version: 1

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Construct a 2-story duplex (B)

Petition HP-20-127. Elliot Larkin, owner. Certificate of Appropriateness to construct a single-family dwelling and a request for modification of the front building placement requirement. Located in the 300 block of NW 5th Avenue, parcel 3. This building will be a non-contributing structure to the Pleasant Street Historic District.

Project Description

The property is located in the 300 block of NW 5th Avenue on the south side of the street, east of the Old Mount Carmel Baptist Church and on the southwest corner of NW 5th Avenue and NW 3rd Street, with a zoning designation of U6 (Urban 6). This property has recently gone through the process of creating a minor subdivision from the parent tax parcel 14288-000-000. The subdivision created three lots which at this point in time are designated as parcels 1, 2, and 3. The minor subdivision and the lots are located in the Pleasant Street Historic District. Parcel 1 has a land area of approximately 2,653.5 square feet, parcel 2 has approximately 2,631.4 square feet, and parcel 3 has approximately 3,468 square feet. The project involves building one duplex on each lot, creating six dwelling units. The proposed duplexes will be non-contributing structures to the Pleasant Street Historic District.

This petition involves the construction of a new duplex residential building on parcel 3 of the minor subdivision. The 2-story structure will have one unit on each floor, 3 bedrooms and 2 full bathrooms in each unit, with approximately 2,436 square feet of conditioned space and 2,721 square feet of total space for the building. The structure will be facing NW 4th Street but also has frontage on the south side of the property on NW 4th Place and on the east on NW 3rd Street. The house will feature primarily 1/1 single-hung white vinyl windows. All of the windows will be from the Mi 3500 vinyl series. The proposed exterior doors will be Therma-Tru doors. The foundation for the house is proposed to be a stem wall foundation approximately 24 inches above grade, which will be coated with stucco for a smooth finish and then painted. The front porch will be tongue and groove lumber on piers covered in brick. The proposed siding for the house is Hardie lap siding and trim. The proposed roof will be a gable roof using a TAMKO 30 year architectural shingle roof system.

This proposal is requesting an administrative modification for the front (north) building placement distance. The applicants are indicating a distance of approximately 10 feet, 5 inches from the back of curb to the front edge of the proposed building, which is the porch. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a multiple-family building on a property that is vacant. The new development will be consistent with the traditional development pattern in the district. The proposed setback for the duplex is compatible with the setback for the adjacent historic church to the west, and the commercial businesses across the street from the subject property are right on the sidewalk. The requested modification is appropriate for the zoning district and the particular situation at this location.

Staff to the Historic Preservation Board - Approve Petition HP-20-00127 with the following conditions:

1. The HPB concurrently approve the administrative modification for the front (north) yard setback from 20 feet minimum and 25 feet maximum to 10 feet, 5 inches from the back of curb.
2. Provide information sheets for the proposed windows, doors, and the architectural shingle roof system.
3. Notify staff of any changes during construction.