



Legislation Details (With Text)

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File created: 11/29/2018 **In control:** Historic Preservation Board
On agenda: 12/4/2018 **Final action:**
Title: Construct a Carport and Reroof a Non-Contributing Garage/Accessory Dwelling Unit (B)

Petition HP-18-120. Jay Reeves, agent for Rick and Jean Chance. Certificate of Appropriateness for the construction of a carport addition to an existing garage and the reroof of the garage/accessory dwelling unit structure. Located at 320 SE 7th Street. This building is non-contributing to the Southeast Residential Historic District.

Sponsors:

Indexes:

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Attachments: 1. 180594_Staff Report w Exhibits 1-4_201812042.pdf

Date	Ver.	Action By	Action	Result
12/4/2018	1	Historic Preservation Board		

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The existing contributing house is a one-story, wood frame vernacular house, which has a cross gable roof with a mitered arched vent. The structure has been altered over the years with asbestos shingle siding, a perma-stone foundation, and the removal of the original columns and windows. There is a non-contributing accessory structure on the property, which is a 1-story frame building with a dwelling unit and a garage that is attached, which has suffered damage due to a fallen tree on the south end of the structure.

The applicant is proposing to build a 600 square foot carport as an addition to an existing non-contributing two-car garage/guest house accessory structure that is located to the rear of the historic contributing house structure. The garage roof will be rebuilt and the gable roof extended 30 feet to the south to create the proposed carport. The new gable roof end will replicate the existing gable, and the columns will be wood. The siding will be wood novelty siding. The repair of the garage roof will be done in conjunction with the reroof of the entire accessory structure. The existing shingle roofing will be replaced with a 5V-Crimp metal roof.

The existing garage/guest room accessory structure is a non-contributing structure. However, the proposed size of the addition at 600 square feet requires the approval of the Historic Preservation Board. Staff finds that the proposed carport does not front of two or more streets. Although the property is a corner lot, the garage clearly fronts onto SE 4th Avenue. The garage and the proposed carport are not attached to the historic contributing structure on the site, does not exceed 1-story in height, and is located to the rear of the historic house. The proposed materials and textures are consistent with the existing garage with wood columns and wood novelty

siding and the roof type and pitch will match the garage as the existing gable roof will be extended to the south.

The Historic Preservation Board approves metal roofing on a case-by-case basis depending on the style and use of the building. Recommended metal roofing for most buildings in the historic district is a 5V Crimp or standing seam metal, as spacing of these roofs is more sympathetic with historic metal roofs, and exposed fasteners are not as numerous or visible.

Staff to the Historic Preservation Board - Approve Petition HP-18-120 with the condition that the roof be standing seam or 5V Crimp and that the finish be Galvalume or a light to medium gray paint finish.