



Legislation Details (With Text)

File #:	210045.	Version:	1	Name:	
Type:	Petition	Status:		To Be Introduced	
File created:	5/26/2021	In control:		Historic Preservation Board	
On agenda:	6/1/2021	Final action:			
Title:	Construct a new multiple-family development in University Heights Historic District - North (B)				

Petition HP-21-17. Gary Anglin, owner. Certificate of Appropriateness to construct a two building multiple-family development. Located at 131 NW 9th Terrace. This building will be a non-contributing structure to the University Heights Historic District - North.

Project Description

The subject property is located in the University Heights Historic District - North and is approximately 0.25 acres in size. The development site consists of tax parcels 13706-000-000, 13704-000-000, & 13704-002-000 and is located between NW 9th Street and NW 9th Terrace. The parcels are currently vacant. The proposed two buildings in the multiple-family development will be non-contributing structures to the University Heights Historic District - North. The tax parcel 13704-002-000 is the only one with an address, which is 131 NW 9th Terrace. The properties have a zoning designation of U6 (Urban 6).

The project involves the construction of two new multiple-family buildings with 8-units. There will be a 2-story building on the north with 4 units and a 3-story building on the south that will have parking on the ground level, and 2 units each on the second and third floors. The development also includes a center driveway, parking, and an open courtyard between the two buildings.

Historic design features from the neighboring area such as frame and masonry construction, are incorporated into the proposed buildings. Features are to include:

- Covered concrete front porches for the ground floor units with steel handrails. There are also 2 smaller street-side covered porches accessing the 2 ground floor units on the north side of the project.
- Four fluted columns support each porch; other fluted columns support the walkway and the stairs. The fluted column design is on the masonry walls separating the streets from the center courtyard.
- Tall and narrow windows. There are 18 pieces of fixed glass in aluminum frames in the masonry walls separating the two streets from the center courtyard, in order to comply with COG glazing requirements.
- Roof to be covered with a 24 gauge standing seam metal roof.
- Textured cement stucco exterior (real cement, not acrocrete). Exterior walls are concrete block filled solid with concrete. The outside surface is cement stucco. Project will use a rough textured stucco at the exterior of the first floor. The second story changes to a medium stucco texture; the third story is a smoother finish of stucco.
- All entry doors at the front porches are hollow metal raised panel.
- The balcony doors on the second and third floors are 5 foot wide aluminum sliding glass doors.
- Windows to be single hung vinyl, the SHORELINE series manufactured by Vinyl Window Technologies (Vi Win Tech).
- The overhang is 30 inches wide; the soffit is a flat horizontal projection while the fascia is 2 x 8 cement board, wood texture. The soffit is flat panel Hardie cement sheets.
- Footings are continuous concrete. The foundation walls are concrete block covered with stucco.

- The first, second, and third floor front porches are all concrete, as well as the walkways between them. The porch columns are fluted concrete.
- Asphalt driveway and parking spaces; 5 foot wide concrete sidewalks running N/S along the adjacent streets.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 210045_HP-21-00017_NewCnstrctnMF@131NW9thTerr_StaffRprt

Date	Ver.	Action By	Action	Result
6/1/2021	1	Historic Preservation Board		

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Staff to the Historic Preservation Board - Approve Petition HP-21-00017 with the following conditions:

- Provide information sheets for the proposed windows, doors, and roofing material.
- Notify staff of any changes during construction.