



Legislation Text

File #: 160231., **Version:** 1

Demolition of a Non-Contributing Accessory Structure and New Construction of an Accessory Structure (B)

Petition HP-16-66. Anthony Ackrill, owner. Demolition of a non-contributing accessory structure and new construction of an accessory structure. Located at 717 NE 3rd Avenue. This building will be non-contributing to the Northeast Residential Historic District.

The property is located at 717 NE 3rd Avenue. The property is zoned RMF-5. The parcel (11920-000-000) is approximately .32 acres in size and is located in the Northeast Residential Historic District.

The property currently contains two structures, a c. 1928 wood frame house that is contributing to the district and a non-contributing accessory structure. The contributing structure is approximately 2,300 square feet, is located at the front on the property on NE 3rd Avenue and is not part of the application, as no work is being done to the house. The accessory structure was constructed in the 1970s and is located towards the rear of the property, about 30' behind the house. It is a one-and-a-half-story, slab-on-grade, wood frame structure with T-111 siding, aluminum multi-pane windows and shed roofs with metal roofing. It is approximately 900 square feet and is currently used as an art studio.

The Owner proposes to demolish the existing accessory structure and construct a new two-story accessory structure to function as an art studio, workshop and storage area. The building will be approximately 1,060 square feet and will use materials, forms and style that are compatible with the existing, contributing house. The building will be located in the rear southeast corner of the lot and will not be visible from NE 3rd Avenue. The building is approximately 44'x 22' with a small covered porch to function as the entry. The building will be wood frame construction with an exposed concrete block foundation, HardiePlank lap siding and trim, standing seam metal roofing and a combination of salvaged wood windows.

Staff to the Historic Preservation Board - Staff recommends a) a waiver of the 90 day demolition delay for the non-contributing accessory structure and b) conditional approval of the COA for the new construction Petition HP-16-66, based on the condition that the applicant submits a copy of building permit application drawings for final review.