



Legislation Text

File #: 160802., Version: 1

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Rehabilitation of a Non-Contributing House With Intent for Status Change to a Contributing Structure to the Northeast Residential Historic District (B)

Petition HP-17-06a. Kurt & Renee Strauss, owners. Certificate of Appropriateness for exterior rehabilitation of single-family house. Work includes replacement of vinyl siding with stucco, replacement of doors and windows, replacement of structurally deficient chimney and rear bedroom addition, installation of exterior fencing, replacement of existing accessory structure, and a zoning modification request for accessory structure setbacks. Located at 1216 NE 4th Street. This building is non-contributing to the Northeast Residential Historic District.

The property is located at 1216 NE 4th Street. The property is zoned RSF-3. The parcel (10274-000-000) is approximately .12 acres in size and is located in the Northeast Residential Historic District. The building was constructed circa 1925 and is currently non-contributing to the historic district, possibly due to its altered condition when it was designated in the historic district expansion in 1997.

The existing house is a one-story structure with a flat roof and “canales” (clay tile waterspouts), green vinyl siding, non-original aluminum windows and doors, and a rear screened porch addition. The yard is enclosed with chain link fencing and a dilapidated accessory structure, used as a carport, exists on the southwest corner of the property with a driveway onto NE 13th Avenue.

The proposal is to rehabilitate the house, including reinstalling exterior stucco, new wood windows and doors, rebuilding of existing fireplace and master bedroom addition, removal of existing screen porch addition and replacement with laundry room and bathroom addition. Site work involves removal of chain link fencing for installation of a new wrought iron fence, installation of a new privacy wall on the side property line, removal of an accessory structure and construction of a new accessory structure. The proposal requests side and rear setback modifications for the new accessory structure.

Staff recommends approval of Petition HB-17-06a with conditions.