



## Legislation Text

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**File #:** 171053., **Version:** 1

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Northeast Residential Historic District. Certificate of Appropriateness for Re-Construction of an Existing Garage Structure with a Second-Story Addition and Installation of a Metal Fence (B)

Petition HP-18-37. Andrew & Kimberly Mitchell, owners. Re-construction of an existing garage structure with a second-story addition and installation of a metal fence. Located at 505 NE 6<sup>th</sup> Avenue. This building is contributing to the Northeast Residential Historic District.

The property is located at 505 NE 6<sup>th</sup> Avenue and is zoned RSF-3. The parcel (12254-000-000) is located in the Northeast Residential Historic District on the corner of NE 6<sup>th</sup> Avenue and NE 5<sup>th</sup> Street. The c. 1927 house is a two-story, brick Colonial Revival that faces NE 6<sup>th</sup> Avenue. The one-story garage faces NE 5<sup>th</sup> Street and is connected to the house with a covered carport. Though the garage is likely contemporary with the house, the covered carport appears to be an addition, mid-century or later. The two-car garage is wood frame with brick veneer, with a gable-end front, exposed wood rafter ends, and architectural shingles. The existing slab and foundation are structurally compromised, causing sloping floors and drainage issues. The garage's wood framing is rotting in many places.

The applicant proposes a full demolition and rebuilding of the garage to support the new second-floor. The new garage will maintain a close appearance to the original, with a slight enlargement in plan for a covered "porch" on the rear of the garage. The two-story garage will maintain the gable front appearance of the original, maintain a lower height than the main house, and reuse salvaged brick on the front façade. New garage doors are proposed; windows will be 8/1 clad to reflect the existing on the house. A new low-sloped roof will be installed on the existing carport. The existing concrete driveway will be replaced with new pavers. A and new 60" (5') high aluminum fencing will be installed along the side of the driveway and the front portion of the side yard.

Staff recommends conditional approval of the application.