



Legislation Text

File #: 180127., **Version:** 1

Southeast Residential Historic District. Demolition of two contributing houses. Certificate of Appropriateness for two new residential constructions. Zoning modification request for side setbacks. Status change of parcel from contributing to non-contributing (B)

Petition HP-18-56. Jay Reeves, agent for Sweetwater Branch Properties. Demolition of two contributing houses. Certificate of Appropriateness for two new residential constructions. Zoning modification request for side setbacks. Status change of parcel from contributing to non-contributing. Located at 623 & 627 SE 1st Ave, currently contributing to the Southeast Residential Historic District.

The property is located at 623 & 627 SE 1st Ave and is zoned U3. The parcel (12694-001-000) is located in the Southeast Residential Historic District and contains two existing contributing houses, a contributing outbuilding and a non-contributing shed.

The existing property is a through-lot that sits between SE 1st Avenue and S E 2nd Avenue between SE 6th Street and SE 7th Street. The lot is approximately 153'x70'. The property contains two houses on the north end of the lot, which are the subject of the demolition application. The existing houses were constructed c. 1890s and are nearly identical in their construction.

The project proposes the demolition of both houses and the non-contributing shed. Termite damage is considerable throughout the existing houses and the buildings are in such a deteriorated state that it is not economically feasible for the Owner to do a restoration as originally intended. Salvage and re-use of existing materials in good condition is part of the proposal. Two new houses will be built in the approximate location of the existing, with the front part of the houses designed to be an approximate replica of the existing, and the rear part intended to appear as a two-story addition.

The two new houses will be built in the approximate location of the existing, which requires a modification of side setbacks. The new construction will be non-contributing, requiring a status change of the buildings on the historic district map.

Staff recommends approval of the application with conditions.