



## Legislation Text

---

**File #:** 180128., **Version:** 1

---

Southeast Residential Historic District. Certificate of Appropriateness for new construction of an accessory structure, to be non-contributing (B)

Petition HP-18-57. Jay Reeves, agent for Sweetwater Branch Properties. Certificate of Appropriateness for new construction of an accessory structure, to be non-contributing. Request for modification of side and rear setbacks. Located at 624 SE 1st Ave. This parcel is contributing to the Southeast Residential Historic District.

The property is located at 624 SE 1st Ave and is zoned U3. The parcel (12678-000-000) is located in the Southeast Residential Historic District and contains an existing contributing bungalow cottage and a non-contributing shed.

The proposal is for the existing shed to be removed and a new one-and-a-half-story accessory structure to be constructed at the rear of the lot for use as a caretaker cottage and accessory functions for the Sweetwater Inn collection. The accessory structure is approximately 2,000 square foot with a square plan on the first floor, a smaller second floor plan, and gable roof lines, with a shed roof dormer and a covered porch on the second floor. Materials are pine novelty siding on the first floor, Hardi-board cedar shingles on the second floor and gable ends, Hardi-trim, architectural shingles on the main higher-sloped roofs, and 5-v crimp metal roofing on the low-slope first floor porch roofs. Windows will be vinyl 1/1 hung, recessed into the walls to provide depth.

The site plan proposes side setbacks of 5'-0" to the east and 2.5' to the west and a 7.75' setback to the rear (north). The two setbacks not in compliance with the zoning abut adjacent property owned by the Owner (to the west) and in the lot merger process (to the north).

Staff recommends approval of the application with conditions.