



## Legislation Text

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**File #:** 180246., **Version:** 1

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### **Construct an Addition to a Single-Family Dwelling (B)**

**Petition HP-18-60.** Amelia Tanner, Straight Line Construction, agent for Peter Adams. Certificate of Appropriateness to construct an addition to an existing single-family dwelling and an application for modification of the north side yard setback. Located at 621 NE 5<sup>th</sup> Street. This building is contributing to the Northeast Residential Historic District.

The existing property is the James Davis house, which is located at 621 NE 5<sup>th</sup> Street. The c. 1930 house is a two-story wood frame Bungalow on piers, with conventional framing and a gable/hip roof with asphalt shingles as the roof material. The square footage of the structure is 1,504 on the first floor with 459 square feet on the second floor for a total of 1,963 square feet of heated space. There is a 740 square foot carport on the north side of the house and a small entry on the front (west elevation) with a stone tile floor and two brick columns. The existing windows on the front include two six over six windows on the ground floor, with three paired two over one windows in the second floor dormer.

The proposed project will add a one-story addition to the side of the first floor and an addition in the rear on the second floor. The proposed first floor addition is approximately 213 square feet and will accommodate a new kitchen while the existing kitchen will be converted into a dining room. The second floor addition will be approximately 134 square feet in area and will be part of the work to expand an existing bedroom, add a new bathroom, and add two new walk-in closets on the second floor. The total square footage for the additions is 347 square feet, which is greater than the 300 square feet that staff can approve. In addition to this, a door opening will be enveloped by the addition and slightly modified, a window on the front side of the house is to be removed, and the roof form of the structure will be modified with the additions.

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

1. Provide siding information.
2. The HPB concurrently approve the Application for Administrative Modification reducing the north side yard setback from 7.5 feet to 1 foot.
3. Notify staff of any changes during construction.