



Legislation Text

File #: 180420., **Version:** 1

New Construction of an Accessory Structure (B)

Petition HP-18-91. Gary Heil & Anna Heineman, owners. Certificate of Appropriateness for new construction of an accessory structure. Located at 504 NE 9th Avenue. This building will be non-contributing to the Northeast Residential Historic District.

The property is located at 504 NE 9th Ave and is zoned RSF-3. The parcel (10351-000-000) is located in the Northeast Residential Historic District and contains an existing contributing structure with Prairie style architecture and a non-contributing shed.

The existing house is a two-story wood frame, Prairie style house, with a textured stucco exterior and a hip roof with 3 tab shingles. There is an existing screened-in porch with a flat roof on the east side of the house. Windows are 3 over 1 Craftsman style. There is wood trim with some Mediterranean influence in the architectural detail. The house has a rectangular plan type with a central hall, a balcony, and a stucco chimney. A CMU walled courtyard is located in the back of the house. There is no garage or permanent storage structure on the property. The only outdoor storage on the property is a plastic, pre-fab storage shed, which is approximately 80 square feet.

The applicant is proposing to build a detached accessory structure on the NE corner of the property on a slab foundation that would include 816 square feet under roof, which would include a 304 square foot shed and storage area for outdoor equipment, and a 411 square foot recreation room with a bathroom, and including a 101 square foot porch. The accessory structure would be framed construction with a stucco exterior finish to match the existing house. The windows would be vinyl but would match the 3 over 1 style of the existing house. The shed porch on the structure will have a roll-up style garage door facing NE 5th Terrace, and a sliding-style barn door that opens into the yard.

Staff recommends approval of the application with the following conditions:

1. The accessory building cannot be used as an accessory dwelling unit, which is not an allowed use in the RSF-3 zoning district.
2. No range, stove, or oven shall be installed in the accessory building.