



Legislation Text

File #: 190460., **Version:** 1

..Title

Construct an Addition in the Footprint of the Existing Carport (B)

Petition HP-19-00082. Kurt Strauss, Kurt Strauss Homes, agent for David Menet & Amanda Bliss. Certificate of Appropriateness for construction of a studio addition built on the footprint of the existing carport behind the existing garage and a new deck, with an application for modification of a side setback. Located at 1026 NE 3rd Street. The garage building is non-contributing to the Northeast Residential Historic District.

Project Description

The existing house is a one-story, cross gabled masonry structure with a brick veneer exterior in the “Minimal Traditional,” style. The house has a stem wall foundation; a brick chimney; a main entrance side entry with a four paneled door with lights; a tripartite picture window with shutters on the gable wing on the east elevation; paired 1 over 1 double hung windows with shutters; two sets of paired windows on the south elevation; and a bulls eye window on the south elevation. Exterior ornamentation includes a cornice return on the gable wing and a balustrade on the roof. The house features a porte cochere and a detached garage. According to the Florida site file for this house (8AL03449), the dwelling retains its essential form and integrity.

The applicant is proposing to selectively demolish the existing car port and use some of the material for a pergola if possible. The pergola would be installed over a proposed new deck that is to be constructed between the carport / proposed studio and the existing pool deck adjacent to the pool which lies south of the carport. The deck is to be constructed with Trex composite decking. The carport is located behind the detached garage and consists of structural steel pipe columns, w-shape girders and joists, and a composite panel roof with built up roofing. A new studio is to be constructed on the footprint of the existing carport, with materials to match the existing house and garage. The approximate size of the addition is 412 square feet. A covered porch will be on the west side of the studio. The addition will have a brick facade with two paired windows. The roof will consist of asphalt shingles to match the existing shingles on the garage and the house with soffits to match the existing garage structure. Sliding glass doors will provide access from the studio to the new deck.

This proposal is requesting an administrative modification for the north side setback. The RSF-3 zoning district requires a 7.5 foot side setback for principal and accessory structures while the proposal is requesting a 3 foot setback for a portion of the proposed studio addition adjacent to the property at 1030 NE 3rd Street and a 7 foot setback for a portion of the building adjacent to the property at 1037 NE 2nd Street.

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following conditions:

1. The addition 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.
3. The HPB concurrently approve the Application for Administrative Modification reducing the north side yard setback from 7.5 feet to 3 feet adjacent to the property at 1030 NE 3rd Street and from 7.5 feet to 7 feet adjacent to the property at 1037 NE 2nd Street.
4. Provide information sheets for the proposed windows and roofing material.
5. Notify staff of any changes during construction.