



Legislation Text

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Revision of an approved COA to construct two duplexes with a shared wall on the property line (B)

Petition HP-19-00070. Elliot Larkin, Larkin Rentals II LLC, owner. Certificate of Appropriateness for new construction of two duplexes with an application for modification of the front setback and the first floor building height. Located at 516 NW 1st Street. These buildings will be non-contributing to the Pleasant Street Historic District.

Project Description

The property is located at 516 NW 1st Street on the west side, with a zoning designation of DT (Downtown). The parent parcel (14188-000-000) is located in the Pleasant Street Historic District and is approximately 0.2 acres in size. The lot is currently vacant after the recent demolition of two single-family structures. The property was approved for a lot split, creating two lots with dimensions of 41.5 feet by 100 feet each. Tax parcel 14188-000-000 is the north parcel with addresses of 518 and 520 NW 1st Street; tax parcel 14188-001-000 is the south parcel with addresses of 514 and 516 NW 1st Street. The project involves building one duplex on each lot, creating four dwelling units. The proposed duplexes will be non-contributing structures to the Pleasant Street Historic District.

The project involves the construction of a 2-story duplex on each of the newly created lots. The DT zoning district is a transect zone which allows side setbacks of 0 feet, meaning the building wall can be placed on the side property line. However, because the building code considers that type of building to be multiple-family, stormwater treatment on site would have been required. It was determined that due to the lack of space on the properties, the building should be split into two separate buildings. The duplexes will be 2x4 frame construction with a stem wall and slab. The siding will be HardiePlank lap siding for the first floor level and HardiePanel vertical siding for the second floor level. Each of the four total units will be 3 bedrooms and 3 bathrooms. Each duplex will have approximately 3,082 square feet under roof, with 1,269 square feet of conditioned space on each floor, 228 square feet of porch area on the first floor including the laundry, and 316 square feet of balconies on the second floor including the laundry and air conditioning. There will be a hip roof with 30 year architectural shingles. The windows are to be Silver Line by Andersen V3 series, double-hung with simulated divided lights, in dark bronze. The exterior doors will be Simpson Bellaire 7598 or equivalent. A sidewalk will have to be installed along NW 1st Street.

The revised plans have incorporated the conditions that the HPB applied to the original petition at the October 1, 2019 meeting. There are one over one windows instead of the original Prairie-style windows, there are straight columns on the second floor, and there is ordinary glass in the front doors instead of frosted glass.

This proposal is requesting an administrative modification for the front (east) setback. The required front yard setback in the DT zoning district is 15 - 20 feet. The request is for a front setback of 13 feet, 6 inches. The other request for administrative modification is for the minimum first floor height for a residential building, which is 12 feet in the DT zoning district. The request is for a 10 foot minimum first floor height which is

more compatible with the neighboring residences in the area, such as the duplex directly south of the subject property, which appears to have a ceiling height of approximately 8 feet, and the houses west and south of the property which appear to have first floor heights of under 10 feet.

Staff to the Historic Preservation Board - Approve the revised Petition HP-19-00070 with the following conditions:

1. Notify staff of any changes during construction.