



## Legislation Text

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File #: 191076., Version: 1

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### ..Title

#### **Certificate of Appropriateness to construct a non-contributing auxiliary structure. (B)**

**Petition HP-20-9. Jay Reeves, agent for Tim Garren & Bart Birdsall, owners. Certificate of Appropriateness to build an accessory structure for a single-family dwelling. Located at 825 NE 5<sup>th</sup> Avenue. The principal structure and the accessory building will be non-contributing structures to the Northeast Residential Historic District.**

### Project Description

The existing house is a one and a half-story, frame building built in the “Arts and Craft Style,” in 2007. The property has RSF-2 zoning on a lot with approximately 0.35 acres of land. The building is a non-contributing structure to the Northeast Residential Historic District. The applicant is proposing to build a 1 ½ story Arts and Craft building with a garage on the first floor and a guest quarters on the second floor. It will be a wood frame building with a 24 foot by 35 foot footprint (840 square feet), a two-car garage, stairs, an elevator, and a storage room, with a one bed, one bathroom guest unit above. There will not be a kitchen. This proposal must obtain Historic Preservation Board approval because the proposed building is over one-story in height and the square footage exceeds 400 square feet in area.

The proposed new garage and guest suite accessory structure is located behind the house near the rear sideyard of the property and it will be visible from the street. However the distance from the property line to the front of the proposed structure is approximately 108 feet, which minimizes the visual impact on the street. The new structure utilizes materials and textures consistent with the principal building such as the hardie plank siding, and the roof type and pitch are similar to the existing house. The main windows proposed on the new structure are 6/1 style, which matches the main windows on the house. The new auxiliary building will be consistent with Standard 9: *“New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.”*

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 -2 zoning district.
2. Provide information sheets for the proposed windows and roofing material.
3. Notify staff of any changes during construction.