



Legislation Text

File #: 201010., **Version:** 1

Renewal of a previously approved COA for new construction of an accessory structure (B)

Petition HP-18-91. Gary Heil & Anna Heineman, owners. Renewal of a previously approved 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.

Project Description

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.

The Historic Preservation Board voted to approve the petition, 7-0, at the October 2, 2018 HPB meeting, with the conditions that the accessory building could not be used as an accessory dwelling unit (ADU) and the windows of the accessory building be wood or wood clad windows consistent with the original windows of the house. At that time ADUs were not an allowed use in the RSF-3 zoning district. Since then, they have been added as permitted uses in the single family residential zoning districts. As a result, the conditions for approval that were required back in 2018 for this accessory building no longer apply and this proposed structure may function as an ADU. The building would meet the provisions of Section 30-5.35. - Accessory dwelling units (ADUs), including a square footage that does not exceed 850 square feet, compliance with required setbacks and building height limits, and a building that is designed as a subordinate structure to the primary structure on the lot in terms of mass, size, height, and architectural character. The architectural design, character, style, and

appearance of the ADU must be consistent and compatible with the primary structure.

Staff recommends approval of the application.