

Harley Ave Apartments Historic Review Design Advice

The applicant is requesting preliminary design advice from the historic review board for the proposed apartment project to be constructed on the site of the historic Tollefson House on Harley Ave. Preliminary Site Plan, Elevations and unit plans are included for the Board's review.

The site is zoned R-2 multi-family and has a minimum density of 80% of the 2,000 s.f./ dwelling unit. The proposed apartments are townhome style units with units facing Harley Ave and Forsythe and additional units located at the interior of the site preserving an open space buffer around the historic home. The historic home is being renovated to be used as a managers unit and leasing office.

As currently configured the units facing Harley and Forsythe have rear garages and the remaining units have front facing garages.

The applicant would like to have the Board's preliminary opinion on the proposed layout and possible preservation incentives for exceeding the maximum setback along Forsythe due to the steep slope at this area and for possibly reducing the minimum density from 80% of the developable area of the site to 70% which would result in the elimination of 1 unit.