



Legislation Details (With Text)

File #: PC 17-077 **Version:** 1 **Name:**

Type: Land Use Item **Status:** Agenda Ready

File created: 6/20/2017 **In control:** Historic Review Board

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Title: HR 17-01: Historic Review Board review of a new single-family home in the Canemah Historic District at the intersection of Ganong St. and 4th Ave.

Sponsors: Trevor Martin

Indexes:

Code sections:

Attachments: 1. Commission Report, 2. Staff Report Revised, 3. Exhibit 1: Vicinity Map, 4. Exhibit 2: Applicant Submittal, 5. Exhibit 3: Public Comments

Date	Ver.	Action By	Action	Result
6/27/2017	1	Historic Review Board	approve	Pass

HR 17-01: Historic Review Board review of a new single-family home in the Canemah Historic District at the intersection of Ganong St. and 4th Ave.

RECOMMENDED ACTION (Motion): Approve with conditions.

BACKGROUND:

The proposed project consists of the construction of a new single family residence on a property within the Canemah Historic District. The subject site is a vacant lot located adjacent to 4th Avenue and accessed by a driveway off the unimproved Ganong Street. The property is a steeply sloping 10,000 square foot lot sloping uphill from 4th Avenue. The frontage along 4th Ave contains a historic rock wall which will be preserved as part of the construction of the new home.

The proposed home is a Vernacular style with a garage located underneath the building and a six to eight foot retaining wall located behind the structure. There is exposed foundation on the north and east side of the proposed home, which contributes to the overall massing of the home. The residence has a total living area of 1,878 square feet with an additional 506 square feet of garage space. The building exterior is proposed to include painted fiber-cement lap siding and trim, one-over-one fiberglass clad single hung and fixed windows, fiberglass entry doors and composition roof shingles.

The first public hearing for this application was held on April 25, 2017 and continued to May 2, 2017, and May 23, 2017. The public comment has been closed by the Historic Review Board. Since the last hearing, the draft staff report has been revised with the information in the record to reflect the HRB's findings.

BUDGET IMPACT:

Amount:
FY(s):

Funding Source: