



Legislation Text

File #: PC 18-071, **Version:** 2

Reducing the size of the Knute Tolleson House in conjunction with the construction of 23 new townhome style apartments onsite.

RECOMMENDED ACTION (Motion): Staff recommends that the Historic Review Board conditionally approve this application.

BACKGROUND: The subject property is 1.61 acre multi-family residential property with a locally designated structure (Knute Tollefson House) located on the corner of Forsythe and Harley, high above the lower portion of Park Place. Interstate 205 and the Southern Pacific Railroad tracks are visible and audible. To the west is an industrial building, across Forsythe is an early 20th Century house and across Harley is a large vacant lot. The Abernethy Grange is located several hundred feet to the north. Houses in this area date from late 19th century to mid-20th century. The parcel slopes gently to the west. It is landscaped with huge trees, deciduous and coniferous, and ornamental shrubs.

The subject property has portions of the Geologic Hazards Overlay District and the Natural Resources Overlay District (NROD) located onsite which will be reviewed through a separate process. There are unimproved sections of City right-of-way located on the east and west side of this property. Primary access to the property is from Harley Avenue.

Site Plan and Design Review will be required for construction of the proposed townhouses. The applicant plans on submitting for this review upon completion of the Historic Review. Street Improvement will be required as part of the Site Plan and Design Review. As the historic house is set far back from the site and would not be directly relate to the street improvements, nor is located within a historic district whose character is defined by lack of sidewalks, staff does not support the HRB recommending any reduction in street improvements to the Planning Division as part of this application.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: