



Legislation Text

File #: PC 19-094, Version: 2

GLUA-19-00027 and HR-19-00005: Historic Review for New Construction in the Canemah National Register District on 4th Avenue.

RECOMMENDED ACTION (Motion):

Staff recommends approval with conditions.

BACKGROUND:

The proposal includes a new 1.5 story home with a detached garage/ADU on 4th avenue in the Canemah National Register District. The applicant proposes to utilize 8:12 roof pitch. Proposed siding is smooth hardiplank with 7" reveal. Windows on the front elevation, facing the street, are proposed as 1 over 1, double hung, fiberglass. A covered front porch is also proposed.

The house is proposed to face 4th Avenue, sitting next to the existing contributing historic A.E. Davis house, matching the orientation of that home. The home is both wider and taller than the A.E. Davis house, 25 feet wide versus 20 feet, and 32'3" from grade to the roof peak, compared to approximately 25 feet or so height of the A.E. Davis residence. The proposed height of the home is also significantly taller than most Vernacular homes in the district. The size differential, combined with the fact that the proposed home is 6 feet closer to the street than the Davis house, creates a dominating effect that impacts the context of the Davis house. Staff finds that if the height of the home were slightly reduced, and the house were placed slightly farther from the street to be more in line with the Davis house, the impact would be reduced. Another way to reduce the impact could be to retain the proposed height and increase the front setback more significantly. Staff recommends a condition of approval to increase the house setback by a minimum amount, or to increase the setback by a few feet along with reducing the mass of the home.

Access is proposed to be from an existing driveway for 712 4th Avenue, with a driveway extension proposed to cross an existing unimproved 12-foot-wide alley to reach the subject site.

Staff finds that the Vernacular design and materials are compatible, as described in the staff report and conditions of approval.

Materials proposed are compatible; the applicant has proposed the use of composite decking on the front porch surface, which would not be visible from the street due to the topography of the site. Staff recommends that if approved, the decking match the color of the house or trim.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source:

