



Legislation Text

File #: PC 19-126, **Version:** 1

GLUA-19-00043 and HR-19-00003: Historic Review for New Construction in the Canemah National Register District at 710 3rd Avenue

RECOMMENDED ACTION (Motion):

Staff recommends approval with conditions.

BACKGROUND:

The proposal includes a new 1.5 story home with no garage on a 5,000 square foot lot. The property has a creek in a basalt channel that crosses the property before turning east along 3rd Avenue. A 20-foot wide driveway from 3rd Avenue is proposed. The applicant proposes to utilize 8:12 roof pitch. Windows on the front elevation, facing the street, are proposed as 1 over 1. A covered front porch is also proposed.

The house is proposed to face 3rd Avenue. It is 18 feet wide and 30 feet in depth. The front porch is proposed to be almost full width and 5 feet deep. The proposed footprint of the home is small due to the presence of the channeled creek on the property. The home is proposed with a 5 foot setback on the property line shared with 716 3rd Avenue. Staff recommends that the HRB consider a preservation incentive to reduce the side setback in order to provide additional separation from the creek, and to allow the front porch to be placed at the front property line.

Staff finds that the massing is appropriate and the Vernacular design and materials are compatible with the recommended conditions of approval.

The applicant did not provide details about the porch and proposed materials; thus staff recommends a number of conditions of approval regarding materials and design details.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: