



Legislation Text

File #: PC 19-146, **Version:** 1

HR 19-06 for an alteration to previously approved new construction in the Canemah National Register District at 704 3rd Avenue

RECOMMENDED ACTION (Motion):

Staff recommends approval of the request.

BACKGROUND:

In 2018, the Historic Review Board approved the design of a new home on the subject property, with conditions. One of the conditions was:

1. All railings, decking and stairs shall be finished to match the house body or trim.

The applicant has constructed the home to meet the conditions of approval, with the exception of the condition above. Some of the porch decking material and front stairs material used is modern composite decking material that was not approved as a building material for this structures.

The Board has approved non-historic materials in the past, including fiberglass windows and cement board siding. These materials have been deemed appropriate for use within the City's two historic districts. The Board has also approved the use of composite decking on new construction where it will not be visible from the right of way.

In this particular case, the material is used on the front porch decking and stair and is neither highly visible nor a primary building material for the structure. Additionally, staff finds that the material is similar in appearance to painted wood. For these reasons, staff finds that it will not have a significant detrimental impact on neighboring properties or on the historic character of the Canemah district.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: