

Legislation Details (With Text)

File #:	21-916	Name:	
Type:	Recommendation	Status:	Individual Item Ready
File created:	9/8/2021	In control:	Historic Landmark Commission
On agenda:	9/14/2021	Final action:	
Title:	HST21-308 Consideration of a Certificate of Alteration for the construction of a new detached carport and deck located at 397 S. Academy Ave. within the Sophienburg Hill Historic District.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. HIST21-308, 2. Application, 3. Submittal Documents, 4. Sec. 66-58 Criteria for Approval of Alt Cert		

Date	Ver.	Action By	Action	Result
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PRESENTER:

Caleb Chance Gasparek
Historic Preservation Officer

SUBJECT:

HST21-308 Consideration of a Certificate of Alteration for the construction of a new detached carport and deck located at 397 S. Academy Ave. within the Sophienburg Hill Historic District.

DEPARTMENT: Planning & Development Services

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Alteration to construct a new detached carport and deck at 397 S. Academy Ave. within the Sophienburg Hill Historic District.

The applicant is requesting approval for the designs of a new detached carport and deck. The deck will be located at the end of the carport under the roof and obstructed from right of way view. The applicant has stated that a NBU waterline is planned to be decommissioned under their existing driveway, and that the carport is planned to be built once that work has been completed.

HISTORIC CONTEXT:

Prior to 2014 the property was a vacant lot. In 2014 a single-family dwelling with craftsman & bungalow influences was constructed on site.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

FISCAL IMPACT:

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration based on criteria 3, 9, and 10 of Chapter 66-58 Criteria for approval of an alteration certificate.

3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

The main dwelling was constructed in 2014 and bears stylistic influences of the Craftsman/Bungalow style, but does not replicate these styles or create a "false sense of history." The proposed carport likewise does not create a false sense of history and is contemporary, though compatible, in design.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The proposed carport is setback significantly from the right of way and is detached from the main structure. The design is contemporary, but takes cues from the style of the main structure.

10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

The detached carport could easily be removed in the future without affecting the main structure.

ATTACHMENTS:

- A. Location Map
- B. Application
- C. Submittal Documents
- D. Sec. 66-58 Criteria for Approval of an Alteration Certificate