



HISTORIC PRESERVATION BOARD
Barry Binder (Chair), Carol Lopez (Vice Chair), Darryl Smith, Brett Lobello, Len Kendall, Riley Walker



STAFF MEMO

Regular Meeting – **Monday, July 6, 2020 at 4:30PM**
Virtual Meeting

ITEM NO.: 5.D

FILE NO.: AR R 20-00418-HPB

OWNER: Ashley and Adam Ackerman

APPLICANT: Lindsey Tysland

PROJECT TITLE: 15 W Del Norte Street Single Family Residence





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PROJECT SUMMARY:

1. **Project Description:** This project proposes a new detached single family residence. (see **“Site Plan” attachment**)
2. **Applicant’s Project Statement:** Referenced the Project Statement (see **“Project Statement” attachment**)
3. **Planning and Development Team’s Recommendation:** City Planning staff recommends approval of the application as proposed.

BACKGROUND:

1. **Site Address:** The project site is addressed as 15 W Del Norte Street.
2. **Existing Zoning:** The subject property is currently zoned R1-9 HP (Single Family Residential and Historic Preservation Board Overlay)
3. **National Register/Listing Contributing:** 15 W Del Norte Street is not listed as a contributing structure in the North End Historic District.
4. **Historical Significations:** Not Applicable

STAKEHOLDER PROCESS:

The public notification process consisted of providing notice to surrounding homeowners associations and adjacent property owners within 150 feet of the site, which included the mailing of postcards to 13 property owners on one occasion; prior to the Historic Preservation Board hearing. The site was also posted during the one occasion noted above. Staff received public comments concerning the application. (See **“Public Comments”**)

ANALYSIS OF REVIEW CRITERIA:

This project proposes construction of single family residence within the Historic Preservation Overlay. The Applicant is also proposing a covered deck and attached one garage. The Applicant is proposing a Tudor style home. The façade will be covered with stucco. The roofing material is a slate composite roof with a 33’ in height up to the chimney. Please refer to the applicant’s project statement for further details and images on the materials of the residence.

The Planning and Development department approved several request for a Nonuse Variances to accommodate the new single family residence. The variances are the following:

1. Allow for a reduction of eight (8) foot side yard setback, where ten (10) feet is required. (on both side setbacks)
2. Allow for a reduction of a ten (10) foot side yard setback, where 30 feet is required
3. Allow for a reduction of a 18 foot front setback, where 25 feet is required
4. Allow a lot coverage of 37%, where 25% is required
5. Allowance for a 50 feet lot width, where 75 feet is required
6. Allowance for a 3,750 sq.ft lot size, where 9,000 square feet is required



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The new residence will be visible from the public right-of-way and require a building permit from the regional building department triggering approval from the Historic Preservation Board. City Planning staff finds that the proposed plan, as stipulated, is in conformance with the purpose for approving a Report of Acceptability, as set forth in City Code Section 7.5.1605.C.

STAFF RECOMMENDATION:

AR R 20-00418-HPB – 15 W Del Norte Street

Approve a Report of Acceptability for 15 W Del Norte Street Single Family Residence project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C or other City Code review criteria as applicable.

PROPOSED MOTION:

AR R 20-00418-HPB – 15 W Del Norte Street

Approve a Report of Acceptability for 15 W Del Norte Street Single Family Residence project, based upon the findings that the request meets the review criteria for granting a Report of Acceptability, as set forth in City Code Section 7.5.1605.C or other City Code review criteria as applicable.

General location of structures on properties adjacent to 15 W Del Norte

