



HISTORIC PRESERVATION BOARD



STAFF MEMO

Regular Meeting – **Monday, August 3, 2020 at 4:30 PM**
Virtual Meeting

ITEM NO.: 5.A
FILE NO.: AR R 20-00516-HPB
OWNER: Ashley and Adam Ackerman
APPLICANT: Lindsey Tysland



PROJECT SUMMARY:

1. Project Description: This project proposes an amendment to windows, front door and roof to the previously approved Report of Acceptability **(see “Site Plan” attachment)**
2. Applicant’s 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 West Del Norte Street.
2. Existing Zoning: The subject property is currently zoned R1-9 HP (Single-Family Residential and Historic Preservation Overlay)
3. National Register/Listing Contributing: The property at 15 West Del Norte Street is not listed as a contributing parcel within the North End Historic District.
4. Historical Significations: The National Register of Historic Places listing for the North End Historic District did not document any known historically significant aspects of the property.

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 an amendment to a previously approved design of a new single-family residence on the property located at 15 West Del Norte Street. At the City Historic Preservation Board (herein referenced as “Board”) regular meeting held on July 6, 2020, the Board voted to approve the Report of Acceptability without conditions for the construction of the new home. The Applicant continues to propose a Tudor style home with a façade clad with stucco. The building height is being lowered from 30 feet to 25 feet in height. The previously approved windows in the first and second floor bedrooms have changed from double hung windows to casement. The size and shape are still consistent with the previously approved windows. Two windows have been added to the basement and they will be visible from the public right-of-way. The kitchen windows have been changed from five windows to three windows and the doors on the east elevation have been changed from French doors diamond pane to colonial pane. The door facing West Del Norte Street is not changing style.

The design elements being proposed are consistent with the Tudor style home in the neighborhood. The Tudor style home are described with small-paned windows and with a smooth stucco façade. The intent of these changes is to reflect and match to what is proceed as a Tudor style home.

The changes to the previously approved building design will be visible from the public right-of-way and require a building permit; thus, triggering the review and approval of a new report of acceptability prior to construction commencement. 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 20-00516-HPB – 15 West Del Norte Street

Approve a Report of Acceptability for the 15 West Del Norte Street Amendment 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.