



**111 W 7<sup>TH</sup> PLACE**

**HPO APPEAL**

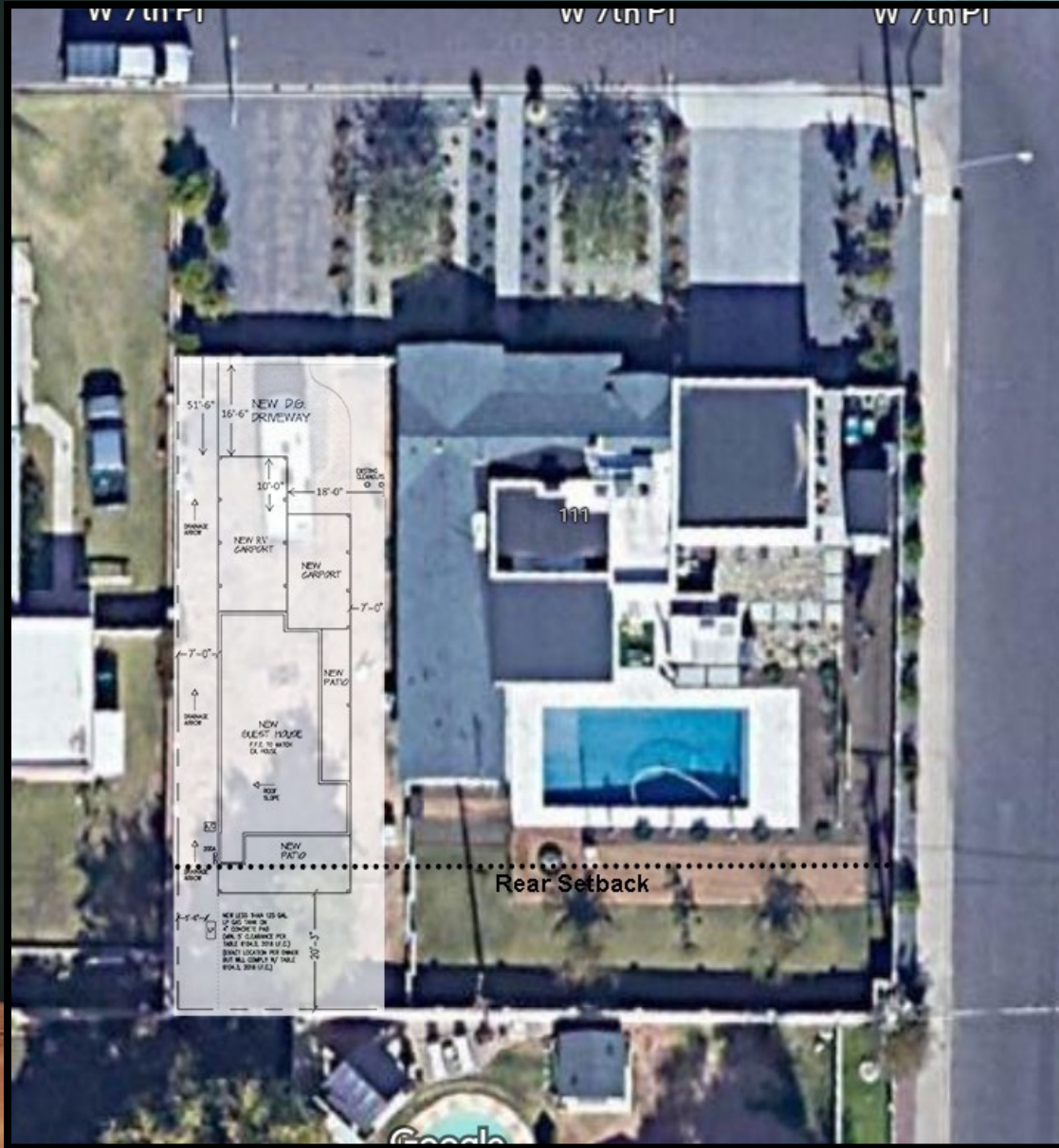
Historic Preservation Board

November 7, 2023

Jeff McVay



# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – PURPOSE OF REQUEST



## Summary of proposal:

- 1,612 square foot casita, covered patio, and a two-bay carport
  - 722 SF livable
  - 890 SF non-livable (320 SF RV carport)
- Winter residence for aging parents
- Protection for RV
- Re-investment in property





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – PURPOSE OF REQUEST





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – PURPOSE OF REQUEST





111 W 7<sup>TH</sup> PLACE HPO  
APPEAL – SUMMARY OF  
STAFF CONCERNS AND  
OWNER RESPONSES





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – TWO DRIVEWAYS

## Staff Comment:

The proposed driveway apron would be inconsistent with conditions of previous approval. It would further disrupt the historic pattern found within the District.

## Owner Response:

- *Two driveways is a regular condition within Evergreen Historic District (Green)*
- *Use of decomposed granite drive material minimizes visual impact compared to many others in Evergreen*





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – PLACEMENT ON PARCEL

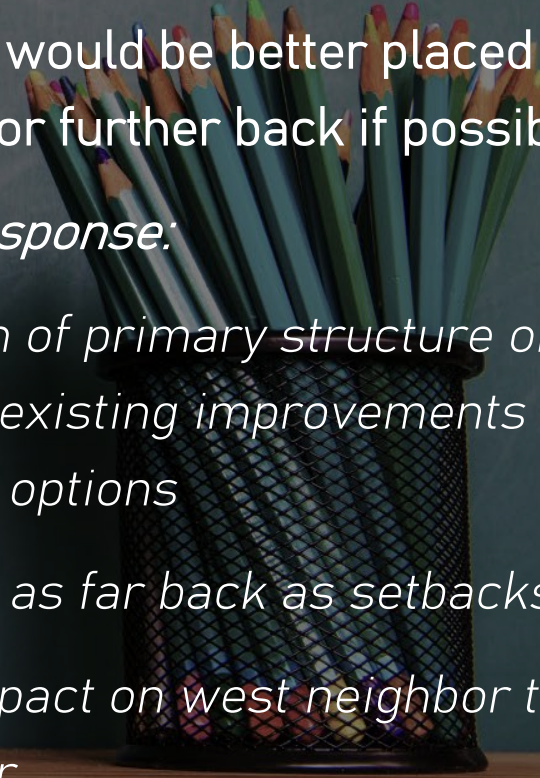


## Staff Comment:

The placement on the parcel disrupts the rhythm and character found within the District. It would be better placed elsewhere on the lot or further back if possible.

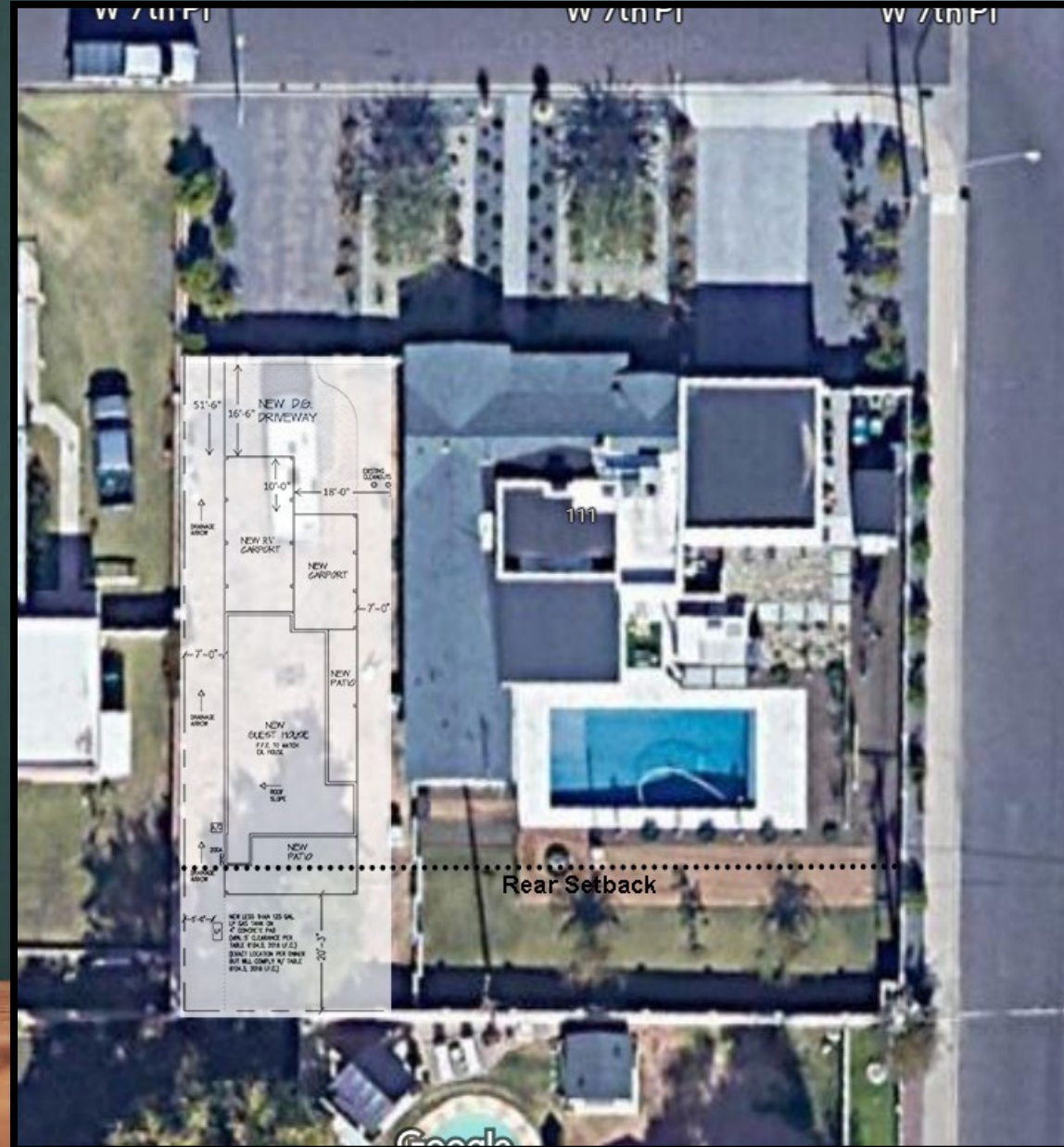
## *Owner Response:*

- *Location of primary structure on corner lot with existing improvements limited location options*
- *Located as far back as setbacks allow*
- *Less impact on west neighbor than south neighbor*





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – PLACEMENT: REAR SETBACK





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – PLACEMENT: NEIGHBORS





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – SUBORDINATE TO PRIMARY



## Staff Comment:

The project as proposed with the RV carport would disrupt the scale and proportion found within the District. This part of the project would not be subordinate to the historic resources and is not limited in size and scale to the historic building.

## Owner Response:

- Primary house area: 3,240 SF (green)
- Total proposed guest house area: 1,612 SF
  - 1,292 SF: Area of guest house with max height of 11'-10" (80% of guest house - blue)
  - 320 SF: Area of guest house with max height of 13'-2" (20% of guest house - red)



# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – HEIGHT OF RV CARPORT

## Staff Comment:

The proposed RV garage has a height that exceeds the development patterns within the District.

## *Owner Response:*

- *Property is non-contributing to Evergreen Historic District*
- *Primary house height: 12 feet*
  - *Maximum height (chimney): 14 feet*
- *Original proposed maximum height: 15'-6"*
- *Revised maximum height proposed: 13'-2"*
- *Location on parcel:*
  - *51'-6" from street*
  - *16'-6" behind front of primary house*
  - *20' from closest structure on west neighbor*





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – HEIGHT: ORIGINAL PROPOSAL





# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – HEIGHT: REVISED PROPOSAL



**13'-2" Maximum Height**



111 W 7<sup>TH</sup> PLACE HPO  
APPEAL – COMPARABLE  
PROPERTIES IN EVERGREEN





111 W 7<sup>TH</sup> PLACE HPO APPEAL – SIMILAR IN EVERGREEN



754 N. Grand



# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – SIMILAR IN EVERGREEN



**655 N. Grand**



# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – SIMILAR IN EVERGREEN



**120 W. 7<sup>th</sup> St**



# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – SIMILAR IN EVERGREEN



**705 N. Robson**



# 111 W 7<sup>TH</sup> PLACE HPO APPEAL – SIMILAR IN EVERGREEN



**424 N. Macdonald**



THANK YOU

