

# HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

**HDRC CASE NO:** 2019-008  
**ADDRESS:** 314 E ASHBY PLACE  
**LEGAL DESCRIPTION:** NCB 2995 BLK 5 LOT 4  
**ZONING:** R-6  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Pending  
**APPLICANT:** Phillip Martinez  
**OWNER:** Phillip Martinez  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** January 04, 2019  
**60-DAY REVIEW:** March 5, 2019  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 314 E Ashby Place.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

## FINDINGS:

- a. The primary structure located at 314 E Ashby Place is a 1 ½-story single family structure constructed circa 1922 with Folk Victorian and Craftsman influences. The home features primary hip roof form, original painted wood shingles, and original one over one wood windows. The property is currently in the process of obtaining individual local landmark designation. The property received a recommendation for approval of a finding of historic significance from the Historic and Design Review Commission on October 3, 2018, and a recommendation for approval for a historic zoning overlay from the Zoning Commission on November 20, 2018. The property is scheduled for City Council resolution on February 21, 2019. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes siding repair, wood window repair, construction of a rear addition, foundation repair, roofing repair, fascia repair, painting, and a comprehensive interior remodel.
- c. Staff conducted a site visit on January 9, 2019, to examine the exterior conditions of the property. The work has been completed.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. The eligibility for the property to receive Historic Tax Certification is contingent upon the property receiving individual local landmark designation from City Council on February 21, 2019, or prior to April 1, 2019. If the property does not receive this designation, the approval for Historic Tax Certification will be void.

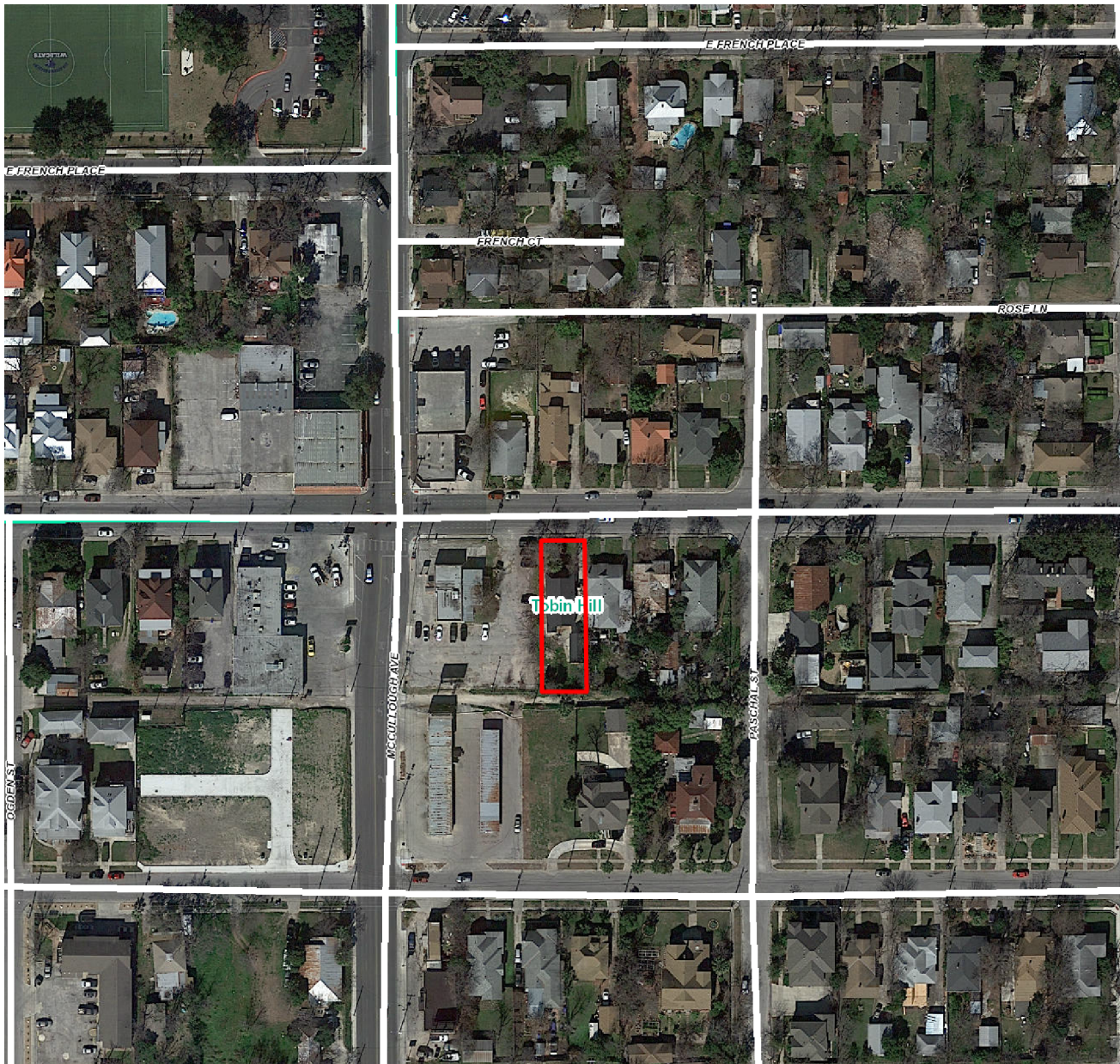
## RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation:

- i. That the property receives individual local landmark designation from City Council on February 21, 2019, or prior to April 1, 2019, as noted in finding d. If the property does not receive this designation, the approval for Historic Tax Certification will be void.

**CASE MANAGER:**

Stephanie Phillips



Flex Viewer

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