

Special Permit for Historic Preservation

PROPOSAL:

Bill and Myrna Wood requests an affirmative recommendation from the Commission for a special permit for historic preservation, waiving the east side yard of the Yates House, 720 S. 16th Street, a designated landmark.

DISCUSSION:

Last month the Commission approved a proposal to provide 3rd floor egress from the Yates House by means of an east fire-escape. The proposed use of the property as a sorority house is permitted within the zoning district. Upon review it appears the staircase will occupy part of the east side yard of the property.

The zoning code includes as 27.63.400 a special permit to assist the rehabilitation of landmark properties by authorizing the City Council to adjust height, yard, and area requirements (along with parking, signs, and permitted uses). Preservation Commission and Planning Commission make recommendations on such proposals.

The applicants indicate their neighbor to the east supports this request, as long as the structure remains entirely on the landmark property. I will request a written indication of this support.

Recommending approval of this request would be consistent with the Commission's action last month.

Recommended finding:

Reducing the east side yard of the property at 720 S. 16th Street for the sole purpose of installing a metal fire escape is supportive of the rehabilitation and maintenance of the Yates House.

Recommended action:

Recommendation to Planning Commission and City Council that the special permit be approved..