Legislation Text

File #: 26-3159A, **Version:** 1

AGENDA DATE:	October 5, 2026
COUNCIL DISTRICT:	D7
HISTORIC DISTRICT:	South Boulevard / Park Row (H/4)
DEPARTMENT:	Department of Planning and Development

SUBJECT

2417 PARK ROW AVENUE
Council District 7
South Boulevard-Park Row Historic District
COA-26-000496
Marcus Watson

Request
A Certificate of Appropriateness to construct a new two-story single-family main structure and related accessory structure.

Applicant Roddrick West

Application Filed 8/24/2026

Staff Recommendation
That the request for a Certificate of Appropriateness to construct a new two-story single-family main structure and related accessory structure be **denied without prejudice** with a finding of fact that the current design of the main structure, specifically the "pop" configuration and brick color, is not typical in detail to the historic district and that without appropriate revisions and further consideration, it would have an adverse effect on the historic district. Note: front yard setbacks in the ordinance were measured from the sidewalk rather than the lot line, the goal should be that the front yard setback be within 5 feet of the average of the blockface, not fifty (50) feet, the proposed setback is appropriate. All of this considered, the proposed work is not currently consistent with preservation criteria Section 3(b)(5-6), does not meet City Code Section 51A-4.501(g)(6)(C)(ii) for **noncontributing structures** or the Secretary of the Interior's Standards for Setting (District/Neighborhood), and should be revised and resubmitted.

Task Force Recommendation
Approved with the suggestion that the case be presented as a Courtesy Review first. Comments: current designs, including windows on the sides, should be shorter and not arched and that gable openings should be vents instead of windows. Front setbacks should be within the average of the block face. Columns could be more substantial.