



Legislation Text

File #: 181014., Version: 1

Construct a New Single-Family Dwelling with Request to Modify the Front, Rear, and West Side Setback (B)

Petition HP-19-00042. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front and rear building setback line and the west side building setback line. Located in the 300 block of NW 4th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.

The property is located at 308 NW 4th Avenue on the north side, with a zoning designation of RC (Residential Conservation). The parcel (14293-000-000) is located in the Pleasant Street Historic District and is approximately 0.07 acres in size. The proposed single-family dwelling will be a non-contributing structure to the Pleasant Street Historic District.

The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 1,680 square feet of conditioned space and 360 square feet of covered porches. It will be a 2-story structure that faces NW 4th Avenue. The house will feature primarily 2/2 double-hung windows, with either vinyl or aluminum clad wood material. The exterior doors will be wood or fiberglass “wood” exterior doors. The structural materials will be CMU and brick, piers, with a raised wood floor system, wood framed walls, wood 2nd floor trusses, and wood roof trusses. The exterior finish for the house will be fiber cement siding and 2x wood trim. The roof will feature architectural style asphalt shingles.

Staff to the Historic Preservation Board - Approve Petition HP-19-00042 with the following conditions:

1. The HPB concurrently approve the administrative modifications for the front and rear yard, and the west side yard setbacks.
2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.
3. Provide information sheets for the proposed windows and the architectural shingle roof system.
4. Notify staff of any changes during construction.