



Legislation Text

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Pleasant Street Historic District. Construction of a single-family dwelling. (B)

Petition HP-20-00096. C. Webber, M. Atwater, & S. Stevenson, Pleasant Street 6th Avenue Land Trust, owners. Certificate of Appropriateness to construct a single-family dwelling on lot 22 with a zoning modification request to reduce the side setback from 5 feet to 4 feet. Located at 423 NW 6th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District. Related to Petition HP-20-00094 and HP-20-00095.

The existing residential structure located on this site is a contributing structure to the Pleasant Street Historic District and is currently vacant. The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 1,669 square feet of conditioned space and a 160 square foot front porch. It will be a 2 story structure that will be facing NW 6th Avenue. The house will feature primarily 2/2 double-hung vinyl windows, as well as ten fixed windows, one casement window on the second floor, and a transom window above the front door. All of the windows will be the Silver Line by Andersen V3 vinyl series, with simulated divided lights (SDL) and full screens. The proposed exterior doors on the front and the east side will be a Therma-Tru Smooth-Star or better doors. The foundation for the house will be a stem wall with a smooth stucco finish. The proposed siding for the house is Hardie lap siding.

This proposal is requesting a zoning modification for the side setback. The RC zone requires a 5 foot side setback while the proposal is requesting a 4 foot side setback on the west side of the house. The proposed modification will improve the public safety, health, and welfare of abutting property owners and the historic district by enabling the development of a single-family house consistent with the traditional development pattern in the district. The requested modification is appropriate for the zoning district and the particular situation at this location.

Staff to the Historic Preservation Board:

Staff recommends approval of the application with the following condition(s):

1. Windows shall utilize the Simulated Divided Light grilles for the chosen 2x2 grille pattern.
2. Provide information sheets for the proposed windows and roofing material.
3. The HPB concurrently approve the request for the modification of existing zoning requirements reducing the side yard setback(s) from 5 feet to no less than 4 feet.
4. Notify staff of any changes during construction.