



Legislation Details (With Text)

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Title: Pleasant Street Historic District. Construction of a Single-Family Dwelling (B)

Petition HP-19-00022. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the side building setback line. Located at 506 NW 3rd Street. This building will be a non- contributing structure to the Pleasant Street Historic District. Related to Petition HP-19-00023.

Sponsors:

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Attachments: 1. 180801_Staff Report w Exhibits 1-3_20190305.pdf

Date	Ver.	Action By	Action	Result
3/5/2019	1	Historic Preservation Board	Approved	

Pleasant Street Historic District. Construction of a Single-Family Dwelling (B)

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The existing residential structure located on this site is a contributing structure to the Pleasant Street Historic District and is currently vacant. The proposal is to demolish the structure and construct a new residential building. The project involves the construction of a new single-family residence. The house will be 3 bedrooms and 2 bathrooms, with approximately 1,326 square feet of conditioned space and a 120 square foot front porch. It will be a 1 story structure that will be facing NW 3rd Street. The house will feature primarily 2/2 double-hung vinyl windows and a few 1/2 windows which would match the existing front window on the current structure, the Silver Line by Andersen V3 series. The exterior door will be a Simpson wood exterior door. The foundation for the house will be a masonry stem wall with a concrete slab and the porch will have brick or brick veneer column bases. The proposed siding for the house includes Hardie lap siding on the side and rear elevations and wood novelty siding on the front elevation under the porch. The roof will be composed of architectural shingles.

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 approximately 3 feet, 3 inches, on the north side of the house. As the proposed modification does encroach into the side yard setback that adjoins an existing lot, notice was provided to the adjacent property owner. 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 Simulate Divided Light grilles for the chosen 2x2 and 1x2 grille pattern.
 2. Provide information sheets for the proposed windows and roofing material.
 3. The HPB concurrently approve the Application for Administrative Modification reducing the side yard setback(s) from 5 feet to no less than 3 feet.
3. Notify staff of any changes during construction.