



Legislation Text

File #: 160163., Version: 1

Pleasant Street Historic District - Construct a new single-family structure at 423 NW 4th Avenue (B)

Petition HP-16-50. Kurt Strauss, owner. New construction of a single-family dwelling. Located at 423 NW 4th Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.

The project involves the construction of a new single-family residence. It will be 1,776 square feet of conditioned space plus 336 square feet of covered porch for a total of 2,112 square feet. It will be a two-story structure, with proposed architectural details intended to complement existing architecture in the area.

The property is located at 423 NW 4th Avenue. The property is zoned RC and is approximately 0.11 acres in size. The property is currently vacant; the previous structure on the property was a contributing structure in the Pleasant Street Historic District that was declared a dangerous building in early 2015, and was demolished in April, 2016. The proposed single-family dwelling will be a non-contributing structure in the Pleasant Street Historic District.

The new construction will include fiber cement siding, trim, soffit and fascia. The house will have a pilaster pier foundation; brick wrapped front columns and an architectural style asphalt shingle roof. The exterior doors are to be wood, with a Craftsman Style front door and a 16 light rear door. The windows are proposed to be vinyl double hung, vinyl single hung and vinyl casements.

The staff recommendation is based on the City of Gainesville, *Historic Preservation Rehabilitation and Design Guidelines - Demolition, Auxiliary Structures, and Design Guidelines for New Construction: Northeast, Southeast, & Pleasant Street Historic Districts*, as well as the provisions of the RC zoning district.

Staff's recommendation of approval for the petition is based on the following condition(s):

1. Windows used shall be wood or wood-clad windows; and,
2. If the proposed vinyl windows are acceptable they should have a muntin and mullion profile that is both on the inside and outside of the glass.