



Legislation Text

File #: 160637., **Version:** 1

New Construction of a Single-Family Dwelling (B)

Petition HP-16-5. Jason Cytacki, agent for Rafael Diaz. New construction of a single-family dwelling. Located at 535 NE 8th Avenue. This home will be non-contributing to the Northeast Residential Historic District.

This petition came before the Historic Preservation Board at the March 1, 2016 meeting. The applicant was proposing to construct a new single-family dwelling on the parcel. The home will be a two-story craftsman style home and will have a total heated/cooled square footage of 2,851 sq. ft. The original staff report indicated that the windows used throughout the home would be 2/1 double-hung wood interior with a clad exterior, either Marvin's Integrity Series or Jeld-Wen's V-2500 series. The staff recommendation was to approve the petition. The major discussion point for the board concerned how appropriate 2/1 windows were in the Northeast Residential Historic District. The motion to approve the petition was with the modification for the windows to be either a 1/1 or 3/1 clad and wood window.

The petitioners have submitted building plans for the new construction and have proposed using the Jeld-Wen V-2500 series windows as indicated in the original staff report. However it has been determined that these are vinyl windows and not clad wood windows per the boards approved motion. The petitioners have requested that the board review and approve the use of Jeld-Wen V-2500 series windows in the new construction.

Staff to the Historic Preservation Board - Staff recommends that the Historic Preservation Board review and discuss the information concerning the proposed windows for a new single-family dwelling at 535 NE 8th Avenue.