



Legislation Text

File #: 180707., Version: 1

Construct a New Single-Family Dwelling with Request to Modify the Rear Setback (B)

Petition HP-19-2. Andrew Coffey, Eastwood Holdings I, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the rear building setback line. Located at 631 NW 3rd Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

The property is located on property on the southeast corner of NW 3rd Street and NW 7th Avenue at 631 NW 3rd Street. The property is zoned RC. The parcel (14385-000-000) is located in the Pleasant Street Historic District and is approximately 0.20 acres in size. The southern half of the tax parcel (Parcel "B"), currently has a single-family dwelling unit under construction, which received a Certificate of Appropriateness (COA) in August 2018 as Petition HP-18-00068. The proposed single-family dwelling will be built on Parcel "A" of the tax parcel, and 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 3 ½ bathrooms, with approximately 2,026 square feet of conditioned space, a 376 square foot front porch, and approximately 266 square feet for a breezeway / optional carport. It will be a 1 ½ -story structure that will be facing NW 3rd Street. The house will feature 2/2 and a couple of 2/1 double-hung vinyl windows, the Silver Line by Andersen V3 series. The exterior doors will be Therma-Tru Fiber-Classic and Smooth-Star fiberglass doors. The house will have a block stem wall foundation and the porch will be built on a masonry pier and beam foundation. The proposed siding for the house includes Hardie lap siding with Hardie trim. The applicants want the option of placing either wood shingle or Hardie shingle siding on the dormers. The roof will be composed of architectural shingles.

Staff to the Historic Preservation Board - Approve Petition HP-19-2 with the following conditions:

1. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 and 2x1 grille pattern.
2. Provide information sheets for the proposed roof shingles.
3. The HPB concurrently approve the Application for Administrative Modification reducing the rear (east) yard setback from 20 feet to 5 feet.
4. Notify staff of any changes during construction.