



## Legislation Text

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### **Construct a New Single-Family Dwelling with Request to Modify the West Side Setback (B)**

**Petition HP-19-00038. Andrew Coffey, Eastwood Construction, LLC. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the west side building setback line. Located at 214 NW 6<sup>th</sup> Avenue. This building will be a non-contributing structure to the Pleasant Street Historic District.**

The property is located at 214 NW 6<sup>th</sup> Avenue. The property is zoned RC. The parcel (14310-000-000) is located in the Pleasant Street Historic District and is approximately 0.11 acres in size. The property is designated as Lot A of what was Lot 5 of the Anne H. Thomas minor subdivision; Lot B lies to the east and is the subject parcel of the related Petition HP-19-00039, which is new construction of a single-family house. The proposed single-family dwelling on Lot A 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 bathrooms, with approximately 1,560 square feet of conditioned space, and 256 square feet of covered open area. It will be a 2-story structure that will be facing NW 6<sup>th</sup> Avenue. The house will feature 3/1 double-hung vinyl windows with a 2/1, a 2/2 and a 3-panel window as well. The product will be 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 roof will be composed of architectural shingles.

Staff to the Historic Preservation Board - Approve Petition HP-19-38 with the following conditions:

1. The HPB concurrently approve the administrative modification for the west side yard setback.
2. Windows shall utilize the Simulate Divided Light grilles for the chosen 3x1 grille pattern as well as the 2/1, 2/2 and 3-panel window.
3. Provide information sheets for the proposed windows and the architectural shingle roof system.
4. Notify staff of any changes during construction.