



## Legislation Text

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**File #:** 181012., **Version:** 1

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

**Petition HP-19-00040. Kurt Strauss, K. Strauss Homes. Certificate of Appropriateness for new construction of a single-family house and an application for modification of the front building setback line. Located at 312 NW 4<sup>th</sup> Avenue. This building will be a non- contributing structure to the Pleasant Street Historic District.**

The property is located at 312 NW 4<sup>th</sup> Avenue on the north side, with a zoning designation of RC (Residential Conservation). The parcel (14295-000-000) is located in the Pleasant Street Historic District and is approximately 0.11 acres in size. The proposed single-family dwelling 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 2,246 square feet of conditioned space and 772 square feet of covered porches. It will be a 2-story structure that faces NW 4<sup>th</sup> Avenue. The house will feature 2/2 double-hung windows, with either vinyl or aluminum clad wood material. The exterior doors will be wood or fiberglass “wood” exterior doors. The structural materials will be CMU and brick, piers, with a raised wood floor system, wood framed walls, wood 2<sup>nd</sup> floor trusses, and wood roof trusses. The exterior finish for the house will be fiber cement siding and 2x wood trim. The roof will feature architectural style asphalt shingles.

Staff to the Historic Preservation Board - Approve Petition HP-19-40 with the following conditions:

1. The HPB concurrently approve the administrative modification for the front yard setback from 10 feet to 8 feet.
2. Windows shall utilize the Simulate Divided Light grilles for the chosen 2x2 grille pattern.
3. Provide information sheets for the proposed windows and the architectural shingle roof system.
4. Notify staff of any changes during construction.