



## Legislation Text

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**File #:** 190826., **Version:** 1

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### **Construct a new single-family dwelling in Pleasant Street (B)**

**Petition HP-19-103. Bradley Hunter, owner. Certificate of Appropriateness for new construction of a single-family house. Located at 725 NW 4<sup>th</sup> Street. This building will be non- contributing to the Pleasant Street Historic District.**

#### Project Description

The property is located at 725 NW 4<sup>th</sup> Street on the east side, with a zoning designation of RC (Residential Conservation). The parcel (14388-001-000) is located in the Pleasant Street Historic District and is approximately 0.09 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, a Victorian era structure. It will be a 2-story structure that faces NW 4<sup>th</sup> Street. The house will be 3 bedrooms and 2 ½ bathrooms, with approximately 998 square feet of heated space on the first floor, 985 square feet of heated space on the second floor, a 232 square foot front porch, and a 86 square foot rear porch, for a total of approximately 2,301 square feet. The house will feature 3/1 and some smaller 2/1 vinyl windows, listed as the Silver Line by Andersen V3 series. There are also some smaller windows, as well as a stained glass window on the west (front) elevation. The exterior doors will be Rogue Valley solid fir traditional doors. The front porch will be supported by brick clad piers, while the house will have a stem wall foundation; Hardie plank siding with Hardie trim details; cased columns on the front porch, and a roof featuring architectural shingles.

Staff to the Historic Preservation Board - Approve Petition HP-19-00103 with the following conditions:

1. Windows shall utilize the Simulated Divided Lights grille for the chosen 2x1 and 3x1 grille patterns.
2. Provide information sheets for the proposed architectural shingle roof system.
3. Notify staff of any changes during construction.