



Legislation Text

File #: 200571., **Version:** 1

..Title

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

Petition HP-20-111. Alan G. Weinstein, owner. Certificate of Appropriateness to construct a single-family dwelling. Located at 626 NW 1st Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

Project Description

The property is located at 626 NW 1st Street on the west side, with a zoning designation of RC (Residential Conservation) (See Figure 1). The site was a combination of two tax parcels (14941-000-000 & 14941-001-000) which have since been combined into one tax parcel, 14191-000-000. The site is located in the Pleasant Street Historic District and is approximately 0.250 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 1,800 to 2,000 square feet of conditioned space and a detached garage of approximately 600 square feet. It will be a 1 story structure that will be facing NW 1st Street. The house will feature a brick foundation; horizontal siding; a fiberglass shingle roof; a stucco chimney; a 2-car detached garage with two garage doors and horizontal siding; a breezeway connecting the house with the garage featuring brick and decorative metal; an arbor located in the back yard; and a pool with pavers around it. There is a proposed arch over the door in the breezeway and the house features several gable vents.

Staff to the Historic Preservation Board - Approve Petition HP-20-00111 with the following conditions:

- Windows shall utilize the Simulated Divided Light grilles for the grille pattern or actual divided light grilles for the chosen window.
- Provide information sheets for the proposed windows, doors, and roofing material.
- Notify staff of any changes during construction.