



## Legislation Text

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**File #:** 200894., **Version:** 1

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

**Petition HP-21-13. Tidewater Properties LLC, owners. Certificate of Appropriateness to construct a single-family dwelling. Located at 427 NW 2<sup>nd</sup> Street. This building will be a non-contributing structure to the Pleasant Street Historic District.**

#### Project Description

The property is located at 427 NW 2<sup>nd</sup> Street on the east side, with a zoning designation of DT (Downtown). The site under tax parcel 14792-001-001 is located within a recently approved minor subdivision. The subject property is located in the Pleasant Street Historic District and is approximately 0.07 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 2 bathrooms, with approximately 1,110 square feet of living area. It will be a 1 story structure that will be facing NW 2<sup>nd</sup> Street. The house will feature a raised monolithic concrete foundation, Hardie fiber-cement lap siding with Kaycan aluminum vented fascia and trim, Plastpro fiberglass exterior doors, Tamko 30 year Dimensional shingles in Rustic Black, and MI Fin Frame vinyl windows. The proposed windows are white single-hung vinyl with 4 / 1 mullion arrangements. The porch will be made from 3000 PSI concrete.

Staff to the Historic Preservation Board - Approve Petition HP-21-00013 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.