



Legislation Text

File #: 200896., **Version:** 1

..Title

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

Petition HP-21-15. Ricardo Cavallino, Ricardo Cavallino and Associates, Inc., agent for Martine Lowe, owner. Certificate of Appropriateness to construct a single-family dwelling. Located at 622 NW 1st Street. This building will be a non-contributing structure to the Pleasant Street Historic District.

Project Description

The property is located at 622 NW 1st Street on the west side, with a zoning designation of RC (Residential Conservation). The site under tax parcel 14192-000-000 is located just to the south of a recently reviewed Certificate of Appropriateness for new construction at 626 NW 1st Street. The subject property is located in the Pleasant Street Historic District and is approximately 0.110 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 4 bedrooms and 4 ½ bathrooms, with approximately 2,008 square feet of conditioned space. It will be a 3 story structure that will be facing NW 1st Street. The house will feature a 16 inch raised finished floor foundation (16 inches from the existing adjacent grade elevation); 8 inch horizontal cementitious siding with accent cementitious shake and matching vertical and horizontal trim material of a different width. The front porch will be cement. The proposed windows are Jeld-Wen single-hung white vinyl windows with 3 / 1 mullion arrangements. The proposed exterior doors will be Jeld-Wen painted fiberglass doors with a stamped rectangular design in a pastel color, while the proposed roof for the house including the porch will be a metal 5V-Crimp style, in Galvalume, manufactured by Tri-County Metals.

Staff to the Historic Preservation Board - Approve Petition HP-21-00015 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.