



Legislation Details (With Text)

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Title: 501 N. Alcaniz Street
Old East Hill Preservation District / Zone OEHC-1
New Construction

Sponsors: Grover C. Robinson, IV

Indexes:

Code sections:

Attachments: 1. Images, 2. July 2022 Materials, 3. Application Packet_9.1.2022

Date	Ver.	Action By	Action	Result
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TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/7/2022

SUBJECT:

501 N. Alcaniz Street
Old East Hill Preservation District / Zone OEHC-1
New Construction

BACKGROUND:

Randy Maygarden is seeking *final* approval of a new one-story single-family residence. An earlier version of this project was denied in July 2021. As previously discussed, the building's small footprint is due to compliance with district's zoning requirements, specifically a 50% lot coverage maximum and a 15' required visibility triangle at the corner of Alcaniz and La Rua Streets. The new position of the building allows for a formal frontage on Alcaniz Street and accommodation of parking in the rear behind the building. The design has been simplified, though the materials largely remain consistent with those reviewed in July. These include "Pewter Gray" asphalt shingles, smooth profile Hardie siding, wood-clad windows with exterior muntins, and a "Blanched Pine" body with "Very Black" trim. The HVAC units will be screened with a flat-topped wood privacy fence and hardscape materials have been provided.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3.ii.(b) Old East Hill, Rules governing decisions

Sec. 12-3-10(2)i. Old East Hill, New construction