

CERTIFICATE OF APPROPRIATENESS

Applicant: Sam Gianukos, agent for Lucia C. Queen, owner

Property: 526 Byrne Street, Lot 6, Block 24, Woodland Heights Subdivision. The property includes a historic 1,414 square foot one-story brick bungalow single-family residence situated on a 7,000 square foot interior lot.

Significance: Contributing brick bungalow residence, constructed circa 1926, with a carport and detached rear garage located in the Woodland Heights Historic District.

Proposal: Alteration—Addition. Applicant proposes to add a two-story 1,363 square foot rear addition.

- The rear addition will have 1 x 6 lap siding; the original brick clad siding on historic structure will be repaired and replaced where necessary.
- Ceiling height for the second-story of rear addition will be 8'-0".
- Eave height for the second-story of rear addition will be 20'-5".
- The top ridge height of second-story rear addition will be 24'-4".
- Foundation will match existing foundation.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

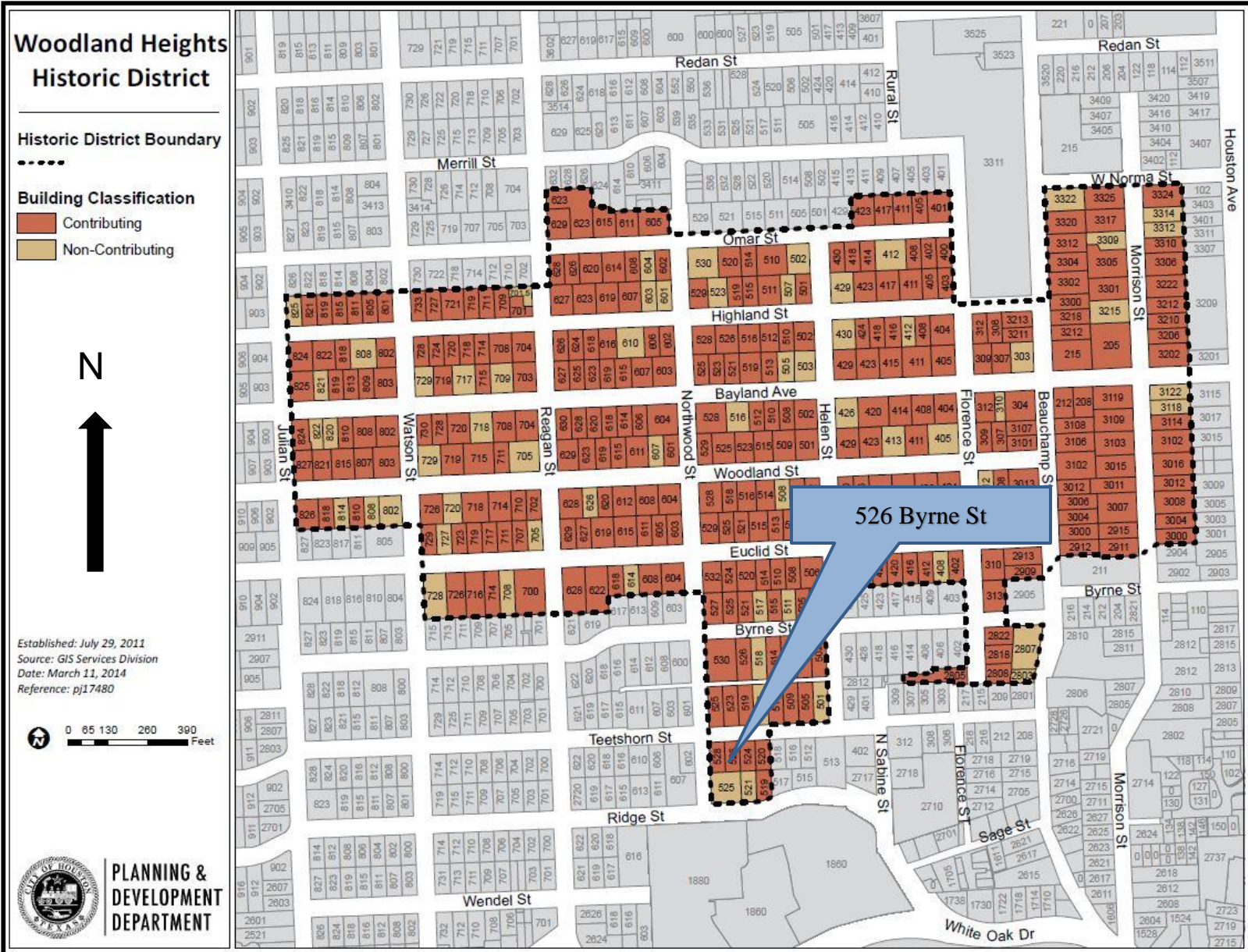
APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |

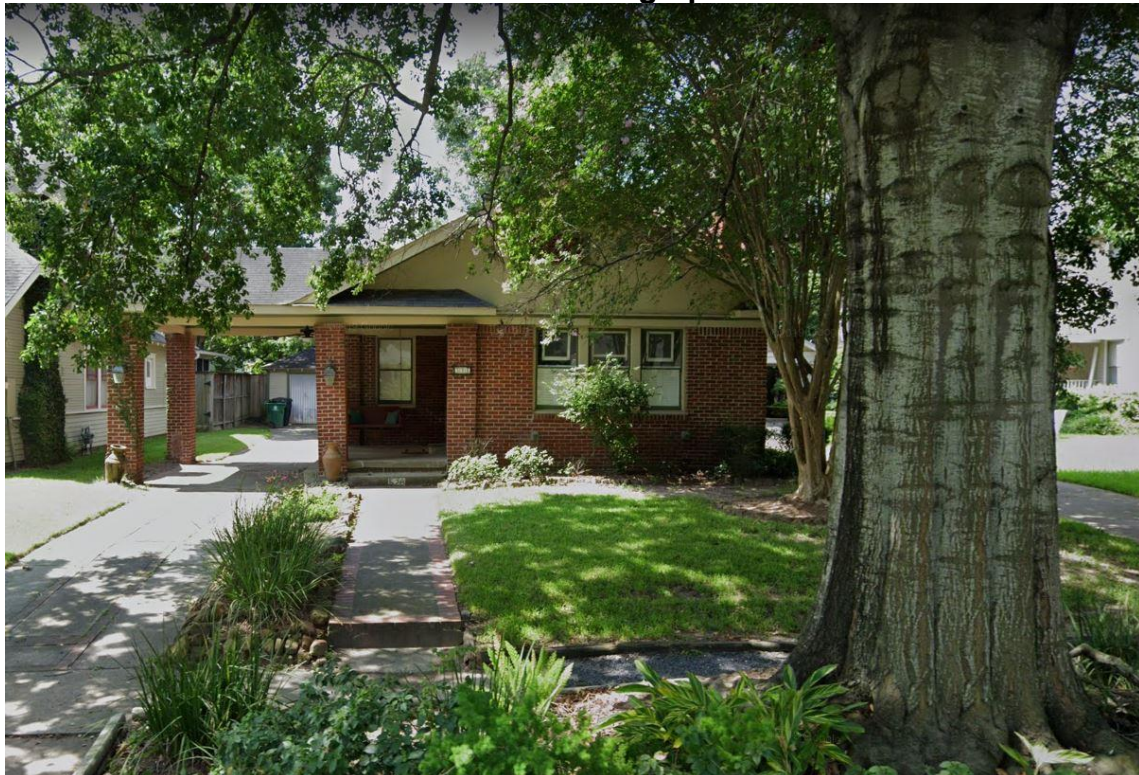
District Map



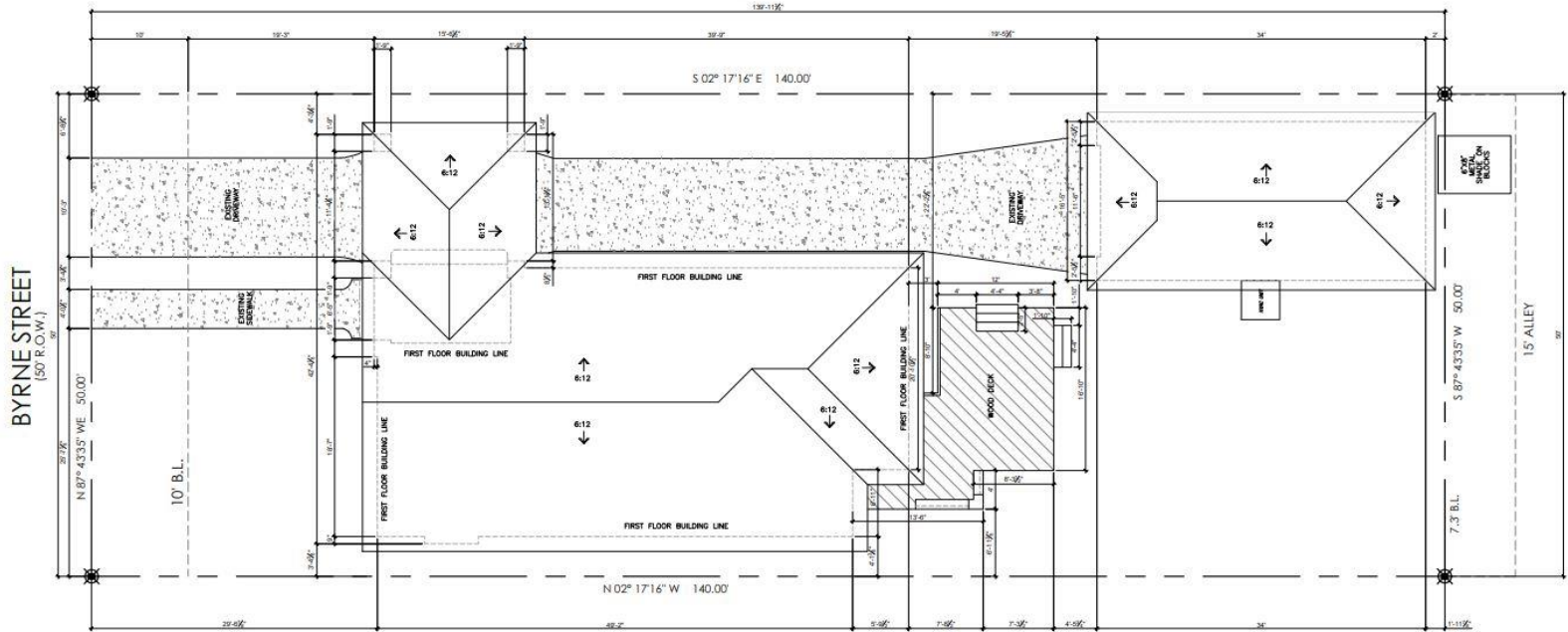
Inventory Photograph



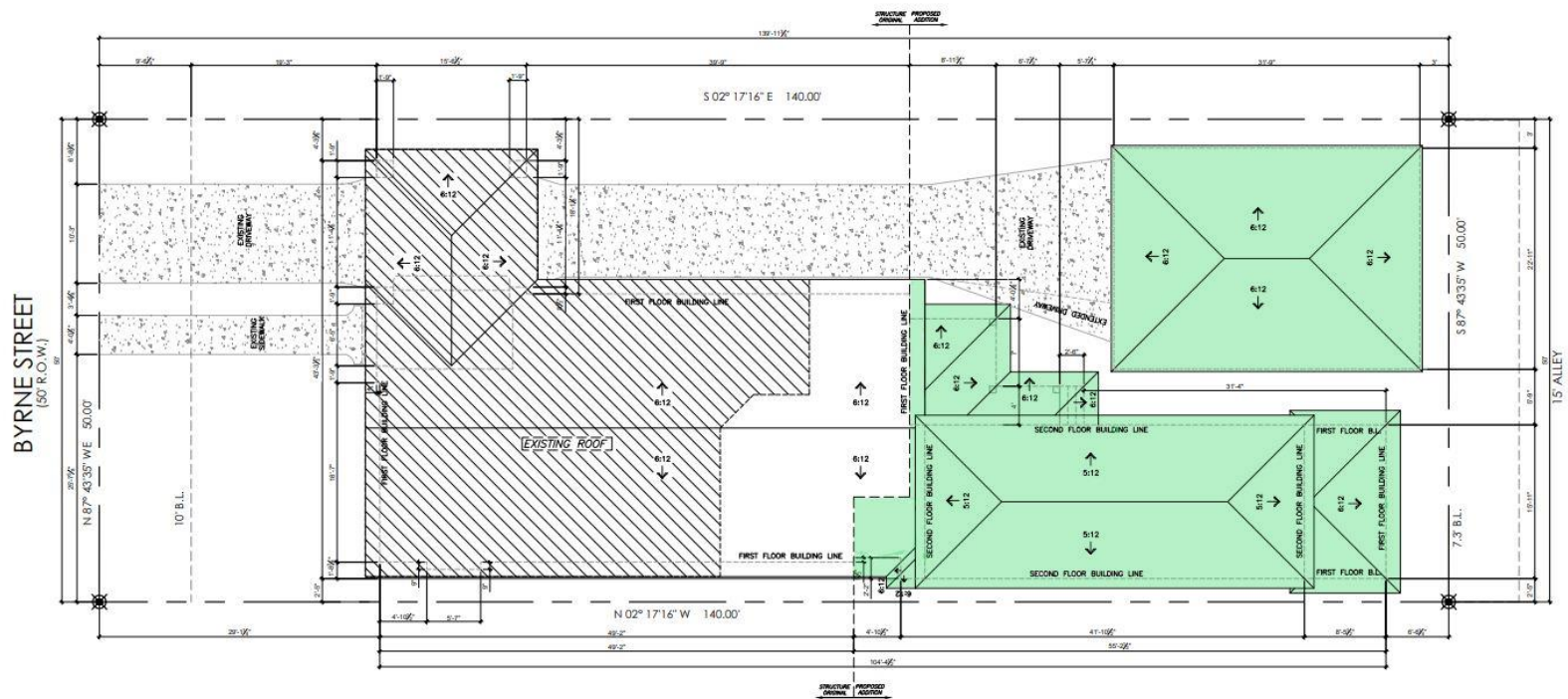
Current Photograph



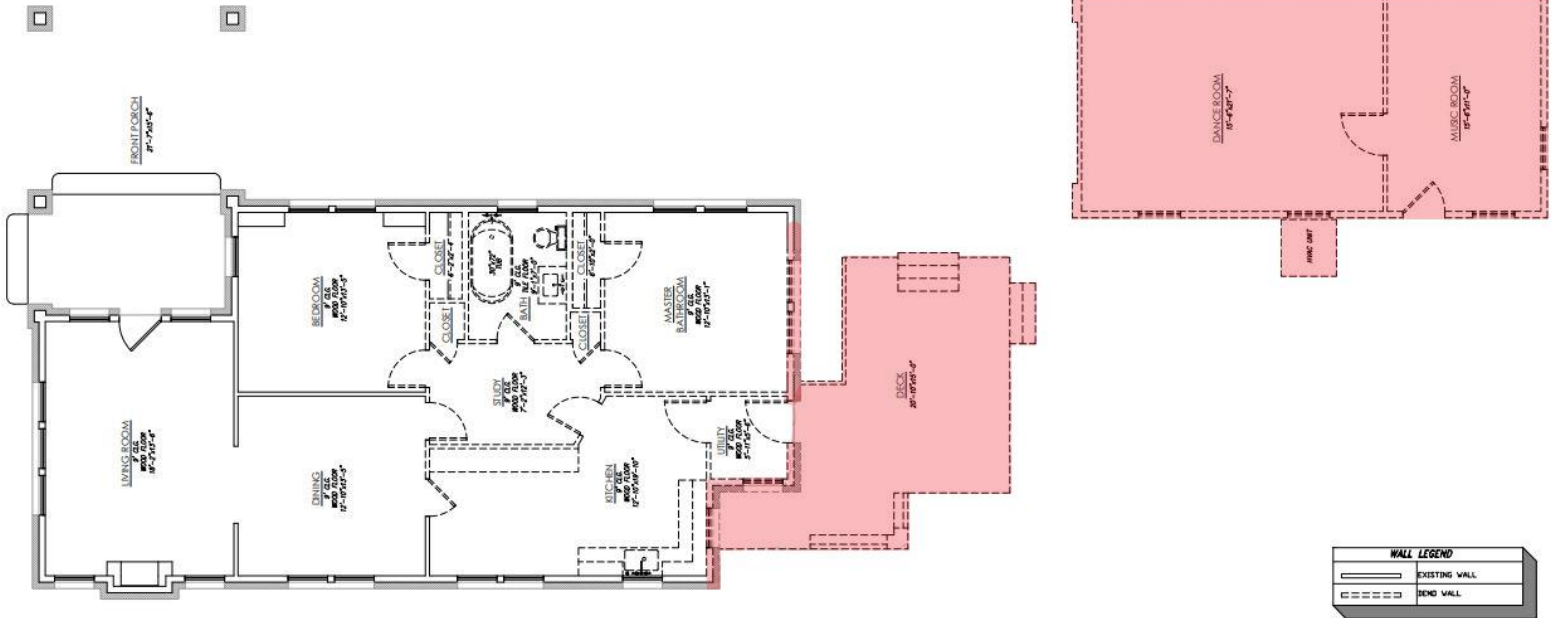
Existing Site Plan



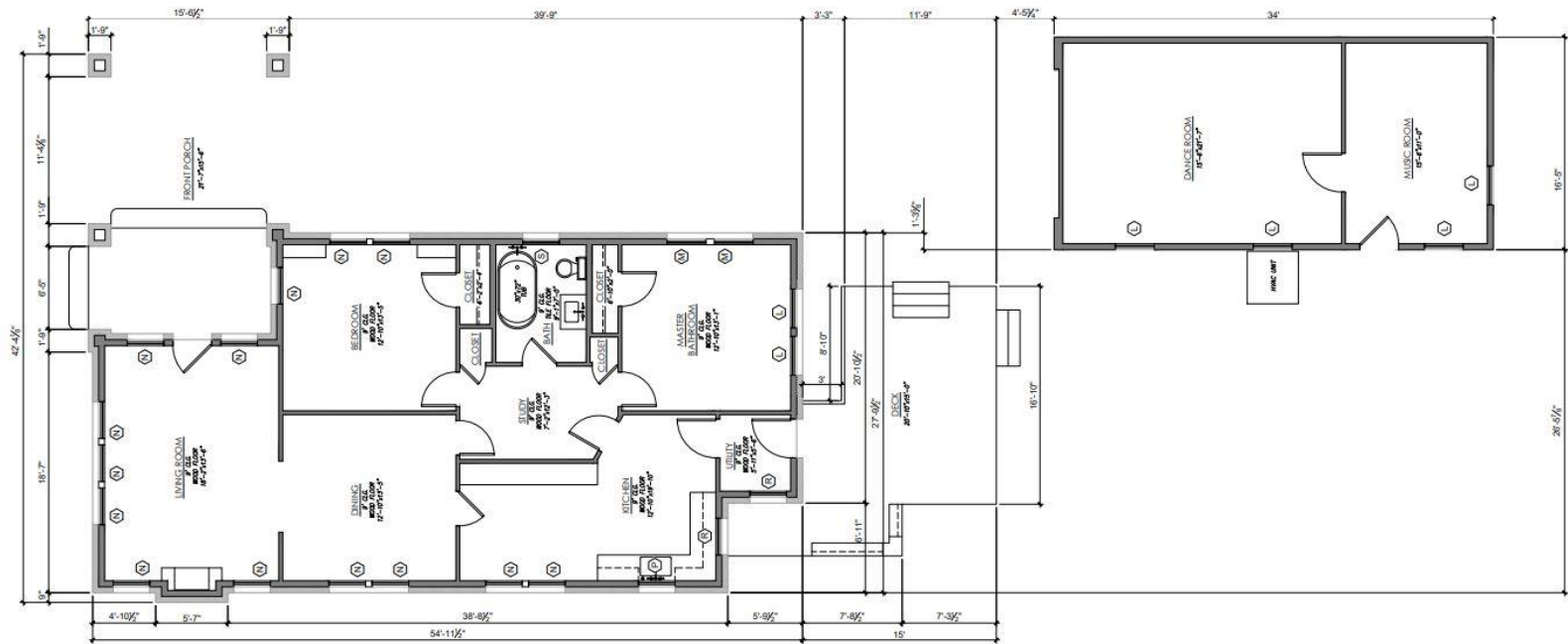
Proposed Site Plan



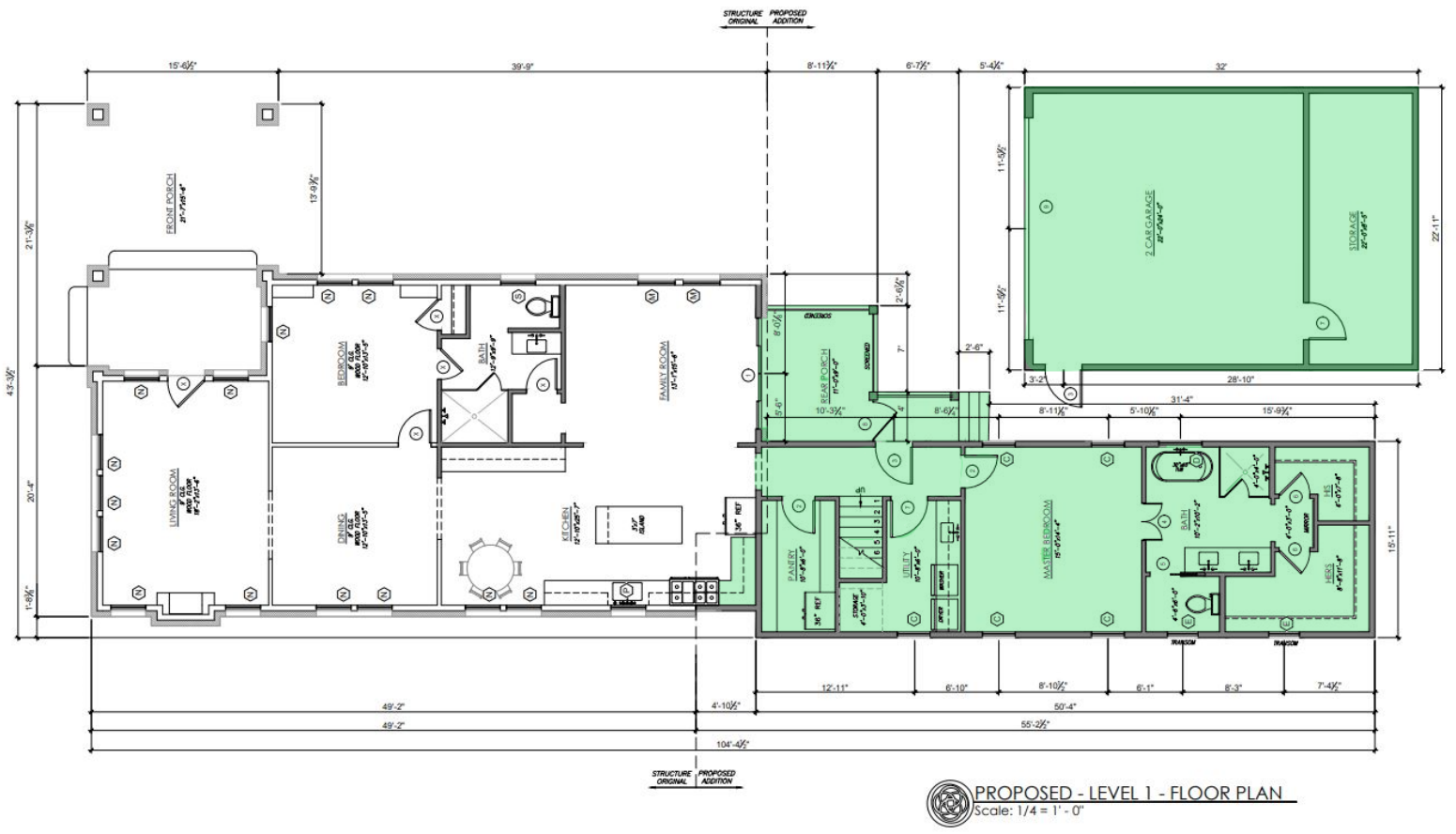
Proposed Demolition Plan



Existing Floor Plan

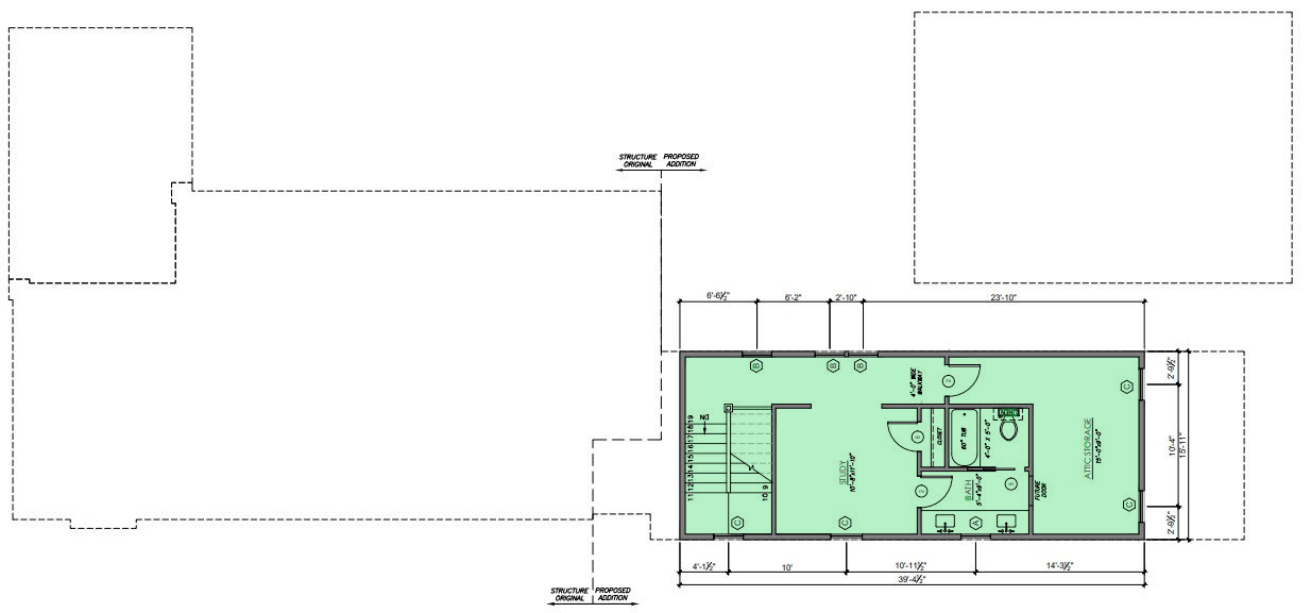


Proposed First Floor Plan



PROPOSED - LEVEL 1 - FLOOR PLAN
Scale: 1/4" = 1' - 0"

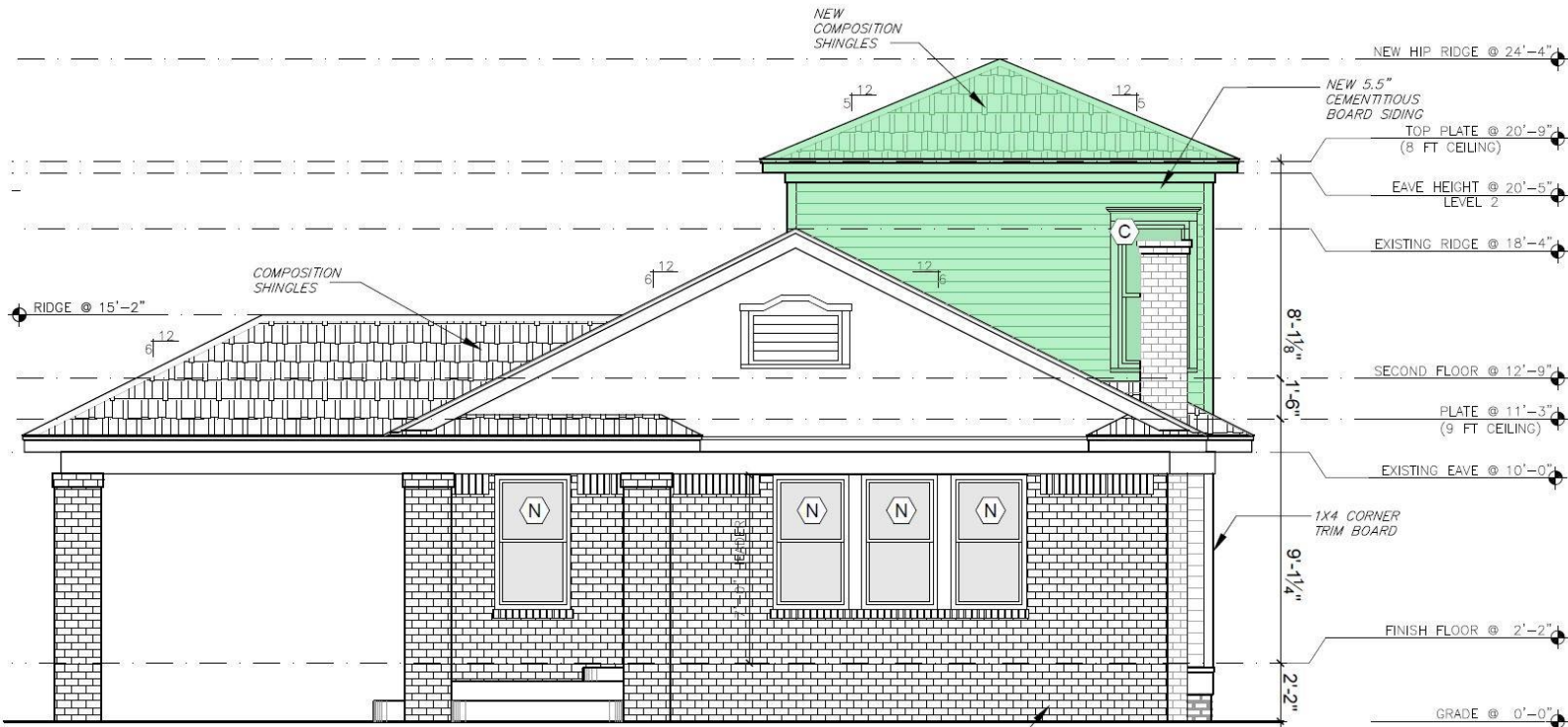
Proposed Second Floor Plan



Existing North Elevation (Front)



Proposed North Elevation (Front)



Photograph of North Elevation



Existing East Elevation (Left Side)



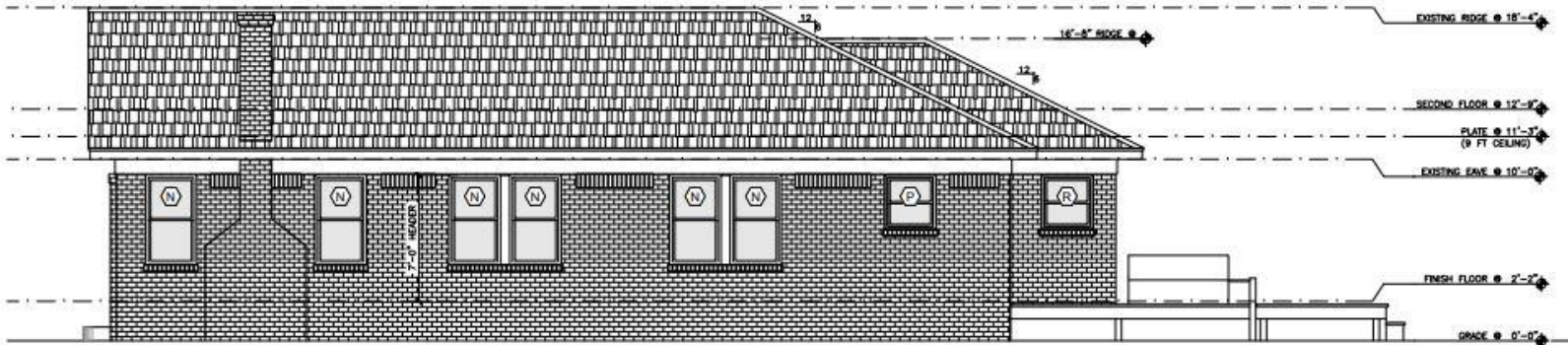
Proposed East Elevation (Left Side)



Photograph of East Elevation

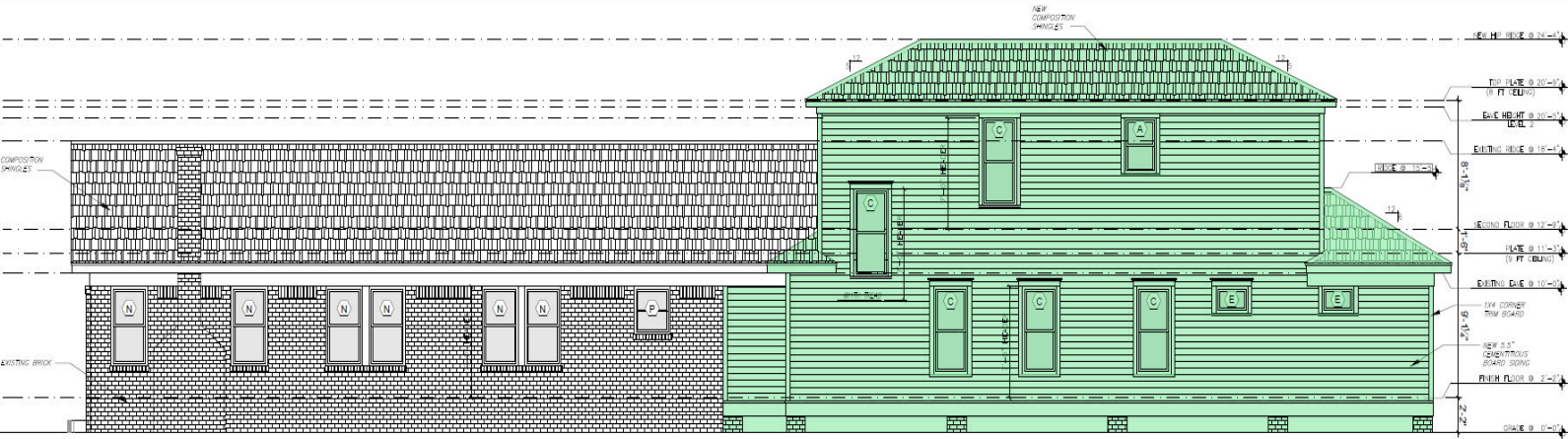


Existing West Elevation (Right Side)



RIGHT ELEVATION
Scale: 1/4" = 1' - 0"

Proposed West Elevation (Right Side)



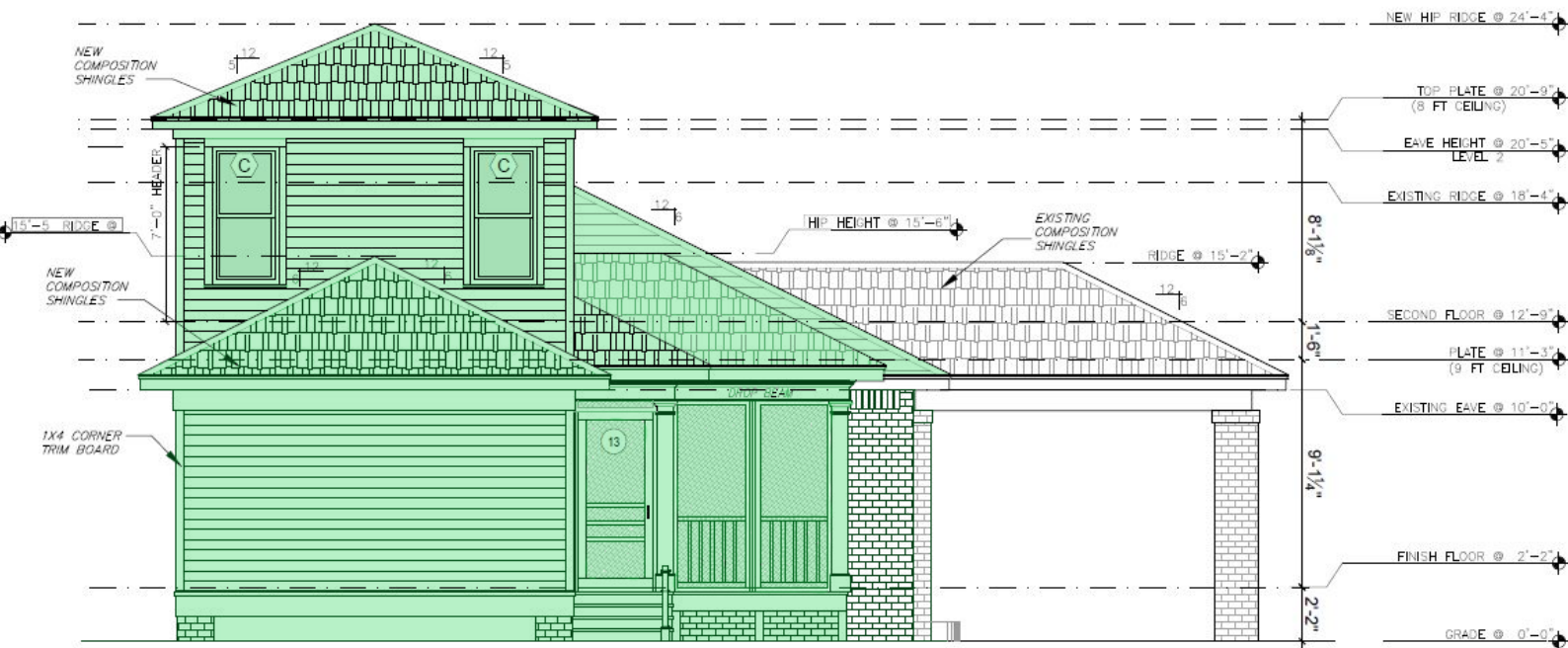
Photograph of West Elevation



Existing South Elevation (Rear)



Proposed South Elevation (Rear)



Photograph of South Elevation

