

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 28, 2022

**Applicant:** Eliseo Pita agent for, Asif Mahmood, owner

**Property:** 2506 Rosedale Street, Tracts 6 & 7A, Block 15, Riverside Terrace Sec. 1 Neighborhood Subdivision. The property includes a historic 2,292 square foot, two-story masonry single-family residence situated on a 8,775 square foot (65' x 135') interior lot.

**Significance:** Contributing Federal Style residence, constructed circa 1945, located in the Proposed First Riverside Terrace Historic District. Any building, structure, object, or site in an area proposed for designation as an historic district shall be subject to the requirements of division 4 – Certificates of Appropriateness.

**Proposal:** Alteration – Rear Addition

- Two-story rear addition measuring 11'x16' 10" (370 sq. ft)
- East side setback at 9' matching existing structures side setback
- Ridge height at 25' 4"; existing structure's ridge height at 31' 6"
- Proposed eave height at 22' 6" matching existing structure's
- 3:12 roof pitch with composition shingles
- Smooth cementitious siding
- Single-hung, inset & recessed, 1-over-1 windows

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> Approval</p> <p><b>HAHC Action:</b> -</p>
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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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.

Map



**Inventory Photo**



**Current Photo Provided By Applicant**



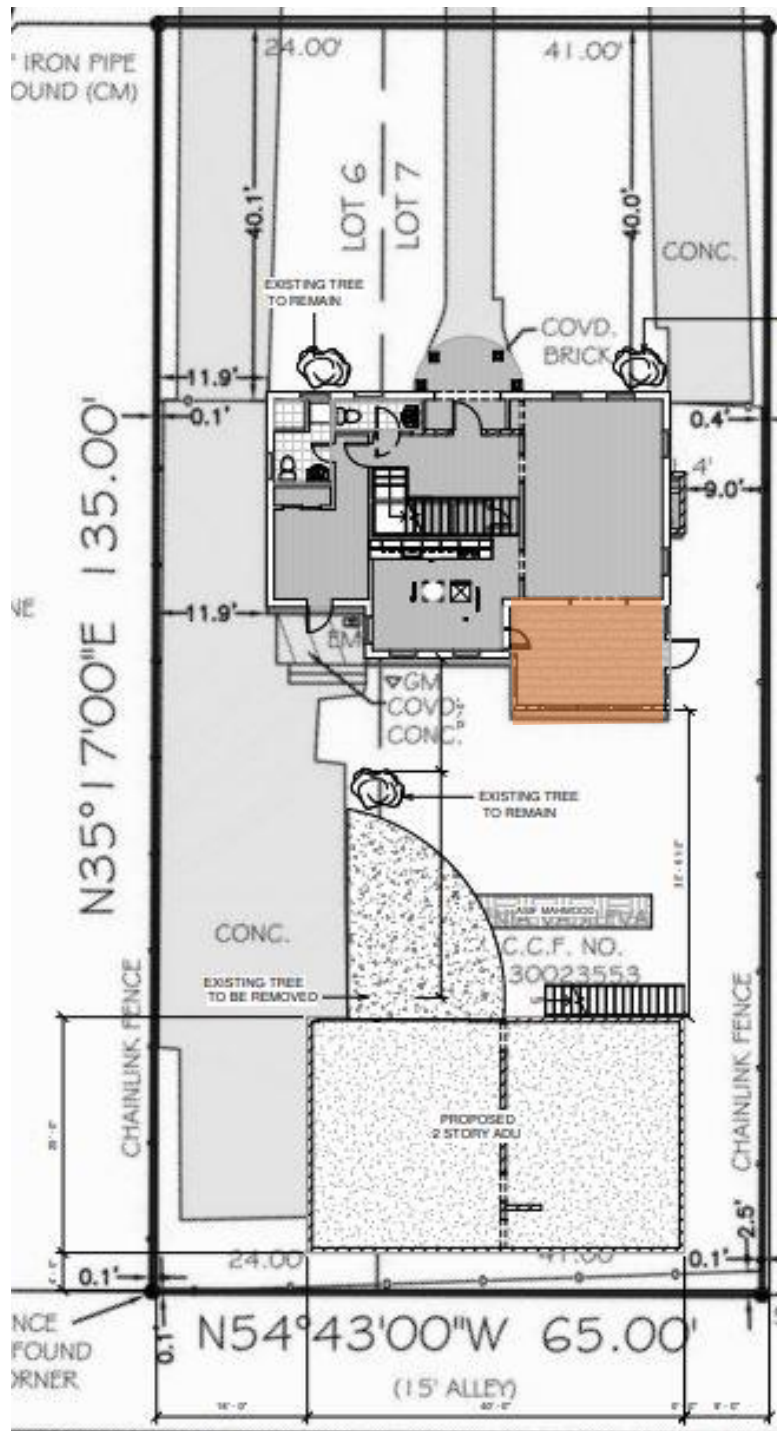
**Current Photos Provided By Applicant**



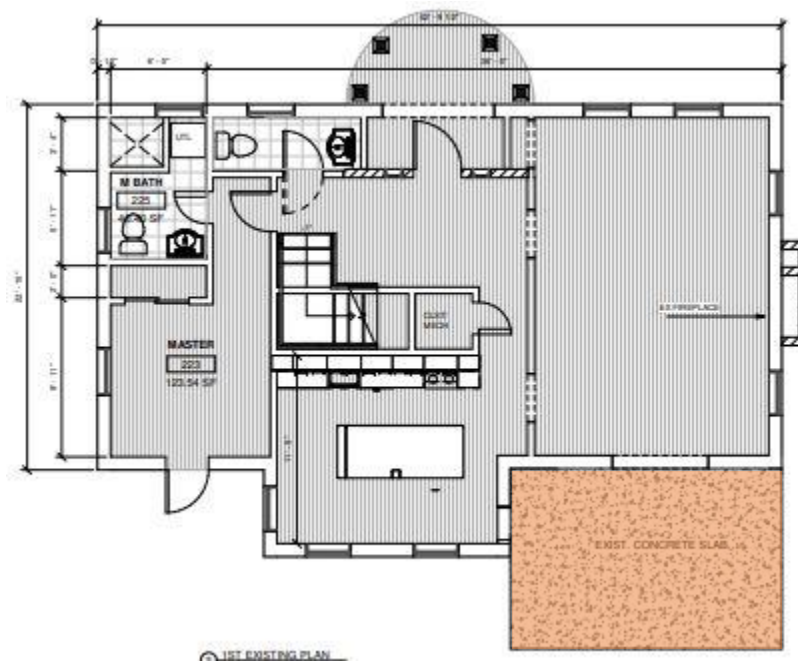
**Current Photos Provided By Applicant**



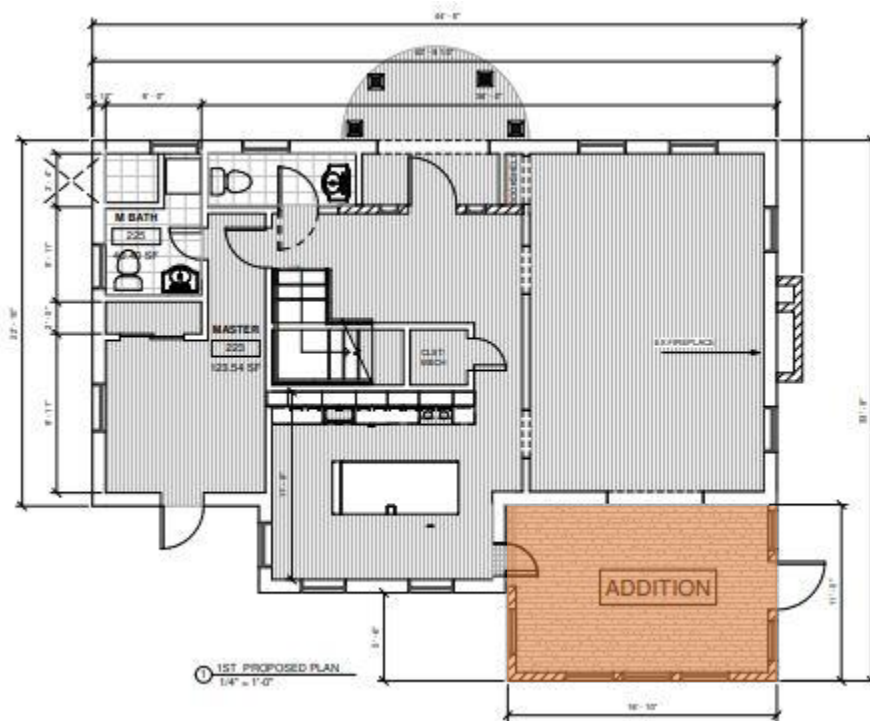
Site Plan



Existing First Floor Plan

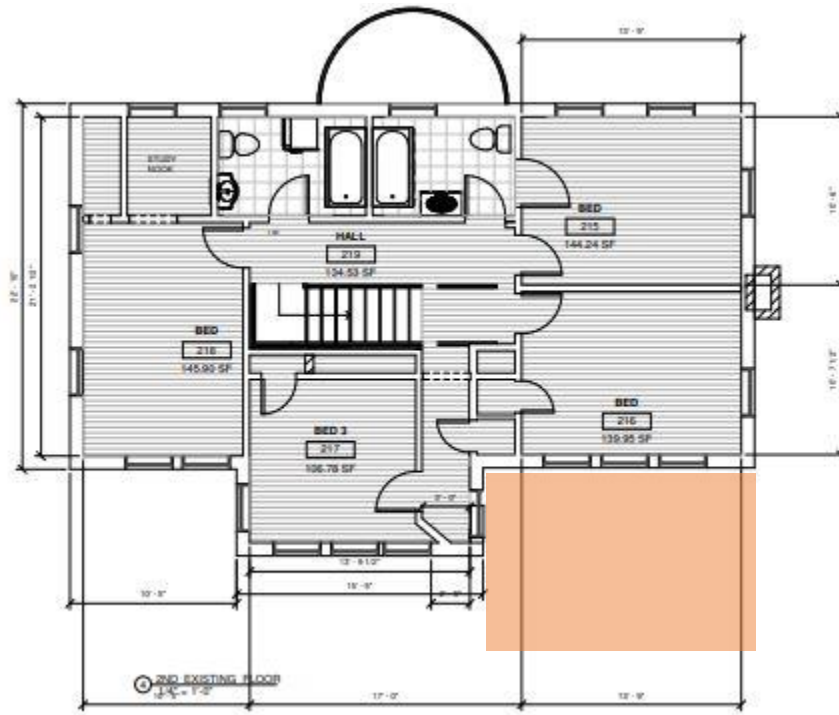


Proposed First Floor Plan

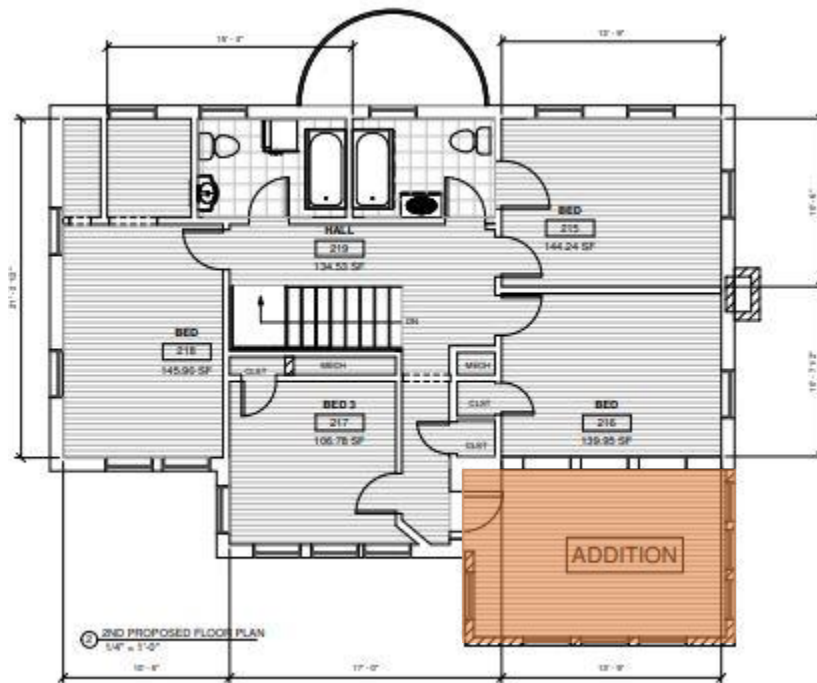




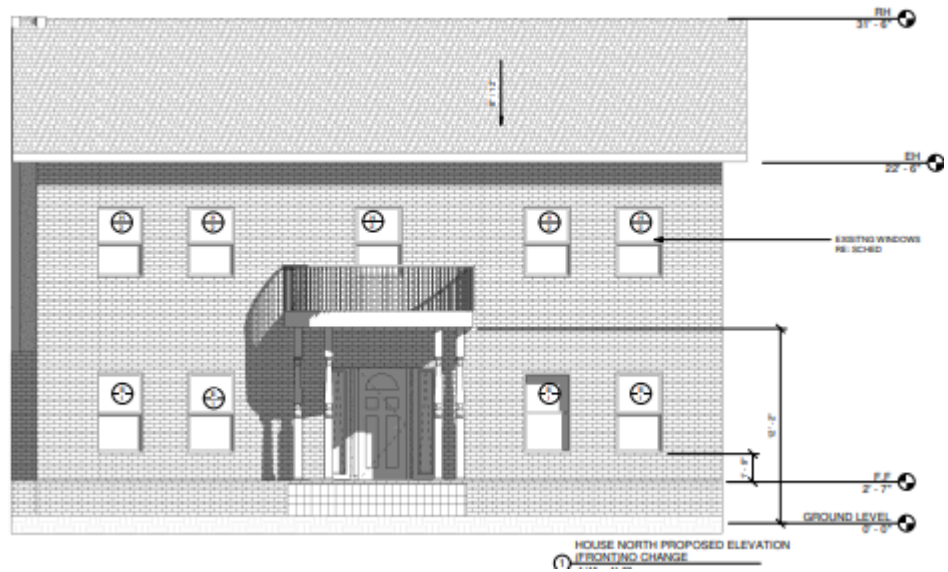
Existing Second Floor Plan



Proposed Second Floor Plan



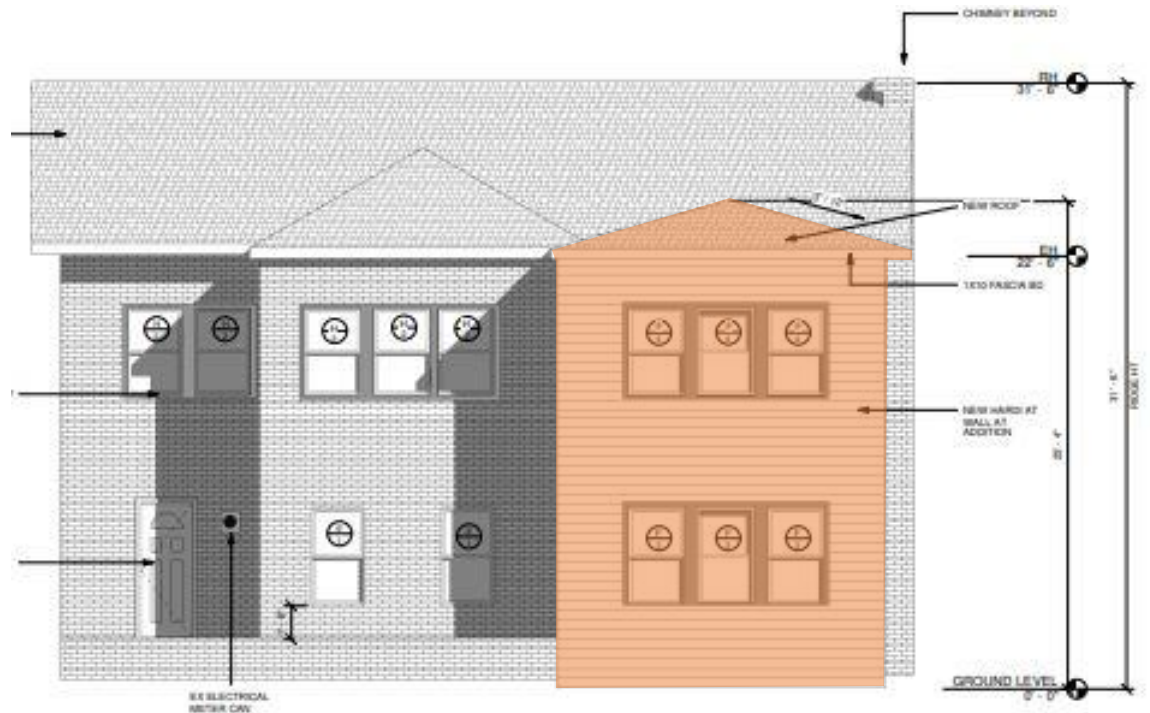
Existing Front Elevation



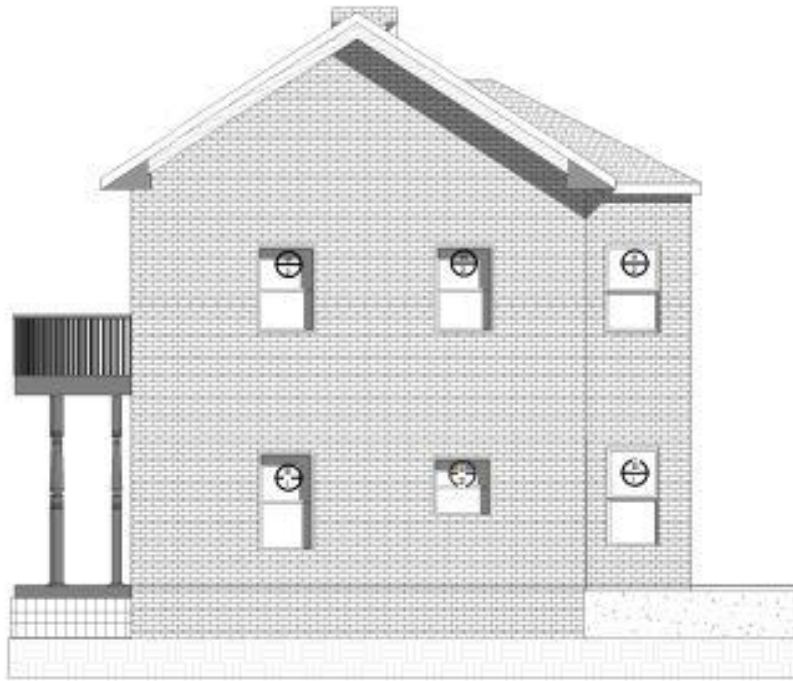
Existing Rear Elevation



Proposed Rear Elevation



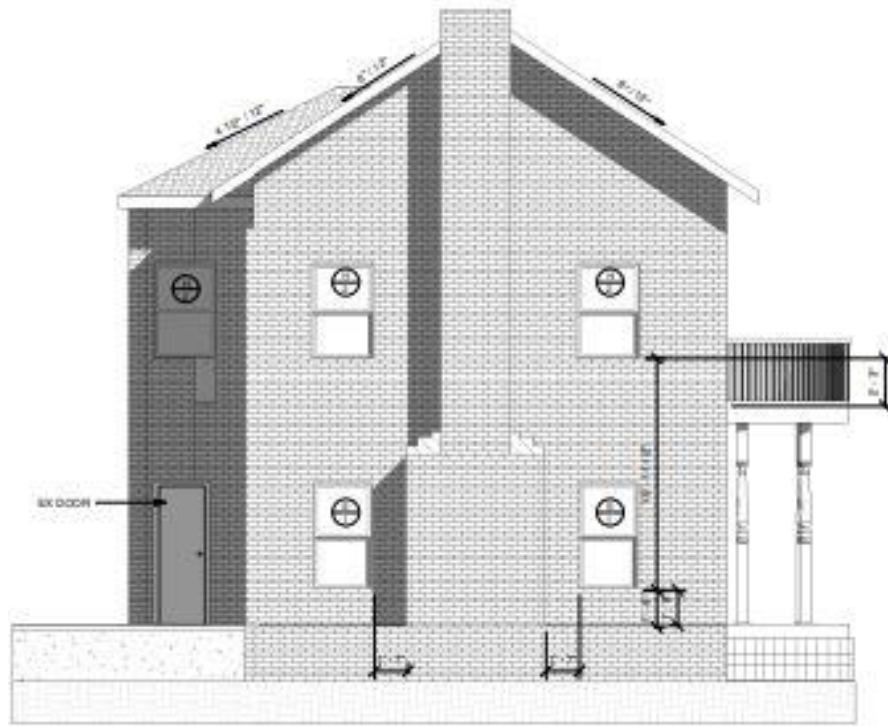
**Existing West Elevation**



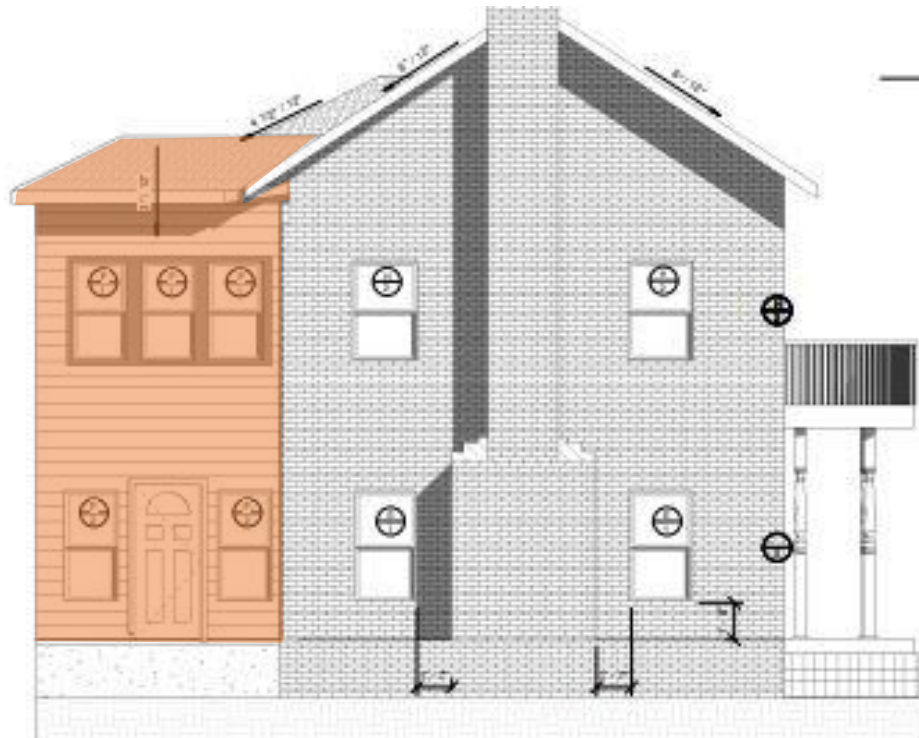
**Proposed West Elevation**



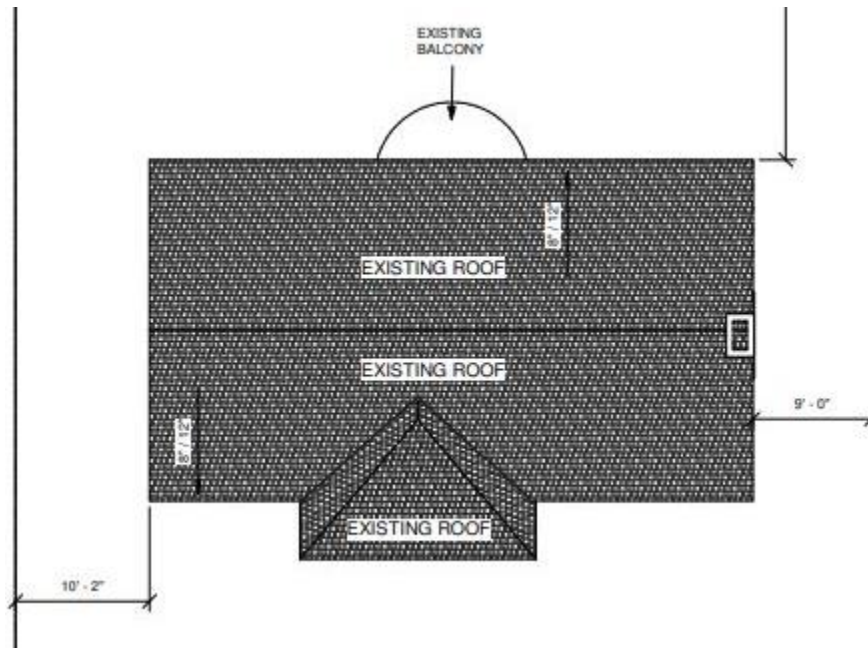
Existing East Elevation



Proposed East Elevation



### Existing Roof Plan



### Proposed Roof Plan

