

**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:** New Construction – Garage and Garage Apt

- Garage and storage area measures 25'x40' (1000 sq. ft.)
- Garage Apt measures 25'x40' (1000 sq. ft.) with a balcony
- 9' East side setback; 16' West side setback; 4' rear setback
- Ridge height at 28' with a 5:12 roof pitch and composition shingles
- Smooth cementitious siding
- Single-hung, inset & recessed, 1-over-1 vinyl windows

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA S - satisfies D - does not satisfy NA - not applicable

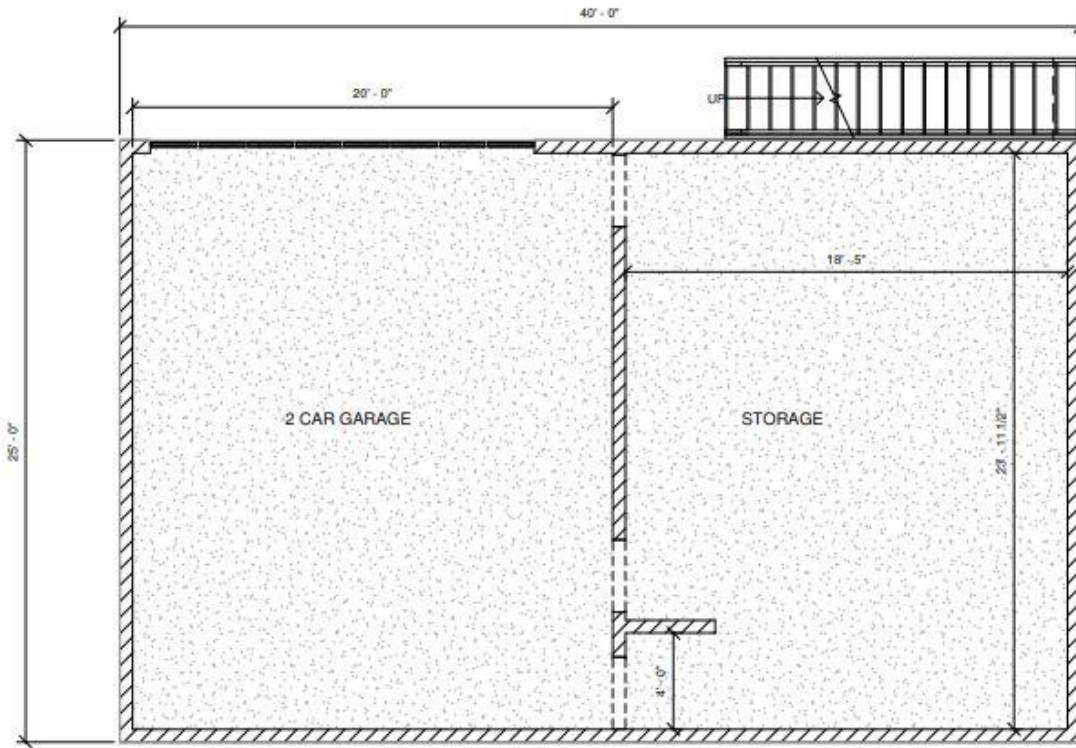
- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

Map

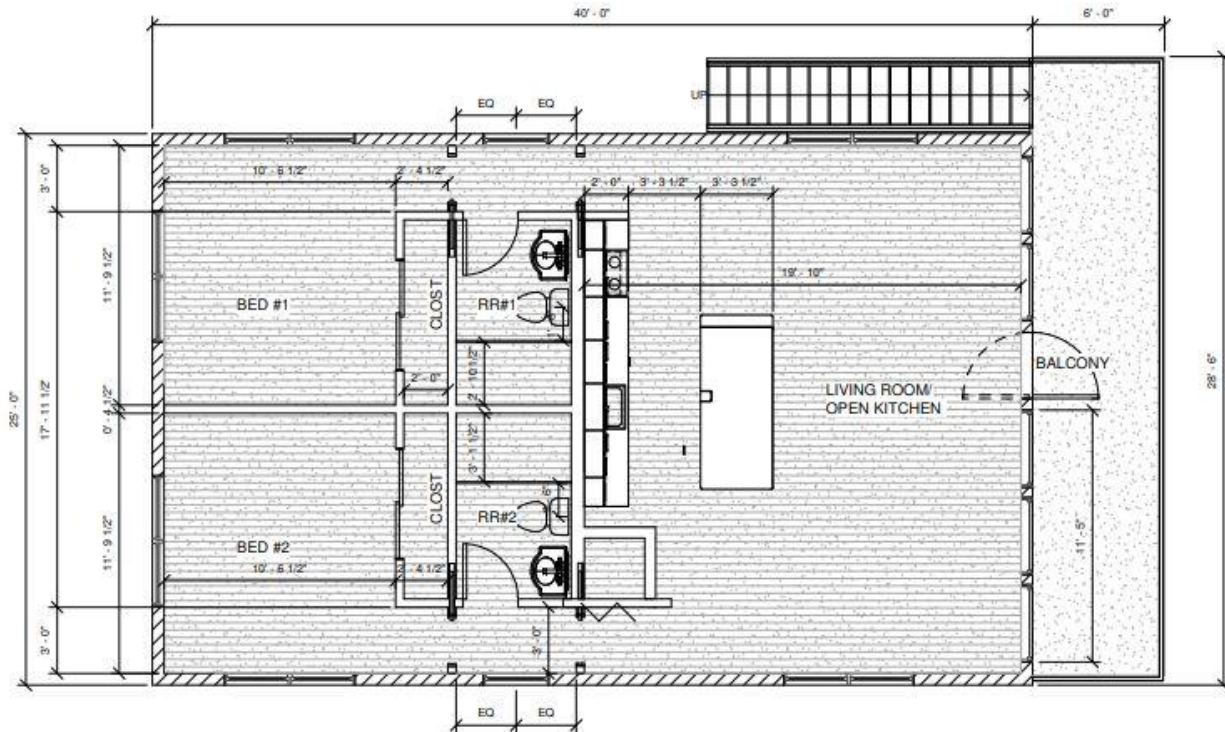




Proposed First Floor Plan



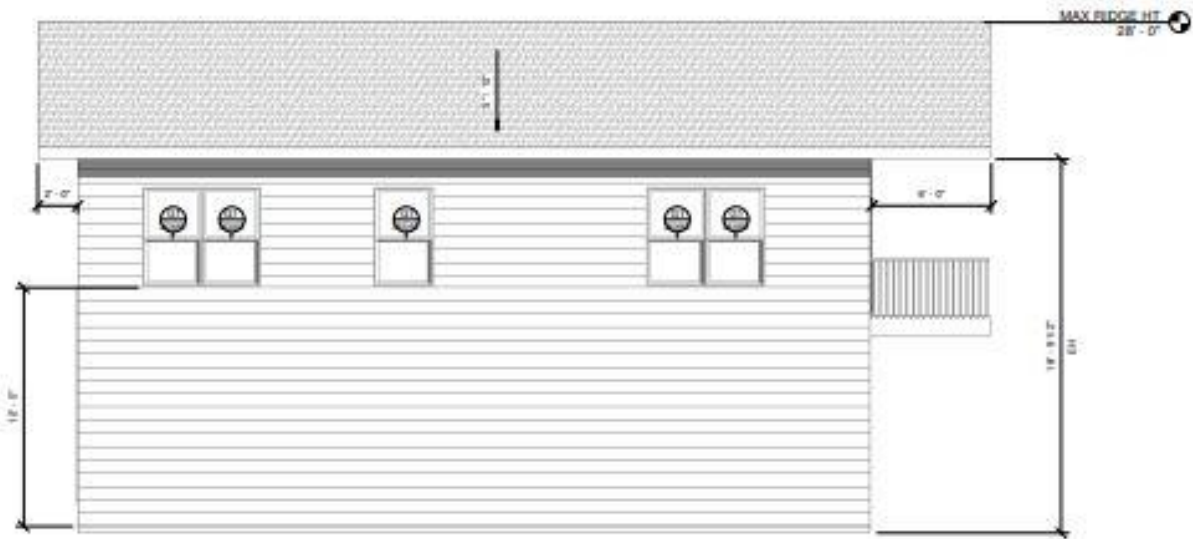
Proposed Second Floor Plan



**Proposed Front Elevation**



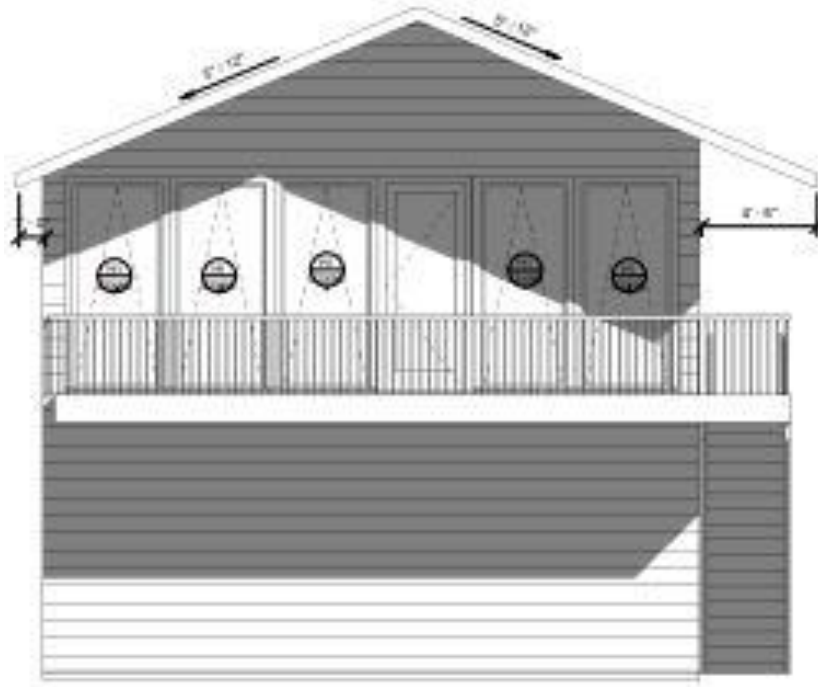
**Proposed Rear Elevation**



Proposed West Elevation



Proposed East Elevation



Proposed Roof Plan

