

CERTIFICATE OF APPROPRIATENESS

Application Date: June 21, 2024

Applicant: Sam Gianukos, agent for Brad Robbins, owner

Property: 525 Woodland Street, Lot 10 & TR 11A, Block 21, Woodland Heights Subdivision. The property includes a historic 1,866 square foot, two-story wood frame single-family residence and an existing garage situated on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition: The applicant proposes to construct a 1,557 square foot addition. Consisting of 288 square feet on the first floor and 1,269 square feet on the second floor, along with the garage consisting of a 528 square feet.

- The plan includes the addition of 288 square feet of living space on the ground floor and 1,269 square feet on the upper floor.
- Proposing a garage with an area of 528 square feet.
- The original roof slope of the house is 7/12, which we aim to preserve in the new construction. The current eave height is 19'-10", and we suggest increasing it to 22'-10".
- The existing height of the roof's peak ridge is 25'-0", and we propose to raise it to 30'-7".
- The current ceiling height on the ground floor is 10'4", and we plan to maintain this height in the new addition.
- The current vaulted ceiling height on the upper floor is 8'10", with 5'11" plate height. We propose to keep the 8'-0" ceiling height for the new addition on the upper floor. The garage's ceiling height will be 9'0".
- 5" reveal wood siding, which will be matched by 5" reveal fiber cement siding on the new addition.

****REPORT IS A DRAFT THAT IS SUBJECT TO CHANGE****

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



CONTEXT AREA



615 Woodland – Contributing – 1920 (neighbor)



623 Woodland – Contributing – 1930 (neighbor)



611 Woodland – Contributing – 1915



629 Woodland – Contributing – 1909

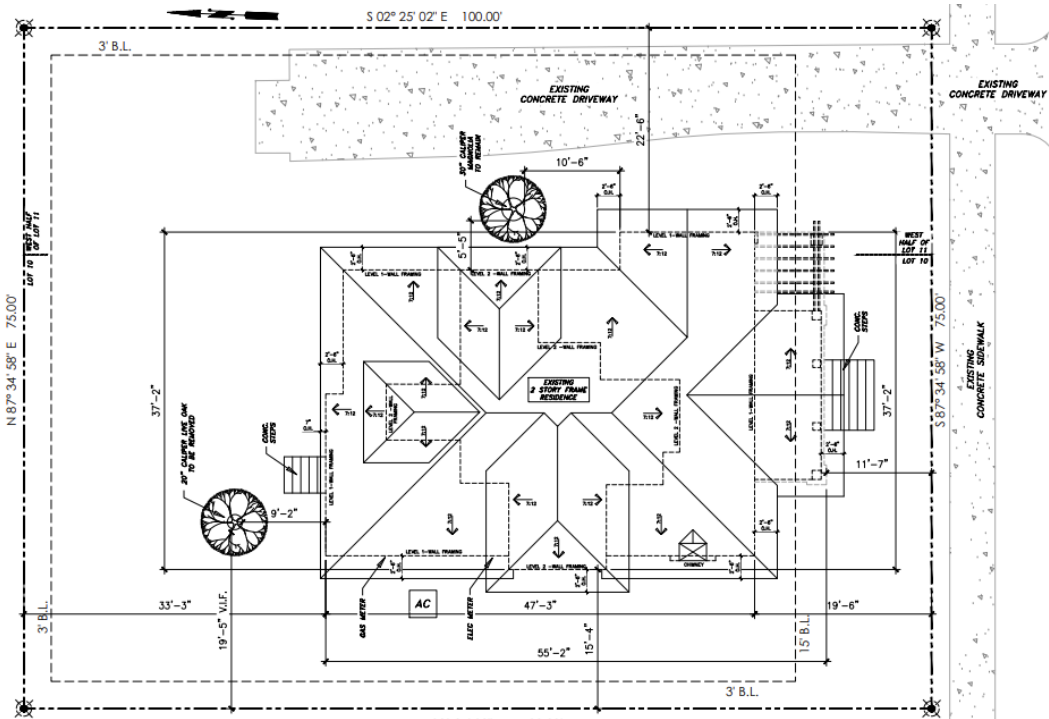


619 Woodland – Contributing – 1915

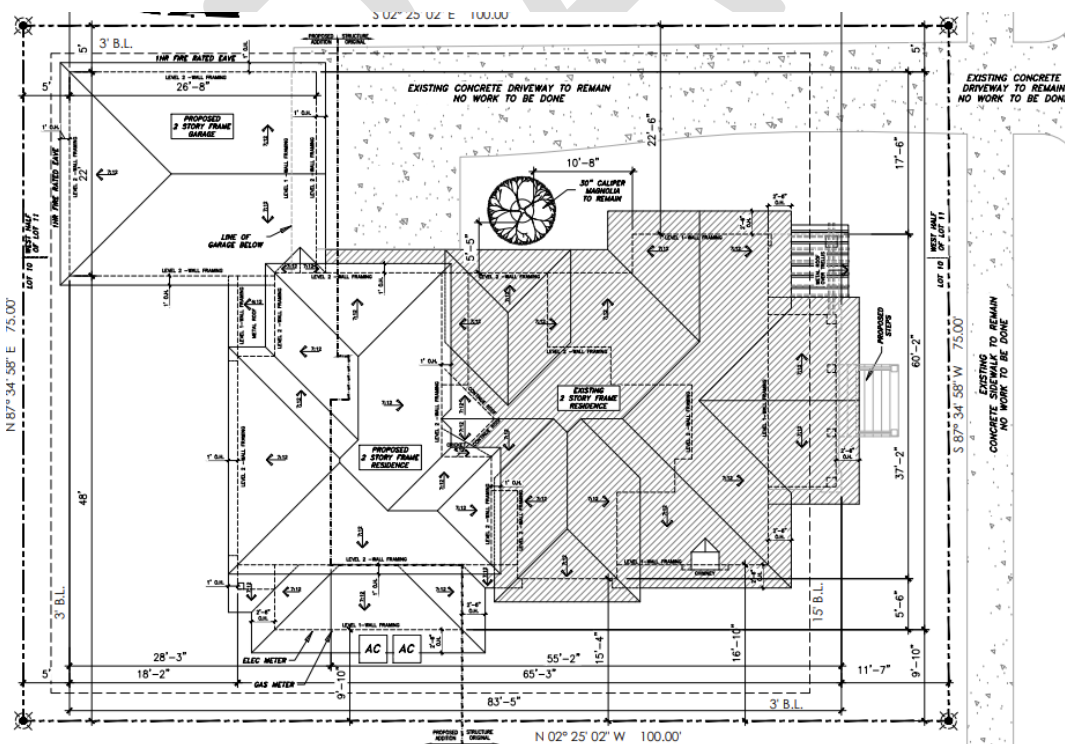


620 Woodland – Contributing – 1915

SITE PLAN EXISTING

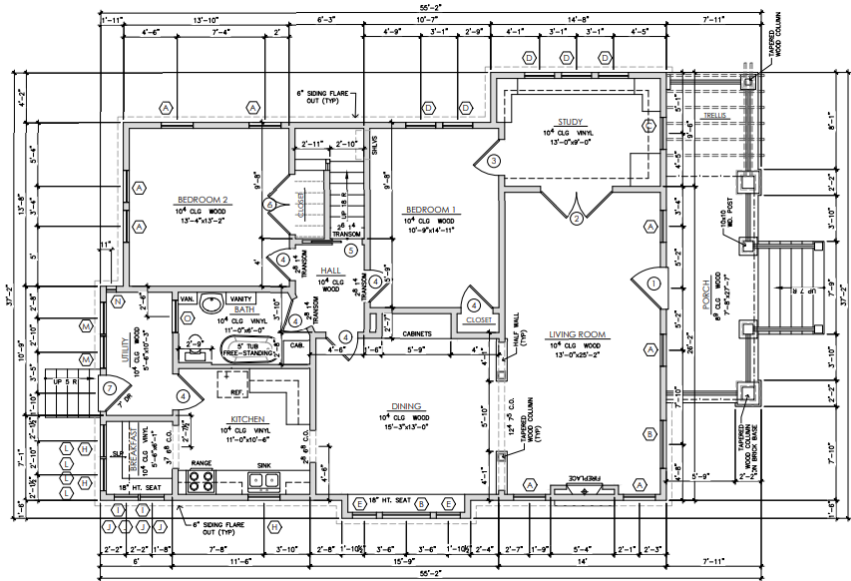


PROPOSED



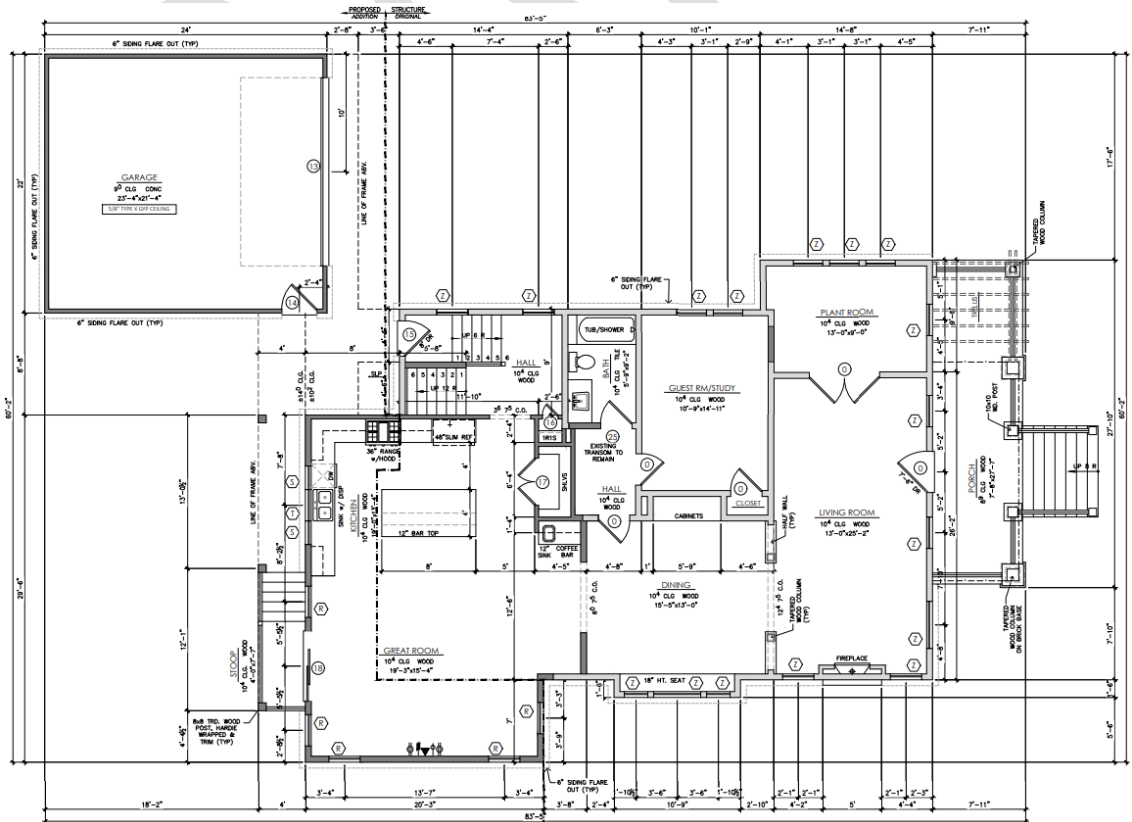
FIRST FLOOR PLAN

EXISTING



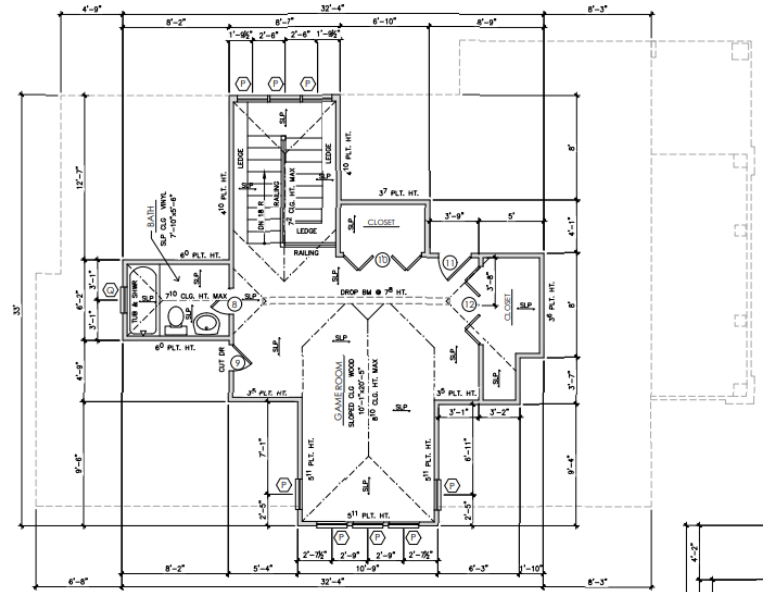
FIRST FLOOR PLAN

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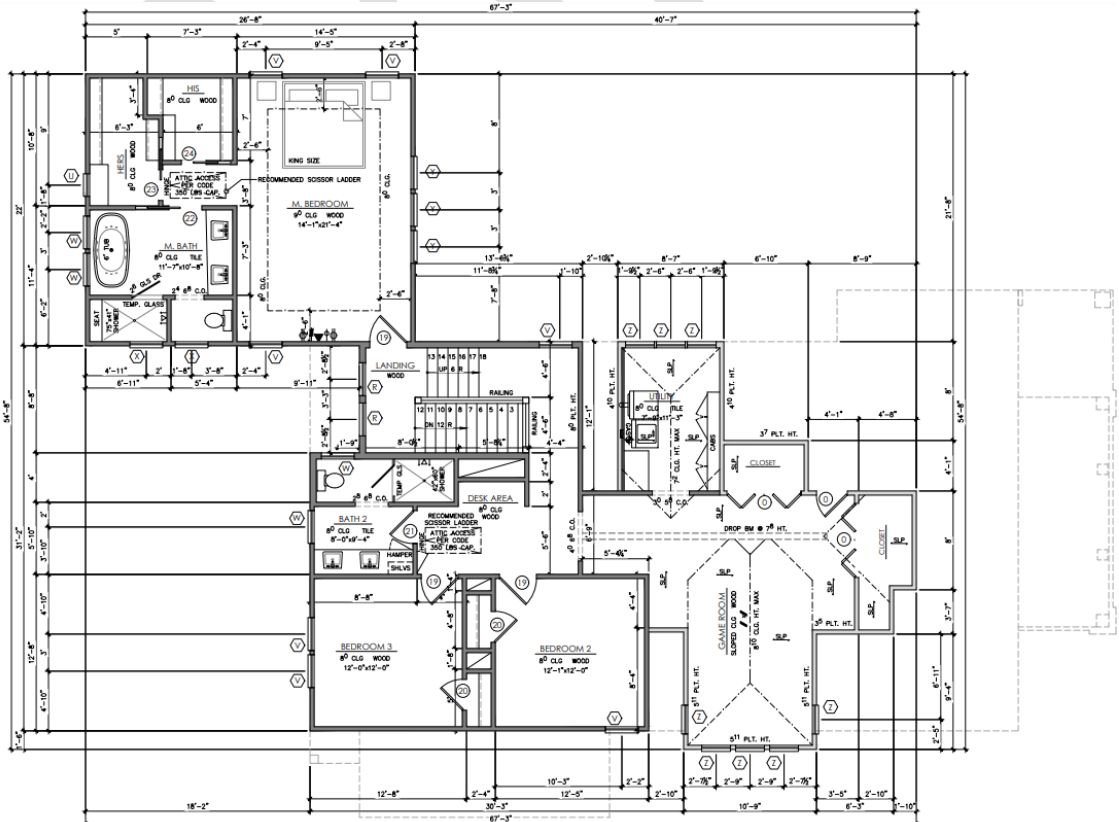
SECOND FLOOR PLAN

EXISTING



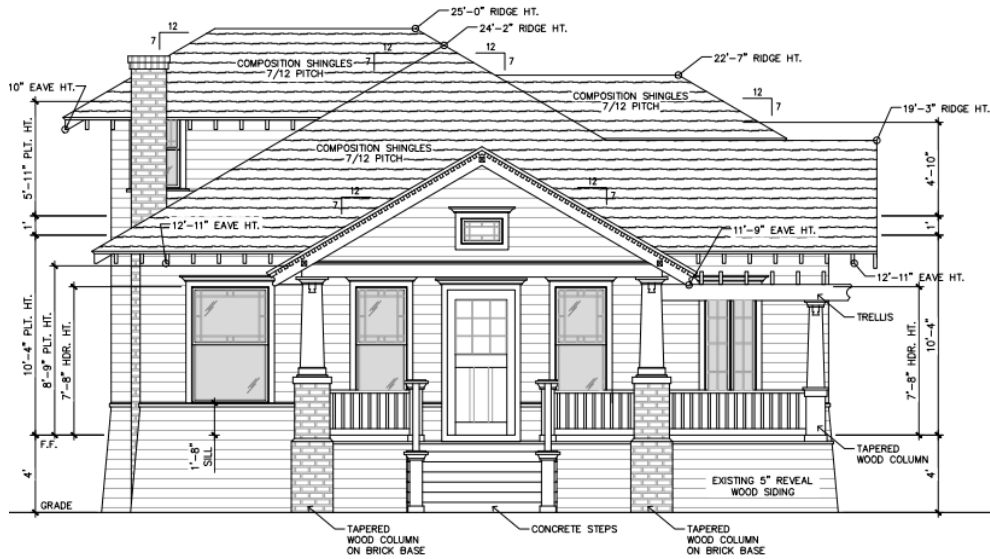
SECOND FLOOR PLAN

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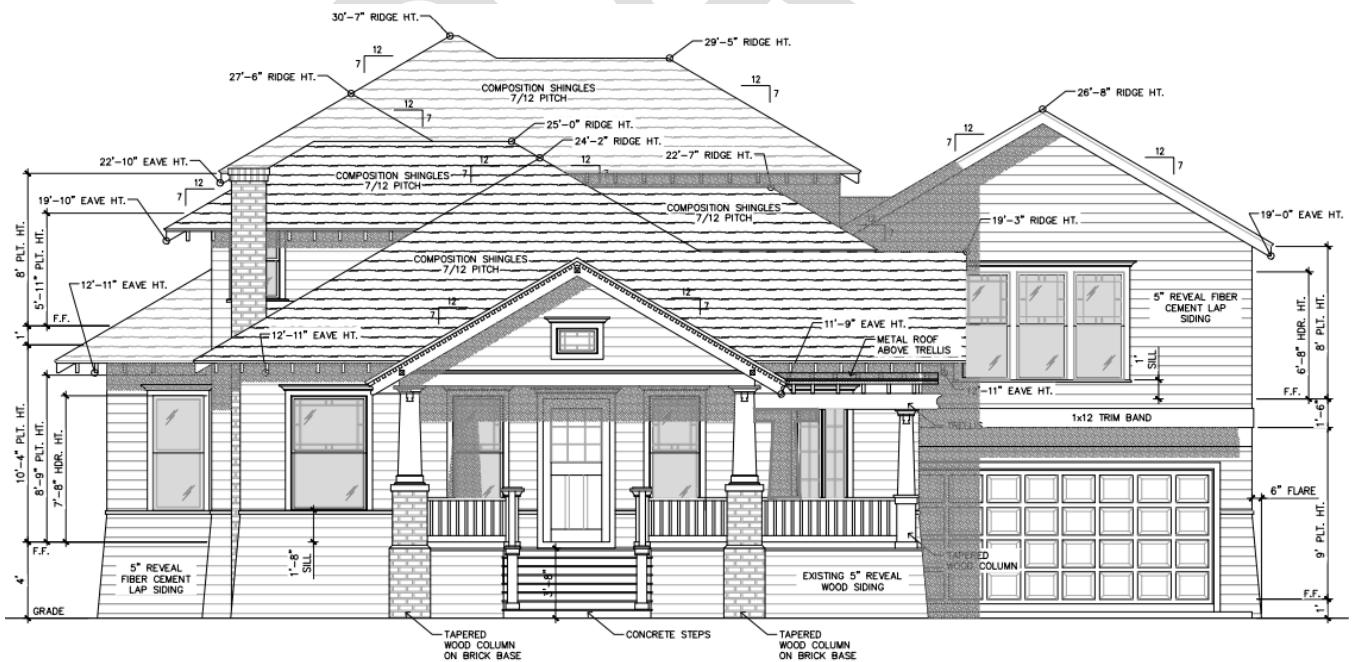
FRONT ELEVATION

EXISTING



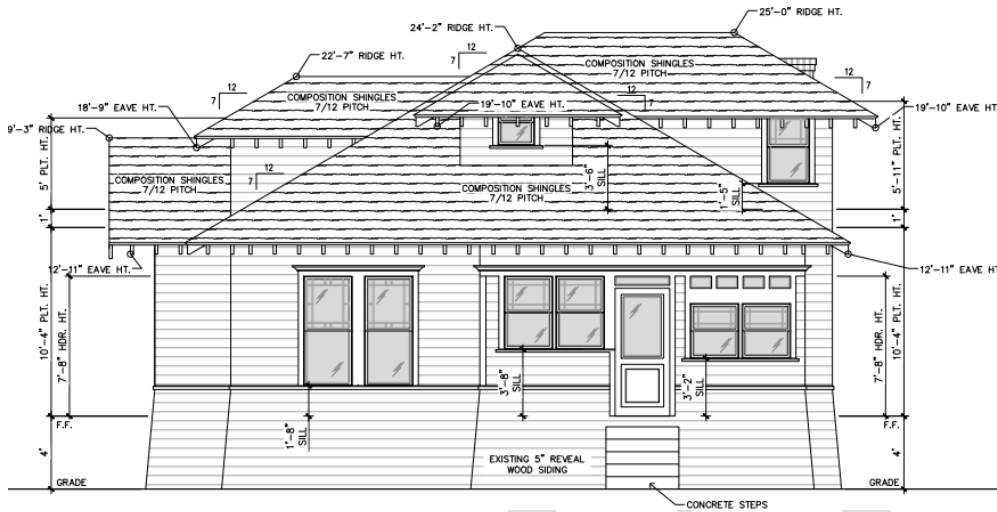
FRONT ELEVATION

PROPOSED

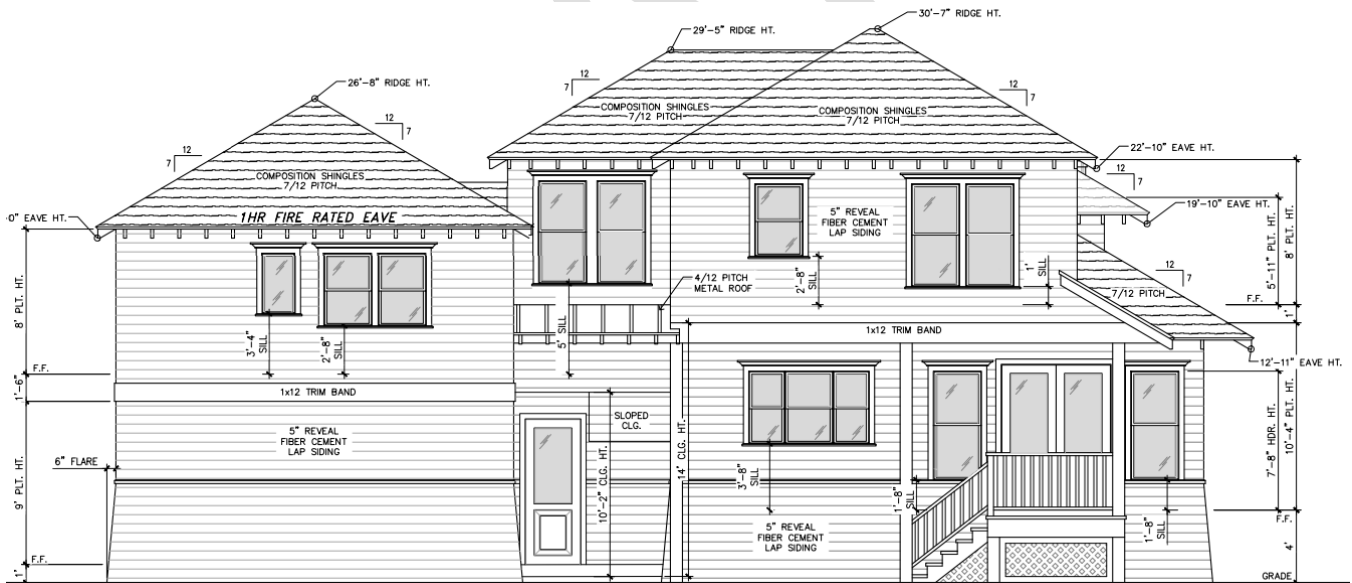


SOUTH (REAR) ELEVATION

EXISTING

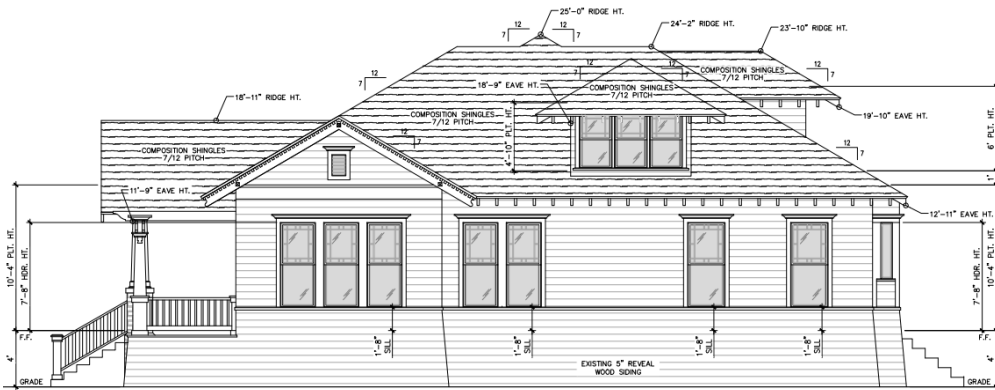


REAR ELEVATION PROPOSED



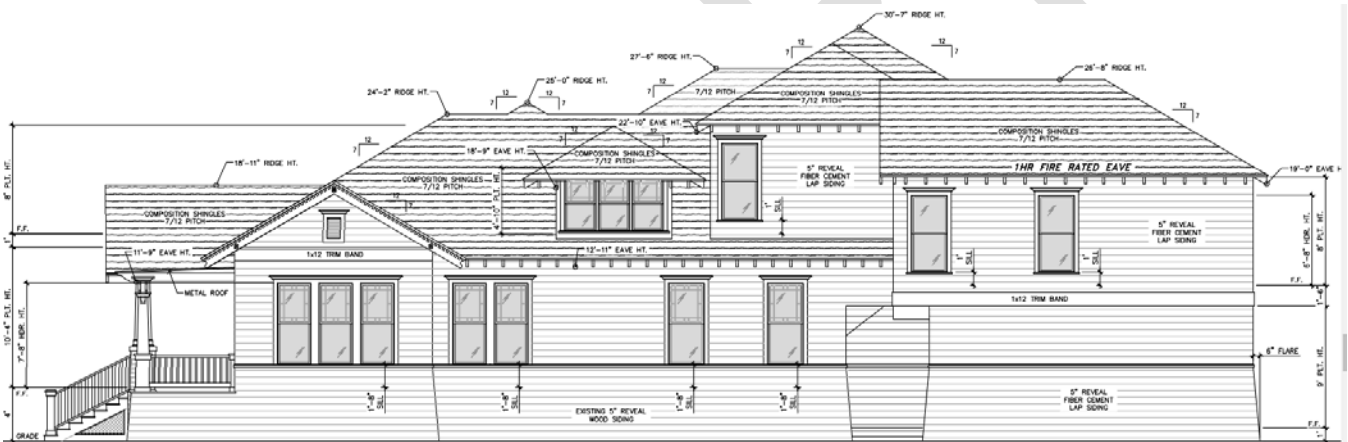
RIGHT SIDE ELEVATION

EXISTING



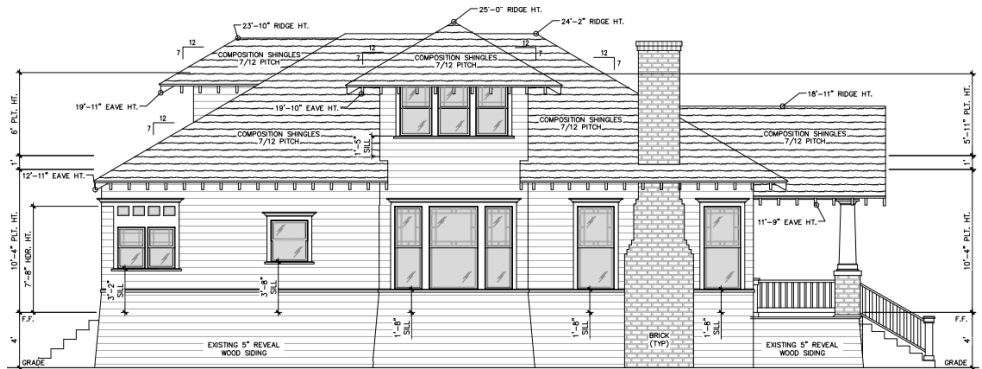
RIGHT SIDE ELEVATION

PROPOSED



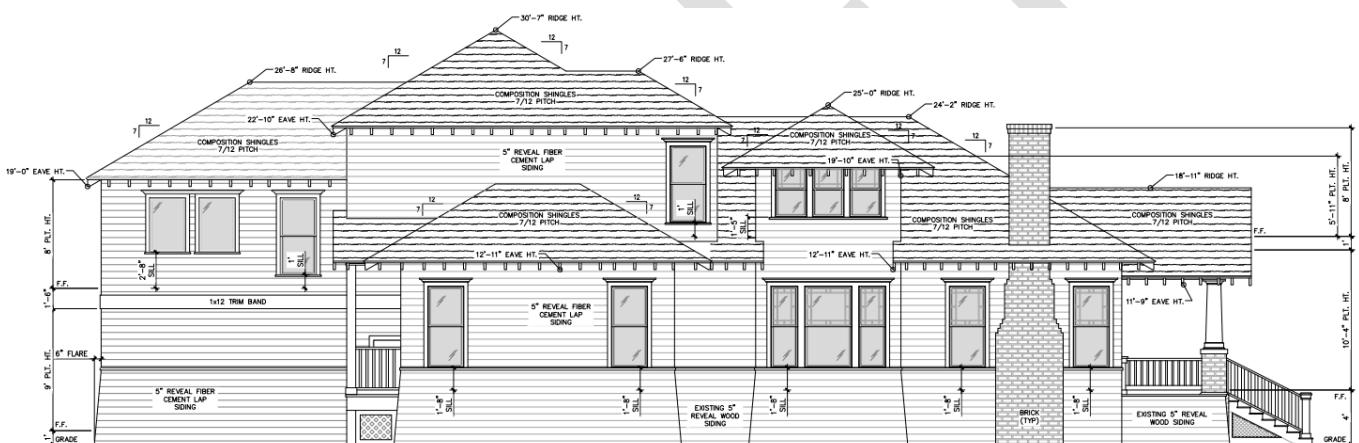
LEFT SIDE ELEVATION

EXISTING



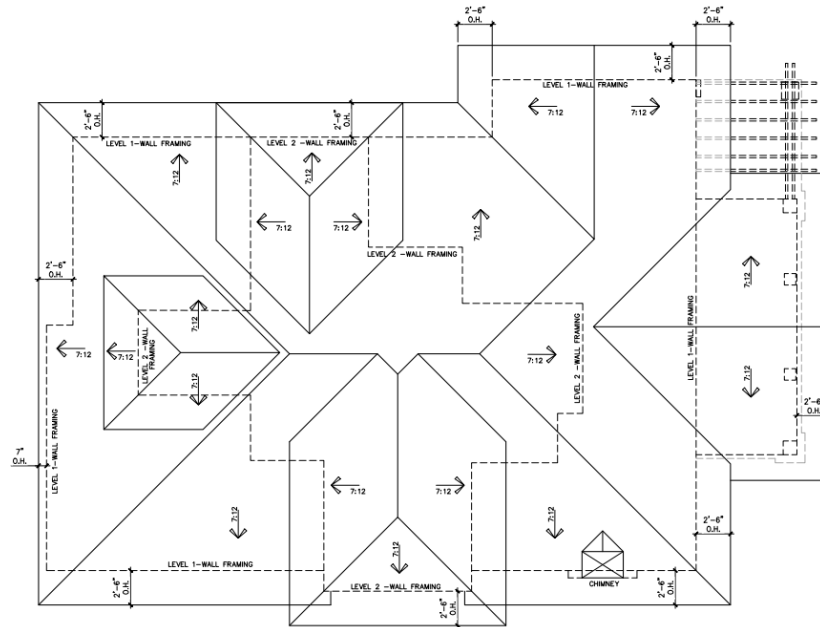
LEFT SIDE ELEVATION

PROPOSED

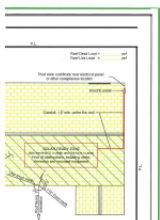
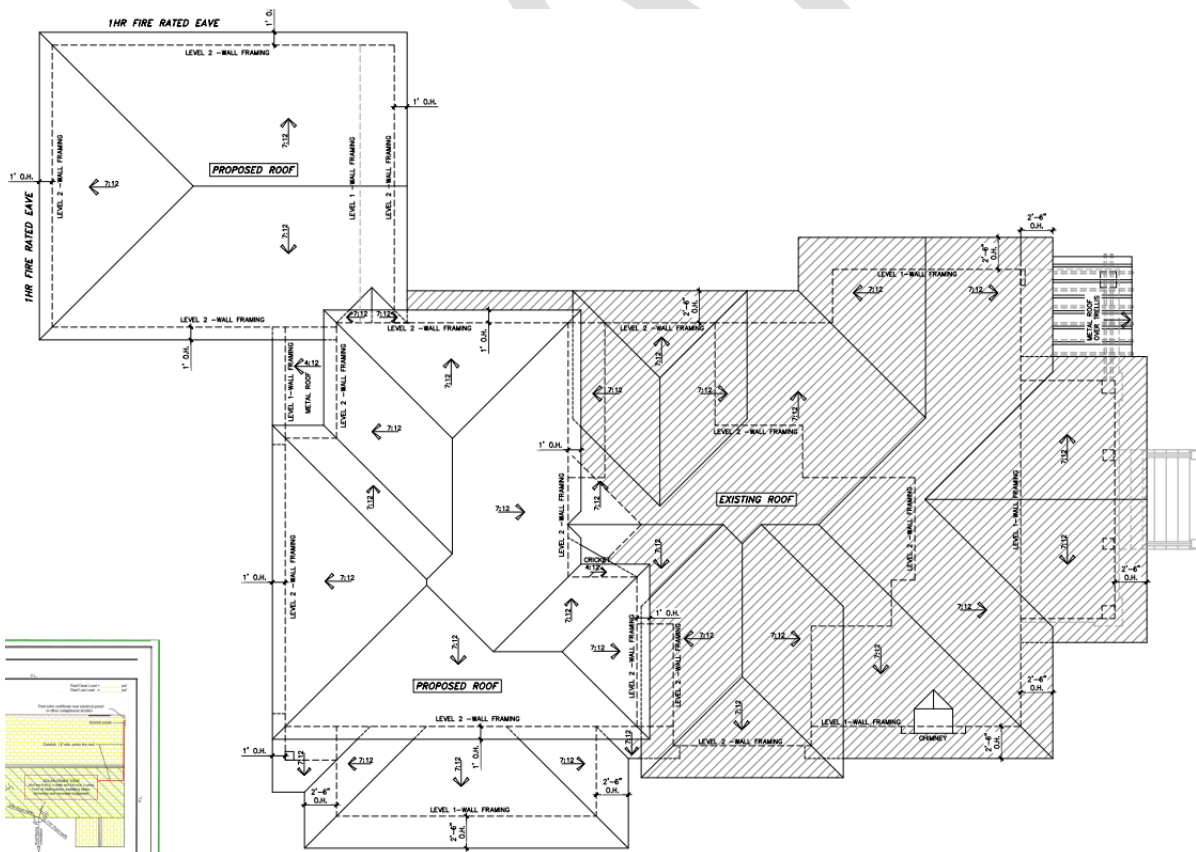




ROOF PLAN EXISTING



PROPOSED



PROPOSED IMPERVIOUS AREA PERCENTAGE	
HOUSE / PORCH/ PATIO / GARAGE	2,774 SQ. FT.
DRIVEWAY / SIDEWALK	813 SQ. FT.
TOTAL OF IMPERVIOUS COVER	3587 SQ. FT.
LOT AREA	7,500 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	47.83%

X PROPOSED DOOR SCHEDULE				
ITEM	COUNT	SIZE	TYPE	DESCRIPTION
0	8	-	-	EXISTING TO REMAIN
13	1	16'-0" x 7'-0"	GARAGE	OVERHEAD
14	1	3'-0" x 6'-8"	EXTERIOR	
15	1	3'-0" x 8'-0"	EXTERIOR	HALF LITE
16	1	1'-4" x 6'-8"	INTERIOR	
17	1	4'-0" x 6'-8"	INTERIOR	DOUBLE
18	1	6'-0" x 8'-0"	EXTERIOR	DBL., SLIDING, TEMP. GLS.
19	3	3'-0" x 6'-8"	INTERIOR	
20	2	2'-6" x 6'-8"	INTERIOR	
21	1	2'-8" x 4'-8"	INTERIOR	
22	1	2'-8" x 6'-8"	INTERIOR	POCKET
23	1	2'-6" x 6'-8"	INTERIOR	POCKET
24	1	2'-0" x 6'-8"	INTERIOR	POCKET
25	1	2'-6" x 6'-8"	INTERIOR	

X PROPOSED WINDOW SCHEDULE				
ITEM	COUNT	SIZE	TYPE	DESCRIPTION
R	7	2'-8" x 6'-0"	SINGLE HUNG	
S	2	2'-0" x 4'-0"	SINGLE HUNG	
T	1	2'-8" x 4'-0"	SINGLE HUNG	
U	1	2'-10" x 3'-4"	FIXED	
V	7	2'-8" x 5'-8"	SINGLE HUNG	BOTTOM SASH TEMPERED
W	4	2'-8" x 4'-0"	SINGLE HUNG	TEMPERED
Z	24			EXISTING, TO REMAIN
X	2	2'-8" x 4'-0"	FIXED	TEMPERED
Y	3	2'-8" x 5'-8"	SINGLE HUNG	TEMPERED, DIVIDE LITE