

CERTIFICATE OF APPROPRIATENESS

Application Date: May 20, 2024

Applicant: Nick Eronko, agent for Max van Adrichem, owner

Property: 612 Woodland Street, Lot 4 & trac 5A, Block 27, Woodland Heights Subdivision. The property includes a historic 2,044 square foot, one-story wood frame single-family residence and an existing carport 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 rear two-story, XXXX square foot side addition and a 618 square foot second story addition to a one-story residence.

- Existing windows to remain. We are proposing adding 2 windows to the wrap around porch that are being reused from the front facade.
- The front porch tongue and groove pine flooring to be repaired as needed. And railings added back along with step railings. There are 4 steps and no existing railing.
- Add back the double doors from the interior dining room to the front porch.
- New eaves will be constructed in the same style as the existing eaves.
- The roof pitch of the 2nd story addition area matches the existing 6:12 roof pitch.
- The first floor addition and second floor addition begin at 100% set back of original structure. There is a delineation inset of 2' on the West sides identifying the addition and a corner on the East side.

See enclosed application materials and detailed project description on p. 6-23 for further details.

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



612 Woodland St

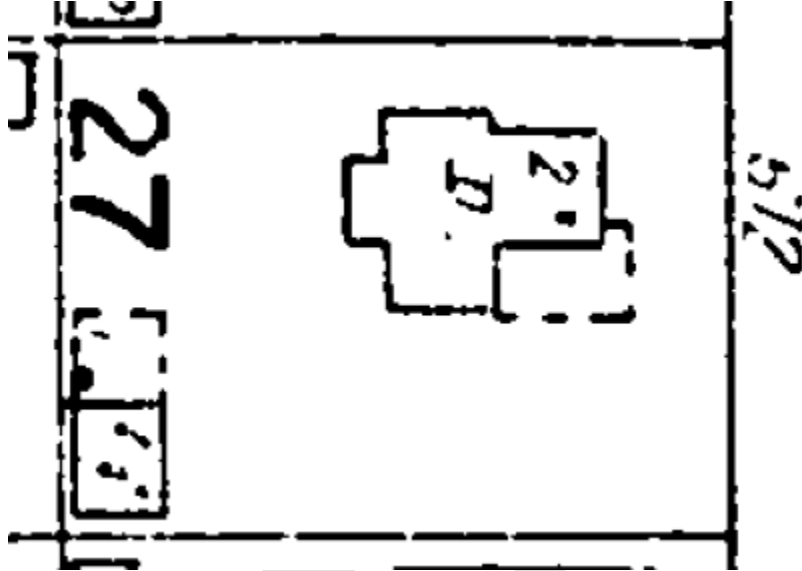
- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO



DR





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CONTEXT AREA



615 Woodland – Contributing – 1920 (neighbor)



623 Woodland – Contributing – 1930 (neighbor)



611 Woodland – Contributing – 1915



629 Woodland – Contributing – 1909



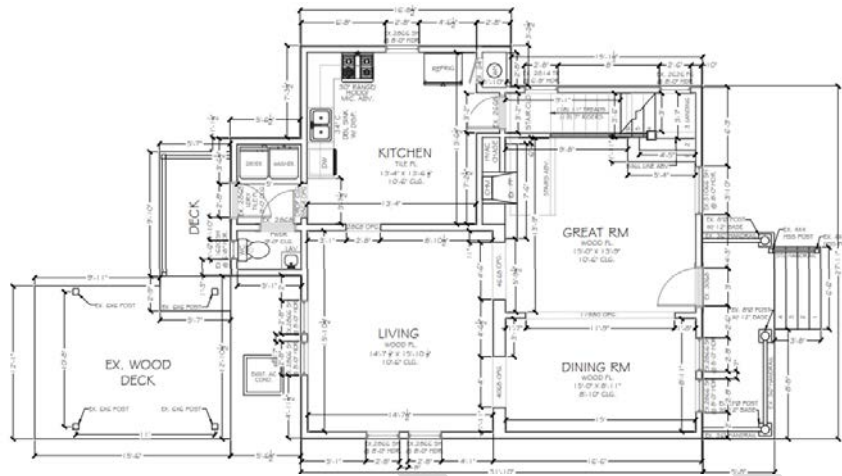
619 Woodland – Contributing – 1915



620 Woodland – Contributing – 1915

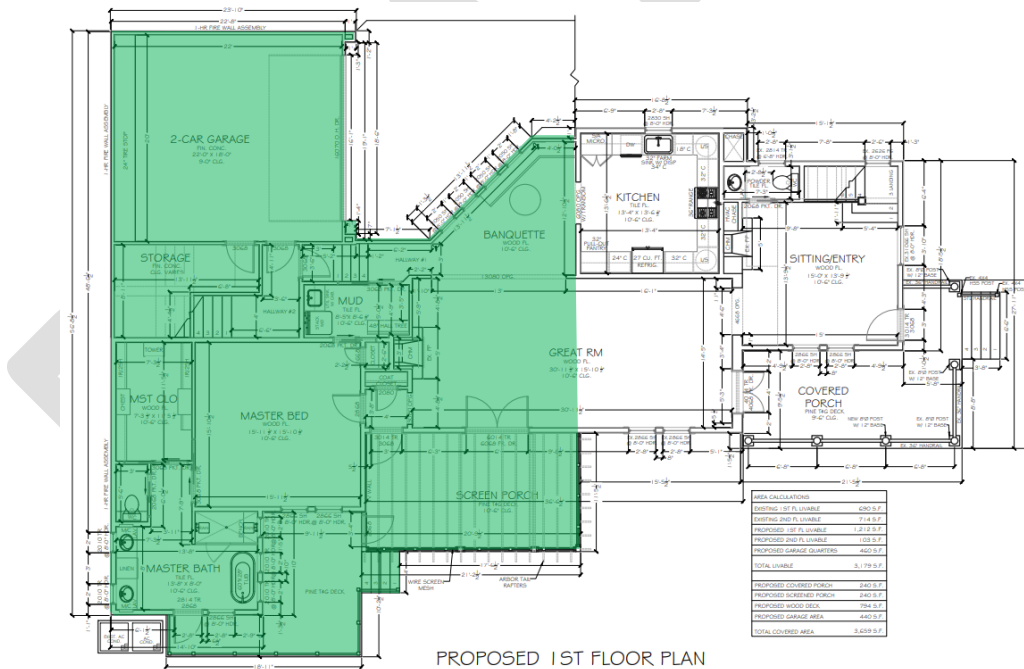
FIRST FLOOR PLAN

EXISTING



FIRST FLOOR PLAN

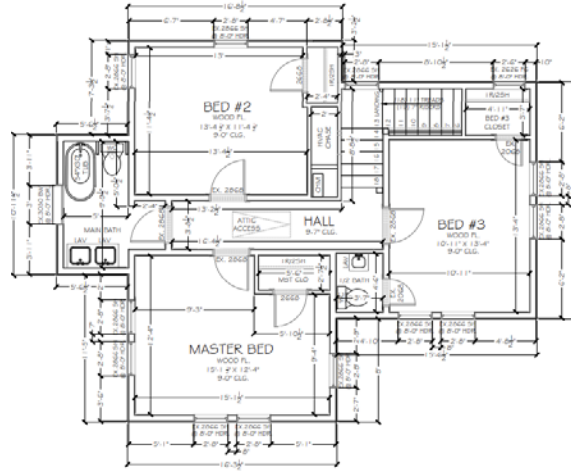
PROPOSED



PROPOSED 1ST FLOOR PLAN

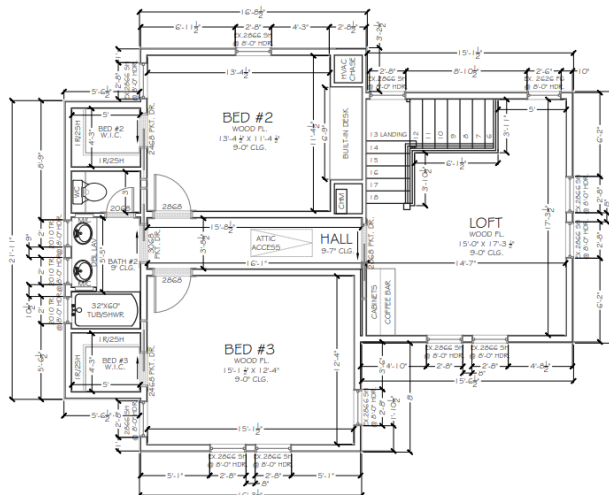
SECOND FLOOR PLAN

EXISTING



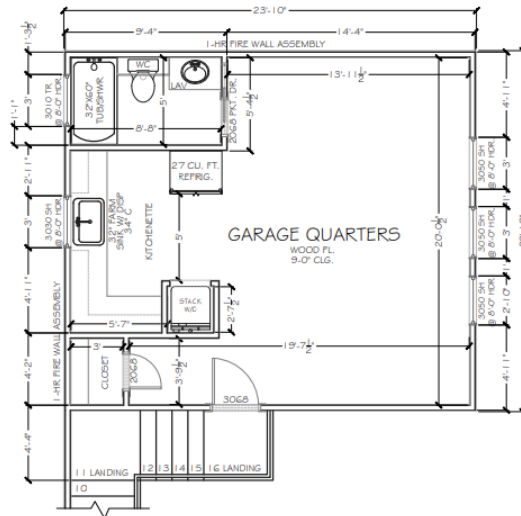
SECOND FLOOR PLAN

PROPOSED



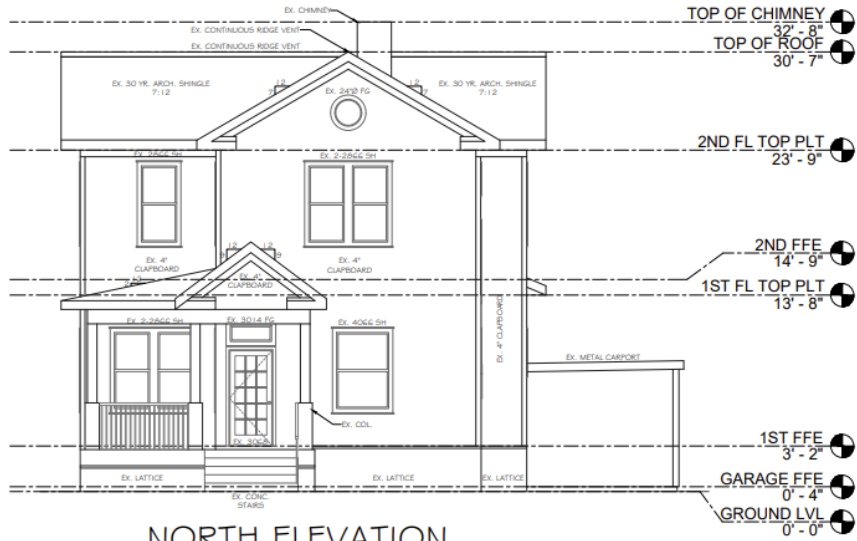
SECOND FLOOR PLAN (GARAGE)

PROPOSED



NORTH (FRONT) ELEVATION

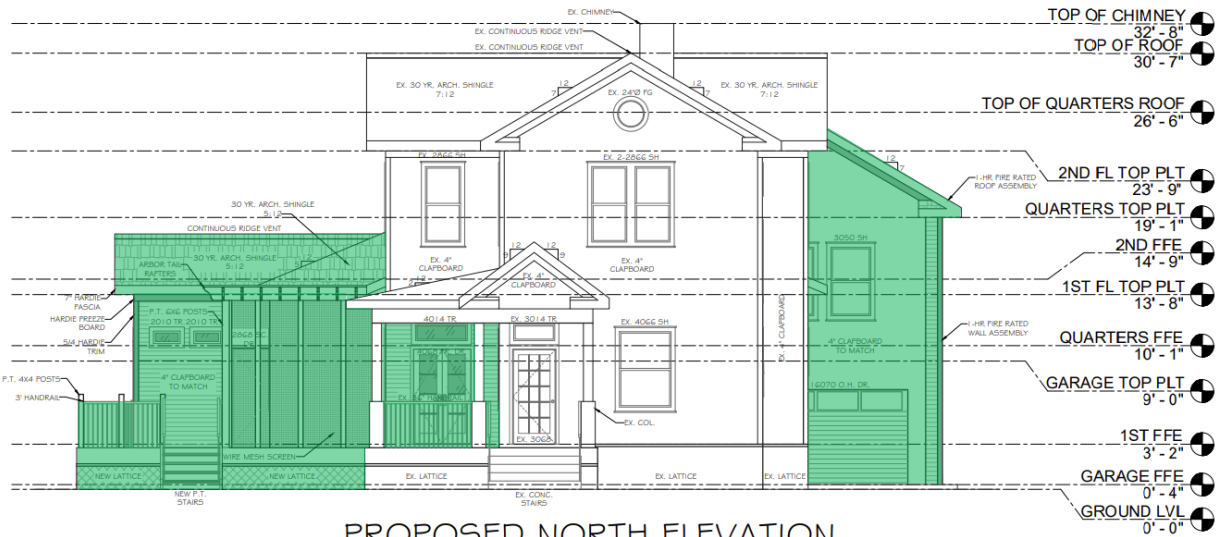
EXISTING



NORTH ELEVATION

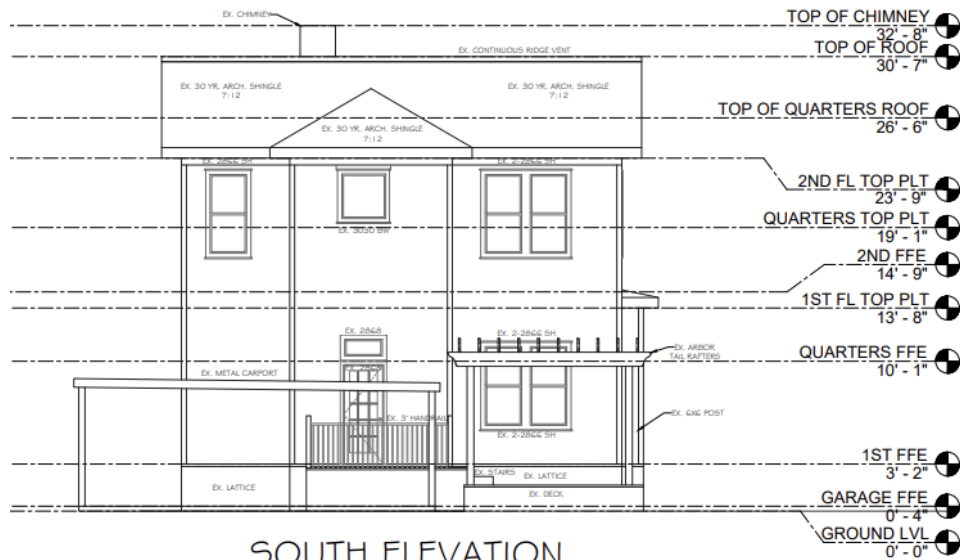
NORTH (FRONT) ELEVATION

PROPOSED



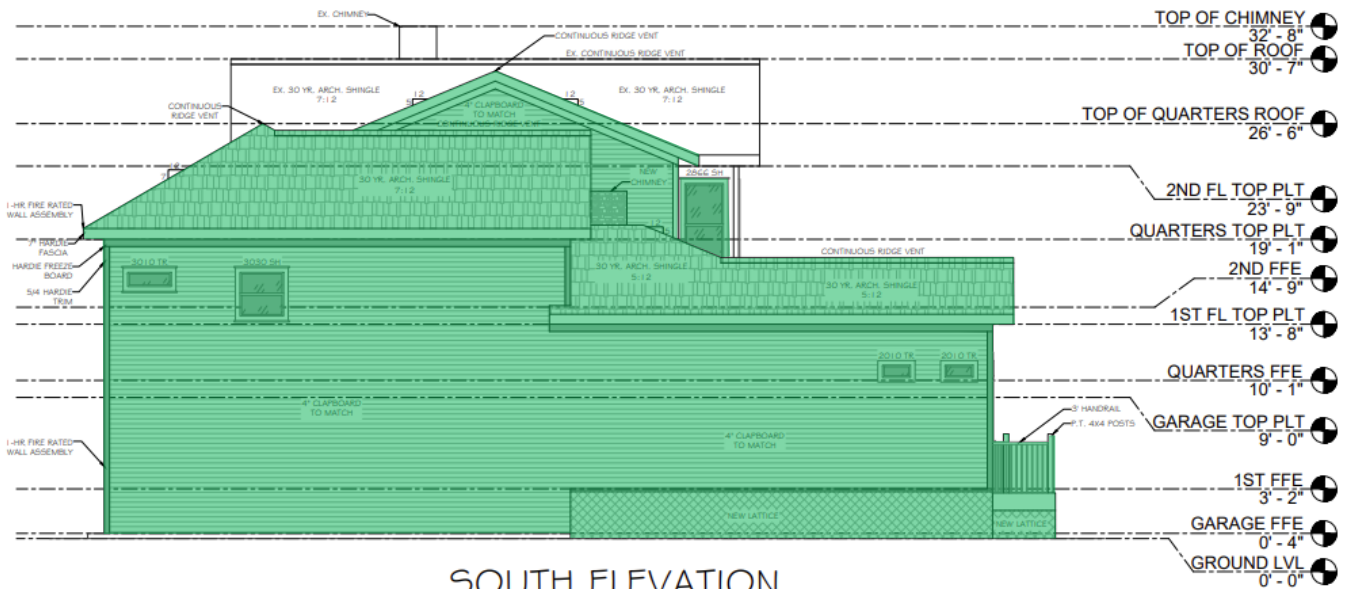
PROPOSED NORTH ELEVATION

SOUTH (REAR) ELEVATION EXISTING



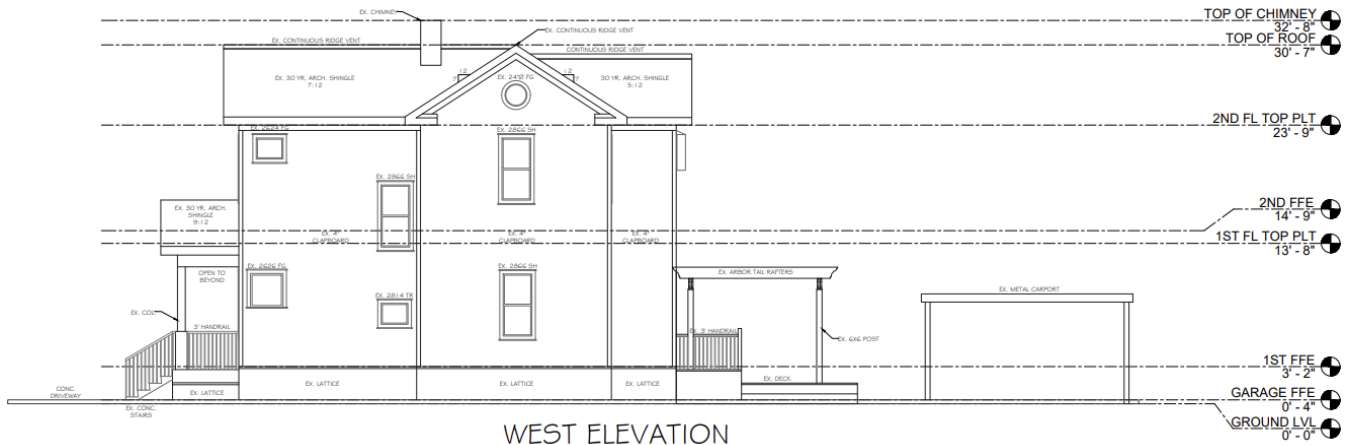
SOUTH ELEVATION

SOUTH (REAR) ELEVATION PROPOSED

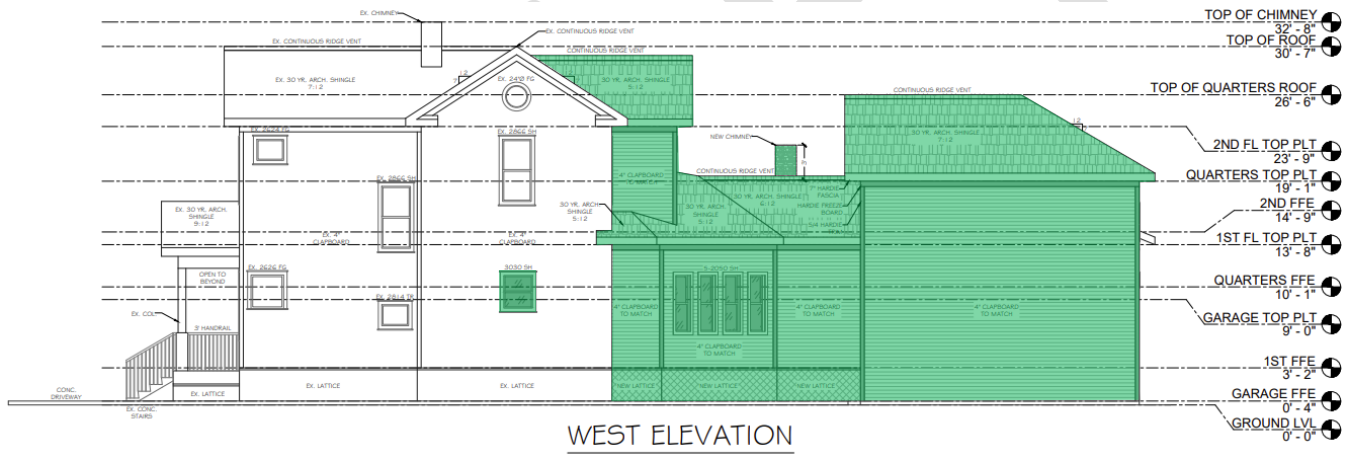


SOUTH ELEVATION

WEST (SIDE) ELEVATION
EXISTING

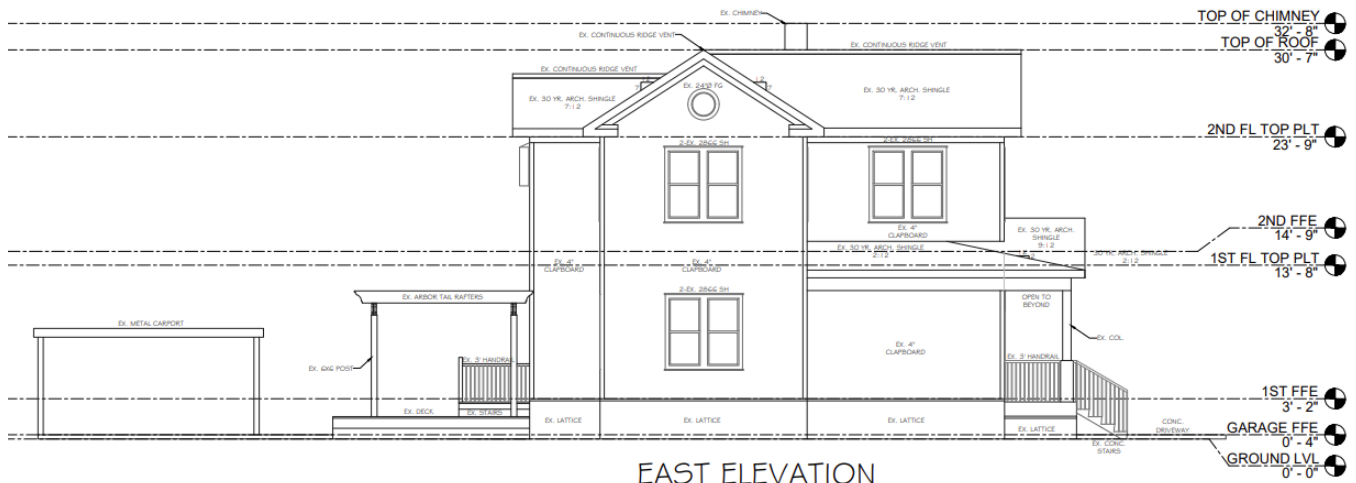


WEST (SIDE) ELEVATION
PROPOSED



EAST (SIDE) ELEVATION

EXISTING



EAST ELEVATION

EAST (SIDE) ELEVATION

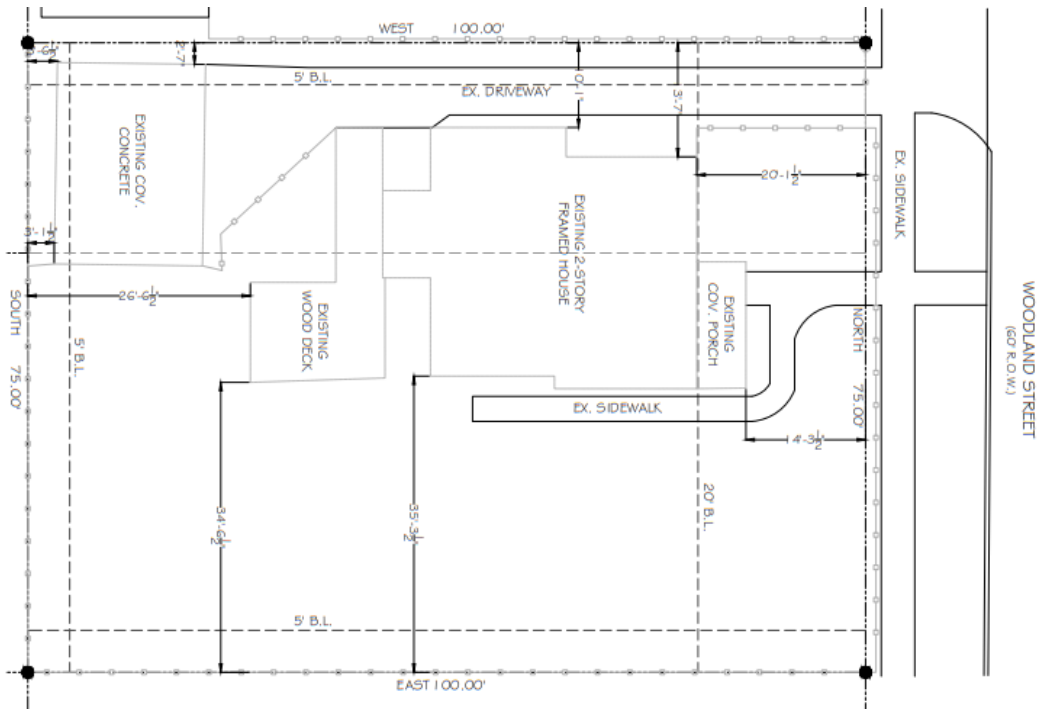
PROPOSED



PROPOSED EAST ELEVATION

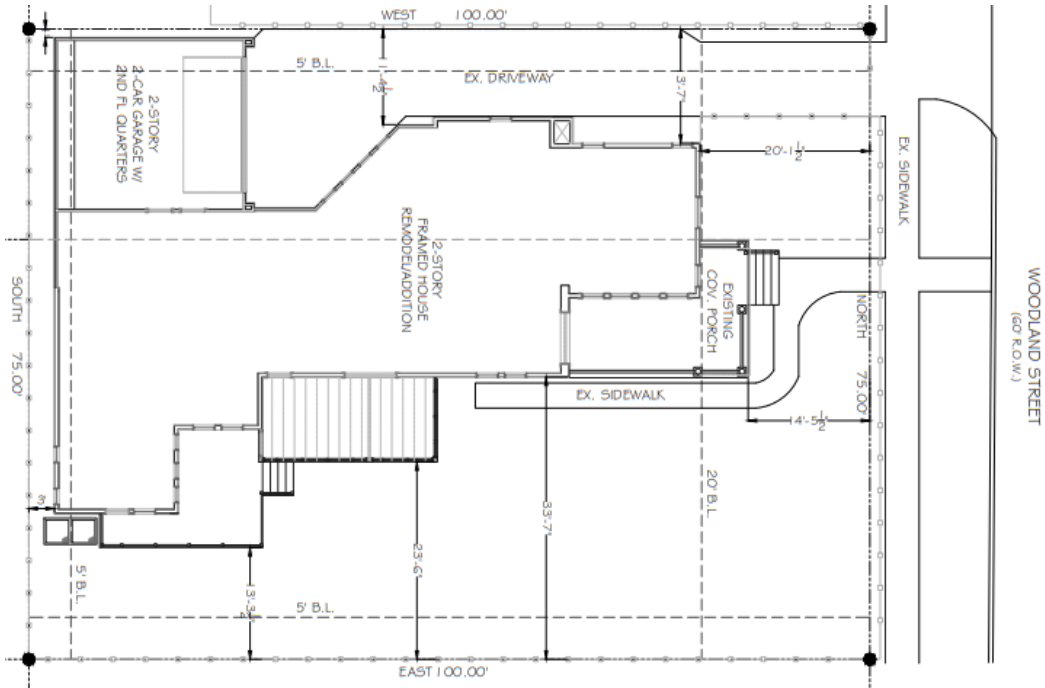


SITE PLAN
EXISTING



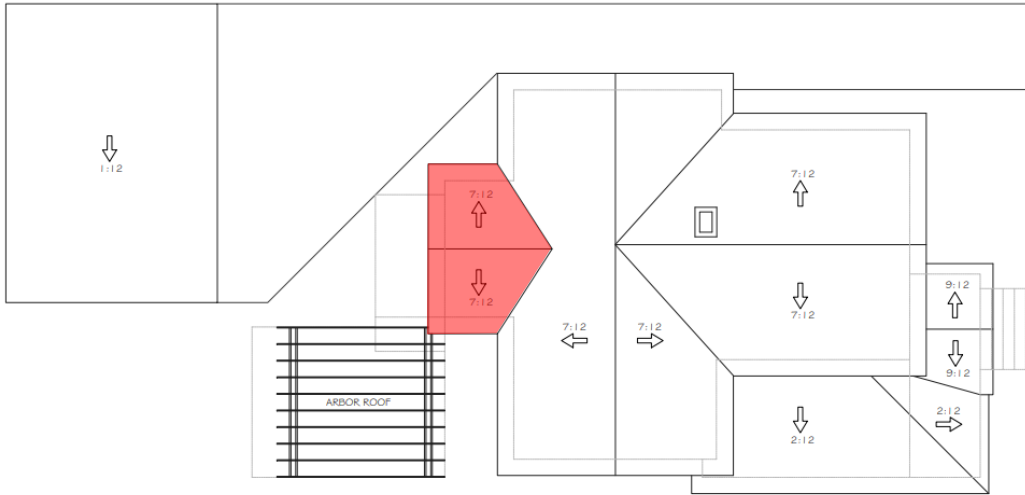


SITE PLAN
PROPOSED

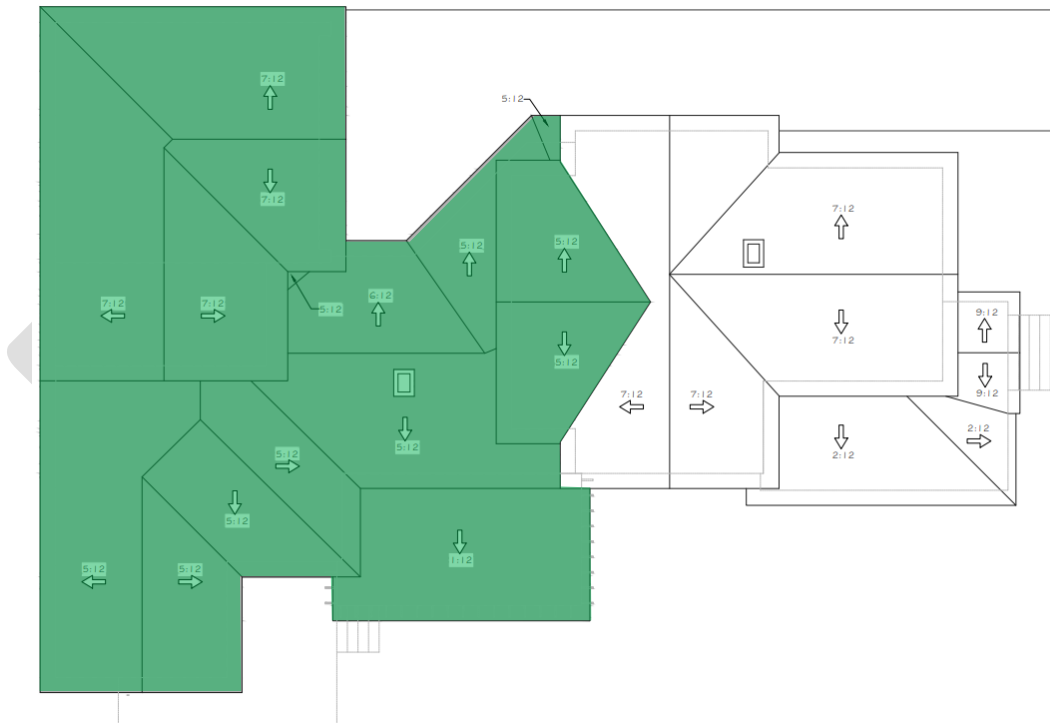




ROOF PLAN
EXISTING



PROPOSED



612 Woodland St.

Existing Window Schedule

Mark	Size	Qty	Sash Material	Style	Glazing	Remarks
W1	31066	1	Wood	Double hung	single	to remain
W2	2626	2	Wood	Double hung	single	to remain
W3	2814	1	Wood	Fixed	single	to remain
W4	2866	19	Wood	Double hung	single	see below
all to remain except those on the rear first and second floor						
W5	1620	1	metal	Double hung	single	to remove
W6	3030	1	metal	Green House	single	to remove

Proposed Window Schedule (new windows for addition and porch only)

Mark	Size	Qty	Sash Material	Style	Glazing	Remarks
W7	2866	9	Wood	double hung	double pane	New
W8	2050	4	Wood	double hung	double pane	New
W9	2010	8	Wood	Fixed	double pane	New
W10	3050	3	Wood	double hung	double pane	New
W11	3010	1	Wood	Fixed	double pane	New
W12	3030	1	Wood	double hung	double pane	New

Existing Door Schedule

Mark	Size	Qty	Interior/Exteri	Material	Style	Remarks
D1	3068	1	Exterior	wood/glass	craftsman	to remain
D2	2868	1	Exterior	metal	half circle glass	removing

Proposed Door Schedule

Mark	Size	Qty	Interior/Exteri	Material	Style	Remarks
D1	3068	1	Exterior	Wood	Bungalow Style	restore
D2	3068	1	Exterior	Wood	two panel	New
D3	2868	1	Exterior	Wood/glass	fixed single lite	New
D4	3068	1	Exterior	Wood/glass	single lite	New
D5	6068	2	Exterior	Wood/glass	single lite double	New

AREA CALCULATIONS	
EXISTING 1ST FL LIVABLE	690 S.F.
EXISTING 2ND FL LIVABLE	714 S.F.
PROPOSED 1ST FL LIVABLE	1,212 S.F.
PROPOSED 2ND FL LIVABLE	103 S.F.
PROPOSED GARAGE QUARTERS	460 S.F.
TOTAL LIVABLE	3,179 S.F.
PROPOSED COVERED PORCH	240 S.F.
PROPOSED SCREENED PORCH	240 S.F.
PROPOSED WOOD DECK	794 S.F.
PROPOSED GARAGE AREA	440 S.F.
TOTAL COVERED AREA	3,659 S.F.

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