

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 26<sup>th</sup>, 2021

**Applicant:** Sarah Hannah, agent for William Yester, owner

**Property:** 411 Highland St, Lot 14, Tract 13, Block 16, Woodland Heights Subdivision. The property includes a historic 2,947 square foot two-story single-family residence situated on a 7,500 square foot interior lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1910, with a detached garage built in 2006, located in Woodland Heights Historic District.

**Proposal:** Alteration/Addition—Applicant proposes to add a 515 square foot second story addition on top of the 515 square foot detached garage with an additional 337 square foot elevated screened porch to the east side of the garage.

- The addition will have wood lap 4 1/2" siding to match existing siding.
- New elevated screened porch will have an outside spiral staircase on the east elevation of the garage.
- All windows will be 1 over 1 wood to match wood windows on historic home.
- New roof will be composition shingle.

**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

- (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.

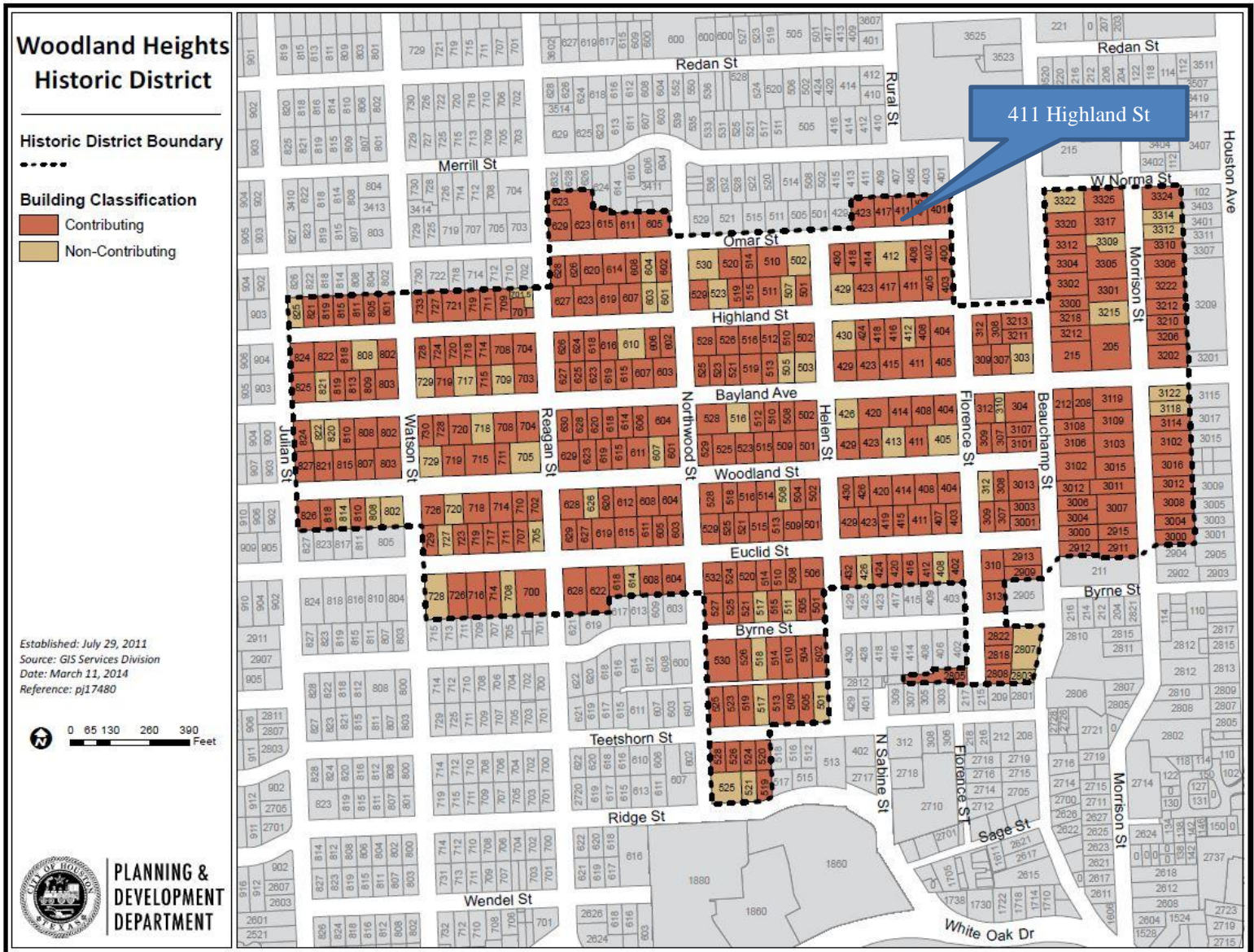
Inventory Photograph



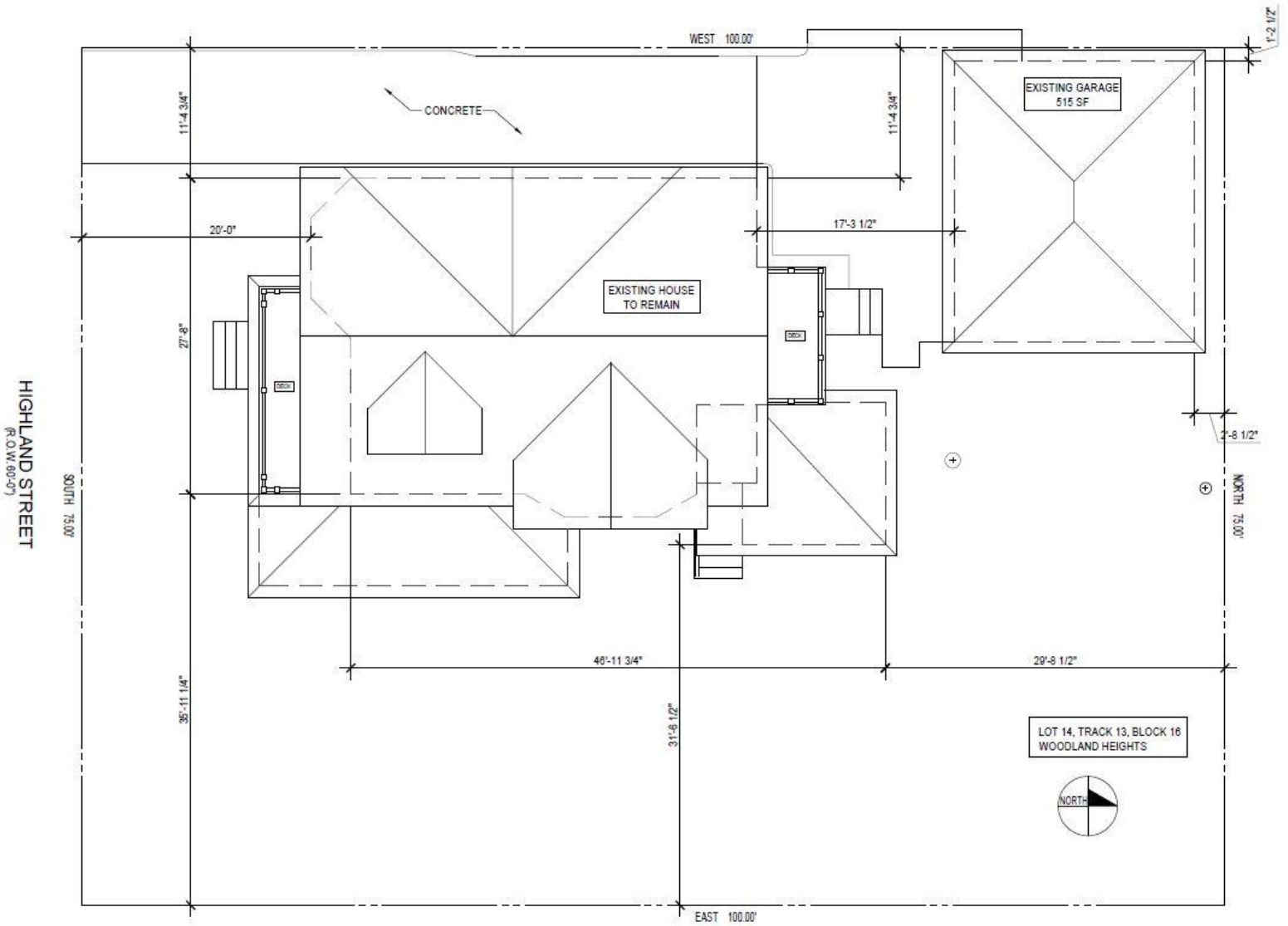
**Current Photograph**



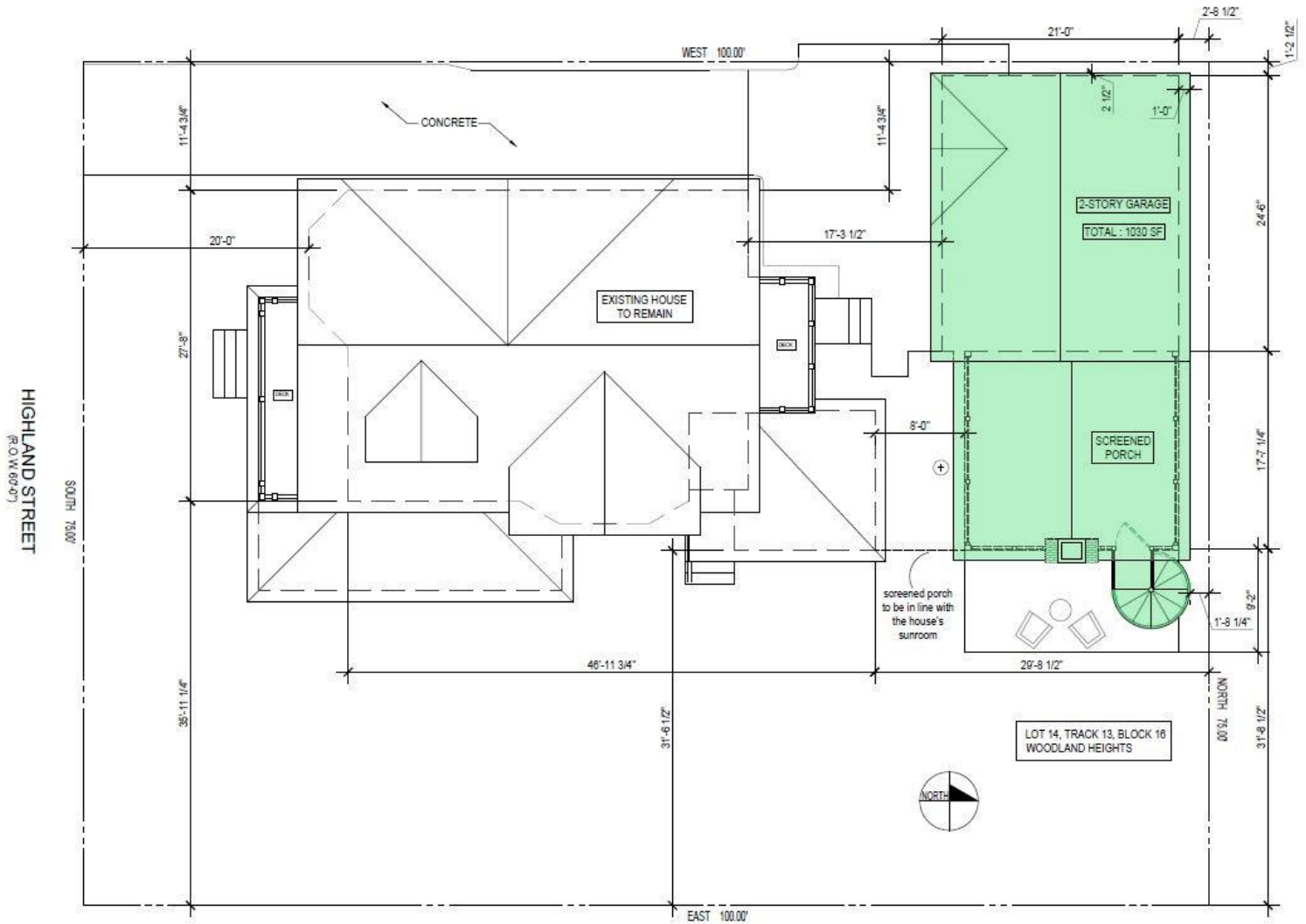
District Map



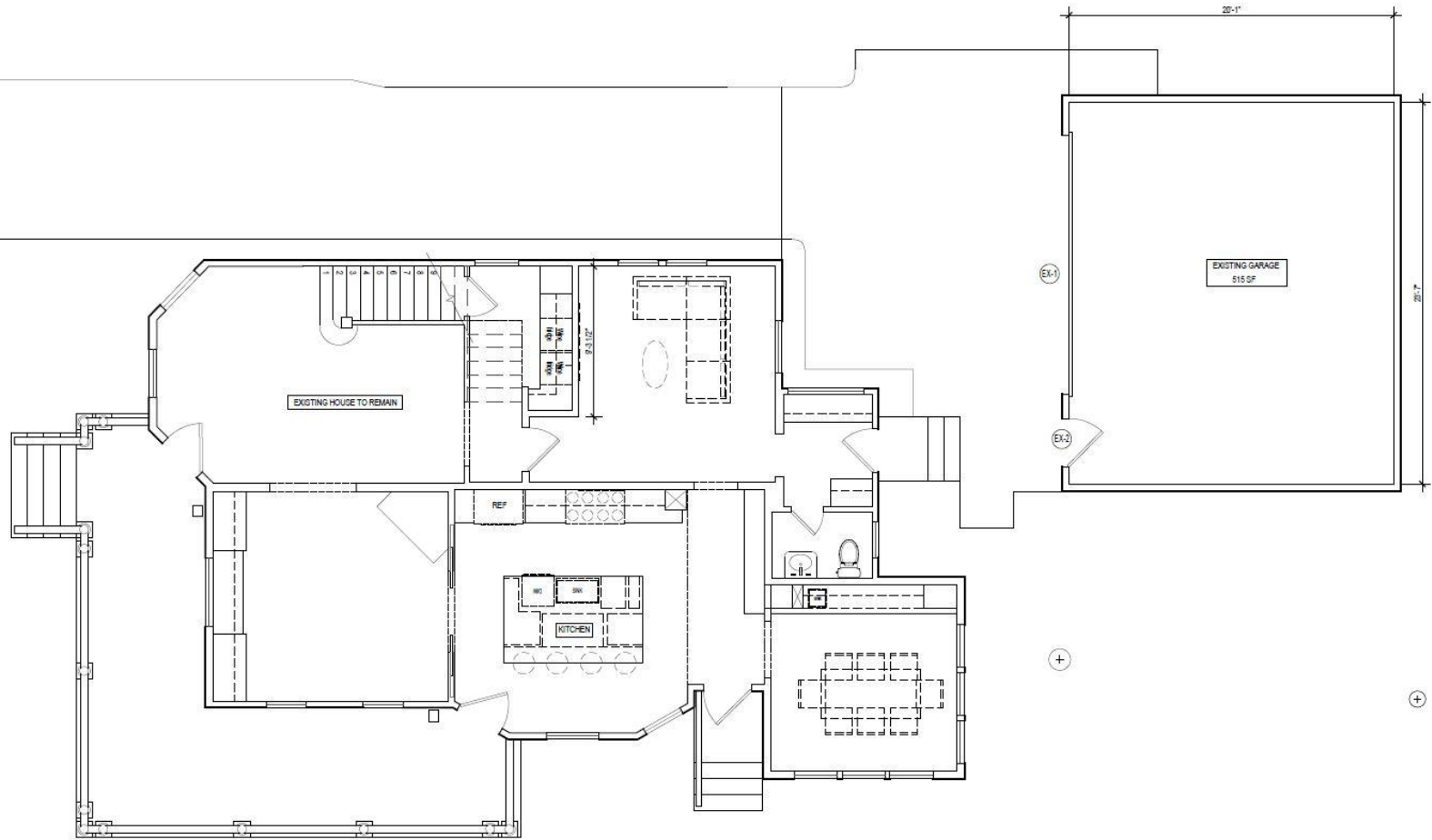
Site Plans



### Proposed Site Plan

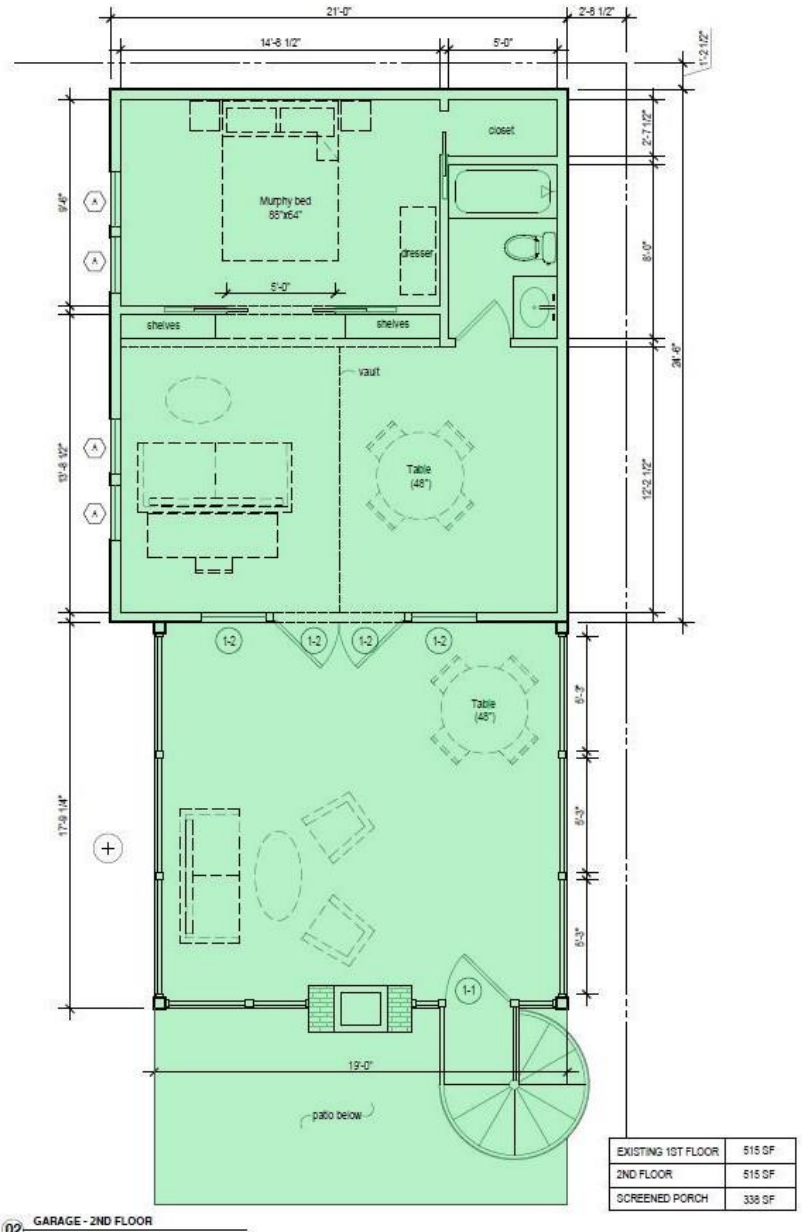
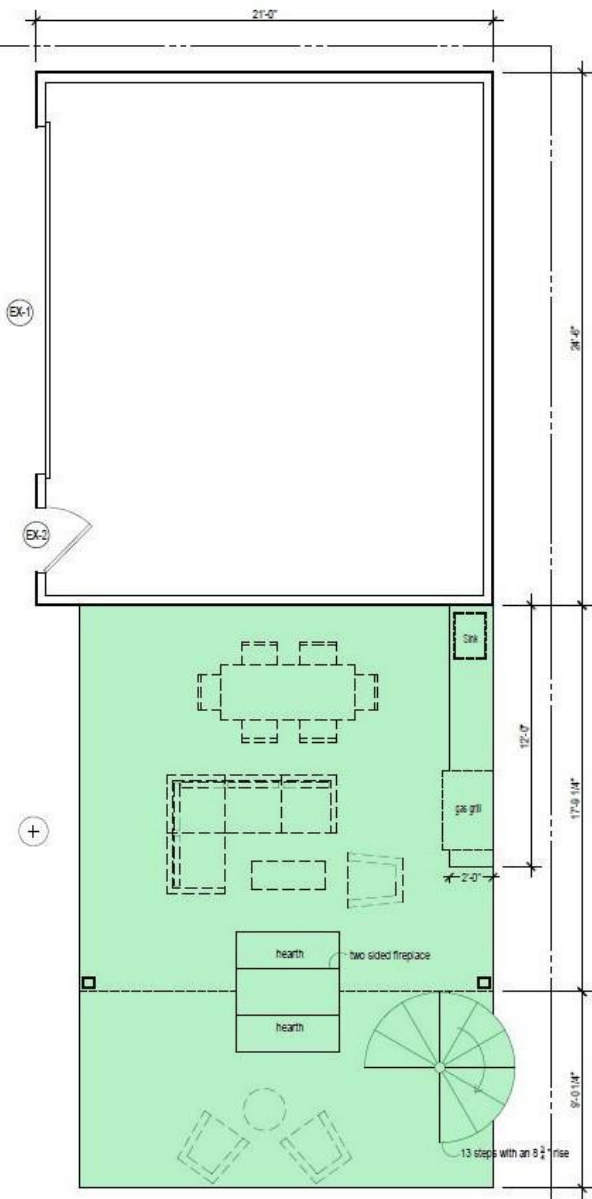


### Existing Floor Plan



**Proposed Floor Plans**

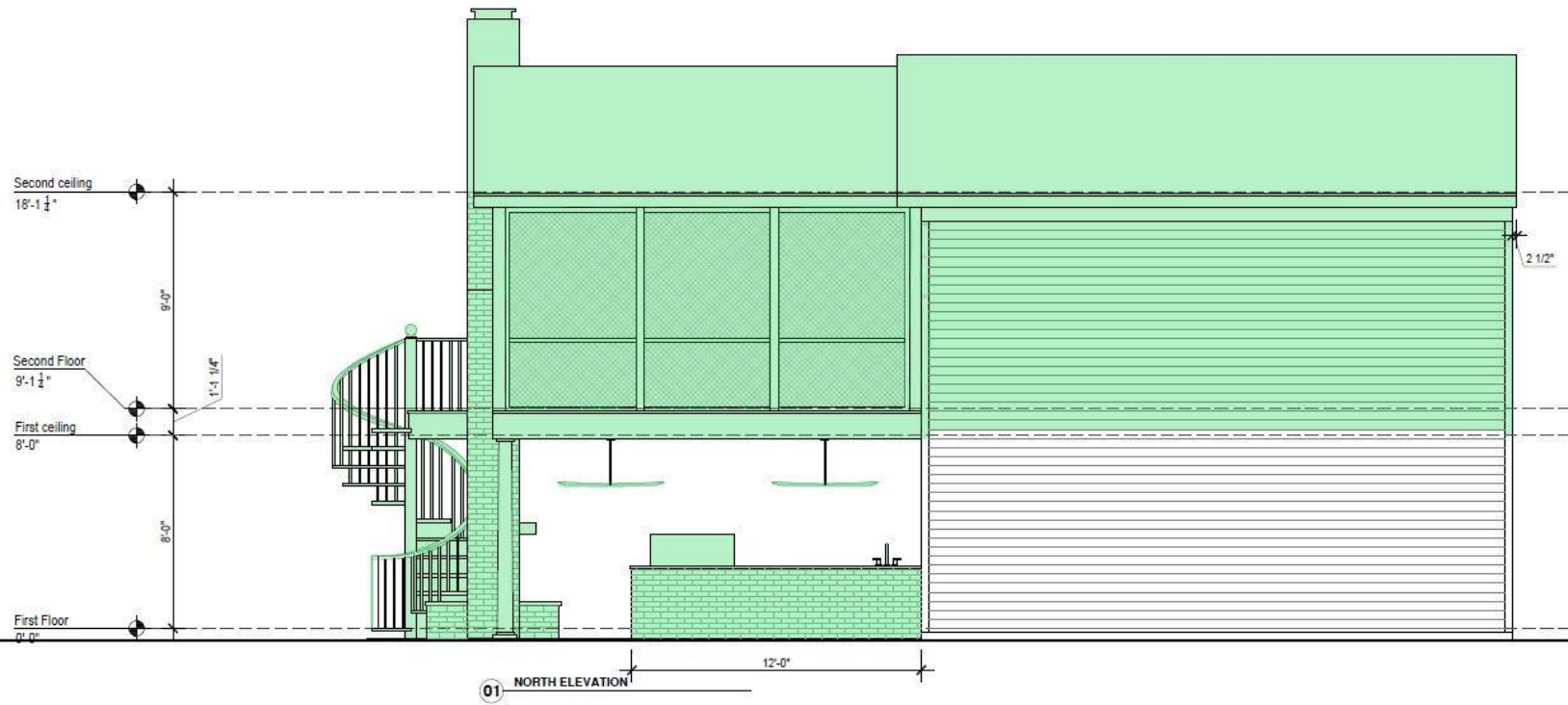




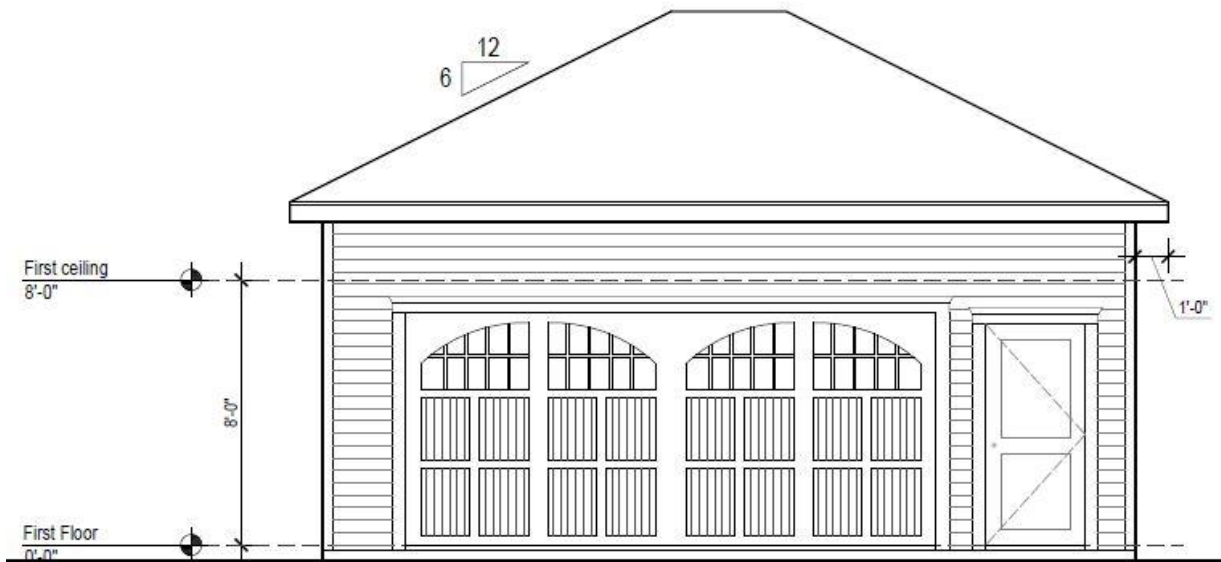
EXISTING 1ST FLOOR	515 SF
2ND FLOOR	515 SF
SCREENED PORCH	338 SF

02 GARAGE - 2ND FLOOR

Proposed North Elevation



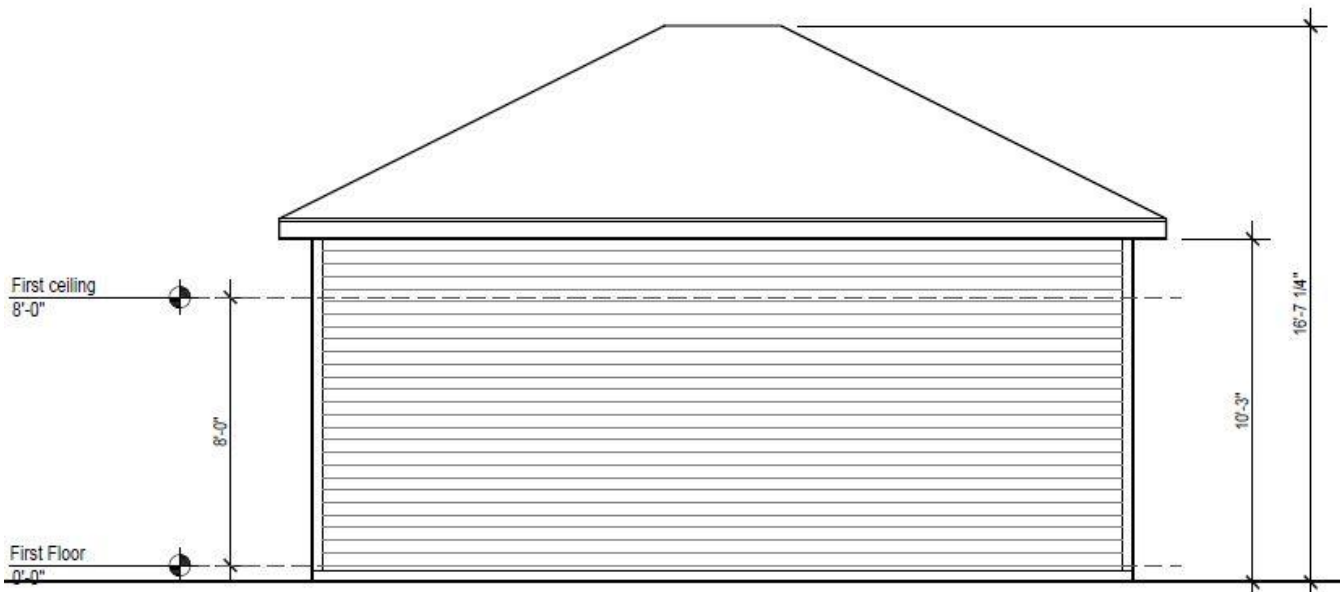
Existing Elevation



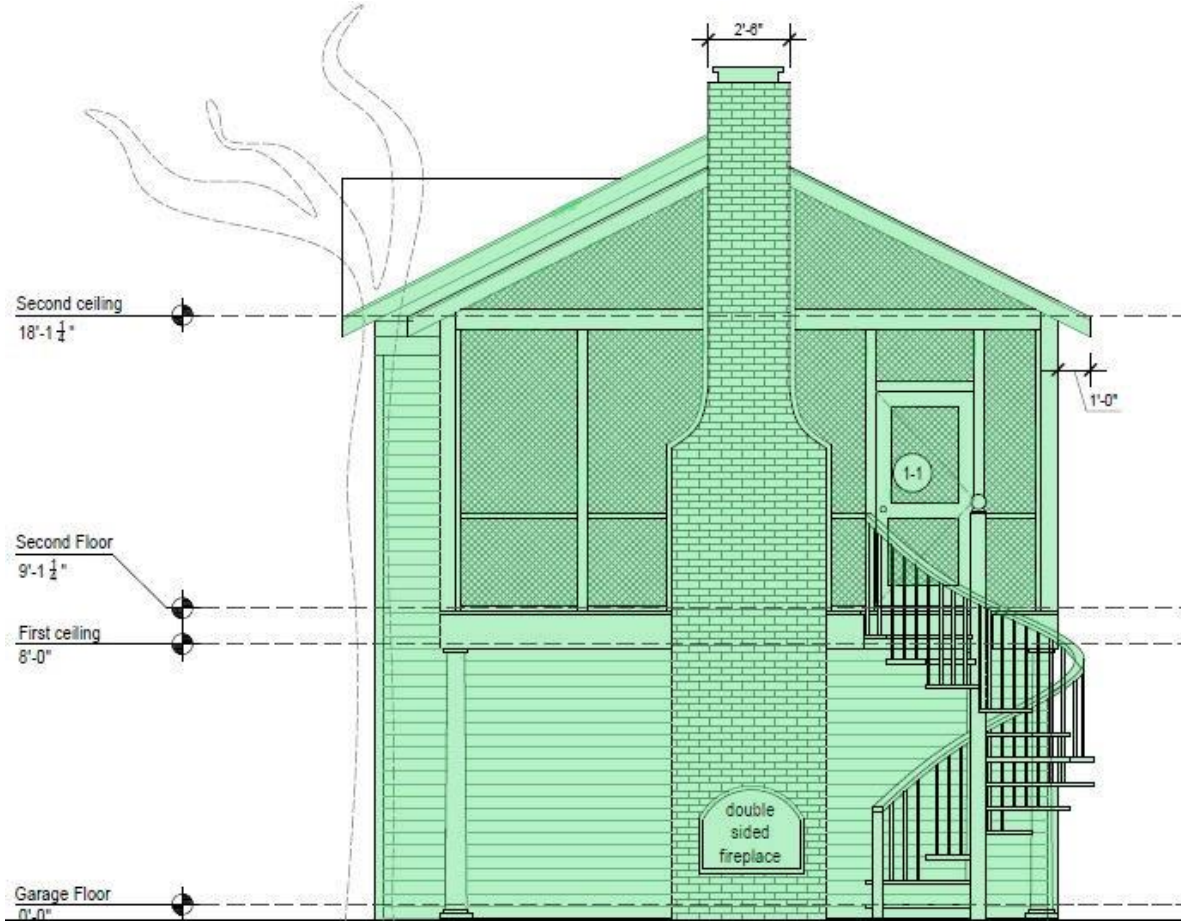
Proposed South



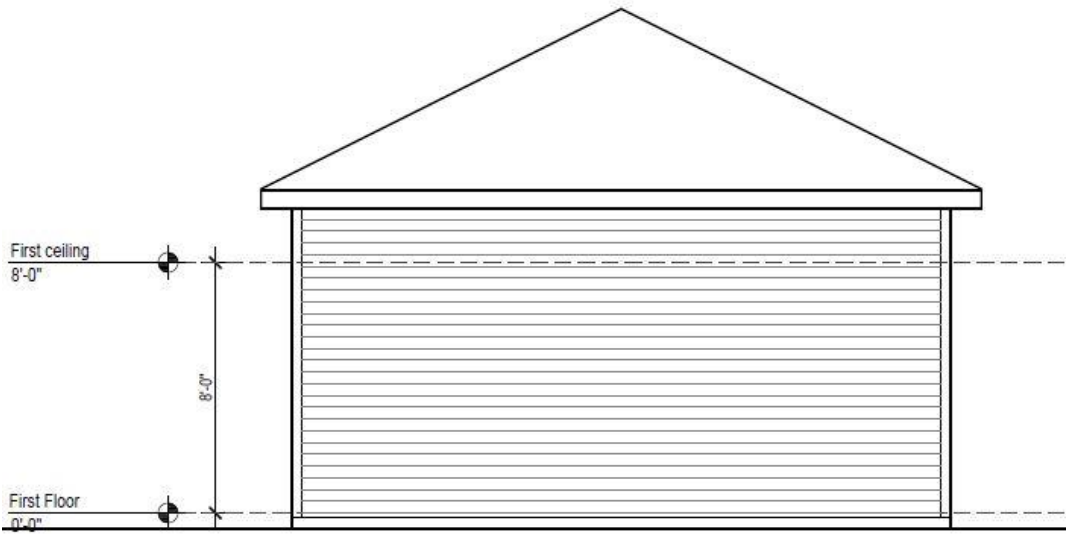
Existing South Elevation



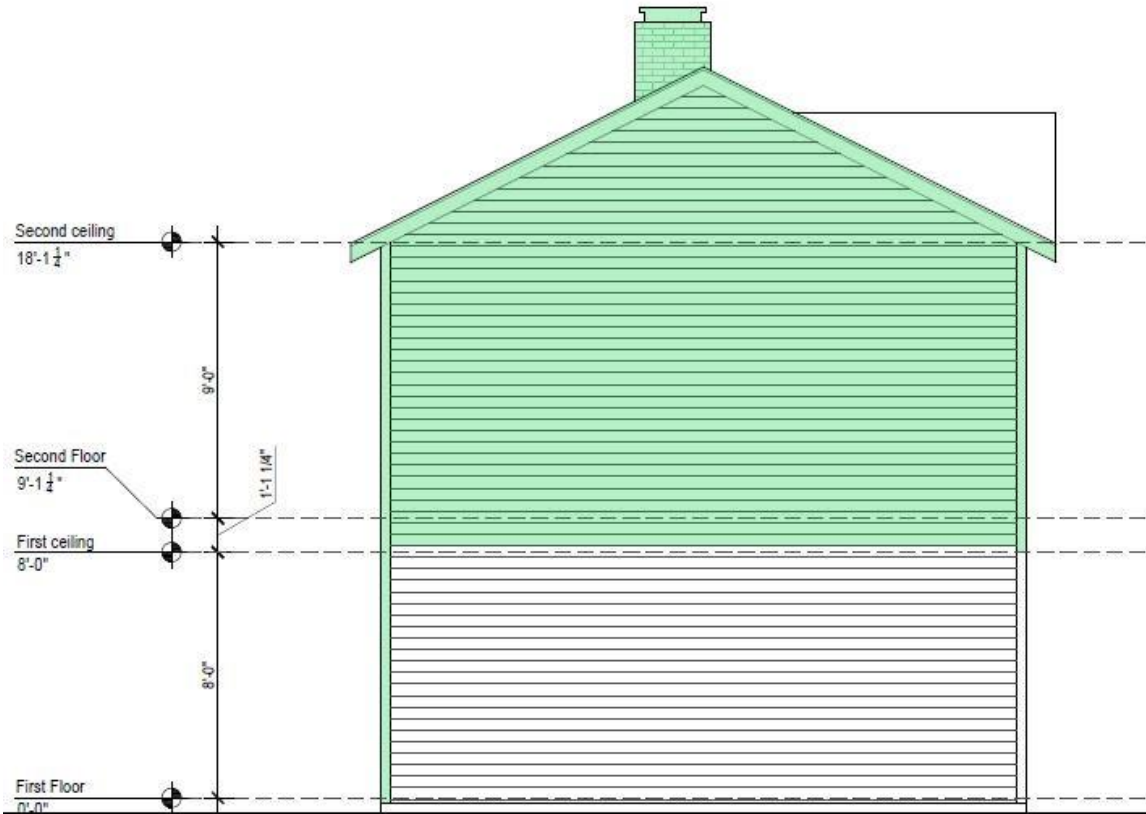
Proposed East Elevation



Existing East Elevation



**Proposed West Elevation**



**Existing West Elevation**

