

CERTIFICATE OF APPROPRIATENESS

Applicant: Sam Gianukos, agent for Lucia C. Queen, owner

Property: 526 Byrne Street, Lot 6, Block 24, Woodland Heights Subdivision. The property includes a historic 1,414 square foot one-story brick bungalow single-family residence with a 558 square foot detached garage situated on a 7,000 square foot interior lot.

Significance: Contributing brick bungalow residence, constructed circa 1926, with a carport and detached rear garage located in the Woodland Heights Historic District.

Proposal: Alteration—New Construction: Applicant proposes to demolish current non-contributing 558 square foot one-story garage and build a new 733 square foot garage.

- Existing ridge height of garage is 11'-7" and the proposed ridge height of new garage will be 15'-7".
- Proposed roof will have composition shingles.
- Proposed garage will have cementitious siding to match the proposed addition to the rear of the historic structure.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

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;

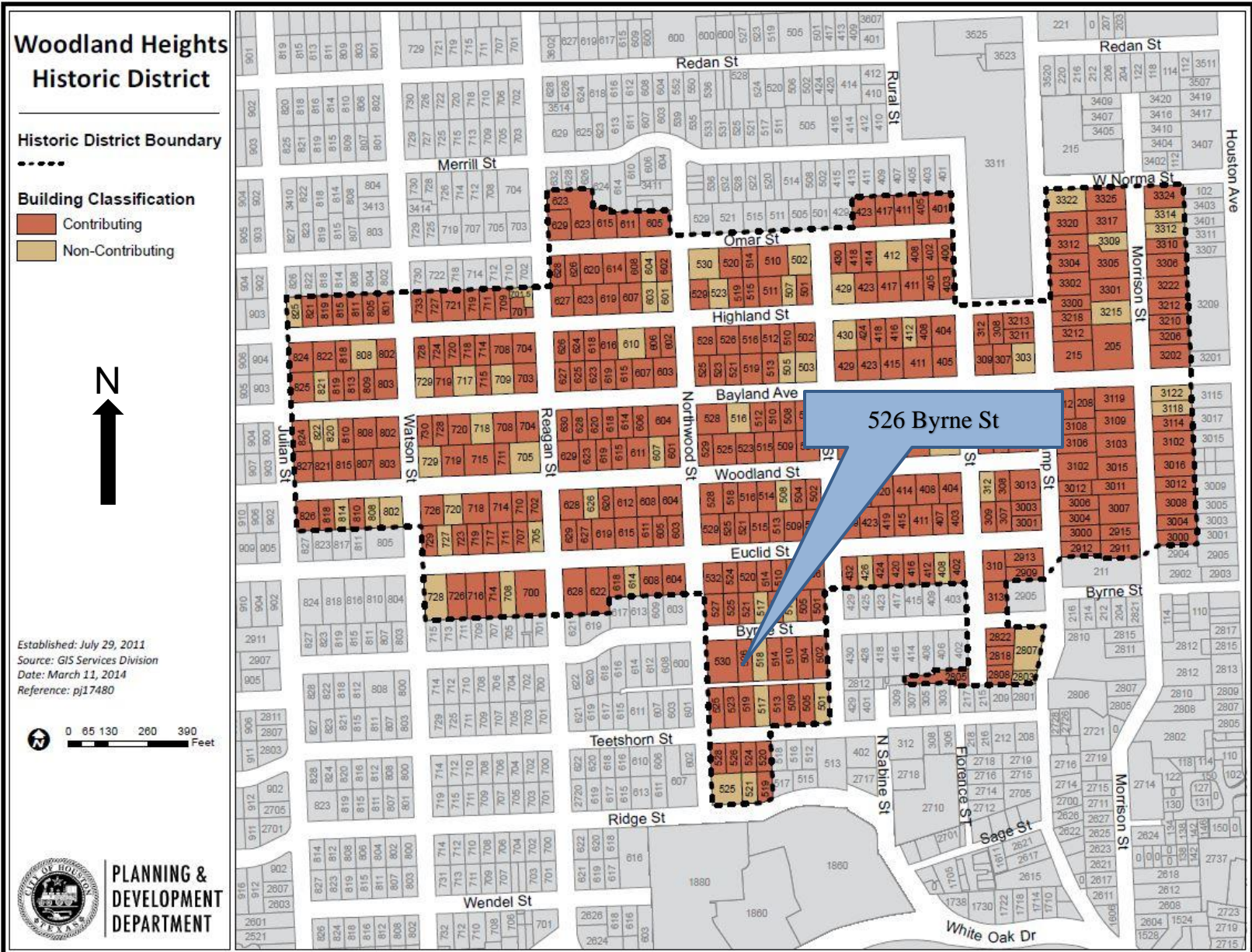
(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing 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 may 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.

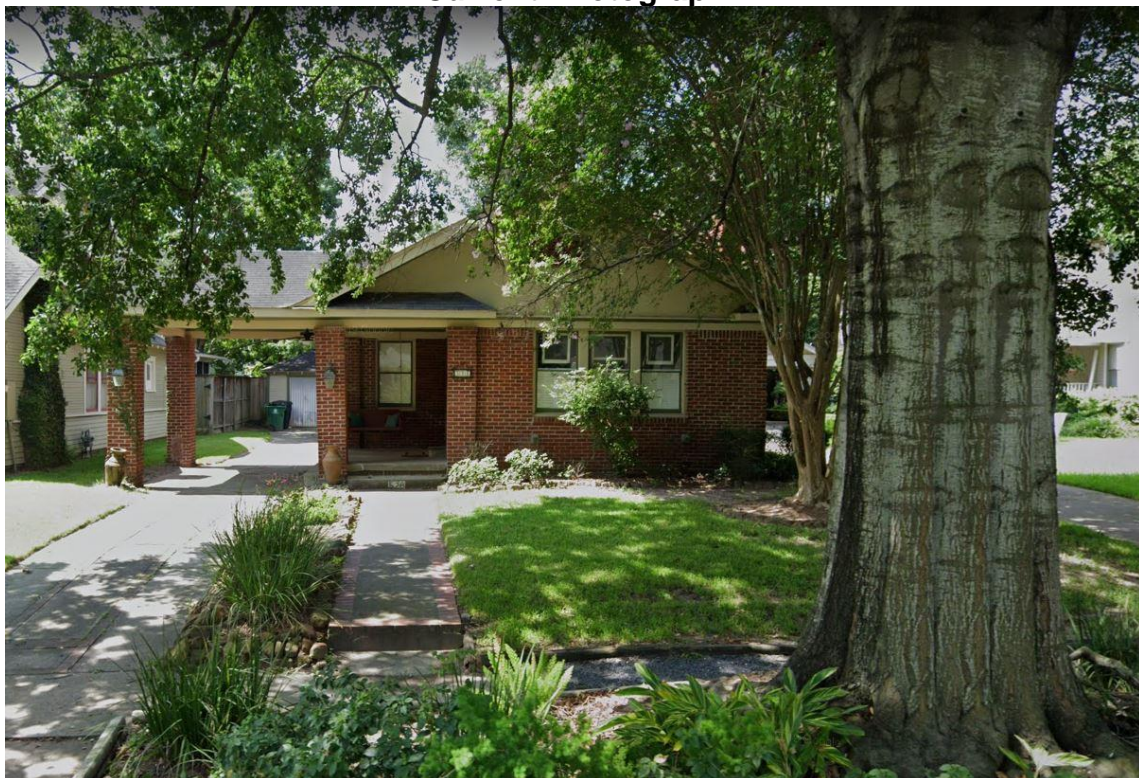
District Map



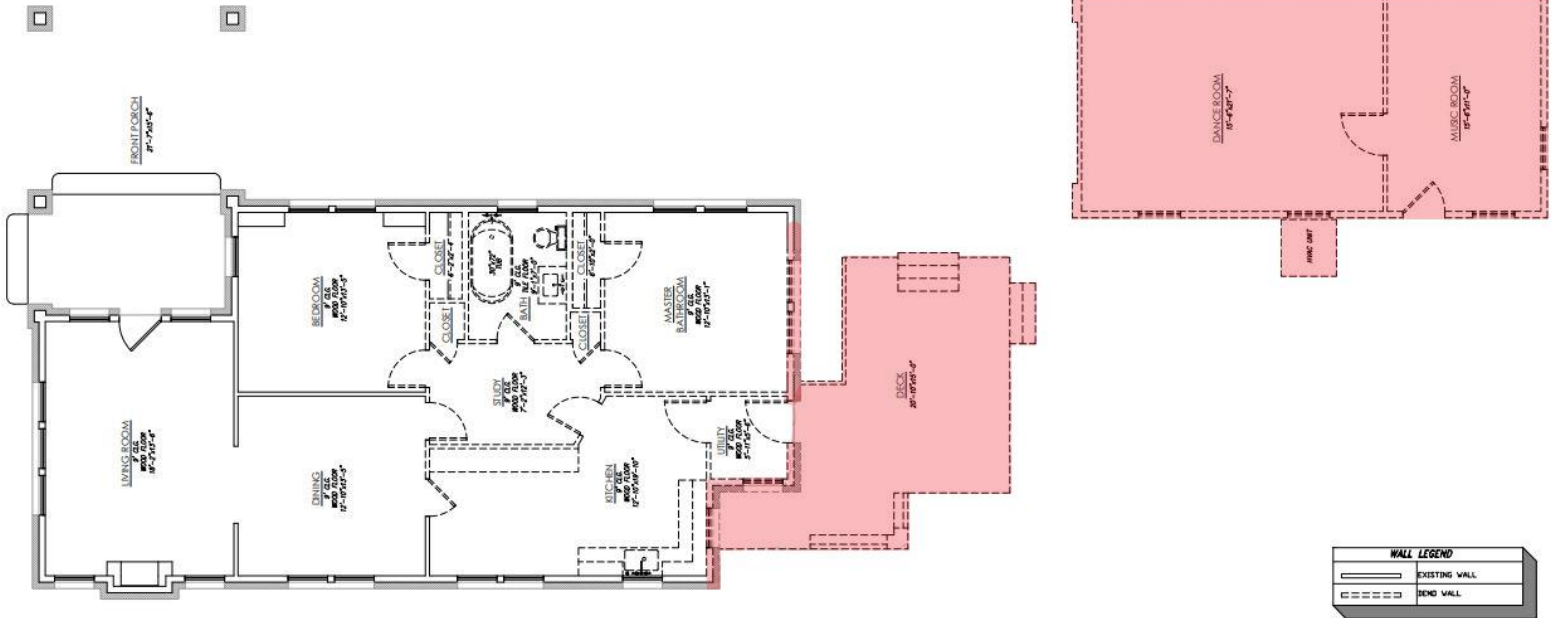
Inventory Photograph



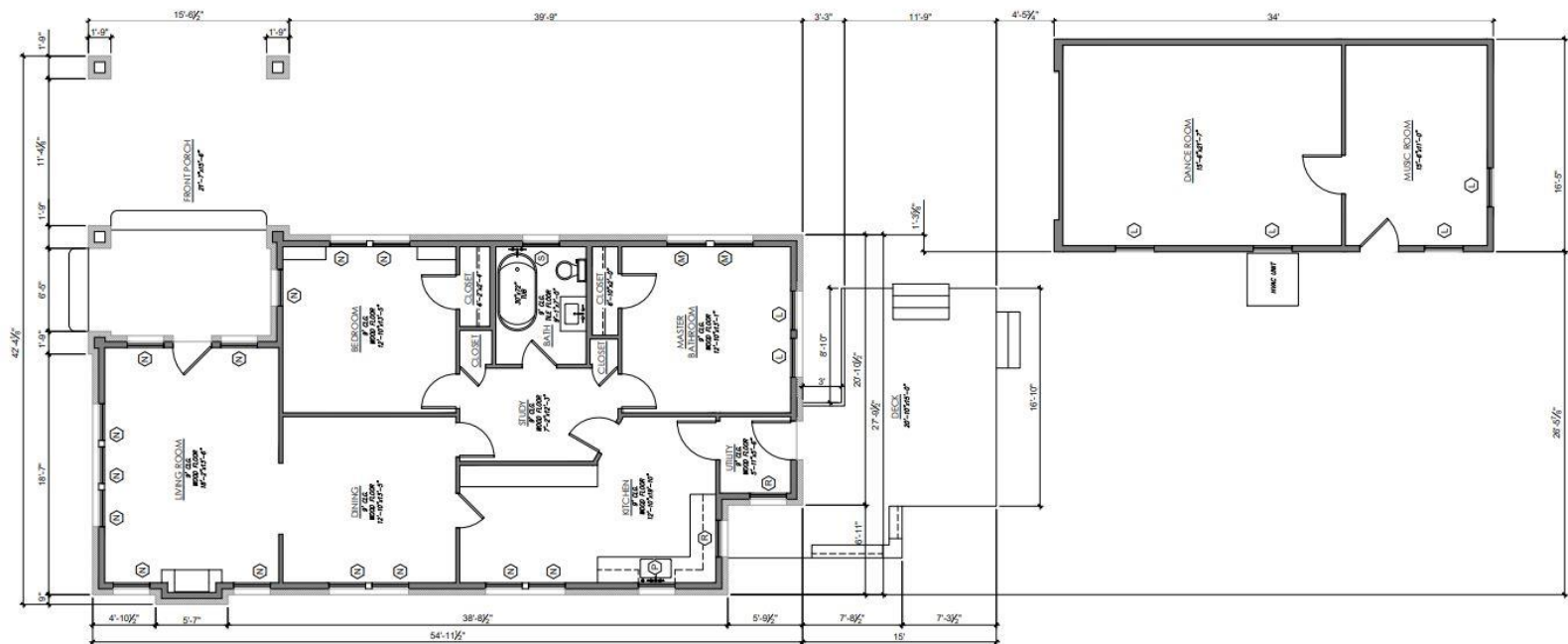
Current Photograph



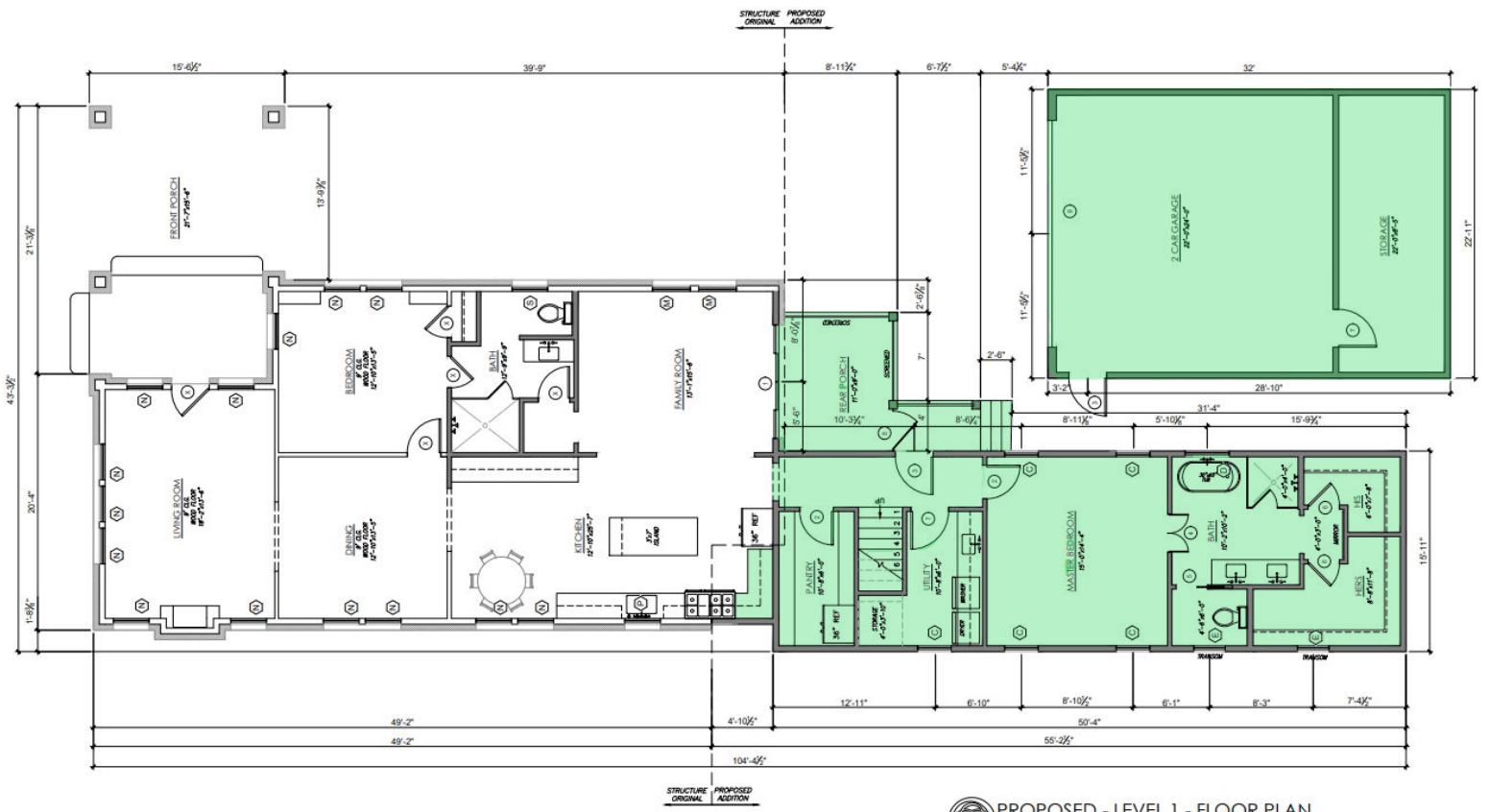
Proposed Demolition Plan



Existing Floor Plan

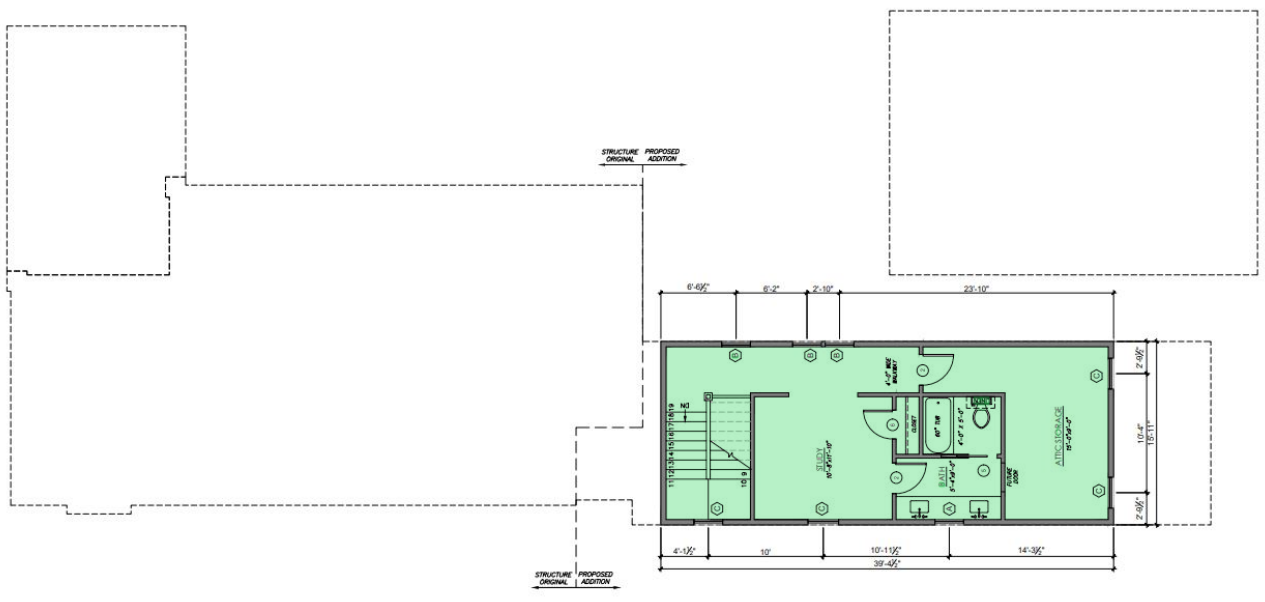


Proposed First Floor Plan

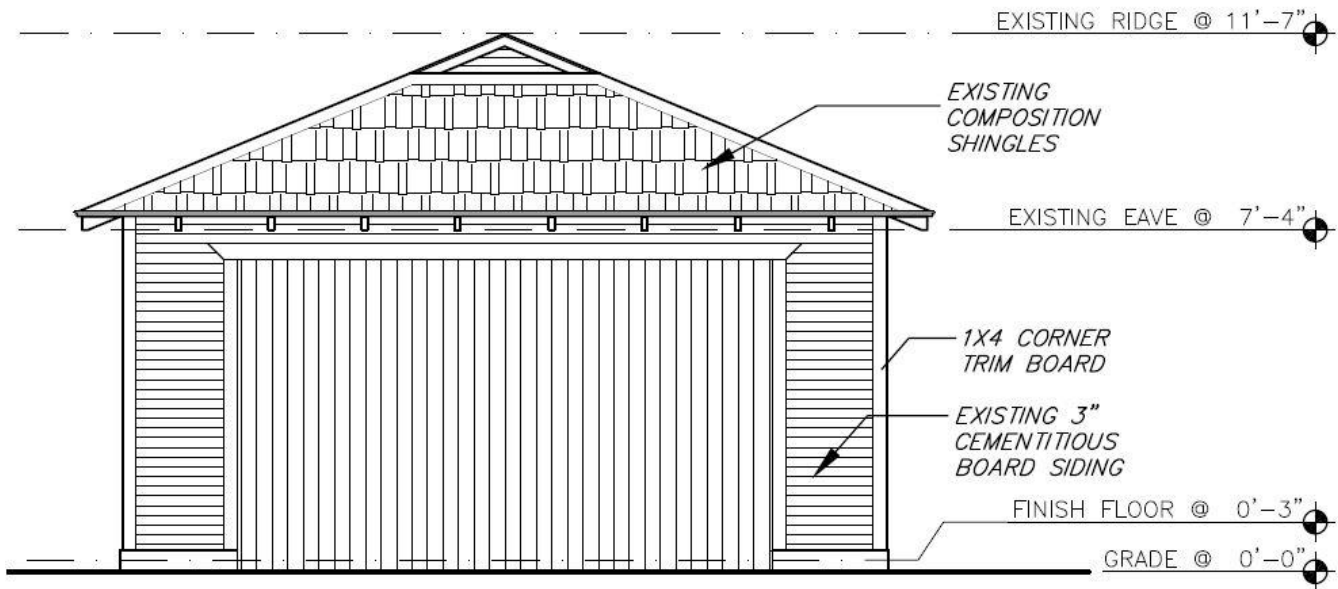


PROPOSED - LEVEL 1 - FLOOR PLAN
Scale: 1/4" = 1' - 0"

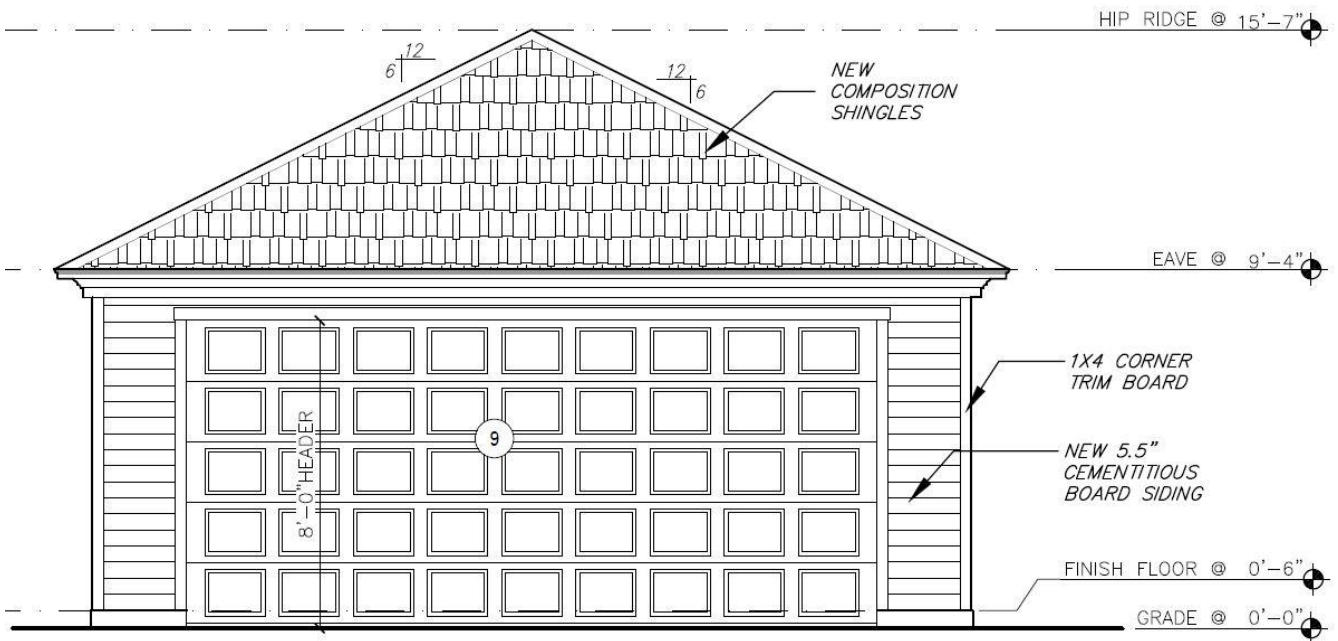
Proposed Second Floor Plan



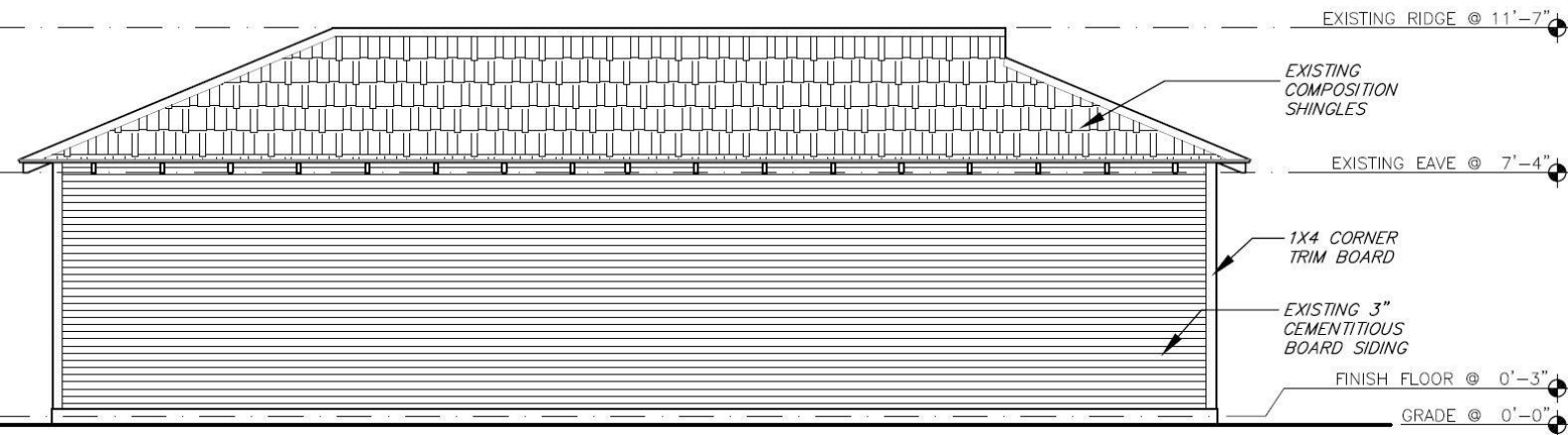
Existing North Elevation (Front)



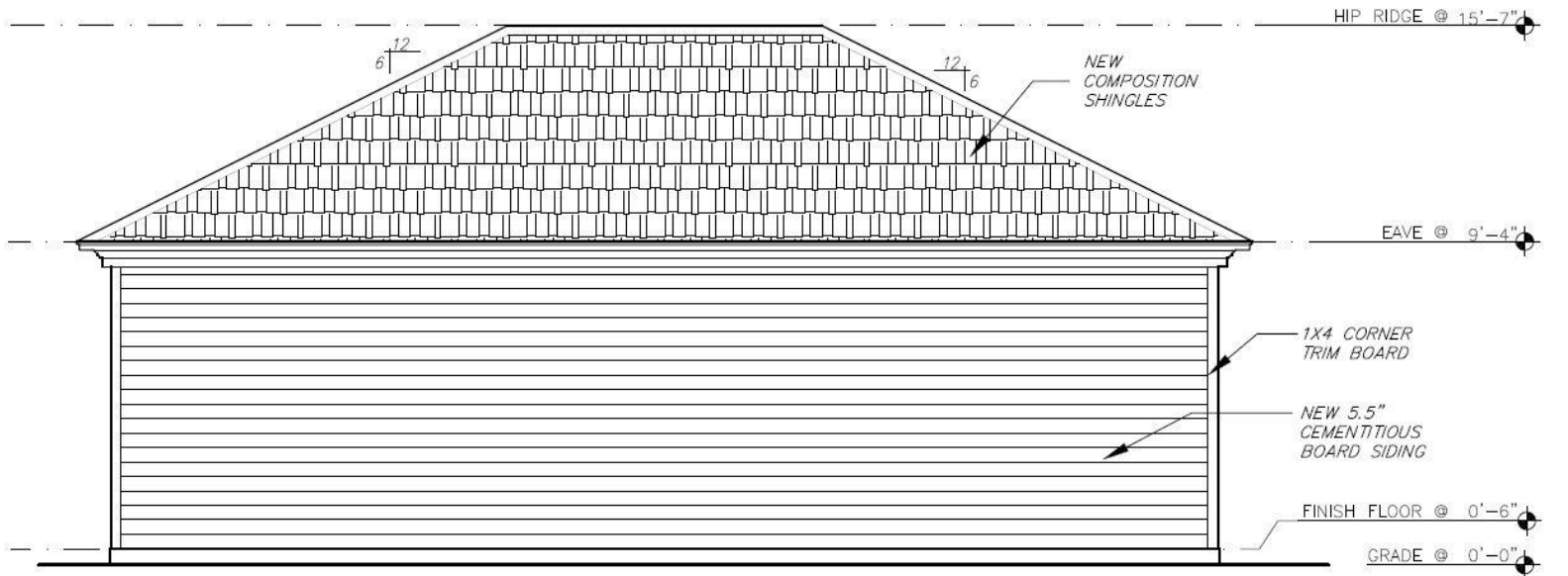
Proposed North Elevation (Front)



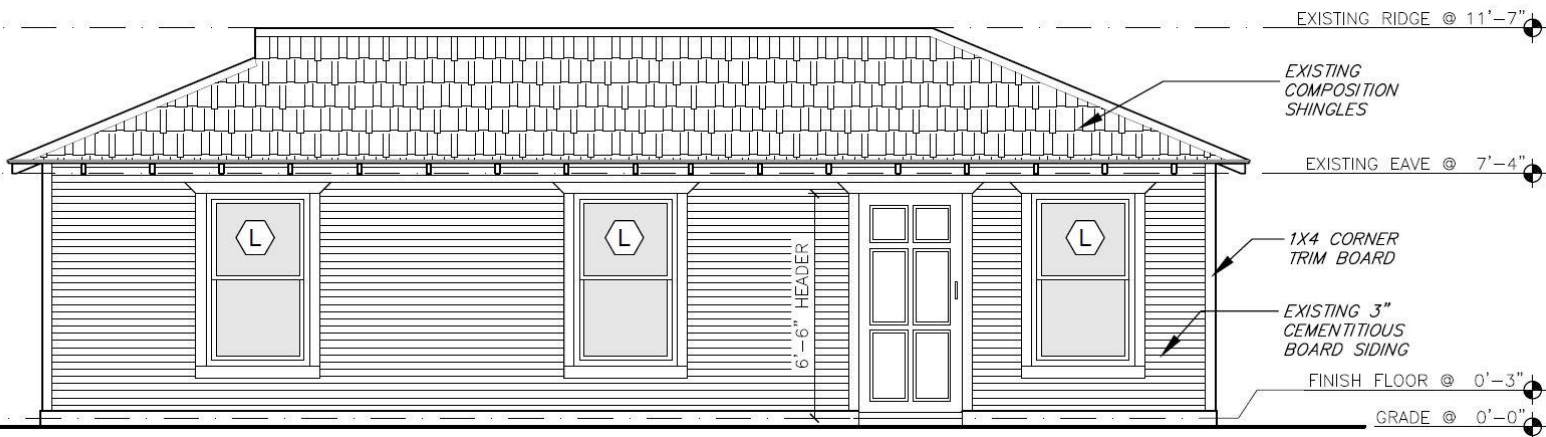
Existing East Elevation (Left)



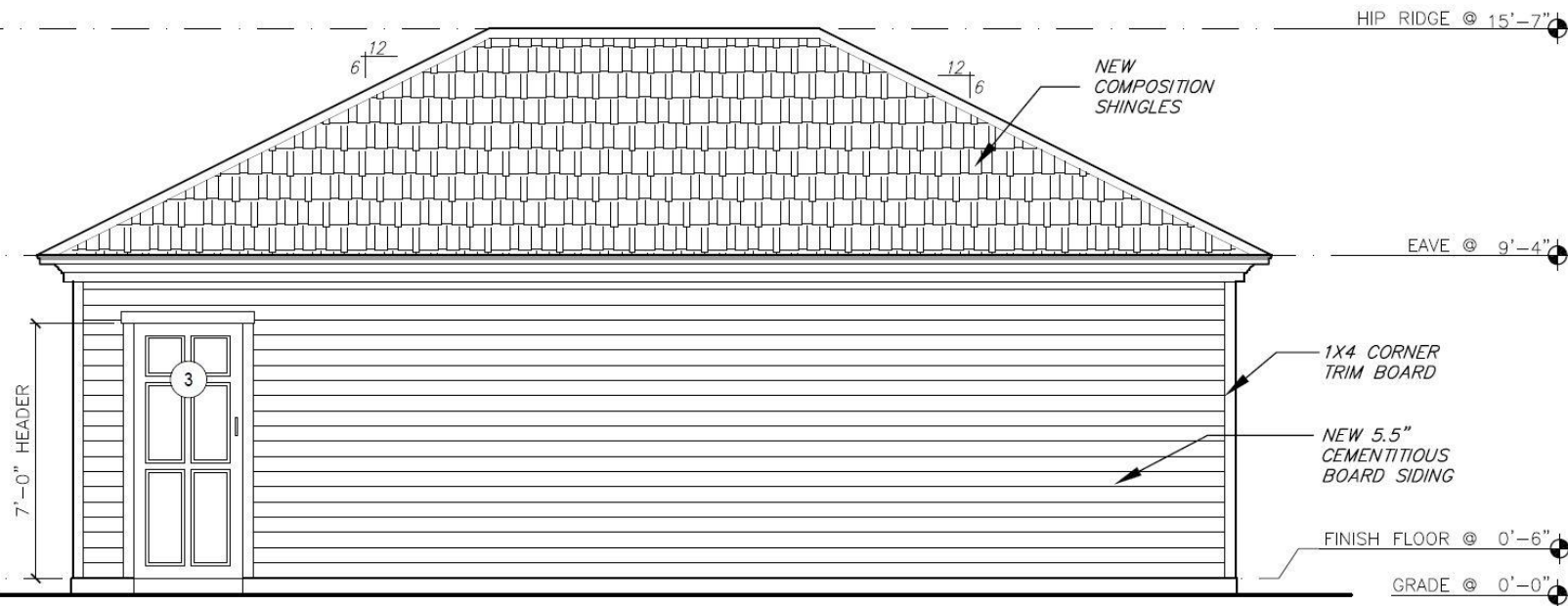
Proposed East Elevation (Left)



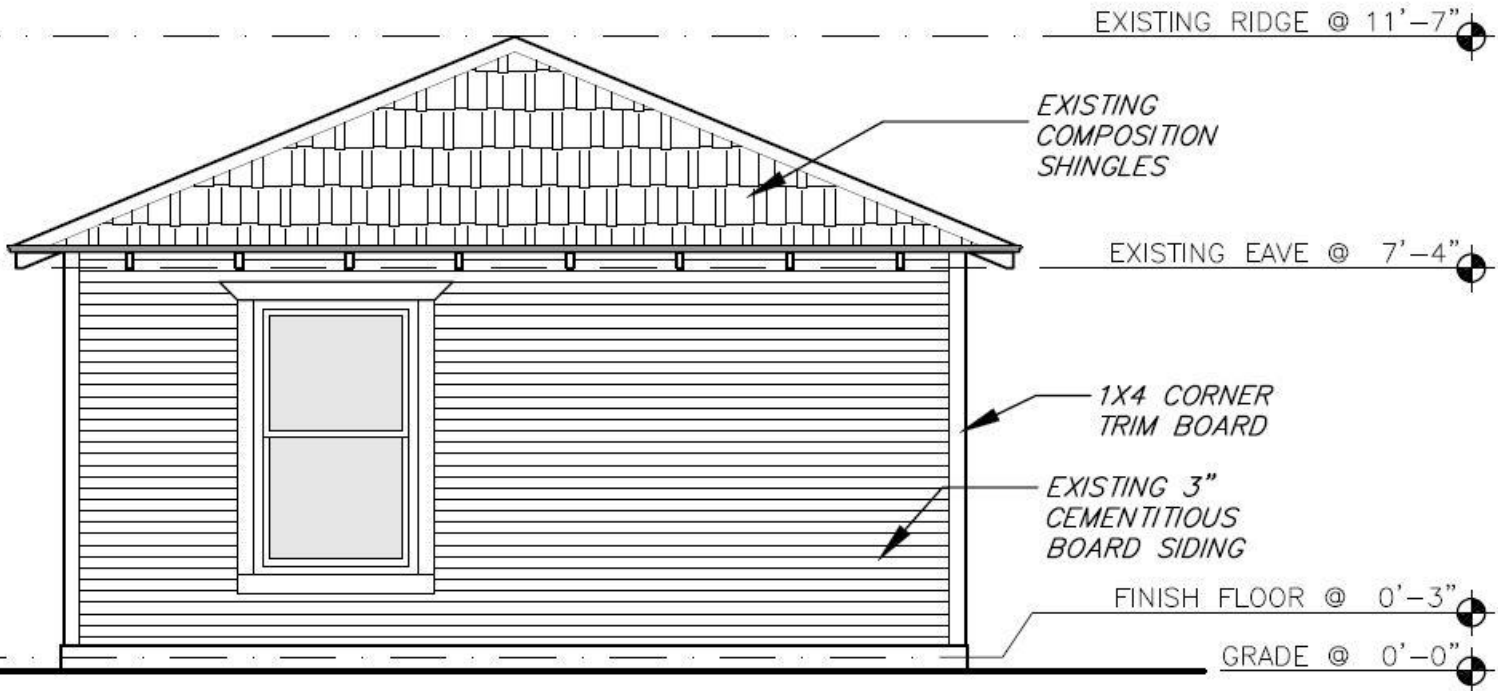
Existing West Elevation (Right)



Proposed West Elevation (Right)



Existing Rear Elevation (South)



Proposed Rear Elevation (South)

