

CERTIFICATE OF APPROPRIATENESS

Applicant: Panagiota Papadopulos agent for, Jake Boehm owner

Property: LT 12 & TR 13A BLK 40, Woodland Heights Neighborhood Subdivision. The property includes an historic 3,628 square foot, two-story wood frame single-family residence and detached garage situated on a 6,200 square foot (62' x 100') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1945, located in the Woodland Heights Historic District.
Approved COA in February 2018 for rear addition and attached one story garage.

Proposal: **Alteration – Work has been done without a Permit or a COA**

Second floor addition to non-contributing garage.

- 228 sq. ft. second story to existing non-contributing garage.
- Gable roof 5:12, with 30-year composite shingles,
- Ridge Height of 21' 7"
- Flush mounted vinyl windows single hung six over six, on rear elevation, not visible from public R.O.W.
- Hardie Plank Siding - Smooth
- Hardie Plank Trim Fascia- Rustic Grain
- Door on second story, West elevation.
- Side setback of existing garage is 3'3"
- Garage facing property line (side setback) is 1 hr. fire rated

ORIGINAL HOUSE NOT TO BE TOUCHED

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial of COA
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

Applicant proceeded with alteration without submitting COA application or building permit.

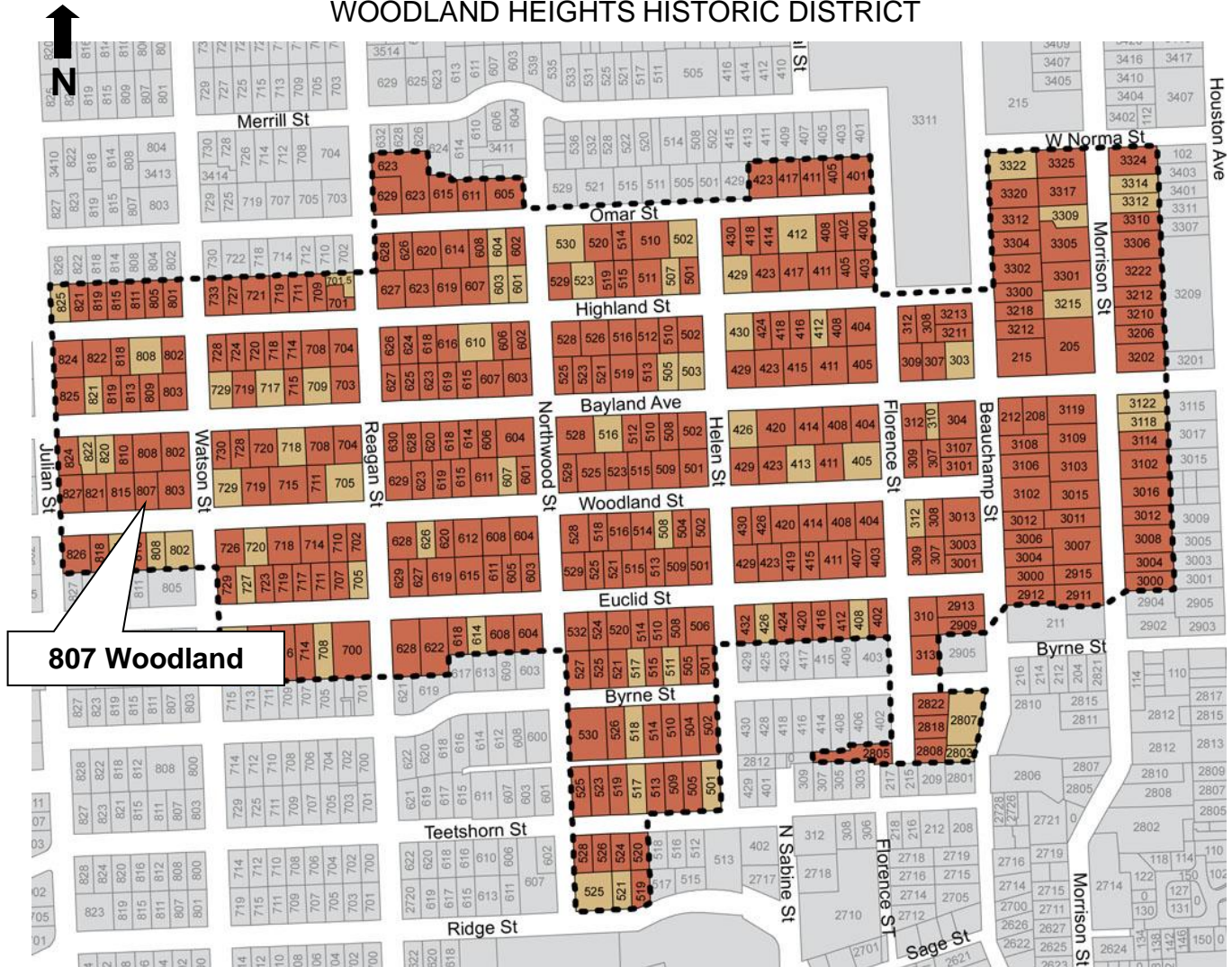
S D NA

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

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
 - (a) 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.
 - (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
- Insert New construction criteria, otherwise mark as NA*
- (3) For an addition to a noncontributing structure:
 - (a) 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 from the property line of similar elements of existing contributing structures in the context area; and
 - (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



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

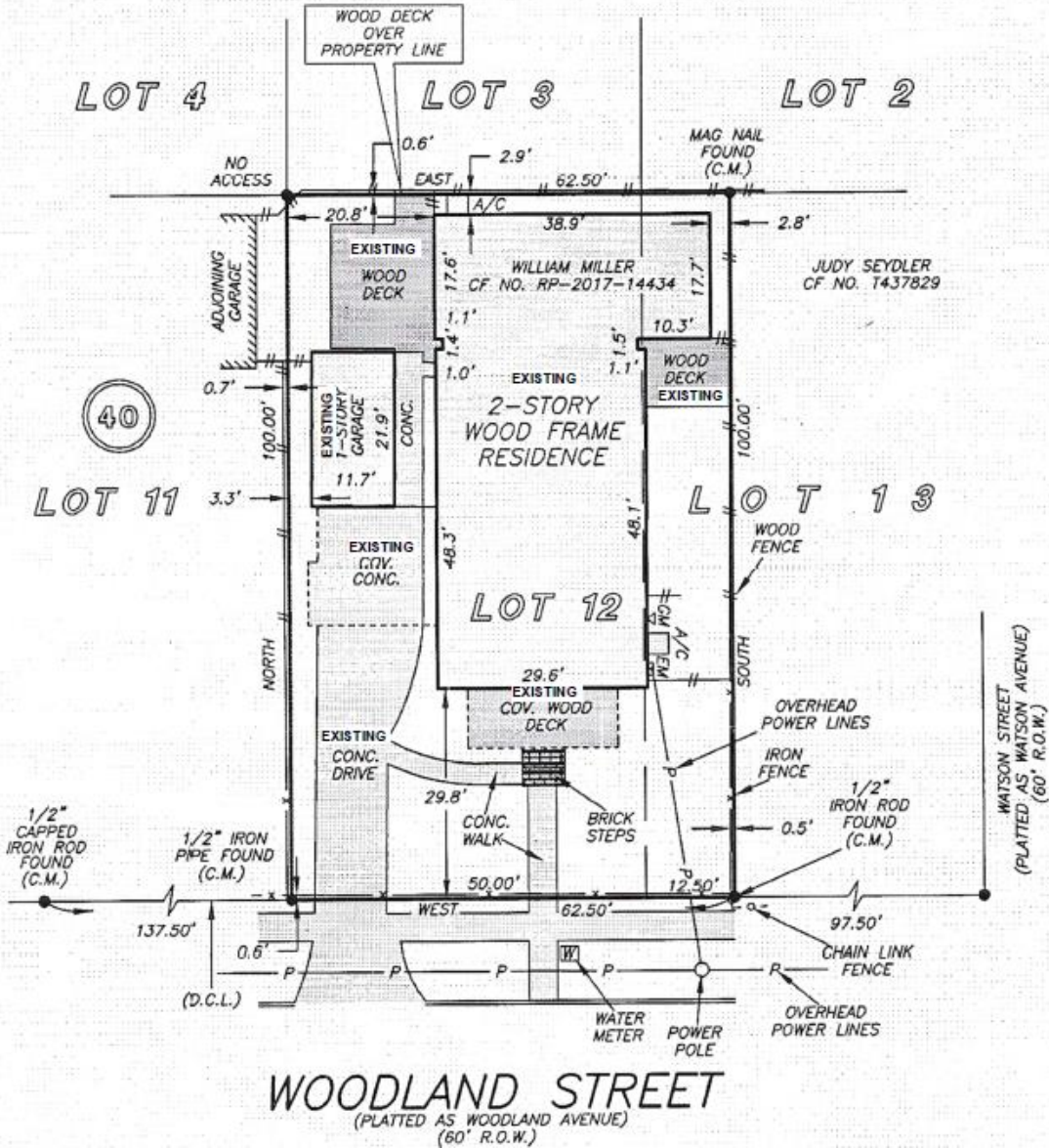
INVENTORY PHOTO



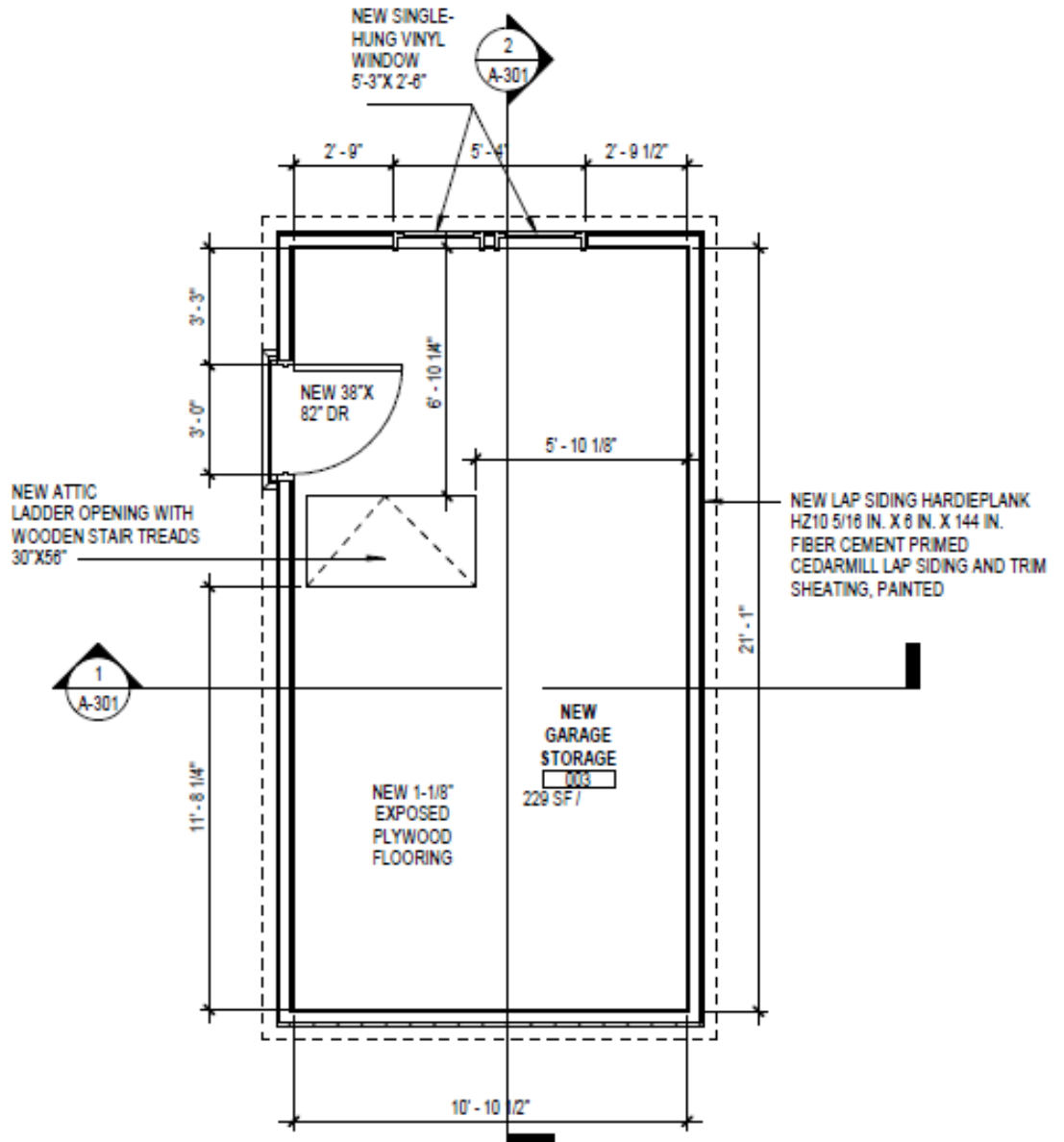
CURRENT PHOTO



SITE SURVEY



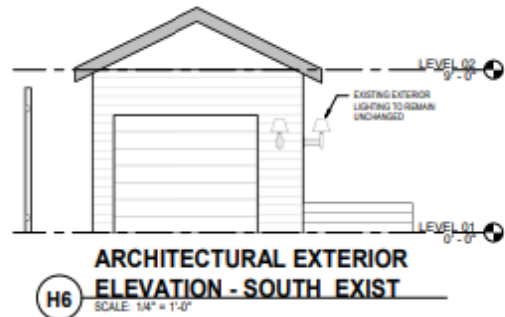
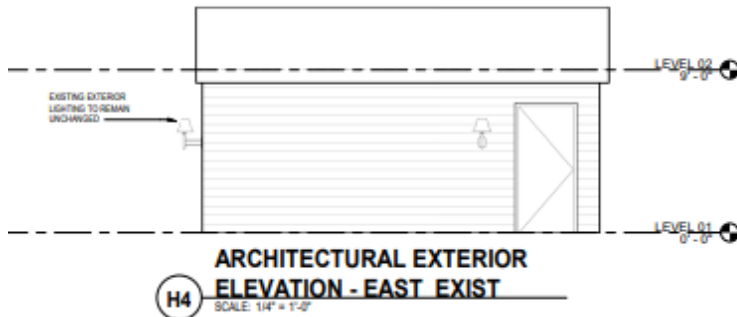
SITE PLAN



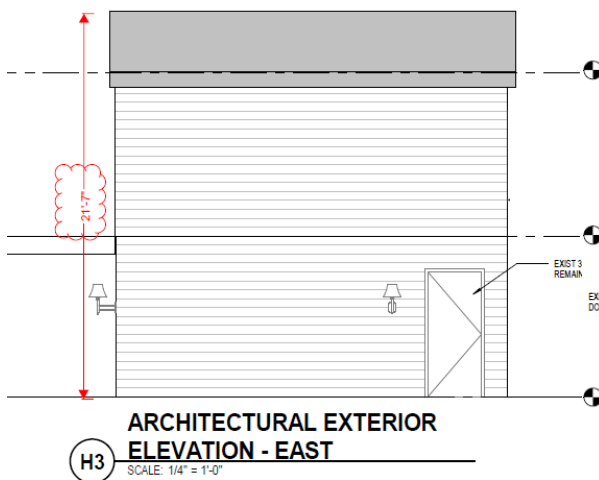
F1 **NEW STORAGE - FLOOR PLAN**
SCALE: 1/4" = 1'-0"

TOTAL AREA 1,773 SF

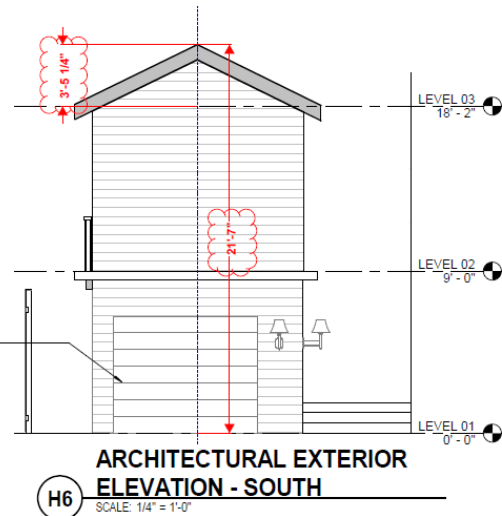
EXISTING



PROPOSED

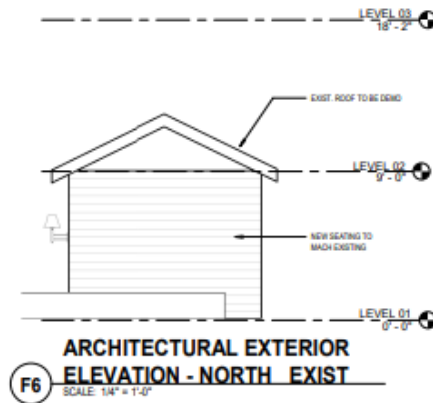
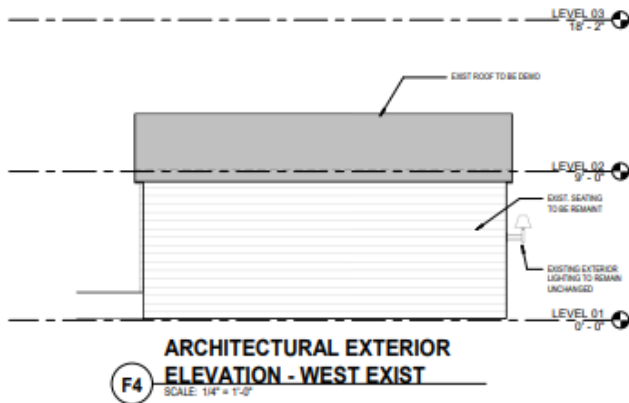


PROPOSED RIDGE HT.
21'-7"

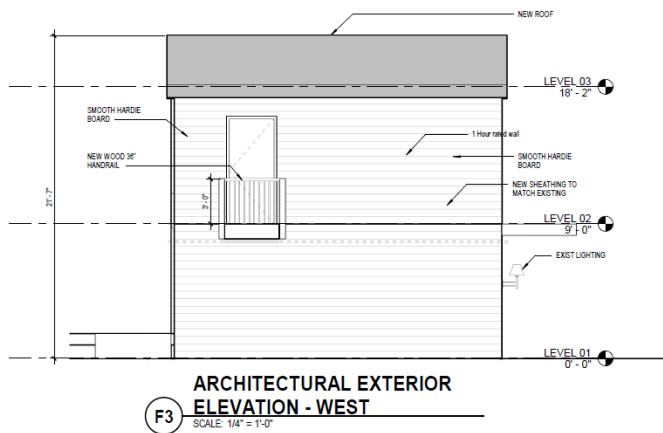


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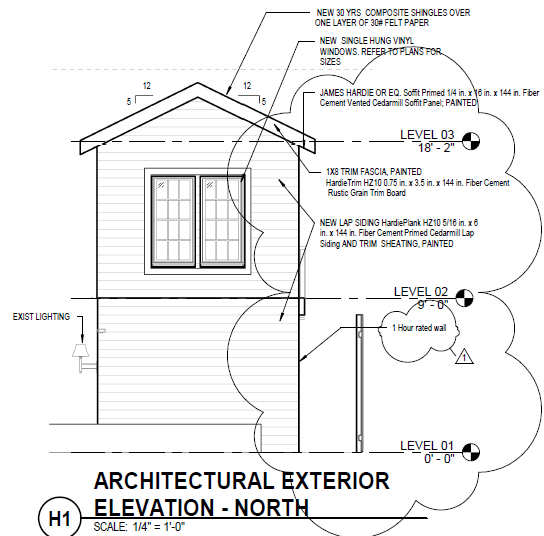
EXISTING



PROPOSED



**PROPOSED RIDGE HT.
 21'-7"**



**PROPOSED RIDGE HT.
 21'-7"**

**EXISTING CONDITIONS
2ND STORY GARAGE
CONTRUCTED WITHOUT COA APPROVAL**



Back of Existing Garage

**EXISTING CONDITIONS
2ND STORY GARAGE
CONTRUCTED WITHOUT COA APPROVAL**



**Front of Garage
Carport Attached to House**