

CERTIFICATE OF APPROPRIATENESS

Application Date: April 25th, 2022

Applicant: Gail R. Schorre, agent for Andrea C. Greer, owner

Property: 606 Highland Street, Lot 6, Block 24, Woodland Heights Subdivision. The property includes a historic 1,196 square foot one-story single-family residence situated on a 5,000 square foot interior lot.

Significance: Contributing bungalow residence, constructed circa 1920, detached rear garage located in the Woodland Heights Historic District.

Proposal: Alteration—Applicant proposes to build a 174.7 square foot one-story addition on the rear portion of the historic structure, maintaining the original corners.

- The propose addition will connect via breezeway to a detached garage which will also be expanded to include a carport.
- The proposed addition will expand a previous addition that was done before the historic district was created.

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.

District Map

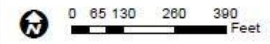
Woodland Heights Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing

Established: July 29, 2011
 Source: GIS Services Division
 Date: March 11, 2014
 Reference: pj17480



PLANNING & DEVELOPMENT DEPARTMENT



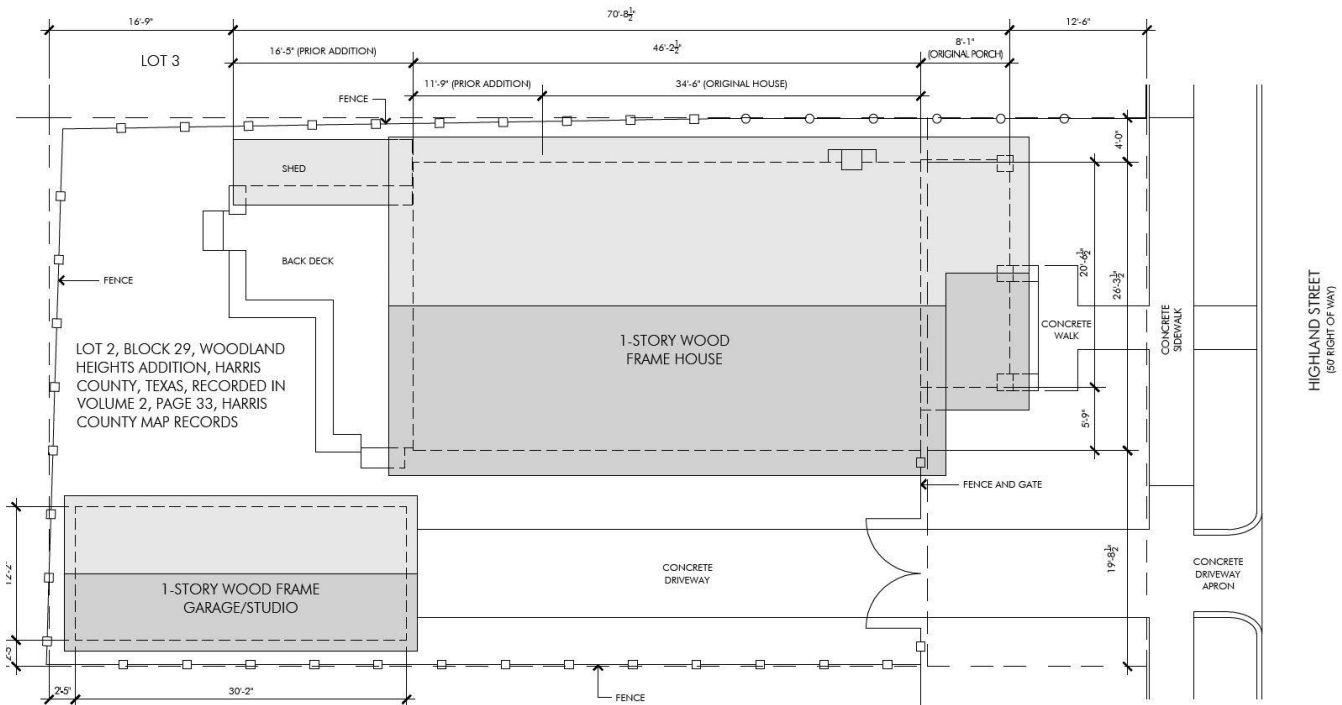
Inventory Photograph



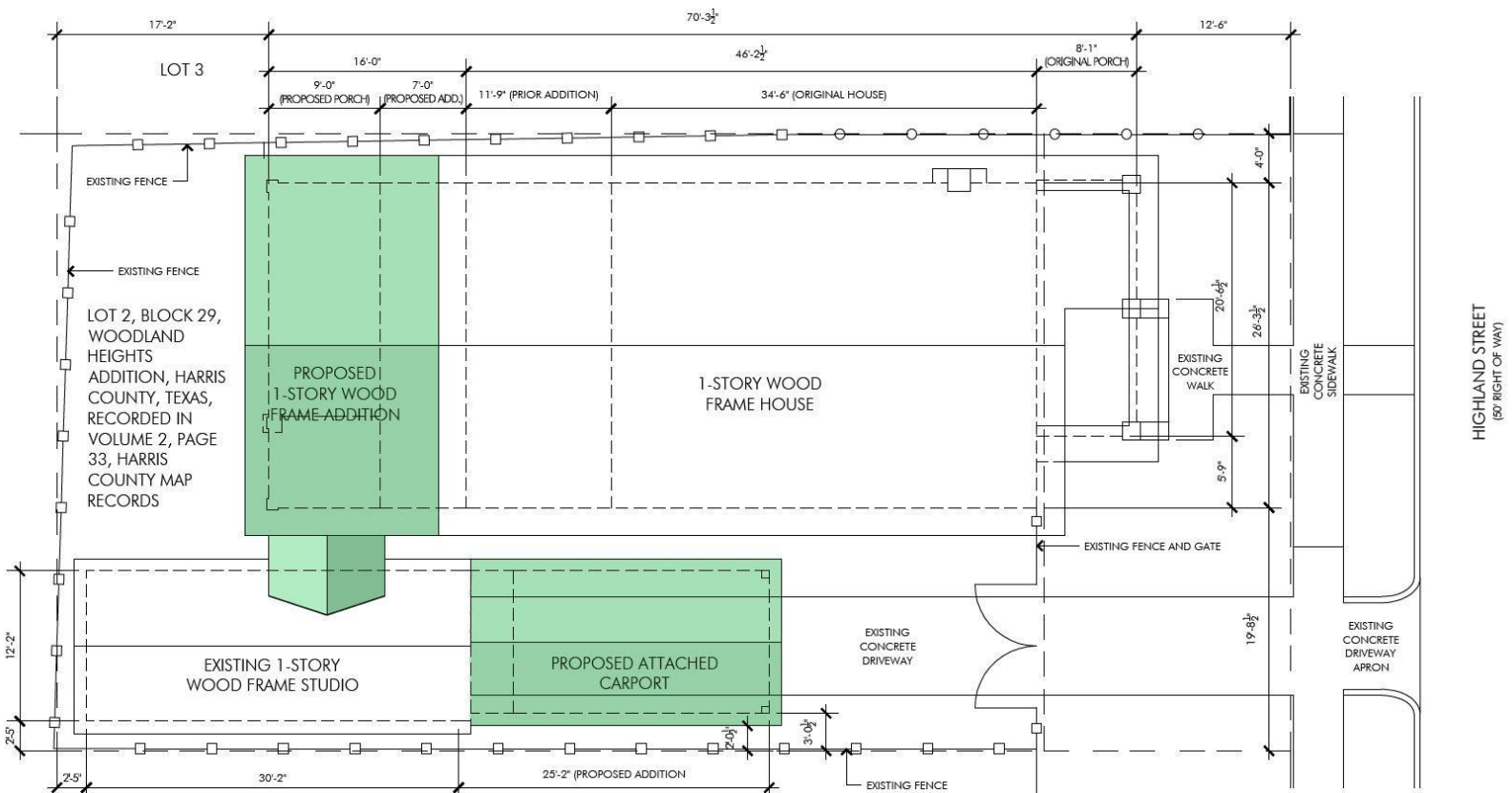
Current Photograph



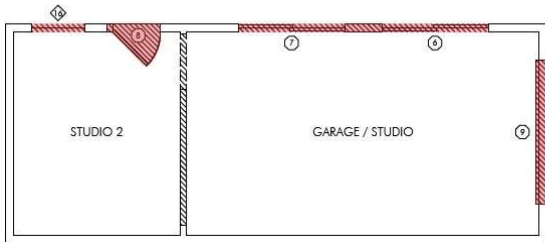
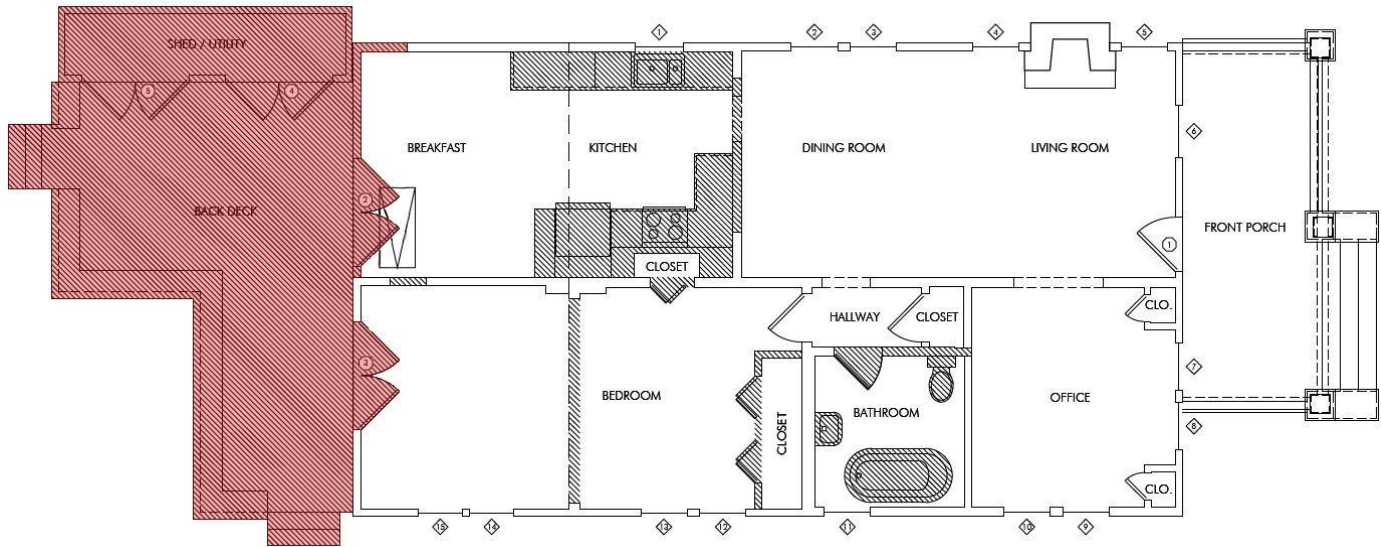
Existing Site Plan and Roof Plan



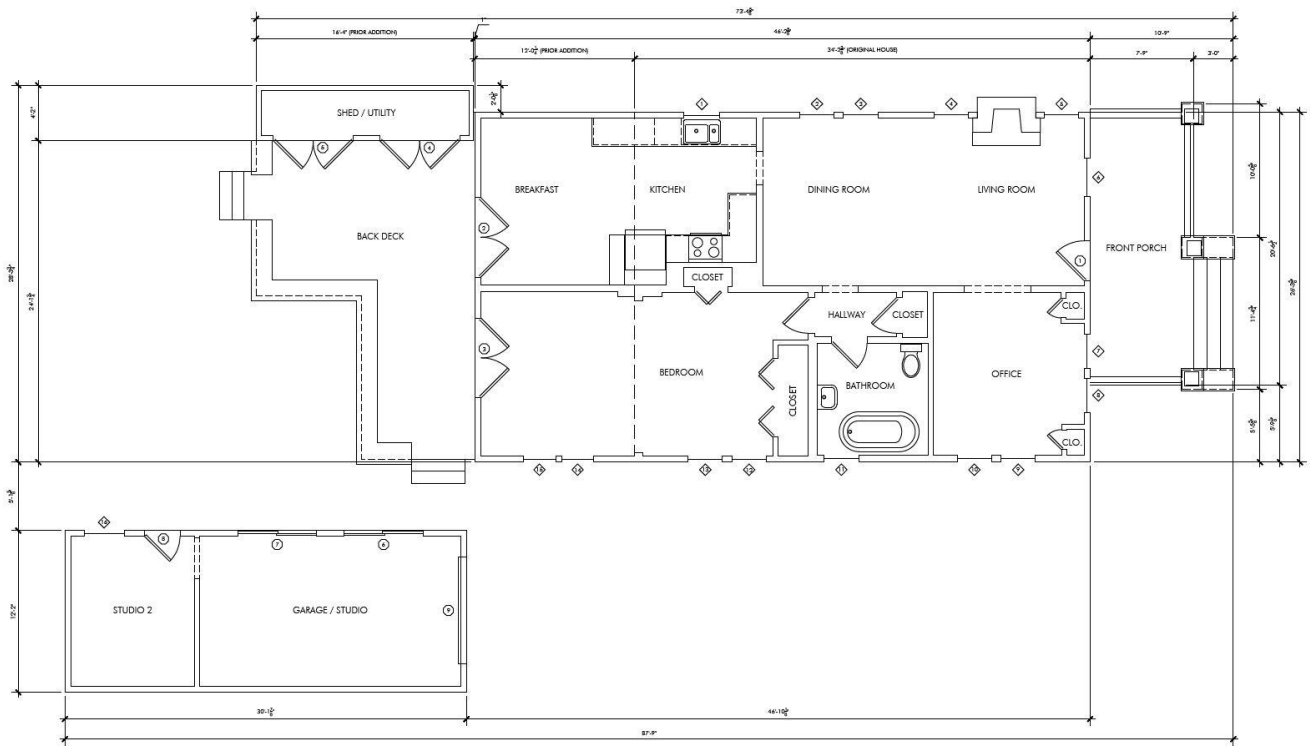
Proposed Site Plan and Roof Plan



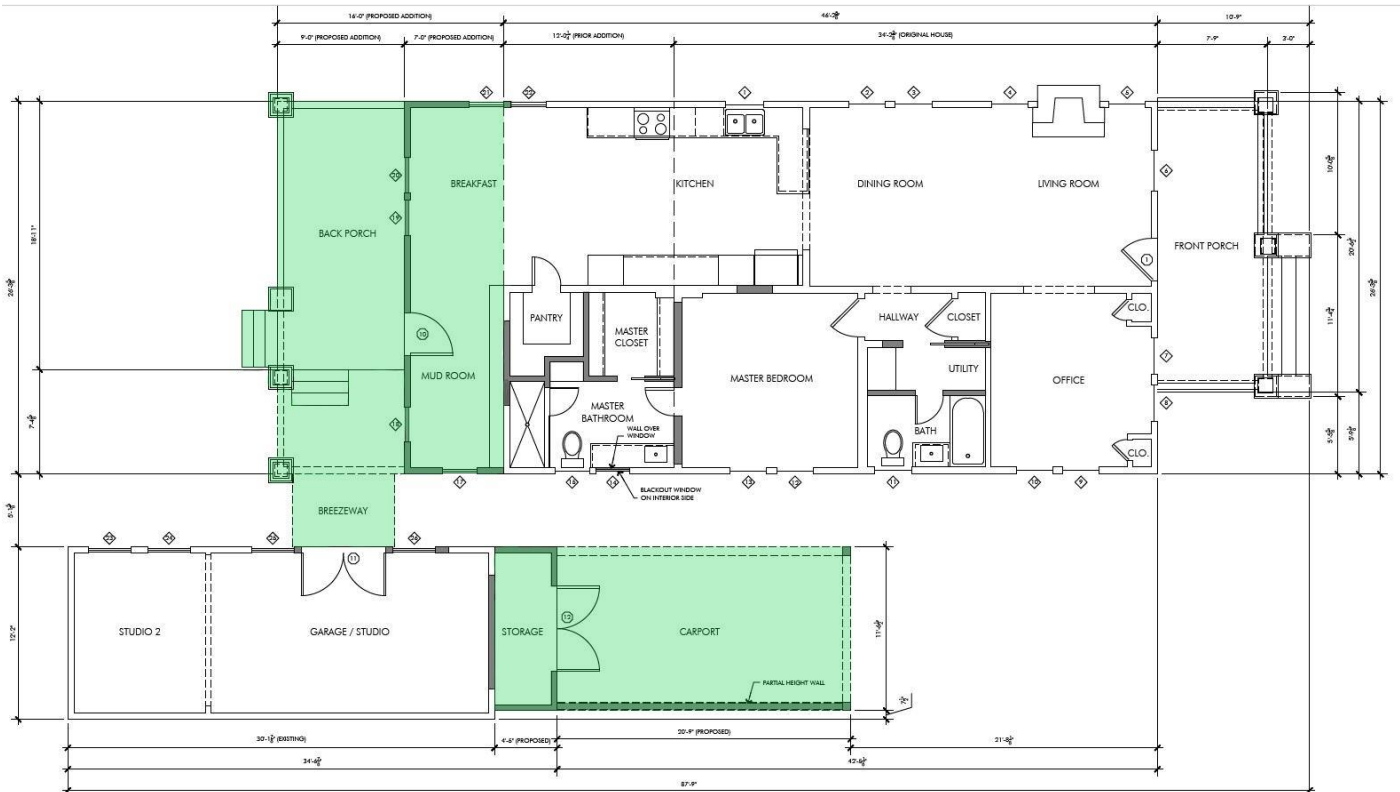
Proposed Demolition Plan



Existing First Floor Plan



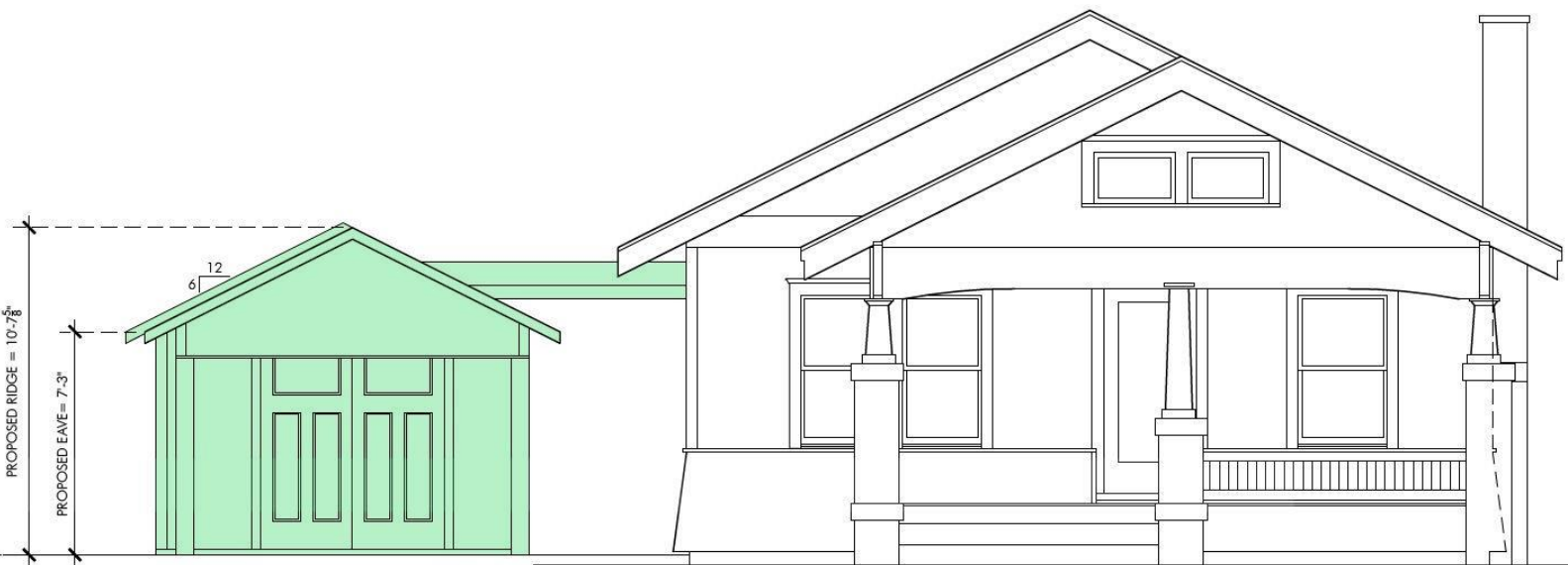
Proposed First Floor Plan



Existing North Elevation (front)



Proposed North Elevation (front)



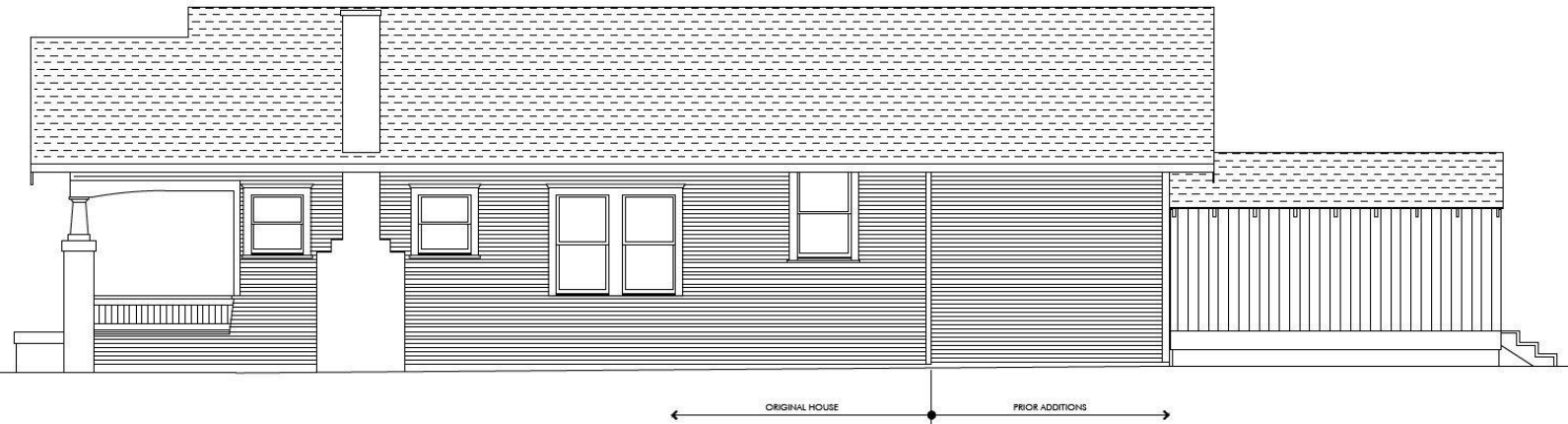
Existing South Elevation (rear)



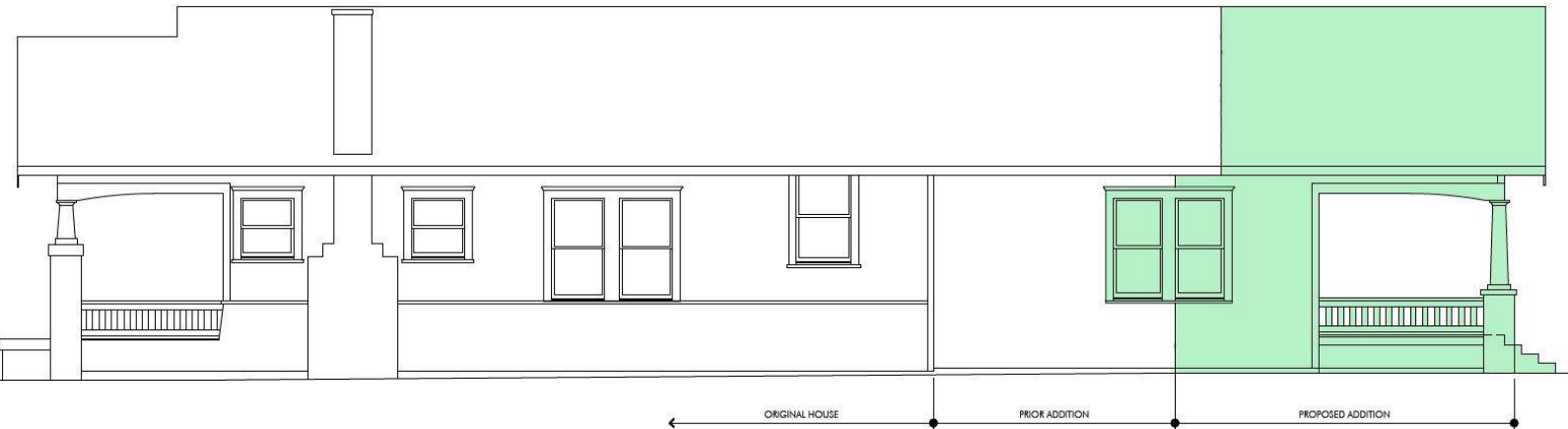
Proposed South Elevation (rear)



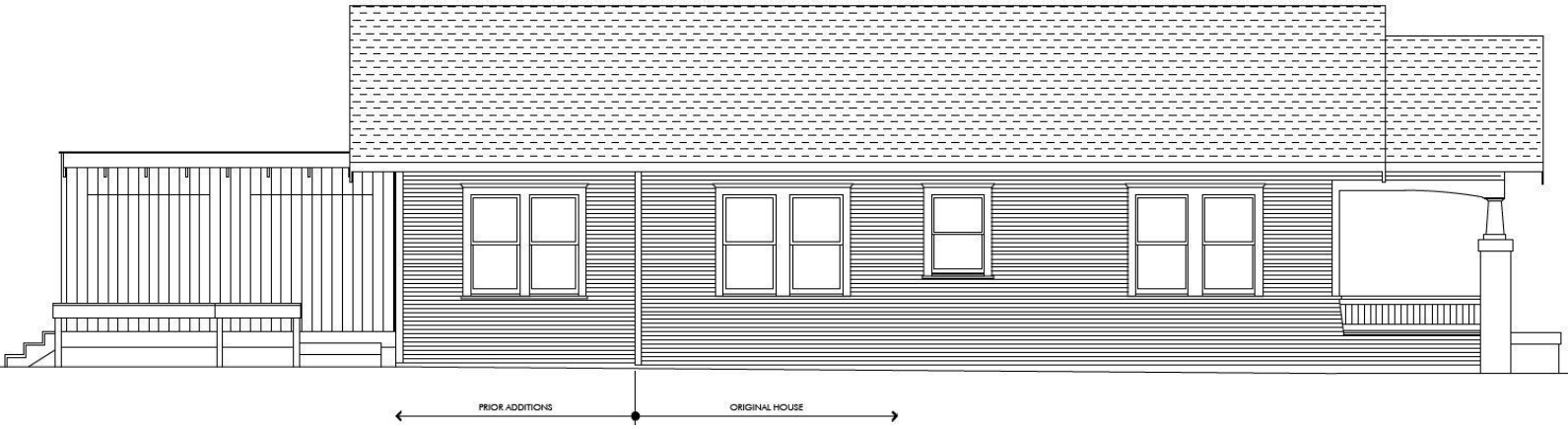
Existing West Elevation (right)



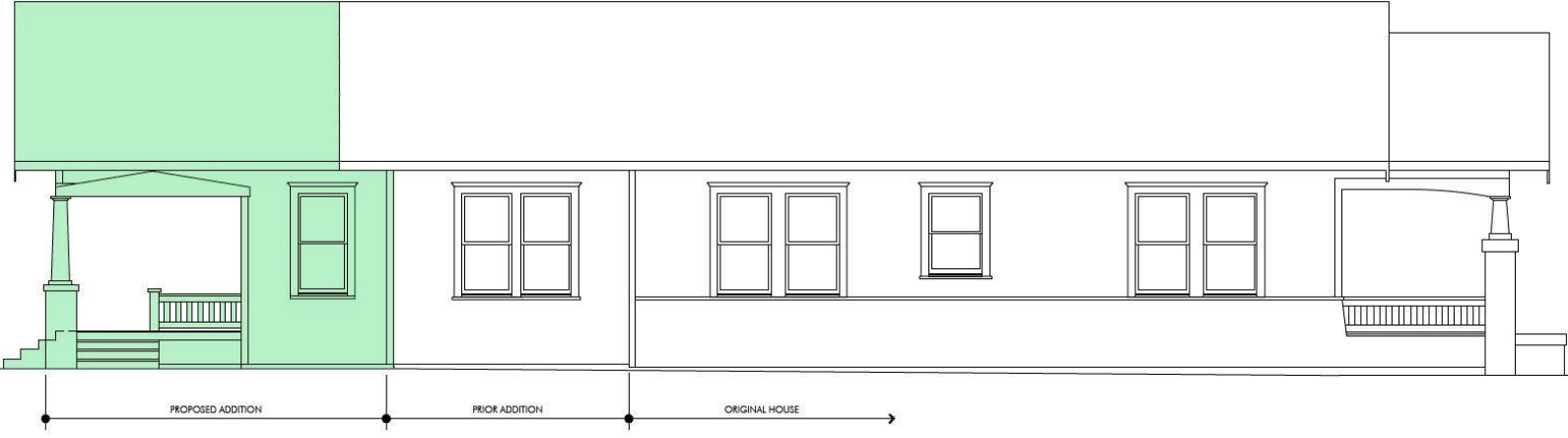
Proposed West Elevation (left)



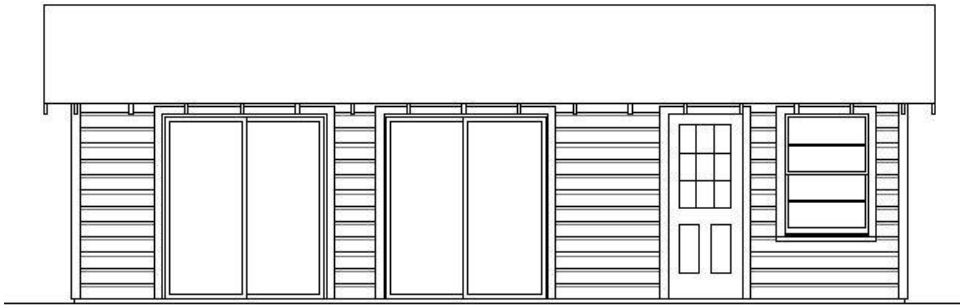
Existing East Elevation (left)



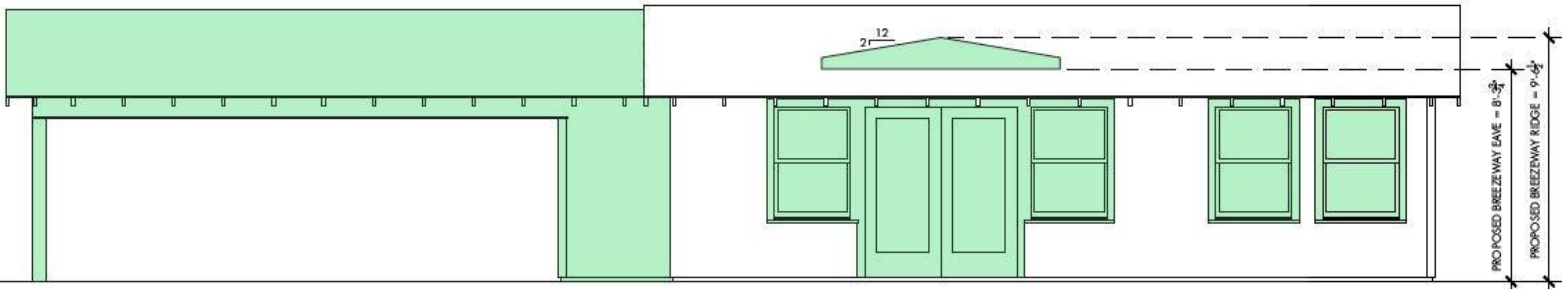
Proposed East Elevation (left)



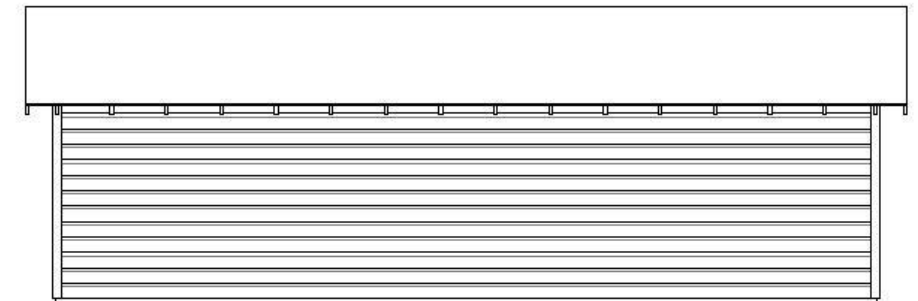
Existing Garage West Elevation



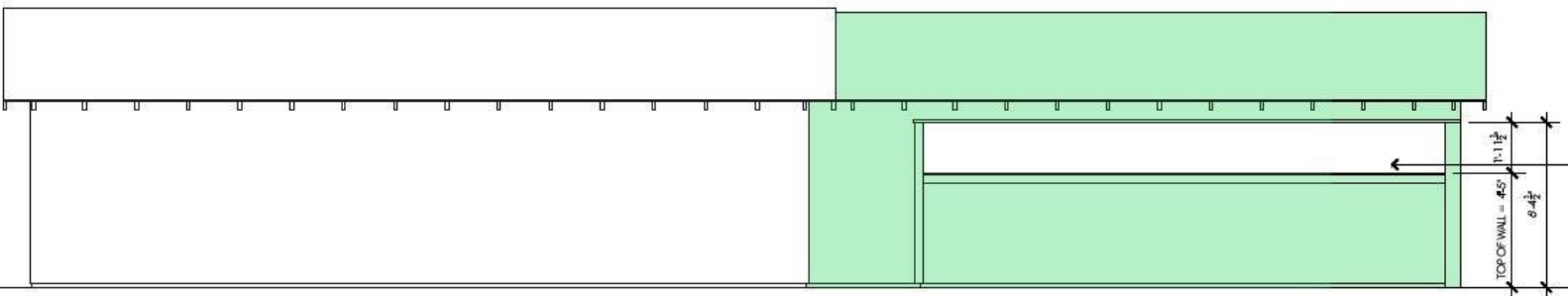
Proposed Garage West Elevation



Existing Garage East Elevation



Proposed Garage East Elevation



3D Renderings of the Proposed Addition



