

CERTIFICATE OF APPROPRIATENESS

Applicant: Gail R. Schorre, agent for David Proctor, owner.

Property: 504 Byrne Street Lot 2, Block 24, Woodland Heights Subdivision. The property includes a historic 1013 square foot, one-story wood frame single-family residence situated on a 7,000 square foot (50' x 140') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1924, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition. The proposed project is an addition to an existing 1013 s.f. stucco, bungalow-style home which has a 643 s.f. one-story previous addition at the back.

The applicant proposes the following:

- The proposed first-floor addition of 292 s.f. will extend both east to the side of the previous addition and south to the rear of the house.
- The second-floor addition of 1549 s.f. will be located at the back of the house, over the previous addition, the new first floor additions, as well as a covered porch at the back. It also extends 9'-2" forward over the historic portion of the house which is less than 25% of the original home.
- There will be a cantilevered carport extending about 9' over the driveway on the west side of the house.
- The proposal includes the replacement of an existing, non-historic glass block window in the first-floor bathroom with a smaller traditional style double-hung window.
- It also includes the rebuilding of the front porch steps with brick clad steps. The current steps are concrete.
- New construction will be clad in Hardie siding to match the siding on the previous addition. The height of the existing one-story house is 19'-7" and the ridge height of the new construction will be 30'-1". The pitch of the existing roof is 7 over 12 while the second-floor addition roof will be 6 ½ over 12 with the lower slope designed to further reduce the perceived volume of the addition.

Public Comment: No 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.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



Figure 1- Historic Photo from Tax records_1965

CURRENT PHOTO (s)



504 Byrne as seen from the street



West side-front.

CURRENT PHOTO (s)



East side-front view.

3D RENDERINGS

PROPOSED



04 Southwest from Sidewalk
NTS.



03 Southeast from Sidewalk
NTS.



06 Northeast from Rear
NTS.

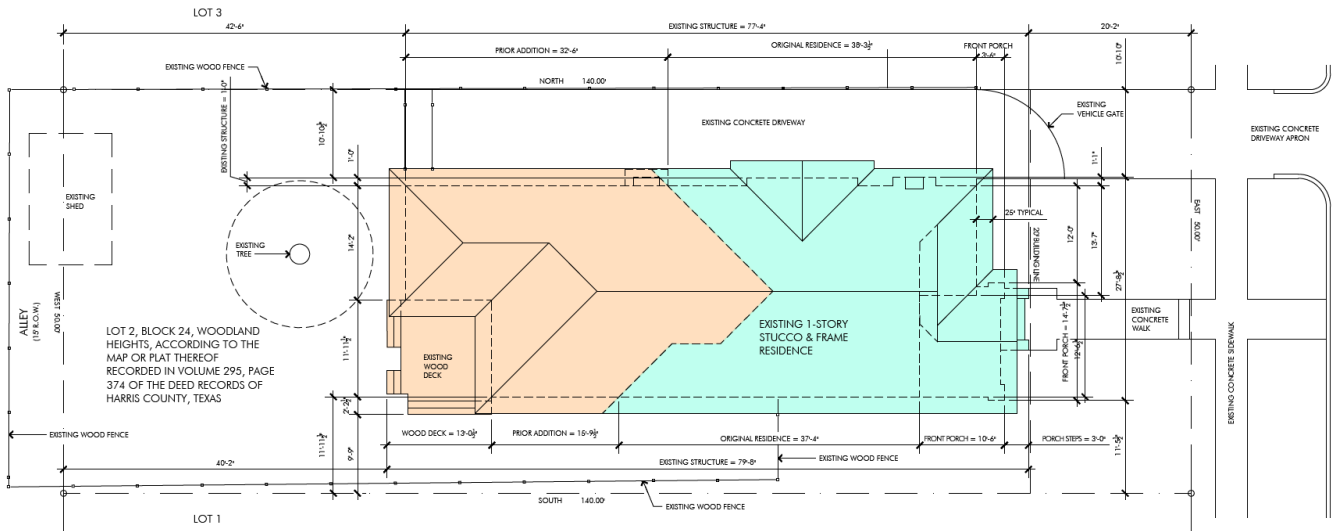


05 North from Rear
NTS.



SITE/ROOF PLAN

EXISTING



PROPOSED

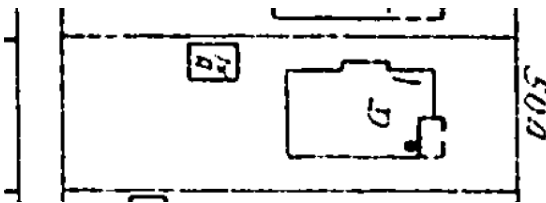
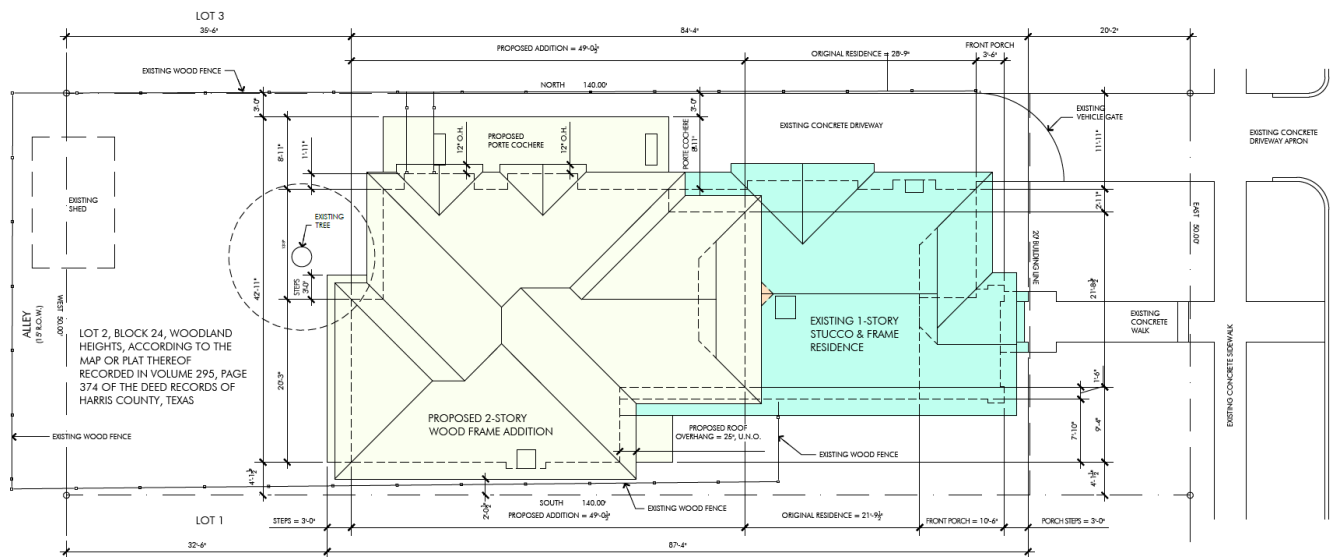
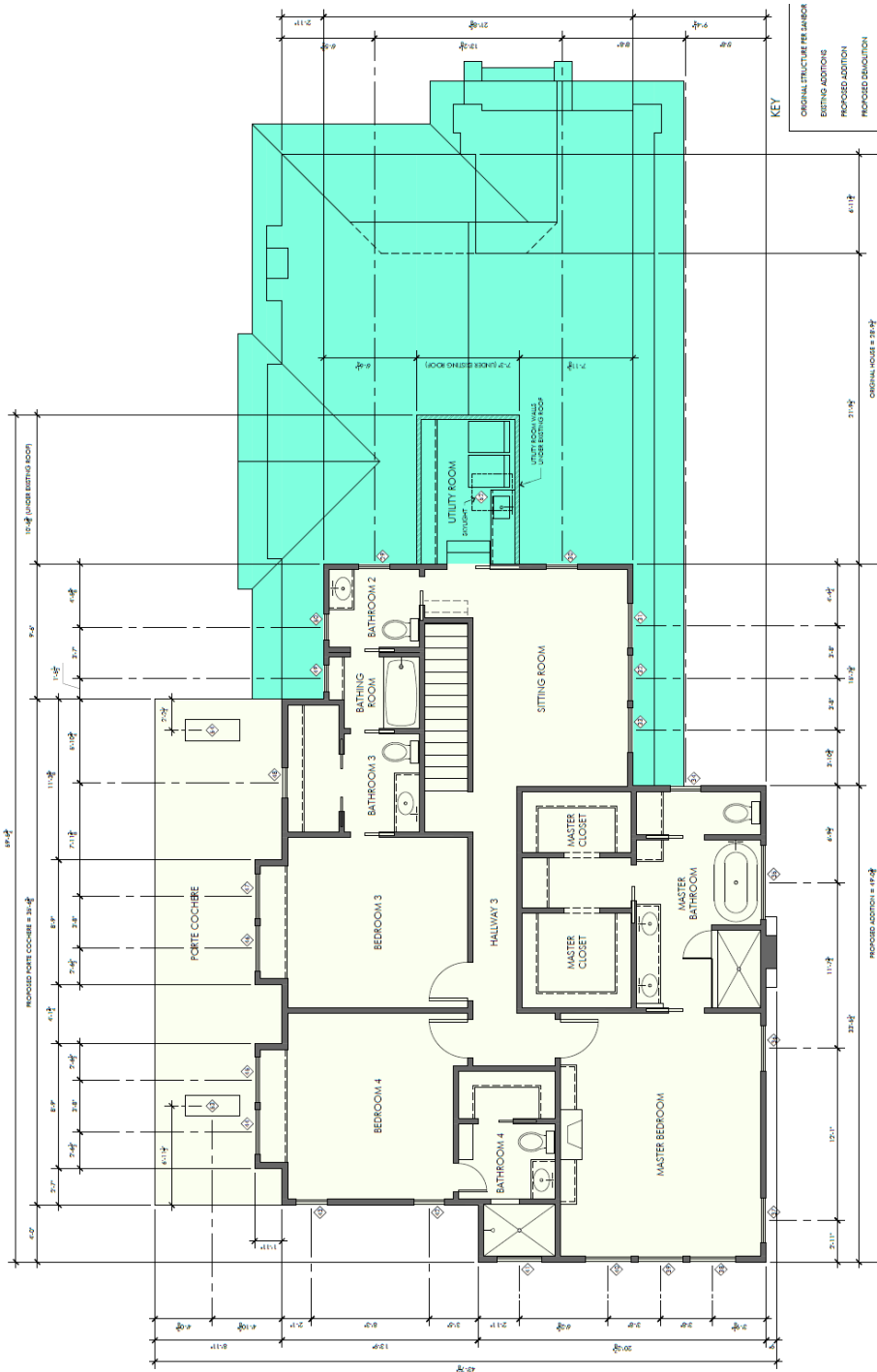


Figure 2- Sanborn map 1925

ORIGINAL STRUCTURE PER SANBORN MAP	
EXISTING ADDITIONS	
PROPOSED ADDITION	
PROPOSED DEMOLITION	

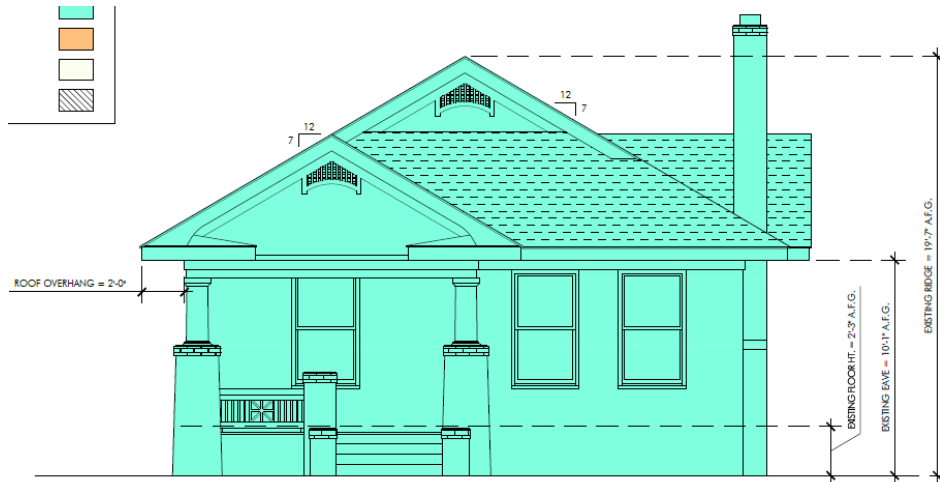
SECOND FLOOR PLAN

PROPOSED

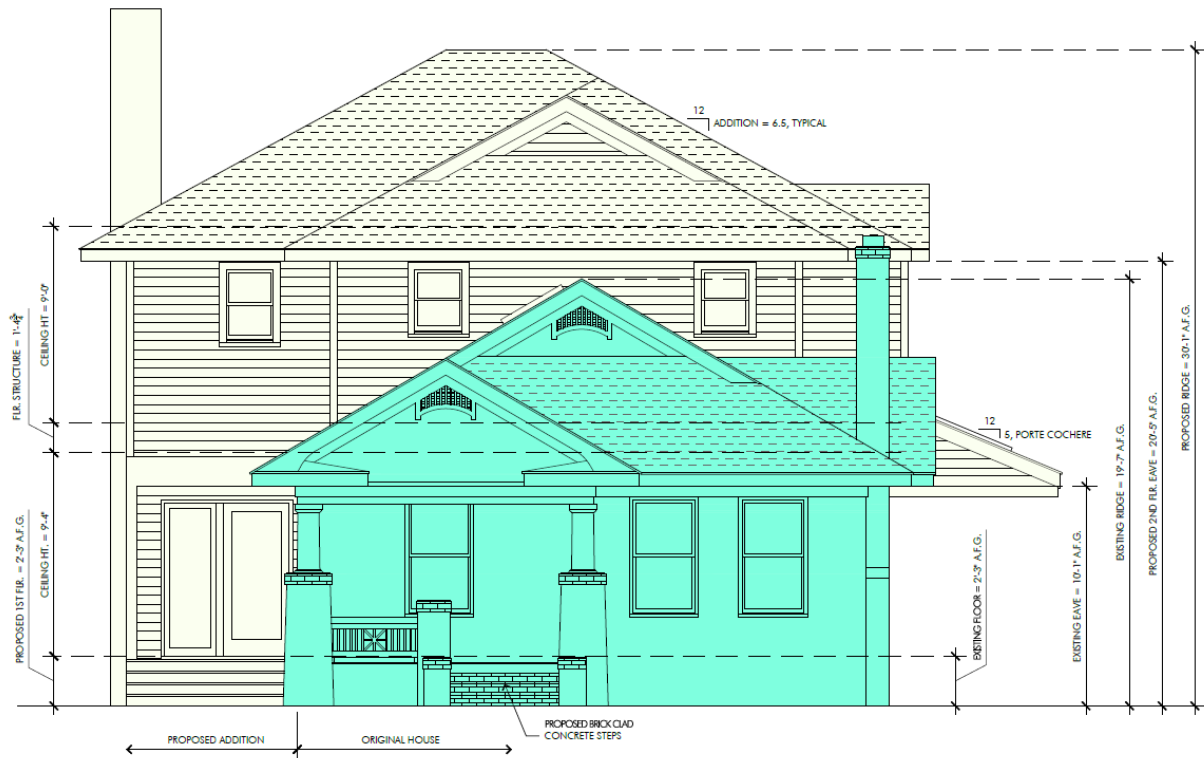


NORTH ELEVATION – FRONT FACING BYRNE

EXISTING

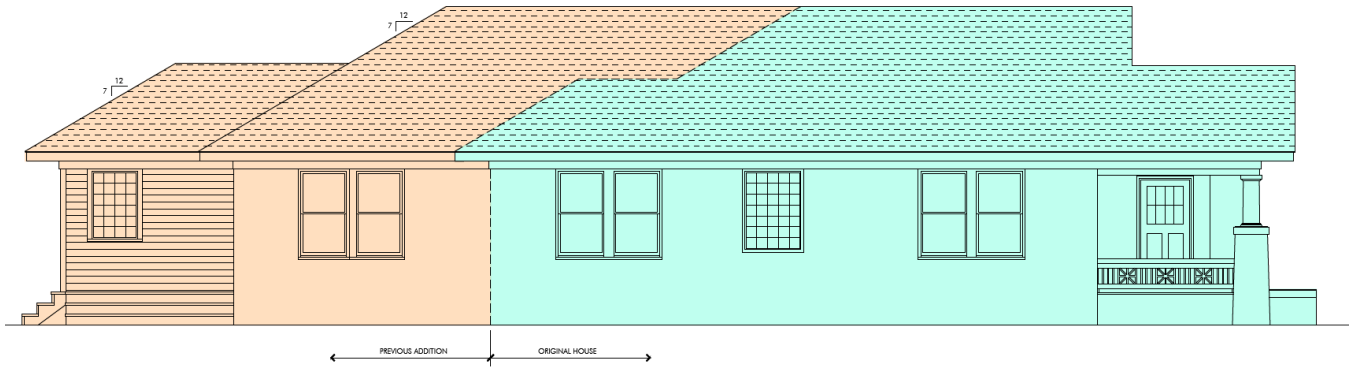


PROPOSED

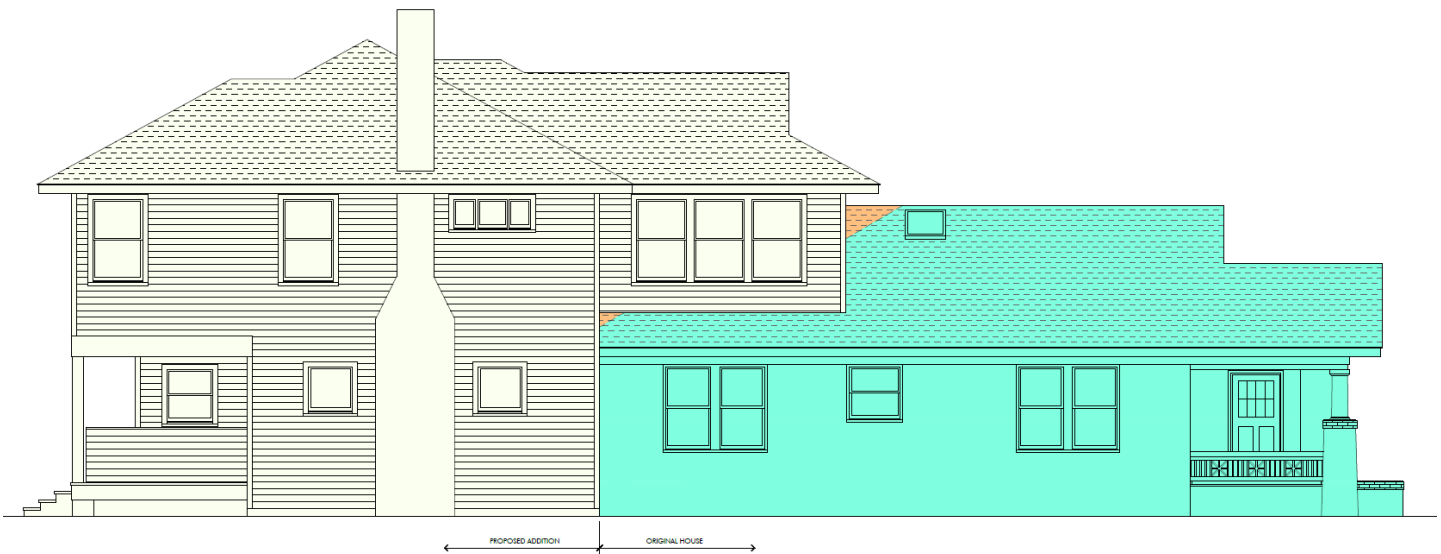


EAST ELEVATION

EXISTING

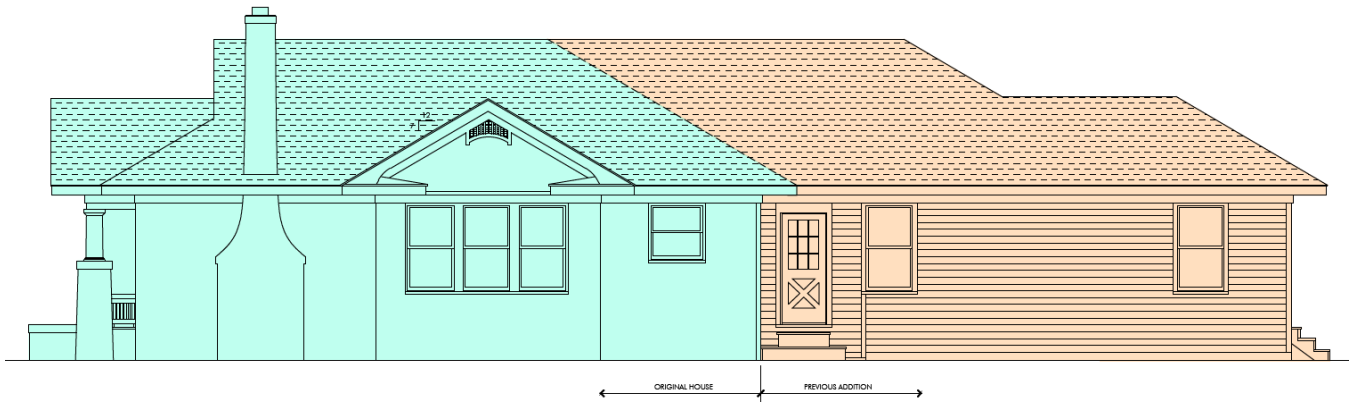


PROPOSED



WEST ELEVATION

EXISTING

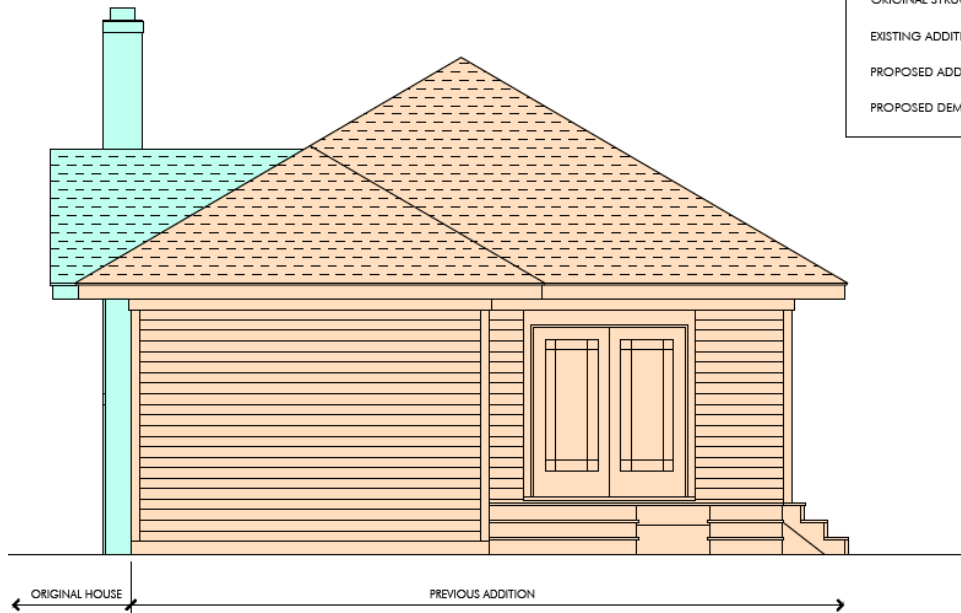


PROPOSED



SOUTH SIDE ELEVATION (REAR)

EXISTING

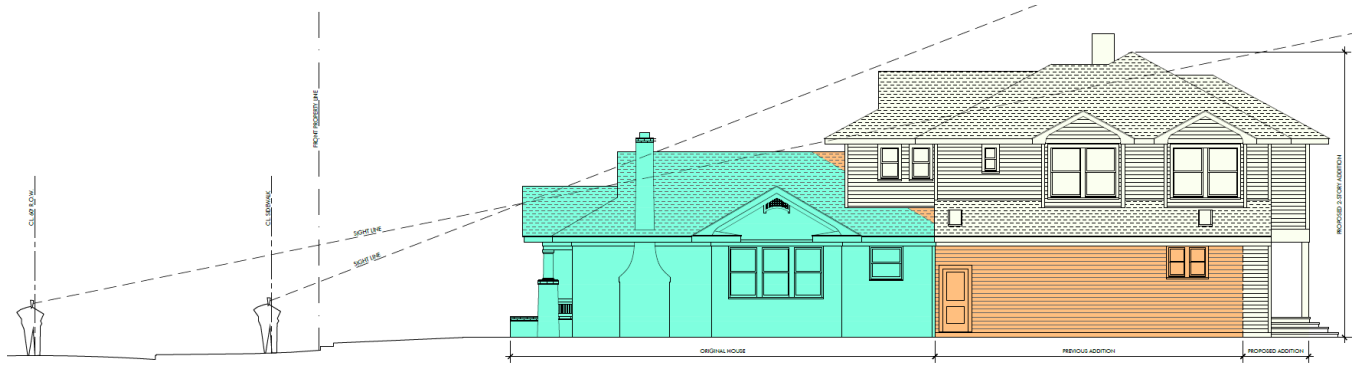


PROPOSED

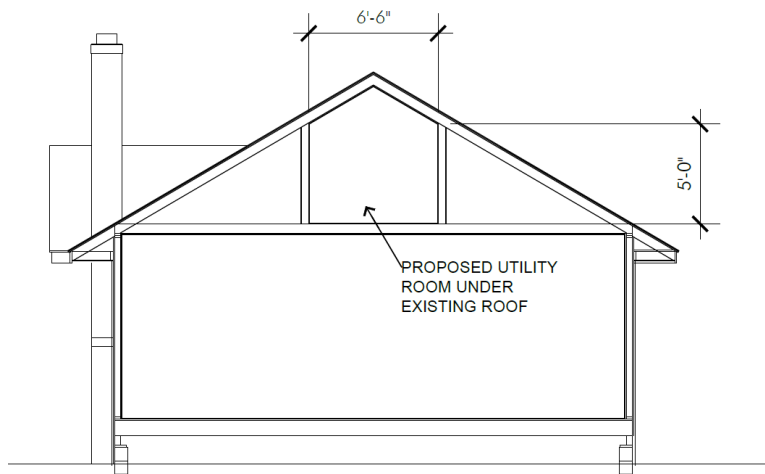


SECTIONS

PROPOSED SITE LINE FROM STREET



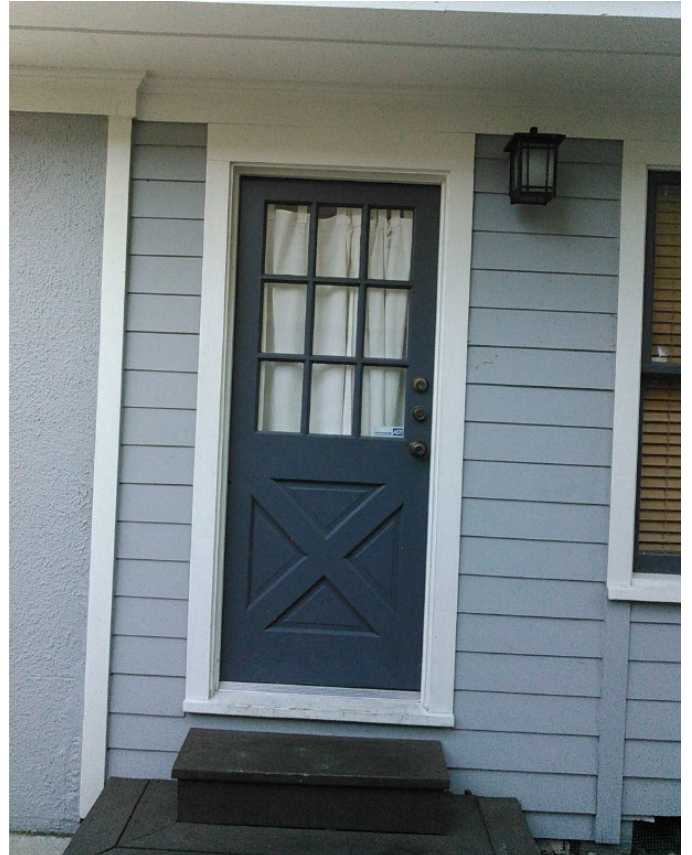
PROPOSED LOCATION OF UTILITY ROOM



PHOTOS



East side non-historic bathroom window to be replaced.



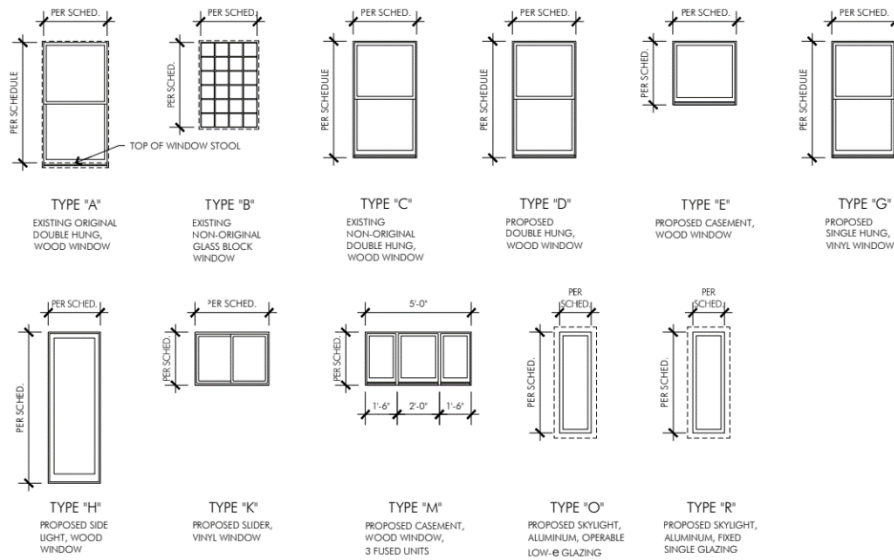
West side kitchen door showing stucco to siding transition at original to previous addition location.



South side facing back yard – previous addition/deck, partial view.

WINDOW SCHEDULE

WINDOW SCHEDULE										
NO.	TYPE	MATERIAL	STYLE	WIDTH	HEIGHT	MOUNTING	EXISTING	DEMOLISH	PROPOSED	NOTES
1	B	WOOD	SEE NOTE	42"	58"	SURFACE		*		GLASS BLOCK, 5 BLOCKS WIDE X 7 BLOCKS TALL
2	C	WOOD	DH	34"	61"	RECESSED		*		
3	C	WOOD	DH	34"	61"	RECESSED		*		
4	B	WOOD	SEE NOTE	34"	50"	SURFACE		*		GLASS BLOCK, 4 BLOCKS WIDE X 6 BLOCKS TALL
5	C	WOOD	DH	34"	61"	RECESSED		*		
6	C	WOOD	DH	34"	61"	RECESSED		*		
7	A	WOOD	DH	34"	61"	RECESSED	*			
8	A	WOOD	DH	34"	61"	RECESSED	*			
9	A	WOOD	DH	38"	38"	RECESSED	*			
10	A	WOOD	DH	34"	61"	RECESSED	*			
11	A	WOOD	DH	34"	61"	RECESSED	*			
12	A	WOOD	DH	34"	61"	RECESSED	*			
13	A	WOOD	DH	32"	36"	RECESSED	*			
14	A	WOOD	DH	32"	36"	RECESSED	*			
15	A	WOOD	DH	34"	61"	RECESSED	*			
16	A	WOOD	DH	34"	61"	RECESSED	*			
17	A	WOOD	DH	34"	61"	RECESSED	*			
18	A	WOOD	DH	34"	61"	RECESSED	*			
19	A	WOOD	DH	34"	61"	RECESSED	*			
20	H	WOOD	FIXED	30"	84"	RECESSED			*	STYLE TO MATCH DOOR #4, SEE DOOR SCHEDULE
21	E	WOOD	CSMT	34"	36"	RECESSED			*	
22	E	WOOD	CSMT	34"	36"	RECESSED			*	
23	D	WOOD	DH	36"	42"	RECESSED			*	
24	E	WOOD	CSMT	34"	44"	RECESSED			*	
25	E	WOOD	CSMT	34"	44"	RECESSED			*	
26	E	WOOD	CSMT	34"	44"	RECESSED			*	
27	D	WOOD	DH	22"	38"	RECESSED			*	
28	D	WOOD	DH	22"	38"	RECESSED			*	
29	D	WOOD	DH	28"	36"	RECESSED			*	
30	D	WOOD	DH	28"	36"	RECESSED			*	
31	D	WOOD	DH	40"	64"	RECESSED			*	
32	D	WOOD	DH	40"	64"	RECESSED			*	
33	D	WOOD	DH	40"	64"	RECESSED			*	
34	D	WOOD	DH	28"	41"	RECESSED			*	
35	M	WOOD	CSMT	60"	24"	RECESSED			*	
36	D	WOOD	DH	40"	64"	RECESSED			*	
37	D	WOOD	DH	40"	64"	RECESSED			*	
38	D	WOOD	DH	40"	64"	RECESSED			*	
39	D	WOOD	DH	40"	64"	RECESSED			*	
40	D	WOOD	DH	40"	64"	RECESSED			*	
41	K	VINYL	SLIDER	40"	24"	RECESSED			*	
42	D	WOOD	DH	28"	40"	RECESSED			*	
43	D	WOOD	DH	28"	40"	RECESSED			*	
44	D	WOOD	DH	40"	64"	RECESSED			*	
45	D	WOOD	DH	40"	64"	RECESSED			*	
46	D	WOOD	DH	40"	64"	RECESSED			*	
47	D	WOOD	DH	40"	64"	RECESSED			*	
48	D	WOOD	DH	16"	24"	RECESSED			*	
49	D	WOOD	DH	24"	41"	RECESSED			*	
50	D	WOOD	DH	24"	41"	RECESSED			*	
51	G	VINYL	SH	40"	40"	RECESSED			*	
52	O	ALUMINUM	OPERABLE	30"	37"	ROOF SURFACE			*	SKYLIGHT
53	R	ALUMINUM	FIXED	17.5'	49.5'	ROOF SURFACE			*	SKYLIGHT
54	R	ALUMINUM	FIXED	17.5'	49.5'	ROOF SURFACE			*	SKYLIGHT

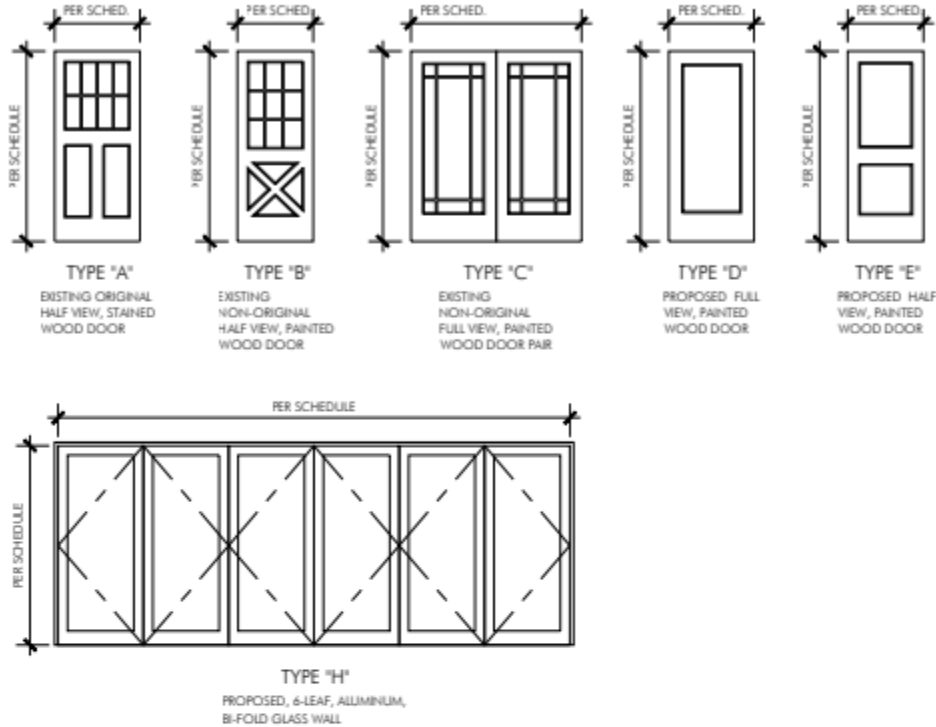


NOTES

1. UNLESS NOTED OTHERWISE ALL WINDOWS "JELD WEN", 2500 SERIES WOOD WINDOW PRODUCT LINE OR OTHER MANUFACTURERS PRODUCT LINE OF EQUAL OR BETTER QUALITY.
2. EXISTING WINDOWS: HEIGHT AND WIDTH TO INSIDE FACES OF JAMBS AND STOOL
3. PROPOSED WINDOWS: HEIGHT AND WIDTH ARE WINDOW UNIT SIZE
4. ALL WINDOWS: SEE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE FOR MAXIMUM U-FACTOR AND SHGC
5. NEW 1ST FLOOR WINDOW HEAD HEIGHT TO MATCH EXISTING 1ST FLOOR WINDOW HEAD HEIGHT. NEW 2ND FLOOR WINDOW HEAD HEIGHT TO MATCH EXISTING 2ND FLOOR WINDOW HEAD HEIGHT
6. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY NOTE #7 BELOW.
7. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING

DOOR SCHEDULE

DOOR TYPES



DOOR SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	EXISTING	DEMOLISH	PROPOSED	NOTES
1	A	36'	80'	*			
2	B	32'	80'		*		
3	C	72'	80'		*		
4	D	36'	84'			*	
5	E	32'	80'			*	
6	H	216'	84'			*	



504 Byrne as seen from the street

GROUND PLAN SKETCH

NO. SQ. FT.

NO. SQ. FT.

NO. SQ. FT.

NO. SQ. FT.

NO. SQ. FT.

NO. SQ. FT.

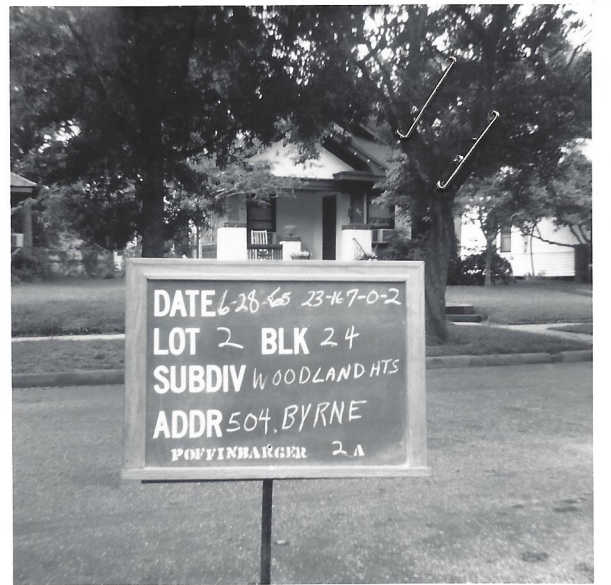
NO. SQ. FT.

100% VALUE

DEPRECIATION

DEPRECIATED VAL

40% VALUE





Front steps.



West side-front.



West side front gable with existing chimney in view.



West side kitchen door showing stucco to siding transition at original to previous addition location.



East side-front view.



East side non-historic bathroom window to be replaced.



East side showing fascia/stucco transition between original and previous addition.



South side facing back yard – previous addition, partial view.

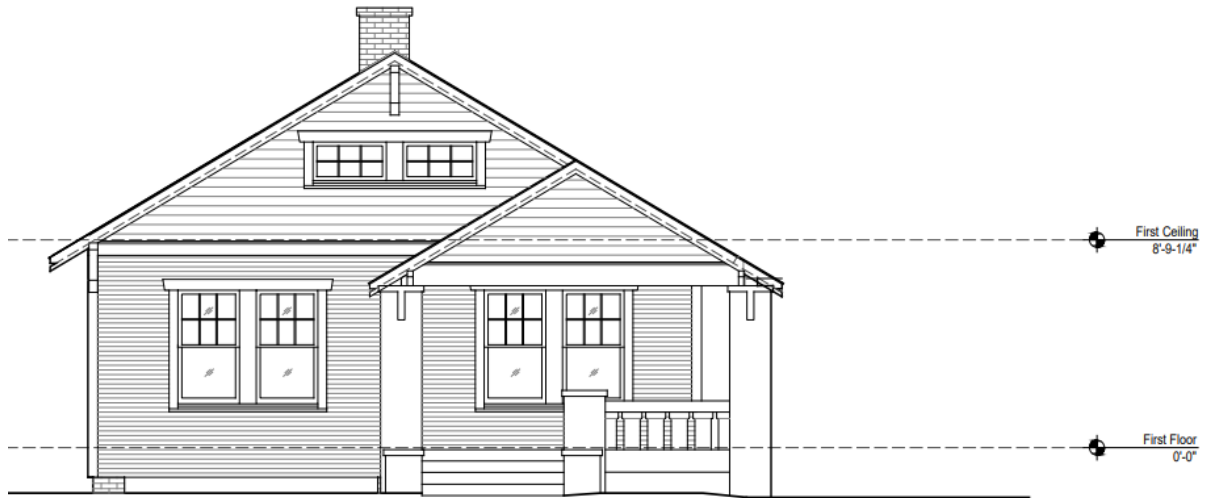


South side facing back yard – previous addition/deck, partial view.

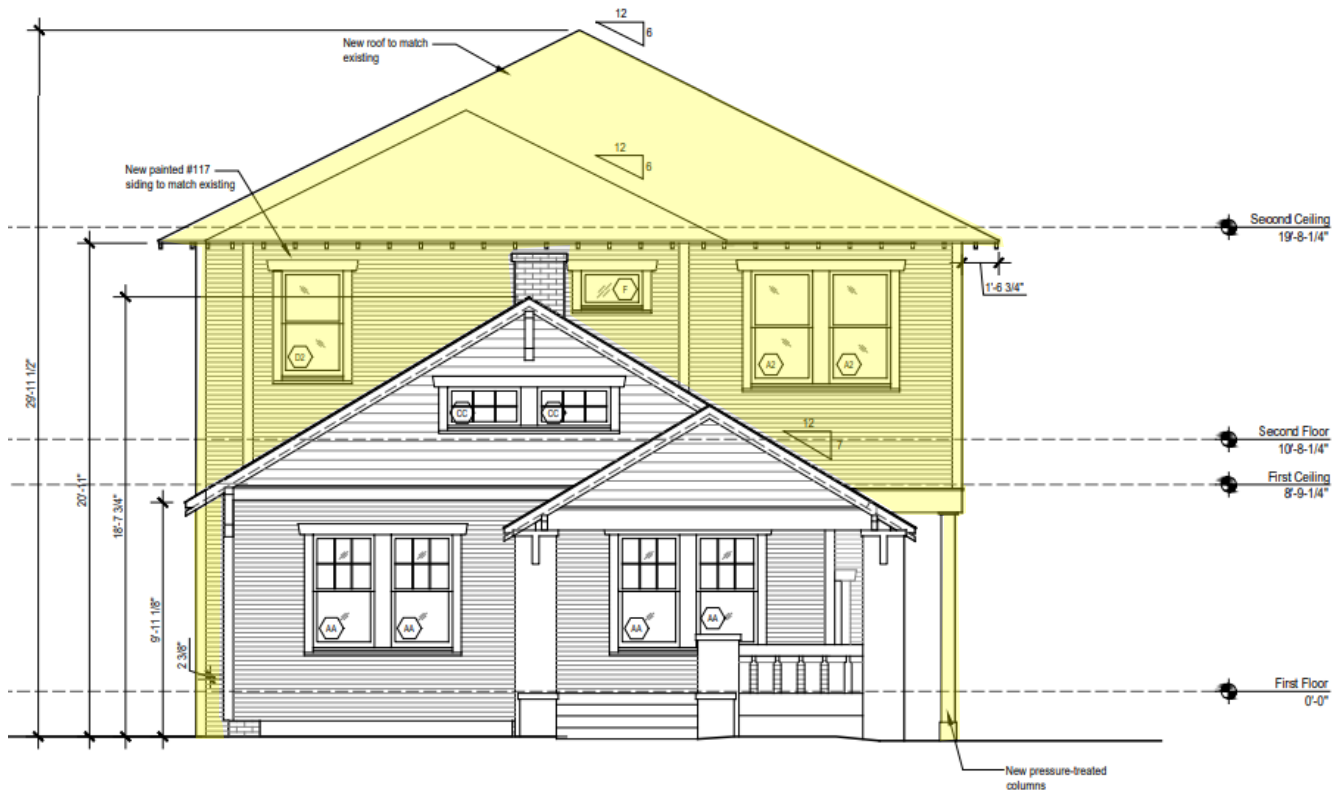
**CONTRIBUTING CONTEXT: 527 BYRNE STREET
and 501 BYRNE STREET TO FOLLOW**



SOUTH ELEVATION – FRONT FACING BYRNE
EXISTING

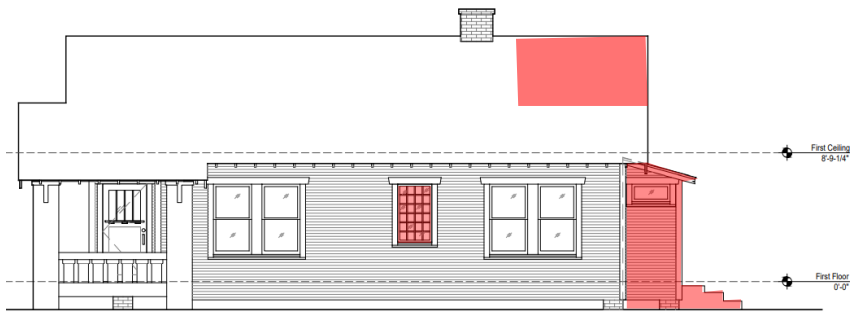


PROPOSED

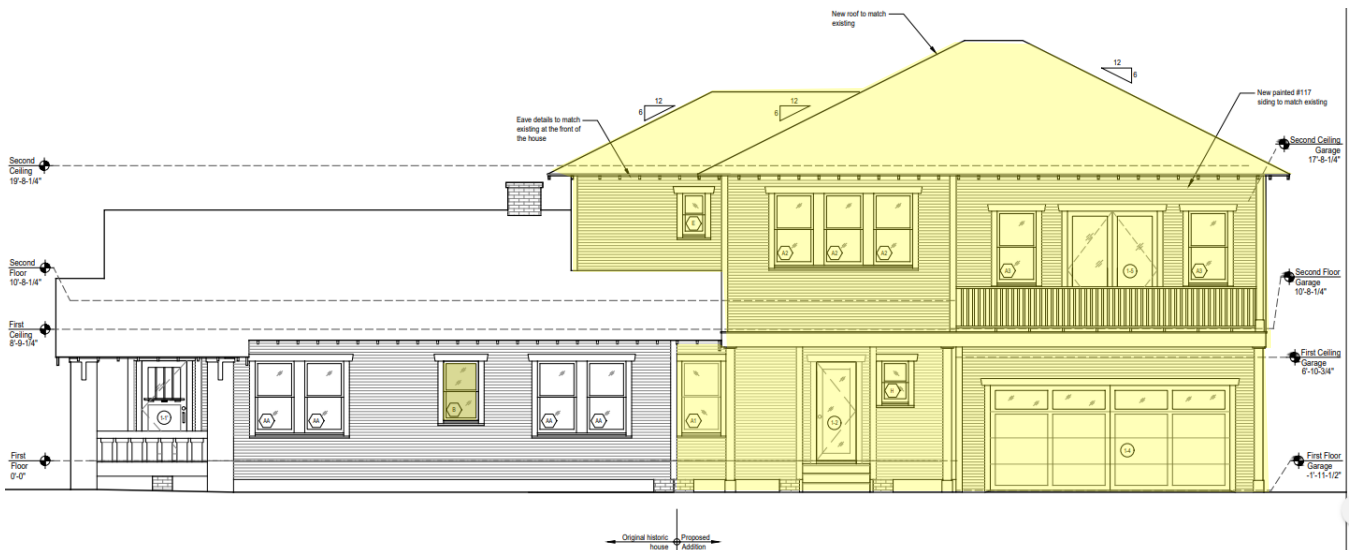


EAST ELEVATION – FACING HELEN

EXISTING

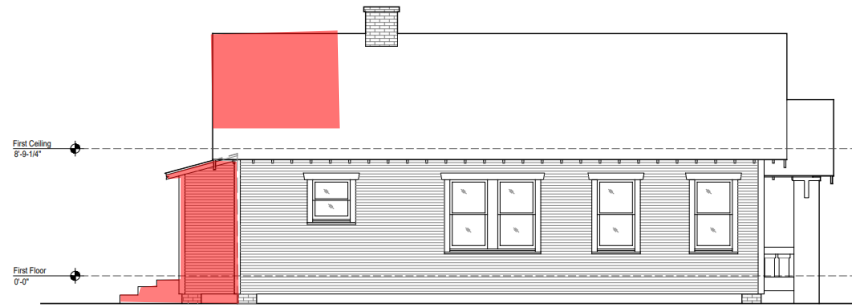


PROPOSED



WEST ELEVATION

EXISTING



PROPOSED

