

CERTIFICATE OF APPROPRIATENESS

Applicant: Sam Gianukos, agent for Carrie Arrendondo, owner

Property: 516 Highland Street, Lot 5, Tract 4, Block 20, Woodland Heights Subdivision. The property includes a one-story wood frame 996 square foot single-family residence and a two-story detached garage situated on a 7,500 square foot interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition

The applicant is proposing to demolish the non-contributing garage and to construct a two-story addition with an attached garage to the rear and side of the existing home.

- Hardy siding with a 5 ½ inch reveal
- Wood double hung and fixed JeldWen windows, inset and recessed
- All corners of the original structure maintained
- Shingled roof with 8/12 and 6/12 pitches
- 27'-9" max ride height, 21'-1" max eave height
- **Square footage:**
 - 1st floor: 935 sq ft existing, 1345 sq ft proposed
 - 2nd floor: 991 sq ft proposed
 - 531 sq ft garage apartment
 - **3,802 sq ft total conditioned space**
 - Side porch: 306 sq ft proposed

Public Comment: No public comments received.

Civic Association: No civic association comments received.

Recommendation: **Approval**

HAHC Action:

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

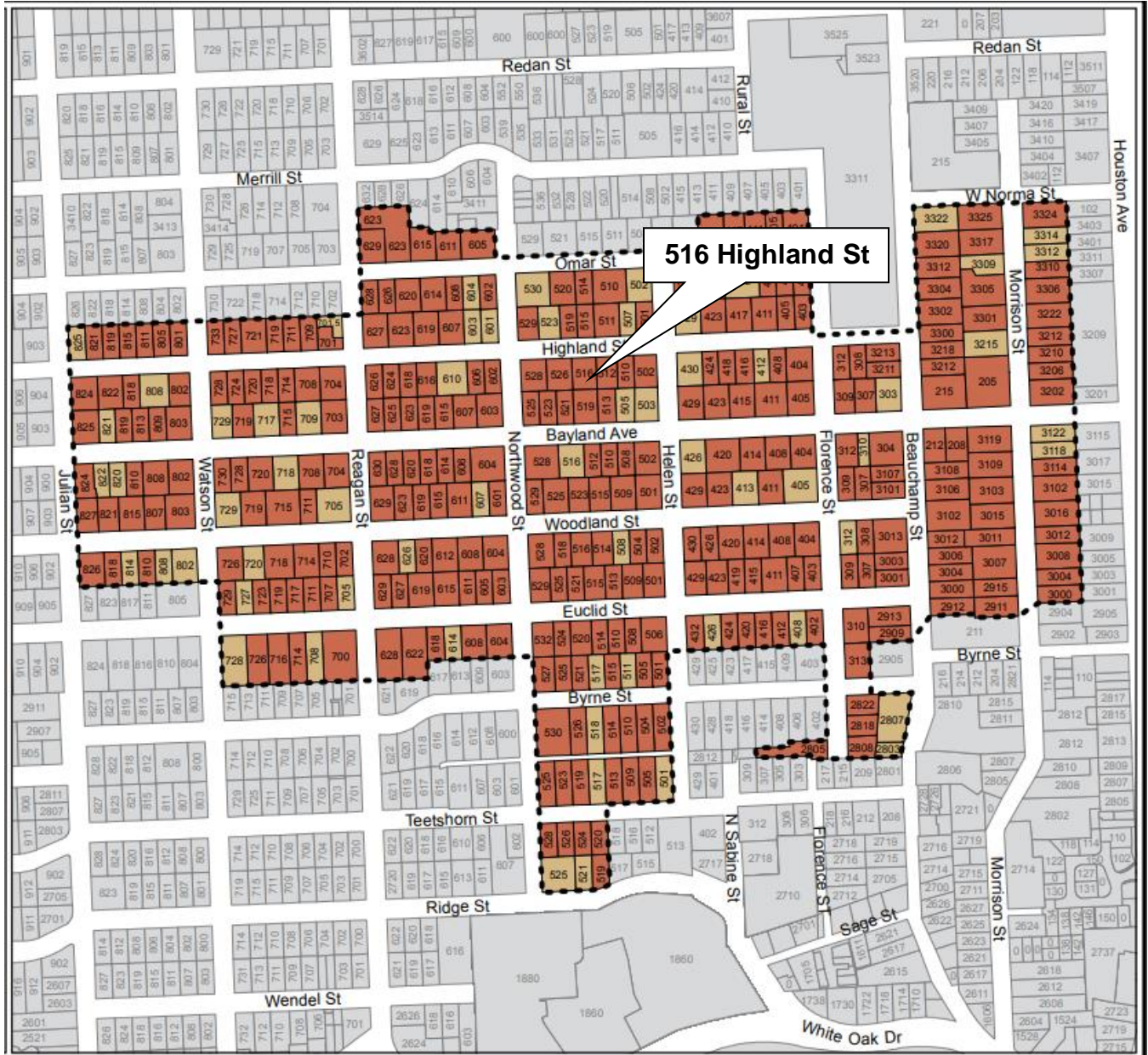
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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



INVENTORY PHOTO



CURRENT PHOTO

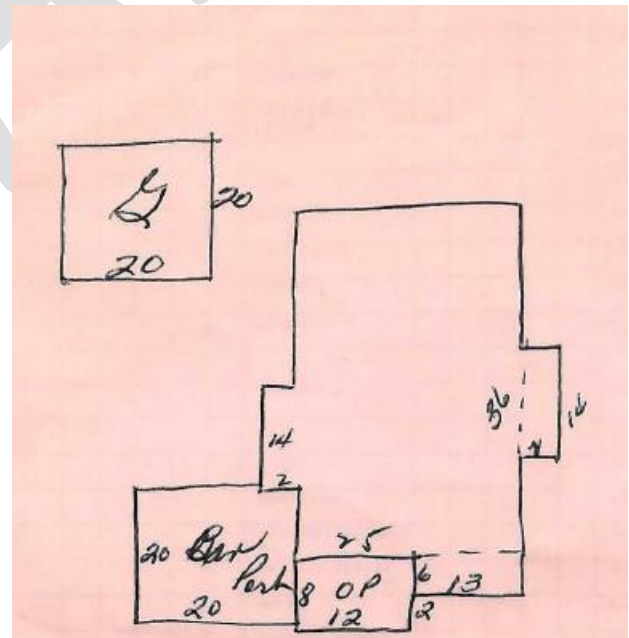
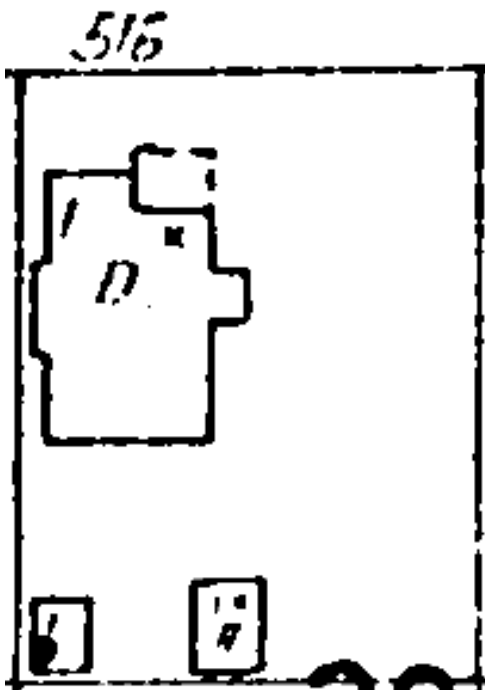


AERIAL VIEW OF PROPERTY



SANBORN (1924-1950)

BLA (1965)



CONTRIBUTING
EXAMPLE 4
(BELOW)

CONTRIBUTING
EXAMPLE 3
(BELOW)

CONTEXT AREA MAP

CONTRIBUTING
EXAMPLE 2 (BELOW)



CONTRIBUTING
EXAMPLE 1 (BELOW)

CONTEXT AREA

528 HIGHLAND- CONTRIBUTING EXAMPLE 1



511 HIGHLAND- CONTRIBUTING EXAMPLE 2



519 HIGHLAND- CONTRIBUTING EXAMPLE 3



529 HIGHLAND- CONTRIBUTING EXAMPLE 4



SITE PHOTOS (PROVIDED BY APPLICANT)



NORTH (FRONT)



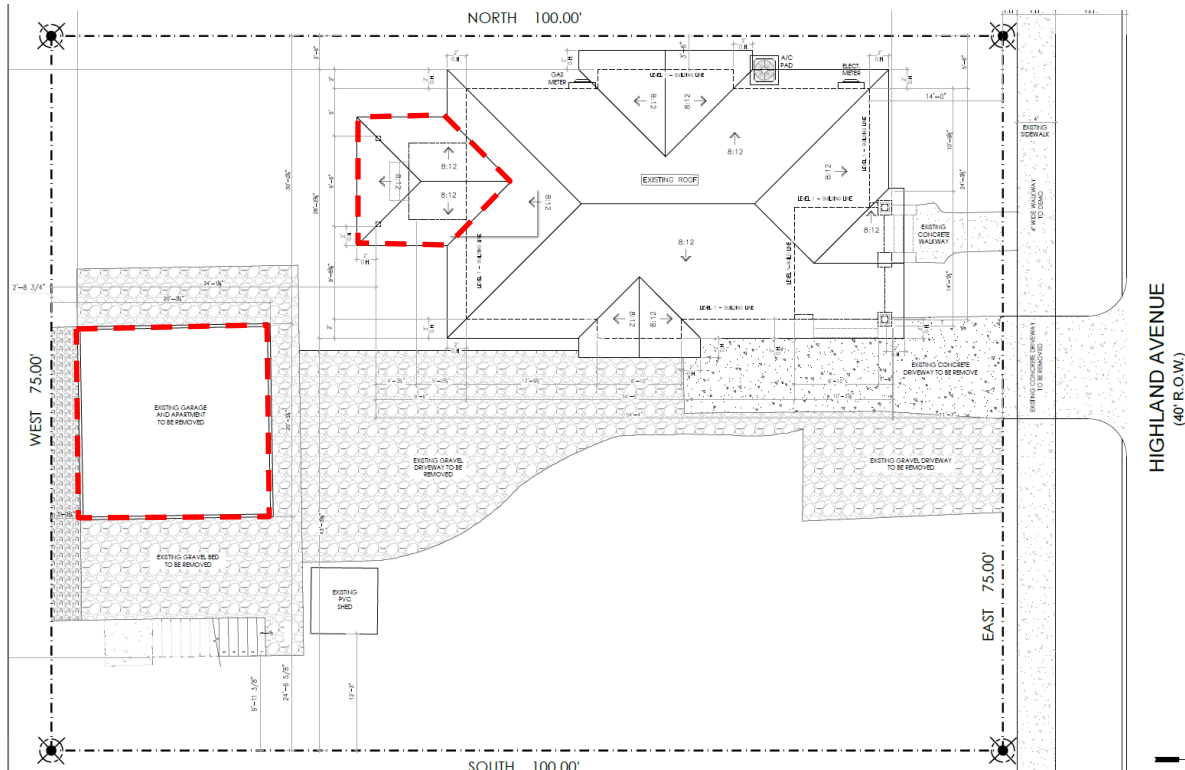
SOUTH (REAR)



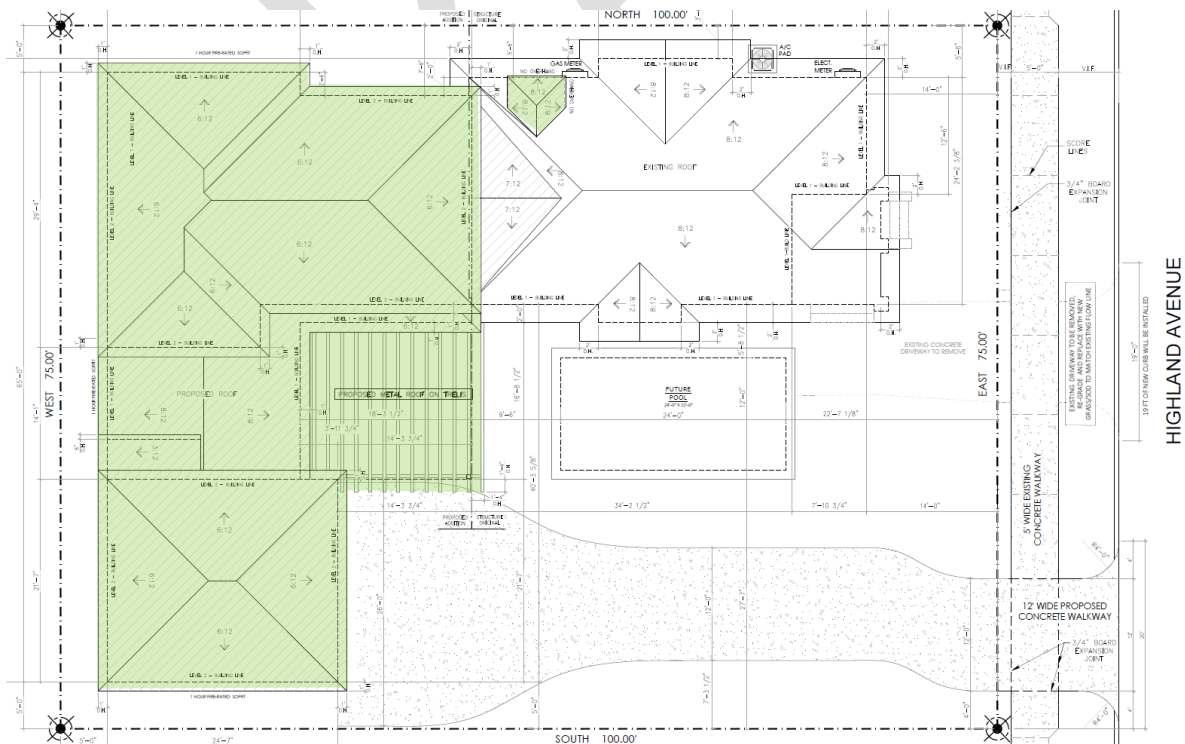


SITE PLANS

EXISTING

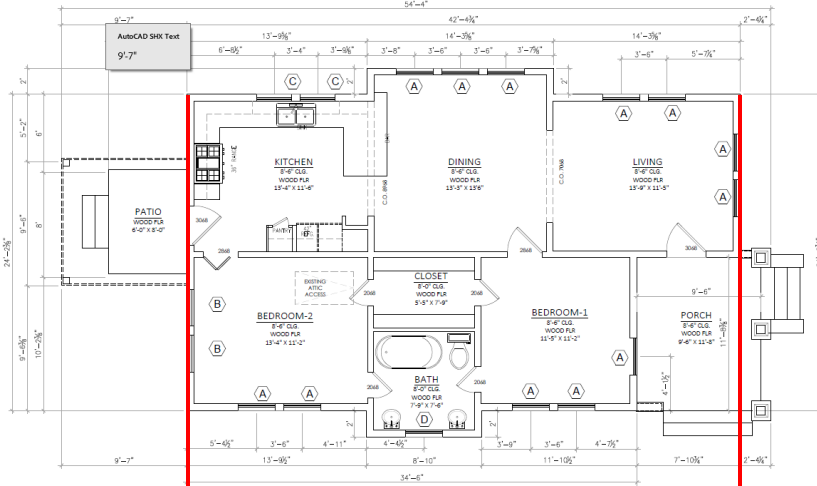


PROPOSED

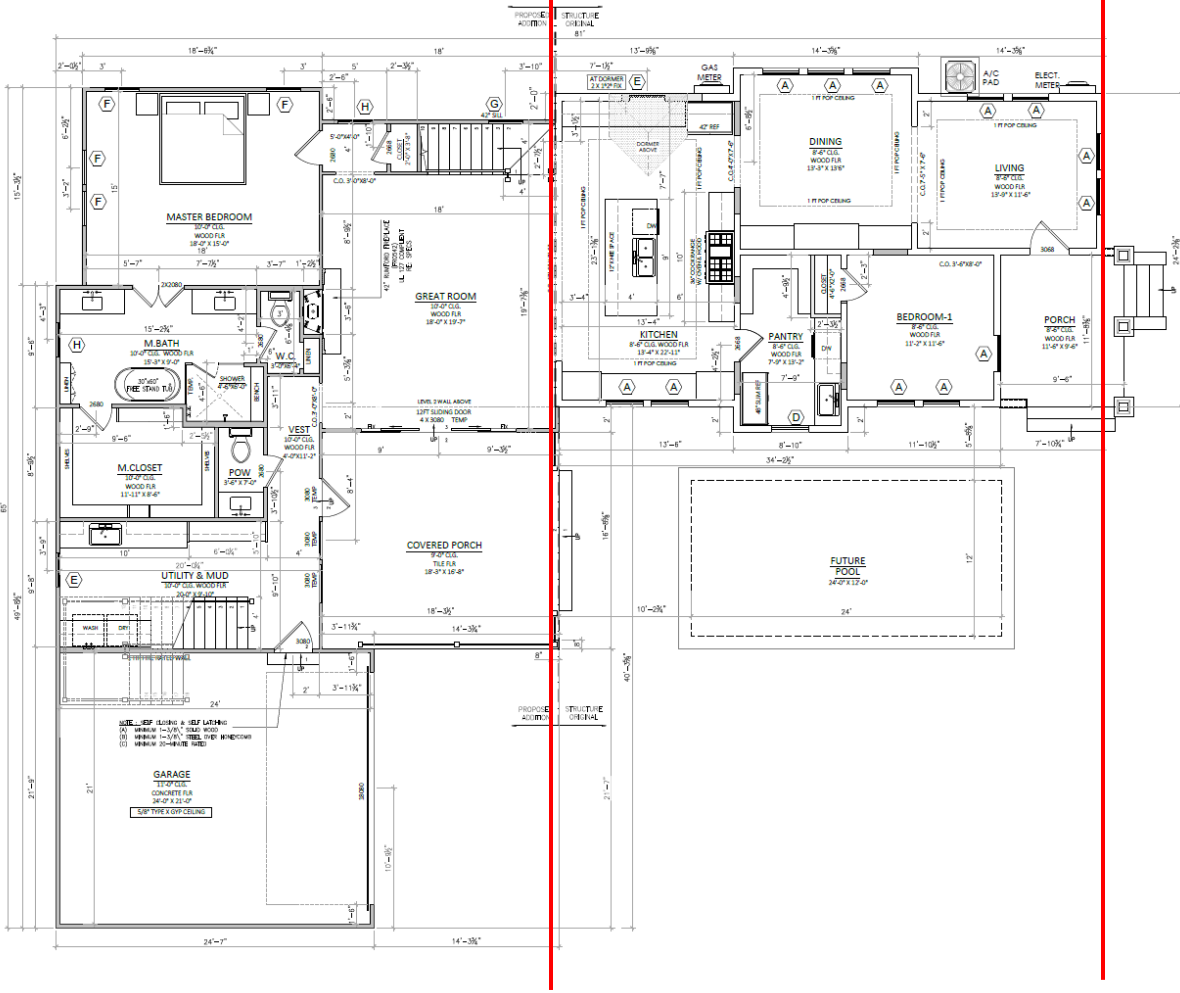


FLOOR PLANS

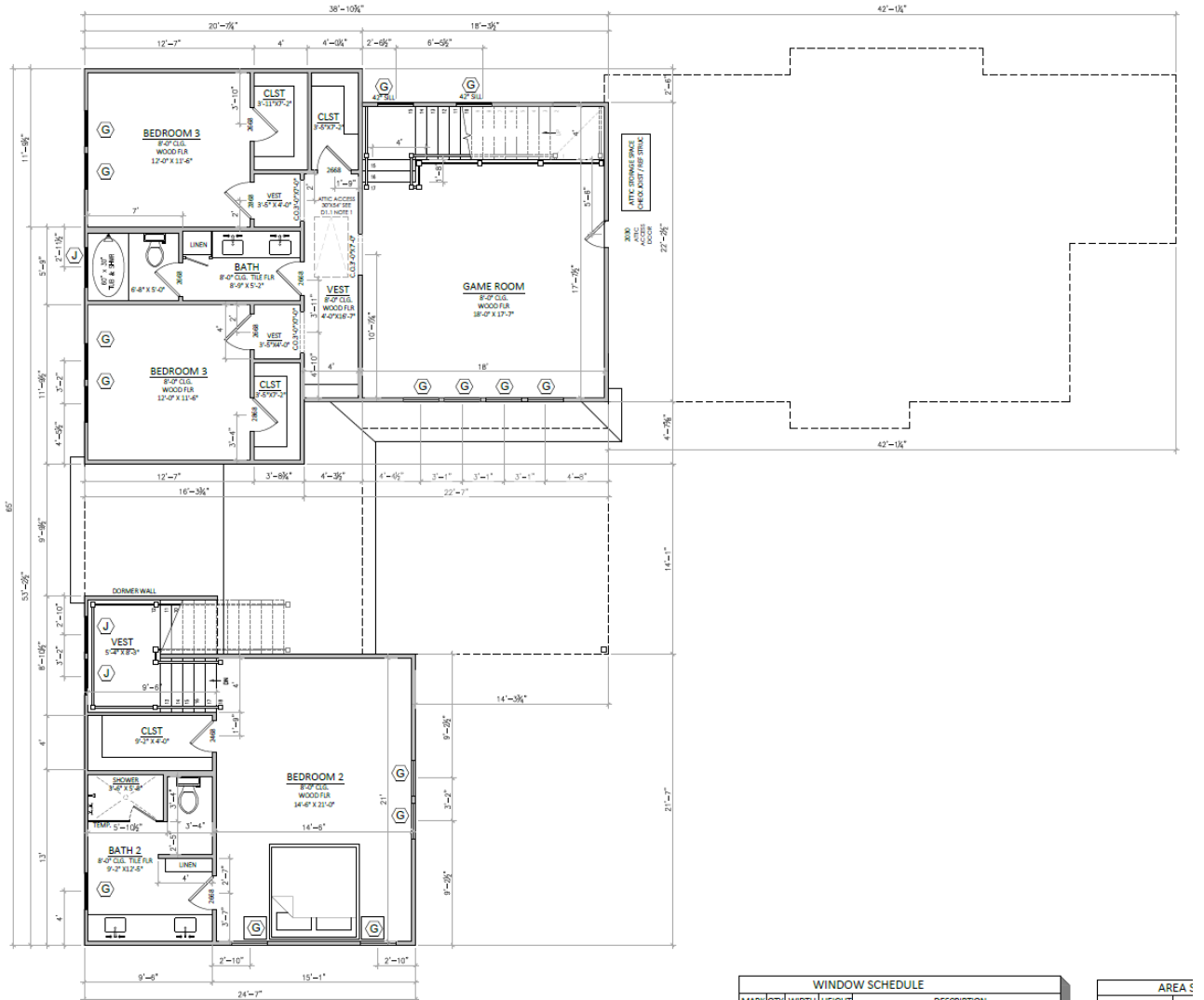
EXISTING FIRST FLOOR



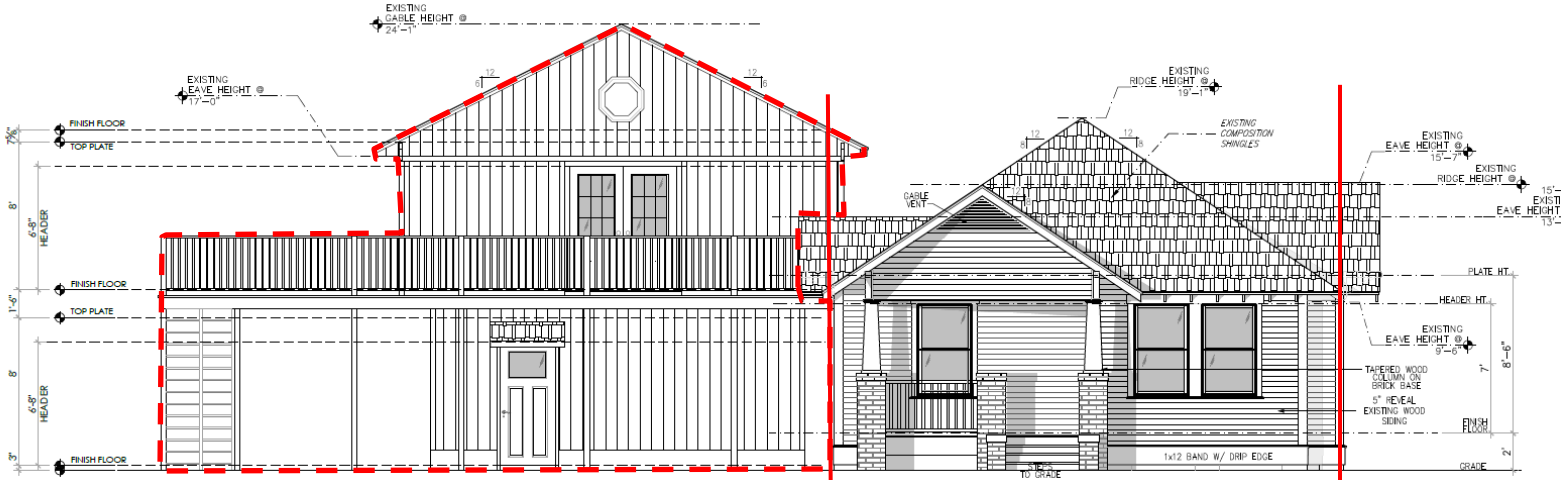
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

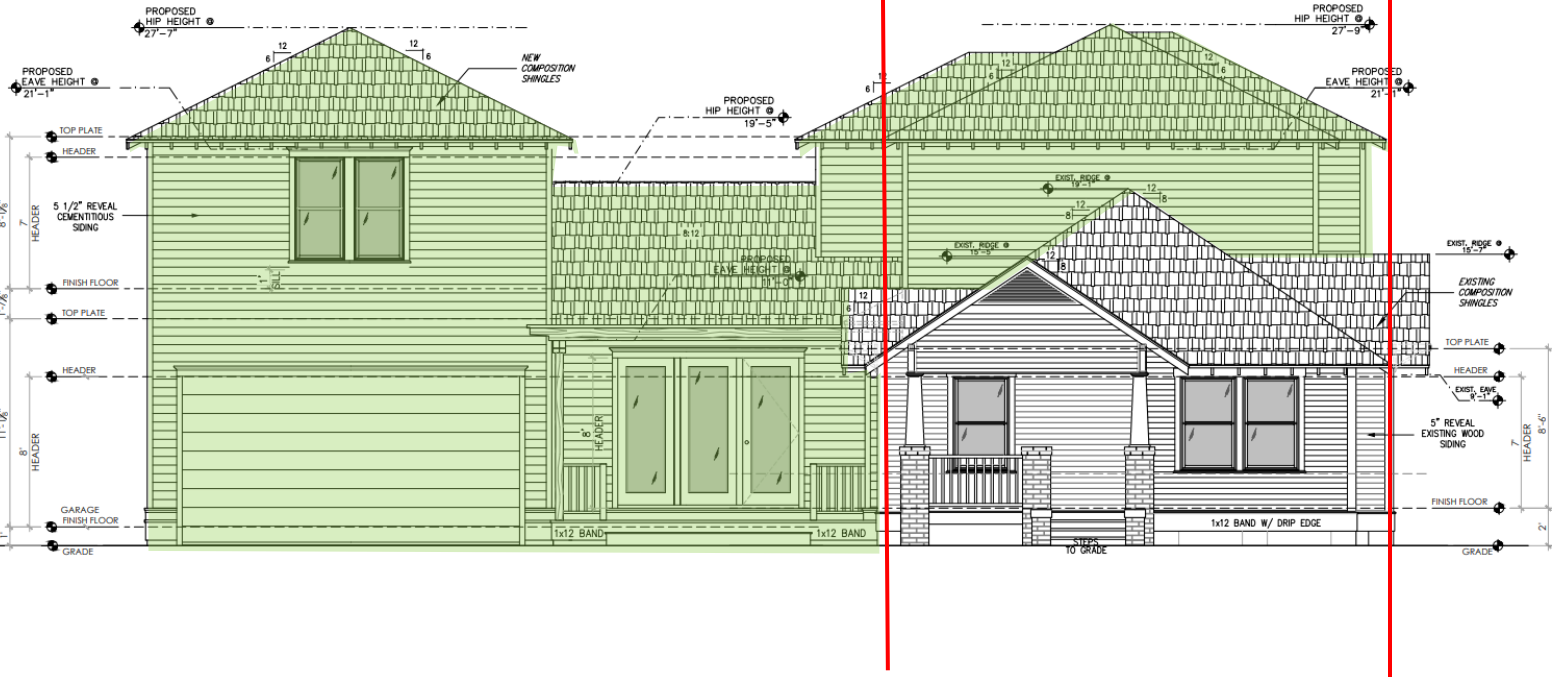


ELEVATIONS EXISTING NORTH (FRONT)

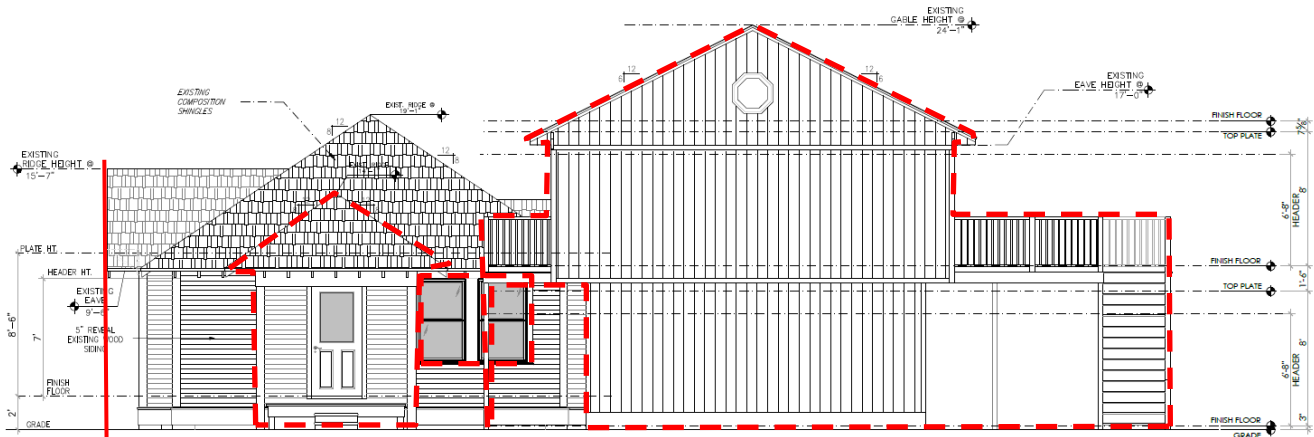


Note: Detached garage to be demolished.

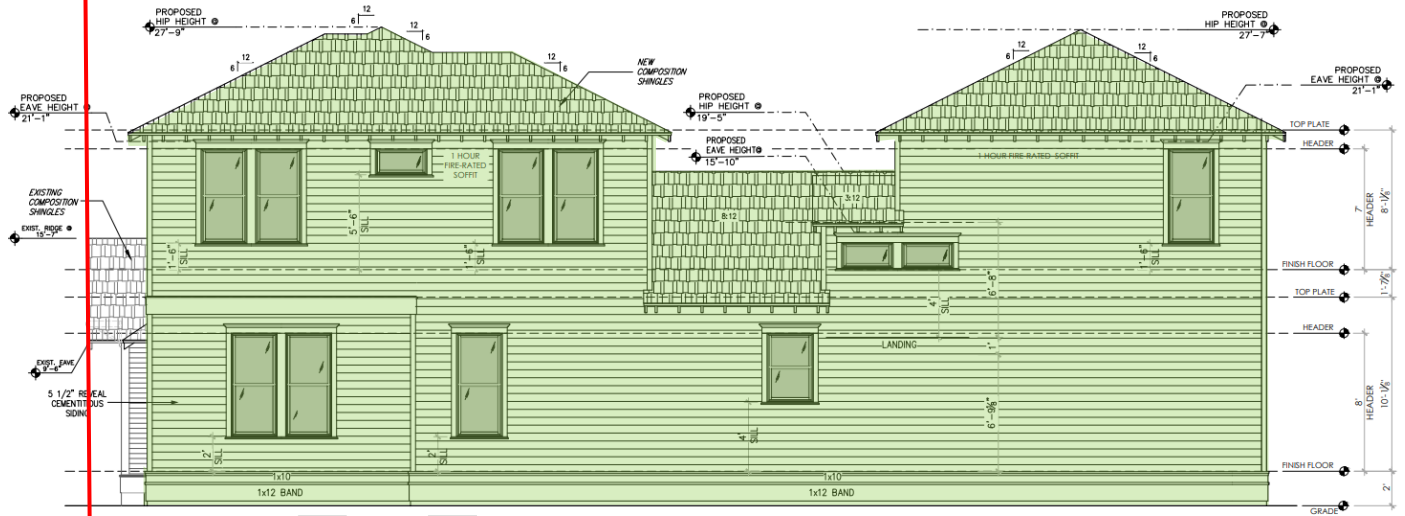
PROPOSED NORTH



EXISTING SOUTH (REAR)



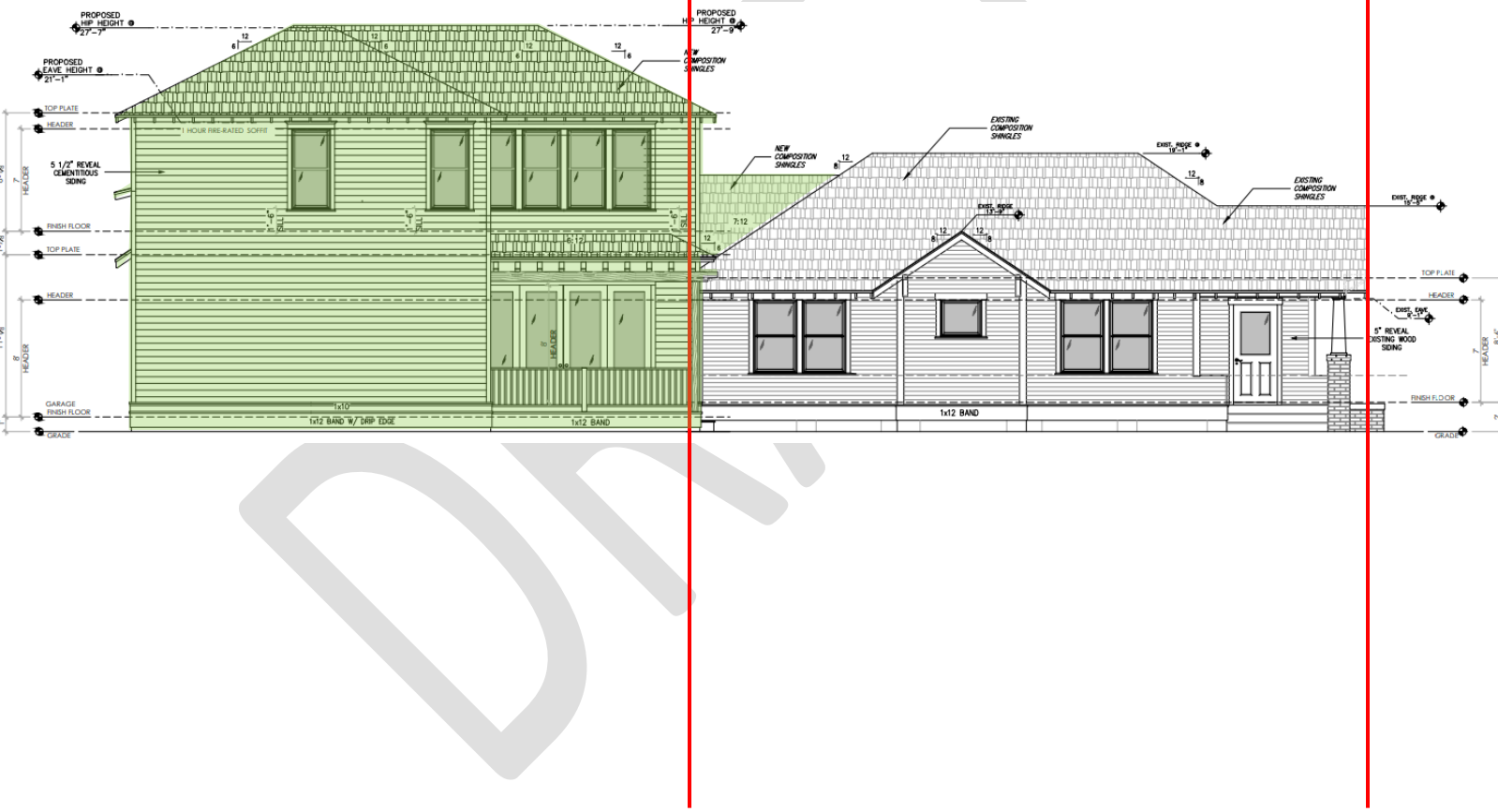
PROPOSED SOUTH



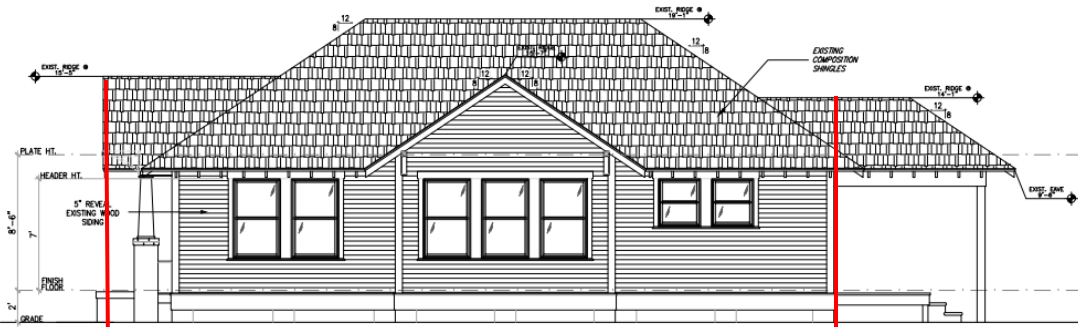
EXISTING EAST (SIDE)



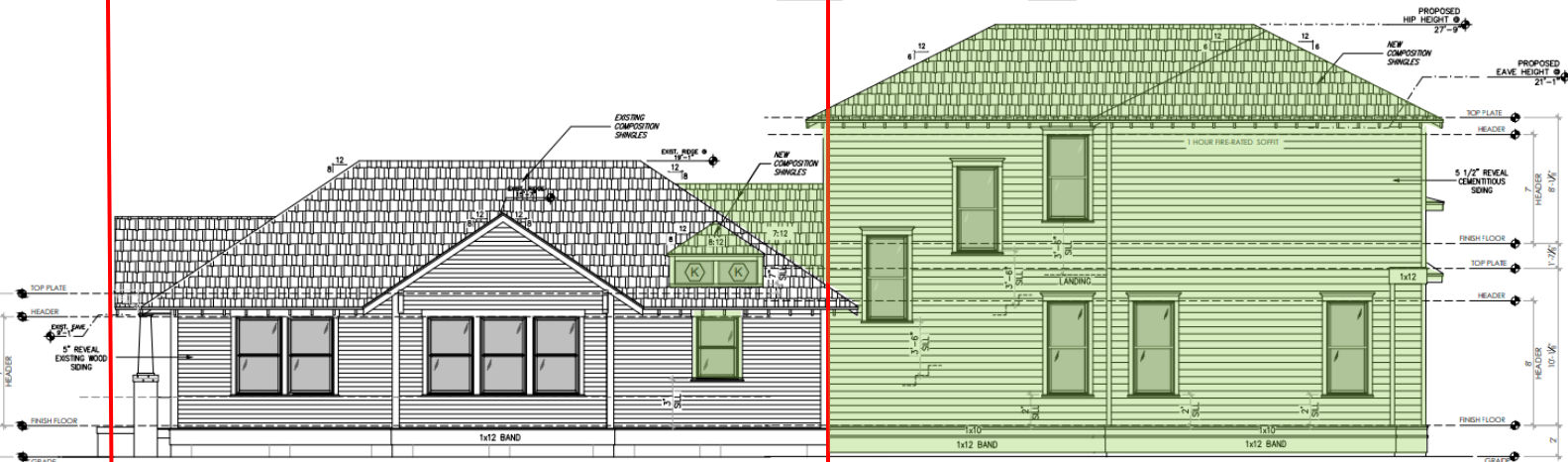
PROPOSED EAST



EXISTING WEST (SIDE)



PROPOSED WEST



SQUARE FOOTAGE CALCULATIONS

AREA STATEMENT			
SPACE	EXISTING	+/-	PROPOSED
LEVEL 1 FLOOR	935	+1345	2,280
LEVEL 2 FLOOR		+991	991
GARAGE APT	485	+46	531
TOTAL HEATED	1,420	+2,382	+3,802
REAR PORCH	93	-93	0
FRONT PORCH	114	0	114
COVERED PORCH	---	306	306
GARAGE	411	+120	531
TOTAL UNHEATED	618	+333	951
TOTAL COVERED	2,038	+2715	+4,753

DRAFT

WINDOW SCHEDULE
CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	WOOD	1/1	DH	34 X 58	RECESSED	ORIGINAL	YES
B	WOOD	1/1	DH	34 X 58	RECESSED	ORIGINAL	NO
C	WOOD	1/1	DH	32 X 24	RECESSED	ORIGINAL	NO
D	WOOD	1	FIX	34 X 30	RECESSED	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
E	WOOD	1/1	DH	32 X 48	RECESSED	JELDWYN	
F	WOOD	1/1	DH	32 X 72	RECESSED	JELDWYN	
G	WOOD	1/1	DH	32 X 66	RECESSED	JELDWYN	
H	WOOD	1/1	DH	32 X 72	RECESSED	JELDWYN	
J	WOOD	1	FIX	36 X 18	RECESSED	JELDWYN	
K	WOOD	1	FIX	30 X 18	RECESSED	JELDWYN	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture’s specifications and details for all proposed windows
- *** Use additional sheets as necessary