

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** December 13, 2024

**Applicant:** Laura Carrera, agent for, Kayley M. Ancy, owner

**Property:** 526 Highland Street, Lot 6, Tract 7A, Block 20, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,532 square foot, one-story wood single-family residence and detached garage situated on a 7,500 square foot (75' x 100') interior lot.

**Significance:** Contributing Craftsman Bungalow style residence, constructed circa 1925, located in the Woodland Heights Historic District.

**Proposal:** Alteration: 2-story rear addition

- 2,158 total square footage attached to existing 1-story garage
- Max ridge height 26' 10-1/2"
- 5:12 roof pitch with composition shingles
- Smooth, cementitious siding
- Mix of fixed and DH, 1-over-1, inset & recessed wood windows
  - **See attachment for inset & recessed requirements**
- Remove window as part of triple set on right (west) elevation and replace with glass & wood door
- Remove window on right (west) elevation on rear, non-historic addition and replace with brick
- Add a glass & wood door and DH, 1-over-1, inset & recessed wood window on non-historic addition facing Highland Street
- Alter roof shape and pitch on existing garage and add a dormer

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

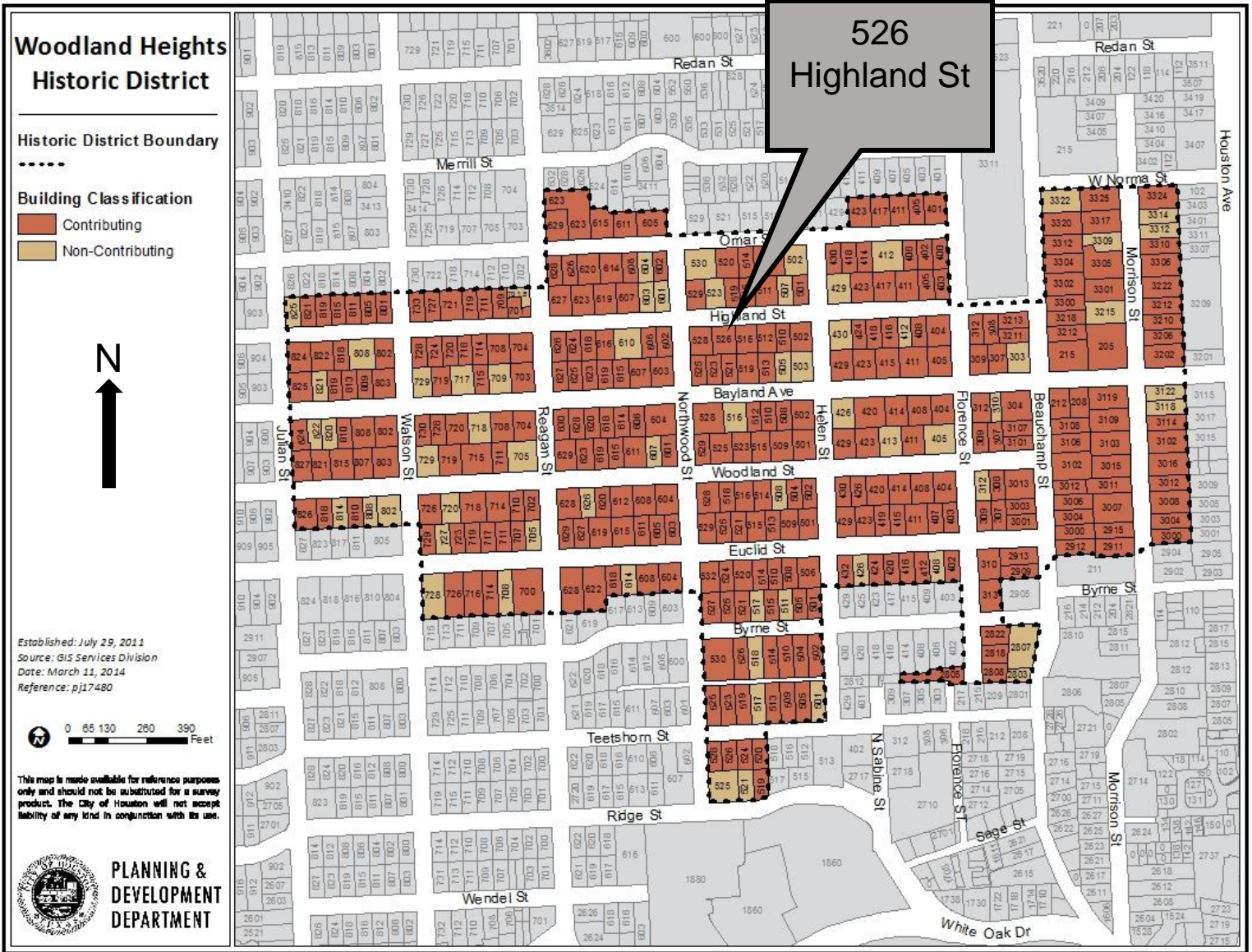
**APPROVAL CRITERIA**

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
|                                     |                          |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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.  |

District Map





Inventory Photo



Current Photos Provided By Applicant





**Current Photos Provided By Applicant – Left (West) Elevation**



**Current Photo Provided By Staff (12-23-2024) – Left (West) Elevation**





**Current Photos Provided By Applicant – Right (West) Elevation**



**Current Photo Provided By Staff (12-23-2024) – Right (West) Elevation**





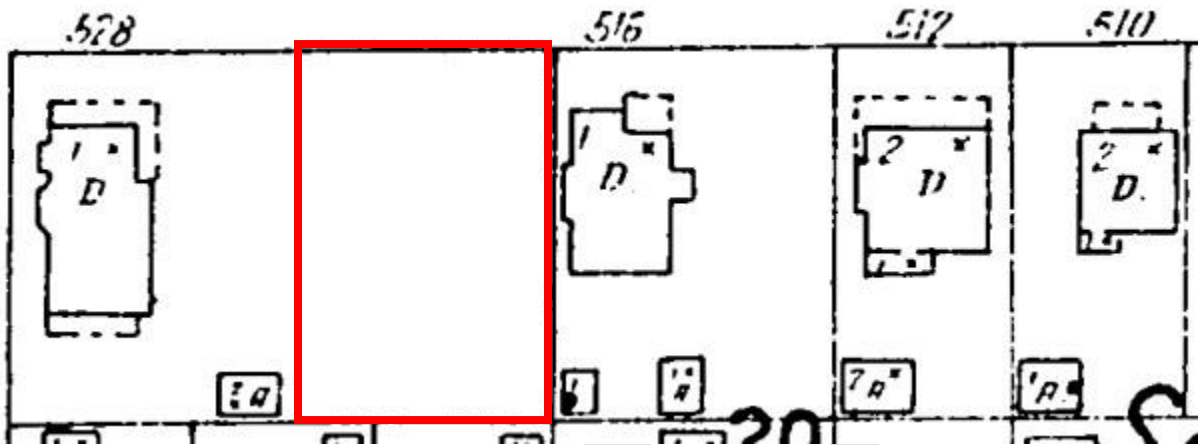
**Current Photos Provided By Applicant – Rear (South) Elevation**



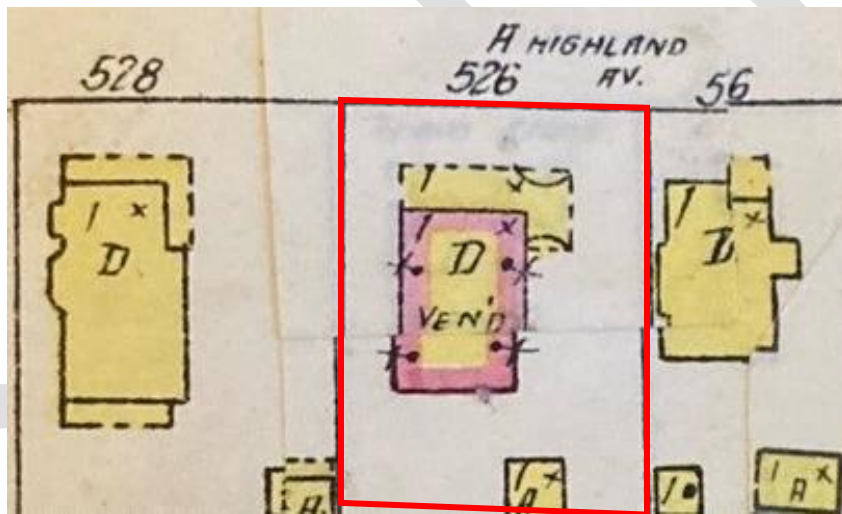
**Current Photo Provided By Staff (12-23-2024) – Existing Detached Garage**



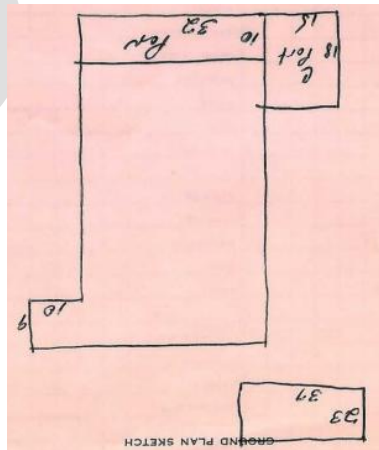
1924 Sanborn



1950 Sanborn

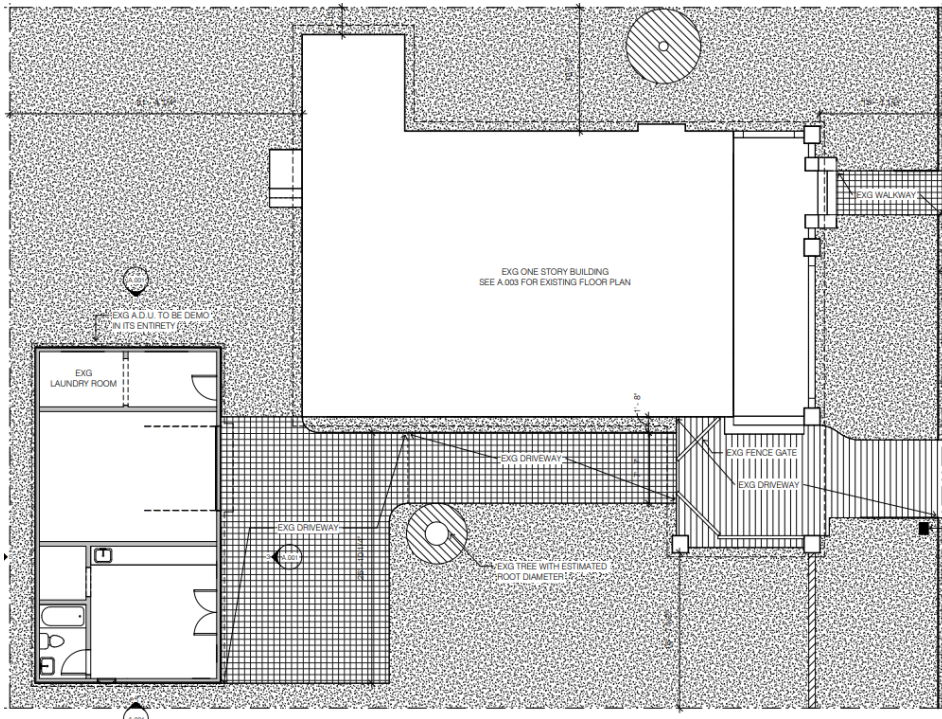


BLA – June 18, 1965

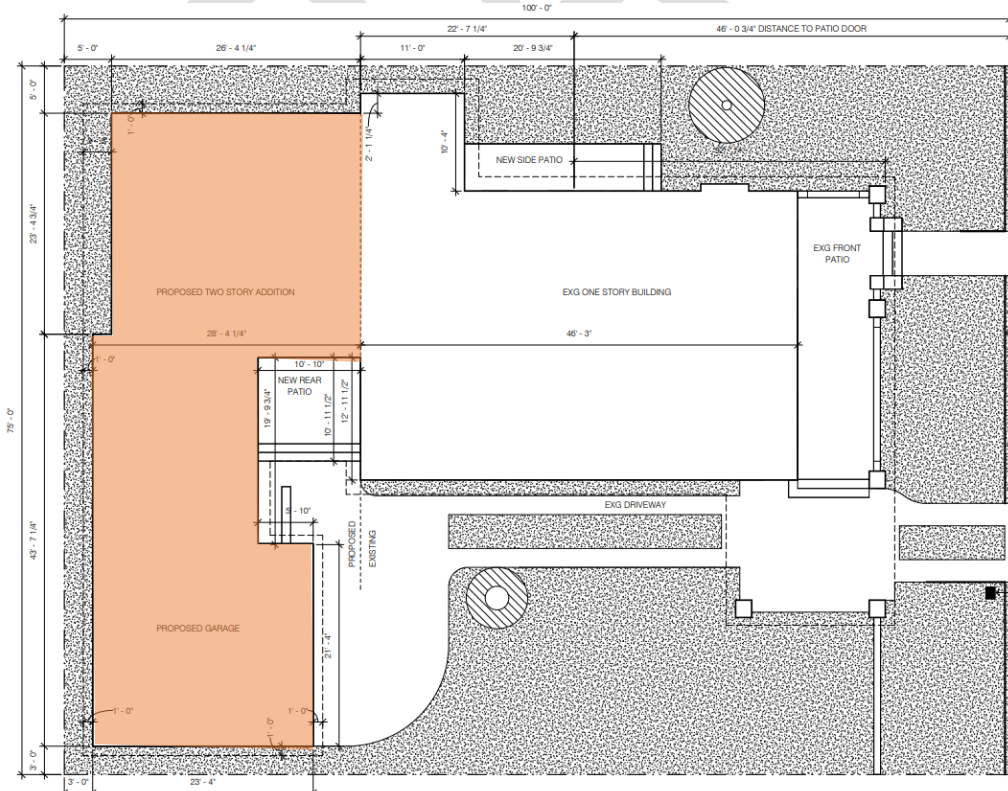




### Existing Site Plan



### Proposed Site Plan





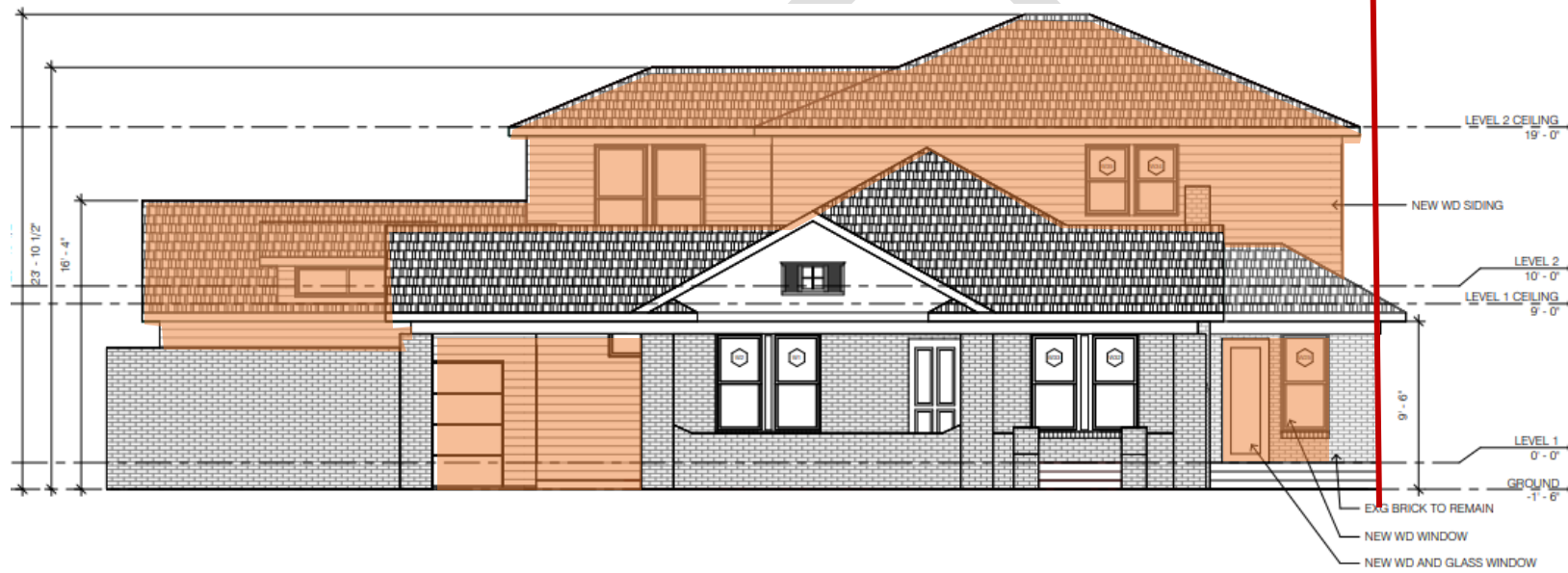




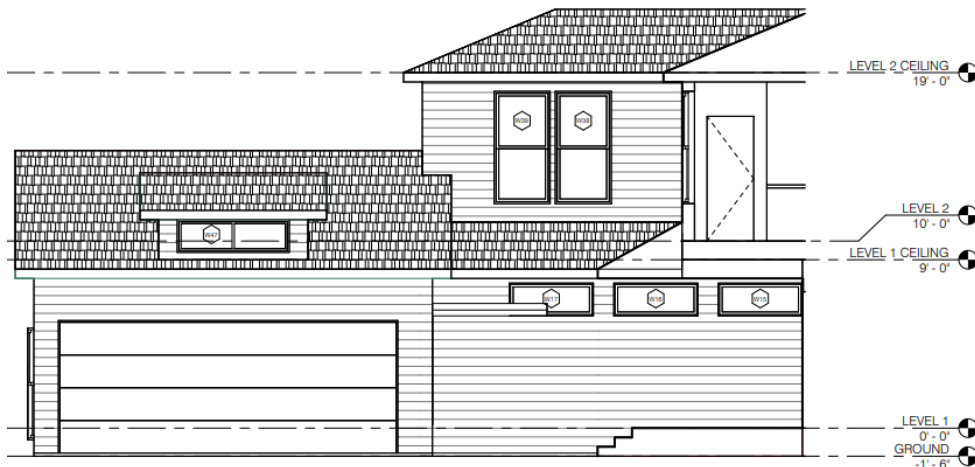
### Existing Front (North) Elevation



### Proposed Front (North) Elevation

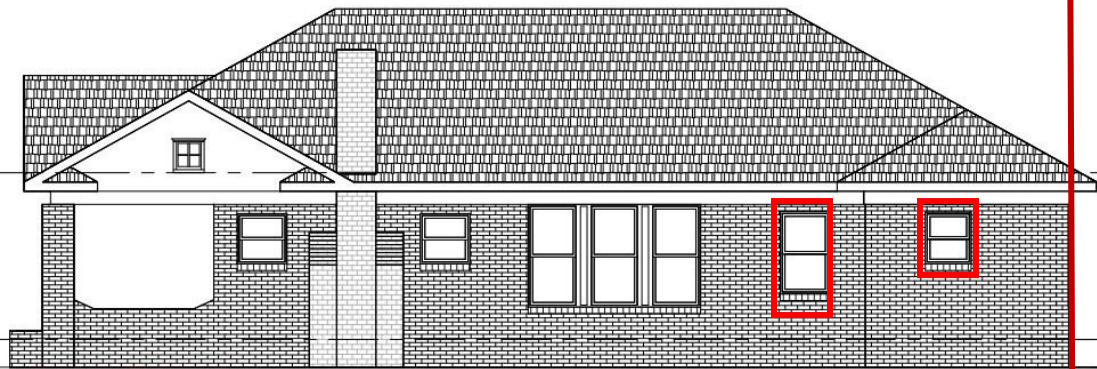


### Proposed Garage Front Elevation Alteration

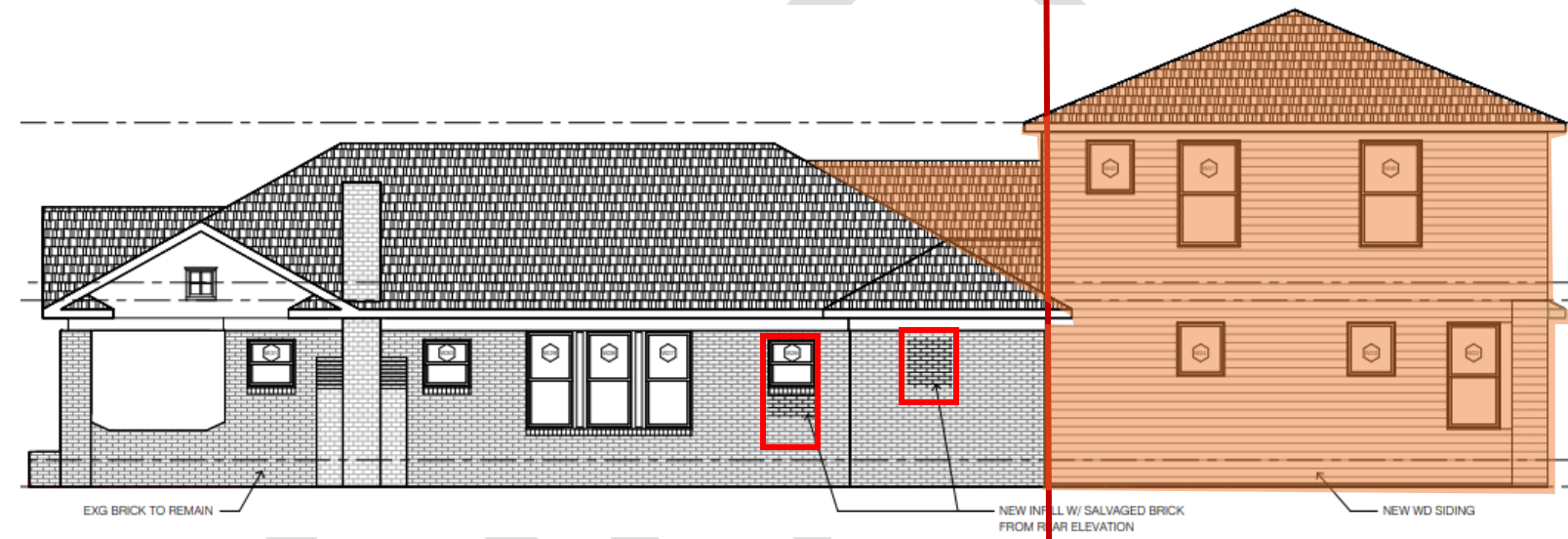




Existing Right (West) Elevation



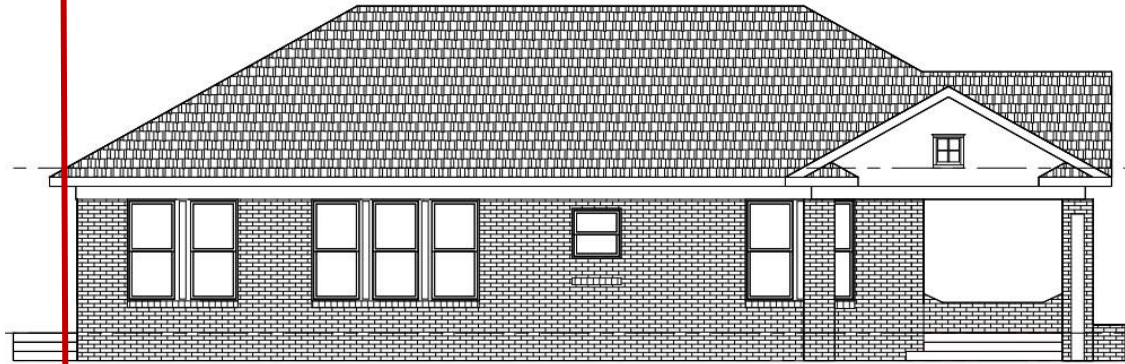
Proposed Right (West) Elevation



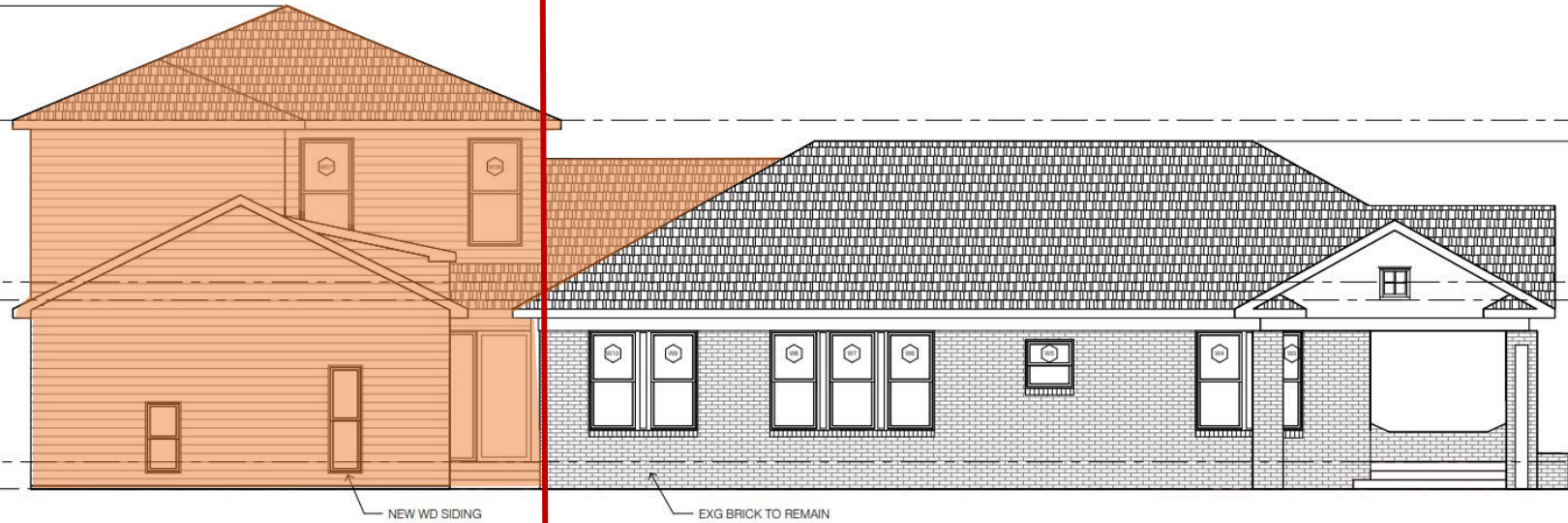
3D Rendering



Existing Left (East) Elevation



Proposed Left (East) Elevation



NEW WD SIDING

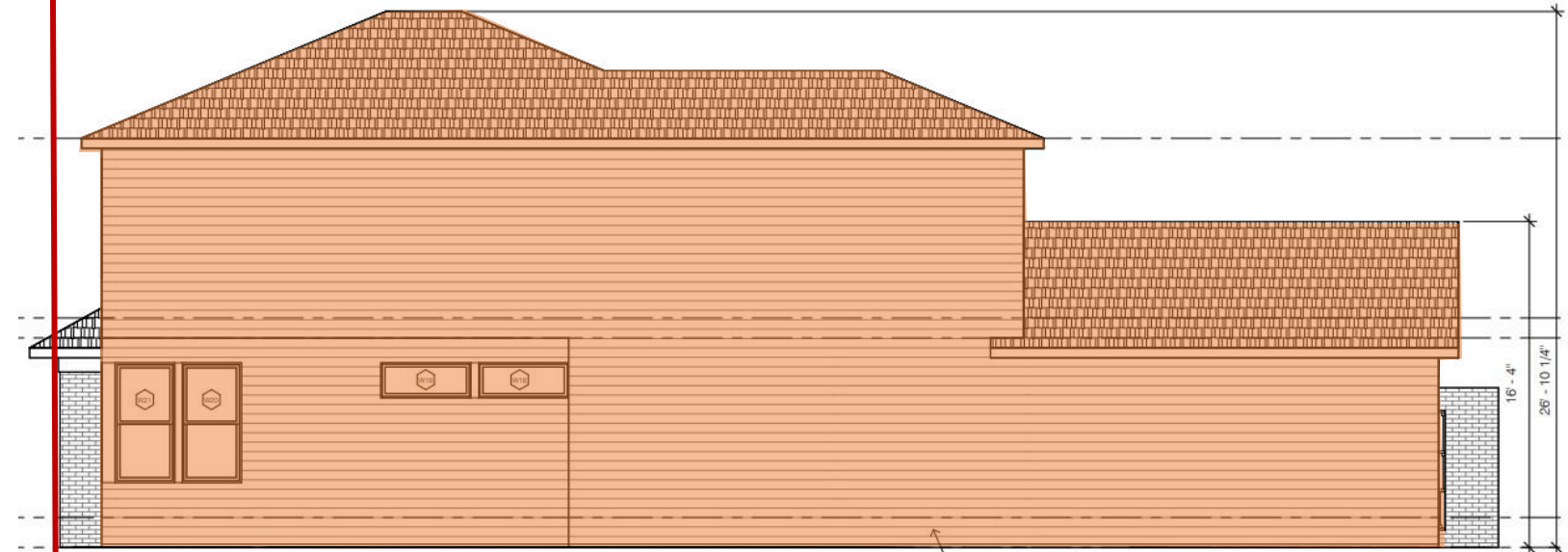
EXG BRICK TO REMAIN



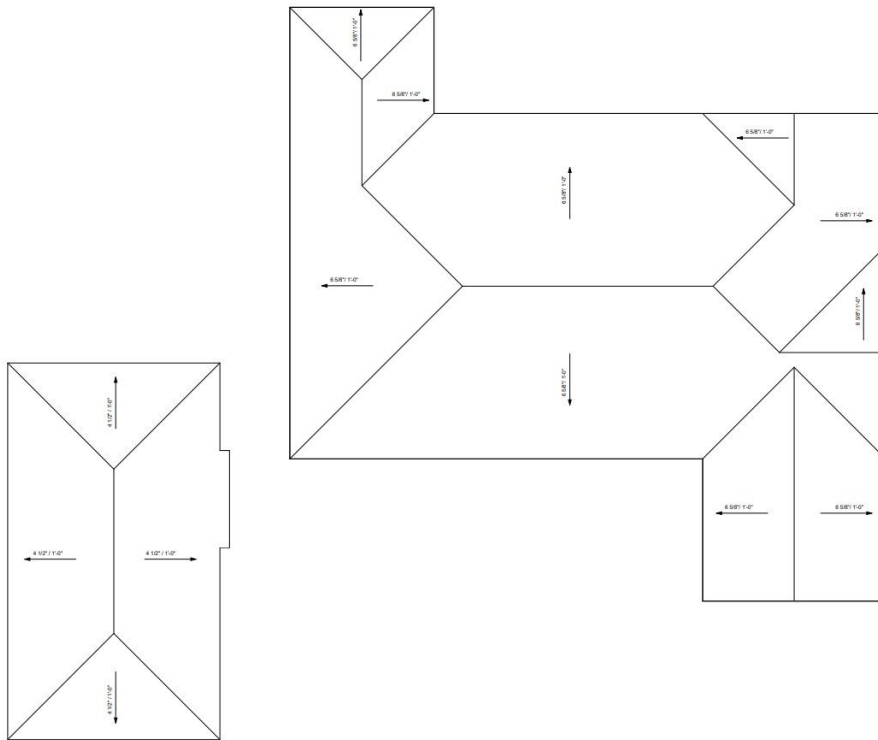
Existing Rear (South) Elevation



Proposed Rear (South) Elevation



### Existing Roof Plan



### Proposed Roof Plan

