

CERTIFICATE OF APPROPRIATENESS

Application Date: April 7, 2025

Applicant: Joey Hernandez, agent for Raquel R. Bunge, owner

Property: 719 Highland Street, Tracts 12 & 13A, Block 33, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,189 SF, one-story wood single-family residence and a 472 SF detached garage situated on a 5,000 SF (50' x 100') interior lot.

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

Proposal: Alteration – Addition

The applicant is proposing a 175 SF addition to the first floor, a 513 SF second-floor addition, and a 106 SF rear covered porch under the second floor.

- Siding: Repair existing, rotted siding and trim
- All new addition trim and siding and doors and windows will match current existing

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

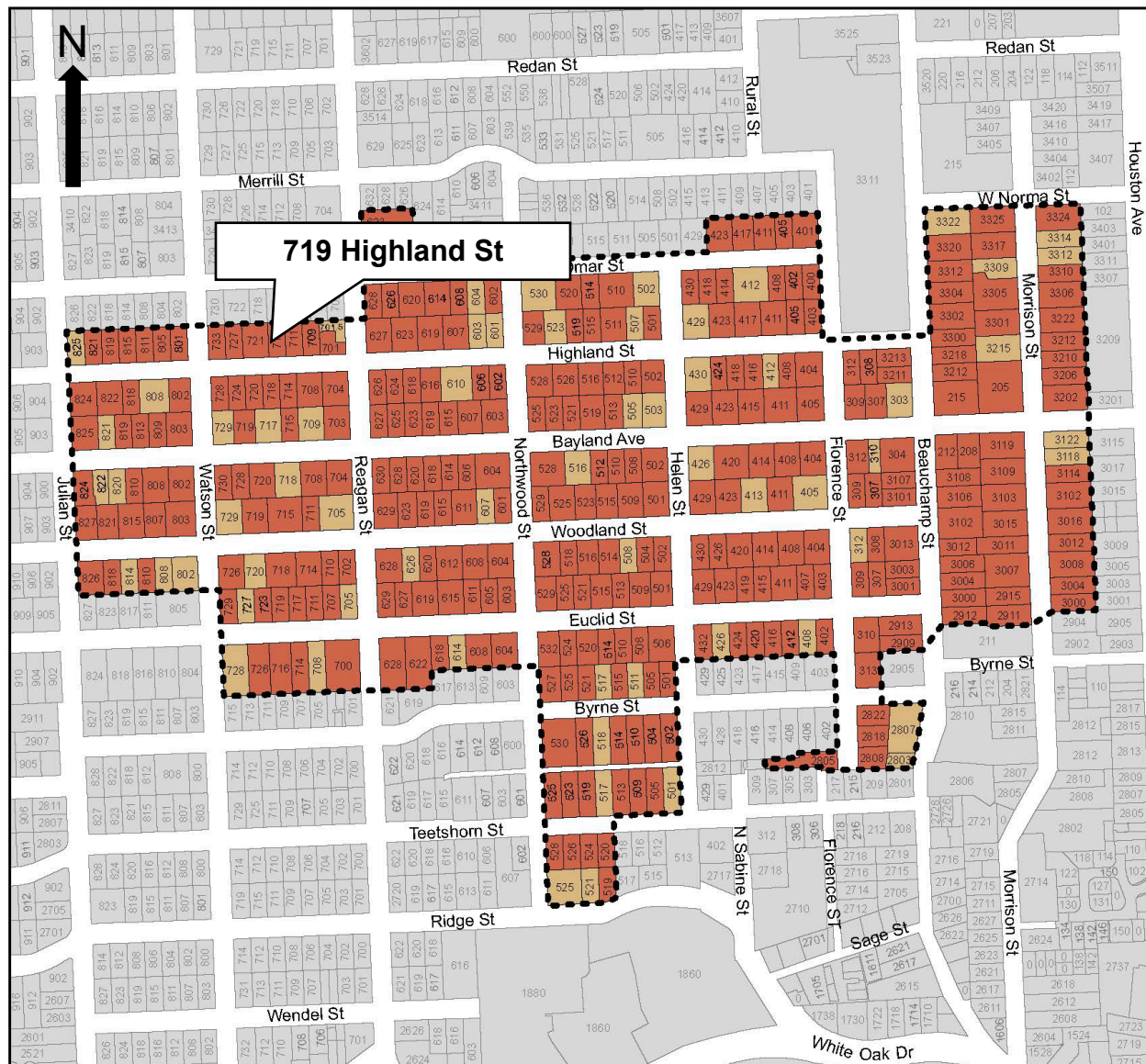
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building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

OLD SIXTH WARD DESIGN GUIDELINES

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
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PROPERTY LOCATION



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



727 Highland St – Contributing – 1915



721 Highland St – Contributing – 1910

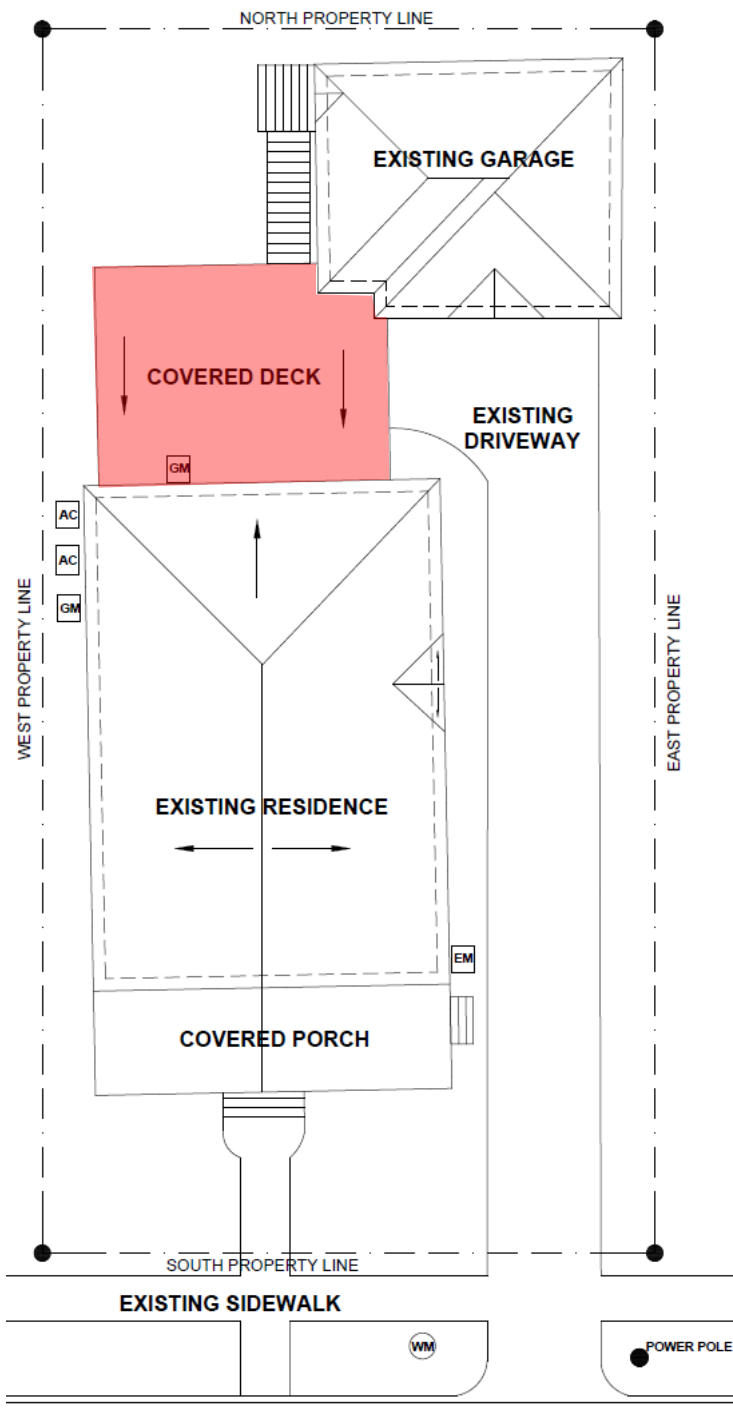


711 Highland St – Contributing – 1910

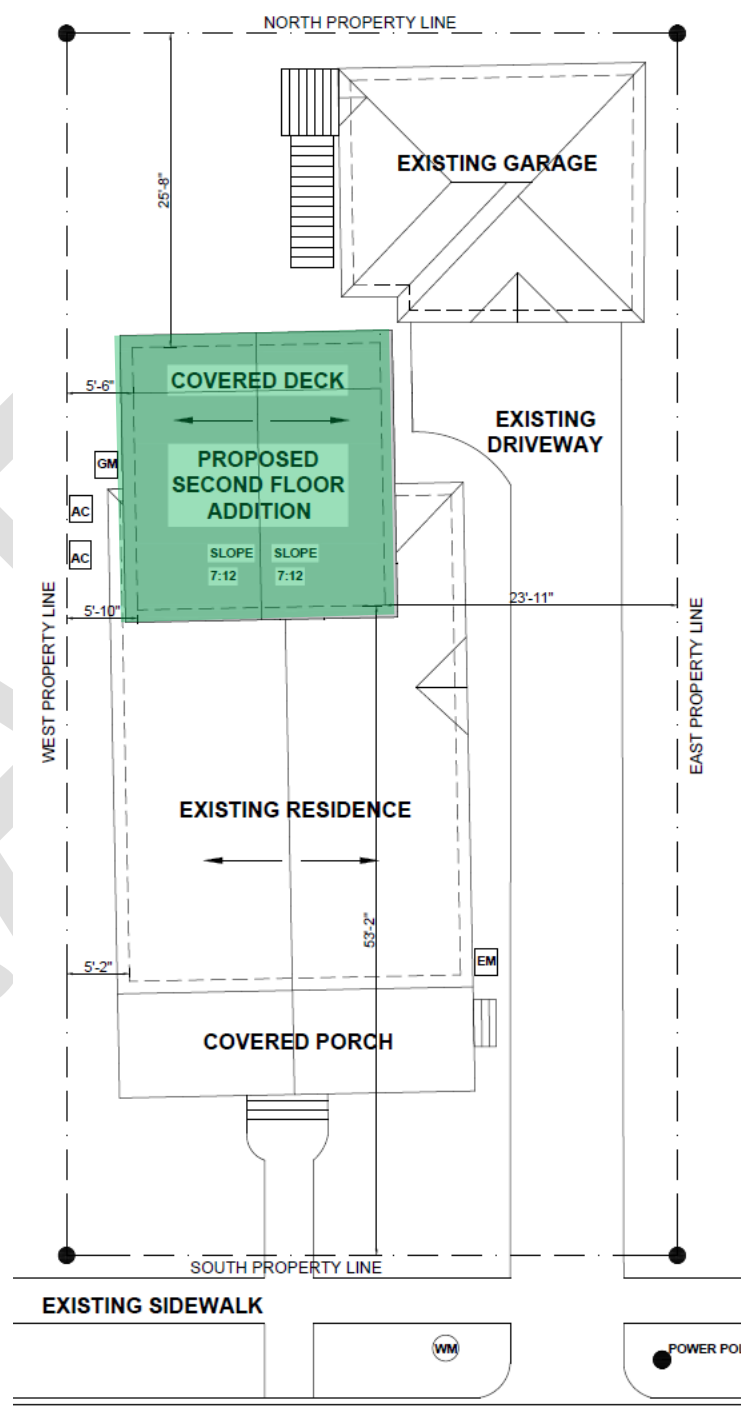


718 Highland St – Contributing – 1912

SITE PLAN

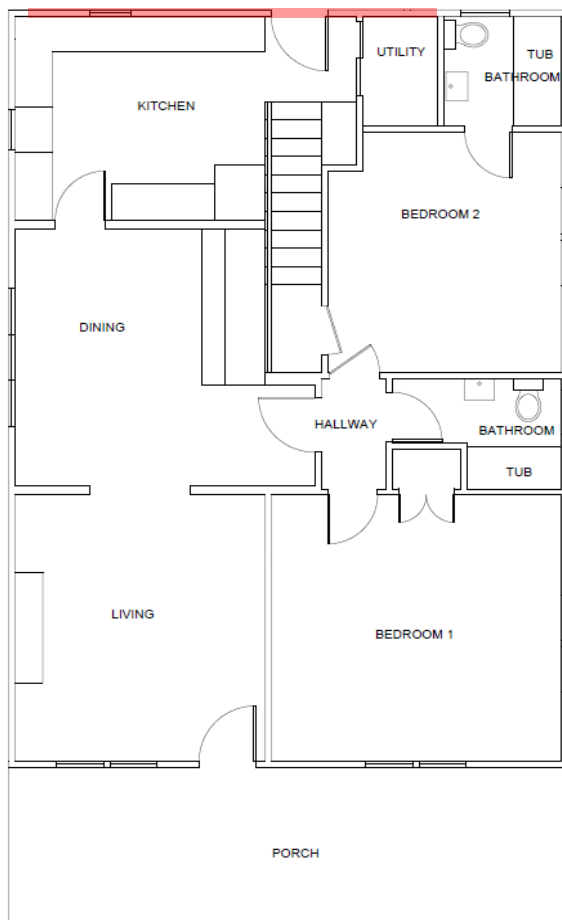


EXISTING

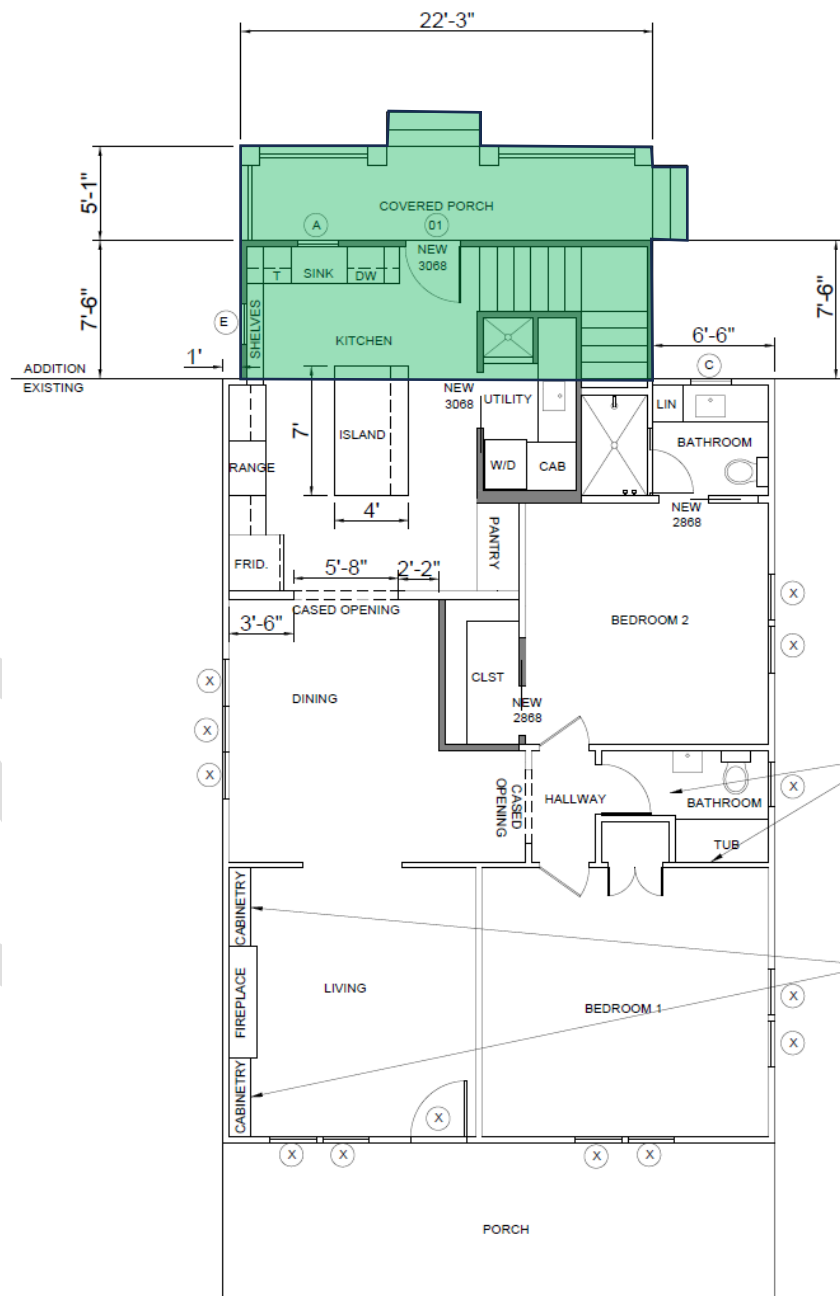


PROPOSED

FLOOR PLAN – FIRST FLOOR

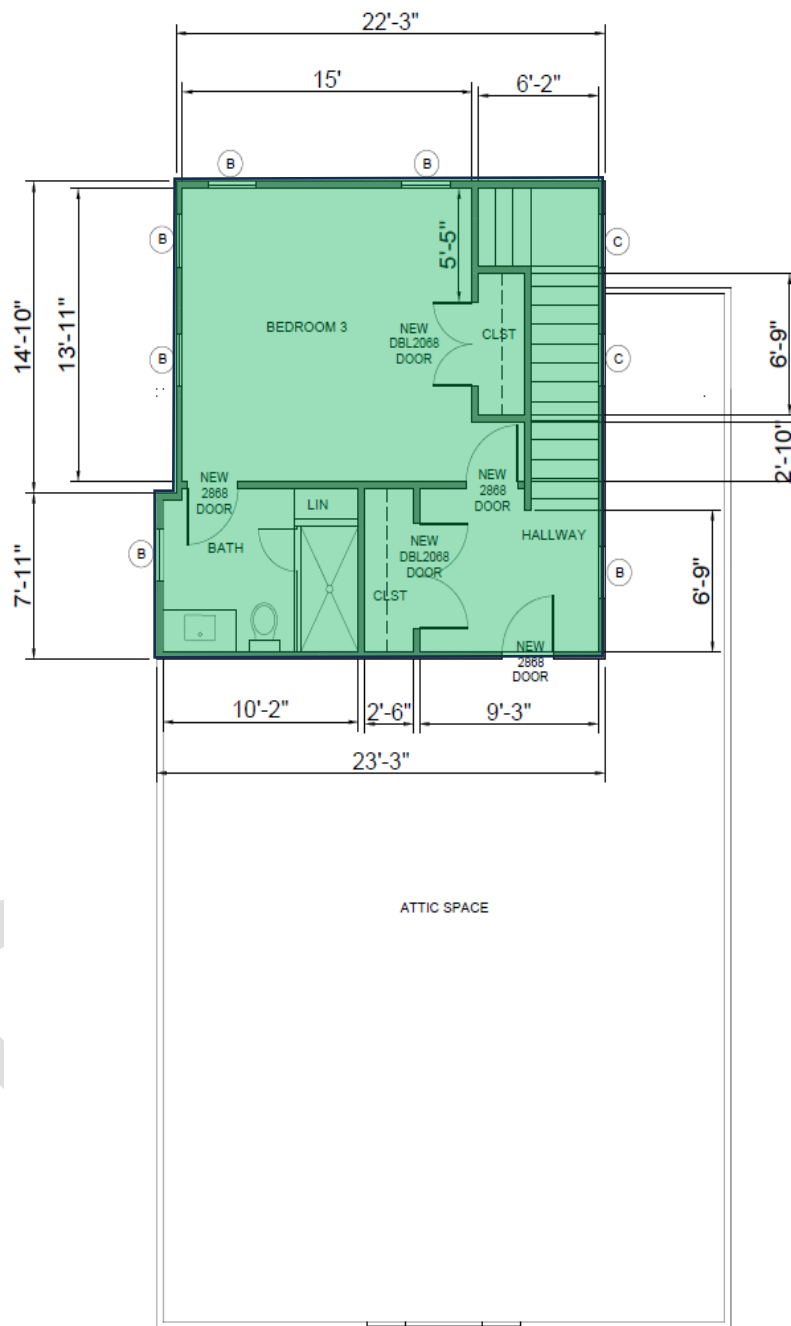


EXISTING FIRST FLOOR



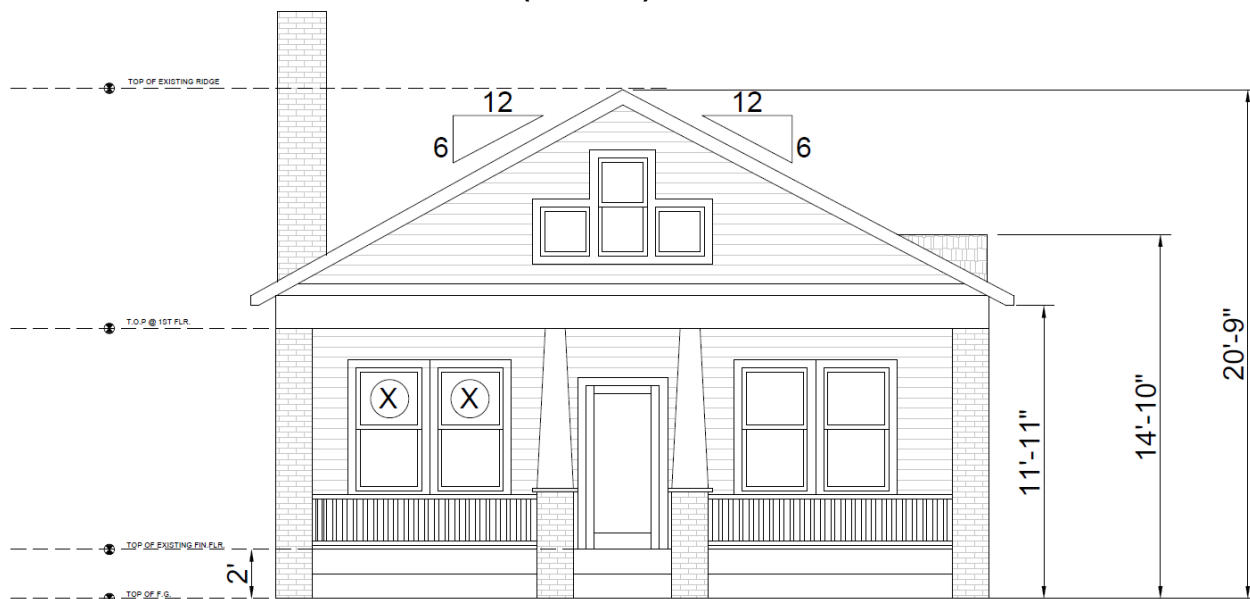
PROPOSED FIRST FLOOR

FLOOR PLAN – SECOND FLOOR

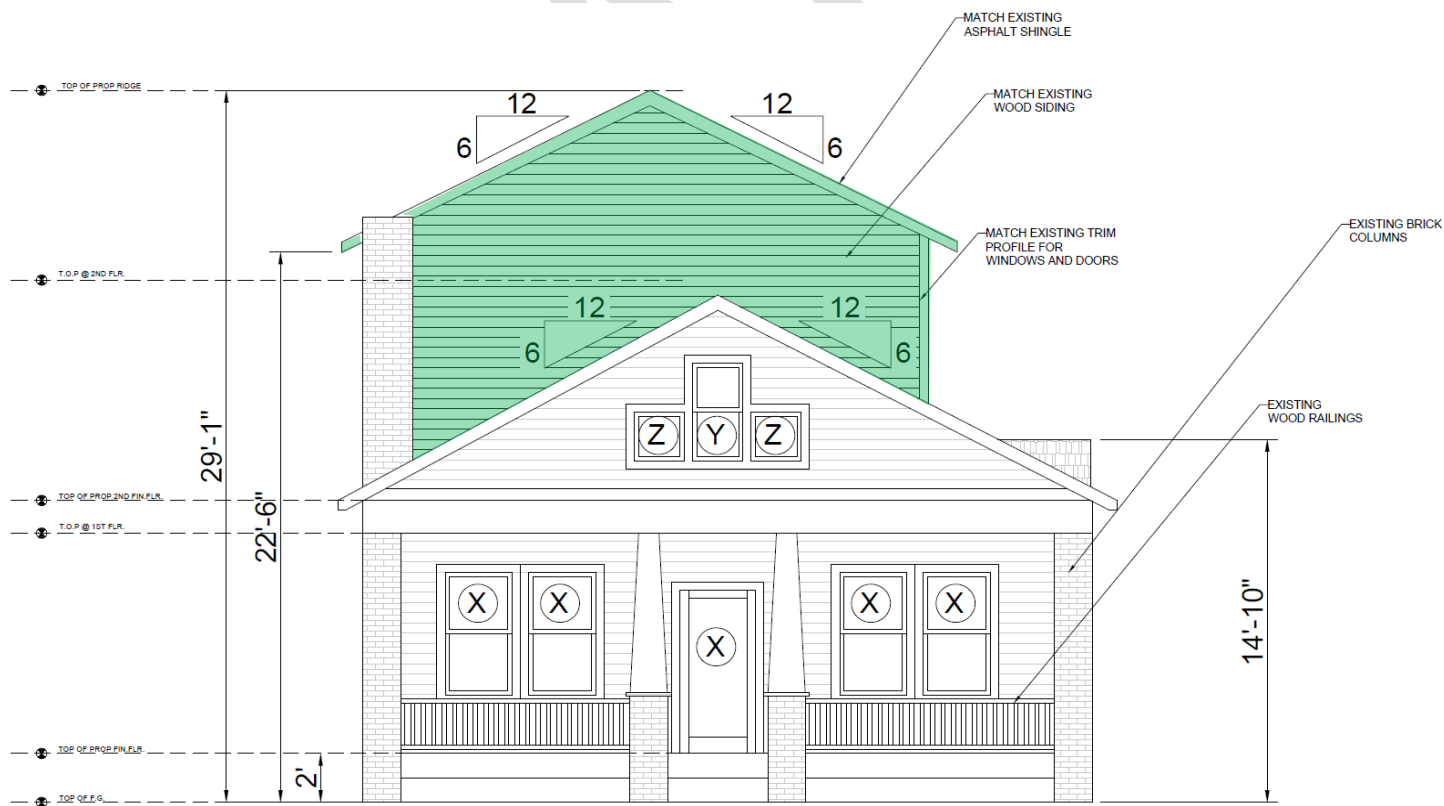


PROPOSED SECOND FLOOR

FRONT (SOUTH) ELEVATION

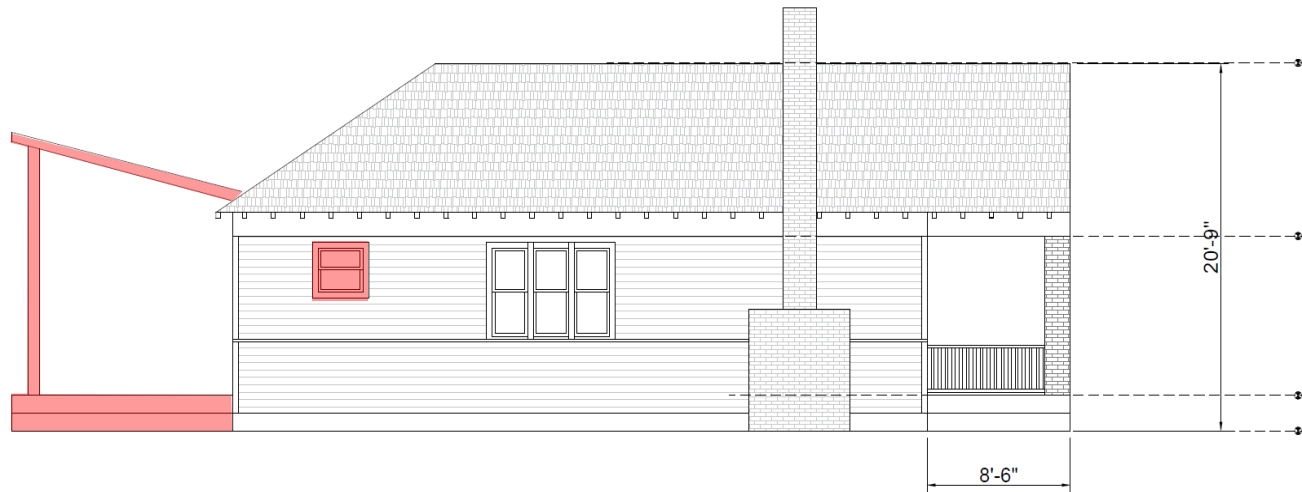


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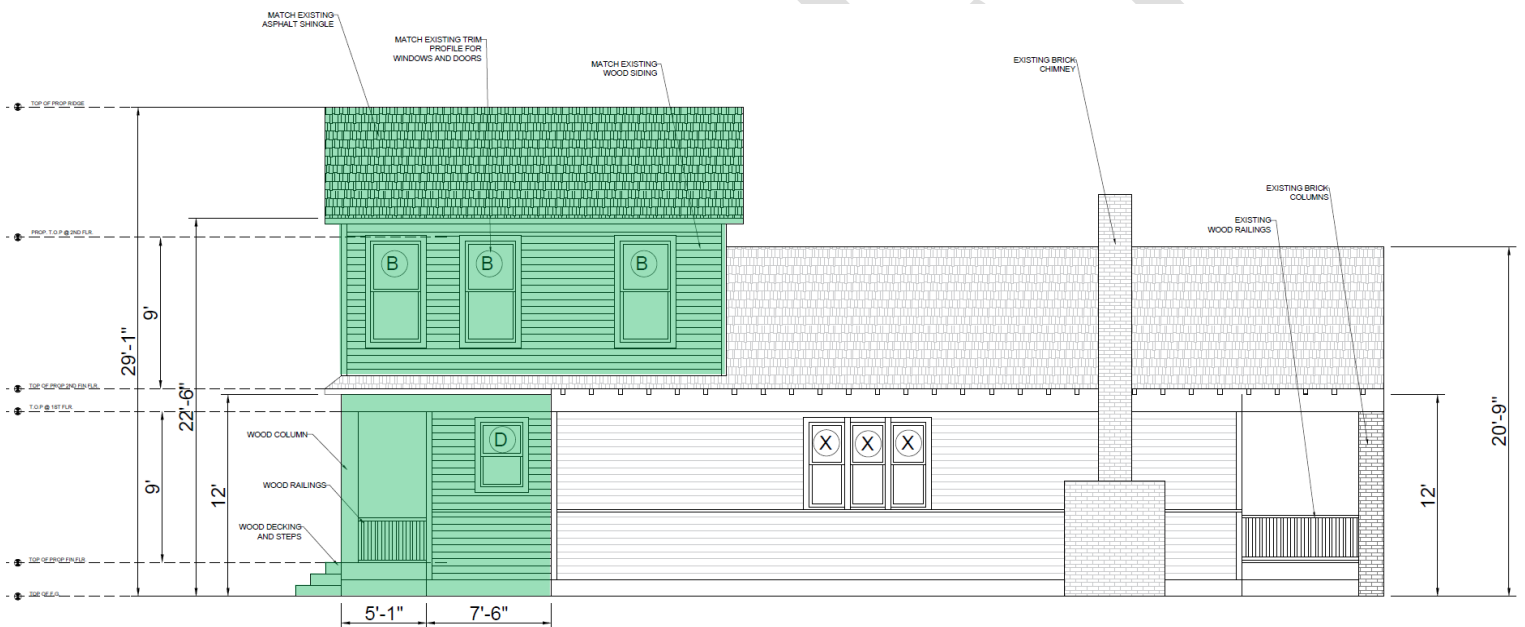


PROPOSED

LEFT (WEST) ELEVATION

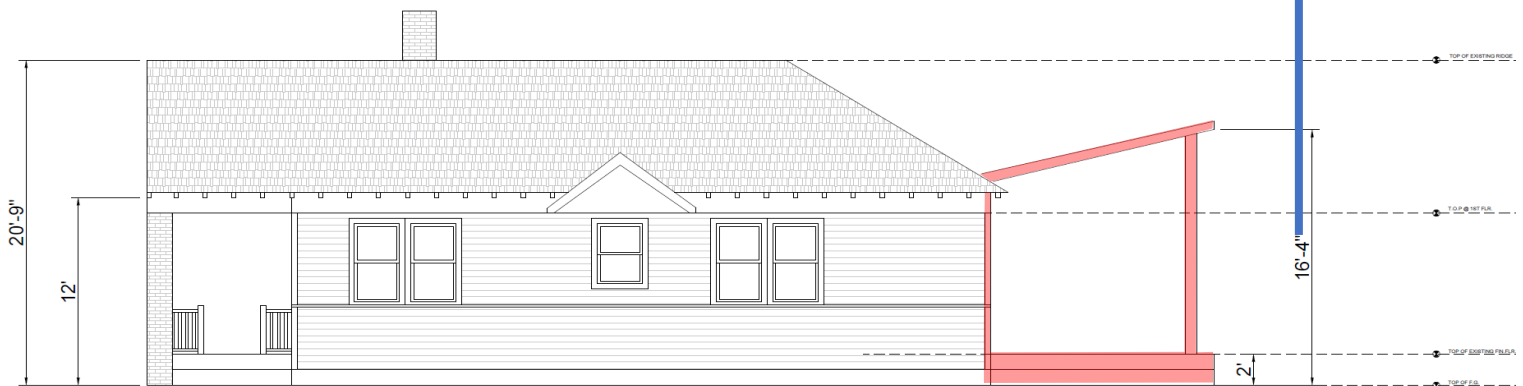


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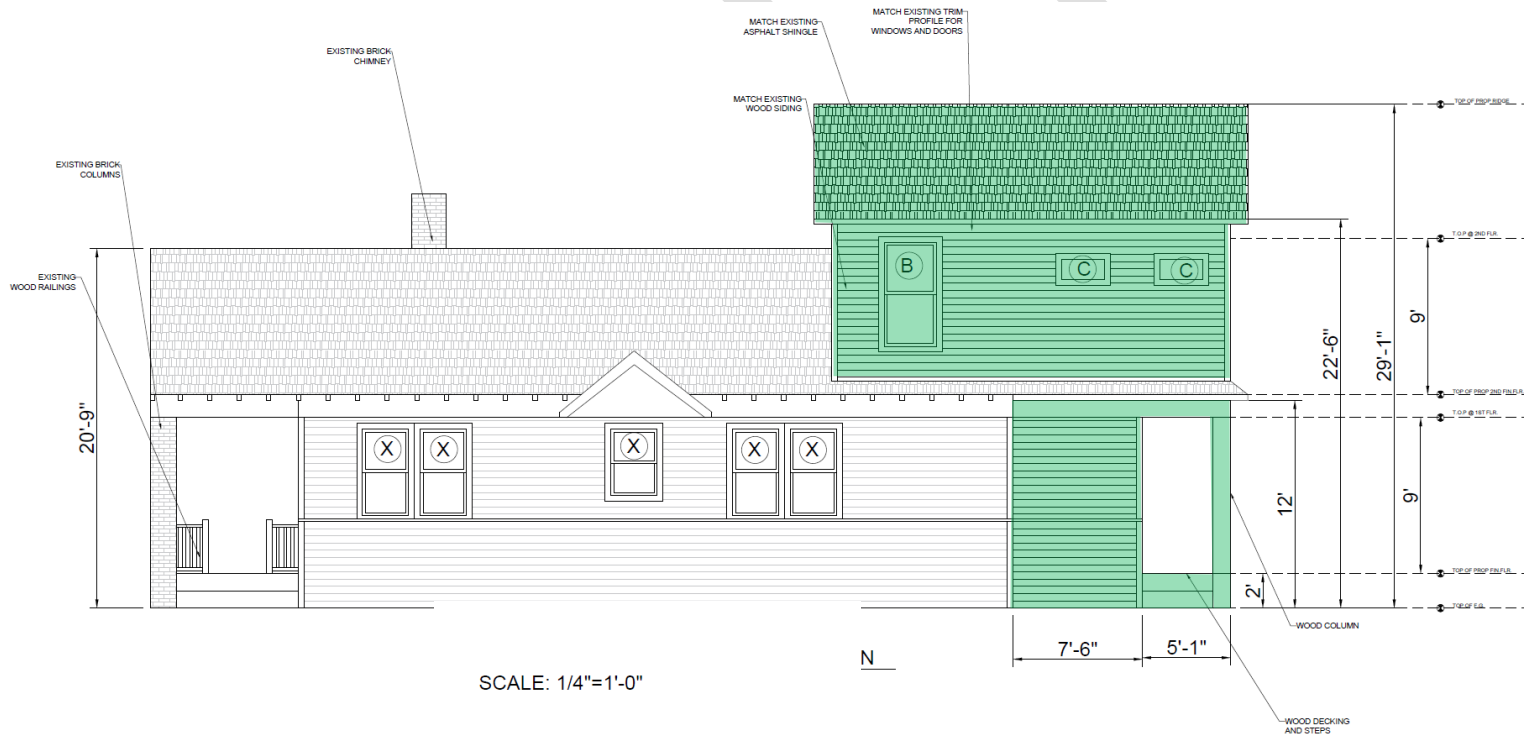


PROPOSED

RIGHT (EAST) ELEVATION



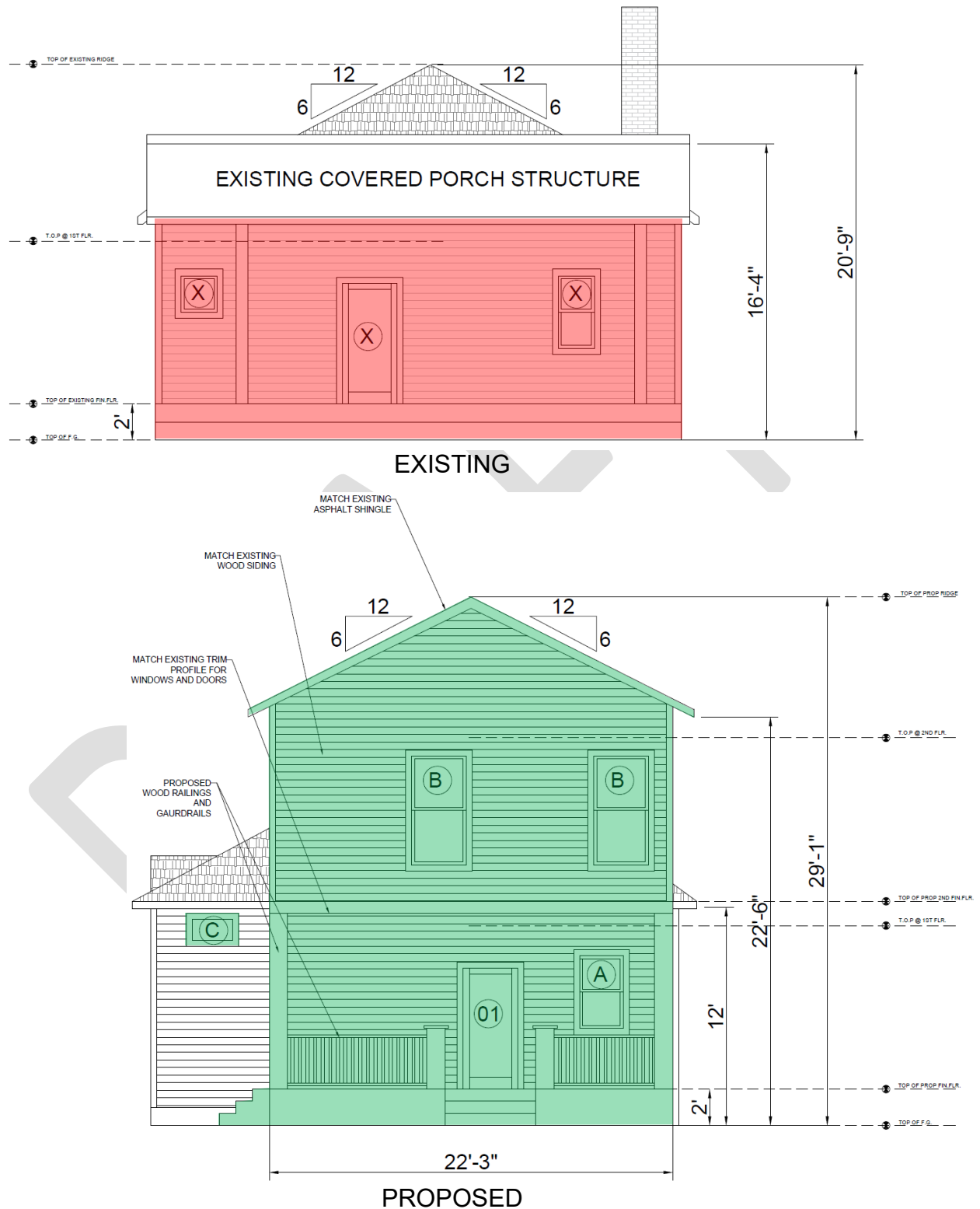
EXISTING



SCALE: 1/4"=1'-0"

PROPOSED

REAR (NORTH) ELEVATION



WINDOW AND DOOR 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>
X	WOOD	1/1	DH	32X60	RECESSED	ORIGINAL	YES
Y	WOOD	1/1	DH	24X48	RECESSED	ORIGINAL	YES
Z	WOOD	1	FIXED	24X24	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>	
A	WOOD	1/1	DH	30X48	RECESSED	JELDWIN	
B	WOOD	1/1	DH	36X72	RECESSED	JELDWIN	
C	WOOD	1	FIXED	16X30	RECESSED	JELDWIN	
D	WOOD	1	FIXED	46X30	RECESSED	JELDWIN	

- 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