

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7th, 2022

Applicant: Gamaliel A. Yepes, agent for Liz Marsiniak, homeowner

Property: 3007 Morrison St, Lot 6, Track 5, Block 3, Woodland Heights Subdivision. The property includes a historic 2,458 square foot two-story Queen Anne single-family residence situated on a 12,610 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1905 located in the Woodland Heights Historic District.

Proposal: Alteration—Applicant proposes add 237 square foot rear addition to the existing 2,458 square foot home.

- Expand an existing back room of the house and add a second story to it.
- Add a new awning cover on the rear exterior wall over door and stairs.

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 | |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <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

Woodland Heights Historic District

Historic District Boundary

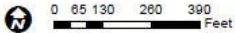


Building Classification

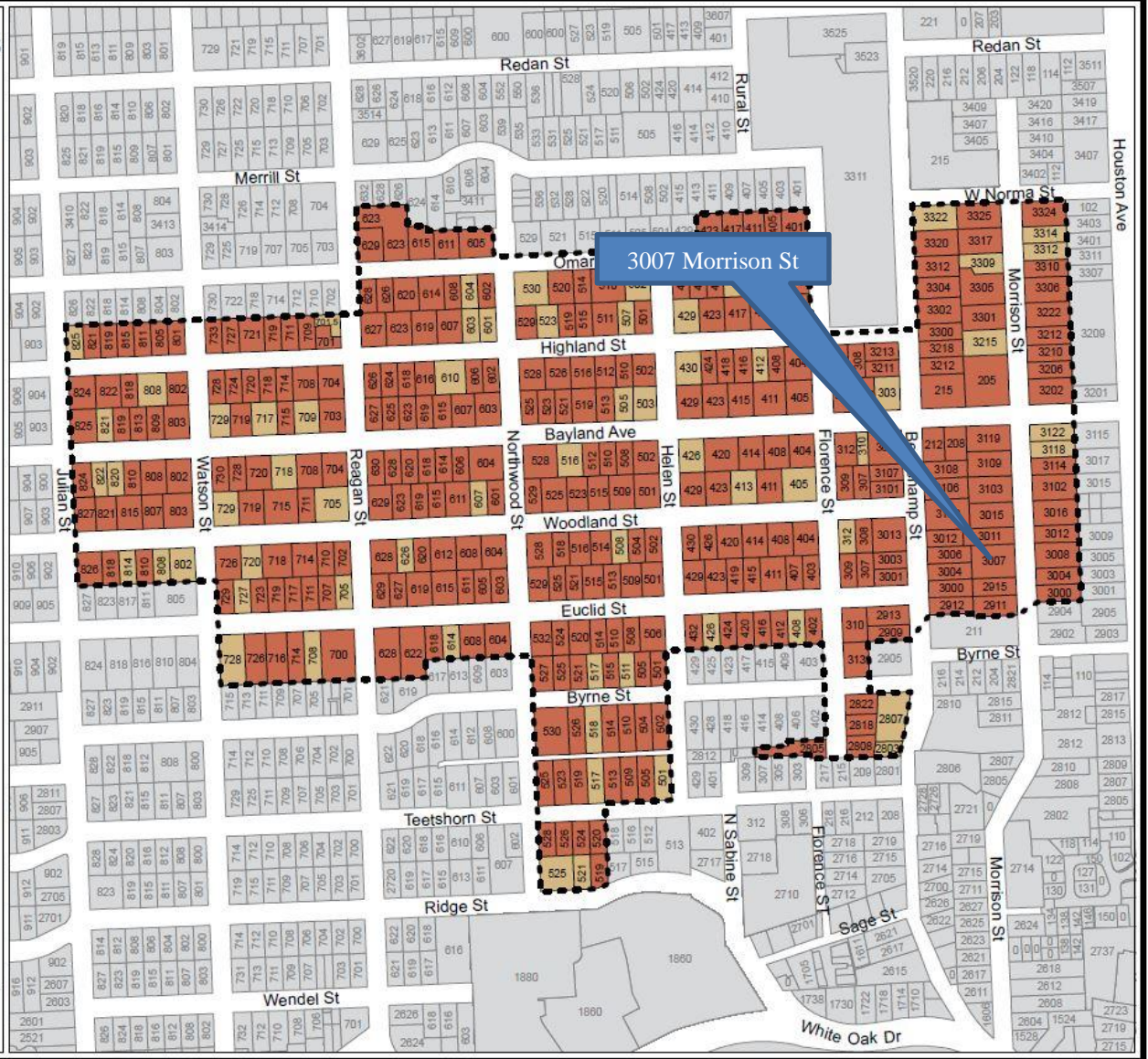
Contributing

Non-Contributing

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



PLANNING & DEVELOPMENT DEPARTMENT



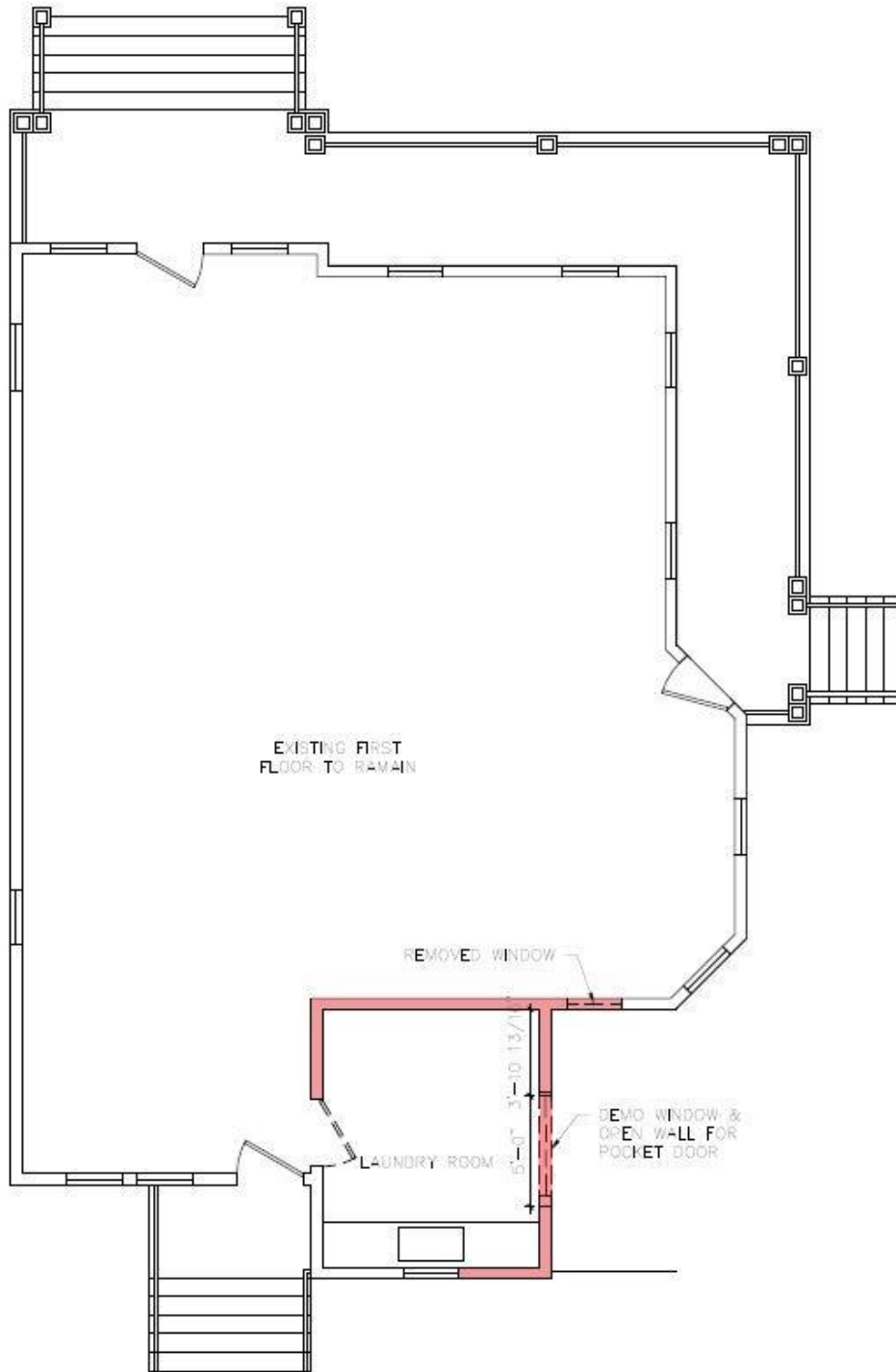
Inventory Photograph



Current Photograph



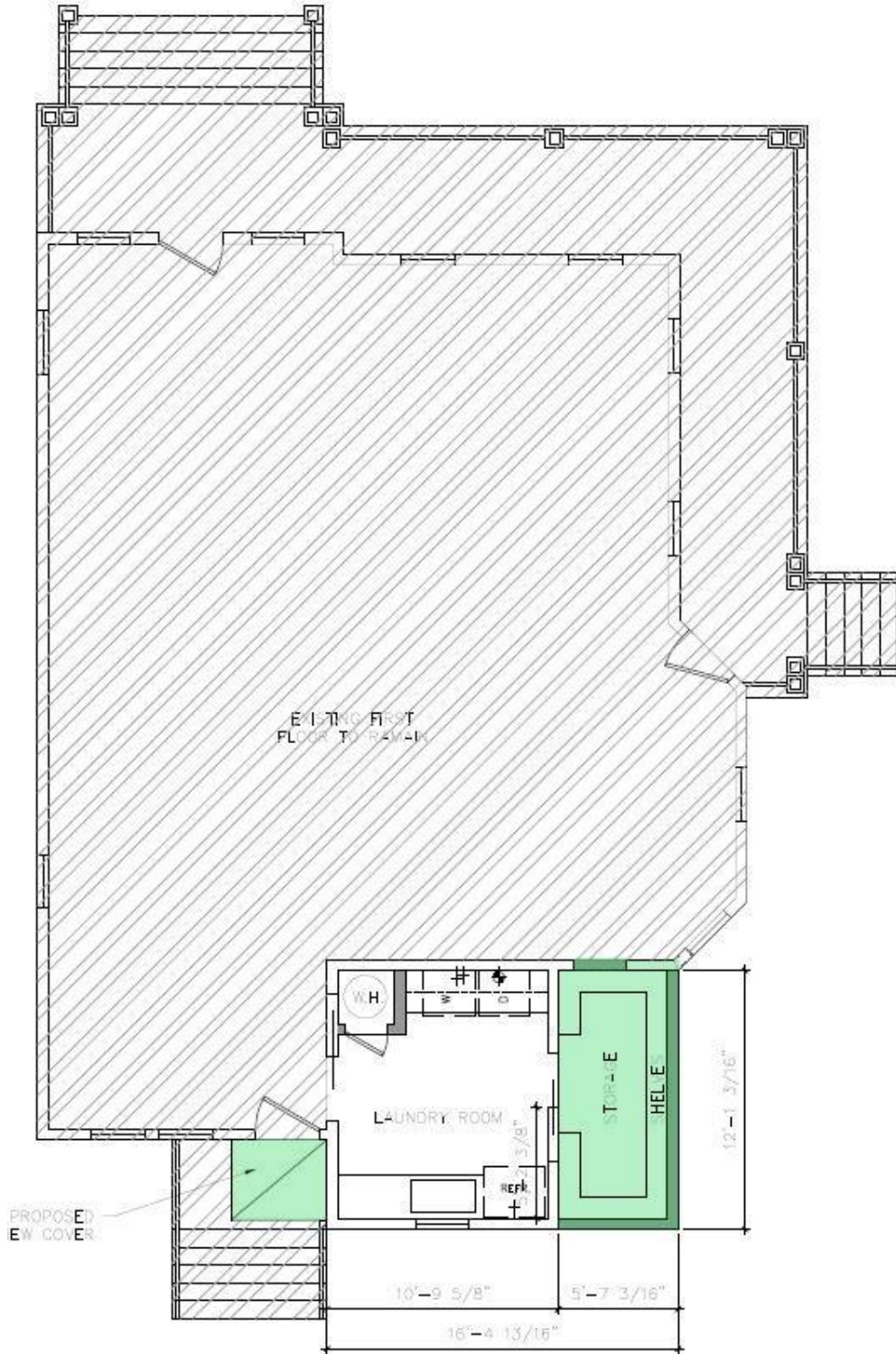
Existing First Floor and Demolition Plan



EXISTING FIRST FLOOR DEMO PLAN

DATE: 2/24/2022

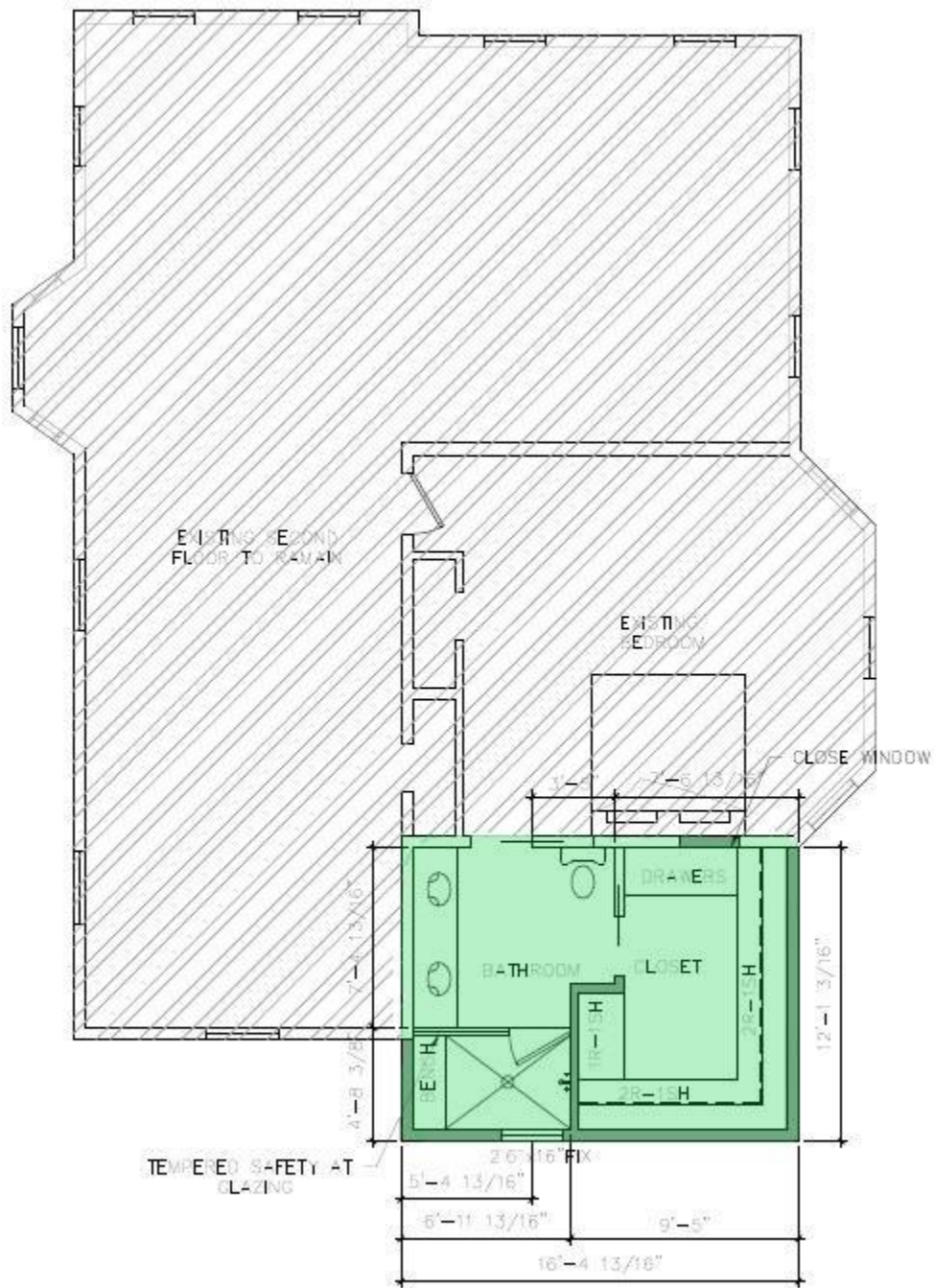
Proposed First Floor Plan



PROPOSED FIRST FLOOR PLAN

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

Proposed Second Floor Plan



PROPOSED SECOND FLOOR PLAN

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

Existing Front Elevation to Remain



EXISTING FRONT ELEVATION TO REMAIN

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

Existing Rear Elevation



EXISTING REAR ELEVATION DEMO PLAN

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

Proposed Rear Elevation



Existing Left Elevation



Proposed Left Elevation



Existing Right Elevation



Proposed Right Elevation



Proposed Roof Plan

