

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Bob Robinowitz, McIntyre-Robinowitz Architects, for Steve Ista, owner

Property: 518 Byrne Street, lot 5, block 24, Woodland Heights Subdivision. The property includes a 2,283 square foot residence and detached garage situated on a 7,000 square foot (50' x 140') interior lot.

Significance: Noncontributing altered Craftsman style residence, constructed circa 1920, and Non-Contributing detached garage located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a second story addition on top of an existing noncontributing one story detached garage.

- The altered garage will maintain the existing garage’s 26’ deep by 22’ wide footprint.
- Addition will feature a clipped gable roof matching that of the existing garage.
- The addition will result in a structure that is approximately 10’ taller than existing measuring from existing to proposed ridge height.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 20, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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

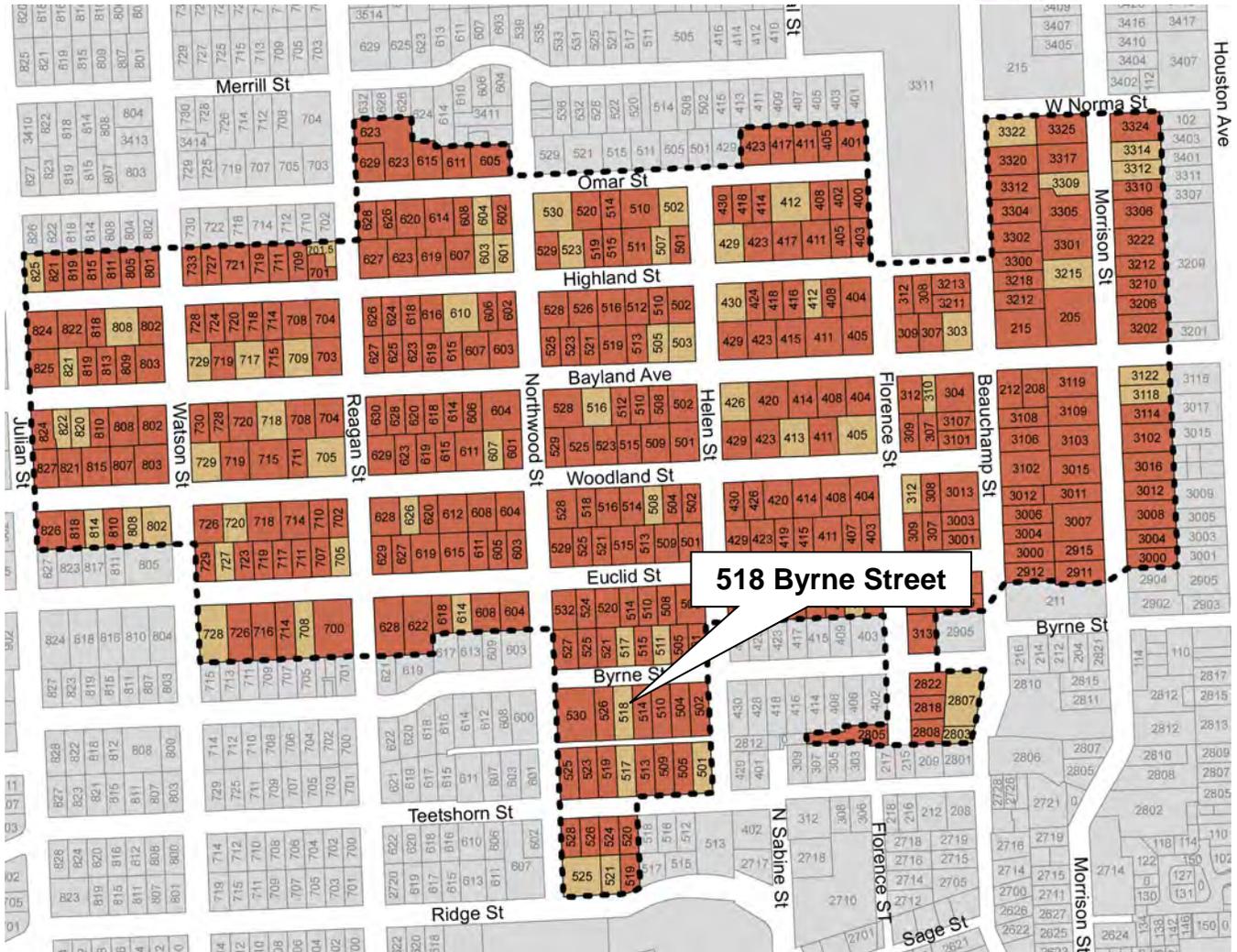
- (1) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park

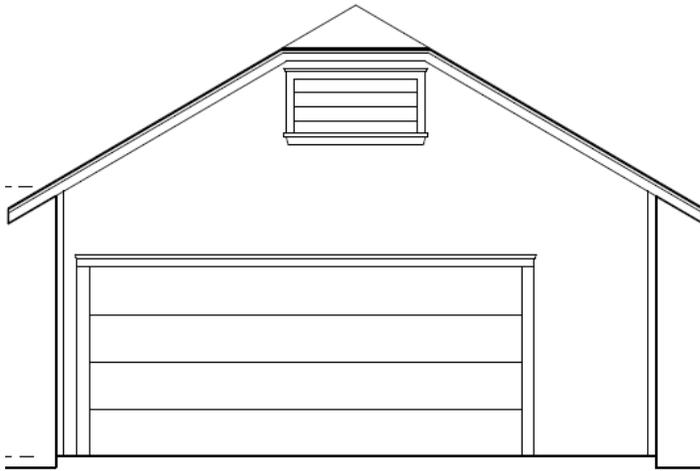


CURRENT PHOTOS

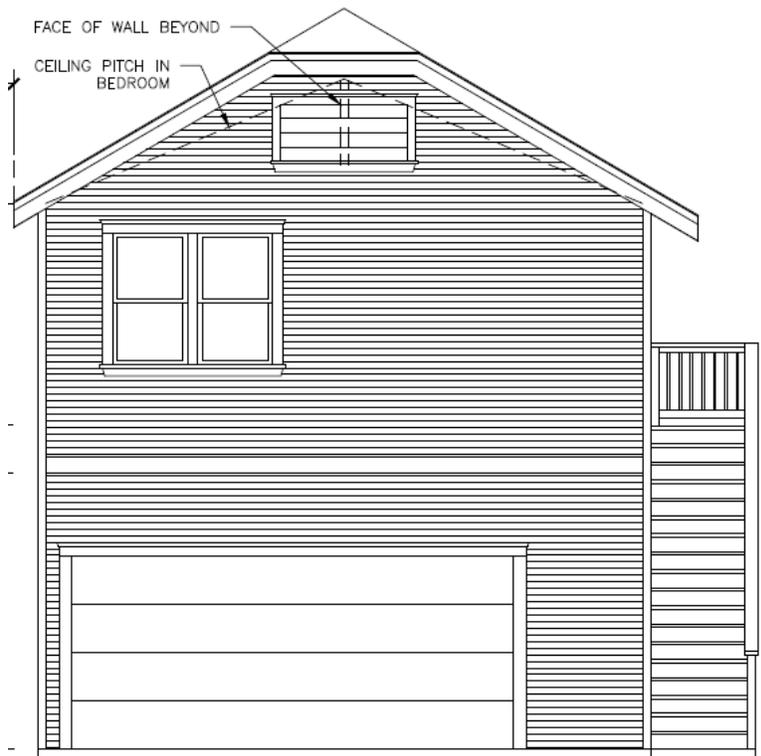


NORTH ELEVATION – FRONT FACING BYRNE STREET

EXISTING

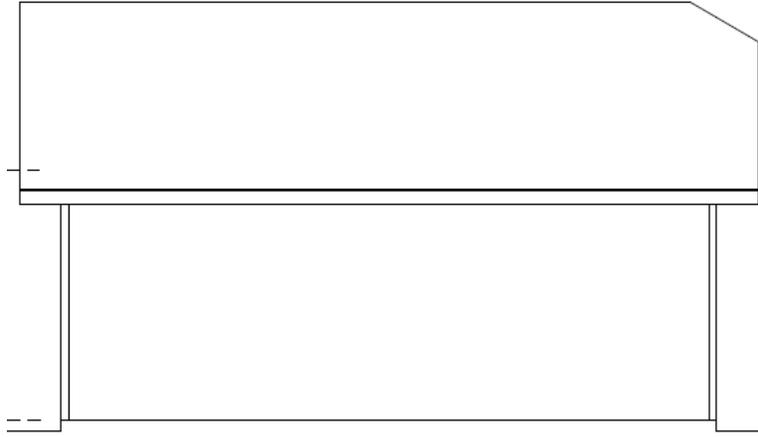


PROPOSED

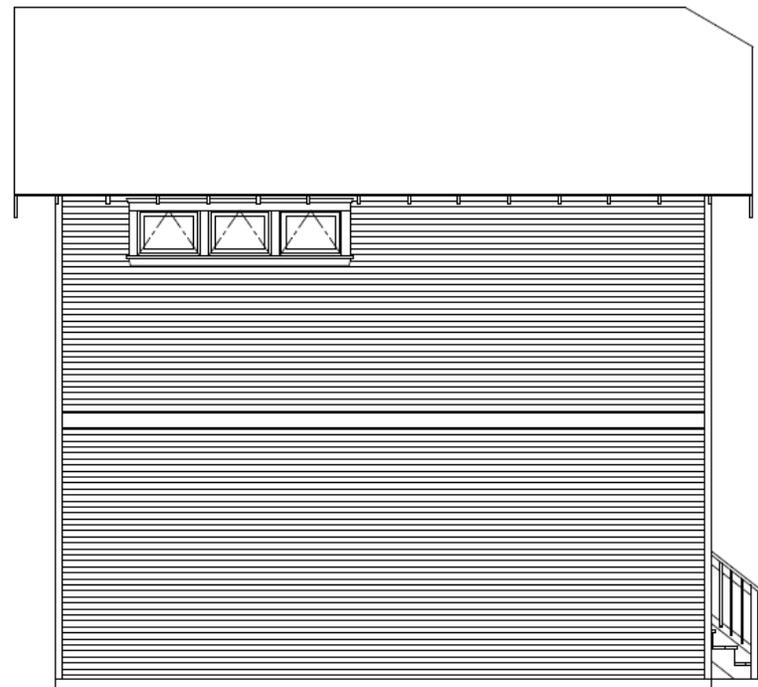


EAST SIDE ELEVATION

EXISTING

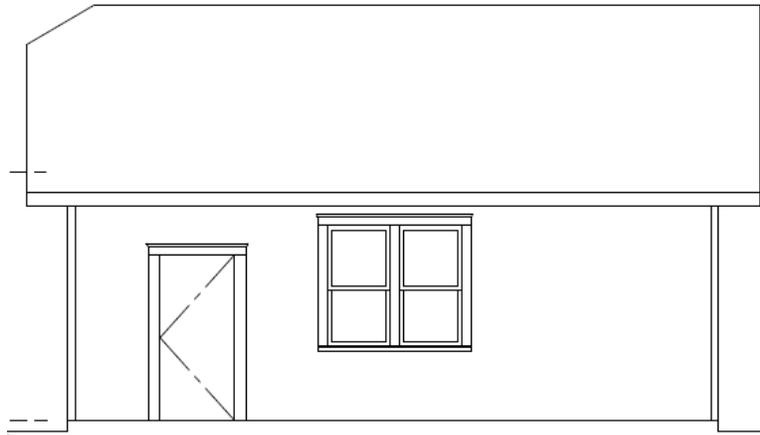


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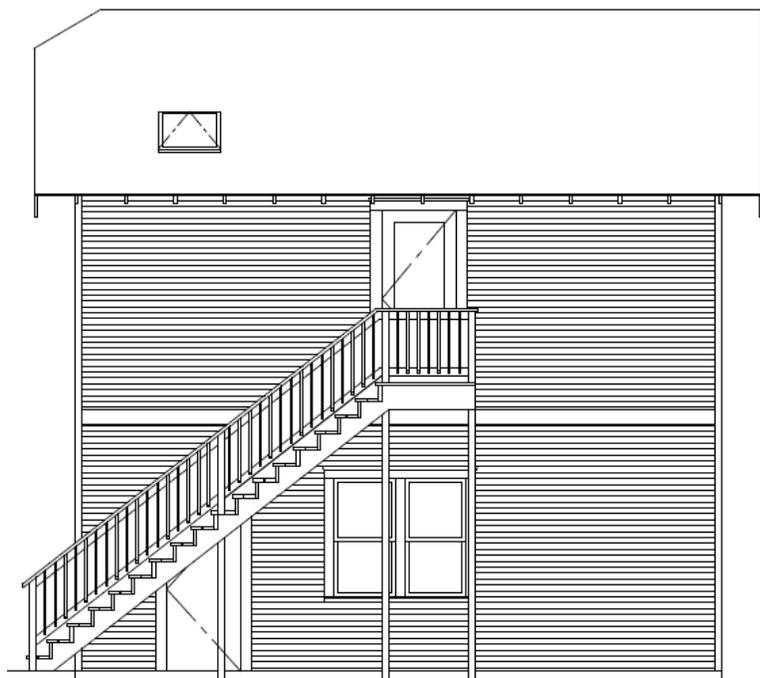


WEST SIDE ELEVATION

EXISTING

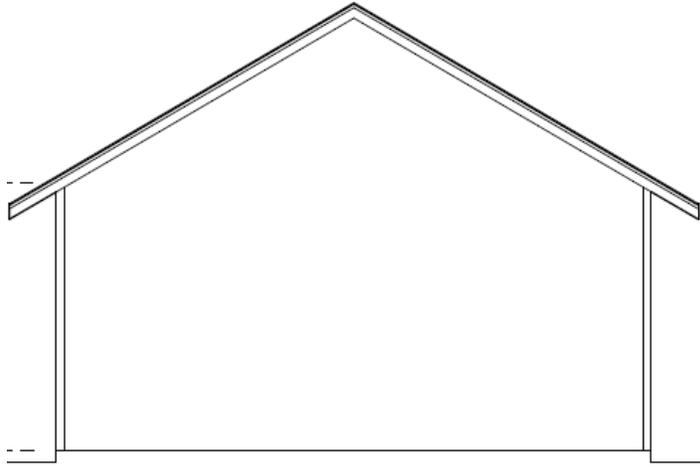


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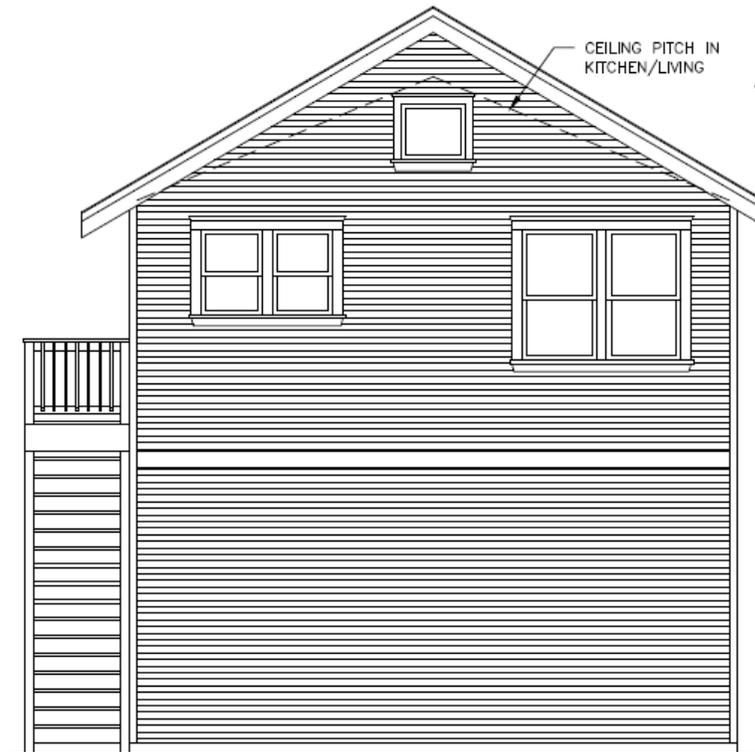


SOUTH (REAR) ELEVATION

EXISTING

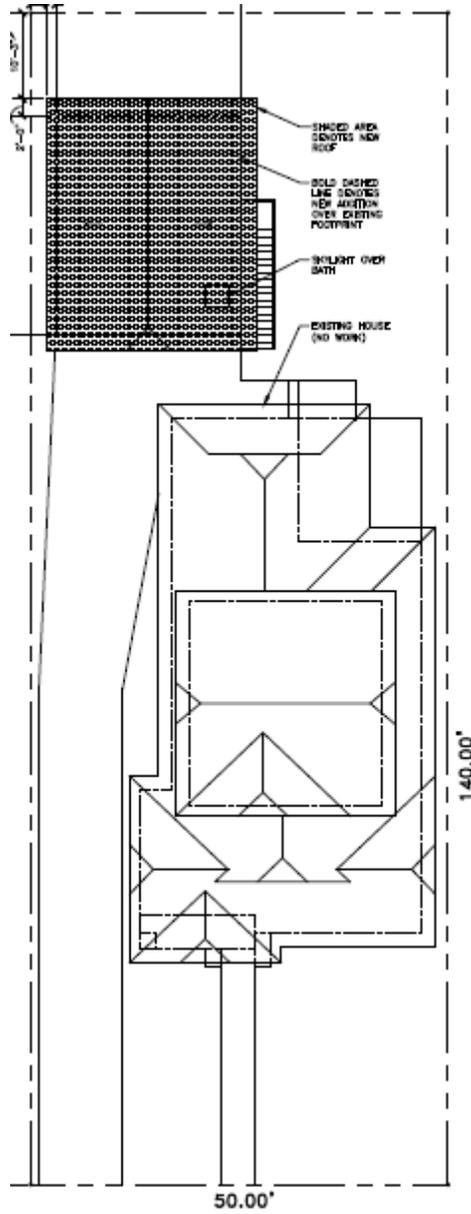


PROPOSED



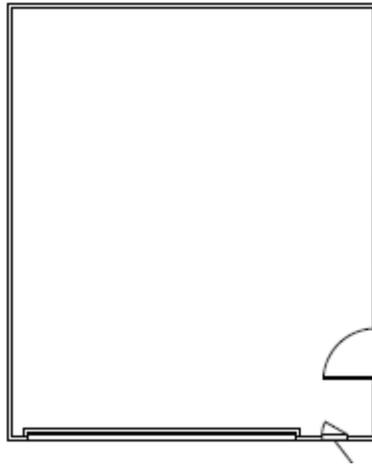


SITE PLAN
PROPOSED

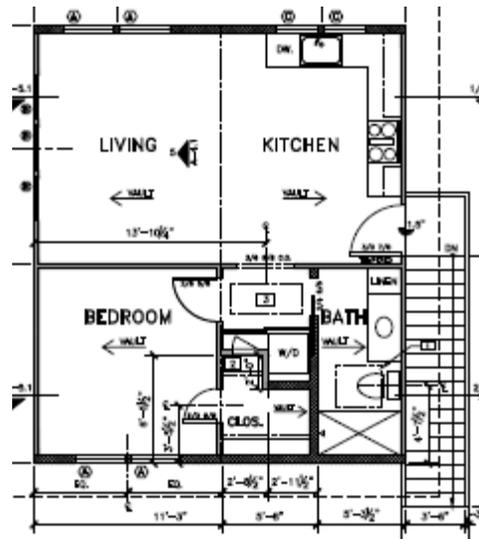
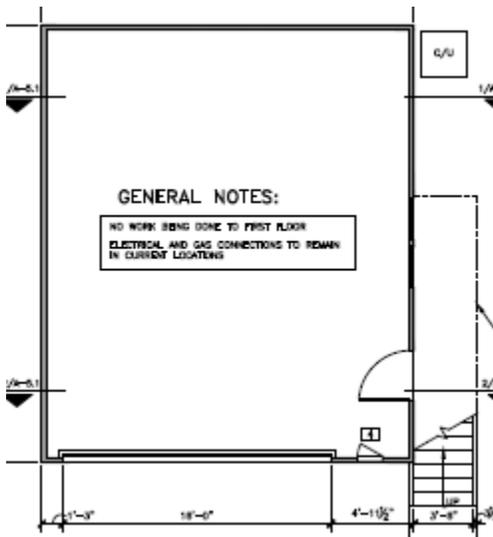




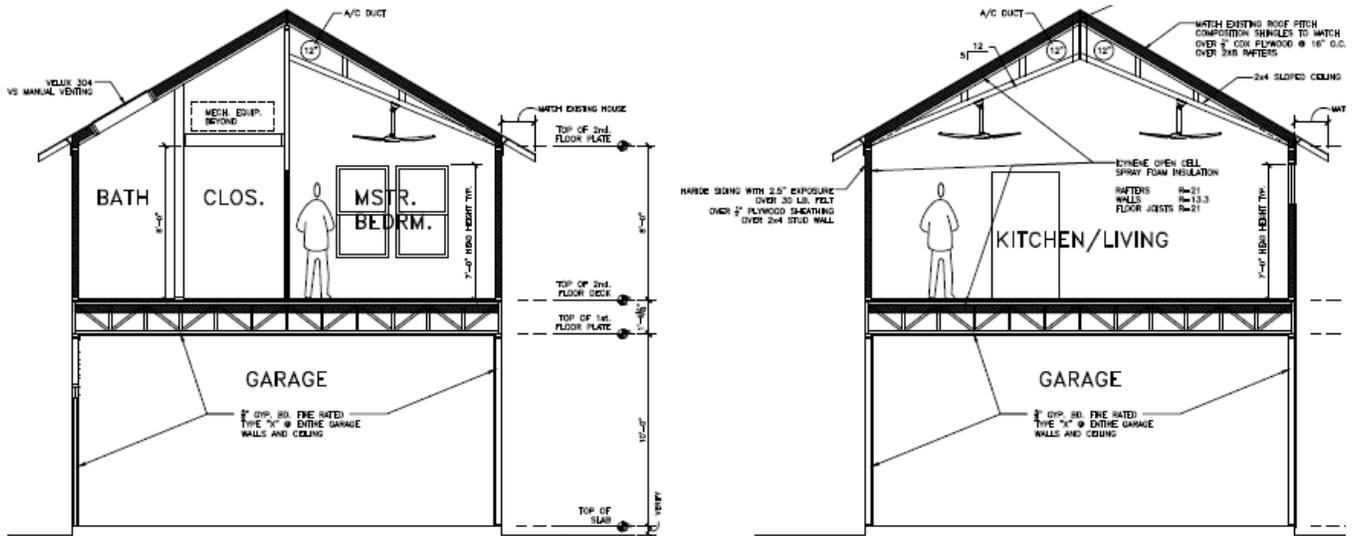
FLOOR PLAN
EXISTING FIRST FLOOR



PROPOSED FIRST AND SECOND FLOOR



CROSS SECTION OF PROPOSED GARAGE-APARTMENT



PROJECT DETAILS

Shape/Mass: The existing garage measures 26' 2" deep by 22' 2" wide, features a 10' plate height and a ridge height of 17' 2". The proposed second story addition will maintain the existing garage's footprint and will result in a ridge height of 27' 3".

Windows/Doors: The existing garage features wood, double hung, 1 over 1 windows. The addition will feature matching wood windows as well as wood sash casement windows.

Exterior Materials: The existing garage and addition will be sided in cementitious siding with a 2.5" exposure.

Roof: The addition will feature a clipped gable roof with a 5:12 pitch.