

CERTIFICATE OF APPROPRIATENESS

Applicant: Kevin Walton of Robert Sanders Homes, agent for Sarah Thayer, owner

Property: 623 Omar St, lot, tracts 6A, 6B, 7A, 9-11, block 31, Woodland Heights, includes a historic 4,350 square foot 1-story wood frame single-family residence situated on a 11,925 square foot (75'x159') interior lot.

Significance: Contributing hip bungalow style residence, constructed in 1910, located in the Woodlands Historic District with previous alterations, a 2-story addition onto rear of original structure.

Proposal: New Construction - Construct a two-story garage apartment

- 582' square footage second-floor conditioned space
- 40' setback from front property line, 5' side setback
- 21' 11" ridge height
- Smooth cementitious and lap siding to match original structure's siding
- Hipped roof with a 7/12 pitch and composition shingle
- Jeld-Wen W-2500 primed wood double-hung windows with a one-over-one lite pattern

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria : Criteria #1

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

This district was built before the predominance of the automobile and garages were a subordinate structure to homes. A distinguishing characteristic for this historic district is the location of detached garages in the rear of the lot. The proposed garage apartment will affect how the building relates to the street and context area.

- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

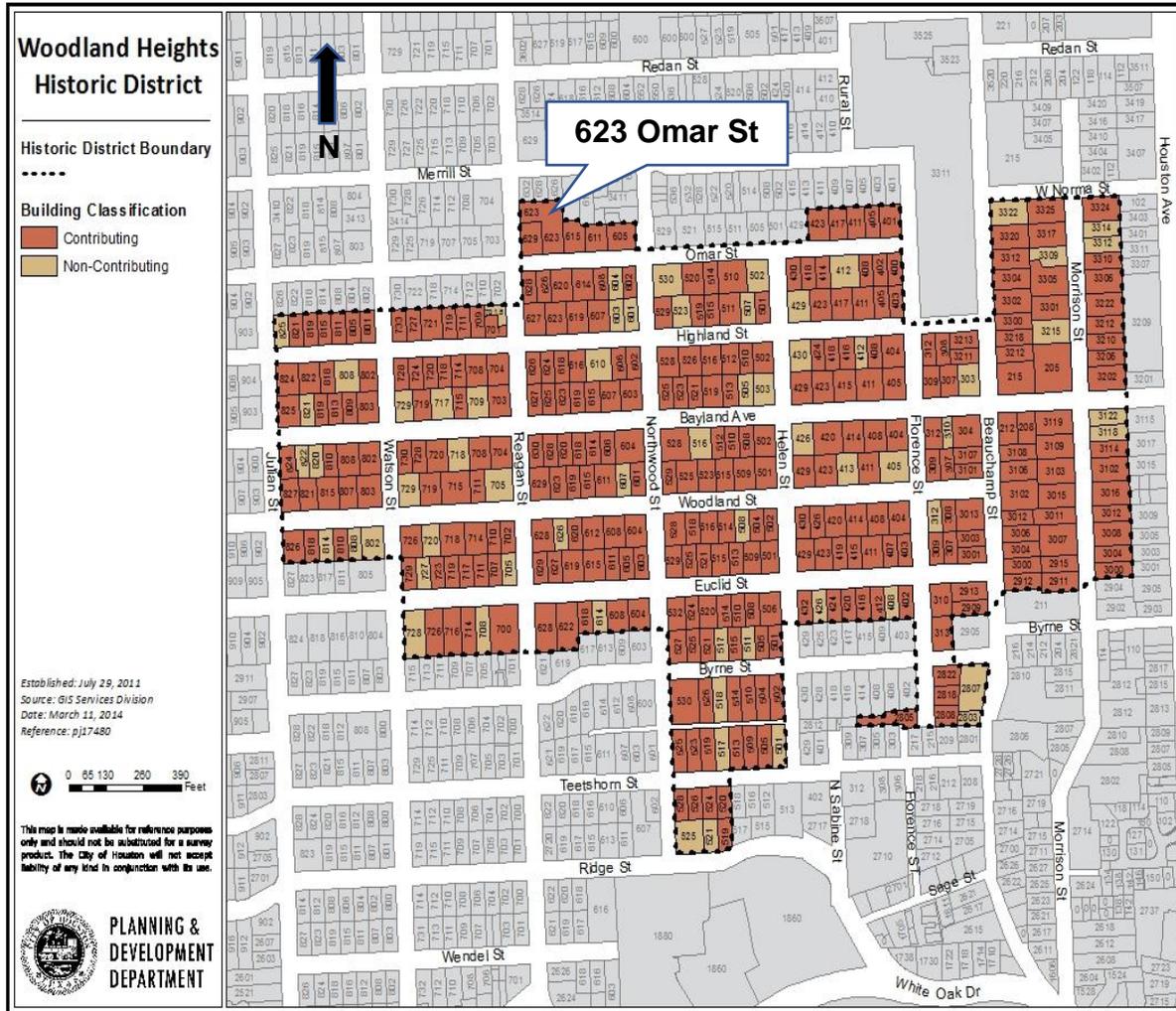
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

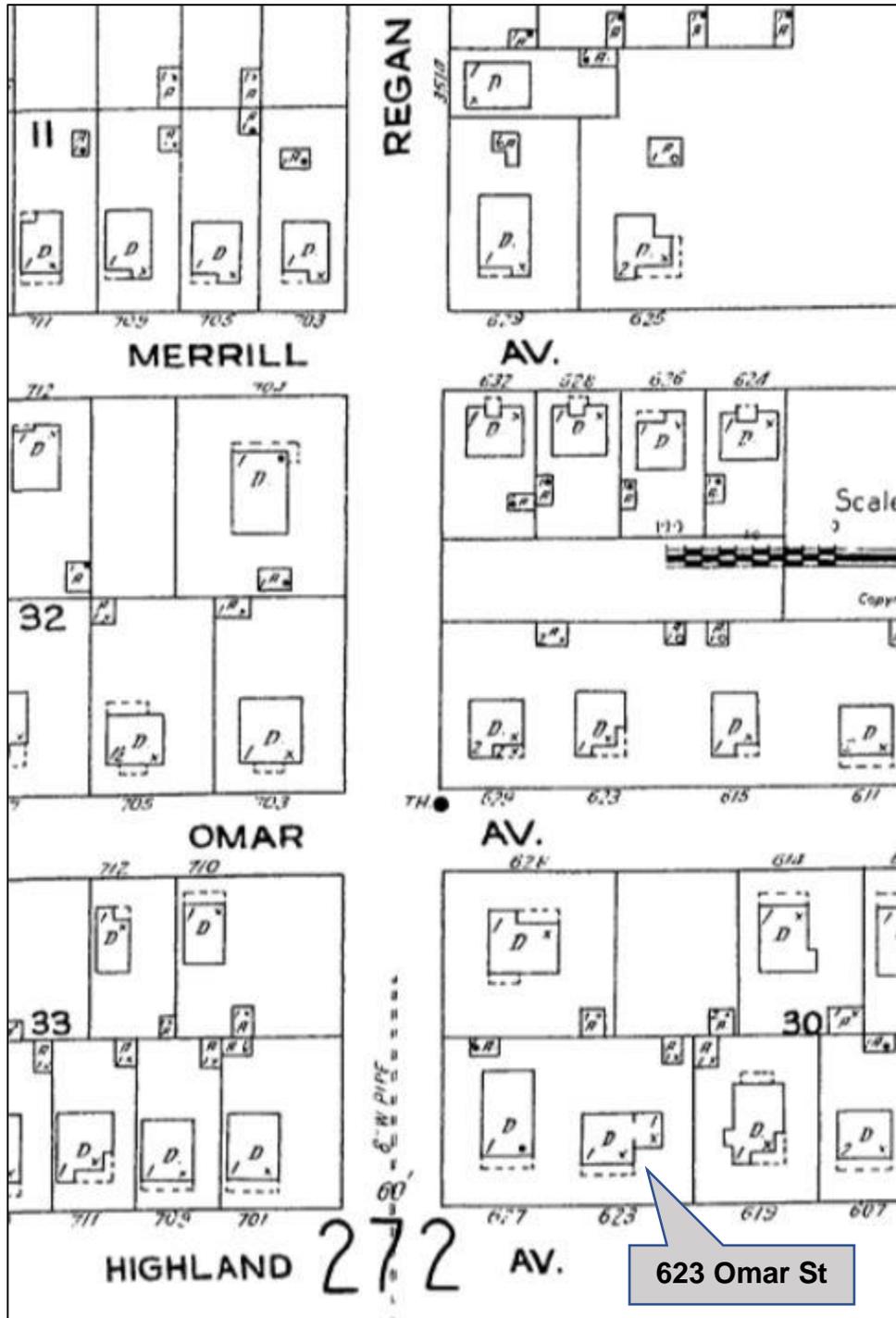
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

District Map



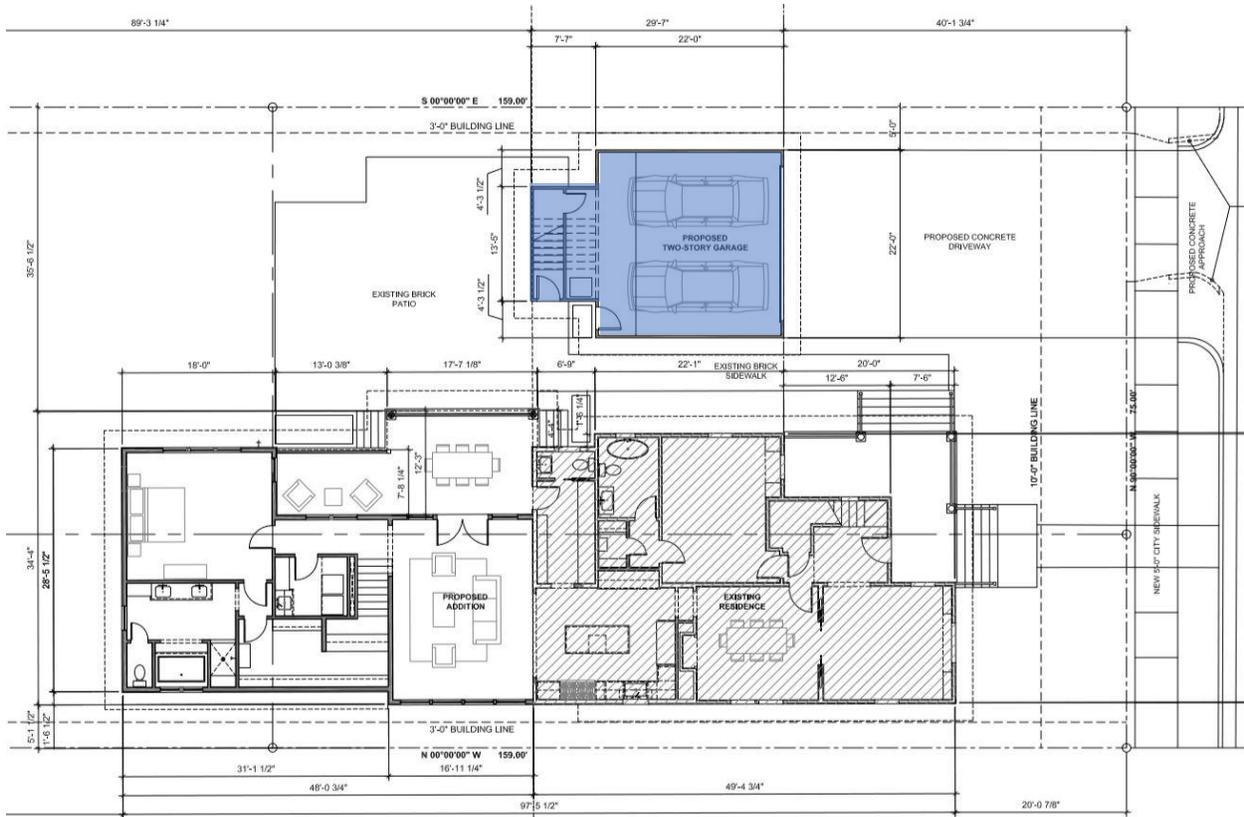
Sanborn Map: 1924-1950, Sheet 274



Inventory Photo



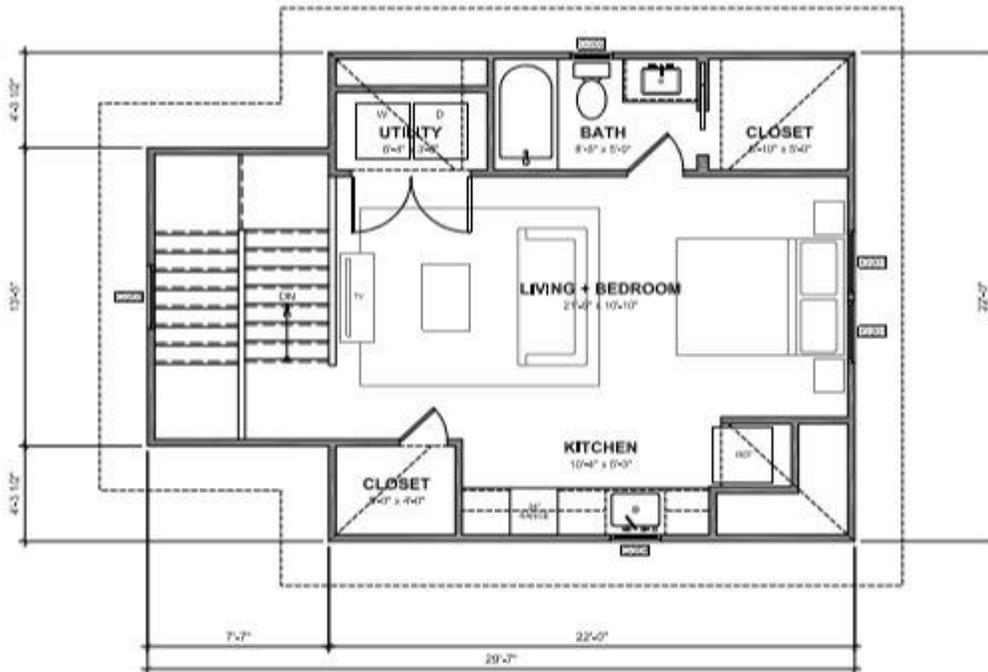
Site Plan



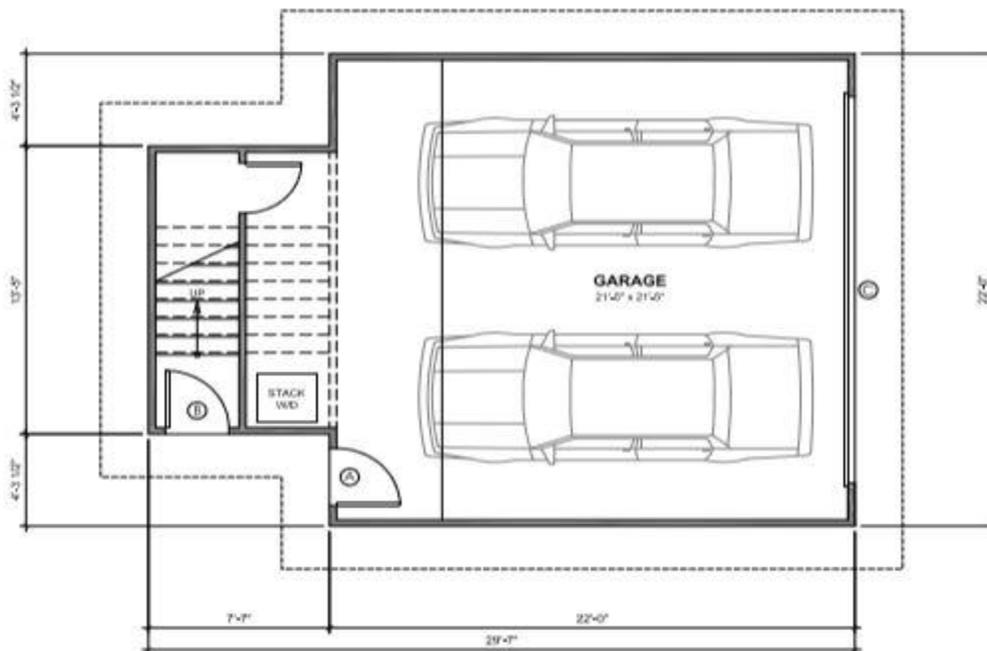
Proposed Rendering



Proposed – Floor Plan



GARAGE - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

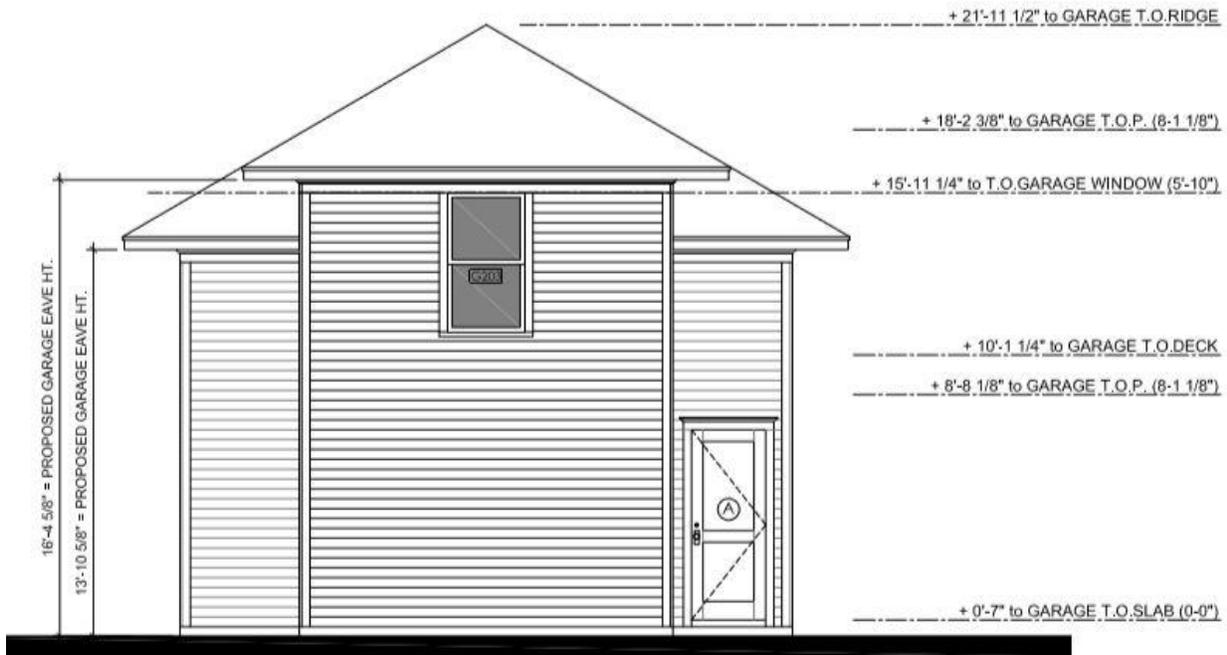


GARAGE - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

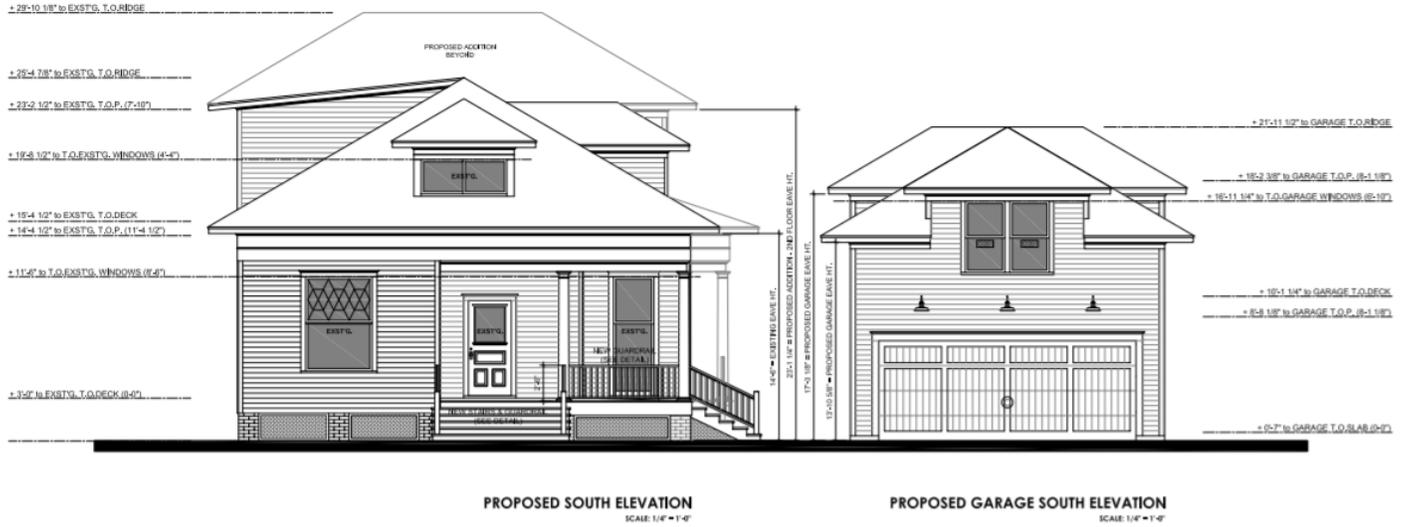
Proposed Elevation – Street Facing



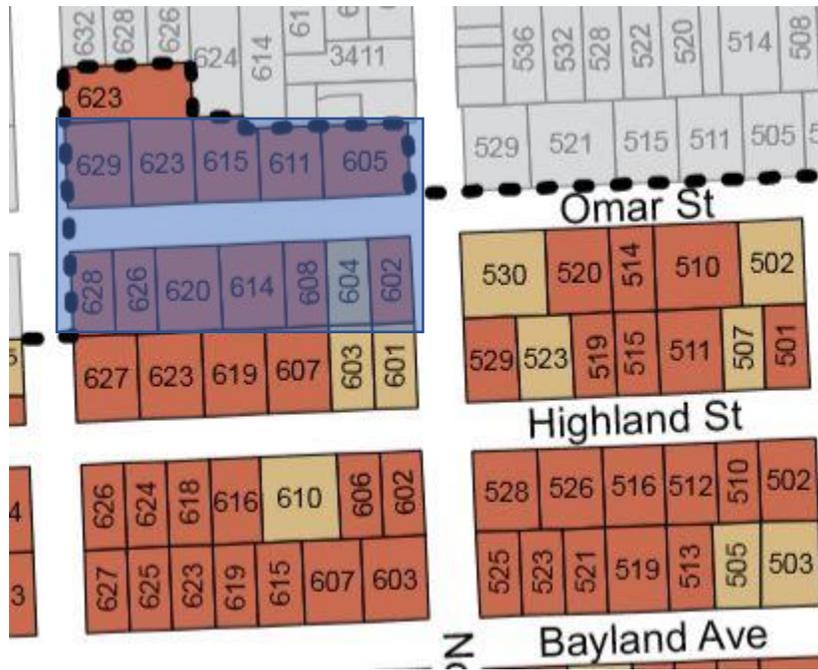
Proposed Rear Elevation



Side By Side Elevations



Context Area



Context Area



Context Area – 614 Omar St



Context Area – 620 Omar St



Context Area – 611 Omar St

