On July 14, 2021 the Landmarks Commission voted for Approval of Project 2021-005579, SI-2021-00858 based on the following Findings.

FINDINGS:

1. The application is a request for a Certificate of Appropriateness for construction of basement and a rear addition at 1415 Roma Avenue NW, legally described as Lot B, Block 18, Perea Addition and a contributing property in the Fourth Ward Historic Preservation Overlay Zone, zoned R-1A.

2. The single story building is a wood framed bungalow with a porch that extends across the front façade and finished with stucco. The building was constructed c. 1920’s. It is classified as a contributing building in the Fourth Ward HPO.

3. The proposed addition to the building is situated to the rear of the existing building. A basement will be constructed along with an additional 578 square feet.

4. The existing house is approximately 592 square feet. The addition will be 578 square feet for the basement and 578 square feet for the addition at the rear of the property (top level).

5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if “The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and
any specific development guidelines for the landmark or the specific HPO zone where the property is located.”

6. The proposed addition utilizes exterior finishing materials that match the existing building.

7. The proposed roof pitch will be an extension of the existing roof and continuing the same pitch.

8. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

9. The proposed addition is located to the rear of the house and would not adversely affect the historical integrity or value of the adjacent house, or those of the site and the wider neighborhood.

10. The IDO Section 14-16-6-6(D)(3)(3) states “Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.”

RECOMMENDATION

Case SI-2021-00858/ Project # PR-2021-005579 July 14, 2021.

APPROVAL of Case SI-2021-00330/Project # PR-2021-005225, an application for a Certificate of Appropriateness for Alterations of a single family home, located at 1415 Roma Avenue NW, legally described as Lot B, Block 18, Perea Addition, a property in the Fourth Ward Historic Preservation Overlay Zone, based on the ten (10) findings and subject to the conditions of approval.

Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.
The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,

[Signature]

Silvia Bolivar
Planner, Landmarks Commission