



**Date:** January 9, 2023 CONTINUED from December 13, 2022

**To:** Heritage Preservation Commission

**From:** Emily Bodeker, Assistant City Planner

**Subject:** COA H-20-8: 4510 Sunnyside Road As-Built Elevations CONTINUED

## Information / Background:

The subject property, 4510 Sunnyside Road, is located on the north side of Sunnyside Road, east of Browndale Avenue. A Certificate of Appropriateness was approved by the HPC on October 13, 2020, for a change to the existing gable on the front façade of the existing home and a small entry addition. The home, built in 1941, is a story and a half American Colonial Revival style home.

Staff inspected the site and found the as-built elevations (currently under construction) do not match the elevations approved with the 2020 Certificate of Appropriateness. There has not been a final inspection because the project remains under construction. Staff sent letters to the property owner, COA application and permit holder informing them of the discrepancy in the elevation.

The property owner's request is for the HPC to approve a COA amendment to the original COA approving the changes in the second-floor front dormer/addition. The changes in the as built elevation versus the approved COA elevations include:

- Changes in the second-floor front dormer/addition

The objective of the Country Club Landmark District is preservation of the existing historic house facades and streetscapes. The city has adopted the Secretary of the Interior's standards for rehabilitation when reviewing certificate of appropriateness applications.

Preservation Consultant Vogel reviewed the as built elevations and has provided a written memo that is included in the heritage preservation commission packet.

## Staff Recommendation & Findings:

Staff recommends approval of the elevations as they are built at 4510 Sunnyside Road as requested by the property owner.

Findings supporting the staff recommendation include:

- The changes to the elevations continue to meet the Secretary of the Interior's standards for rehabilitation and the Country Club Plan of Treatment.
- The change in design of the dormer is comparable to the house's original design and is appropriate to the historic character of the district.
- The shape of the new dormer is not a historical character defining feature and the façade remains compatible with the neighborhoods architectural character and retains sufficient historic integrity.