

STAFF REPORT

Case Number: HP05031

Property Owner: Martin Ramirez

Representative: Martin Ramirez

Legal Description: Lots 32 & 33, Block 7, Sunset Heights

Location: 1125 Terrace Court

Historic District: Manhattan Heights

Existing Zoning: R-4/H (Residential/Historic)

Representative District: # 2

Year Built: 1904

Contributing Status: Contributing

Request: New 500 S.F. accessory structure to the rear of the property.

Present Use: Single-family residential

Planning Area: Central

Application Filed: 12/23/05

60-Day Expiration: 02/21/06

**REGULAR MEETING OF
THE HISTORIC LANDMARK COMMISSION,
January 23, 2006 4:00 P.M.,
CITY COUNCIL CHAMBERS,
2ND FLOOR, CITY HALL**

ITEM # 1

HLC Case: HP05031 1125 Terrace Court

GENERAL INFORMATION:

The applicant seeks approval to:

- Construction a new 500 square foot accessory structure to the rear of the property, with stucco finish, aluminum windows and shingle roofing.

STAFF RECOMMENDATION:

The Planning, Research and Development Department recommends **APPROVAL** of the proposed accessory structure based on the following:

The Magoffin Historic District Design Guidelines recommends the following:

- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

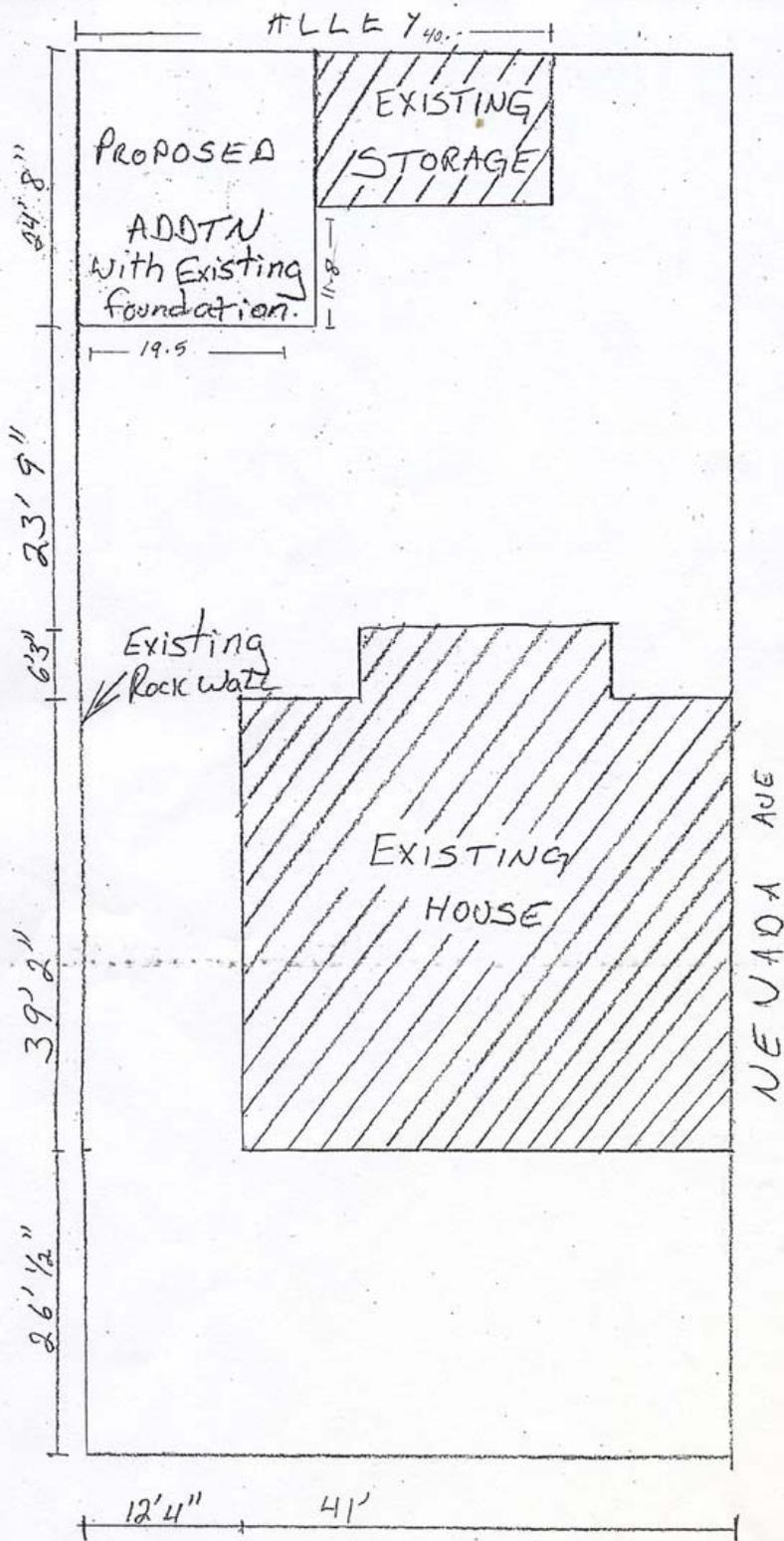
The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings recommends the following:

- Constructing new additions so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

The proposed accessory structure will not be of detriment to the existing structure or the historic district in which it is located.

SUNSET HEIGHTS HISTORIC DISTRICT





TERRACE CT.

31. = 1'-0"