



Certificate of Appropriateness 279 Molino Avenue

Cultural Heritage Commission
March 30, 2021

VICINITY MAP



BACKGROUND

- Single-story 1,120 S.F. single family dwelling
- Built in 1911
- Craftsman Architectural Style
- Lot Size: 6,750 S.F.
- Zone: R-2-A (Two-Family Residential, Accessory Second Unit)
- Bluff Heights Historic Dist. – Contributing Structure

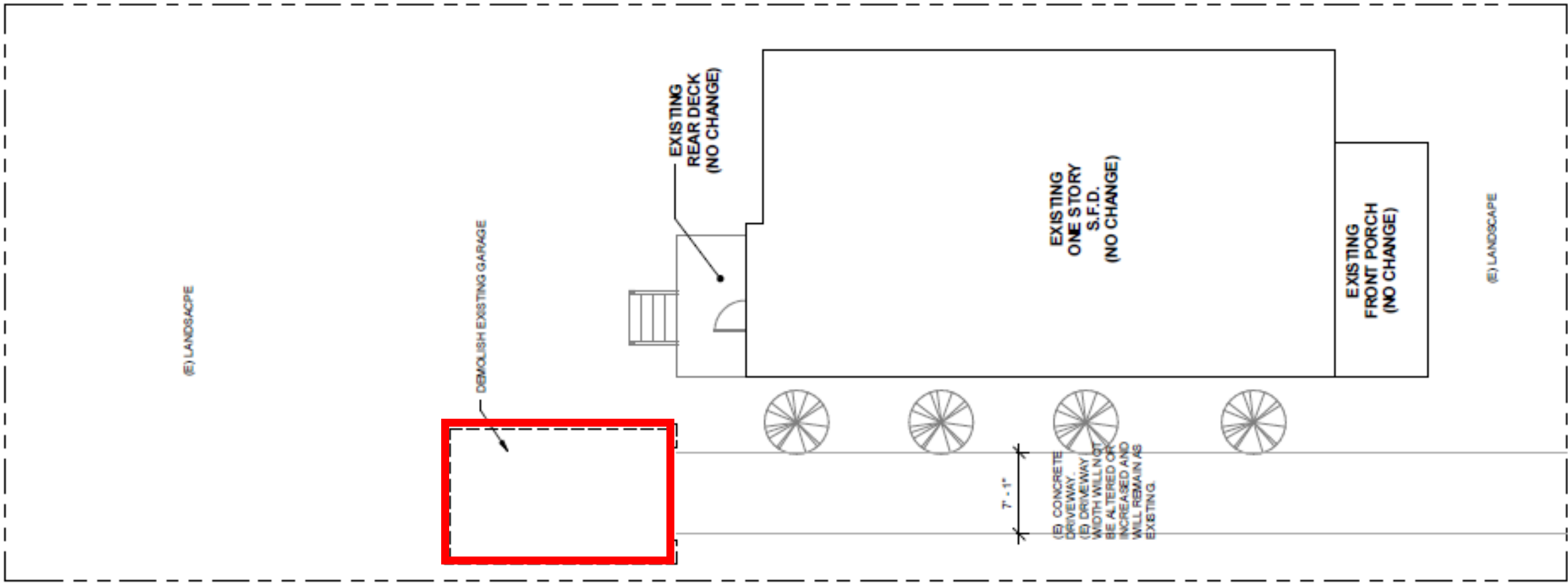
EXISTING CONDITIONS



PROJECT SCOPE

- Demolish an existing 240-square-foot one-car garage
- Construct a new one-story, detached, 771-square-foot structure consisting of:
 - A 388-square-foot accessory dwelling unit (ADU); and
 - A 383-square-foot two-car garage at the rear half of the property.

EXISTING SITE PLAN



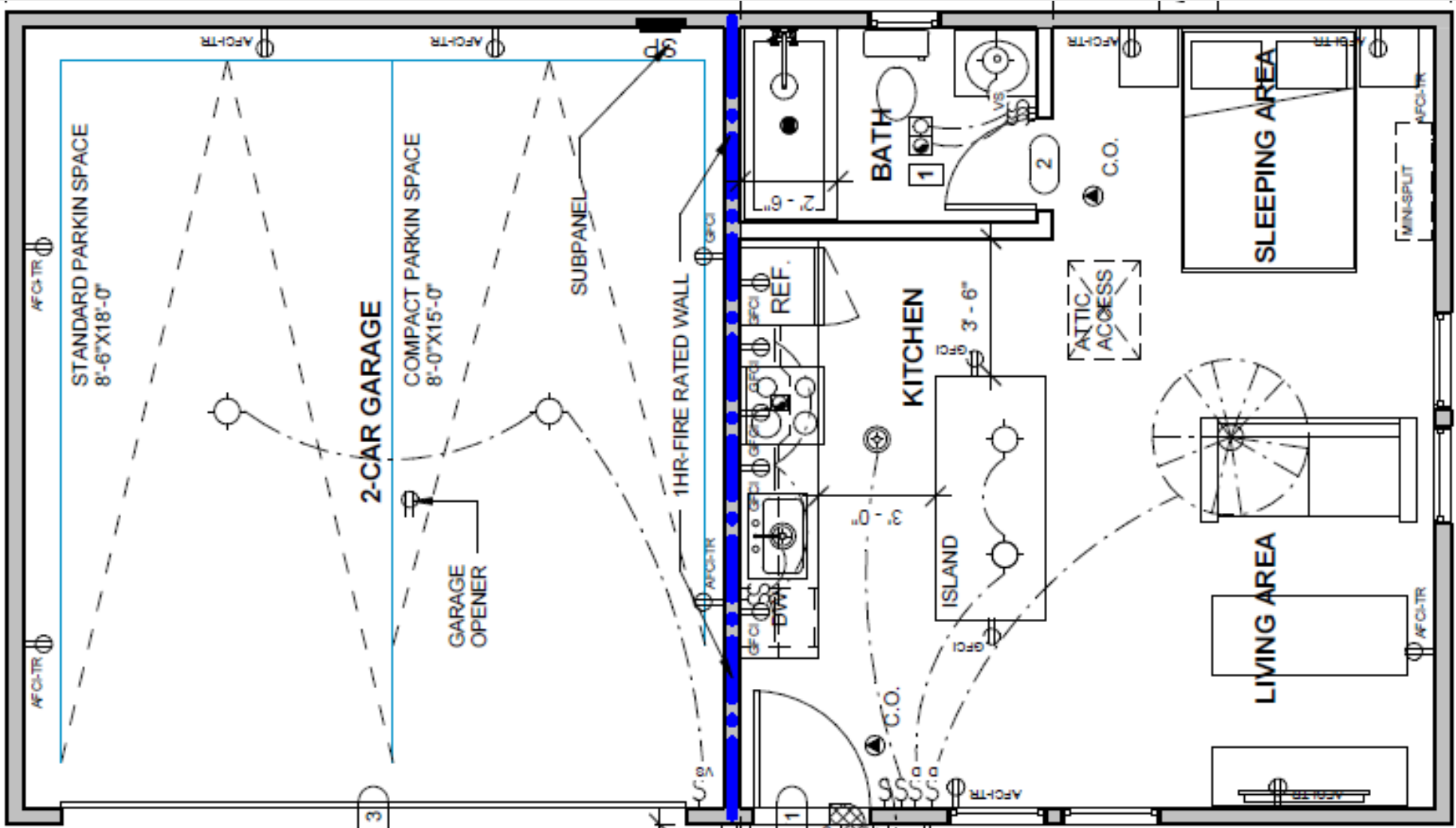
 One-car Garage to be demolished



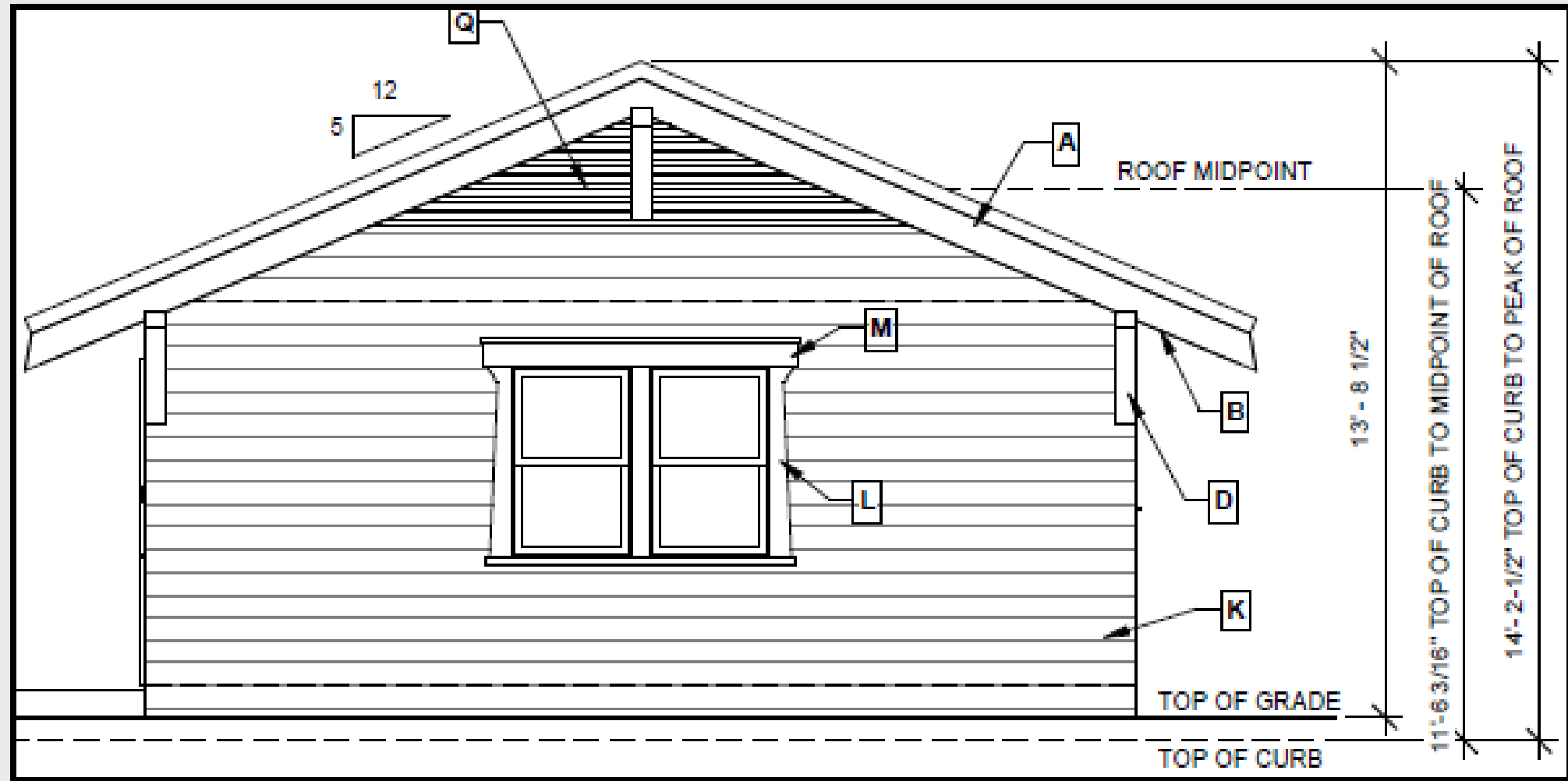
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PROPOSED GARAGE/ADU FLOOR PLAN



PROPOSED FRONT ELEVATION



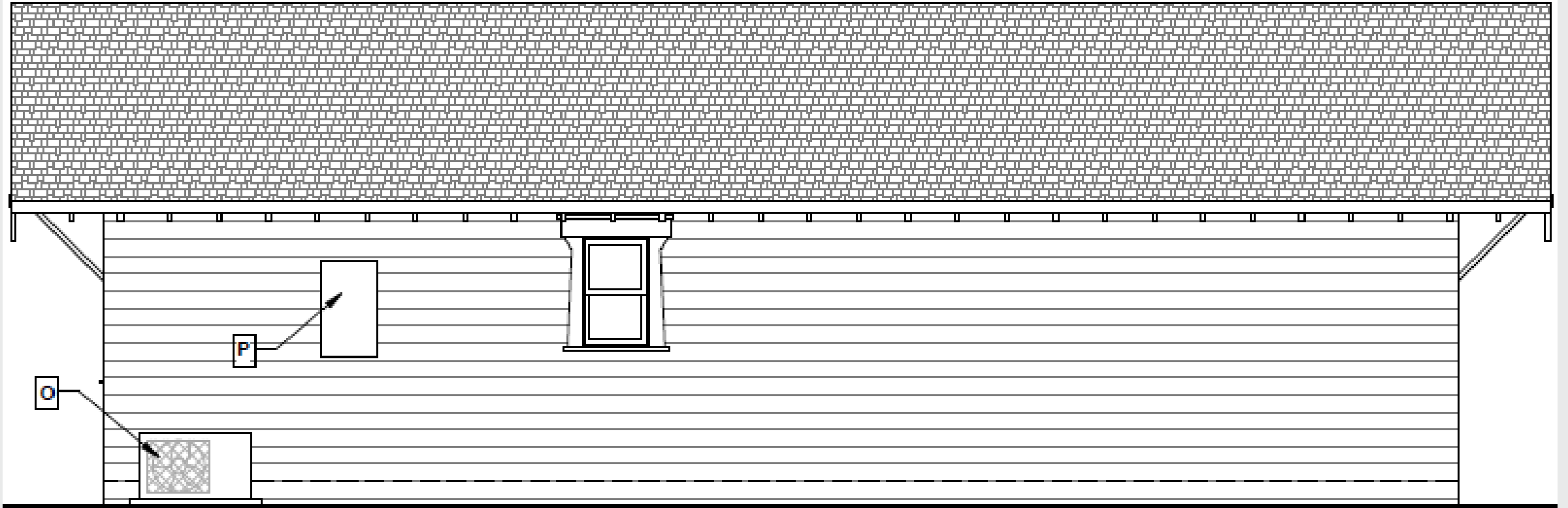
Proposed East Elevation (Front)

PROPOSED SIDE ELEVATIONS



Proposed South Elevation (Side)

PROPOSED SIDE ELEVATIONS



Proposed North Elevation (Side)

COMPATIBILITY WITH NEIGHBORHOOD



**As proposed, the
771 S.F. garage/ADU
structure is:**

1. In compliance with the Zoning Code;
2. Bluff Height Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C-7937 – Bluff Heights Historic District;
5. Craftsman Style Guide
6. Certificate of Appropriateness Findings.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness request for the demolition of an existing 240-square-foot one-car garage and construction of a new one-story, detached, 771-square-foot structure consisting of a 388-square-foot accessory dwelling unit (ADU) and 383-square-foot two-car garage at the rear half of the property. This property is located at 279 Molino Avenue and is a contributing structure in the Bluff Heights Historic District. (District 2)



Thank you

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