



# Certificate of Appropriateness 922 Molino Avenue

Cultural Heritage Commission  
August 30, 2022



# VICINITY MAP



# BACKGROUND

- Lot Size: 6,750 Square-feet
- Built in 1910
- Existing one-story 966 square-foot single-family residence and a 330 square-foot detached two-car garage.
- Rose Park Historic District – Contributor Structure
- Craftsman Architectural Style
- Zone: R-2-N (Two-Family Residential)

A Certificate of Appropriateness to:

- Construct a 371 square-foot single-story rear addition with a 33 square-foot porch, to an existing one-story single-family residence
- Demolish an existing rear patio cover.



# EXISTING CONDITIONS



**Front of Residence  
(West)**



**Rear of Residence  
(East)**



# EXISTING CONDITIONS



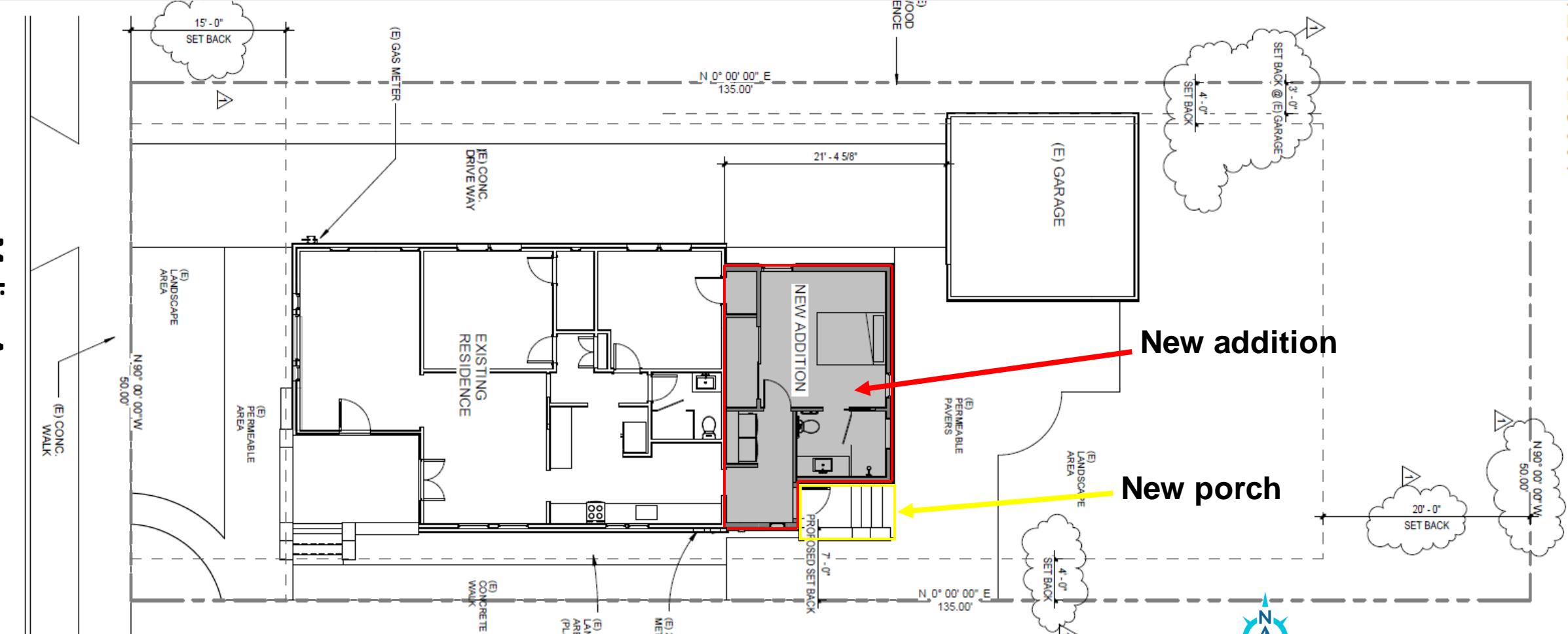
**Side of Residence  
(North)**



**Side of Residence  
(South)**

# PROPOSED SITE PLAN

Molino Ave

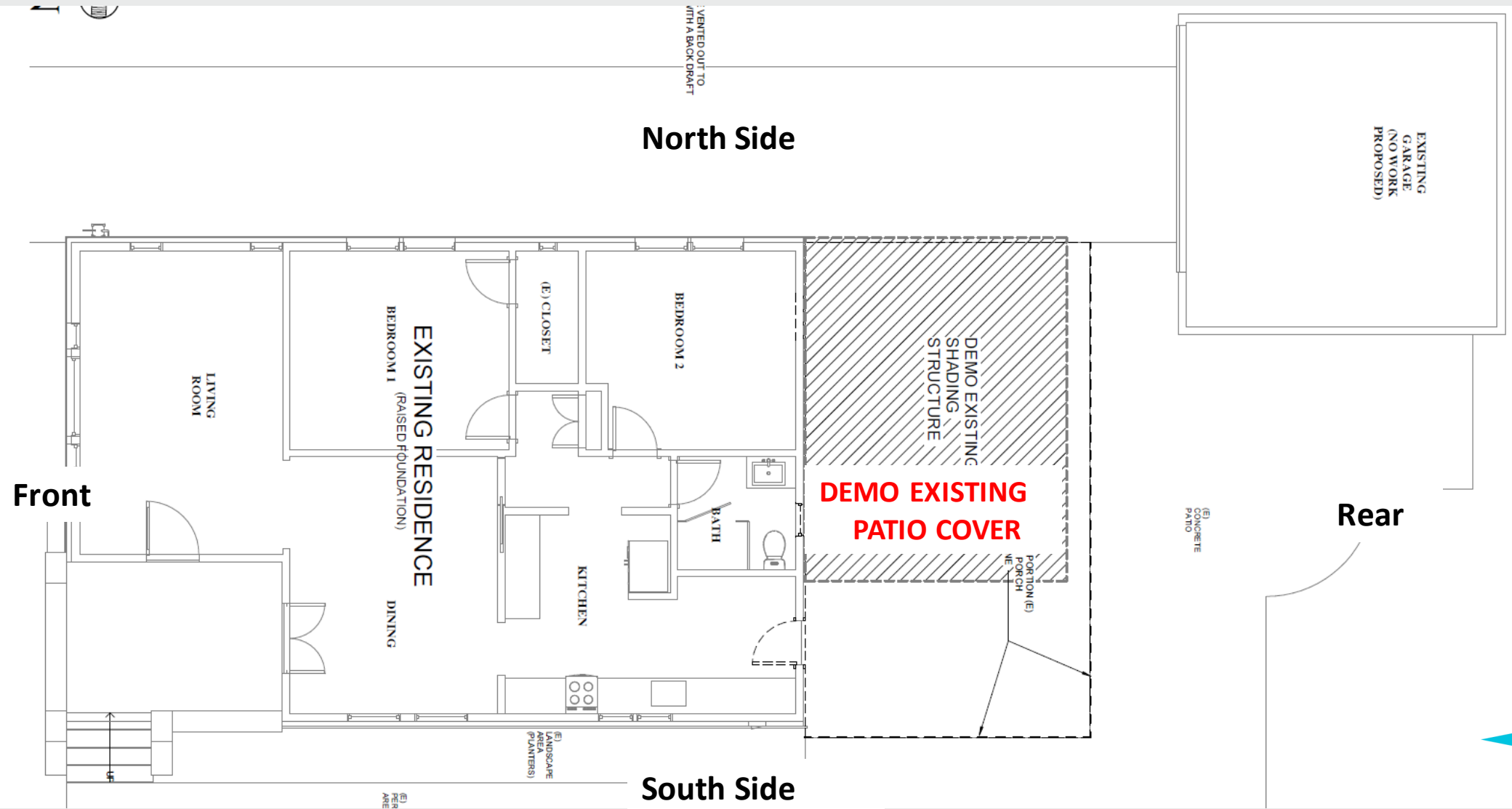


New addition

New porch

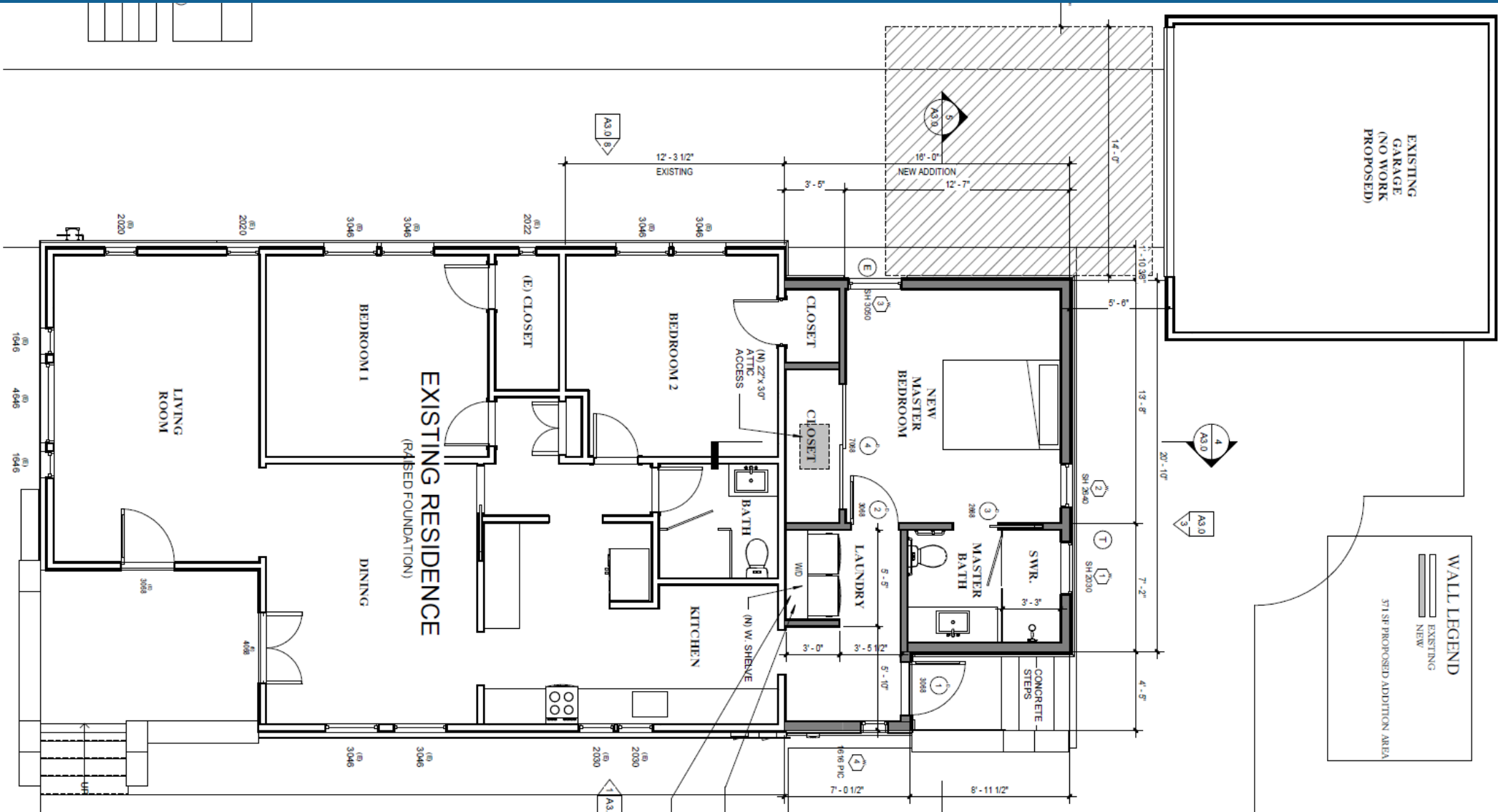
# EXISTING FLOOR PLAN

Molino Ave



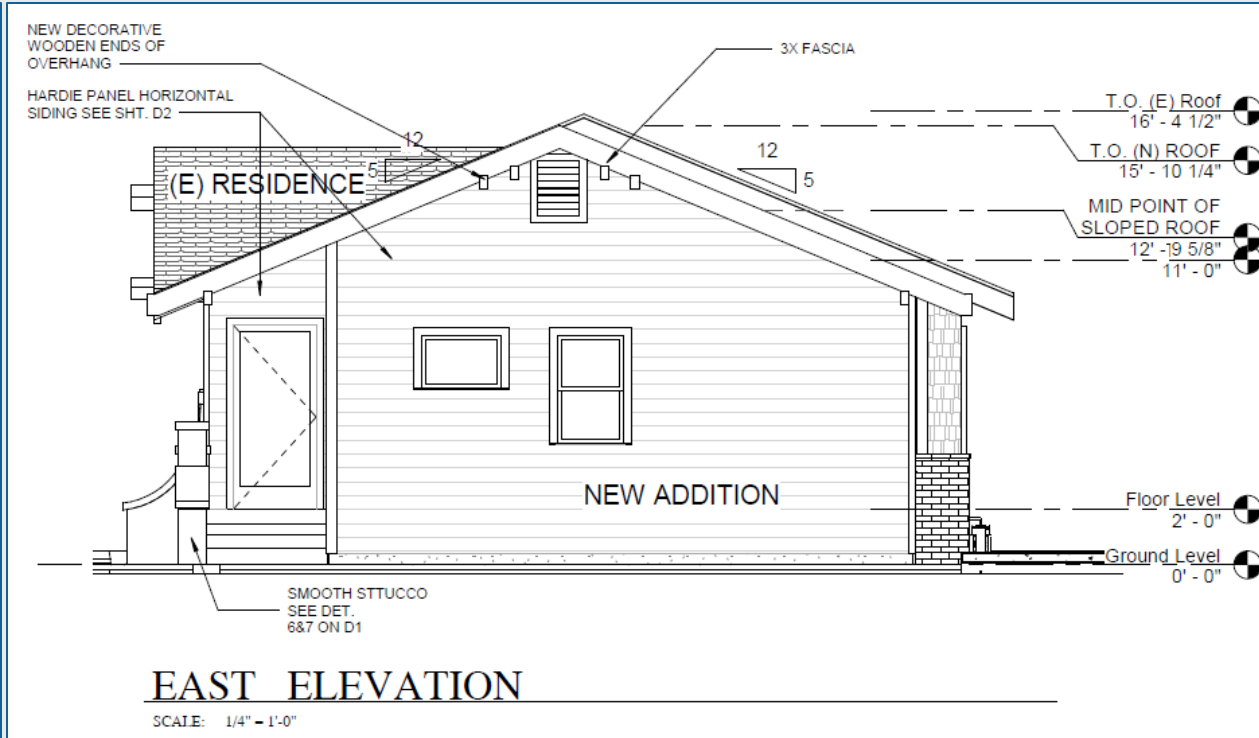
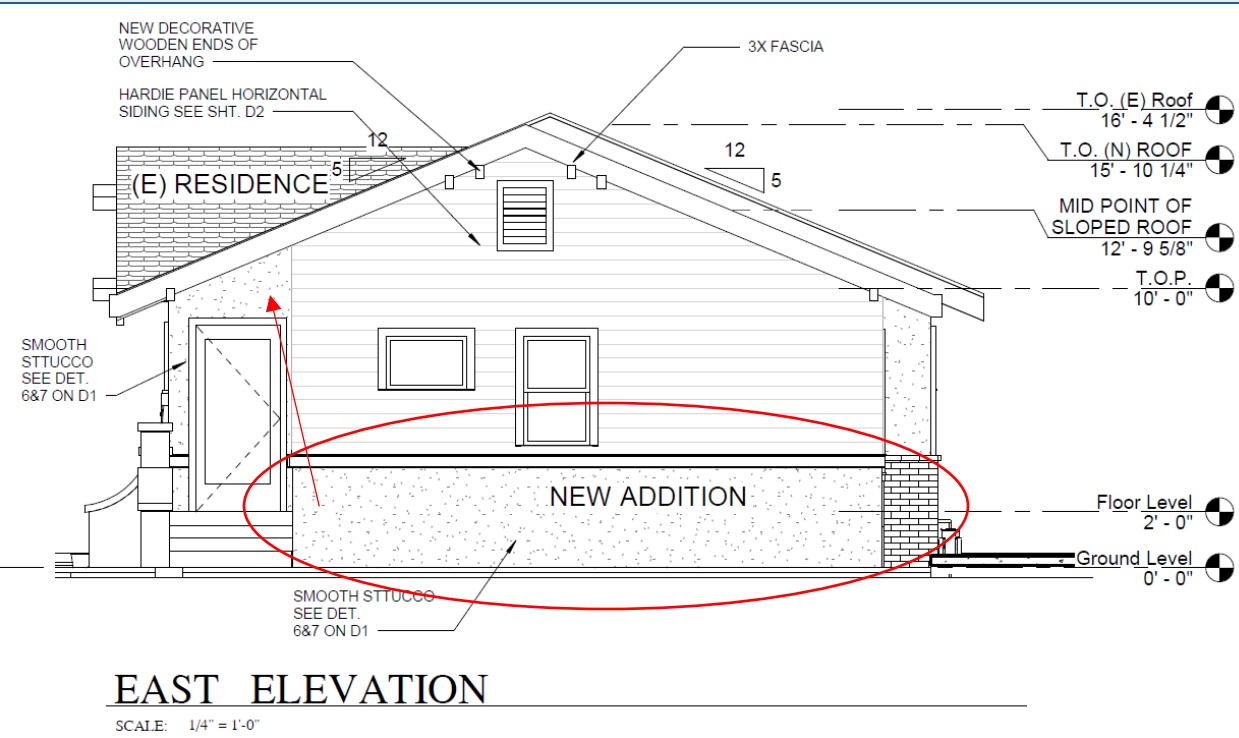


# PROPOSED FLOOR PLAN

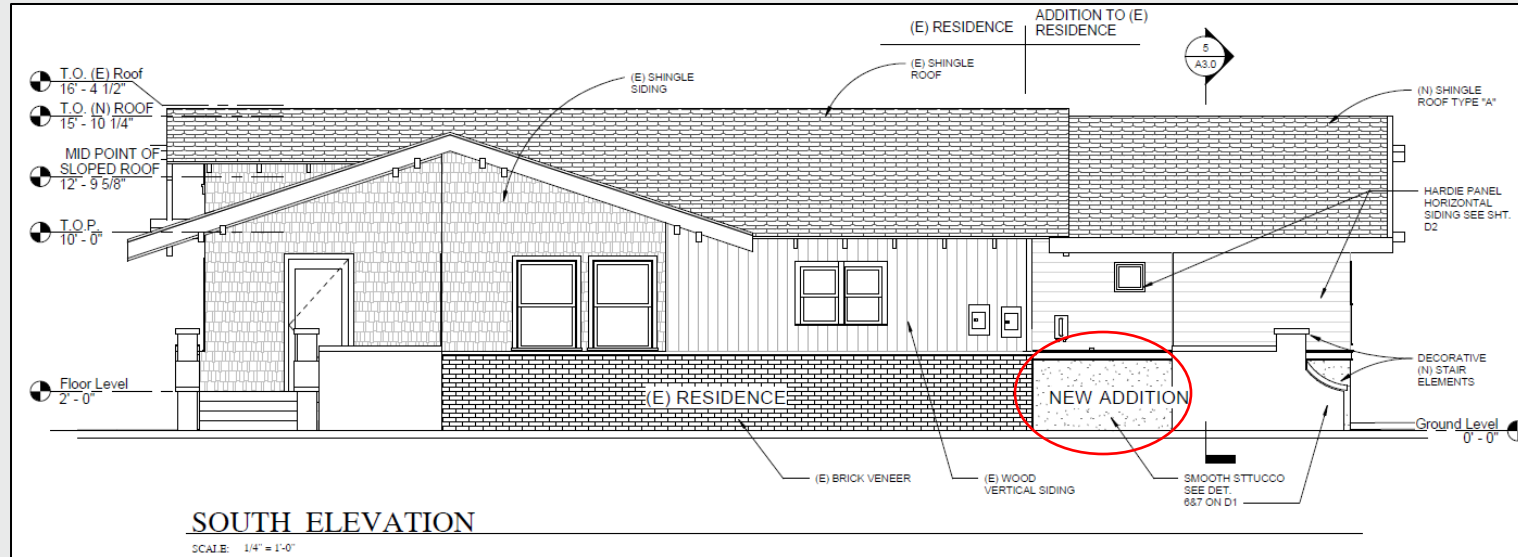


# PROPOSED EAST ELEVATION (REAR)

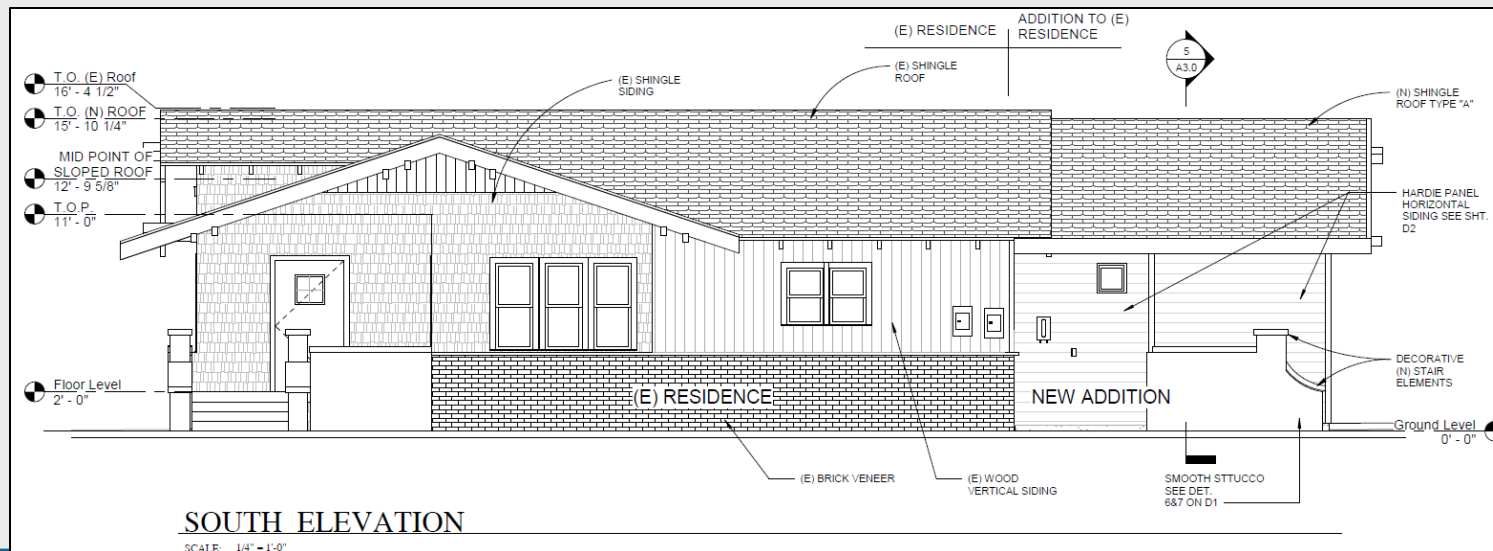
REVISED 8/29



# PROPOSED SOUTH ELEVATION (SIDE)

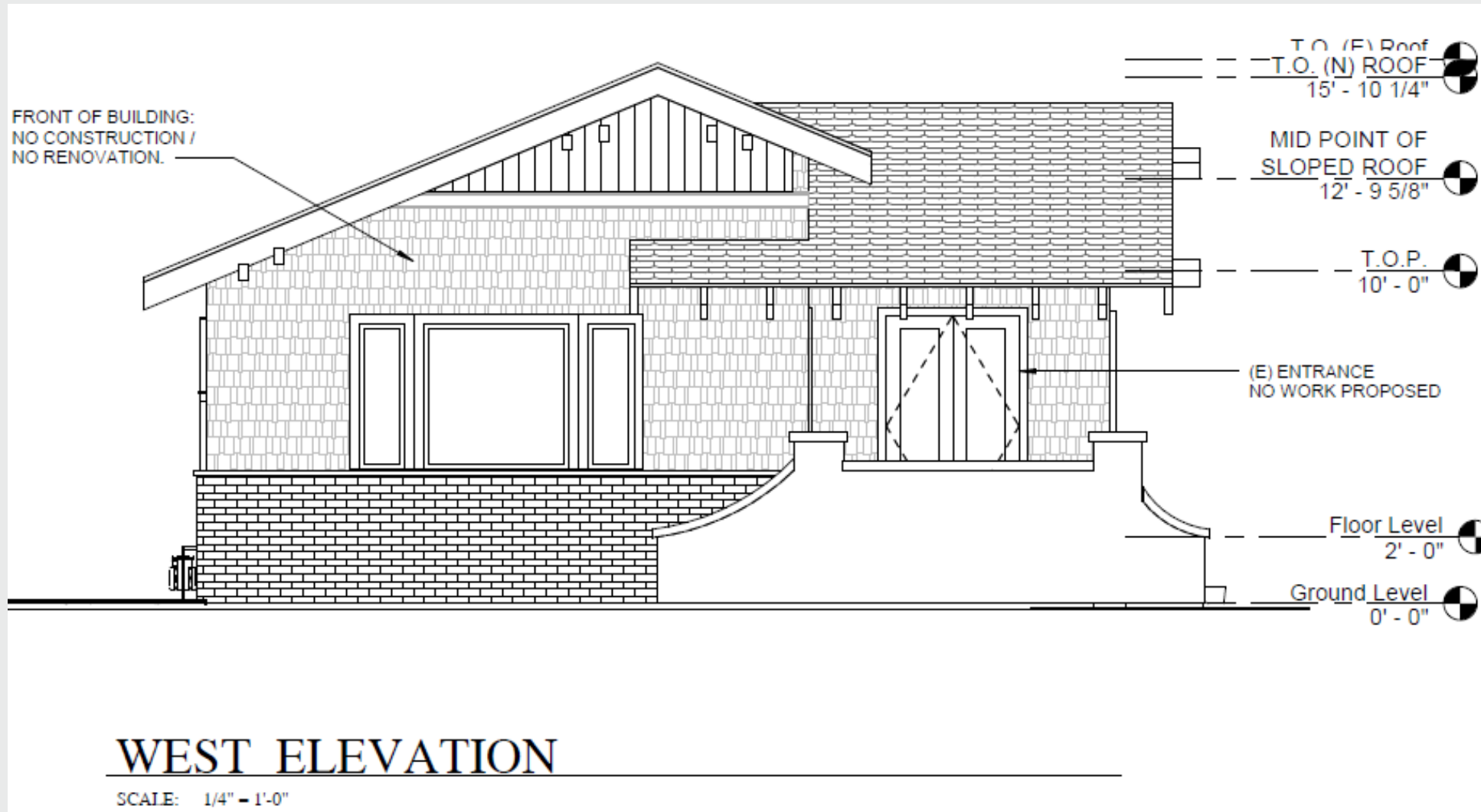


**REVISED  
8/29**

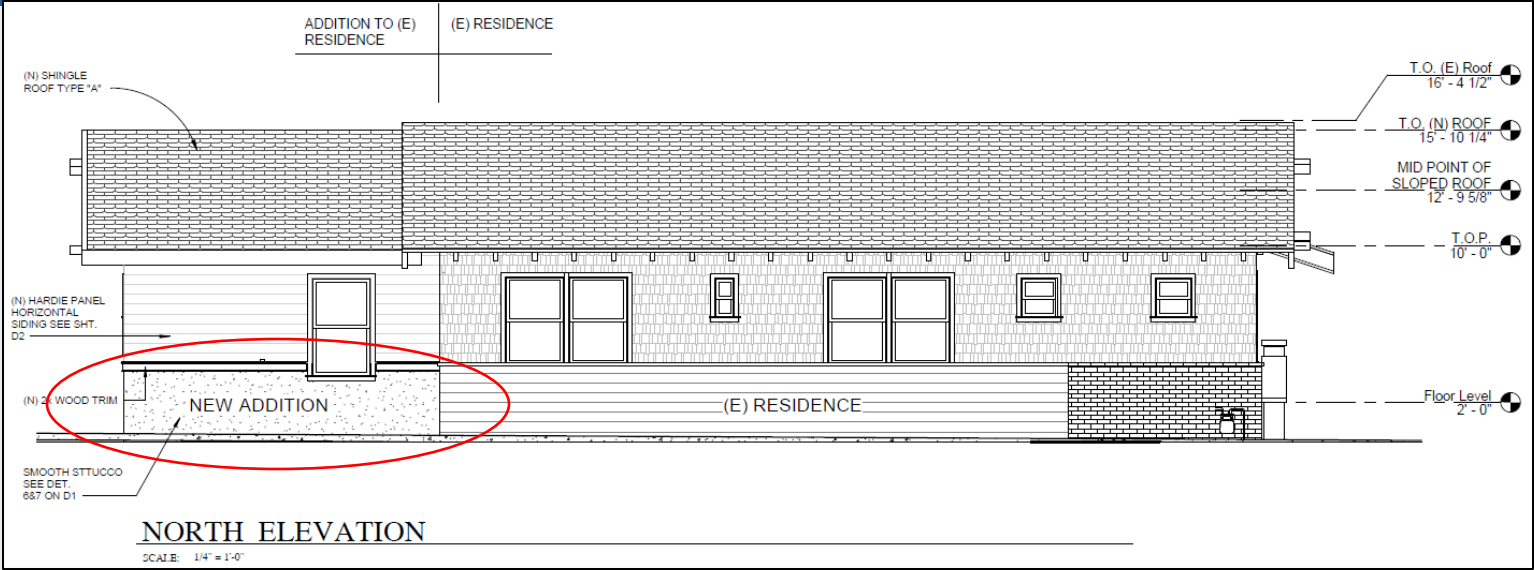




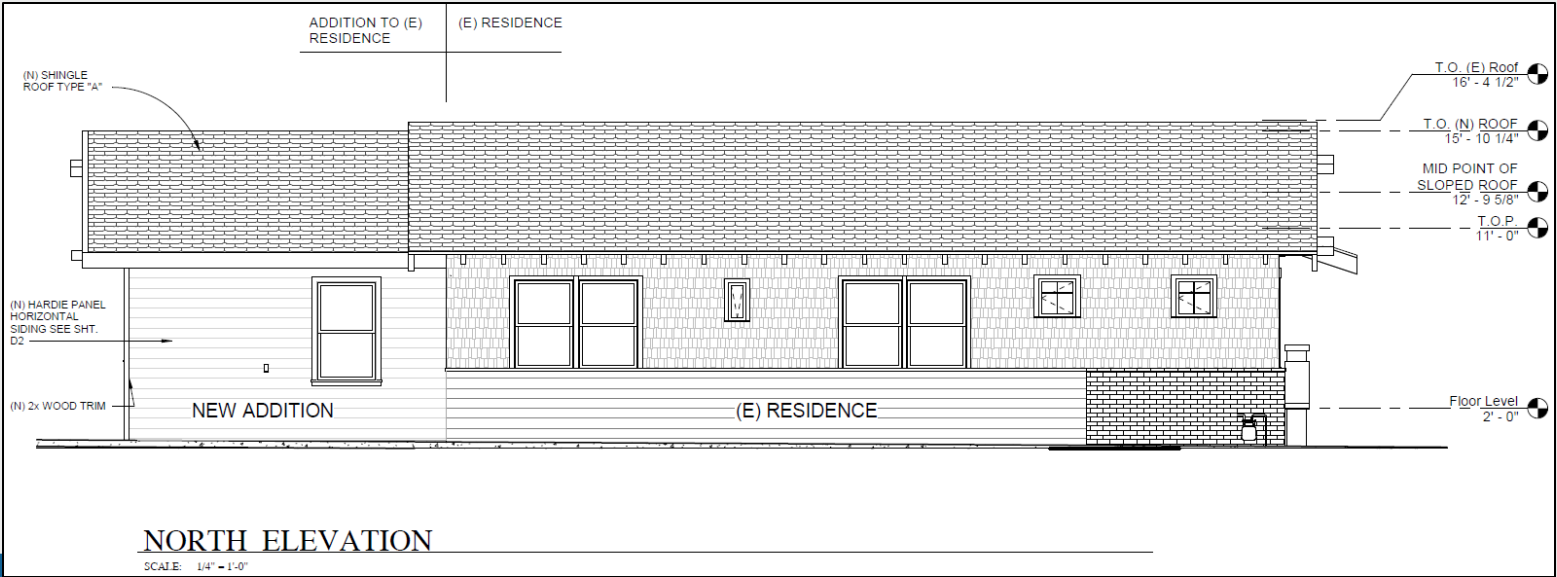
# PROPOSED WEST ELEVATION (FRONT)



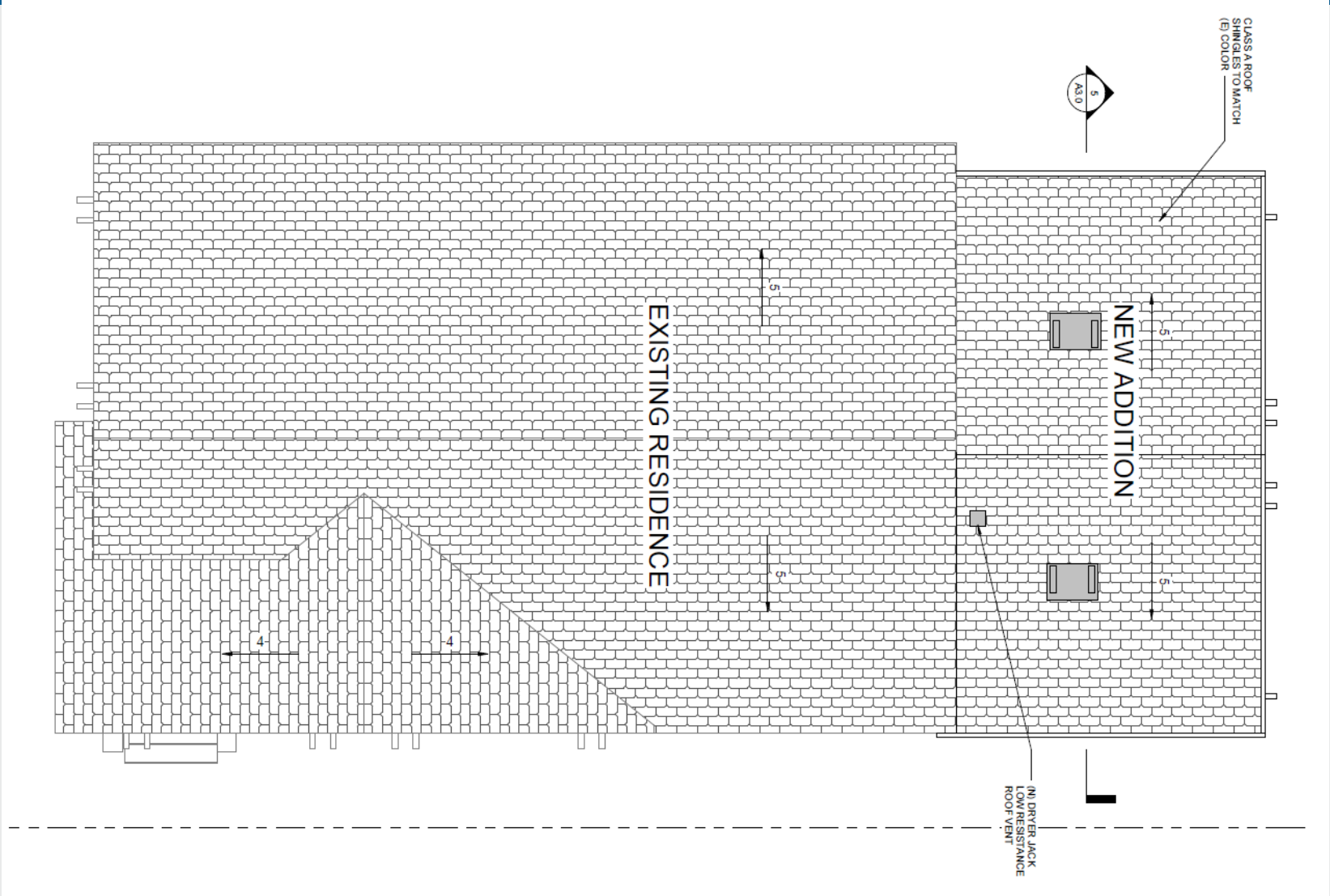
# PROPOSED NORTH ELEVATION (SIDE)



REVISED  
8/29

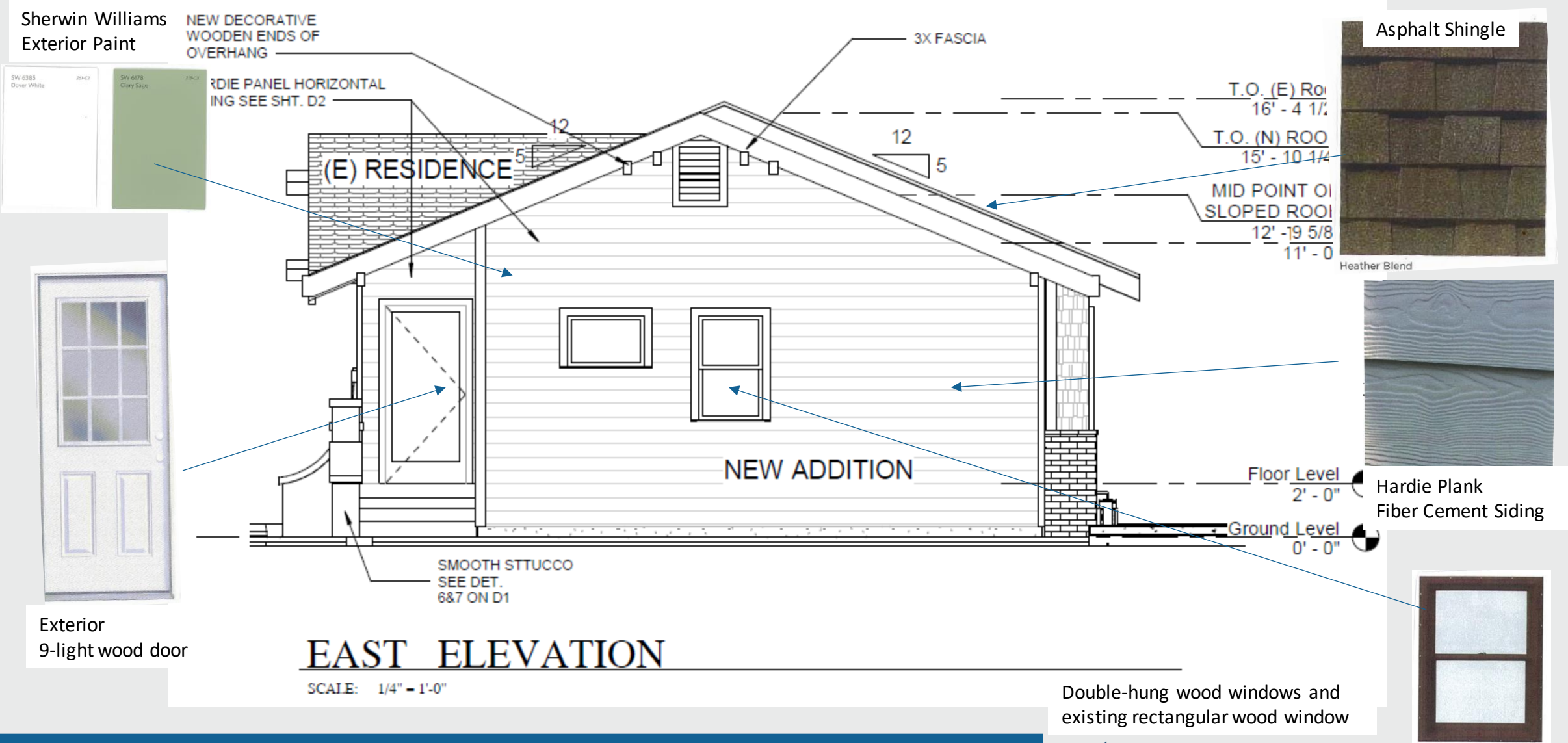


# ROOF PLAN





# PROPOSED EXTERIOR MATERIALS



**As proposed and conditioned, the new 371 square-foot addition and 33 square-foot rear porch:**

In compliance with:

1. Zoning Code;
2. Rose Park Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C-7497 – Rose Park Historic District;
5. Craftsman Style Guide
6. Certificate of Appropriateness Findings.

# CONDITIONS OF APPROVAL

COA No. 7: New roof eave overhangs along north and south of addition shall incorporate rafter tails. No fascia board;

COA No. 14: Rear addition shall incorporate wood shingle cladding and smooth stucco at base compatible with existing materials throughout building.



# RECOMMENDATION

**Staff recommends approval of the Certificate of Appropriateness to construct a 371 square-foot single-story rear addition with a 33 square-foot rear porch, to a single-family residence. The property is located at 922 Molino Avenue, in the R-2-N Zoning District. It is a Contributor to the Rose Park Historic District.**



Thank you

**Irving Anaya**

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