



# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **Certificate of Appropriateness/ 212 Walnut Street**

Board Meeting Date: **February 20, 2024**

Prepared By: **Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO**

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**Overview:** The owner of 212 Walnut Street has requested a major addition to the rear of the home. The house is zoned R6SF and is not a contributing structure to the Historic District.

As required by our ordinance in Section 11 New Construction, the application includes a massing study completed by Dunn & Dalton Architects that meets all criteria. The proposed addition is a 48' x 13' 9" (600 sq. ft.) 1 bedroom/ 1 bathroom addition with an 8' x 13' 9" screened front porch, and an 8' x 12' all wood gable roof side porch attached to the existing home by a 6' x 8' covered and screened breezeway. The existing home's deck will be removed and a new 10' x 10' deck will be built in its place. See attachments for massing study and design details.

**Background Attachment(s):**

1. COA-2024-03 Application
2. Section 11 New Construction
3. 212 Walnut St Deed
4. Aerial Location Map
5. Design Brochures

**Recommended Action:**

1. Hold a public hearing
2. Approve COA-2024-03 for addition to home at 212 Walnut Street and make a motion based on the standards provided.

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**Action:** \_\_\_\_\_

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