

401 N Bradley Certificate of Appropriateness

Historic Preservation Advisory Board

August 7, 2025

Background

- On the corner of N Bradley and W Lamar
- Built circa 1900
- Folk Victorian Style
- Wood siding, pier and beam foundation
- Medium priority



Existing

Existing



Google Maps 2022

Proposed

LEFT ELEVATION

SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER); 1/4" = 1'-0" (1/4" X 36" PAPER)

2



FRONT ELEVATION

SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER); 1/4" = 1'-0" (1/4" X 36" PAPER)

1



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (1/8" X 11" PAPER) 1/4" = 1'-0" (1/4" X 36" PAPER)

2

Proposed



Existing

Google Maps 2022



RIGHT ELEVATION
SCALE V.P. = 1" = 0' 10" H. PAPER V.P. = 1" = 0' 10" H. PAPER

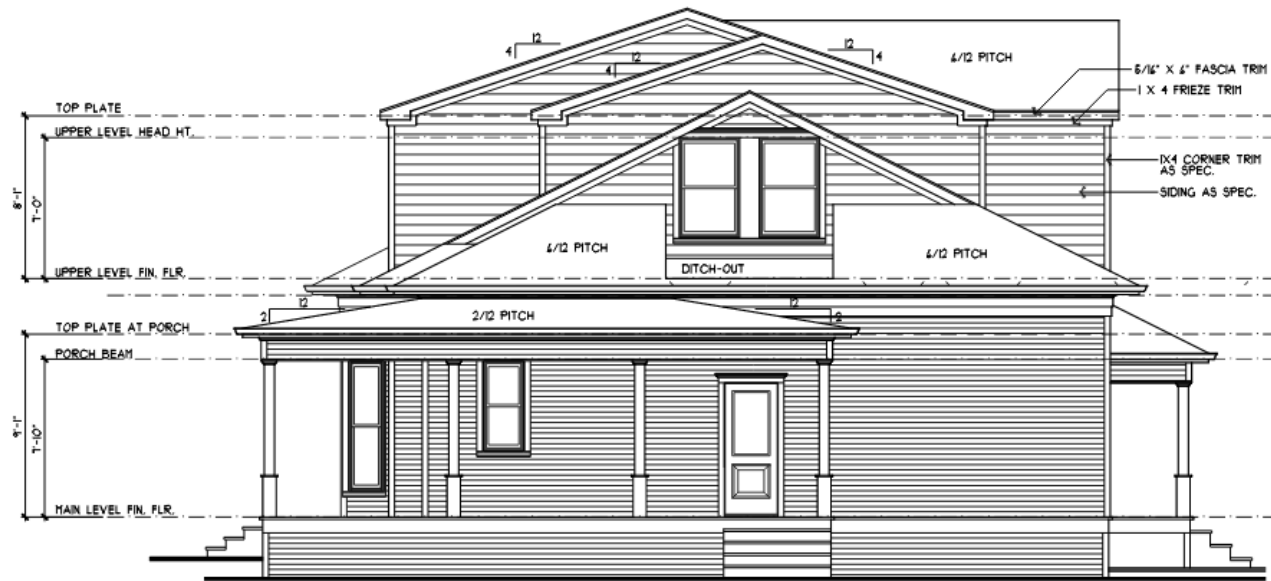
2

Proposed

Existing



Google Maps 2022



REAR ELEVATION
SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

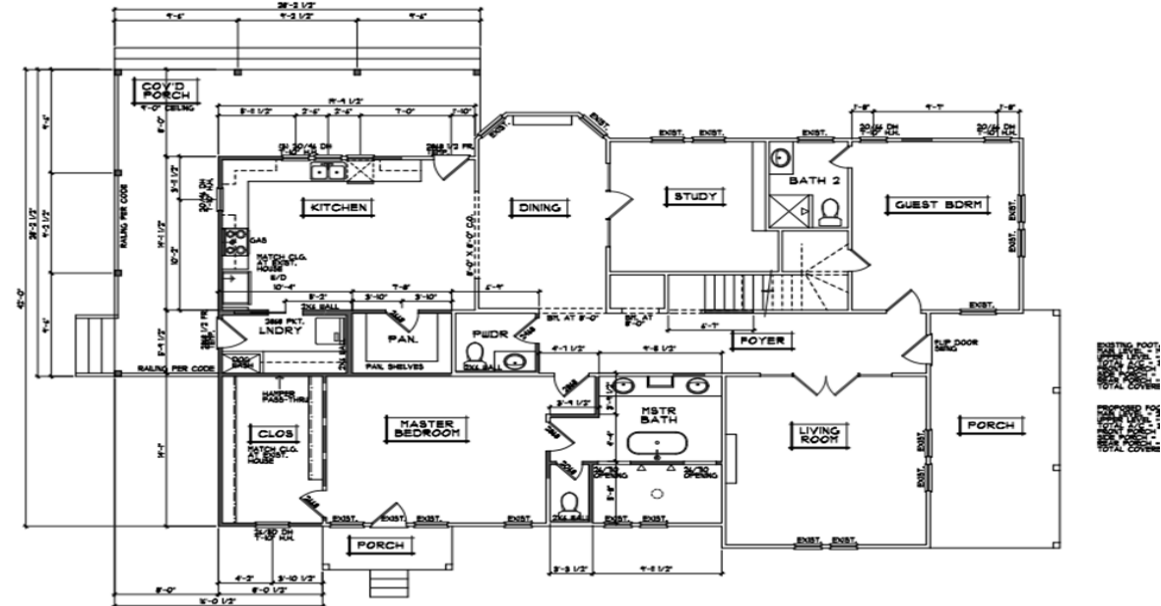
1

Proposed

Existing



Proposed

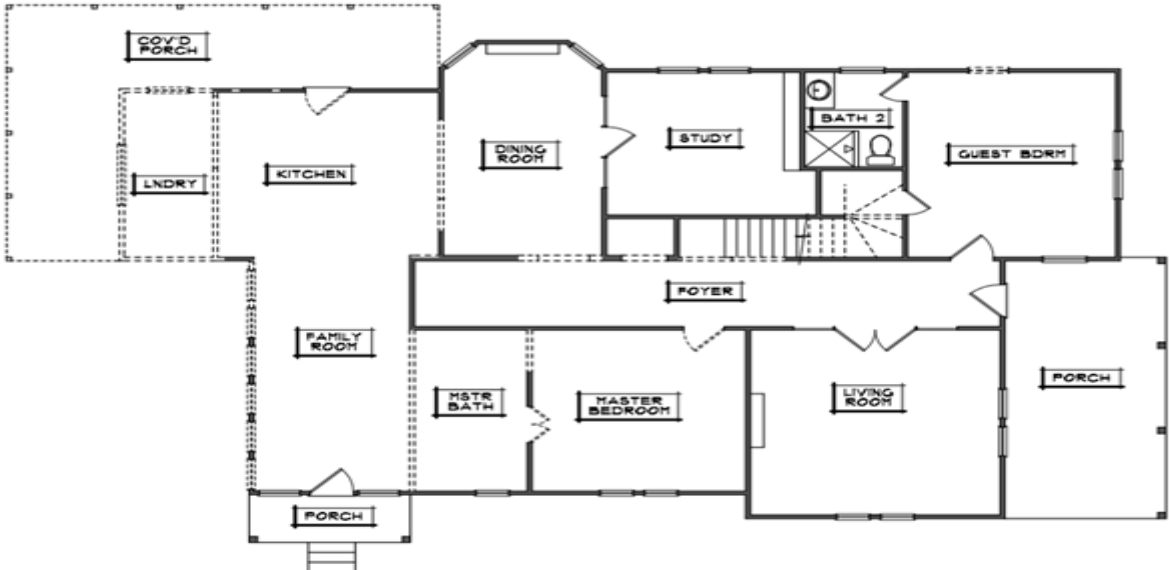


MAIN LEVEL REMODEL PLAN
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (1/4 X 3/4 PAPER)

— DENOTES WALLS TO REMAIN
--- DENOTES NEW WALL LOCATION

1

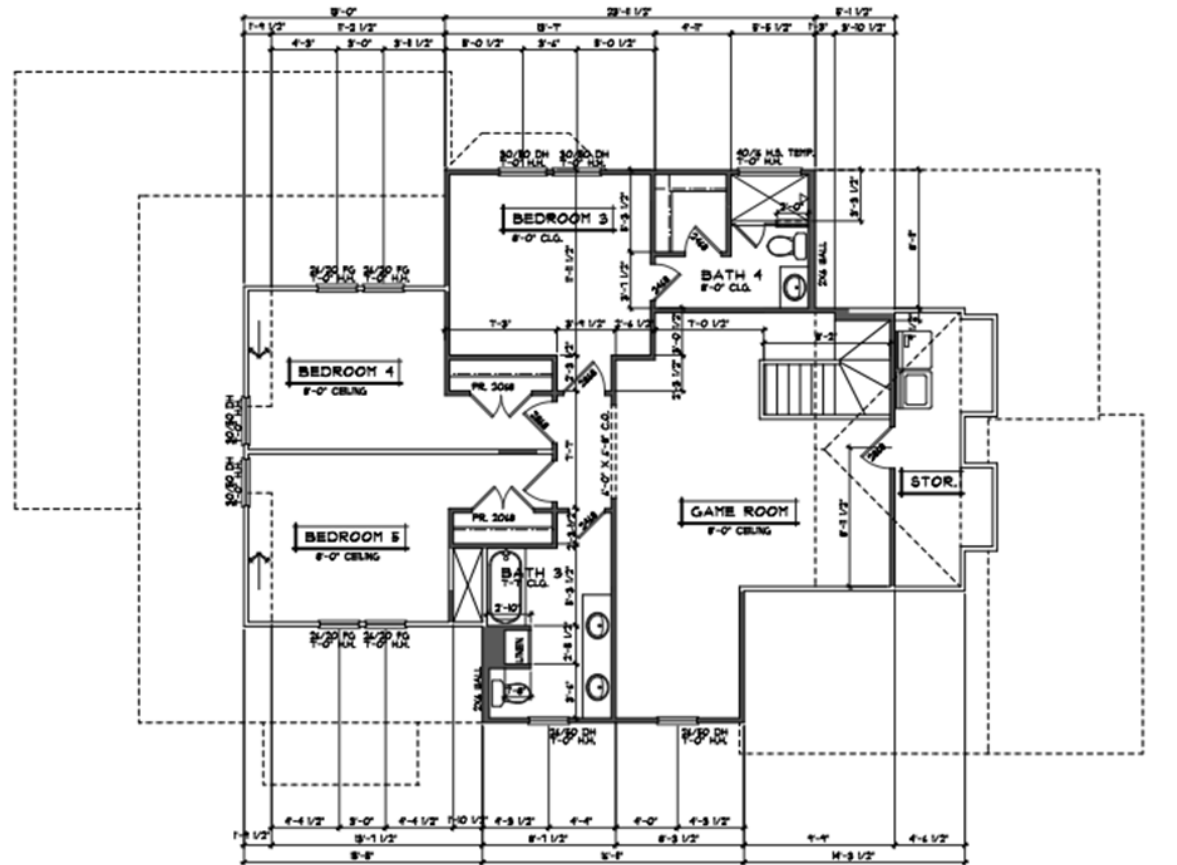
Existing



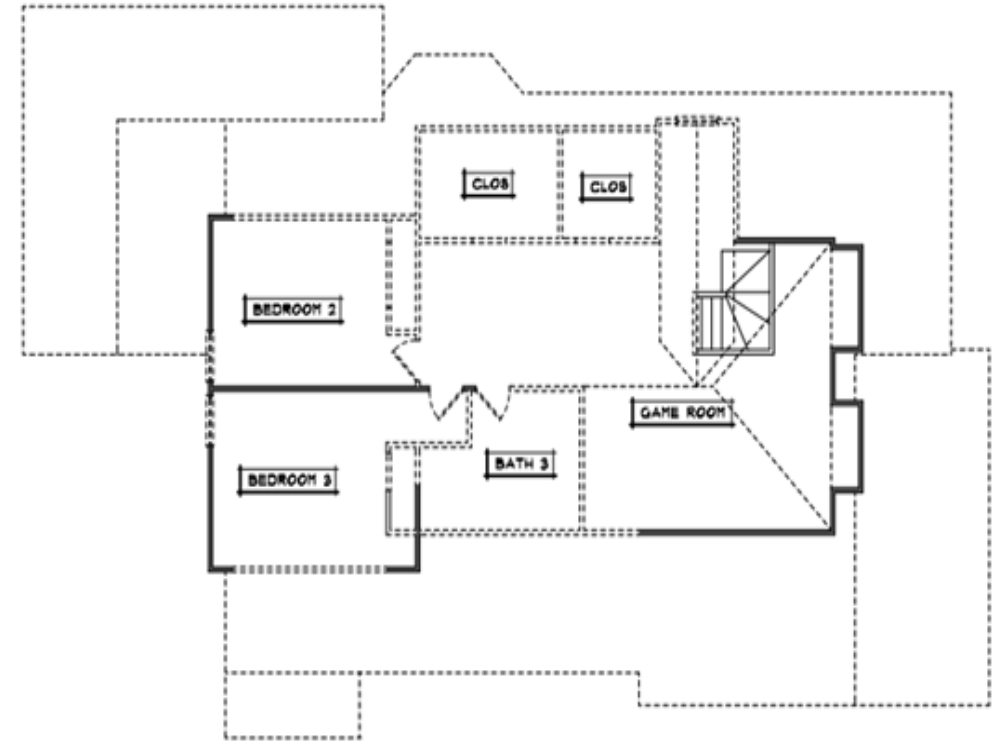
EXISTING / DEMO. MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0" (1 X 11 PAPER); 1/4" = 1'-0" (1/4 X 3/4 PAPER)

----- DENOTES WALLS/DOORS TO BE REMOVED
— DENOTES WALLS TO REMAIN

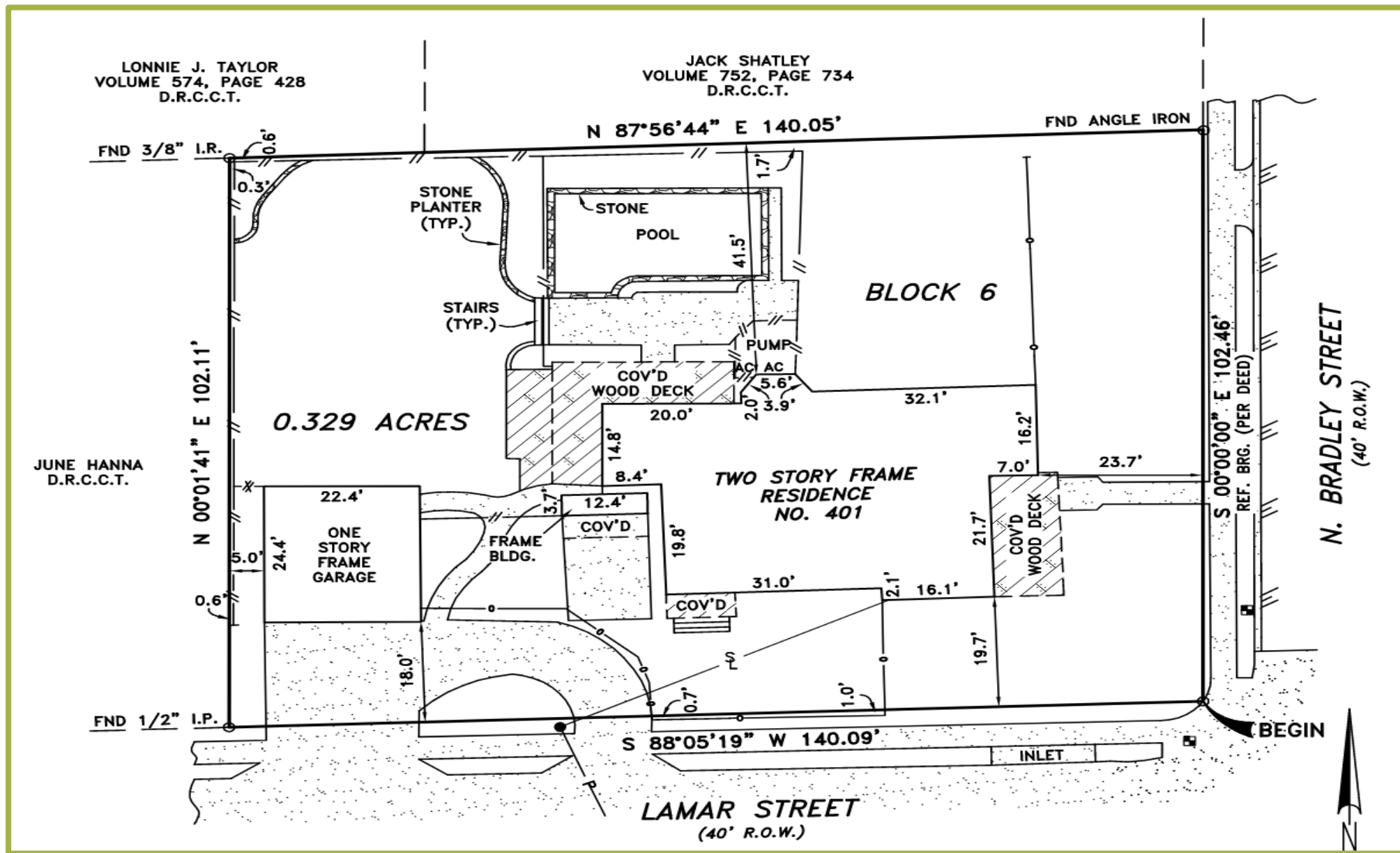
1



Proposed



Existing



Site Plan – shown for orientation information

Assessment & Recommendation

Staff recommends approval with conditions; conditional on removal of the second-floor work from the scope of work.

Standard 2 states: *“The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.”*

Standard 9 states: *“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”*

Standard 10 states: *“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

