

CERTIFICATE OF APPROPRIATENESS

Application Date: March 3, 2024

Applicant: Laura Bard, agent for, Jason Hadlock, owner

Property: 604 Bayland Ave, Lot 1 & 2, Block 28, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,515 square foot, two-story wood single-family residence and detached garage situated on a 10,000 square foot (100' x 100') corner lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the Woodland Heights Historic District. Sanborn from 1920's shows no infill at SE corner. BLA from 7-9-1965 and a survey from 6-16-1986 shows a non-historic addition at SE corner which was later removed according to a 4-21-1987 survey and replaced with a wood deck.

Proposal: Alteration: Additions

- Two-story addition at SE corner totaling 711 sq. ft.
 - Both corners at SE corner will be preserved with insets of 9.5" and 1'
 - Max ridge height of with a roof pitch of 8:12 with composition shingles
 - SH, 1-over-1, inset & recessed, wood windows
- One-story addition off rear wall for mud & utility room, 301 sq. ft.
- Smooth, cementitious siding with 5" reveal on all new additions

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

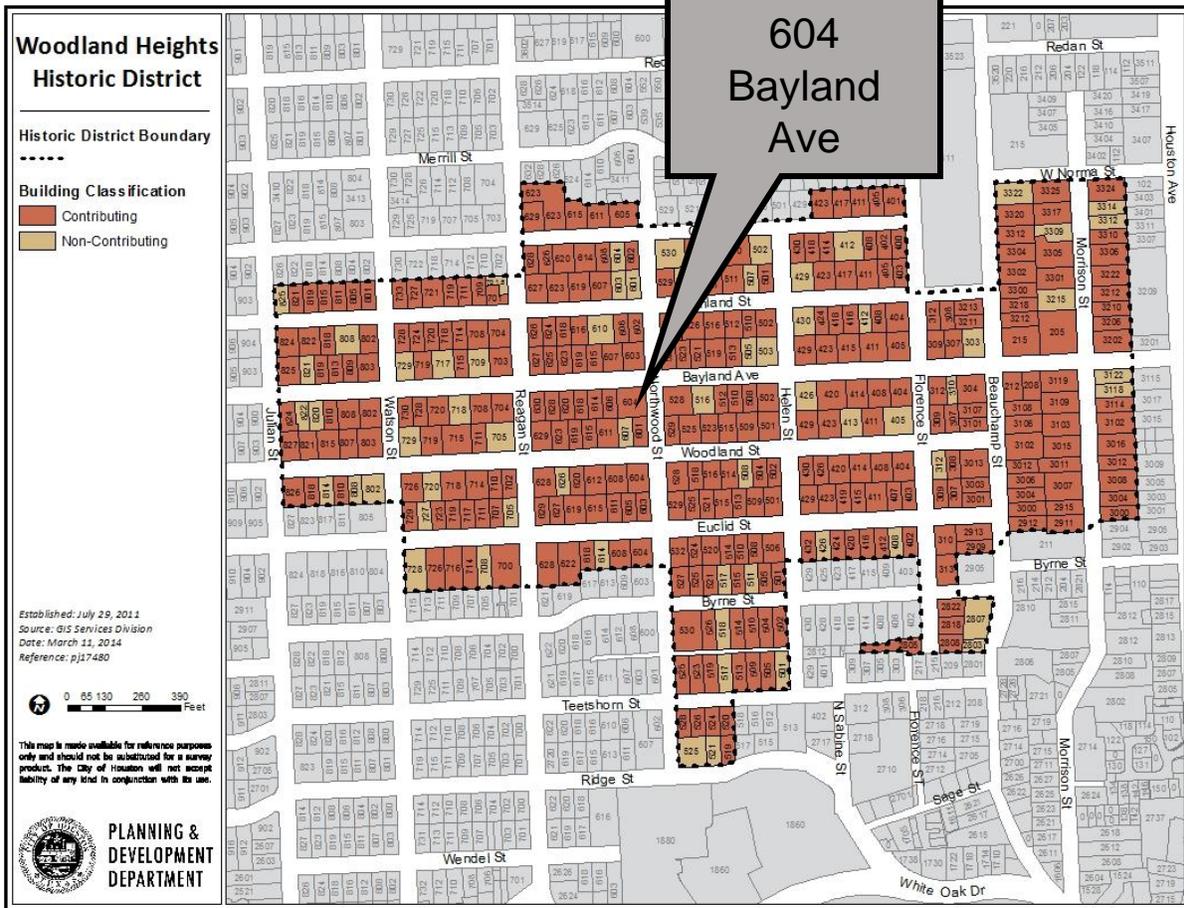
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

District Map



Inventory Photo



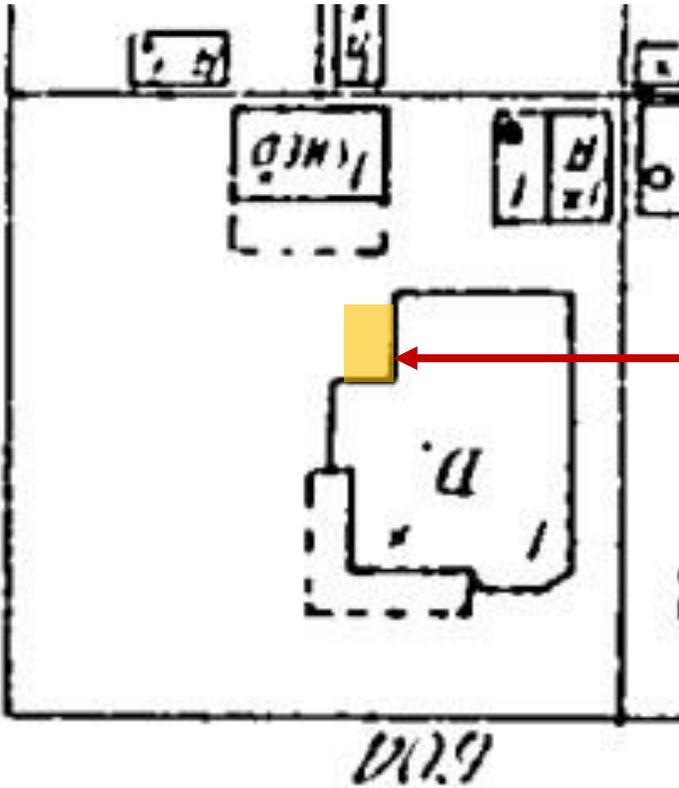
Current Photos Provided By Staff



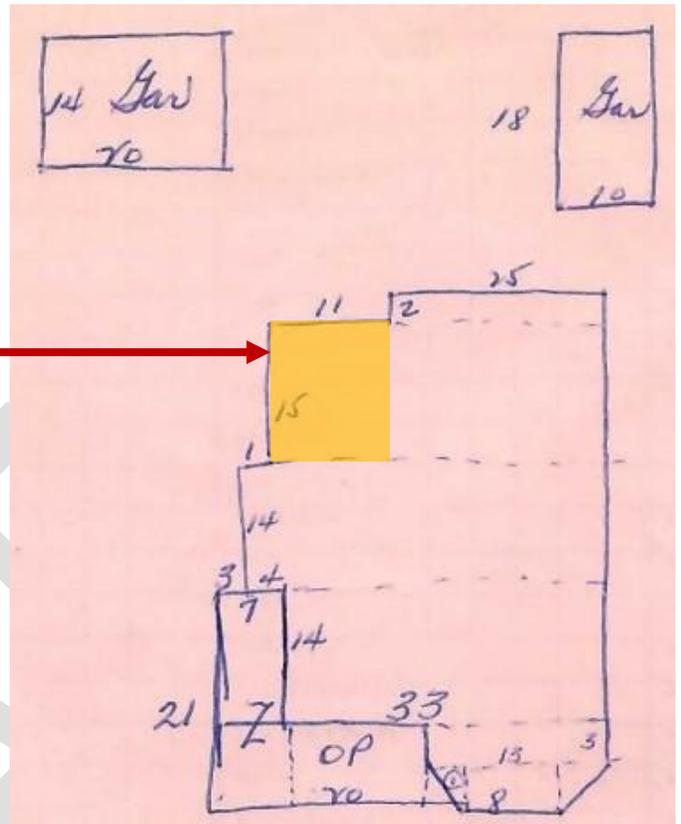
Current Photos Provided By Staff



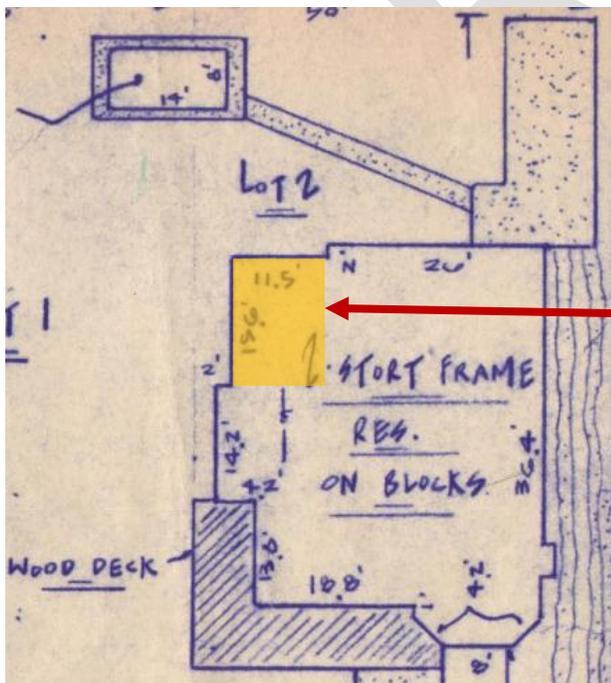
Sanborn



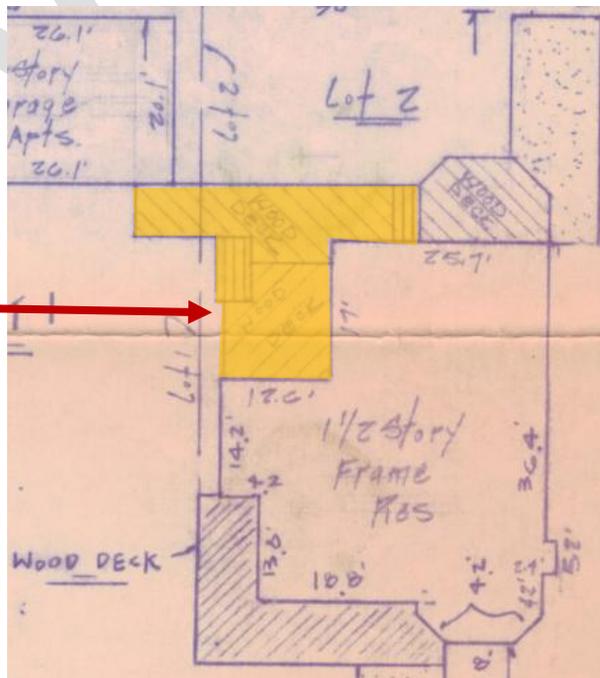
BLA 7-19-1965



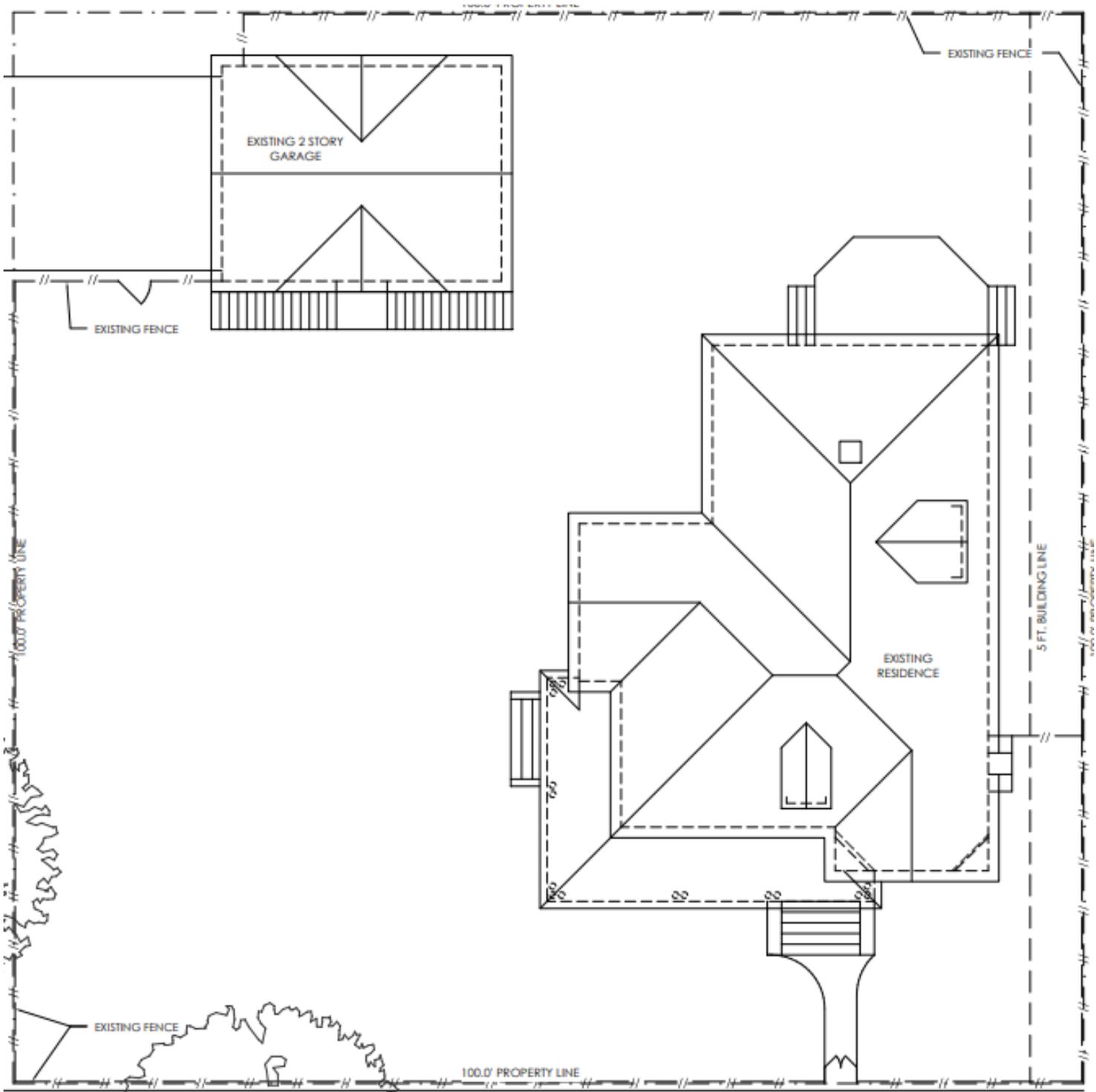
6-16-1986 Survey



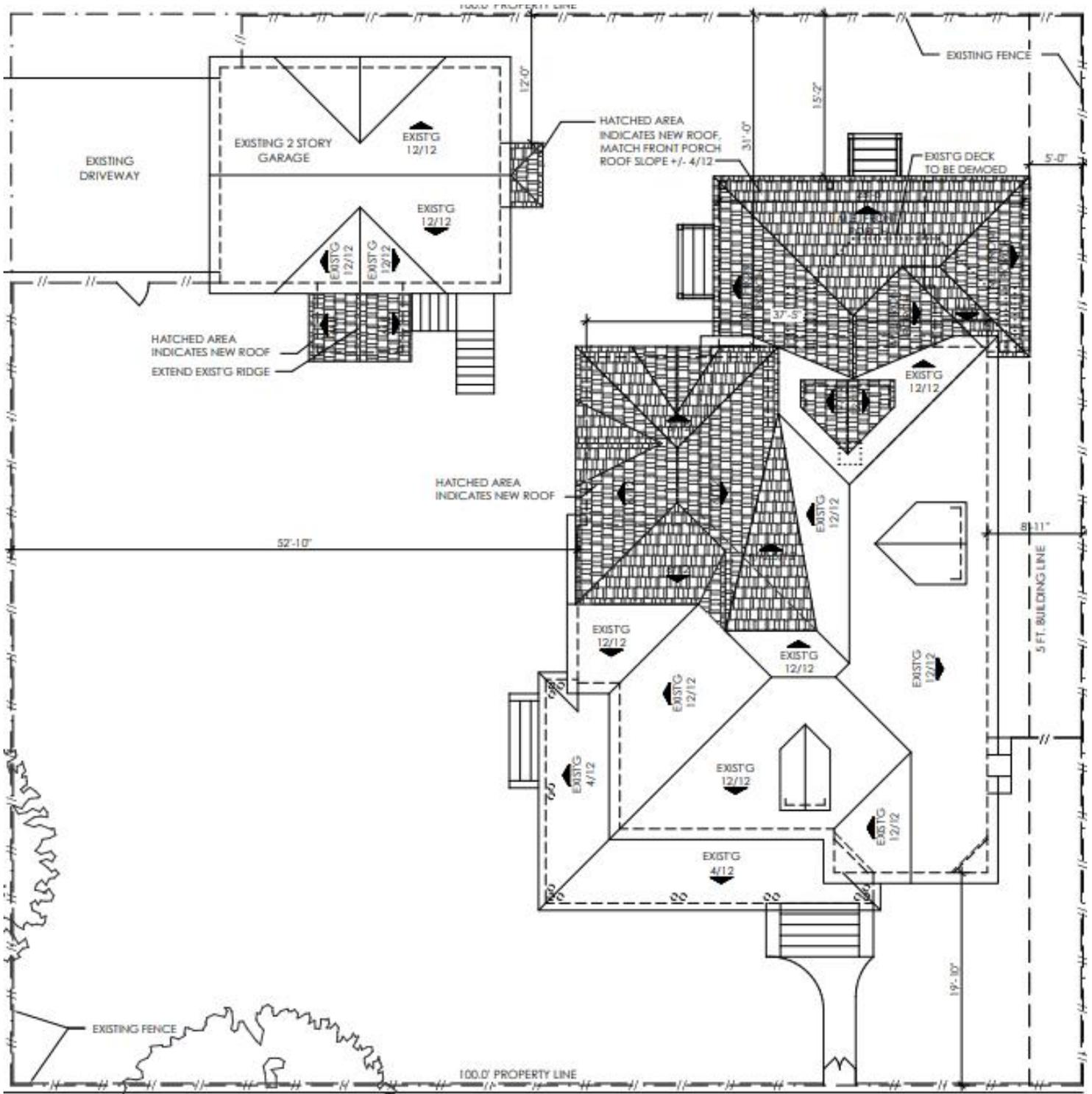
4-21-1987 Survey



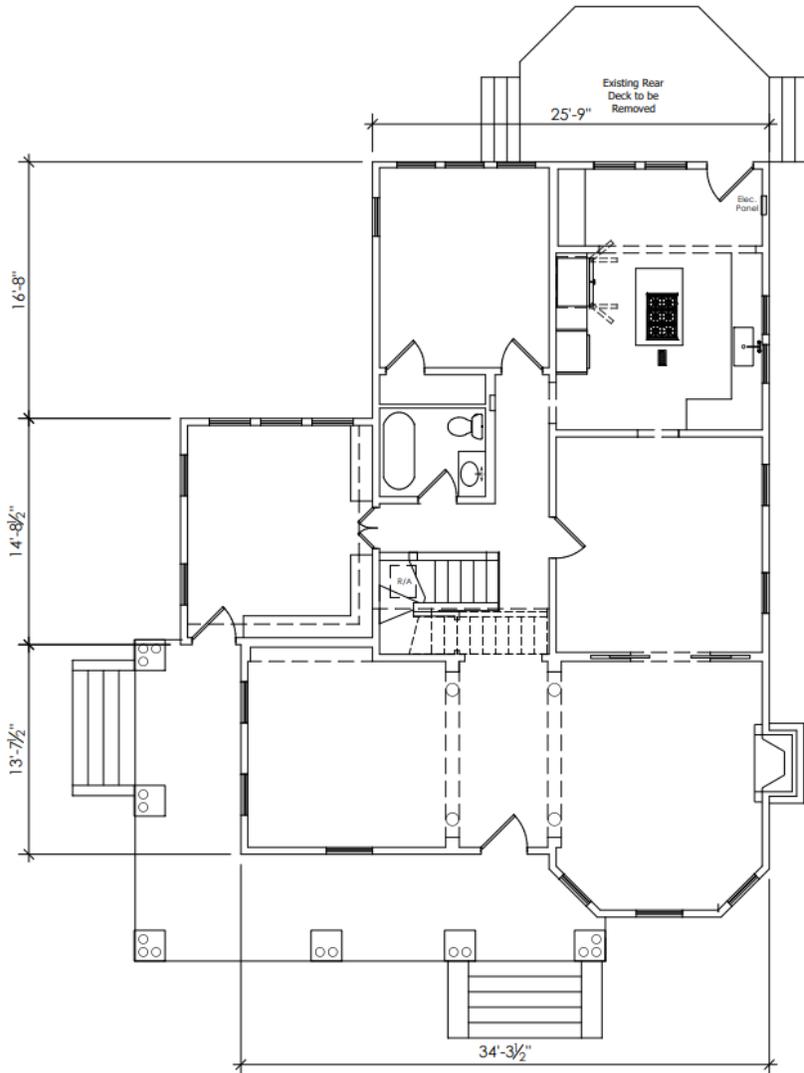
Existing Site & Roof Plan



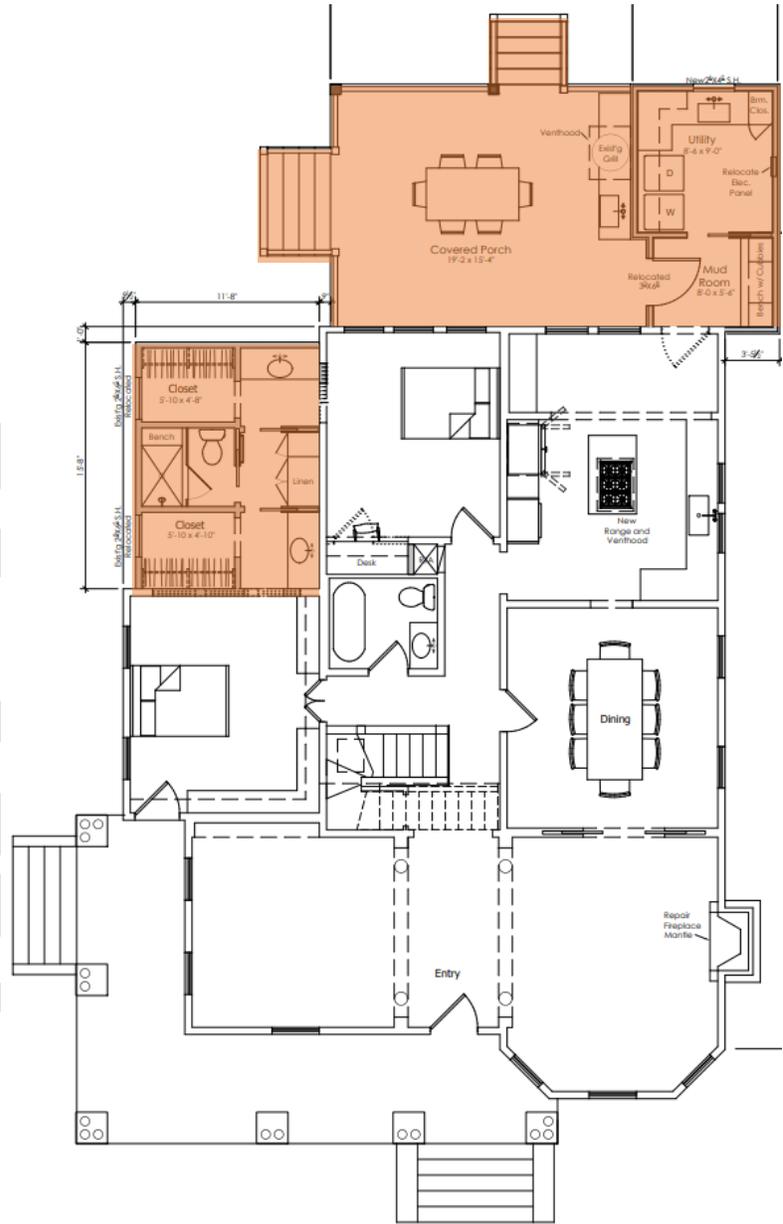
Proposed Site & Roof Plan



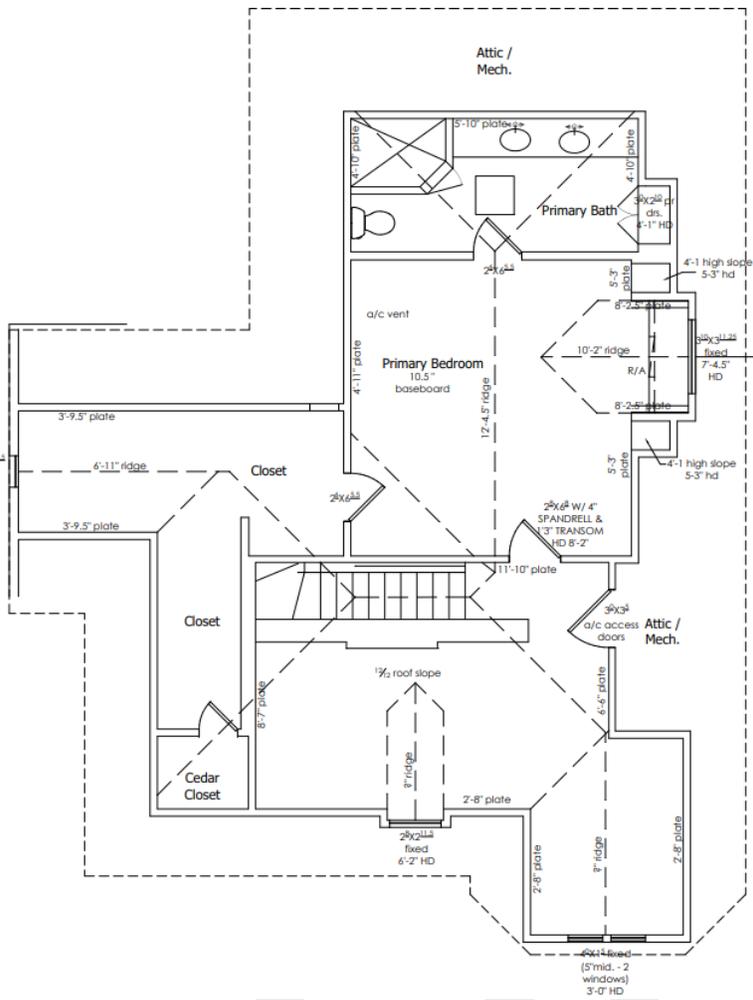
Existing First Floor Plan



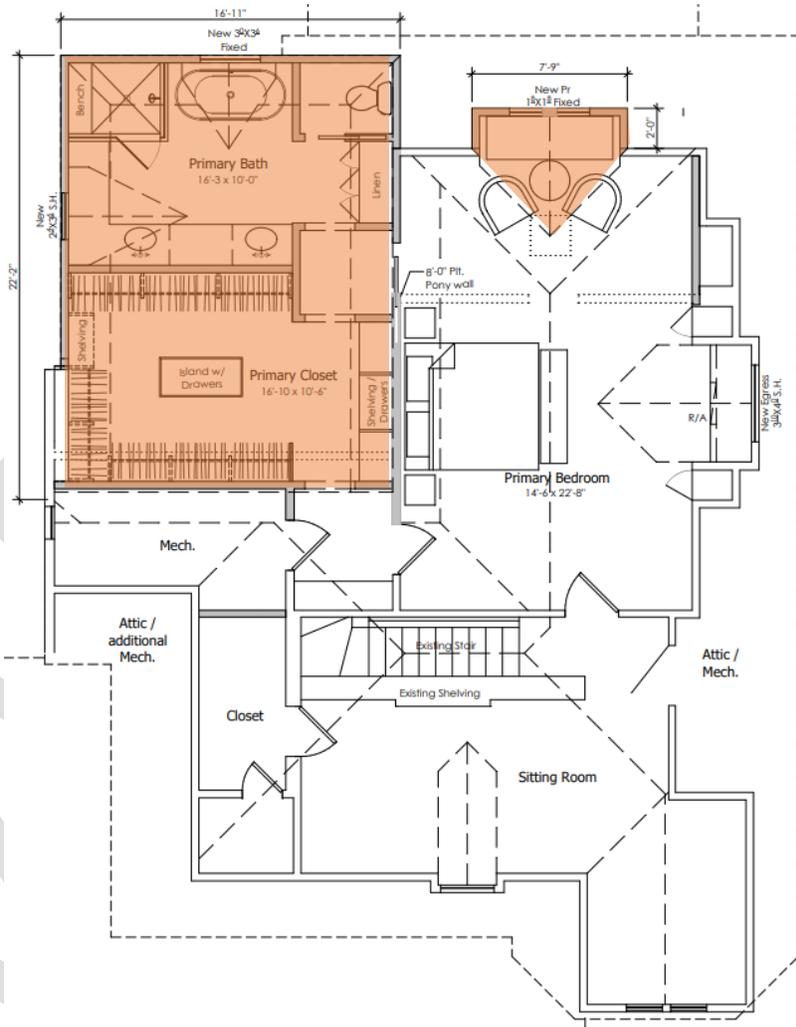
Proposed First Floor Plan



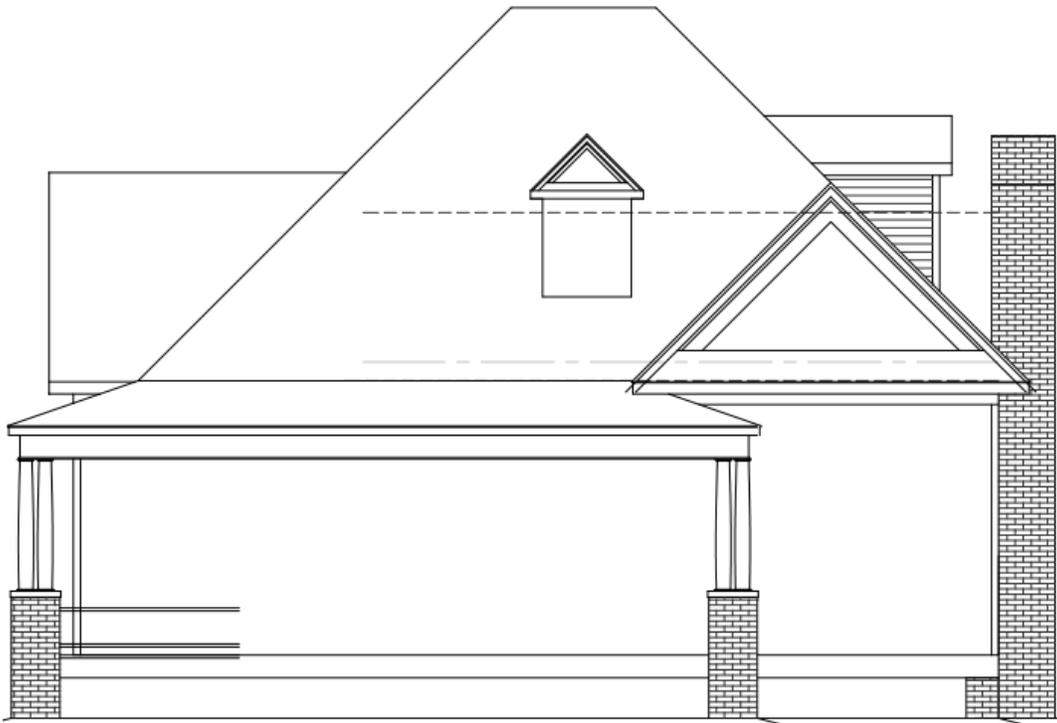
Existing Second Floor Plan



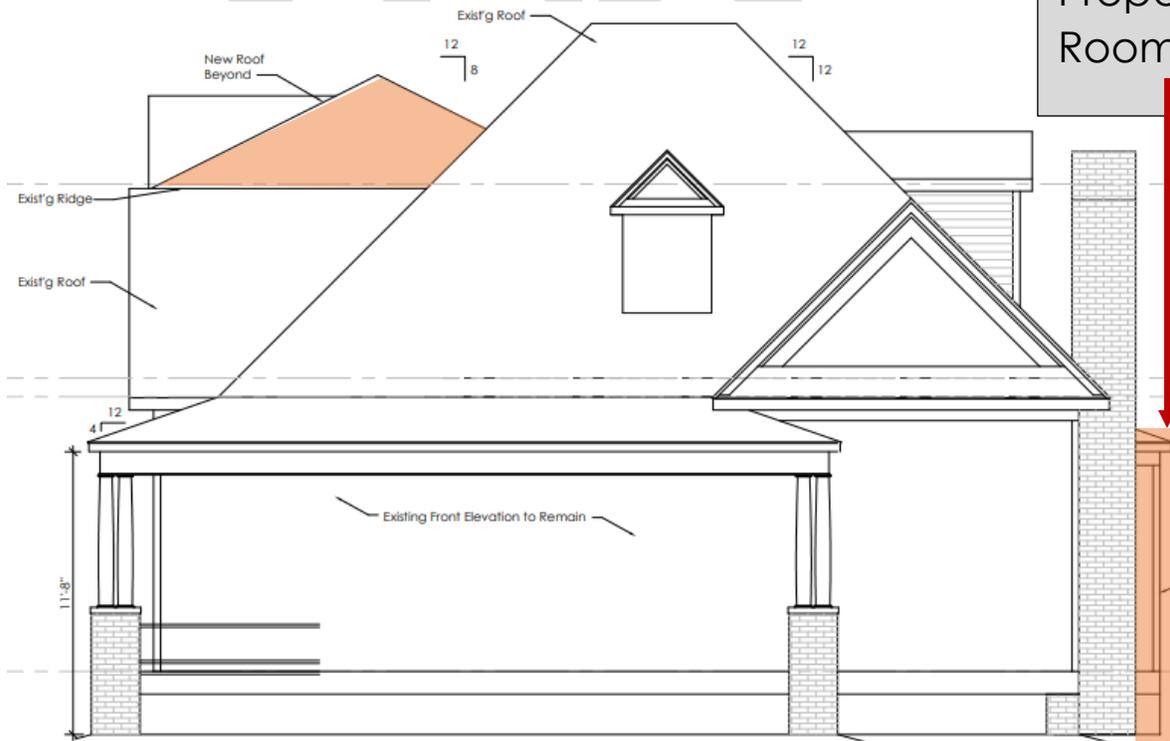
Proposed Second Floor Plan



Existing Front (North) Elevation



Proposed Front (North) Elevation

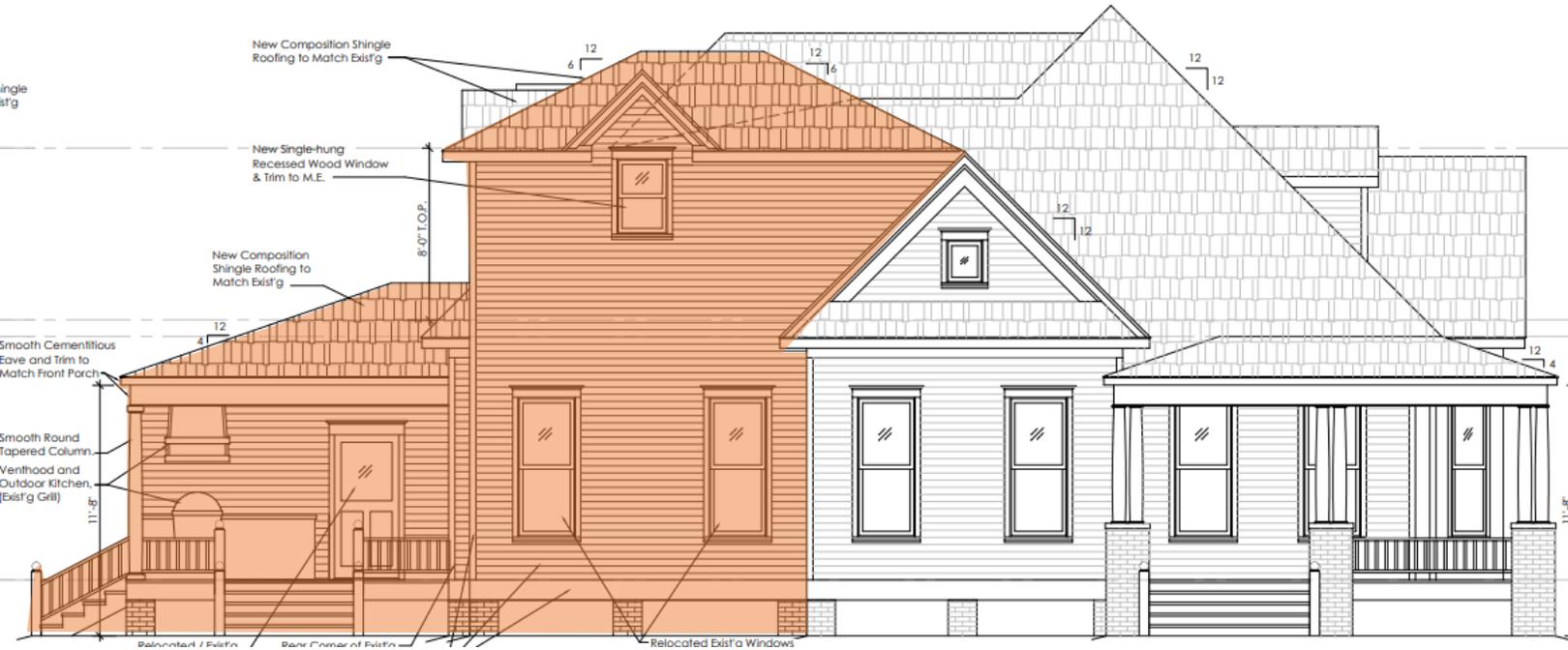


Proposed Mud Room At Rear

Existing Left (East) Elevation



Proposed Left (East) Elevation



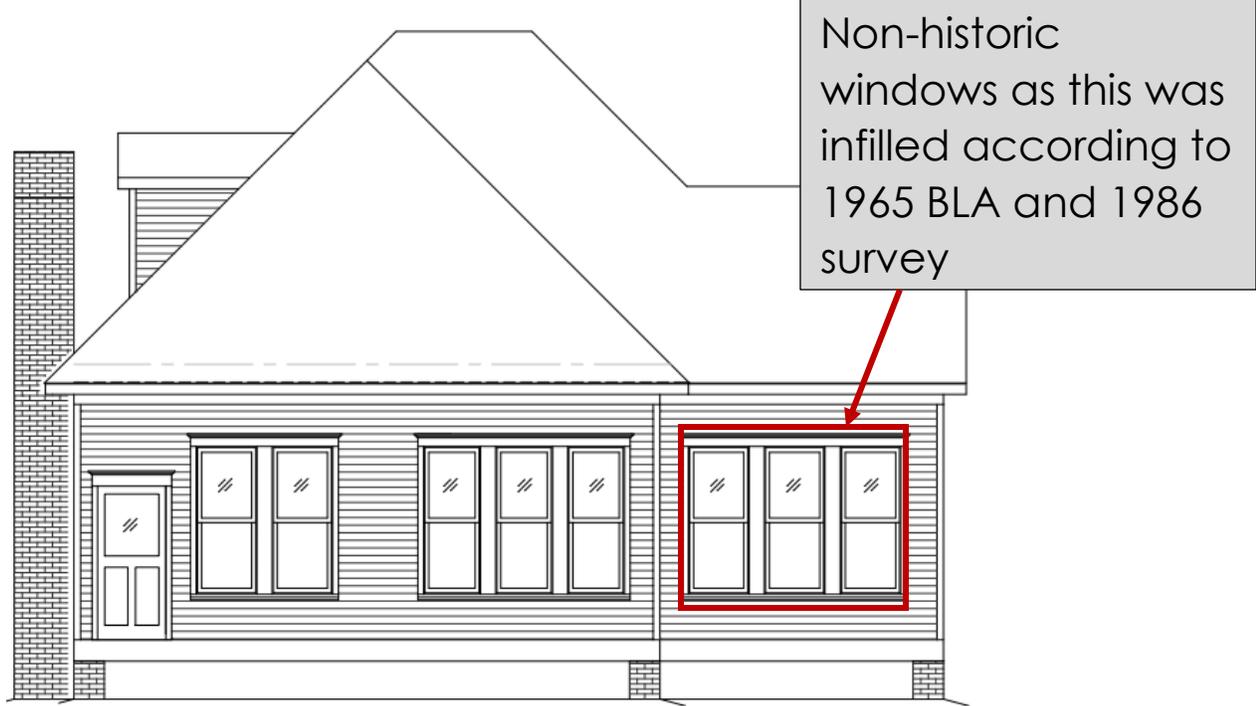
Existing Right (West) Elevation



Proposed Right (West) Elevation



Existing Rear (South) Elevation



Proposed Rear (South) Elevation

