618 Bayland St Woodland Heights

ITEM B07

CERTIFICATE OF APPROPRIATENESS

Application Date: Feb. 28, 2023

Applicant: Kandy Reddoch, agent for, Harry Hurst, owner

Property: 618 Bayland Street, Lot 5, Block 28, Woodland Heights Neighborhood

Subdivision. The property includes a historic 1,210 square foot, one-story wood single-family residence and detached garage situated on a 5,000

square foot (50' x 100') interior lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1915,

located in the Woodland Heights Historic District.

Proposal: Alteration: Siding

Original, historic structure

- Replace existing 117 lap siding and beveled lap skirt siding due to termite and water damage
- Replace with 117 siding and beveled lap siding
 - Applicant will back prime and edges of new siding before installation
- Stucco on the front and side gable to remain
- Detached, non-contributing garage & garage apt
 - Replace siding with smooth, cementitious siding

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

D NA

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NA - not applicable

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:

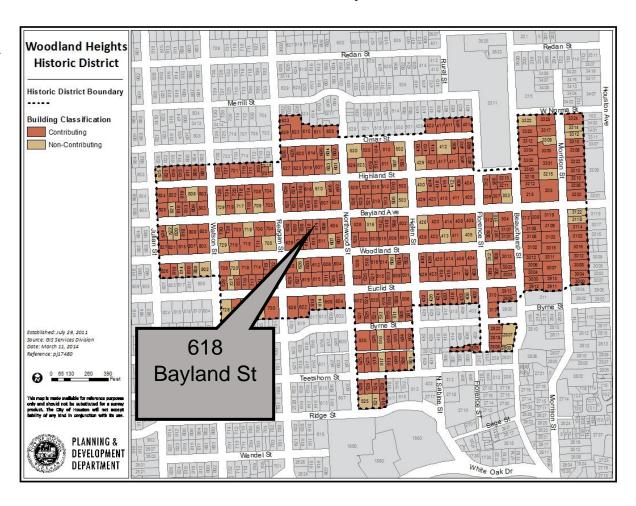
S - satisfies

D - does not satisfy

J	117		O - Satisfies D - does not satisfy MA - not applicable
\boxtimes		(1)	The proposed activity must retain and preserve the historical character of the property;
\boxtimes		(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
\boxtimes		(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;
\boxtimes		(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
\boxtimes		(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





Woodland Heights

Inventory Photo



618 Bayland St Woodland Heights

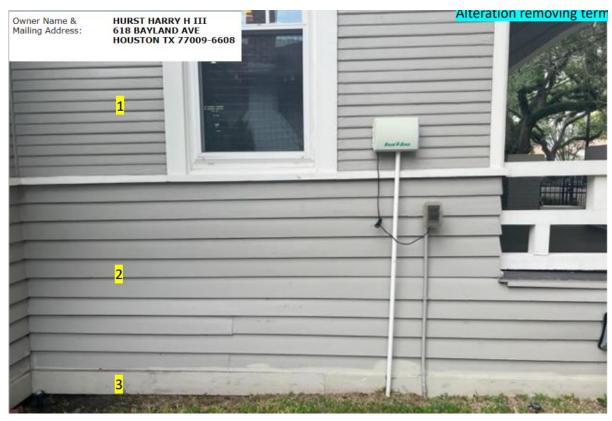
Current Photos Provided By Applicant

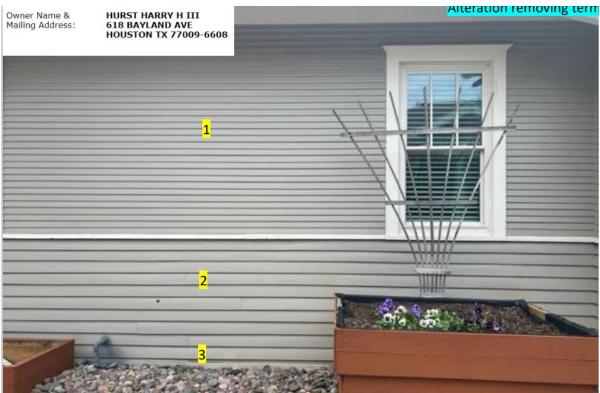




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Current Photos Provided By Applicant





Current Photos Provided By Applicant





Current Photos Provided By Staff





Current Photos Provided By Staff



