

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 26, 2023

**Applicant:** Oscar Barrera, agent, Agustin Rodriguez, owner

**Property:** 623 Bayland Ave, Lot 11, Block 29, Woodland Heights Subdivision. The property includes a historic 3,234 square foot two story single-family residence situated on a 5,000 square foot interior lot.

**Significance:** Contributing bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District, interior lot.

**Proposal:** Build a New Attached Carport

- 374 square foot carport, attached to existing residence
- Roofing shingle composition to match existing roof
- Roof pitches of 3:12
- Wood construction
- 3 ft setback from property line

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial of COA.

**HAHC Action:** -

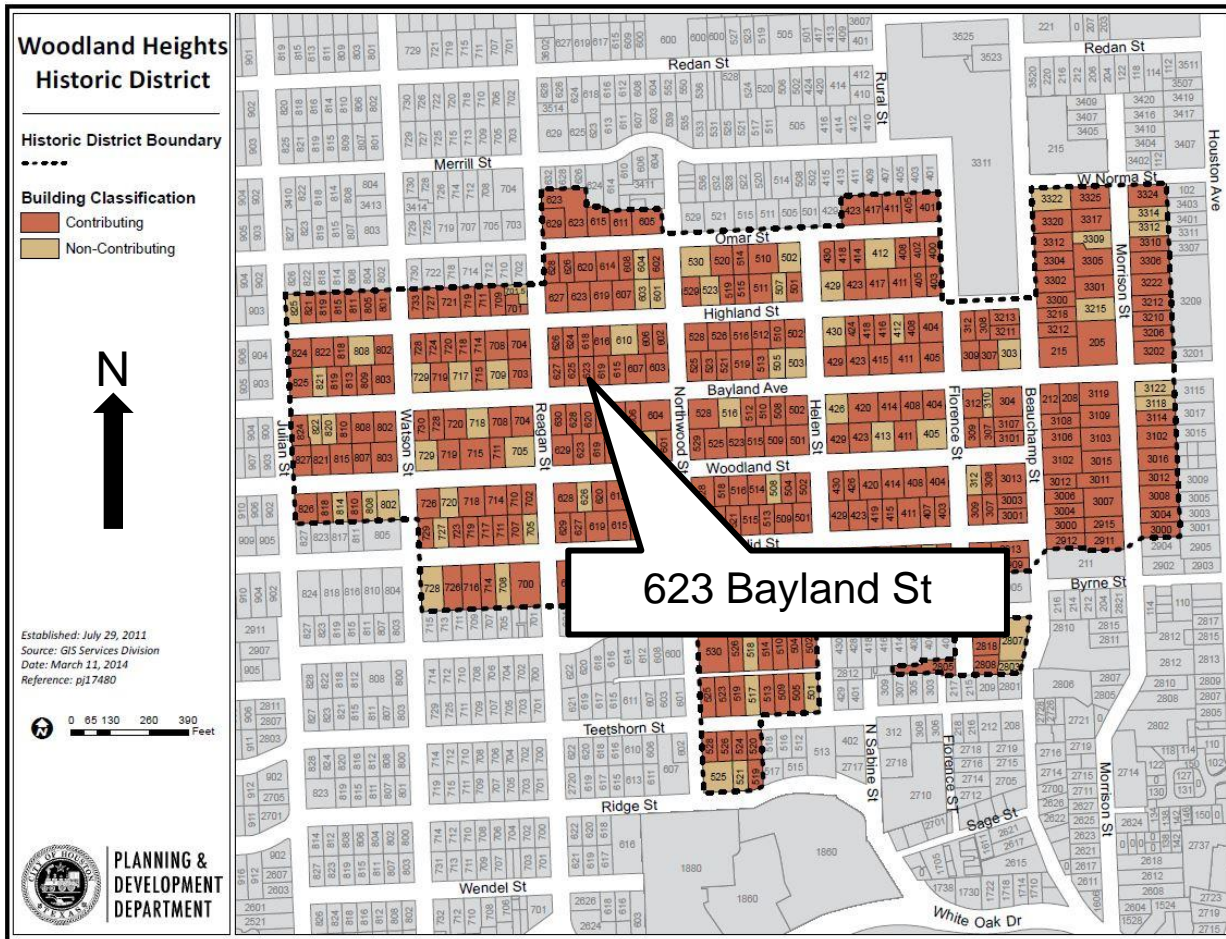
**APPROVAL CRITERIA**

**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:

- | <b>S</b>  | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|---|-------------------------------------|-------------------------------------|----------------------|-----------------------------|----------------------------|
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (1) The proposed activity must retain and preserve the historical character of the property;  |                                     |                                     |                      |                             |                            |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |                             |                            |
| (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;   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (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;  |                                     |                                     |                      |                             |                            |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |                      |                             |                            |
| (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;   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (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; |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (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;  |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (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;   |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (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  |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| (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**



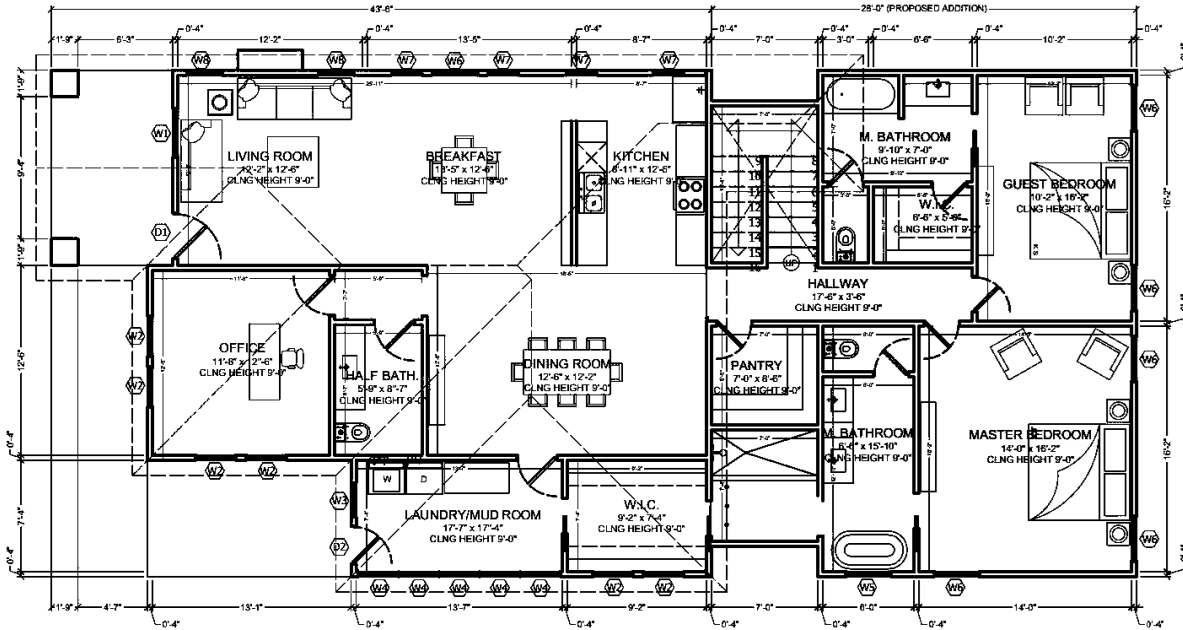
**CURRENT PHOTO 2023**







**EXISTING  
 FIRST FLOOR PLAN**



*May 2022 HAHC Approved 1,212 sf Addition, in Green, Original Home in B/W*



**PROPOSED  
 ATTACHED CARPORT**

