

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** Feb. 19, 2024

**Applicant:** Judyth Joines, agent for, Ussah Ing, owner

**Property:** 307 Bayland Ave, Tracts 1A, 2A, 7A, & 8A, Block 6, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,448 square foot, one-story wood single-family residence situated on a 6,200 square foot (62.5' x 100') interior lot.

**Significance:** Contributing Pedimented Bungalow style residence, constructed circa 1920, located in the Woodland Heights Historic District.

**Proposal:** Alteration: Second-Story Addition Atop Existing Structure At Rear of the Lot

- Total sq. ft. 900
  - First floor 199 sq. ft.
  - Second floor 701 sq. ft.
- Max ridge height 27.2'
- 6:12 roof pitch with composition shingles
- Mix of fixed and 1-over-1, inset and recessed, wood and vinyl windows
- Smooth, cementitious siding

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

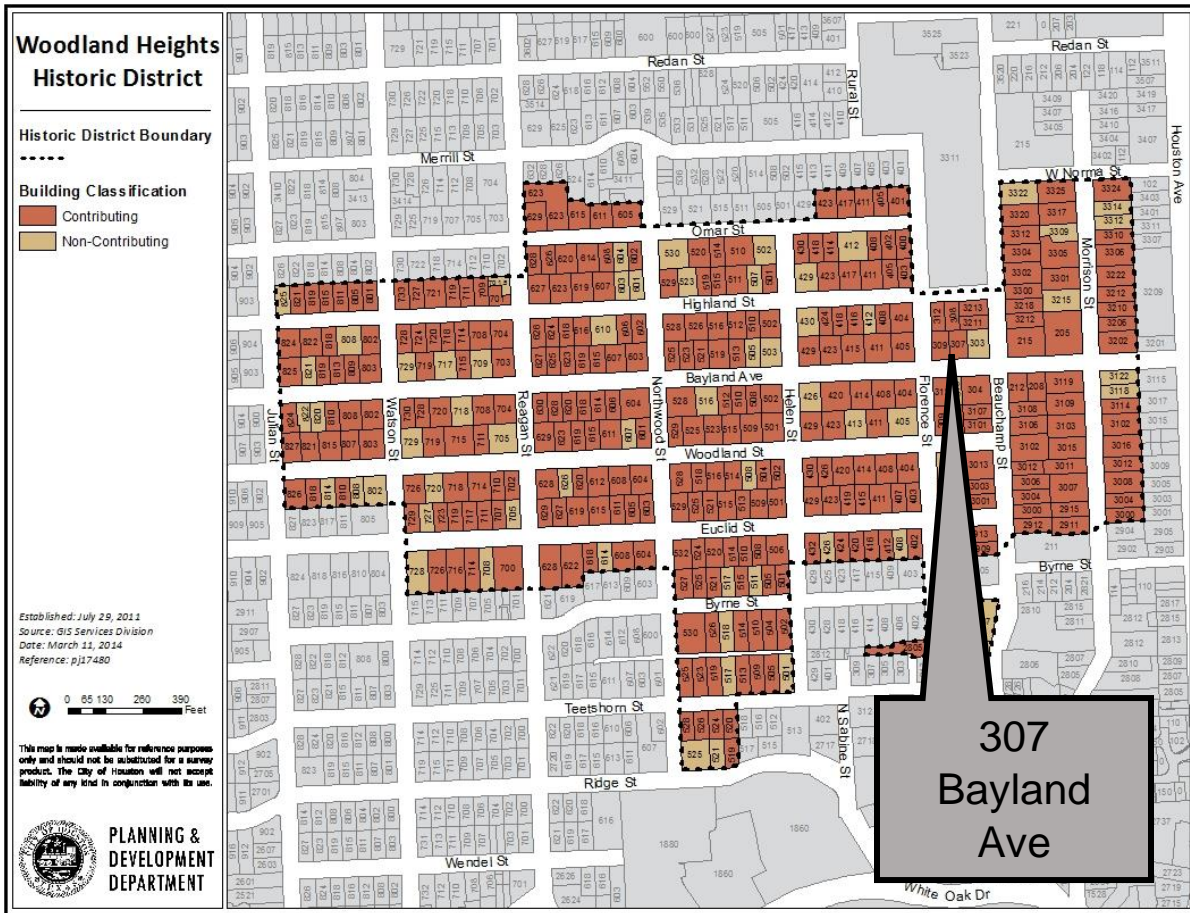
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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



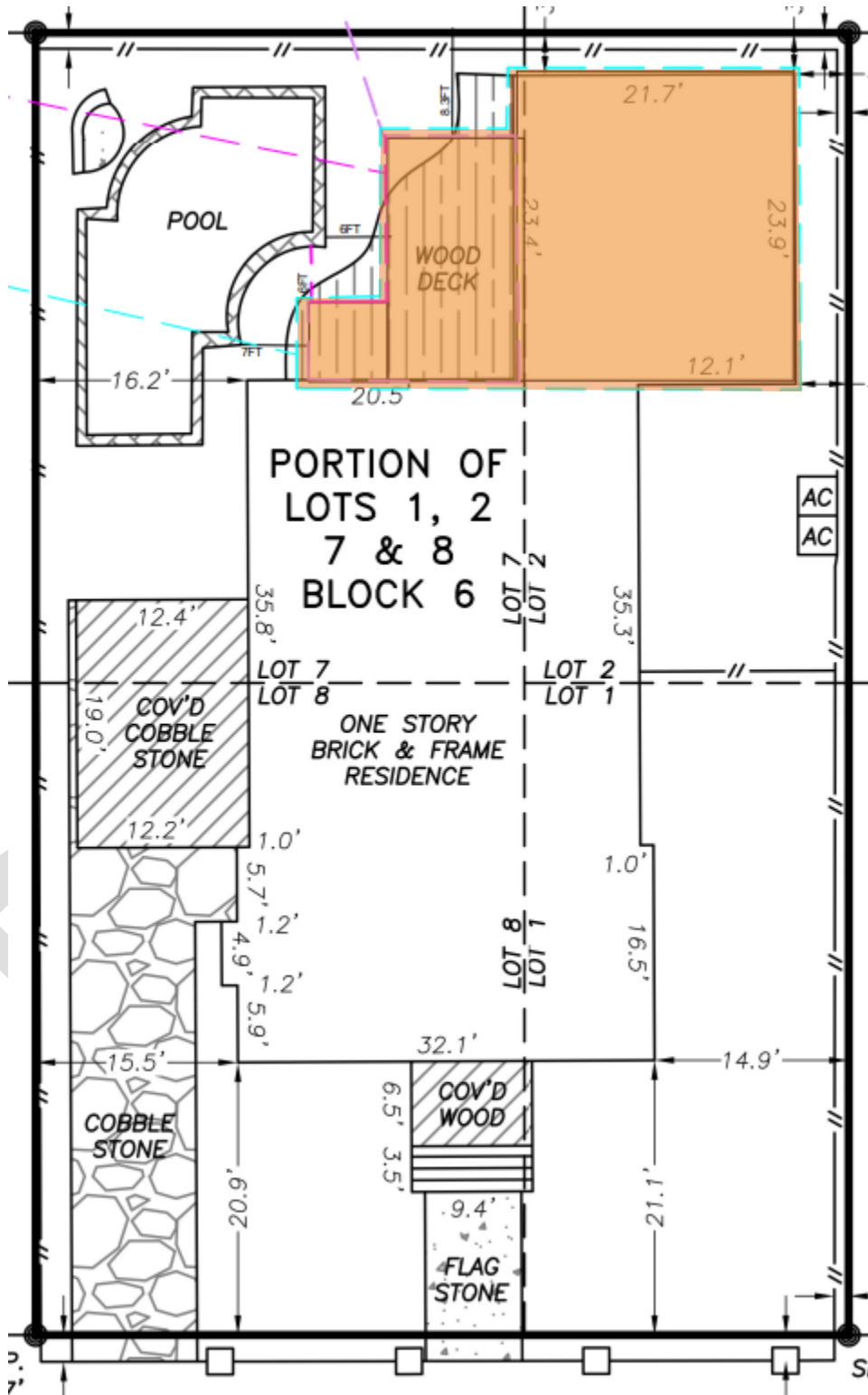
Inventory Photo



Current Photo Provided By Applicant



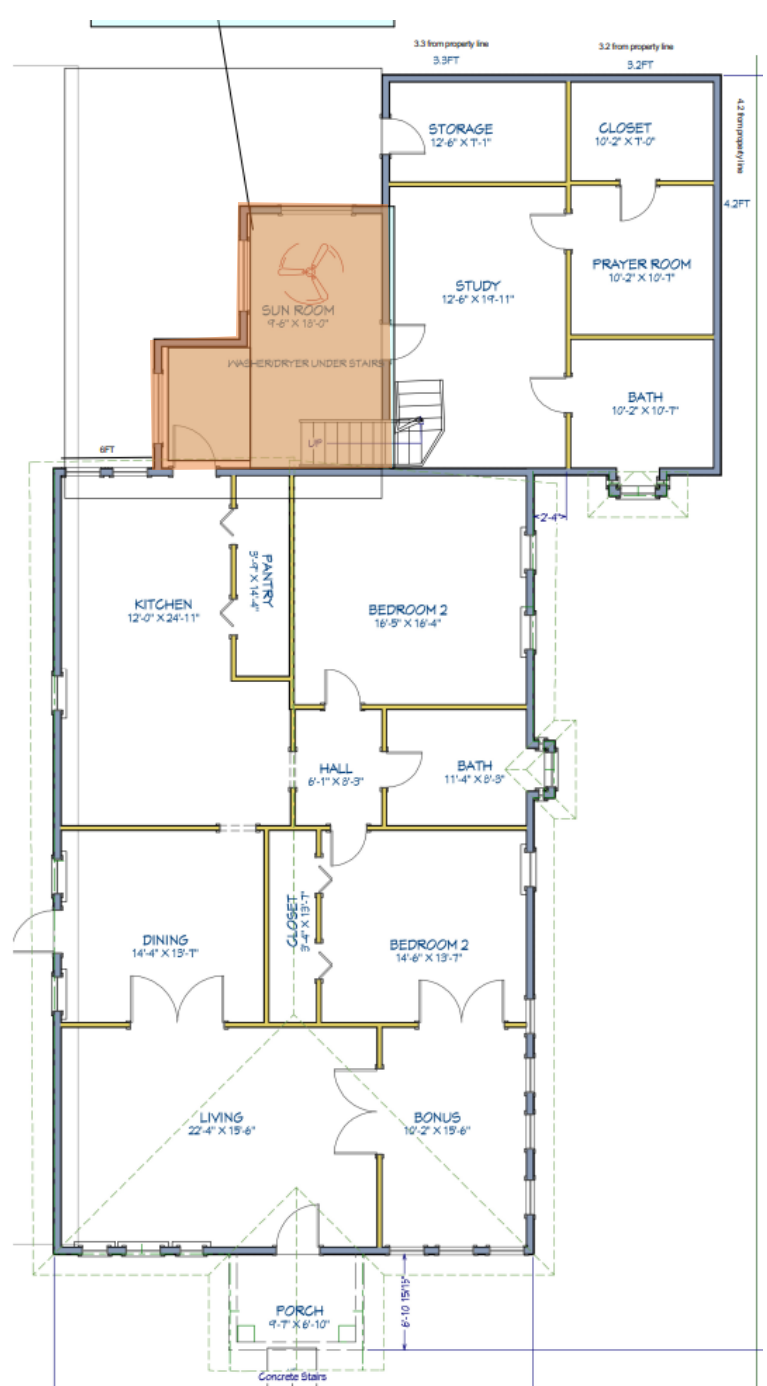
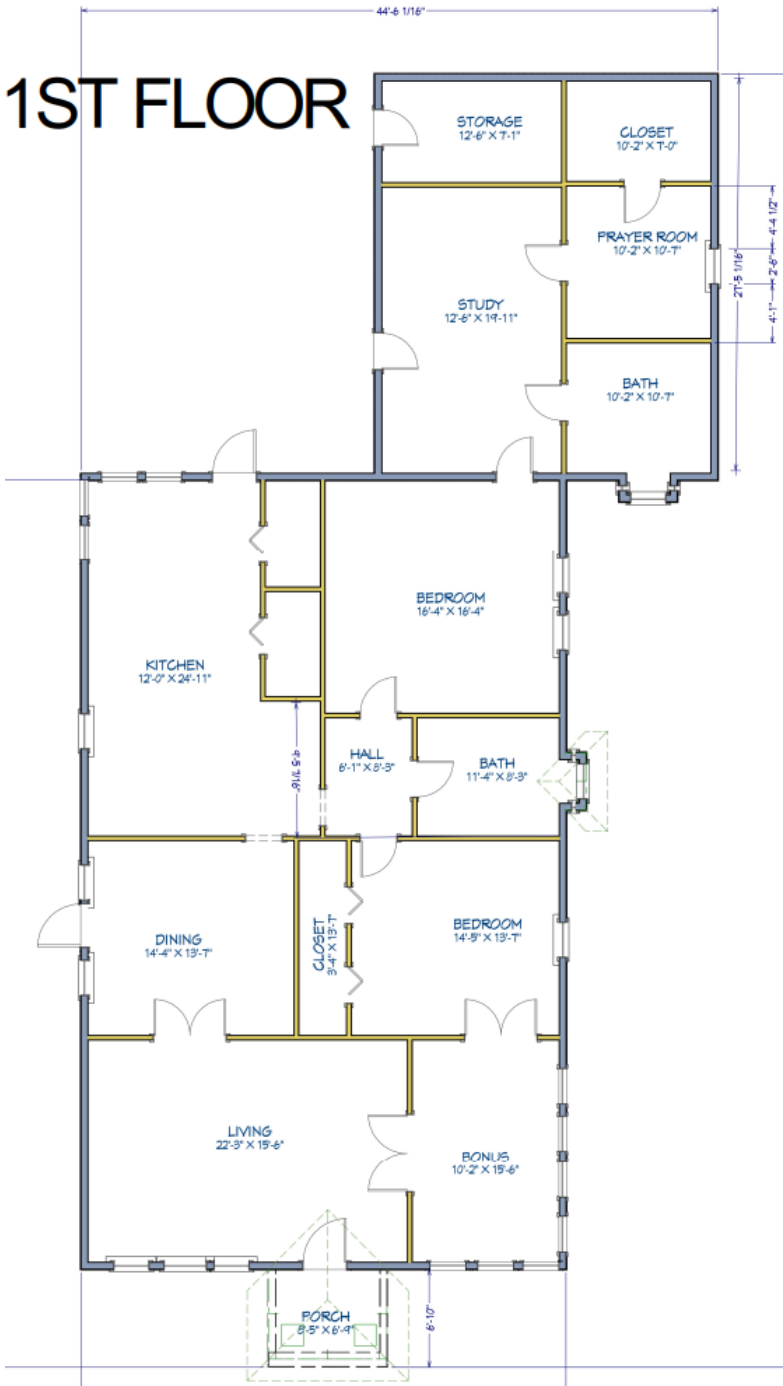
Existing & Proposed Site Plan



Existing First Floor Plan

Proposed First Floor Plan

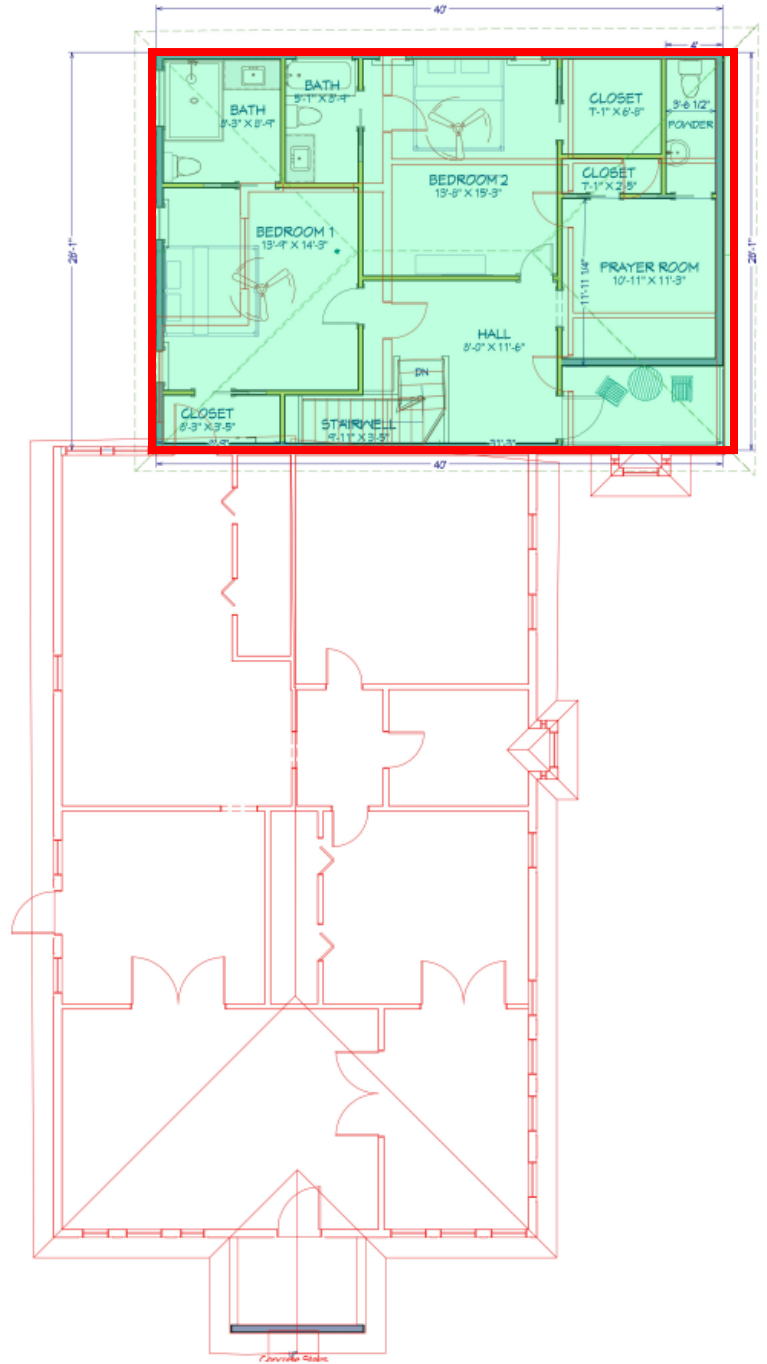
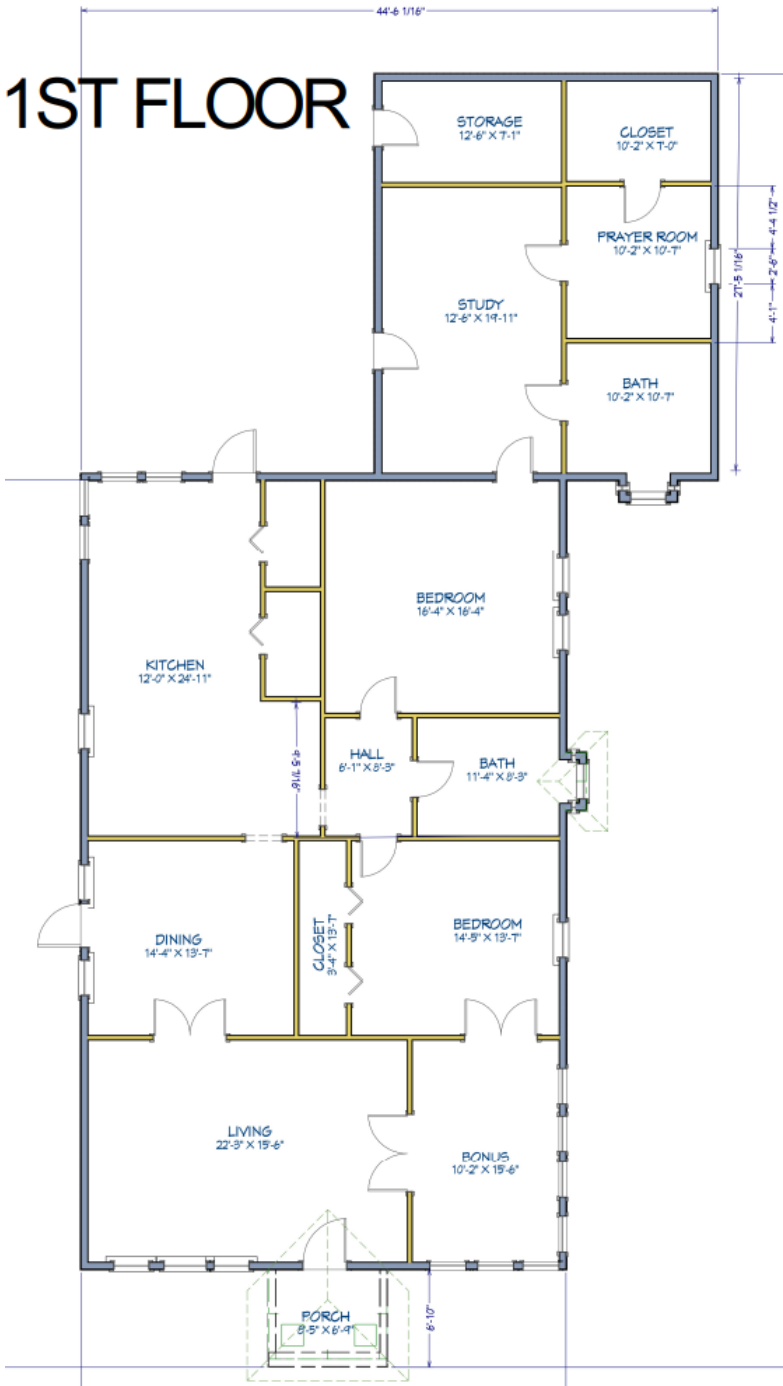
1ST FLOOR



Existing First Floor Plan

Proposed Second Floor Plan

1ST FLOOR



**Existing Front (South) Elevation**

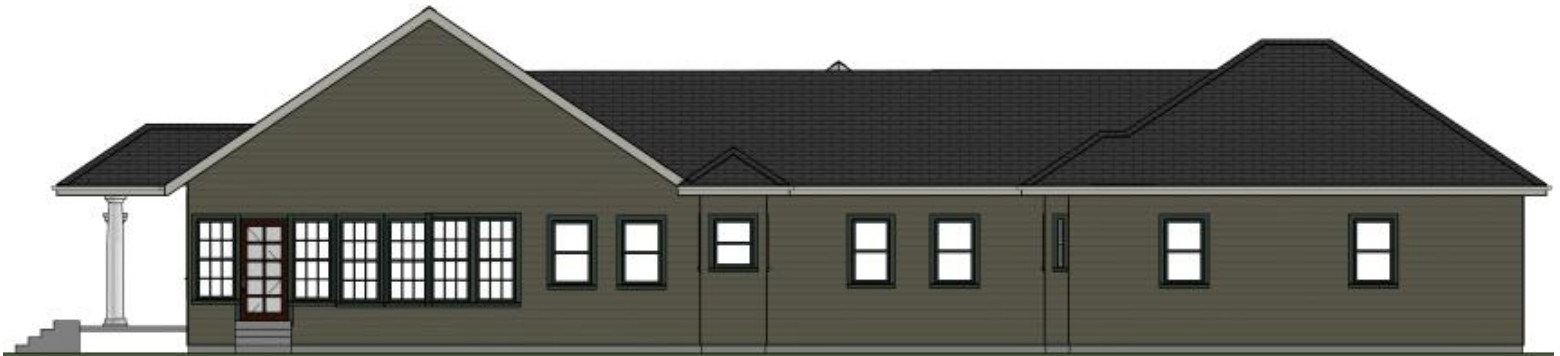


**Proposed Front (South) Elevation**





Existing Right (East) Elevation



Proposed Right (East) Elevation



Proposed 3D Right (East) Elevation



Existing Left (West) Elevation



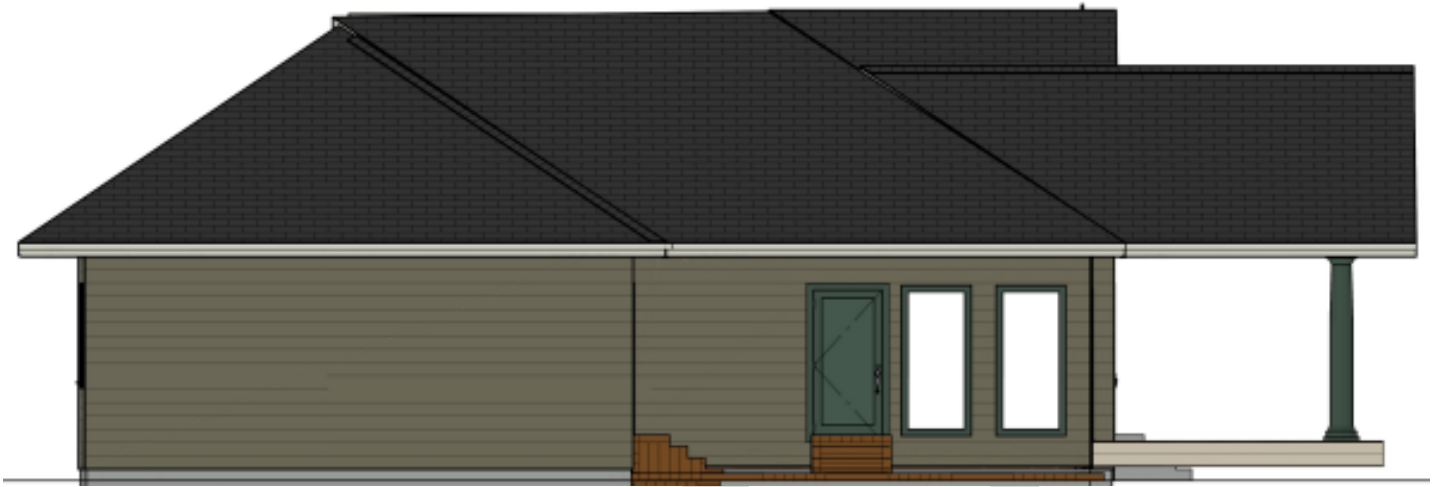
Proposed Left (West) Elevation



Proposed 3D Left (West) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation



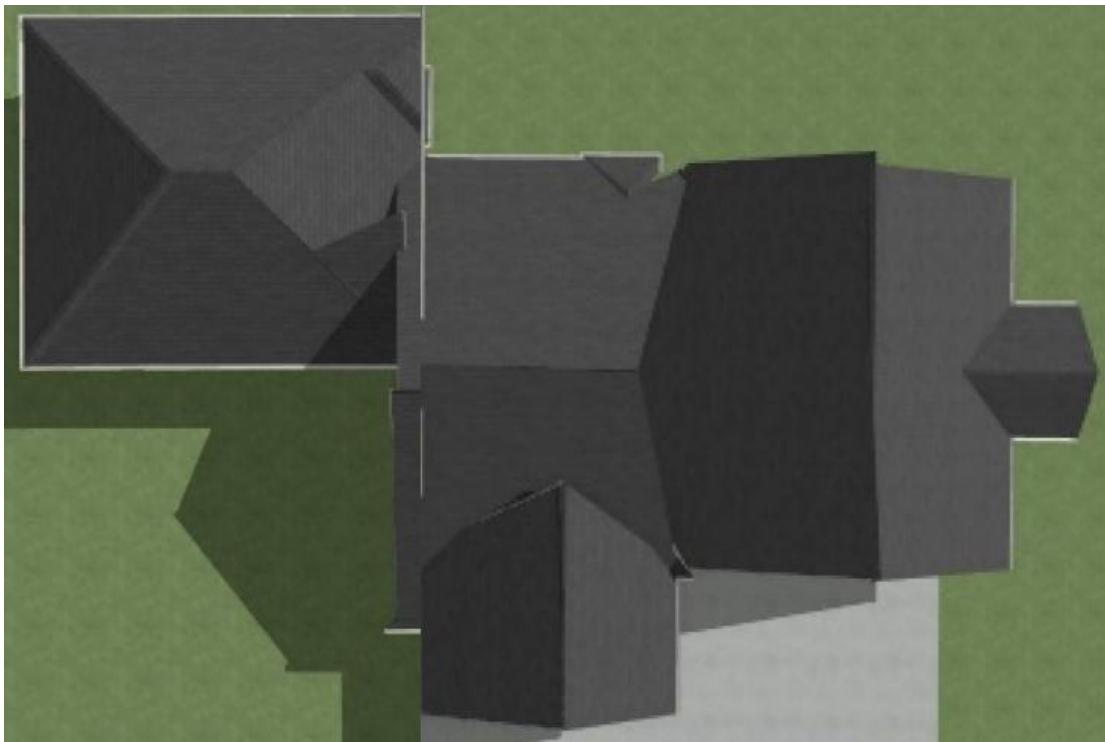
**Existing 3D Rear (North) Elevation**



**Proposed 3D Rear (North) Elevation**



**Existing Roof Plan**



**Proposed Roof Plan**

