

CERTIFICATE OF APPROPRIATENESS**Application Date:** July 11, 2025**Applicant:** Michael Zertuche, owner**Property:** 309 Bayland, Tracts 7 & 8, Block 6, Woodland Heights Neighborhood Subdivision.

The property includes a historic 1,602 square foot, one-story single-family residence and detached two-story 528 square foot garage situated on a 6,200 (100' x 62.4') square foot corner lot.

Significance: Contributing Craftsman Bungalow style residence, constructed circa 1920, located in the Woodland Heights Historic District.**Proposal:** Alteration – Addition

The applicant proposes a rear two-story addition to the existing one-story single-family residence. The addition will include connecting the main house to the existing detached two-story garage. The non-original features and materials of the house will be replaced with new materials that are compatible with the historic nature of the building and the surrounding context area. Project details are as follows:

- Main House Addition:
 - o First Floor: 1,602 sqft (existing) + 741 sqft = 2,343 sqft
 - o Second Floor: 1,795 sqft
 - o Total Conditioned Space: 4,138 sqft
- Garage/Garage Apartment:
 - o The second-floor addition of the main house will connect to the existing second floor detached garage apartment.
 - o The existing garage will be expanded on the south (right) elevation 4ft to include approximately 88 sqft to both the first and second floor of the existing structure.
 - o A small balcony will project out to Florence Street on the second level of the garage apartment.
- Windows:
 - o The existing windows are non-historic, vinyl, multi-lite windows.
 - o They are to be replaced with new wood, inset and recessed windows with multi-lite patterns in the existing openings.
 - o All windows on the addition are to be wood, inset and recessed with a 1/1 lite pattern.
- Siding:
 - o New siding is to match the existing wood siding with the same reveal and profile.

Recommendation: Approval with conditions: Second floor addition is to be pushed back 5ft or be within 25%. Whichever is greater. AND inset 2ft on second floor west and east elevations to maintain original corners of existing house.

HAHC Action: -

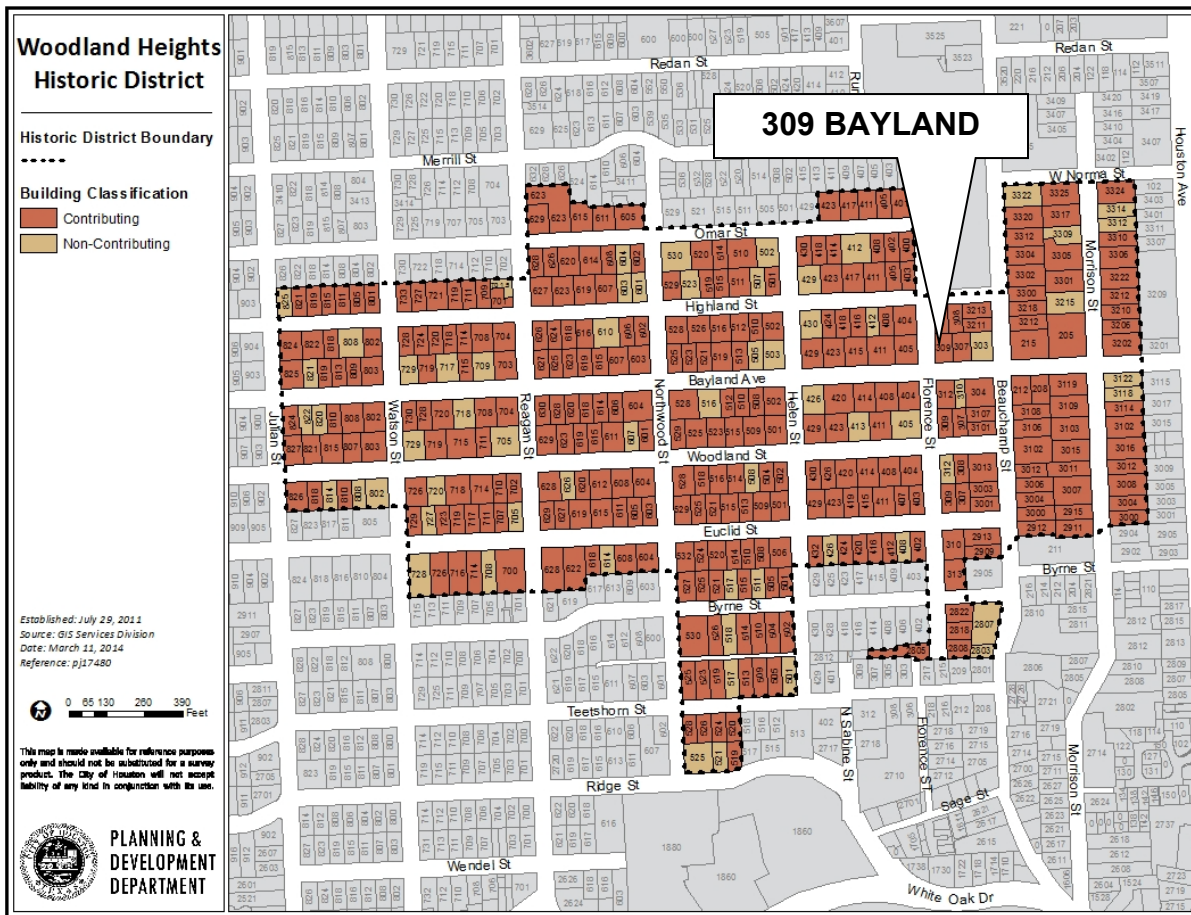
Draft is subject to change prior to final version. See notes on pages for anticipated revisions.

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
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DISTRICT MAP



INVENTORY PHOTO



CURRENT PHOTOS

SOUTH (FRONT)



SOUTHWEST (FRONT/LEFT)



SOUTHWEST (FRONT/LEFT)



WEST (LEFT)



WEST (LEFT/FRONT) DETACHED GARAGE



NORTHWEST (LEFT/REAR)



NORTH (REAR)



EAST (RIGHT)



EAST (RIGHT)



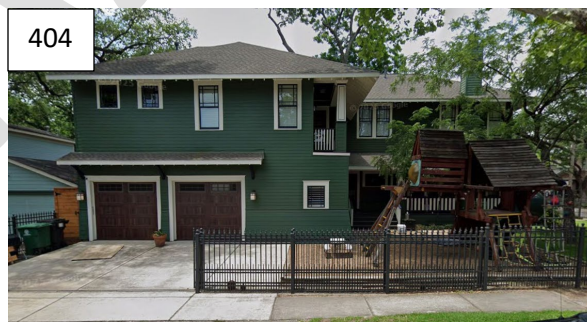
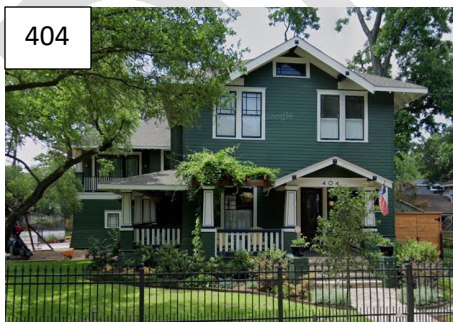
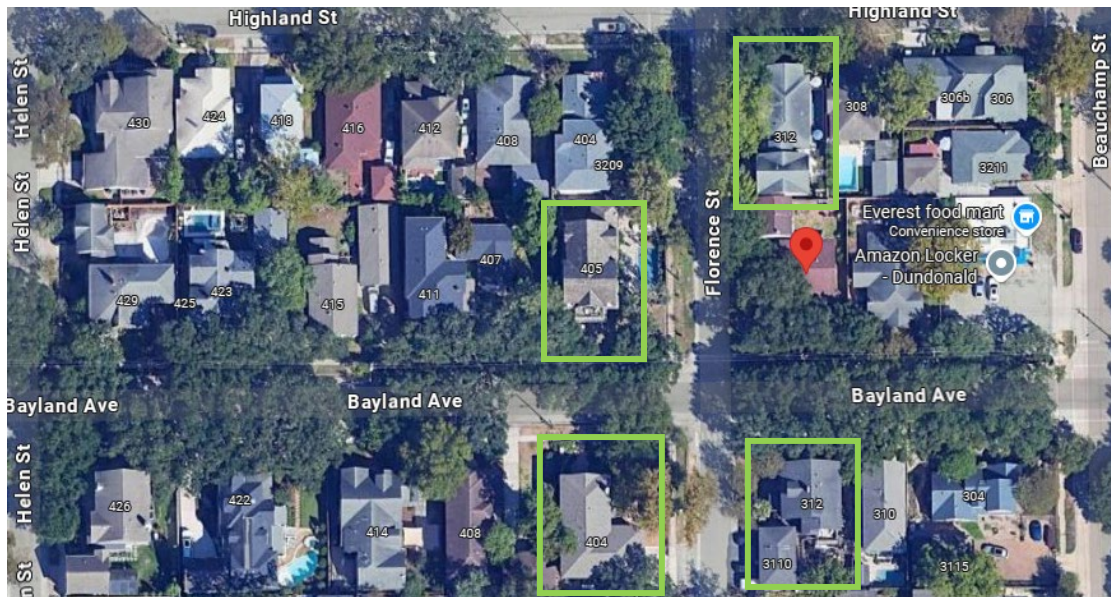
EAST (RIGHT)



SOUTHEAST (FRONT/RIGHT)

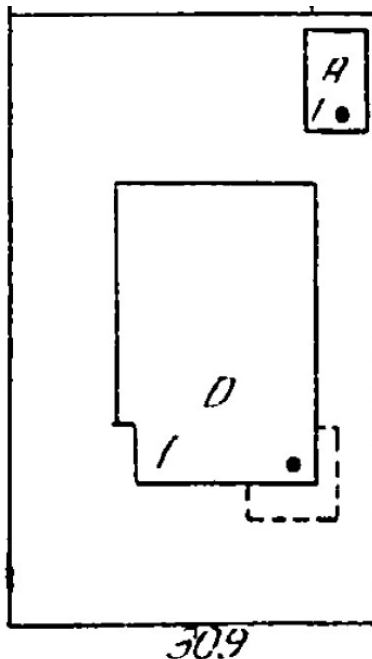


CONTEXT AREA



HISTORIC DOCUMENTATION

1924-1950 SANBORN



BLA c.1940-1950s

Map No. _____ Addition <u>Woodland Hts</u>		IMPROVEMENTS	
Block <u>6</u> Lot <u>W 62 1/2 - 7-8</u>		No. Sq. Ft. <u>1633</u>	Price Per Sq. Ft. <u>2.20</u>
OWNER <u>Phelps, Fannie</u>		\$ <u>3670</u>	
ADDRESS <u>309 Bayland</u>		Percent Good <u>65</u>	
TYPE OF PROPERTY <u>Res</u>		Other Bldgs. <u>2380</u>	
BASEMENT, Whole Part		Total All Bldgs. <u>2410</u>	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.			
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard			
ROOF CONS., Concrete, Steel, Wood Truss			
ROOF, Hip, Gable, Mansard, Flat			
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos			
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite			
OCCUPIED VACANT			
FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt			
INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features			
HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas			
LIGHTING, Electricity			
PLUMBING, Sewer, Water, Baths			
ELEVATORS			
CONDITION, Good, Fair, Bad, Obsolete			
PERMIT DATE _____ NO. _____ AMT. _____		LAND VALUE	
		Front x Depth Unit Value Factor Front Ft. Value - - \$	
		TOTAL	
		<u>690-970.</u>	

BLA 1958

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
23	1490		1		37	266		

DATE 9-29-58

OWNER: 309 Bayland STREET

SURVEY OR ADDITION Woodland Hts

ABST. pt 7-8 BLK. 6

TYPE INDUSTRIAL PRE-FAB

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAYTILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD — PLYWOOD — NONE

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — paneled — CELLOTEX — TERRAZO — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

PERMIT NO. 13187

PERMIT VALUE 1200

YEAR BUILT.

REMARKS: Remodeled + Revamp @ IV
1234 @ 300 - 3700
P-40 @ 1.50 - 60
P-278 @ 75 - 210
3970 @ 40% = 2380
MOVED HERE FROM
1-28-59
1960 New Tax 950

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
23	1490		1	8884010	37	266		7

DATE 9-29-58

OWNER: 3209 F Lorence STREET

SURVEY OR ADDITION Woodland Hts W62 1/2 - 7-8

ABST. pt 7-8 BLK. 6

TYPE INDUSTRIAL PRE-FAB

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAYTILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD — PLYWOOD — NONE

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — paneled — CELLOTEX — TERRAZO — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

PERMIT NO. 13218

PERMIT VALUE 5000

YEAR BUILT.

REMARKS: New ga apt = 24 x 22 x 2
apt area - 528 @ 2.50 = 1320
gar area - 528 @ 1.25 = 660
1480
MOVED HERE FROM
1-8-59
1960 Blue 760
Farrest Max

BLA 1962

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
28	49	0	1	8884010	37	271		7

DATE: _____ 19____

OWNER: _____

NO: 309 Bayland STREET: Woodland Heights

SURVEY OR ADDITION: Woodland Heights

ABST. _____ LOT OR TCT: 1/2 BLK. 0

TYPE: _____ RESIDENTIAL _____ COMMERCIAL _____ INDUSTRIAL _____ PRE-FAB _____

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAY TILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD — INTERIOR: PAPER — SHIP LAM — SHEETROCK — PLASTERED — PANELED — CELOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZZO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

PERMIT NO. City

PERMIT VALUE _____

YEAR BUILT _____

REMARKS: 1962 rebuild 1970 Forbert max stuy

MOVED HERE _____ FROM _____

9-18-61

GROUND PLAN SKETCH

1234 @ 300' - 3700

286 @ 15 210

40 @ 150 60

fireplace 250

422 @ 150' - 2900

garage no depreciation

588 @ 250 - 1320

588 @ 125 660

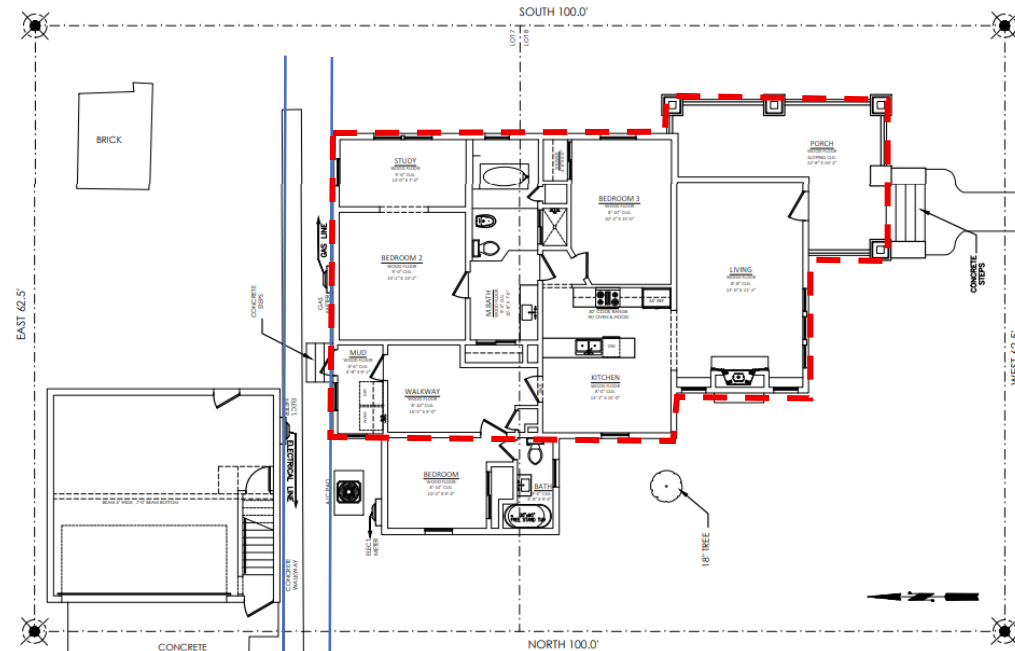
1980 no dep 1980

4930

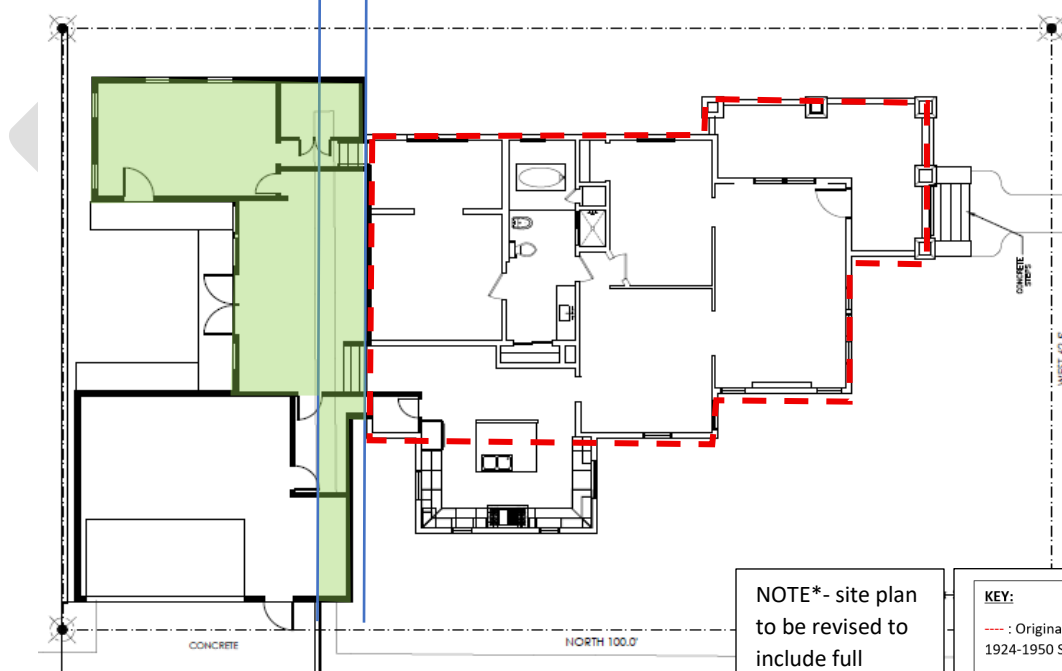
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
100% VALUE		\$
DEPRECIATION		\$
DEPRECIATED VALUE		\$
40% VALUE		\$

SITE PLAN

EXISTING



PROPOSED



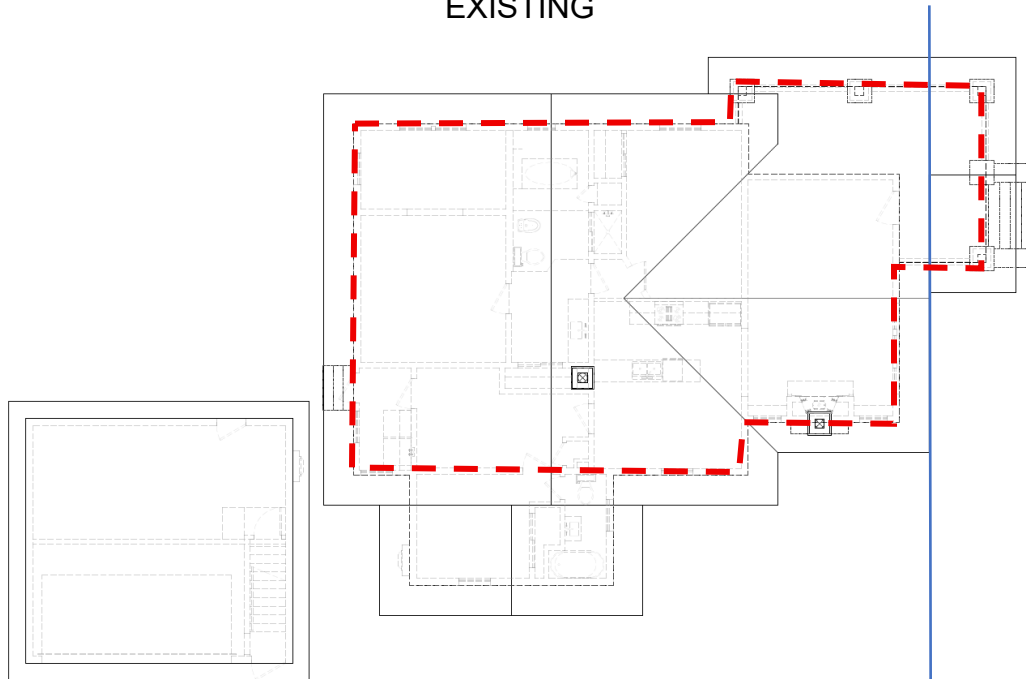
NOTE*- site plan
to be revised to
include full
dimensions.

KEY:

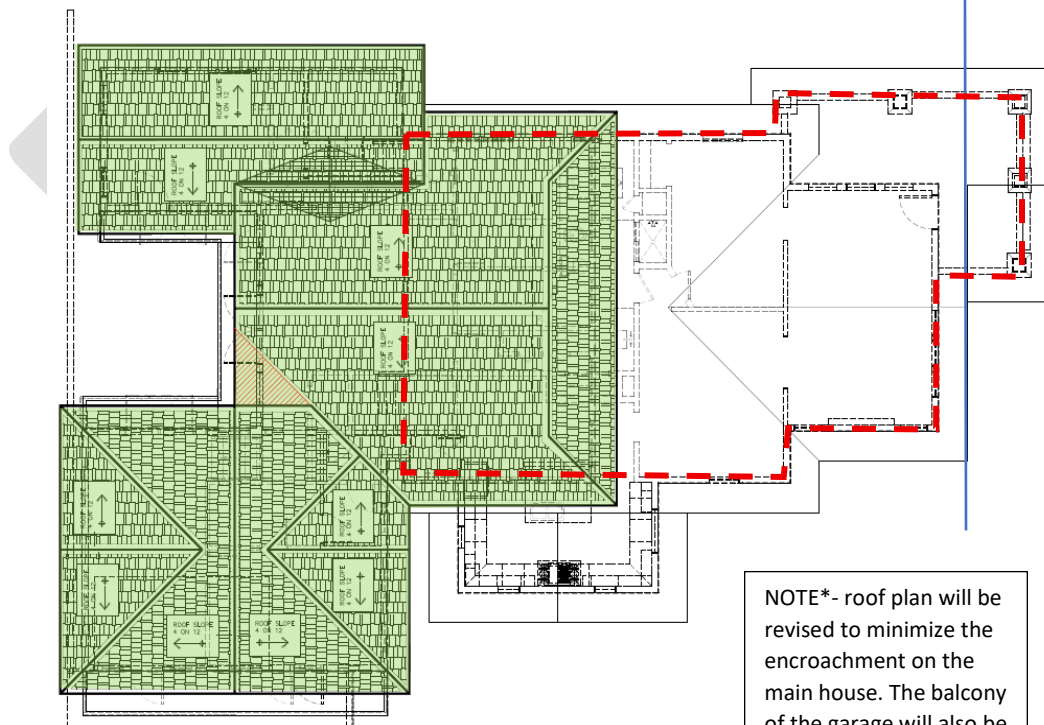
- : Original footprint of house per 1924-1950 Sanborn Map.
- : Alignment of existing and proposed alterations.
- : Proposed alterations to existing.

ROOFPLAN

EXISTING



PROPOSED



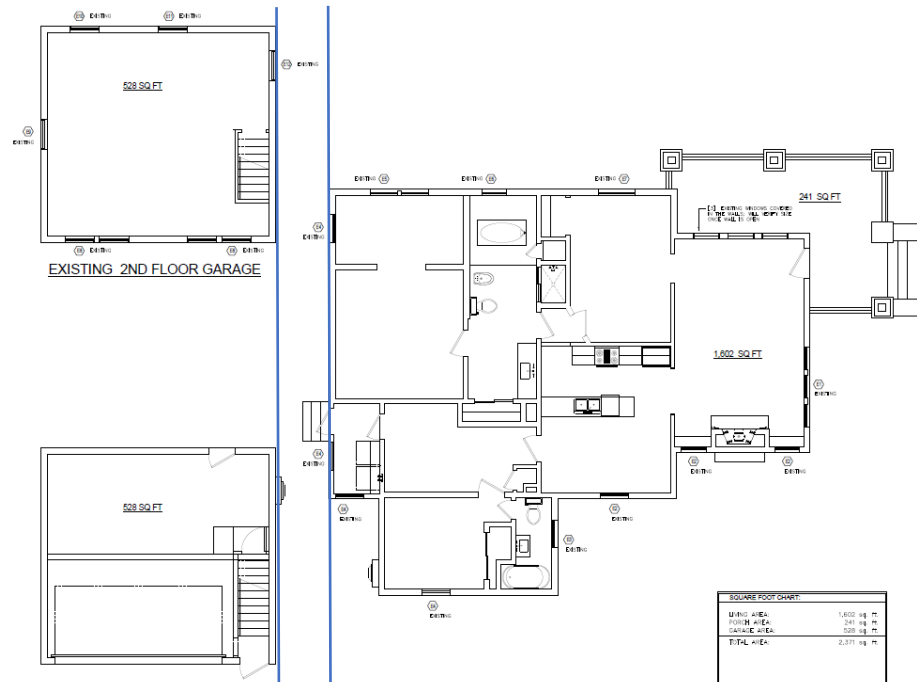
NOTE*- roof plan will be revised to minimize the encroachment on the main house. The balcony of the garage will also be revised to reflect current elevation drawings.

KEY:

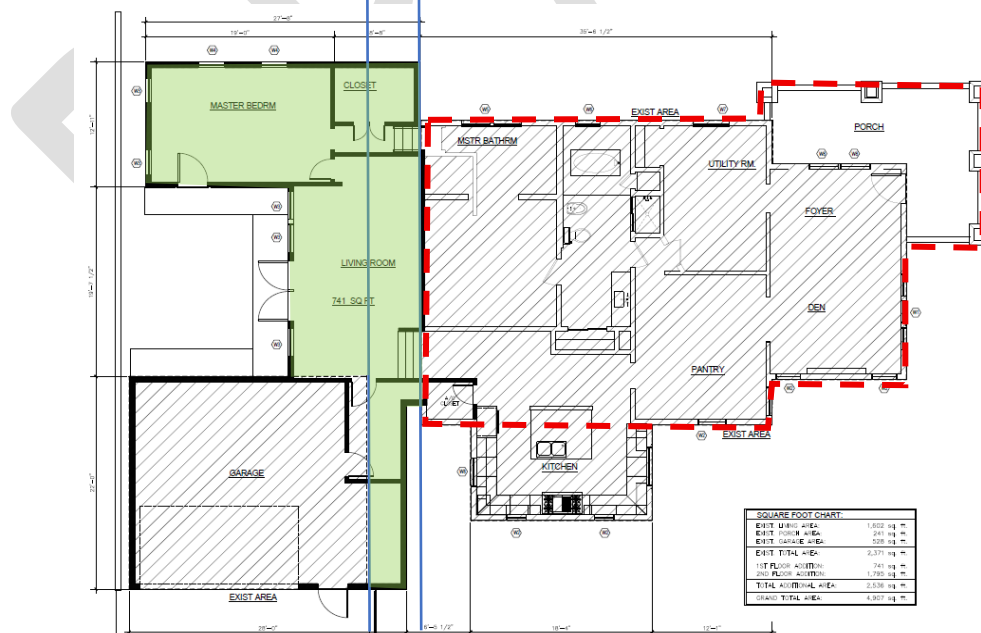
- : Original footprint of house per 1924-1950 Sanborn Map.
- : Alignment of existing and proposed alterations.
- : Proposed alterations to existing.

FIRST FLOORPLAN

EXISTING



PROPOSED



KEY:

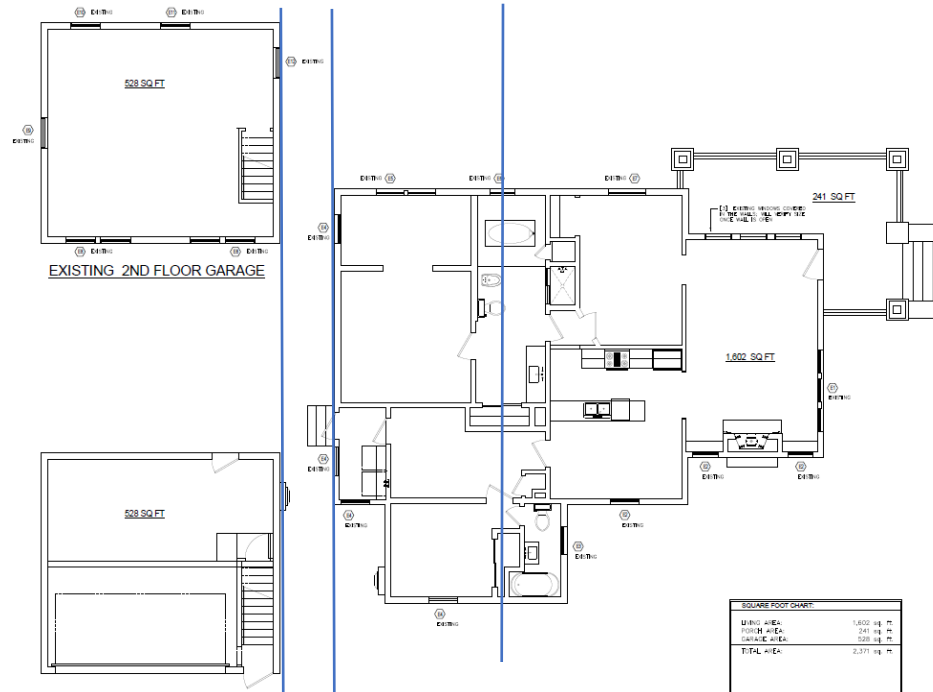
---: Original footprint of house per 1924-1950 Sanborn Map.

---: Alignment of existing and proposed alterations.

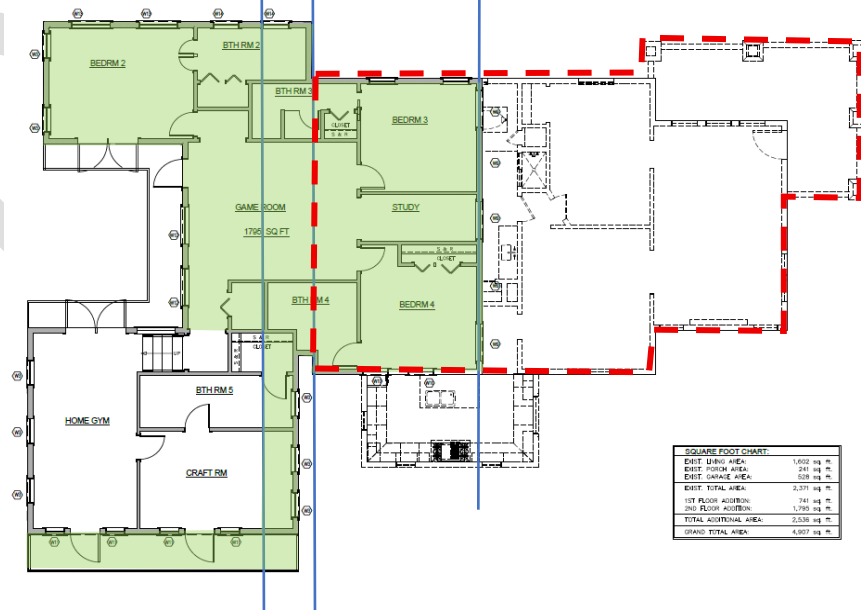
■: Proposed alterations to existing.

SECOND FLOORPLAN

EXISTING (NO SECOND FLOOR CURRENTLY)



PROPOSED



KEY:

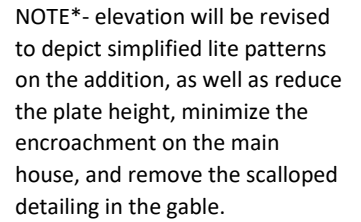
--- : Original footprint of house per 1924-1950 Sanborn Map.

— : Alignment of existing and proposed alterations.

■ : Proposed alterations to existing.

NOTE*- floorplan to be revised to include more dimensions. The addition will be brought in to not be so far forward on the main house, and the sides of the addition will be inset. The balcony of the garage will also be revised to reflect current elevation drawings.

EXISTING

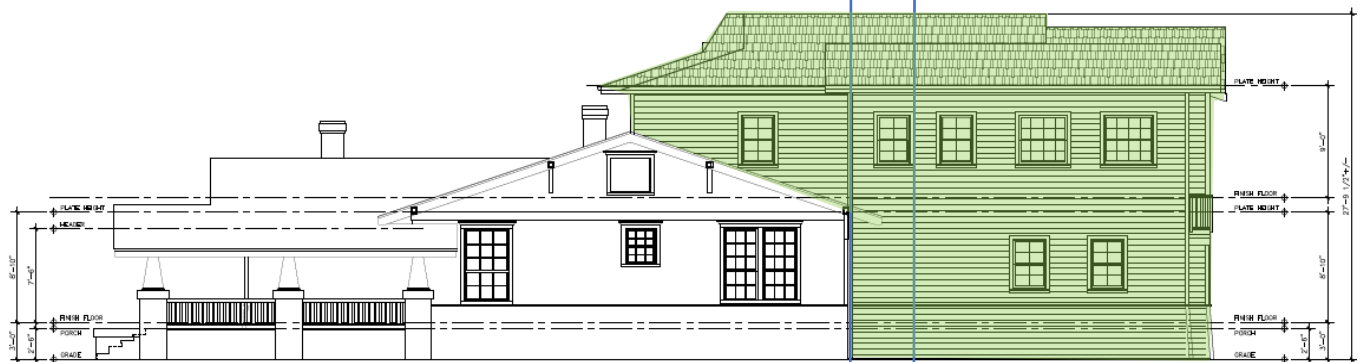


EAST (RIGHT) ELEVATION

EXISTING



PROPOSED



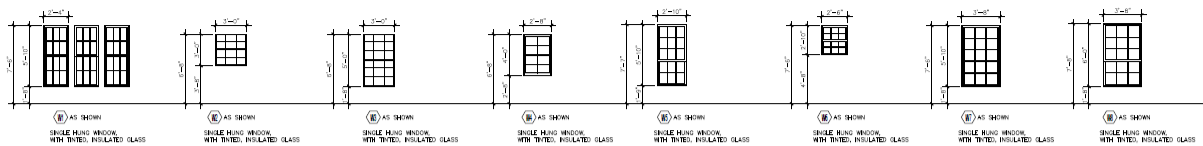
NOTE*- elevation will be revised to depict simplified lite patterns on the addition, as well as reduce the plate height and minimize the encroachment on the main house.

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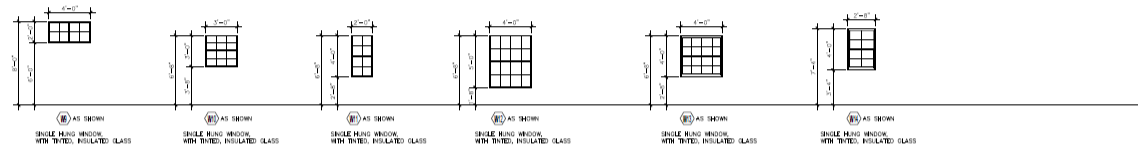
- : Original footprint of house per 1924-1950 Sanborn Map.
- : Alignment of existing and proposed alterations.
- : Proposed alterations to existing.

WINDOW SCHEDULE

WINDOW TYPES - NEW WINDOWS

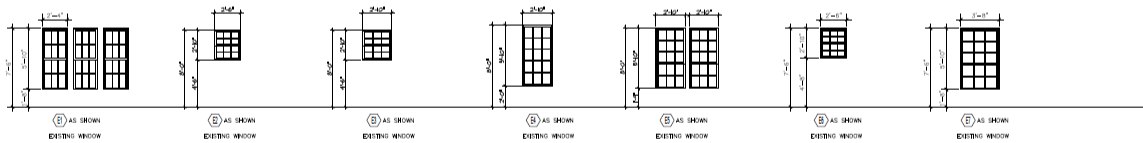


WINDOW TYPES - NEW WINDOWS

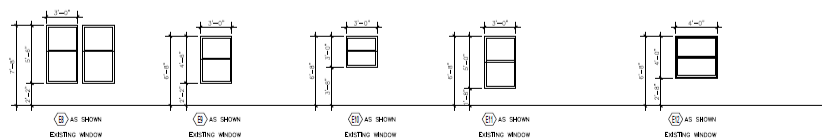


NEW WINDOWS

WINDOW TYPES - EXISTING WINDOWS



WINDOW TYPES - EXISTING WINDOWS



EXISTING WINDOWS

309 BAYLAND CONCEPT DESIGN

DATE: 8 - 5 - 2025

SHEET NO.

A5.1

NOTE*- window schedule will be revised to depict simplified lite patterns on the addition.