

CERTIFICATE OF APPROPRIATENESS

Application Date: October 9, 2023

Applicant: Natalie D. Armstrong, agent for Chad Hammond, owner

Property: 813 Bayland Avenue, Lot 20, Tracts 11 & 12A, Block 41, Woodland Heights Historic District. The property includes a historic 1,182 SF, one-story brick single-family residence situated on a 5,000 square foot (100' x 50') interior lot.

Significance: Contributing bungalow style residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration: Two-story rear addition

- Rear 1,262 SF two-story addition to existing, 1,182 SF single-story
- Removal of a non-original window and door at the rear
- Max ridge height 28'-3" and composition shingles
- Roof pitch 6:12
- Rear addition ceiling height: 9'
- Maximum eave height of the proposed 2 story addition is 19'-1"
- 5" Smooth Hardie siding for new addition
- Existing brick to remain
- Existing windows on original structure will remain

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: - Approval

HAHC Action: -

APPROVAL CRITERIA

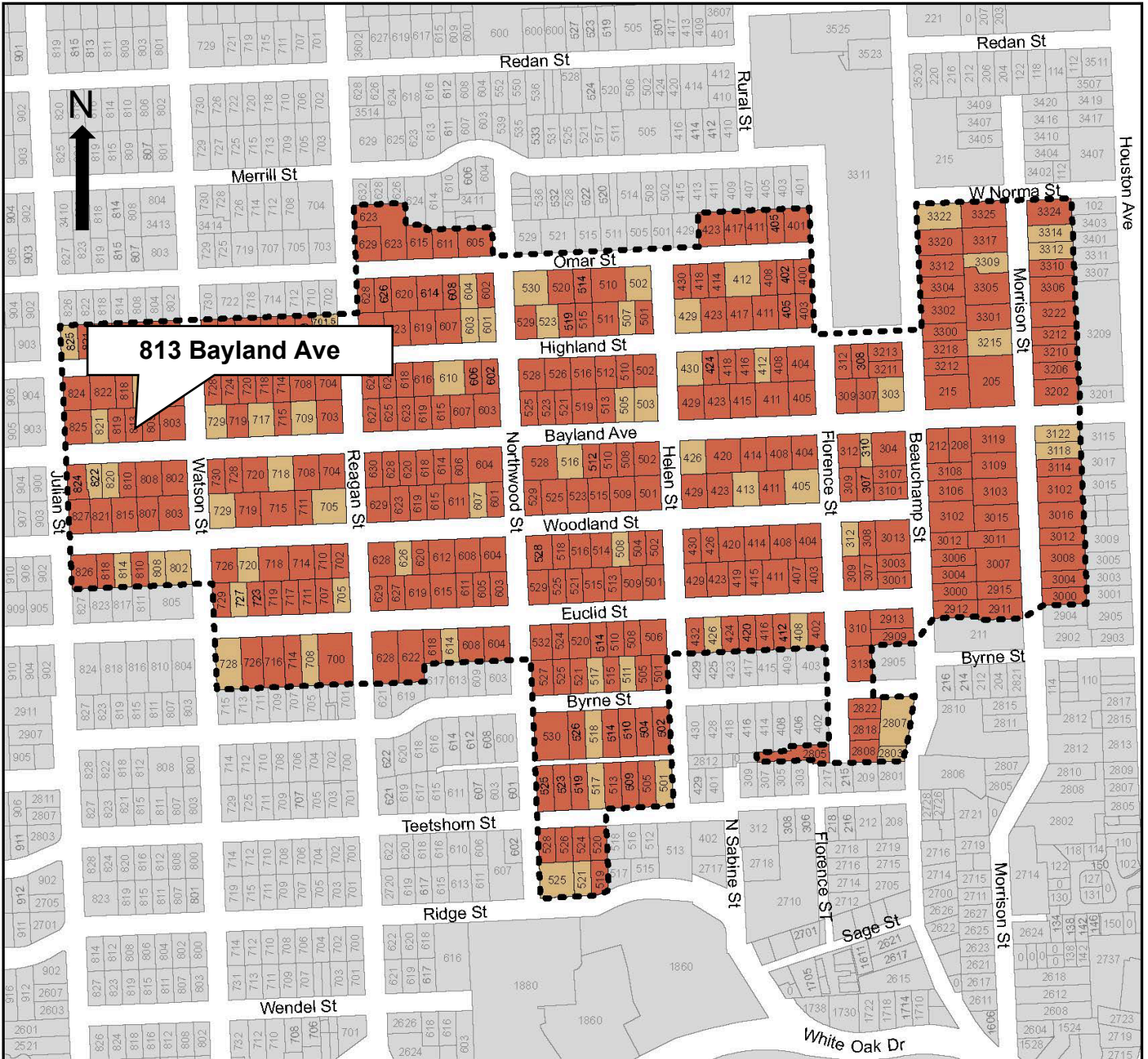
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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.

PROPERTY LOCATION



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA



809 Bayland Ave - Contributing



819 Bayland Ave - Contributing

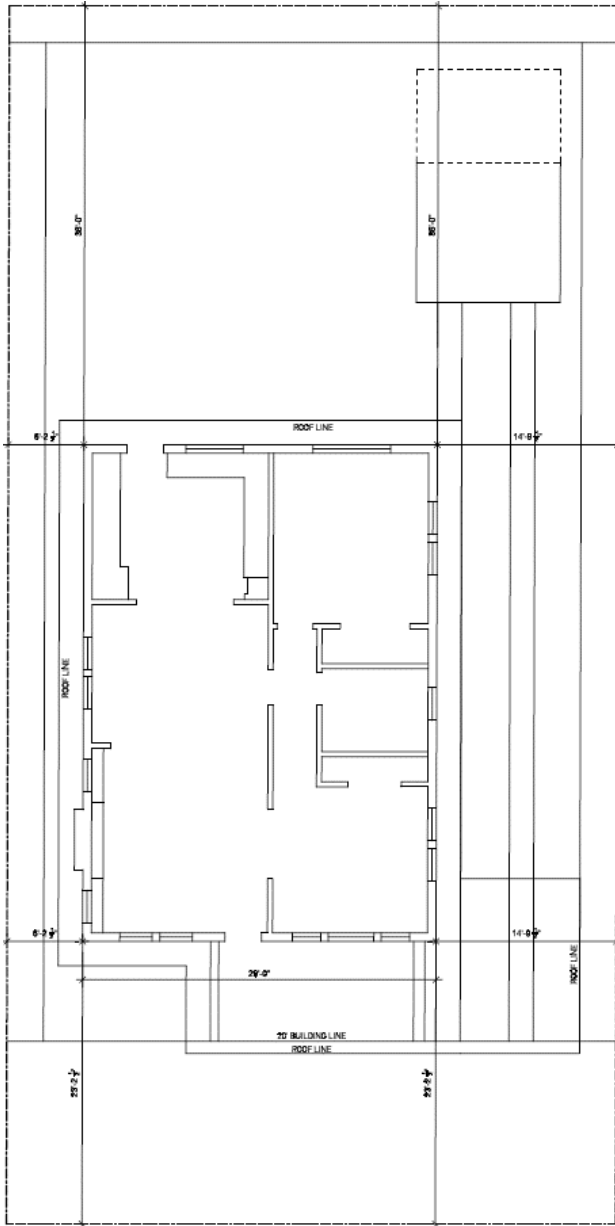


810 Bayland Ave - Contributing

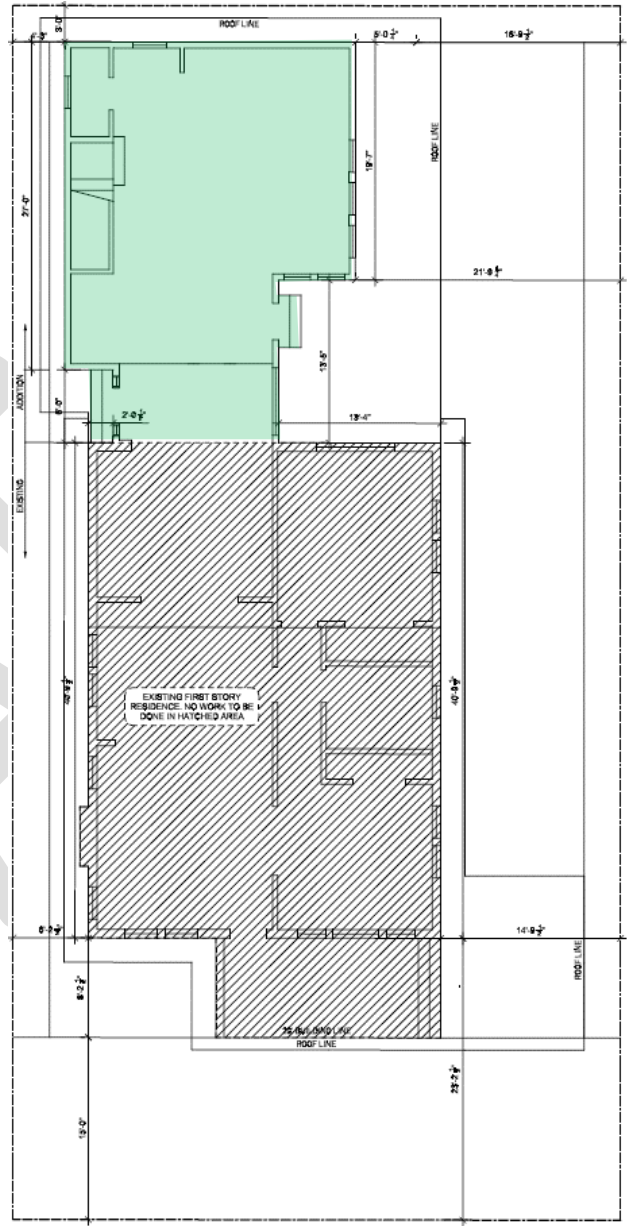


808 Bayland Ave - Contributing

SITE PLAN

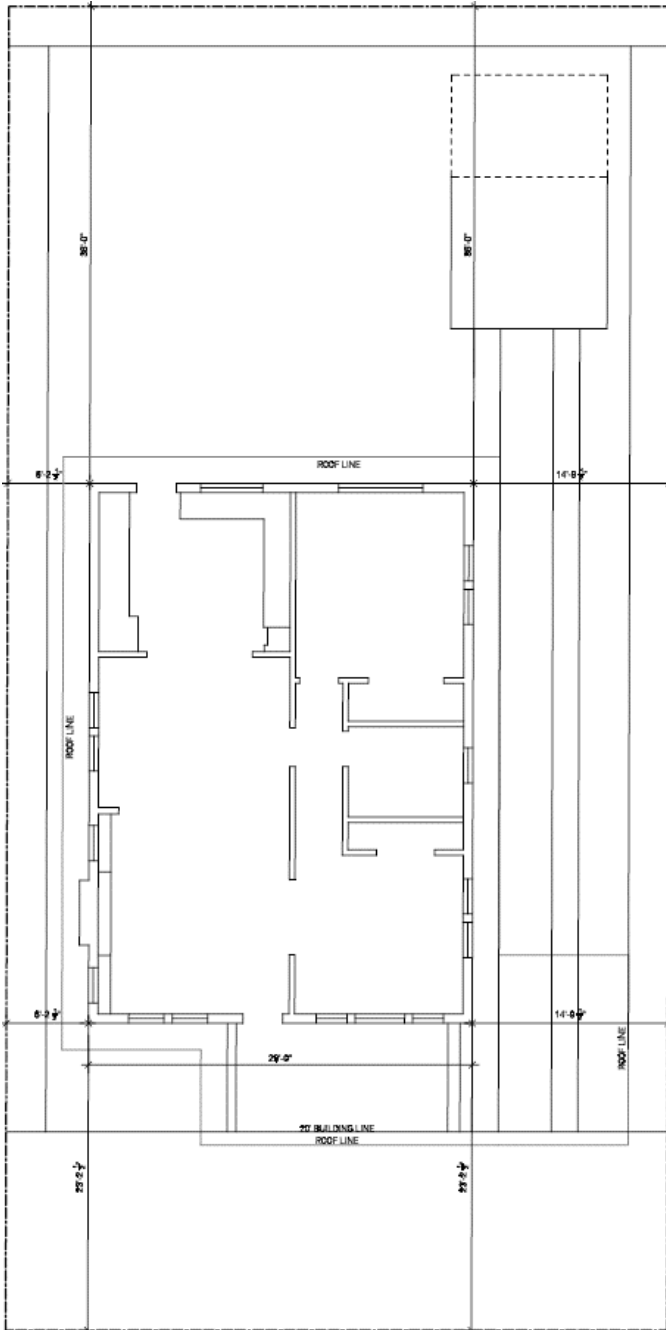


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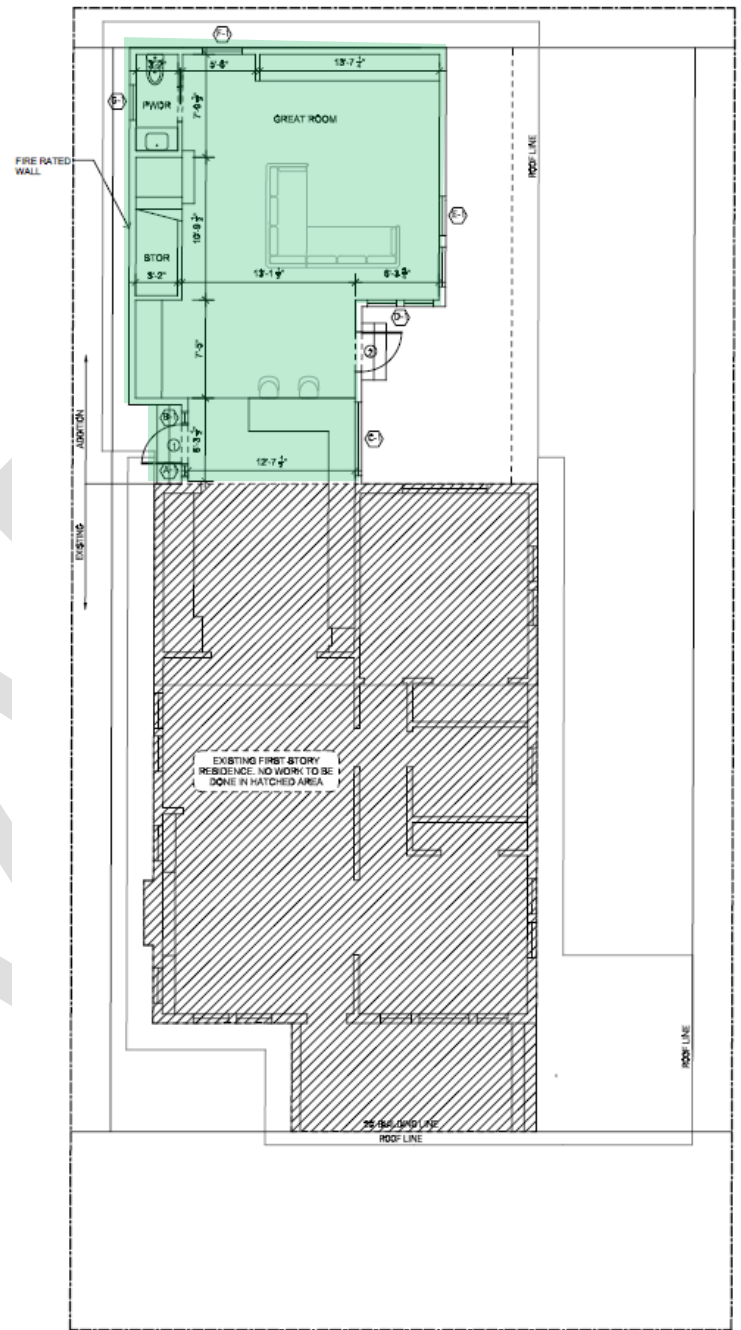


PROPOSED

FIRST FLOOR PLAN

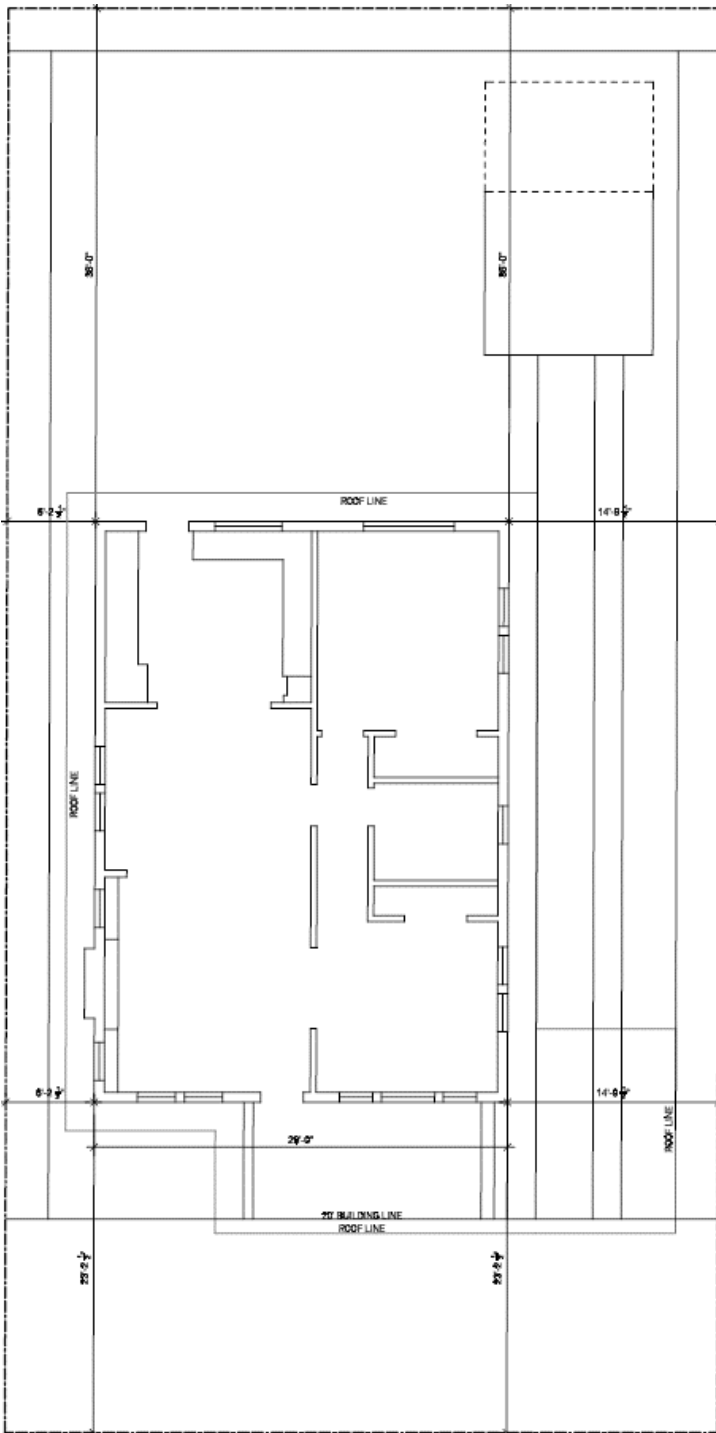


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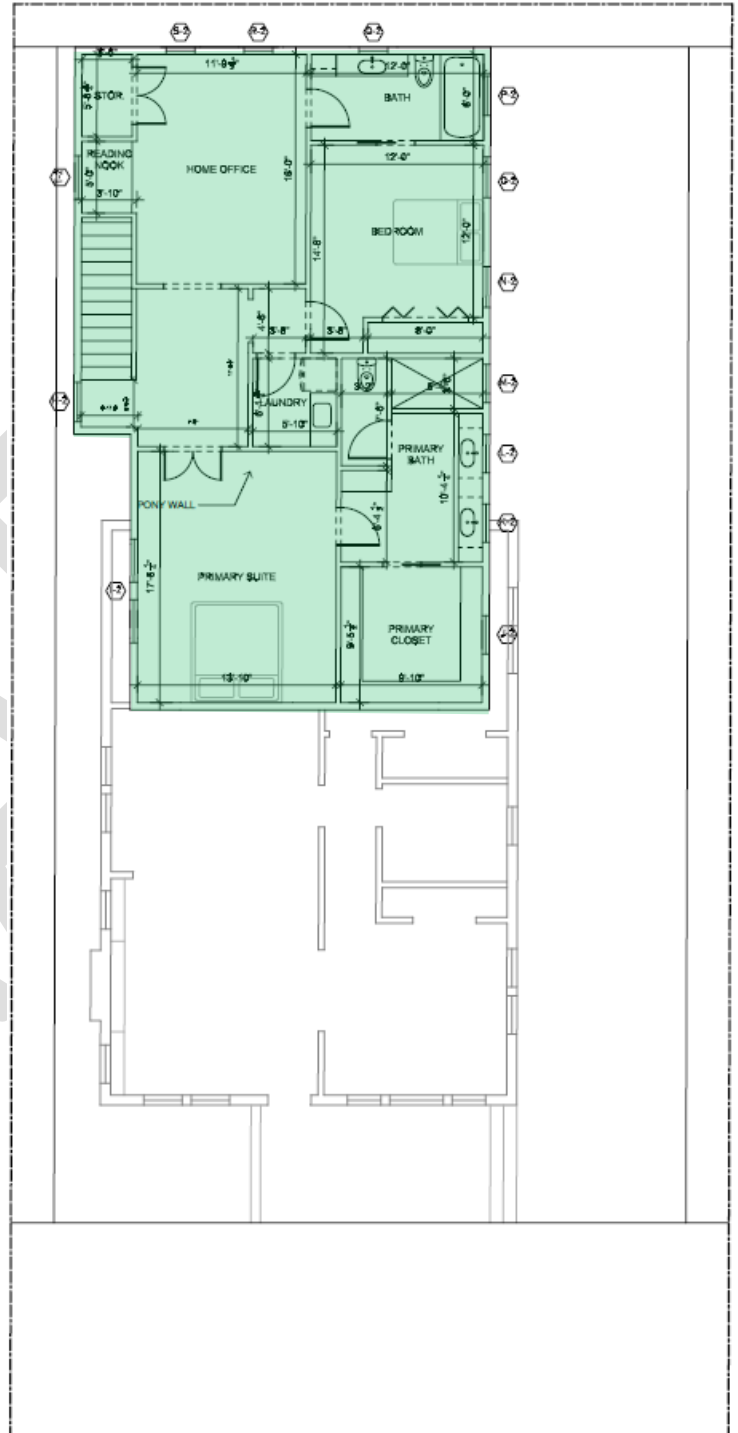


PROPOSED

SECOND FLOOR PLAN



EXISTING



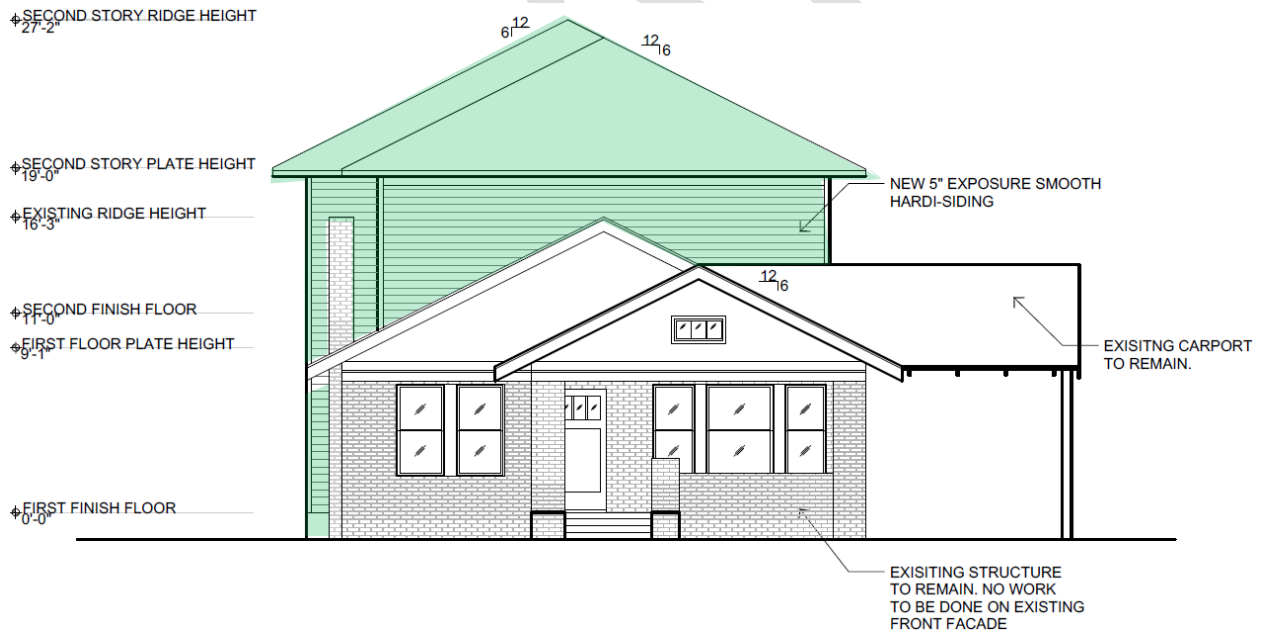
PROPOSED

FRONT (SOUTH) ELEVATION

EXISTING

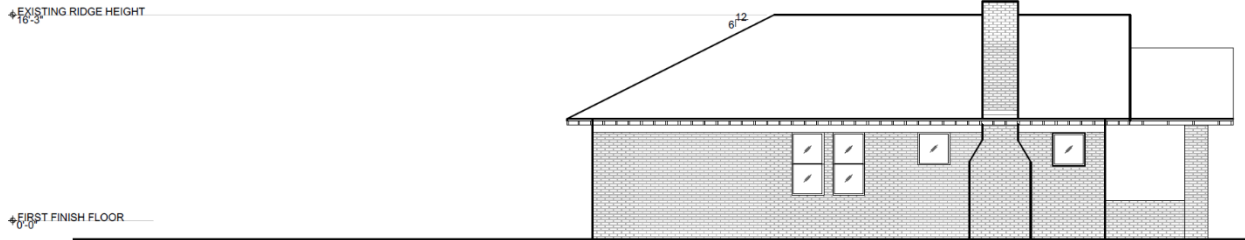


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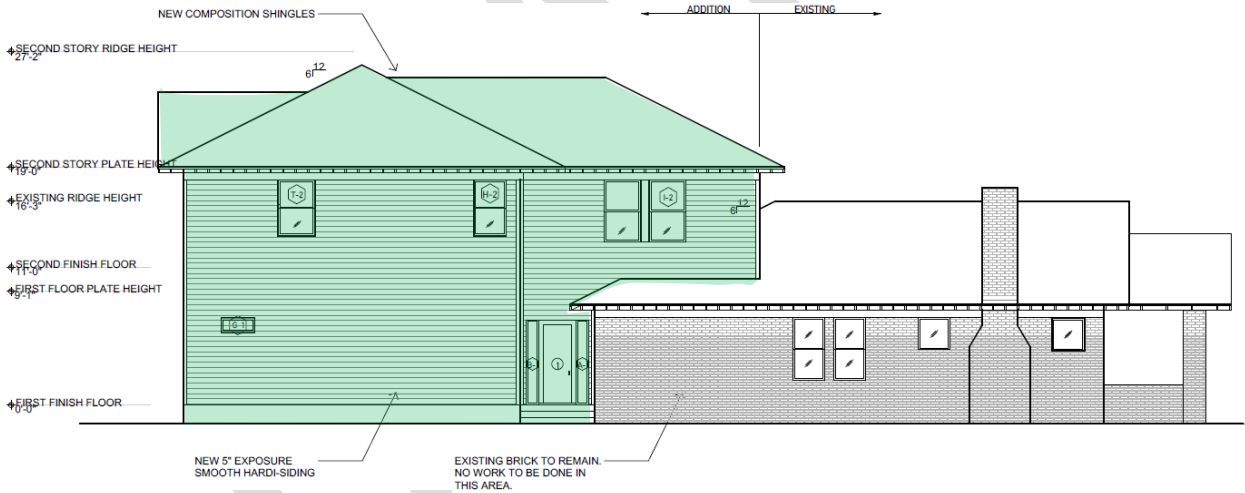


LEFT (WEST) ELEVATION

EXISTING

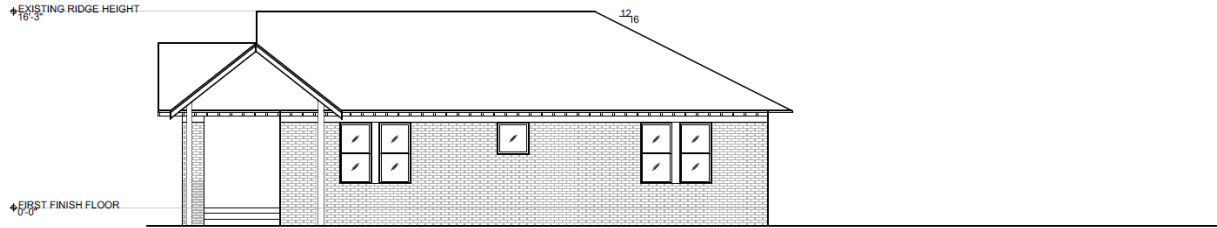


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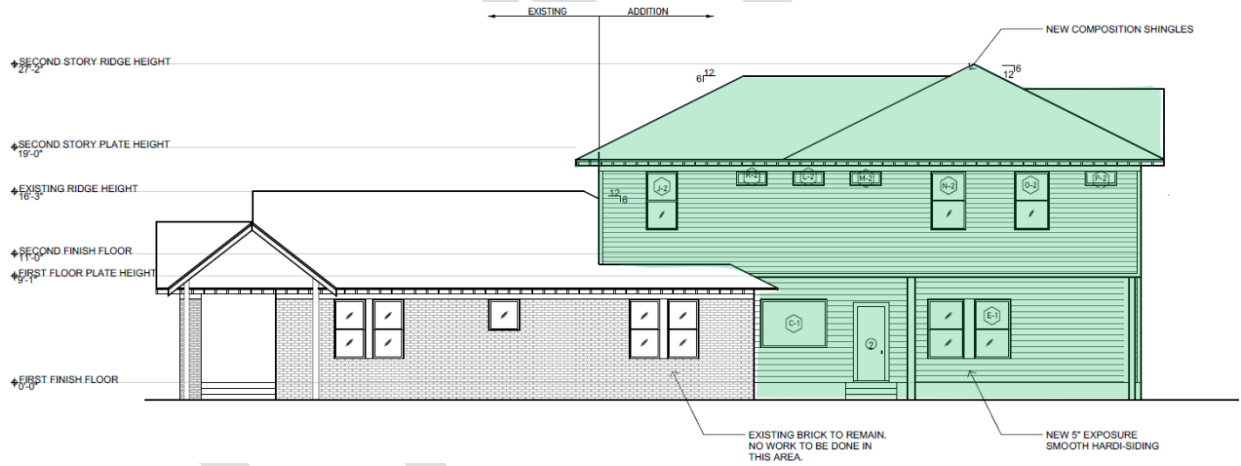


RIGHT (EAST) ELEVATION

EXISTING

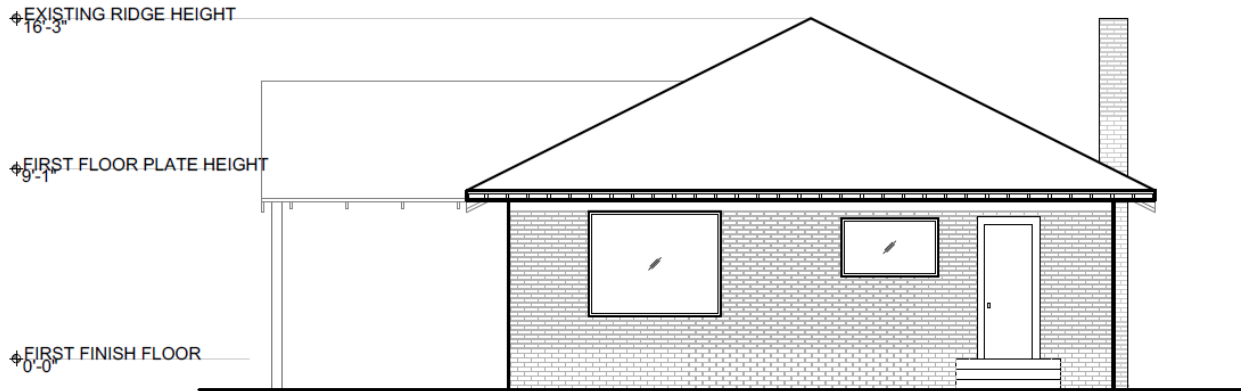


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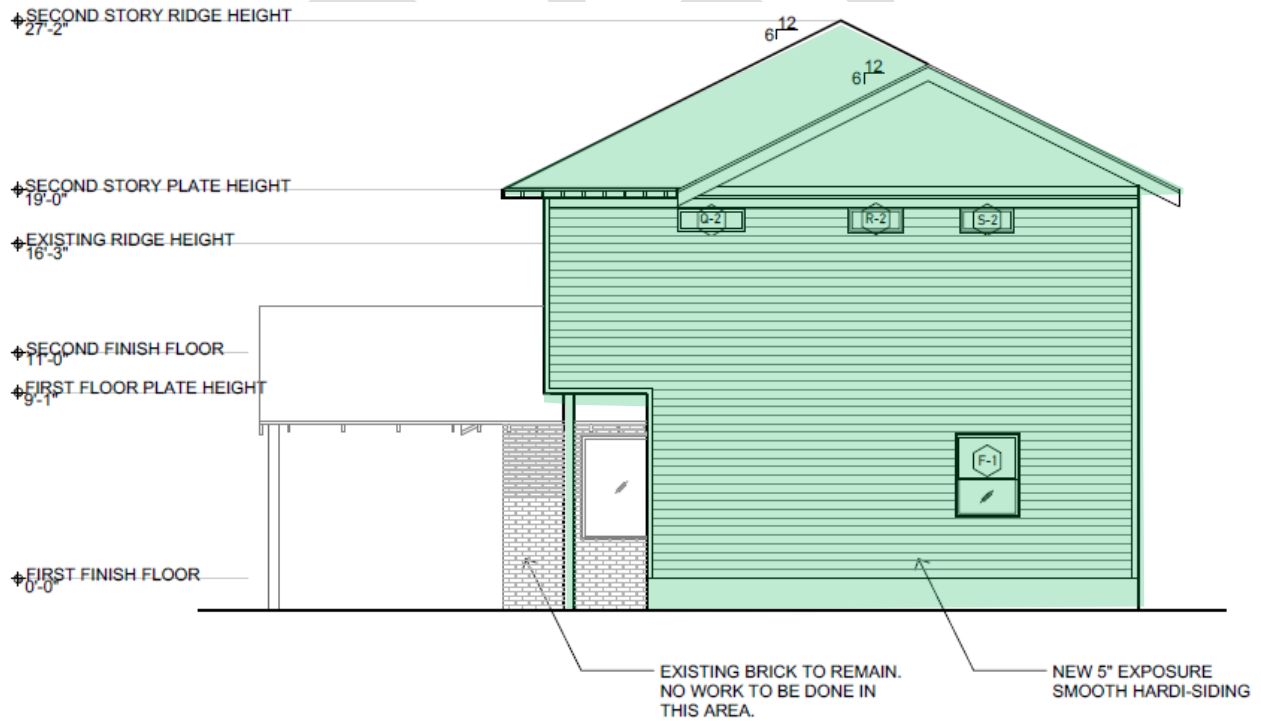


REAR (NORTH) ELEVATION

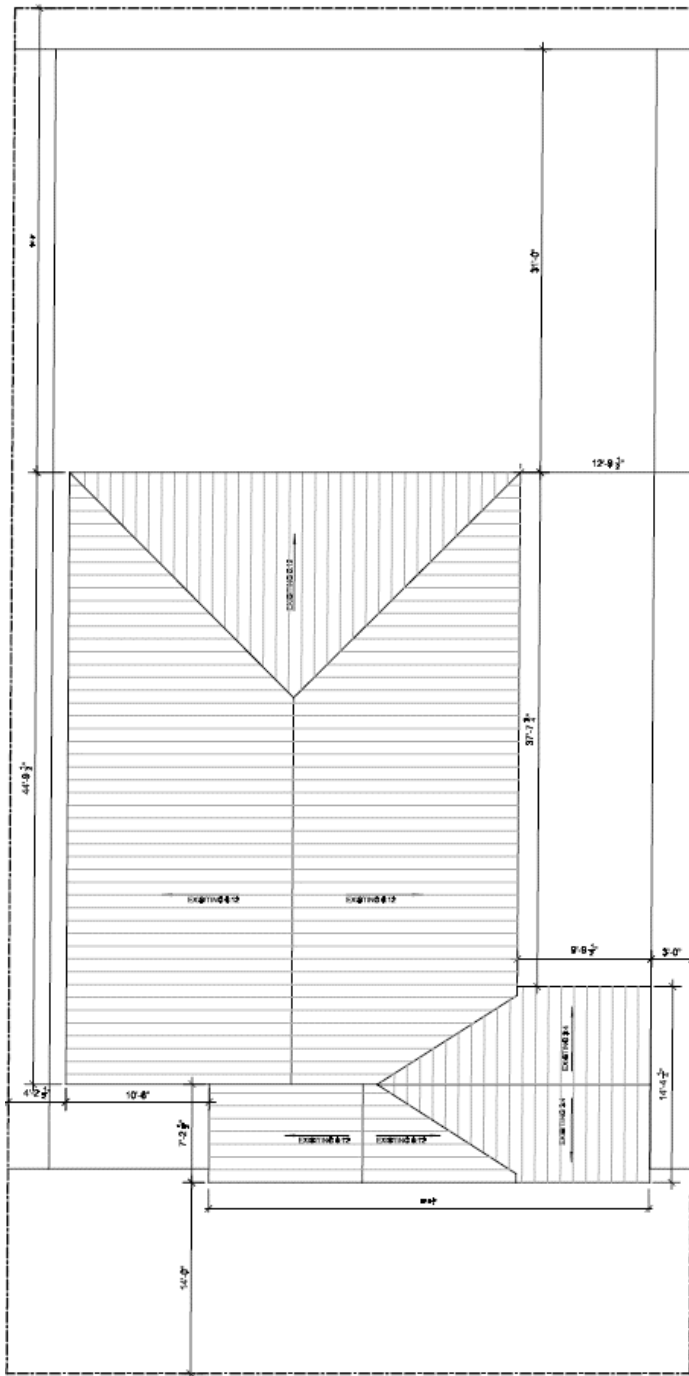
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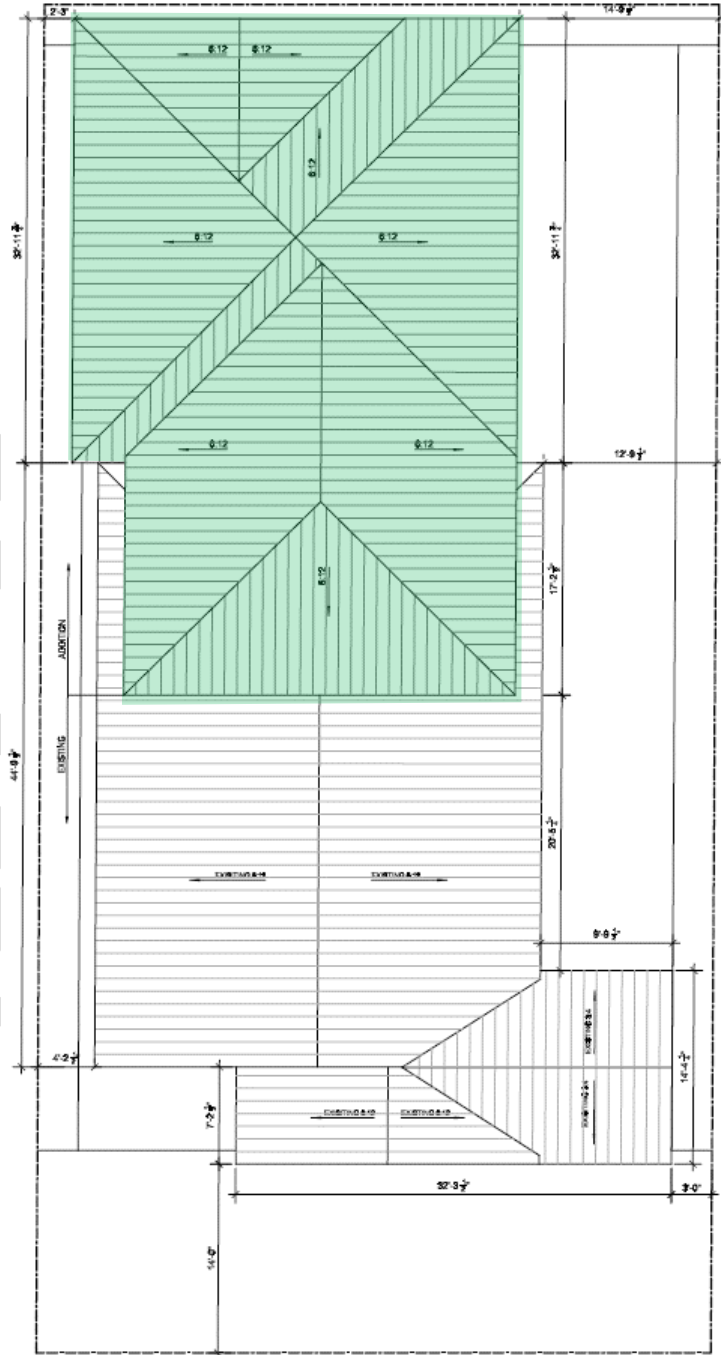
PROPOSED



ROOF PLAN



EXISTING



PROPOSED

WINDOW AND DOOR SCHEDULE

WINDOWS

SYMBOL	LOCATION	QUANTITY	TYPE	WIDTH	HEIGHT	NOTES
A-1	SIDE ENTRY	1	WOOD SIDE LITE	1'-0"	6'-8"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.25
B-1	SIDE ENTRY	1	WOOD SIDE LITE	1'-0"	6'-8"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.25
C-1	KITCHEN	1	WOOD FIXED INSET	5'-0"	4'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.27
D-1	GREAT ROOM	2	WOOD DOUBLE HUNG INSET	2'-2"	5'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.28
E-1	GREAT ROOM	2	WOOD DOUBLE HUNG INSET	3'-0"	5'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.29
F-1	GREAT ROOM	1	WOOD DOUBLE HUNG INSET	3'-0"	4'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.30
G-1	POWDER ROOM	1	WOOD TRANSOM INSET	2'-8"	1'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.31
H-2	HALLWAY	1	WOOD DOUBLE HUNG INSET	2'-8"	4'-6"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.32
I-2	PRIMARY SUITE	2	WOOD DOUBLE HUNG INSET	3'-0"	5'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.34
J-2	PRIMARY CLOSET	1	WOOD DOUBLE HUNG INSET	2'-8"	5'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.35
K-2	PRIMARY BATH	1	WOOD FIXED TRANSOM INSET	2'-8"	1'-2"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.40
L-2	PRIMARY BATH	1	WOOD FIXED TRANSOM INSET	2'-8"	1'-2"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.41
M-2	PRIMARY BATH	1	WOOD FIXED TRANSOM INSET	2'-8"	1'-2"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.42
N-2	BEDROOM	1	WOOD DOUBLE HUNG INSET	3'-0"	5'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.42
O-2	BEDROOM	1	WOOD DOUBLE HUNG INSET	3'-0"	5'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.43
P-2	BATH	1	WOOD TRANSOM FIXED INSET	2'-6"	1'-0"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.44
Q-2	BATH	1	WOOD TRANSOM FIXED INSET	3'-4"	1'-2"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.45
R-2	HOME OFFICE	1	WOOD DOUBLE HUNG INSET	2'-8"	1'-2"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.46
S-2	HOME OFFICE	1	WOOD DOUBLE HUNG INSET	2'-8"	1'-2"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.47
T-2	HOME OFFICE	1	WOOD FIXED INSET	3'-0"	4'-6"	Max Fenestration U-factor: 0.40; Max Glazed Fenestration SHGC: 0.48

DOORS

SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	NOTES
01	SIDE	HALF LITE EXTERIOR	3'-0"	8'-8"	
02	KITCHEN	FULL LITE EXTERIOR	3'-0"	8'-8"	