

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 6, 2022

**Applicant:** Jose Ramirez, agent for Rafael M. Locken, homeowner

**Property:** 623 Bayland Ave, Lot 11, Block 29, Woodland Heights Subdivision. The property includes a historic 1,180 square foot one-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.

**Proposal:** Alteration—Applicant proposes to build a 1,212 square foot two-story addition and other following changes:

- Restore original siding and replace as needed
- Restore original windows
- Replace roof with composition asphalt shingles
- The addition will maintain all four original corners
- Condition example listed on page 6 of the report

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

**Civic Association:** No comment received.

**Recommendation: Approval with conditions: Applicant to lower the roof pitch on the addition to 7:12; and have the second floor over original house match the setback on the inset.**

**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

Woodland Heights Historic District

Historic District Boundary

Building Classification

Contributing

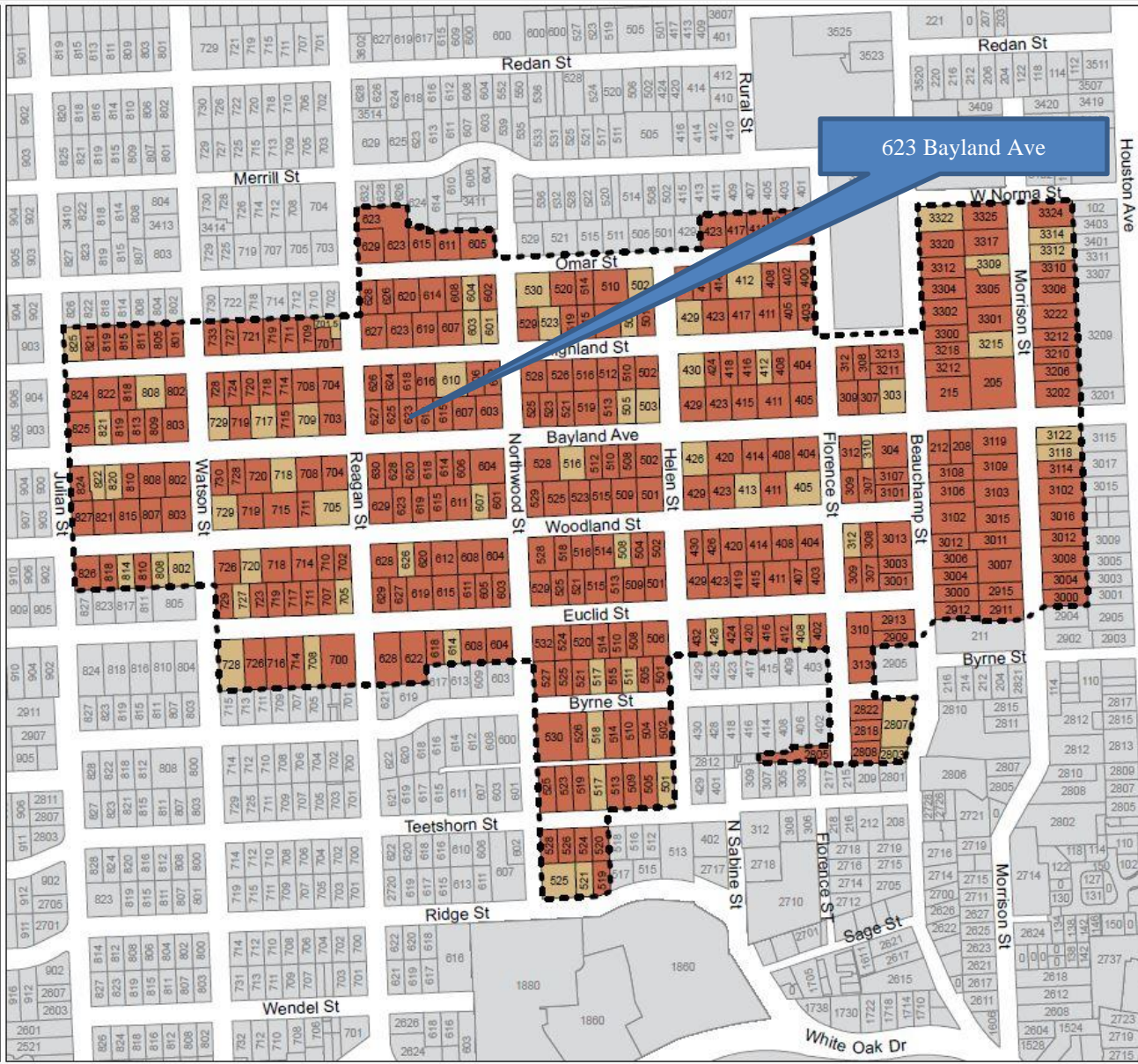
Non-Contributing

Established: July 29, 2011  
Source: GIS Services Division  
Date: March 11, 2014  
Reference: pj17480

0 65 130 260 390 Feet



PLANNING & DEVELOPMENT DEPARTMENT





Inventory Photograph

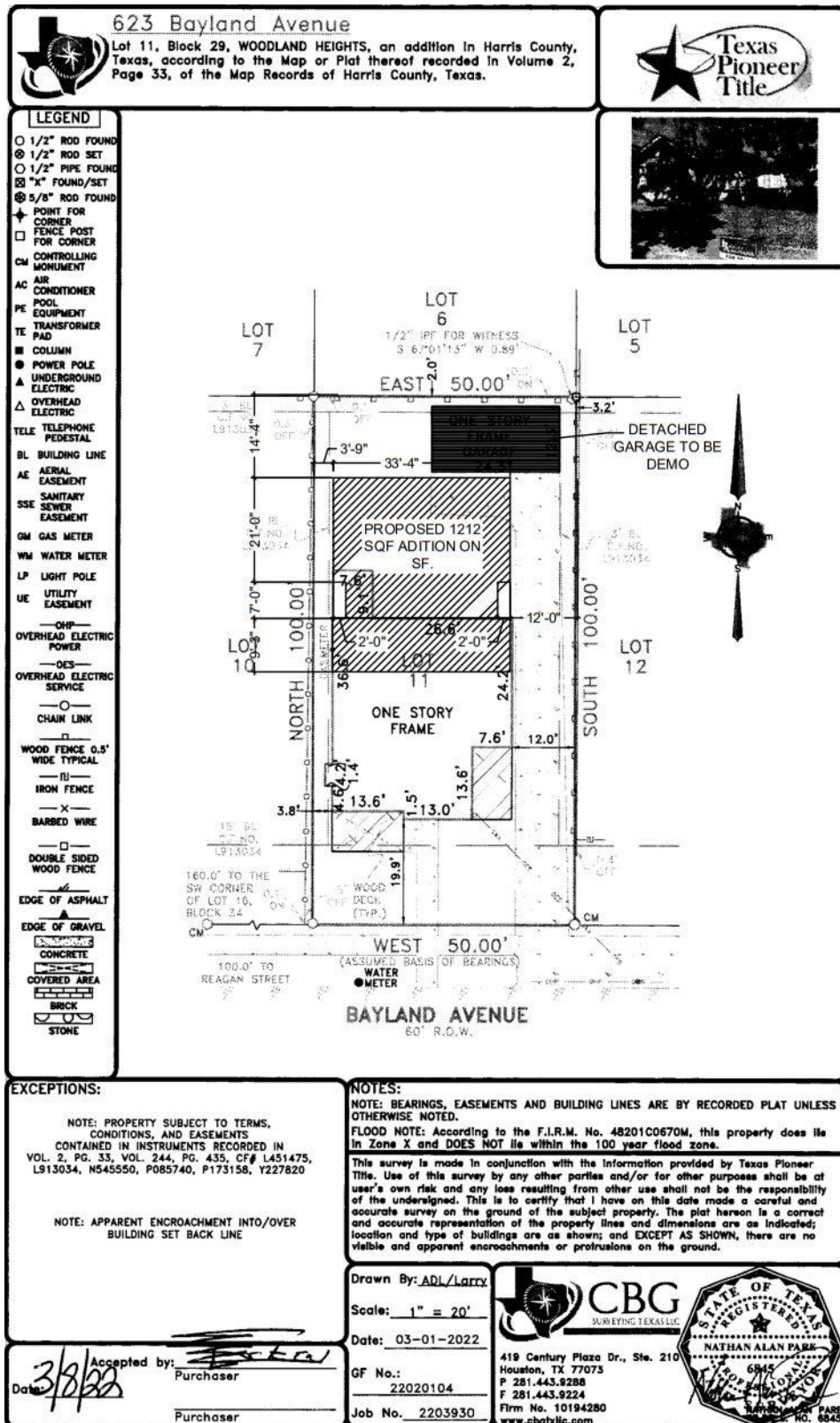


Current Photograph

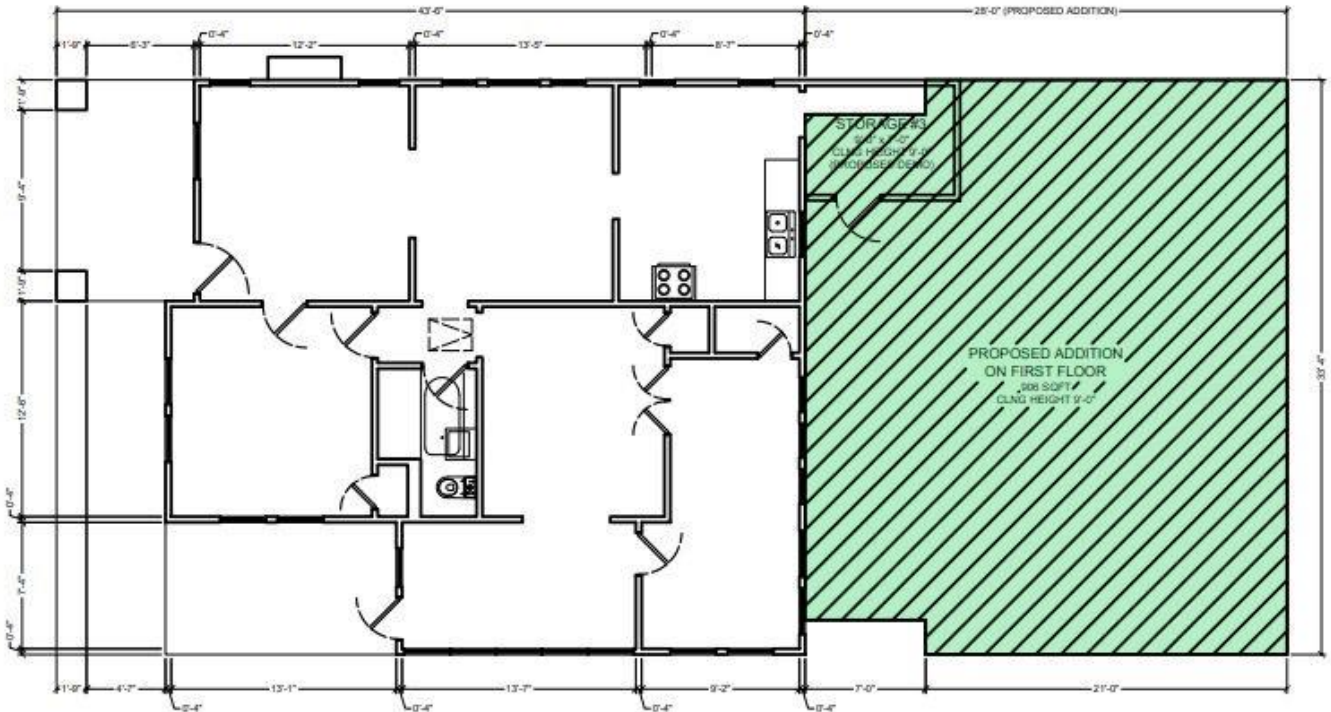




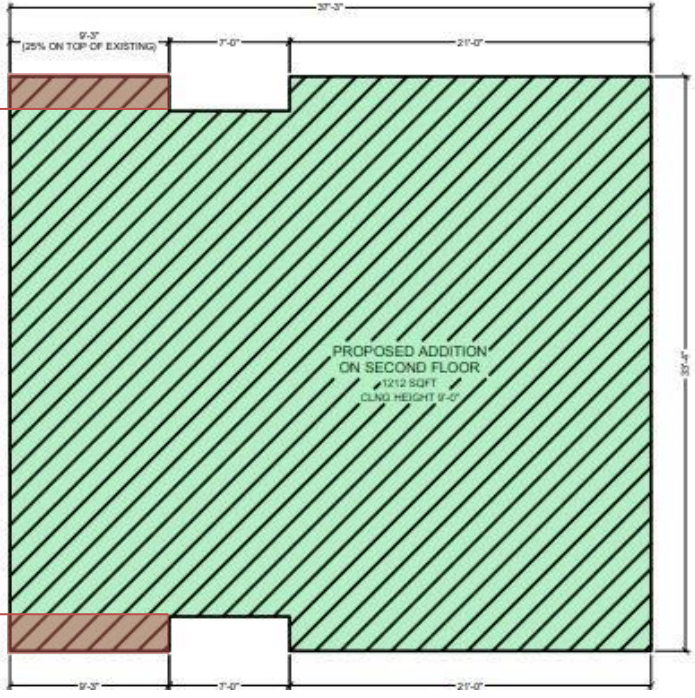
Survey



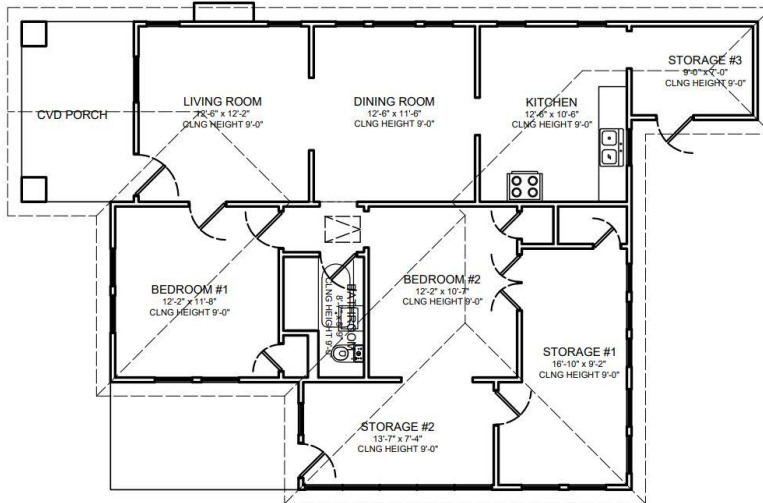
Proposed Site Plan



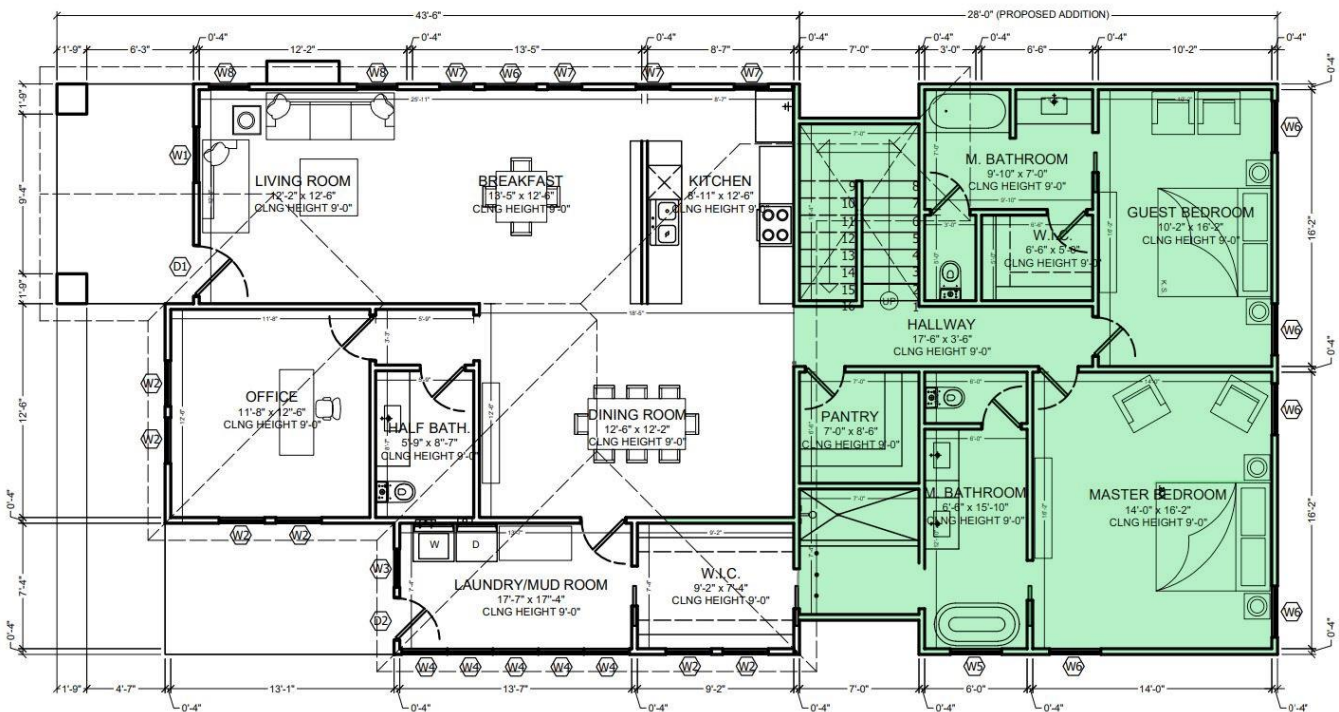
Condition



### Existing First Floor Plan

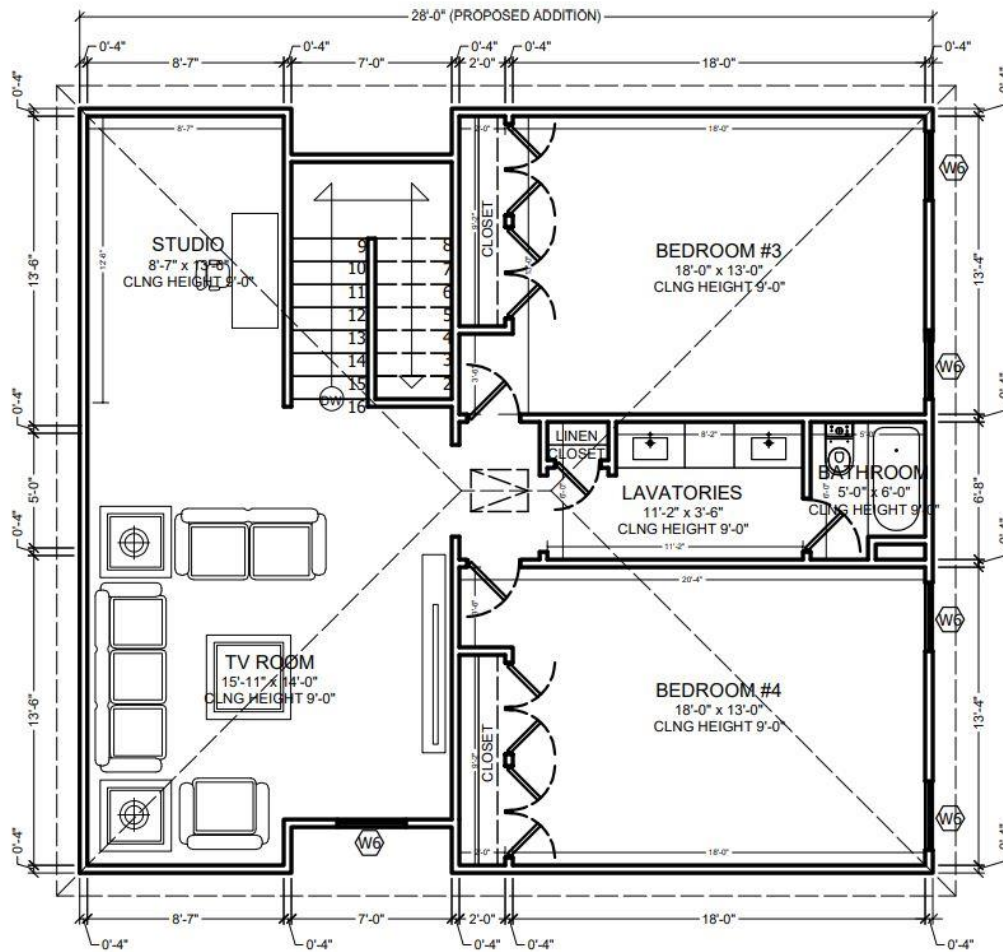


### Proposed First Floor Plan





Proposed Second Floor Plan





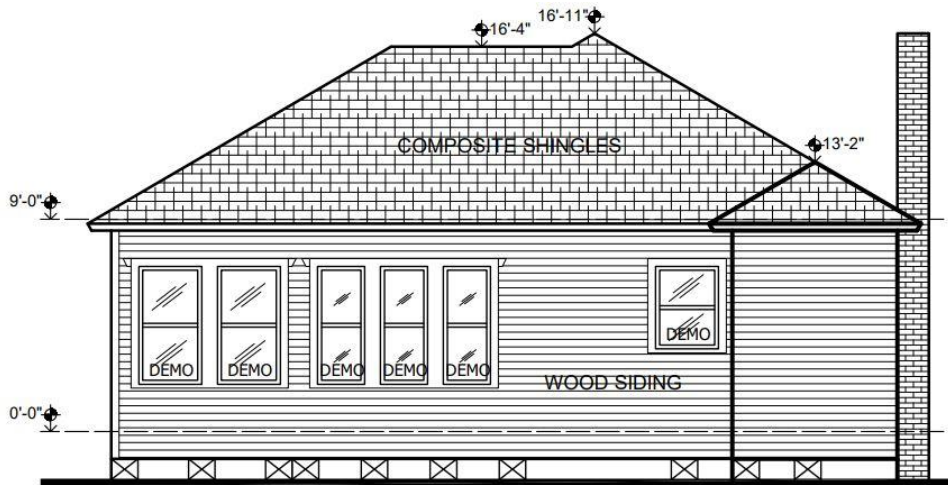
Existing South Elevation (front)



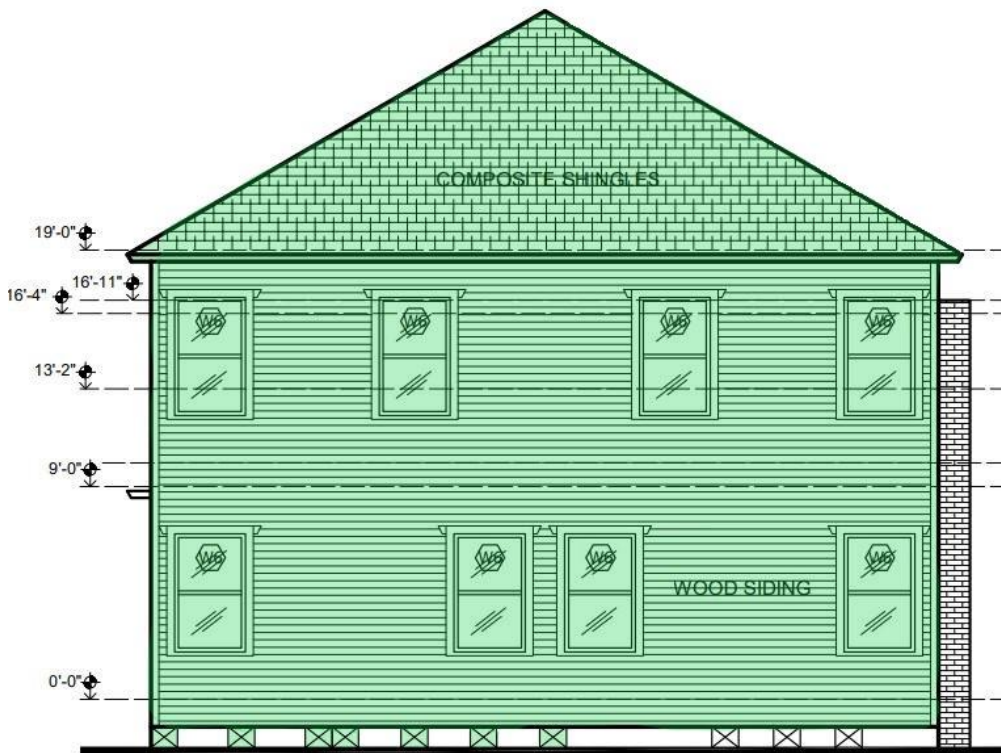
Proposed South Elevation (front)



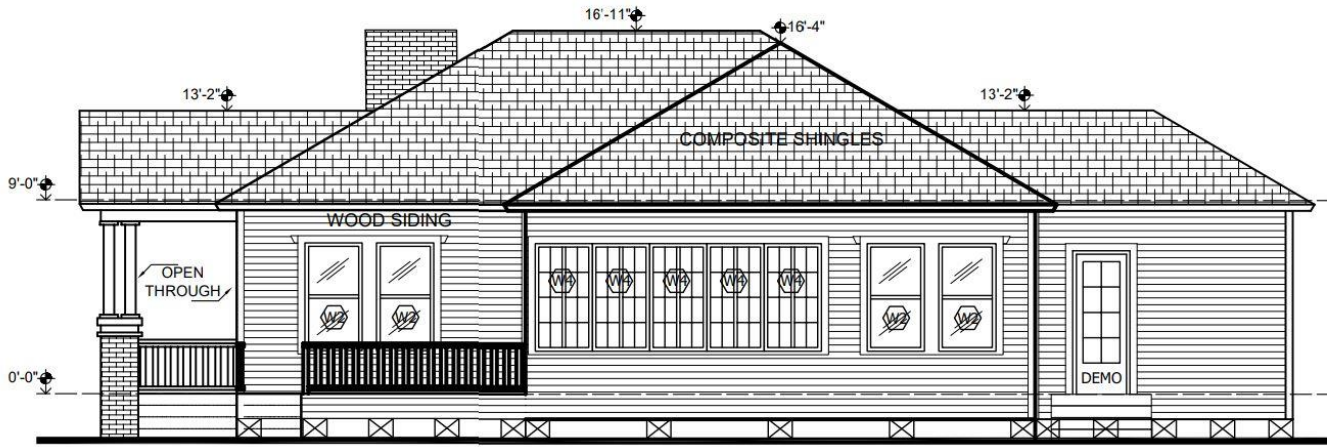
Existing North Elevation (rear)



Proposed North Elevation (rear)



Existing East Elevation (right)

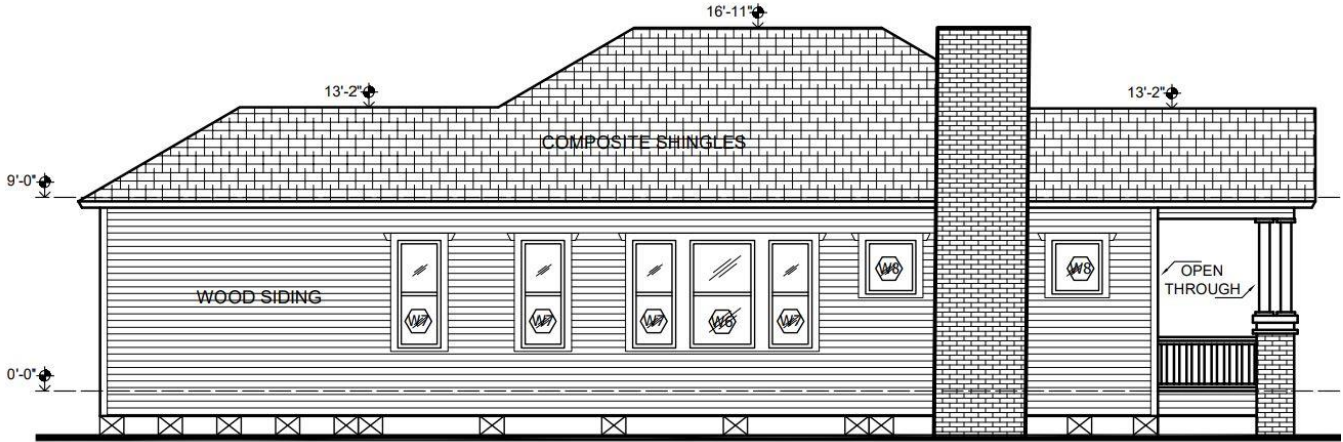


Proposed East Elevation (right)





Existing West Elevation (left)



Proposed West Elevation (left)

