

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** June 25, 2014

**Applicant:** Emiliano Zazueta for Fausto Bustamante, Frich Investments, LLC, owner

**Property:** 213 Bayland Avenue, lots 23 and 24, block 4, Woodland Heights Subdivision. The property includes a vacant 5,000 square foot (50' x 100') interior lot.

**Significance:** The property is a vacant lot located in the Woodland Heights Historic District.

**Proposal:** New Construction – The applicant was approved at the November 7, 2013 HAHC meeting to construct a 3,765 square foot two-story single-family residence with an attached two-story garage. The applicant has revised the approved residence and submitted it for considerations. The revisions include the following:

- Change the eastern portion of the front porch to a wood pergola porch cover from the previously approved full width front porch hipped roof.
- Change 1-over-1 sash windows to 2-over-1 sash windows
- Change the siding on front gable from cementitious horizontal lap siding with a 6" reveal to wood shingle shakes.
- Change siding on the south and east elevations of the attached garage from cementitious horizontal lap siding with a 6" reveal to wood shingle shakes.
- Install hipped roof dormers on the north and south elevations of the garage and a hipped roof dormer on the north elevation of the residence.

See enclosed application materials and detailed project description on p. 5-11 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions:

- Remove the wood pergola and continue the hipped porch roof over the full width front porch.

**HAHC Action:** Approved with Conditions:

- Remove the wood pergola and continue the hipped porch roof over the full width front porch.

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval

**Effective:** July 17, 2014



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

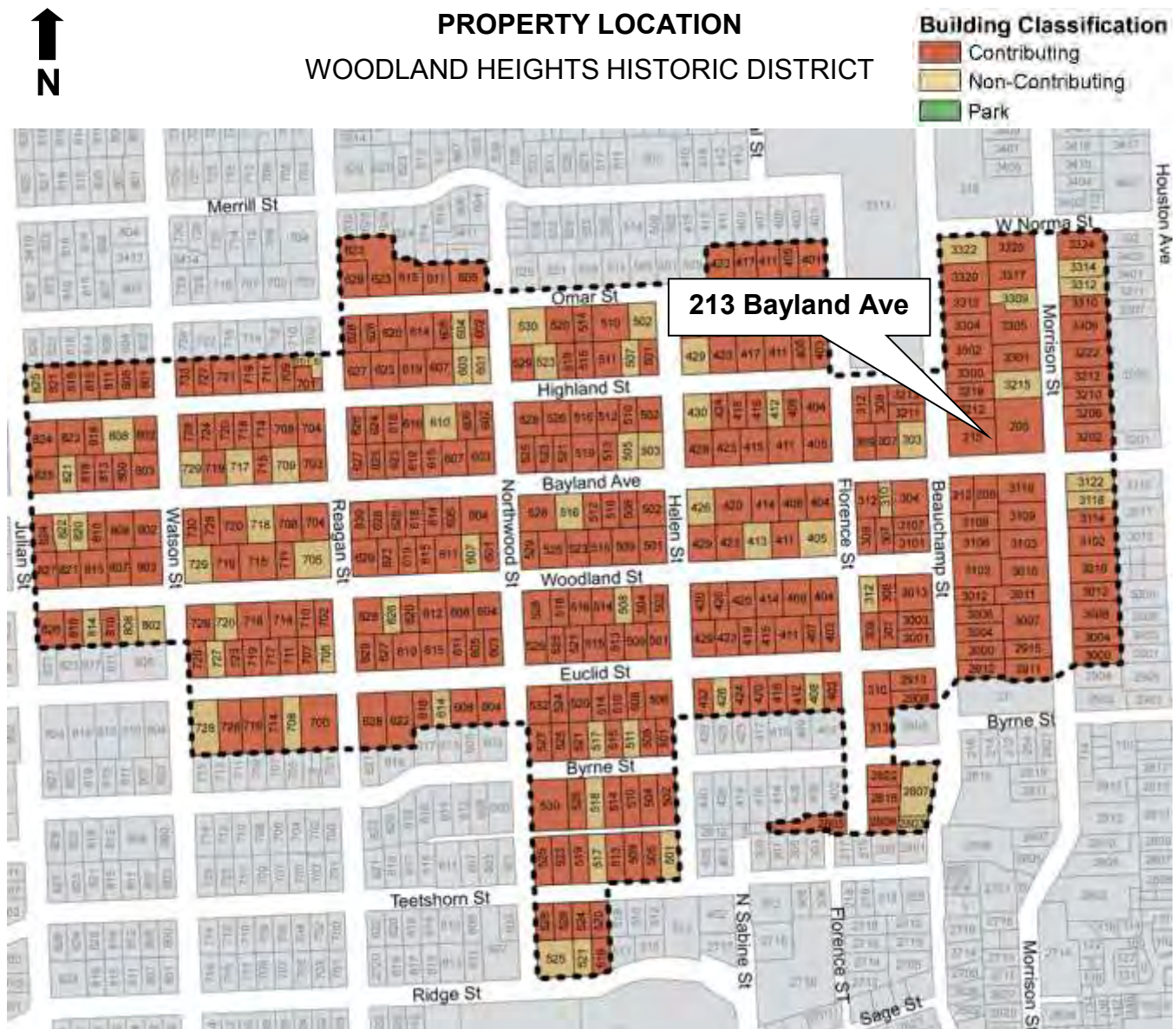
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- |                                     |                                     |                                     |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (1) The new construction must match the typical setbacks of existing contributing structures in the historic district   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district<br><i>Wood pergola porch covers are not a typical features of front porches in the historic district</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.  |





**NEIGHBORING PROPERTIES**



*215 Bayland Avenue – Contributing – 1903 (neighbor)*



*205 Morrison Street – Contributing – 1910 (neighbor)*



*212 Bayland Avenue– Contributing – 1924 (across street)*



*208 Bayland Avenue– Contributing – 1925 (across street)*



*3119 Morrison Street– Contributing – 1924 (across street)*

**SOUTH ELEVATION – FRONT FACING BAYLAND AVENUE**

APPROVED – 11/7/13

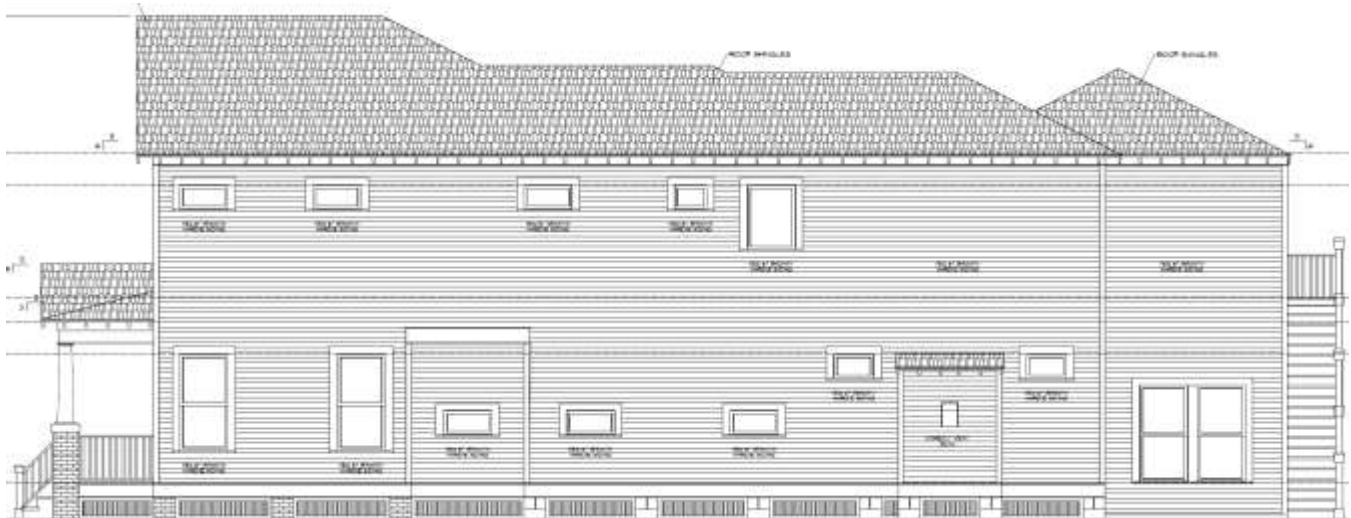


PROPOSED

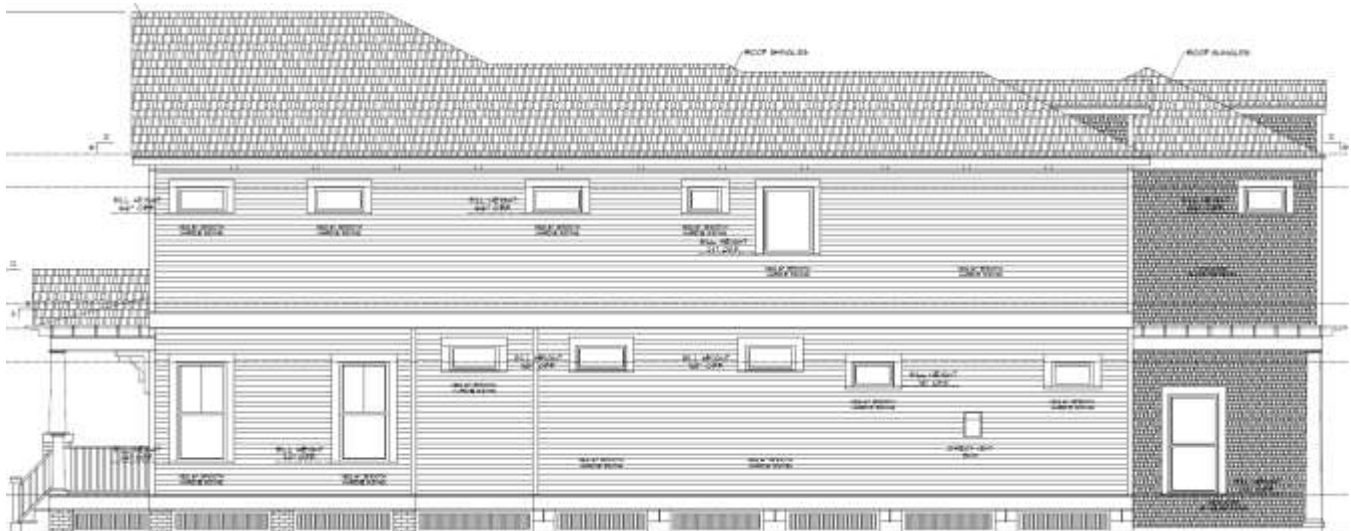


**EAST SIDE ELEVATION**

APPROVED – 11/7/13



**PROPOSED**



WEST SIDE ELEVATION

APPROVED – 11/7/13



PROPOSED



**NORTH (REAR) ELEVATION**

APPROVED – 11/7/13



PROPOSED

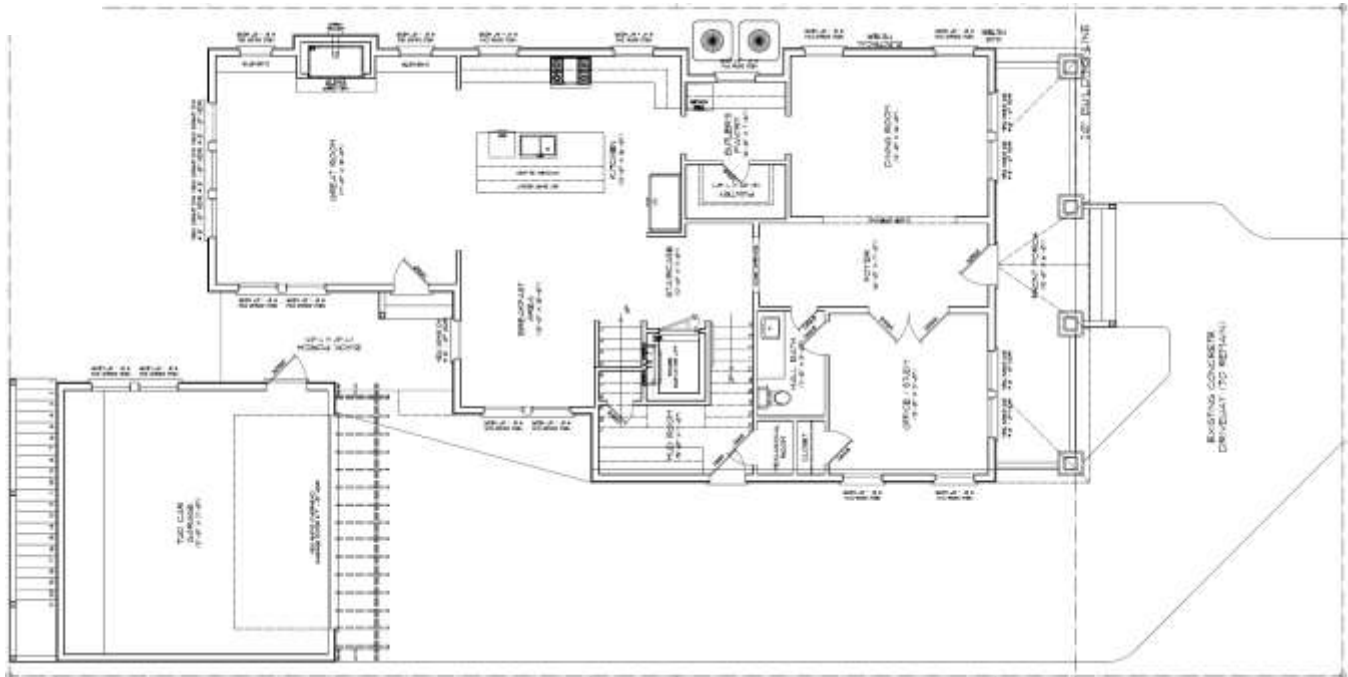




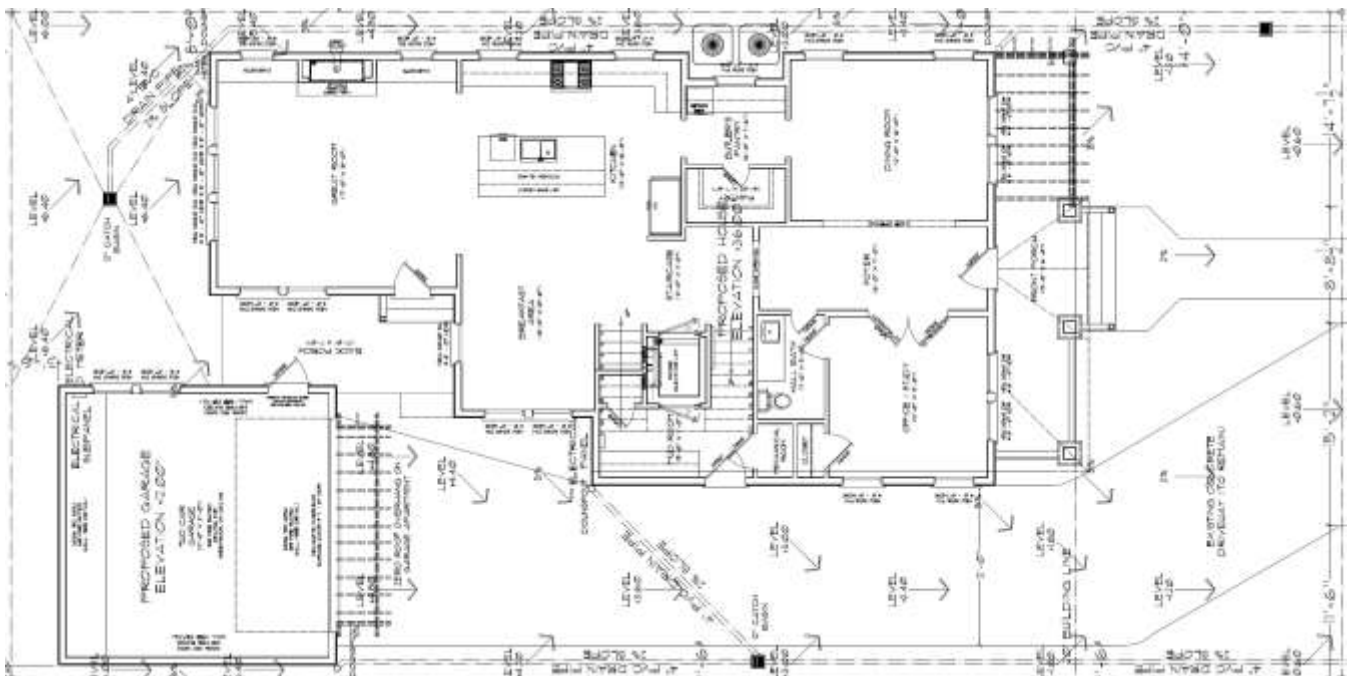


**SITE PLAN**

APPROVED – 11/7/13



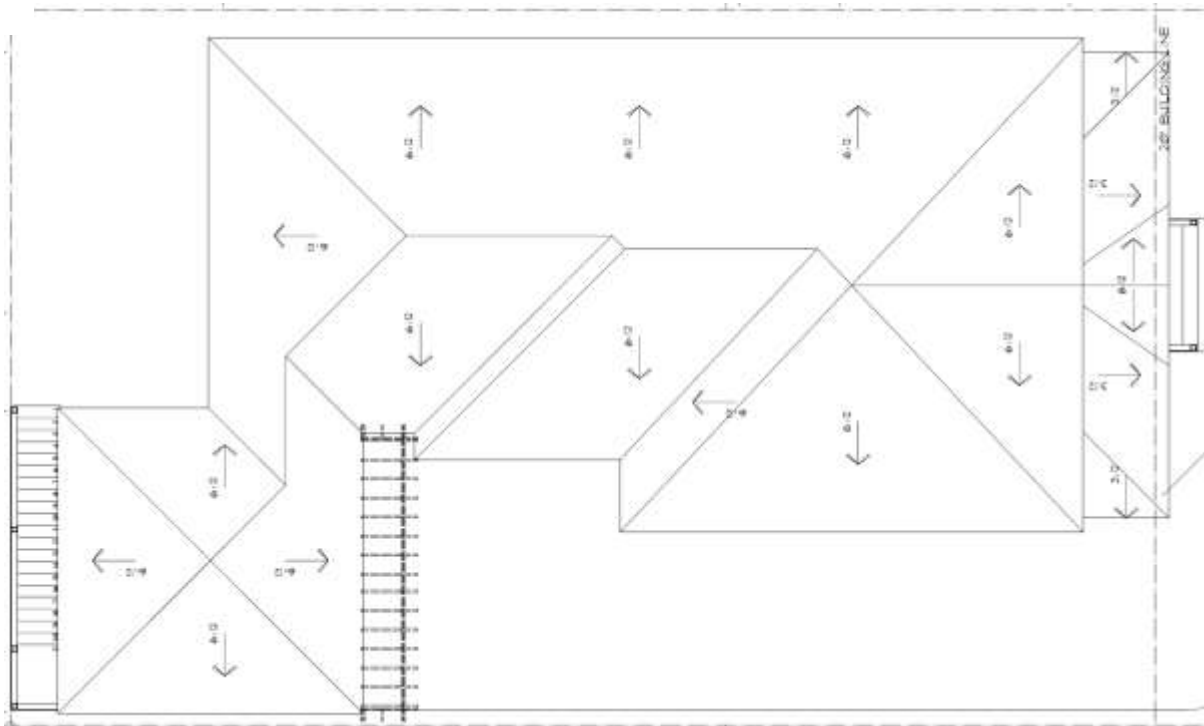
**PROPOSED**



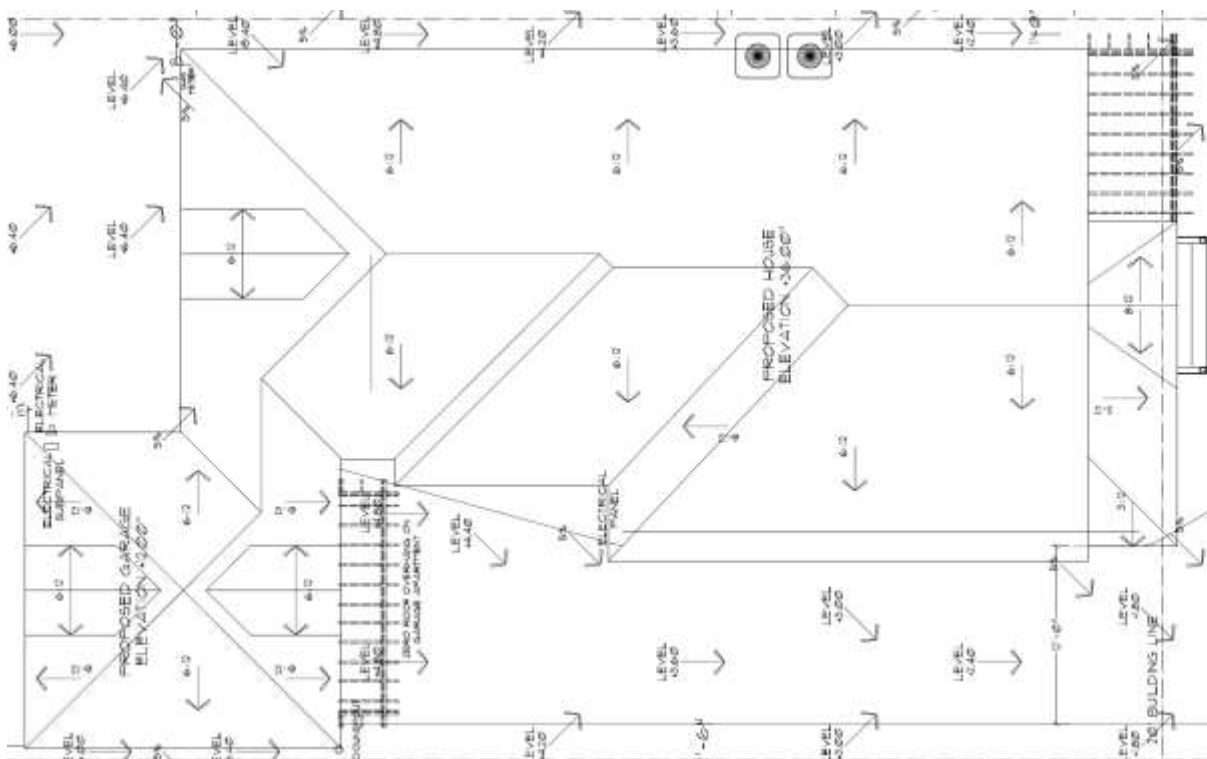


## ROOF PLAN

APPROVED – 11/7/13



PROPOSED



### PROJECT DETAILS

**Windows/Doors:** The residence and attached garage will feature two-over-1 wood sash windows (previously approved 1-over-1 wood sash windows)

**Exterior Materials:** The front gable of the residence will be clad with wood shingle shakes (previously approved cementitious horizontal lap siding with a 6" reveal).

The attached garage will be clad with wood shingle shakes on the south and east elevations (previously approved cementitious horizontal lap siding with a 6" reveal).

**Roof:** The eastern section of the full width front porch will feature a wood pergola porch covering (previously approved full width front porch with a hipped roof).

A hipped roof dormer will be added to the north elevation of the residence and hipped dormers will be added to the north and south elevations of the garage. The dormers will feature slatted vents.