

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Tylor Hearn, Blue River Custom Builders, Inc, owner

Property: 525 Bayland Avenue, Lot 9, Block 20, Woodland Heights Subdivision. The property includes a historic 1,798 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') corner lot.

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

Proposal: Alteration – At the June 13, 2013 the Commission approved a COA for a rear two story addition to a one-story contributing residence. The applicant has revised the plan and submitted the following for consideration:

- Install a set of single lite french doors and construct a porch measuring 9' wide and 4'-6" deep on the west elevation of the rear addition facing Northwood Street.

See enclosed application materials and detailed project description on p. 6-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

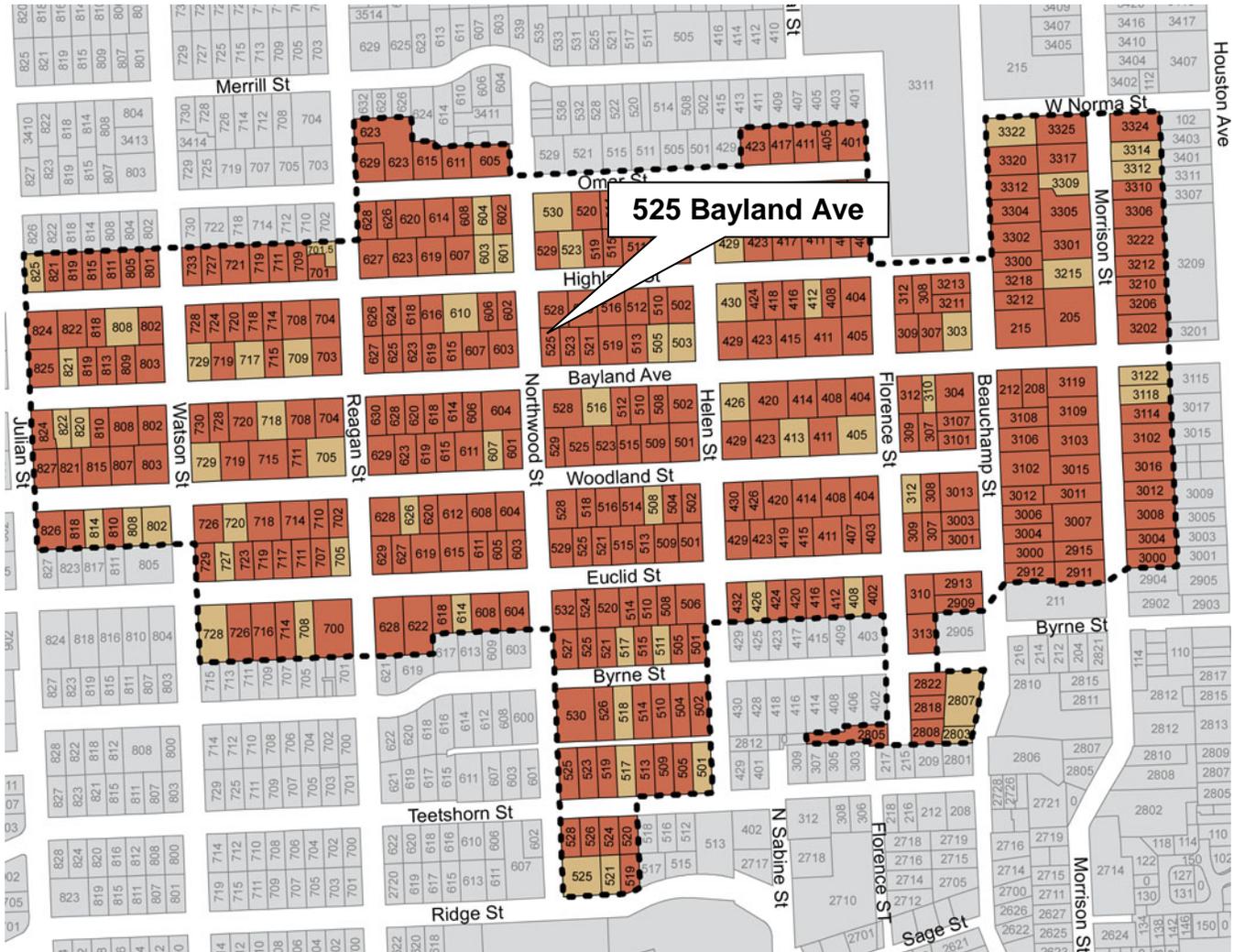
- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product 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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
WOODLAND HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



DRAFT

SOUTH ELEVATION – FRONT FACING BAYLAND AVENUE

EXISTING

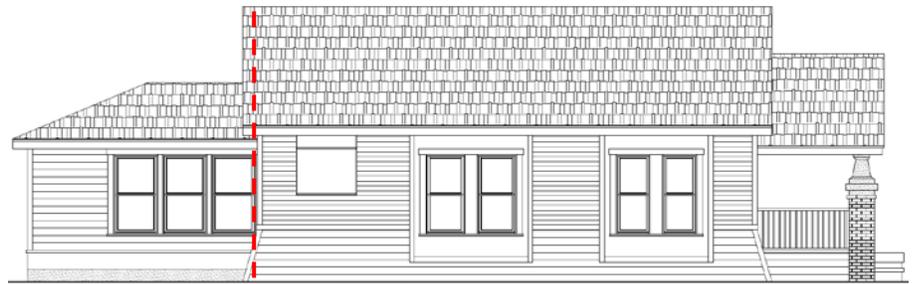


APPROVED – 6/13/13
NO PROPOSED CHANGES



WEST SIDE ELEVATION FACING NORTHWOOD STREET

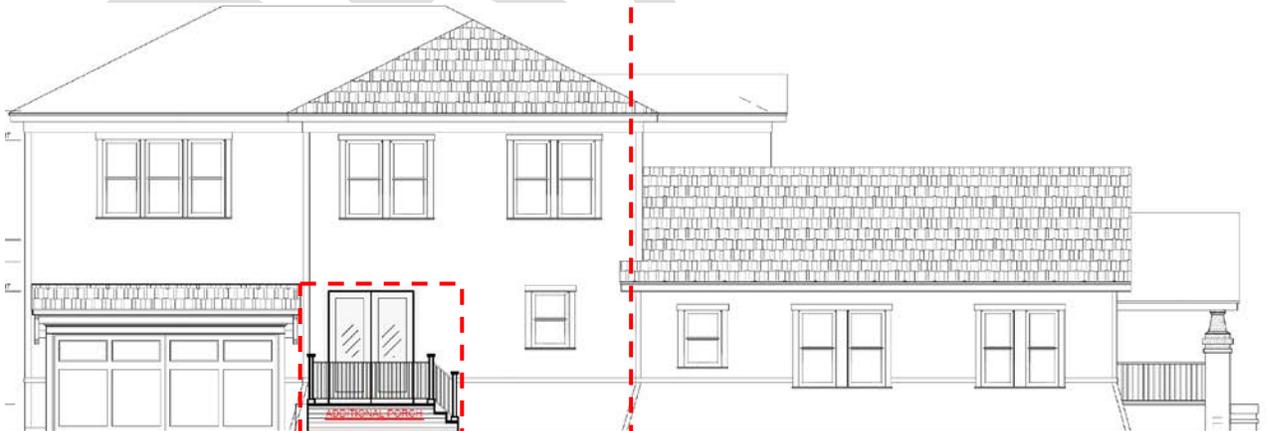
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APPROVED – 6/13/13



PROPOSED



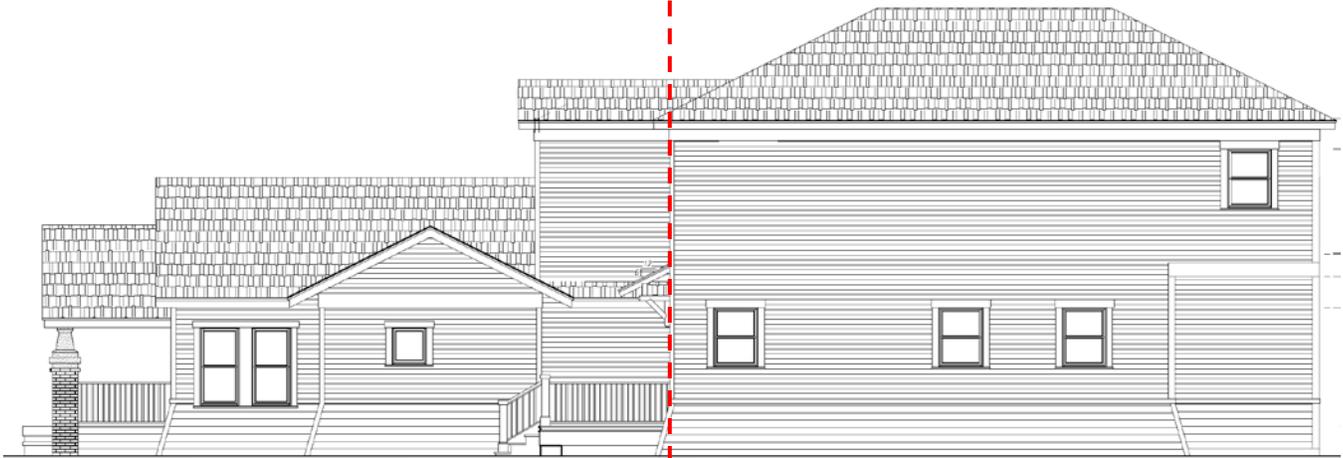
ORIGINAL REAR WALL

EAST SIDE ELEVATION

EXISTING



APPROVED – 6/13/13
NO PROPOSED CHANGES



ORIGINAL REAR WALL

NORTH REAR ELEVATION

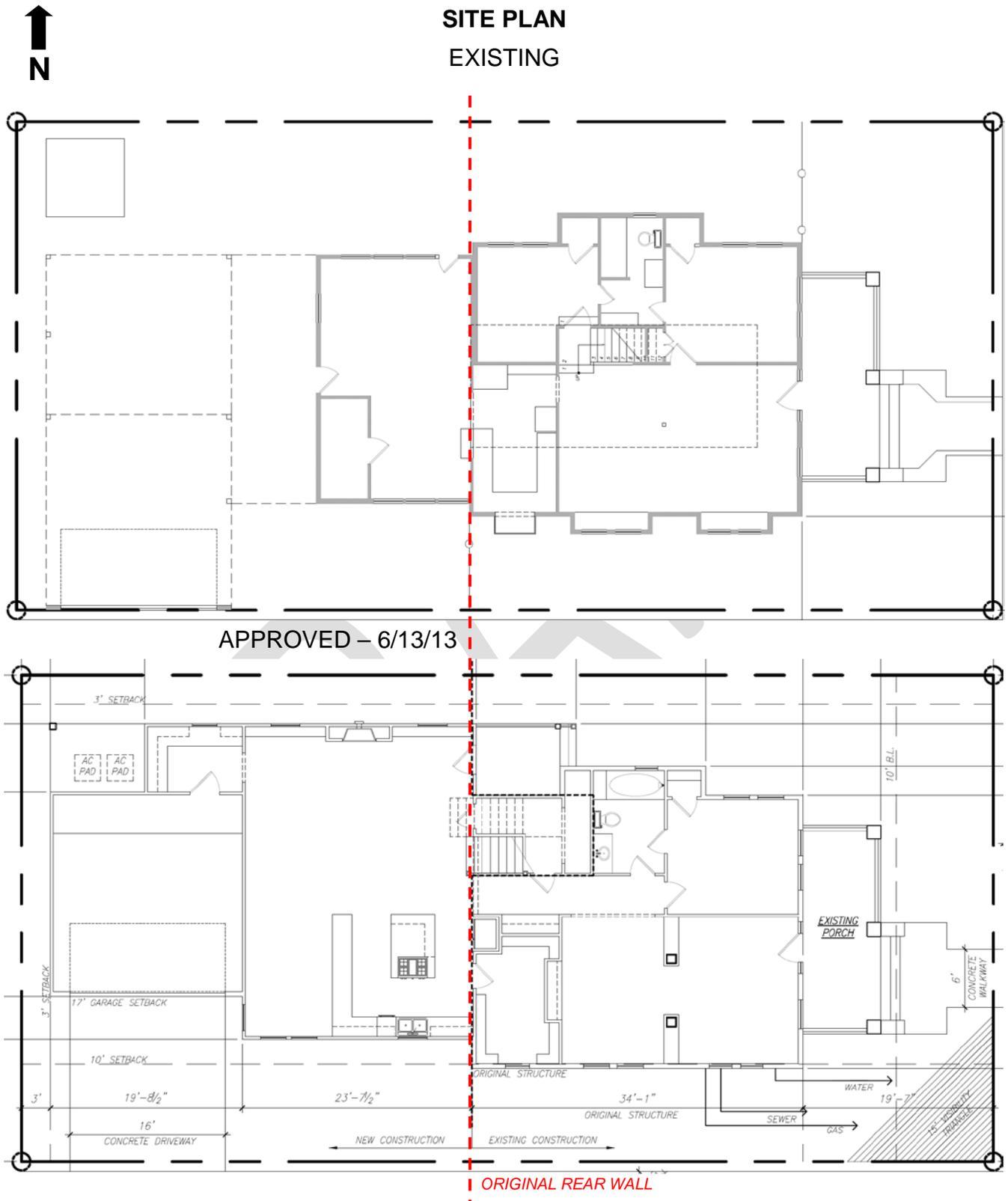
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APPROVED – 6/13/13

NO PROPOSED CHANGES

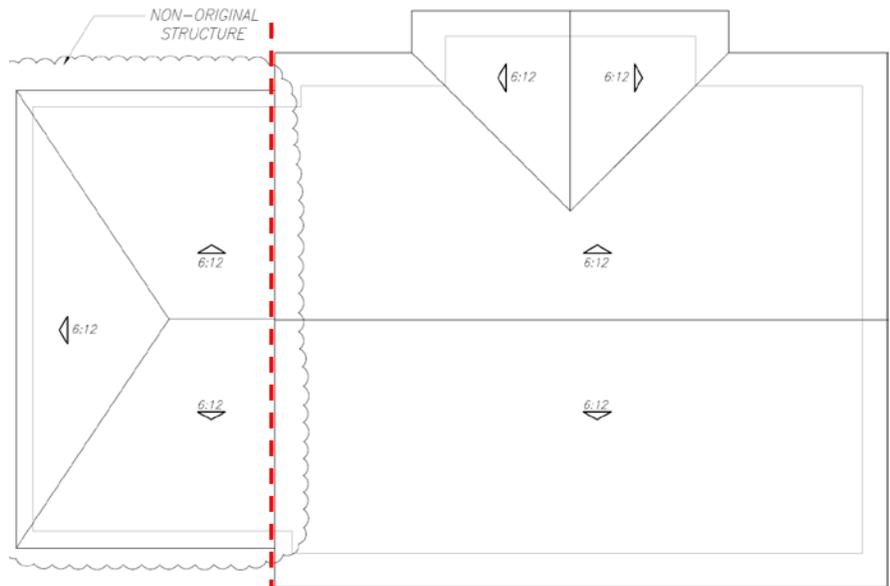




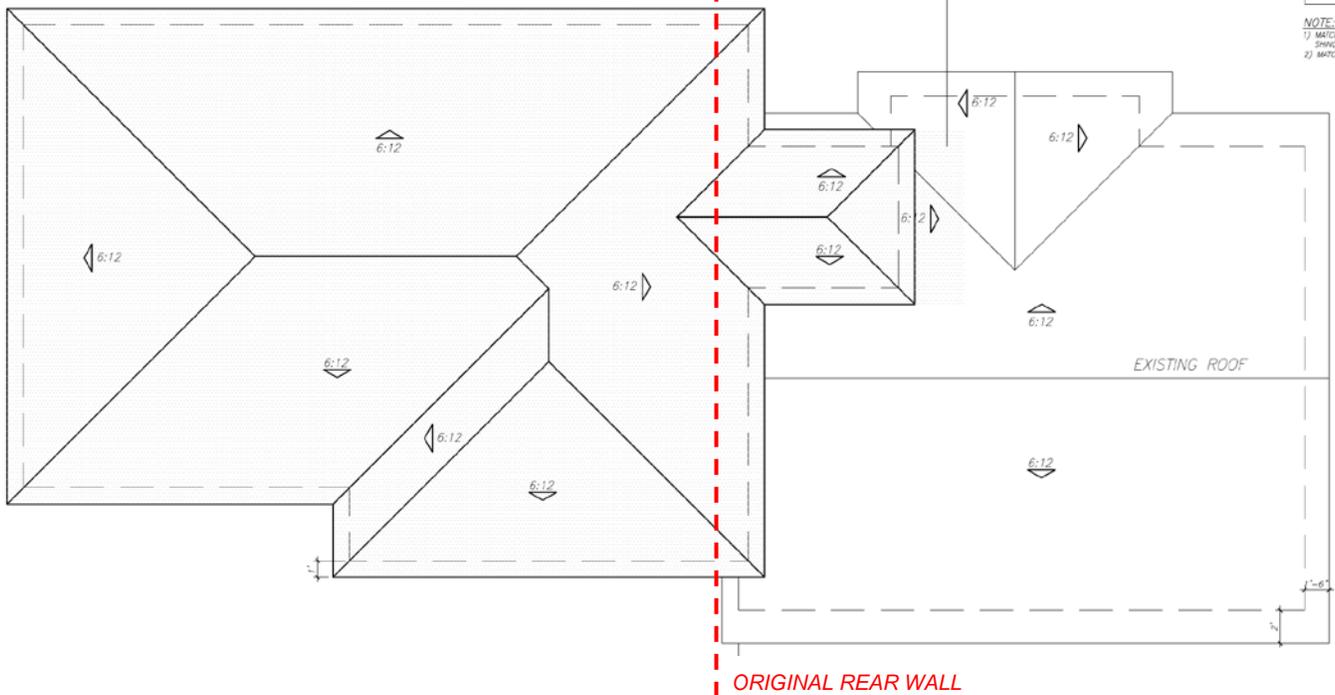


ROOF PLAN

EXISTING



APPROVED – 6/13/13
NO PROPOSED CHANGES



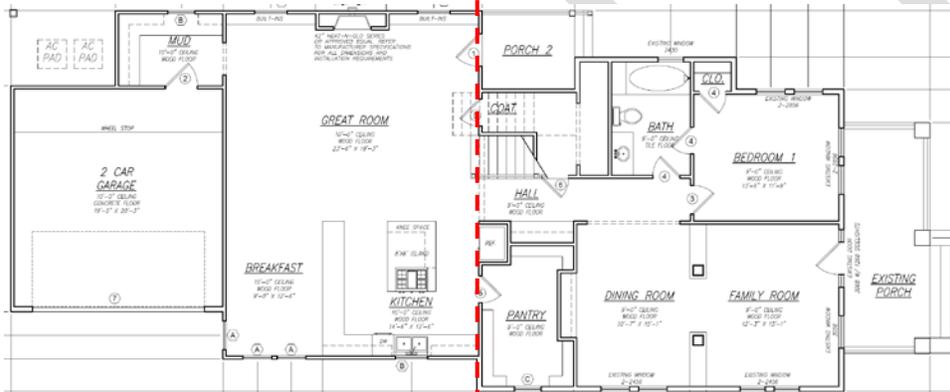


FIRST FLOOR PLAN

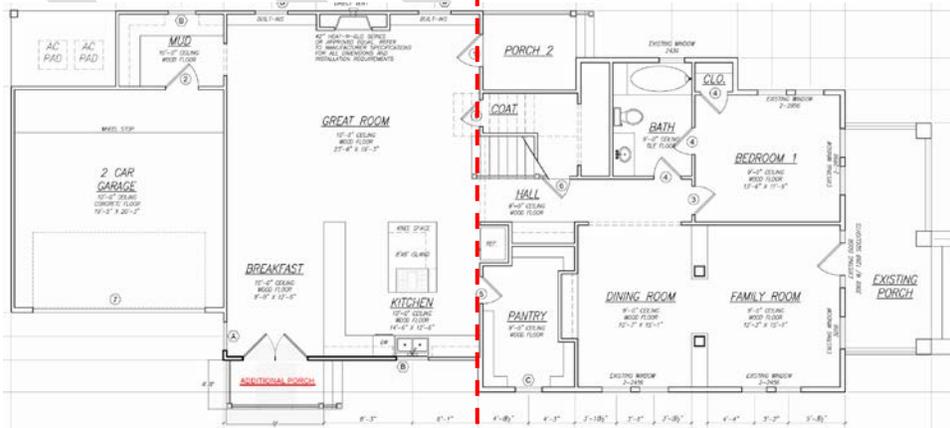
EXISTING



APPROVED - 6/13/13



PROPOSED



ORIGINAL REAR WALL

PROJECT DETAILS

Shape/Mass: The proposed addition will feature a side porch measuring 9' wide and 4'-6" deep. The porch will measure 2' in height.

Windows/Doors: Install a set of single lite french doors on the proposed addition (previously approved two 1-over-1 sash windows).

Exterior Materials: The porch will feature wood steps, handrails, guardrails, and wood lap skirting.

Side Elevation: The proposed addition will feature a set of single lite french doors (previously approved two 1-over-1 wood sash windows) and a porch featuring wood steps, handrails, and guardrails.
(West)

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