

CERTIFICATE OF APPROPRIATENESS

Applicant: Sarah Hannah, agent for Melissa B. Hagan, owner

Property: 212 Bayland St, Tracts 14A & 15A, Block 3. Woodland Heights Subdivision. The property includes a two-story wood frame approximately 2,905 square foot single-family residence situated on a 6,500 square foot corner lot.

Significance: Contributing Prairie house, constructed circa 1924, located in the Woodland Heights Historic District.

Proposal: Alteration- Addition, Door, Windows

The applicant is proposing to screen in an existing 119 square foot porch to make it enclosed, and add an additional 66 square feet to it, making it 185 square feet in total. The addition will feature Hardie wrapped wood columns to match the existing columns with screened panels at the enclosure. The new hipped roof at the addition will match the existing composition roofing material and have a slope of 3.5/12.

In addition, the applicant is proposing to replace the non-original front door and decorative windows on the front elevation with a stained wood door and wood windows. Along the west and south elevations (the side and back of the house), new windows are being proposed and a new full lite back door. The windows at the rear of the house will be 1/1 painted wood windows to match existing. All windows will be inset and recessed into the wall openings. The new windows and doors fall almost entirely within the non-original addition, with only a small portion of one window falling within the back of the original house.

Public Comment: No public comment received

Civic Association: No comment received from civic association

Recommendation: Approval

HAHC Action:

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:

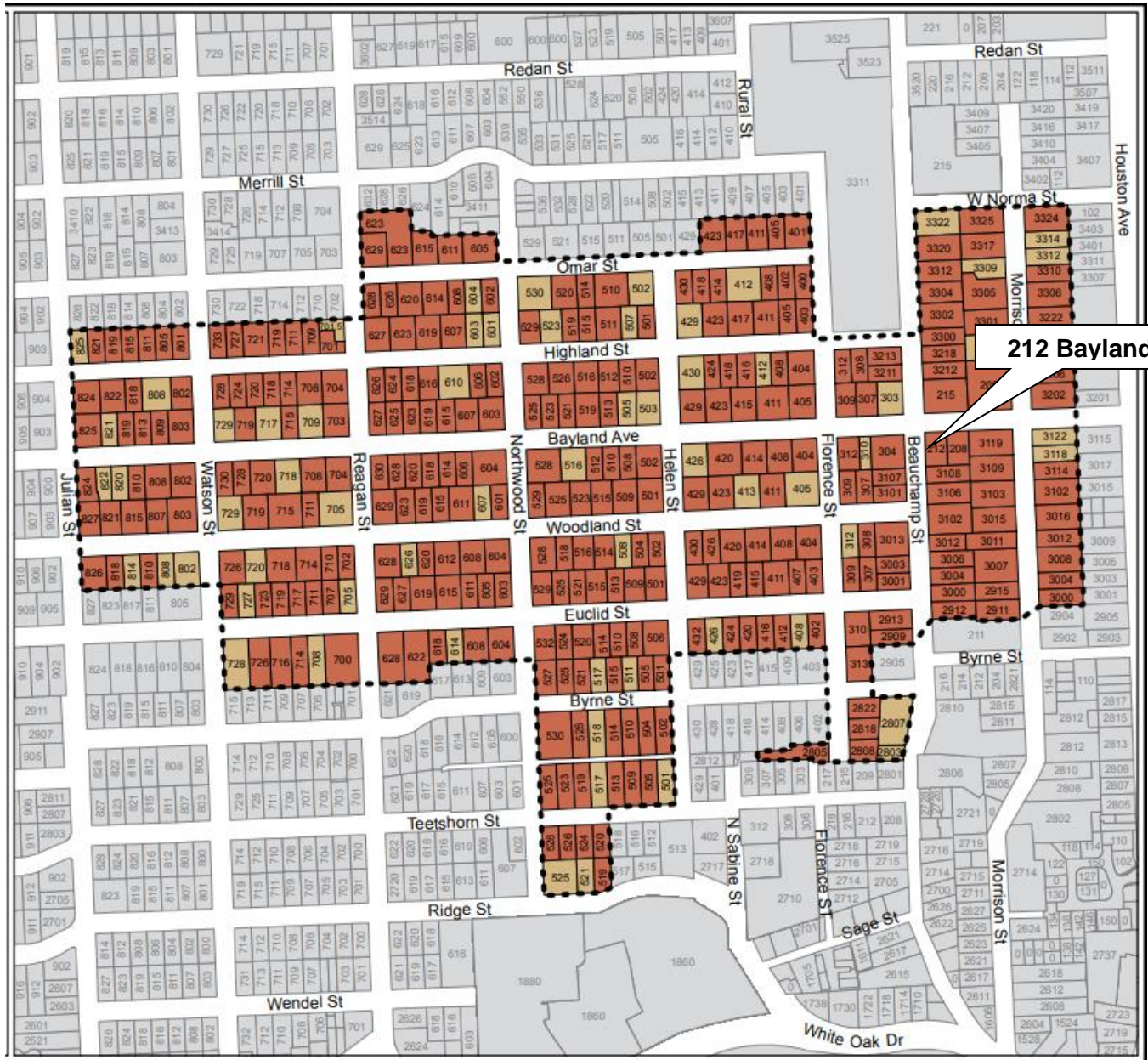
S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

Contributing

Non-Contributing

INVENTORY PHOTO



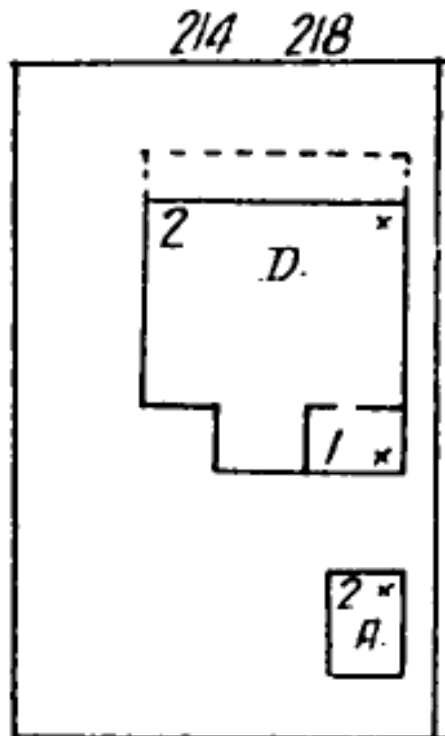
CURRENT PHOTO



AERIAL VIEW OF PROPERTY

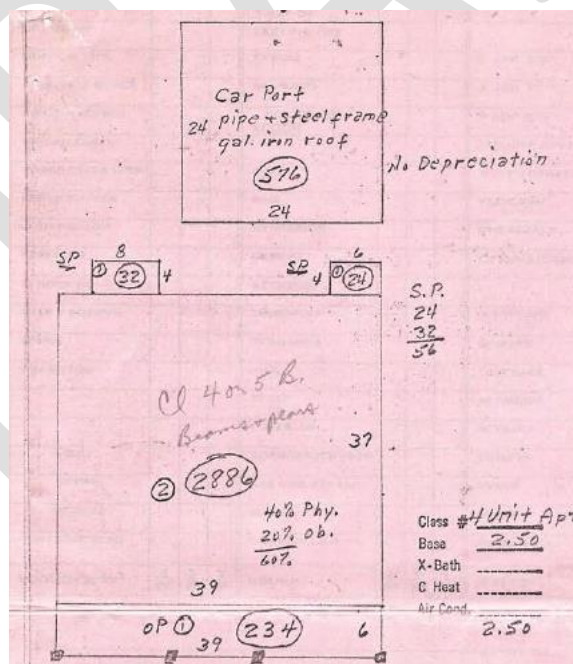


SANBORN (1924-1950)



On this Sanborn, the structure is labeled as 214/218, but it is the structure currently at 212. On the full view, it shows that it is the corner lot at Bayland and Beachamp.

BLA (1965)



HISTORIC IMAGES



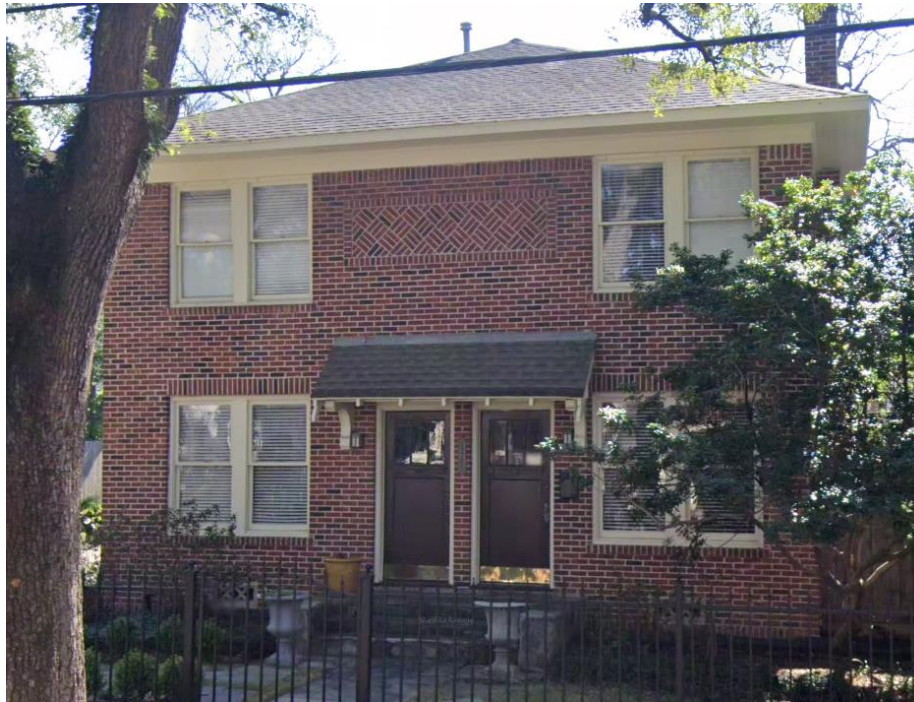
The top left image is from the 1920s, provided by the applicant. This is the west elevation taken from the rear of the home that demonstrates that there was a later addition to fill in that corner as confirmed by the sanborn. The proposed added windows lie almost entirely in the non-original addition.



Woodland Hts

CONTEXT AREA

208 BAYLAND (NEIGHBOR)



215 BAYLAND



212 BAYLAND



SITE PHOTOS PROVIDED BY APPLICANT

North Elevation



South Elevation



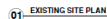
East Elevation



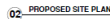
West Elevation



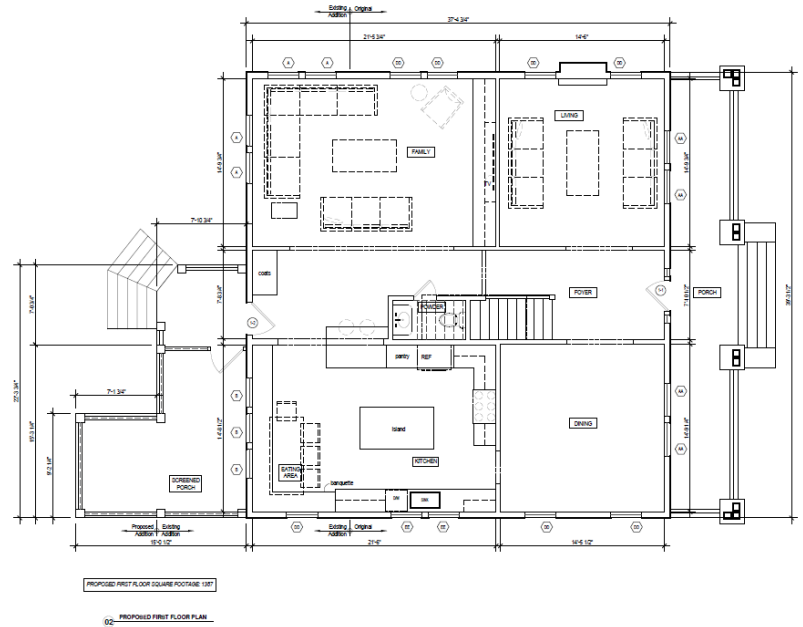
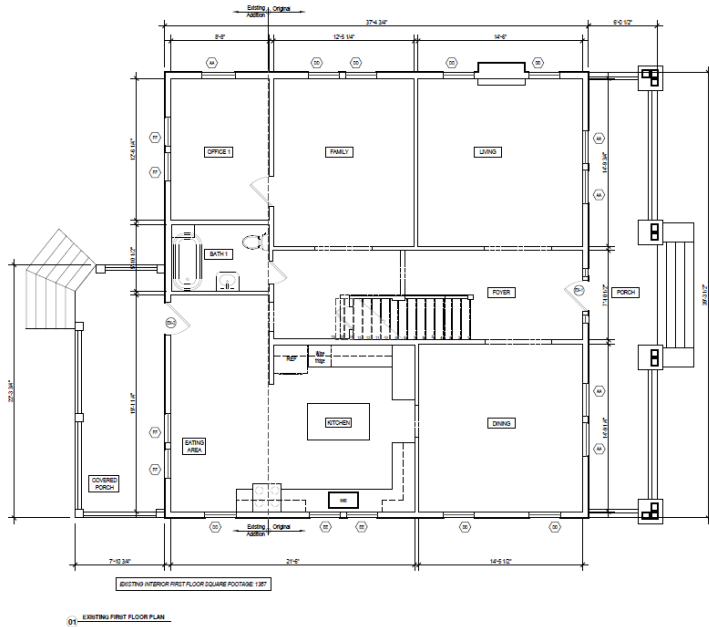
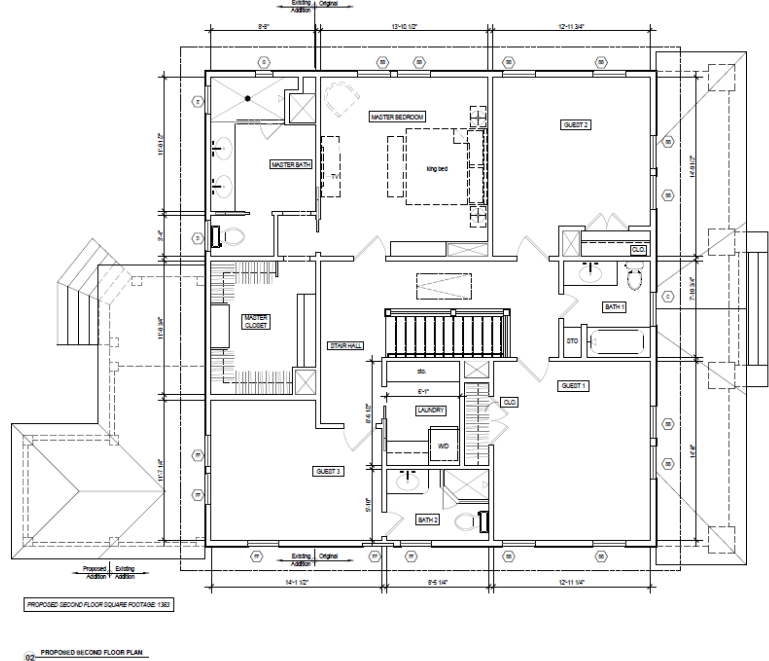
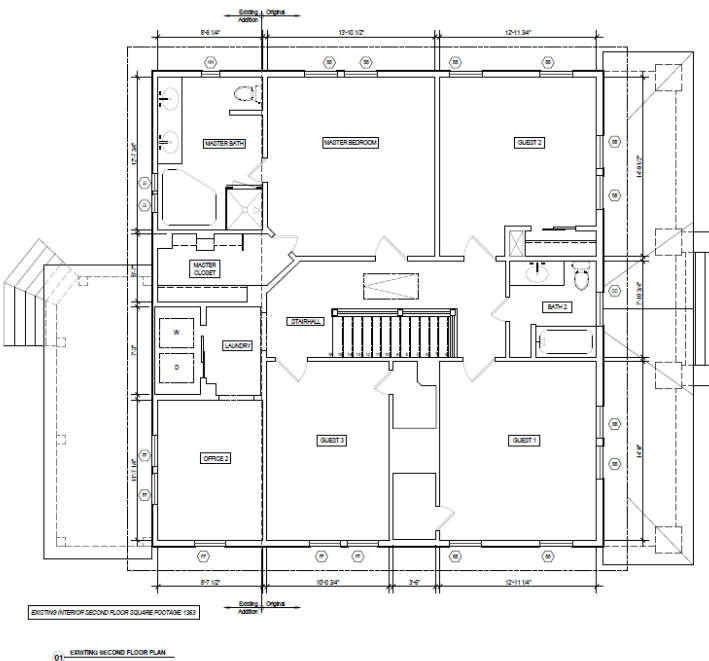
EXISTING



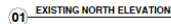
BEAUCHAMP AVENUE
(60' R.O.W.)



FLOOR PLANS

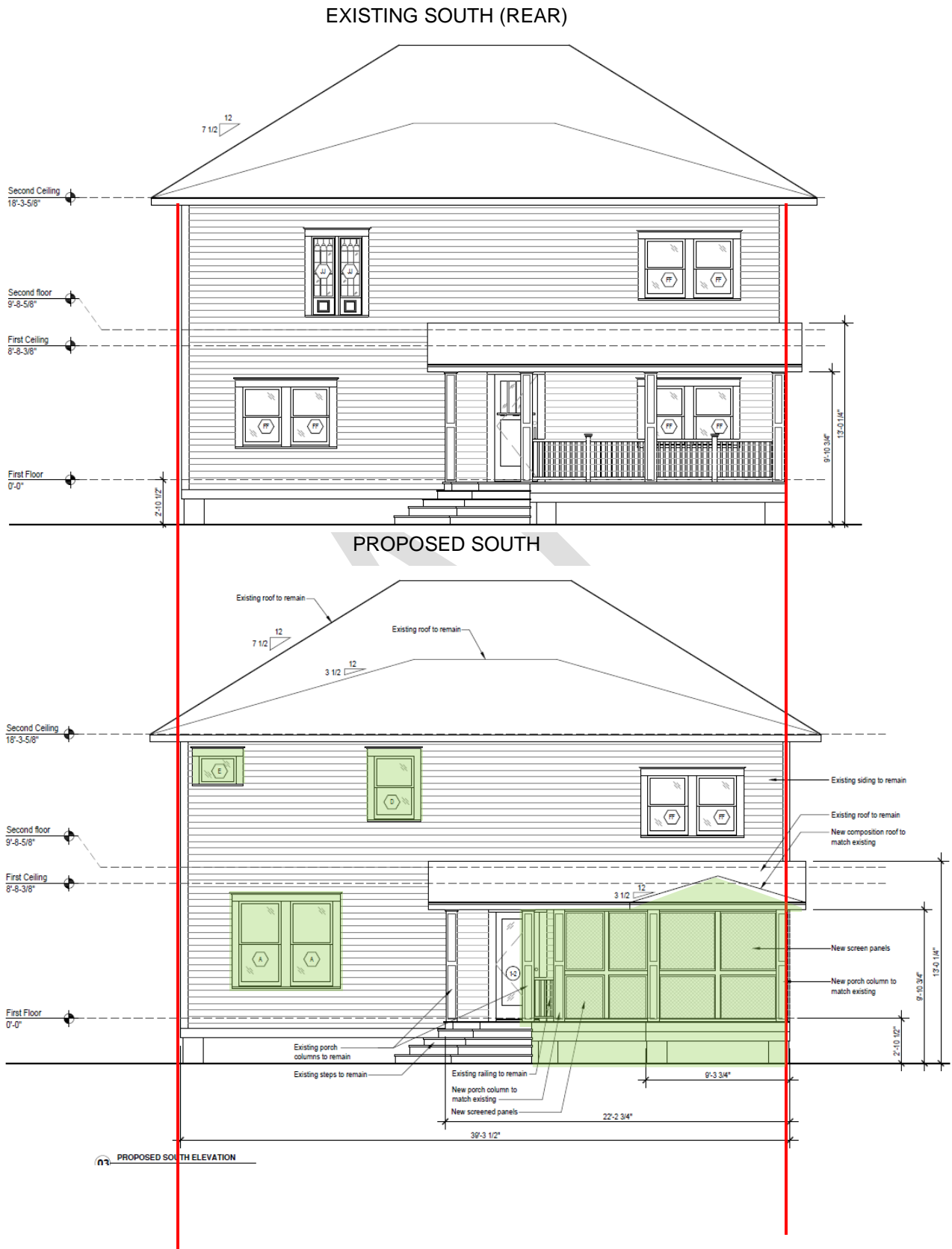
1st FLOOR EXISTING AND PROPOSED2nd FLOOR EXISTING AND PROPOSED

EXISTING NORTH (FRONT)

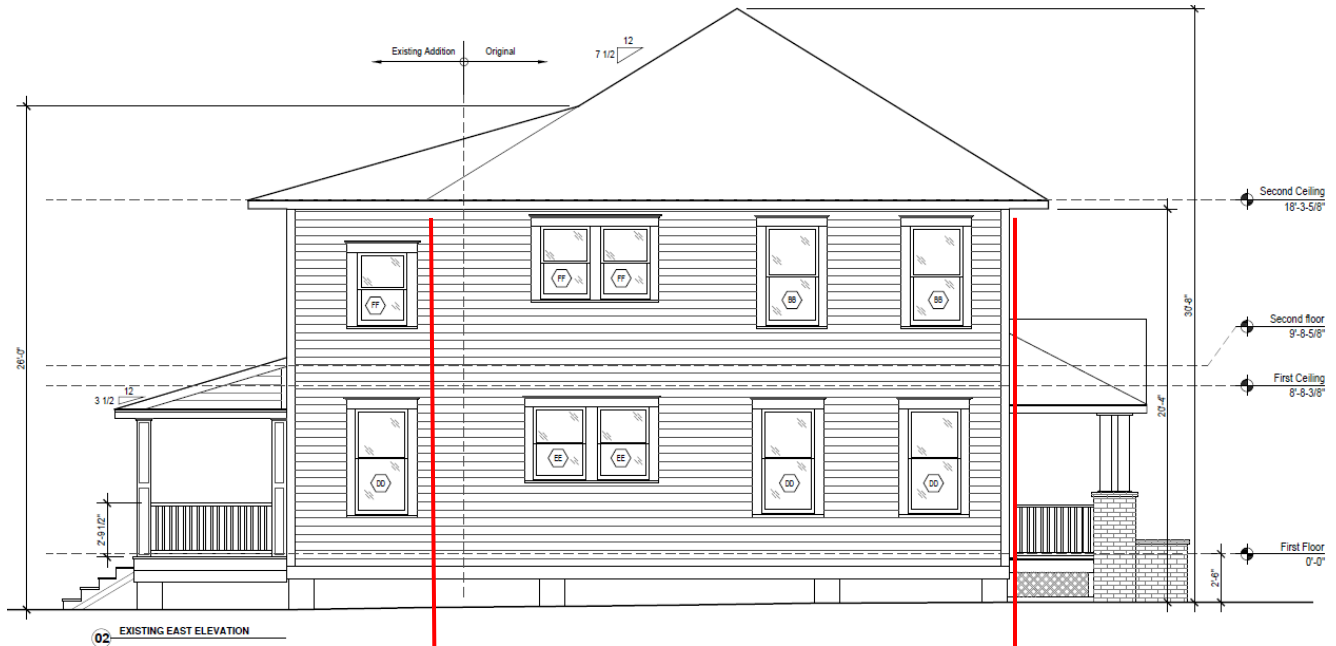


PROPOSED NORTH

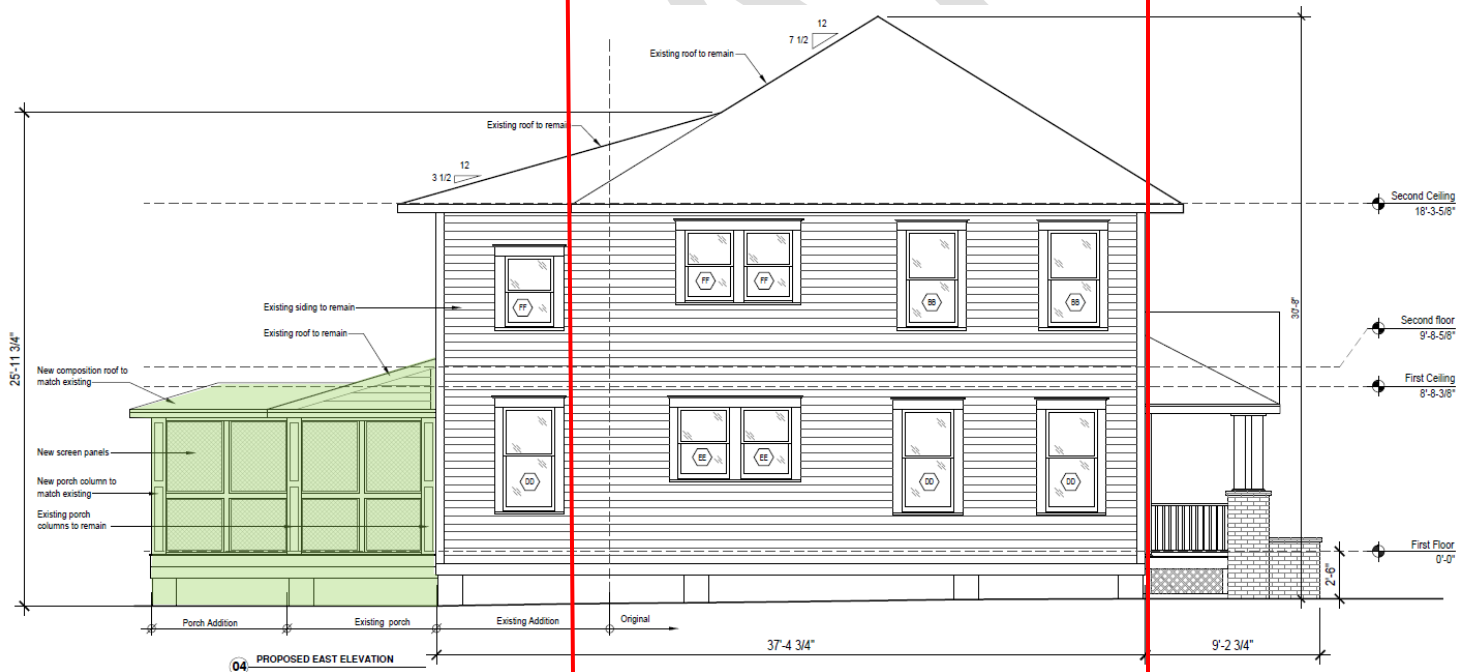




EXISTING EAST (SIDE)



PROPOSED EAST



Architectural drawings of the proposed west elevation of a two-story house. The drawings include dimensions for the second ceiling (18'-3 5/8"), second floor (9'-8 5/8"), first ceiling (8'-8 3/8"), and first floor (0'-0"). The overall width is 37'-4 3/4".

The top drawing shows the original house with a gabled roof (7 1/2:12) and a small dormer. The bottom drawing shows the proposed addition, which includes a new screened door, new porch columns, and new screen panels. The drawings include dimensions for the second ceiling (18'-3 5/8"), second floor (9'-8 5/8"), first ceiling (8'-8 3/8"), and first floor (0'-0"). The overall width is 37'-4 3/4".

Labels in the drawings include:

- Original
- Existing Addition
- Existing roof to remain
- Existing siding to remain
- New composition roof to match existing
- Existing roof to remain
- New screened door
- New screen panels
- New porch column to match existing
- Existing steps to remain
- Existing columns to remain
- Existing railing to remain

WINDOW SCHEDULE

| EXISTING WINDOW SCHEDULE | | | | | | | |
|--------------------------|------------------------------------------|----------|----------|--------------|---------------|-------------------------------|-----------------------------------------------------------------------------|
| SYMBOL | LOCATION | TYPE | QUANTITY | FINISH WIDTH | FINISH HEIGHT | TOP OF SILL | NOTES |
| ⬡ | LIVING, DINING, OFFICE 1 | DBL HUNG | 5 | 35" | 65 1/2" | 24 1/4" | TO BE REMOVED IN OFFICE 1 ONLY. REMAINING ARE EXISTING TO REMAIN |
| ⬢ | GUEST 1, GUEST 2, MASTER BEDROOM | DBL HUNG | 10 | 33" | 61" | 23" | EXISTING TO REMAIN |
| ⬣ | BATH 2 | FIXED | 1 | 34" | 44" | 43" | TO BE REMOVED. NEW WINDOW IN EXISTING OPENING |
| ⬤ | LIVING, DINING, FAMILY, EATING AREA | DBL HUNG | 7 | 33" | 65" | 25" | EXISTING TO REMAIN |
| ⬥ | KITCHEN | DBL HUNG | 2 | 32 1/2" | 45" | 46" | EXISTING TO REMAIN |
| ⬦ | OFFICE 1, EATING AREA, OFFICE 2, GUEST 3 | DBL HUNG | 9 | 30 1/2" | 45" | 25 1/4" 27 1/2" 41 1/2" | TO BE REMOVED IN EATING AREA AND OFFICE 1. REMAINING ARE EXISTING TO REMAIN |
| ⬧ | MASTER BATH | CASEMENT | 1 | 1'-0 5/8" | 27 1/2" | 45 1/4" | TO BE REMOVED |
| ⬨ | MASTER BATH | FIXED | 2 | 21 5/8" | 83 5/8" | 24 1/4" | TO BE REMOVED |
| ⬩ | FRONT PORCH DORMER | FIXED | 1 | 28 5/8" | 24 1/4" | 101 1/4" | TO BE REMOVED. NEW WINDOW IN EXISTING OPENING |

| EXISTING DOOR SCHEDULE | | | | | |
|------------------------|-----------|-------|-------|--------|----------------|
| SYMBOL | LOCATION | TYPE | WIDTH | HEIGHT | NOTES |
| ⬠ | FOYER | SWING | 32" | 80" | TO BE REPLACED |
| ⬡ | BACK DOOR | SWING | 34" | 80" | TO BE REPLACED |

- Window & Door Notes:
- All windows are Jeld Wen Silestone wood windows unless noted otherwise.
 - All window sizes are finish sizes. Verify all rough openings prior to framing.
 - All windows shall have Low-E 366 glass unless noted otherwise.
 - Provide insect screens at all operable windows.
 - Lite pattern to match existing.
 - Verify all dimensions with owner/designer prior to placing window order.
 - Verify all head heights, sill heights, and rough openings prior to framing.
 - All windows to comply with International Residential Code, 2021 Edition & IECC 2021.
 - All windows within 1'-0" from finished floor shall be tempered.
 - All windows and interior doors shall match existing in style and manufacturer, unless noted otherwise.

| PROPOSED WINDOW SCHEDULE | | | | | | | |
|--------------------------|--------------------|----------|----------|--------------|---------------|-------------|---------------------------------------|
| SYMBOL | LOCATION | TYPE | QUANTITY | FINISH WIDTH | FINISH HEIGHT | TOP OF SILL | NOTES |
| ⬢ | FAMILY | DBL HUNG | 4 | 33" | 65" | 25" | MATCH SIZE OF EXISTING WINDOW DD, VIF |
| ⬣ | EATING AREA | DBL HUNG | 3 | 31" | 58" | 32" | |
| ⬤ | BATH 1 | FIXED | 1 | 34" | 44" | 43" | MATCH EXISTING OPENING, VIF, TEMPERED |
| ⬥ | MASTER BATH | DBL HUNG | 1 | 30 1/2" | 48" | 37 3/4" | |
| ⬦ | MASTER BATH | FIXED | 1 | 28 1/2" | 21 3/4" | 64 1/2" | |
| ⬧ | FRONT PORCH DORMER | FIXED | 1 | 29" | 22" | 101 1/4" | MATCH EXISTING OPENING, VIF |
| ⬨ | MASTER BATH | CASEMENT | 1 | 18" | 35 1/2" | 50 1/2" | |

| PROPOSED DOOR SCHEDULE | | | | | |
|------------------------|-----------|-------|-------|--------|--------------------------------------------------------------|
| SYMBOL | LOCATION | TYPE | WIDTH | HEIGHT | NOTES |
| ⬠ | FOYER | SWING | 32" | 80" | NEW SINGLE LITE STAINED WOOD DOOR WITH SINGLE LITE SIDELITES |
| ⬡ | BACK DOOR | SWING | 34" | 80" | NEW SINGLE LITE GLAZED DOOR |