

Revision to HP2023_0246

CERTIFICATE OF APPROPRIATENESS

Application Date: June 3, 2024

Applicant: Jeff Stone, owner

Property: 713 E 5th 1/2 Street, Lot 1, Block 1, Freeland Subdivision. The property includes a 3,605 SF two-story house under construction on a 6,250 SF (50' x 125') interior vacant lot.

Significance: Under construction non-contributing residence located in the Freeland Historic District. Approved COA from December 2023 for New Construction on vacant lot.

Proposal: Revision to HP2023_0246

- Removing nail fin from front elevation's current existing windows and recessing them into the frame
 - Adding an additional piece of 1x4 hard casing round the windows to give added dimension and depth
 - Bottom sash will be smaller
- No other work to be done to the home

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

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 |
| <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



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTOS



FRONT ELEVATION WINDOWS



FRONT ELEVATION WINDOWS, CONTINUED



RIGHT SIDE ELEVATION – WINDOW TRIM ADDED

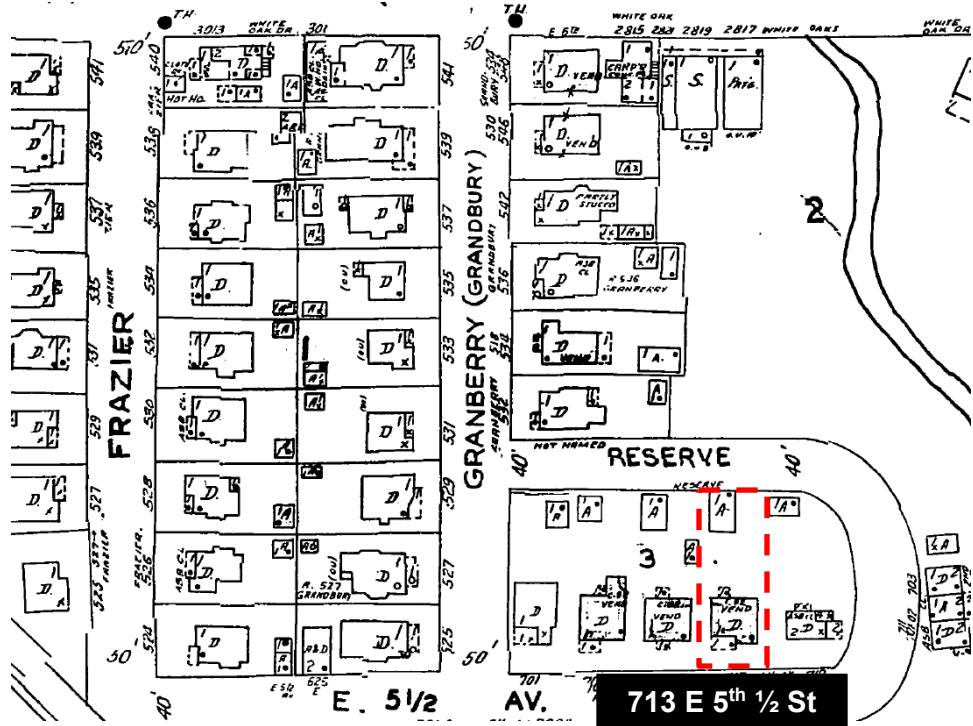


RIGHT SIDE ELEVATION – WINDOW TRIM ADDED



RIGHT SIDE AND REAR ELEVATION – WINDOW TRIM ADDED

SANBORN AND AERIAL VIEW OF PROPERTY



CONTEXT AREA

The map shows a street grid with Granberry St running north-south and E 5th 1/2 St running east-west. A red pin is located at 709 E 5th 1/2 St. Orange arrows point from the map to five photographs of houses: 521 Granberry St, 525 Granberry St, 701 E 5th 1/2 St, 707 E 5th 1/2 St, and 709 E 5th 1/2 St. The map also shows other addresses: 533, 531, 529, 527, 625, 525, 720, 534, 707, and 709.

521 Granberry St - Contributing

525 Granberry St - Contributing

701 E 5th 1/2 St - Contributing

707 E 5th 1/2 St - Contributing

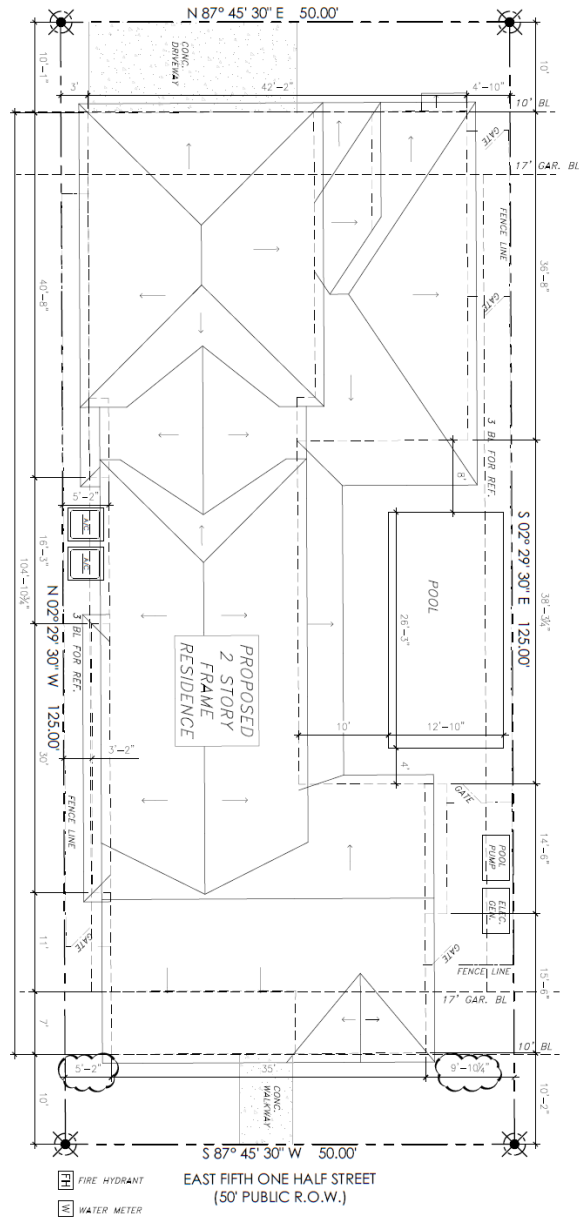
709 E 5th 1/2 St - Contributing

CONTEXT AREA – STREET VIEW



SITE PLAN

PROPOSED IMPERVIOUS AREA PERCENTAGE	
HOUSE / PORCH	3,468 SQ. FT.
DRIVEWAY / WALKWAY	291 SQ. FT.
TOTAL OF IMPERVIOUS COVER	3759 SQ. FT.
LOT AREA	6,250 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	60.15%



Approved Site Plan – December 2023

FRONT ELEVATION

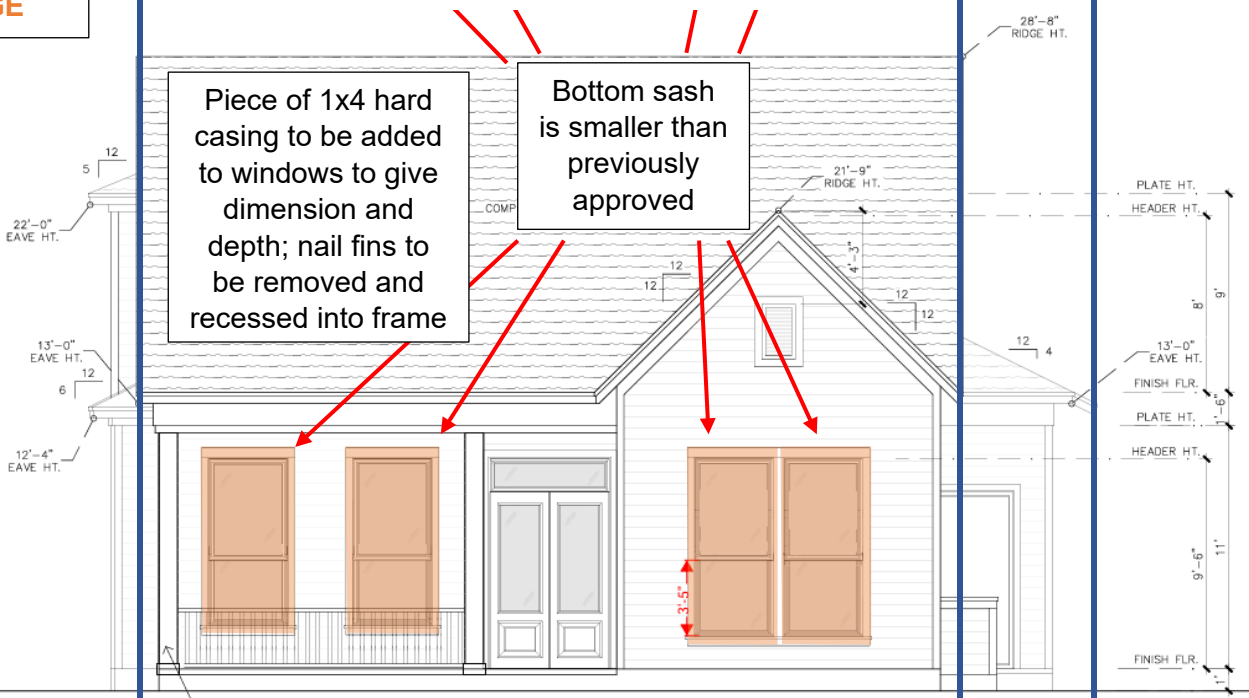


Approved Front Elevation – December 2023

Previously approved in **PURPLE**
Proposed changes in **ORANGE**

Piece of 1x4 hard casing to be added to windows to give dimension and depth; nail fins to be removed and recessed into frame

Bottom sash is smaller than previously approved



Proposed Front Elevation Revision – July 2024