

CERTIFICATE OF APPROPRIATENESS

Applicant: Connor Noud, owner.

Property: 707 E. 5th½ Street, Lots 2 and 9, Block 4, Freeland Subdivision. The property includes a historic 1,293 square foot, one-story wood frame with brick veneer single-family residence and detached garage situated on a 6,250 square foot (50' x 125') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1935, and noncontributing detached garage located in the Freeland Historic District.

Proposal: New Construction – Detached Garage in Rear of Lot:

The proposed new construction will include:

- Two-story 39' x 23' x 27' garage apartment to replace the existing, noncontributing 20' x 20' detached garage (ca. 1999) with 3' and 4'-9" side setbacks.
- 18' x 8' and 9' x 9' garage doors on alley facing (north) front elevation to accommodate Sprinter Van and full-size vehicles, and a 2'-8" x 6'-8" man door. Rear (south) elevation will also have a 8' x 9' pass-through garage door;
- Fiber Cement lap siding, corner boards, and fascia to be used on exterior with rubber membrane flat roof above;
- Exterior staircase will be on the side to have access to the second floor.
- 12' ceilings in both first and second floors to accommodate a car lift in the garage/workshop and a golf simulator on the second floor.
- All new windows are to be inset and recessed.

See project details and application materials in Attachment A.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; and objects in the historic district;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story;

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION
FREELAND HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



EXISTING GARAGE STRUCTURE





DRAFT

CONTEXT AREA - NEIGHBORING PROPERTIES

709 E 5TH ½ STREET- next door neighbor



701 E 5TH ½ STREET- next door neighbor



CONTEXT AREA

STREET VIEW





Figure 1- 536 Granberry



525 Frasier



531 Granberry



537 Frasier

SITE PLAN

DEFERRED 8/5/2023

PROPOSED



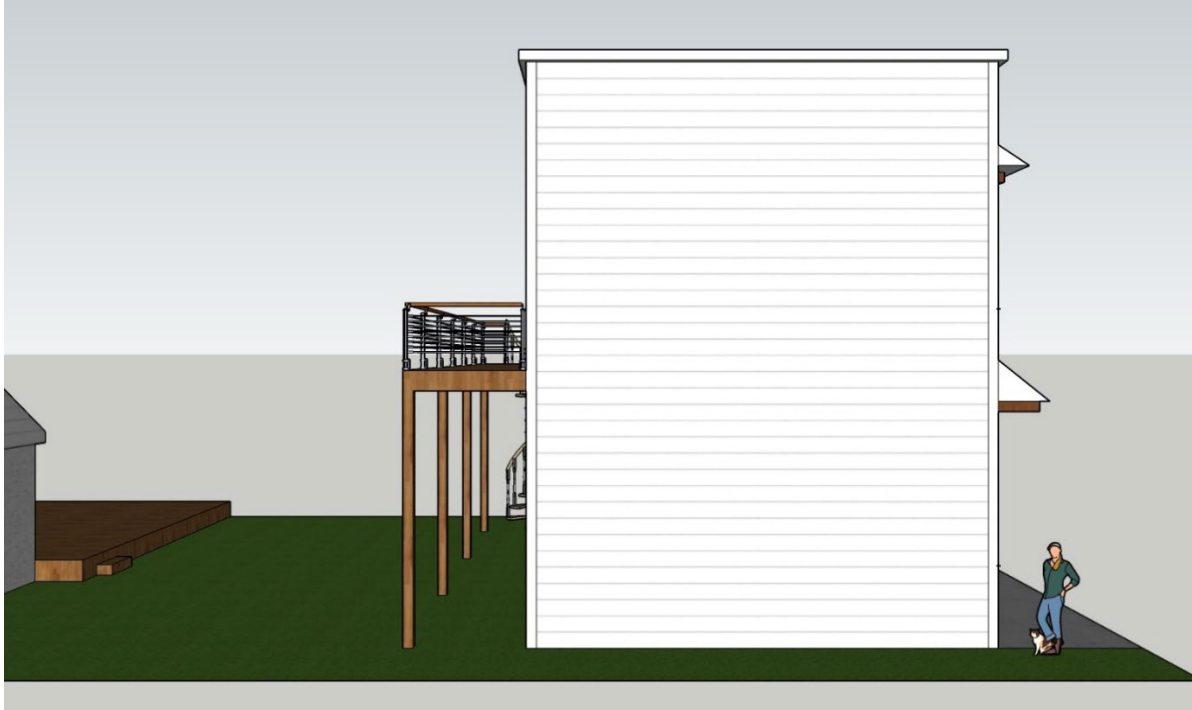
3D RENDERINGS – PROPOSED
DEFERRED 08/05/2023



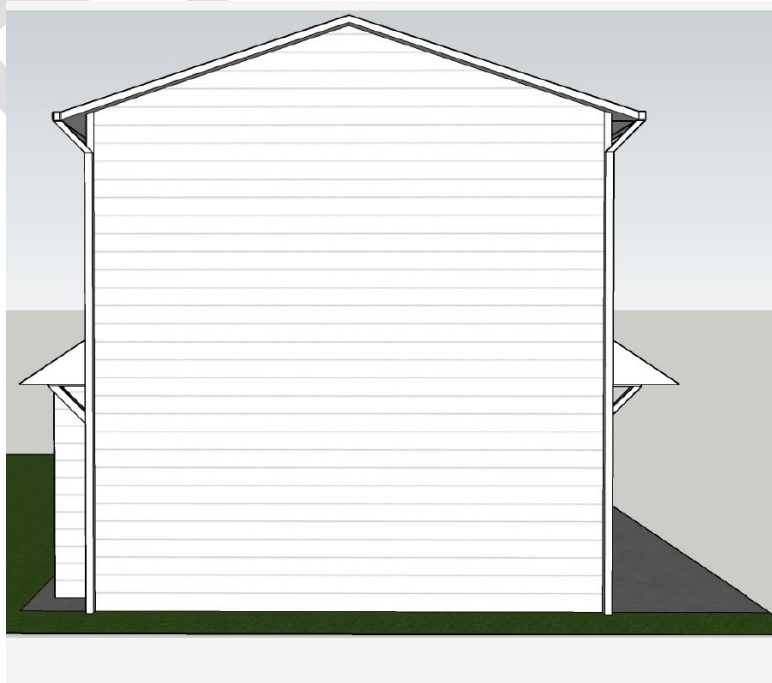
PROPOSED



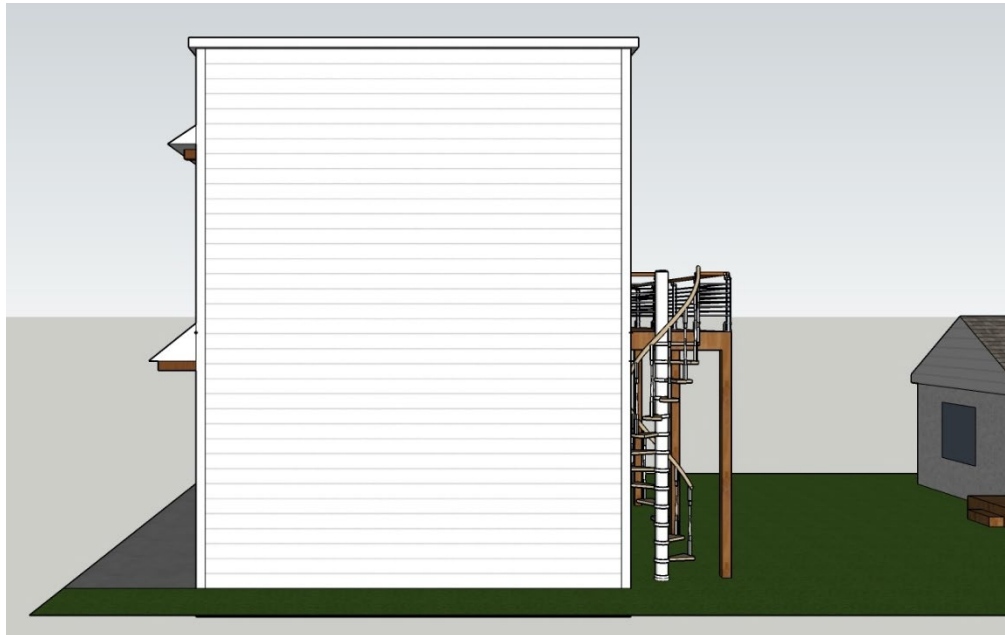
EAST SIDE ELEVATION
DEFERRED 8/5/2023



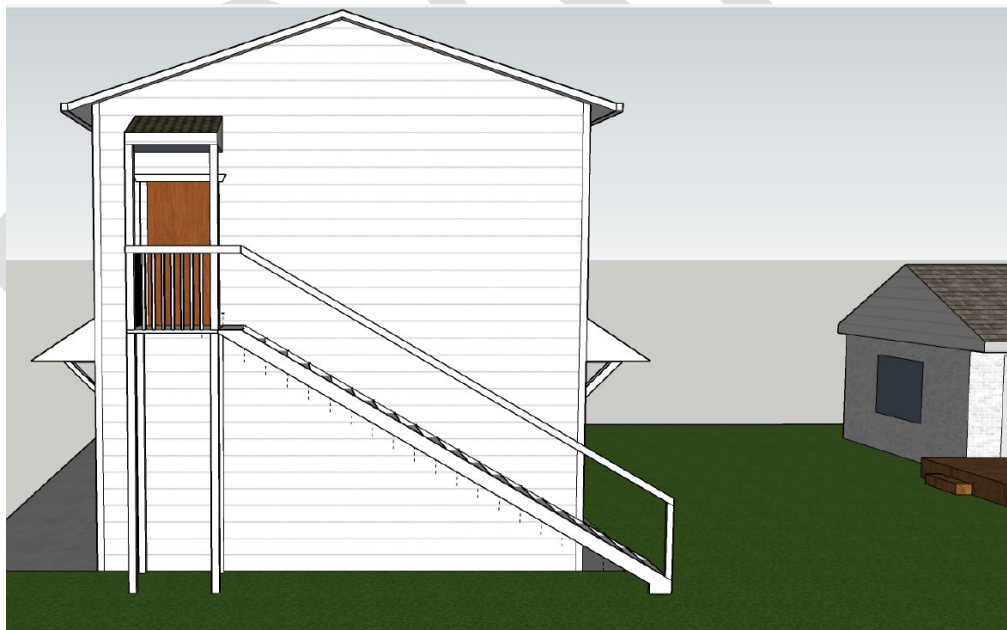
PROPOSED



WEST ELEVATION
DEFERRED 08/05/2023



PROPOSED



SOUTH (REAR) ELEVATION
DEFERRED 8/5/2023



PROPOSED



NORTH (FRONT/ALLEY FACING) ELEVATION

DEFERRED 8/5/2023



PROPOSED



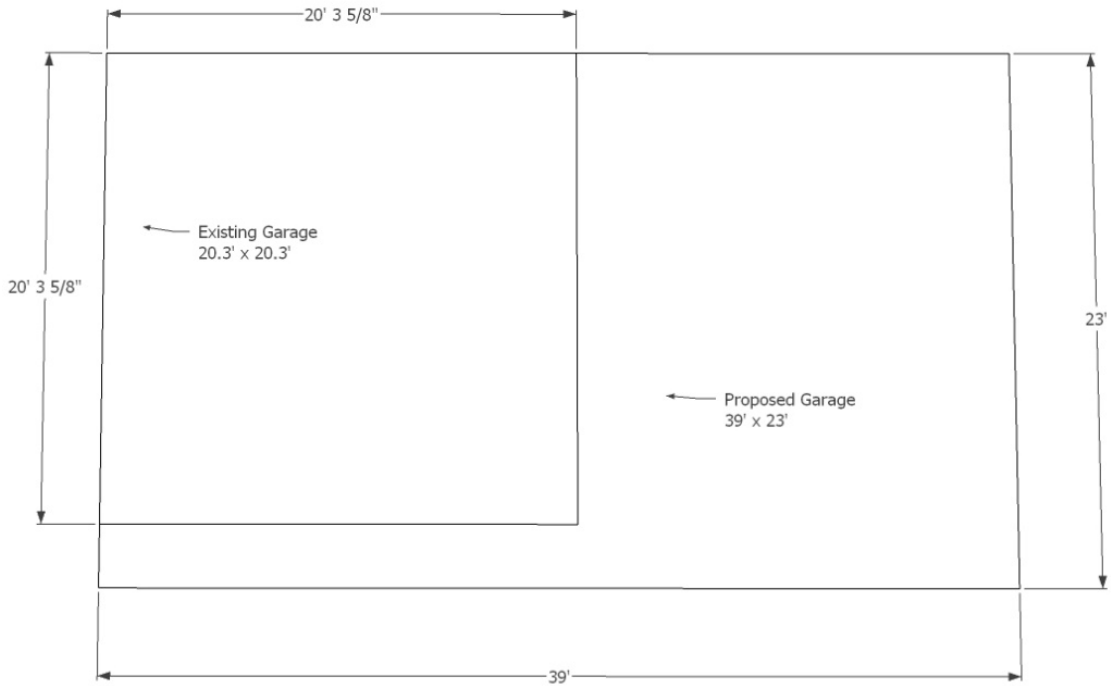
OBLIQUE NORTH (FRONT/ALLEY FACING) ELEVATION
DEFERRED 8/5/2023



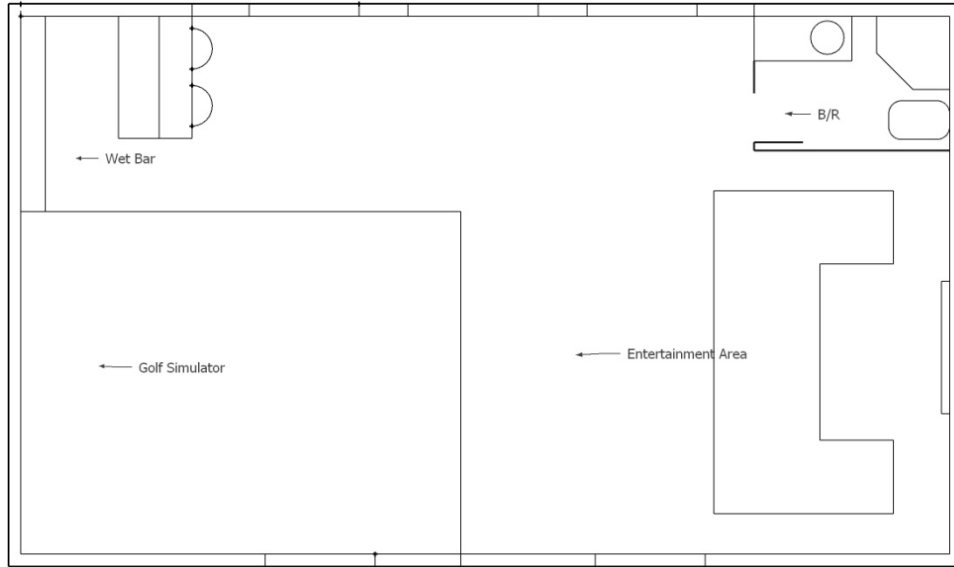
PROPOSED



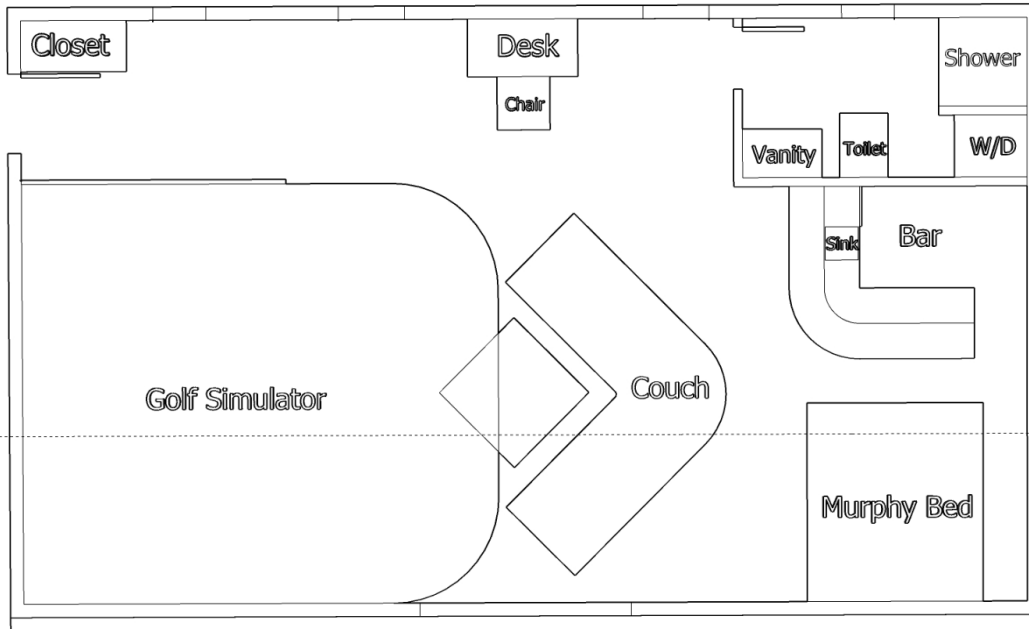
DRAWINGS
PROPOSED GARAGE DIMENSIONS



PROPOSED FLOOR PLAN - SECOND STORY
DEFERRED 08/05/2023



PROPOSED



WINDOW SCHEDULE



CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



PLANNING &
 DEVELOPMENT
 DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A1	Fiberglass	1/1	DH	24 x 30		Marvin Essential	ESDH2026
A2	Fiberglass	1/1	DH	24 x 30		Marvin Essential	ESDH2026
A3	Fiberglass	1/1	DH	30 x 54		Marvin Essential	ESDH2646
A4	Fiberglass	1/1	DH	30 x 54		Marvin Essential	ESDH2646
A5	Fiberglass	1/1	SH	30 x 30		Marvin Essential	ESSH2626
A6	Fiberglass	1/1	SH	30 x 30		Marvin Essential	ESSH2626
A7	Fiberglass	1/1	SH	30 x 30		Marvin Essential	ESSH2626
A8	Fiberglass	1/1	DH	96 x 72		Marvin Essential	ESDH4060 E

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary

APPLICANT'S MATERIAL

DRAFT

Garage Apartments in Freeland Historic District



525 Frasier



537 Frasier



531 Granberry



527 Frasier



533 Granberry

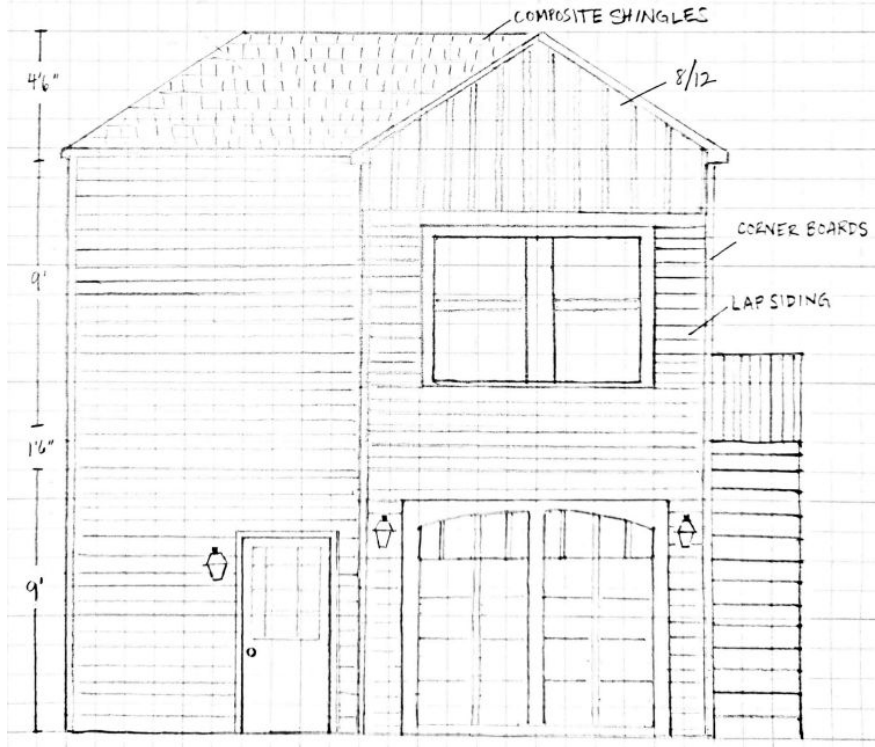
536 Granberry



525 Granberry

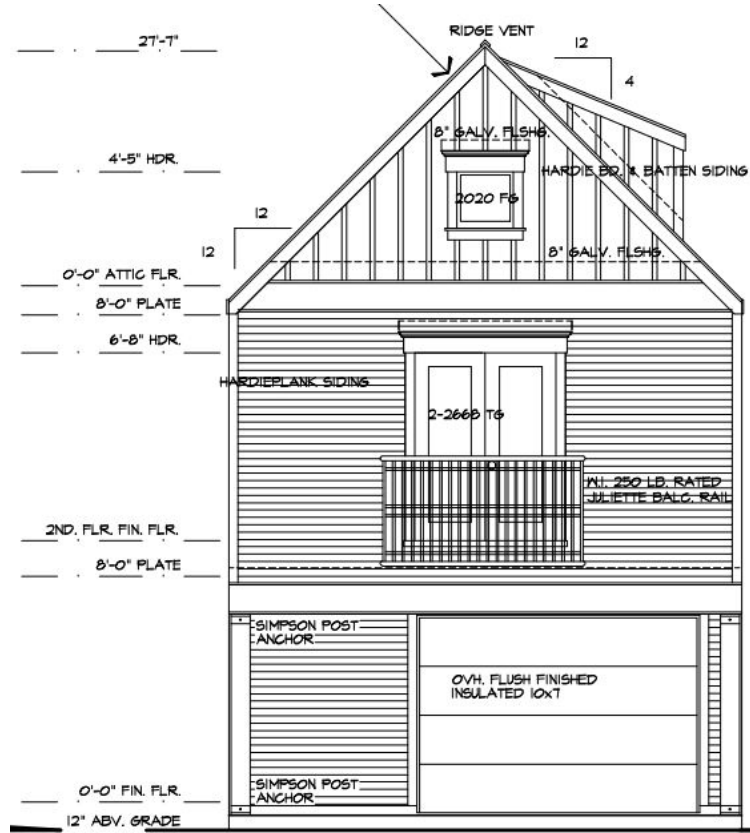


FRONT



542 Granberry

Approved Freeland HD Garage Apartments



532 Granberry

