

CERTIFICATE OF APPROPRIATENESS

Application Date: June 29, 2023

Applicant: Jimmy Chen, agent for Jodi Ware, owner

Property: 527 Granberry Street, Trs 10 & 11, Block 1, Freeland Subdivision. The property includes a historic 1,361 square foot, one-story wood frame single-family residence and detached noncontributing garage situated on a 5,000 square foot (50' x 100') lot.

Significance: Contributing Bungalow residence ca.1923 located in the Freeland Historic District.

Proposal: Alteration – Addition: Construct a 1,329 square foot two-story addition to the west elevation (rear) of the existing 1,361 square foot one-story residence. The proposed project will also include the following work:

- Retain the siding on the existing house;
- Retain windows on the existing historic structure;
- Remove all windows and doors in the rear- addition (non-contributing);
- All new windows on the addition will be inset and recessed.
- Replace non original door with a more appropriate door as shown in the front elevation.
- New gable/hipped roof with a mix of 4/12, 5/12 and 6/12 pitch on the addition. Roof will be asphalt shingles to match existing roof.
- The two-story addition will have a ridge height of 26'- 4 5/8" and an eave height of 20'-2".
- The addition will be clad smooth Cementous Hardie siding o match existing.
- The crawlspace by the new addition will be open ventilated with lattice panels. New lattice panel will be reconstructed for the existing crawlspace.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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




- (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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(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
(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
FREELAND HISTORIC DISTRICT



Building Classification

-  Contributing
-  Non-Contributing
-  Park

INVENTORY PHOTO



CURRENT PHOTO – MAY 2022



EXISTING PHOTOS



FRONT



REAR

EXISTING WINDOWS &
DOORS TO BE REMOVED



RIGHT



LEFT



DRAFT

MAPS

SANBORN AND EXISTING

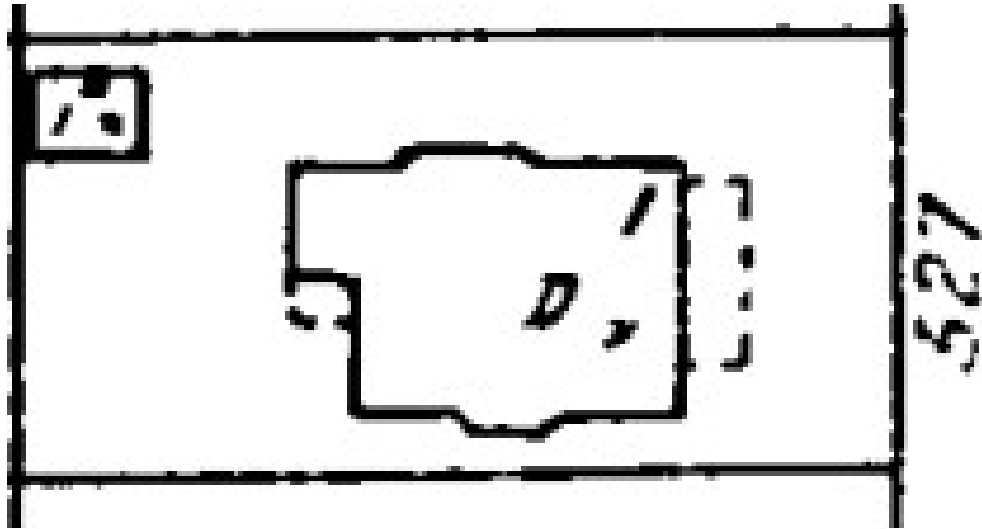
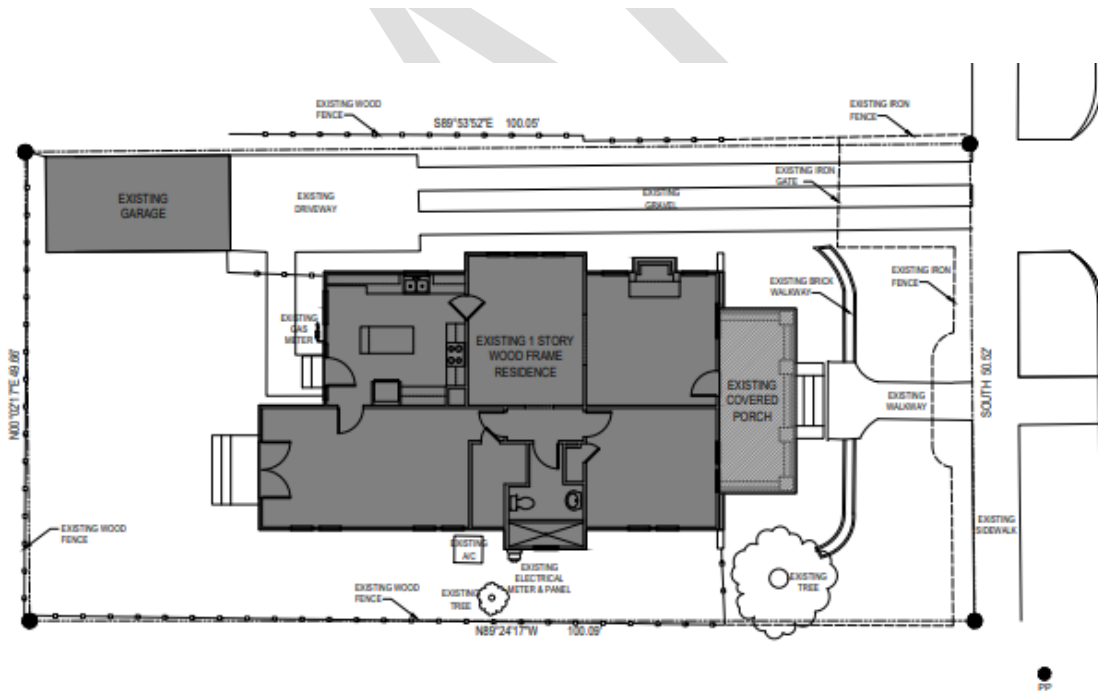


Figure 1- 1924 SANBORN MAP



CONTEXT AREA

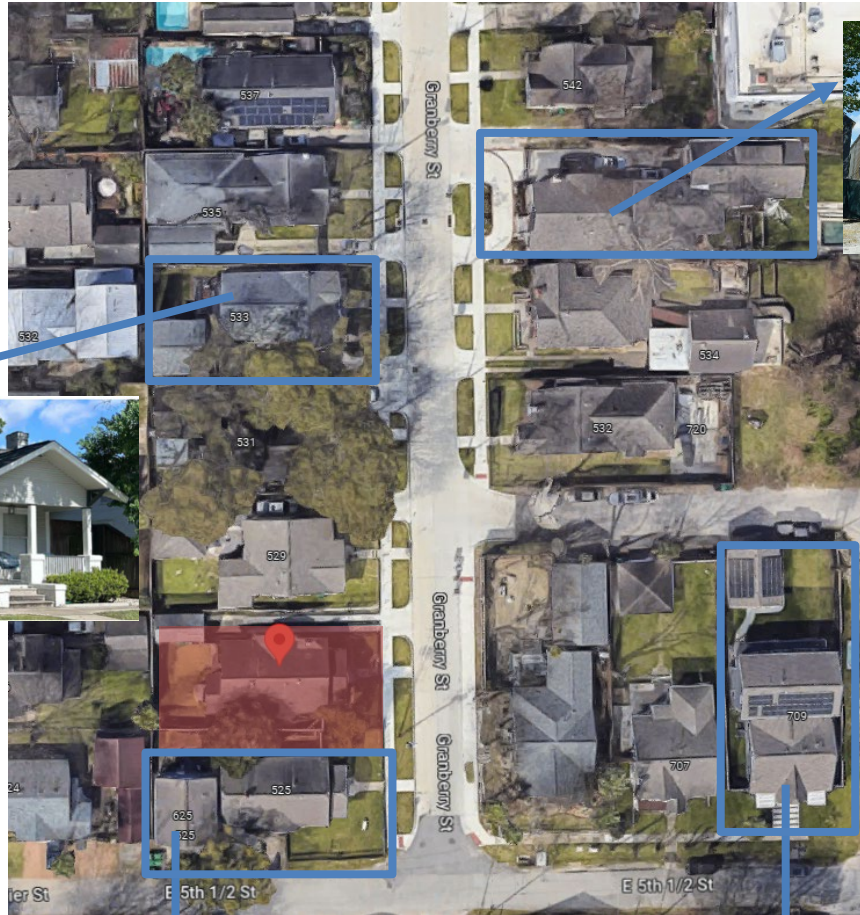


Figure 2- 536 Granberry

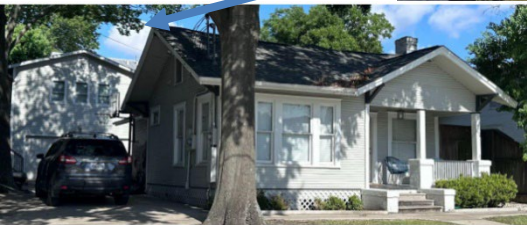


Figure 3- 533 Granberry



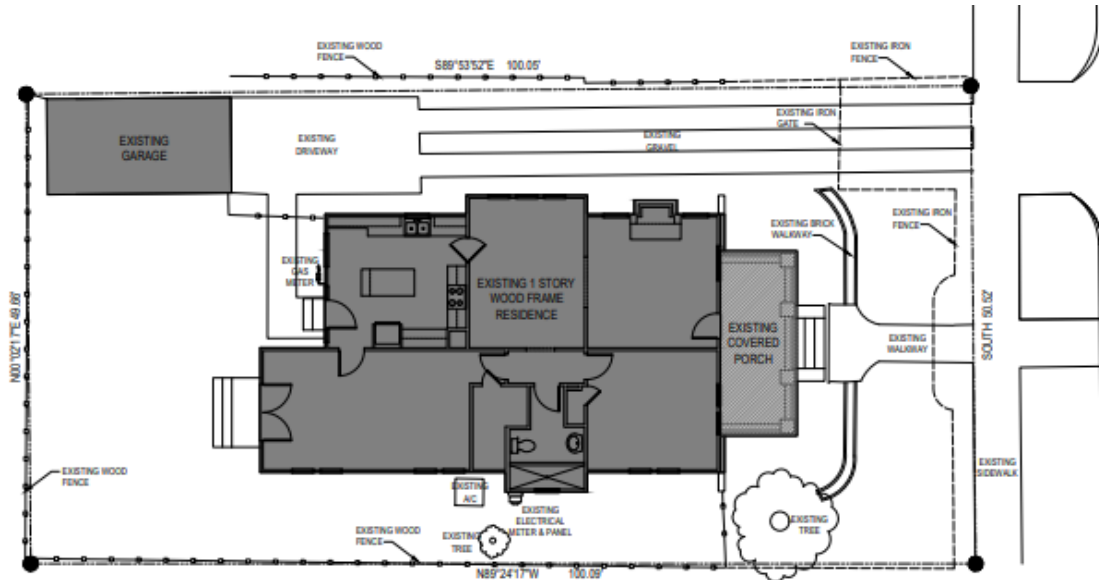
Figure 4- 525 Granberry



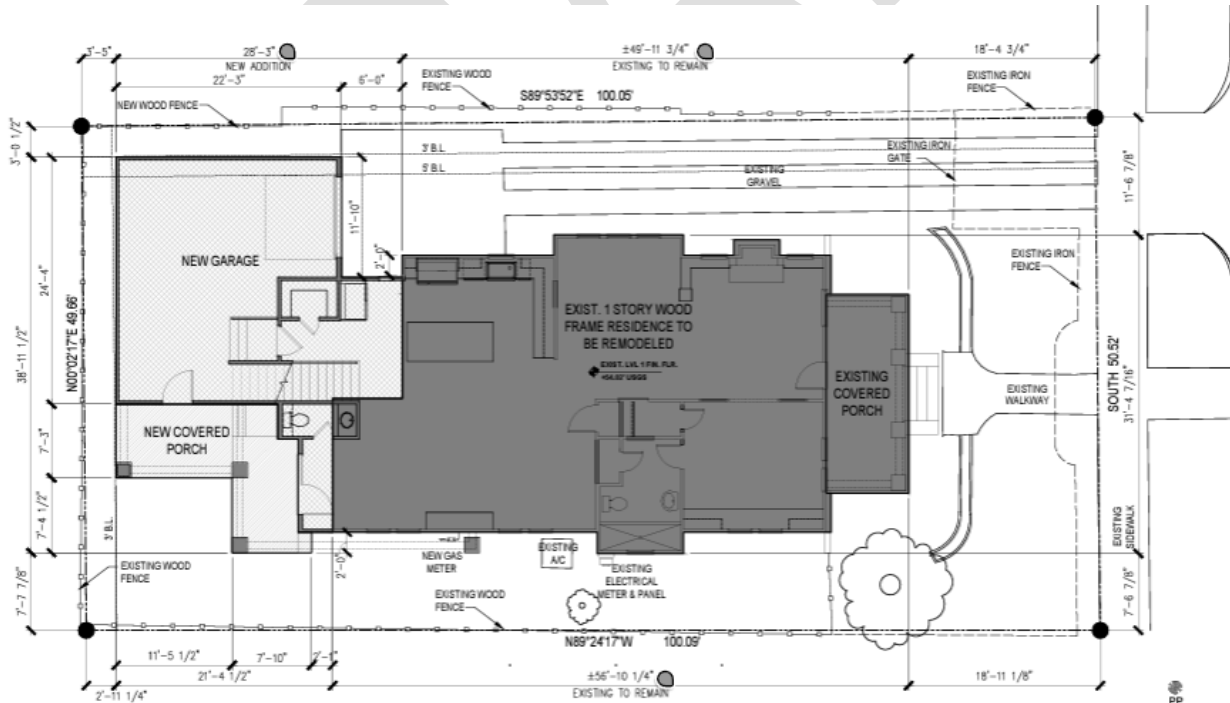
Figure 4-709 E 5th 1/2 St

SITE PLAN

EXISTING

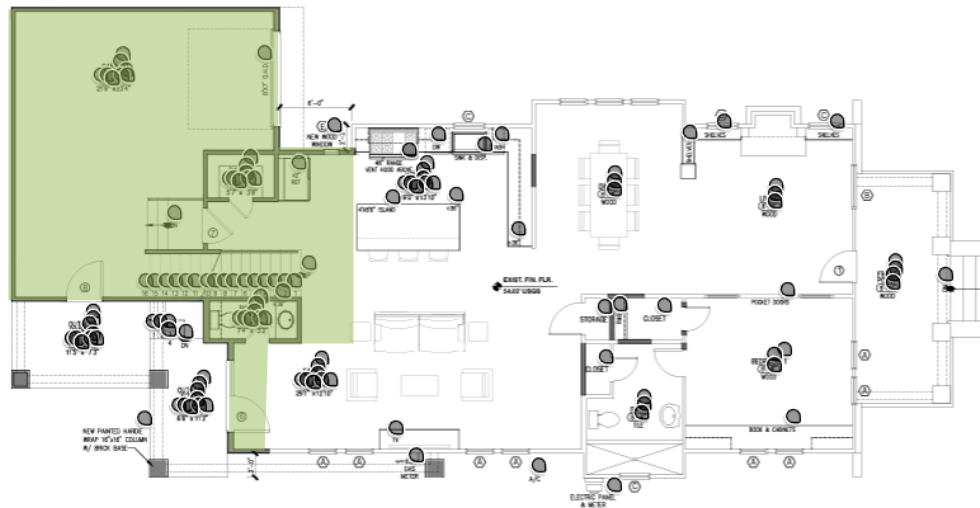


PROPOSED



FIRST FLOOR PLANS -

PROPOSED AND EXISTING

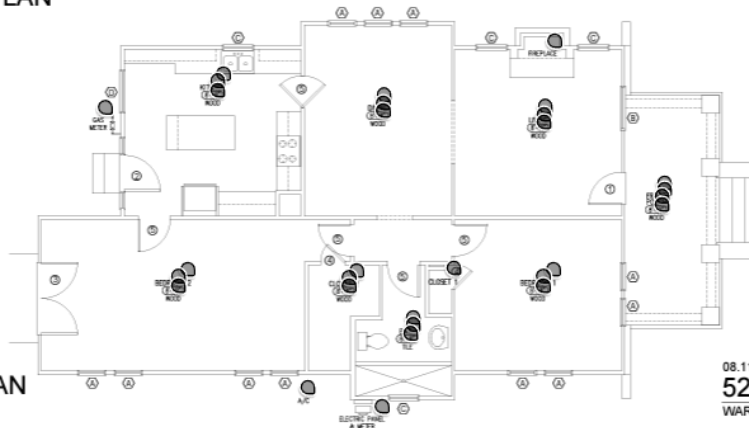


Square Footage:

EXISTING	NEW	TOTAL
LEVEL ONE	200 S.F.	LEVEL ONE
LEVEL TWO	1,178 S.F.	LEVEL TWO
TOTAL A/C	1,380 S.F.	TOTAL A/C
FRONT PORCH	144 S.F.	FRONT PORCH
REAR PORCH	180 S.F.	REAR PORCH
TOTAL PORCHES	324 S.F.	TOTAL PORCHES
GARAGE - DEMO	-187 S.F.	GARAGE
DESIGN AREA	1,074 S.F.	DESIGN AREA

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

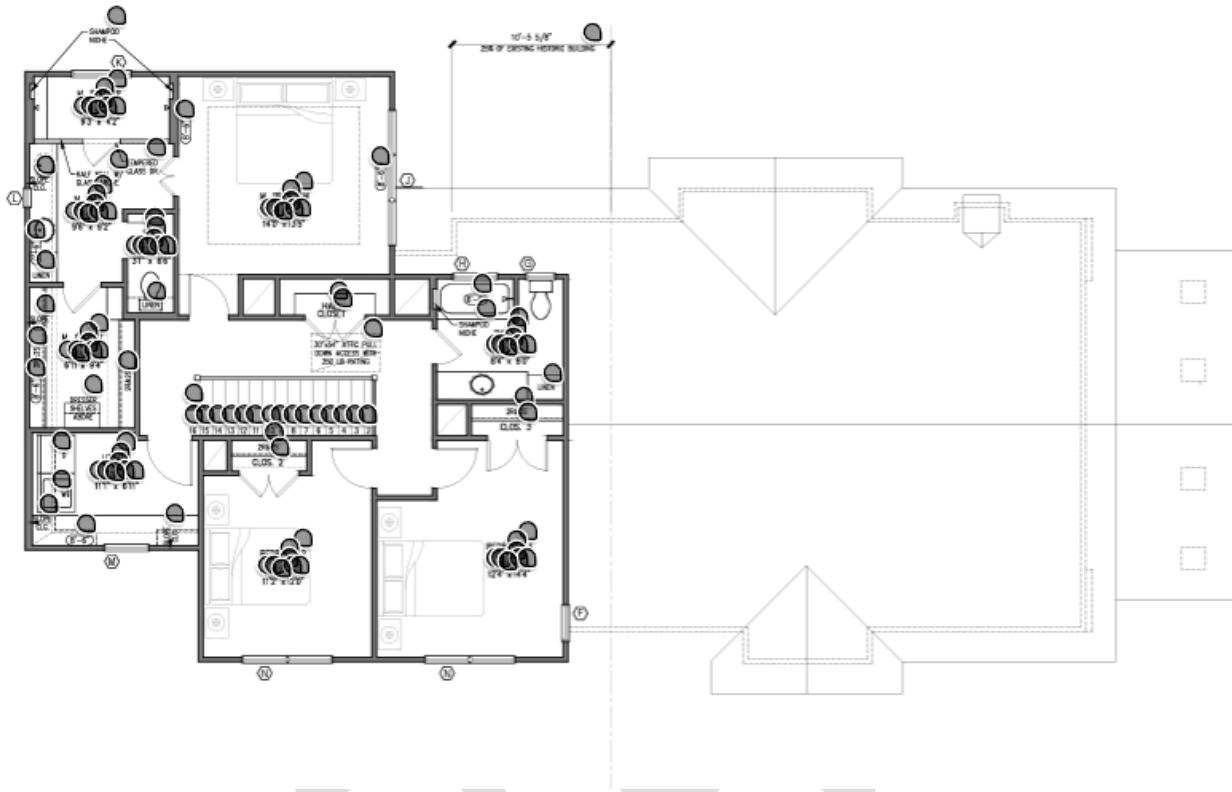


EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

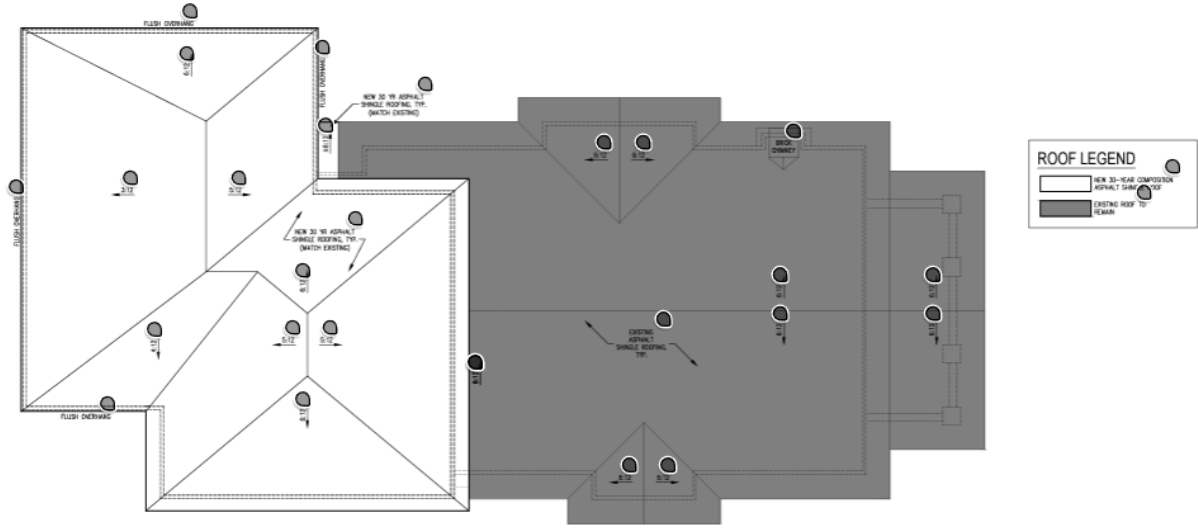
08.11.23
 527 GRANBERRY ST.
 WARE RESIDENCE

PROPOSED SECOND FLOOR PLAN

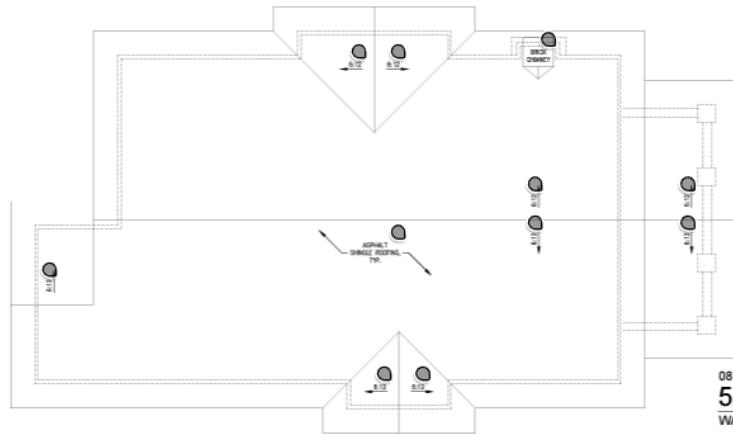


DK

ROOF PLAN



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



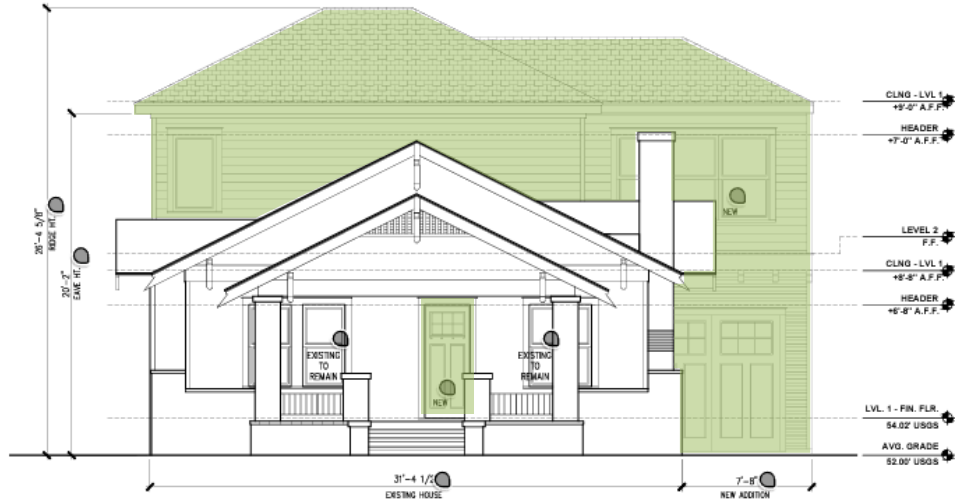
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

08.11.23
527 GRANBERRY ST.
WARE RESIDENCE



FRONT ELEVATION –

PROPOSED AND EXISTING



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION -

PROPOSED AND EXISTING



PROPOSED ELEVATION - REAR

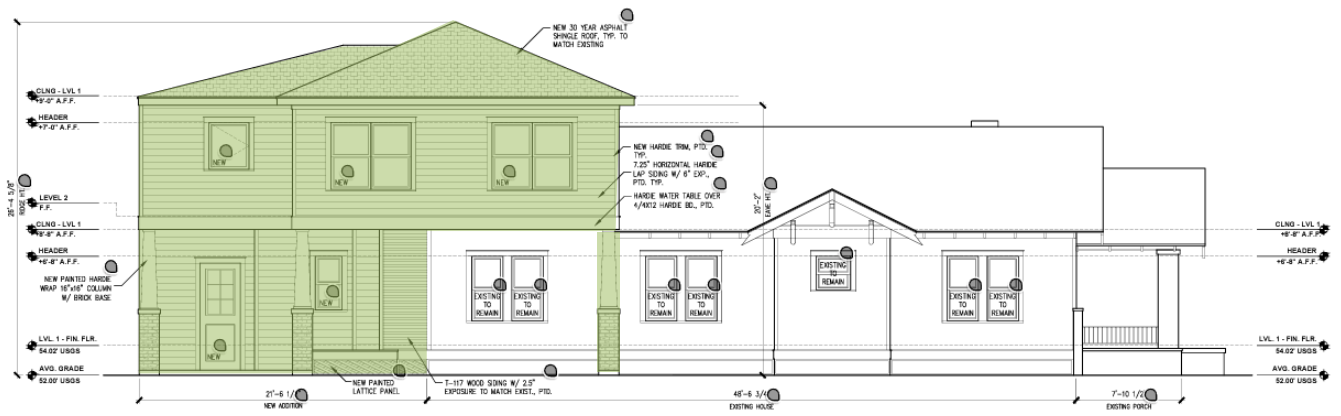
SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION

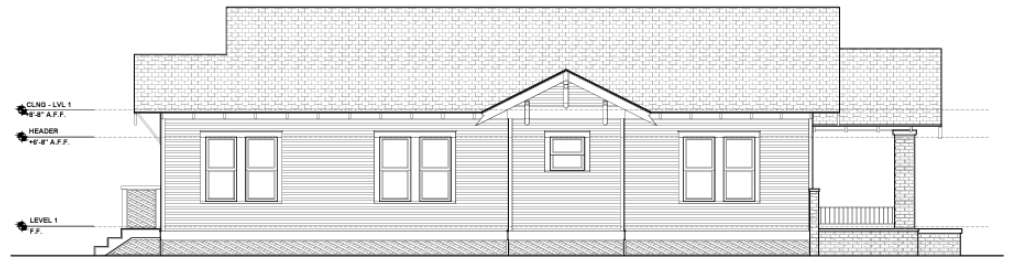
SCALE: 1/8" = 1'-0"

NORTH ELEVATION



PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING LEFT ELEVATION

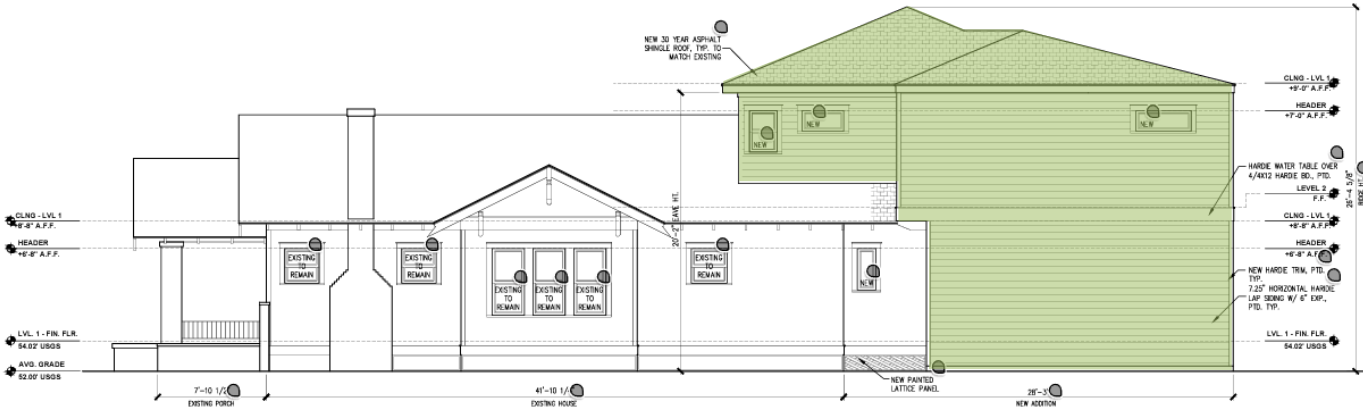
SCALE: 1/8" = 1'-0"

08.11.23

527 GRANBERRY ST.

WARE RESIDENCE

SOUTH ELEVATION



PROPOSED RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

08.11.23
527 GRANBERRY ST.
 WARE RESIDENCE

3D DEPICTION OF PROPOSED DESIGN

DRAFT

DOOR AND WINDOW SCHEDULE



FRONT



REAR

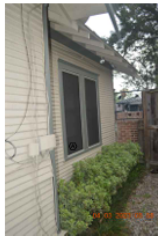
EXISTING WINDOWS & DOORS TO BE REMOVED



RIGHT



LEFT



CURRENT WINDOW SCHEDULE

MARK	QTY	WID	HEIG	TYPE	WAL	DESCRIPTION
(A)	2	2'-2"	4'-10"	DOUBLE HUNG	2X4	BEDROOM 1, 2, DINING
(B)	2	3'-0"	4'-10"	DOUBLE HUNG	2X4	LIVING
(C)	2	2'-6"	2'-6"	DOUBLE HUNG	2X4	LIVING, KITCHEN, BATH
(D)	1	3'-6"	5'-6"	DOUBLE HUNG	2X4	KITCHEN (TO BE REMOVED)

CURRENT EXTERIOR DOOR SCHEDULE

MARK	QTY	WID	HEIG	TYPE	WAL	DESCRIPTION
(1)	2	2'-0"	6'-0"	EXTERIOR	2X4	LIVING (TO BE REPLACE)
(2)	2	3'-0"	6'-0"	EXTERIOR	2X4	KITCHEN (TO BE REMOVED)
(3)	(2)	3'-0"	6'-0"	EXTERIOR	2X4	BEDROOM 2 (TO BE REMOVED)
(4)	2	2'-0"	6'-0"	INTERIOR	2X4	CLOSET 1, 2 (TO BE REMOVED)
(5)	5	2'-8"	6'-8"	INTERIOR	2X4	DINING, BEDROOM 1, 2, BATH (TO BE REMOVED)

PROPOSED WINDOW SCHEDULE

MARK	QTY	WID	HEIG	TYPE	WAL	DESCRIPTION
(A)	2	2'-0"	4'-10"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(B)	2	3'-0"	4'-10"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(C)	4	2'-6"	2'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(D)						REMOVE
(E)	1	1'-0"	3'-0"	FIXED	2X4	KITCHEN
(F)	2	2'-6"	4'-6"	FIXED	2X4	BEDROOM 3
(G)	2	2'-0"	3'-0"	DOUBLE HUNG	2X4	BATH
(H)	2	3'-0"	1'-0"	FIXED	2X4	BATH 2
(J)	(3)	3'-0"	5'-0"	DOUBLE HUNG	2X4	M. BEDROOM
(K)	2	4'-0"	1'-0"	FIXED	2X4	M. BATH
(L)	2	1'-0"	3'-0"	FIXED	2X4	M. BATH
(M)	2	3'-0"	3'-0"	CASEMENT	2X4	UTILITY
(N)	2	(2)3'-0"	5'-0"	DOUBLE HUNG	2X4	BEDROOM 2, 3

PROPOSED EXTERIOR DOOR SCHEDULE

MARK	QTY	WID	HEIG	TYPE	WAL	DESCRIPTION
(1)	1	2'-8"	6'-8"	EXTERIOR	2X4	LIVING
(2)						REMOVE
(3)						REMOVE
(4)						REMOVE
(5)						REMOVE
(6)						REMOVE
(7)	(2)	3'-0"	6'-0"	EXTERIOR	2X4	FAMILY
(8)	1	3'-0"	6'-0"	EXTERIOR	2X4	KITCHEN - FIRE RATED DOOR
(9)	1	3'-0"	6'-8"	EXTERIOR	2X4	GARAGE

DOOR & WINDOW SCHEDULES

08.11.23
527 GRANBERRY