CERTIFICATE OF APPROPRIATENESS

Application Date: August 27, 2015

Applicant: Joanna Hoopingarner, owner

Property: 532 Granberry Street, Lot 8, Block 2, Freeland Subdivision. The property includes a historic 1,455 square foot, one-story wood frame single-family residence and detached noncontributing metal outbuilding situated on a 4,935 square foot (47' x 105') square foot corner lot.

Significance: Contributing Bungalow residence, constructed circa 1925, located in the Freeland Historic District.

Proposal: Alteration – Construct a one-story addition at the rear of the existing historic structure. The project will also include the following work:

- Remove an non-original previous addition
- Raise the house 8"-10" to a finished floor height of 2'-6"
- Construct a one-story 25.5' wide by 24' deep addition at the rear of the existing historic structure
- The addition will be inset 6" on the south elevation and will extend out 2' on the north elevation
- The proposed addition will have an eave height matching existing and a proposed ridge height lower than the existing historic ridge (after raising, eave height of 11'-4" and ridge height of 21')
- Replace non-original fixed windows with more appropriate double-hung windows
- The existing chimney will be maintained in place with cosmetic alterations made on the interior.
- All existing historic material (including windows, siding, and chimney) is to remain and will be retained.
- Reduce the width of the non-original windows flanking the chimney by 6"

See enclosed application materials and detailed project description on p. 5-27 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

DRAFT

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 - satisfies D - does not satisfy NA - not applicable

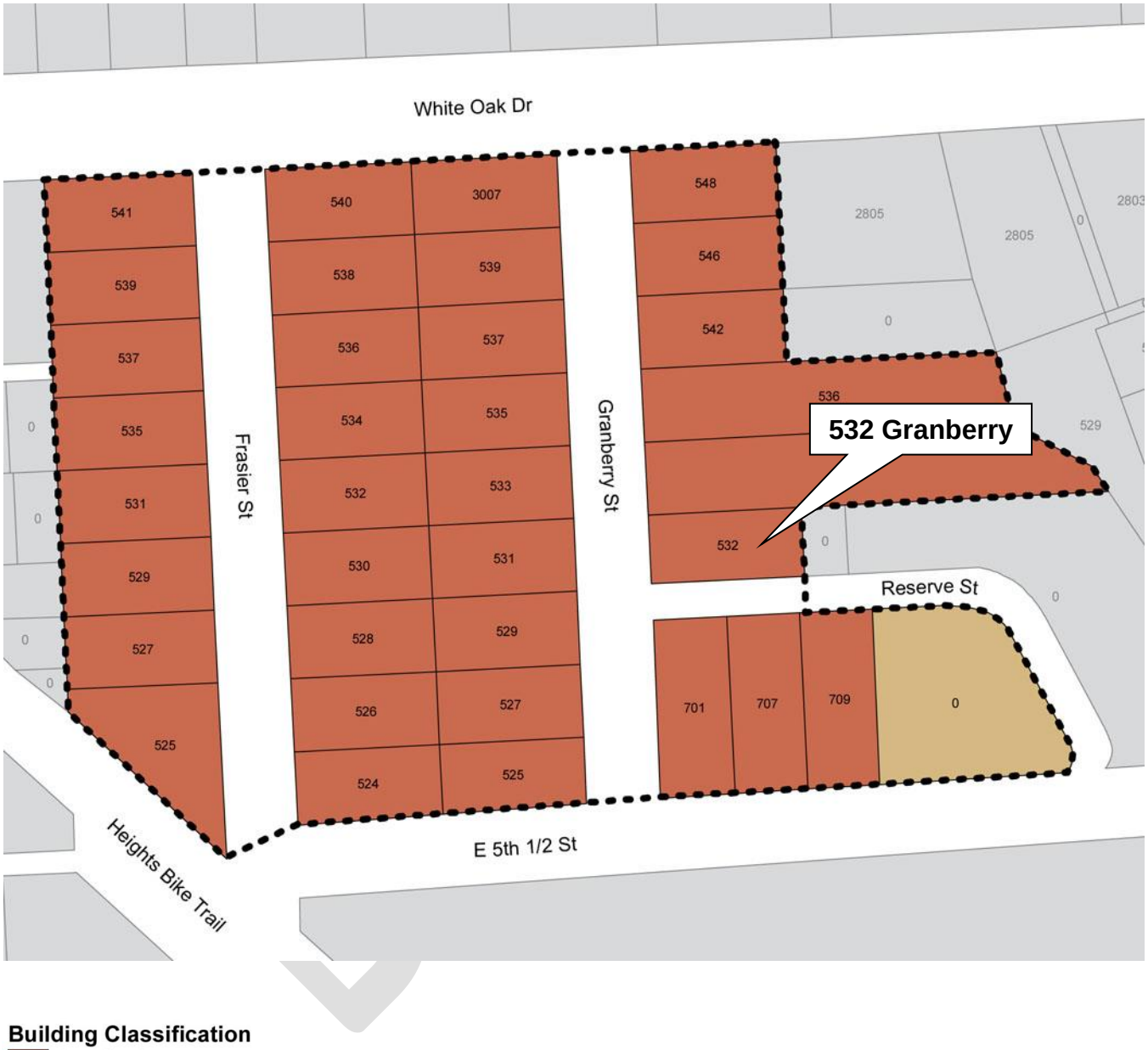
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object 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.

DRAFT

N

PROPERTY LOCATION

FREELAND HISTORIC DISTRICT

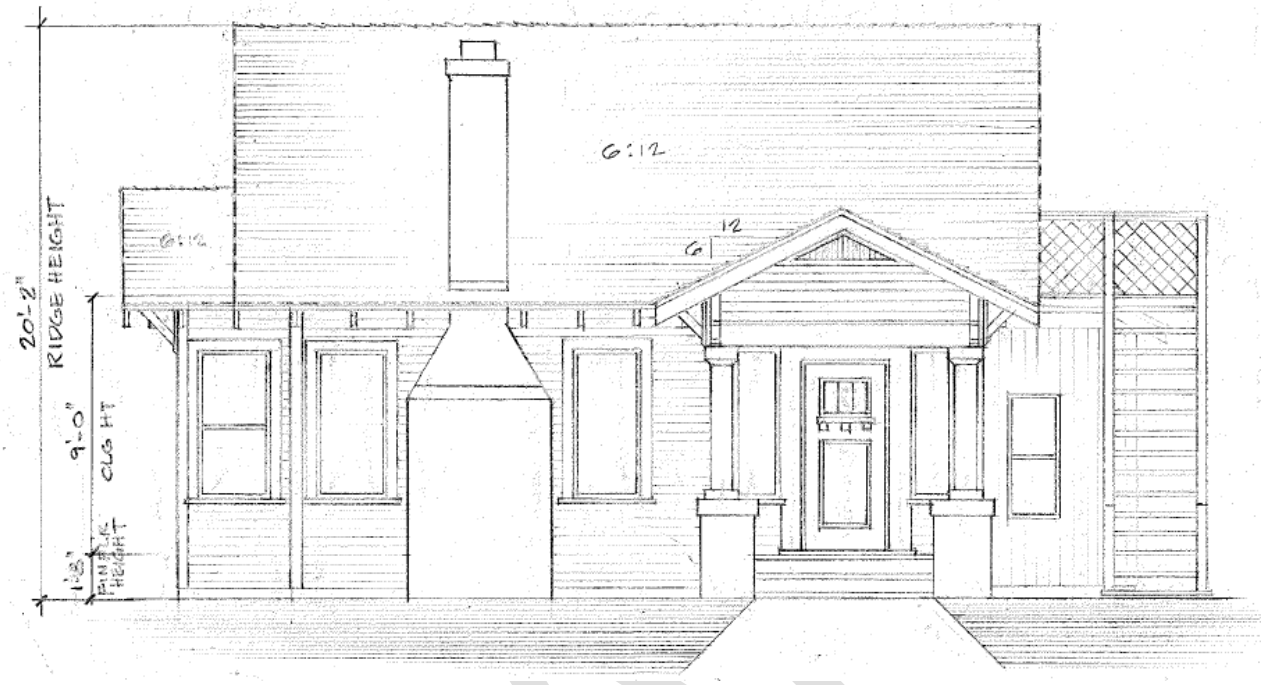


Building Classification
- Contributing
- Non-Contributing
- Park

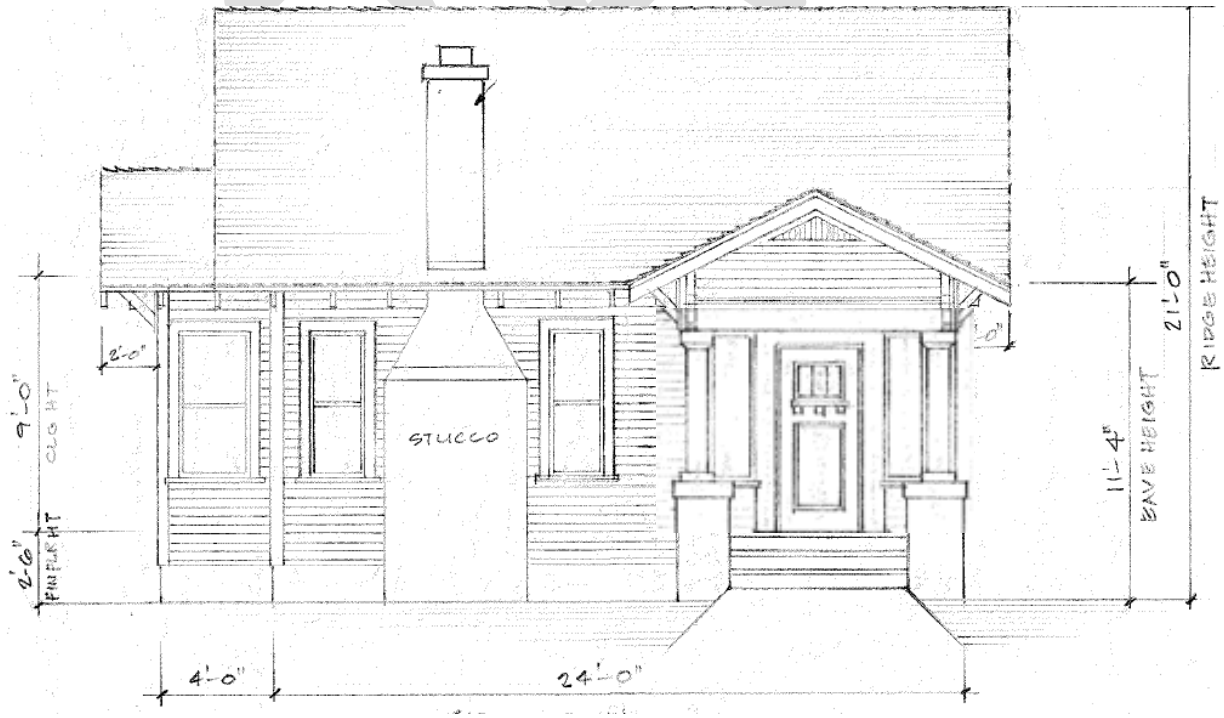
INVENTORY PHOTO

WEST ELEVATION – FRONT FACING GRANBERRY STREET

EXISTING

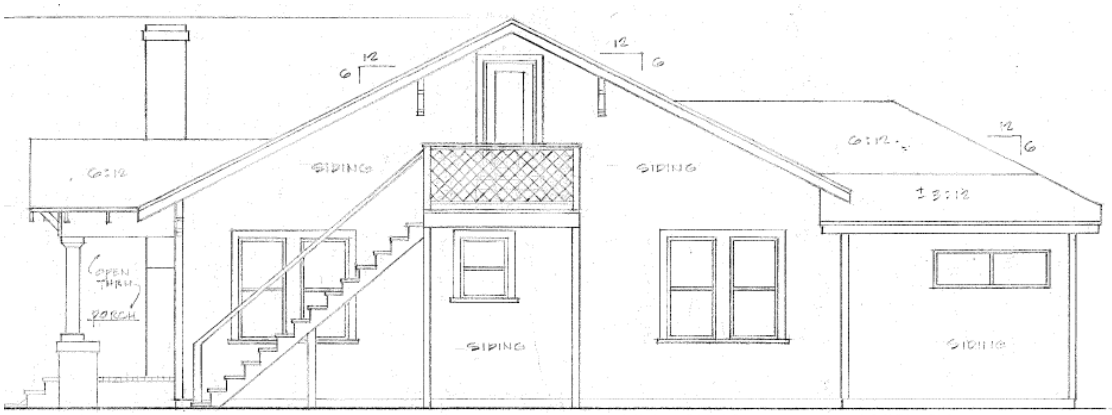


PROPOSED

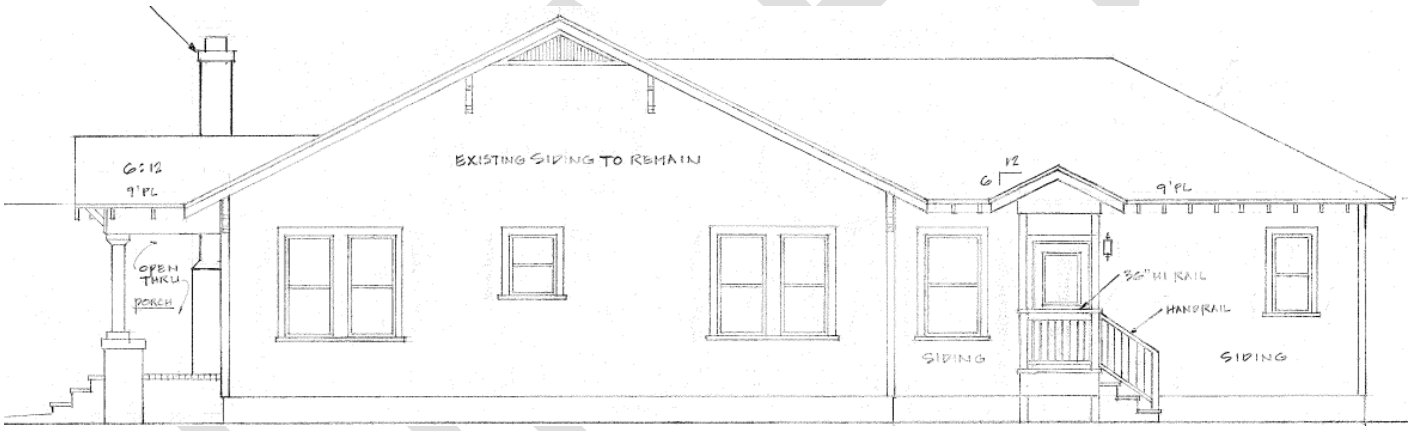


SOUTH ELEVATION

EXISTING

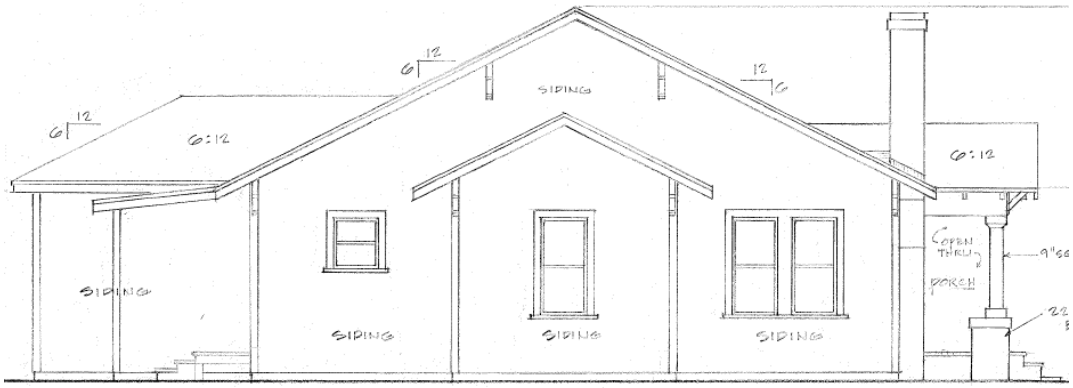


PROPOSED

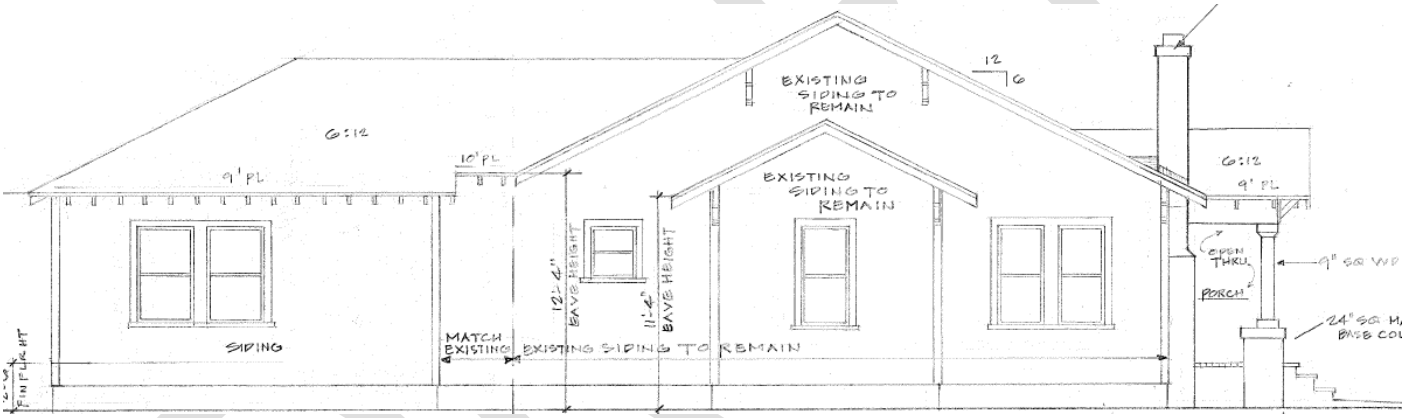


NORTH SIDE ELEVATION

EXISTING

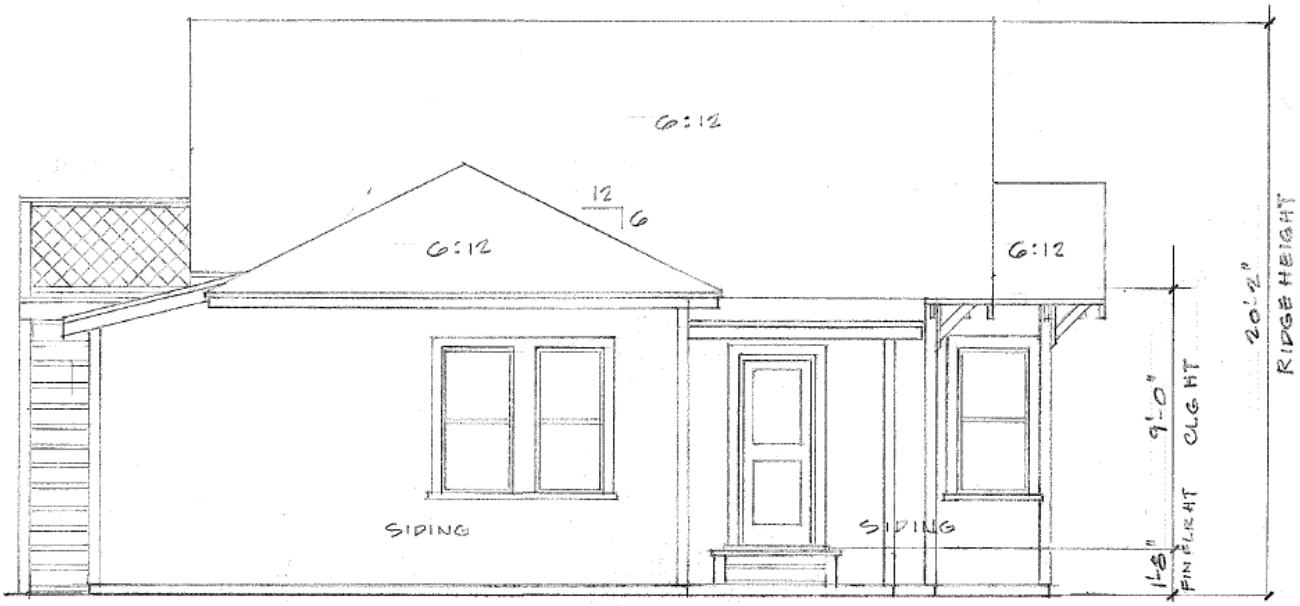


PROPOSED

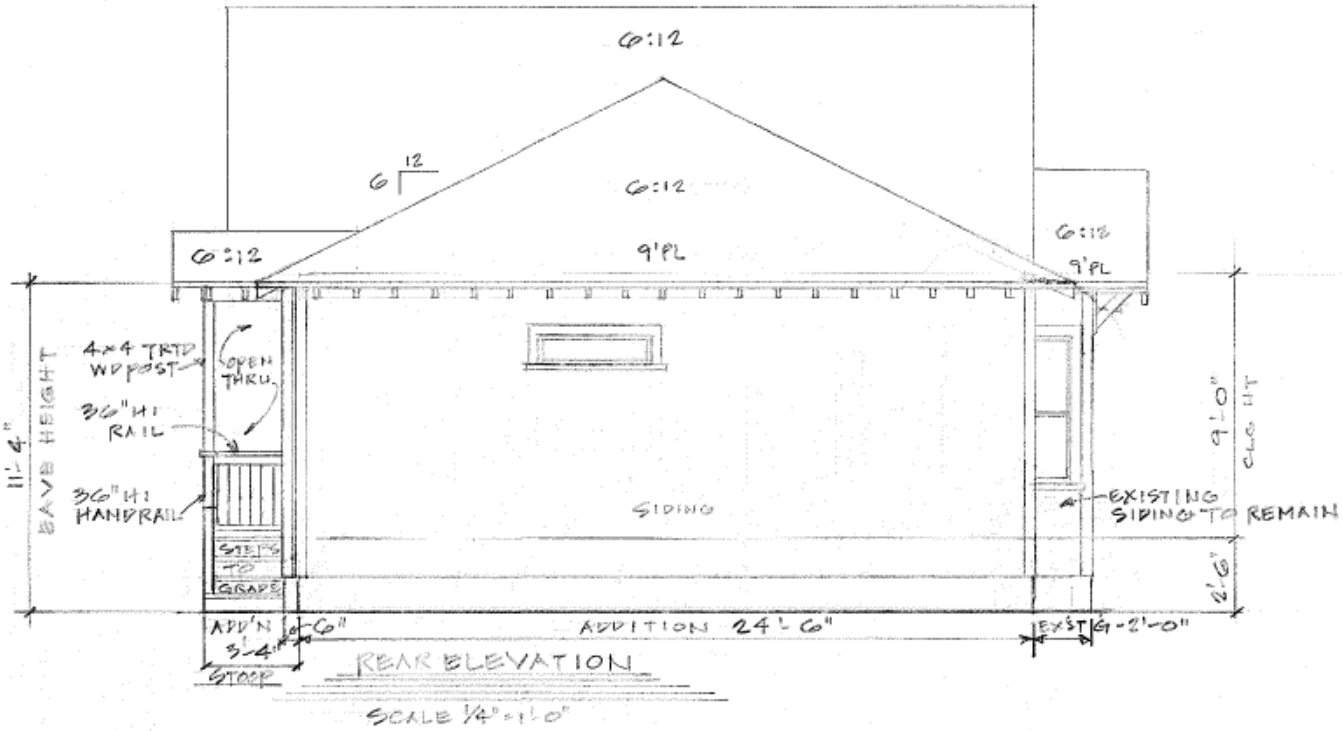


EAST (REAR) ELEVATION

EXISTING



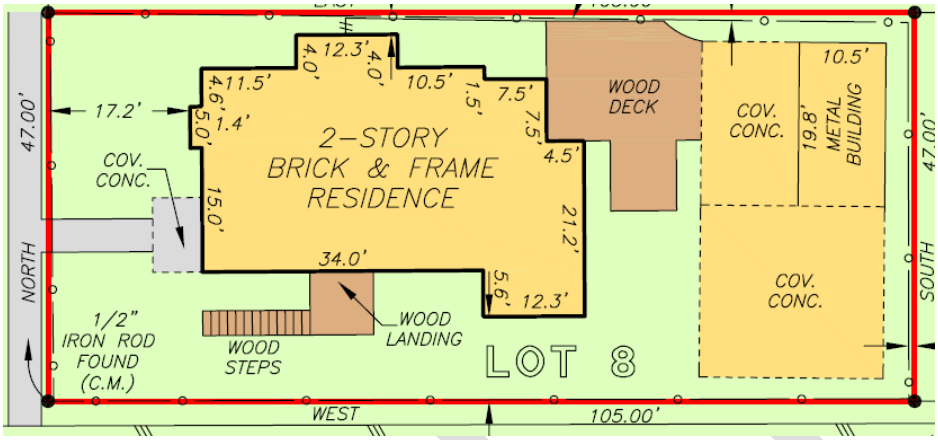
PROPOSED



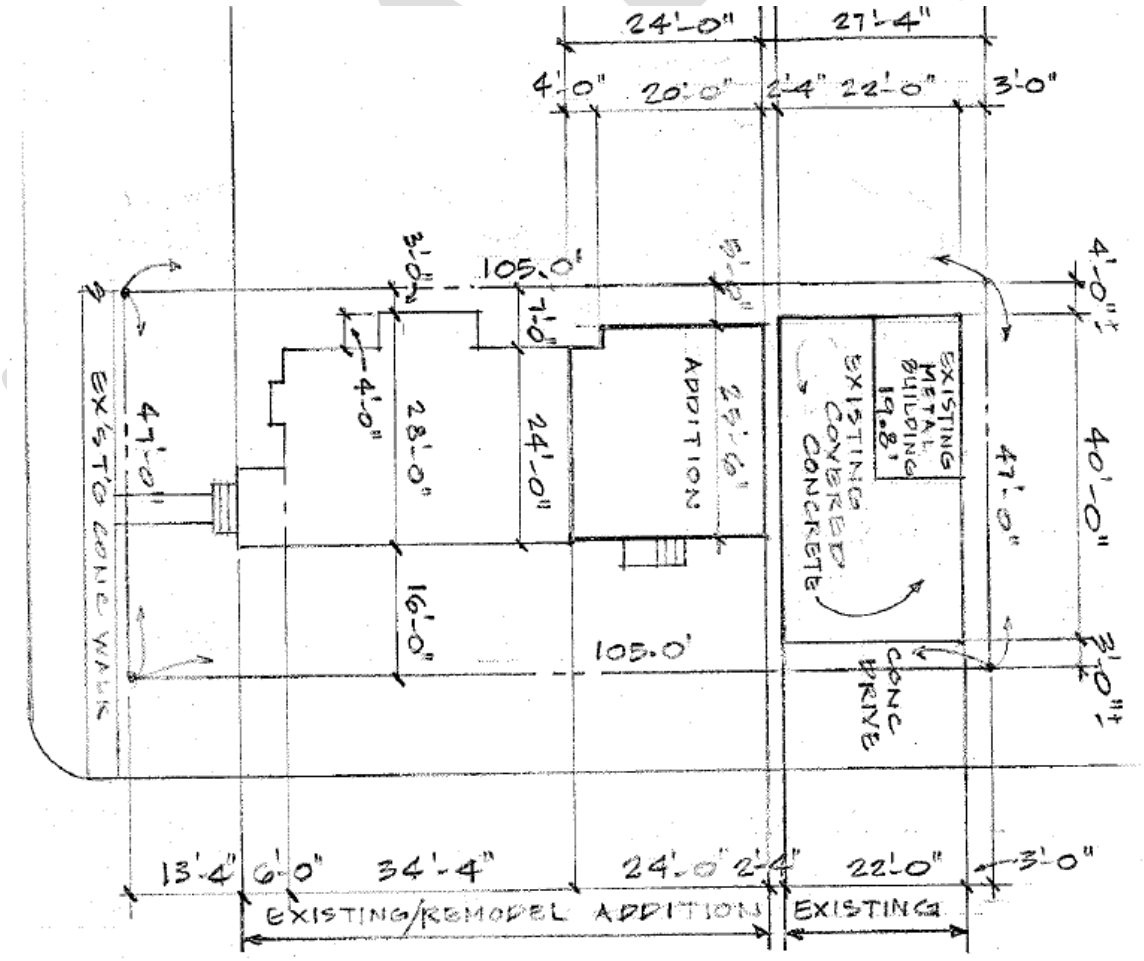
N

SITE PLAN

EXISTING



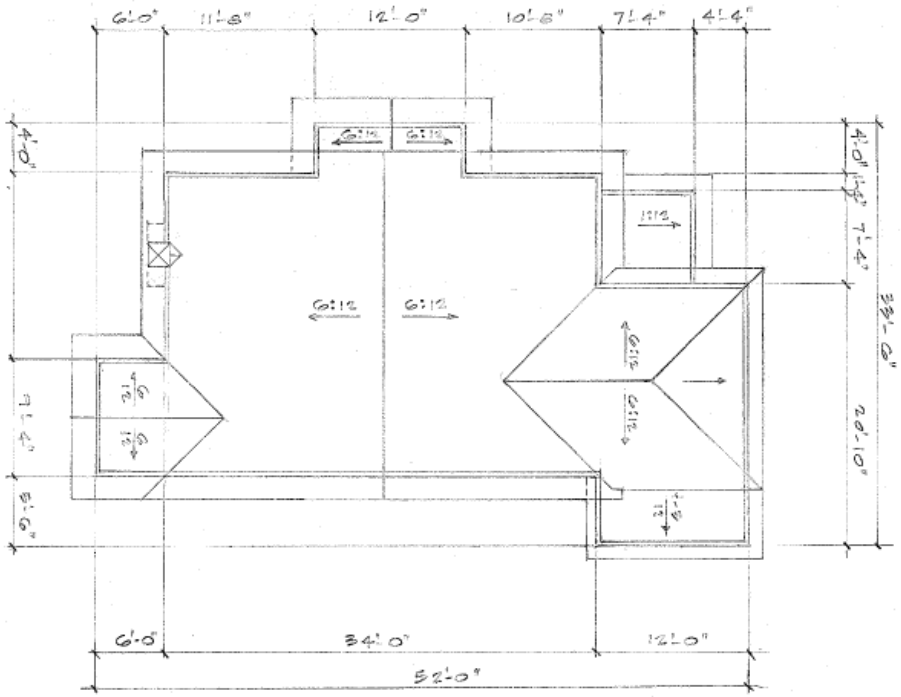
PROPOSED



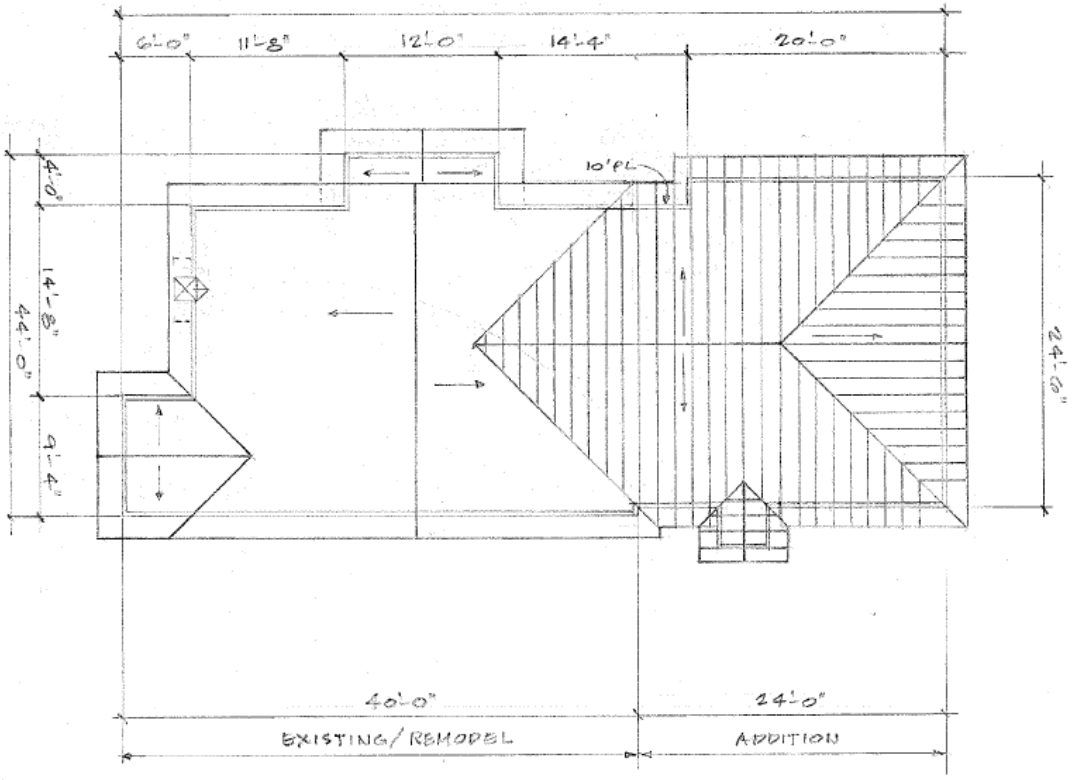
N

ROOF PLAN

EXISTING



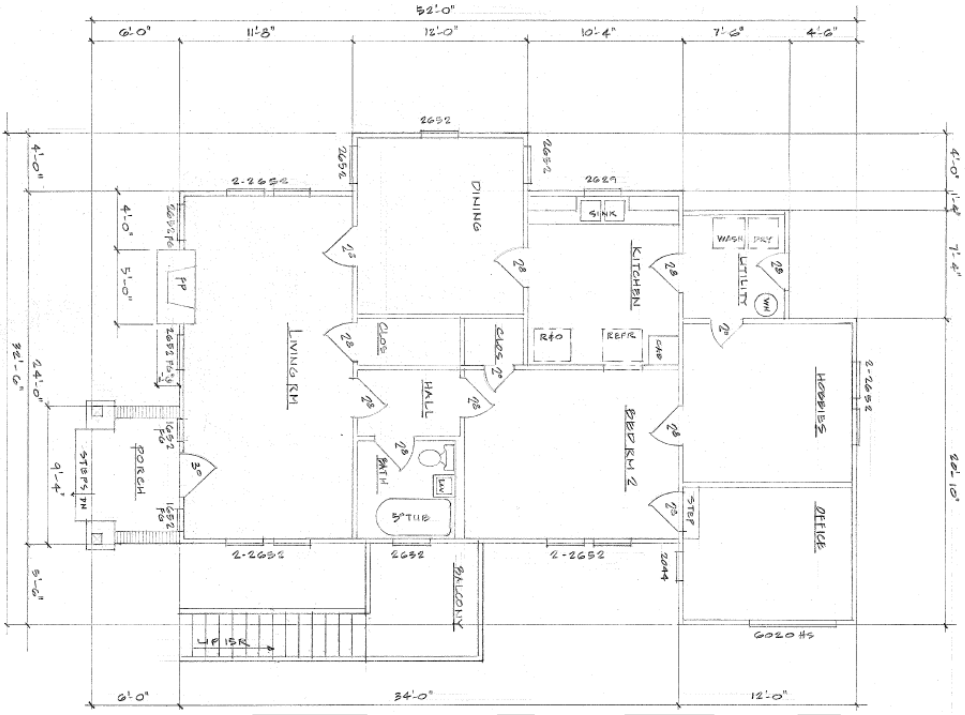
PROPOSED



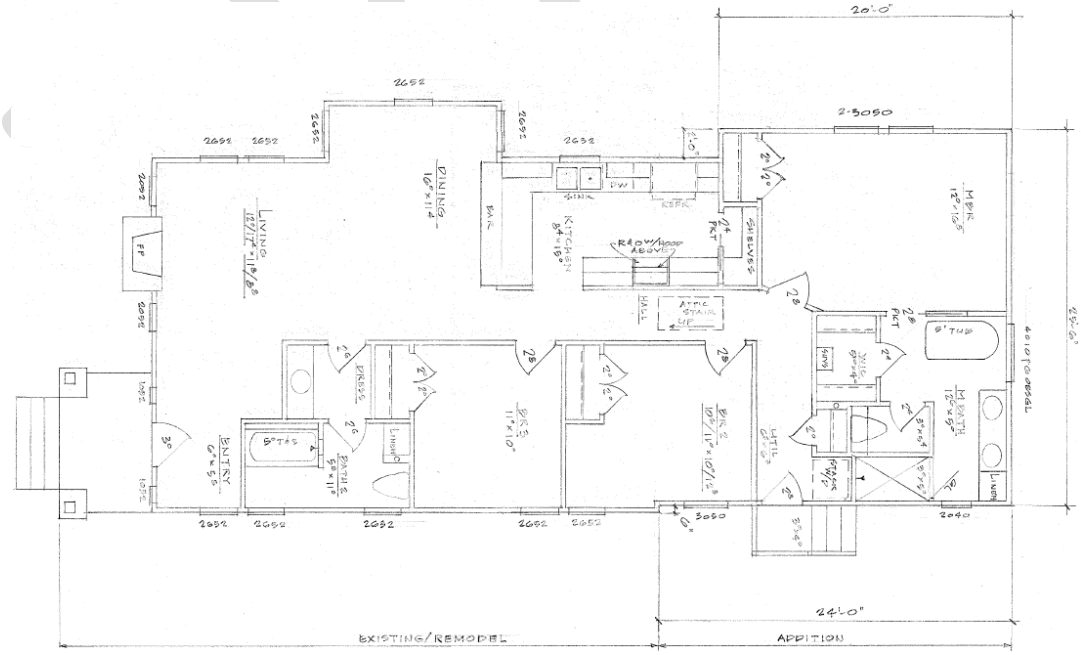
N

FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

Elevation	Lite & Material	Size	Manufacturer	Notes
Front Elevation				
a	1/1 DH Wood	2652		Existing to remain
b	1 lite FG Wood	2652		Fixed Glass - not original
c	1 lite FG Wood	2652		Fixed Glass - not original
d	1 lite FG Wood	1652		Fixed Glass - not original
e	1 lite FG Wood	1652		Fixed Glass - not original
f	1/1 SH Aluminum	2044		Not easily visible from front, this window is on the addition to the southeast corner of the home
Right Side Elevation				
g&h	Two - 1/1 DH Wood	2-2652		Existing to remain
i	1/1 DH Wood	2632		Existing to remain
jk	Two - 1/1 DH Wood	2-2652		Existing to remain
l	HS Aluminum	6020		Horizontal Sliding Window
Rear Elevation				
o&p	Two - 1/1 DH Wood	2-2652		Original Glass - to be removed
q	1/1 DH Wood			Existing to remain
Left Side Elevation				
s	1/1 DH Wood	2629		Existing to remain
t	1/1 DH Wood	2652		Existing to remain
u&v	Two - 1/1 DH Wood	2-2652		Existing to remain

Current Exterior Door Schedule

Front Door 1 - A	Solid Wood			Original Front Door – covered by wooden screen door frame, Existing to remain
Right Door 1 - B	Wood Door with Wooden Screen door			Door to the finished attic space
Rear Door 1 - C	Wooden Frame for Screen Door			Screen Missing and filled in with Plastic

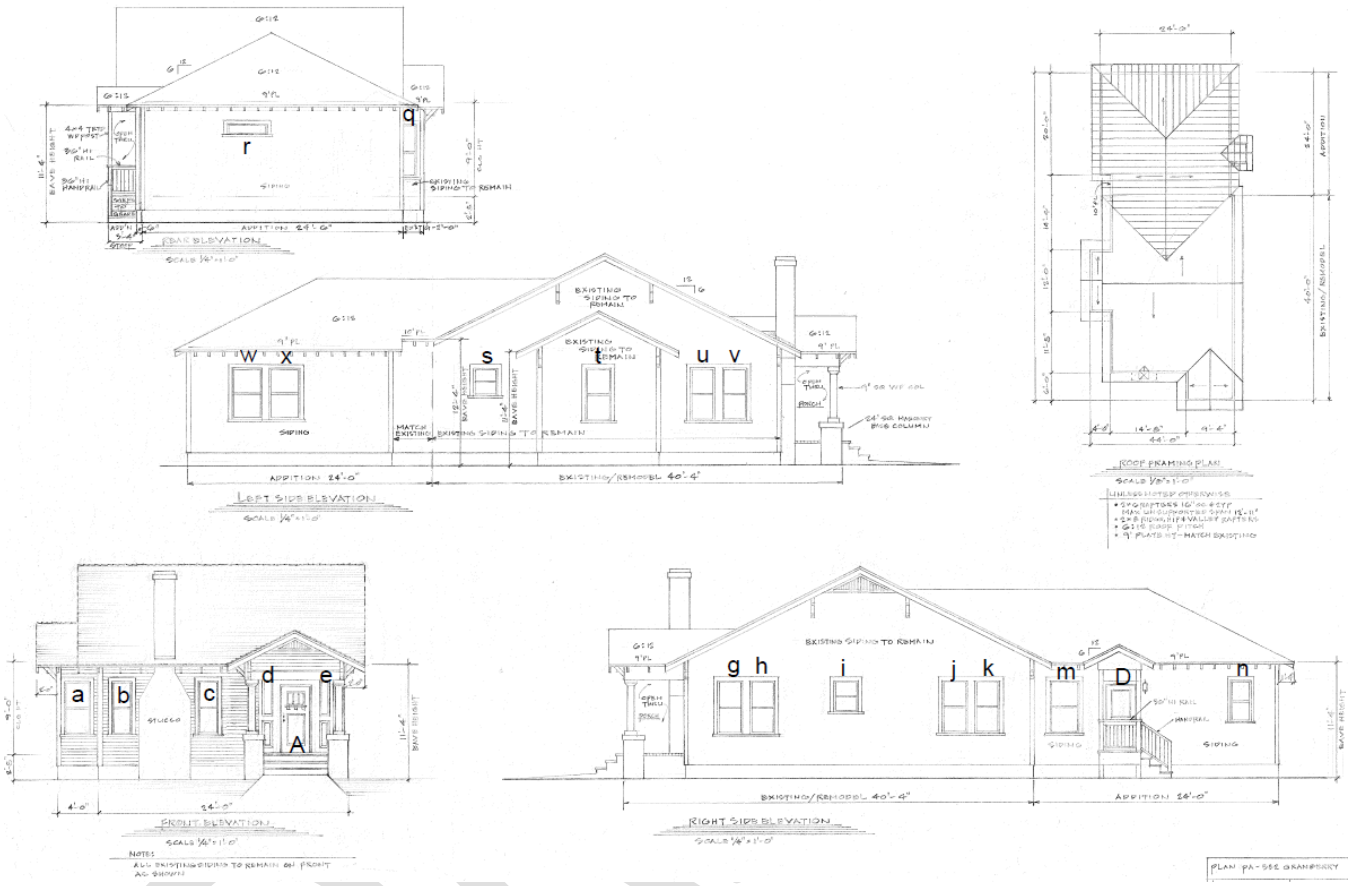
WINDOW / DOOR SCHEDULE

Elevation	Description	Size	Manufacturer	Notes
Front Elevation				
a	1/1 DH Wood	2652		Existing to remain
b	1/1 DH Wood	2052	Jeld-wen	
c	1/1 DH Wood	2052	Jeld-wen	
d	Site Built Wood Sidelites	1036		Fixed Glass with wooden panel on the bottom
e	Site Built Wood Sidelites	1036		Fixed Glass with wooden panel on the bottom
Right Side Elevation				
g&h	Two - 1/1 DH Wood	2-2652		Existing to remain
i	1/1 DH Wood	2632		Existing to remain
j&k	Two - 1/1 DH Wood	2-2652		Existing to remain
m	1/1 DH Wood	3060	Jeld-wen	
n	1/1 DH Wood	2040	Jeld-wen	
Rear Elevation				
r	1 lite FG Wood	4010	Jeld-wen	
q	1/1 DH Wood			Existing to remain
Left Side Elevation				
w&x	1/1 DH Wood	2-3050	Jeld-wen	
s	1/1 DH Wood	2629		Existing to remain
t	1/1 DH Wood	2652		Existing to remain
u&v	Two - 1/1 DH Wood	2-2652		Existing to remain

Proposed Exterior Door Schedule

Front Door 1 - A	¼ Lite Wood Craftsman Style			Original Front Door – covered by wooden screen door frame
Right Door 1 - D	Half Lite Wood	3068		Fiberglass and Single Pane Glass

WINDOW / DOOR SCHEDULE



APPLICANT PHOTOS

1. North Wall Elevation – view from neighbor's property, wall A/C unit at the top of the gable that is requested to be removed

2. View of Northwest corner of house – two windows flanking the fireplace are single pane and the trim work indicates they are not original

3. West wall/Front of house Elevation – Granberry Street side- windows flanking the front door are single pane

4. View of south side of property from Granberry Street – exterior staircase visible

5. View of Southwest corner of property – exterior staircase and door to attic space visible

DRAFT

6. South wall/Reserve Street Elevation – exterior staircase, door to attic space, addition visible

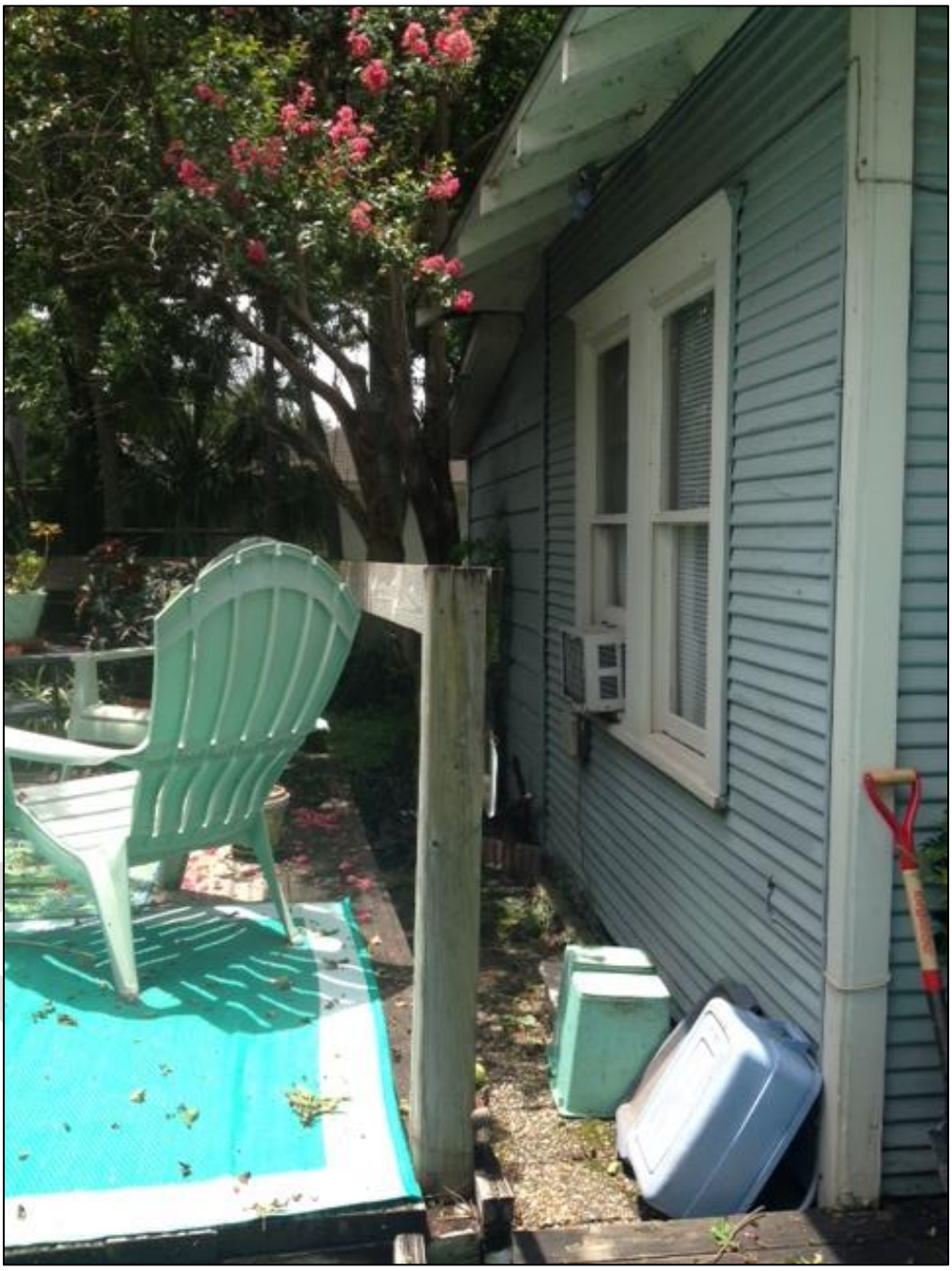
7. View of addition to the southeast corner of house

DRAFT

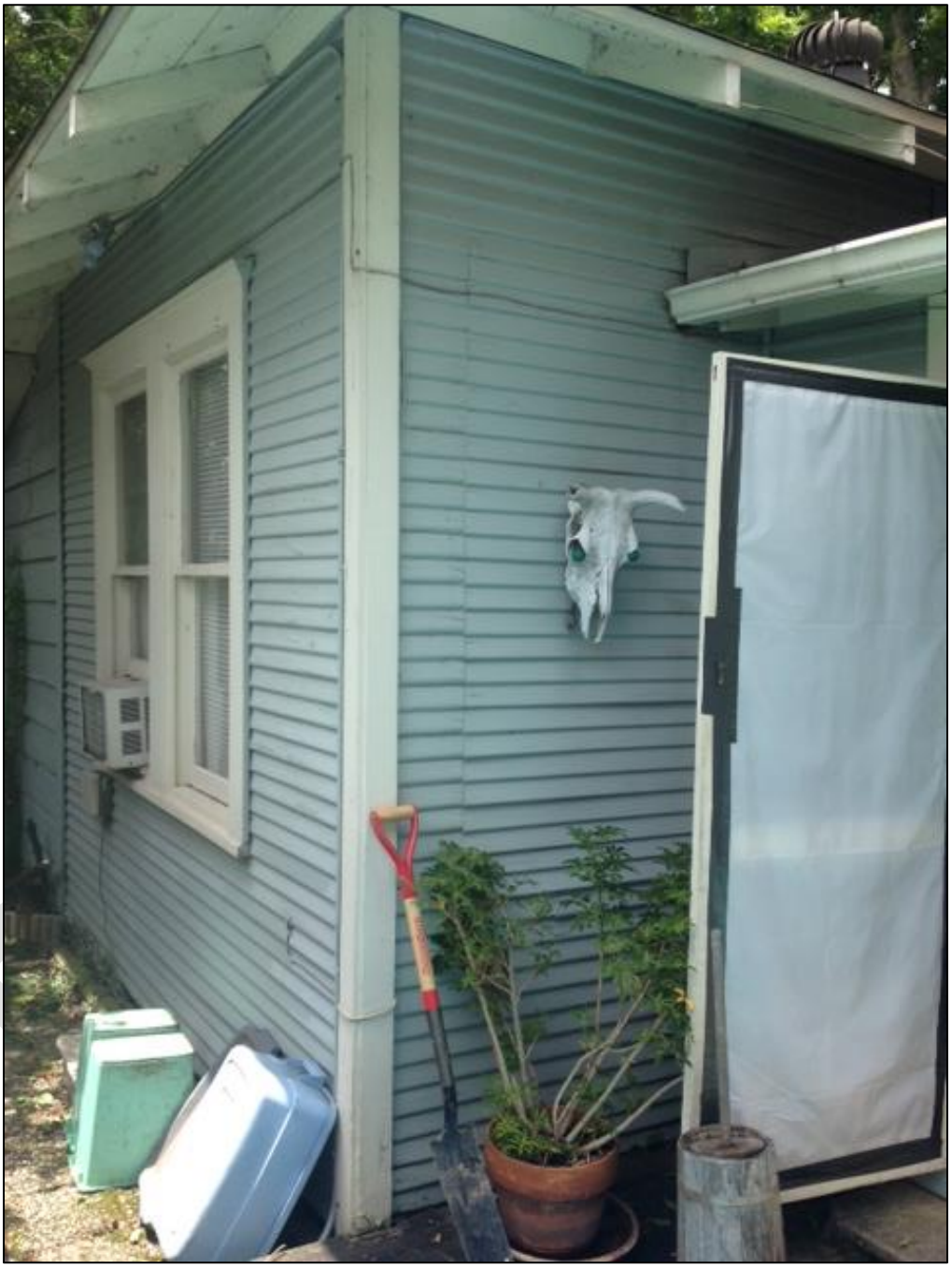
8. View of the southeast corner of house showing the east/rear wall

9. Rear/east wall elevation – unable to get entire elevation because of the carport and limited space between the side of the house and carport (see following pictures)

10. East/rear wall of the property as viewed from the Northeast corner

11. 

12. Northeast corner of the property showing alteration to the original wall and entrance to the porch addition



13. Porch addition to the Northeast corver of house

14. View of the north wall from the Northeast corner

PROJECT DETAILS

Shape/Mass: The existing residence has an overall width of 32'-6" and an overall depth of 52'-0". A 12'-0" deep original bump-out extends from the rear but is flanked by non-original additions on either side. Only the rear wall of this original portion remains. The existing residence has a ridge height of 20'-2". The partial front porch is located on the southern portion of the façade and is 9'-6" wide and 6'-0" deep. The brick base of the porch column is 22" while the wood column is 9". A 5'-0" wide chimney is centered in the northern portion of the façade.

The proposed addition will be approximately 510 square feet. The rear 28'-2" wide by 12'-0" deep portion of the house (an original bump-out sandwiched between two later additions) will be removed. A 25'-6" wide by 24'-0" deep one-story addition will be constructed at the main rear wall of the residence. The addition will be inset 6" on the south elevation (facing Reserve Street) and will extend out 2'-0" towards the north property line (this extension will be inset 2'-0" back from an original bump-out further towards the front of the residence). The addition will have a ridge height of 18'-4" (lower than the ridge height of the original structure). The chimney is to remain. Since the house will be raised, the ridge height of the original house will be increased to 21'-0". On the south elevation, a non-original stairway and deck leading to the attic will be removed along with the access door. See drawings for more detail.

Setbacks: The existing residence has a west (front) setback of 13'-4"; a south side setback of 10'-2"; a north side setback of 2'-6" and an east (rear) setback of 39'.

The existing house will remain in place and will retain all existing setbacks. The proposed addition will have a south side setback of 16'-6'; a north side setback of 5'-0"; and an east (rear) setback of 27'-4". See drawings for more detail.

Foundation: The existing house features a pier and beam foundation with a finished floor height of 1"-8". The pier material is currently obscured by a skirt (which is partially in the dirt). The finished floor is currently 7.5" above the center (crown) of the street directly in front of the front door.

The existing house will raised approximately 10" to 2'-6". The proposed addition will match the new finished floor height. See drawings for more detail.

Windows/Doors: The existing residence features a mix of original 1-over-1 wood and non-original fixed replacement windows. The two front windows flanking the chimney are not original.

The original windows will be retained. The non-original windows will be replaced with wood 1-over-1 double hung windows. The non-original windows flanking the chimney will be reduced by 6". The existing door and sidelights are to remain. New glass will be installed in the sidelights. See window/door schedule and drawings for more detail.

Exterior Materials: The existing residence is clad in 117 wood siding. The front chimney is clad in stucco. The front porch features a concrete porch floor. Low brick piers topped with square wood columns supports the front gable porch roof. The rear addition is clad with a combination of lap and 117 wood siding.

All existing 117 wood siding on the main house is to remain and will be retained. The existing stucco chimney will be retained and will not be altered on the exterior. According to the applicant, the sills are sitting right at ground level and there is no easy way to get under the house and it collects water. The chimney is going to be cut loose from the house when the house is raised. Cosmetic adjustments will be made to the fireplace on the inside of the house. It probably will not be a functioning fireplace but the chimney will look the same on the exterior. Since the house will be raised, the existing brick piers will be extended so that the height of the wood columns will remain the same as existing and to keep the same proportions. The siding on the front will be patched with original siding from the rear. The addition will be clad in cementitious lap siding with a 5.25" reveal. See drawings for more detail.

DRAFT

Roof: The existing composition shingle side gable roof has an eave height of 10'-6" and a pitch of 6:12.

Since the house will be raised, the eave heights on the original structure will be increased. On the north elevation, where the addition connects to the original structure, the eave height will be 12'-4". All other eave heights will be 11'-4" to match existing (raised). The roof pitch of the addition will be 6:12 to match existing. See drawings for more detail.

Front Elevation: (West) The existing front elevation of the residence features a front porch on the southern portion of the façade. Low brick piers topped by square columns support a front gable roof. To the north of the front porch is a large stucco chimney flanked by two windows. A small bump-out, located to the north features a window. To the south of the original structure is previously constructed addition with a single window. A non-original exterior staircase leads up to a second-story deck.

The previously constructed addition to the south will be removed, along with the non-original exterior staircase and second story deck. The house will be raised between 8"-10". The brick piers will be raised to keep the existing height of the columns. The non-original windows flanking the chimney will be reduced in with by 6" to better maintain their original proportions. The non-original sidelights will be altered with wood panels. See drawings for more detail.

Side Elevation: (South) The existing south elevation features the side profile of the front porch followed by a pair of windows, a single window, and another pair of windows. At the rear is the previously constructed addition with a pair of horizontally oriented windows. A non-original exterior staircase and second-story deck spans the front two-thirds of the original structure. A non-original door is located in the gable.

The non-original exterior staircase and second-story deck will be removed. The gable door will be removed and sided over. The previously constructed addition will be removed and a new addition will be constructed. The new addition will have a covered side entrance with a window on either side. See drawings for more detail.

Side Elevation: (North) The existing north elevation features the side profile of the front porch followed by a pair of windows, a single window in the side bump-out, and another window. At the rear is the previously constructed addition and a covered area with a shed roof.

The previously constructed addition will be removed and a new addition will be constructed. The new addition will have a pair of windows towards the rear. See drawings for more detail.

Rear Elevation: (East) The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

DRAFT