

CERTIFICATE OF APPROPRIATENESS

Application Date: May 25, 2016

Applicant: William Riley, Bicycle Bungalows, LLC, for Hamish Stirling, owner

Property: 535 Granberry Street, Lot 2, Block 1, Freeland Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing bungalow residence, constructed circa 1922, located in the Freeland Historic District.

Proposal: Alteration – Addition

- Construct a 950 square foot one-story addition at the rear of the original residence. The addition will measure approximately 25' wide by 38' deep with a ridge height of approximately 15' and an eave height of 10'.
A non-historic addition at the rear of the original residence will be removed.
The addition will extend out at the northwest and southwest corners (2.8' and 1.5') of the original residence, and will be mostly obscured from the street by the original structure. The addition will be delineated by the extensions, hipped roof, roof pitch, lowered ridge height, and cementitious siding with a 4" reveal.
Asbestos shingles will be removed from the original residence to reveal the 117 wood siding beneath. The 117 siding will remain and be repaired as necessary.

See enclosed application materials and detailed project description on p. 7-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: June 16, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; |
| <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
FREELAND HISTORIC DISTRICT



Building Classification

-  Contributing
-  Non-Contributing
-  Park

INVENTORY PHOTO



CONTEXT AREA



533 Granberry – Contributing – 1925 (neighbor)



537 Granberry – Contributing – 1922 (neighbor)



534 Granberry– Contributing – 1931 (across street)



536 Granberry– Contributing – 1929 (across street)



542 Granberry– Contributing – 1927 (across street)

3D RENDERING – FRONT FACING GRANBERRY

PROPOSED



EAST ELEVATION – FRONT FACING GRANBERRY
EXISTING



PROPOSED

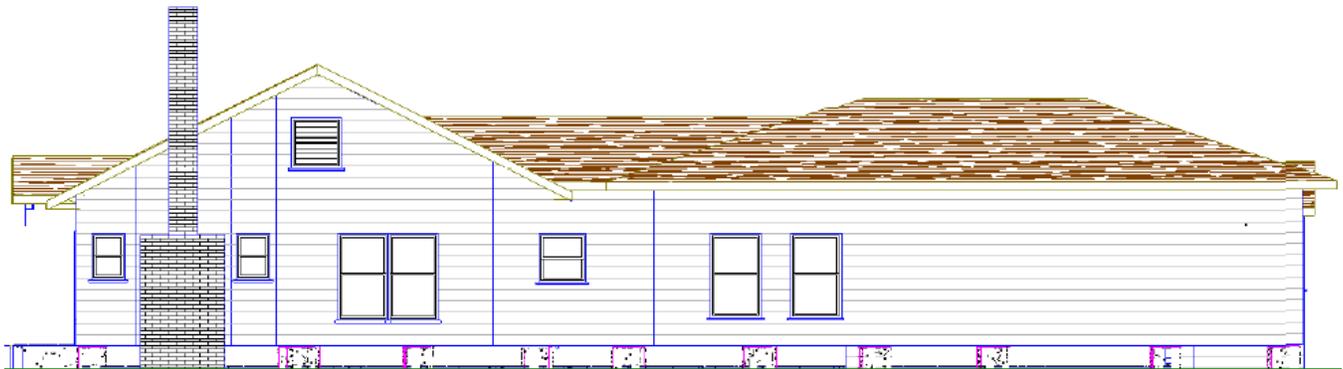


NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



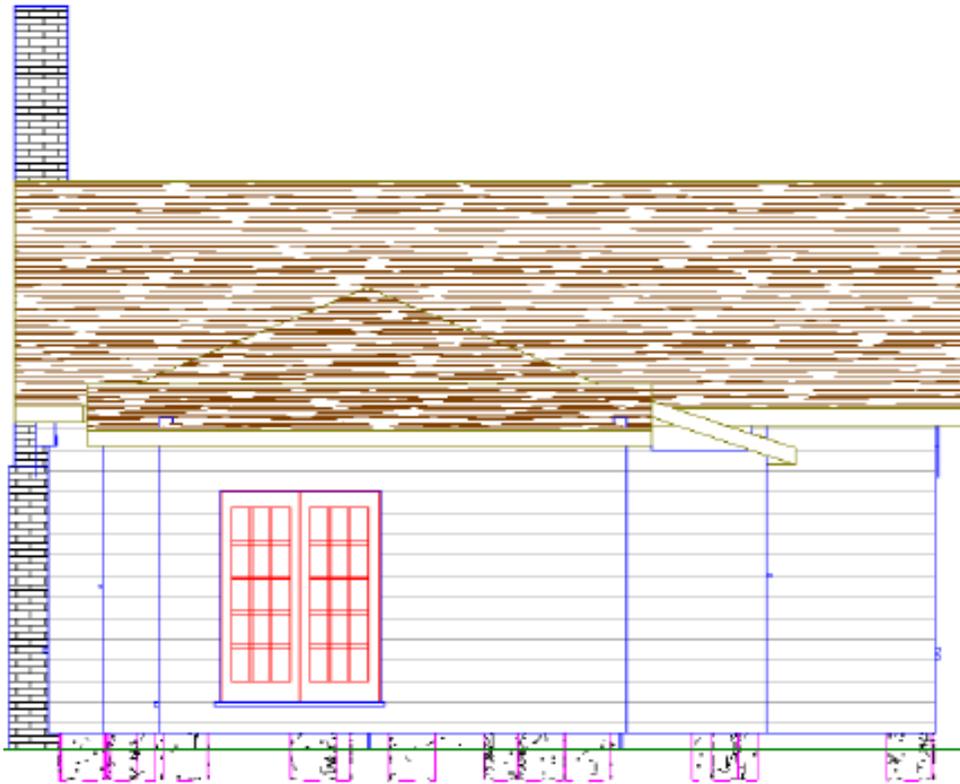
PROPOSED



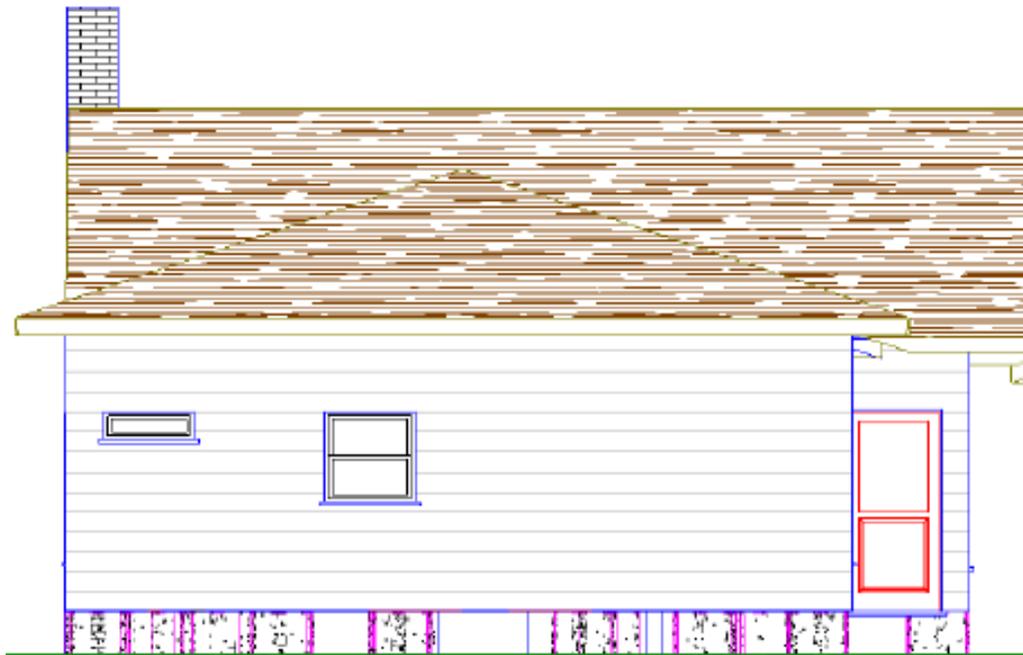
Detached carport subject of a separate COA

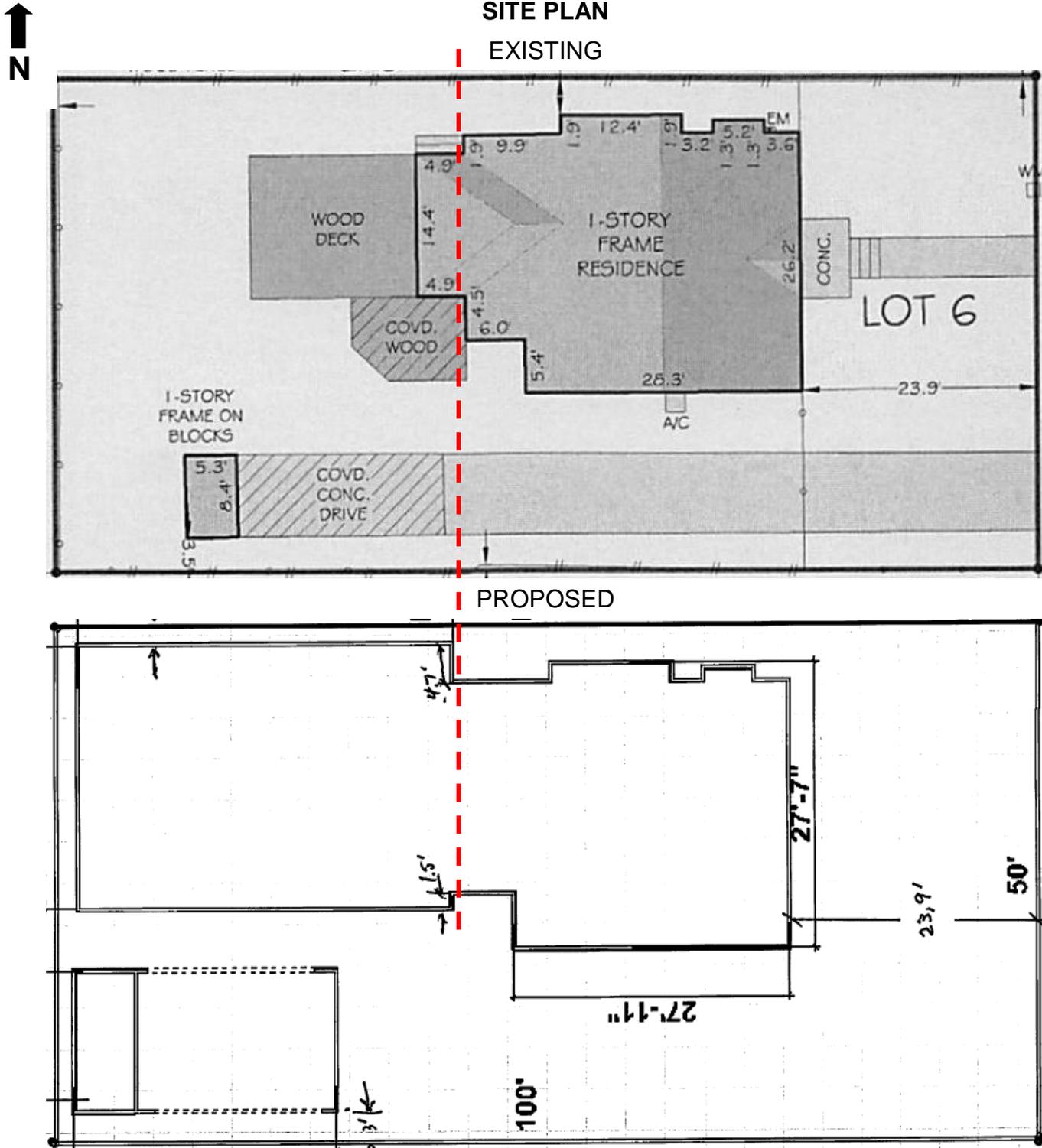
WEST (REAR) ELEVATION

EXISTING



PROPOSED

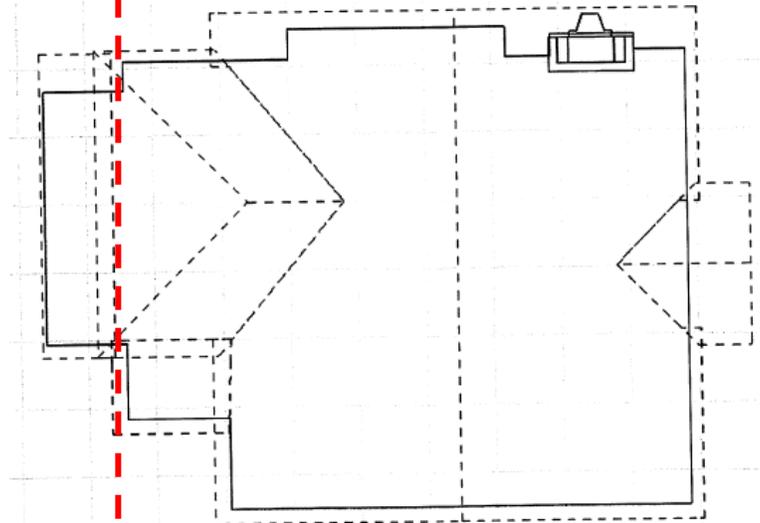




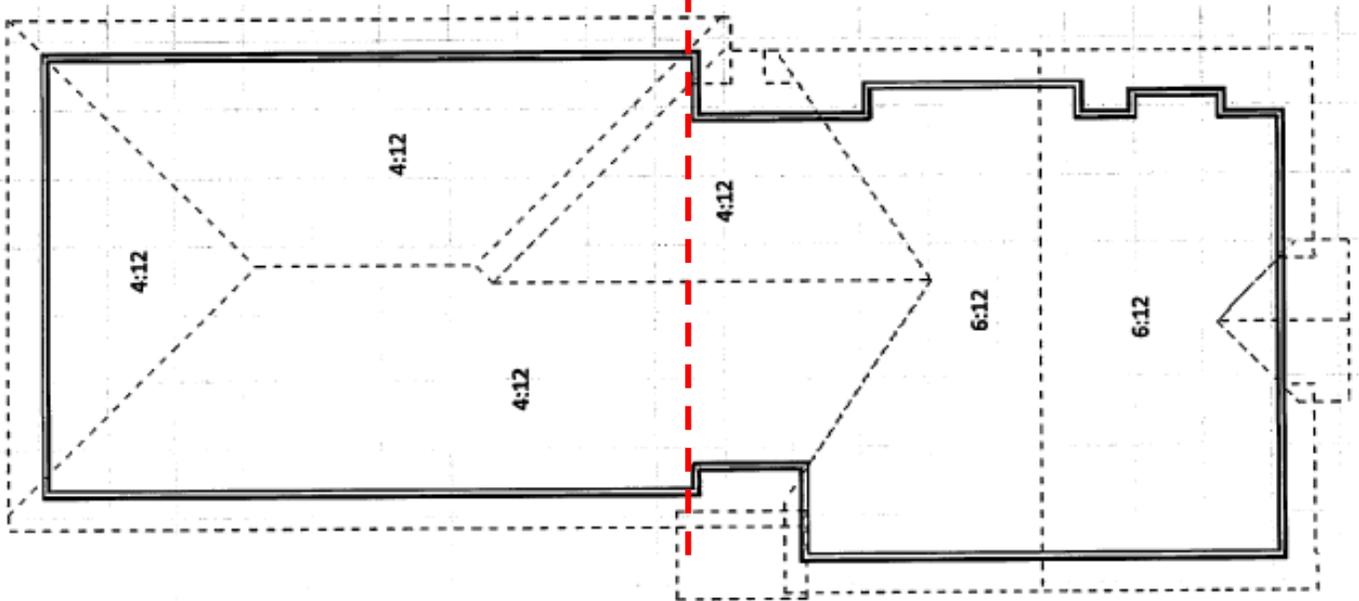


ROOF PLAN

EXISTING



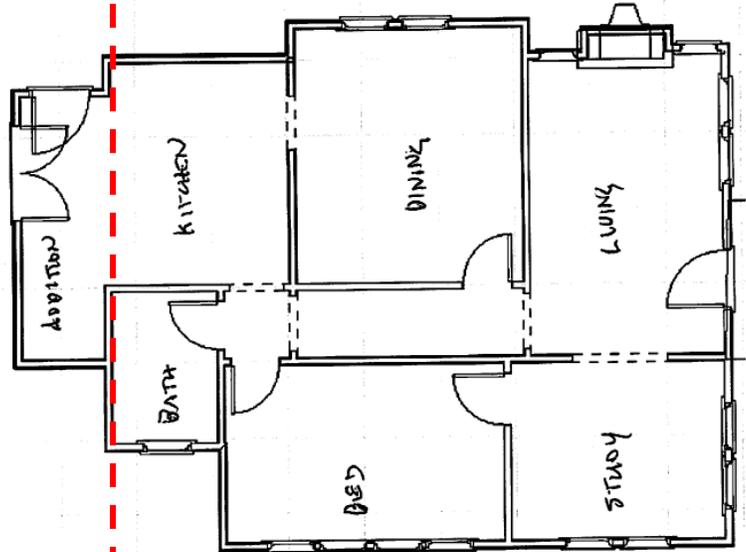
PROPOSED



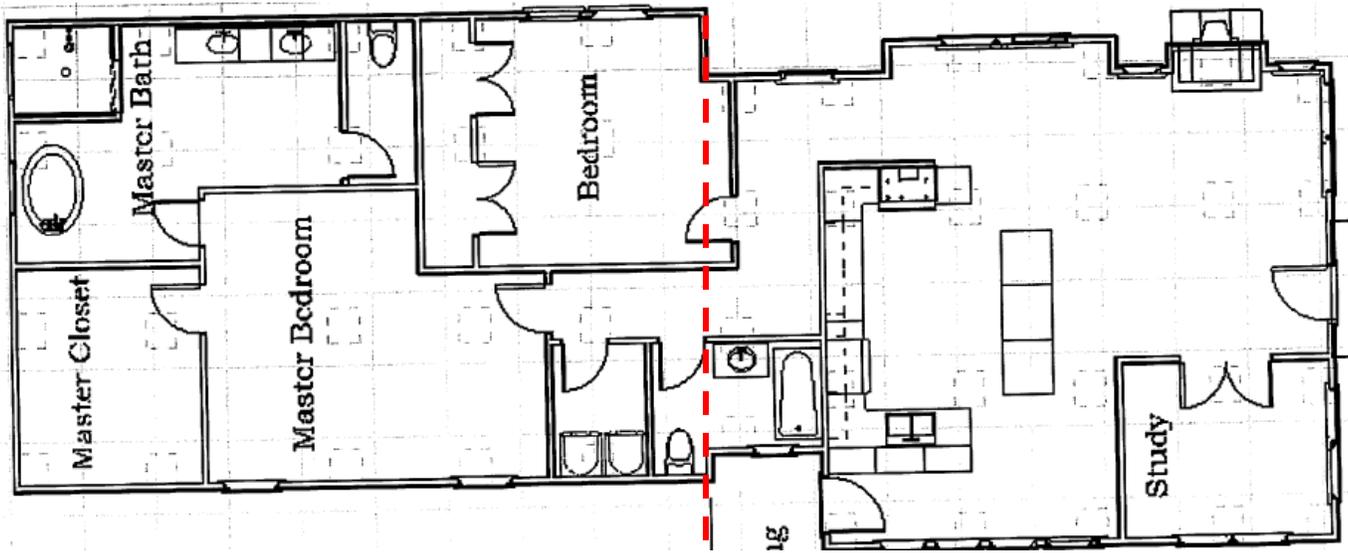


FIRST FLOOR PLAN

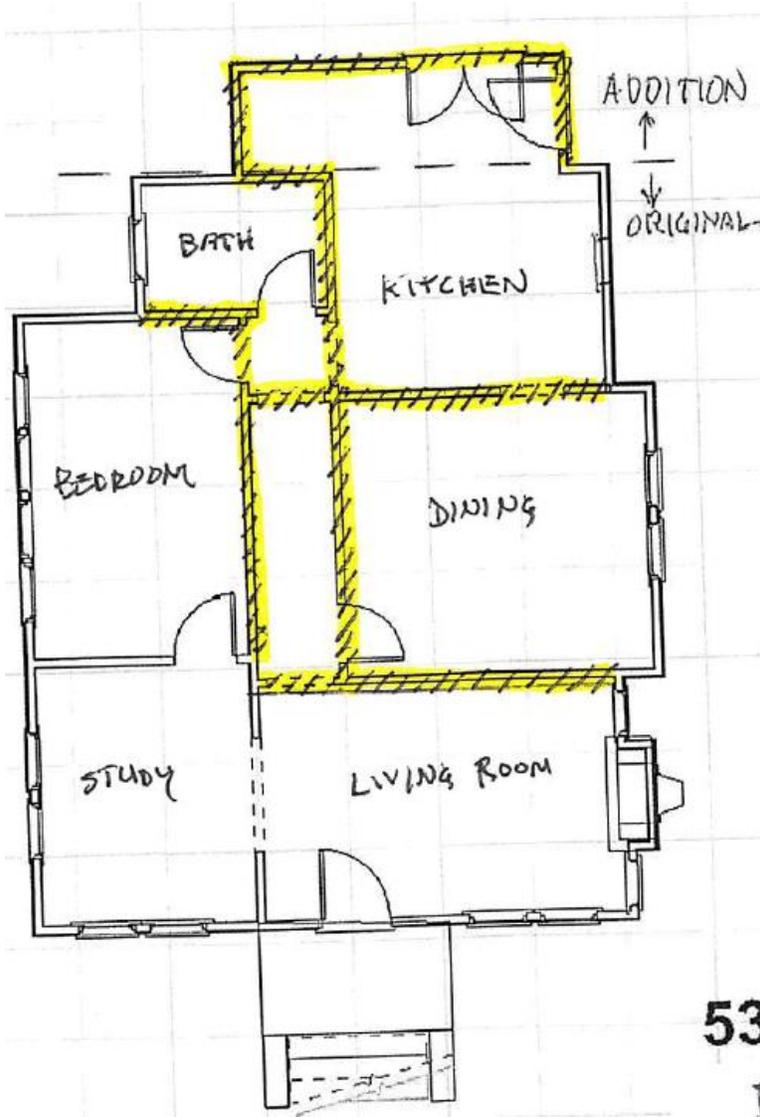
EXISTING



PROPOSED



DEMOLITION PLAN



WINDOW / DOOR SCHEDULE**Windows**

Location	Qty	Dimensions	Type	Description
Living Area	8	2'6"x5'2"	DH	Existing to Remain
Fireplace	2	2'0"x2'6"	DH	Existing to Remain
Study	4	2'6"x5'2"	DH	Existing to Remain
Bath 1	1	2'6"x2'10"	DH	Existing to Remain
Kitchen	1	2'6"x2'10"	DH	Jeldwen Wood Tradition Plus
Bedroom 1	2	3'0"x5'11"	DH	Jeldwen Wood Tradition Plus
Bedroom 2	2	3'0"x5'11"	DH	Jeldwen Wood Tradition Plus
Master Bath	1	3'0"x1'0"	Fixed	Jeldwen Wood Tradition Plus
Master Bath	1	3'0"x3'0"	Fixed	Jeldwen Wood Tradition Plus

Doors

Location	Qty	Dimensions	Type	Description
Front Door	1	3'0"x6'8"	Wood shutter	Existing to Remain
Back Door extg 1	1	5'0"x6'8"	French	To be removed at demo
Back Door extg 2	1	3'0"x6'8"	metal	To be removed at demo
Back Door proposed	1	3'0"x6'8"	metal	half lite door

PROJECT DETAILS

Shape/Mass: The existing one-story residence is approximately 976 square feet with a maximum width of 27' and a maximum depth of 39'. The existing residence has a 10' eave height and an 18'-2" ridge height. A 5' x 14.4' non-historic addition at the rear of the original residence will be removed. The proposed one-story addition will be approximately 925 square feet measuring 25'-2 15/16" wide by 38'-3 1/16" deep. The proposed addition will maintain the 10' eave height of the existing residence and have a ridge height of 14'-6". The addition will extend 2.8' from the northwest corner of the original residence and will extend 1.5' from the southwest corner of the original residence.

Setbacks: The existing residence is set back 23.9' from the front (east) property line and 3'-9" from the side (north) property line. The proposed addition will be set back 3' from the side (north) property line and 3' from the rear (west) property line. The proposed addition does not affect the front setback.

Foundation: The existing residence has a pier and beam foundation with a 2'-7" finished floor height at the front of the residence and a 1'-9" finished floor height at the rear of the residence. The proposed addition will maintain the existing 1'-9" finished floor height at the rear of the original residence.

Windows/Doors: All original windows will remain and be repaired as necessary. The original wood shutter front door will also remain. The addition will feature 1-over-1 double-hung wood windows and fixed windows. The addition will have two metal doors and one set of French doors not visible from the public right of way. See Window/Door Schedule for more detail (p. 15).

Exterior Materials: The existing residence is clad in asbestos shingles. The shingles will be removed to reveal the 117 wood siding beneath. The 117 siding will remain and be repaired as necessary. The addition will be clad in cementitious siding with a 4" reveal.

Roof: The existing residence has a gable roof with a 6:12 pitch and is covered with composition shingles. There is a hipped roof at the rear of the residence with a 5:12 pitch and covered with composition shingles. A portion of the residence also has a flat roof obscured by the existing structure. The proposed addition will have a hipped roof with a 4:12 pitch and will be covered with composition shingles.

Front Elevation: The existing residence has four 1-over-1 double-hung wood windows and one wood shutter door, (East) all to remain. Asbestos shingles will be removed to reveal the 117 wood siding beneath. The front façade also features a protruding cross gable covering a small stoop.

Side Elevation: The existing residence has four 1-over-1 double-hung windows, one non-original multi-lite (North) window, and one door. The original windows and chimney will remain. The non-original window and door will be removed. Asbestos shingles will be removed to reveal the 117 wood siding beneath. The addition will have three 1-over-1 double-hung wood windows and be clad in 4" cementitious siding.

Side Elevation: The existing residence has seven 1-over-1 double-hung wood windows to remain. Asbestos (South) shingles will be removed to reveal the 117 wood siding beneath. The addition will have two 1-over-1 double-hung wood windows and one fixed window. The addition will be clad in 4" cementitious siding.

Rear Elevation: The rear elevation is not visible from the public right of way. (West)

ATTACHMENT A

PUBLIC COMMENT

OR

CIVIC ASSOCIATION COMMENT



Insert comment, scaled to be legible, fill page but do not exceed 7" wide. Size grey box to redact email addresses.