

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Connor Noud, owner.

**Property:** 709 E. 5<sup>th</sup>½ 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 29' garage apartment to replace the existing, noncontributing 20' x 20' detached garage (ca. 1999);
- 18' x 8' and 9' x 10' garage doors on alley facing (north) front elevation to accommodate Sprinter Van and full-size vehicles, and a 32" x 80" 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;
- A spiral staircase on the rear elevation leads up to a full-length rear deck, providing access to the second story.
- 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.

See project details and application materials in Attachment A.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria: 2, 3 & 4

**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; **The flat roof of the proposed structure isn't compatible with roofs of 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; **The overall height and eave height of the proposed two story garage isn't compatible with the height of contributing structures in the context area.**
- (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 maybe 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; **The proposed second story has a much taller eave height that isn't compatible with other contributing structures in the context area.**
  - (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**





**CONTEXT AREA - NEIGHBORING PROPERTIES**

709 E 5<sup>TH</sup> ½ STREET- next door neighbor



709 E 5<sup>TH</sup> ½ STREET GARAGE



701 E 5<sup>TH</sup> ½ STREET- next door neighbor



701 E 5<sup>TH</sup> ½ STREET GARAGE





CONTEXT AREA

STREET VIEW



3D RENDERINGS - PROPOSED

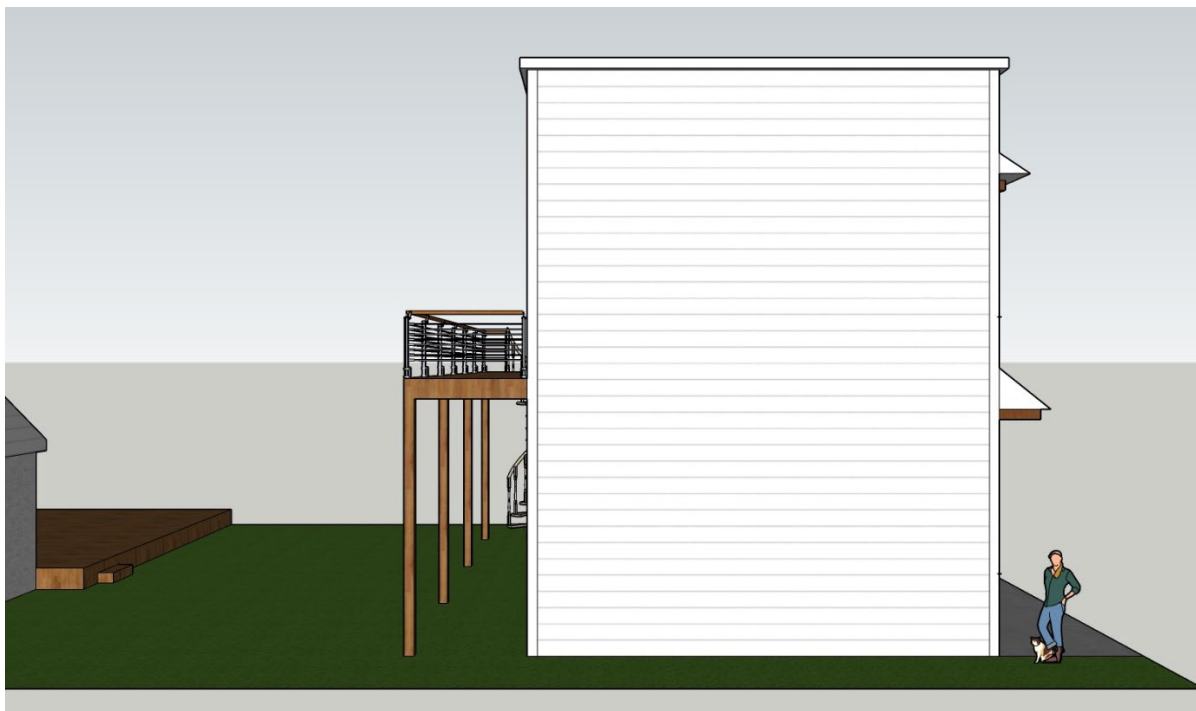
SITE PLAN



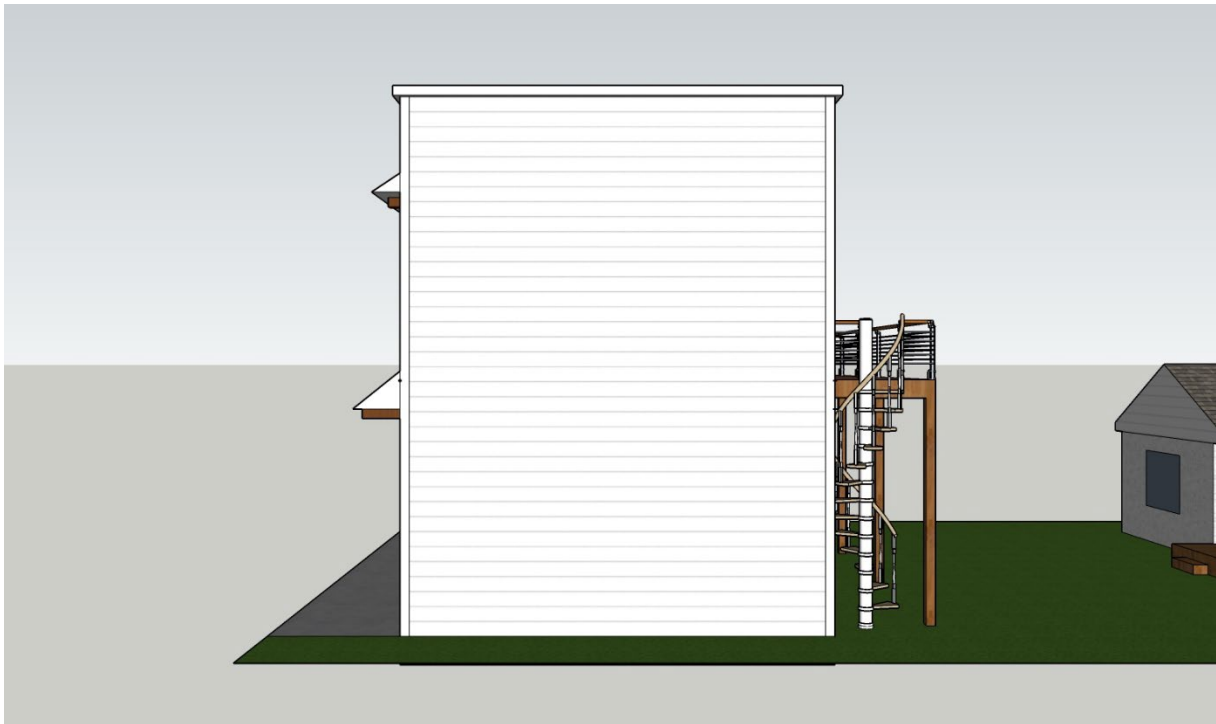
SITE PLAN



EAST ELEVATION



WEST ELEVATION



SOUTH (REAR) ELEVATION



NORTH (FRONT/ALLEY FACING) ELEVATION

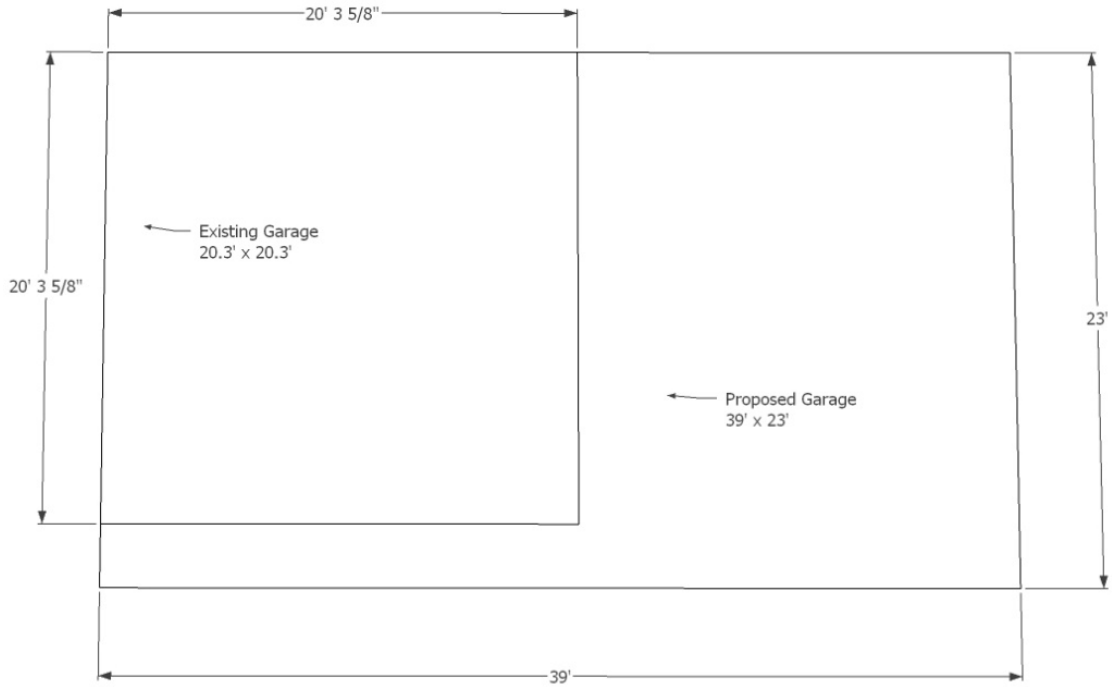


OBLIQUE NORTH (FRONT/ALLEY FACING) ELEVATION

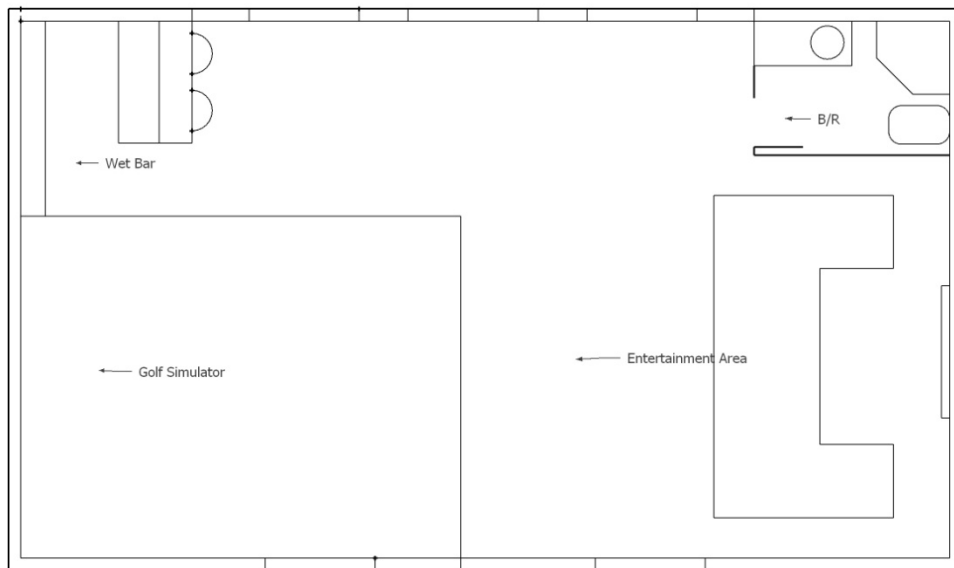


**DRAWINGS**

**EXISTING + PROPOSED GARAGE DIMENSIONS**



**PROPOSED FLOOR PLAN - SECOND STORY**



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
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No

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

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
A1	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A2	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A3	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A4	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A5	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A6	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A7	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency
A8	Vinyl	1/1	DH	36X60	Recessed	Jeld-Wen	High Efficiency

- 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