

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2023

Applicant: Larry Martin, owner

Property: 213 E.31 1/2 Street, Lots 37 and 38, Starkweather Neighborhood Subdivision. The property includes a historic 840 square foot, two-story wood single-family residence and detached garage situated on a 5,000 square foot (100' x 125') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1927, located in the Starkweather Historic District. This property has been in applicants family for four generations. The home was recently repaired for a family member to live in. Applicants insurance company required them to renovate and update home within 30 days in order to stay insured.

Proposal: Applicant proceeded with alterations without COA or a building permit.

- Remove deteriorated porch and steps, replace with new wood porch.
- Remove dry rotted and patched siding, replace siding and trim with wood textured Hardie Board
- Remove damaged windows replace with new, 1 over 1, flush mounted vinyl windows
- Remove damaged existing doors, replace with new doors.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial of COA and issuance of COR for work completed without COA or building permit as submitted.

HAHC Action: -

APPROVAL CRITERIA

Sec. 33-240. - Criteria for issuance of certificates of appropriateness—General.

S D NA S - satisfies D - does not satisfy NA - not applicable

(a) The HAHC shall be the body responsible for approving certificates of appropriateness unless otherwise provided in this article. The HAHC shall review and approve or disapprove a certificate of appropriateness pursuant to:

- (1) The applicable specific criteria in this division; and
- (2) Design guidelines approved pursuant to [section 33-268](#) of this Code or division 6 of this article for the Old Sixth Ward Protected Historic District, to the extent applicable.
- (3) In the event of a conflict between the criteria in this division and the design guidelines, more restrictive criteria shall control.

(b) The applicant for a certificate of appropriateness shall have the burden of demonstrating that the application satisfies the criteria applicable to the issuance of the certificate of appropriateness. To approve or disapprove an application for a certificate of appropriateness, the HAHC shall consider and make findings with respect to the relationship between the proposed activity and the applicable criteria. **The HAHC shall take into consideration the current needs of the applicant and shall be sensitive to the property owner's financial condition in determining whether to issue a certificate of appropriateness.**

It has been determined by staff that the owner's financial condition warrants issuance of a COR.

(c) In reviewing applications for certificates of appropriateness under this article, the HAHC or the director, respectively as appropriate, shall also consider any elements of the proposed activity that may be necessary to enable the property to comply with any other applicable city ordinances or state or federal law so as to facilitate compliance with this ordinance and other applicable laws.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

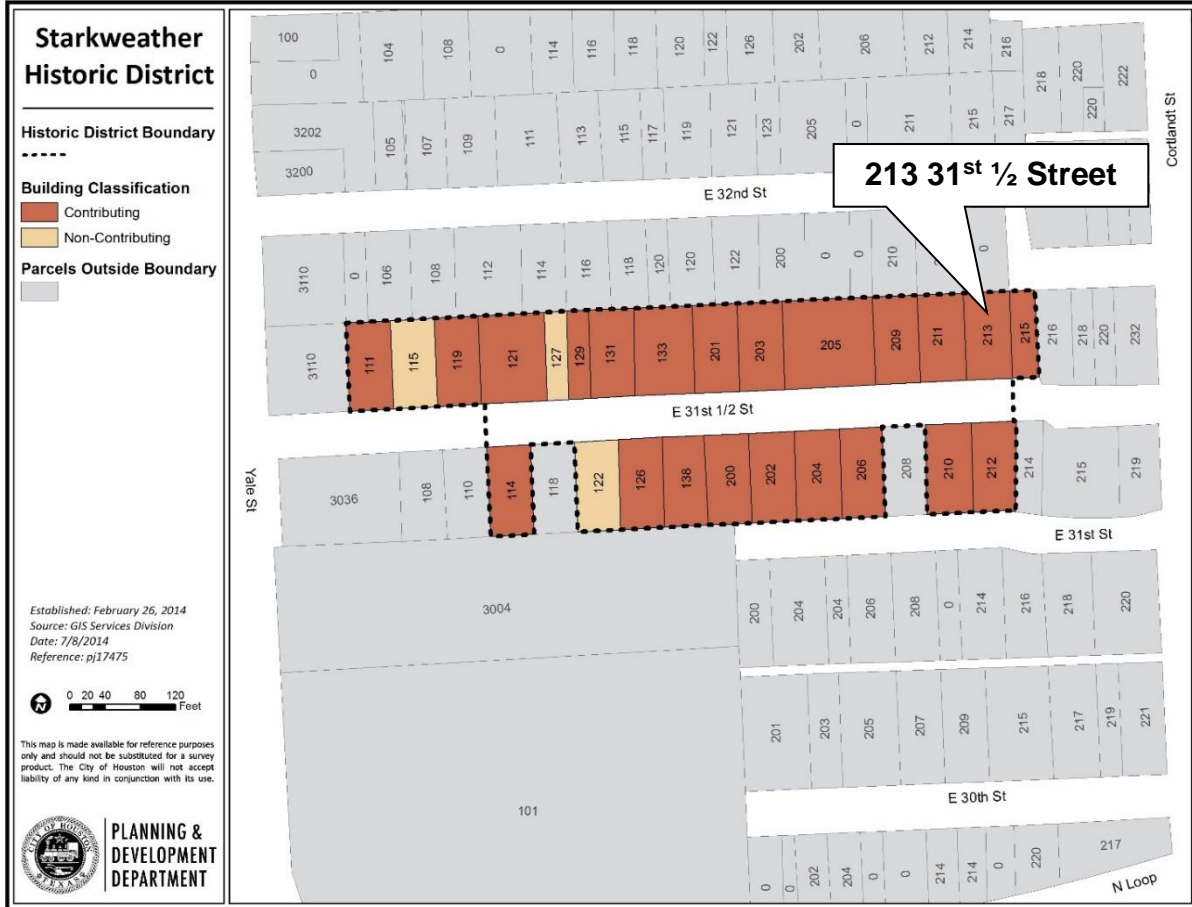
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 STARKWEATHER HISTORIC DISTRICT



INVENTORY PHOTO



MAY 2022



INSURANCE COMPLIANCE PHOTOS 1/17/2023



INSURANCE COMPLIANCE PHOTOS 1/17/2023



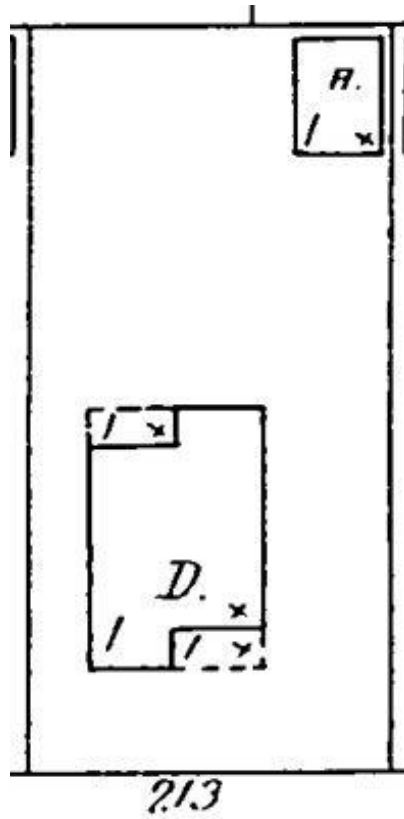
INSURANCE COMPLIANCE PHOTOS 1/17/2023



INSURANCE COMPLIANCE PHOTOS 1/17/2023



SANBORN MAP



TAX MAP

IMPROVEMENTS			
No. Sq. Ft.	Price Per Sq. Ft.		\$
828	1.65		1360
		Percent Good	
			60 810
		Other Bldgs.	
		Total All Bldgs.	810
LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - - \$
			TOTAL
20-320			

EXISTING SITE PHOTOS AUGUST 2023



SOUTH ELEVATION



WEST ELEVATION

EXISTING SITE PHOTOS AUGUST 2023



NORTH ELEVATION

CONTEXT AREA



126 E. 31st 1/2 St. CONTRIBUTING



129 E. 31st 1/2 St. CONTRIBUTING

CONTEXT AREA



133 E. 31st ½ St. CONTRIBUTING



138 E. 31st ½ St. CONTRIBUTING