

CERTIFICATE OF APPROPRIATENESS

Application Date: August 30, 2021

Applicant: Karen Brasier, Design3Inc, agent for, Benjamin Schupack, owner

Property: 527 Frasier Street, Lot 3, Block 7, Freeland Neighborhood Subdivision.
The property includes a historic 1,359 square foot, 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 style residence, constructed circa 1929, located in the Freeland Historic District. Previous alterations includes a Certificate of Remediation for installation of 117 wood siding in January 2017.

Proposal: Alteration: Addition

- Construct a 2-story addition totaling 1,140 sq. ft. with an additional 110 sq. ft. to the existing garage
- South side setback 6' 2"; North side setback 3'; West side setback 4'; Front (East) setback 69' 3"
- West (rear) and North setbacks will have fire rated eave and gutters/downspouts at all overhangs
- Ridge height of 27' 4" with a 5:12 roof pitch using composition roof shingles, eave height at 21' and a 36" finished floor height
- Historic structure's ridge height is 19' 4" with a 6:12 roof pitch, composition shingles, and a 26" finished floor height
- Applicant proposes to raise historic structure's finished floor up to 36"
- Extend historic structure's ridge line to the proposed addition
- Windows to be Jeld-Wen wood, double-hung and fixed, egressed with a 1-over-1 lite pattern
- Smooth cementitious siding on proposed addition to match existing 117 wood siding on historic structure

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

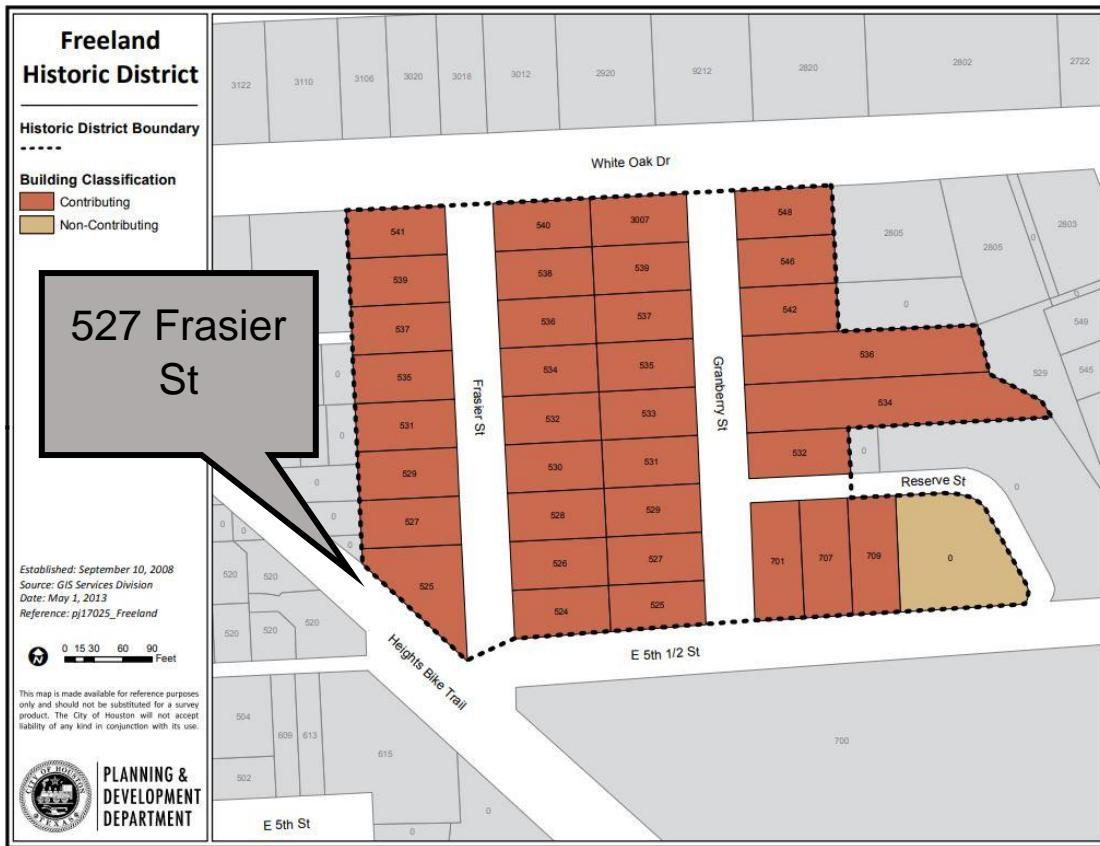
APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

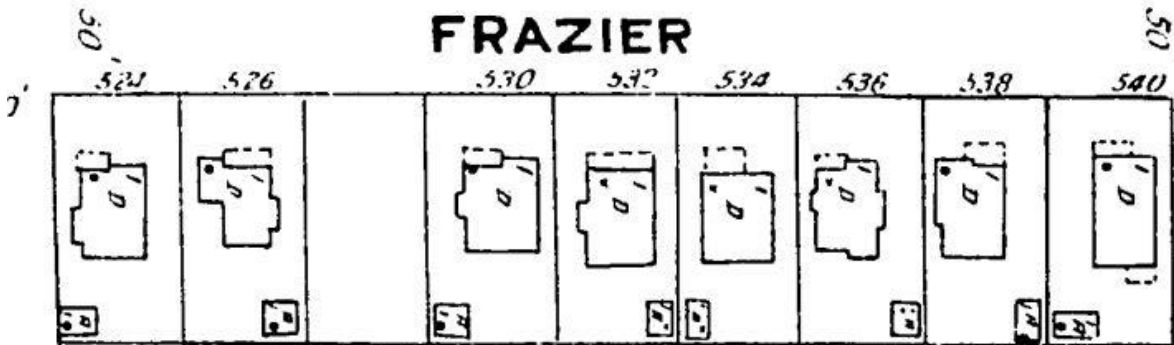
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building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

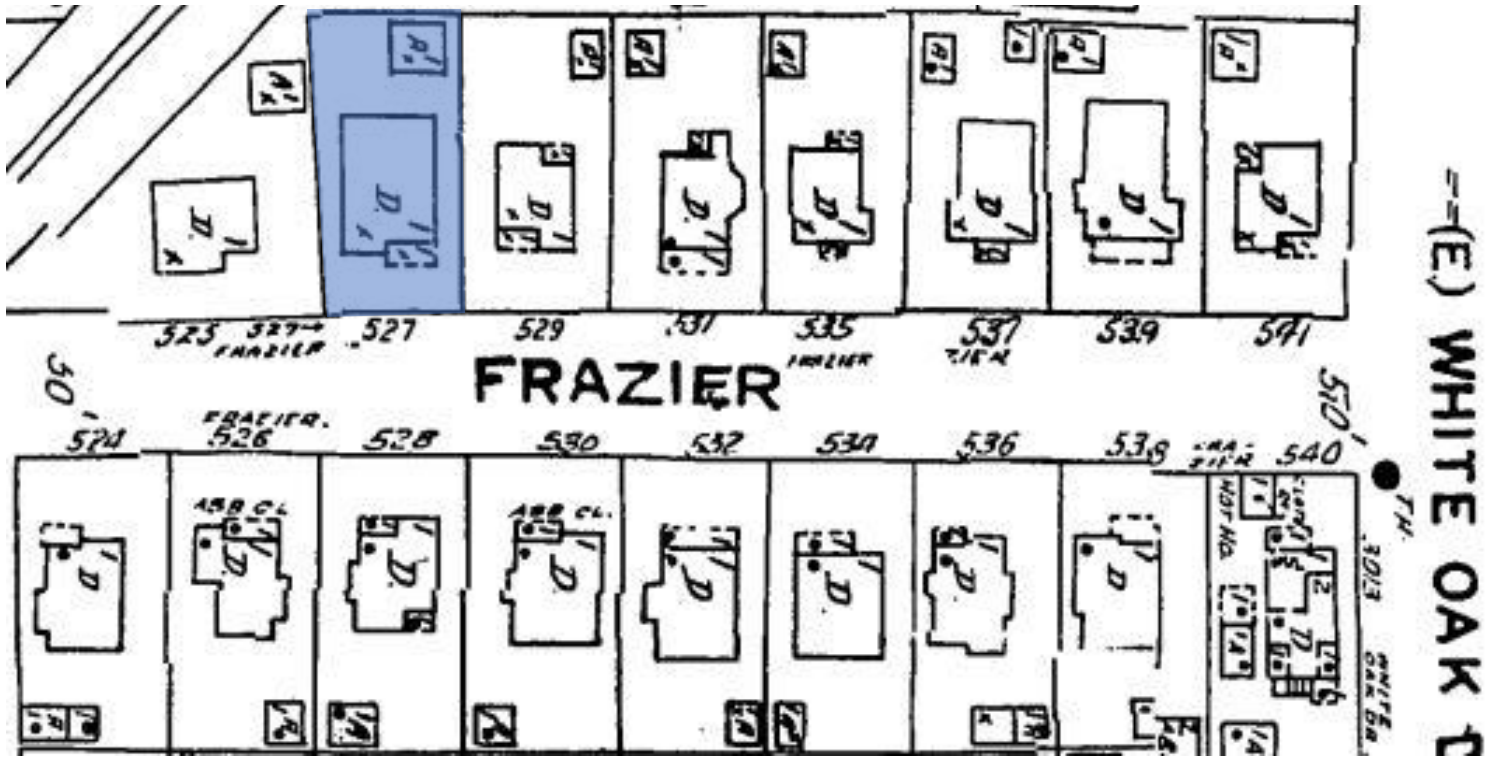
District Map



Sanborn – 1924



Sanborn - 1951



Inventory Photo



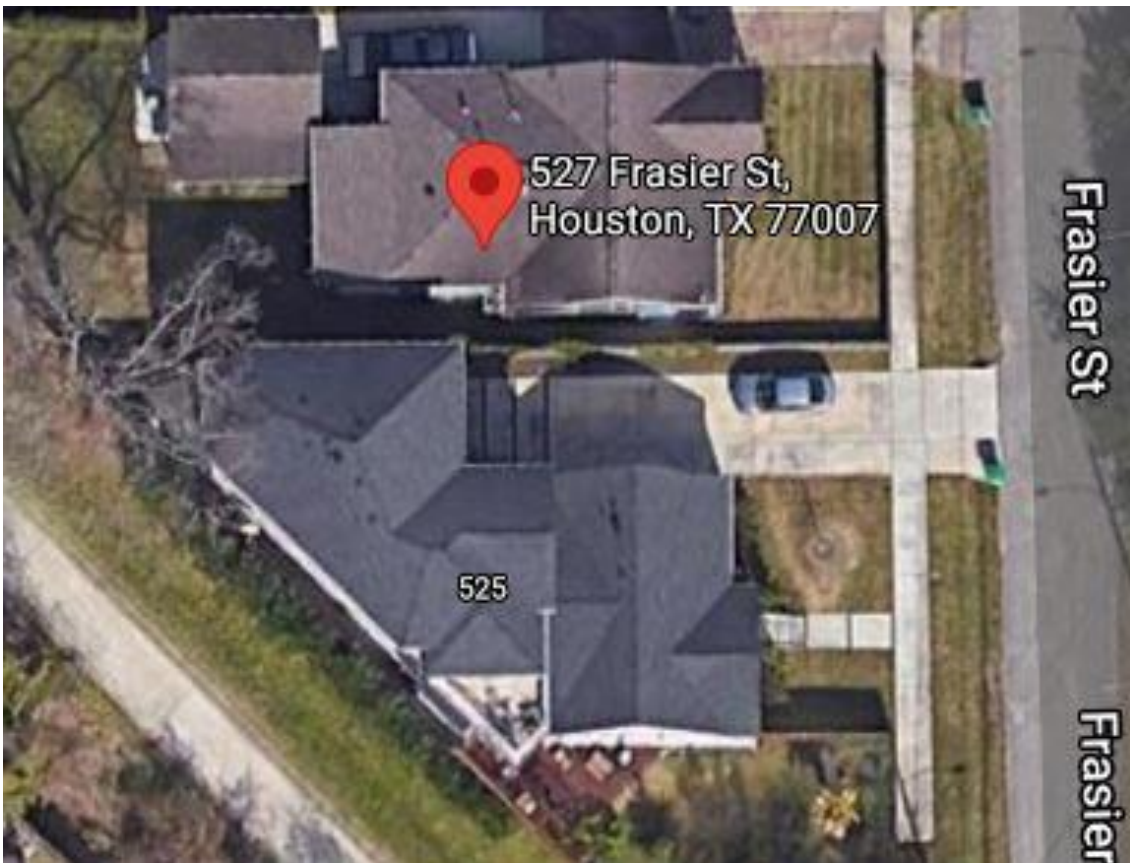
Current Photo



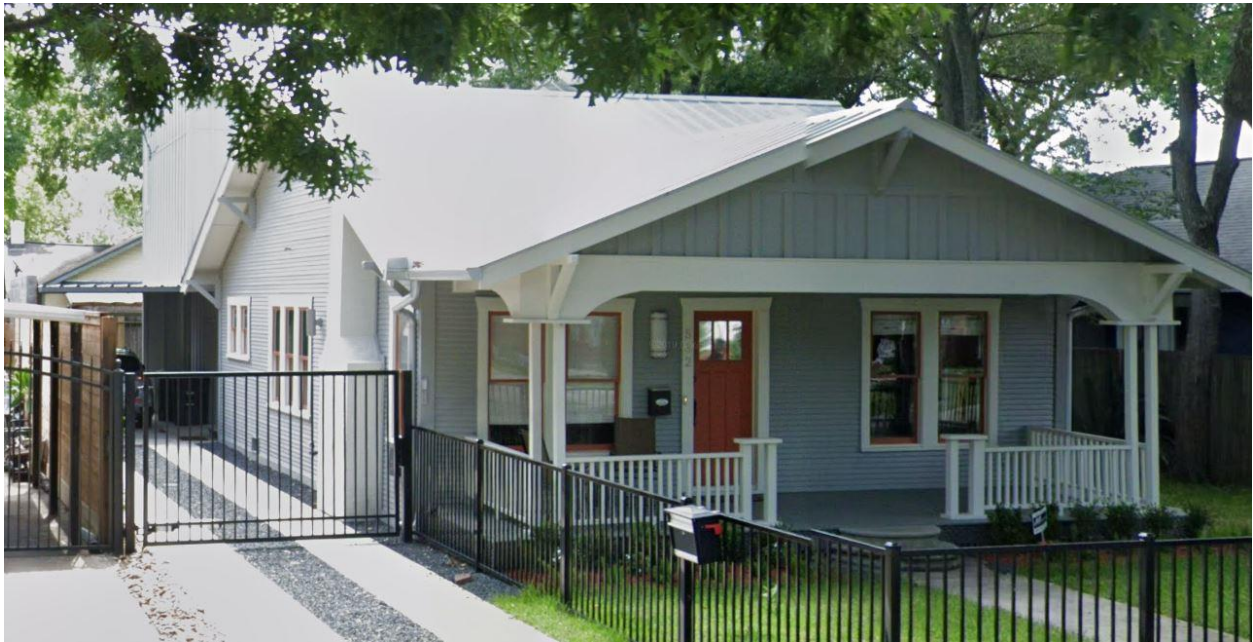
Current Photo – Existing Garage



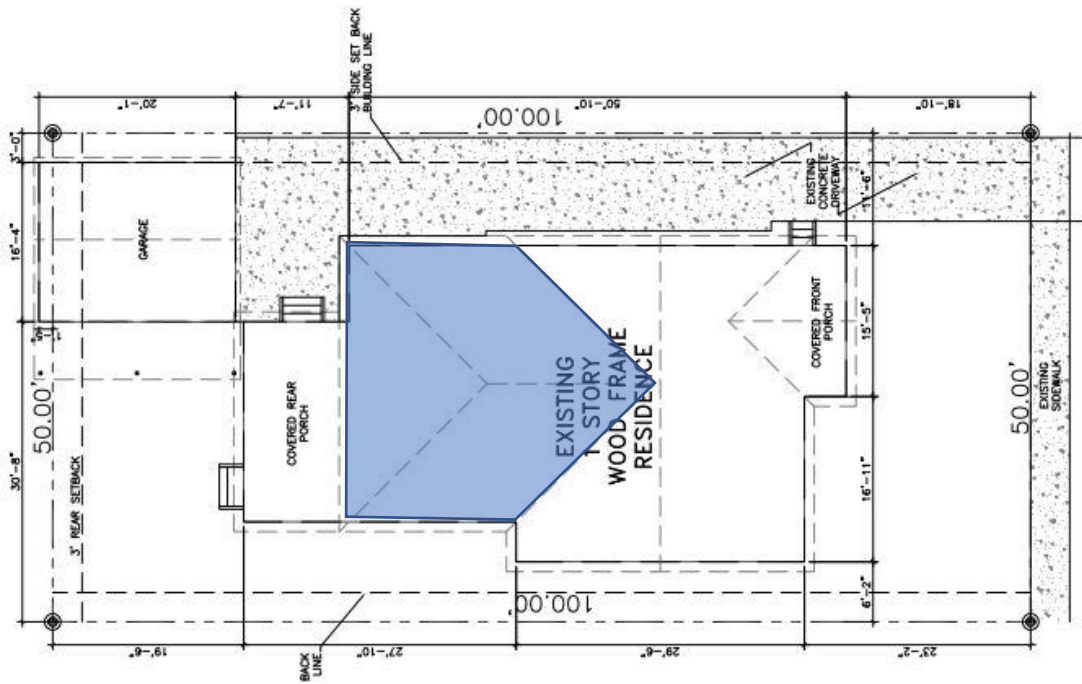
Context Area – 525 Frasier St (contributing)



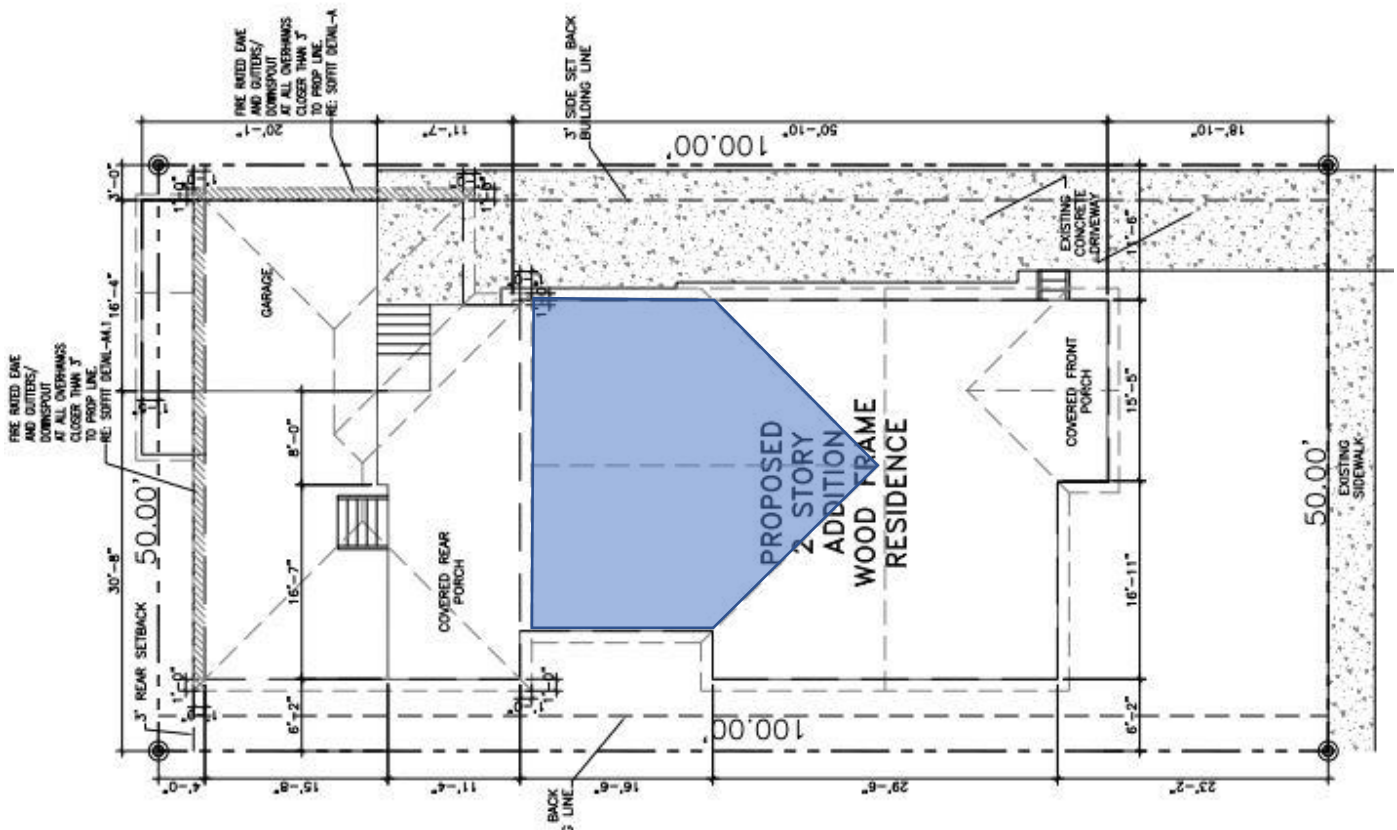
Context Area – 532 Frasier St (contributing)



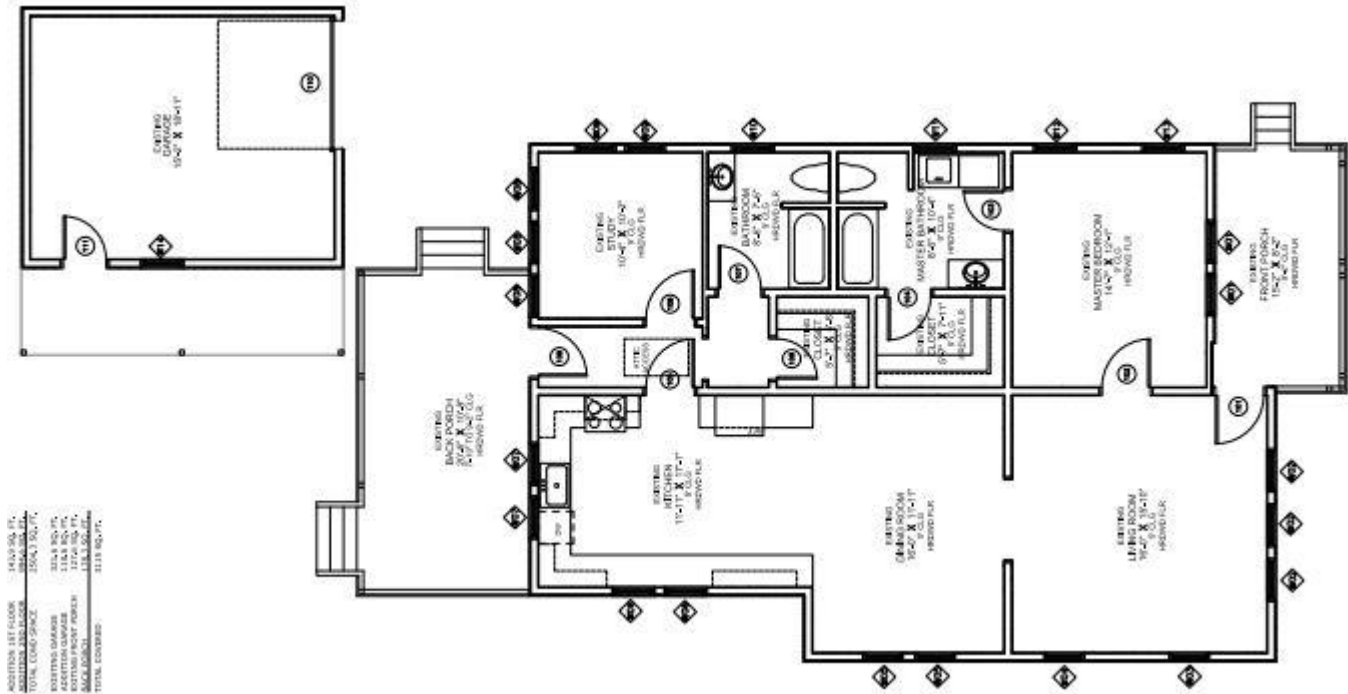
Site Plan - Existing



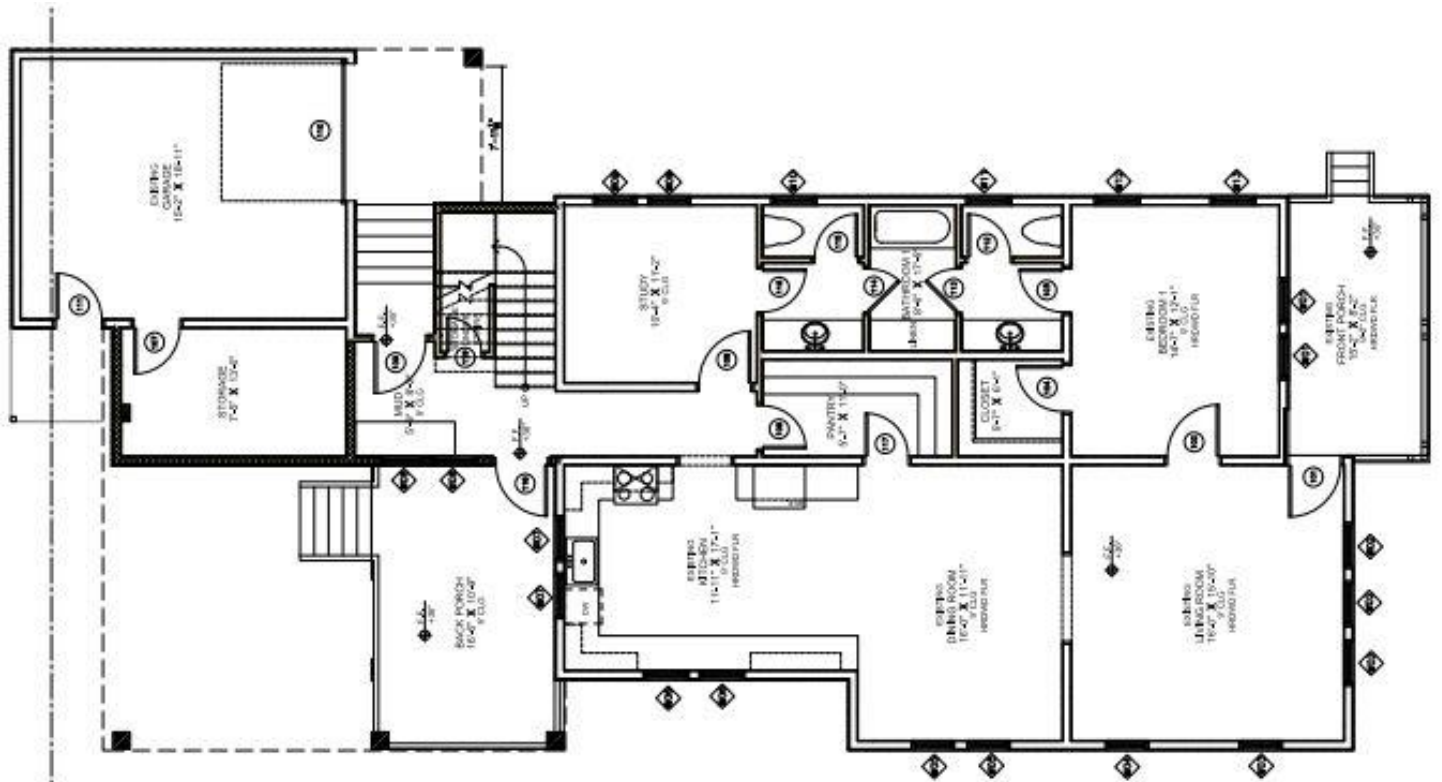
Site Plan - Proposed



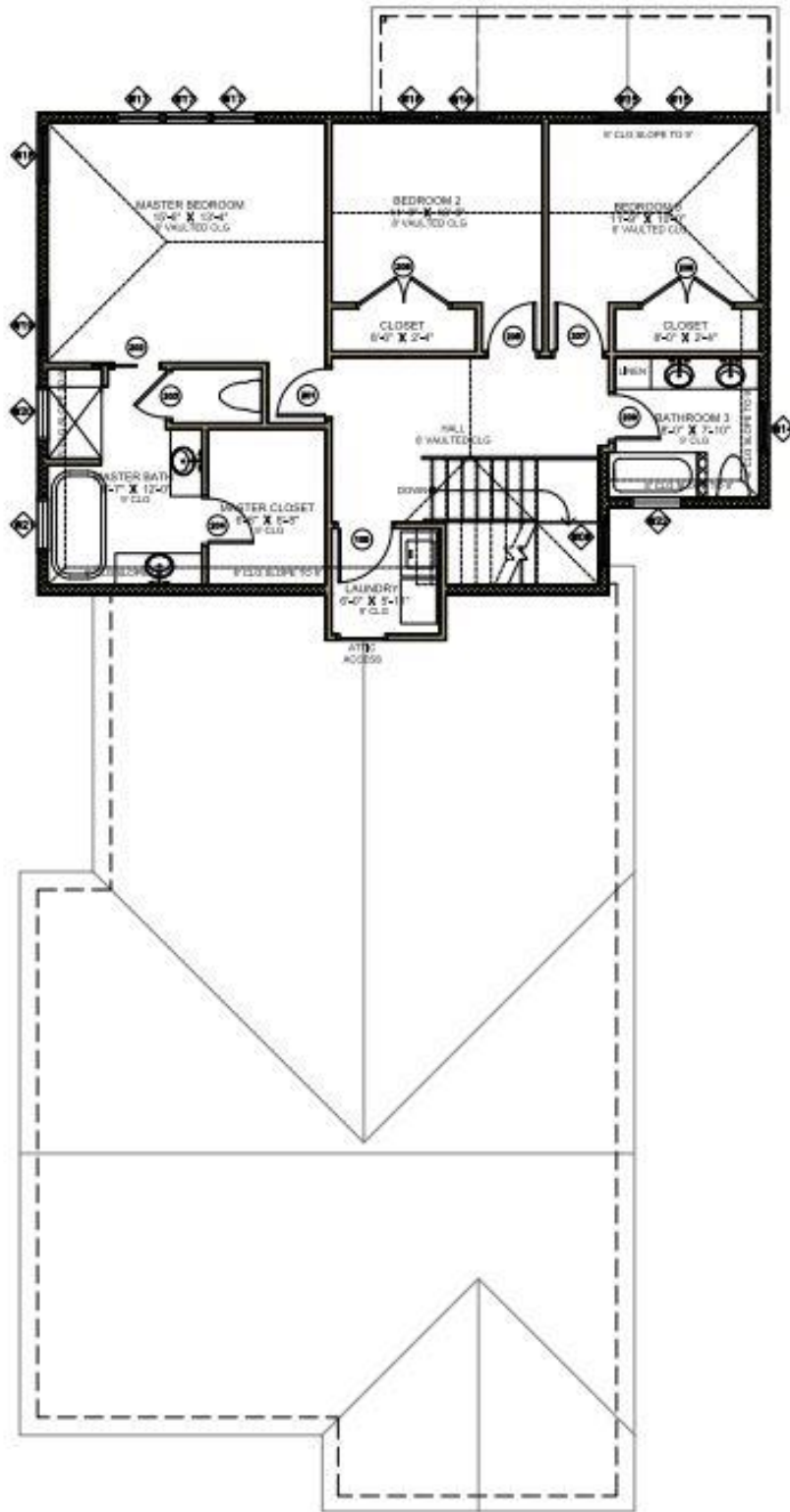
First Floor Plan – Existing



First Floor Plan – Proposed



Second Floor Plan – Proposed



Front Elevation – Existing



Front Elevation – Proposed



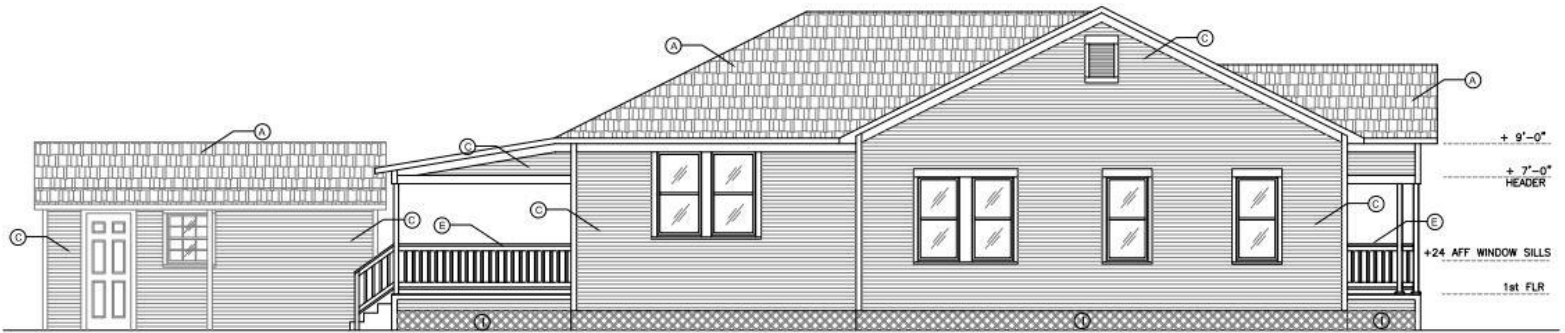
Rear Elevation – Existing



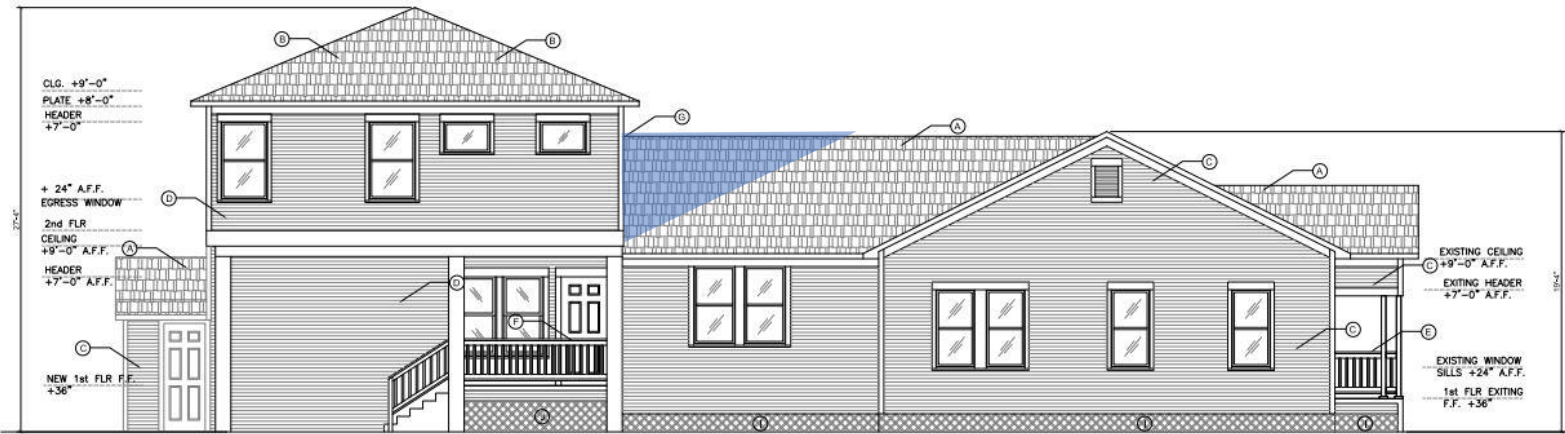
Rear Elevation – Proposed



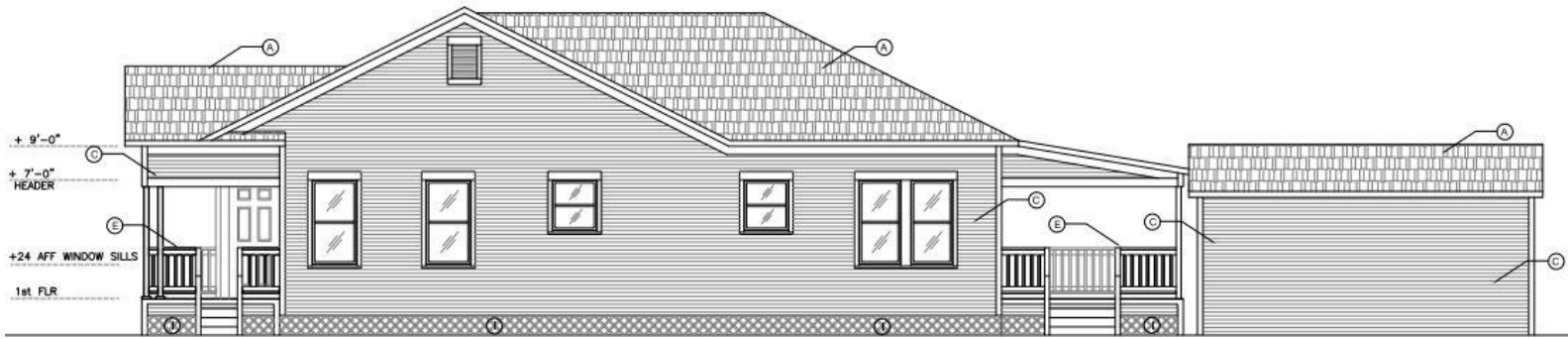
South Elevation – Existing



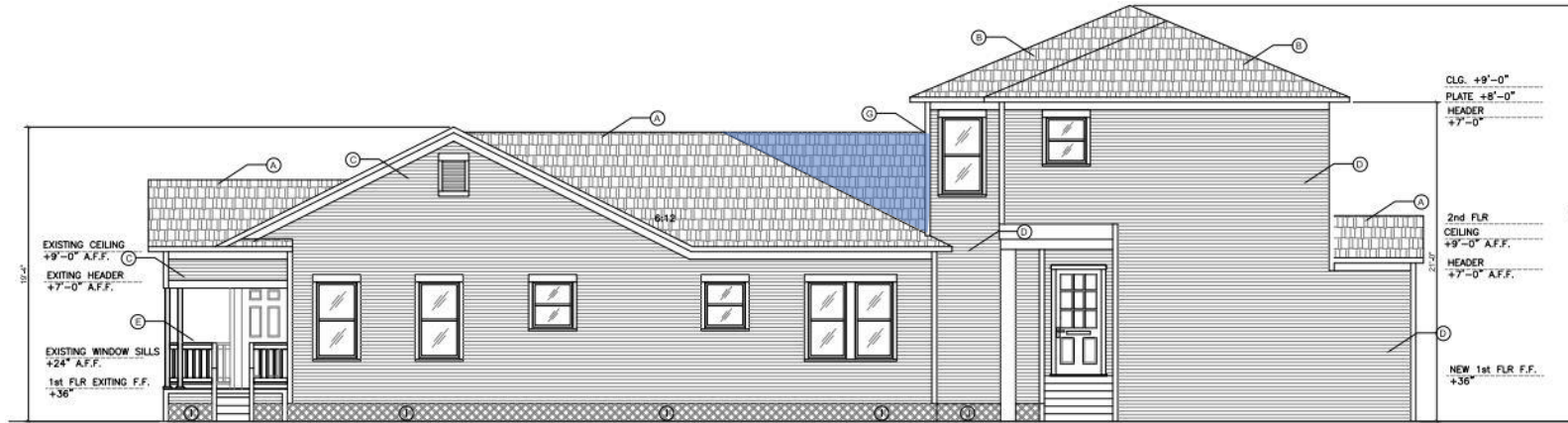
South Elevation – Proposed



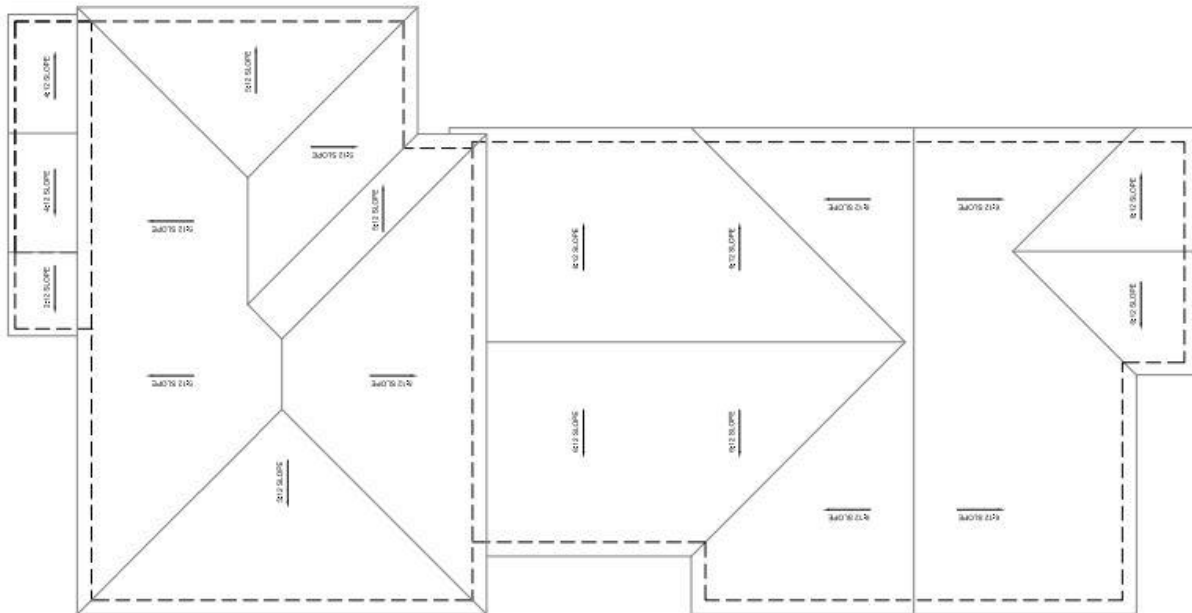
North Elevation – Existing



North Elevation – Proposed



Roof Plan – Proposed



Fire-Rated Soffit Rating

