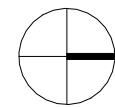
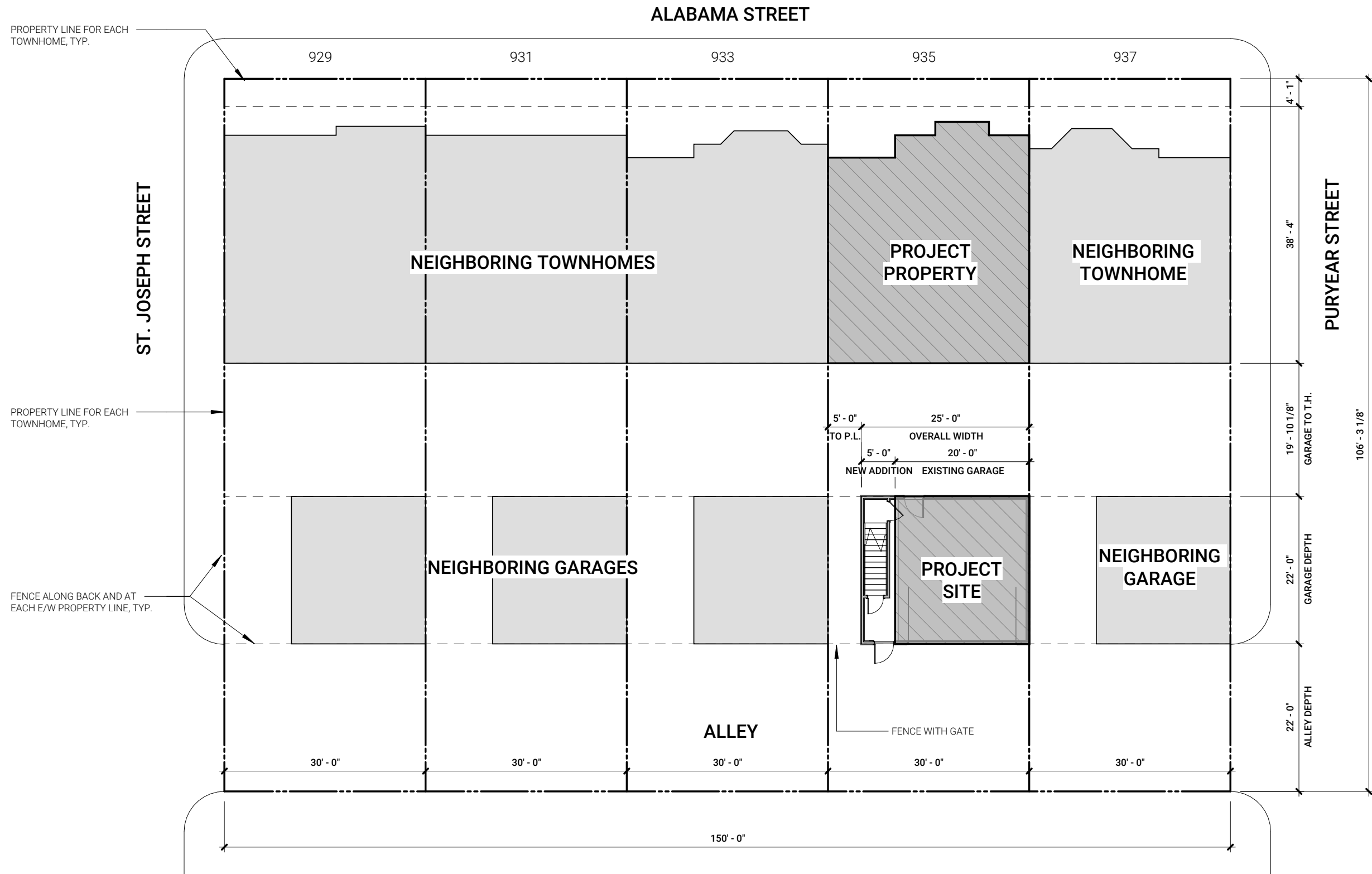


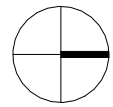
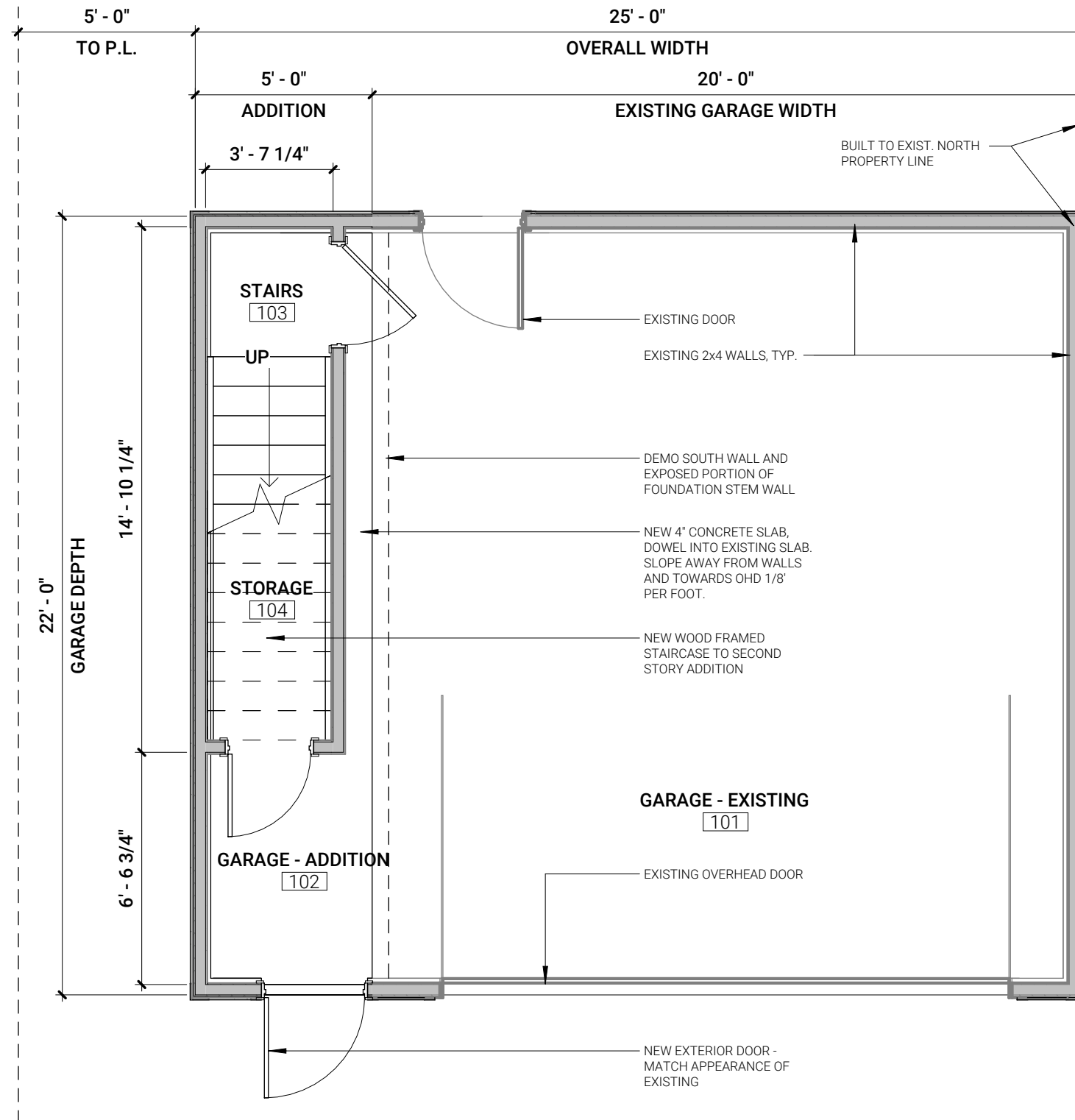
2023-COA-479 (SJ)
935 N. ALABAMA ST.



SITE PLAN

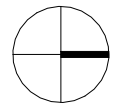
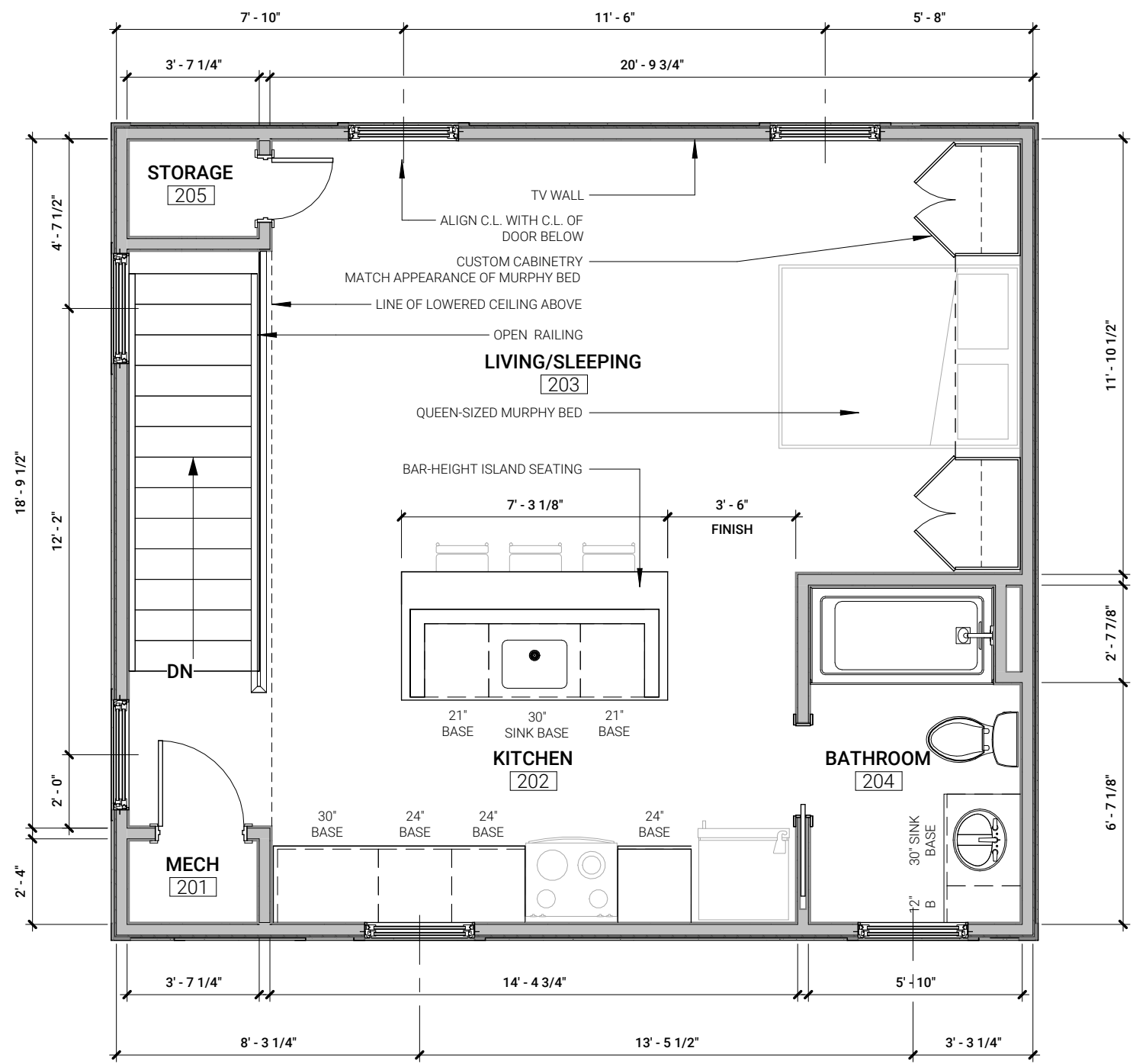
ALABAMA STREET CARRIAGE HOUSE - IHPC DOCUMENTATION

10/31/23 | SCALE: 1/16" = 1'-0"



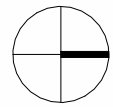
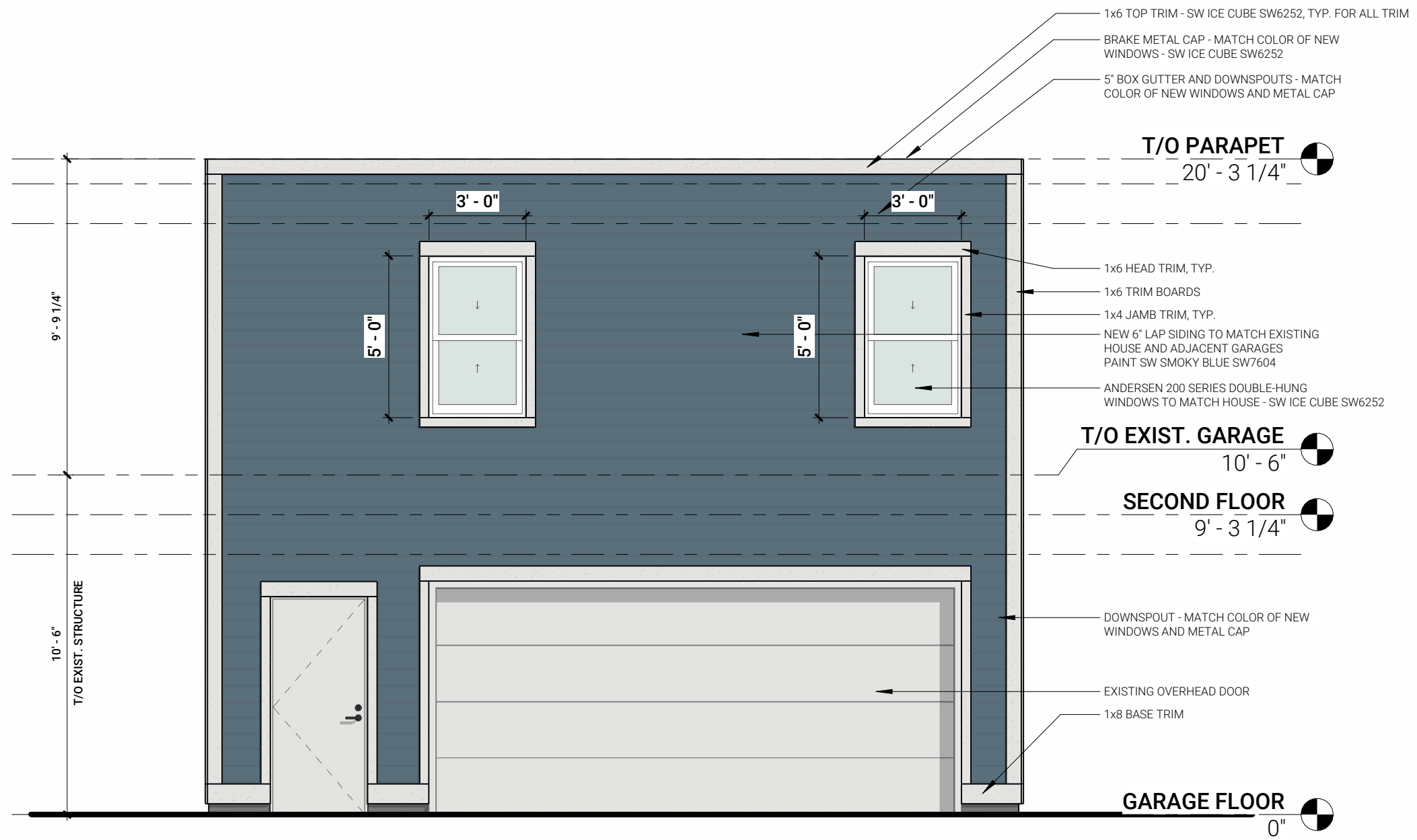
FIRST FLOOR PLAN

ALABAMA STREET CARRIAGE HOUSE - IHPC DOCUMENTATION
 10/31/23 | SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

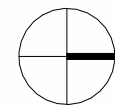
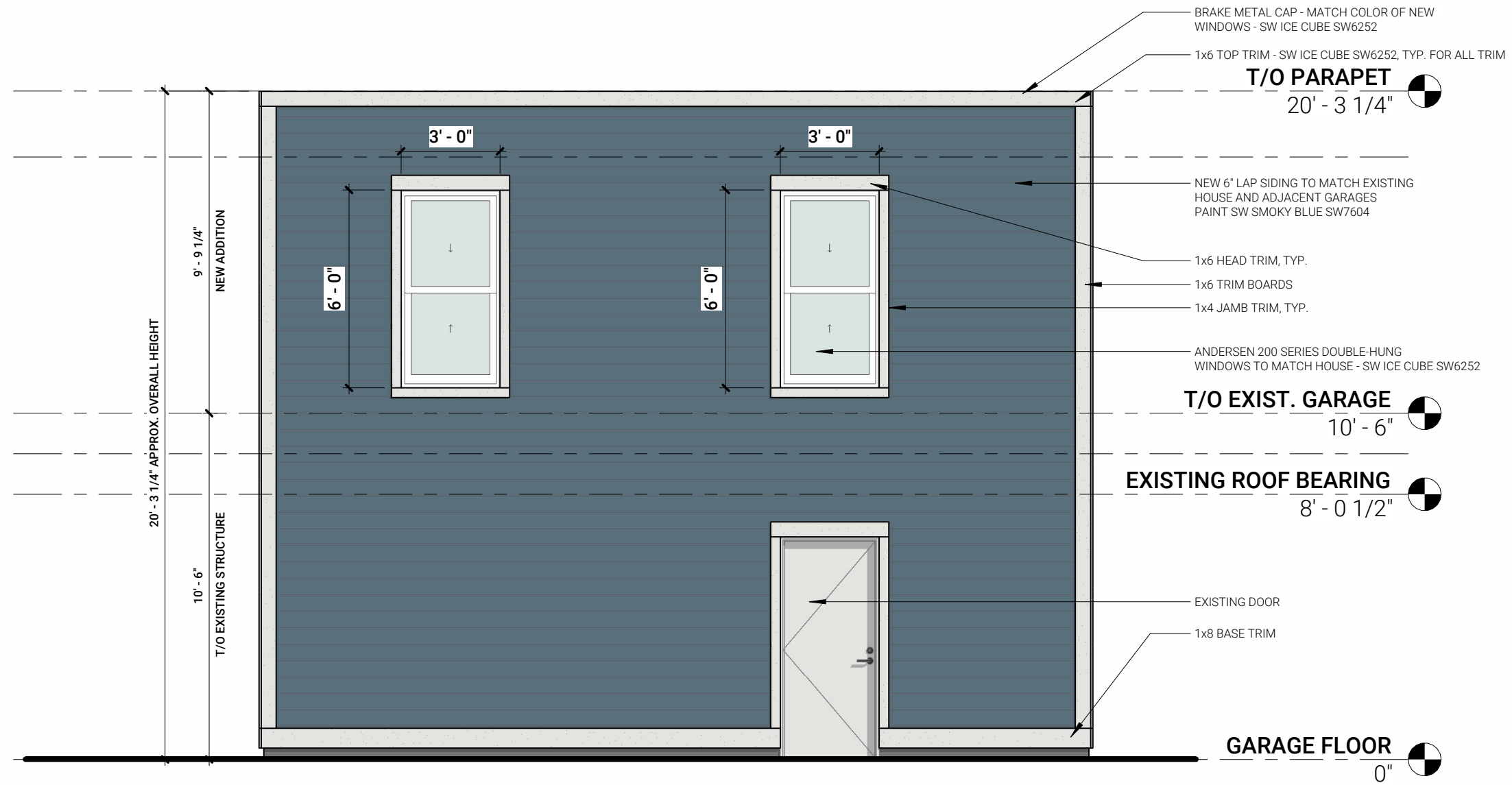
ALABAMA STREET CARRIAGE HOUSE - IHPC DOCUMENTATION
 10/31/23 | SCALE: 1/4" = 1'-0"



EAST ELEVATION (ALLEY SIDE)

ALABAMA STREET CARRIAGE HOUSE - IHPC DOCUMENTATION

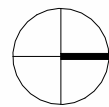
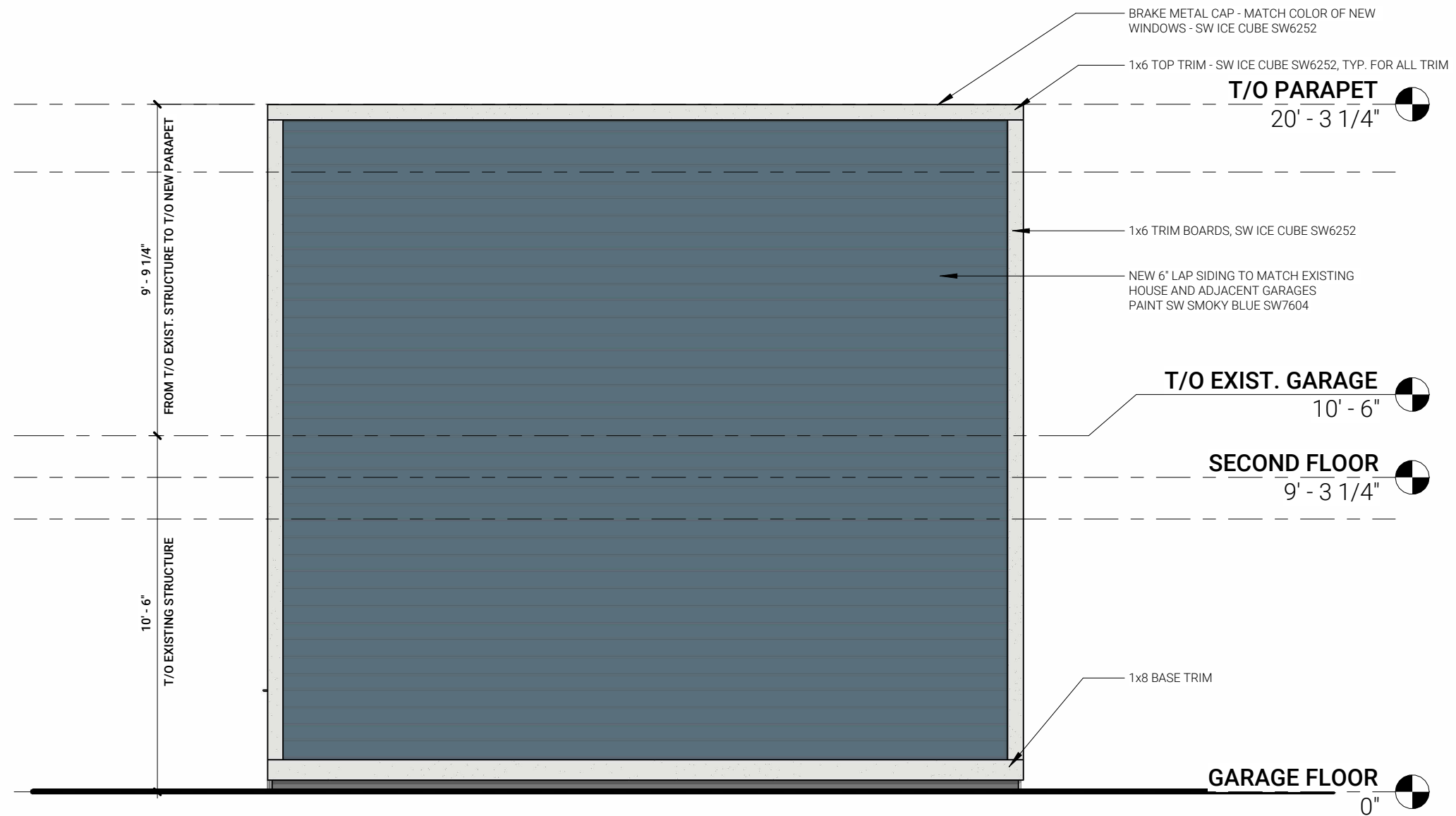
10/31/23 | SCALE: 1/4" = 1'-0"



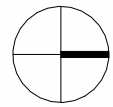
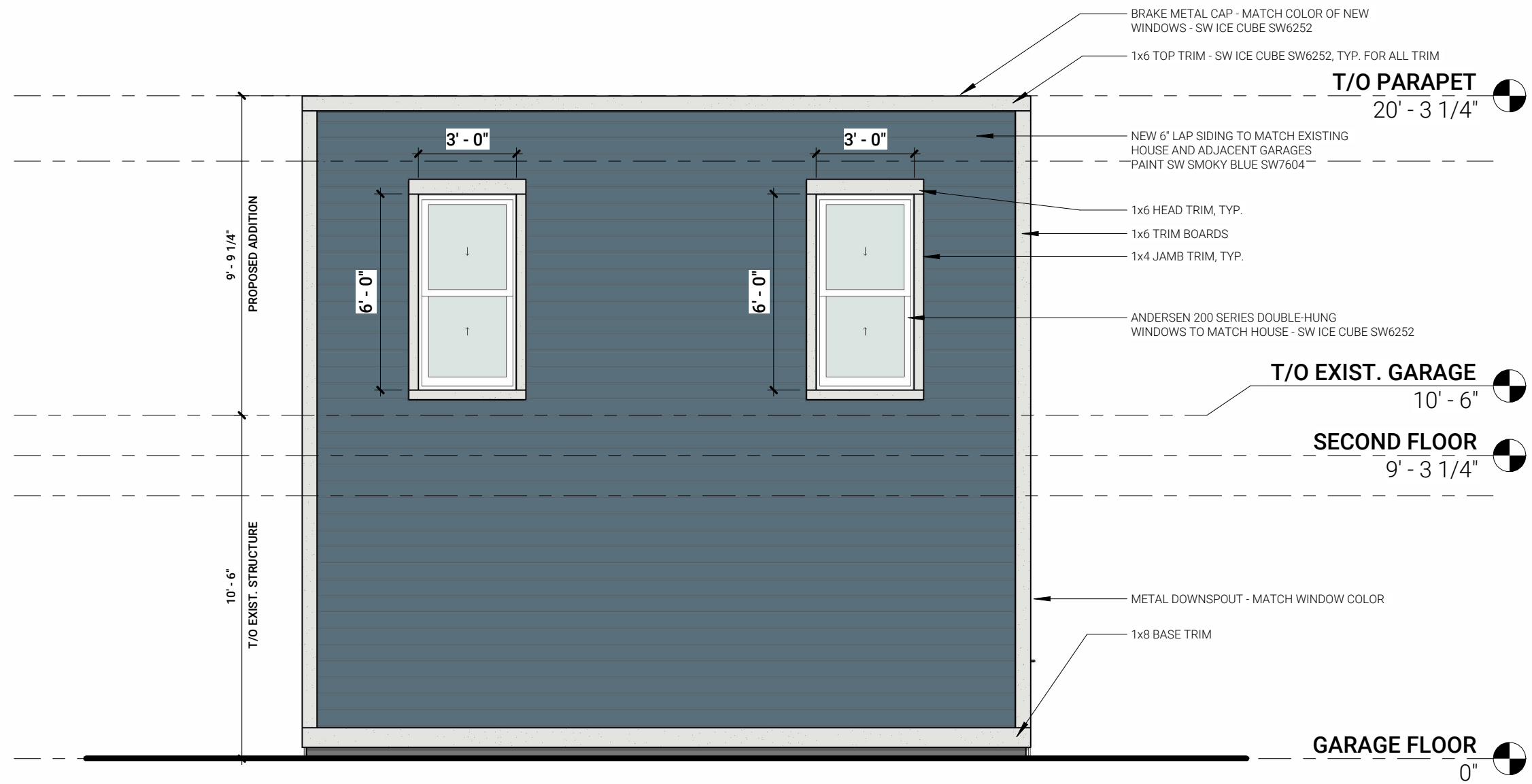
WEST ELEVATION (FACING HOUSE)

ALABAMA STREET CARRIAGE HOUSE - IHPC DOCUMENTATION

10/31/23 | SCALE: 1/4" = 1'-0"



NORTH ELEVATION



SOUTH ELEVATION

ALABAMA STREET CARRIAGE HOUSE - IHPC DOCUMENTATION
10/31/23 | SCALE: 1/4" = 1'-0"

2023-COA-460B(HMP)
2059 N. ALABAMA ST.

Context for nearby retaining walls and fences (near 2059 N Alabama St - subject property)

Topography:

The intersection of East 21st & Alabama, approximately 40' to the north of the subject property, exhibits some of the most topographical change in the surrounding area, from the top of the street to the top of grade, for the homes in this area. This pattern continues at E 21st & N New Jersey, directly to the east. Topography then becomes more gentle, moving to the south and is fairly typical at intersection of 20th & Alabama. Thus, we find these specific blocks of N New Jersey, Delaware and Alabama unique to other lots in the neighborhood.

The intersection of 21st & N Alabama, near the subject property, shows approximately 6' in change from the top of the street to the top of grade at the majority of the lot. See "Exhibit A" for more information as a city topographical map has been attached.

Topography found at the subject property's lot can be difficult to address using earth work alone as it creates steep front yards that impact the usability of the spaces, impacts care and overall maintenance. For this reason, you will find numerous retaining walls and fencing in the several blocks around the subject property.

Context:

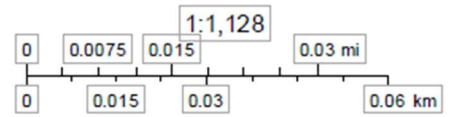
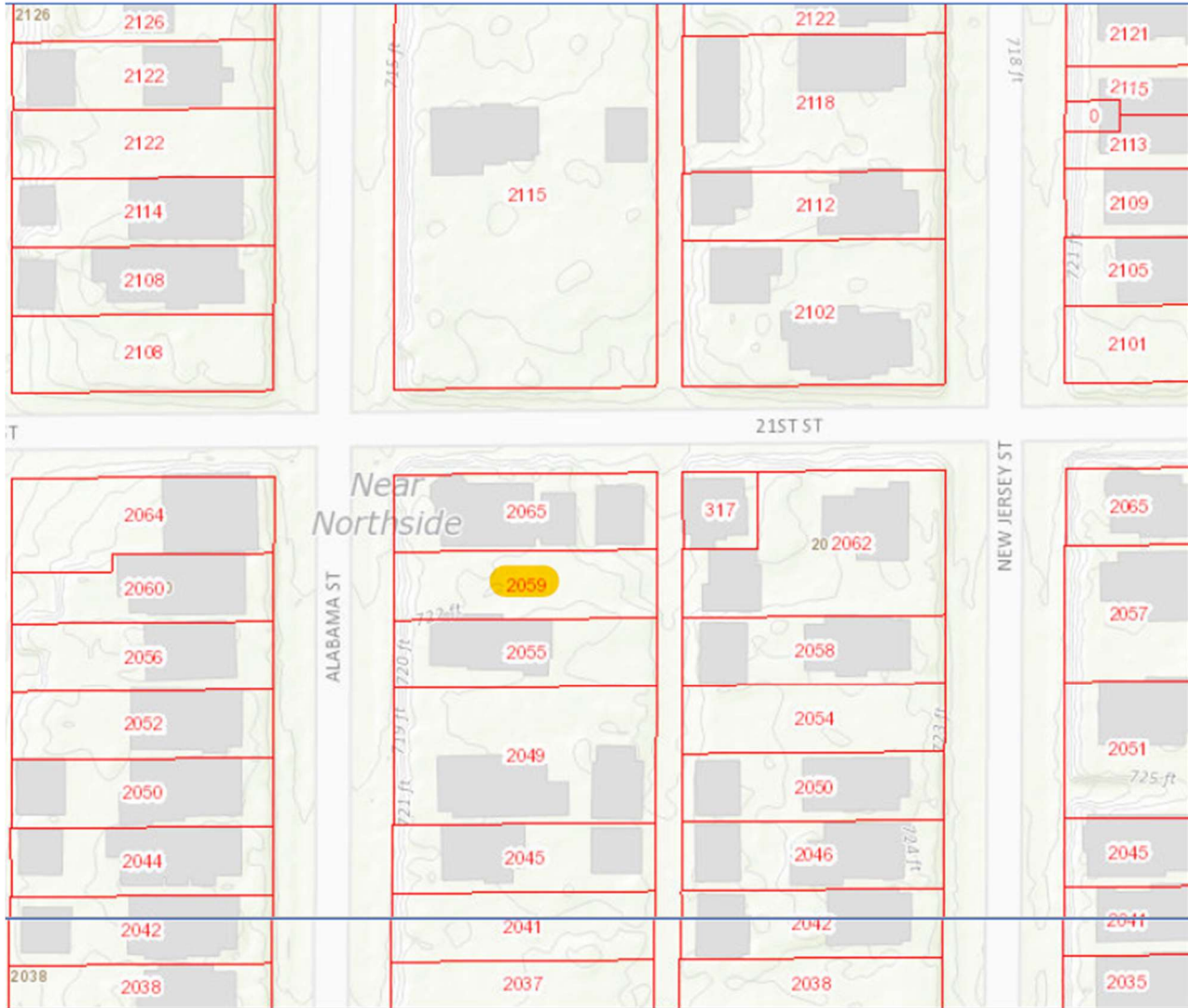
Within a block radius of the project the majority of the surrounding properties have retaining walls, front fences or both present at the front yard. We contend that this is largely due to the topography as noted above, reflected in a higher percentage which is not found elsewhere in the Herron Morton neighborhood. See Exhibit B for a map of the immediately surrounding homes. This map demonstrates that the majority of the improved lots have retaining walls and a majority of the homes with retaining walls have fences installed at the front yard. The breakdown of the properties noted on the map are as follows:

- 62 total improved lots are shown on Exhibit B map.
- 39 properties have either a fence or retaining wall in the front yard
- 30 of the above properties have a retaining wall
- 12 of these properties have a fence and retaining wall.

Exhibit A

Topographical information pulled from City GIS

Topo 2059 N Alabama (subject Property)



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA.

Exhibit B

Map of area showing retaining walls (blue squares) and fences (blue dots).
Yellow highlight area is subject property.

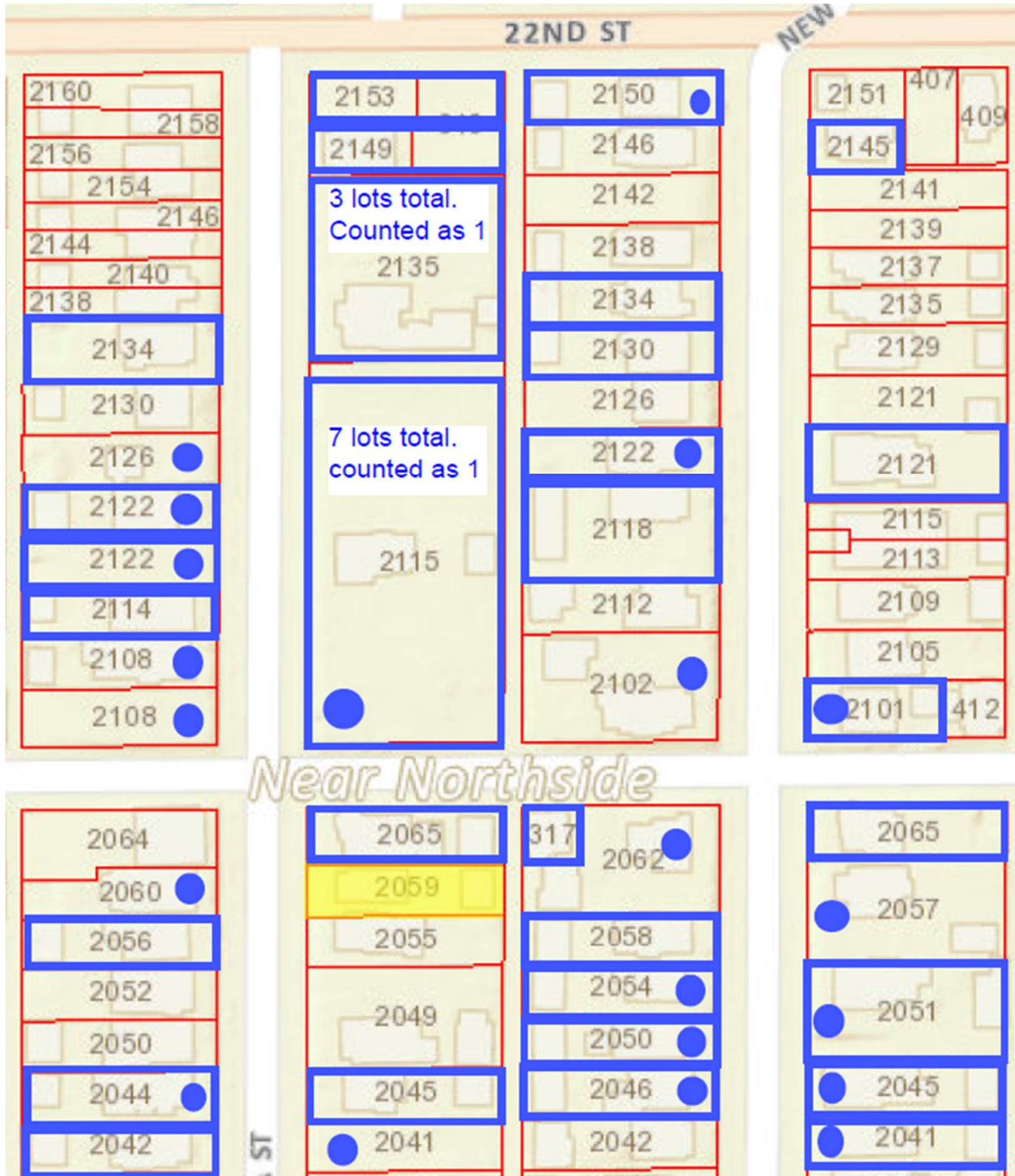


Exhibit C

Photos of nearby properties showing similar conditions & constructions.



Subject Property (2059) on right.



2065 N Alabama (directly north of subject property). Corner of 21st & Alabama



2115 N Alabama (directly north of the 21st & Alabama street intersection).
Retaining wall with (3) tiers & front fence.



2044 N Alabama (same block, just south) - Retaining wall with front metal fencing.



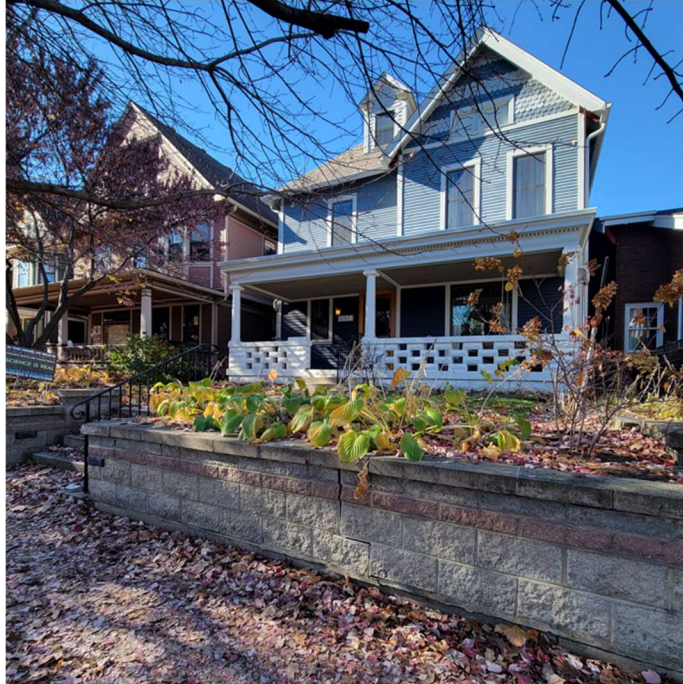
2056 N Alabama (across the street from subject property) – Retaining wall of similar size.



2135 N Alabama – historic retaining wall. (runs across the front of 3 lots total)



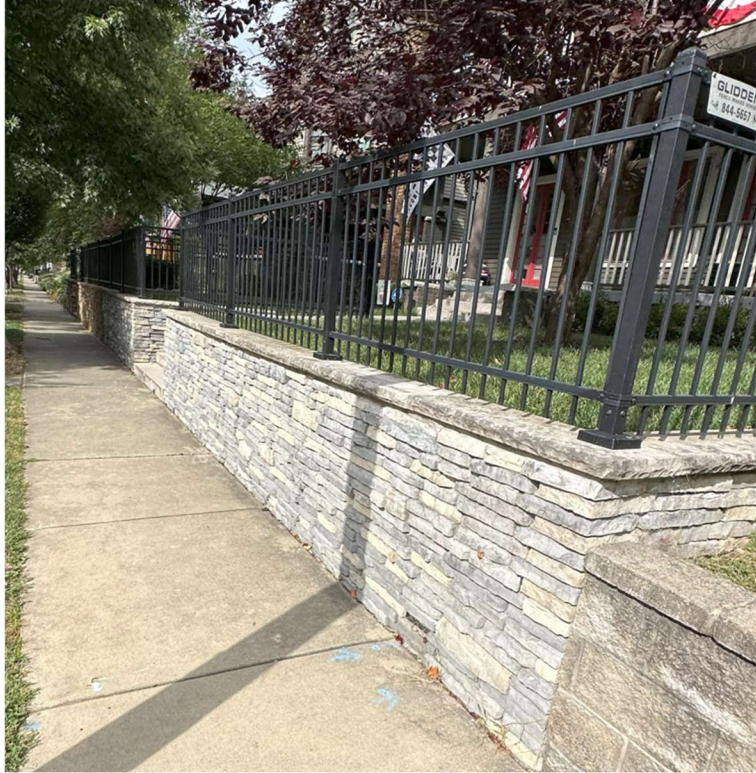
2135 N Alabama Street - historic retaining wall.



2056 N Alabama Street – Retaining wall of similar height & across the street from subject property.



2054, 2050 & 2046 N New Jersey (directly behind subject property)
3 homes all with contiguous retaining walls and fences



2145 N New Jersey – retaining wall & front metal fencing



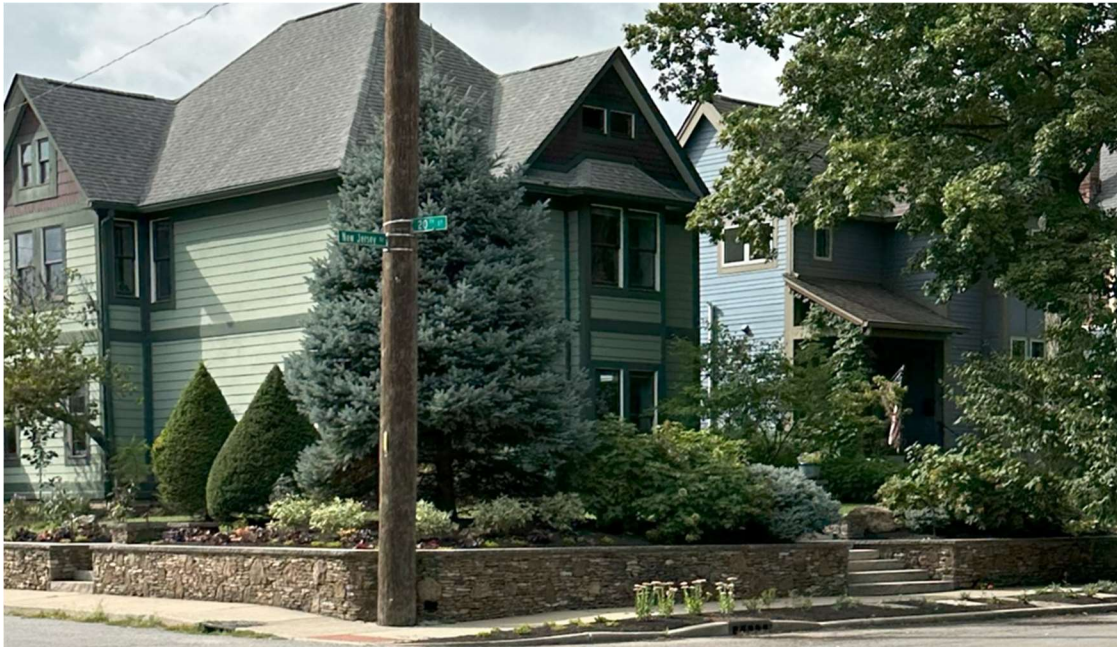
2021 & 2125 N New Jersey – retaining wall & front metal fencing



1999 N New Jersey – retaining wall & front metal fence (2 lots total)



2101 N New Jersey – Retaining wall & front metal fence



2002 N New Jersey – Retaining wall



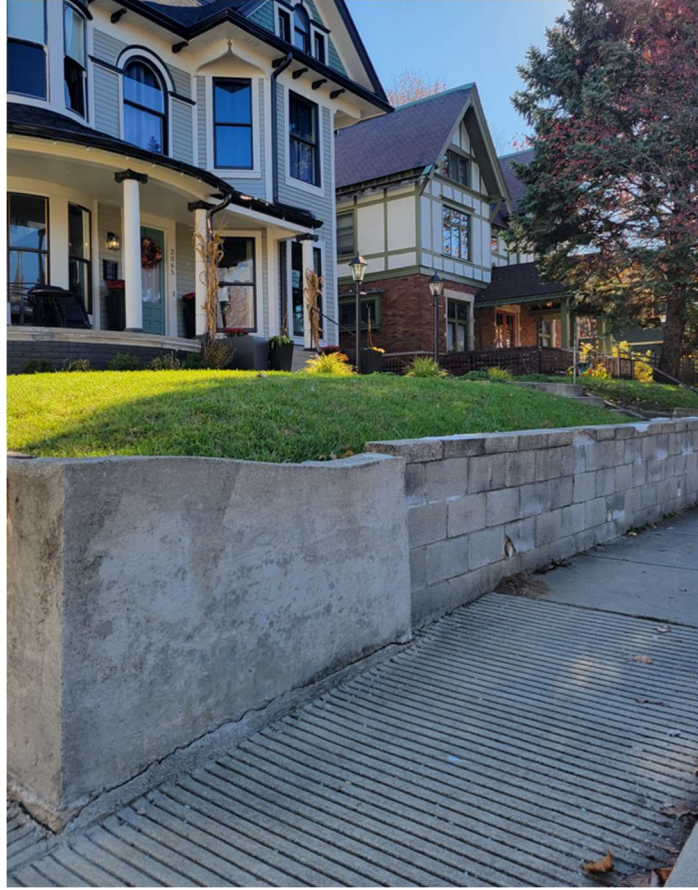
2122 N New Jersey – Retaining wall



2122 N New Jersey - Retaining wall



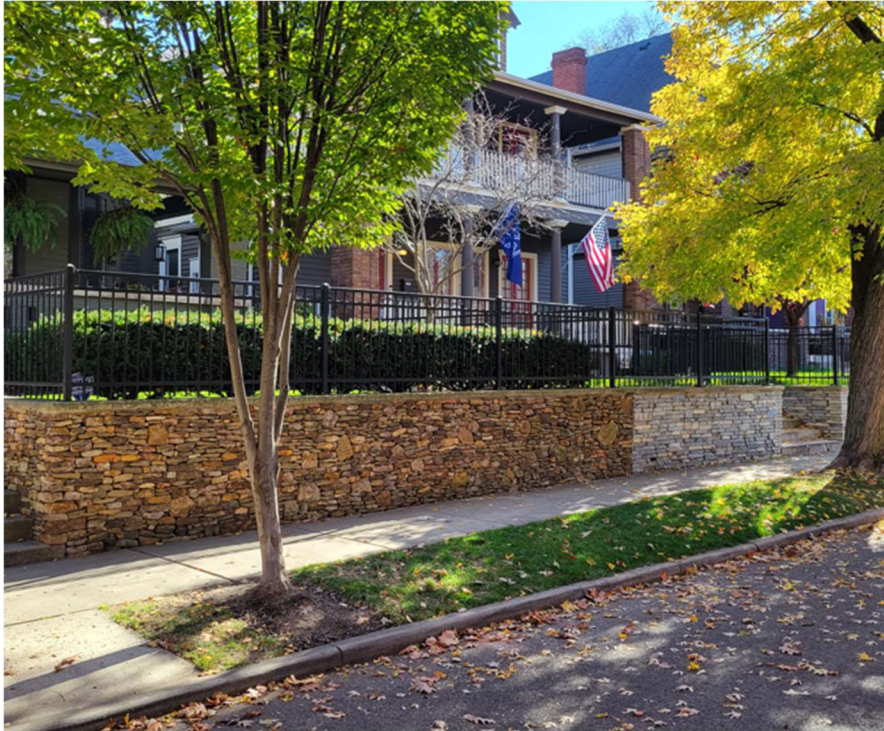
2130 N New Jersey - Retaining wall.



2065 N New Jersey - Retaining wall



2045 N New Jersey - retaining wall & front metal fencing



2045 & 2041 N New Jersey – retaining walls & metal fencing



2035 N New Jersey – retaining wall



2035 N New Jersey – retaining wall & front metal fencing



2021 N New Jersey - retaining wall & front metal fencing



2025 N New Jersey – retaining wall



2027 N Delaware Street – 3 lots total - retaining wall & metal fencing



2055 N Delaware St – retaining wall



2050 N Delaware – house & side lot with retaining wall



2039, 2043 & 2047 N Delaware – 3 contiguous lots with retaining walls at front