

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: David Horvitz for John Alapputt, owner

Property: 612 W Alabama St, track 6B, block 15, Montrose Subdivision. The property includes a historic 3,540 square foot, two-story duplex situated on a 7,290 square foot (60' x 121.5') interior lot.

Significance: Contributing Craftsman-style duplex, constructed circa 1918, located in the Audubon Place Historic District.

Proposal: Alteration – Install a 21'-5" wide by 16'-4" deep by 3'-6" tall iron railing on top of a rear one-story addition.

See enclosed application materials and detailed project description on p. 4-9 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: April 23, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 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;
(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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



INVENTORY PHOTO



EAST SIDE ELEVATION

PROPOSED



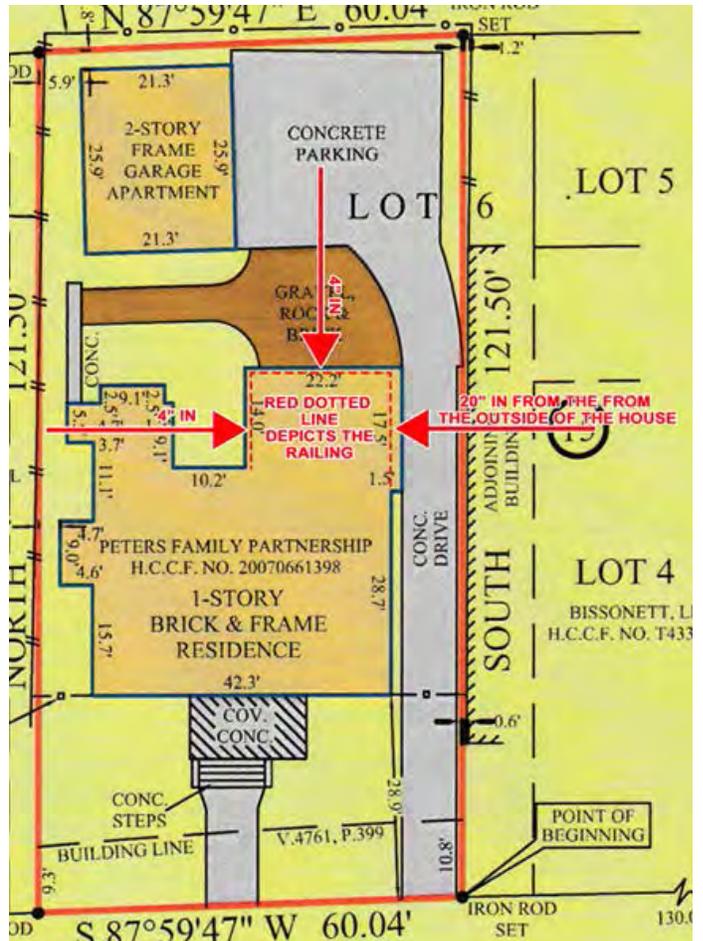
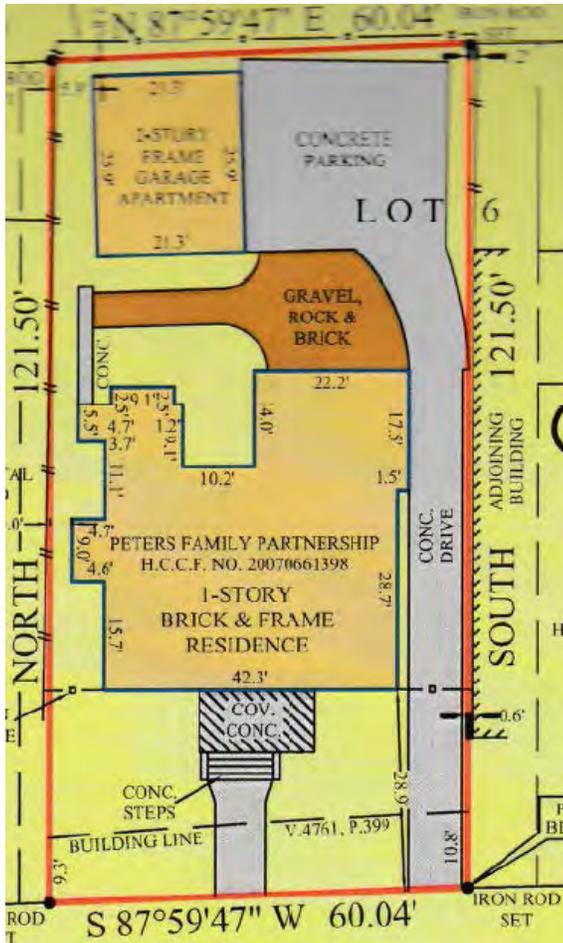
APPROXIMATE LOCATION OF RAILING



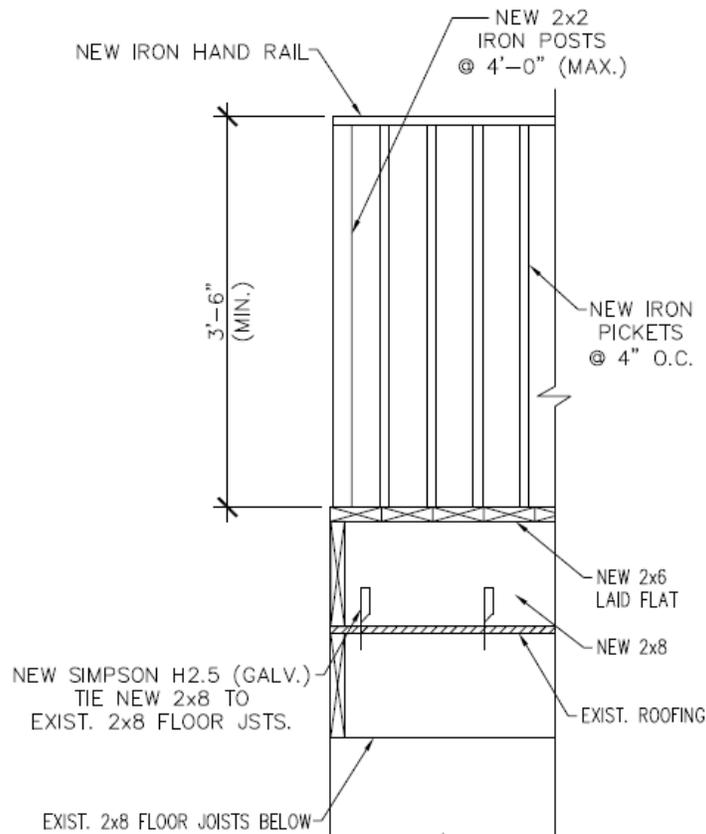
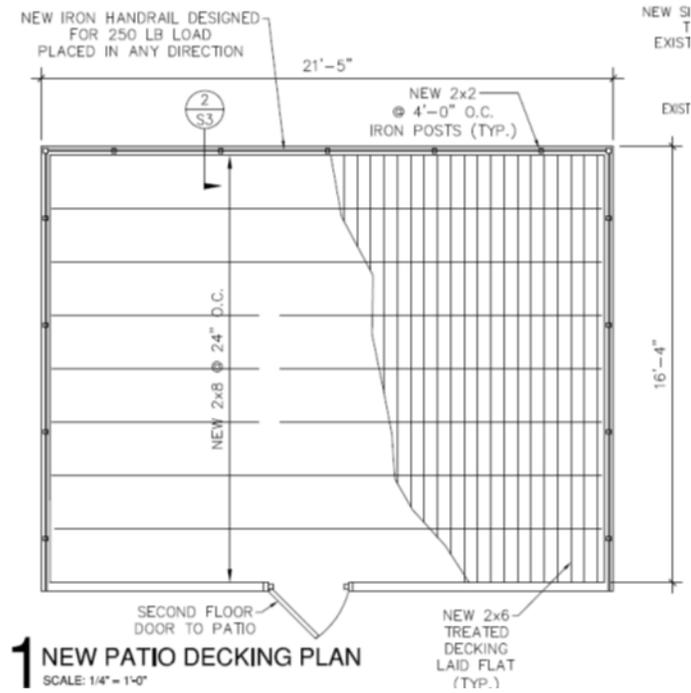
SITE PLAN

EXISTING

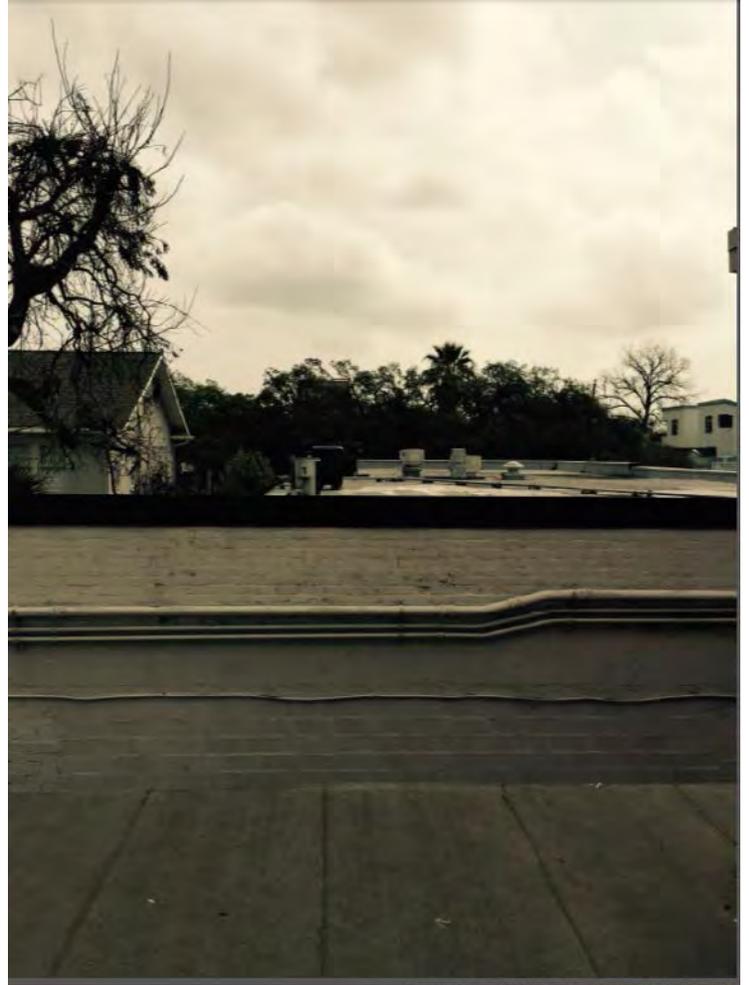
PROPOSED



DECKING & RAILING DETAILS



APPLICANT PHOTOS
FROM ONE-STORY REAR ADDITION



PROJECT DETAILS

Shape/Mass: The existing rear one-story addition is 22.2' wide by 17'-6" deep. The handrail will be set in from the east side 20" and from the rear 4". The handrail measures 21'-5" wide by 16'-4" deep by 3'-6" tall.

Exterior Materials: The rail is iron with 2"x2" posts.

Roof: The roof of the one-story addition is currently covered in an asphalt tar-paper sheet. The alteration will remove this and install new wood decking that will not alter the roof pitch.

Front Elevation: No changes to this elevation.
(South)

Side Elevation: The handrail will extend from the roof of the one-story rear addition 16'-4" to the rear, and is 3'-6" tall.
(East)

Side Elevation: Not visible from the public right-of-way.
(West)

Rear Elevation: Not visible from the public right-of-way.
(North)