

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 5, 2015

**Applicant:** Spencer Howard, Spencer Howard Design & Construction Management for Chris Vandewater, owner

**Property:** 401 Sul Ross Street, Lot 3, 4, and 5 Block 18, Bute Subdivision. The property includes a historic 3,376 square foot two-story residence situated on a 9,375 square foot (75' x 125') corner lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1920, located in the First Montrose Commons Historic District.

**Proposal:** Alteration – Re-clad and add windows to an existing front and side addition

- Addition currently features wood vertical siding. This will be replaced with smooth finish seamless cementitious panels.
- A 2' tall cementitious panel clad parapet wall will be added to the perimeter of the roof of the addition.
- 16 wood double hung 1-over-1 windows will be added along all sides of the addition.

See enclosed application materials and detailed project description on p. 4-10 for further details.

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

**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:** August 27, 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**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (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;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |



PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



Existing Front and Side Addition

**NORTH ELEVATION – FRONT FACING SUL ROSS STREET**

EXISTING



PROPOSED



**EAST SIDE ELEVATION**

EXISTING



PROPOSED



**SOUTH (REAR) ELEVATION**

EXISTING

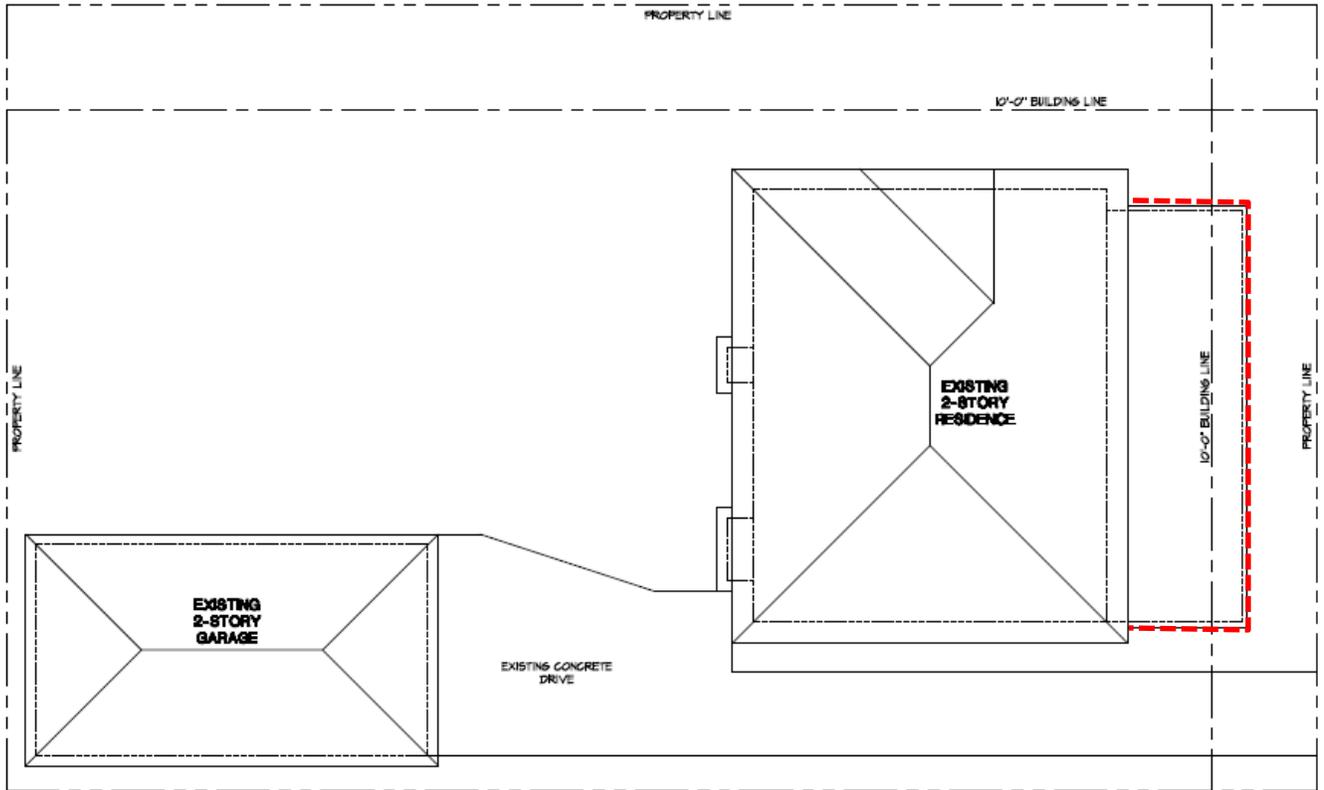


PROPOSED





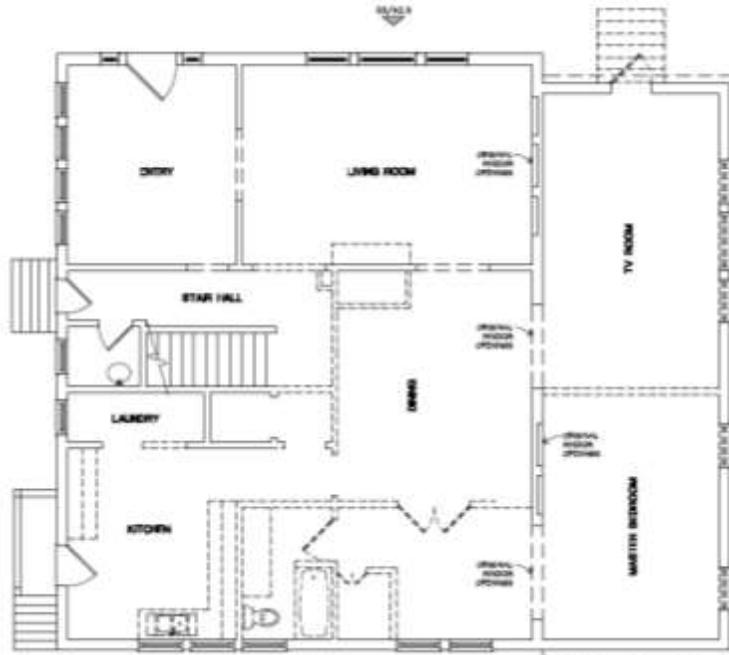
**SITE PLAN**  
PROPOSED





FIRST FLOOR PLAN

EXISTING



PROPOSED



### PROJECT DETAILS

**Shape/Mass:** Existing residence features a one-story addition along the Bute Street (east) side of the property. The applicant proposes to alter the fenestration, re-clad the exterior, and add a 2' tall parapet wall to the roof of the addition.

**Windows/Doors:** The addition features 5 wood casement windows along the east elevation and a wood door along the north. The applicant proposes to replace this fenestration pattern with a row of sixteen 32" wide by 74" tall one-over-one wood recessed mounted double hung windows. Rows of 3 windows will face the north and south and a row of 10 will face the east.

**Exterior Materials:** Existing vertical wood siding will be replaced with smooth finish cementitious panels. The panels will be arranged to create 5 pilasters.

**Roof:** A 2' tall cementitious clad parapet wall will be added along the perimeter of the roof of the addition.