

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Shane Cook, Shane Cook Designs for Baljit Gambhir, owner

Property: 614 Marshall St, lot 12, block 20, Montrose Subdivision. The property includes a 4,100 square foot multifamily complex situated on a 6,000 square foot (60' x 100') interior lot.

Significance: Noncontributing multifamily apartment complex, constructed circa 1954, located in the Audubon Place Historic District.

Proposal: Alteration – Enclose a 24'-8" wide by 16'-6" deep covered opening and clad with cementitious panels with vertical wood battens.

See enclosed application materials and detailed project description on p. 4-11 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: November 20, 2014



**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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.

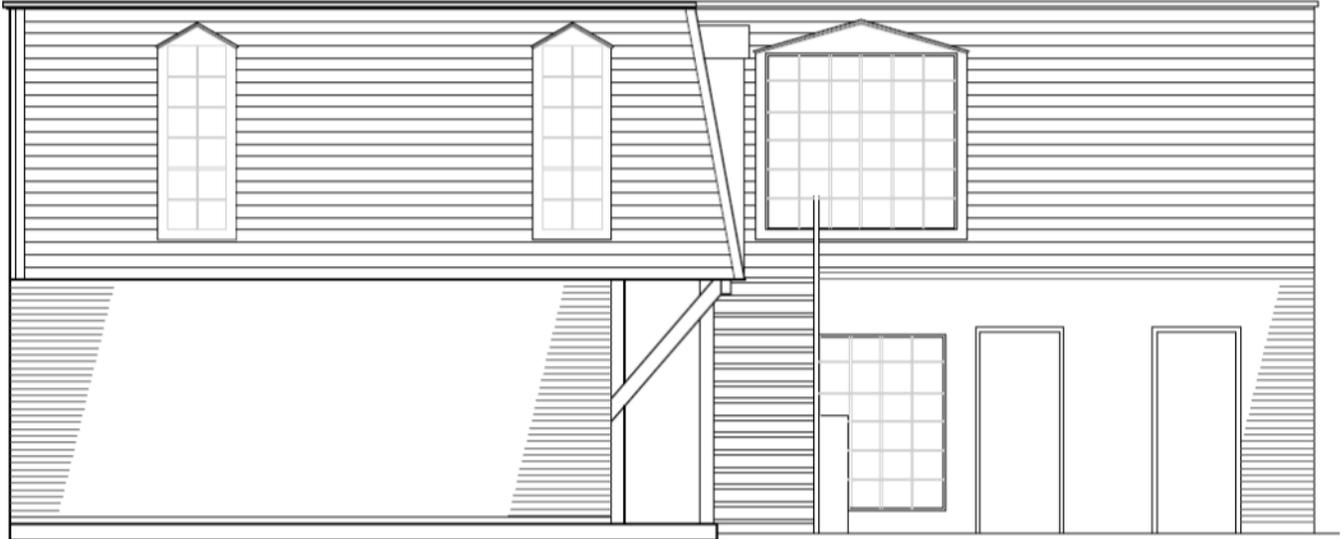


CURRENT PHOTO

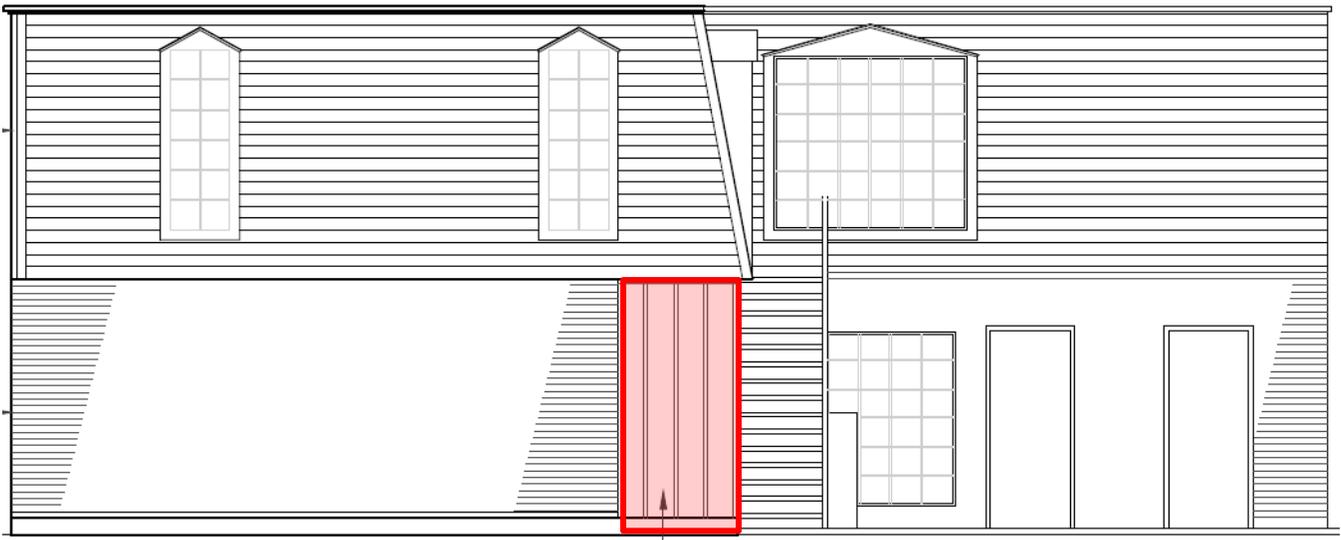


SOUTH ELEVATION – FRONT FACING MARSHALL

EXISTING



PROPOSED



ENCLOSURE

EAST SIDE ELEVATION

EXISTING



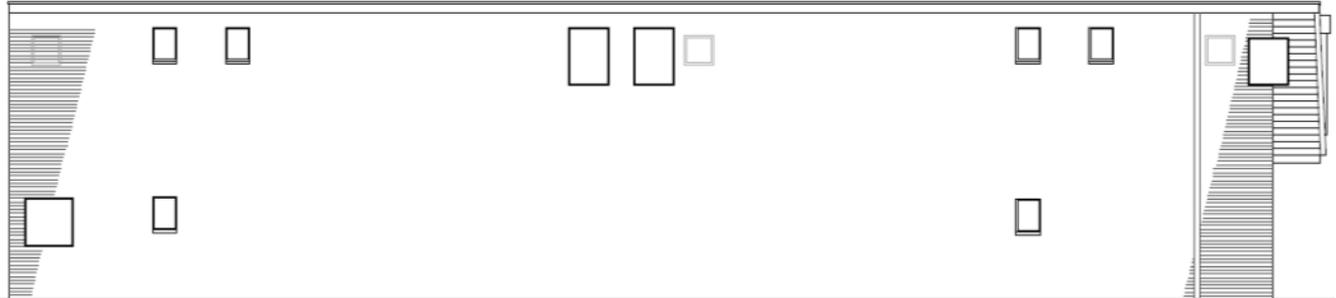
PROPOSED



ENCLOSURE

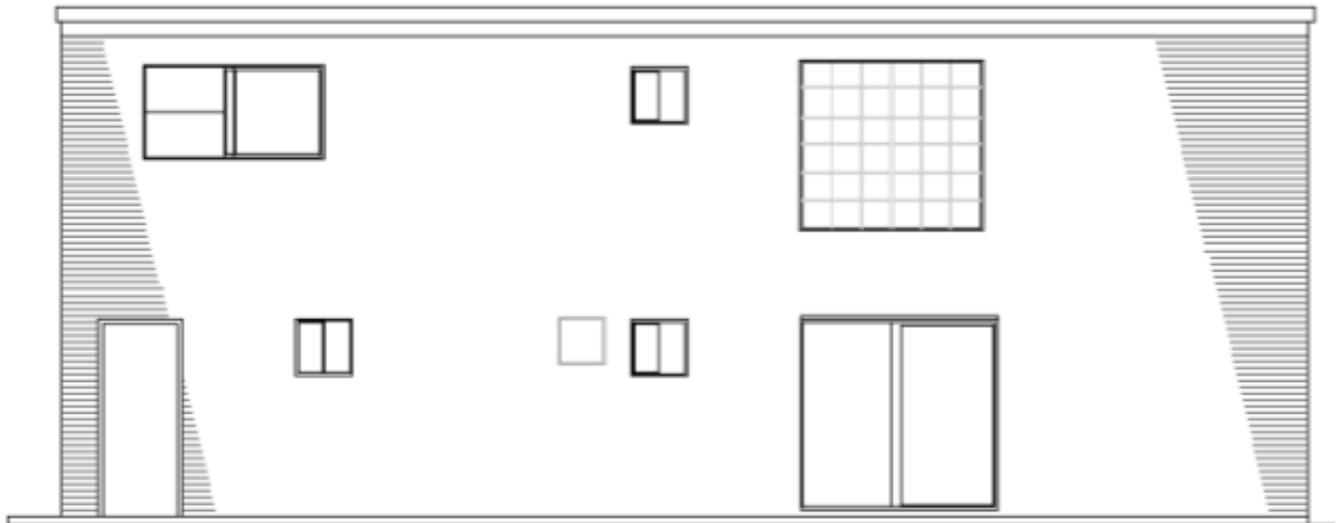
WEST SIDE ELEVATION

EXISTING – NO CHANGE



NORTH (REAR) ELEVATION

EXISTING – NO CHANGE



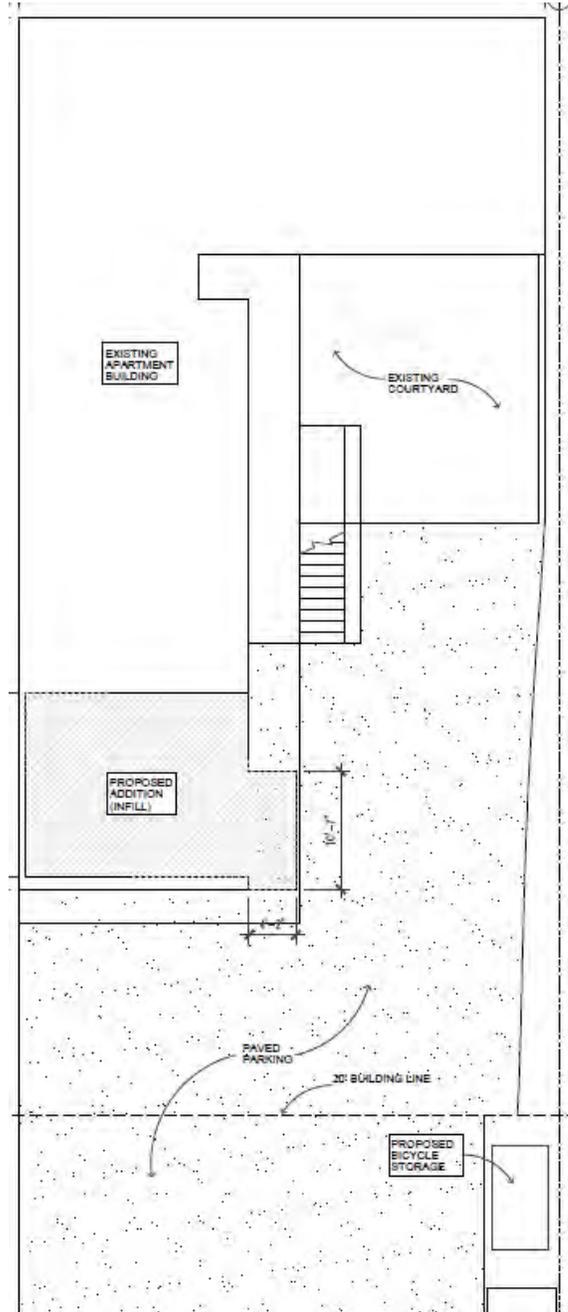
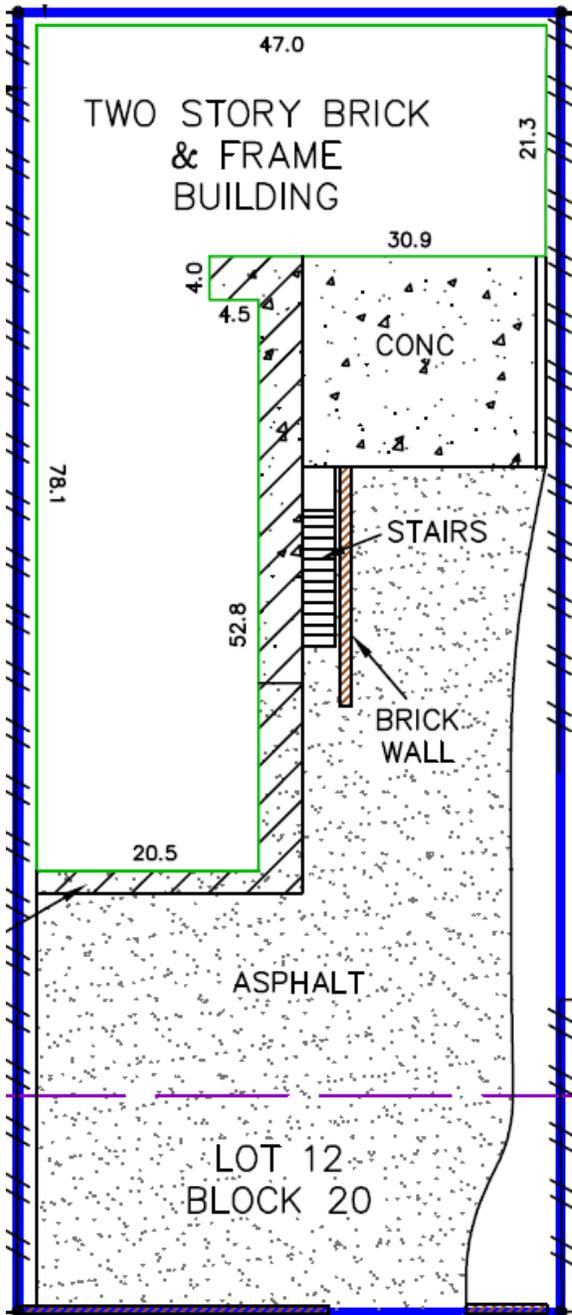


EXISTING

SITE PLAN

EXISTING

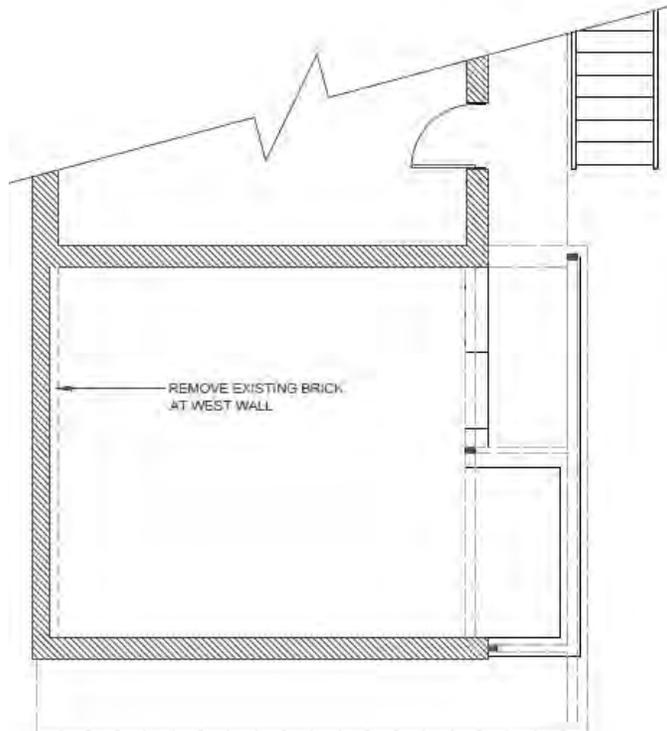
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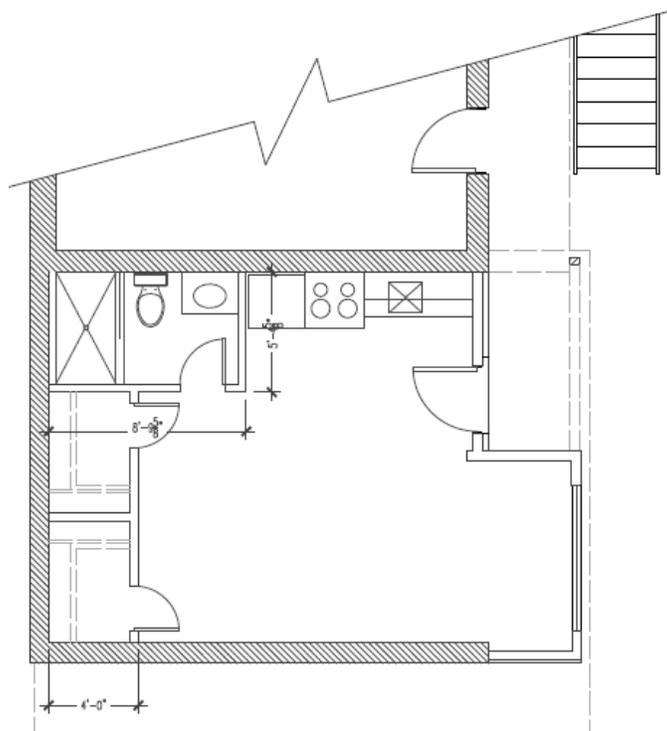


FIRST FLOOR PLAN

EXISTING



PROPOSED



PHOTOS PROVIDED BY APPLICANT



PROJECT DETAILS

Shape/Mass: The existing structure is an L-shaped, two-story apartment complex that measures 20' -6" wide at the front, 47' wide at the back, 78' deep and approximately 16' to the ridge. The alteration encloses a first-story opening that measures approximately 24'-8" wide by 16'-6 1/2" deep by 7'-4" tall.

Setbacks: The addition will match the setbacks of the existing structure.

Foundation: The existing structure is on a slab foundation. The enclosure is on a slab foundation.

Windows/Doors: The existing structure has aluminum windows and wood doors. The enclosure contains two 9-over-9 aluminum windows measuring 3' wide by 5'-6" tall and a pedestrian door to match the other units.

Exterior Materials: The existing structure is clad in brick and lap siding. The enclosure is clad with 4' by 8' cementitious panels installed vertically with 1" by 2" wood battens nailed at the seams and 12" on center and has aluminum windows.

Front Elevation: The existing structure is clad in brick on the first story and lap siding on the second story. The second story has two multi-divided lite windows and overhangs on the east side 4'-2". The enclosure extends from the front wall to the east 4' -2" to infill the space under the overhang and is clad in cementitious panels with wood battens.

(South)

Side Elevation: The existing structure is clad in brick and lap siding and contains divided-lite windows and wood doors. The alteration contains two 9-over-9 aluminum windows on the extended portion and a pedestrian door on the inset portion.

(East)

Side Elevation: No change to this elevation.

(West)

Rear Elevation: No change to this elevation.

(North)