

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Harold Stephen Grace III & Jennifer Grace, owner

Property: 614 W. Main Street, Tract 6 & 7, Block 8, Lockhart Connor & Barziza Subdivision. The property includes a historic 1,887 square foot one-story wood frame single family residence situated on a 5,000 square foot interior lot.

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

Proposal: Alteration – Install replacement skirting along the perimeter of the existing structure on the front and side elevations.

The applicant has proposed three options:

- Option A will be comprised of smooth cementitious panels with 1” x 4” trim. Some panels will feature metal vents with 1” x 2” trim. The panels will be approximately 40” tall and range from 6’-7’ in width.
- Options B and C are metal panels of different designs.

A Certificate of Appropriateness for the removal of the existing pressed metal skirting and replacement with smooth cement fiber board panels with inset lattice was approved in April 2012. The pressed metal skirting was ultimately removed, but never replaced.

See enclosed application materials and detailed project description on p. 6-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 5, 6, 7, 9

HAHC Action: Denied

- (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;

Many of the exterior elements of this structure have since been removed, including the original siding and skirting. However, skirting design on similar houses, found within this and other districts, indicate that due to the tall foundation and finished floor height, as well as the visual prominence of the foundation, it is likely that the skirting on this structure was substantial. Simple cementitious panels would be appropriate to screen the open space under the foundation but is not appropriate skirting to cover the framing itself.

- (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;

The proposed skirting is not compatible with the material and character of the property. Flat 40" tall panels installed around the perimeter of the structure are out of scale and not compatible with the character of this house and for and are not typical within the district. A horizontal lap siding skirt would be more characteristic for this style of house.

- (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.

The applicant received a COA for a similar scope of work in April 2012. At that time, staff misunderstood the proportions of the proposed panels. Staff is not opposed to the use of shorter panels meant to screen the open area under the foundation in order to prevent access to small animals. Rather, staff's objection to the proposal is that the proposed panels are 40" tall and will partially screen the framing itself, which should more appropriately be covered by horizontal lap siding.



PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

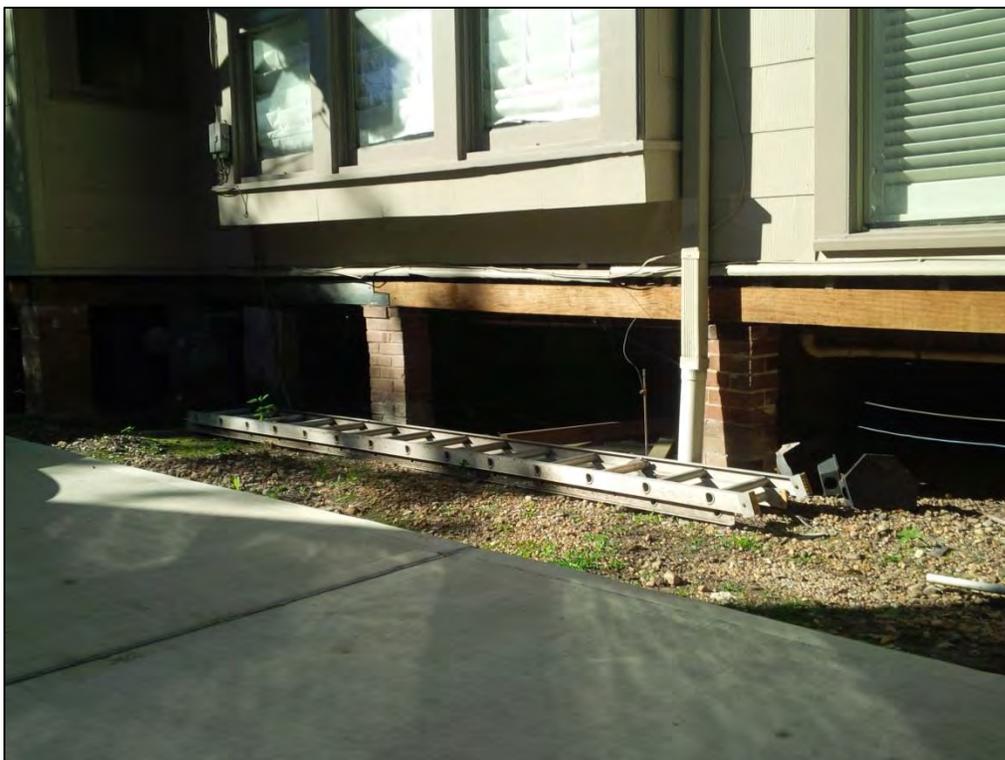


SKIRTING DETAIL

PREVIOUS PRESSED METAL SKIRTING
(REMOVAL APPROVED APRIL 2012)

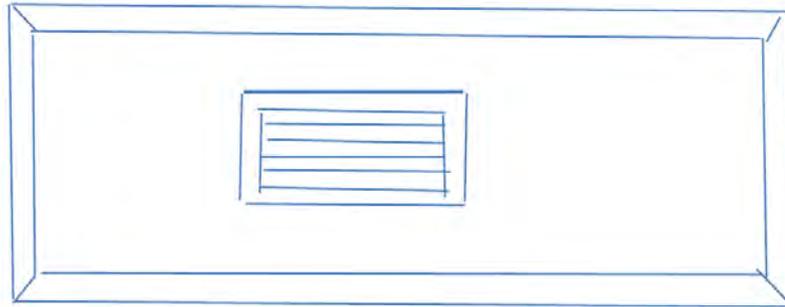


CURRENT PHOTO WITHOUT SKIRTING



PROPOSED SKIRTING DETAIL

Option A



1. Smooth Hardi panel. 6' or 7' width (varies)
2. 40" height
2. 1" x 4" Hardi trim (around edge)
3. 1" x 2" Hardi trim (around vent)
4. Metal vent that can be closed or opened

*Not every panel will have a vent. Some panels will be solid.

Option B



Option C



Metal Panels featuring different designs including simulated horizontal slats and lattice

CURRENT PHOTOS



EXAMPLE OF A MORE APPROPRIATE SKIRTING DESIGN



PROJECT DETAILS

Shape/Mass: The proposed skirting panels will be installed along the perimeter of the existing structure on the north, west, and east elevations. The panels will be approximately 40” tall by 6’ to 7’ in length.

Exterior Materials: Option A will be comprised of smooth cementitious panels with 1” x 4” cementitious trim. Some panels will feature functional metal vents with 1” x 2” cementitious trim. Although Option A is the preferred design, the applicant is also open to use Option B and Option C. These two options are constructed from metal. Option B is a metal panel that simulates slats while Option C is a metal panel that simulates lattice. See drawings and photos for more detail.