

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Mike Shelton, Harvard Heights Construction for Damon Vance, owner

Property: 506 W Main St, tract 5, block 22, Bute Subdivision. The property includes a historic 2,776 square foot, single-family residence and a detached garage situated on a 6,500 square foot (65' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1915, and a noncontributing garage located in the First Montrose Commons Historic District.

Proposal: New Construction – Construct an approximately 530 square foot two-story garage at the rear of the lot.

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

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: February 26, 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

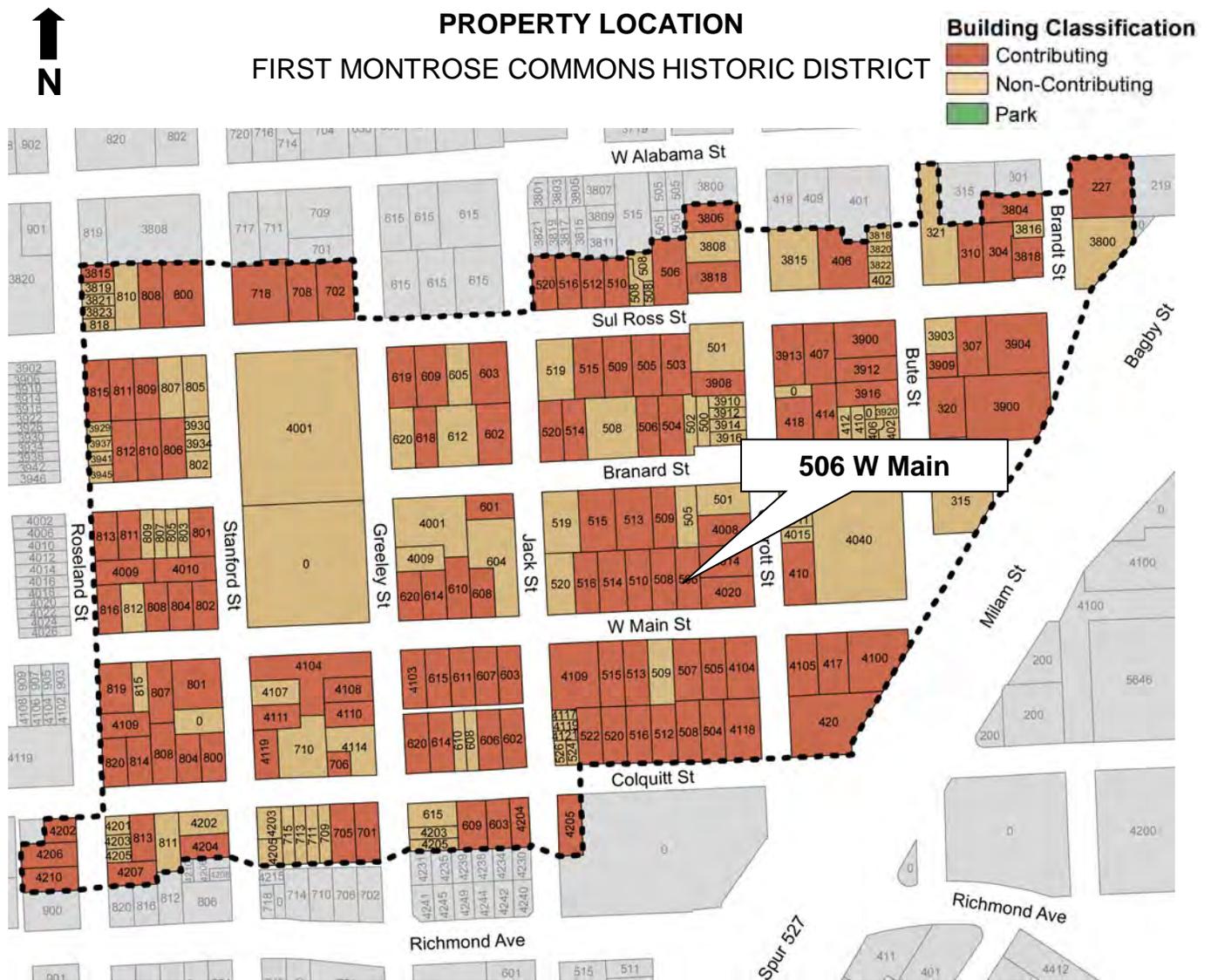
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

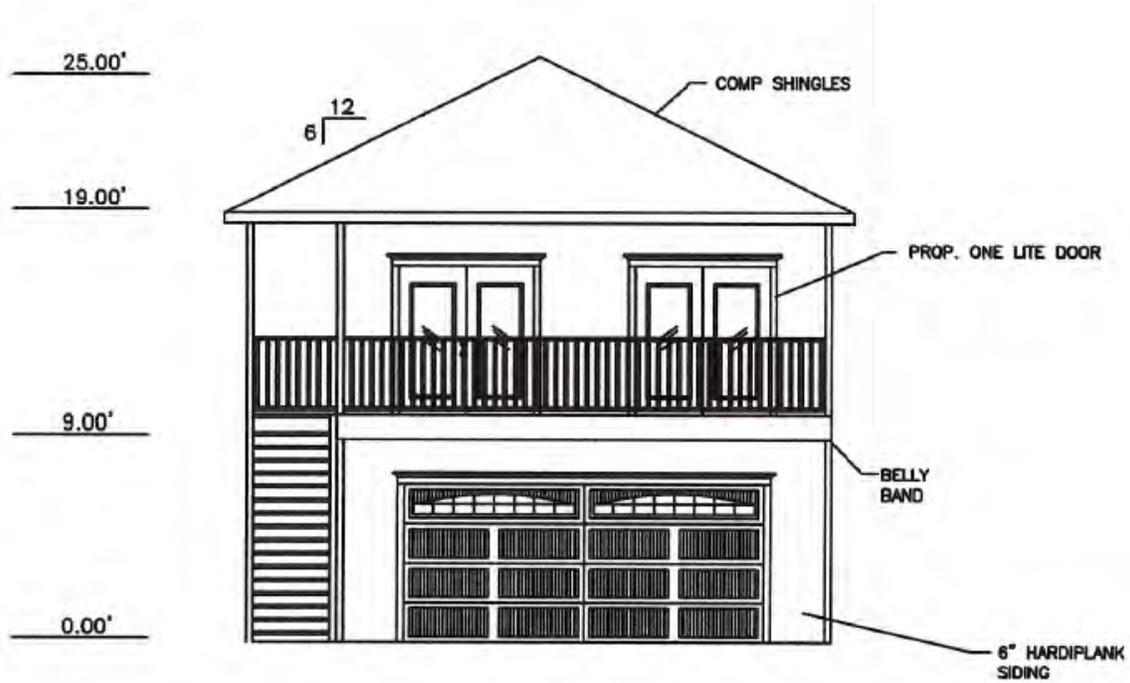
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



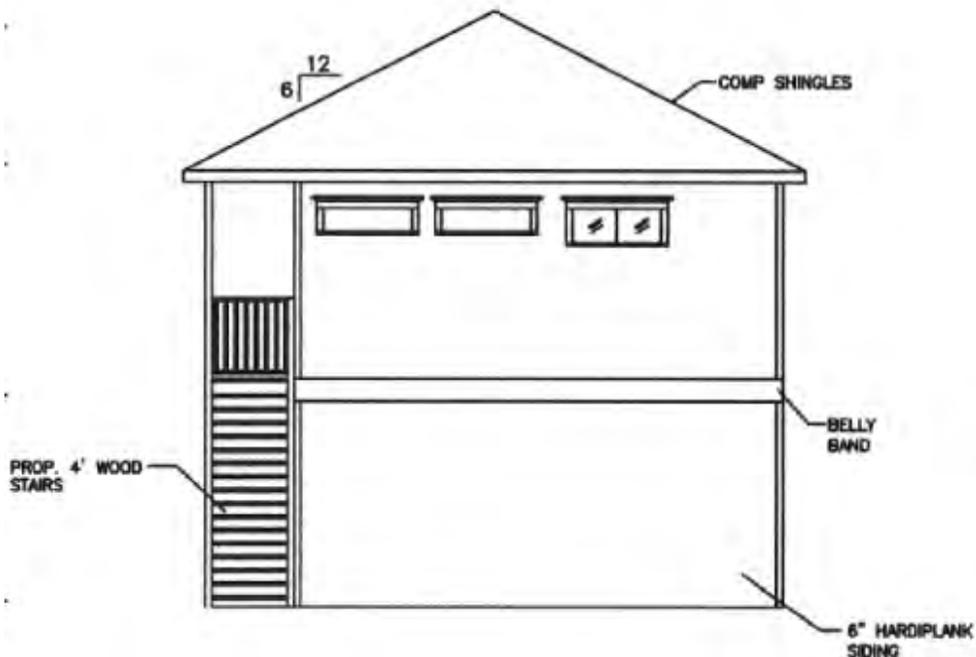
INVENTORY PHOTO



SOUTH ELEVATION – FRONT FACING W MAIN STREET
PROPOSED

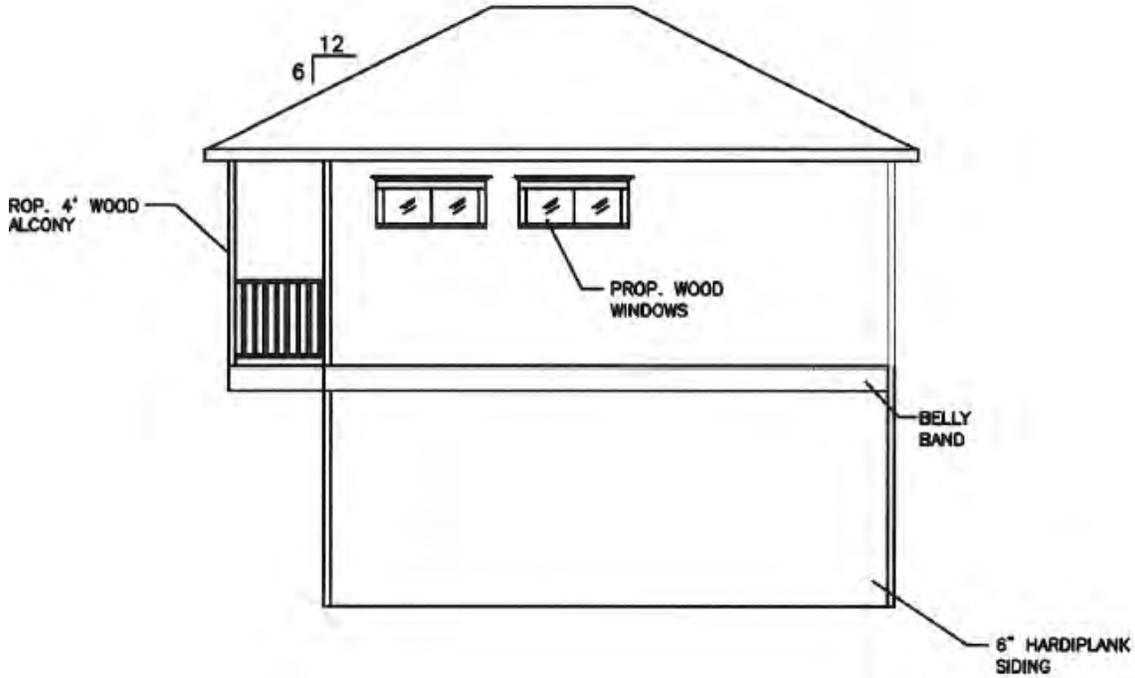


NORTH (REAR) ELEVATION
PROPOSED



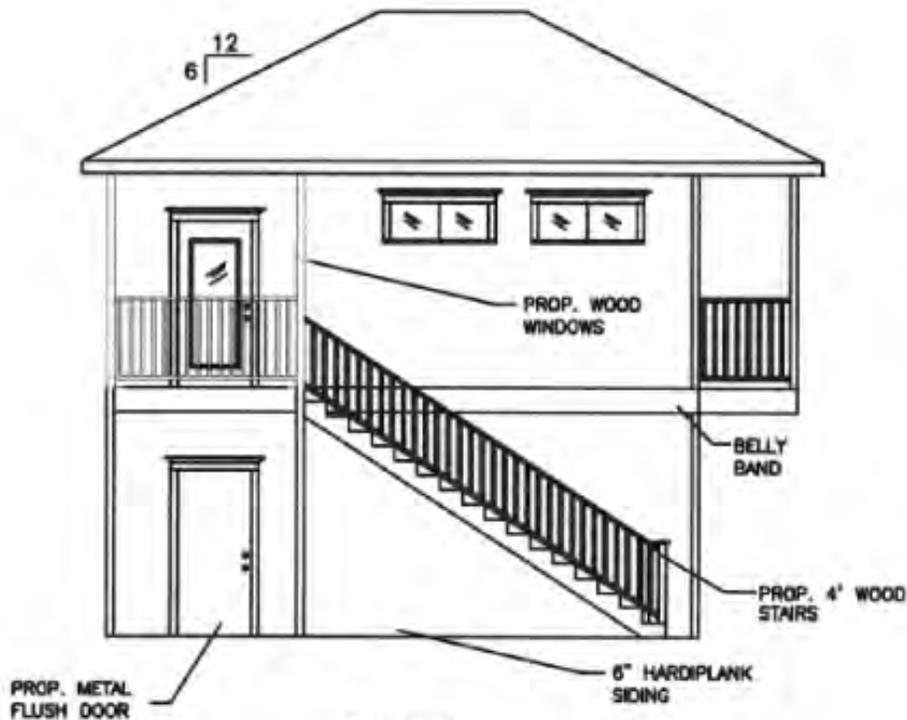
EAST SIDE ELEVATION

PROPOSED



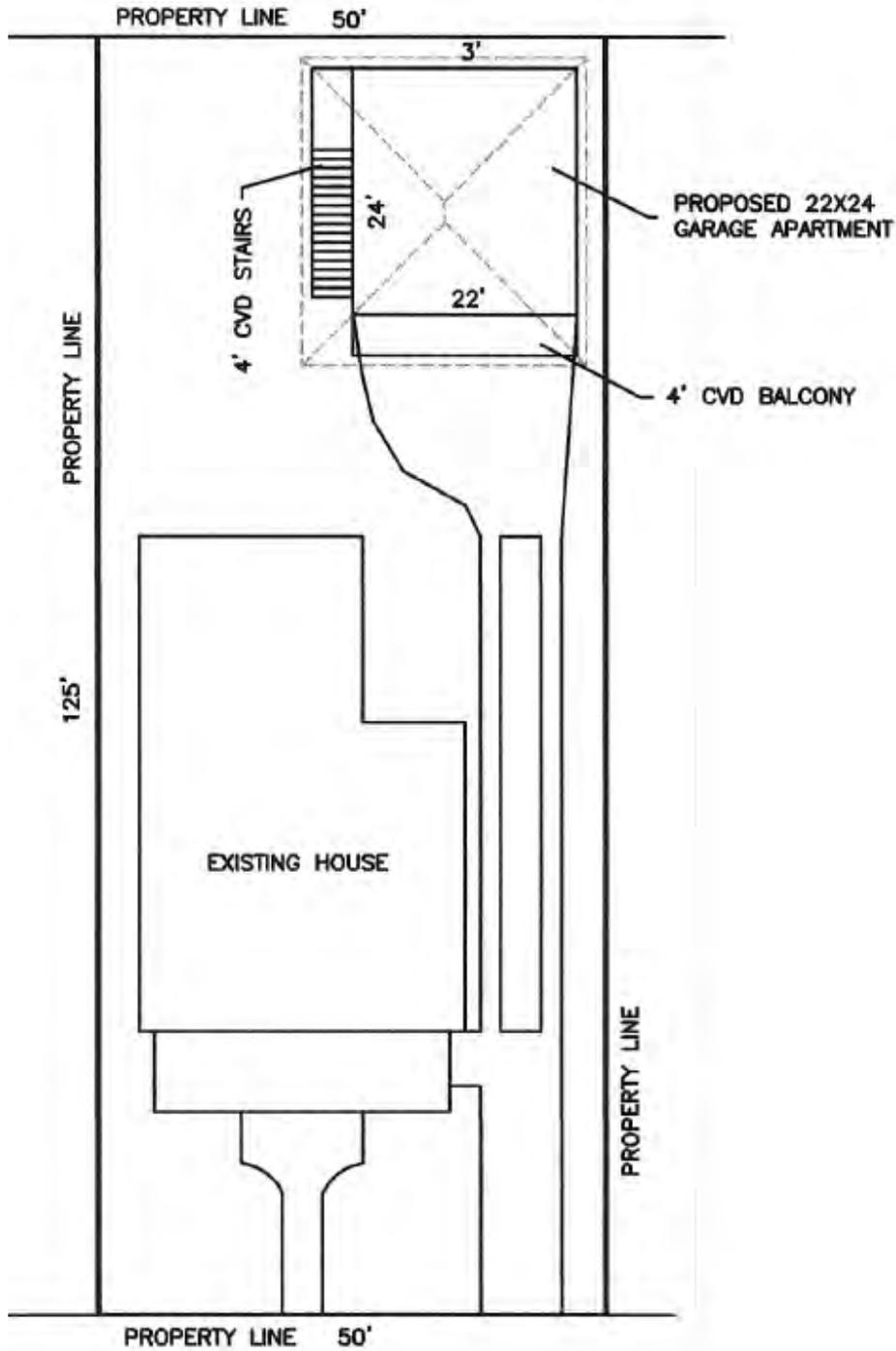
WEST SIDE ELEVATION

PROPOSED



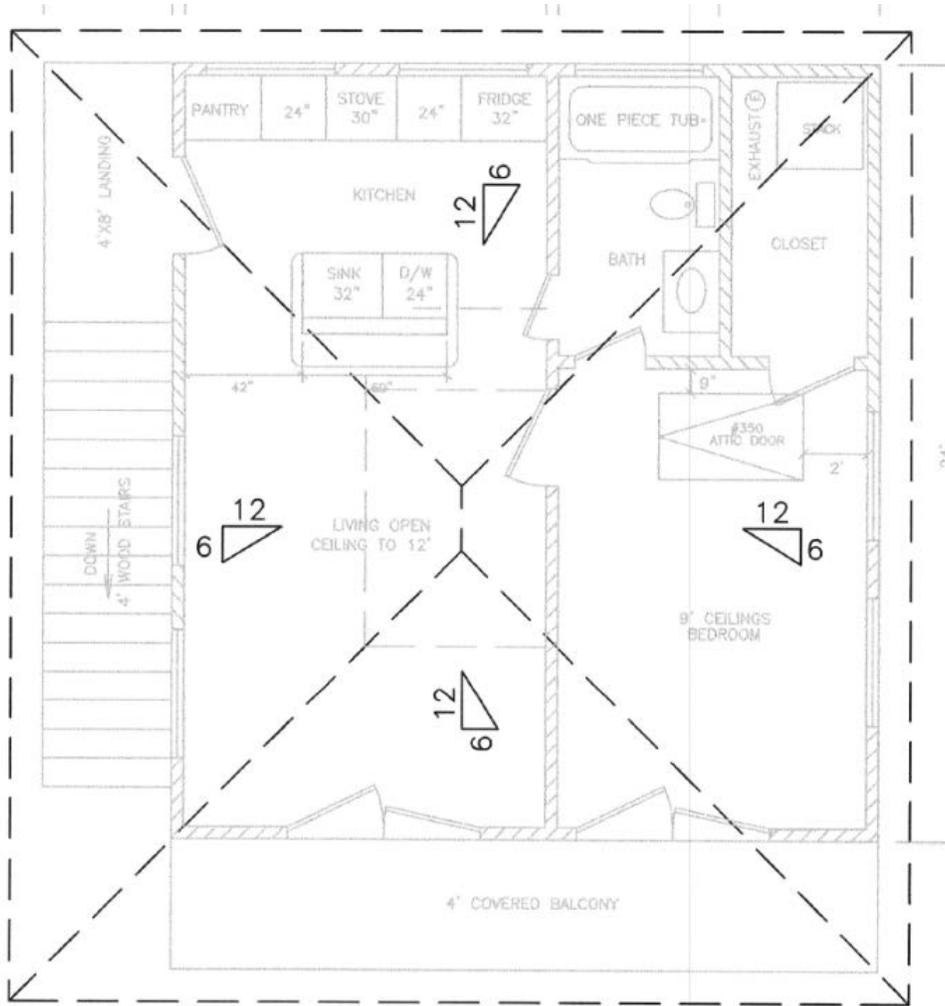


SITE PLAN
PROPOSED



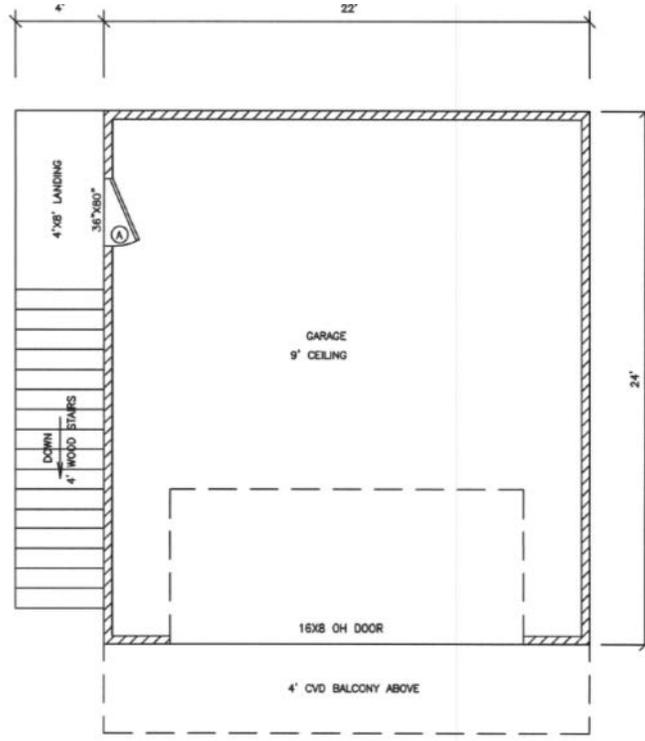


ROOF PLAN
PROPOSED

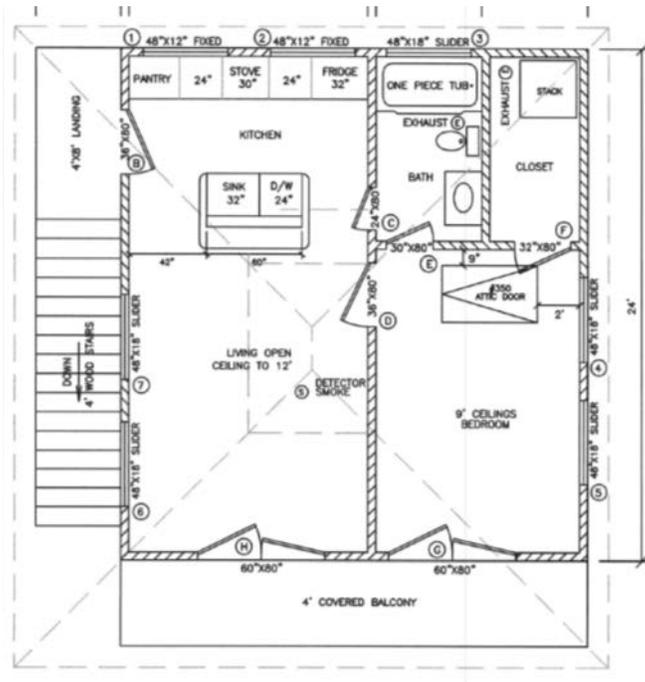




FIRST FLOOR PLAN
PROPOSED



SECOND FLOOR PLAN
PROPOSED



WINDOW / DOOR SCHEDULE

PROPOSED

DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	36"X80"	METAL
B	36"X80"	ONE LITE
C	24"X80"	INTERIOR
D	36"X80"	INTERIOR
E	30"X80"	INTERIOR
F	32"X80"	INTERIOR
G	60"X80"	ONE LITE
H	60"X80"	ONE LITE

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	48"X12"	90"	WOOD FIXED
2	48"X12"	90"	WOOD FIXED
3	48"X18"	78"	WOOD SLIDER
4	48"X18"	78"	WOOD SLIDER
5	48"X18"	78"	WOOD SLIDER
6	48"X18"	78"	WOOD SLIDER
7	48"X18"	78"	WOOD SLIDER

PROJECT DETAILS

Shape/Mass: The new garage is 22' wide by 24' deep by 25' tall. The second story cantilevers toward the rear 2'.

Setbacks: The garage is setback 3' from the rear and side (east) property lines.

Foundation: Slab on grade.

Windows/Doors: The garage has wood fixed and slider windows and metal doors.

Exterior Materials: The garage is clad in 6" reveal cementitious lap siding.

Roof: The garage has a hipped roof with a 6-over-12 pitch, a 19' eave height and a 25' ridge height.

Front Elevation: The garage has a multi-panel garage door on the first floor and a 4' deep covered balcony on the second floor with two pairs of French doors. A wooden staircase and a covered landing are located on the west side.
(South)

Side Elevation: There are two sliding windows located on the second story.
(East)

Side Elevation: There is a metal pedestrian door on the first floor, a pedestrian door on the second floor and two sliding windows on the second floor.
(West)

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