CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Scott and Anna Deans, owners

Property: 801 Branard Street, Tracts 1 & 2, Block 18, Lockhart Connor & Barziza Subdivision. The property includes a historic two-story wood frame residence situated on a 5,000 square foot corner lot.

Significance: Contributing Queen Anne/Craftsman residence, constructed circa 1915, located in the First Montrose Commons Historic District.

Proposal: Alteration – Remove inappropriate alterations (existing front door and floor to ceiling windows) that previously enclosed the front porch and construct a new enclosed porch that clearly delineates new and historic elements.

- Retain existing historic porch elements while restoring and recreating the missing central column, wing walls, and steps (reorienting the front entry back to Branard Street)
- The existing roof, board and batten gables, cornice, and double frieze will be retained and repaired
- The existing porch will be re-enclosed with a series of wood casement windows, front door, and sidelites
- All exterior alterations will be confined to front porch only; all material on the existing residence is to remain and may not be modified in any way

See enclosed application materials and detailed project description on p. 4-18 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: July 22, 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.

Planning Official **Date**

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:

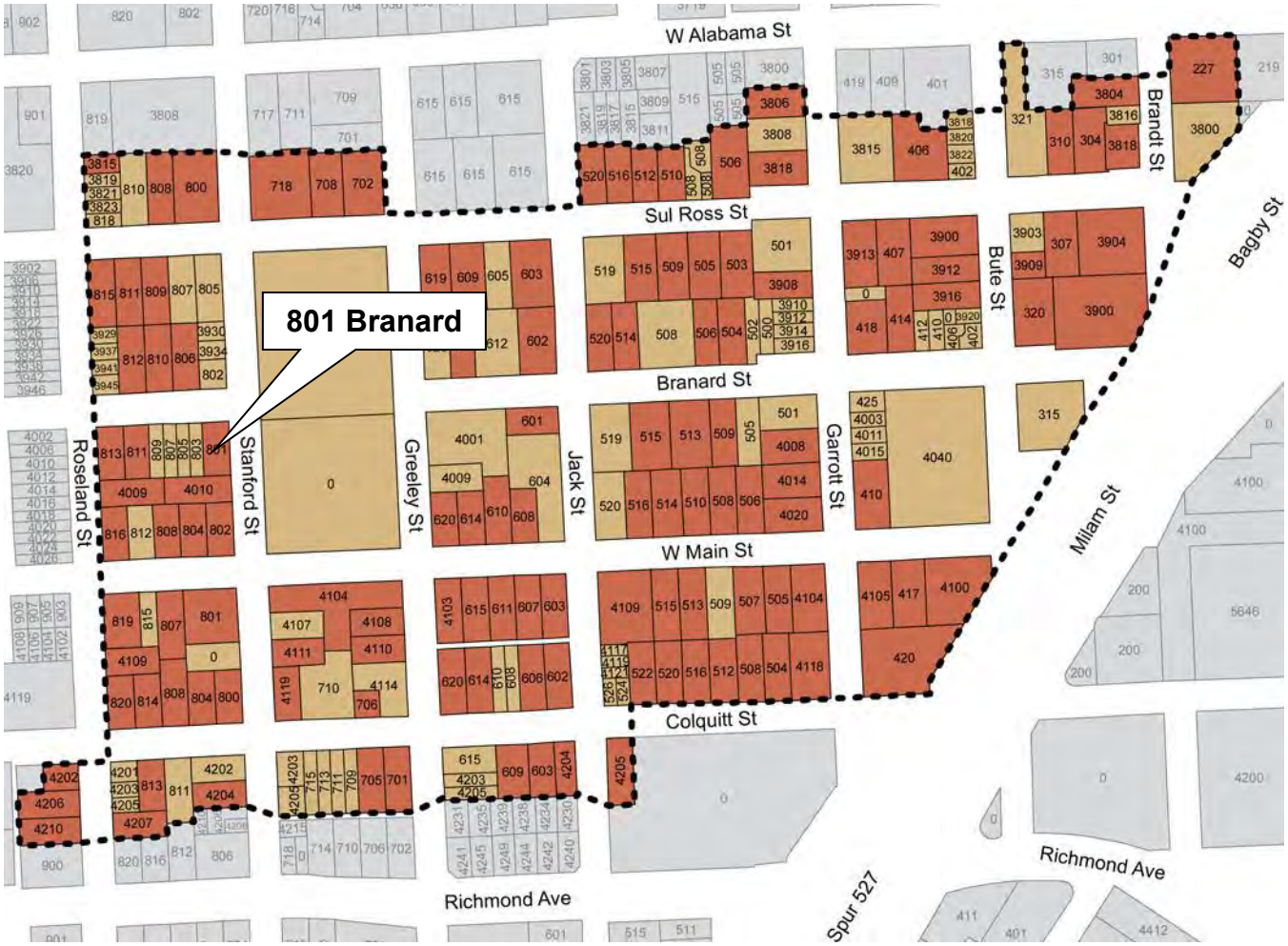
S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

N

PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

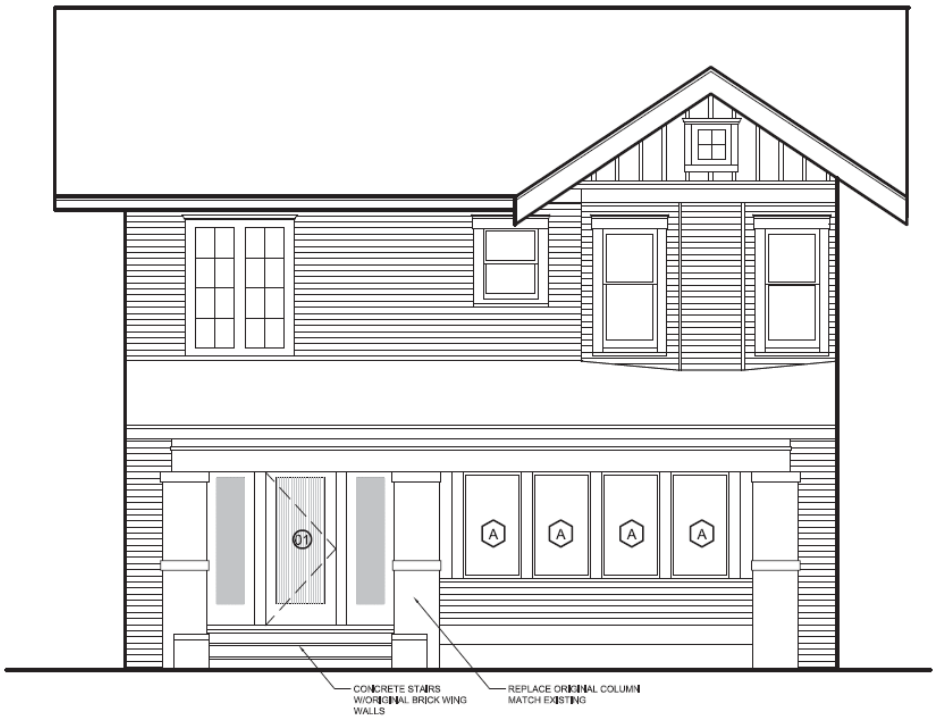
3D RENDERING – FRONT FACING BRANARD STREET

PROPOSED

NORTH ELEVATION – FRONT FACING BRANARD STREET

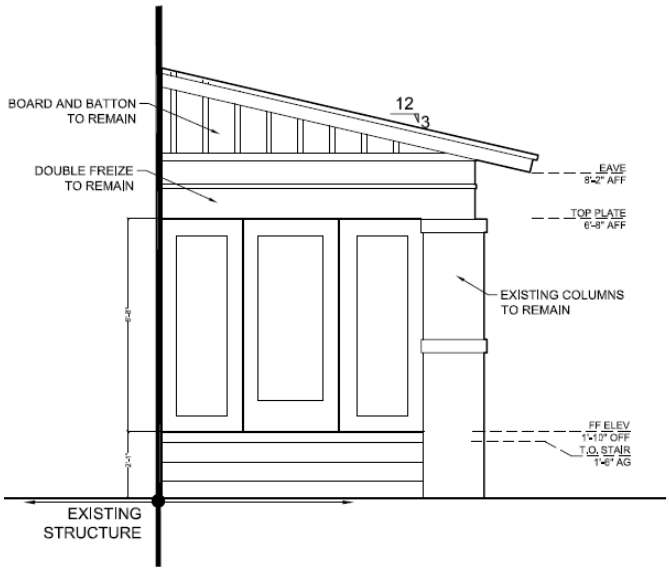
EXISTING

PROPOSED



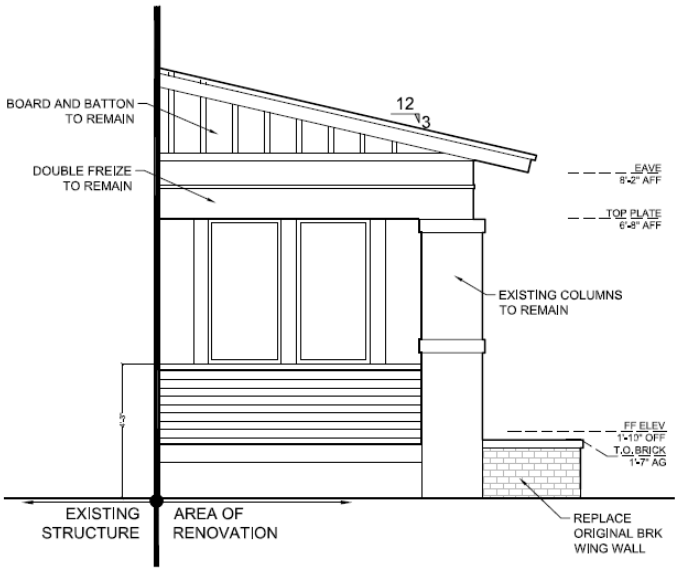
EAST SIDE ELEVATION

EXISTING



2 Existing West Elevation

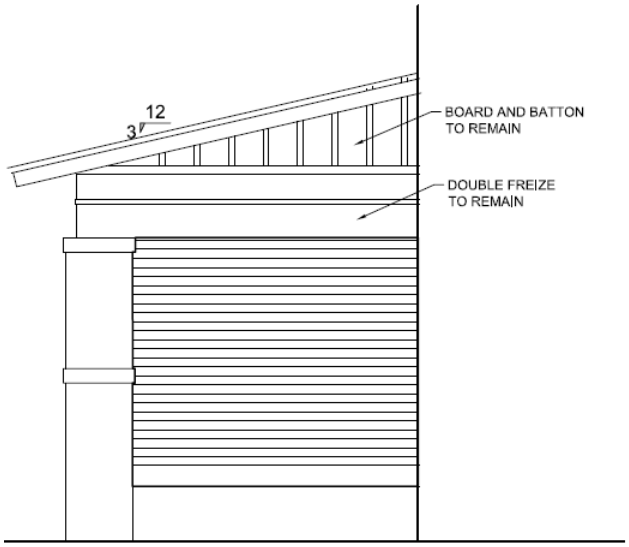
PROPOSED



1 Proposed West Elevation

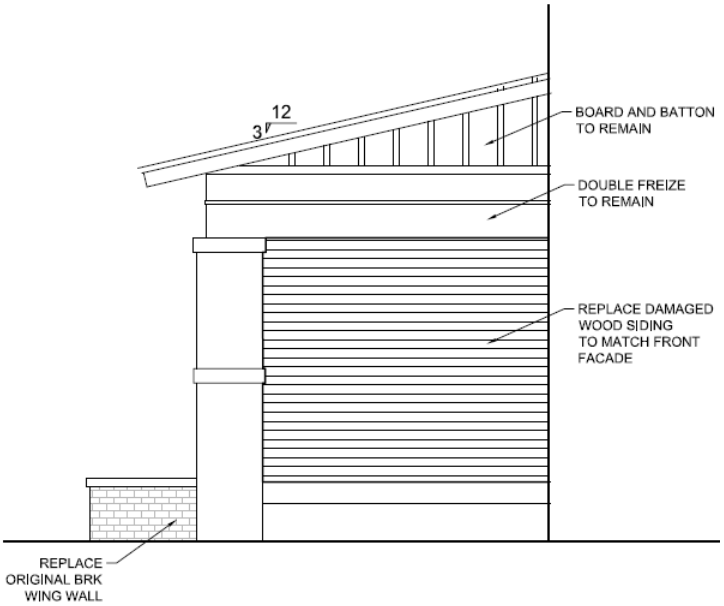
WEST SIDE ELEVATION

EXISTING



2 Existing East Elevation

PROPOSED

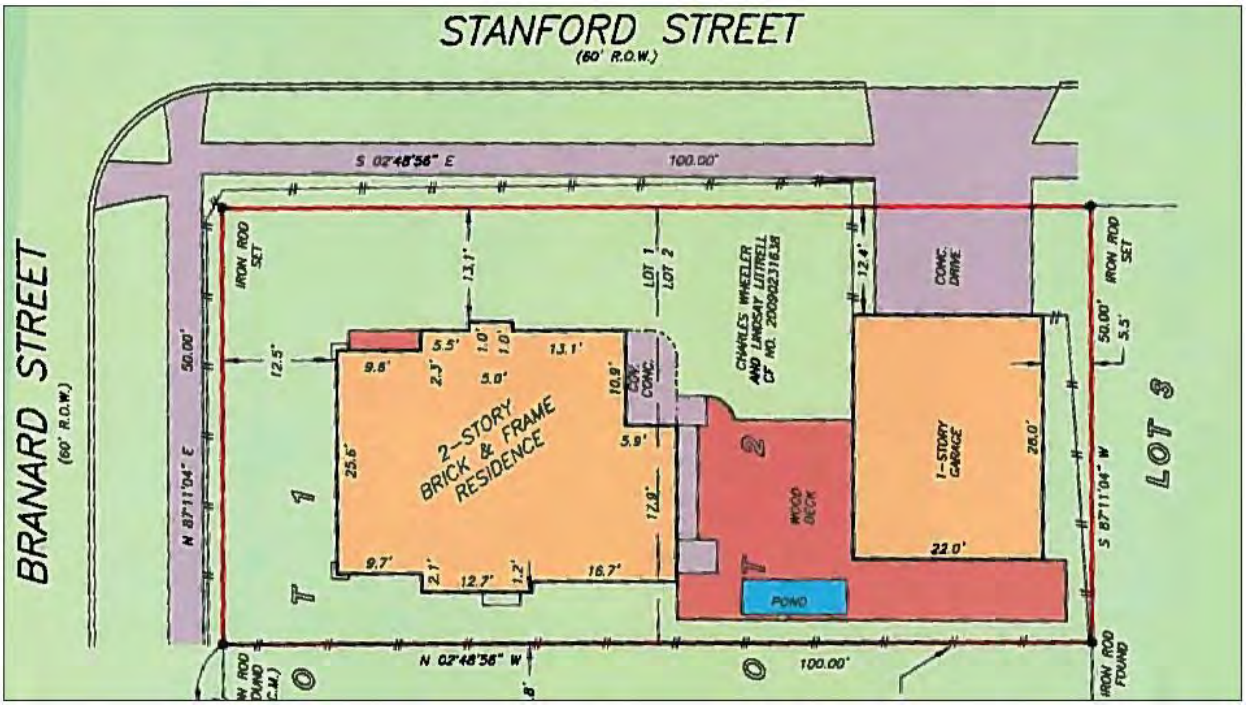


1 Proposed East Elevation
NO CHANGE

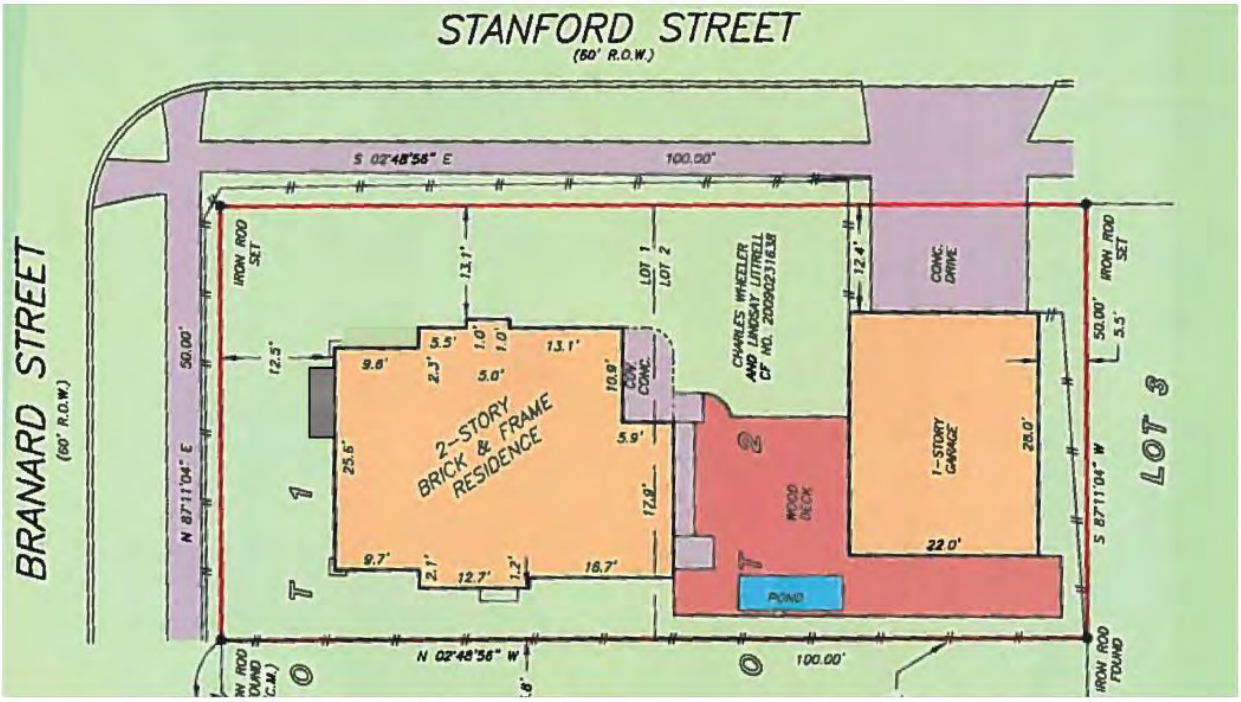
N

SITE PLAN

EXISTING



PROPOSED



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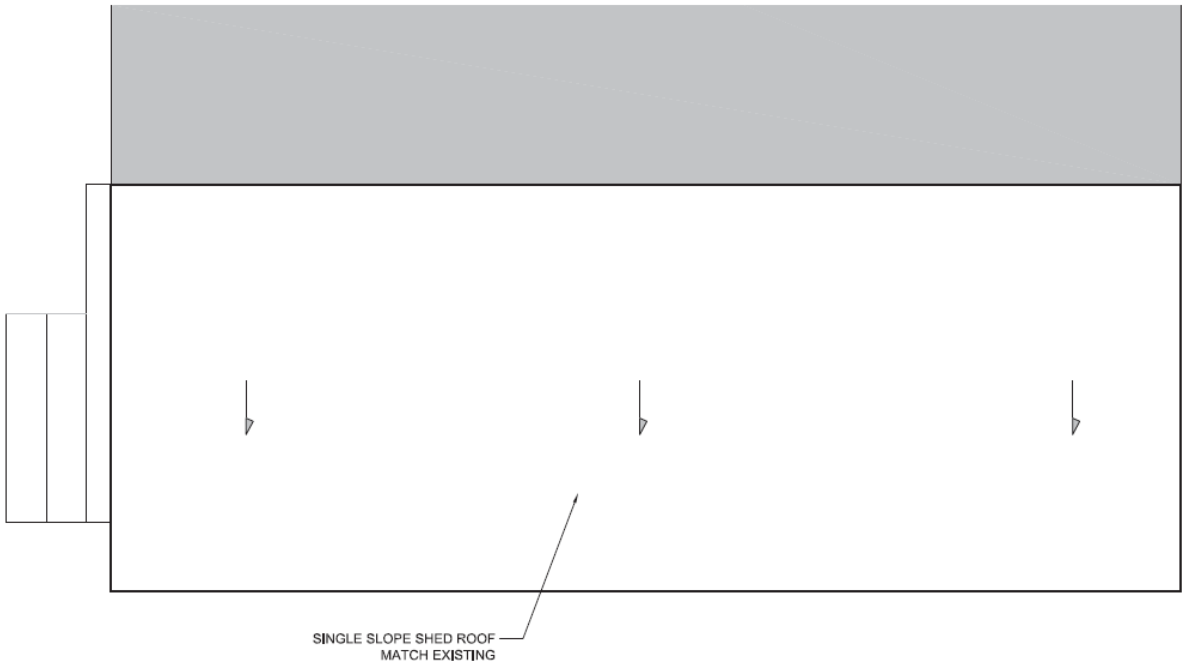
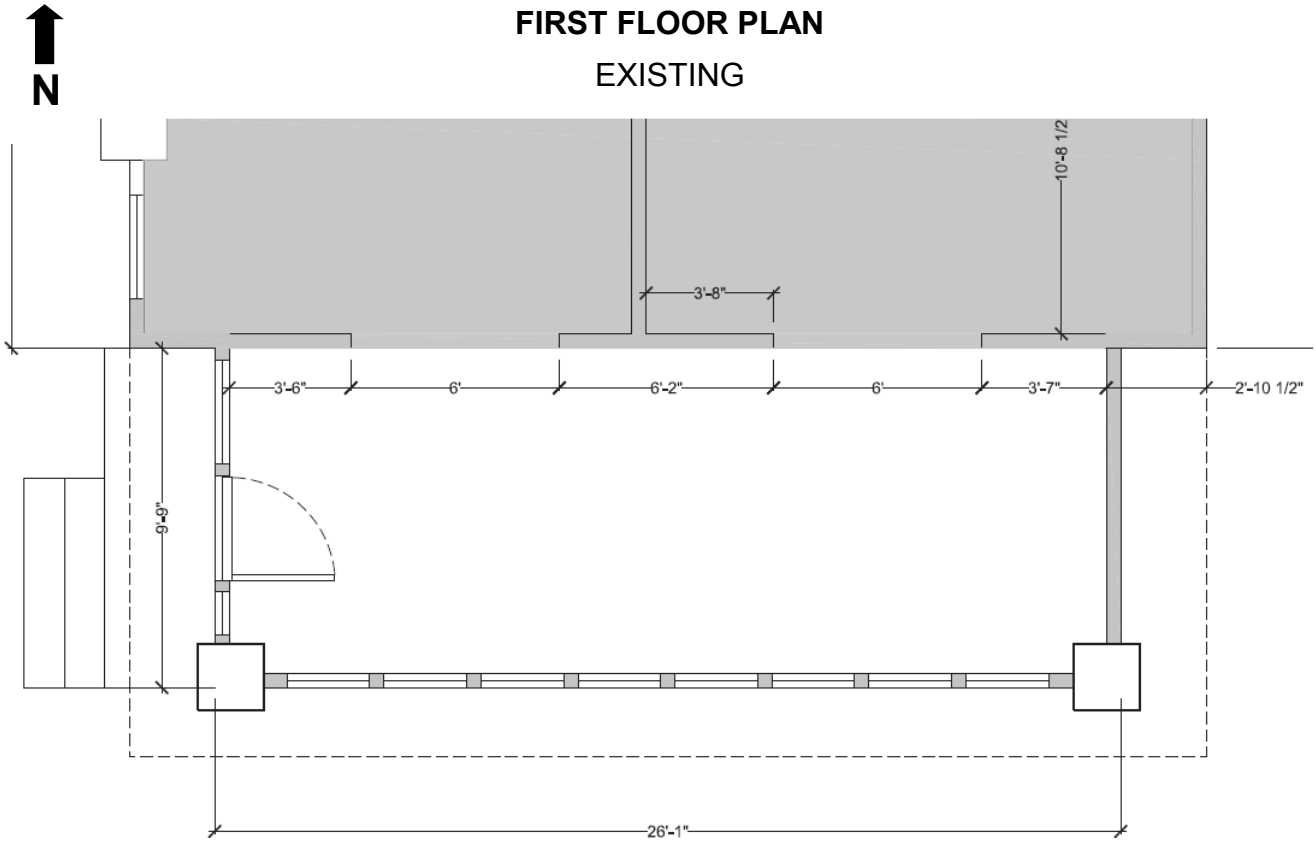
ROOF PLAN

EXISTING (NO CHANGE)

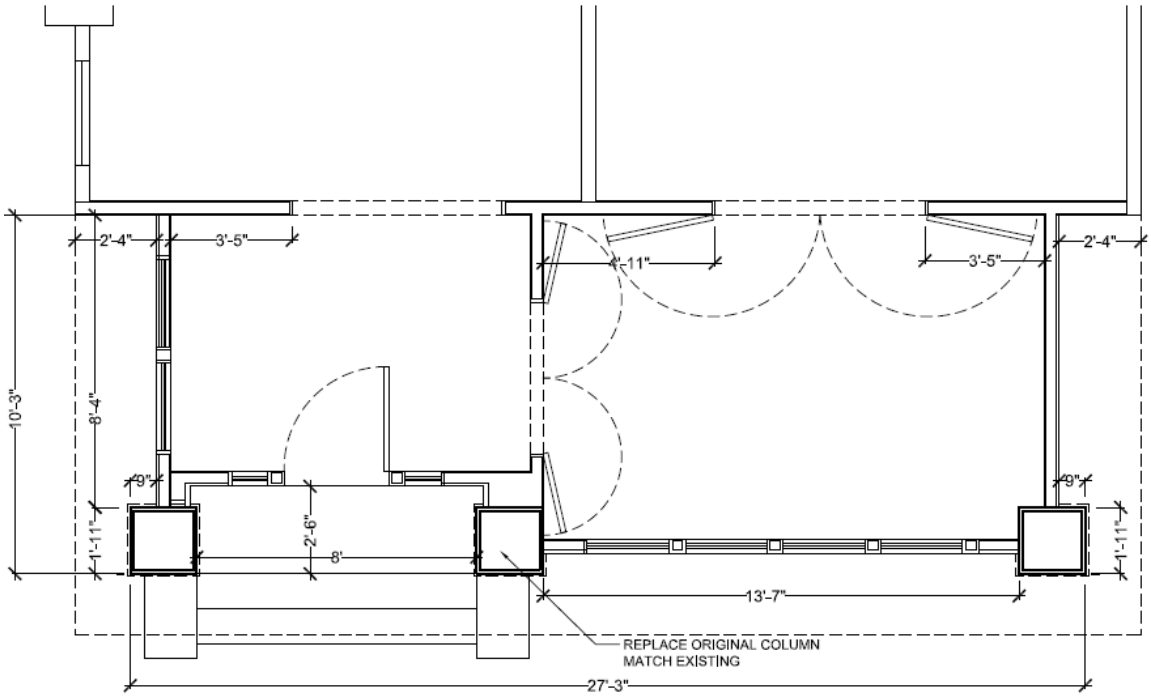


FIRST FLOOR PLAN

EXISTING



PROPOSED

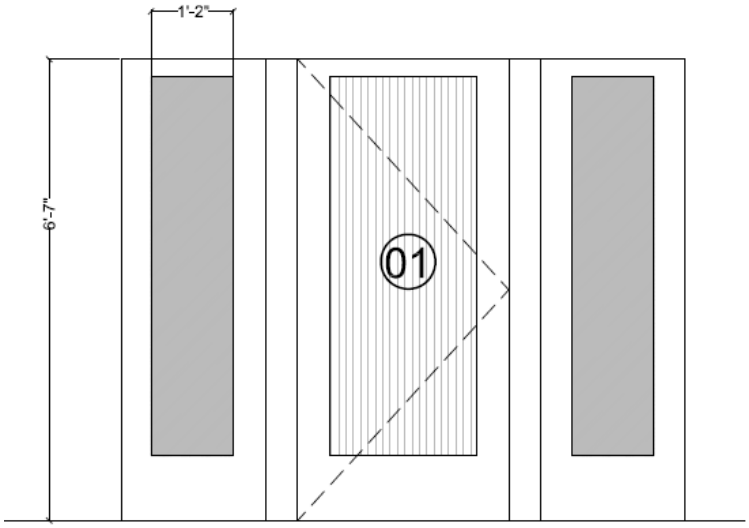


WINDOW / DOOR SCHEDULE

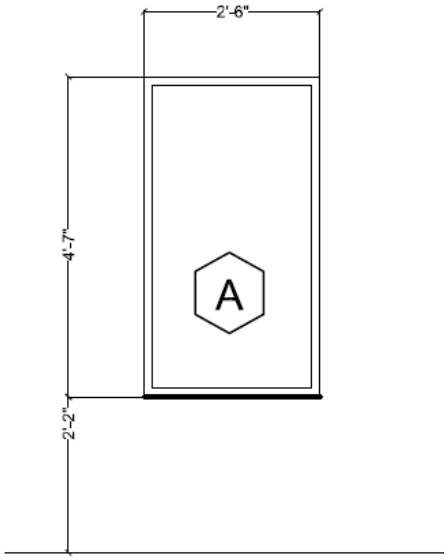
Existing

EXISTING WINDOWS
DOUBLE HUNG; SOLID WOOD, PNT.

Proposed



DOOR TYPE: 01
SIDE PANEL
FIXED REEDED GLASS, WOOD, PNT.



WINDOW TYPE: A
SIMPLE WOOD TRIM
CASEMENT WINDOW

STAFF PHOTOS

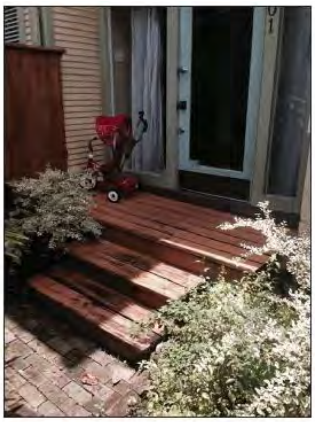
STAFF PHOTOS

STAFF PHOTOS

STAFF PHOTOS

APPLICANT PHOTOS

3 Existing North Elev.



2 Existing Entry Steps

1 Existing East Elevation

4 Existing Window/Wall Damage

5 Column Location at Floor

PROJECT DETAILS

Shape/Mass: The existing front porch has been previously enclosed at an unknown time. The current porch is 27'-3" wide and 10'-3" deep from the columns to the house. The porch is inset 2'-4" from the outer wall of the residence on both sides. The existing columns are 1'-11" square. Two of the three original columns remain.

The propose porch will maintain the existing overall dimensions. The central column will be reconstructed to match the remaining two columns. The proposed northern and southern walls will be inset 9" from the outer edge of the existing columns. These walls will be 8'-4" in width. The southern portion of the front wall will also be inset 9" from the outer edge of the existing southern columns and the rebuilt central column. This wall will be 13'-7" in width. The northern portion of the front wall, which will feature the entrance, will be inset 2'-6" and will be 8'-0" in width. Extending from the existing northern column to the rebuilt central columns. 8'-0" wide concrete steps will extend from the from the entrance and will be flanked by brick wind walls extending from the northern two columns, in the same location where the existing wing walls once existed (based on visual evidence). See drawings for more detail.

Foundation: The existing porch has a pier and beam foundation with a finished floor height of 1'-10". The existing finished floor height will be maintained and not altered. See drawings for more detail.

Windows/Doors: The existing front porch has been previously enclosed with floor to ceiling fixed windows, eight windows on the front (west elevation, facing Branard Street) and two on the north elevation (facing Stanford Street (flanking the new front door). An entry door has been installed on the north elevation side of the porch facing Stanford Street.

The proposed new design will include 2'-6" x 4'-7" wood casement windows. The new windows will be installed above several rows of wood 117 siding, 4'-3" from grade. Four windows will be installed on the front (west) elevation with an addition two to be installed on the north side elevation. The front windows will be installed between the existing southern column and the rebuilt center column. A new entry door, with a large central lite, flanked by sidelites will be installed between the existing northern column and the rebuilt center column. See window/door schedule and drawings for more detail.

Exterior Materials: The existing porch features two of the three original brick columns which are covered in stucco, the northern and southern columns. The central column has been removed, most likely when the front porch was enclosed. The existing wood double frieze and wood board and batten detail will be retained and repaired. The porch features a stucco skirt around the perimeter. The area from where brick wing walls once extended are now exposed painted brick. The area between the columns where the stairs was located is covered with wood lattice. The south side of the porch is a solid wall clad with non-original wood 117 siding.

All there of the existing exterior walls which enclose the porch will be demolished. The existing roof, wood double frieze, and wood board and batten detail will be retained and repaired. The existing steps will be removed. The central column (the base of which is still visible) will be rebuilt from brick to match the remaining two columns. The new columns will be stuccoed to match the existing two columns. The new windows will be installed above several rows of wood 117 siding, 4'-3" from grade. The solid wall on the south side of the porch will be rebuilt and clad with new wood 117 siding. See drawings for more detail.

Roof: The existing porch features a shed roof with a pitch of 3:12 and composition shingles. The porch roof is to remain and will be repaired. The existing eave height is 10'-0" above existing grade. All of the roof material, including the board and batten detail in the end gable and the double frieze is to remain. See drawings for more detail.

Front Elevation: (North) The existing front elevation of the porch features two of the original three columns, the two end columns. In between the columns are eight fixed floor to ceiling windows. The original central column has been previously removed. The original double frieze and roof tops the enclosed porch. A non-original set of steps is located to the east of the enclosed porch.

The proposed porch will feature a reconstructed central column, to match existing. Four windows will be installed between the reconstructed central column and the western original column. The windows will be installed above several coursings of siding to imitate the original railing height. This will maintain a general void to solid ratio of the original porch. A door flanked by sidelites will be located between the reconstructed central column and eastern original column. New concrete steps will also be installed between these columns which will be flanked by reconstructed brick wing walls. See drawings for more detail.

Side Elevation: (East) The existing east elevation of the porch features a centered entrance door flanked by floor to ceiling fixed windows. The original double frieze, board and batten gable, and roof tops the enclosed porch. A non-original set of steps leads to the entrance door.

The proposed east elevation of the porch will feature two windows installed above several coursings of siding to imitate the original railing height. The profile of the reconstructed brick wing wall will extend from the original eastern column. See drawings for more detail.

Side Elevation: (West) The existing west elevation of the porch features a solid wall clad in siding. The original double frieze, board and batten gable, and roof tops the enclosed porch.

The existing damaged siding on the west wall of the porch will be replaced to match existing siding on the rest of the house. The profile of the reconstructed brick wing wall will extend from the reconstructed central column. See drawings for more detail.