

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 30, 2015

**Applicant:** Jennifer and Steve Grace, owners

**Property:** 614 W Main Street, Tracts 6 and 7, Block 8, Lockhart Connor and 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 (50' x 100') interior lot.

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

**Proposal:** Alteration – The applicant was denied a COA at the November 2014 HAHC meeting for the installation of 40” high cementitious foundation skirting panels. The applicant has revised the application and is now requesting approval to install trim board under the existing drip board to the top of the foundation piers and metal lattice skirting between the existing perimeter foundation piers.

See enclosed application materials and detailed project description on p. 5-8 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**

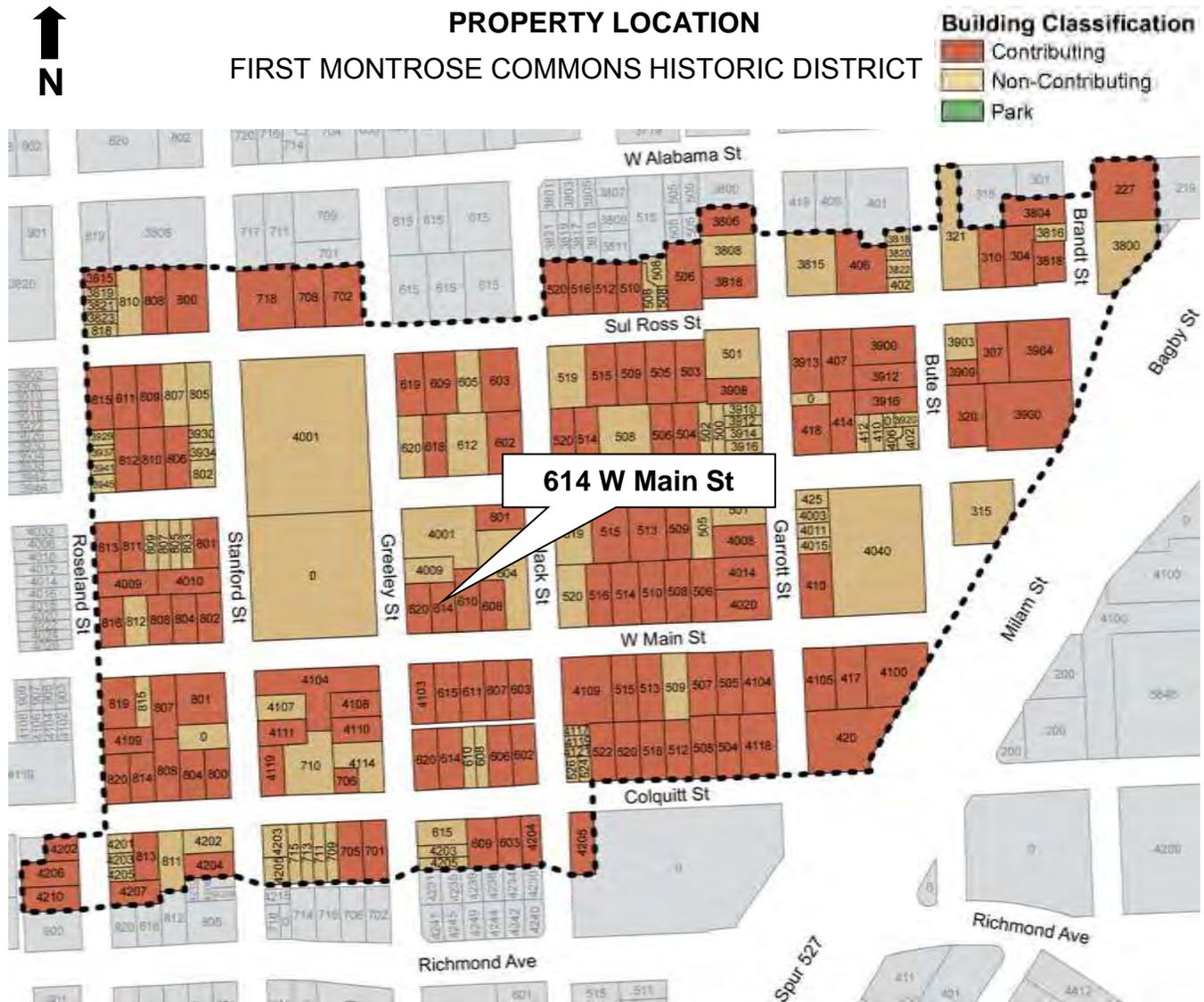
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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
(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.

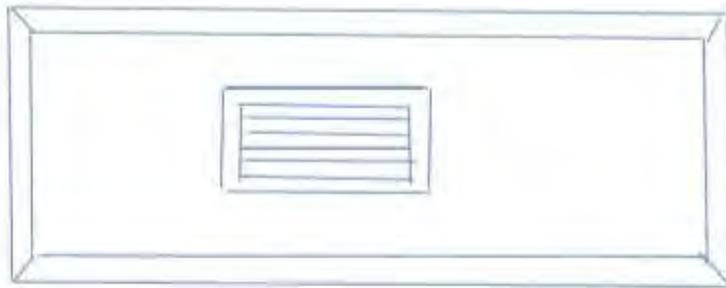


**INVENTORY PHOTO**



**SKIRTING DETAIL**

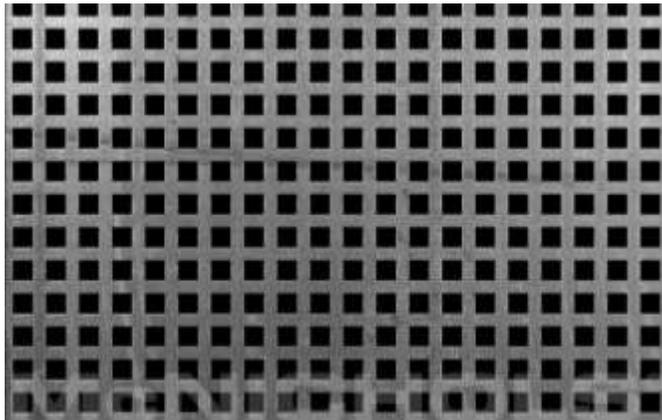
DENIED – 11/20/14



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.

**PROPOSED**



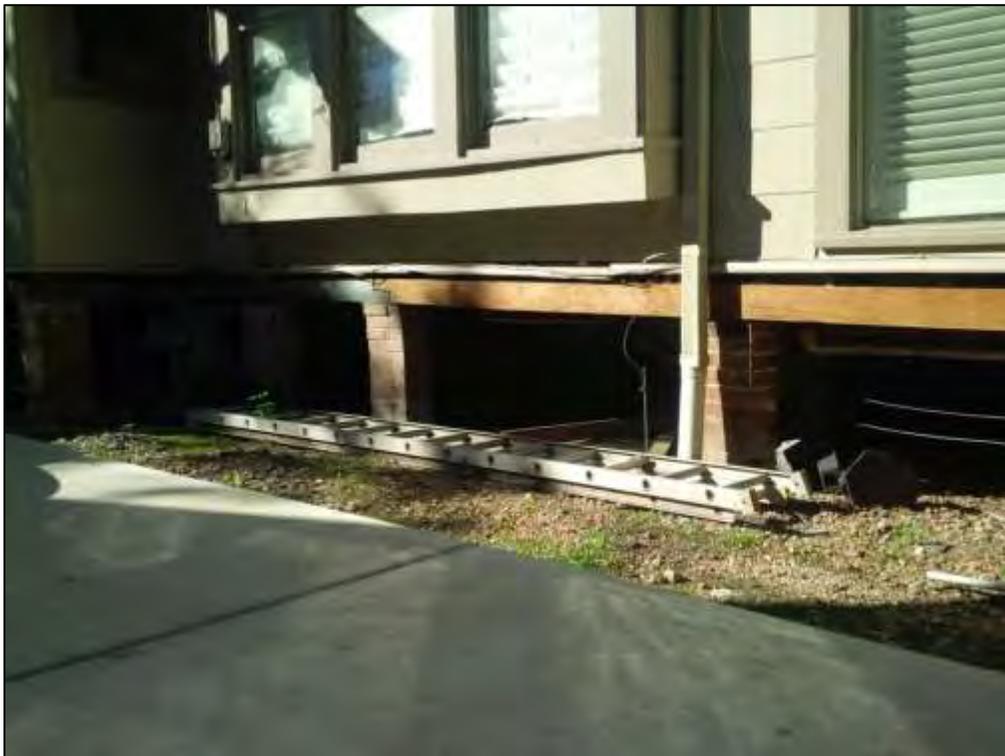
**SKIRTING DETAIL**



**PHOTOS SUBMITTED BY APPLICANT**  
**PREVIOUS PRESSED METAL SKIRTING**  
(REMOVAL APPROVED APRIL 2012)



CURRENT PHOTO WITHOUT SKIRTING



CURRENT FOUNDATION CONDITION



PROJECT DETAILS

**Exterior Materials:** A trim board will be installed under the existing drip board to the top of the existing foundation piers, the proposed metal lattice skirting panels will be installed under the trim board between the existing perimeter foundation piers on the north, west, and east elevation.