

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Andrew Solis, owner

Property: 705 Marshall Street, Lot 3, block 17, Montrose Subdivision. The property includes a historic 3,047 square foot, two-story stucco wood frame single-family residence and detached two-story garage situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Noncontributing Prairie residence, constructed circa 1917, located in the Audubon Place Historic District.

Proposal: Alteration – Replace the existing non-original wood paneled entry door with a decorative oval lite and decorative side lites with a craftsman style double door; each door will be a 6-lite wood paneled door. The opening will not be modified.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval with conditions: The existing non-original door and side lites be replaced with a single 6-lite wood paneled entry door with single lite side lites.**

HAHC Action: **Approved with Conditions: The existing non-original door and side lites must be replaced with a single 6-lite wood paneled entry door with single lite side lites.**

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: May 21, 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 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
The proposed double door introduces a new architectural element that was never present on the structure thus creating a false sense of history. The proposed double door is not compatible with the 1910 Prairie style residence and is not a typical feature found in the Audubon Place Historic District. An appropriate replacement door for the Prairie style residence would be a single 6-lite wood paneled entry door with single lite side lites.
- (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 or intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION
AUDUBON PLACE HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



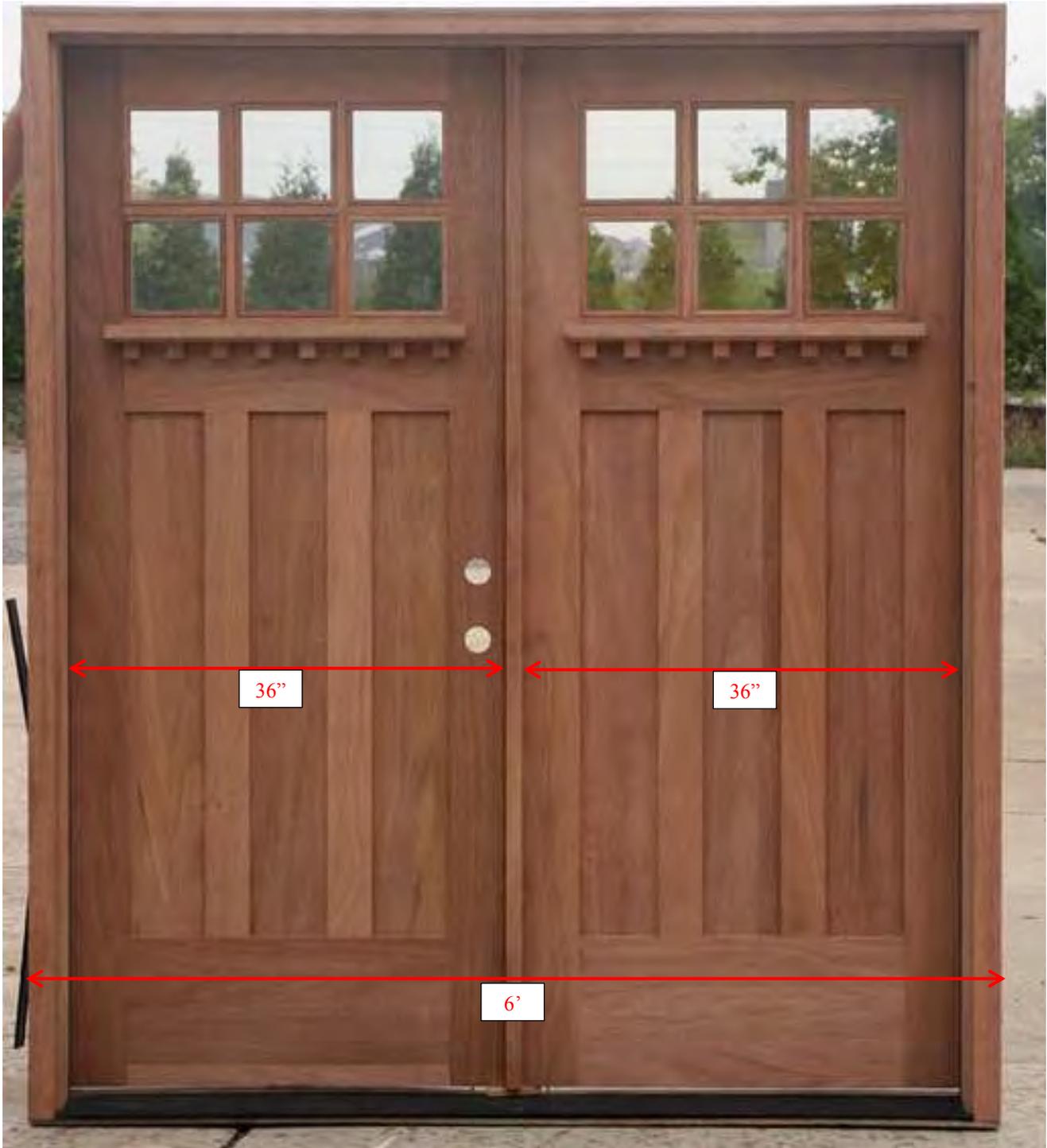
WINDOW / DOOR SCHEDULE
EXISTING DOOR



PROPOSED DOOR



PROPOSED DOOR



PHOTOS SUBMITTED BY APPLICANT
NORTHEAST CORNER OF RESIDENCE



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EXISTING ENTRY DOOR



DOOR TRIM CONDITION



EXISTING PORCH CONDITION



PROJECT DETAILS

Windows/Doors: The residence features a non-original wood paneled front door with a decorative oval lite and decorative side lites. The existing door opening measures 6' in width. The existing door will be replaced with a double door made up of two 36", 6-lite wood paneled doors. The opening will not be modified.