

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Spencer Howard, Spencer Howard Design & Construction Management for Chris Vandewater, owner

Property: 401 Sul Ross Street, Lot 3, 4, and 5 Block 18, Bute Subdivision. The property includes a historic 3,376 square foot two-story residence situated on a 9,375 square foot (75' x 125') corner lot. A contributing rear detached garage apartment (aka 3900 Bute Street) was granted a COA for demolition in June 2015.

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

Proposal: Alteration – Rear Porch

- Construct a 22' wide by 8' deep by 6' tall rear porch at the north side of the rear (west) elevation. The porch will feature stucco cladding matching the existing structure. The porch will feature brick steps and a brick cap matching the existing Sul Ross facing stoop. The proposed porch will not feature a canopy.
- Re-clad an existing rear porch on the south side of the rear (west) elevation with new stucco.

See enclosed application materials and detailed project description on p. 4-8 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: October 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.



PROPERTY LOCATION
FIRST MONTROSE COMMONS HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO
SUL ROSS ELEVATION



CURRENT PHOTO
BUTE STREET ELEVATION

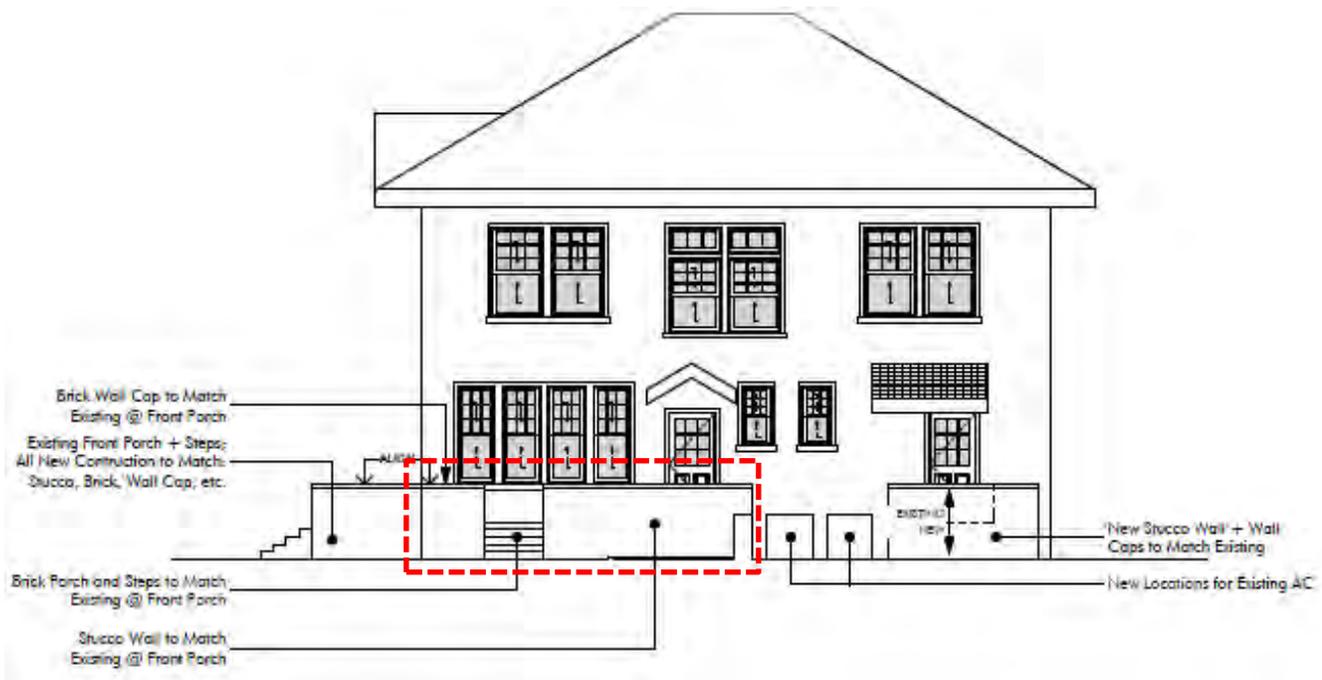


WEST SIDE (REAR) ELEVATION

EXISTING



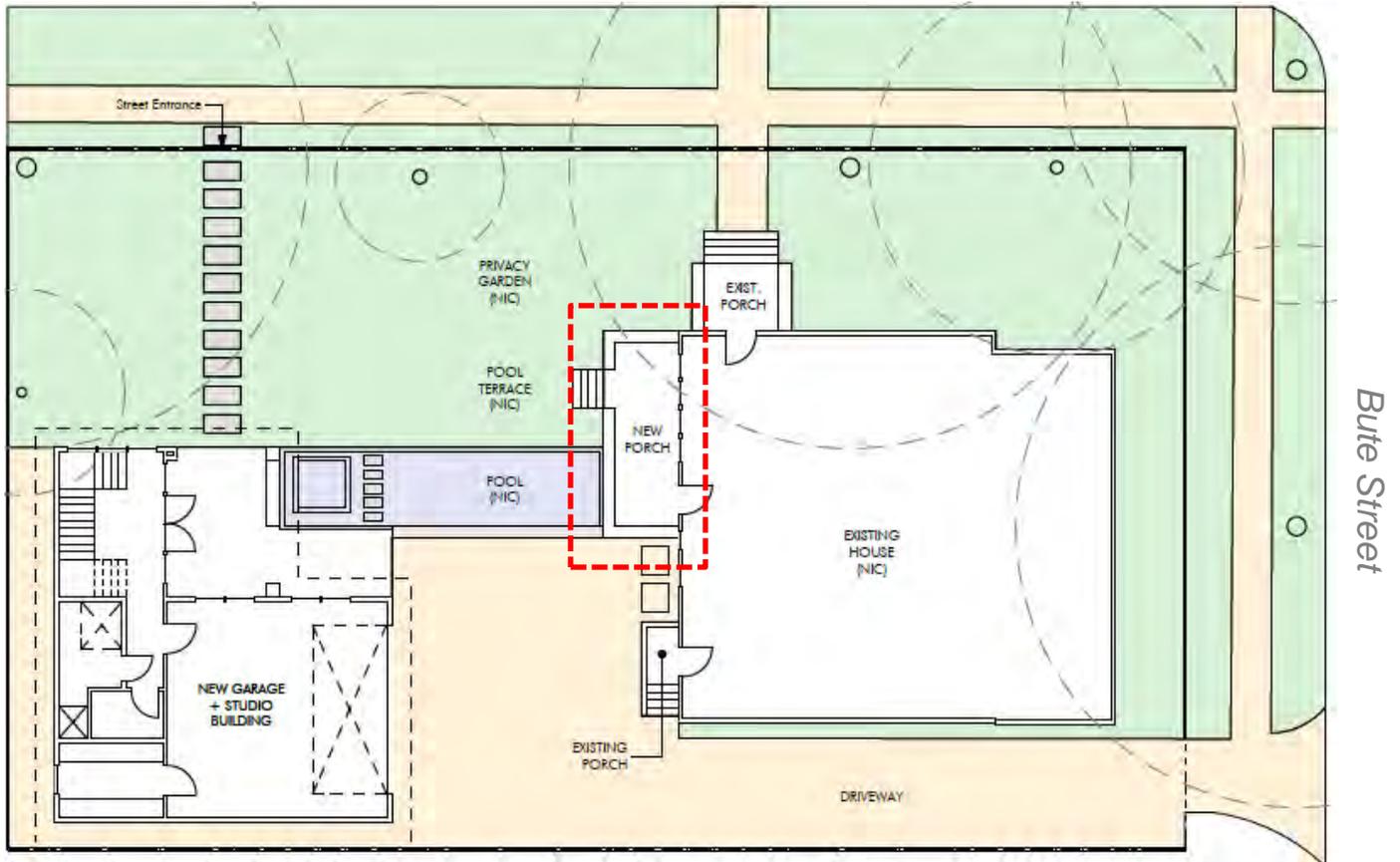
PROPOSED





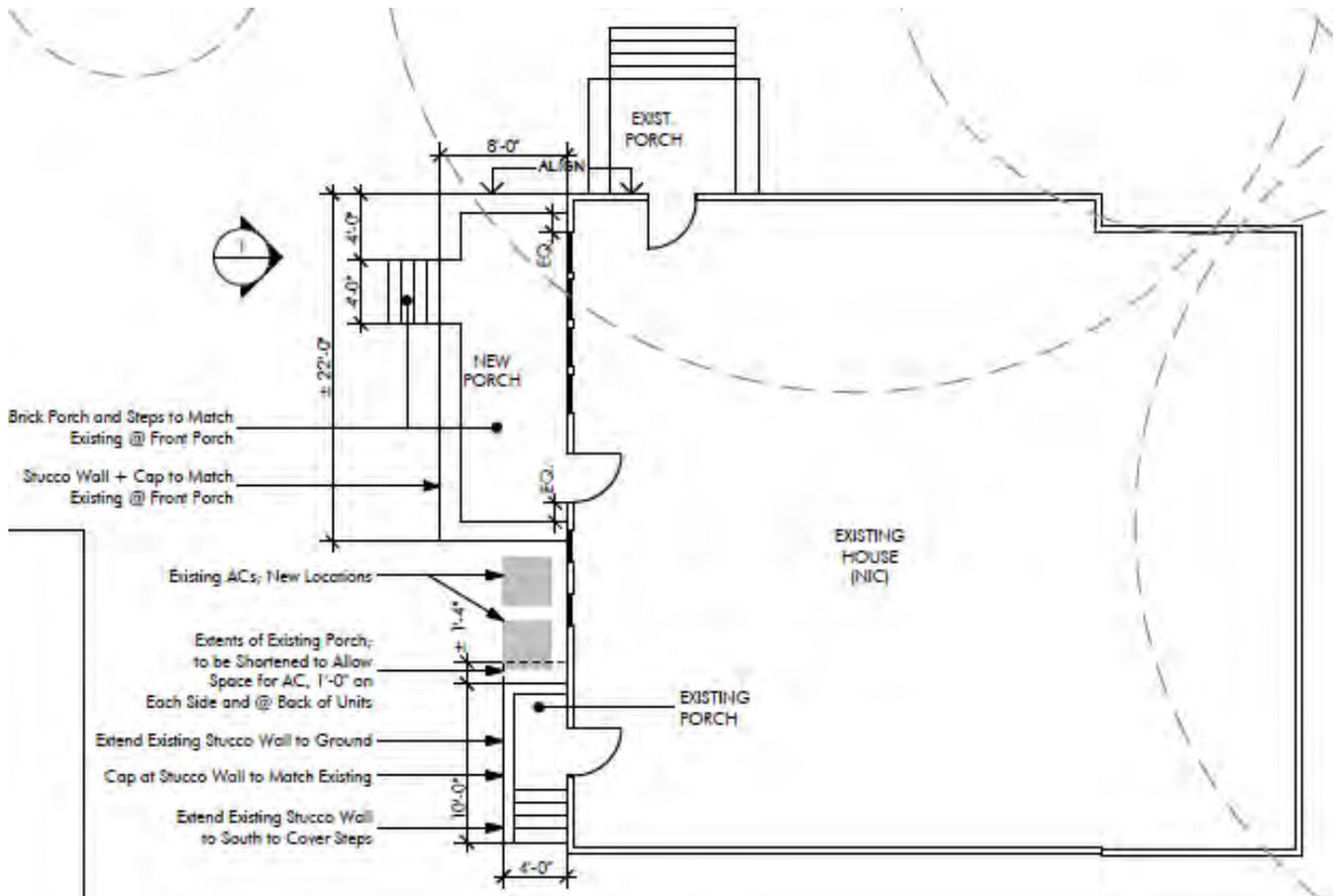
SITE PLAN
PROPOSED

Sul Ross Street





FIRST FLOOR PLAN
PROPOSED



PROJECT DETAILS

Shape/Mass: Construct a 22' wide by 8' deep by 6' tall (measured from grade to the top of the porch wall) rear porch at the north side of the rear elevation. The porch will feature a solid wall with stucco cladding matching the existing structure. The porch will not feature an overhead canopy.

Exterior Materials: The new porch will feature stucco cladding. The 6' tall existing rear porch will be re-clad in matching stucco.