

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Natalye Appel for Chris Vanderwater, 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. The 3900 Bute Street address refers to the former garage apartment located behind the main structure on the lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the First Montrose Commons Historic District. A Contributing two story garage apartment at the rear of the property, aka 3900 Bute Street, was granted a COA to be demolished in June 2015.

Proposal: New Construction – Secondary Structure

- The proposed secondary structure will measure 40' wide by 36' deep and will feature an eave height of 20' 11" and a ridge height of 30'.
- The secondary structure will feature stucco cladding matching the existing main residence at the front of the property.
- The proposed structure will be set back 84' from the Bute Street (front) property line, 32' from the Sul Ross Street property line (north side), 3' from the south side property line, and 5' from the rear of the property.

See enclosed application materials and detailed project description on p. 3-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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

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.



PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT

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



CURRENT PHOTO

EXISTING GARAGE APPROVED TO BE DEMOLISHED



3D RENDERING – REAR/SIDE FACING SUL ROSS STREET

PROPOSED



3D RENDERING – SIDE FACING SUL ROSS STREET

PROPOSED



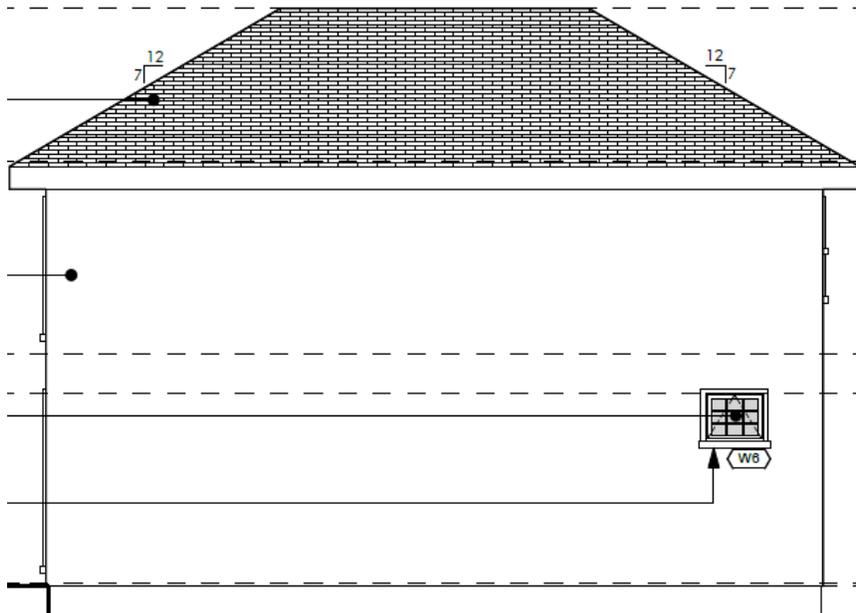
EAST ELEVATION – FRONT FACING BUTE STREET

PROPOSED



WEST (REAR) ELEVATION

PROPOSED



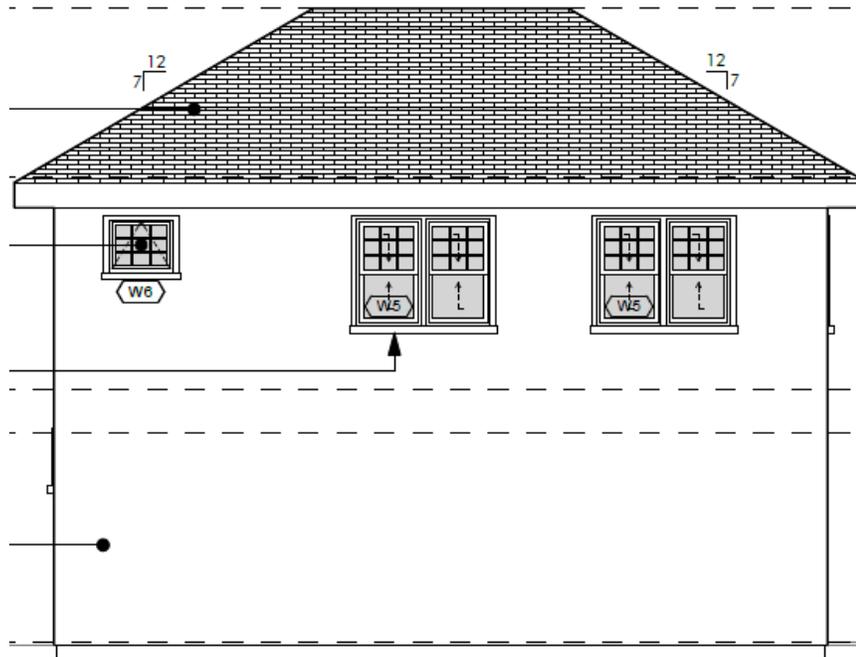
NORTH SIDE ELEVATION FACING SUL ROSS

PROPOSED



SOUTH SIDE ELEVATION

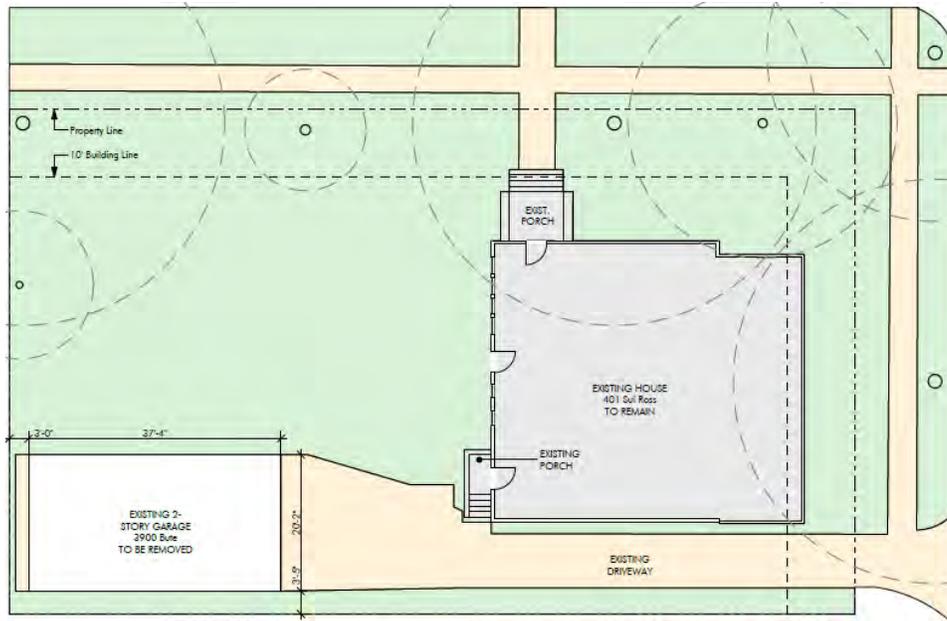
PROPOSED



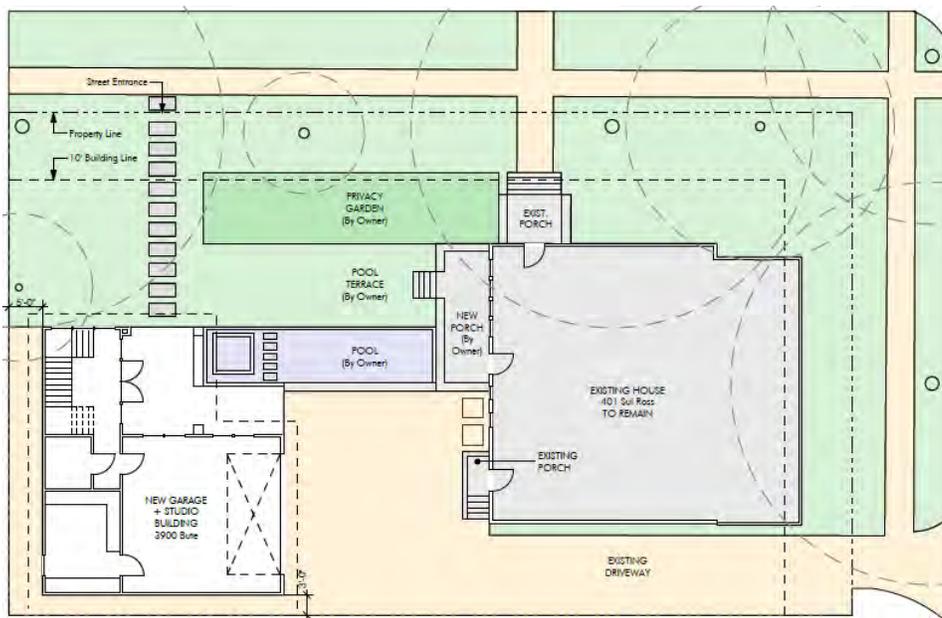


SITE PLAN

EXISTING

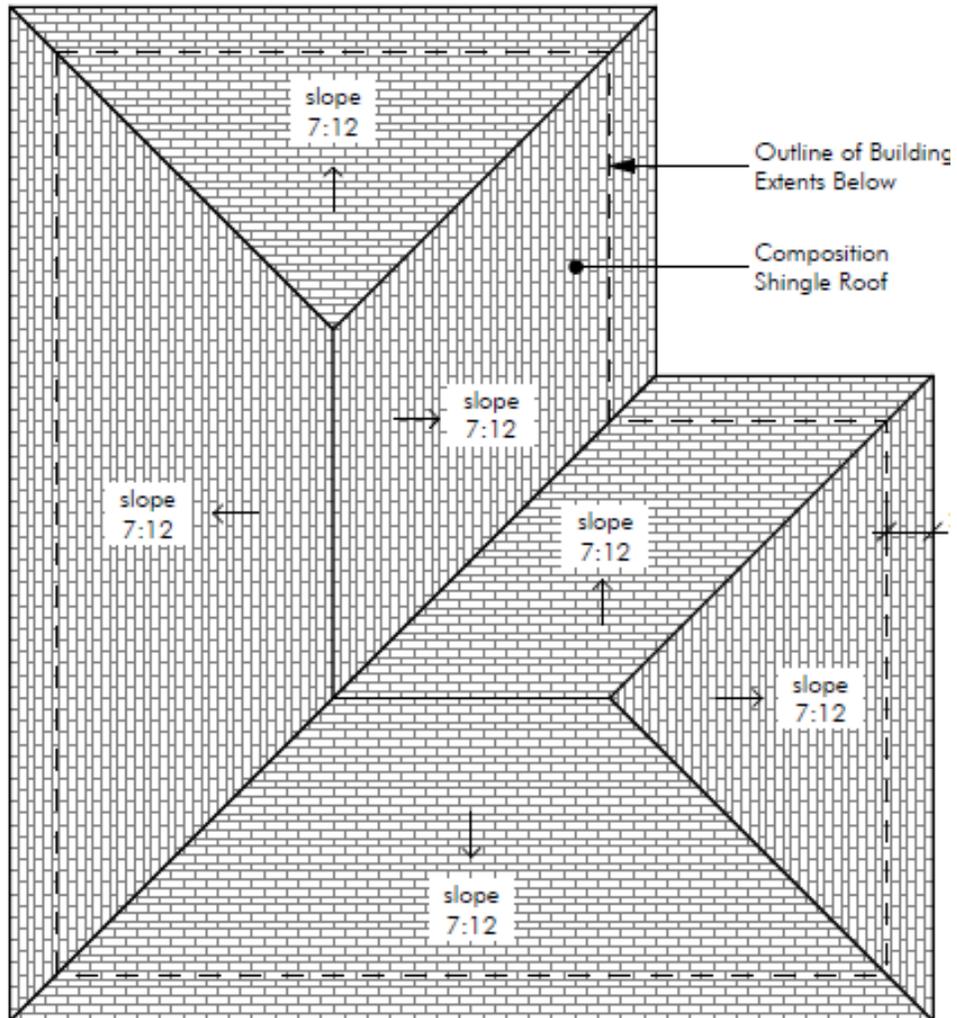


PROPOSED





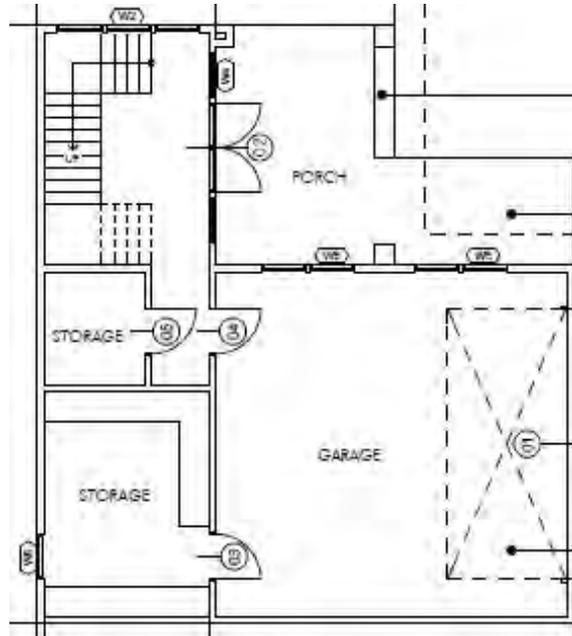
ROOF PLAN
PROPOSED





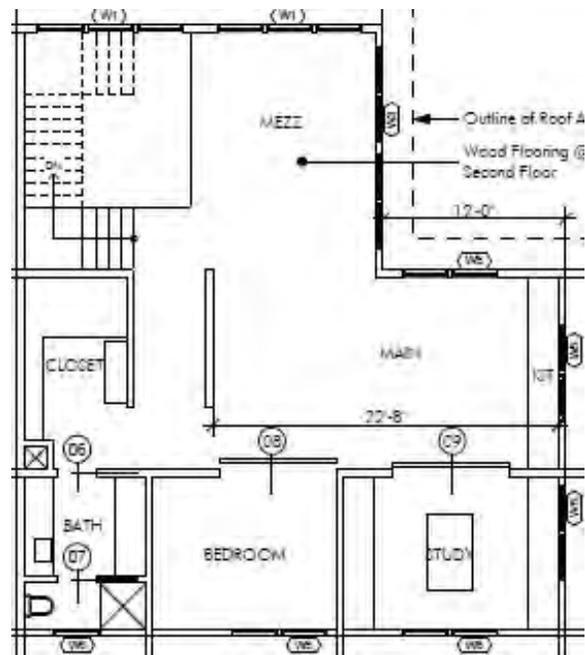
FIRST FLOOR PLAN

PROPOSED



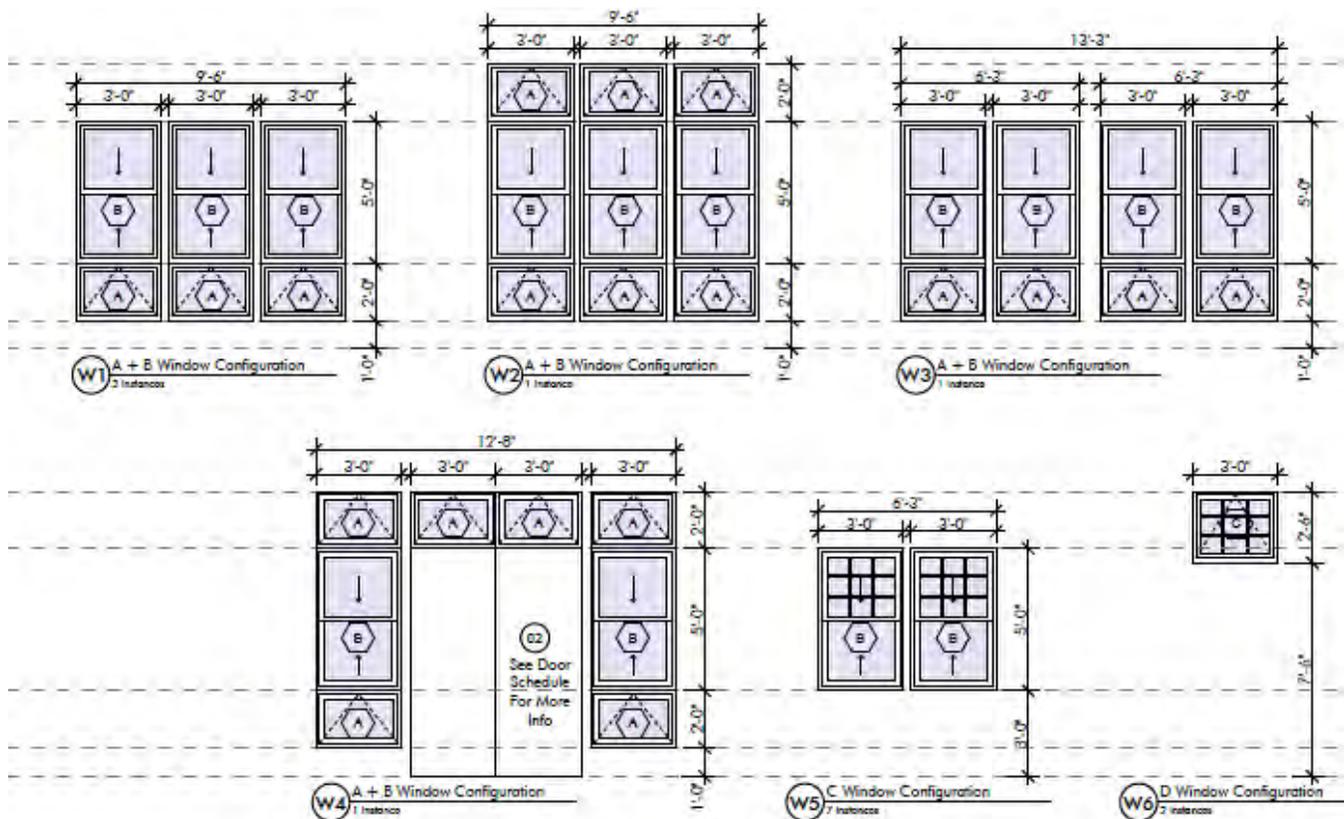
SECOND FLOOR PLAN

PROPOSED



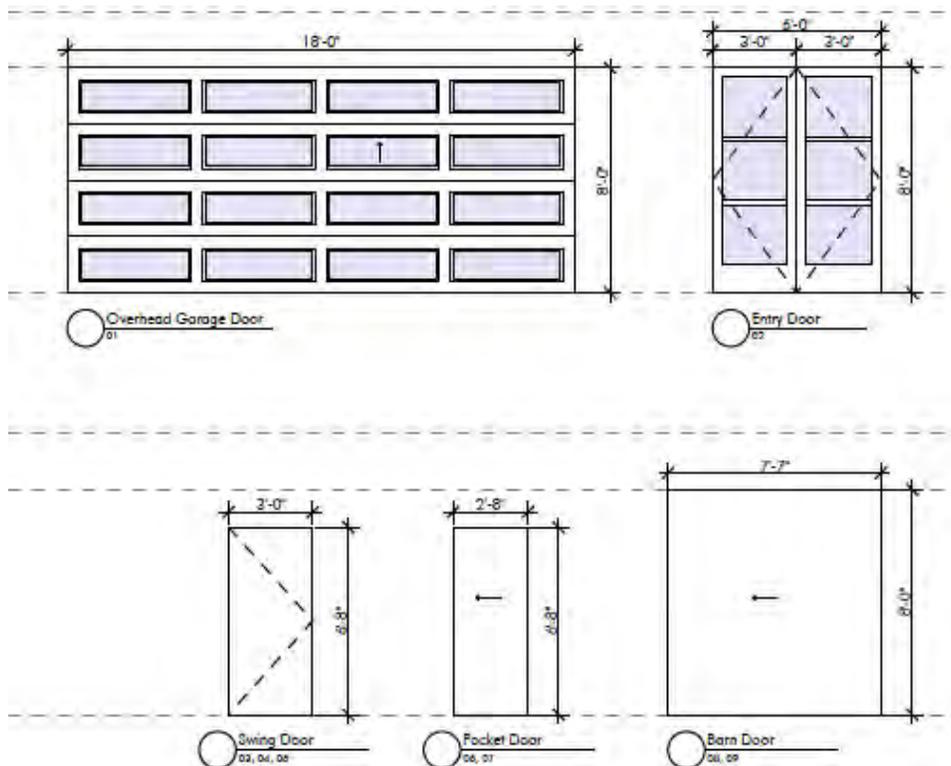
WINDOW SCHEDULE

Window Schedule						
ID	Number	Width	Height	Operation Type	Finish	Notes
A	22	3'-0"	2'-0"	Awning	Wood-Clad	
B	15	3'-0"	5'-0"	Double-Hung	Wood-Clad	
C	7	3'-0"	5'-0"	Double-Hung	Wood-Clad	Grilles to Match Existing House
D	2	3'-0"	2'-6"	Awning	Wood-Clad	Grilles to Match Existing House



DOOR SCHEDULE

Door Schedule					
ID	Width	Height	Operation Type	Interior/Exterior	Notes
01	18'-0"	8'-0"	Overhead	Exterior	Garage Door
02	6'-0"	8'-0"	Double Swing	Exterior	
03	3'-0"	6'-8"	Swing	Interior	
04	3'-0"	6'-8"	Swing	Interior	
05	3'-0"	6'-8"	Swing	Interior	
06	2'-8"	6'-8"	Pocket	Interior	
07	2'-8"	6'-8"	Pocket	Interior	
08	7'-7"	8'-0"	Barn Door	Interior	Mounted on Track on Wall
09	7'-7"	8'-0"	Barn Door	Interior	Mounted on Track on Wall



PROJECT DETAILS

Shape/Mass: The proposed secondary structure will measure 40’ wide by 36’ deep and will feature an eave height of 20’ 11” and a ridge height of 30’.

Setbacks: The proposed structure will be constructed to within 3’ of the south side property line and 5’ to within the west (rear) property line

Foundation: The structure will feature a concrete slab on grade foundation with a 6” finished floor height.

Windows/Doors: The proposed structure will feature wood double hung and casement windows of varying size and divided lite configurations. The garage portal will feature an 18’ wide by 8’ tall overhead rolling garage door facing the front of the property. The garage door will feature solid panels or transparent glass lites.

Exterior Materials: The structure will be clad in stucco to match the stucco cladding on the existing main residence on the property. The applicant also may use 117 horizontal lap wood siding to match the secondary structure that has been granted a COA to demolish.

Roof: The structure will feature a hipped roof with a 7:12 pitch.

Front Elevation: A first floor garage door and a pair of second floor 9-over-1 windows will be visible from the right (East) of way. Two rows of windows and a double entry door will be obscured by the main residence at the front of the property.

Side Elevation: The front section of the structure will feature will feature a pair of 9-over-1 windows on the first and second floors. The rest of the north elevation will feature three rows of 1-over-1 windows. The row on the first floor will feature upper and lower transoms while the two rows on the second floor will feature lower transoms.

Side Elevation: The second floor will feature a 9-lite casement window and two pairs of 9-over-1 windows. The (South) lower floor will feature no fenestration.

Rear Elevation: The first floor will feature a 9-lite casement window. (West)