

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: David Horvitz for John Alapputt, owner

Property: 612 W Alabama St, track 6B, block 15, Montrose Subdivision. The property includes a historic 3,540 square foot, two-story duplex situated on a 7,290 square foot (60' x 121.5') interior lot.

Significance: Contributing Craftsman-style duplex, constructed circa 1918, located in the Audubon Place Historic District.

Proposal: Alteration – Install a 3'-6" tall iron railing on top of a rear one-story addition.
See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

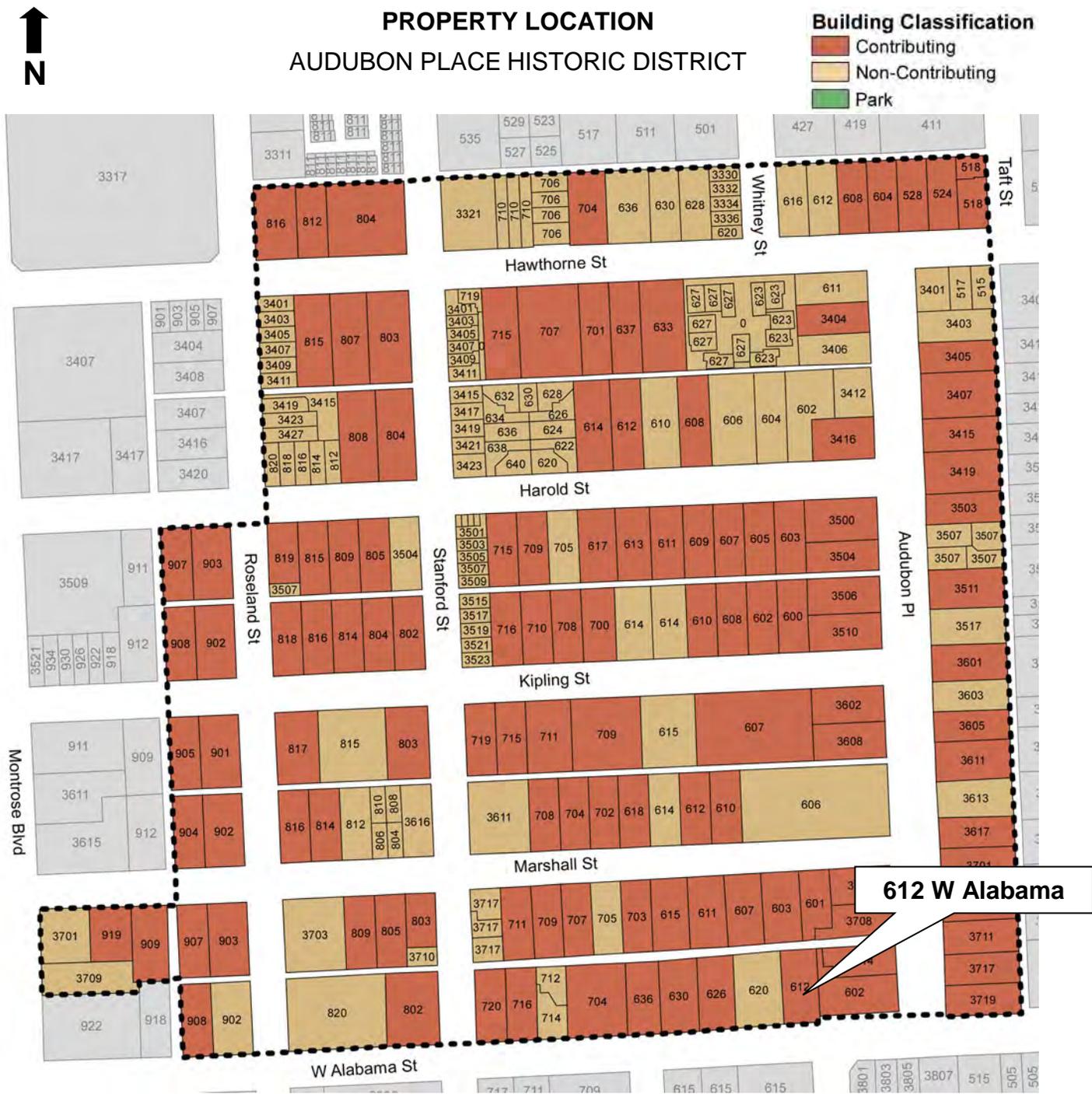
Recommendation: Approval

HAHC Action: -

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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



INVENTORY PHOTO



EAST SIDE ELEVATION

PROPOSED



APPROXIMATE LOCATION OF RAILING

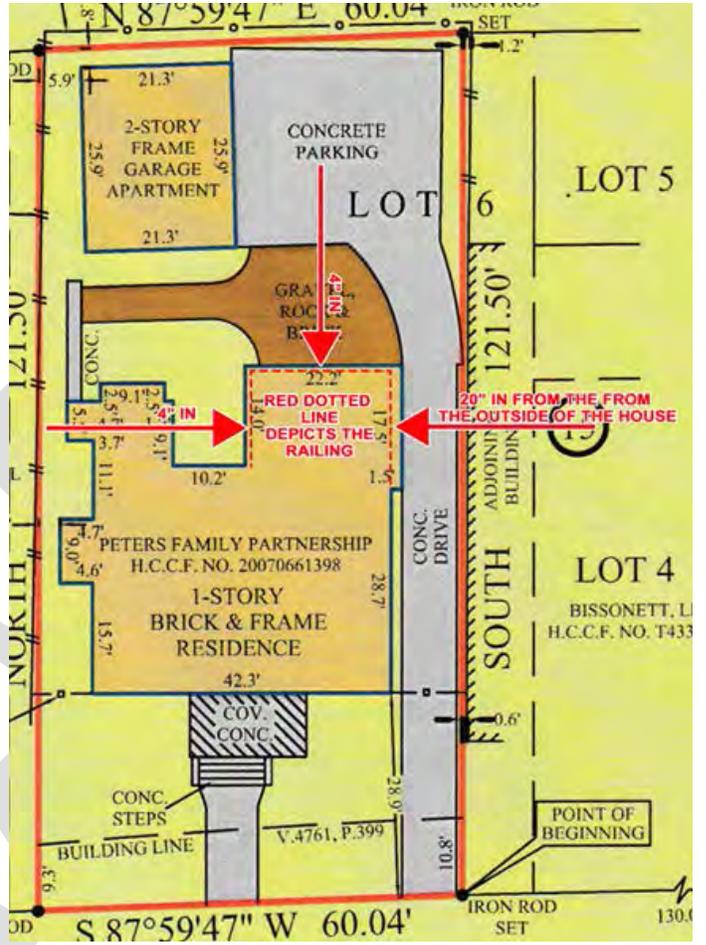
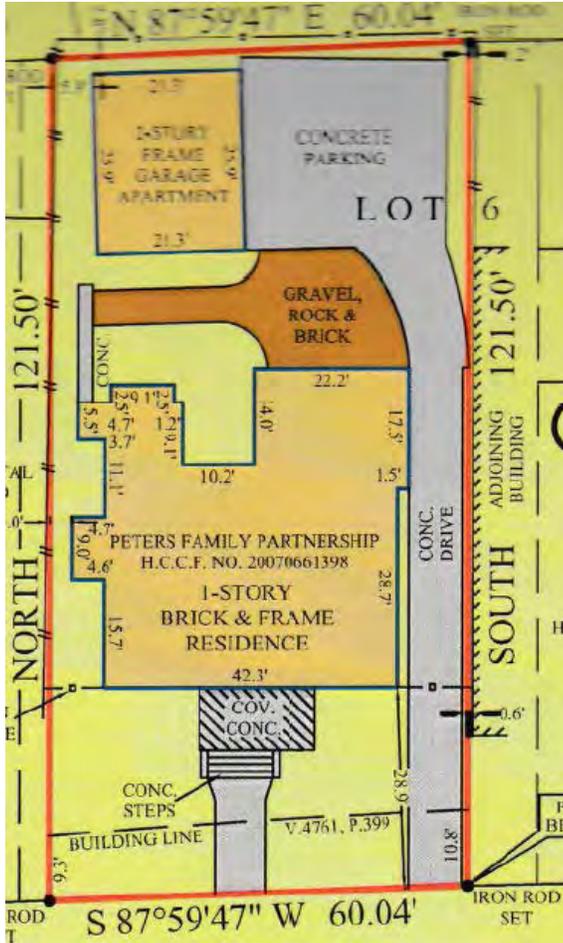
DRAFT



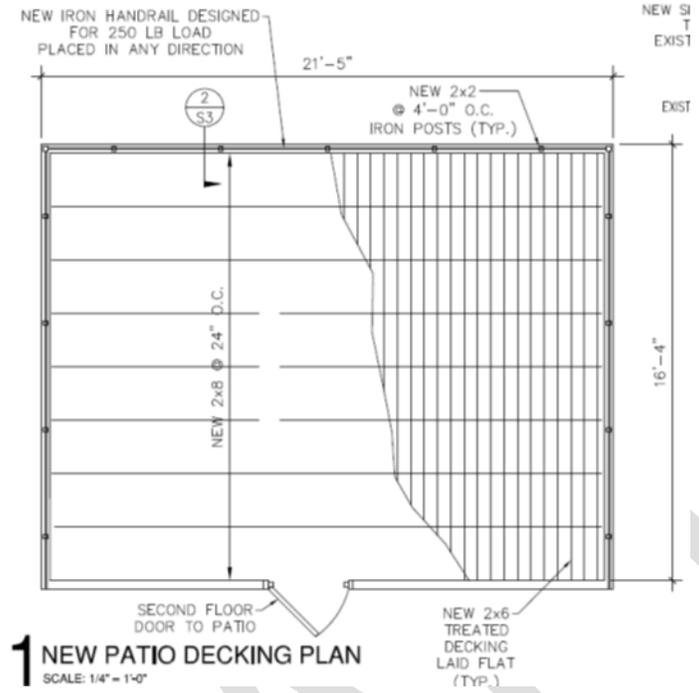
SITE PLAN

EXISTING

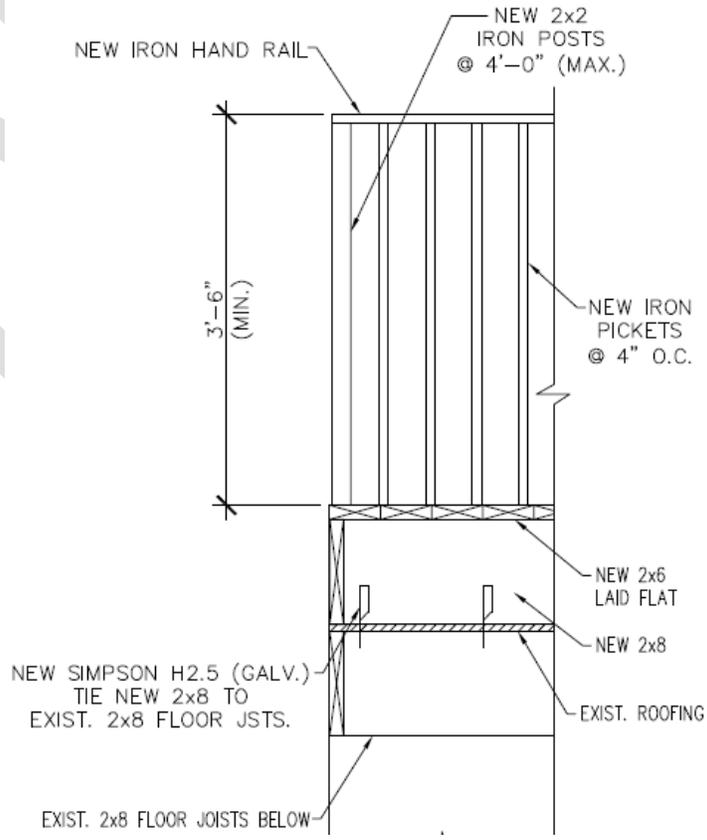
PROPOSED



DETAILS



1 NEW PATIO DECKING PLAN
SCALE: 1/4" = 1'-0"



APPLICANT PHOTOS
FROM ONE-STORY REAR ADDITION



PROJECT DETAILS

Shape/Mass: The existing rear one-story addition is 22.2' wide by 17'-6" deep. The handrail will be set in from the east side 20" and from the rear 4". The handrail measures 21'-5" wide by 16'-4" deep by 3'-6" tall.

Exterior Materials: The rail is iron with 2"x2" posts.

Roof: The roof of the one-story addition is currently covered in an asphalt tar-paper sheet. The alteration will remove this and install new wood decking that will not alter the roof pitch.

Front Elevation: No changes to this elevation.
(South)

Side Elevation: The handrail will extend from the roof of the one-story rear addition 16'-4" to the rear, and is 3'-6" tall.
(East)

Side Elevation: Not visible from the public right-of-way.
(West)

Rear Elevation: Not visible from the public right-of-way.
(North)

