

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2016

Applicant: Nicole Evans for Ruben Medrano, owner

Property: 702 Sul Ross St, Tracts 3, 4, and 5, Block 11, Lockhart Connor and Barziza Subdivision. The property includes a historic 2,170 square foot, two-tory brick and wood frame single-family residence and a detached garage situated on an 8,925 square foot (75' x 119') corner lot.

Significance: Contributing Colonial Revival residence with Craftsman influence, constructed circa 1921, located in the First Montrose Commons Historic District.

Proposal: Alteration – Addition

- Construct an approximately 2,000 square foot two-story addition at the rear wall of the primary portion of the residence and upon a one-story secondary portion of the residence
- The addition will measure approximately 32' wide by 39' deep with a 19' eave height and a 25' ridge height
- The addition will be flush on the east elevation with the one-story secondary portion of the residence and extend out 7'-6" at the northwest corner of the one-story secondary portion of the residence. The addition will be clad in cementitious siding and will feature a second level deck measuring 13' wide by 44' deep
- Re-roof the existing residence with a standing seam metal roof. The addition will also have a standing seam metal roof

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

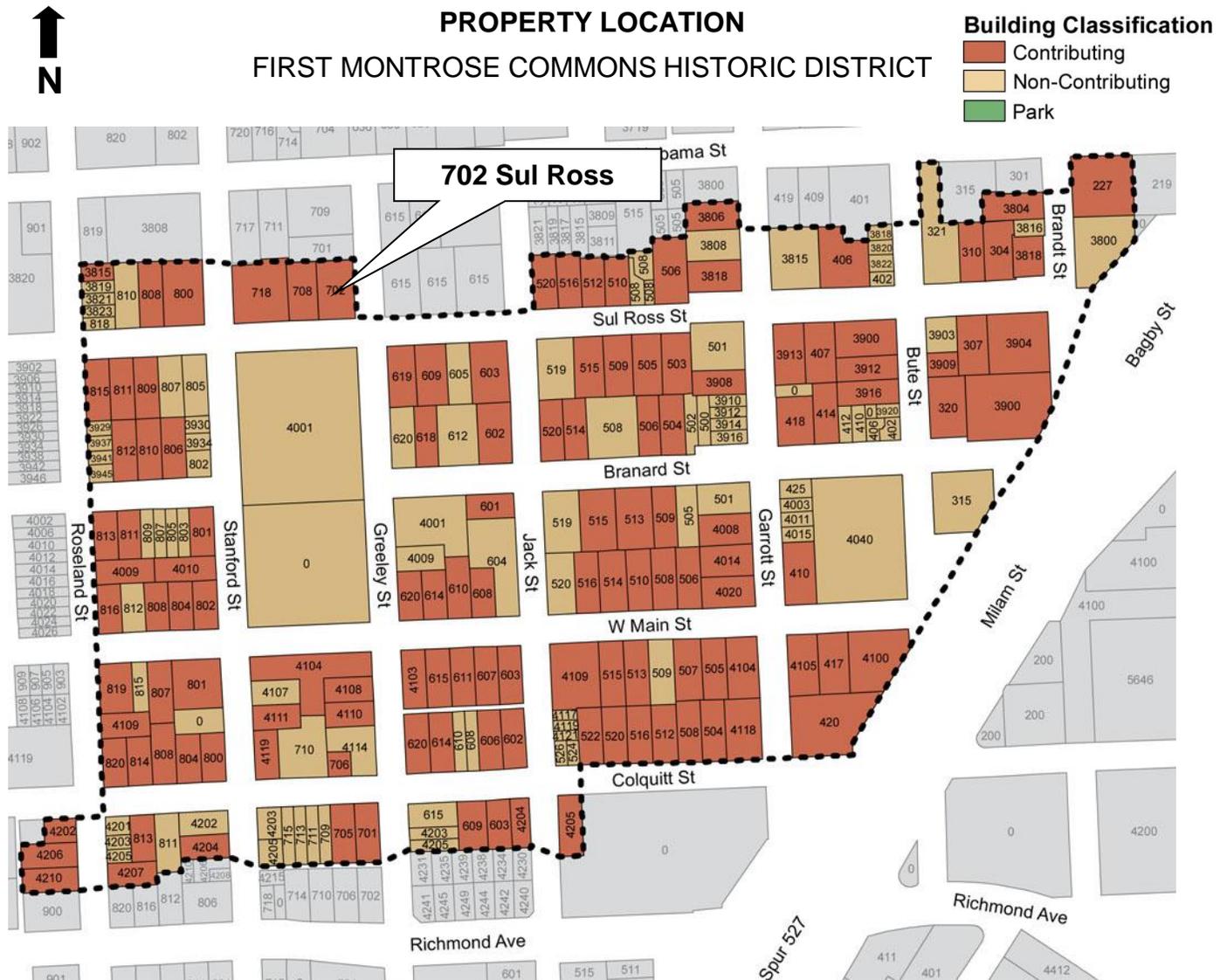
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



INVENTORY PHOTO



CONTEXT AREA



708 Sul Ross – Contributing – 1930 (neighbor)



718 Sul Ross – contributing – 1910 (neighboring)



609 Sul Ross – Contributing – 1920 (diagonally across street)



619 Sul Ross – Contributing – 1915 (diagonally across street)

3D RENDERING – FRONT FACING SUL ROSS

PROPOSED



EAST ELEVATION

PROPOSED



*The renderings reflect a previously proposed alteration to the existing residence's hipped roof. The proposed alteration has since been removed from the scope of work. No alteration will be made to the form of the existing residence's roof.

**WEST ELEVATION
PROPOSED**



**REAR (NORTH) ELEVATION
PROPOSED**



*The renderings reflect a previously proposed alteration to the existing residence's hipped roof. The proposed alteration has since been removed from the scope of work. No alteration will be made to the form of the existing residence's roof.

SOUTH ELEVATION – FRONT FACING SUL ROSS

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING



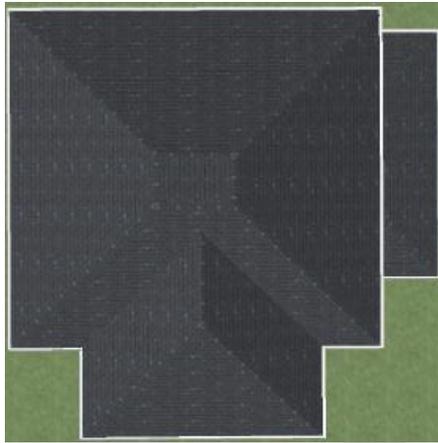
PROPOSED





ROOF PLAN

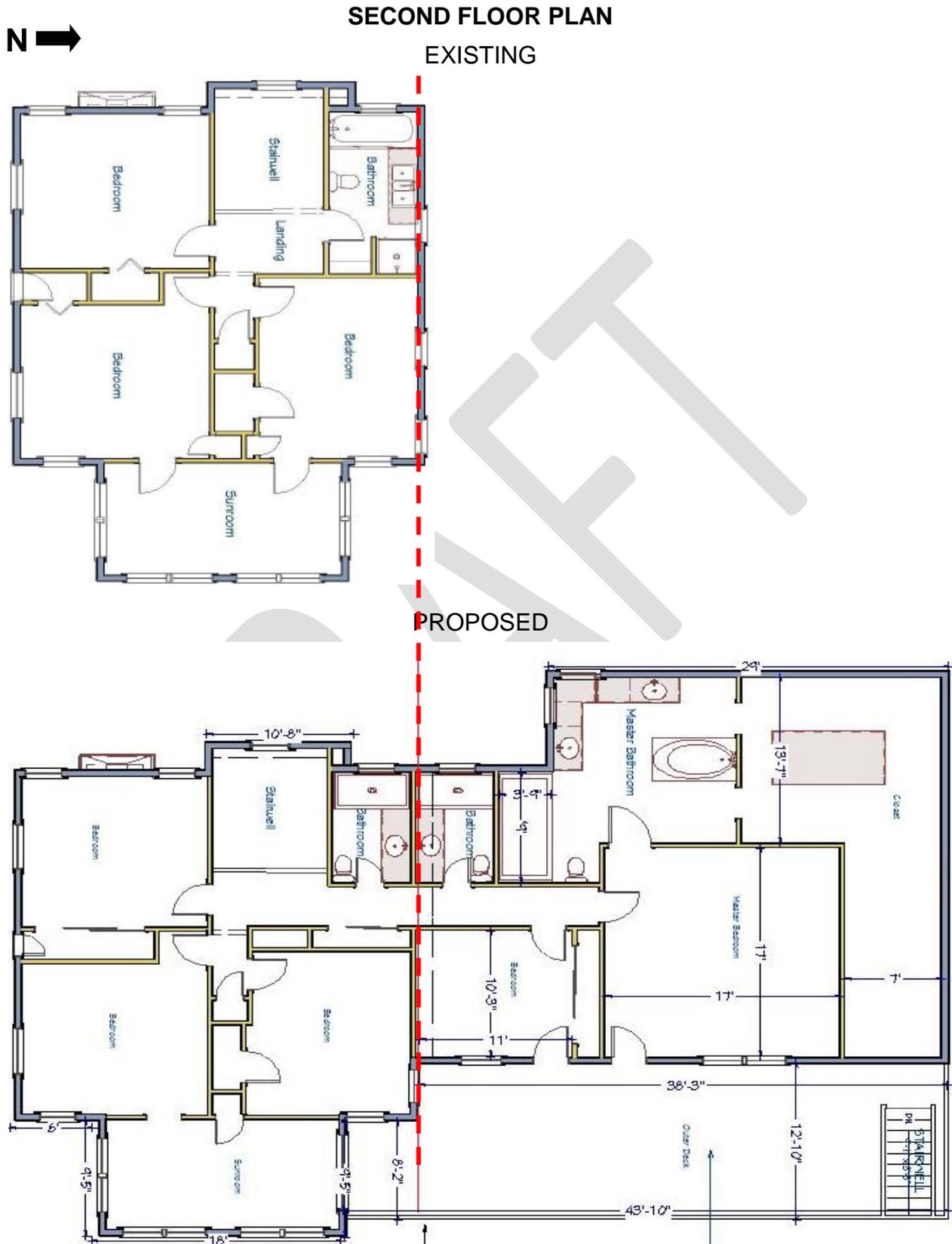
EXISTING



PROPOSED



The proposed roof plan reflects a previously proposed alteration to the existing residence's hipped roof. The proposed alteration has since been removed from the scope of work. No alteration will be made to the form of the existing residence's roof.



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
Window	Material	Lite Pattern	Style	Dimensions	Original/Replacement/New	Existing To Remain
F-1	Wood	9 lite (3x3 grid pattern)	Single Hung	45"x65"	Original	Yes
F-2	Wood	9 lite (3x3 grid pattern)	Single Hung	45"x65"	Original	Yes
F-3	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
F-4	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
F-5	Wood	9 lite (3x3 grid pattern)	Single Hung	45"x65"	Original	Yes
F-6	Wood	9 lite (3x3 grid pattern)	Single Hung	45"x65"	Original	Yes
F-7	Wood	None	Fixed Glass	36"x90"	New	
F-8	Wood	None	Fixed Glass	36"x90"	New	
F-9	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x50"	New	
R-1	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
R-2	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
R-3	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
R-4	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
R-5	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
R-6	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
R-7	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
R-8	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
R-9	Wood	9 lite (3x3 grid pattern)	Single Hung		New	
R-10	Wood	9 lite (3x3 grid pattern)	Single Hung		New	
R-11	Wood	9 lite (3x3 grid pattern)	Single Hung		New	
R-12	Wood	None	Fixed Glass		New	
R-13	Wood	None	Fixed Glass		New	
R-14	Wood	None	Fixed Glass		New	
R-15	Wood	None	Fixed Glass		New	
R-16	Wood	None	Fixed Glass		New	
R-17	Wood	None	Fixed Glass		New	
R-18	Wood	None	Fixed Glass		New	
R-19	Wood	None	Fixed Glass		New	

R-20	Wood	None	Fixed Glass		New	
R-21	Wood	None	Fixed Glass		New	
B-1	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
B-2	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
B-3	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
B-4	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	No
B-5	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x28"	Original	No
B-6	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
B-7	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	No
B-8	Wood	9 lite (3x3 grid pattern)	Single Hung	26"x65"	Original	No
B-9	Wood	9 lite (3x3 grid pattern)	Single Hung	26"x65"	Original	No
L-1	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x28"	Original	Yes
L-2	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
L-3	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
L-4	Wood	9 lite (3x3 grid pattern)	Single Hung	32"x65"	Original	Yes
L-5	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
L-6	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
L-7	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x65"	Original	Yes
L-8	Wood	9 lite (3x3 grid pattern)	Single Hung	48"x36"	New	
L-9	Wood	9 lite (3x3 grid pattern)	Single Hung	48"x36"	New	
L-10	Wood	9 lite (3x3 grid pattern)	Single Hung	35"x50"	New	
L-11	Wood	9 lite (3x3 grid pattern)	Single Hung	32X28"	New	
L-12	Wood	9 lite (3x3 grid pattern)	Single Hung	32X28"	New	

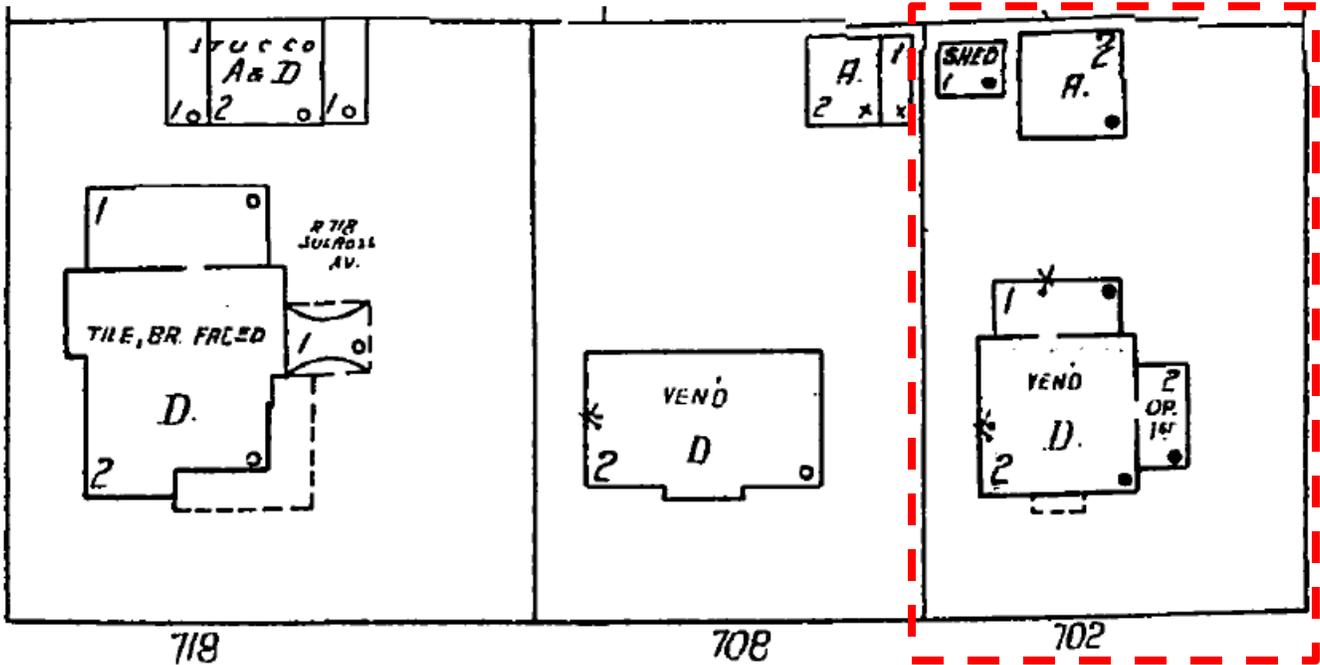
DOOR SCHEDULE

<u>Door</u>	<u>Material</u>	<u>Lite Pattern</u>	<u>Style</u>	<u>Dimensions</u>	<u>Original/Replacement</u>	<u>Existing To Remain</u>
F-1	Wood	None	Panel	36"x80"	Replacement	Yes
F-2	Wood	None	Sliding Glass	76"x90"	Replacement	No
R-1	Wood	None	Sliding Glass	76"90"	Replacement	No
R-2	Wood	None	Sliding Glass	76"x90"	Replacement	No

R-3	Wood	None	Glass French	30"x80"	New	
<u>R-4</u>	Wood	None	Glass French	30"x80"	New	
R-5	Wood	None	Glass French	72"x96"	New	
B-1	Wood	None	Sliding Glass	76"x90"	Replacement	No
B-2	Wood	None	Panel	32"x80"	Replacement	No
B-3	Wood	None	Glass French	72"x96"	New	
L-1	Wood	None	Panel	32"x80"	Replacement	No

DRAFT

SANBORN MAP



SULROSS AV. (ROSS)

DRY

APPLICANT PHOTOS

SOUTH (FRONT) ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH (REAR) ELEVATION



NON-ORIGINAL PORCH ENCLOSURE



PROJECT DETAILS

Shape/Mass: The existing two-story residence measures approximately 40' wide by 39' deep with an eave height of 19' and a ridge height of 25'. The proposed two-story addition will be constructed at the rear wall of the primary portion of the residence and upon an approximately 250 square foot one-story secondary portion of the residence. The addition will measure approximately 32' wide by 39' deep (maximum depth) with an eave height of 19' and a maximum ridge height of 25'. The addition will be flush on the east elevation with the one-story secondary portion of the residence and extend out 7'-6" at the northwest corner of the one-story secondary portion of the residence. The addition will also feature a second level deck on the east elevation that will measure approximately 13' wide by 44' deep.

Setbacks: The existing residence has a 21' front setback, 25' side (east) setback, and 9' side (west) setback. The proposed addition will have a 27' side (east) setback, 3' side (west) setback, and 29' rear setback. The east setback is measured to the second level deck.

Foundation: The existing residence has a pier and beam foundation with a 3' finished floor height. The proposed addition will also have a pier and beam foundation with a 3' finished floor height.

Windows/Doors: The existing residence features 9/1 single-hung wood windows and a paneled front door which will remain. The non-original sliding doors installed at the non-original porch enclosure will be removed and replaced with fixed single-pane wood windows to fit within the existing openings. An auxiliary door on the west elevation will be removed and replaced with a 9/1 single-hung wood window. The addition will feature 9/1 single-hung wood windows as well as fixed single-pane wood windows and French doors. For further detail, see Window/Door Schedule.

Exterior Materials: The existing residence is clad in brick. The proposed addition will be clad in cementitious siding with a 6" reveal.

Roof: The existing residence has a hipped roof with a 6/12 pitch and is covered with composition shingles. The one-story secondary portion of the residence also has a hipped roof with a 4/12 pitch and is covered with composition shingles. The applicant proposes to re-roof the existing residence with standing seam metal. The addition will also have a standing seam metal roof with a 5/12 pitch. The existing residence has a 3' eave overhand with brackets and enclosed soffits. The addition will have a 1' eave overhang with enclosed soffits.

Front Elevation: The existing residence has several 9/1 wood windows that will remain. The front door on the first level and a fixed door on the second level will also remain. The sliding glass doors on the first level will be replaced with fixed single-pane windows to fit within the existing opening.

(South)

Side Elevation: The existing residence has several 9/1 wood windows that will remain. The sliding glass doors on the first level will be replaced with fixed single-pane windows to fit within the existing opening. The addition will have 9/1 wood windows, as well as several fixed single-pane windows. The addition will also have two doors leading out onto the deck on the second level, as well as a set of French doors leading out onto the patio on the first level.

(East)

Side Elevation: The existing residence has several 9/1 wood windows that will remain. One auxiliary door will be removed and replaced with one 9/1 wood window. The addition will have 9/1 wood windows.

(West)

Rear Elevation: The existing residence has several 9/1 wood windows. The windows not affected by the addition's construction to the rear wall of the original residence will remain. The sliding glass doors on the first level will be replaced with a set of French doors to fit within the existing opening. The rear elevation of the addition will have no fenestration pattern.

(North)