

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Harold Stephen Grace III & Jennifer Grace, owner

Property: 614 W. Main Street, Tract 6 & 7, Block 8, Lockhart Connor & Barziza Subdivision. The property includes a historic 1,887 square foot one-story wood frame single family residence situated on a 5,000 square foot interior lot.

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

Proposal: Alteration – Install replacement skirting along the perimeter of the existing structure on the north, west, and east elevations. The applicant has proposed three options. Option A will be comprised of smooth cementitious panels with 1” x 4” trim. Some panels will feature metal vents with 1” x 2” trim. The panels will be approximately 40” tall (from grade to the floor) and range from 6’-7’ in width. Options B and C are metal panels of different designs.

A Certificate of Appropriateness for the removal of the existing pressed metal skirting and replacement with smooth cement fiber board panels with inset lattice was approved in April 2012. The pressed metal skirting was ultimately removed, but never replaced.

See enclosed application materials and detailed project description on p. 6-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 5, 6, 7

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 | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The proposed design of the replacement skirting with simple panels does not preserve the historical character of the property. Due to this structure's proportions, it is likely that this structure would have had a more substantial skirt. A lap siding skirt would be a more typical condition found within the district for this style of house.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Due to the existing historic structure having such a tall foundation and finished floor height, which would have been concealed (in part to protect the framing), the skirting would have historically been a prominent and distinguishing feature of this building. Flat panels installed around the perimeter of the structure, spanning such a height, are not typical within the district. A more typical skirting condition would be a more substantial skirt featuring lap siding.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The flat simple panels do not replicate the distinctive stylistic exterior features or examples of skilled craftsmanship that characterize this building. A more integrated and elaborate skirting systems would be more historically appropriate for this structure.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The proposed flat panels are not typical or compatible with what would have been used on this structure. Skirting featuring lap siding, whether flared or not, would be more appropriate.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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;
<i>Many of the exterior elements of this structure have since been removed, including the original siding and skirting. However, skirting design on similar houses, found within this and other districts, indicate that due to the tall foundation and finished floor height, as well as the visual prominence of the foundation, it is likely that the skirting on this structure was more substantial than simple panels, as proposed.</i> |

- (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.

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PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

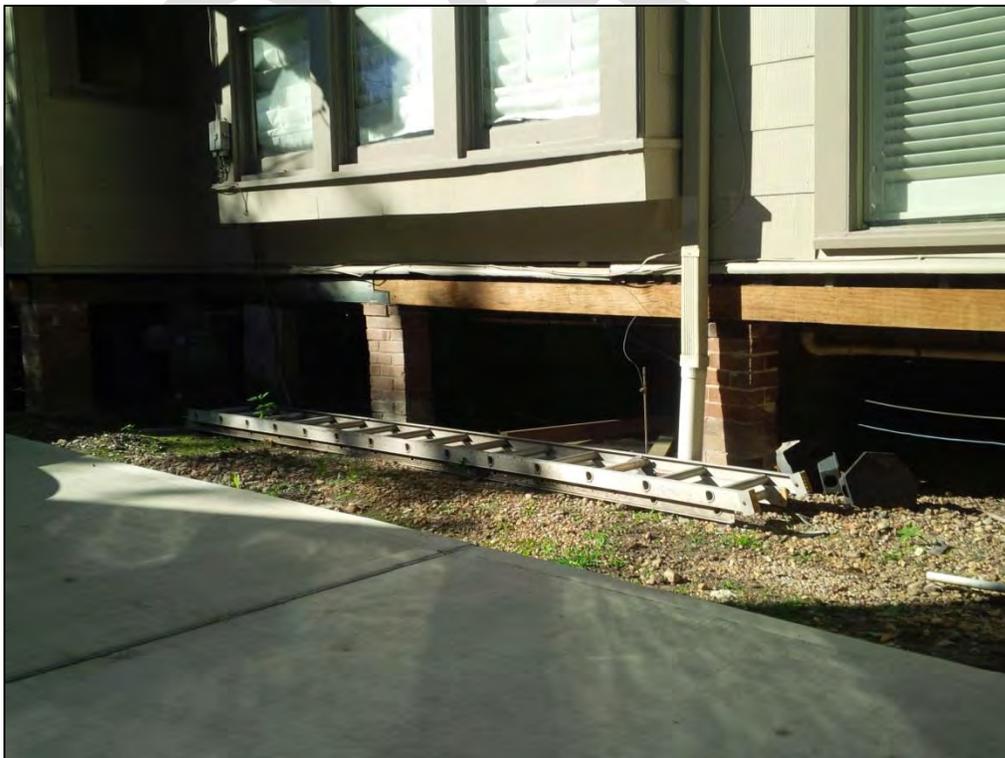


SKIRTING DETAIL

PREVIOUS PRESSED METAL SKIRTING
(REMOVAL APPROVED APRIL 2012)

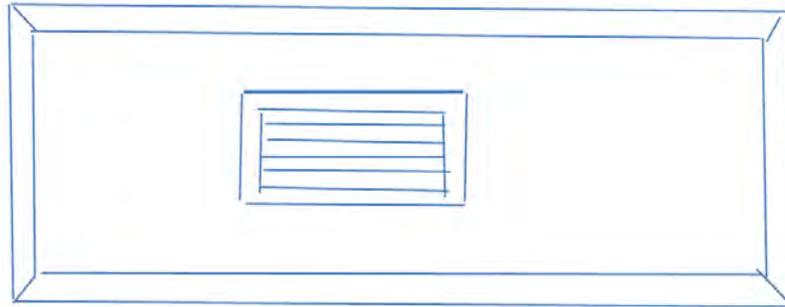


CURRENT PHOTO WITHOUT SKIRTING



PROPOSED SKIRTING DETAIL

Option A



- 1. Smooth Hardi panel. 6' or 7' width (varies)
- 2. 40" height
- 2. 1" x 4" Hardi trim (around edge)
- 3. 1" x 2" Hardi trim (around vent)
- 4. Metal vent that can be closed or opened

*Not every panel will have a vent. Some panels will be solid.

Option B



Option C



Metal Panels featuring different designs including simulated horizontal slats and lattice

CURRENT PHOTOS



PROJECT DETAILS

Shape/Mass: The proposed skirting panels will be installed along the perimeter of the existing structure on the north, west, and east elevations. The panels will be approximately 40" tall by 6' to 7' in length.

Exterior Materials: Option A will be comprised of smooth cementitious panels with 1" x 4" cementitious trim. Some panels will feature functional metal vents with 1" x 2" cementitious trim.

Although Option A is the preferred design, the applicant is also open to use Option B and Option C. These two options are constructed from metal. Option B is a metal panel that simulates slats while Option C is a metal panel that simulates lattice. See drawings and photos for more detail.

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