

**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.

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

**Proposal:** Alteration – Side Porch

Construct a 22' wide by 8' deep by 6' tall side porch at the north side of the rear 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 elevation with new stucco.

See enclosed application materials and detailed project description on p. 4-10 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(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**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 checked="" type="checkbox"/> | <input 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; |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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.   |



**PROPERTY LOCATION**  
FIRST MONTROSE COMMONS HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**  
**SUL ROSS ELEVATION**



**CURRENT PHOTO**  
**BUTE STREET ELEVATION**

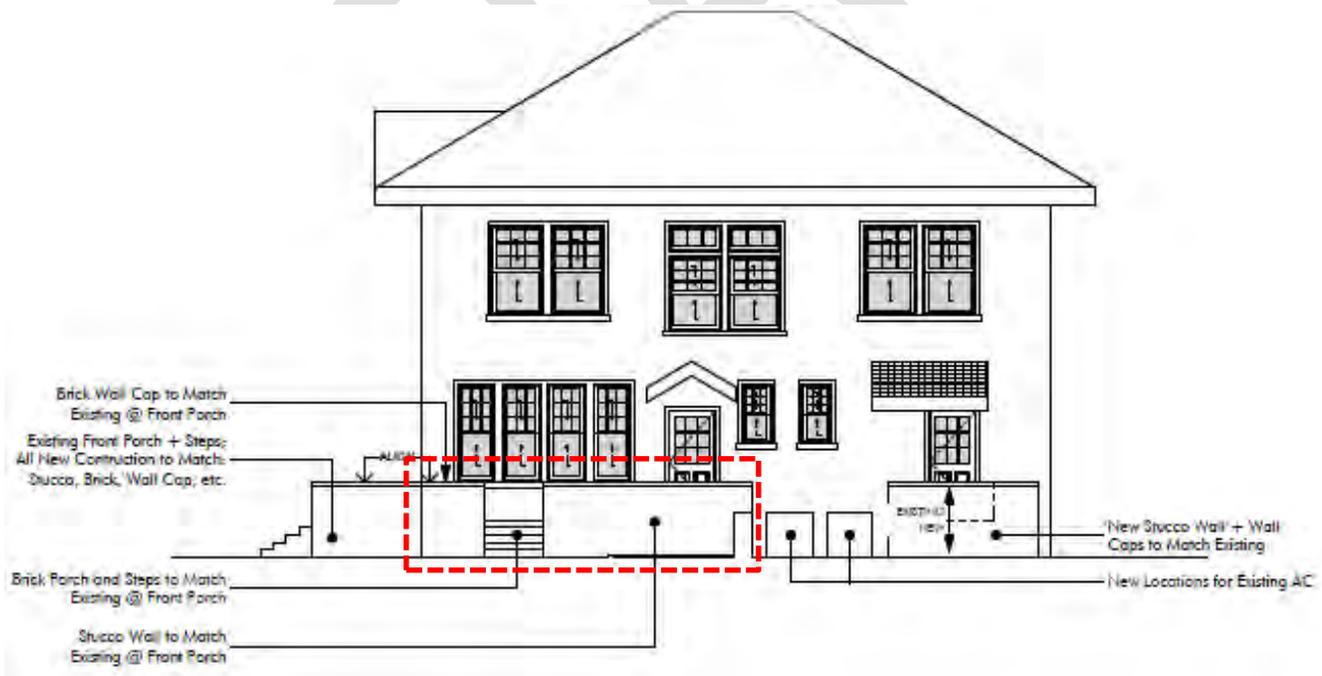


**WEST SIDE (REAR) ELEVATION**

EXISTING



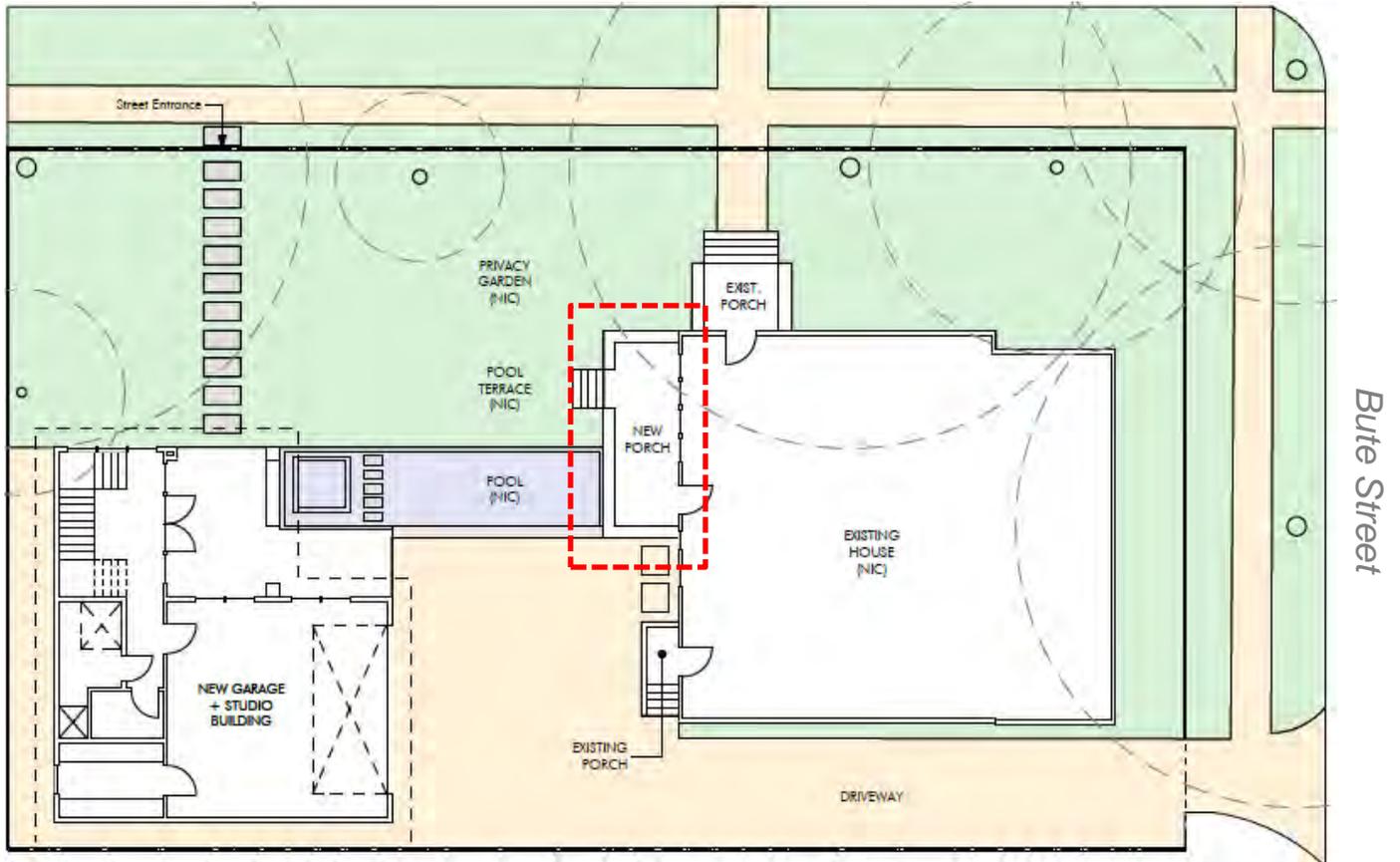
PROPOSED





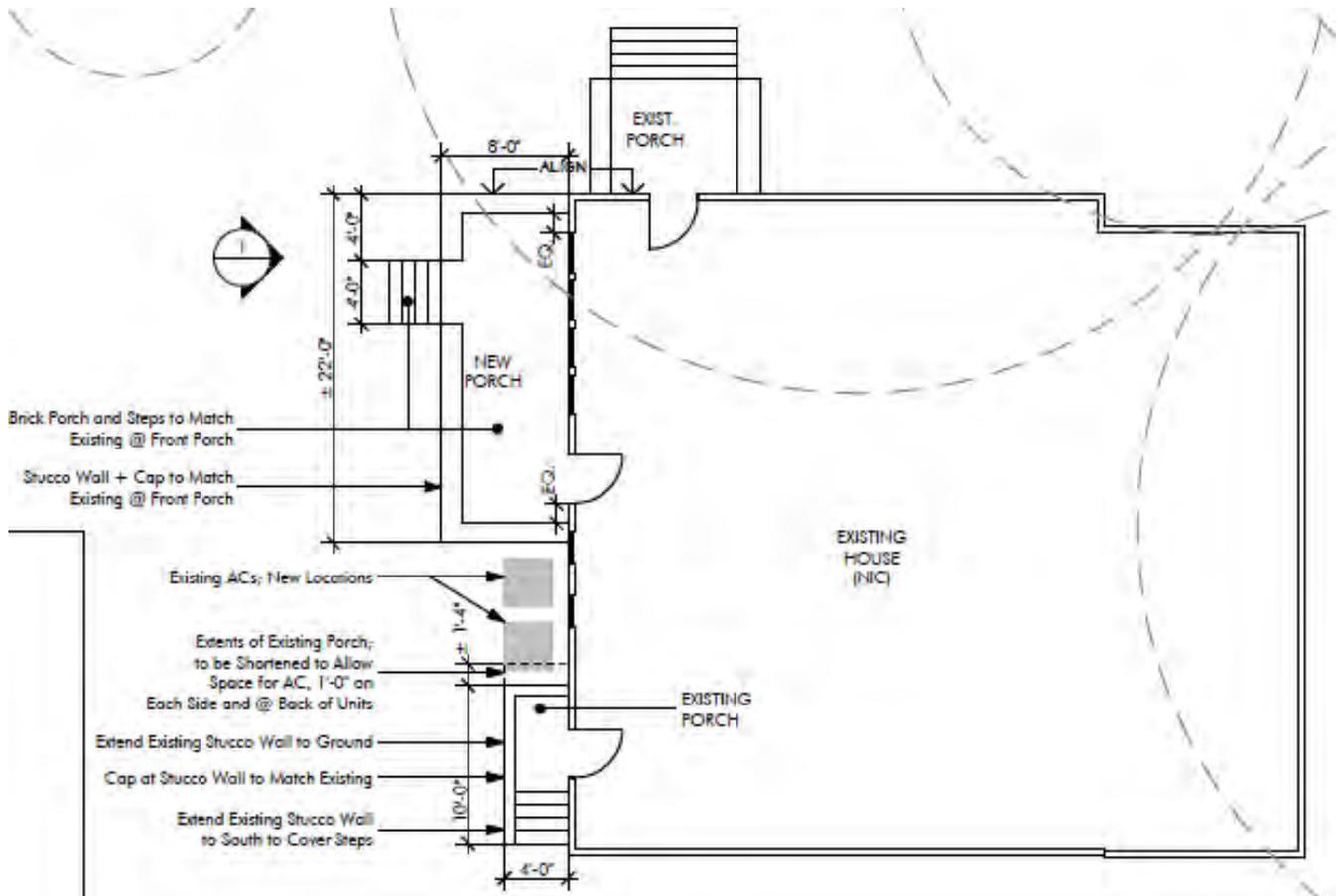
**SITE PLAN**  
**PROPOSED**

*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) side 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.

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