

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 11, 2023

**Applicant:** Husam Wishah, owner and Janine Nunfio, agent.

**Property:** 3709 Montrose Blvd., unrestricted reserve "A", block 1, Montrose Car Care Subdivision. Reserve has 0.1770 acres (7,710 SF) of land.

**Significance:** Vacant lot. Site previously had a two-story building that was demolished due to the property being non-contributing in Audubon Place Historic District.

**Proposal:** New Construction

The applicant is proposing to construct a 2,132 SF two-story new construction commercial building as a car repair shop and office. The ridge of the new construction will be 26'-5". The applicants propose the following:

- New construction of two-story 2,132 sq ft car repair shop and office
- Proposed Max Ridge Height is 26' 5"
- Proposed front wall width: 17'10"
- Brick veneer, stucco, and aluminum canopies will be used as primary façade materials.
- Front façade and Side Entrance façade will contain storefront glazing.
- Primary façade materials to be brick veneer, stucco, and metal canopies.
- Two double service bays (4) and one single service bay (1) for a total of five (5) service bays will be located on the south elevation of the mechanic shop.
- Associated sitework and parking areas will be provided.
- Aluminum storefront system on first floor will be recessed.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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

[X] [ ] [ ] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [ ] [ ] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [ ] [ ] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

[X] [ ] [ ] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

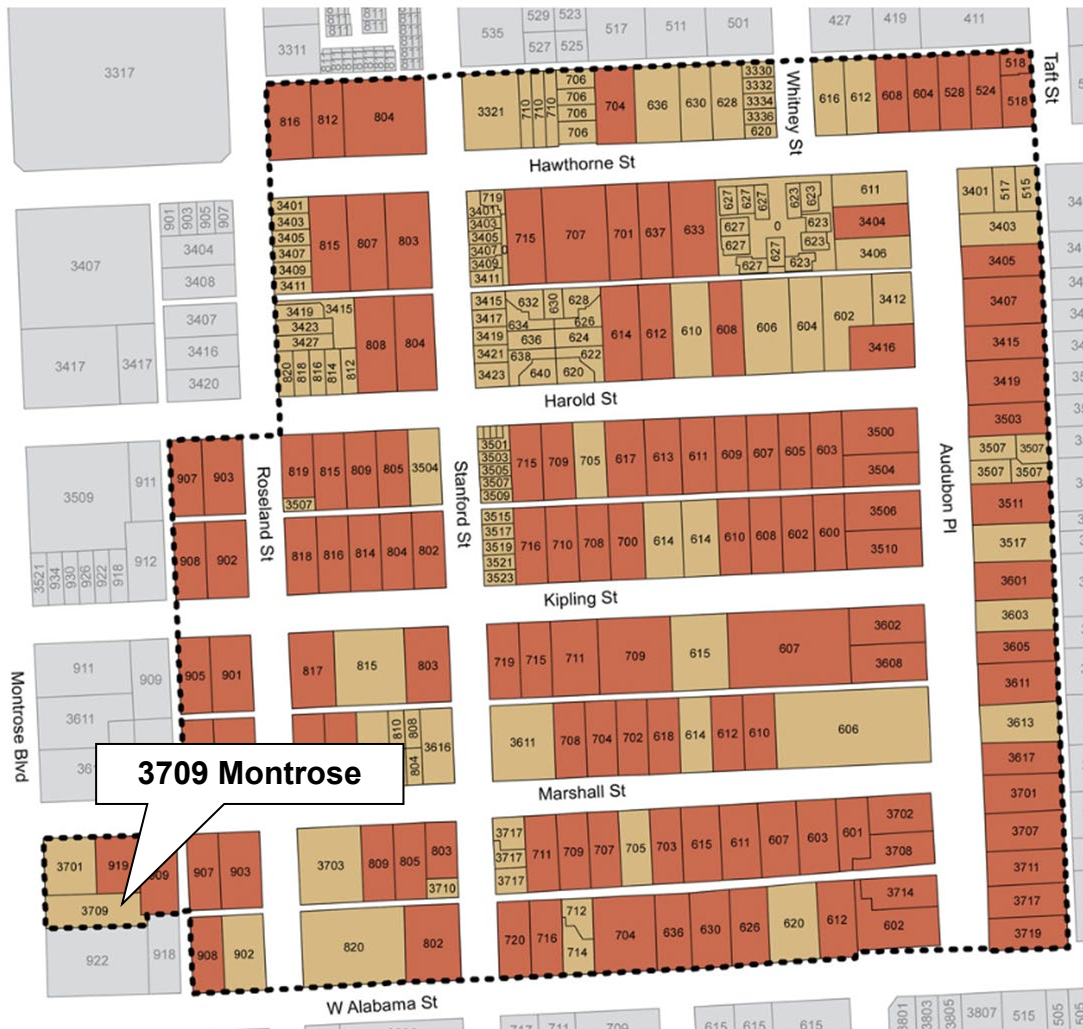
(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



Non-contributing structure prior to demolition

**CONTEXT PHOTO**



Current Conditions



CONTEXT AREA



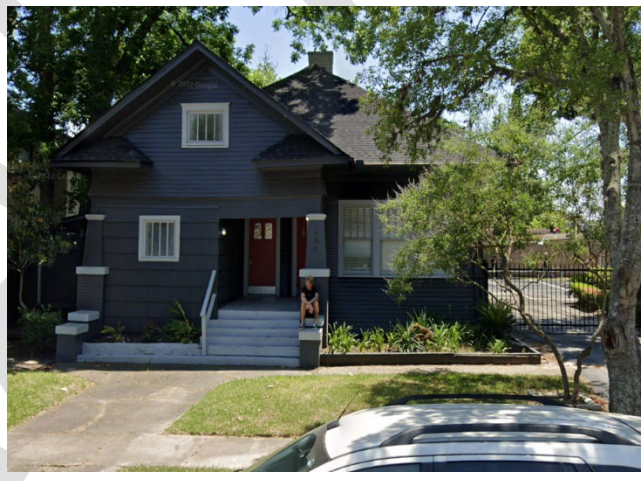
3701 Montrose Boulevard – Non-Contributing – 1950 (neighbor)



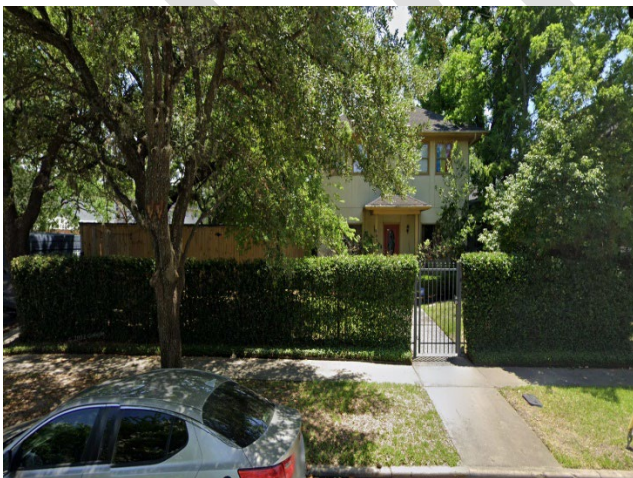
919 Marshall Street – Contributing – 1936 (neighbor)



909 Marshall Street – Contributing – 1920 (neighbor)



907 Marshall Street – Contributing – 1915 (neighbor)



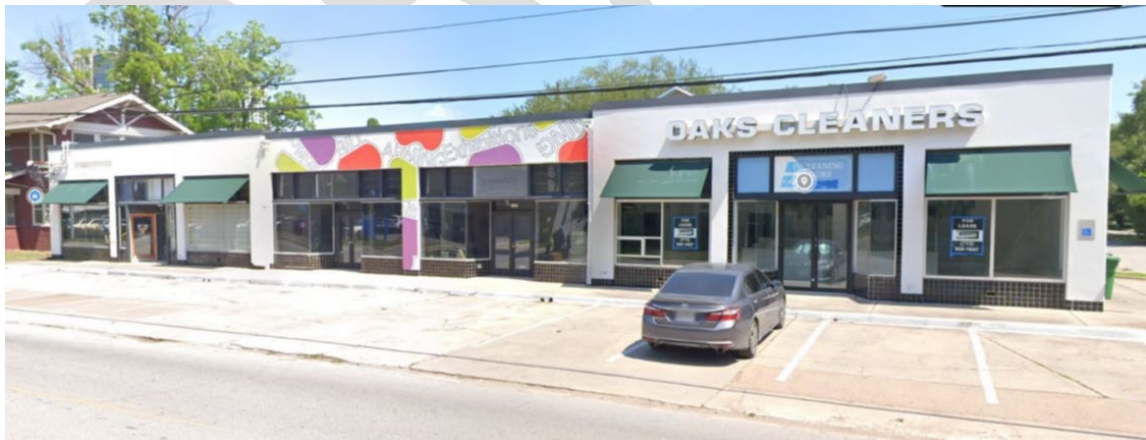
903 Marshall Street – Contributing – 1915 (neighbor)



**CONTEXT STRUCTURES BEING USED FOR DESIGN**

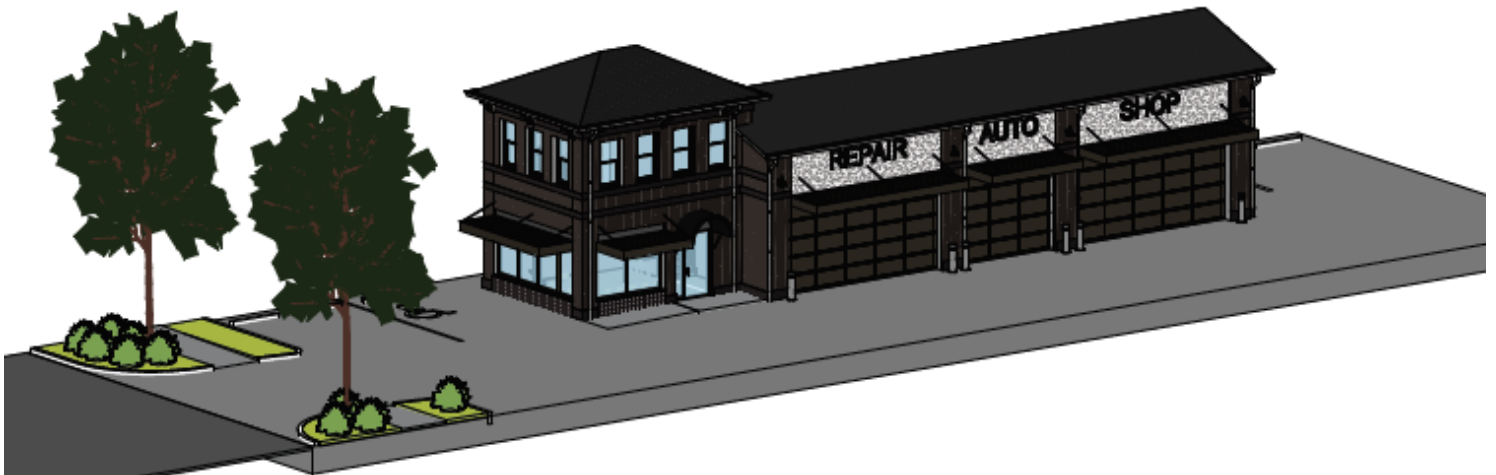


Storefront detail picture on 602 W Alabama Street



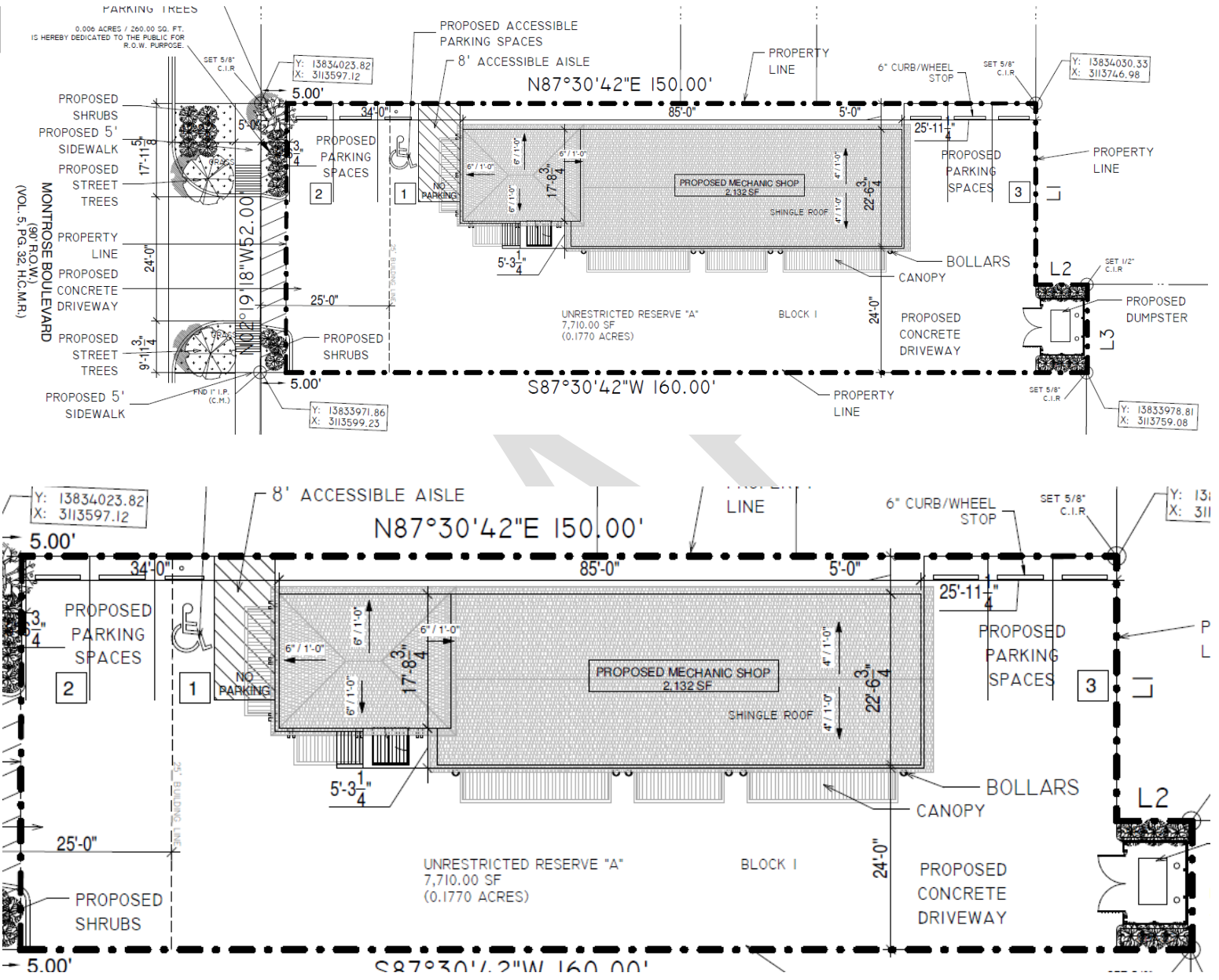
602 W Alabama Street (contributing). The lower brick ledge under the aluminum storefronts has been added to proposed mechanic shop. White stucco has also been referenced in design.  
Storefront

3D VIEWS  
PROPOSED



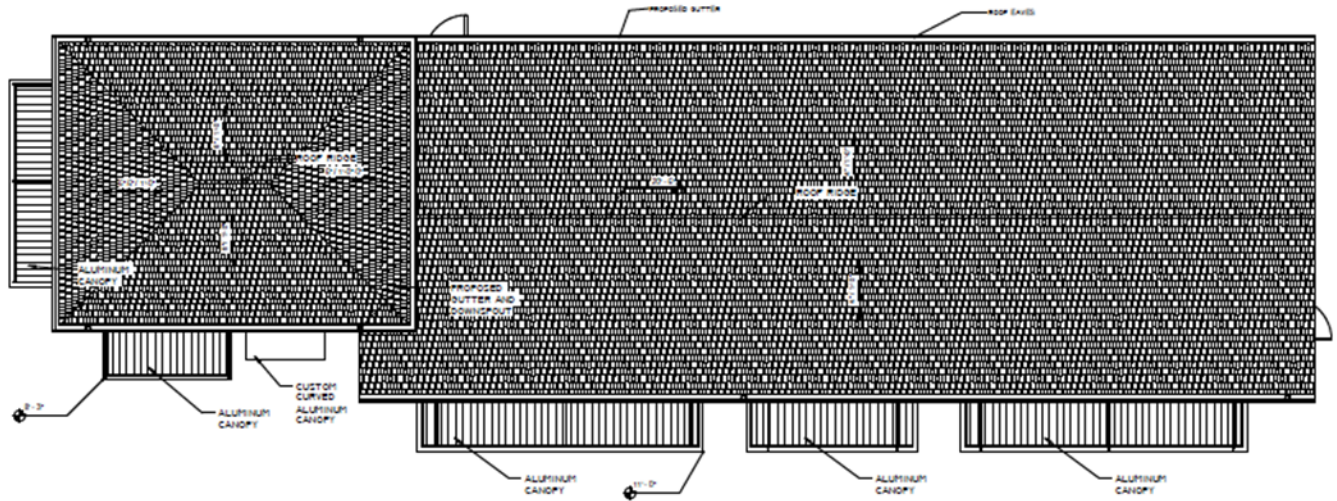


PROPOSED SITE PLAN



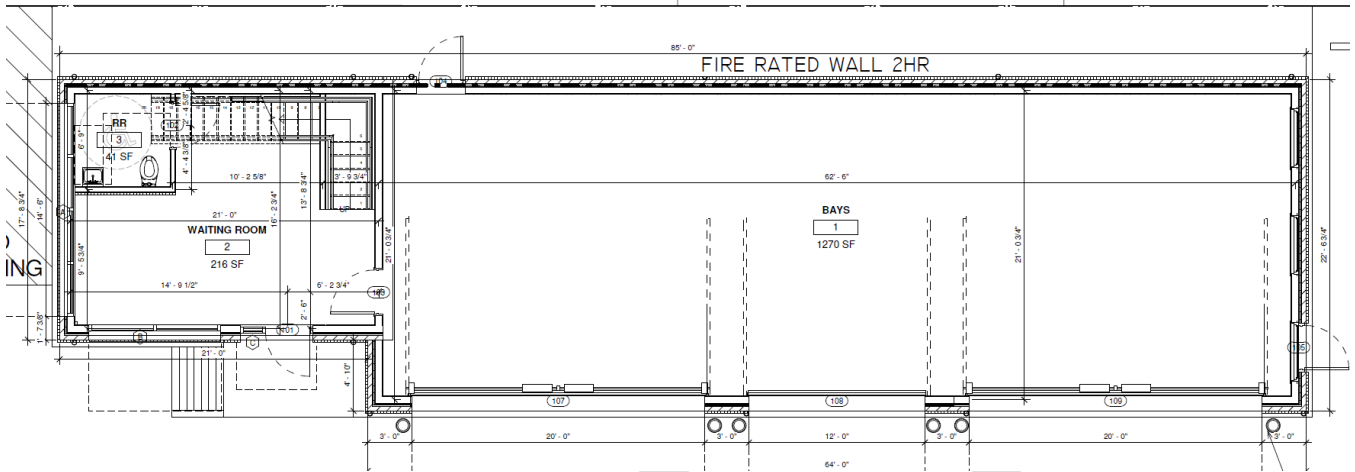


PROPOSED ROOF PLAN

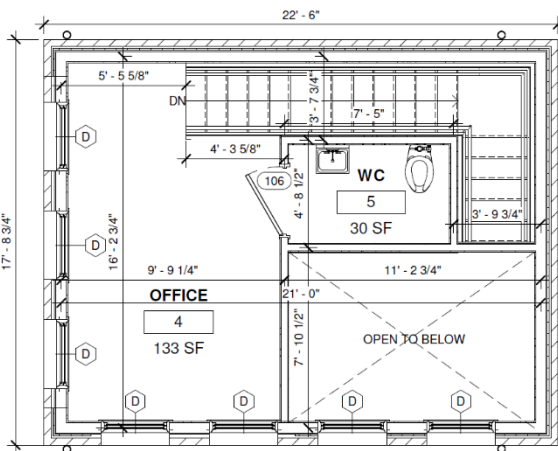


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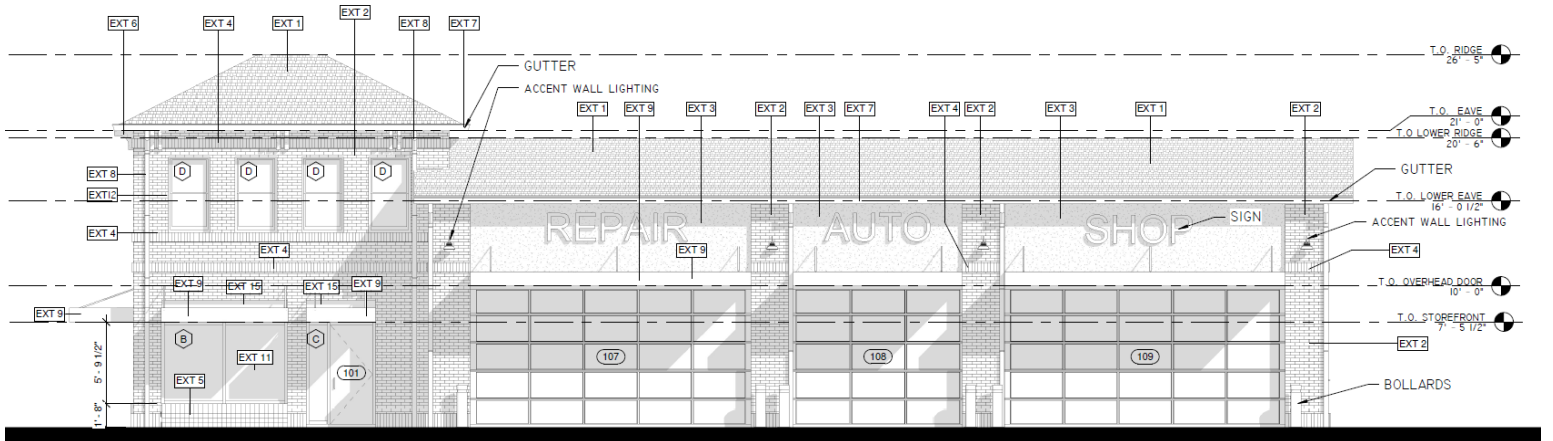
IRST FLOOR PLAN



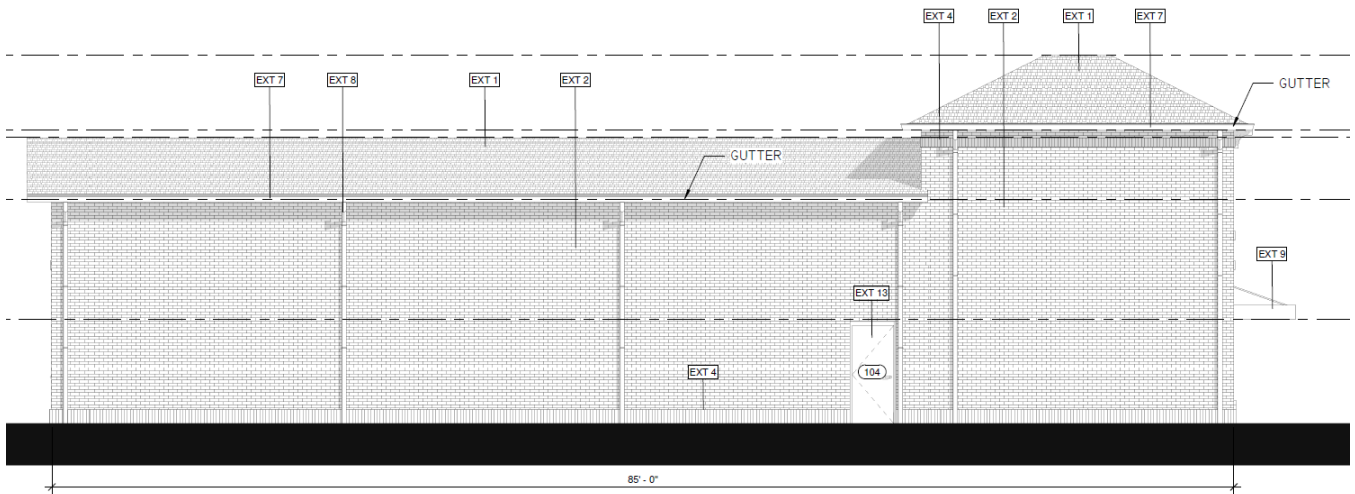
SECOND FLOOR PLAN



**SOUTH ELEVATION**  
**PROPOSED**

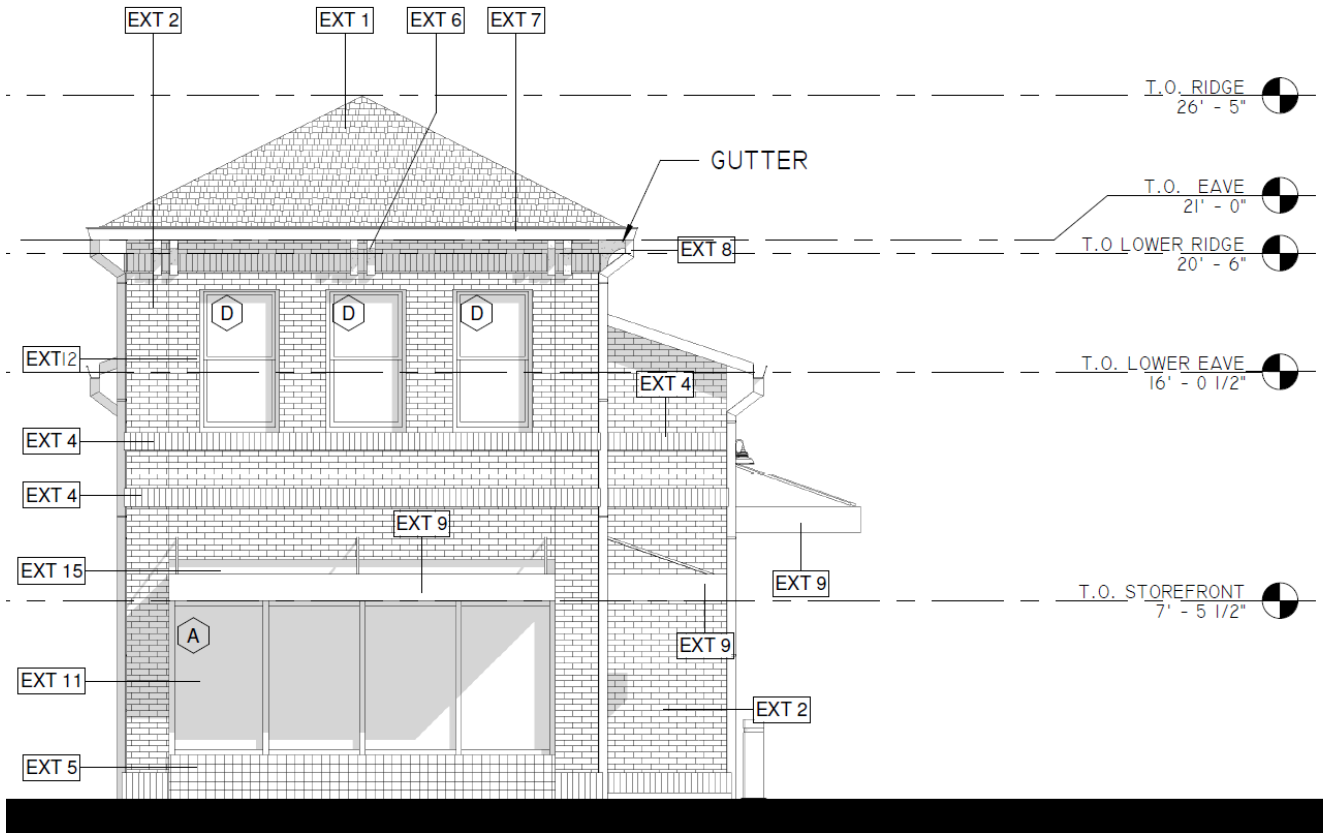


**NORTH ELEVATION**  
**PROPOSED**

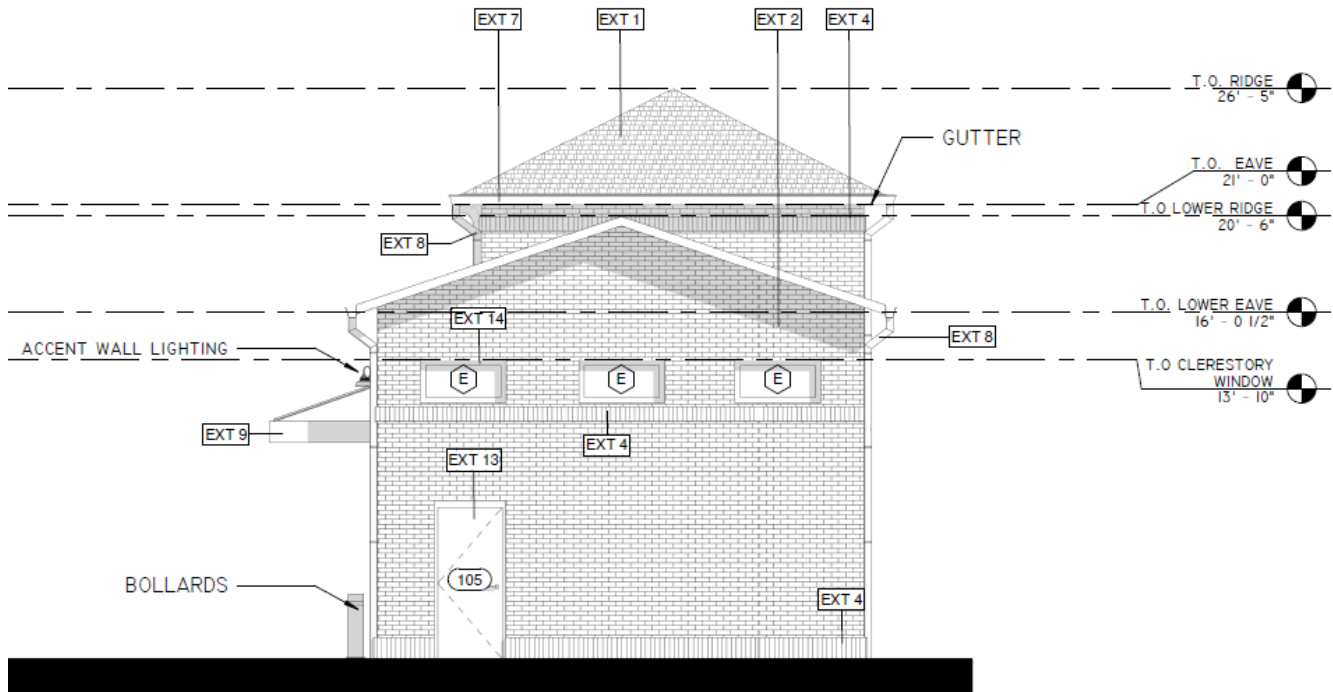




**WEST ELEVATION-FACING MONTROSE BOULEVARD  
PROPOSED**



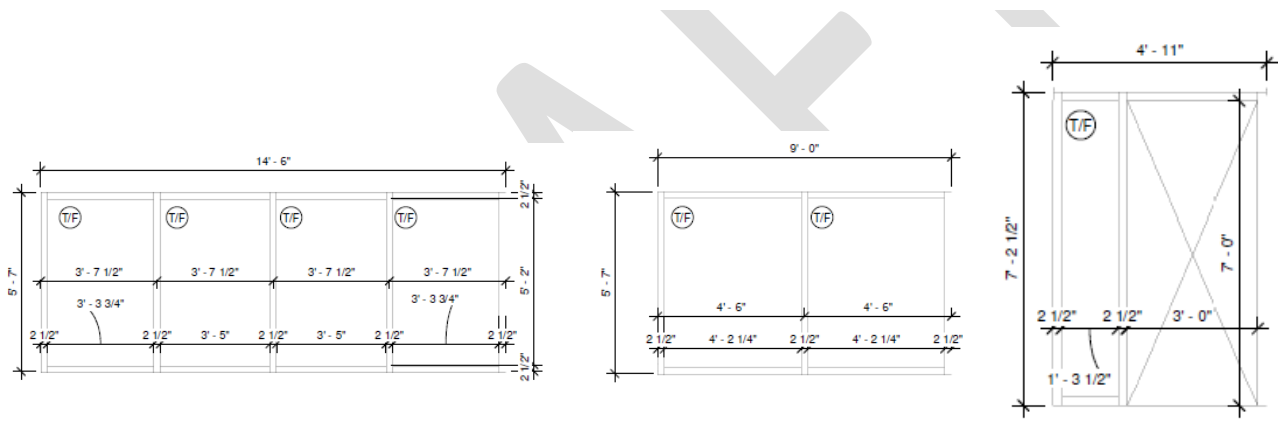
EAST ELEVATION  
PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE							
MARK	COUNT	WIDTH	HEIGHT	LITES	DESCRIPTION	MODEL	MANUFACTURER
D	7	3' - 0"	5' - 4"	2	VINYL-CLAD HUNG WINDOW	400-SERIES TILT-WASH DOUBLE HUNG	ANDERSEN CORPORATION
E	3	4' - 0"	2' - 0"	1	FIBREX FIXED WINDOW	100-SERIES FIXED	ANDERSEN CORPORATION

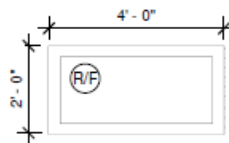
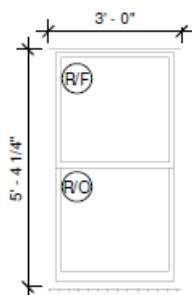
STOREFRONT WINDOW SCHEDULE					
MARK	HEIGHT	NUMBER OF LITES	MANUFACTURER	MODEL	COMMENTS
A	5' - 7"	4	OLD CASTLE VISTAWALL	3000 SERIES STORERONT SYSTEM	DARK BRONZE FRAME
B	5' - 7"	2	OLD CASTLE VISTAWALL	3000 SERIES STORERONT SYSTEM	DARK BRONZE FRAME
C	7' - 2 1/2"	1	OLD CASTLE VISTAWALL	3000 SERIES STORERONT SYSTEM	DARK BRONZE FRAME



② STOREFRONT A  
3/8" = 1'-0"

③ STOREFRONT B  
3/8" = 1'-0"

④ STOREFRONT C  
3/8" = 1'-0"

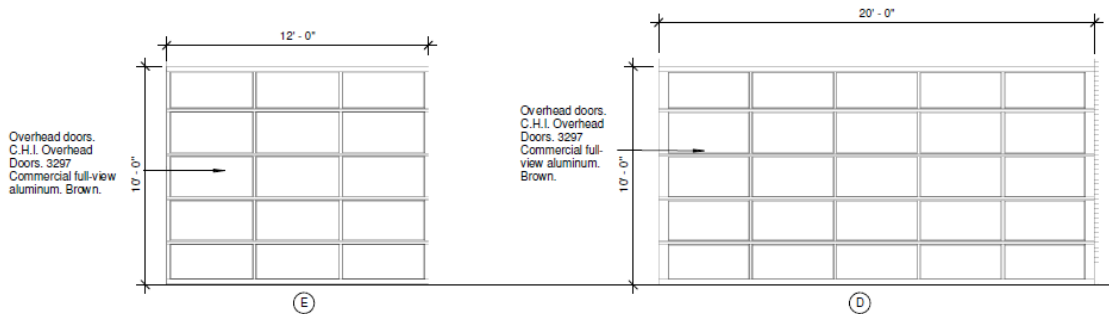
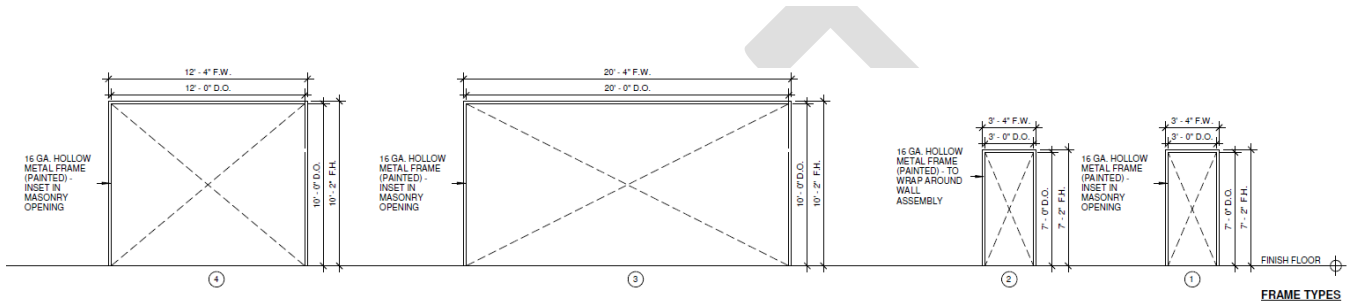


⑤ WINDOW D  
3/8" = 1'-0"

⑧ WINDOW E  
3/8" = 1'-0"



DOOR SCHEDULE							
MARK	DOOR TYPE	FRAME TYPE	HARDWARE SET	WIDTH	HEIGHT	MANUFACTURER	COMMENTS
101	A	-	1	3' - 0"	7' - 0"		MAIN DOOR WITH EGRESS PUSH BAR
102	C	2	4	3' - 0"	7' - 0"		
103	C	2	3	3' - 0"	7' - 0"		
104	B	1	2	3' - 0"	7' - 0"		EGRESS PUSH BAR
105	B	1	2	3' - 0"	7' - 0"		EGRESS PUSH BAR
106	C	2	4	3' - 0"	7' - 0"		
107	D	3	--	20' - 0"	10' - 0"	C.H.I OVERHEAD DOORS	FULL-VIEW ALUMINUM COLOR BROWN WITH GLASS PANELS
108	E	4	--	12' - 0"	10' - 0"	C.H.I OVERHEAD DOORS	FULL-VIEW ALUMINUM COLOR BROWN WITH GLASS PANELS
109	D	3	--	20' - 0"	10' - 0"	C.H.I OVERHEAD DOORS	FULL-VIEW ALUMINUM COLOR BROWN WITH GLASS PANELS



1 DOOR TYPES & FRAMES  
1/4" = 1'-0"

