

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Beth Stier, Innovision Communications, Inc for Teresa Rice, owner

Property: 3803 Bute Street, Lot 8, Tracts 1, 6A and 6B and W ½ of Lot 9, block 10, Bute Subdivision. The property includes a 6,560 square foot one and two-story brick commercial building situated on a 14,375 square foot corner lot.

Significance: Noncontributing Commercial building, constructed circa 1955, located in the First Montrose Commons Historic District.

Proposal: Alteration – Replace an existing loading dock door with a tri-part storefront, made up of a single lite entry door and two single lite side lites. The existing opening measures 10'-2" wide and 9'-2" in height; the opening will not be modified.

See enclosed application materials and detailed project description on p. 5-6 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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Basis for Issuance: HAHC Approval
Effective: September 25, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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

- (1) 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used of intended for use for commercial purposes is not taller than the height of the existing structure.



INVENTORY PHOTO



WEST ELEVATION – FRONT FACING BUTE STREET

EXISTING



PROPOSED



