

CERTIFICATE OF APPROPRIATENESS

Application Date: June 26, 2023

Applicant: Emma Tennant, owner; Jezziel Barrera, agent

Property: 4104 Greeley St. Lot 5, Block 14, Lockhart Conner & Barziza

Significance: Contributing circa 1900 Queen Anne House

Proposal: Alteration – Work begun without a permit or a COA

- Remove alleged rooted original wood located along the Front Elevation, Side Elevation and Rear Elevation as shown in images submitted.
- Remove alleged rotted porch decking and otherwise repair porch decking and ceiling due to extensive water damage that has harbored mold and rotten the wood.

- Replace the existing shingles with identical, matching shingles (Owens Corning: 3-Tab, Spanish Red) - Note: re-roofing in-kind is exempt from the COA process

Please see attached applicant photos and materials for details

Public Comment:

Civic Association:

Recommendation: Denial - does not satisfy criteria and issuance of a COR with the condition that the extant original siding be re-installed with an air space in a manner approved by the Office of Preservation or the historic building inspector, and that any further removal and replacement of siding or porch flooring be only after inspection and authorization by Office of Preservation staff or the historic building inspector.

HAHC Action: -

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective:



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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, 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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Removal of the original siding does not preserve the building's character</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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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>Removal of the original siding does not preserve the building's character</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>Removal of the original siding does not preserve the building's character</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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;
<i>Original material has been removed with an unknown quantity destroyed; original siding must be installed with an air space to mimic the original construction condition. This will assist in preserving the original materials.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |

PROPERTY LOCATION



FIRST MONTROSE COMMONS HISTORIC DISTRICT



INVENTORY PHOTO





Ram Residential Designs

4104 Greeley Street

Description Letter

We proposed to remove rotten original wood located along the Front Elevation, Side Elevation and Rear Elevation as shown on the Images below.

We proposed to repair porch decking and ceiling due to extensive water damage that has harbored mold and rotten the wood.

We proposed to replace the existing shingles to match existing with (Owens Corning: 3-Tab, Spanish Red)

We proposed to paint the entire structure with (Sherwin Williams 7102: White Flour for Siding, Fascia, Soffit SW 6994: Green-black for trim)

Refer to the images with the associated descriptions for the proposed scope of work.



Front Elevation (left side)

The wood siding by the porch roof has been compromised by water damage due to the missing flashing. There is evidence of extensive mold build-up.

The area around the window trim and sill has extensive rotten wood due to water damage.

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.

The good pieces of original wood will be kept in safe storage to splice back into the front elevation.

We proposed to splice in (Cedar Bevel Siding 5/8"x6"x16' or approved material) in the remaining areas.



Left Elevation (front porch side)

The wood siding by the porch roof has been compromised by water damage due to the missing flashing. There is evidence of extensive mold build-up.

The area around the window trim and sill has extensive rotten wood due to water damage. Note the splitting by the nails.

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.

The good pieces of original wood will be kept in safe storage to splice back into the front elevation.

We proposed to splice in (Cedar Bevel Siding 5/8"x6"x16' or approved material) in the remaining areas.



Front Elevation (left side)

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.

The plywood shown in the image is to protect the home from the rain.

We proposed to use the wall section detail (Insulative Sheathing Detail) provided by the Preservation staff to finish the wall and maintain the air gap originally provided in these homes.

The good pieces of original wood will be kept in safe storage to splice back into the front elevation.

We proposed to splice in (Cedar Bevel Siding 5/8" x 6" x 16' or approved material) in the remaining areas.



Front Elevation

The wood siding by the porch flat roof has been compromised by water damage due to the missing flashing. There is evidence of extensive mold build-up.

The area around the window trim and sill has extensive rotten wood due to water damage. Note the splitting by the nails.

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding in half.



Front Elevation (left side)

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.

The plywood shown in the image is to protect the home from the rain.

We proposed to use the wall section detail (Insulative Sheathing Detail) provided by the Preservation staff to finish the wall and maintain the air gap originally provided in these homes.

The good pieces of original wood will be kept in safe storage to splice back into the front elevation.

We proposed to splice in (Cedar Bevel Siding 5/8"x6"x16' or approved material) in the remaining areas.



Front Elevation (right side)

The wood siding by the porch flat roof has been compromised by water damage due to the missing flashing. There is evidence of extensive mold build-up.

The area around the window trim and sill has extensive rotten wood due to water damage.

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.



Front Elevation (left side)

As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.

The plywood shown in the image is to protect the home from the rain.

We proposed to use the wall section detail (Insulative Sheathing Detail) provided by the Preservation staff to finish the wall and maintain the air gap originally provided in these homes.

The good pieces of original wood will be kept in safe storage to splice back into the front elevation.

We proposed to splice in (Cedar Bevel Siding 5/8"x6"x16' or approved material) in the remaining areas.



As we attempted to remove the siding, to maintain the integrity of the original wood, the nails were splitting the siding.

The good pieces of original wood will be kept in safe storage to splice back into the front elevation.

We proposed to splice in (Cedar Bevel Siding 5/8"x6"x16' or approved material) in the remaining areas.



Left Elevation (rear)

The wood siding in the specified area has been compromised by water damage.

The area around the window trim and sill has extensive rotten wood due to water damage.

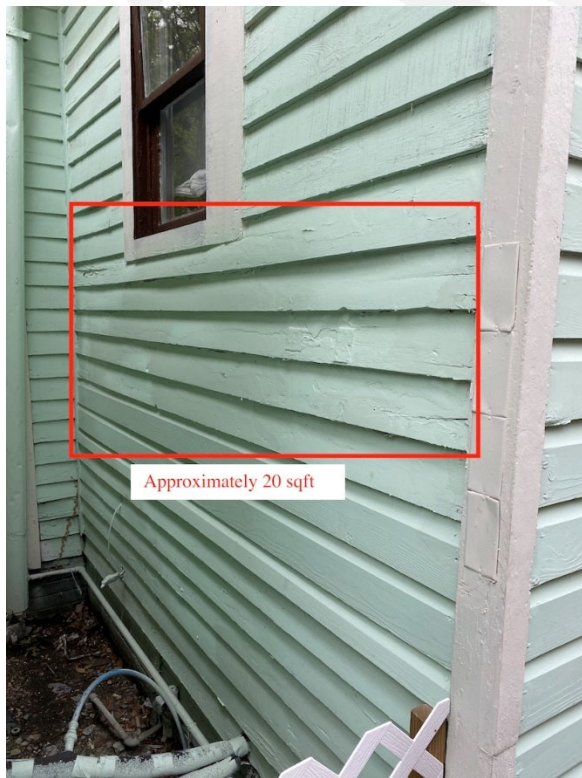
We proposed to remove non-original wood and replace (splice where required) with (Cedar Bevel Siding 5/8"x6"x16' or approved material).



The wood siding in the specified area has been compromised by water damage.

The area around the window trim and sill has extensive rotten wood due to water damage.

We proposed to remove rotten wood and replace (splice where required) with (Cedar Bevel Siding 5/8"x6"x16' or approved material)

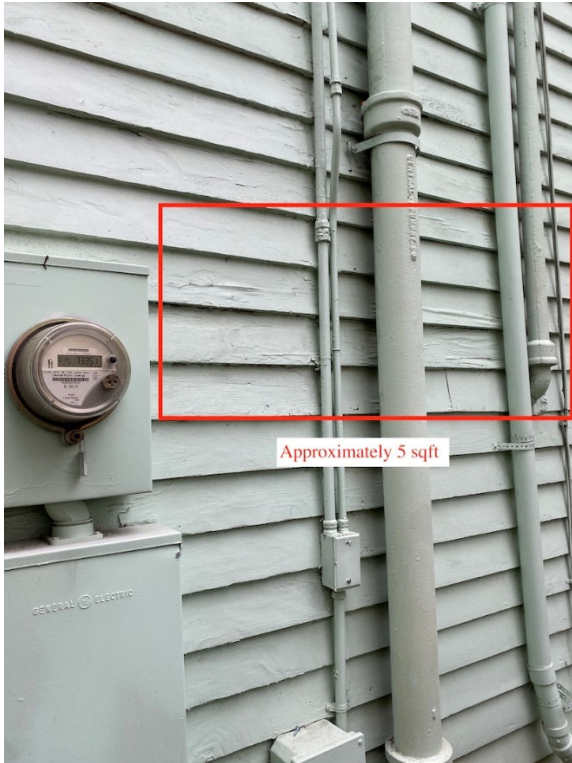


Rear Elevation

The wood siding in the specified area has been compromised by water damage.

The area around the window trim and sill has extensive rotten wood due to water damage.

We proposed to remove non-original wood and replace (splice where required) with (Cedar Bevel Siding 5/8"x6"x16' or approved material)



Rear Elevation (left side)

The wood siding in the specified area has been compromised by water damage.

We proposed to remove wood siding and replace (splice where required) with (Cedar Bevel Siding 5/8"x6"x16' or approved material)



Front Porch

The wood siding in the specified area has been compromised by water damage.

We proposed to remove rotten wood deck and replace (treated pine with same dimensions) to match existing.

We proposed to repair any rotten framing as





Front Porch Steps

The wood siding in the specified area has been compromised by water damage.

We proposed to remove rotten wood steps and replace, to match existing.

We proposed to repair any rotten framing as required.



Front Porch Deck & Rail

The wood deck and rails in the specified area have been compromised by water damage.

We proposed to remove rotten decking, railing and replace to match existing.

We proposed to repair any rotten framing as required.





Front Porch Deck & Rail

The wood deck and rails in the specified area have been compromised by water damage.

We proposed to remove rotten decking, railing and replace to match existing.

We proposed to repair any rotten framing as required.



Front Porch Ceiling

The wood ceiling and in the specified area have been compromised by water damage and shows evidence to molding.

We proposed to remove material and replace to match existing.

We proposed to repair any rotten framing as required.





Front Porch Ceiling

The wood ceiling and in the specified area has been compromised by water damage and shows evidence of molding.

We proposed to remove material and replace to match existing.

We proposed to repair any rotten framing as required.