

CERTIFICATE OF APPROPRIATENESS

Application Date: May 9, 2023

Applicant: David J. Stephan, Owner

Property: 705 W. Main, Lot 11, Block 14, Lockhart Conner & Barziza

Significance: Contributing Bungalow circa 1920

Proposal: Alteration – porch deck replacement

- Install 1x4 TG porch flooring over the existing porch flooring.
 - Porch boards to run perpendicular to the street.
 - Add one trim board to the mask the 2x6 board ends

Public Comment: No public comment received.

Civic Association:

Recommendation: Denial of COA and issuance of COR as applied for

HAHC Action: --

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 S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(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
(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





Figure 1 - Current Photo Front Elevation





Figure 2 - View of Porch Floor Prior to Alteration from Google Streetview



Figure 3 - Image from HAR Listing Porch Floor Prior



Figure 4 - View of porch floor after work completed



Figure 5 - Close up of new decking



Figure 6 - Additional View Close Up of Deck