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: --

ITEM B5

September 14, 2023 HPO File No. HP2023_0175

705 W Main St. First Montrose Commons

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
\boxtimes			(1)	The proposed activity must retain and preserve the his	storical character of the	property;
\boxtimes			(2)	The proposed activity must contribute to the continued use;	availability of the prope	erty for a contemporary
			(3)	The proposed activity must recognize the building, structure and avoid alterations that seek to create an earlie		s a product of its own
			(4)	The proposed activity must preserve the distinguish structure, object or site and its environment;	hing qualities or char	acter of the building,
			(5)	The proposed activity must maintain or replicate distinct skilled craftsmanship that characterize the building, str		eatures or examples of
			(6)	New materials to be used for any exterior feature excl be visually compatible with, but not necessarily the sa design, texture, dimension and scale;		
\boxtimes			(7)	The proposed replacement of missing exterior feature duplication of features, substantiated by available his that evidence is available, rather than on conjecturarchitectural elements from other structures;	torical, physical or pict	torial evidence, where
			(8)	Proposed additions or alterations must be done in a releave unimpaired the essential form and integrity of the		
			(9)	The proposed design for any exterior alterations or ad architectural, archaeological or cultural material, includand porch elements;		
			(10)	The proposed alteration or addition must be compatible character of the property and the context area; and	le with the massing, si	ze, scale material and
			(11)	The distance from the property line to the front and side proposed addition or alteration must be compatible wire elements of existing contributing structures in the conte	ith the distance to the	

PROPERTY LOCATION



FIRST MONTROSE COMMONS HISTORIC DISTRICT



705 W Main St. First Montrose Commons

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INVENTORY PHOTO





Figure 1 - Current Photo Front Elevation



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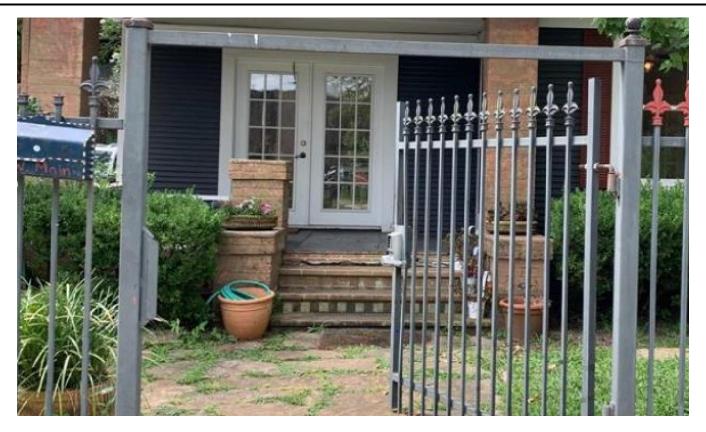


Figure 2 - View of Porch Floor Prior to Alteration from Google Streetview



Figure 3 - Image from HAR Listing Porch Floor Prior



Figure 4 - View of porch floor after work completed

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Figure 5 - Close up of new decking



Figure 6 - Additional View Close Up of Deck