

CERTIFICATE OF APPROPRIATENESS

Application Date: May 9, 2023

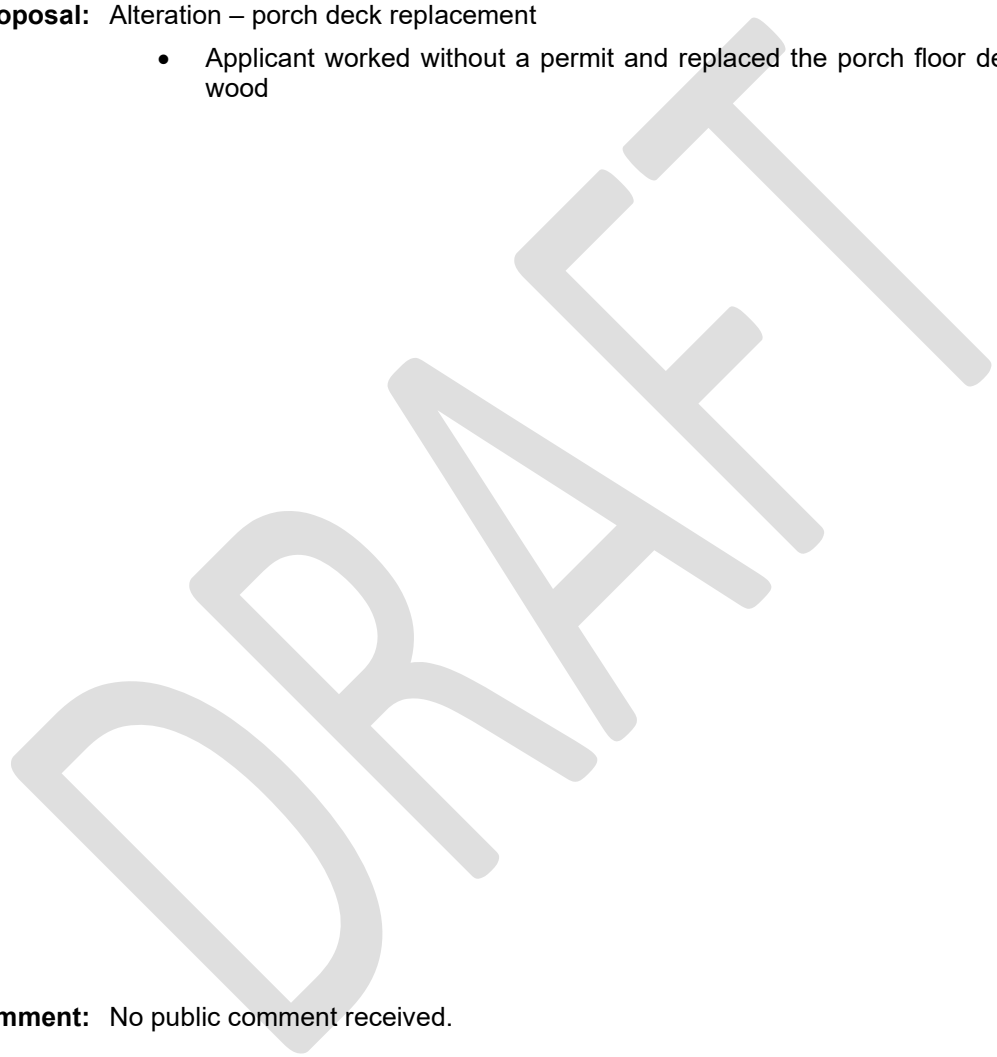
Applicant: David J. Stephan, Owner

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

Significance: Contributing Bungalow circa 1920

Proposal: Alteration – porch deck replacement

- Applicant worked without a permit and replaced the porch floor decking with 2"x 6" pine wood



Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Denial - does not satisfy criteria 1, 4, 5, 9 & 10 and issuance of a COR to remove the 2-x material and replace the porch floor with 1"x4" T&G treated porch flooring wood</p>
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<p>HAHC Action: -</p>

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>Replacing original porch flooring with 2 by material does not retain and preserve the character of the front porch. The original material was or would have been nominal 1" x 4' tongue and groove</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>Replacing original porch flooring with 2 by material does not retain and preserve the character of the structure. The original material was or would have been nominal 1" x 4' tongue and groove</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>Replacing original porch flooring with 2 by material does not maintain or replicate the stylistic feature of the original porch flooring. The original material was or would have been nominal 1" x 4' tongue and groove</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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>Work was completed without allowing for inspection; it can be assumed that the original porch floor existed prior to this work and that most of the flooring was intact.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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
<i>Replacing original porch flooring with 2 by material is not compatible with the scale of the original material. The original material was or would have been nominal 1" x 4' tongue and groove</i> |

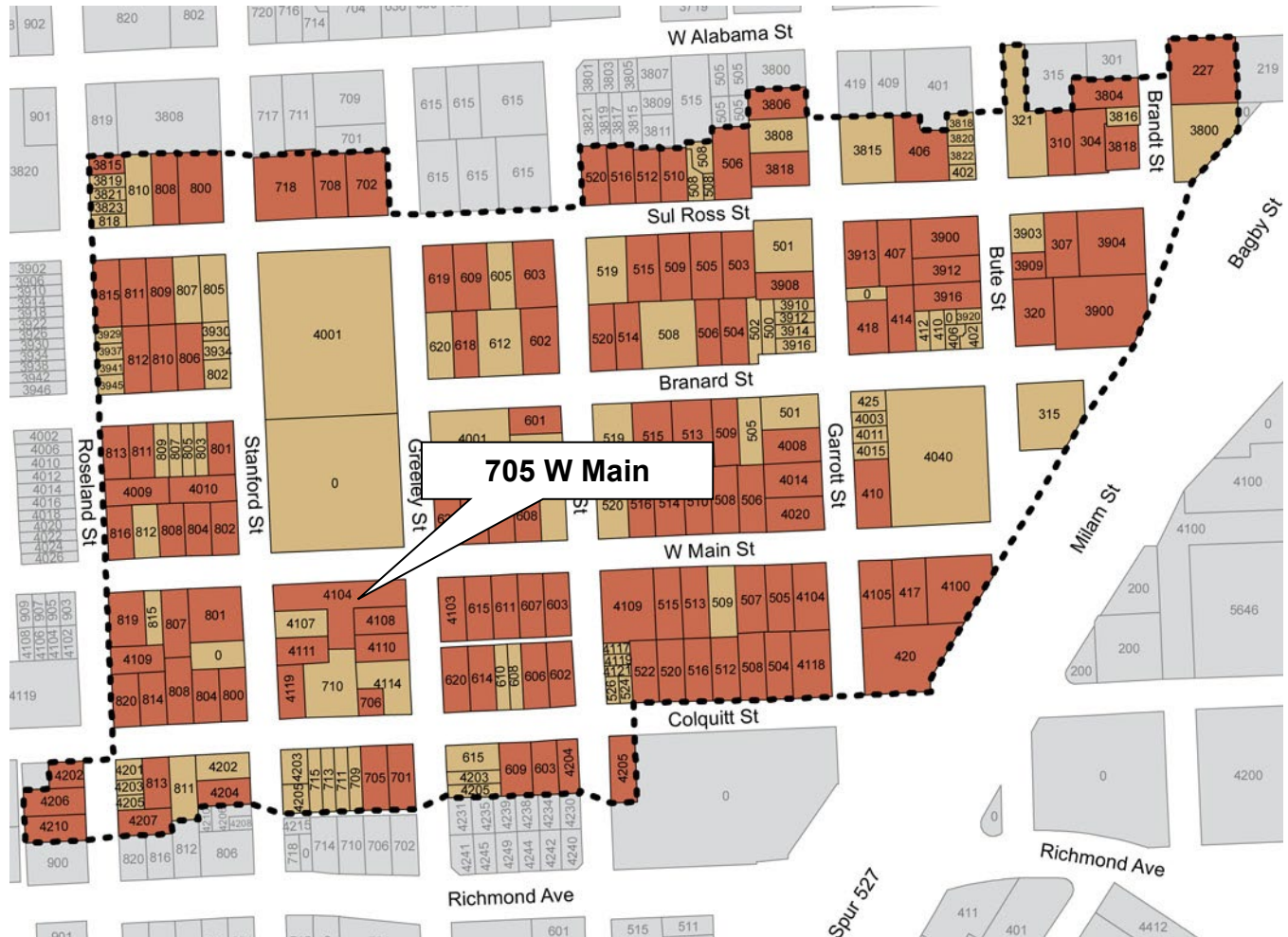
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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PROPERTY LOCATION

FIRST MONTROSE COMMONS HISTORIC DISTRICT



705 W Main

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



DR



Figure 1 - Current Photo Front Elevation





Figure 2 - View of Porch Floor Prior to Alteration



Figure 3 - View of porch floor after work completed



Figure 4 - Close up of new decking



Figure 5 - Additional View Close Up of Decking

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