

CERTIFICATE OF APPROPRIATENESS

Application Date: April 16, 2023

Applicant: Ruben Medrano , owner

Property: 702 Sul Ross Street, Tracts 3, 4, & 5, Block 11, Lockhard Connor and Barziza Neighborhood Subdivision. The property includes a historic 2,170 square foot, two-story brick and wood single-family residence and detached garage situated on a 8,925 square foot (75' x 119') corner lot.

Significance: Contributing Colonial Revival style residence with Craftsman influence, constructed circa 1921, located in the First Montrose Commons Historic District. COA in Aug. 2016 for two-story rear addition and COA in June 2017 for two-story, rear, detached garage & garage apt.

Proposal: Alteration: Roof, Fascia, and Soffit

- Replace existing cement tile asbestos roof shingles with asphalt shingles
 - Proposed scope of work to be completed in phases: first phase is replace first floor, rear roof with asphalt shingles
 - Repair and replace soffit and fascia on first floor, rear portion of structure with same dimension, smooth, cementitious siding
 - Second phase to replace existing cement tile asbestos roof shingles of second floor with asphalt shingles at a later date

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

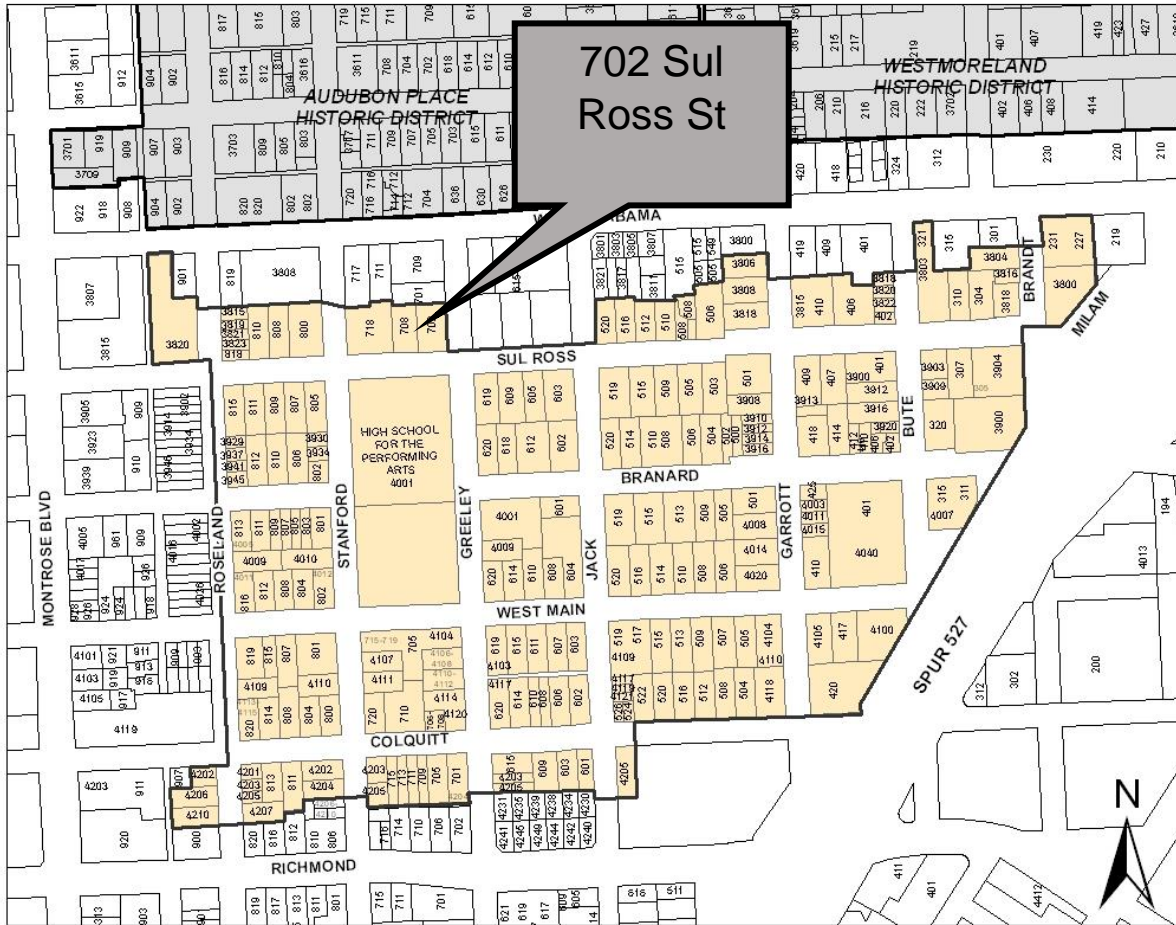
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 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.

District Map



Inventory Photo



Current Photos

Front View Photo



Rear View Photo

