

CERTIFICATE OF APPROPRIATENESS

Applicant: Katy Garvey, agent for Mohammed Rizvi, owner

Property: 501 Sul Ross Street, Lot 1, Block 21, First Montrose Commons Subdivision. The property includes a non-contributing 8,496 square foot, two-story wood frame multi-family residence and situated on a 9,900 square foot (90' x 110') corner lot.

Significance: Noncontributing multi-family residence, constructed circa 1958, located in the First Montrose Commons Historic District.

Proposal: New Construction – The applicant is proposing to build a 1,626 Square foot two-story structure. It adds a large double height multi-purpose room on the first level and a multi-purpose room on the second level for the patients living on the Monarch Community Campus to use. This new construction does not physically connect to the existing 501 non-contributing structure. The existing brick wall will be extended to enclose an outdoor therapy courtyard for the use of the Monarch Community.

This new construction features the following:

- A ridge height of 26'-4" and an eave height of 24'-8".
- Structure will be clad in 7" fiber cement lap smooth siding.
- All proposed windows to be inset and recessed.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action:

APPROVAL CRITERIA

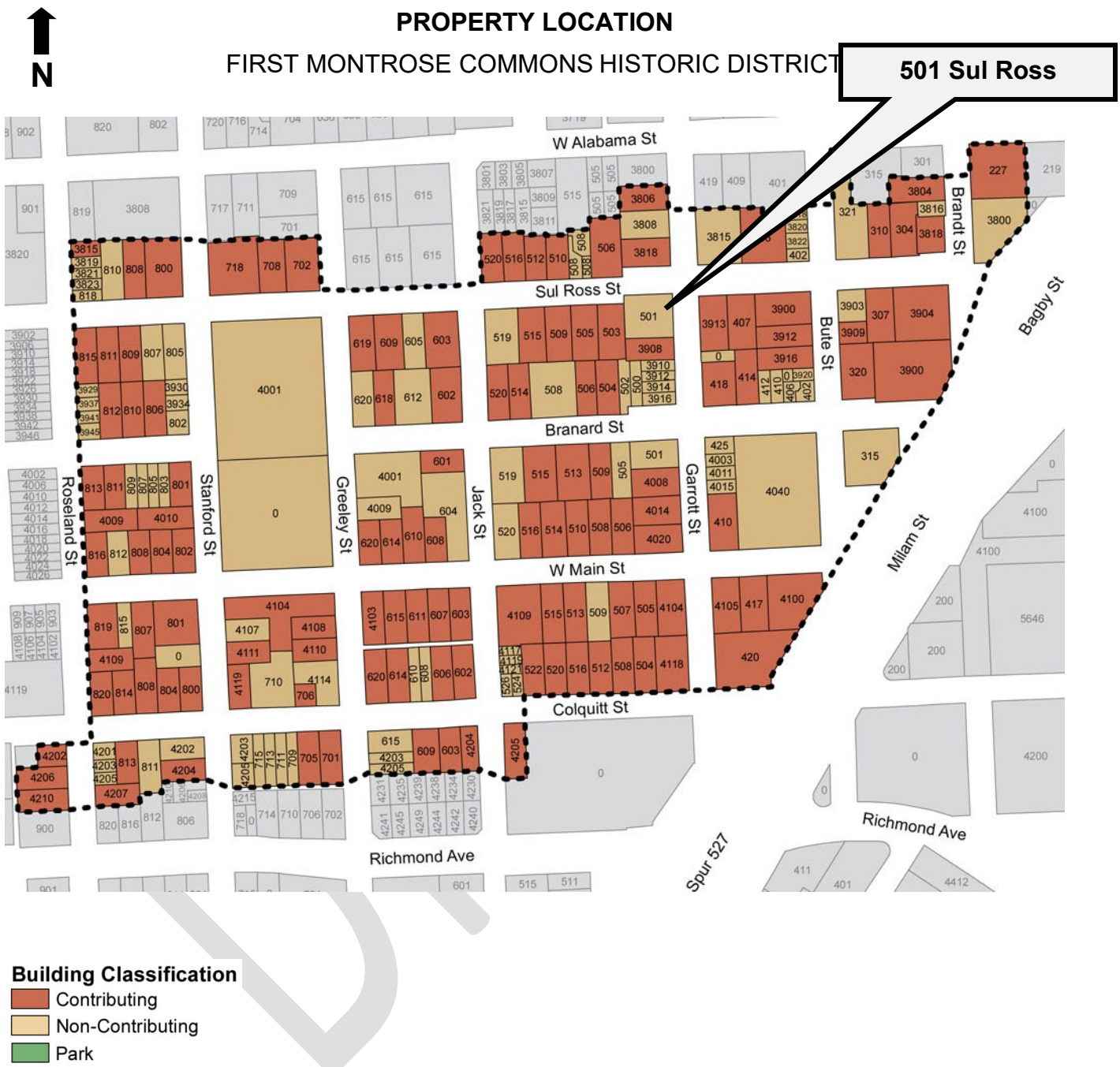
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
 - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
 - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



CURRENT PHOTO



GOOGLE MAP



CONTEXT AREA



Figure 1-3818 Garrot Street, opposite neighbor



Figure 2- 409 Sul Ross Street, opposite neighbor



Figure 3- 503 Sul Ross, next door neighbor

CONTEXT AREA
STREET VIEWS

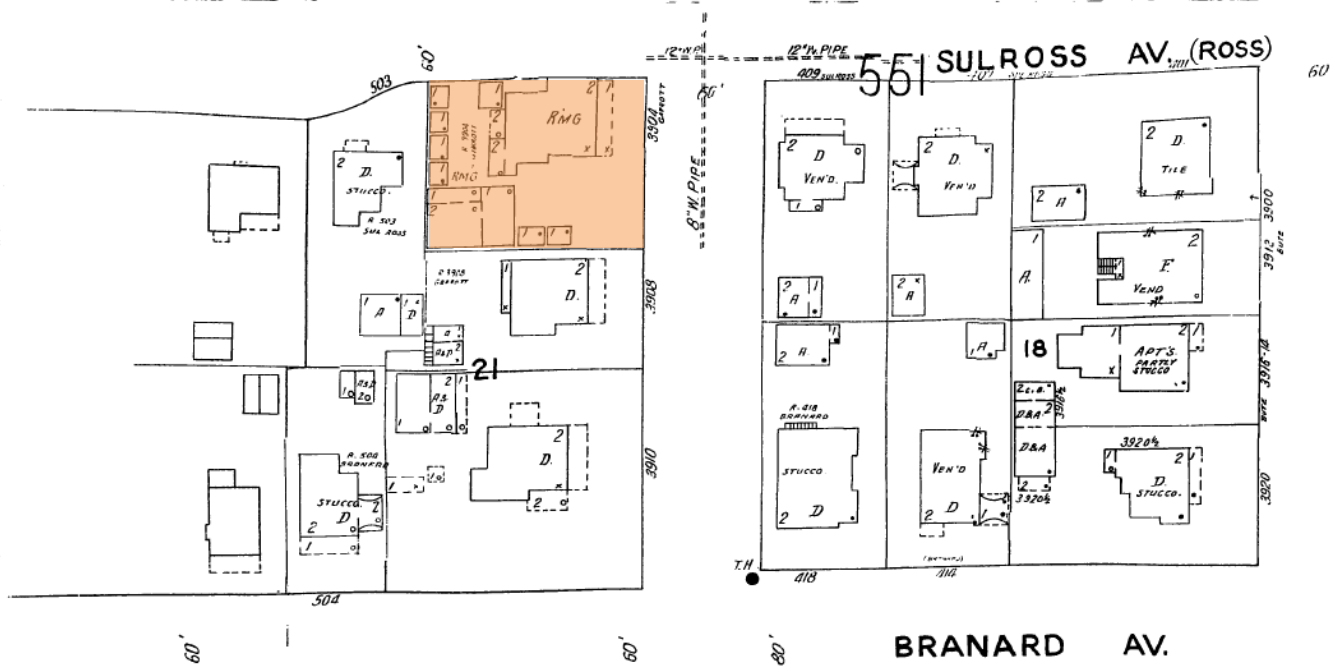
501 Sul Ross



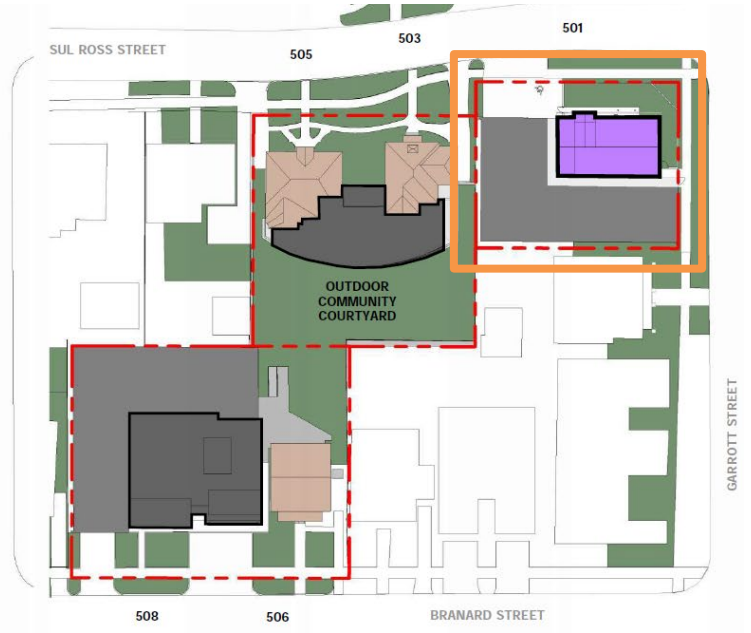
501 Sul Ross



SANBORN

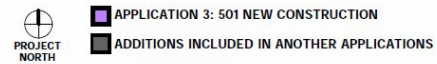
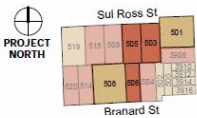


SITE PLAN



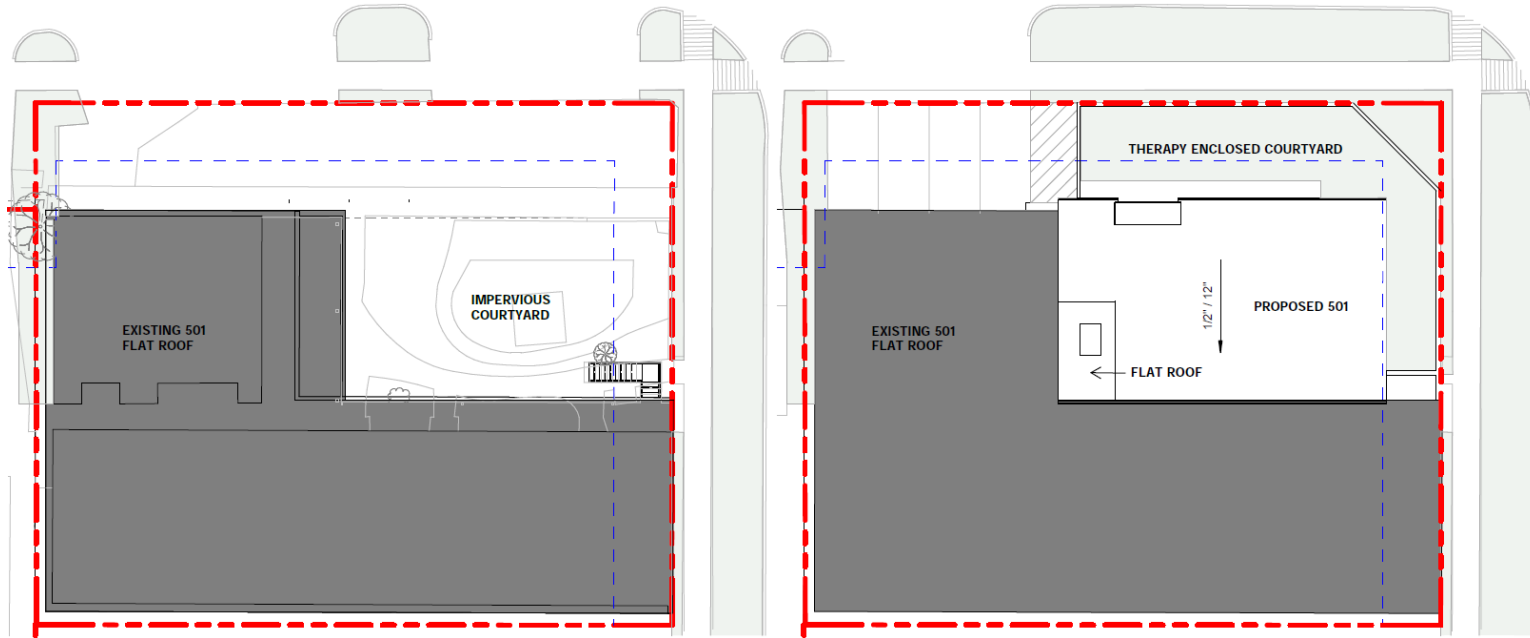
EXISTING SITE PLAN

PROPOSED SITE PLAN



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ROOF PLAN

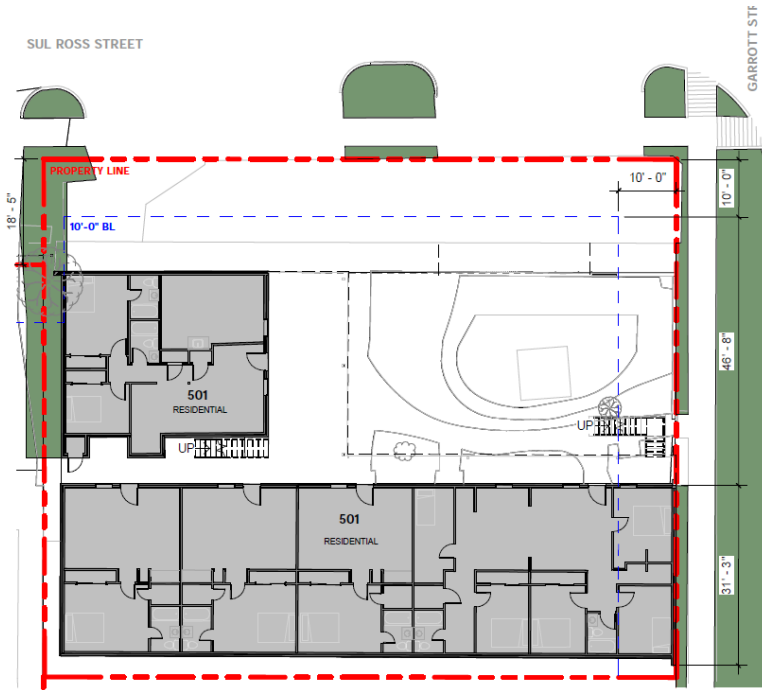


PROJECT NORTH
EXISTING 501 ROOF PLAN

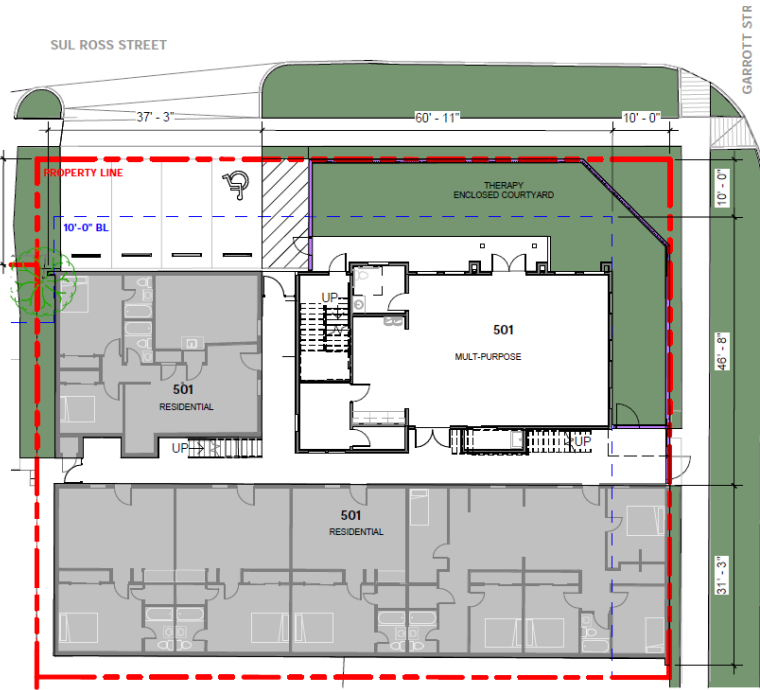
PROJECT NORTH
PROPOSED 501 ROOF PLAN

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FIRST FLOOR PLAN



EXISTING 501 SUL ROSS ST & GARROTT ST
LEVEL 1 FLOOR PLAN

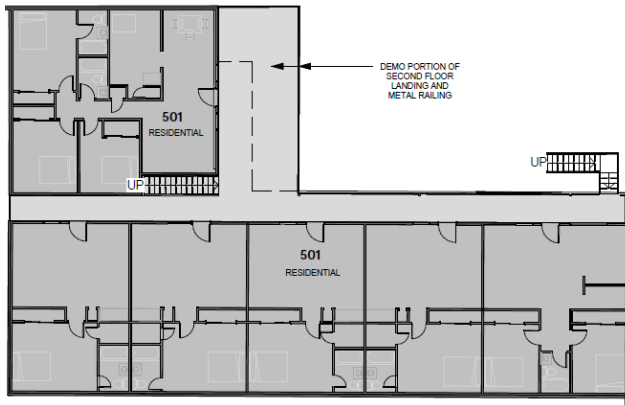


PROPOSED 501 SUL ROSS ST & GARROTT ST
LEVEL 1 FLOOR PLAN

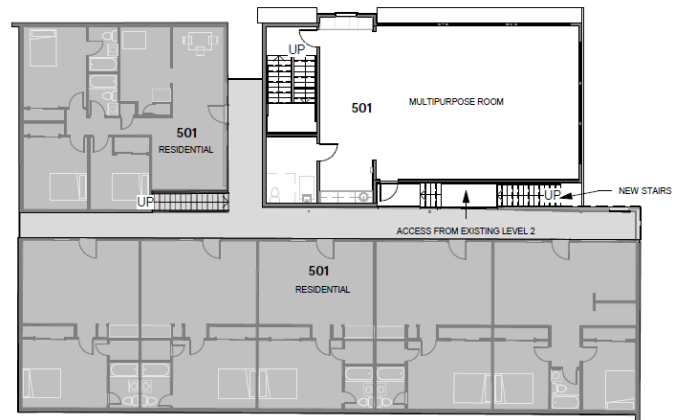


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SECOND FLOOR PLAN



**EXISTING 501 SUL ROSS ST & GARROTT ST
LEVEL 2 FLOOR PLAN**



**PROPOSED 501 SUL ROSS ST & GARROTT ST
LEVEL 2 FLOOR PLAN**



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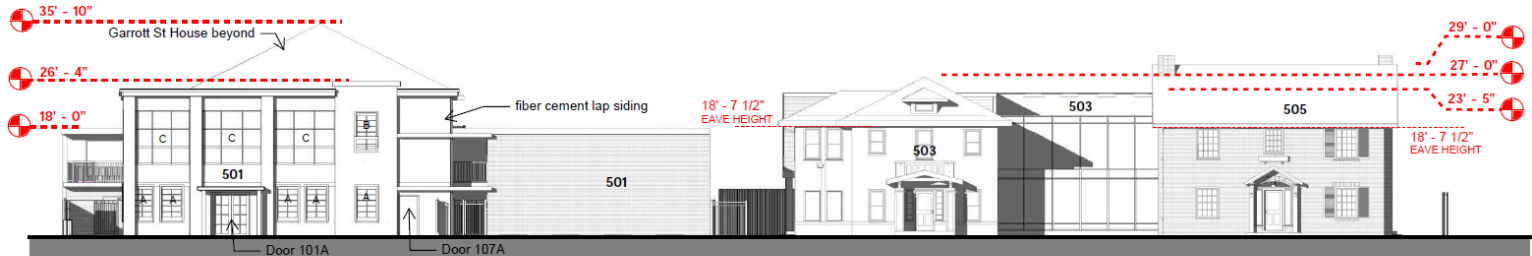
FRONT NORTH ELEVATION



EXISTING 501, 503, 505 SUL ROSS ST ELEVATION

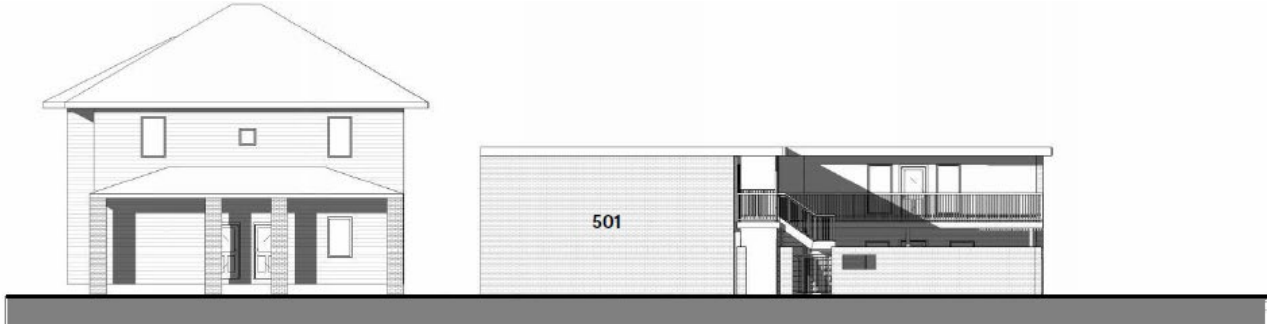


PROPOSED SUL ROSS ST ELEVATION

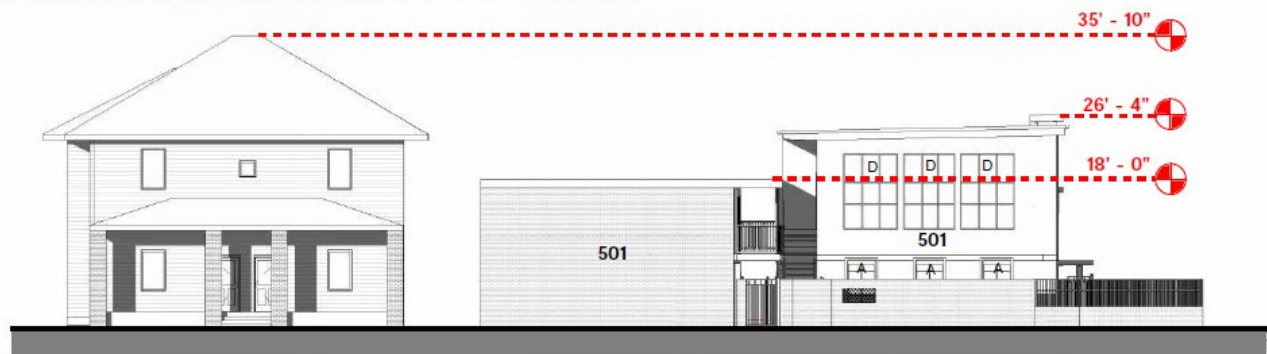


PROPOSED SUL ROSS ST ELEVATION
(BEHIND EXISTING FENCE)

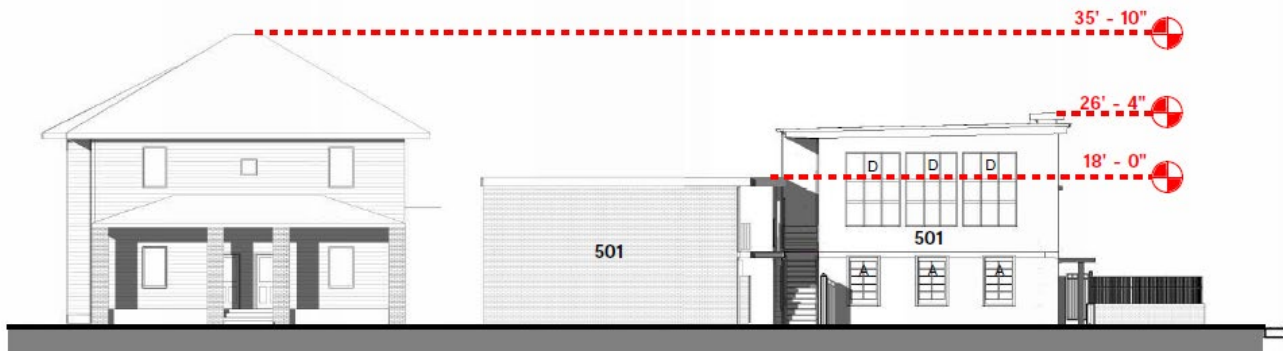
EAST SIDE ELEVATIONS



EXISTING 501 GARROTT ST ELEVATION



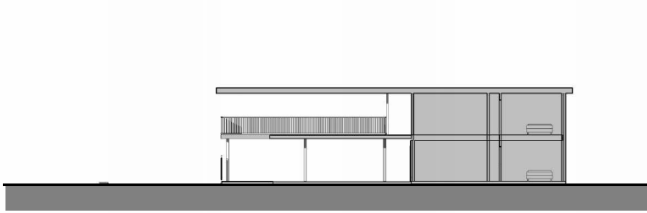
PROPOSED 501 GARROTT ST ELEVATION



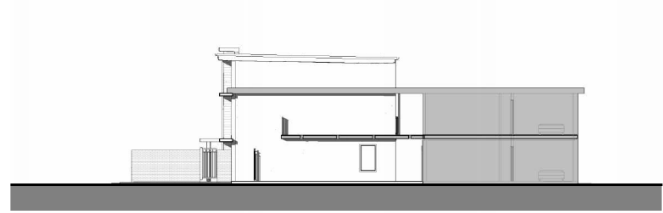
**PROPOSED 501 GARROTT ST ELEVATION
(BEHIND EXISTING FENCE)**



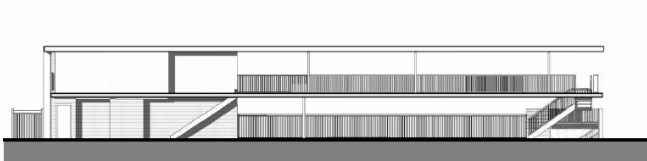
WEST SIDE & SOUTH REAR ELEVATIONS



EXISTING WEST ELEVATION
(CUTTING THROUGH EXISTING BUILDINGS & EXISTING EXTERIOR COORIDOR)



PROPOSED WEST ELEVATION
(CUTTING THROUGH EXISTING BUILDINGS & EXISTING EXTERIOR COORIDOR)



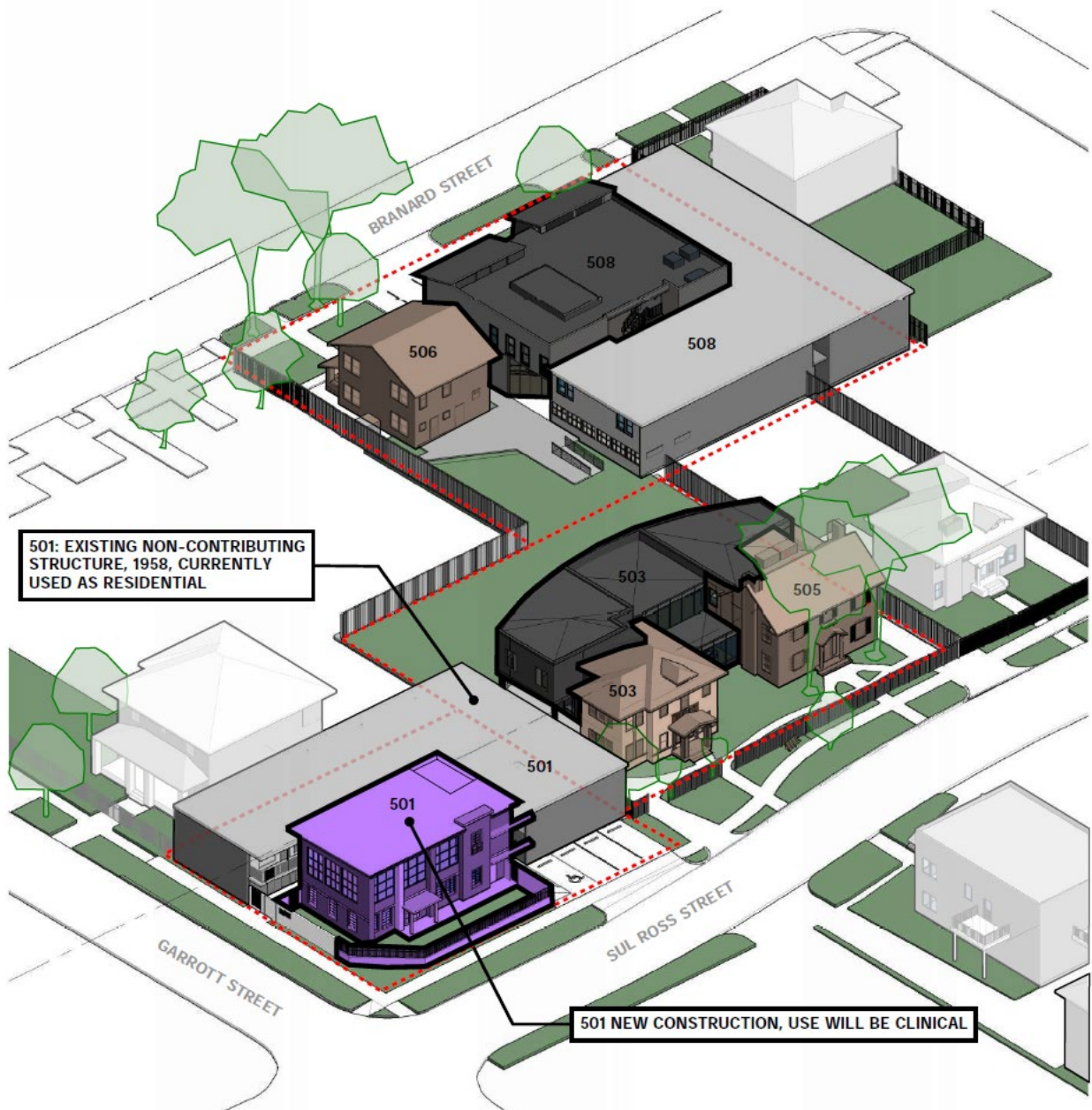
EXISTING SOUTH ELEVATION
(CUTTING THROUGH EXISTING BUILDINGS & EXISTING EXTERIOR COORIDOR)



PROPOSED SOUTH ELEVATION
(CUTTING THROUGH EXISTING BUILDINGS & EXISTING EXTERIOR COORIDOR)

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PROPOSED 3D VIEWS



- APPLICATION 3: 501 NEW CONSTRUCTION
- EXISTING CONTRIBUTING BUILDING OWNED BY MONARCH
- EXISTING NON-CONTRIBUTING OWNED BY MONARCH
- ADDITIONS INCLUDED IN ANOTHER APPLICATIONS



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EXTERIOR MATERIALS CONCEPT BOARD



PRIMARY SIDING MATERIAL:
FIBER CEMENT LAP SIDING



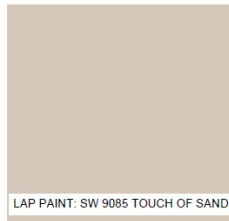
EXISTING BRICK: TO REMAIN
THE SAME



TRIM AND METALS: SW 7048
URBANE BRONZE

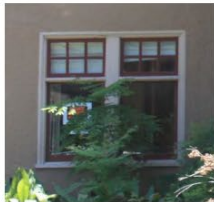


WOOD TRIM PAINT: SW 7757 HIGH
REFLECTIVE WHITE



LAP PAINT: SW 9085 TOUCH OF SAND

DRY



513 BRANARD



513 BRANARD



603 W MAIN B



615 W MAIN



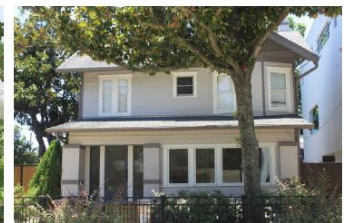
603 W MAIN



603 W MAIN B



801 BRANARD B



801 BRANARD

WINDOW WORKSHEET

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Original/Replacement	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>	
A								
B								
C								

DAMAGE TO EXISTING WINDOWS							
Window	Broken Glass	Painted Shut	Inoperable/Cut Sash Cords/Weights	Rotten Rails/Stiles	Rotten Sill	Rotten/Broken Frame	Other Damage/Description
<i>Ex. A1</i>	<i>Y</i>	<i>Y</i>	<i>Y</i>	<i>N</i>	<i>Y</i>	<i>N</i>	<i>Missing Parts</i>
A							
B							
C							

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>WindowCo.</i>	<i>No</i>	
A	aluminum	10 Lite	picture	3'-6"x6'-0"	recessed	TBD	n/a	
B	aluminum	6-8 Lite	picture	3'-6"x4'-0"	recessed	TBD	n/a	
C	aluminum	9 Lite	storefront	10'-6"x9'-0"	recessed	TBD	n/a	
D	aluminum	9 Lite	storefront	6'-8"x9'-2"	recessed	TBD	n/a	

- Must include photos of all windows and indicated damage
 - Must include specification sheet and manufacturer's details for all proposed new windows
- **Use additional sheets if necessary