

CERTIFICATE OF APPROPRIATENESS

Applicant: Katy Garvey, agent for Mohammed Rizvi, owner

Property: 503 Sul Ross Street, Lot 4, Block 21, Bute Subdivision. The property includes a contributing 2,199 square foot, two-story wood frame single-family residence and situated on a 15,000 square foot (120' x 125') interior lot.

Significance: Contributing Craftsman single-family residence, constructed circa 1946, located in the First Montrose Commons Historic District.

Proposal: Alteration – The applicant is proposing to build a two-story addition connecting 503 and 505 Sul Ross. 505 Sul Ross is a 1930 Colonial Revival contributing two-story structure. The applicant is proposing the following for this addition:

- This addition adds a waiting space, office spaces for the staff, therapy rooms, a group therapy space, a staff break room, staff meeting space, and a medical assistance space that will be used by the patients living in the Monarch Community Campus.
- This addition also provides an additional stair and an elevator for staff and the patients to move more conveniently.
- There will be demolition of non-contributing structures in the backyard and an Outdoor Therapy Courtyard will be developed that patients can use.
- The purpose of this addition is to restore, connect the two existing historical homes, and better serve the Monarch Community.

Public Comment: No 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.

CURRENT (GOOGLE STREET) PHOTO



EXISTING PHOTOS

503 Sul Ross



NORTH ELEVATION - SUL ROSS STREET VIEW



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EXISTING PHOTOS

505 Sul Ross



NORTH ELEVATION - SUL ROSS STREET VIEW



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

OK

GOOGLE MAP



CONTEXT AREA



Figure 1 - 509 Sul Ross, next door neighbor.



Figure 2 - 509 Sul Ross, opposite neighbor.

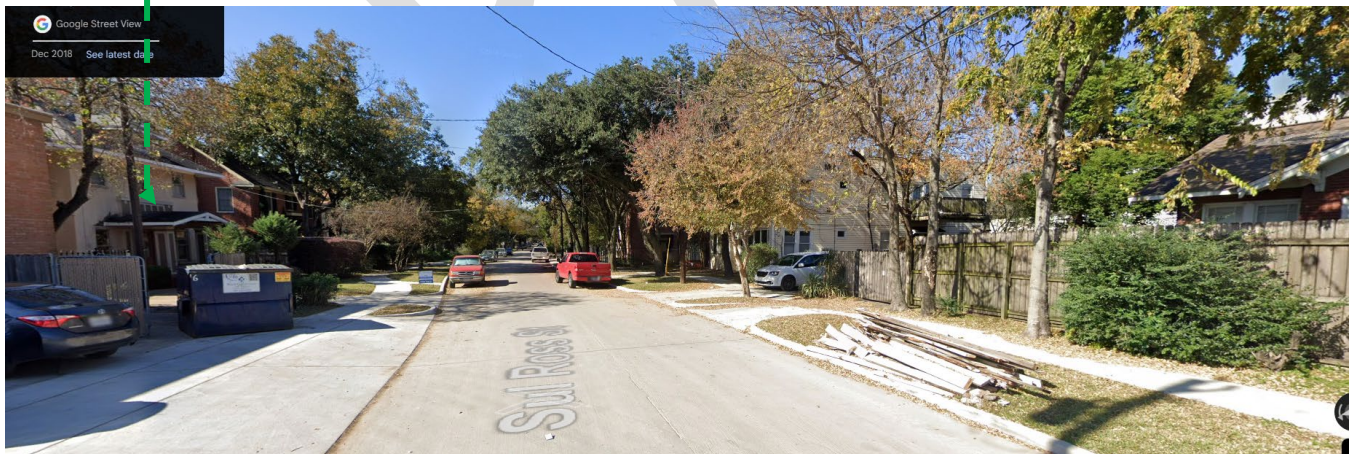
CONTEXT AREA

STREET VIEWS

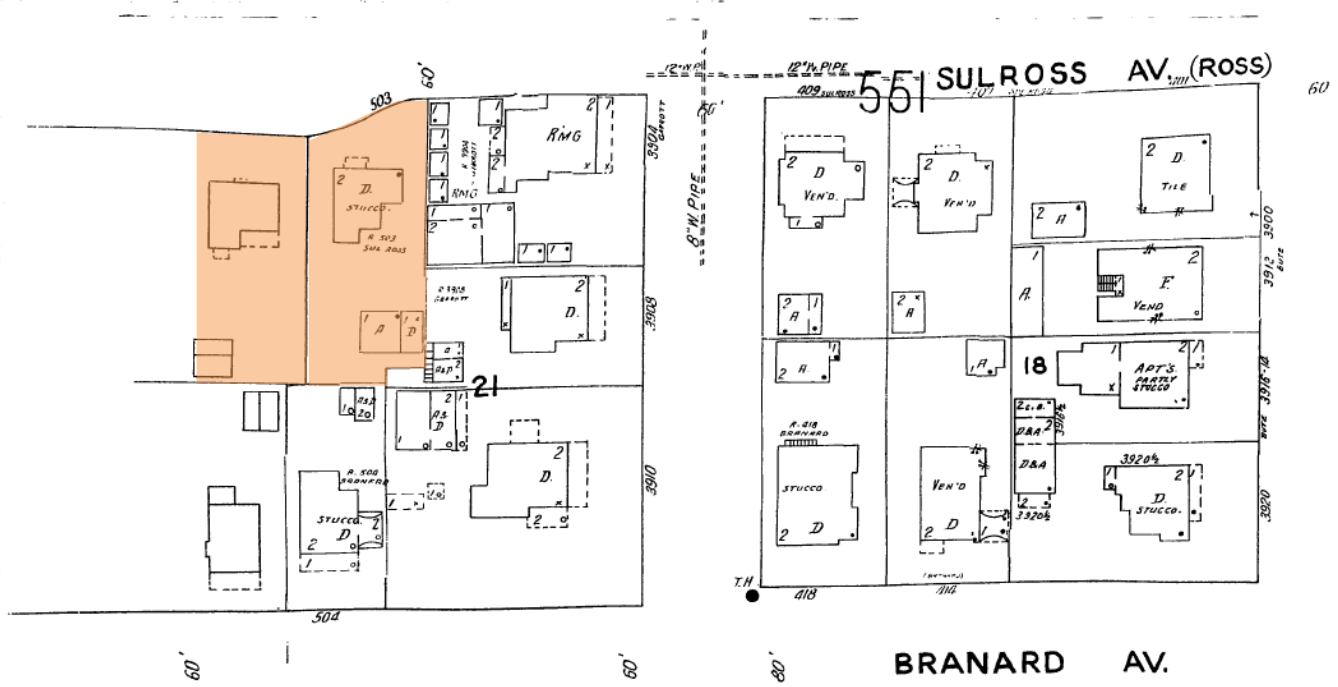
503 Sul Ross



503 Sul Ross



SANBORN

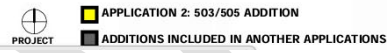
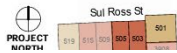


SITE PLAN



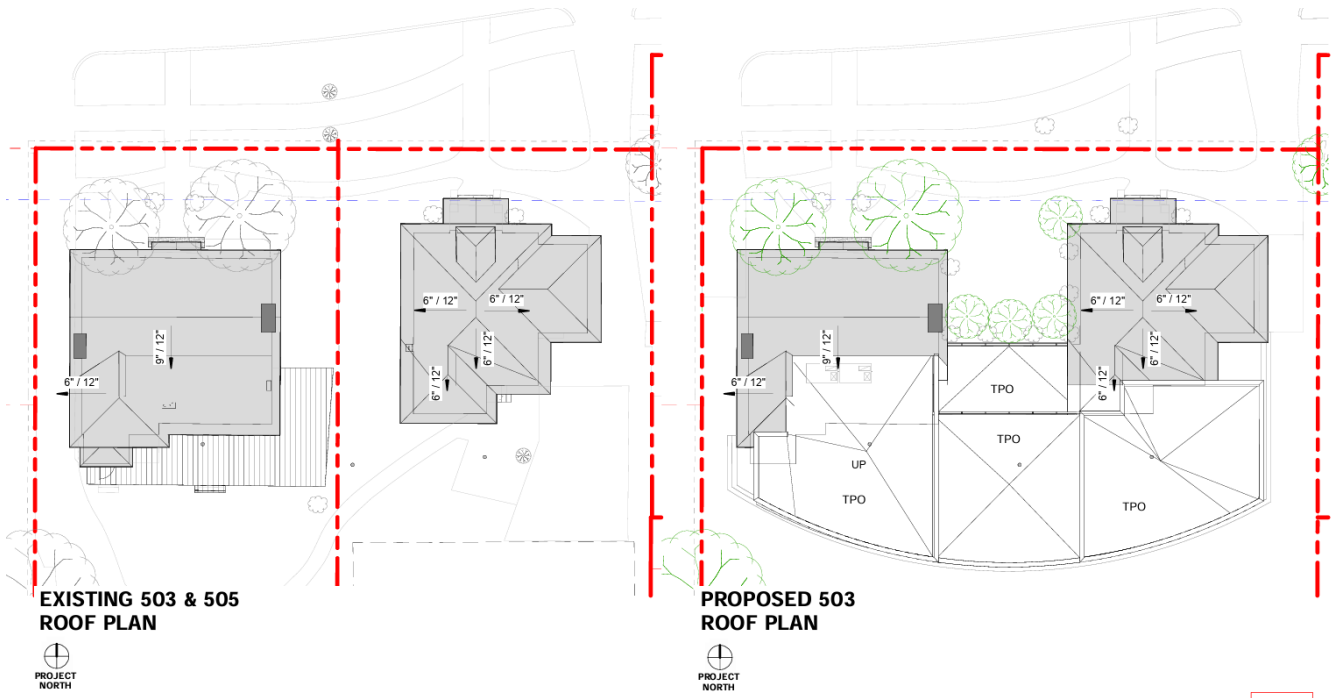
EXISTING SITE PLAN

PROPOSED SITE PLAN



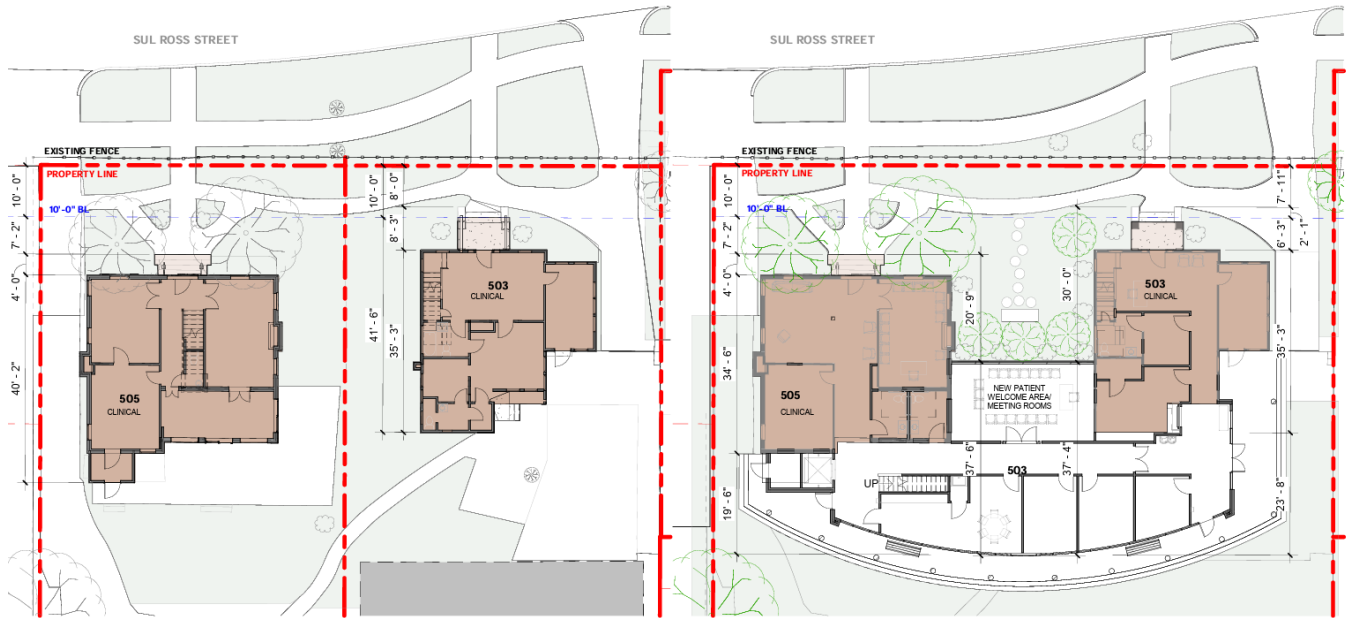
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ROOF PLAN



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FIRST FLOOR PLAN



**EXISTING 503 & 505 SUL ROSS ST
LEVEL 1 FLOOR PLAN**

**PROPOSED SUL ROSS ST
LEVEL 1 FLOOR PLAN**

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SECOND FLOOR PLAN



**EXISTING 503 & 505
LEVEL 2 FLOOR PLAN**



**PROPOSED 503
LEVEL 2 FLOOR PLAN**



FRONT NORTH ELEVATION



EXISTING 501, 503, 505 SUL ROSS ST ELEVATION



PROPOSED SUL ROSS ST ELEVATION

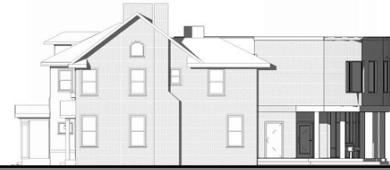


PROPOSED SUL ROSS ST ELEVATION
(BEHIND EXISTING FENCE)

SIDE & REAR ELEVATIONS



EXISTING WEST ELEVATION



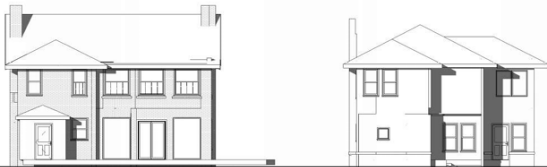
PROPOSED WEST ELEVATION



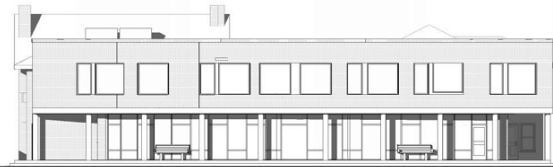
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



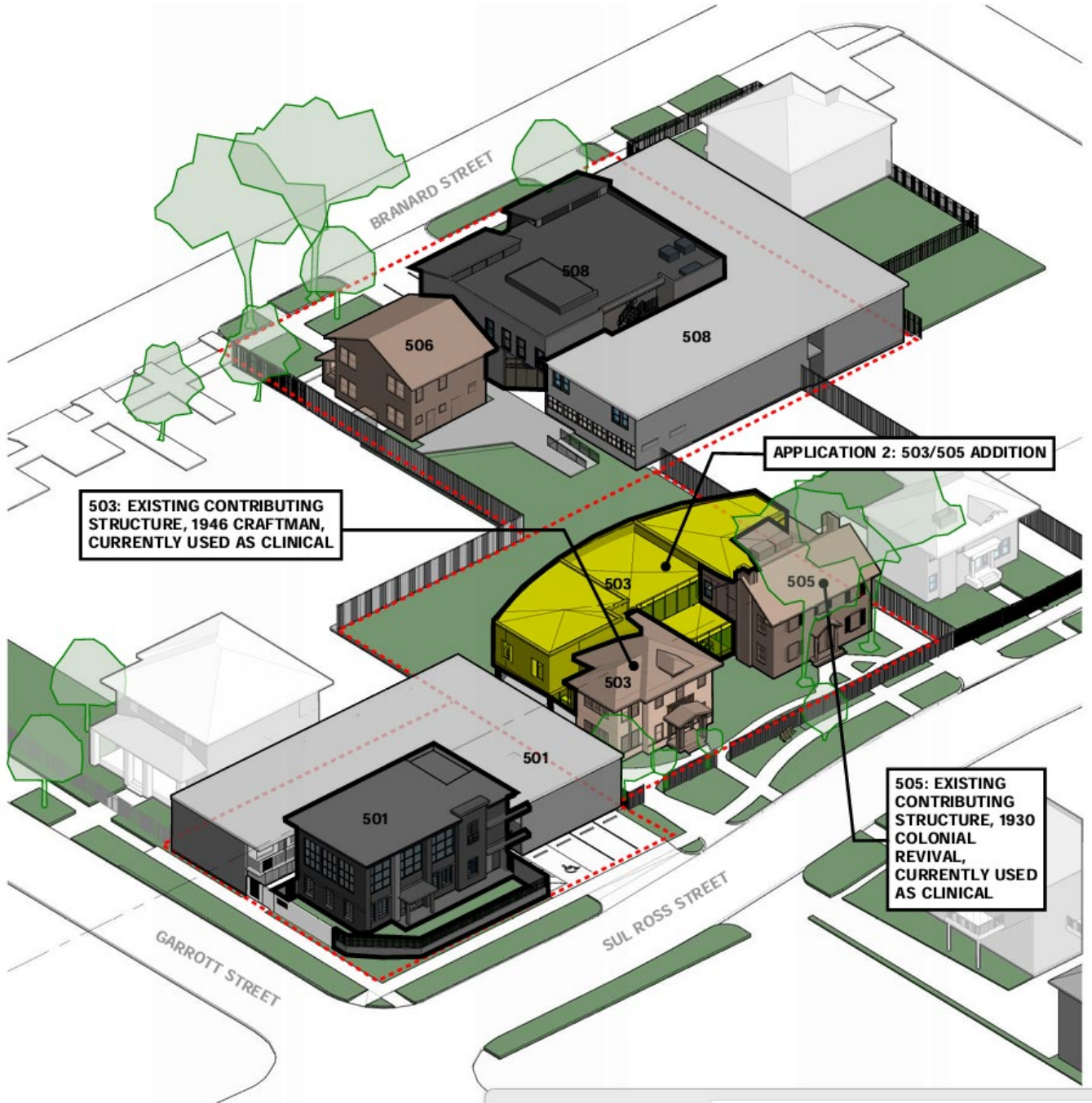
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

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PROPOSED 3D VIEWS

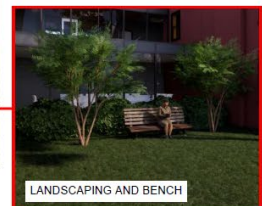
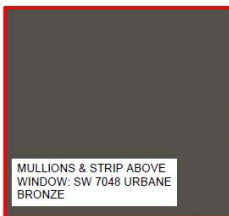


503: EXISTING CONTRIBUTING STRUCTURE, 1946 CRAFTMAN, CURRENTLY USED AS CLINICAL

APPLICATION 2: 503/505 ADDITION

505: EXISTING CONTRIBUTING STRUCTURE, 1930 COLONIAL REVIVAL, CURRENTLY USED AS CLINICAL

3D & PROPOSED MATERIAL



CONCEPT AND INSPIRATION



800 SUL ROSS



603 W MAIN B



615 W MAIN

DRY

DRAFT