

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 2616 SANFORD (703 AVONDALE FRONT BLDG)
Historic District / Landmark _____ HCAD # 026130000007
(703 AVONDALE)
Subdivision MONTROSE Lot 8 + TR 7 Block 4

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Ravi Jaisinghani
Company _____
Mailing Address PO Box 667369
Houston, TX 77266
Phone 713.849.0455
Email [REDACTED]
Signature Ravi Jaisinghani
Date Aug 31, 2015

APPLICANT (if other than owner)

Name MIKE SHELTON
Company HARVARD HEIGHTS
Mailing Address 940 HARVARD
Phone 713 880 8090
Email [REDACTED]
Signature [Signature]
Date 11 SEP 15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS:

2416 SAHFORD

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other Duplex

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- site plan
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective

WRITTEN DESCRIPTION

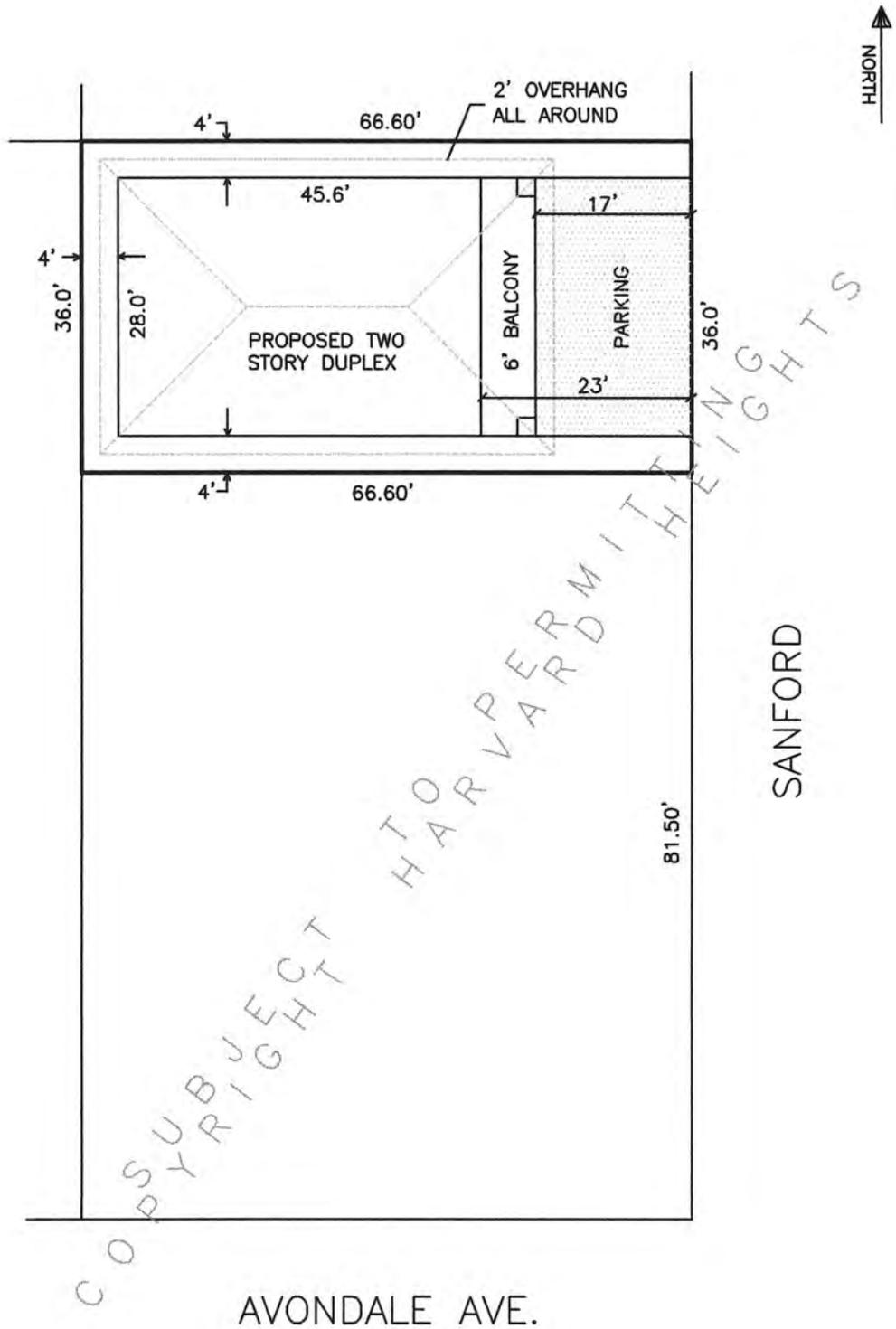
- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- site as seen from street, from front and corners, include neighboring properties

2616 Sanford

This will be a two story with 1109 sf on the first floor and 1109 sf on the second floor. There will be a 6' wide covered balcony on the second floor with wooden rails and spindles. The foundation will be drilled piers with grade beams approximately 8" above finished grade. The siding will be 6" hardi-plank with a 1x12 belly band and a 1x12 band below the soffit with corbels at approx 20" centers. The roof will be composition with a dormer in the front. The windows will be wooden sashes and a combination of fixed/sliders and double hung with three panes of glass in the top sash per the elevation drawing. The garage doors shall be carriage style as shown. The doors shall be metal 5 lite horizontal.



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SITE PLAN

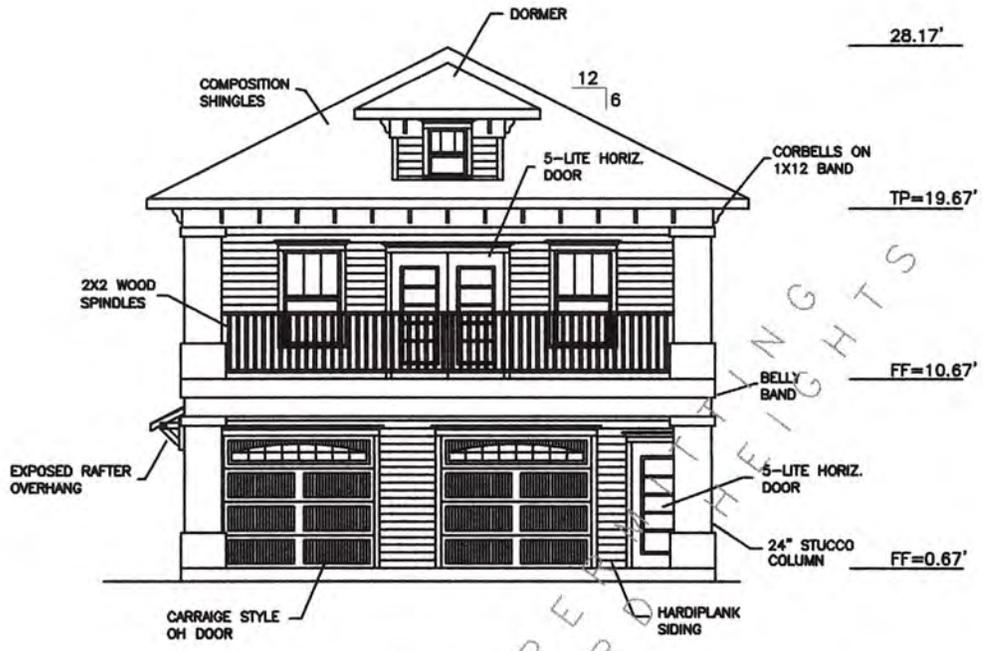
2616 SANFORD

SCALE 1:20

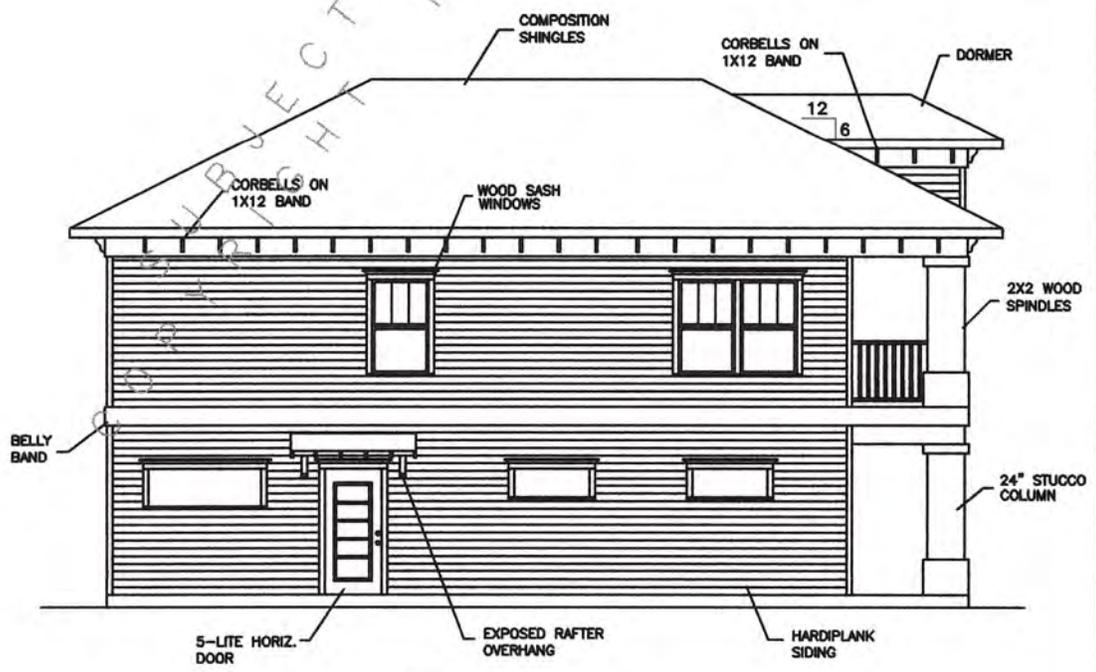
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713-880-8090



FRONT VIEW



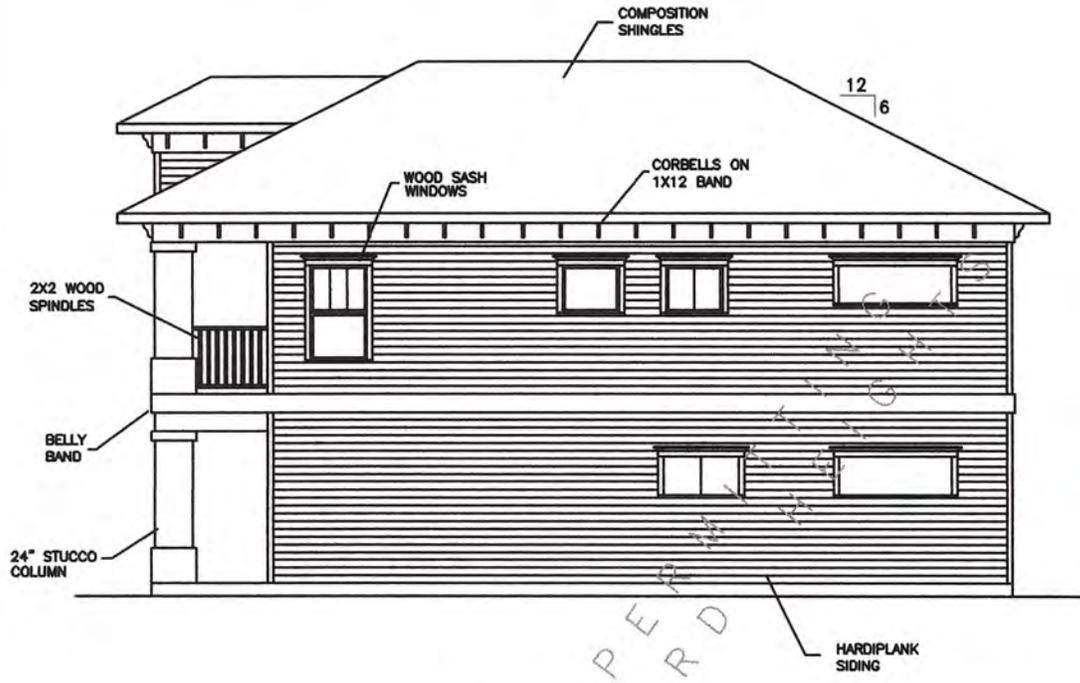
LEFT VIEW

ELEVATIONS
 2616 SANFORD
 SCALE 1:8

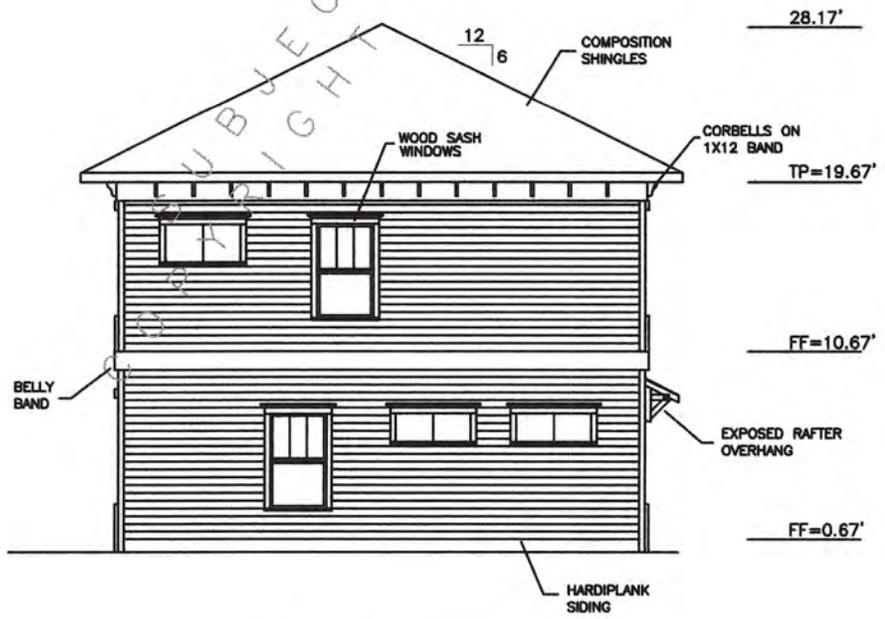
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RIGHT VIEW

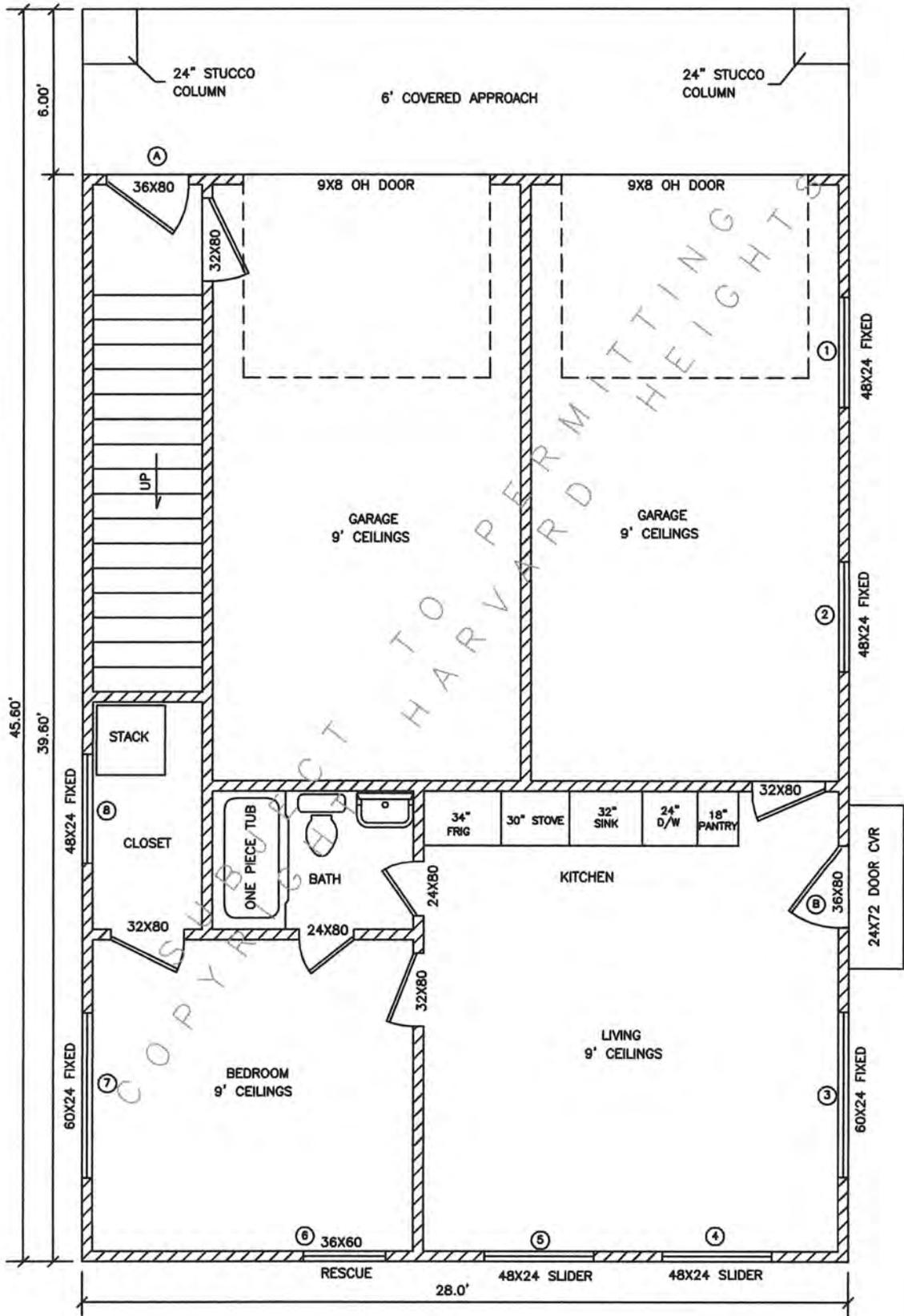


BACK VIEW

ELEVATIONS
 2616 SANFORD
 SCALE 1:8
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FIRST FLOOR

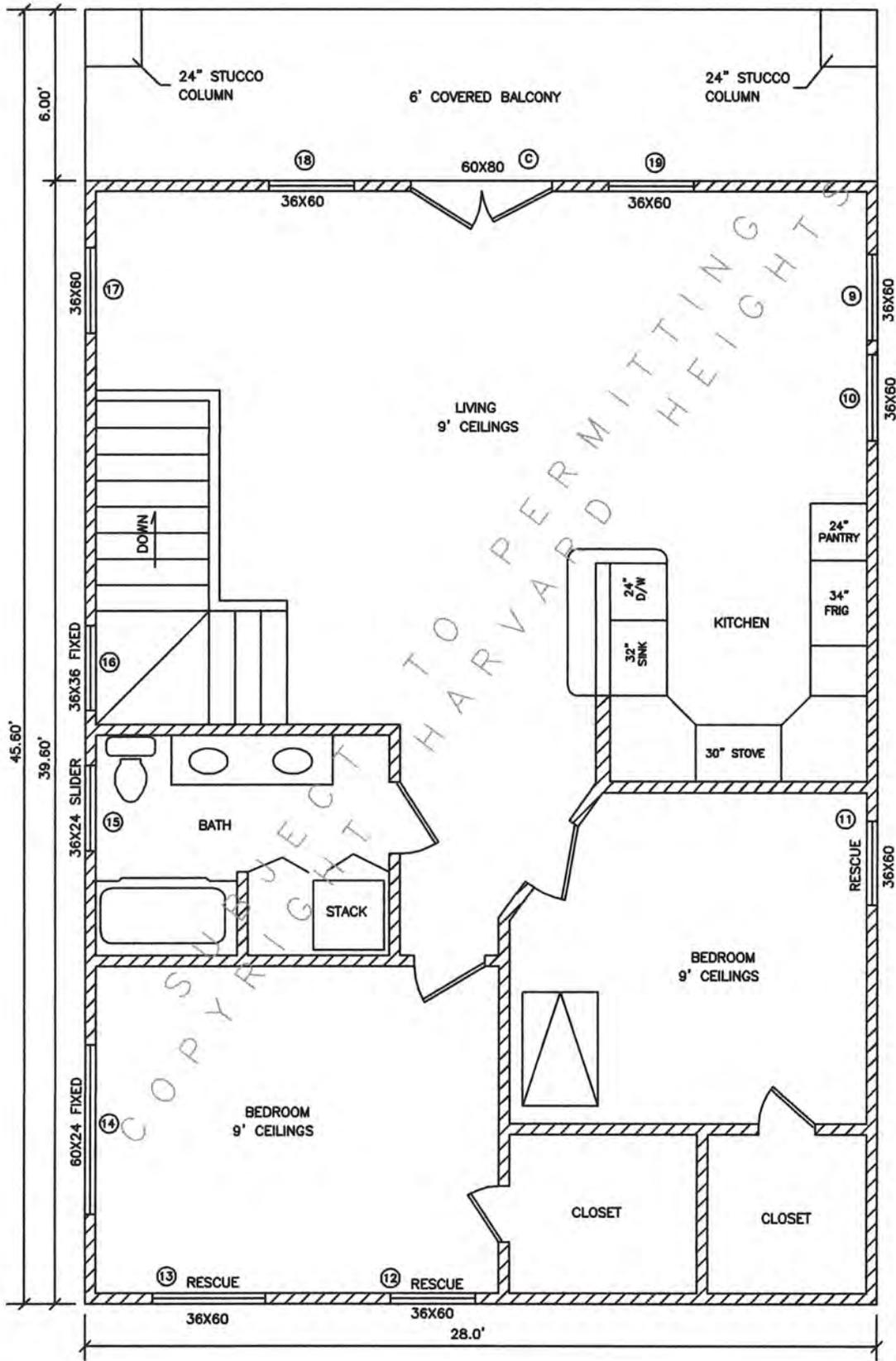
2616 SANFORD

SCALE 1:4

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SECOND FLOOR

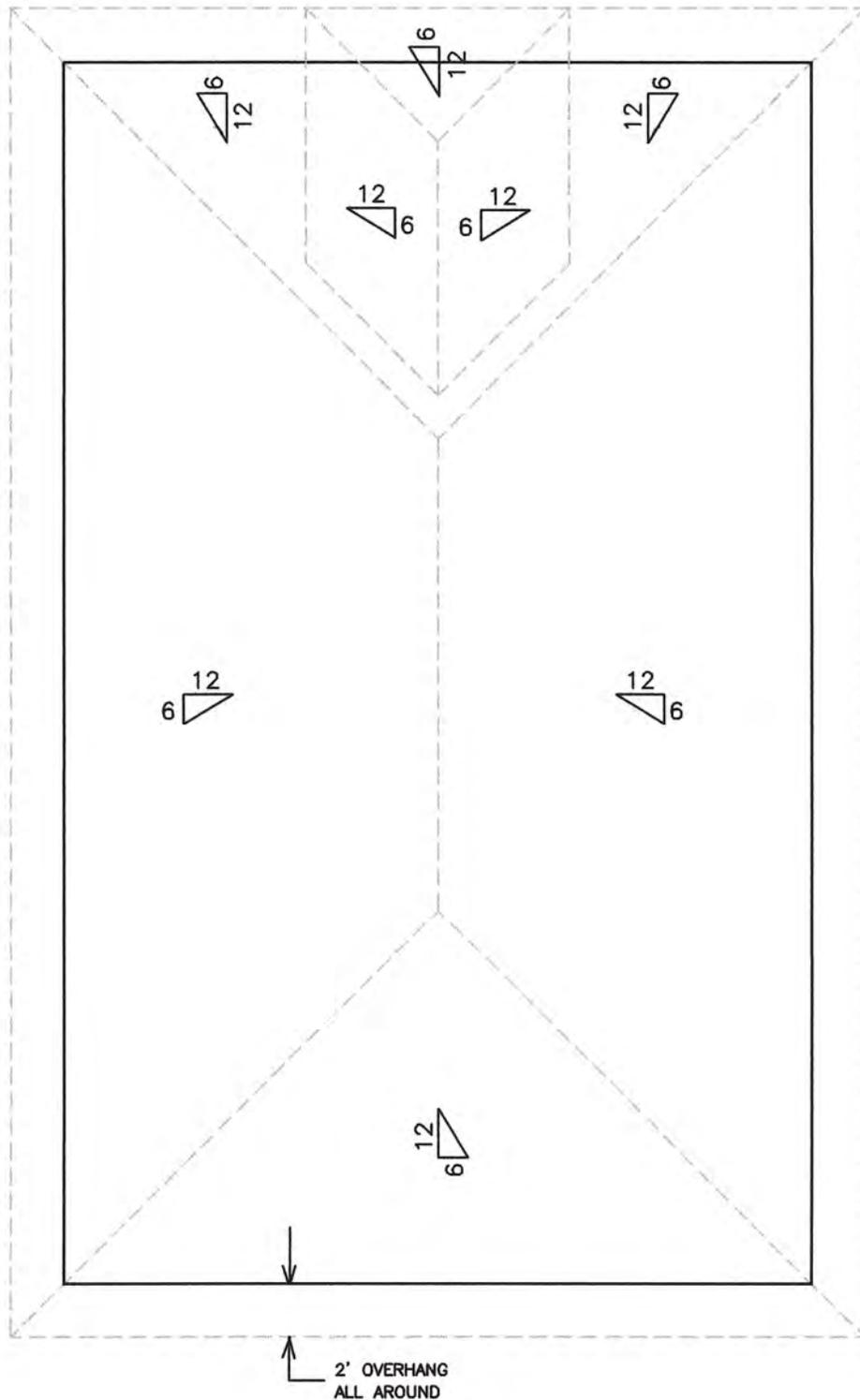
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SCALE 1:4

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ROOF PLAN

2616 SANFORD

SCALE 1:4

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DOOR SCHEDULE

LOCATION	DOOR SIZE	REMARKS
A	36"X80"	5- LITE METAL HORIZ.
B	36"X80"	5- LITE METAL HORIZ.
C	60"X80"	5- LITE METAL HORIZ.

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	48"X24"	56"	WOOD FIXED
2	48"X24"	56"	WOOD FIXED
3	60"X24"	56"	WOOD FIXED
4	48"X24"	56"	WOOD SIDER
5	48"X24"	56"	WOOD SIDER
6	36"X60"	24"	WOOD DH RESCUE
7	60"X24"	56"	WOOD FIXED
8	48"X24"	56"	WOOD FIXED
9	36"X60"	24"	WOOD DH
10	36"X60"	24"	WOOD DH
11	36"X60"	24"	WOOD DH RESCUE
12	36"X60"	24"	WOOD DH RESCUE
13	36"X60"	24"	WOOD DH RESCUE
14	60"X24"	56"	WOOD FIXED
15	36"X24"	56"	WOOD SLIDER
16	36"X36"	56"	WOOD FIXED
17	36"X60"	24"	WOOD DH
18	36"X60"	24"	WOOD DH
19	36"X60"	24"	WOOD DH

DOOR WINDOWW SCHEDULE

2616 SANFORD



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703 Avondale St

Texas Art Supply

AutoZone

South Beach Houston
JR's Bar & Grill

Baba Yega Cafe

Niko Niko's

The Hay Merchant

Half Price Books

Uchi

Katz's Deli & Bar

Indika

Dolce Vita Pizzeria Enoteca

AvantGarden

Numbers Night Club

Starbucks

Consulate General
of the Peoples Republic

Annunciation Greek
Orthodox Cathedral

Texas Junk

MAX's Wine Dive
Houston - Fairview St

Boheme Cafe
and Wine Bar

HI-Houston: The
Morty Rich Hostel









703 AVONDALE
FRONT HOUSE



2616 SANFORD
(SUBJECT PROPERTY)
BACK BUILDING FACING
SANFORD

