

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Greg Swedberg, 2Scale Architects for Michele Alvarado, Sanctuary Builders, owner

Property: 803 Kipling St, Lot 1 & 2, Block 19, Montrose Subdivision. The property includes an 8,400 square foot (70' x 120') corner lot.

Significance: The property is a vacant lot located in the Audubon Place Historic District. The lot is subdivided into two 35' wide lots.

Proposal: New Construction – Duplex

This project was deferred at the January 28th HAHC meeting. Construct an approximately 4,000 square foot, two-story duplex with alley-loading garages.

- The structure has a 20' front setback and an 11' side setback from Stanford Street;
- The ridges of the structure begin at 28' at the front and then steps up to 31';
- The structure measures 48'-9" wide at the front, including the west porch, and 86' deep.

See enclosed application materials and detailed project description on p. 4-22 for further details.

Public Comment: No public comment received at this time.

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

[X] [] [] (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;

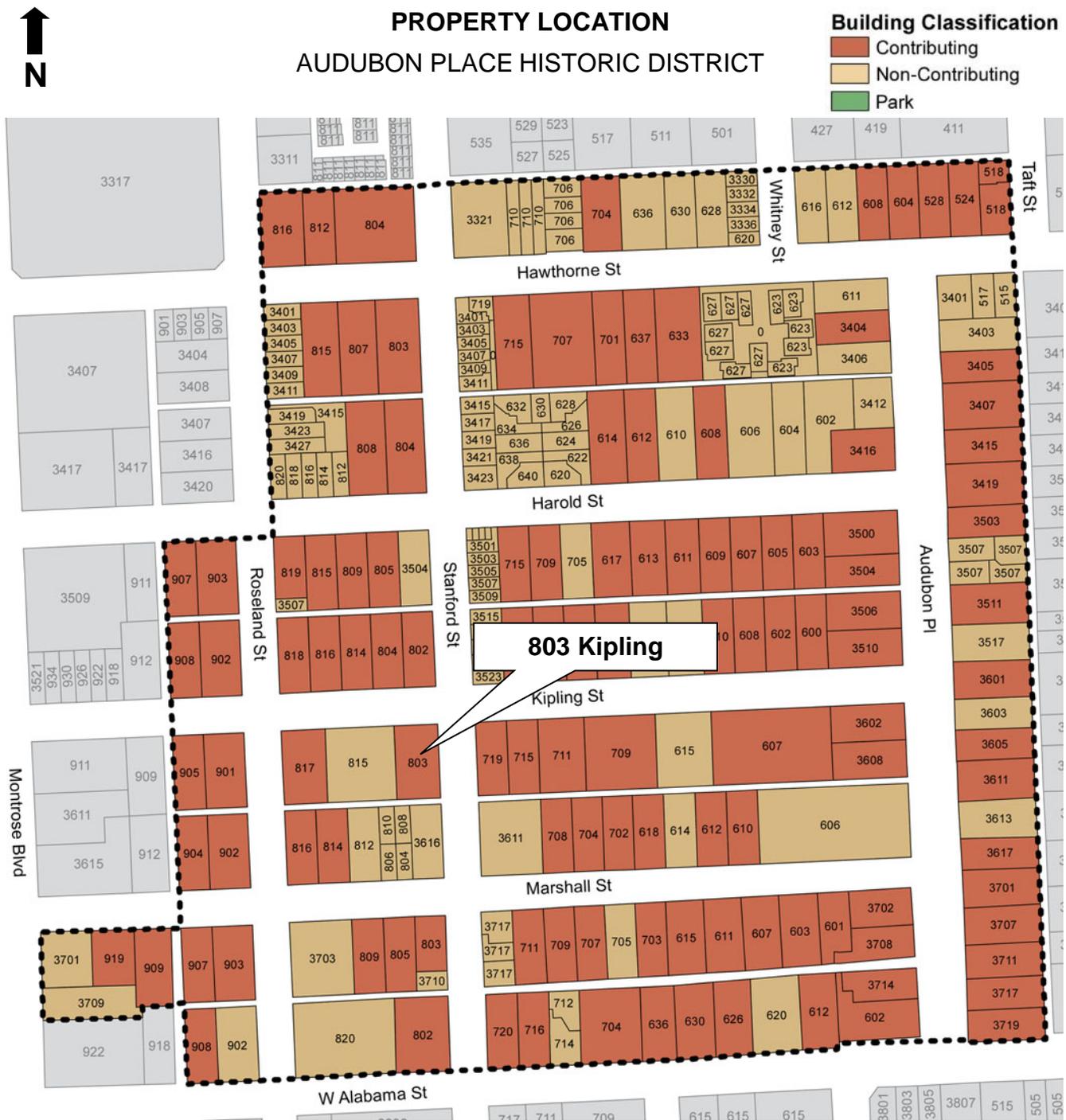
[X] [] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

[X] [] [] (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;

[X] [] [] (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.



INVENTORY PHOTO – DESTROYED BY FIRE



CURRENT PHOTO



NEIGHBORING PROPERTIES





3D RENDERINGS – PROPOSED

FRONT FACING KIPLING



SIDE FACING STANFORD STREET



OBLIQUE VIEW

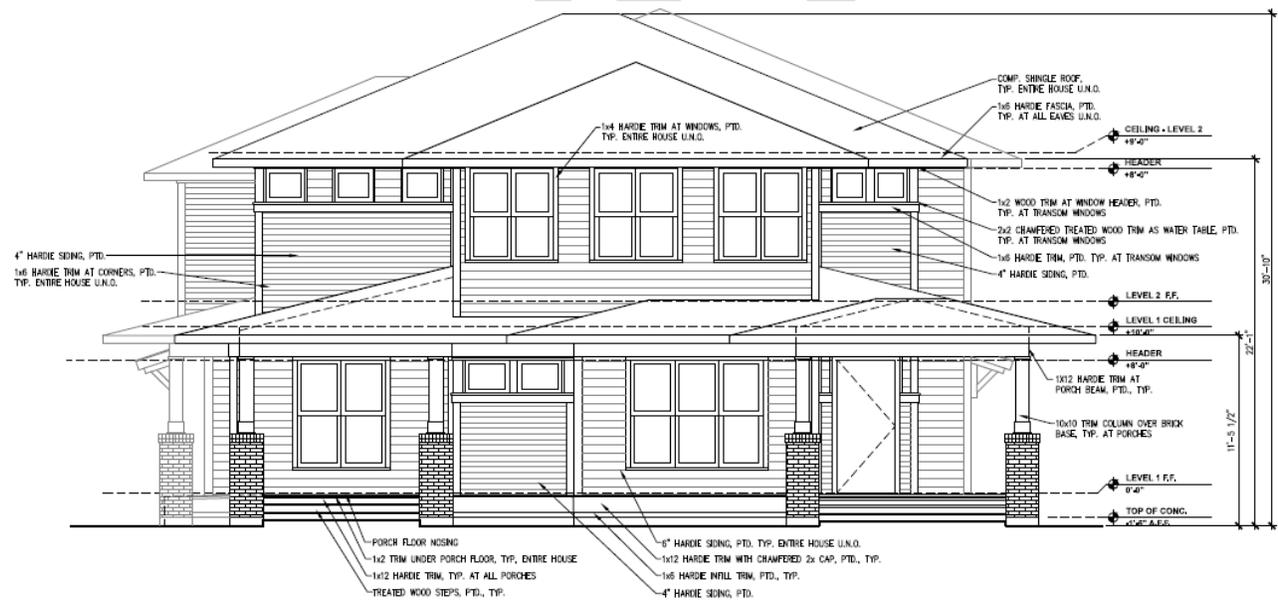
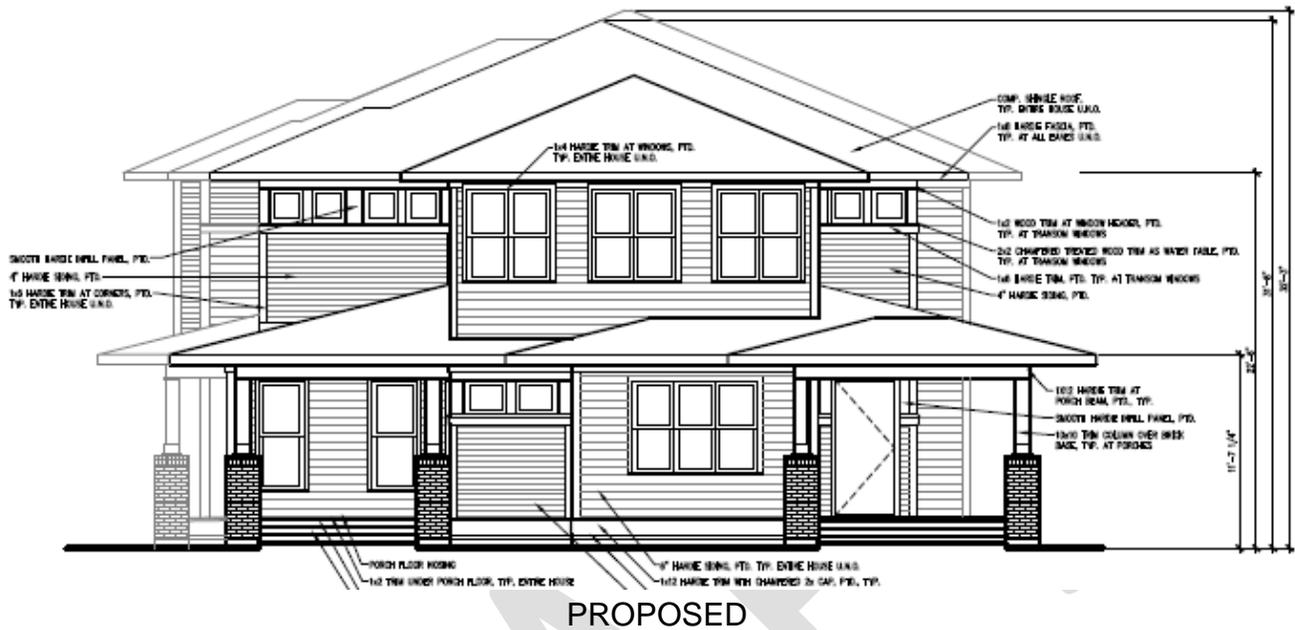


DRAFT

BLOCKFACE VIEWS



NORTH ELEVATION – FRONT FACING KIPLING STREET



EAST SIDE ELEVATION FACING STANFORD

DEFERRED 1/28/2016



PROPOSED



WEST SIDE ELEVATION

DEFERRED 1/28/2016



PROPOSED



SOUTH (REAR) ELEVATION

DEFERRED 1/28/2016

NOTE: RE 1/4000 FOR ADDITIONAL NOTES AND DIMENSIONS



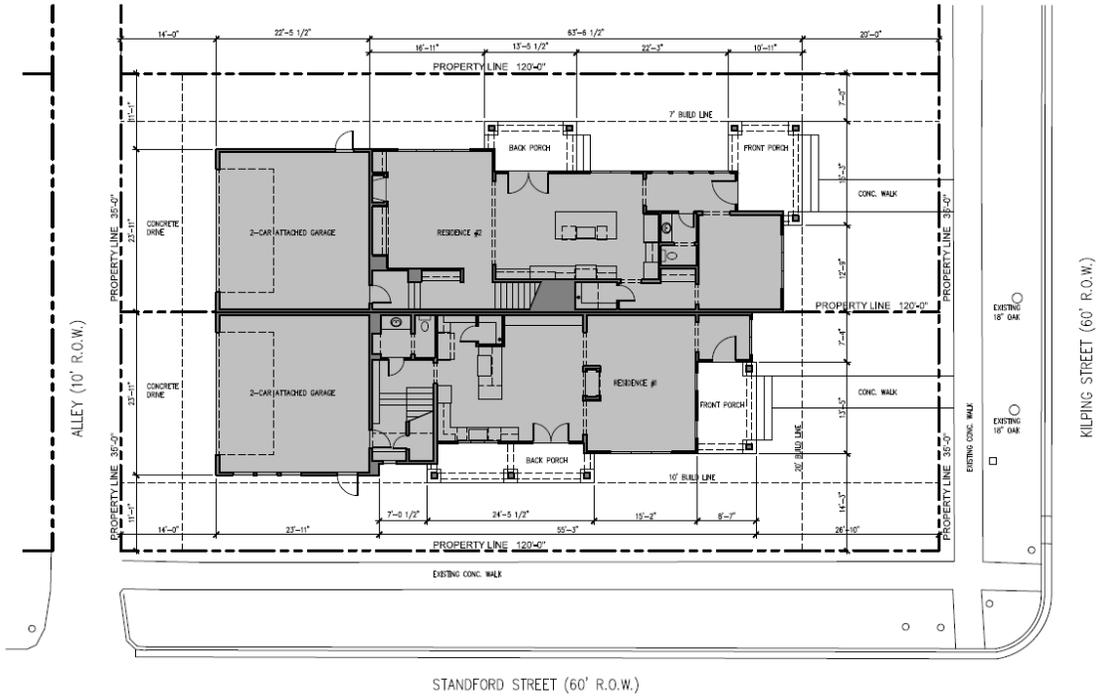
PROPOSED

NOTE: RE 1/4000 FOR ADDITIONAL NOTES AND DIMENSIONS



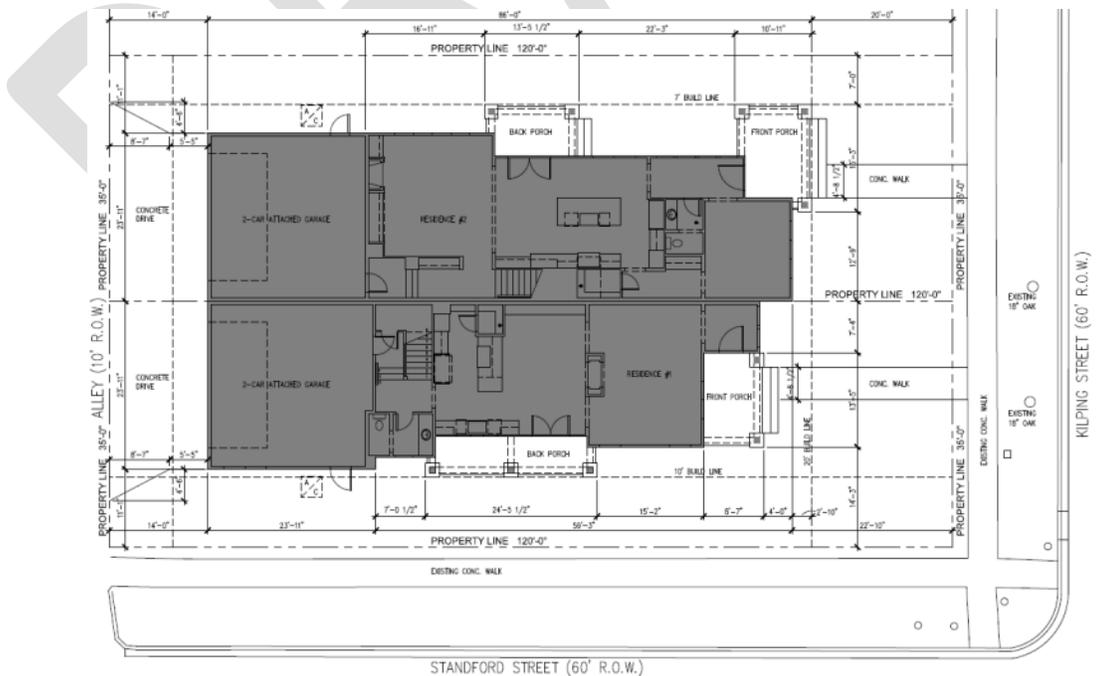


SITE PLAN
DEFERRED 1/28/2016



STANFORD STREET (60' R.O.W.)

PROPOSED

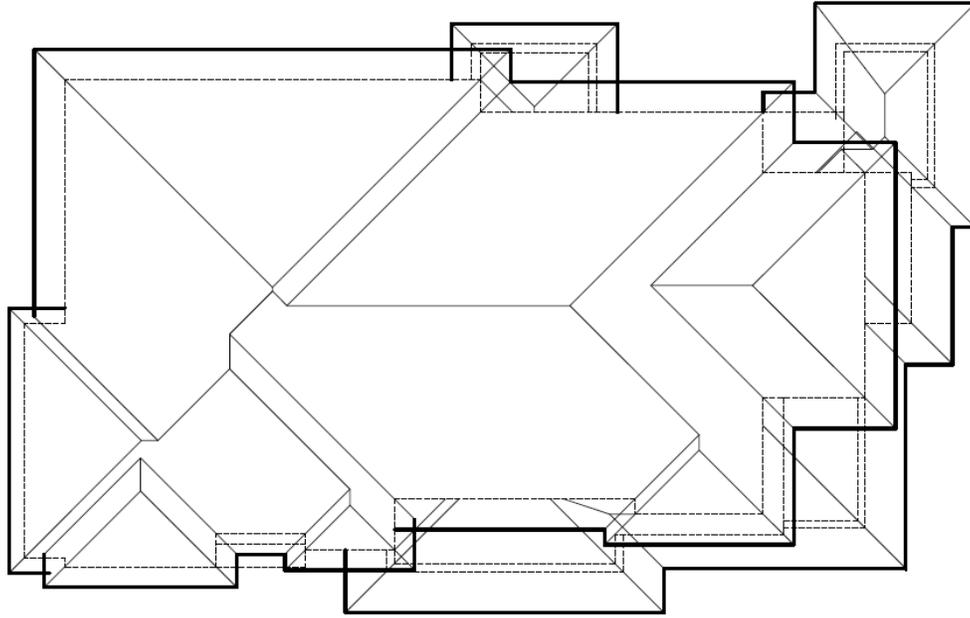


STANFORD STREET (60' R.O.W.)

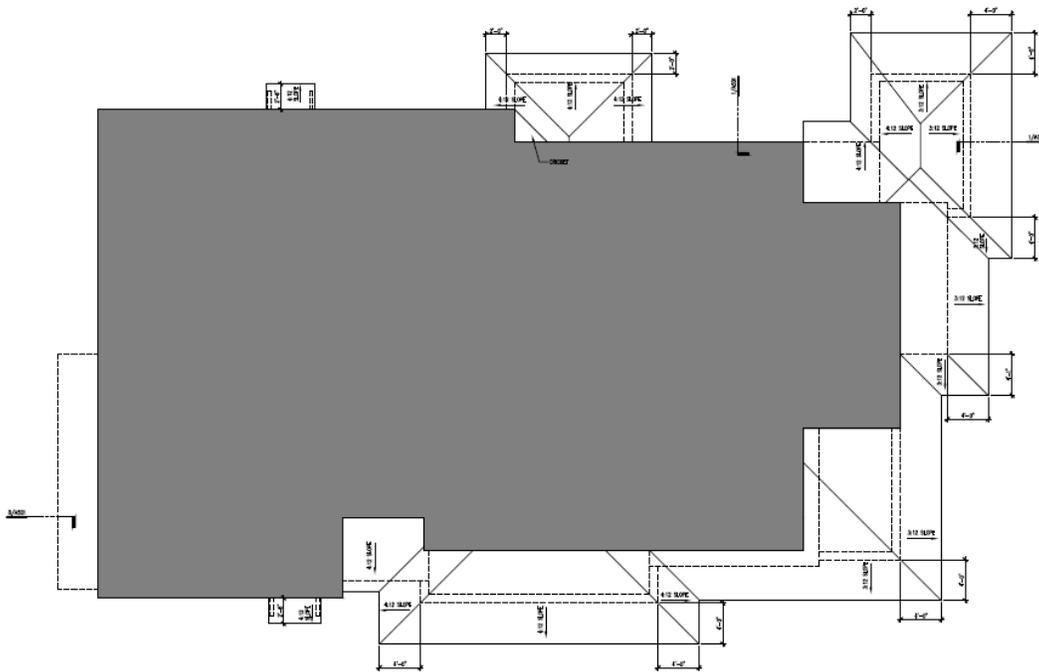


ROOF PLAN

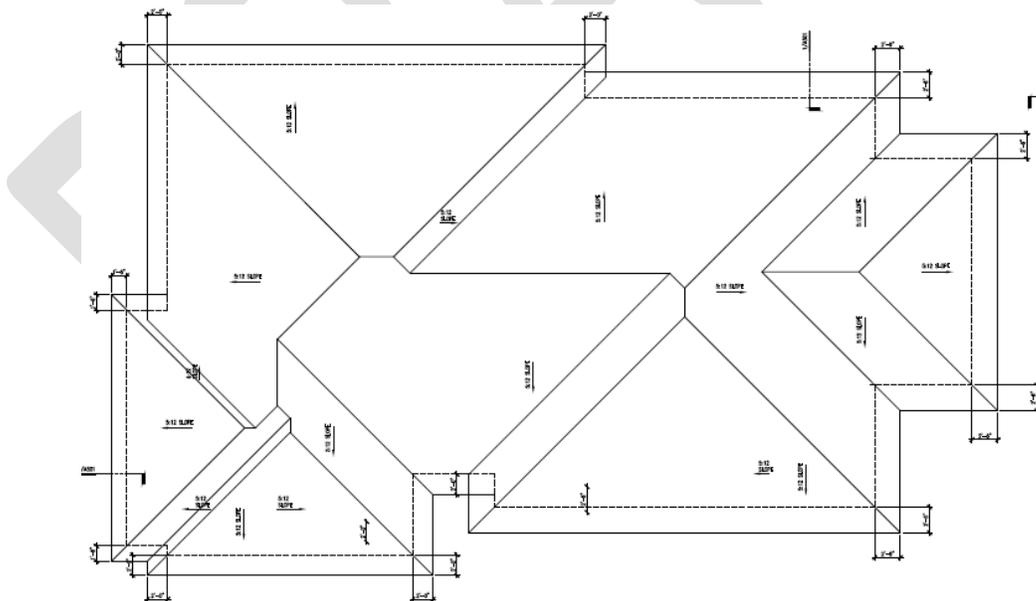
DEFERRED 1/28/2016



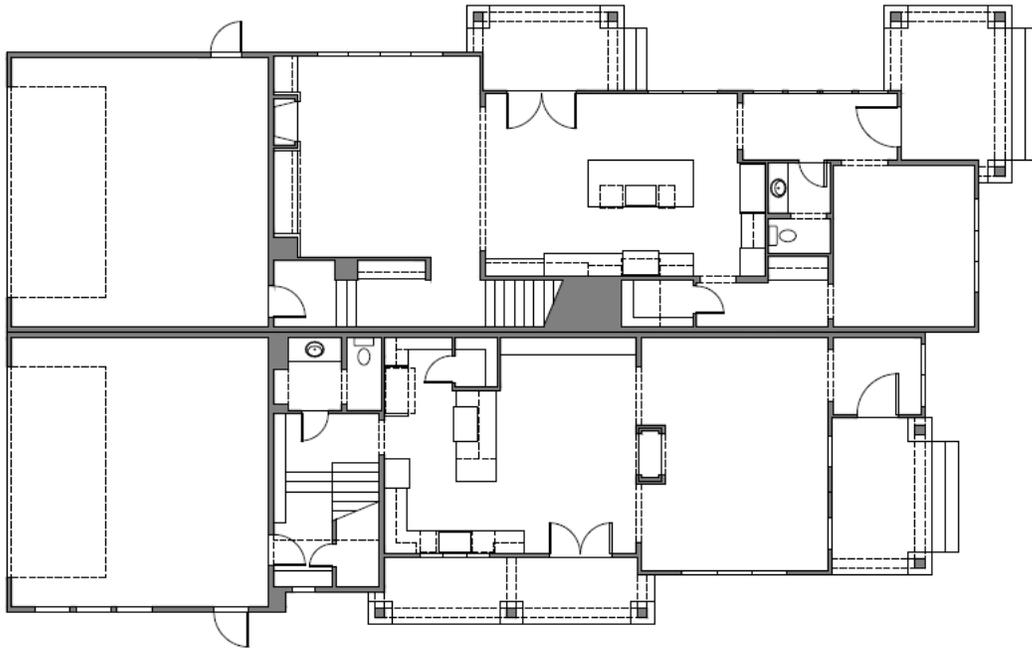
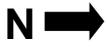
PROPOSED 1ST FLOOR



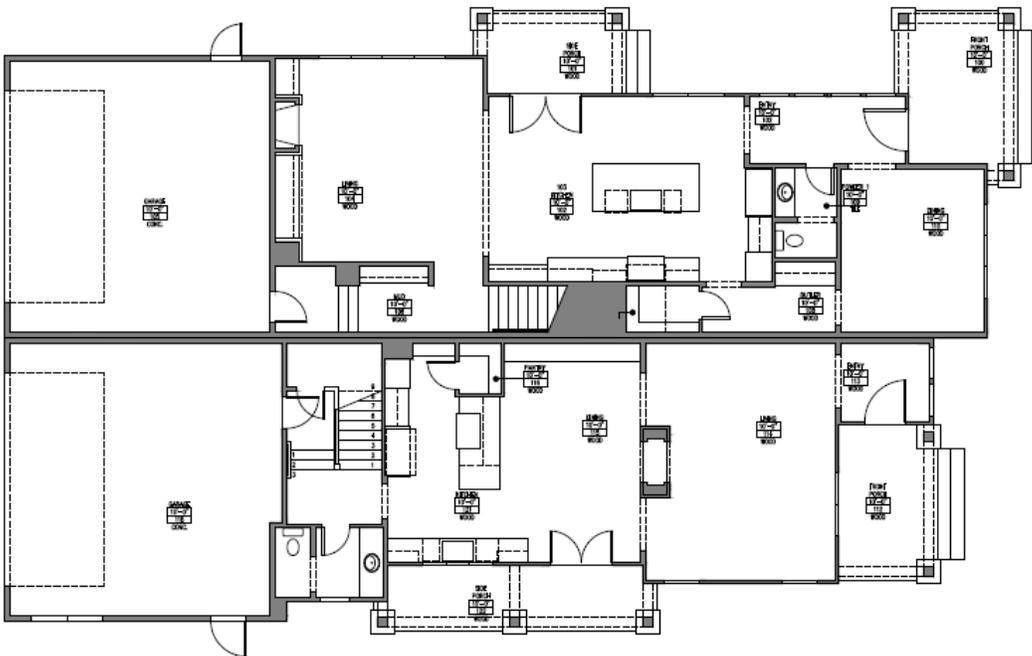
PROPOSED 2ND FLOOR



FIRST FLOOR PLAN
DEFERRED 1/28/2016

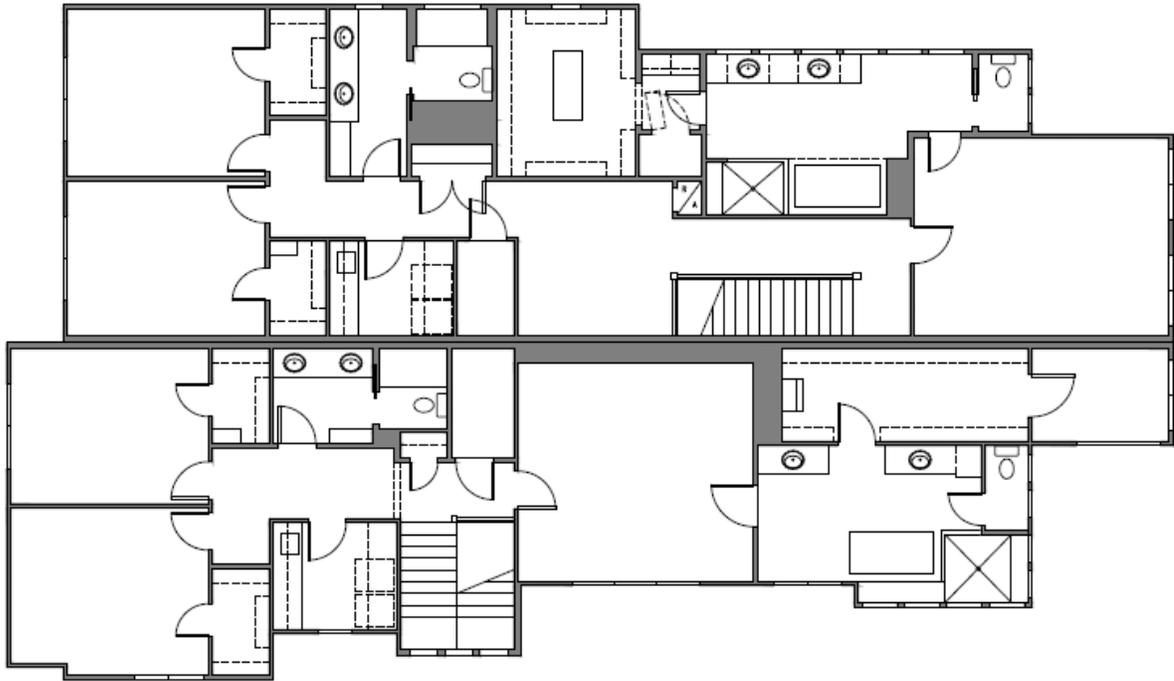


PROPOSED

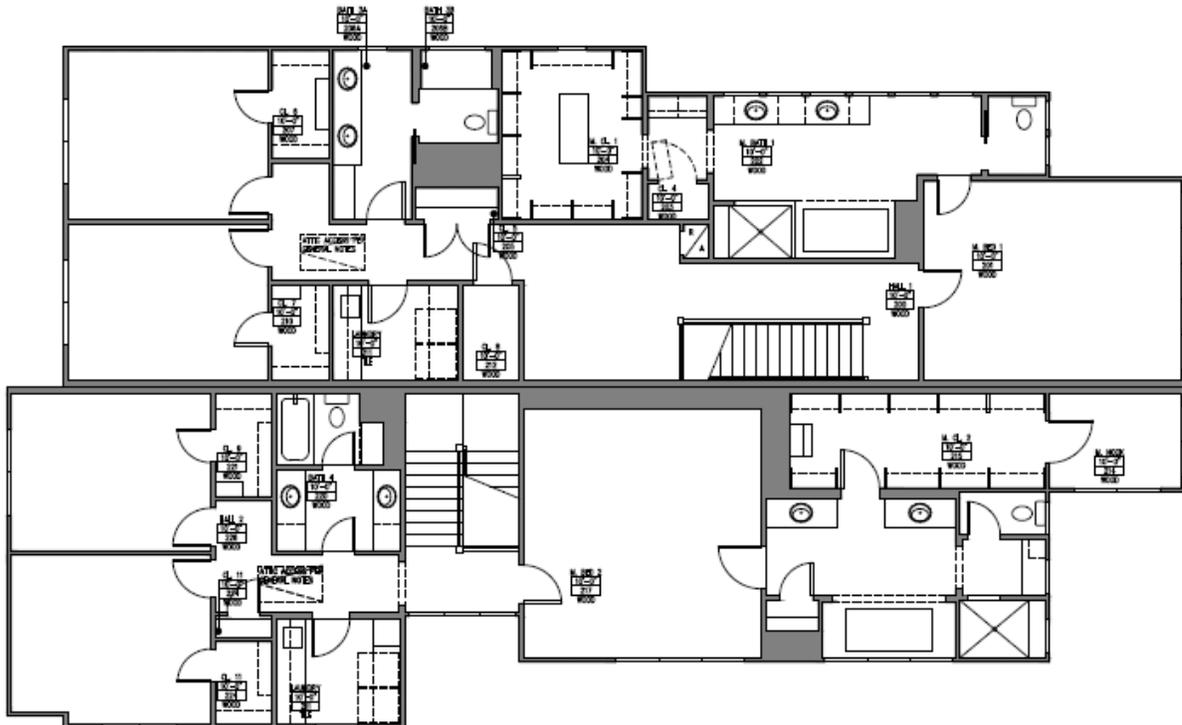


SECOND FLOOR PLAN

DEFERRED 1/28/2016



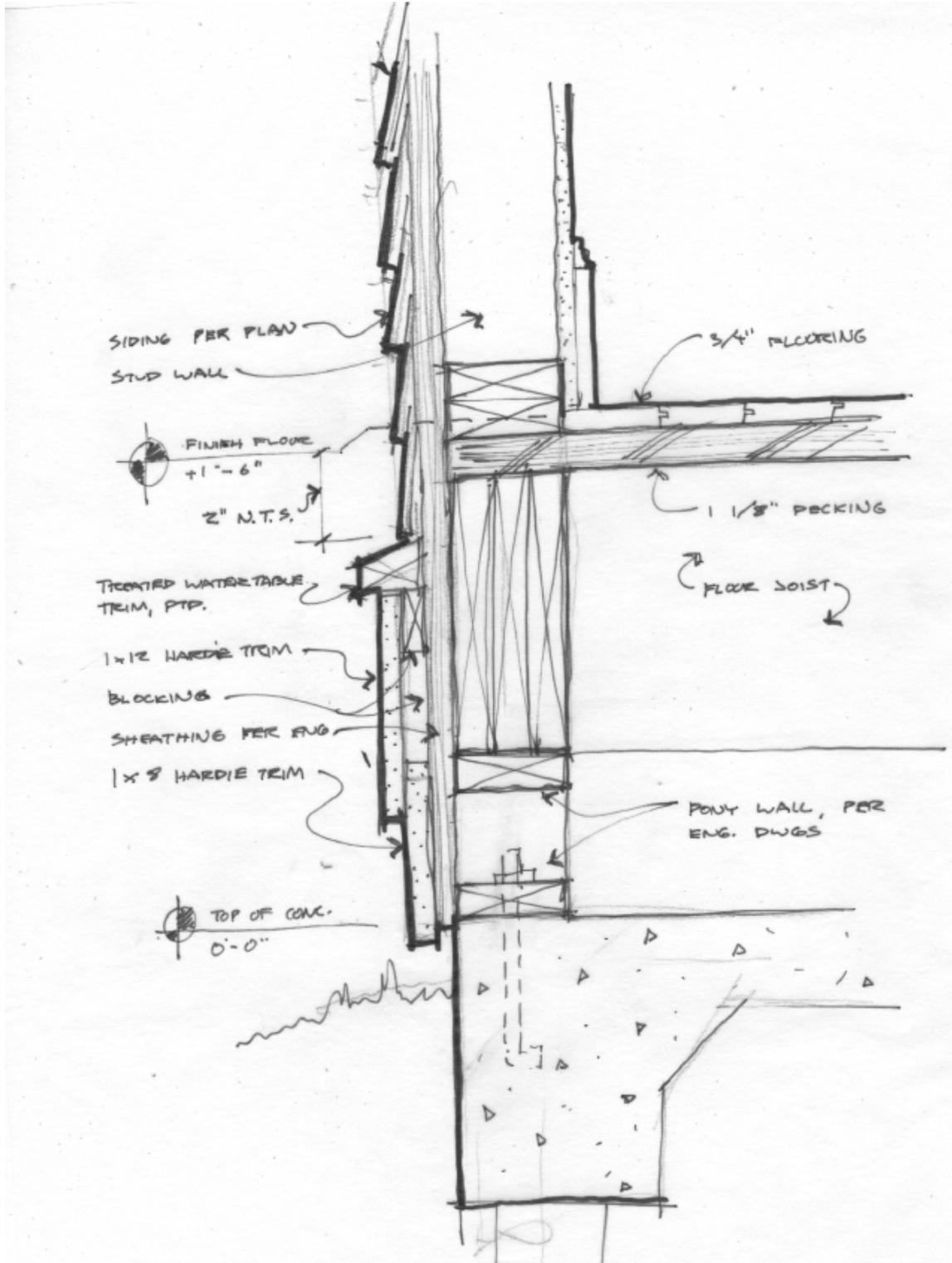
PROPOSED



WINDOW / DOOR SCHEDULE

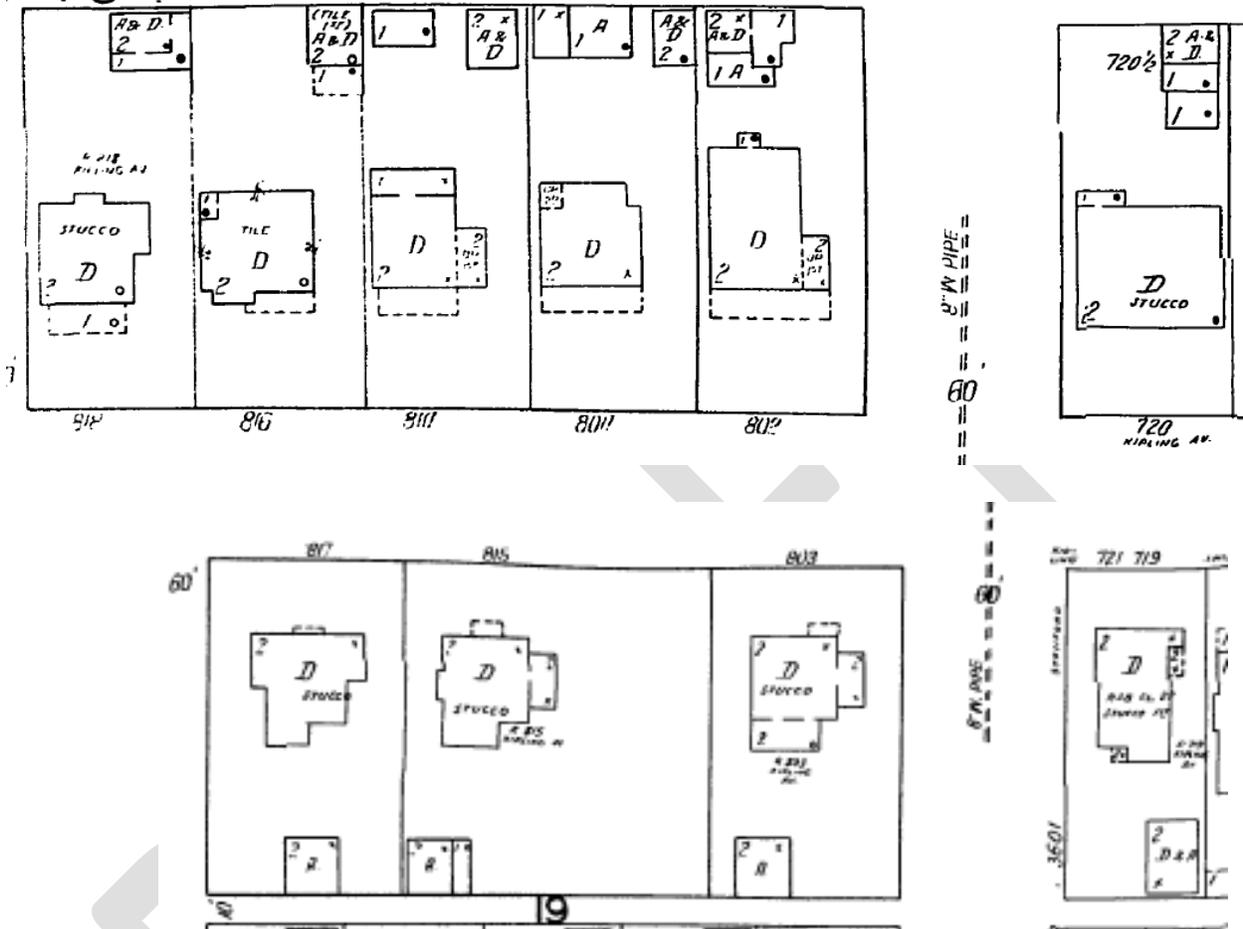
TYPE	SIZE INCHES (WxH)	NOTES
		ALL WINDOWS TO BE OLD-WEN SITELINE WOOD DOUBLE HUNG UNLESS NOTED OTHERWISE.
A1/A7	32x82	
B1/B2	32x24	PICTURE
C	96x66	TRIPLE 32"x66", RE: ELEVATIONS
D1/D2/D3/D4	30x24	PICTURE
E	72x78	DOUBLE 36"x78", RE: ELEVATIONS
F	128x78	QUADRUPLE 32"x78", RE: ELEVATIONS
G1/G2/G3	36x18	PICTURE 2x6 WALL
H	24x48	2x6 WALL
J	72x54	TRIPLE 24"x54", RE: ELEVATIONS
K	108x78	TRIPLE 36"x78", RE: ELEVATIONS
L1/L2/L3	24x24	PICTURE
L5/L6	24x24	PICTURE
M	72x66	DOUBLE 36"x66", RE: ELEVATIONS
N1/N2/N3	60x54	DOUBLE 30"x54", EGRESS, RE: ELEVATIONS
P1/P2/P3	30x24	PICTURE
P4/P5/P6	30x24	PICTURE
Q1/Q2	24x48	
R	48x66	PICTURE, TEMPERED
S1/S2/S3	72x72	DOUBLE 36"x72", EGRESS, RE: ELEVATIONS
T	60x72	DOUBLE 30"x72", EGRESS, RE: ELEVATIONS
U	28x48	
V1/V2/V3	24x24	PICTURE 2x6 WALL
W	108x66	TRIPLE 36"x66", EGRESS, RE: ELEVATIONS
X	58x66	DOUBLE 29"x66", TEMPERED, RE: ELEVATIONS
Y1/Y2/Y3/Y4	30x24	PICTURE

FOUNDATION DETAIL



SANBORN MAPS

1924-Feb 1951 Vol 5, Sheet 547/548



PROJECT DETAILS

Shape/Mass: The duplex measures approximately 48'-9" from the front with the porch, 85'-11" deep and 30'-10" to the tallest ridge.

Setbacks: The duplex is set 20' from the front (north), 11' from the Stanford side (east), 14' from the rear and 7' from the west side.

Foundation: Slab foundation with a 1'-6" finished floor height. A piece of 12" cementitious trim will be installed around the skirting to give the appearance of a pier- and-beam foundation.

Windows/Doors: The duplex contains wood 1-over-1 and fixed windows.

Exterior Materials: The duplex is clad in 6" cementitious siding on the first floor and 4" cementitious siding on the second floor of the front mass, and 4" siding on the rear mass.

Roof: The roof is hipped with a top ridge height of 30'-10", a top eave height of 22' and a first floor eave height of 11'-5". The garage eave height is slightly lower. The main mass roof pitch is 5-over-12 and 3-over-12 and 4-over-12 on the porch roofs.

Front Elevation: The duplex contains two porches on either side, five 1-over-1 windows, a pedestrian door and two fixed windows on the first floor, and six 1-over-1 windows and six fixed windows on the second floor.
(North)

Side Elevation: The duplex contains a side porch, two single pedestrian doors and a pair of double doors, seven 1-over-1 windows and three fixed windows on the first floor. The second floor contains 10 1-over-1 windows and seven fixed windows.
(East)

Side Elevation: The duplex contains porch at the front and a side porch, a single pedestrian door and a pair of double doors, six 1-over-1 windows and four fixed windows on the first floor. The second floor contains two 1-over-1 windows and seven single-pane windows.
(West)

Rear Elevation: The duplex contains two garage doors on the first floor and six 1-over-1 windows on the second floor.
(South)