

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Mike Shelton, Harvard Heights Construction for Ravi Jaisinghani, owner

Property: 2616 Stanford, Lot 8, Tract 7, Block 4, Montrose Subdivision. The property includes a historic 2,746 square foot, two-story brick veneer duplex residence and a detached nonhistoric 1,256 square foot duplex situated on a 7,892 square foot (66.6' x 118.5') corner lot.

The owner intends to subdivide the existing 66.6' x 118.5' corner lot into two new lots – the south lot containing the main house will be 66.6' wide x 83.5' deep, and the north lot, where the proposed building will be constructed, will be 35' wide x 66.6' deep.

Significance: Noncontributing duplex, constructed circa 1940, located in the Avondale West Historic District. The applicant proposes to demolish the duplex in order to construct the proposed building.

Proposal: New Construction – Residence *Deferral*

Construct a 1,864 square foot residence with front-loading garage on the site of a noncontributing duplex that will be demolished. The applicant submitted a revised design on Feb 23, 2016.

- The building measures 42.5' deep by 27' wide by 28' tall; it contains 932 sf on each floor.
- Front setback will be 20' to the garage doors and 12' to the front of the balcony. Side setbacks are 4' on each side.
- Features include a second-story balcony, a dormer, and 6" by 6" square columns on the first and second stories. The change in column size from 16" square to 6" square is the only revision to the January project proposal.

The applicant has provided illustrations of garage apartments with front balconies that have been approved by HAHC in other historic districts. None of these examples are from the context area or the Avondale West Historic District. The examples provided by the applicant all contain simple design elements more typical of garage apartments than the applicant's January proposal.

See enclosed application materials (Attachment A) and project description on pp. 5-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approve with Condition: Dormer should be removed from final design.

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;

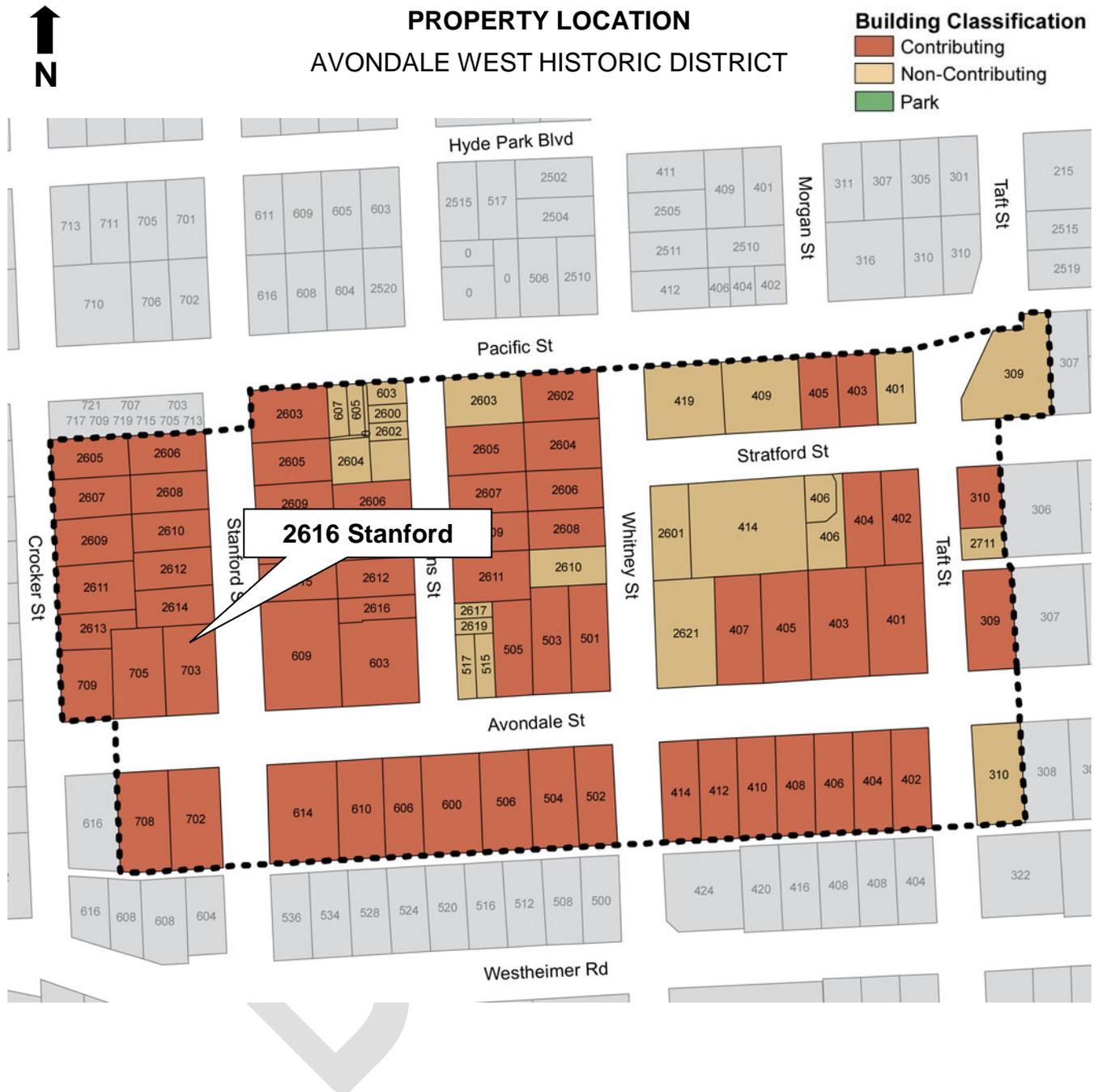
The two-story structure is a single residential unit located above a ground floor front-loading garage. The applicant is subdividing the existing property in order to create a new lot for this single family residence. Because the applicant's proposed new lot is only 35' wide and 66' deep, there is little room for a conventionally designed house with rear garage, which is the pattern consistent with the contributing structures in this historic district. Because this site is currently occupied by a secondary duplex structure behind a main house, staff has taken a flexible approach to allowing this new single family residence to have the appearance of a secondary structure/garage apartment instead of a traditional single family design. The proposed setbacks are typical of garages on corner lots 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;

As noted in Criterion 1, staff is allowing this new single family residence to have the appearance of a front-loading garage apartment instead of a typical single-family design with rear detached garage. Because the structure is mimicking a garage apartment, the structure should have features typical of a garage apartment.

The applicant has simplified the columns from large 16" square columns to 6" x 6" columns, which reduces the effect of the balcony at the front. However, the dormer is an incompatible feature for the secondary structure, and is a purely decorative, nonfunctional element. In order to simplify the structure to look like a secondary building, the dormer should be removed.
- (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; and objects in the historic district;
- (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 OF SITE – SECONDARY DUPLEX STRUCTURE

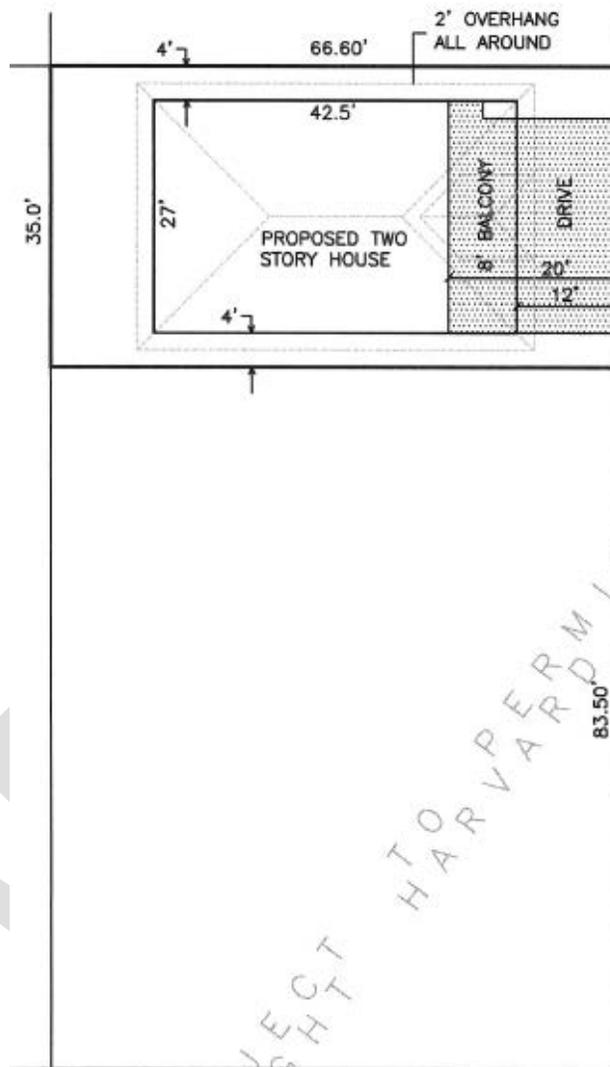


MAIN HOUSE AT 703 AVONDALE





SITE PLAN
PROPOSED



SUBJECT TO PERMIT
AVONDALE AVE.

CONTEXT AREA

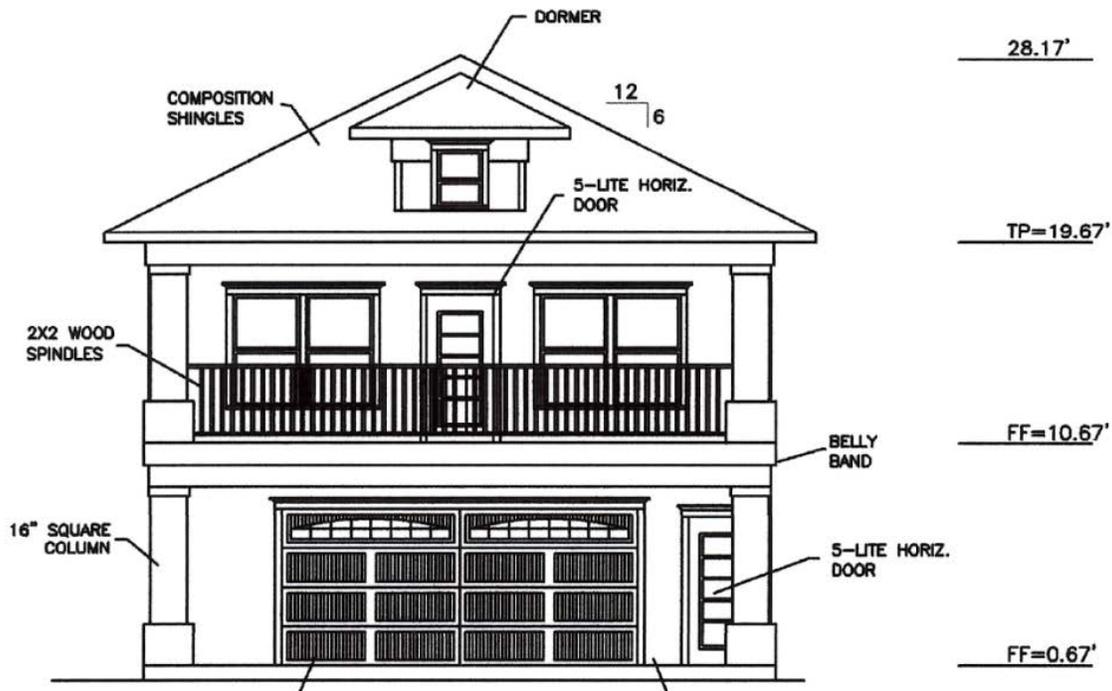


CONTEXT AREA

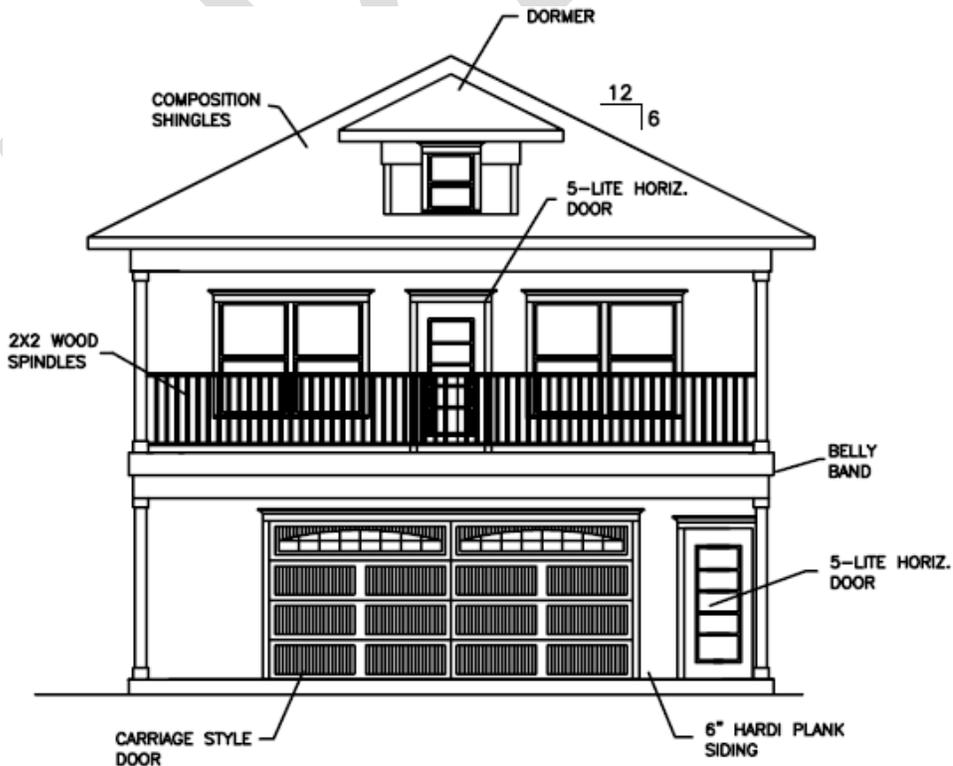


EAST ELEVATION – FRONT FACING STANFORD STREET

DEFERRED 1/28/2016

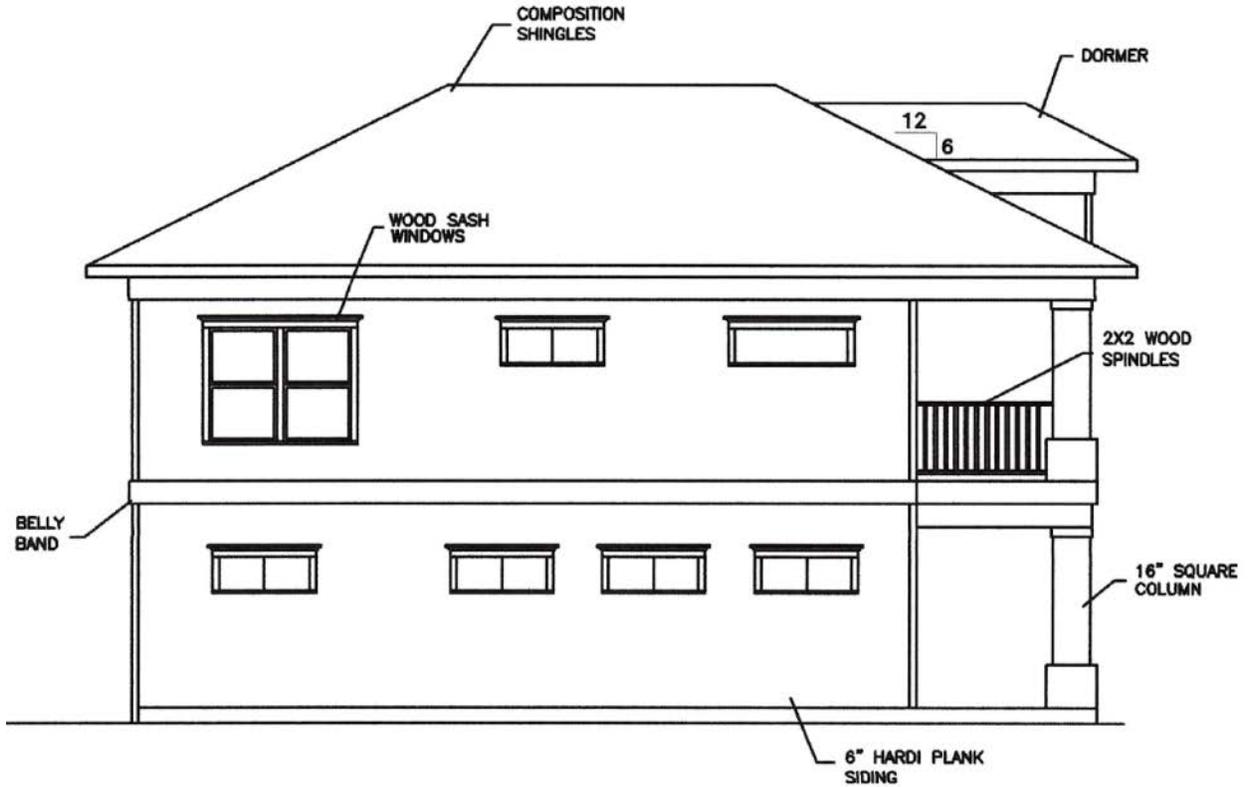


PROPOSED 2/23/2016

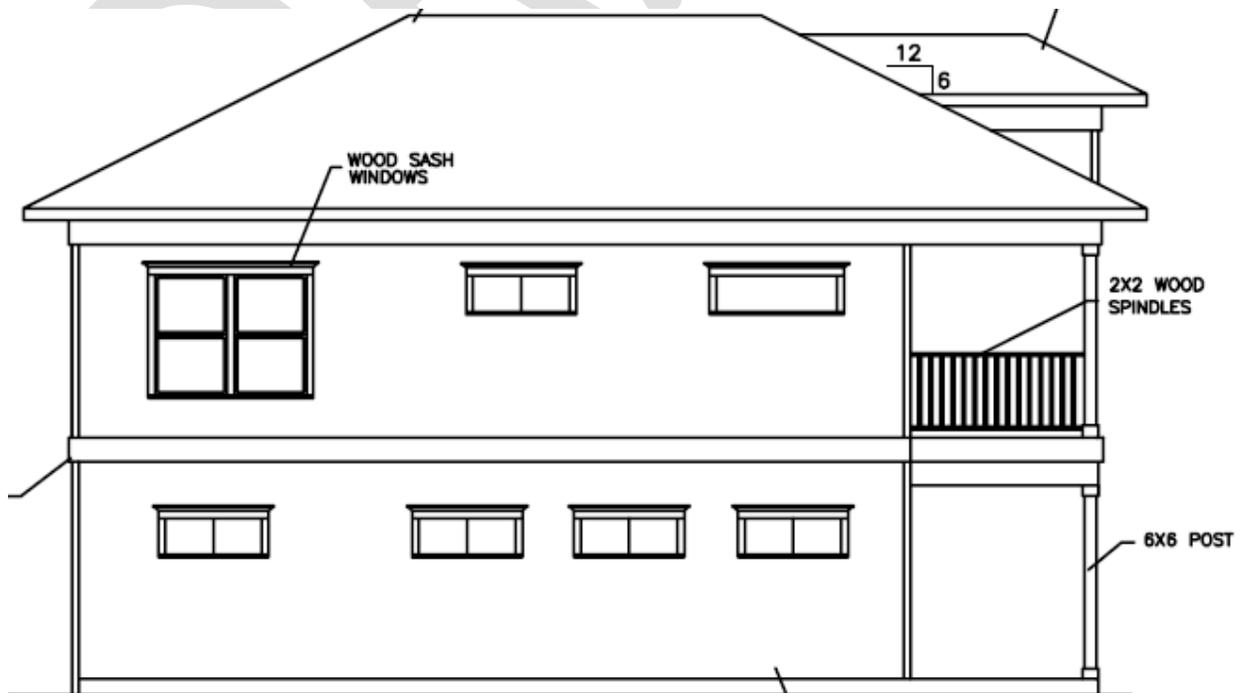


SOUTH SIDE ELEVATION

DEFERRED 1/28/2016

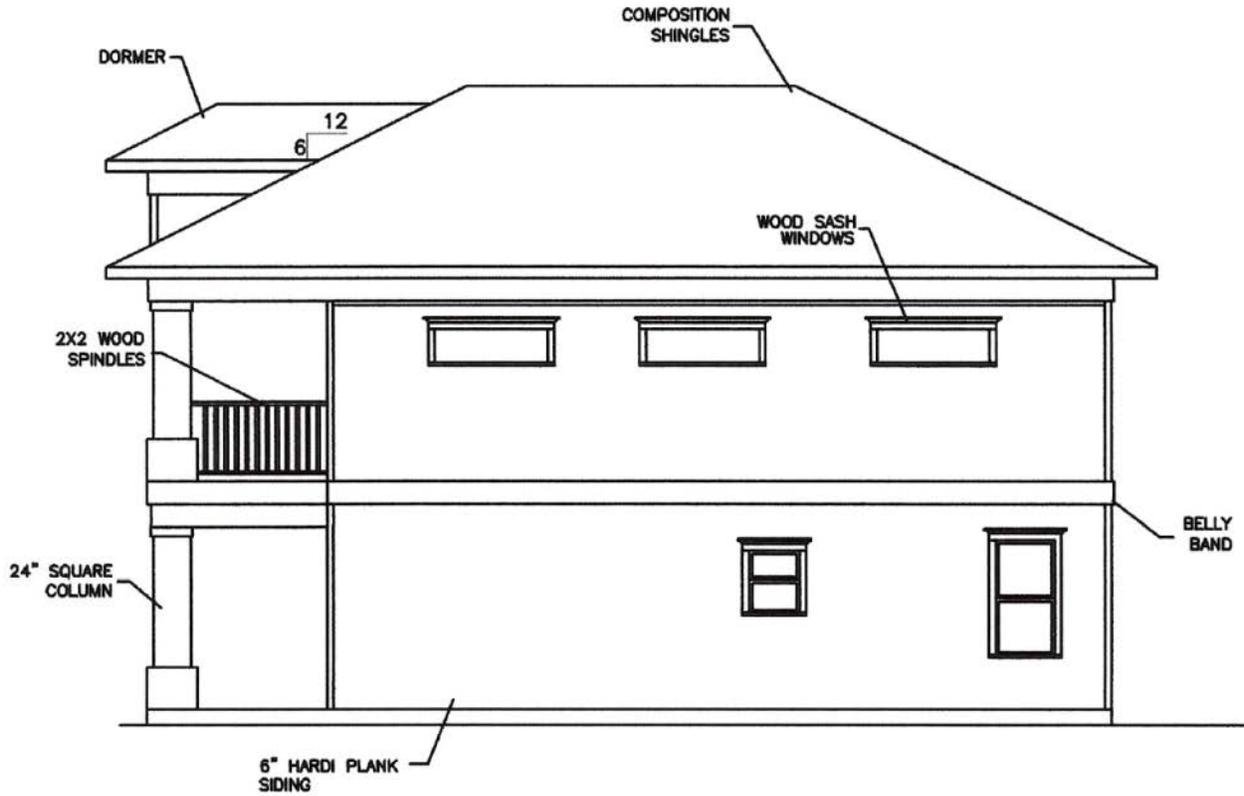


PROPOSED 2/23/2016

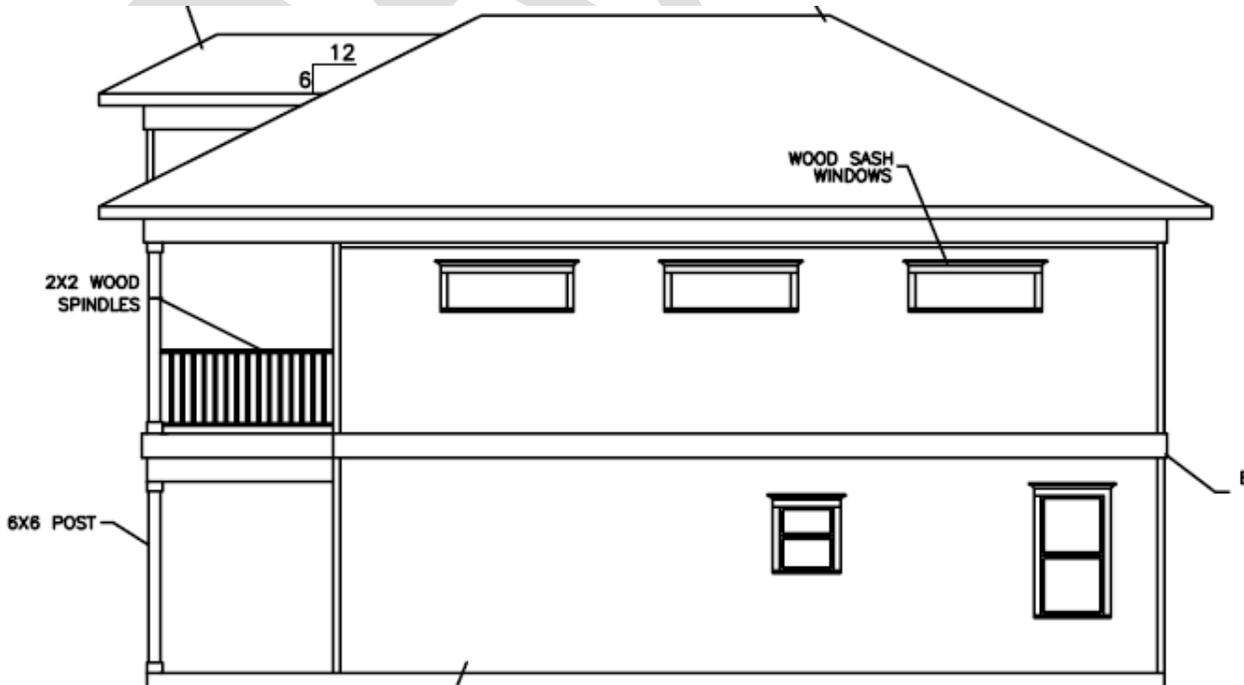


NORTH SIDE ELEVATION

DEFERRED 1/28/2016

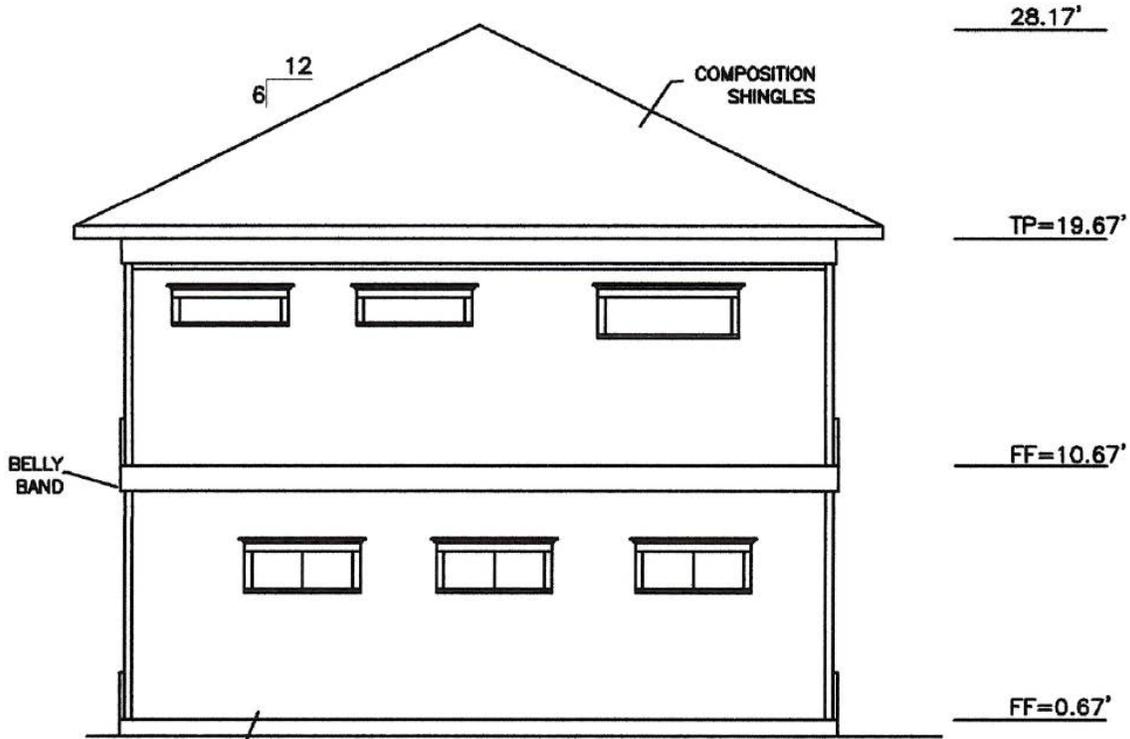


PROPOSED 2/23/2016

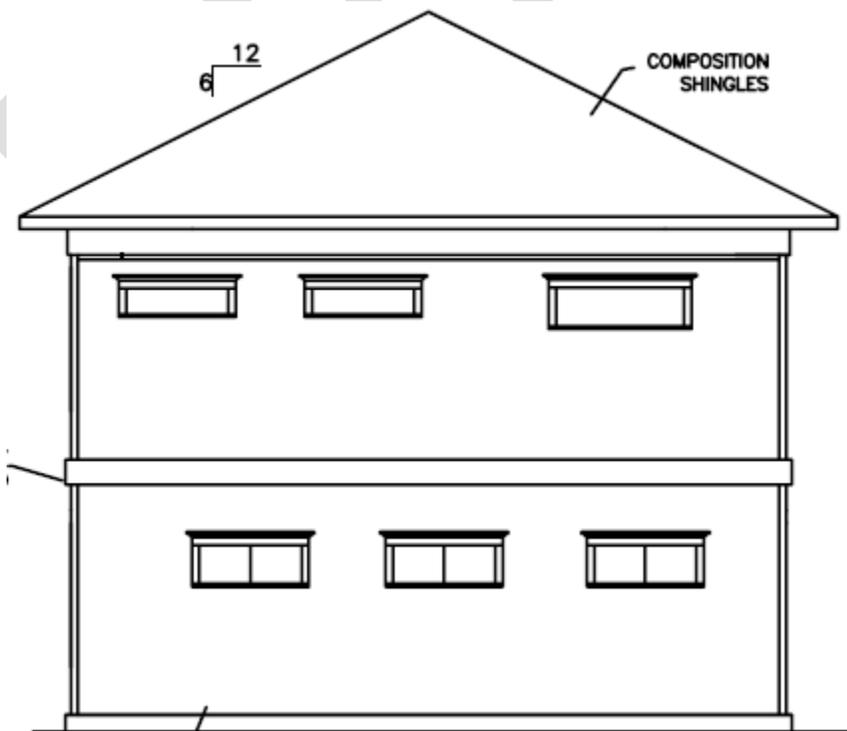


WEST (REAR) ELEVATION

DEFERRED 1/28/2016

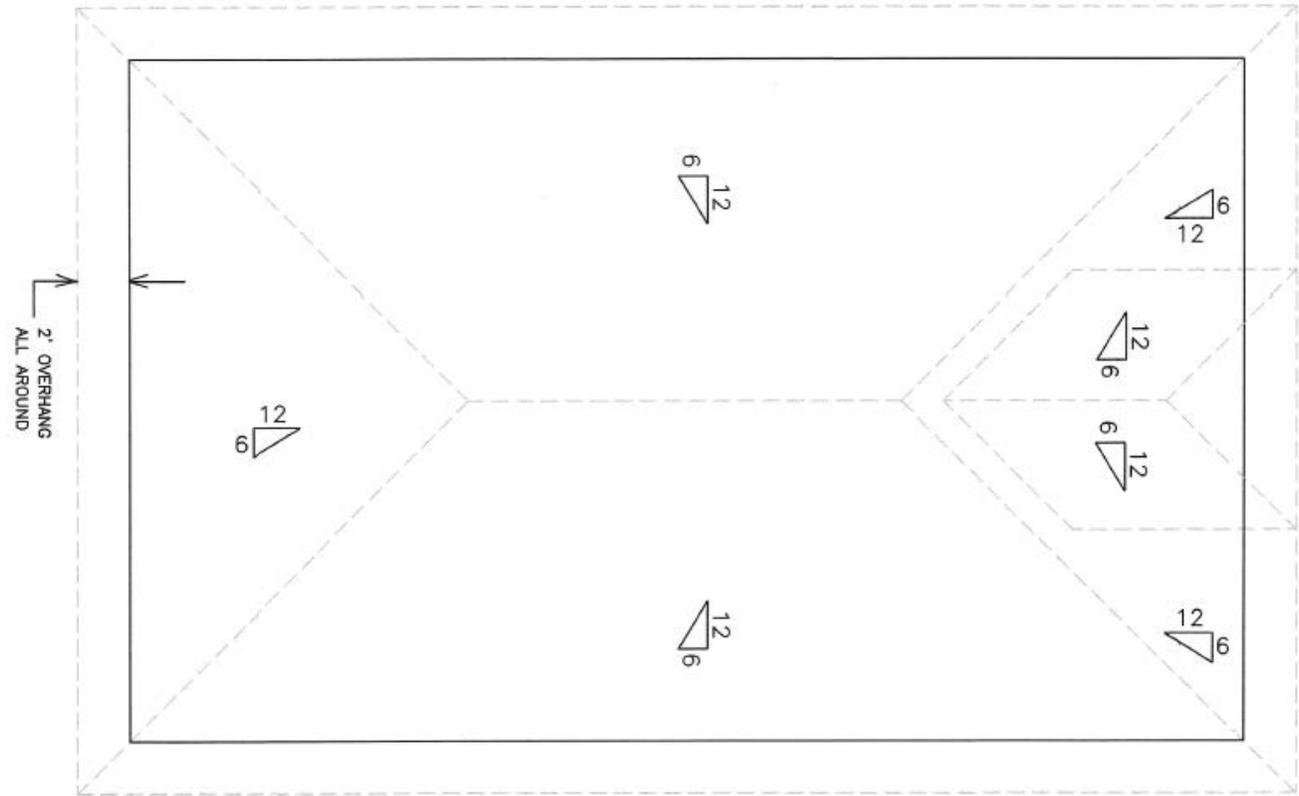


PROPOSED 2/23/2016



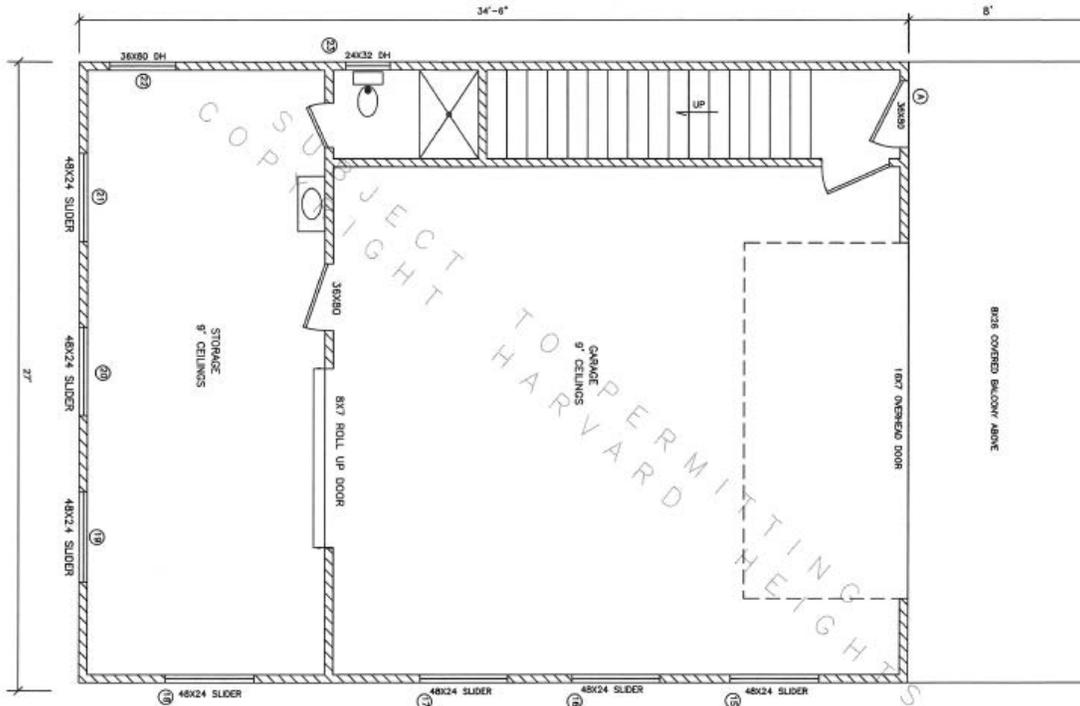


ROOF PLAN
PROPOSED

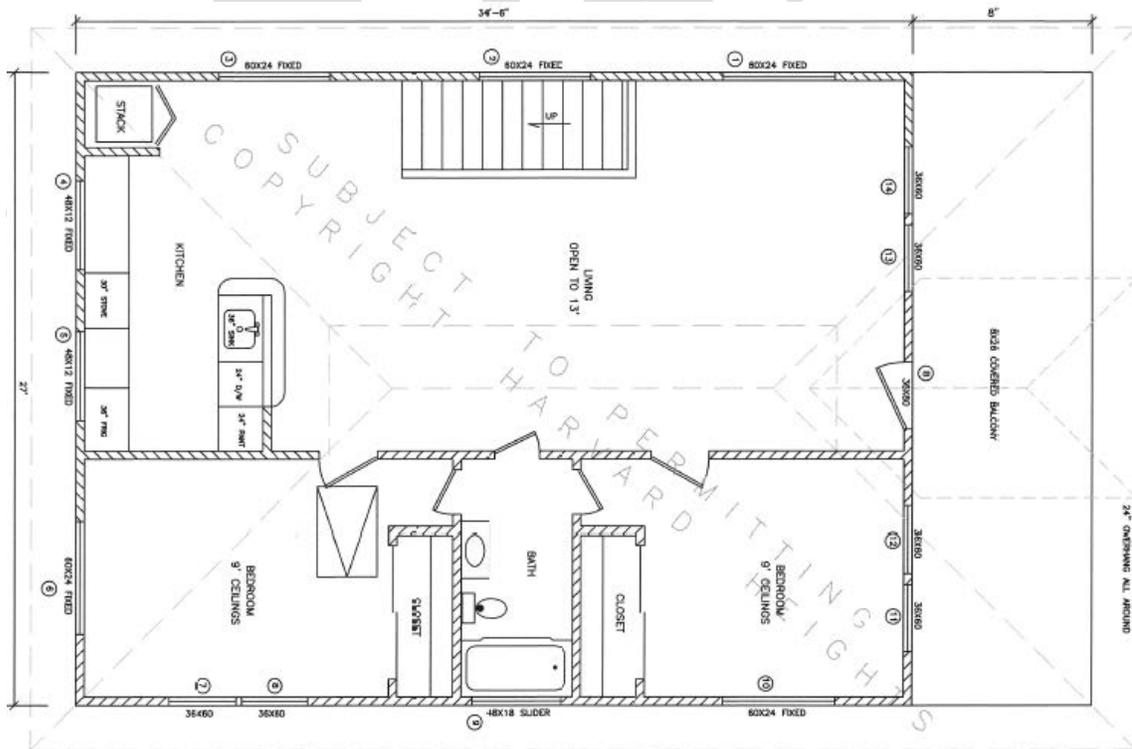




PROPOSED FIRST FLOOR PLAN



SECOND FLOOR PLAN



WINDOW / DOOR SCHEDULE

PROPOSED

DOOR SCHEDULE

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

WINDOW SCHEDULE

LOCATION	WINDOW SIZE	SILL HEIGHT	REMARKS
1	60"X24"	56"	WOOD FIXED
2	60"X24"	56"	WOOD FIXED
3	60"X24"	56"	WOOD FIXED
4	48"X12"	90"	WOOD FIXED
5	48"X12"	90"	WOOD FIXED
6	60"X24"	56"	WOOD FIXED
7	36"X60"	24"	WOOD DH
8	36"X60"	24"	WOOD DH
9	48"X18"	62"	WOOD SLIDER
10	60"X24"	56"	WOOD FIXED
11	36"X60"	24"	WOOD DH
12	36"X60"	24"	WOOD DH
13	36"X60"	24"	WOOD DH
14	36"X60"	24"	WOOD DH
15	48"X24"	56"	VINYL SLIDER
16	48"X24"	56"	VINYL SLIDER
17	48"X24"	56"	VINYL SLIDER
18	48"X24"	56"	VINYL SLIDER
19	48"X24"	56"	VINYL SLIDER
20	48"X24"	56"	VINYL SLIDER
21	48"X24"	56"	VINYL SLIDER
22	36"X60"	24"	VINYL DH
23	24"X32"	48"	VINYL DH



PROJECT DETAILS

Shape/Mass: The garage measures 42.5' deep with an 8' balcony at the front, by 27' wide by 28' tall. The structure will be 932 sf on each floor.

Setbacks: The structure is setback 4' from the north and south property lines and 12' from the front property line to the balcony and 20' to the front face of the structure.

Foundation: Approximately 8" slab.

Windows/Doors: The structure will contain wood and vinyl windows and metal doors.

Exterior Materials: The structure will be clad in 6" horizontal lap cementitious siding with wood posts and a wooden guardrail on the balcony.

Roof: The roof is hipped with a 6-over-12 pitch, 28' ridge height, 20' eave height with a 2' overhang and a dormer on the front. The dormer does not serve a functional purpose.

Front Elevation: The first floor contains a pair of garage doors and a pedestrian door and two 6" x 6" support columns on either side. The second story contains four 1-over-1 windows and a pedestrian door leading to the balcony that is 26' wide and 8' deep, and two 6" x 6" support columns on either side. The dormer contains one 1-over-1 window.

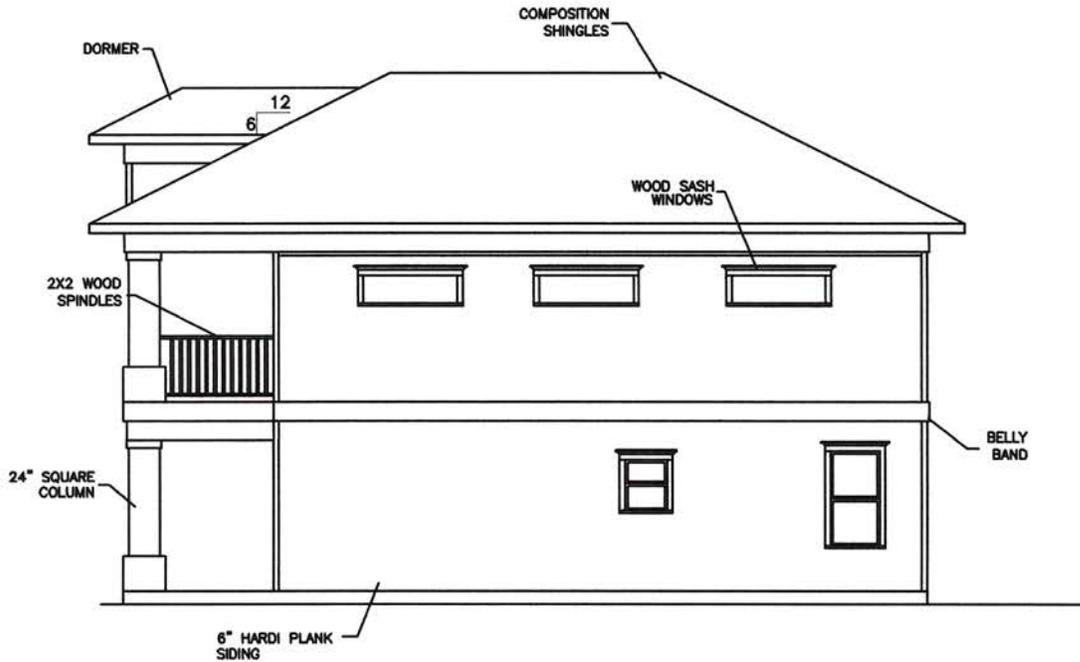
Side Elevation (South): The first floor contains four slider windows. The second floor contains a fixed window, a slider window, and two 1-over-1 windows.

Side Elevation (North): The first floor contains two 1-over-1 windows. The second floor contains three fixed windows.

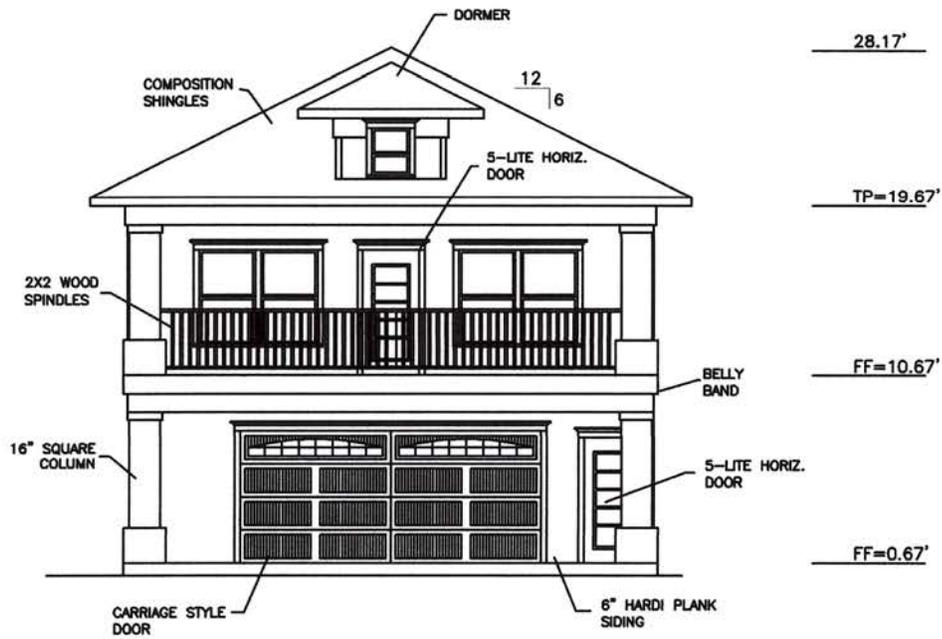
Rear Elevation (West): Not visible from public right-of-way.

2616 Sanford

This will be a two story with 932 sf on the first floor and 932 sf on the second floor. There will be a 8' 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 12 belly band and a 1x6 band below the soffit. 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. The garage doors shall be carriage style as shown. The doors shall be metal 5 lite horizontal. The columns shall be 16" wrapped with hardi-siding.



RIGHT VIEW



FRONT VIEW

ELEVATIONS

2616 SANFORD

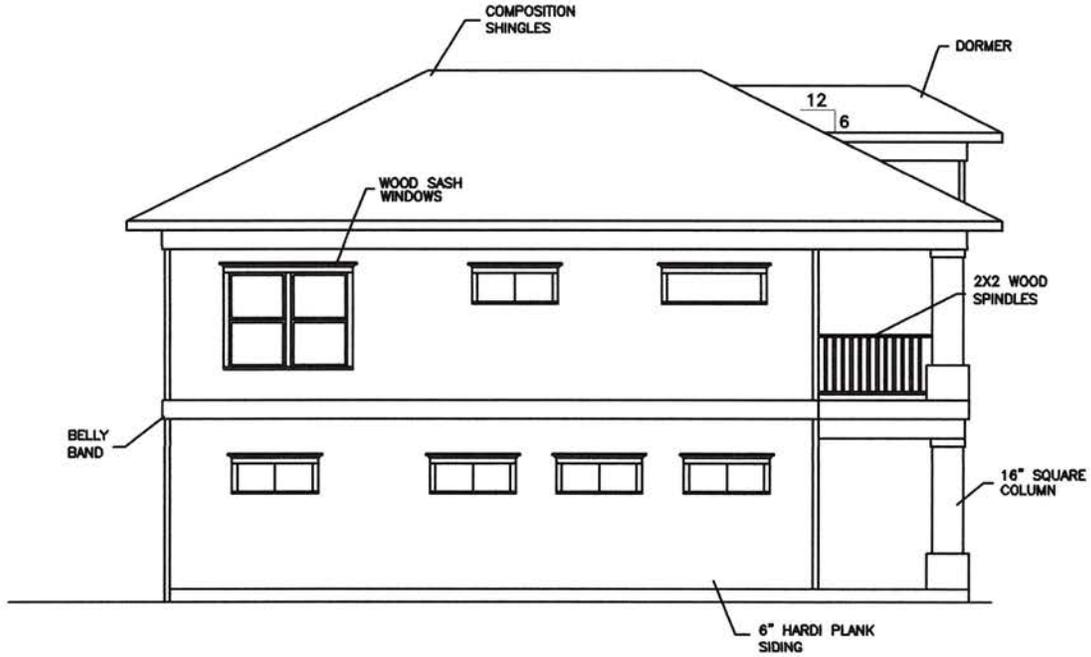
SCALE 1:8

COPYRIGHT © 2014

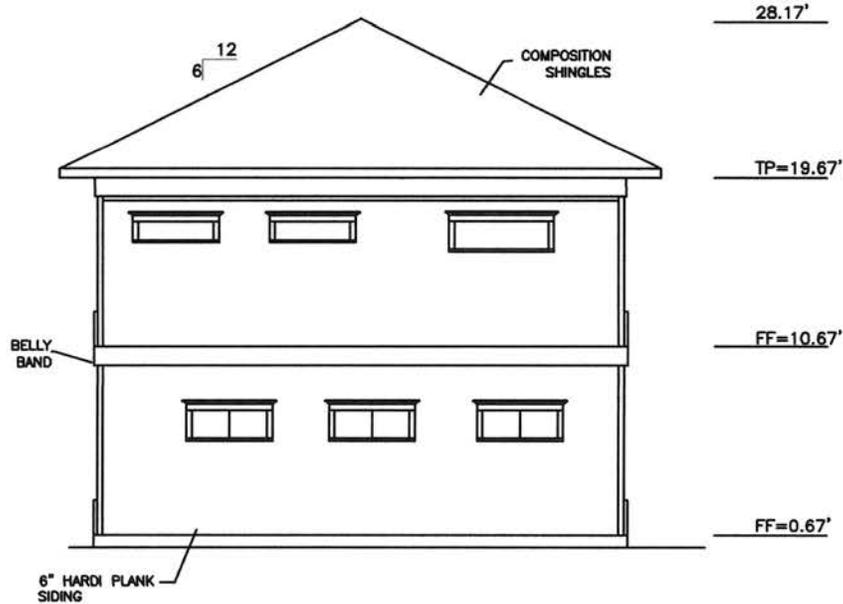
HARVARD HEIGHTS CONSTRUCTION



HARVARD HEIGHTS CONSTRUCTION
 940 HARVARD, HOUSTON, TX. 77008
 HARVARDHEIGHTS@AOL.COM
 713-880-8090



LEFT VIEW



BACK VIEW

ELEVATIONS

2616 SANFORD

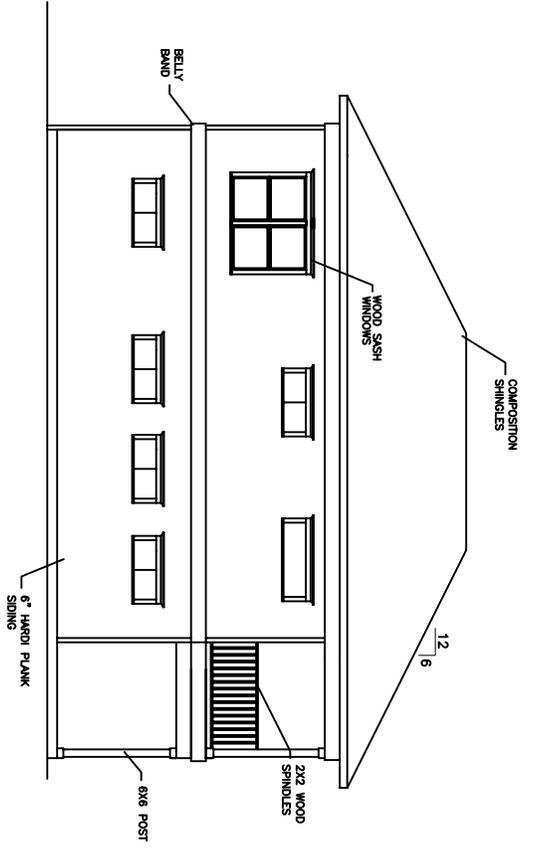
SCALE 1:8

COPYRIGHT © 2014

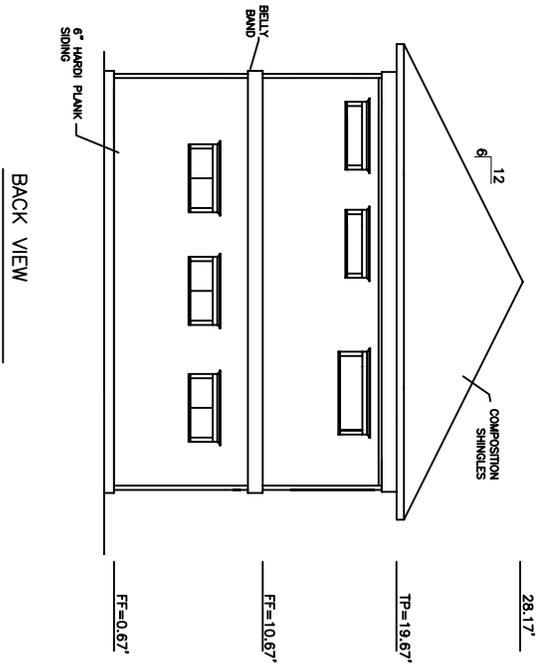
HARVARD HEIGHTS CONSTRUCTION



HARVARD HEIGHTS CONSTRUCTION
 940 HARVARD, HOUSTON, TX. 77008
 HARVARDHEIGHTS@AOL.COM
 713-880-8090



LEFT VIEW



BACK VIEW

ELEVATIONS

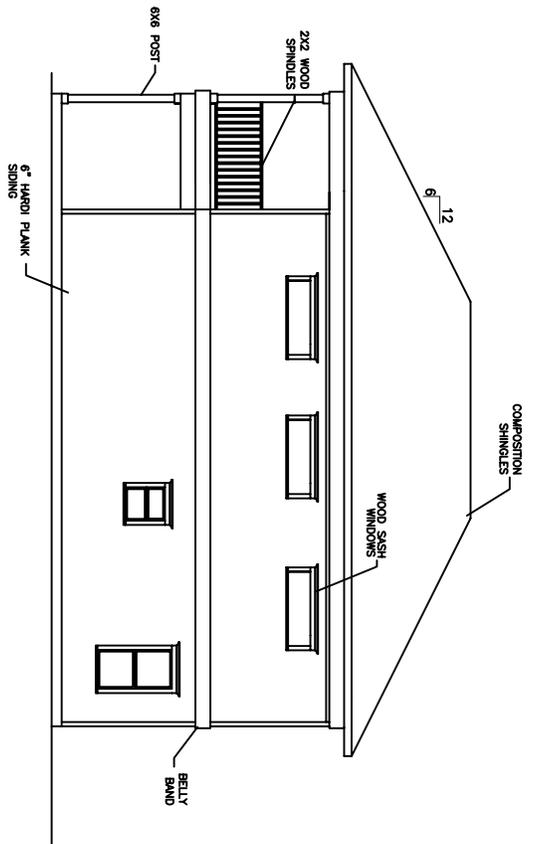
2616 SANFORD

SCALE 1:8

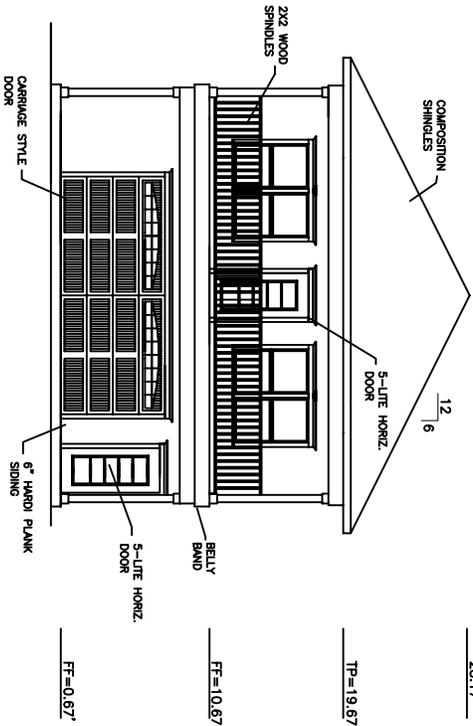
COPYRIGHT © 2014
HARVARD HEIGHTS CONSTRUCTION



HARVARD HEIGHTS CONSTRUCTION
940 HARVARD, HOUSTON, TX. 77008
HARVARDHEIGHTS@AOL.COM
713-880-8090



RIGHT VIEW



FRONT VIEW

ELEVATIONS

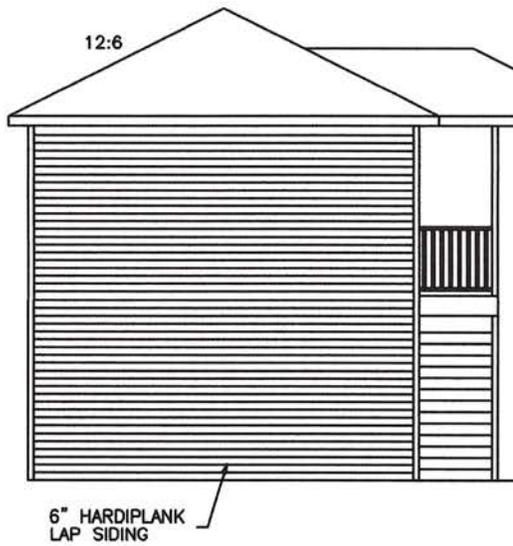
2616 SANFORD

SCALE 1:8

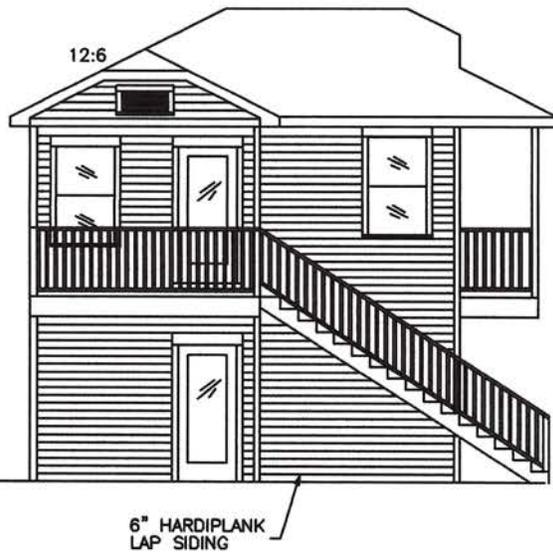
COPYRIGHT © 2014
HARVARD HEIGHTS CONSTRUCTION



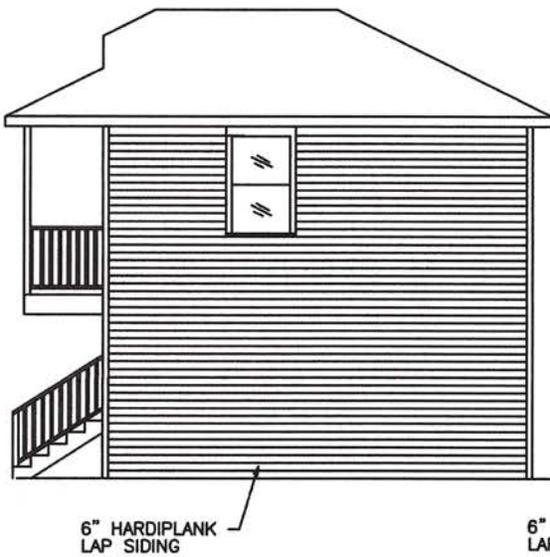
HARVARD HEIGHTS CONSTRUCTION
940 HARVARD, HOUSTON, TX. 77008
HARVARDHEIGHTS@AOL.COM
713-880-8090



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

ELEVATIONS
1115 KEY

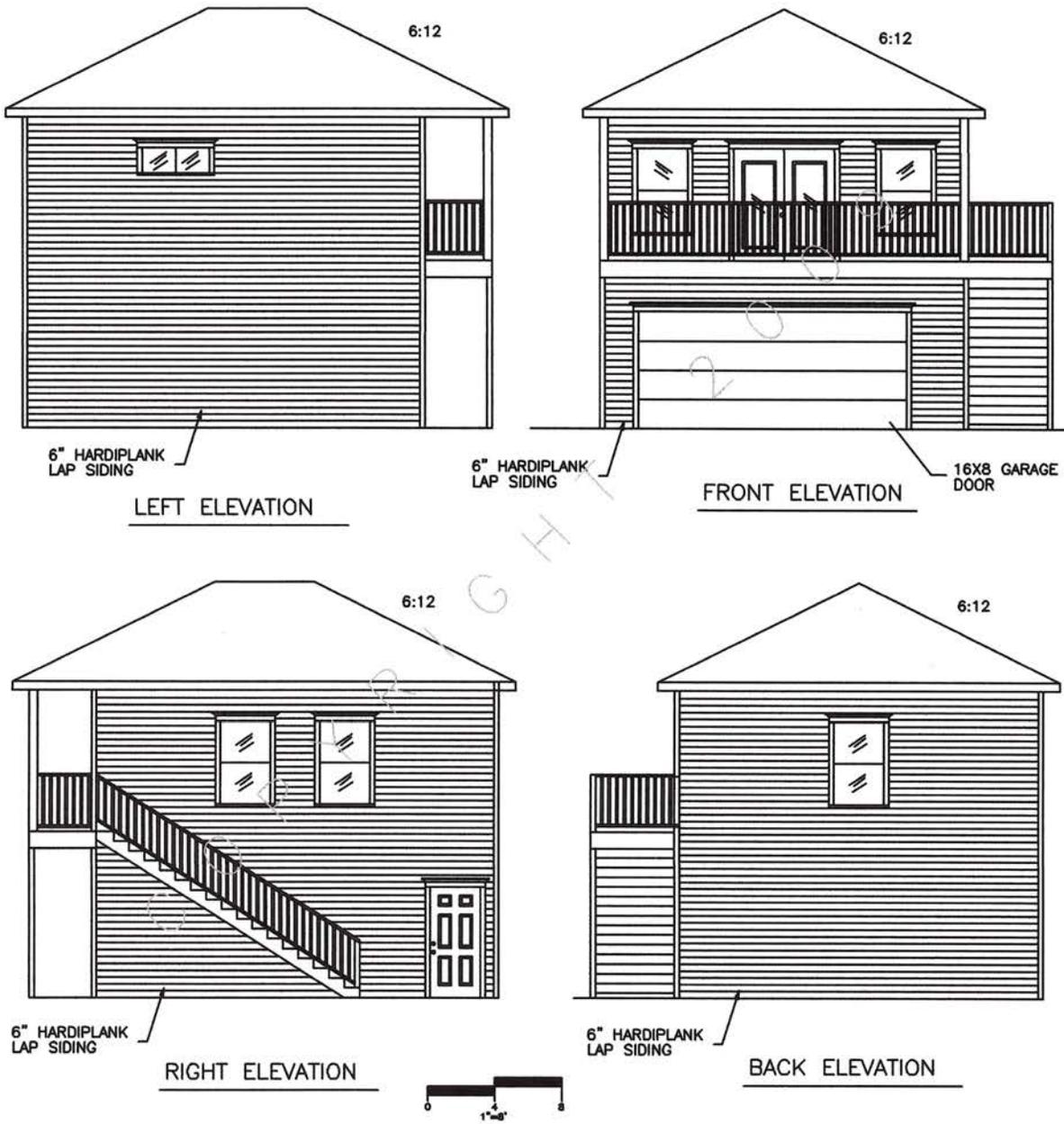


Harvard Heights
Construction
(713) 880-8090

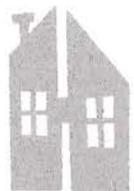
P.O. Box 70285

Houston, Texas 77270

COPYRIGHT © 2006
HARVARD HEIGHTS CONSTRUCTION



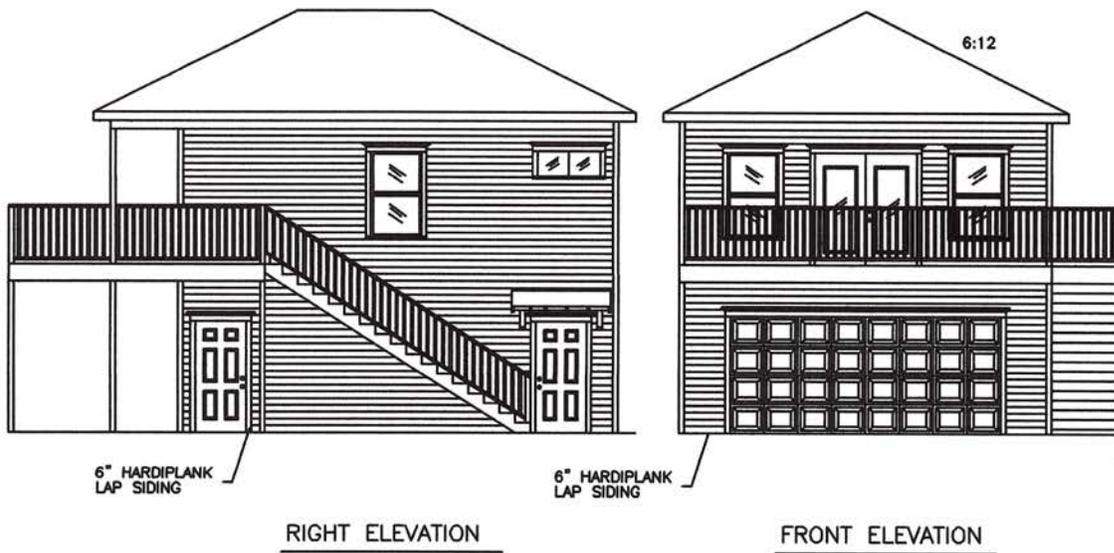
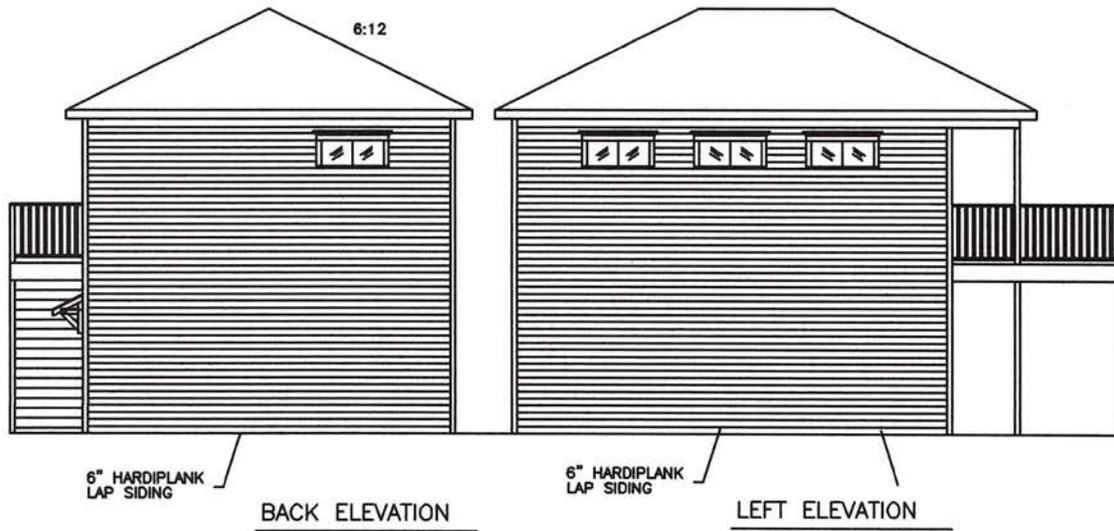
ELEVATIONS
 3504 1/2 AUDUBON PL



Harvard Heights
 Construction
 (713) 880-8090

P.O. Box 70285 Houston, Texas 77270

COPYRIGHT © 2009
 HARVARD HEIGHTS CONSTRUCTION



ELEVATIONS
1324 RUTLAND "A"

COPYRIGHT © 2010
HARVARD HEIGHTS CONSTRUCTION

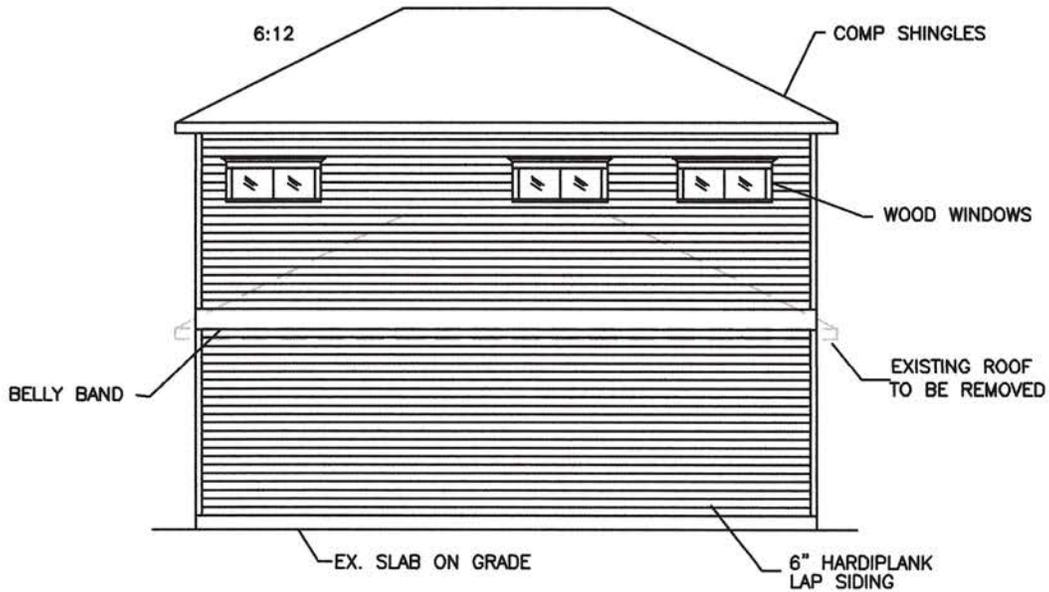
ATTACHMENT A - APPLICATION MATERIALS



Harvard Heights
Construction
(713) 880-8090

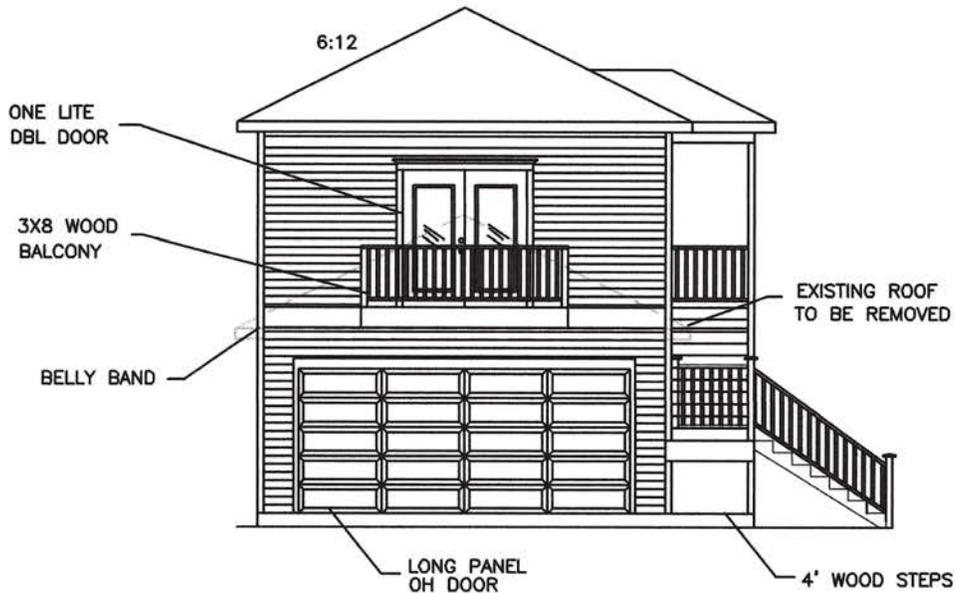
P.O. Box 70285

Houston, Texas 77270



LEFT ELEVATION

REMOVE EXISTING ROOF & SIDING AND ADD SECOND STORY



FRONT ELEVATION

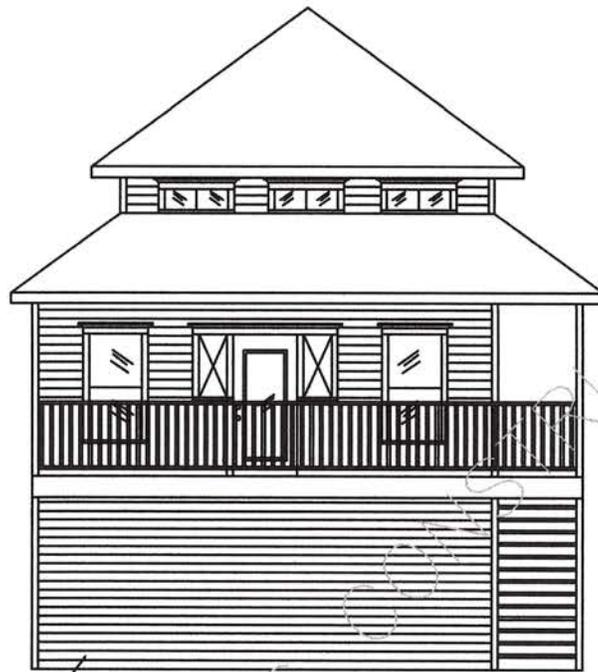
NOTE: HANDRAILS & GUARDRAILS (DESIGN LOADS) TABLE R301.4 AND FOOTNOTE D 2006 IRC HANDRAILS AND GUARDS SHALL BE DESIGNED FOR A MINIMUM 200 LB LIVE LOAD AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

NOTE: WIDOWS (SILL HEIGHT) R613.2 2006 IRC IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.

ELEVATIONS
1236 RUTLAND "A"



HARVARD HEIGHTS CONSTRUCTION
940 HARVARD, HOUSTON, TX. 77008
HARVARDHEIGHTS@AOL.COM
713-880-8090



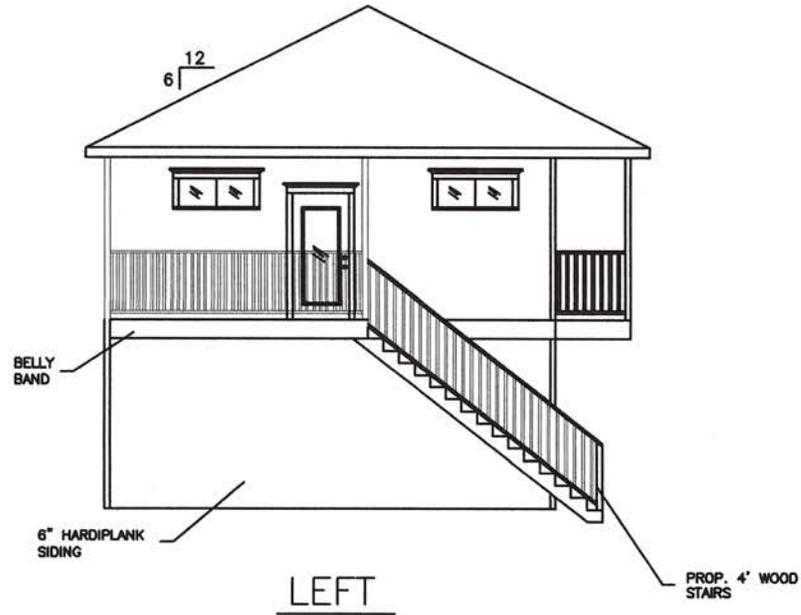
6" HARDIPLANK LOOKING EAST (STREET VIEW)

31'



6" HARDIPLANK LOOKING NORTH

ELEVATIONS
1806 HARVARD "A"



LEFT



FRONT

ELEVATIONS

506 WEST MAIN "A"

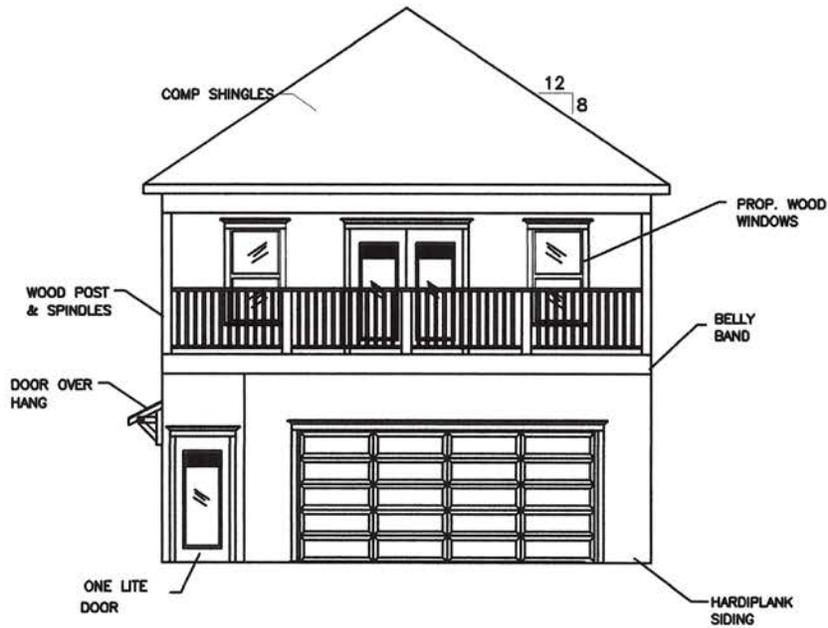
SCALE 1:8

COPYRIGHT © 2015

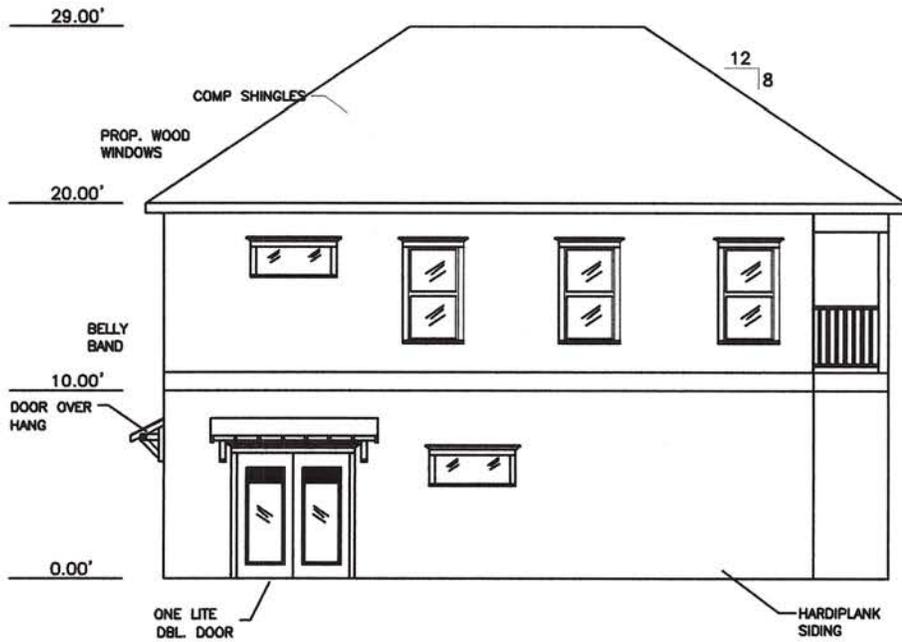
HARVARD HEIGHTS CONSTRUCTION



HARVARD HEIGHTS CONSTRUCTION
 940 HARVARD, HOUSTON, TX. 77008
 HARVARDHEIGHTS@AOL.COM
 713-880-8090



FRONT VIEW



LEFT VIEW

ELEVATIONS

1616 CORTLANDT "A"

SCALE 1:8

COPYRIGHT © 2015



HARVARD HEIGHTS CONSTRUCTION
 940 HARVARD, HOUSTON, TX. 77008
 HARVARDHEIGHTS@AOL.COM
 713-880-8090