

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

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 27' at the front, steps up to 30' in the middle and to 32' at the rear;
- The structure measures 48'-9" wide at the front, including the west porch, and 85'-11" deep.

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Deferral

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;

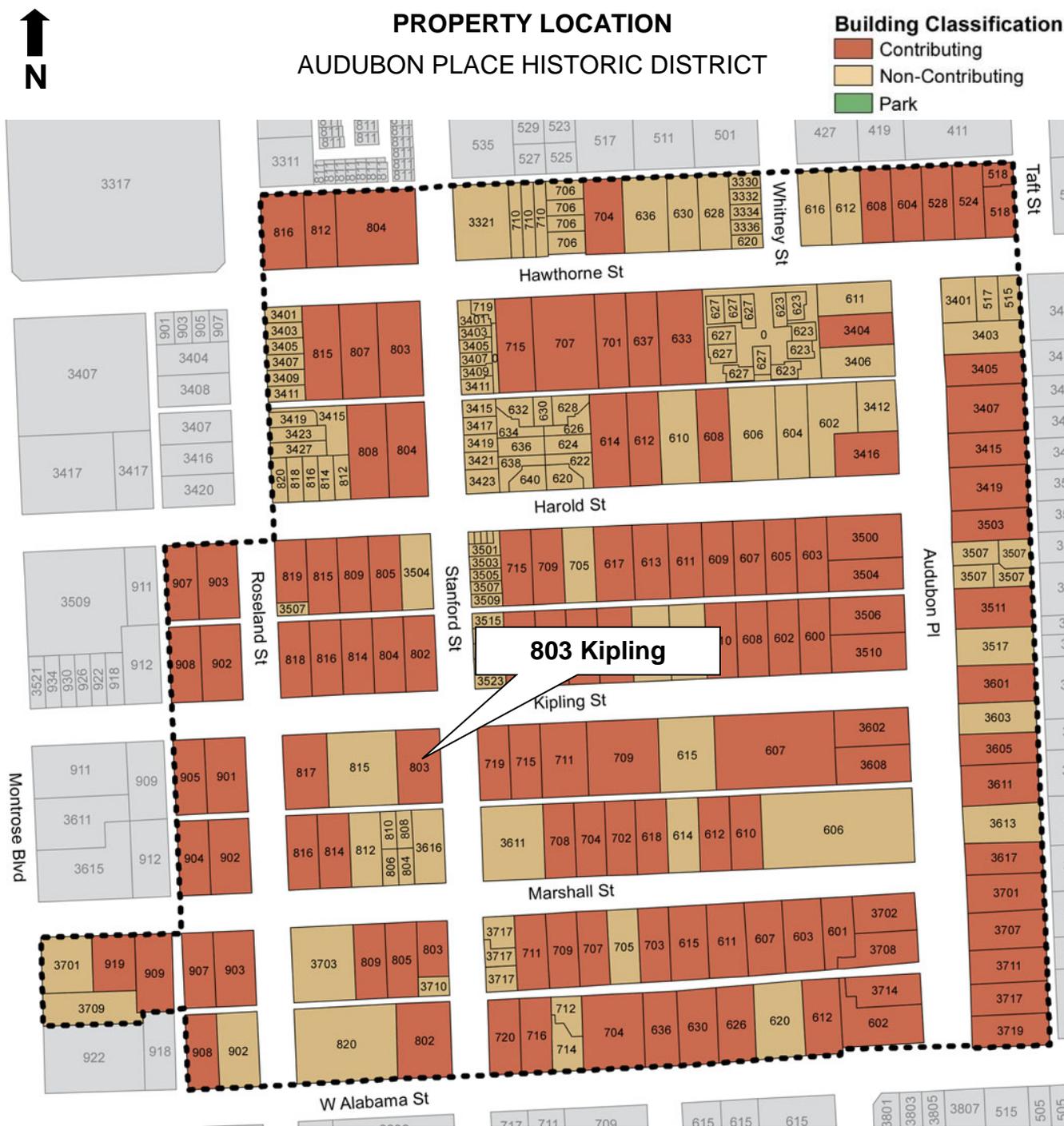
(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

As seen from Sanborn maps on pages 16 and 17, typical shapes of structures are square or rectangle houses with square garages in the rear. The current proposal has many bump-outs and delineations however, the nearly 86' depth of the east side is exaggerated with many different bump-outs. The massing and proportion of one main structure and then another separate structure is the typical condition on the blockface and should be reflected in the current proposal. Staff believes this can be done without detaching the garage areas.

(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

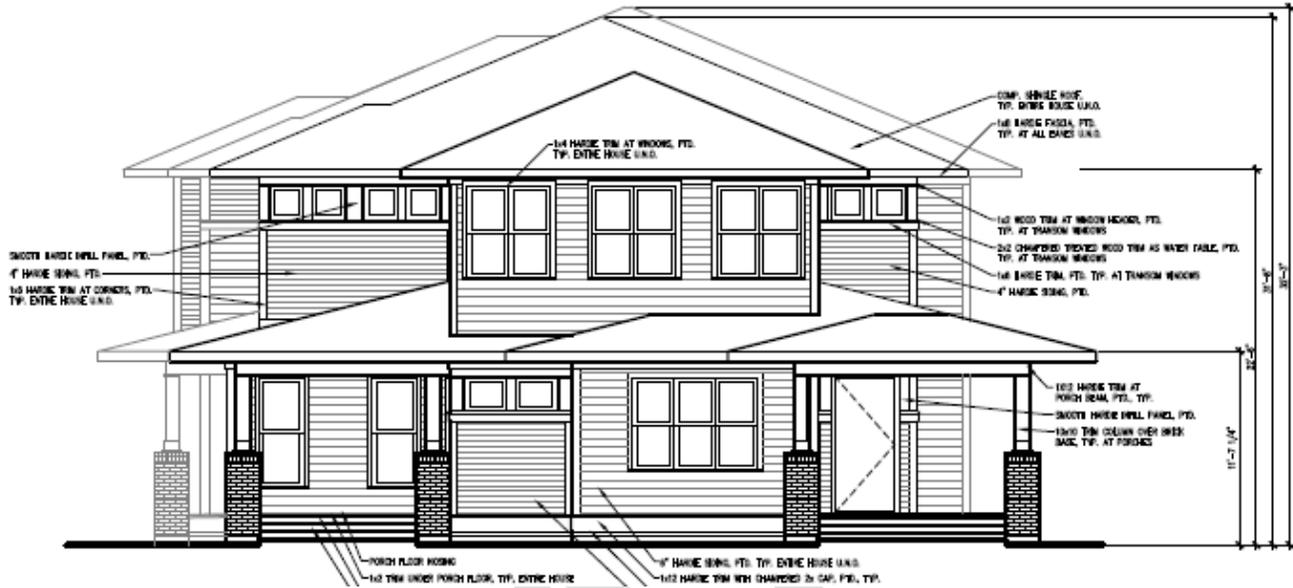


CORNER OF STANFORD AND KIPLING



NORTH ELEVATION – FRONT FACING KIPLING STREET

PROPOSED



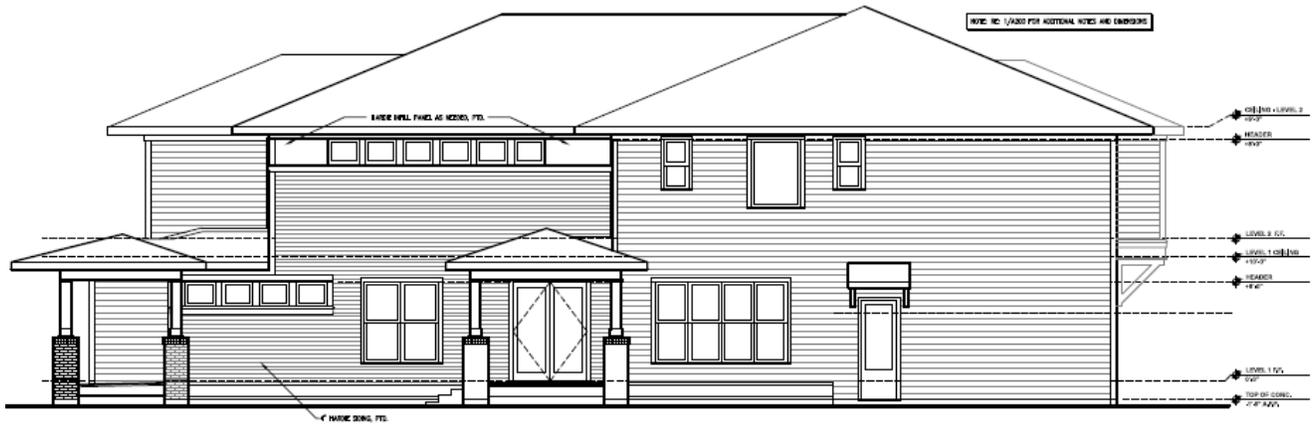
EAST SIDE ELEVATION FACING STANFORD

PROPOSED



WEST SIDE ELEVATION

PROPOSED



SOUTH (REAR) ELEVATION

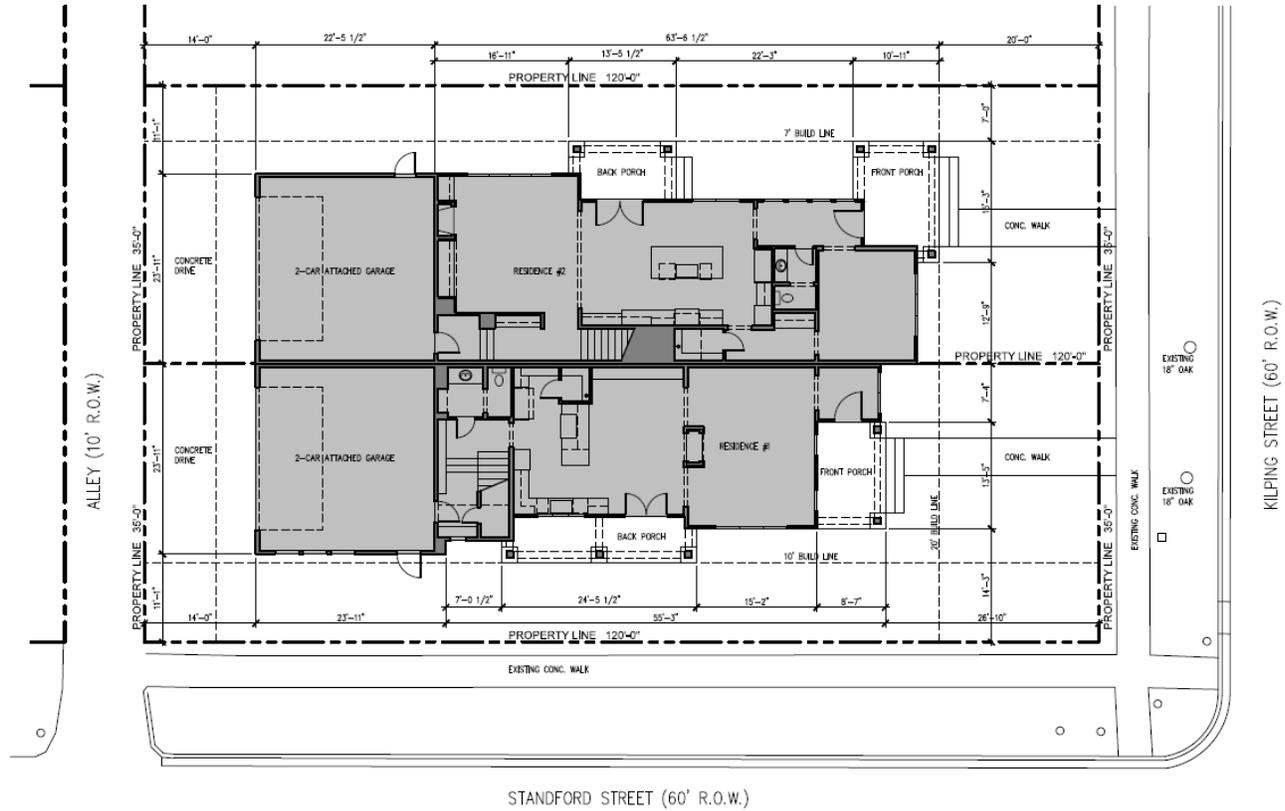
PROPOSED

NOTE: SEE 1/A/2016 FOR ADDITIONAL NOTES AND DIMENSIONS



DRAFT

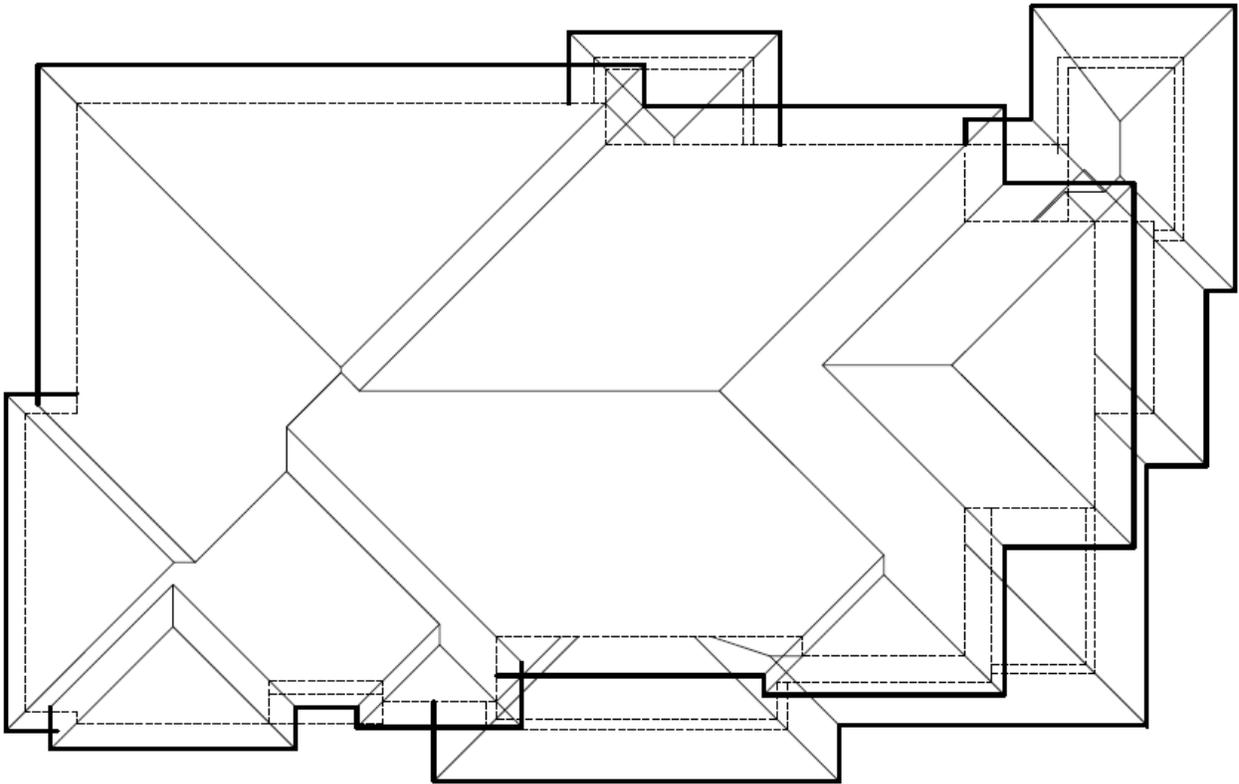
**SITE PLAN
PROPOSED**





ROOF PLAN

PROPOSED

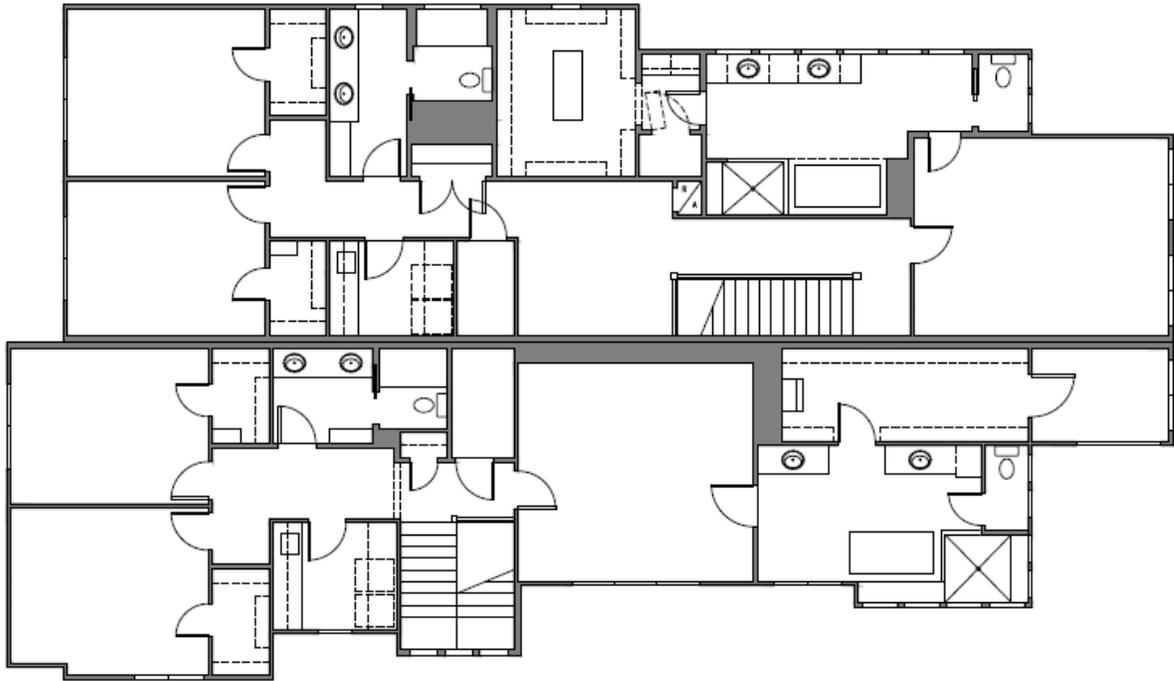


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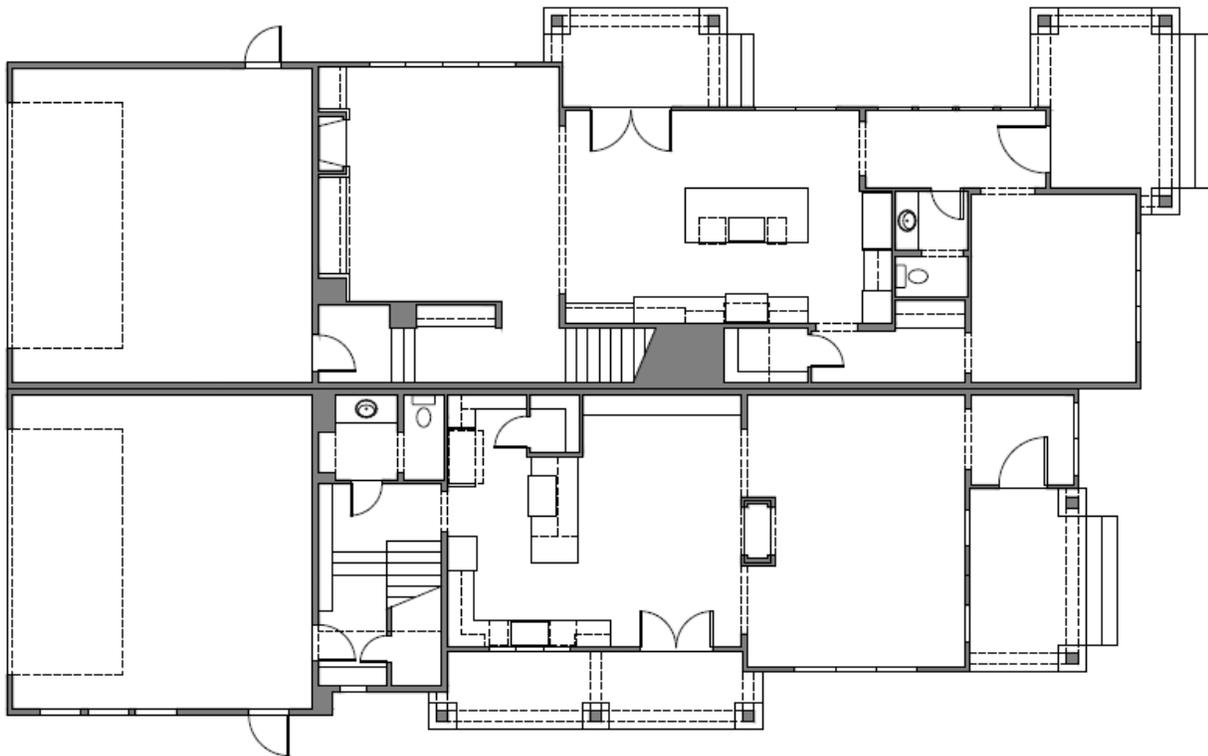
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



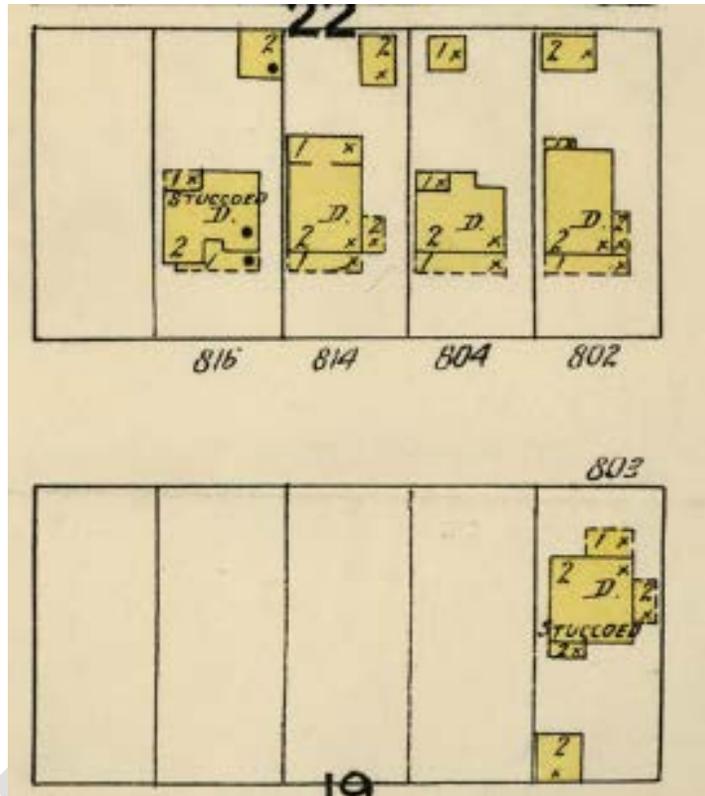
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WINDOW / DOOR SCHEDULE

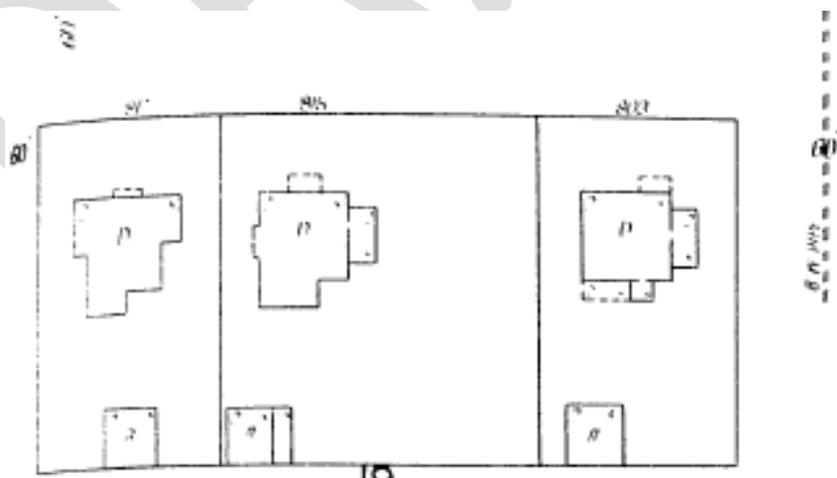
TYPE	SIZE INCHES (WxH)	NOTES
		ALL WINDOWS TO BE ELDO-WEN SITELINE WOOD DOUBLE HUNG UNLESS NOTED OTHERWISE.
A1/A7	32x82	
B1/B2	32x24	PICTURE
C	96x66	TRIPLE 32"x66", RE: ELEVATIONS
D1/D2/D3/D4	30x24	PICTURE
E	72x78	DOUBLE 36"x78", RE: ELEVATIONS
F	128x78	QUADRUPLE 32"x78", RE: ELEVATIONS
G1/G2/G3	36x18	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

SANBORN MAPS

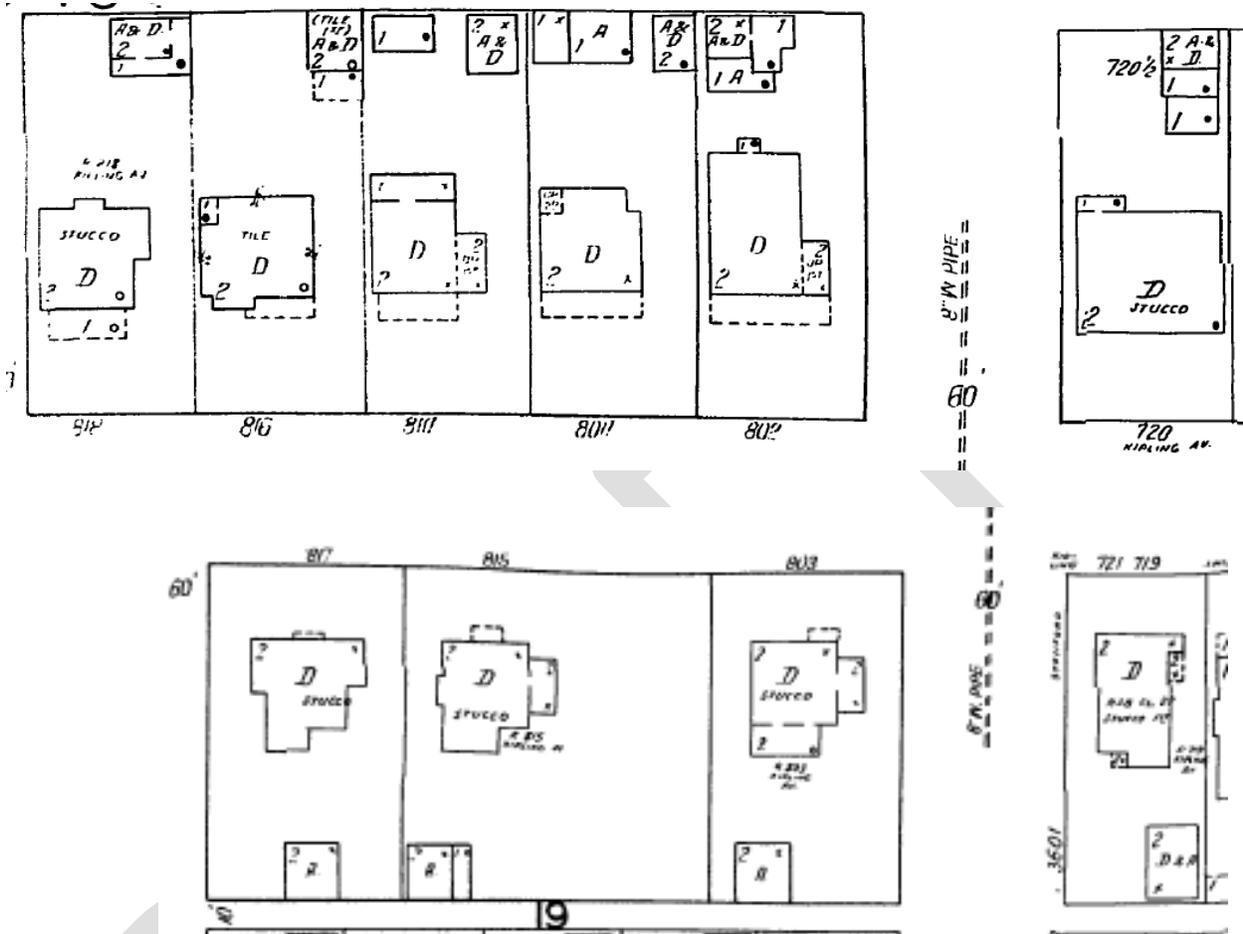
1917 Vol 1, Sheet 128



1924-1950 Vol 5, Sheet 548



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 32'-3" 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: The height of the foundation to the finished floor is 1'-6".

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.

Roof: The roof is hipped with a top ridge height of 32'-3", a top eave height of 22'-6" and a first floor eave height of 11'-7".

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)