

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 wood frame duplex residence and a detached 1,256 square foot duplex situated on a 7,892 square foot (66.6' x 118.5') corner lot. The lot will be subdivided to two lots that will measure 83.5' x 66.6' and a 35' x 66.6'.

Significance: Noncontributing duplex, constructed circa 1940, located in the Avondale West Historic District.

Proposal: New Construction – Garage Apartment

Construct a 1,864 square foot garage and apartment on the site of a noncontributing duplex that will be demolished.

- The garage measures 42.5' deep by 27' wide by 28' tall;
- Features include a second-story balcony, a dormer and 16" square columns on the first and second stories.

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criterion 2

HAHC Action: -



CURRENT PHOTO

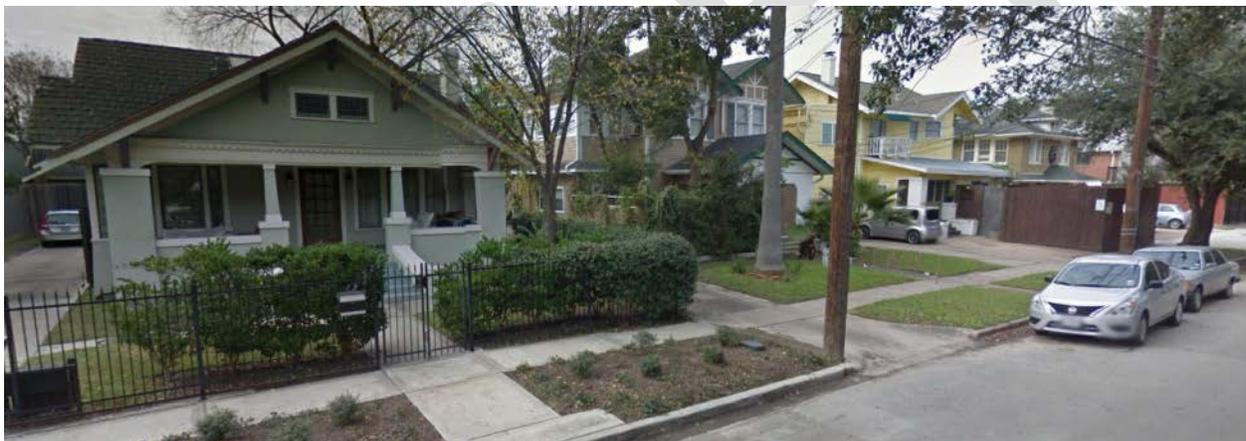


703 AVONDALE - HOUSE



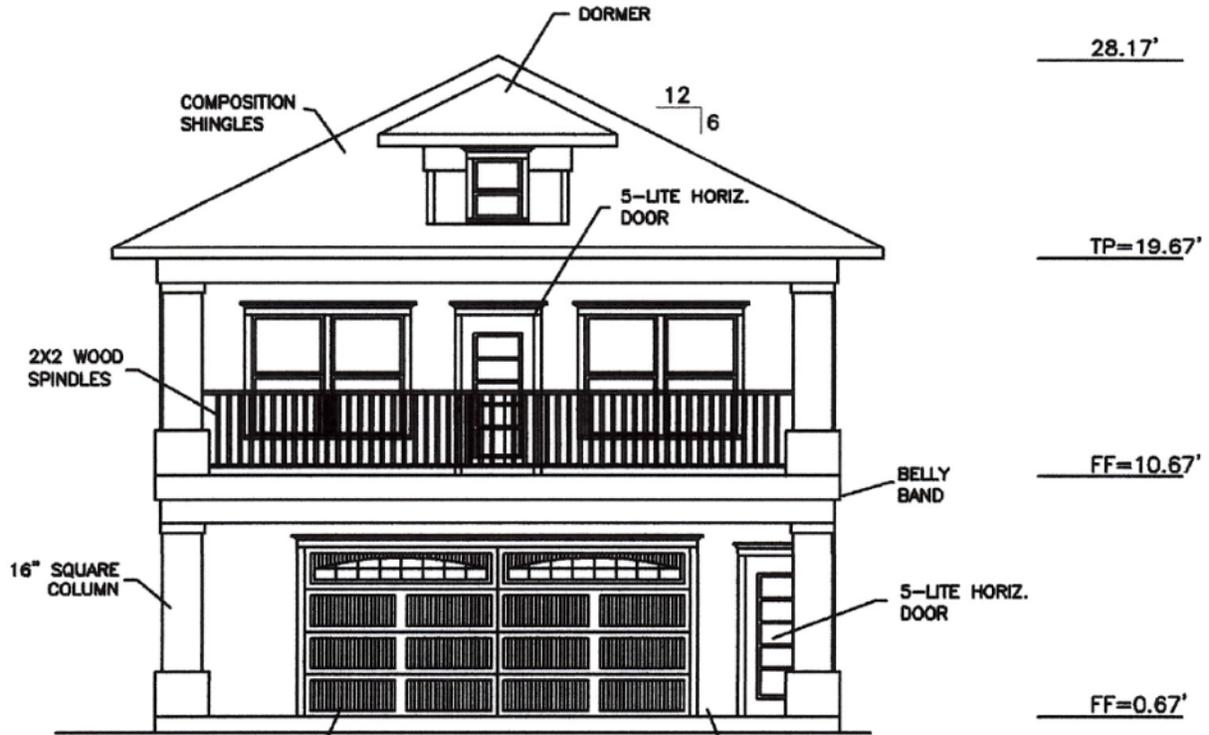
DK

NEIGHBORING PROPERTIES



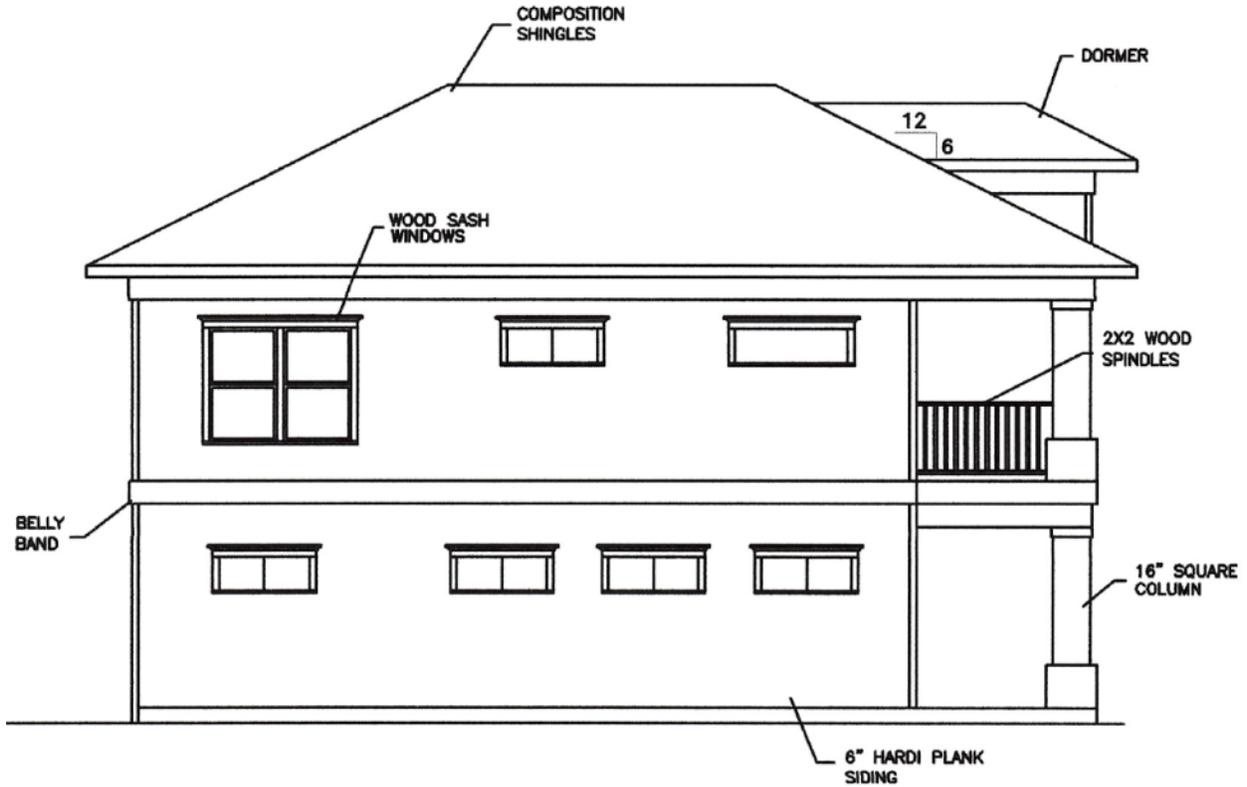
EAST ELEVATION – FRONT FACING STANFORD STREET

PROPOSED



SOUTH SIDE ELEVATION

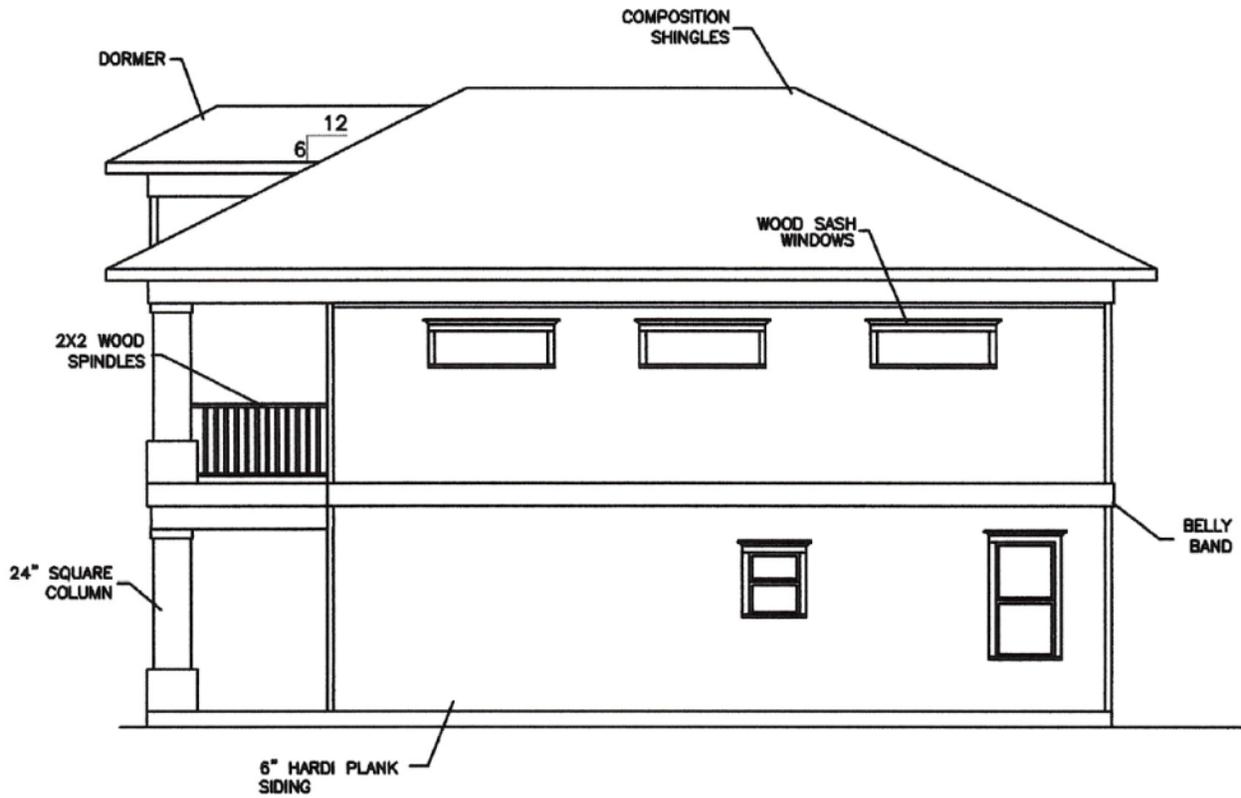
PROPOSED



DR

NORTH SIDE ELEVATION

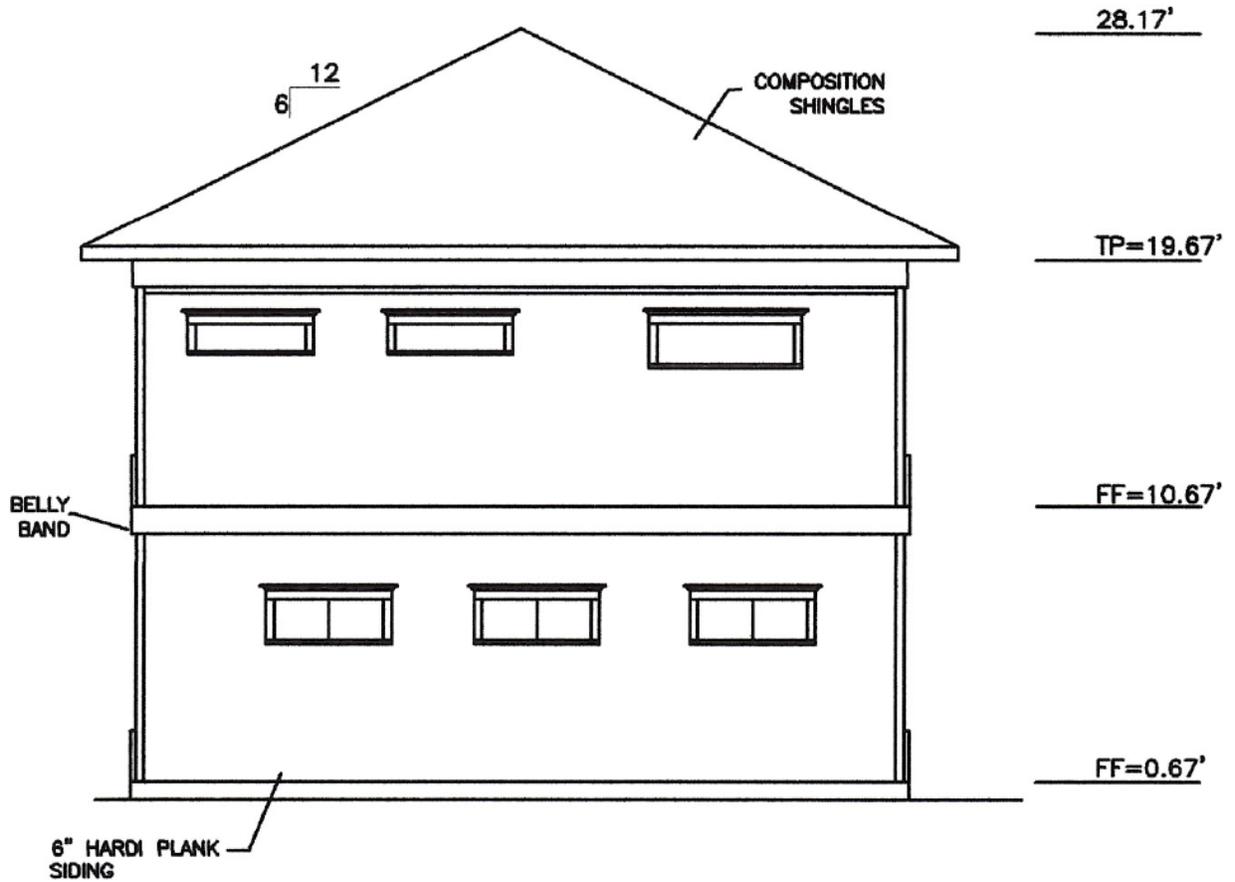
PROPOSED



DK

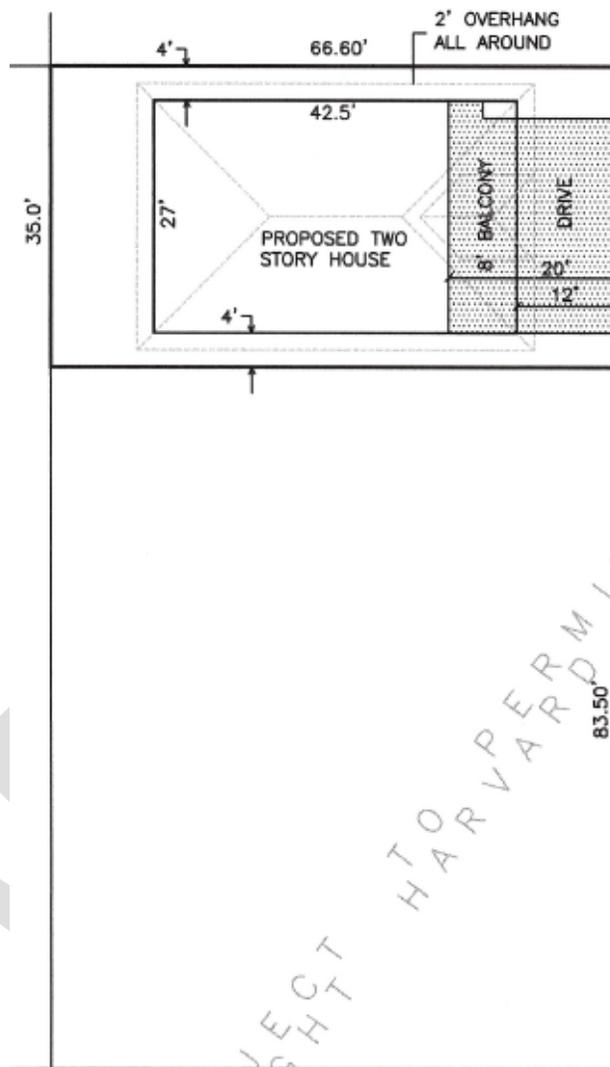
WEST (REAR) ELEVATION

PROPOSED





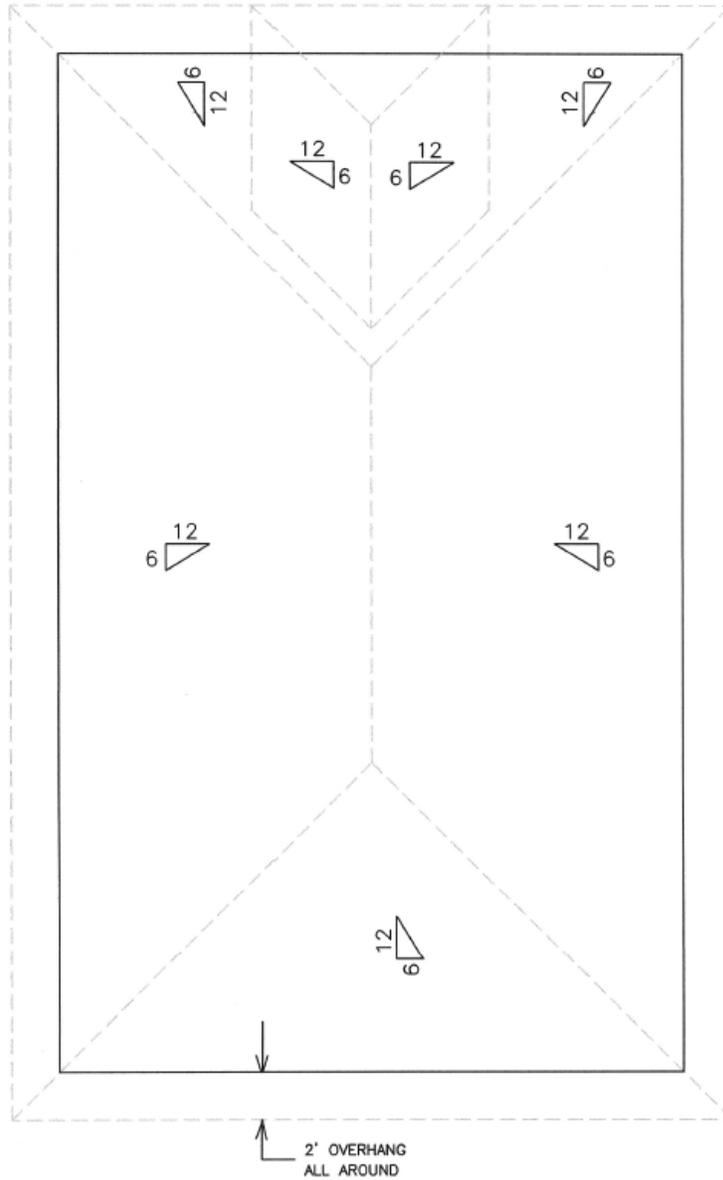
SITE PLAN
PROPOSED



AVONDALE AVE.

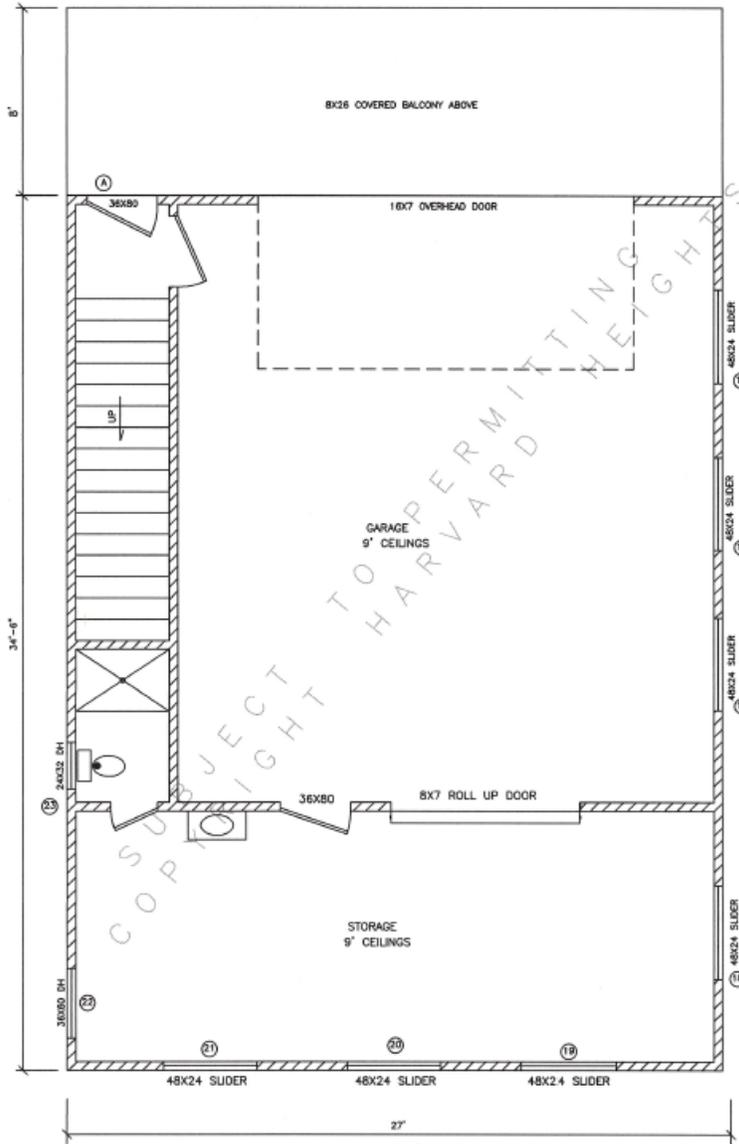


ROOF PLAN
PROPOSED



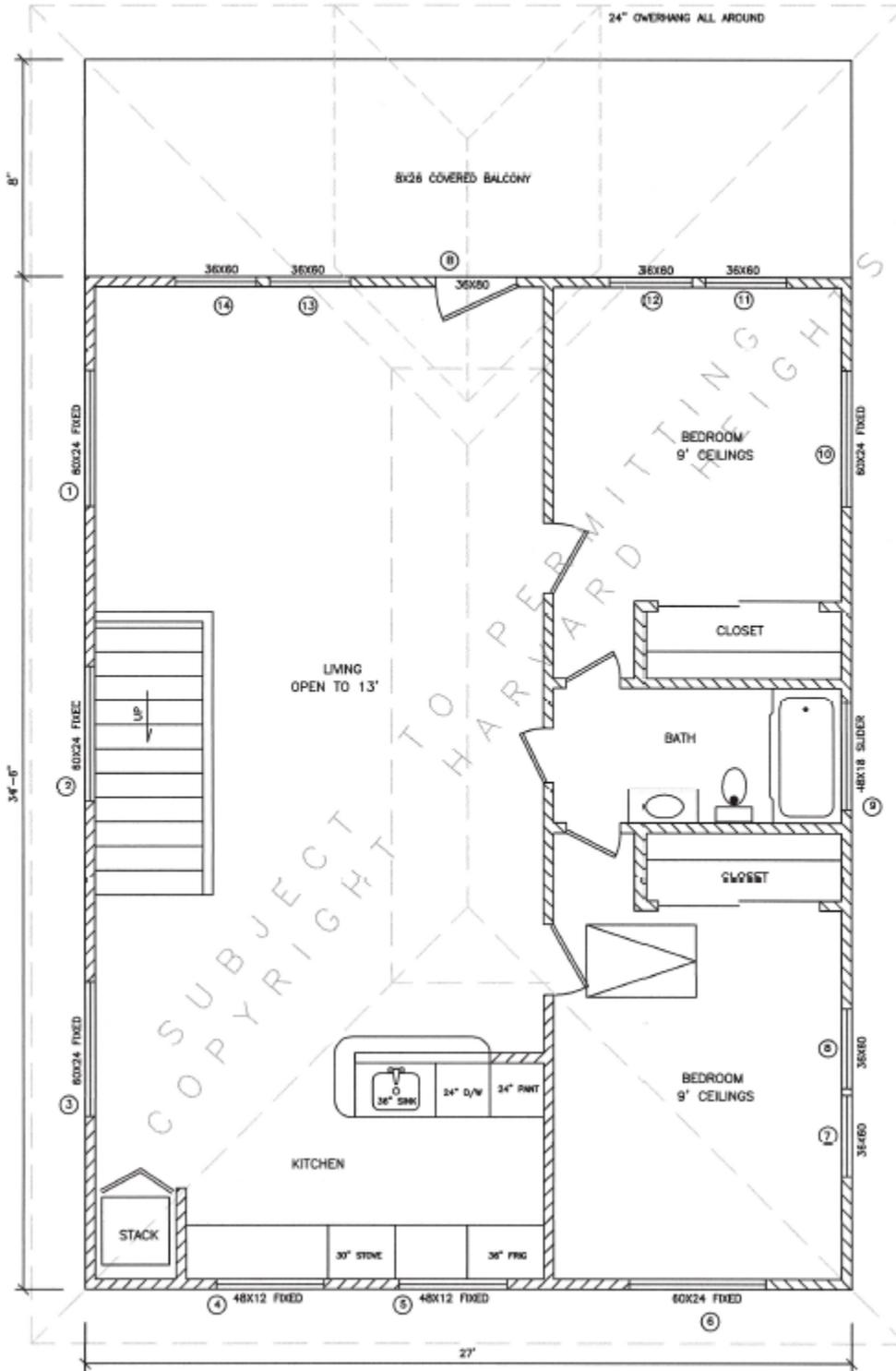


FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN
PROPOSED



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.

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: Pier and beam at approximately 8" above finished grade.

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

Exterior Materials: The structure will be clad in 6" cementitious siding with columns wrapped in cementitious siding 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.

Front Elevation: The first floor contains a pair of garage doors and a pedestrian door and two 16" 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 16" support columns on either side. The dormer contains one 1-over-1 window.

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

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