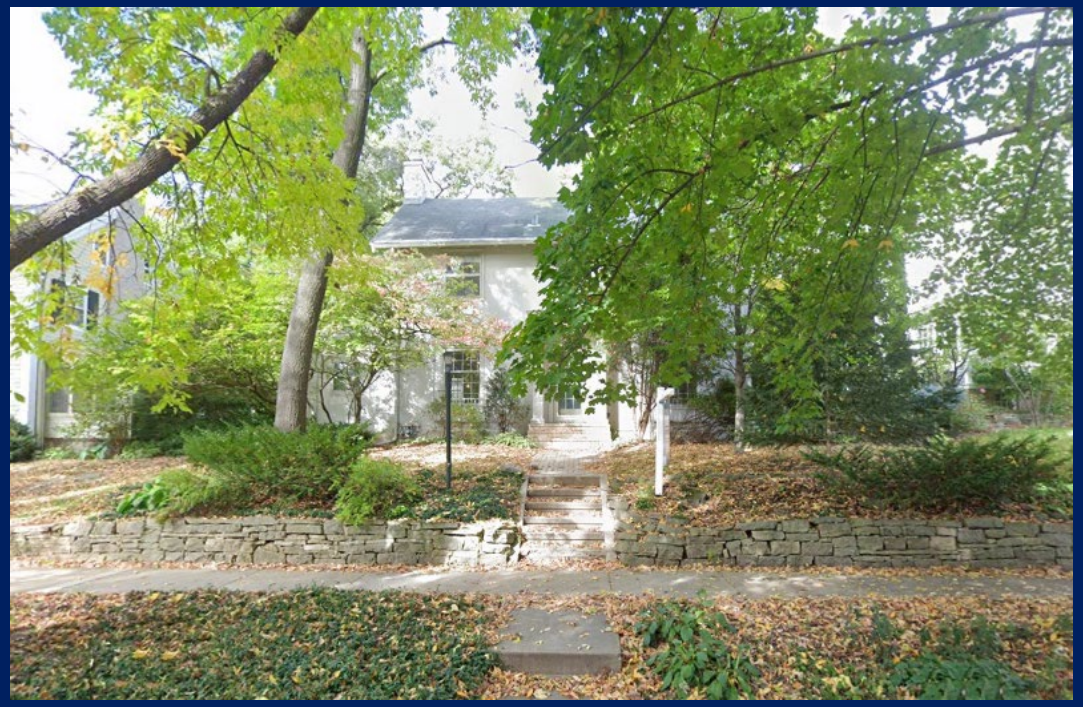


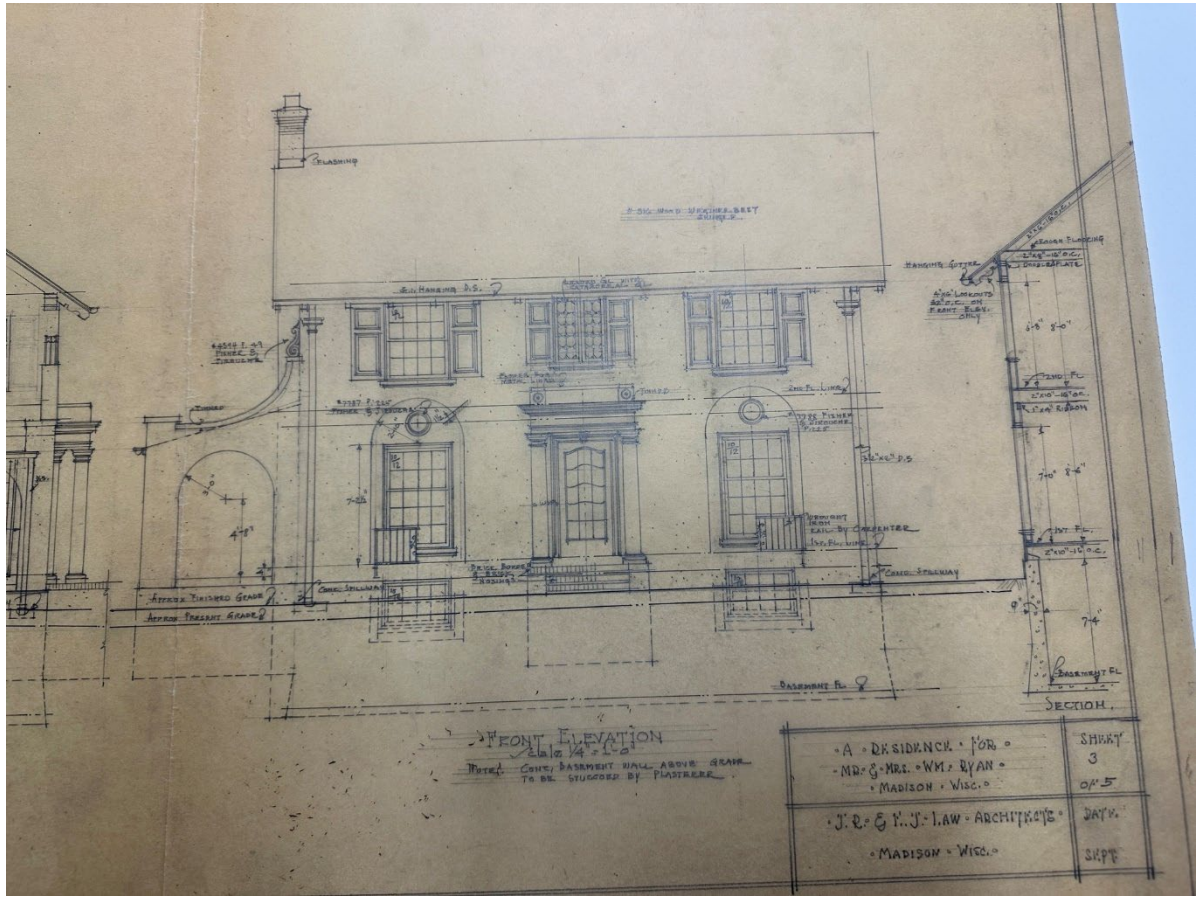
2006 Van Hise Avenue

Certificate of Appropriateness

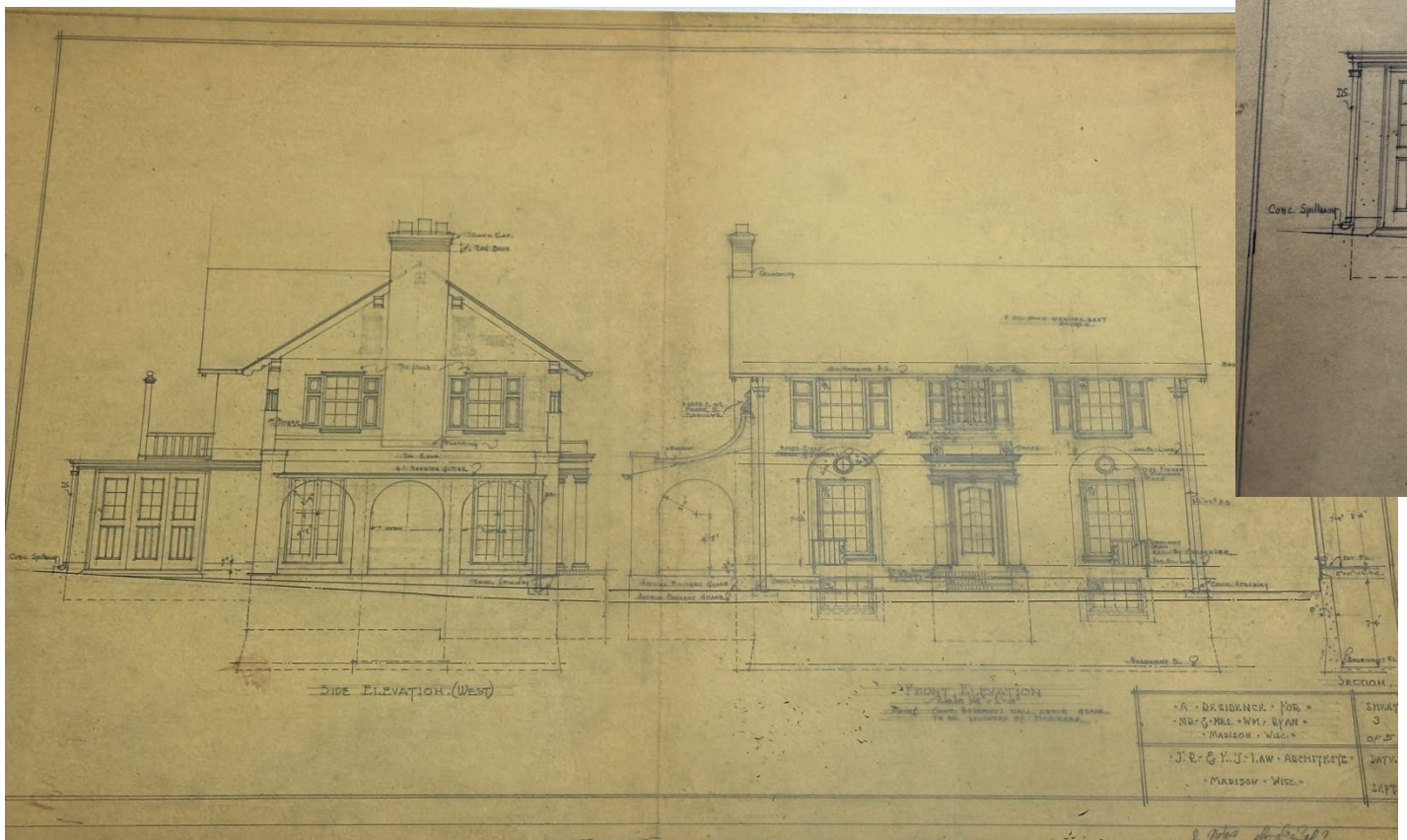
February 10, 2025

History of the Property

- Constructed in 1924
- Designed by JR & EJ Law
- Mediterranean Revival style

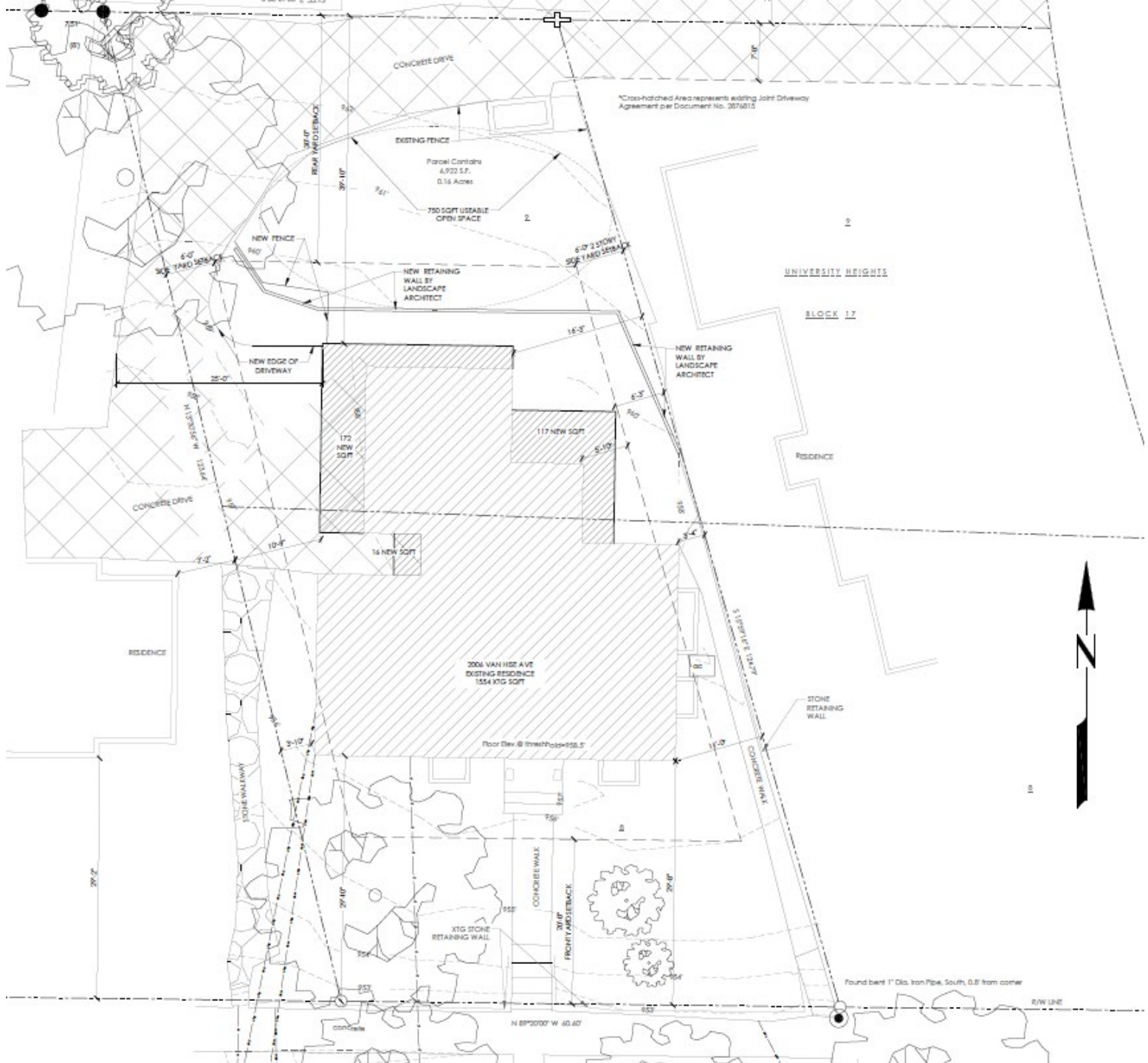


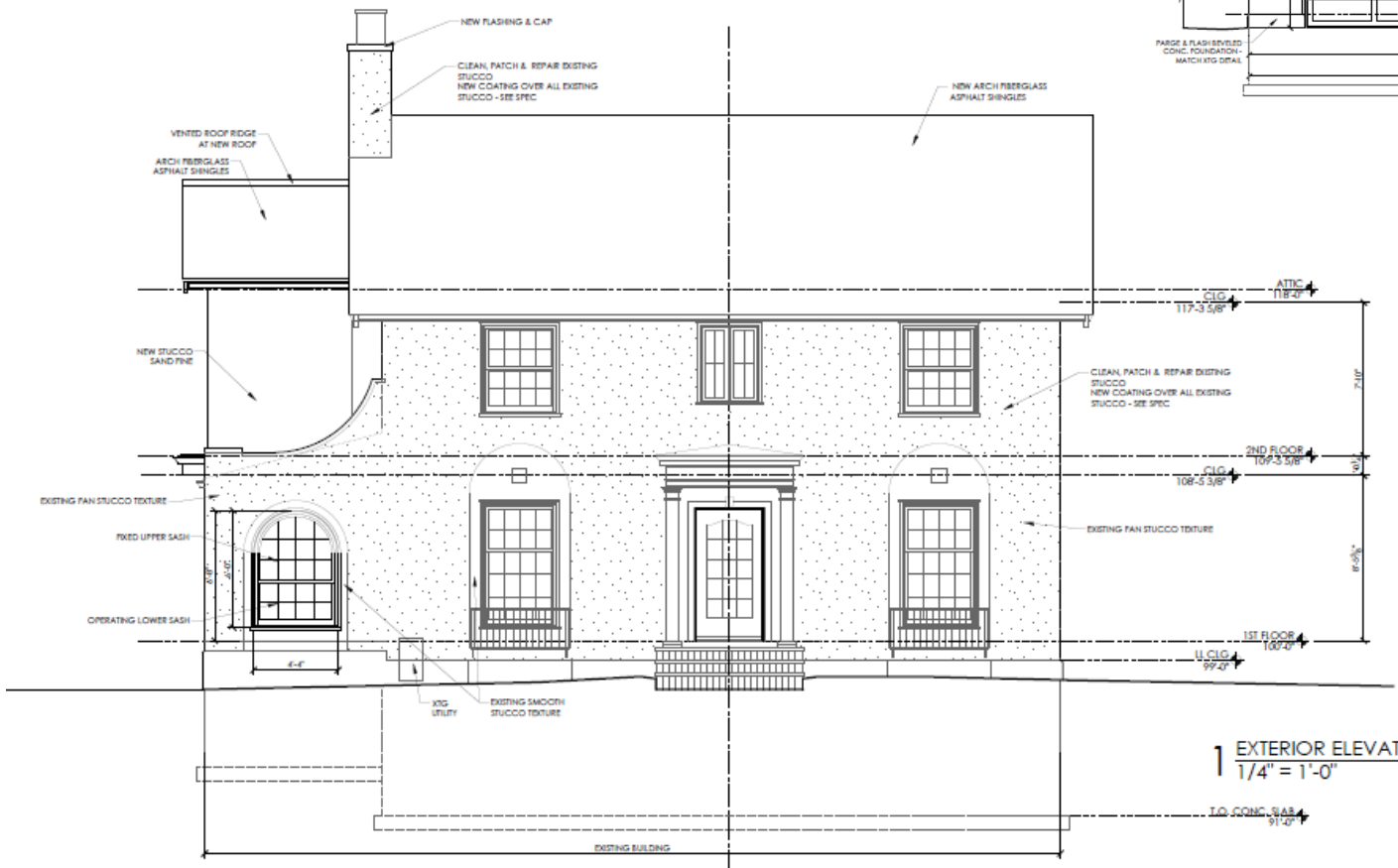
History of the Property



Proposed Work

- Construct new rear addition
- Replace nonhistoric windows
- Masonry repair
- Site work

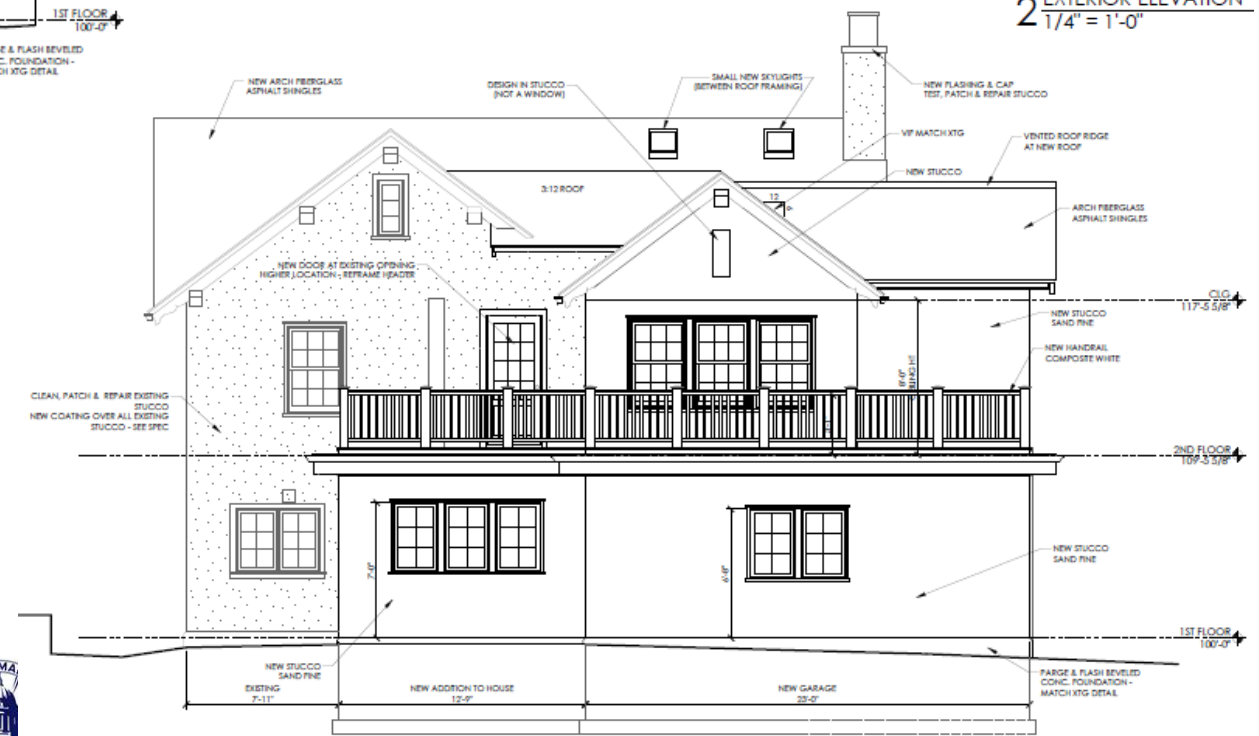

CONCRETE DRIVE
*Cross-hatched Area represents existing Joint Driveway Agreement per Document No. 2876815
EXISTING FENCE
Parcel Contains
6,922 S.F.
0.16 Acres
750 SQFT USEABLE OPEN SPACE
REAR YARD SETBACK
NEW FENCE
6'-0" SIDE YARD SETBACK
6'-0" 2 STORY SIDE YARD SETBACK
NEW RETAINING WALL BY LANDSCAPE ARCHITECT
UNIVERSITY HEIGHTS
BLOCK 17
NEW EDGE OF DRIVEWAY
25'-0"
172 NEW SQFT
117 NEW SQFT
16 NEW SQFT
RESIDENCE
2006 VAN HISE AVE
EXISTING RESIDENCE
1554 XFG SQFT
Floor Elev.@ threshhold=958.5'
STONE RETAINING WALL
CONCRETE WALK
STONE WALKWAY
XFG STONE RETAINING WALL
FRONT YARD SETBACK
Found bent 1" Dia. Iron Pipe, South, 0.8' from corner
R/W LINE
N 89°20'00" W 60.40'
concrete
N



1 EXTERIOR ELEVAT
1/4" = 1'-0"

2 EXTERIOR
1/4" = 1'-0

2 EXTERIOR ELEVATION
1/4" = 1'-0"



Applicable Standards

MGO 41.25 Standards for Alterations

MGO 41.26 Standards for Additions

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project with the following conditions:

1. Final venting specifications to be approved by staff
2. Lighting and mechanical alterations must be approved as part of a Certificate of Appropriateness, but can be separate from this current proposal