

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-509
ADDRESS: 737 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6391 BLK LOT 12 & NE PT OF 9
ZONING: MF-33,R-4 CD H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio
OWNER: Gaspar Rivera/Poma Properties, LLC
TYPE OF WORK: Construction of a 2-story single family home
REQUEST:

The applicant is requesting conceptual approval to construct one 2-story single family home. The proposal does not include a 1-story rear accessory structure or hardscaping. These items will be submitted in a subsequent application.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages

or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct a new 2-story single family home on the vacant lot located at 737 E Magnolia Ave in the River Road Historic District. The lot is a triangular shape and is located at the intersection of

E Magnolia Ave and Dewberry. The lot is flanked to the west by Dewberry and a 1-story historic home, to the north by two 1-story historic homes, to the east by a 1-story historic home, and to the south by E Magnolia Ave and a 1-story historic home.

- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. The request was heard by the Design Review Committee (DRC) on October 10, 2017. The DRC recommended that the number of window types be reduced and that their overall rhythm and pattern be better defined, primarily on the west elevation. The DRC noted that the foundation height is consistent with historic buildings of the era of the district. The DRC commented that the 2-story mass, though uncommon in the vicinity, was mitigated by the 1-story mass. The DRC also noted that the overall footprint of the home was smaller than the adjacent historic houses indicated on the applicant's site plan.
- d. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant has proposed a 1,330 square foot primary structure on a lot totaling approximately 5,785 square feet. The applicant will propose a rear accessory structure totaling 400 square feet in a later submission. The current proposed lot coverage is less than 30% and is generally consistent with the Guidelines.
- e. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. According to the 1912-1951 Sanborn Map, this lot was vacant prior to the street modifications within the neighborhood, which included extending Dewberry to the north and bisecting the original lot configuration. Prior to the installation of new streets, this lot was oriented towards E Magnolia. The applicant has proposed to orient the structure to E Magnolia. Based on the development pattern of the district, staff finds the proposal consistent. Given this orientation, the applicant has proposed a front setback of approximately 40'-0" from the property line fronting E Magnolia. This will match the setback of the historic structure to the east. This setback is significantly deeper than that of the historic structure to the west. The applicant has proposed a side setback from the property line fronting Dewberry of approximately 5'-0". Based on the submitted site plan, this appears to be roughly consistent with the side setback of the historic structure to the north. However, this structure is not outlined in the site plan. Staff finds the front setback consistent with the Guidelines, but requires additional contextual information on the consistency of the side setback from Dewberry.
- f. **ENTRANCES** – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrances toward E Magnolia. As noted in finding e, this orientation has a precedent in the historic development pattern of the district and is consistent with the Guidelines.
- g. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The lot is flanked on all sides by 1-story historic single family homes. The tallest point of the proposed structure is 28'-0" at the gable's ridgeline. The 2-story portion of the home is directly adjacent to Dewberry. Staff finds that a 2-story home at the proposed height may be appropriate for the district, but finds that a 2-story tall façade with no wall plane or roof form variation inconsistent with the scale and massing of residential structures in the district.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures within the district feature foundation heights of approximately two to three feet. The applicant has proposed a foundation height of three (3) feet. The proposed foundation height is generally consistent with the Guidelines. However, the foundation is adding to the overall height of the structure, which should be reduced as noted in finding g.
- i. **ROOF FORM** – The applicant has proposed a modified cross gable configuration. The primary and tallest mass of the home, measuring 2 stories in height, features a simple front-facing gable with an extended eave detail. The smaller 1-story mass features a primary side gable with a low-sloped shed roof form covering the front porch, and an extended shed roof in the rear covering a back porch. Gable and shed roofs can be found in the River Road Historic District.
- j. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i. window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated

into new construction. Generally the applicant has proposed several window and door openings that are consistent with those found on historic structures throughout the district. However, staff does not find the square and small rectangular windows proposed on the west, north, and east elevations to be consistent with the Guidelines or the OHP Window Policy Document. Additionally, the paired windows on the front elevation should be separated by a wood mullion. Additional window details should be submitted for final approval that feature traditional sill and trim details, maintain traditional dimensions and profiles, and feature detailing that recesses the window within the window frame. Windows with a nailing strip are not recommended.

- k. WINDOW MATERIALS – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. The applicant has not yet specified a final window material. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- l. MATERIALS – At this time, the applicant has proposed materials that include Hadie board and batten siding, Artisan lap siding, wood porch columns, and a standing seam metal roof. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- m. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Architectural details, such as well-proportioned porch elements, window coverings, roof eaves, and variations in wall planes add depth and visual interest and contribute to the overall quality of the design. Staff finds the proposal generally consistent with the Guidelines, but finds the architectural detailing on the west façade to be incompatible with neighboring structures in terms of scale, window sizes, and form and massing variation.
- n. COLUMN DESIGN – The applicant has proposed to install wood porch columns measuring 6x6 inches in width. The Historic Design Guidelines state that architectural details that are in keeping with the predominant architectural style along the block face or within the district should be incorporated. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Staff finds the proposal conceptually consistent with the Guidelines.
- o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment and indicating the screening method on all relevant drawings for final approval.
- p. SIDEWALK – The applicant has proposed to install a concrete walkway to connect the front porch to the pedestrian streetscape. Due to the irregular shape of the lot, the walkway will connect to the home at an angle. Staff finds the proposal appropriate given the shape of the lot and orientation towards E Magnolia Ave.
- q. DRIVEWAY AND PARKING – The applicant has indicated their intention to submit a subsequent application for a rear accessory structure that will feature a driveway and parking. The proposed location and configuration generally follows existing primary-accessory structure relationships in the district, as evidenced by the lot to the north.
- r. LANDSCAPING – The applicant has noted the location of trees and driveways on the site plan; however, a detailed landscaping plan should be submitted to staff prior to submitting for final approval. The final landscaping plan should indicate any trees to be removed.

RECOMMENDATION:

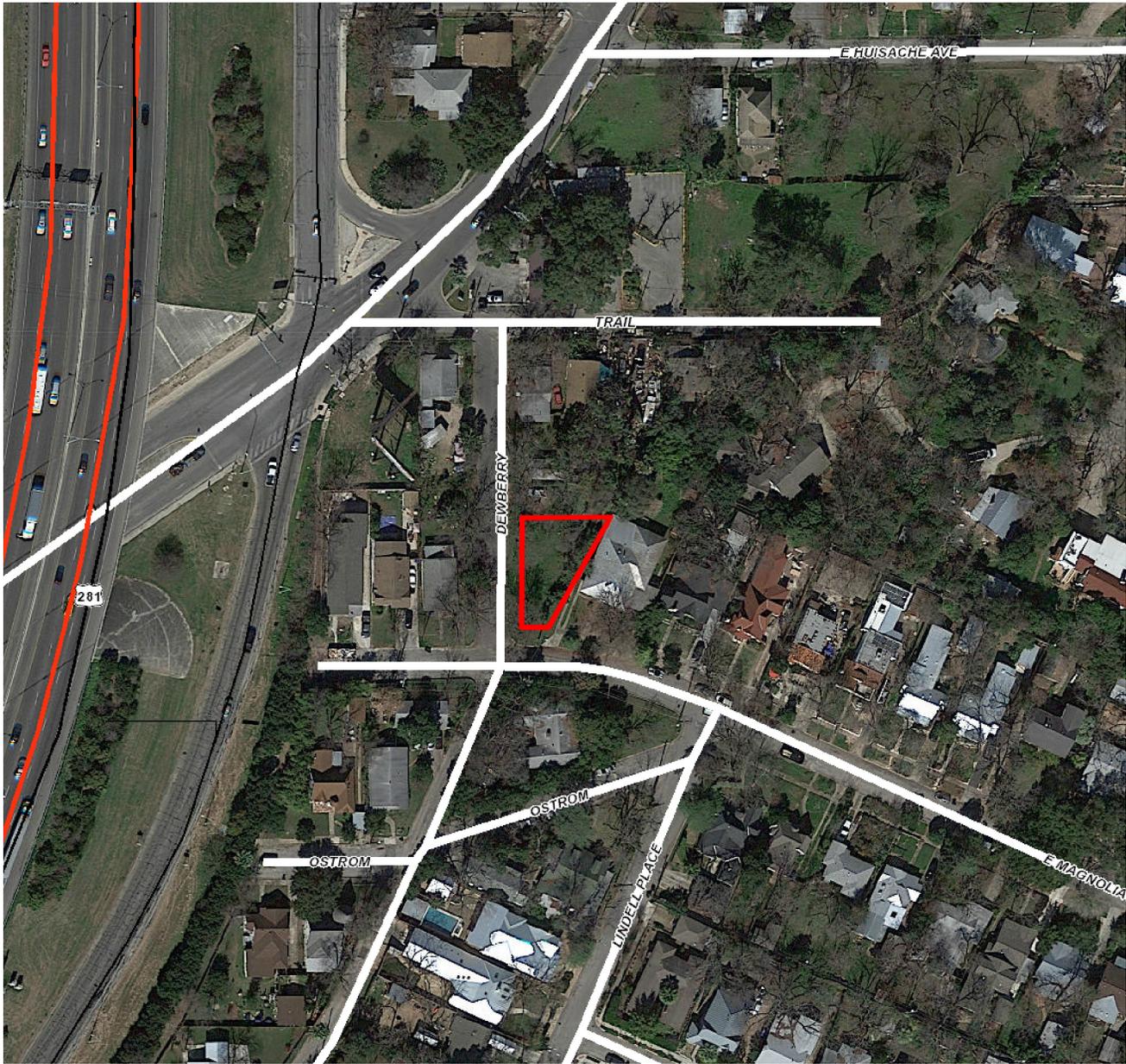
Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following items prior to returning to the HDRC:

1. That the applicant submits an updated site plan indicating the side setback of the structure to north of the vacant lot as noted in finding e.

2. That the applicant provides an elevation study noting the ridgeline heights of adjacent structures.
3. That the applicant reduces the overall height, including the foundation and second floor top plate, as noted in findings g and h.
4. That the applicant adds variation to the 2-story façade fronting Dewberry to minimize the massing as noted in findings g and m.
5. That windows meet the appropriate specifications described in findings k and l.

CASE MANAGER:

Stephanie Phillips



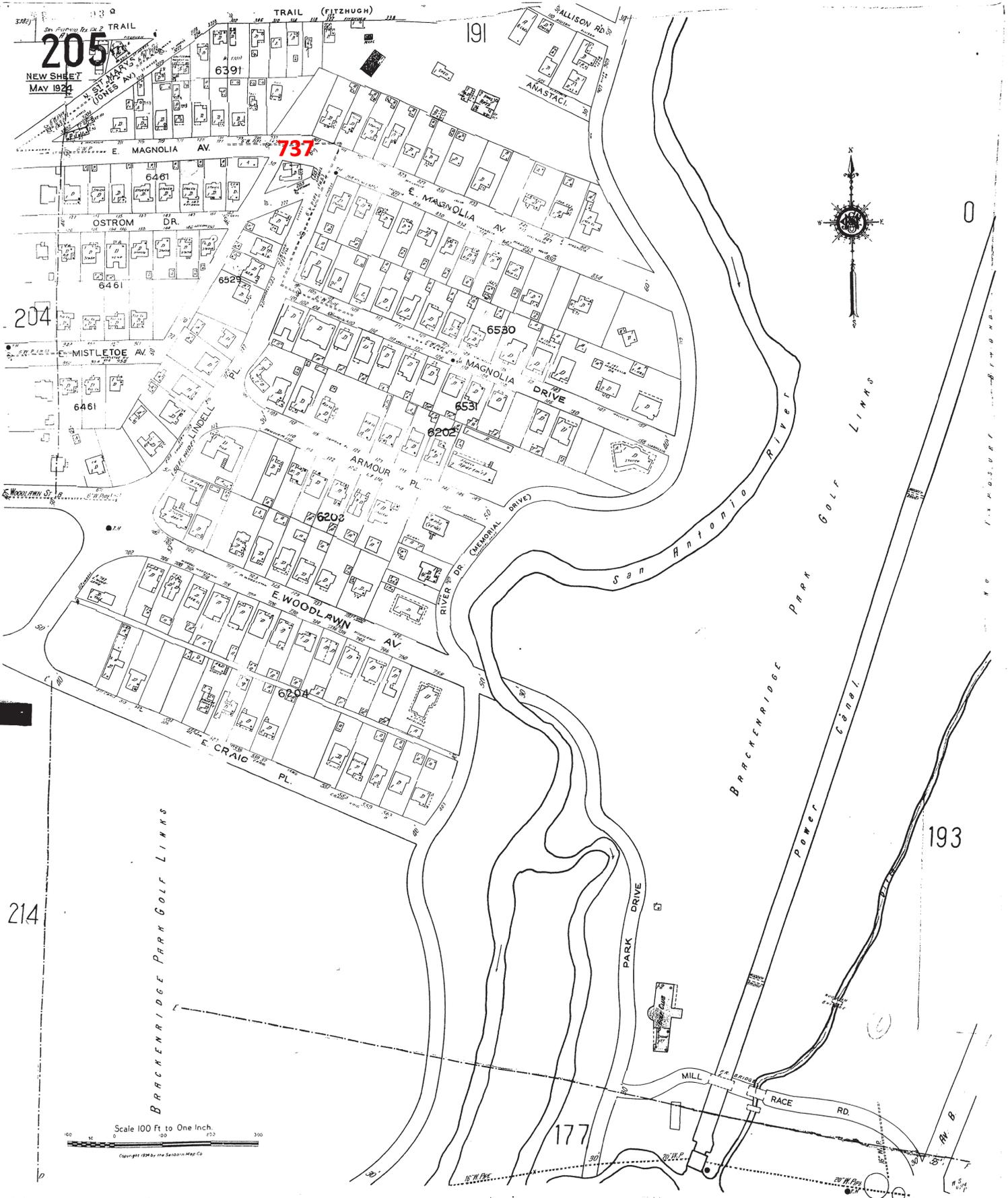
Flex Viewer

Powered by ArcGIS Server

Printed: Oct 02, 2017

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1912-1951 SANBORN MAP



205

NEW SHEET
MAY 1924

737

204

214

191

177

193

Scale 100 Ft to One Inch.
Copyright 1924 by the Sanborn Map Co.



ZIGA ARCHITECTURE STUDIO
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737 E MAGNOLIA – NARRATIVE

Requesting conceptual approval to construct a two-story house on a vacant lot. A covered parking structure (carport or garage) will be located in the rear behind the main structure and will be accessed from Dewberry Street. Plans for the final design of this structure will be submitted separately for review. A concrete walkway will connect the front porch and the street, however due to the irregular shape of the lot and the curved street, the walkway will connect at an angle.

Although not many two-story houses exist in the immediate vicinity, several one and a half story houses or single-story houses with high pitched roofs are located throughout. The proposed design will not be more than one story taller than its historic neighbors and will not overwhelm the historic houses since their overall heights are significant due to their high-pitched roofs. In addition, the mass was design so that only a portion of the house is two-stories to soften the transition between the two story portion and the surrounding historic homes.

The existing houses on East Magnolia to the east, have a consistent front setback of approximately 40ft. The proposed house will align with its historic neighbor to the east and will have a greater setback than its historic neighbor to the west.

The proposed design will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 12in to 30in. The proposed 36in. height will be within one foot of the tallest foundation height.

The proposed house will have a small front porch with 6x6 wood columns, a standing seam metal roof, a mix of Hardie board and batten siding and Artisan lap siding, and will explore the use of wood windows. Once the design is more advanced, energy calculations can be made and a quote can be produced, the final window material will be finalized and submitted as part of final approval.

Location of mechanical units, landscaping, and fencing, and column details have not been determined at this time and will be submitted for review during final approval.



FRONT



ZIGA ARCHITECTURE STUDIO

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WEST



ZIGA ARCHITECTURE STUDIO

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WEST



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WEST



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FOUNDATION HEIGHTS ALONG E. MAGNOLIA



12IN



12IN



24IN



30IN

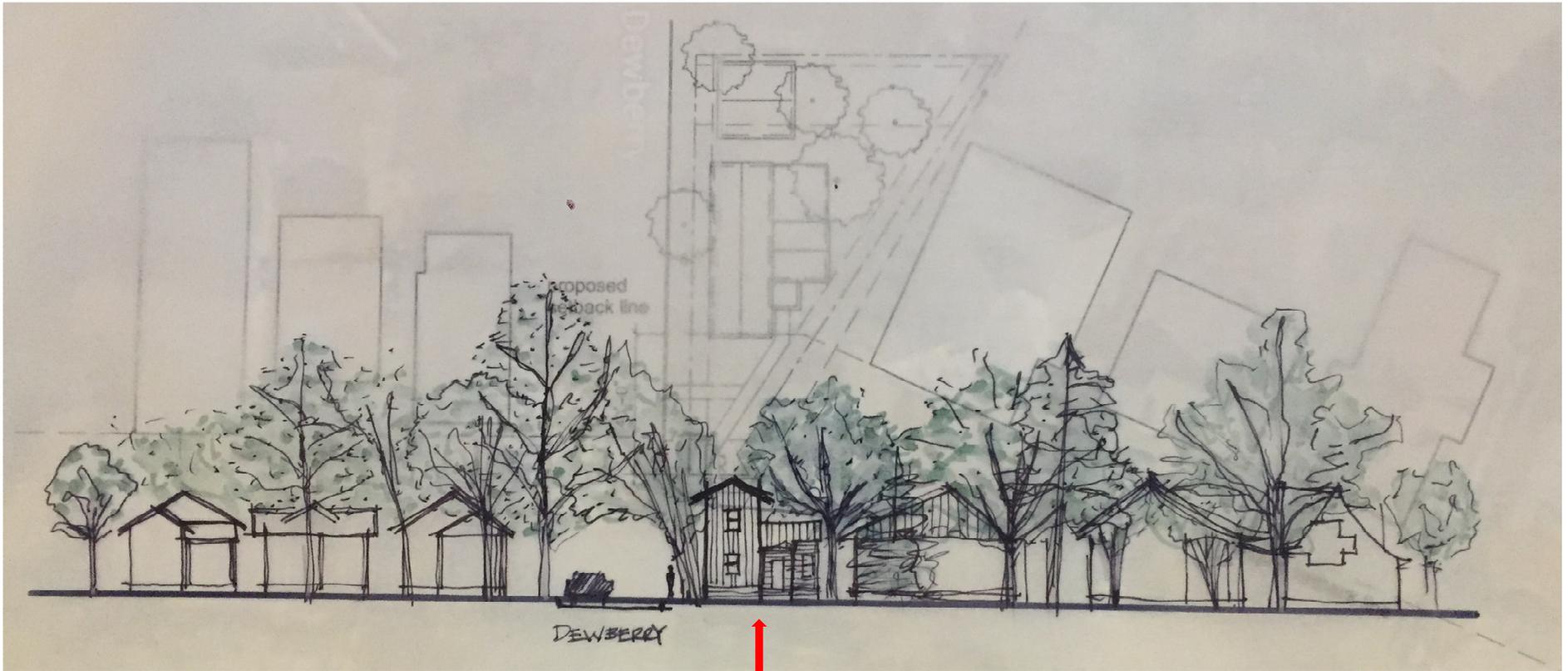


30IN



30IN





STREET ELEVATION

PROJECT SITE



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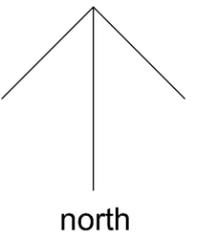
Gaspar Rivera

Poma Properties, LLC

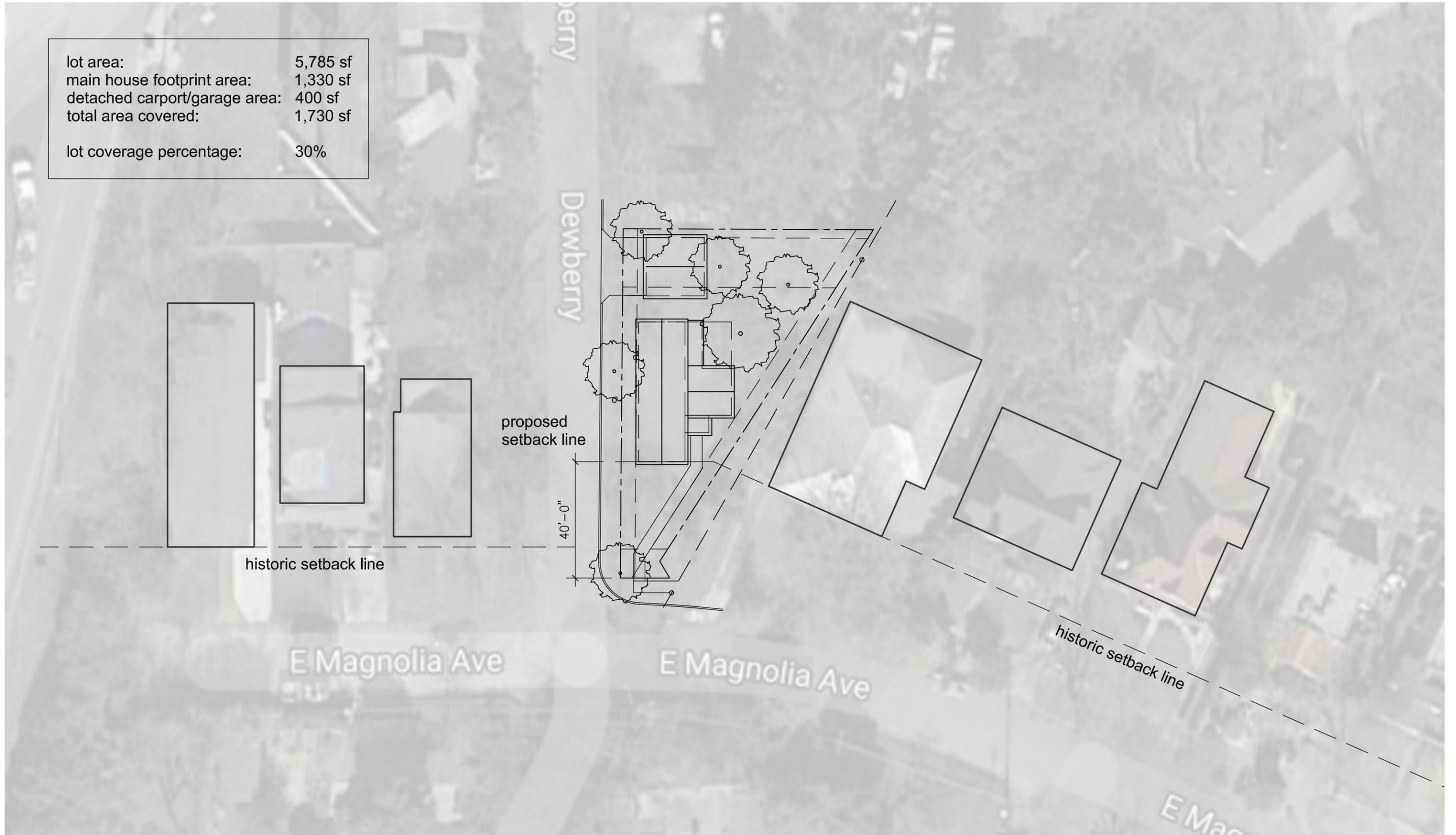
schematic design: site analysis - setback study

1/32" = 1'-0"

10-11-17 - DRC REV. 1



lot area:	5,785 sf
main house footprint area:	1,330 sf
detached carport/garage area:	400 sf
total area covered:	1,730 sf
lot coverage percentage:	30%

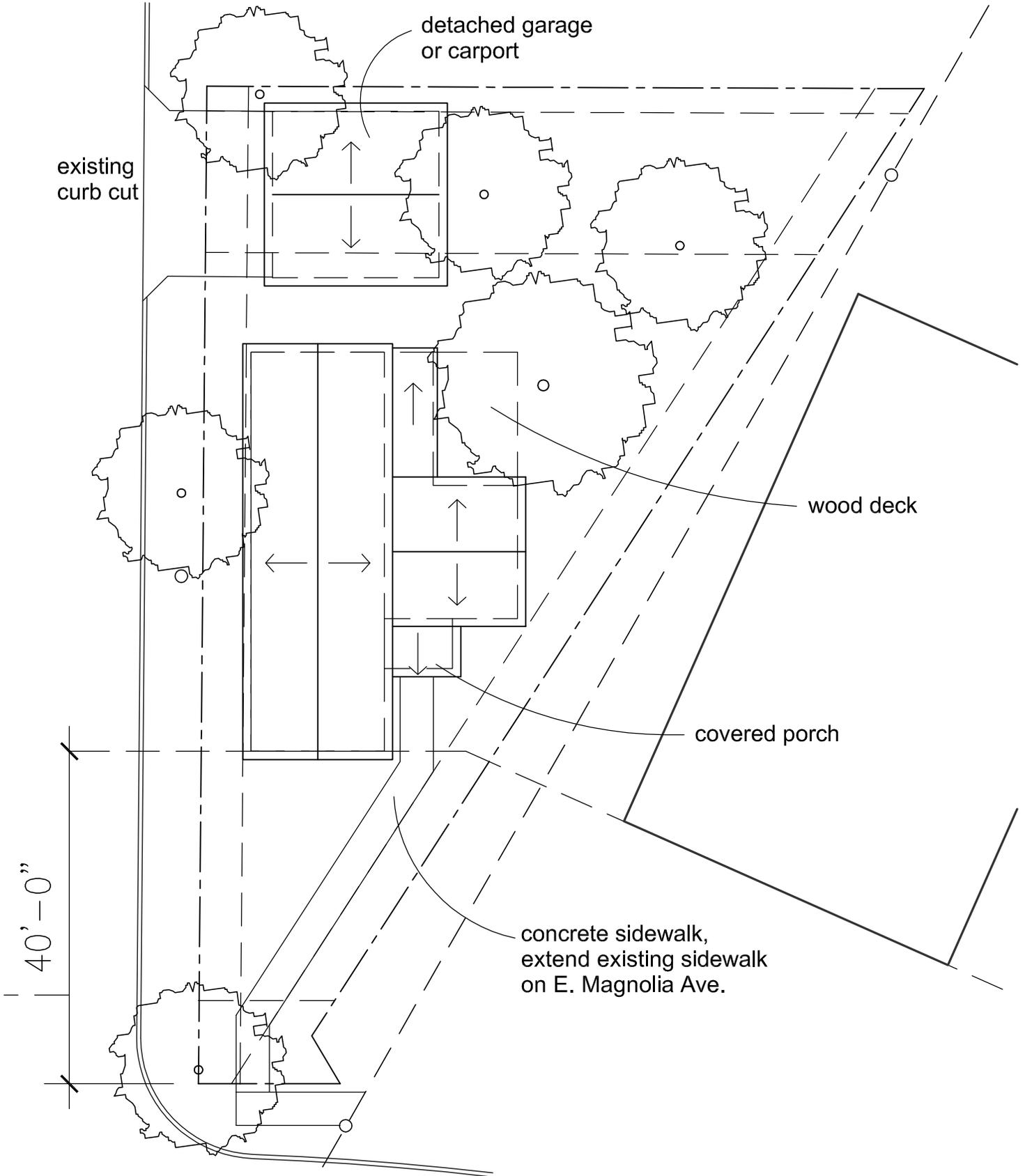
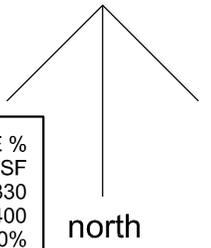




ZIGA ARCHITECTURE STUDIO
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Gaspar Rivera
Poma Properties, LLC
schematic design: site plan
1/32" = 1'-0"
10-11-17 - DRC REV. 1

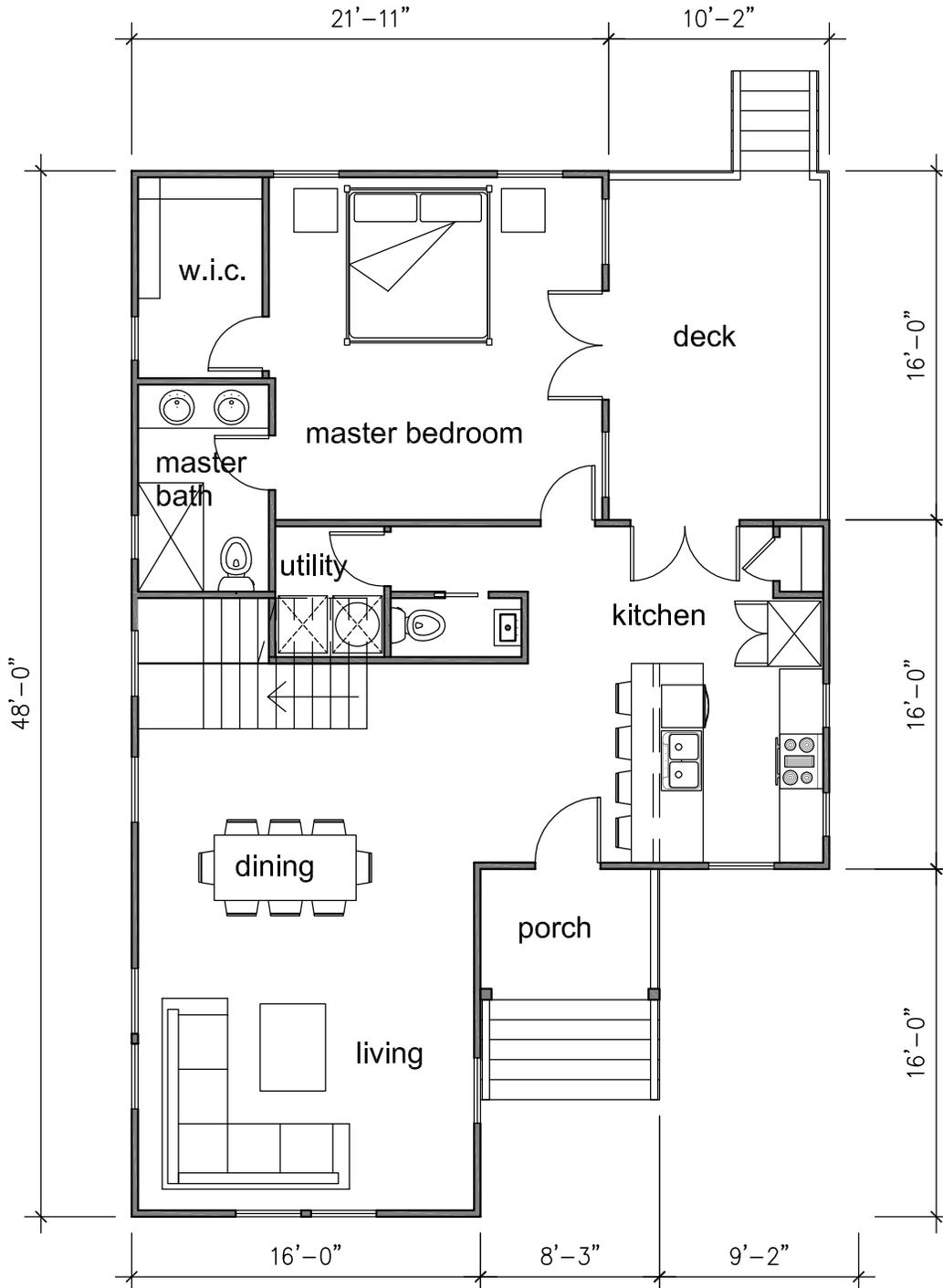
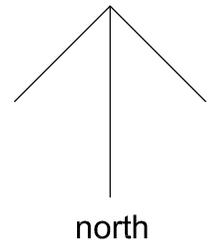
LOT COVERAGE %
LOT AREA: 5785 SF
MAIN HOUSE AREA: 1330
ACCESSORY STRUCTURE AREA: 400
1730 / 5785 = 30%





ZIGA ARCHITECTURE STUDIO
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Gaspar Rivera
Poma Properties, LLC
schematic design: first floor plan
1/8" = 1'-0"
10-11-17 - DRC REV. 1



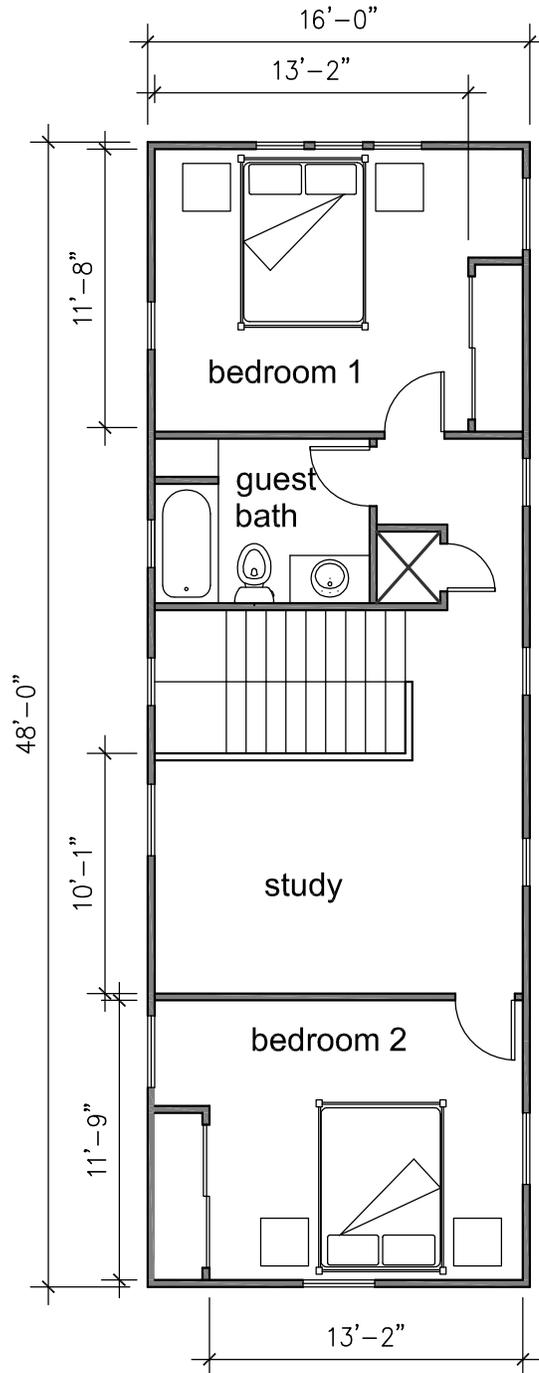
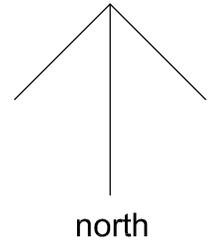
first floor plan

area: 1,122 sq. ft.



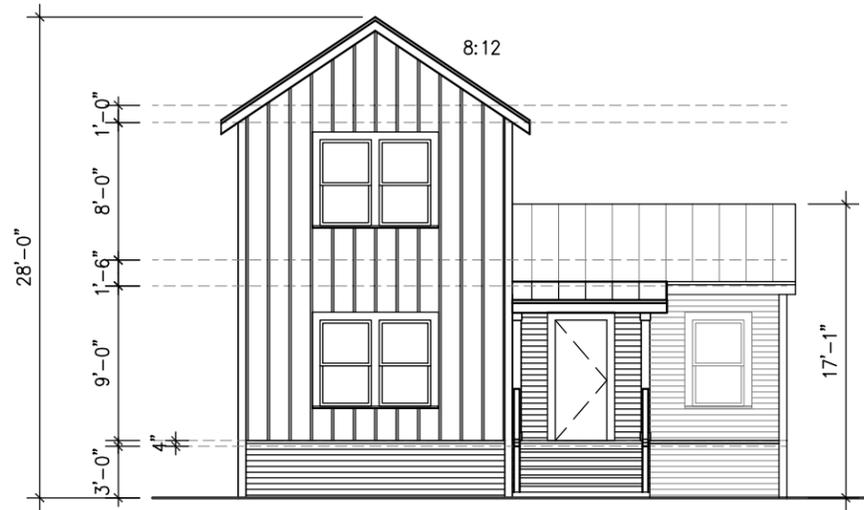
ZIGA ARCHITECTURE STUDIO
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Gaspar Rivera
Poma Properties, LLC
schematic design: second floor plan
1/8" = 1'-0"
10-11-17 - DRC REV. 1

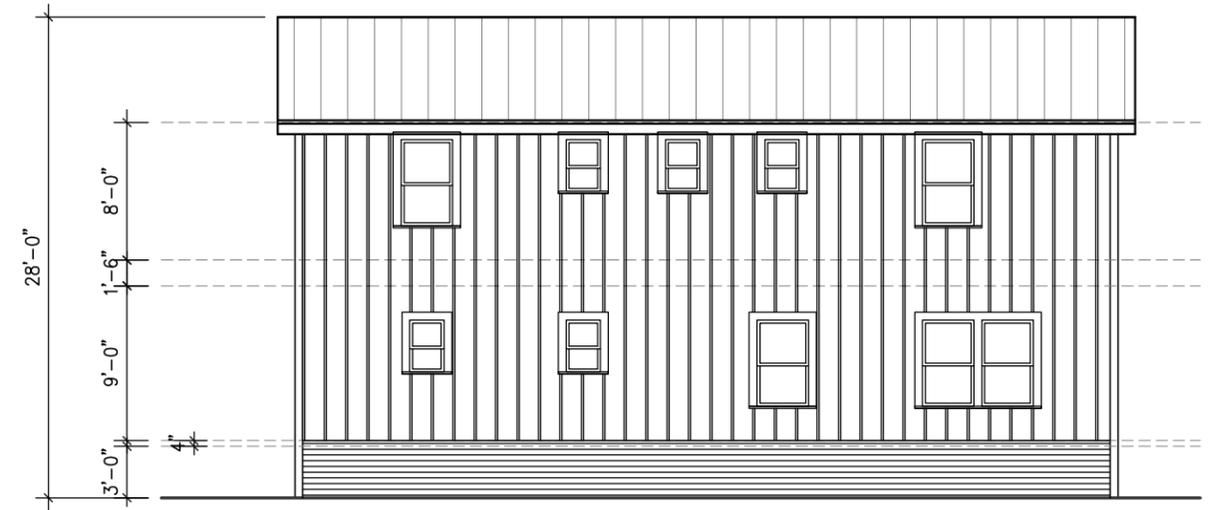


second floor plan

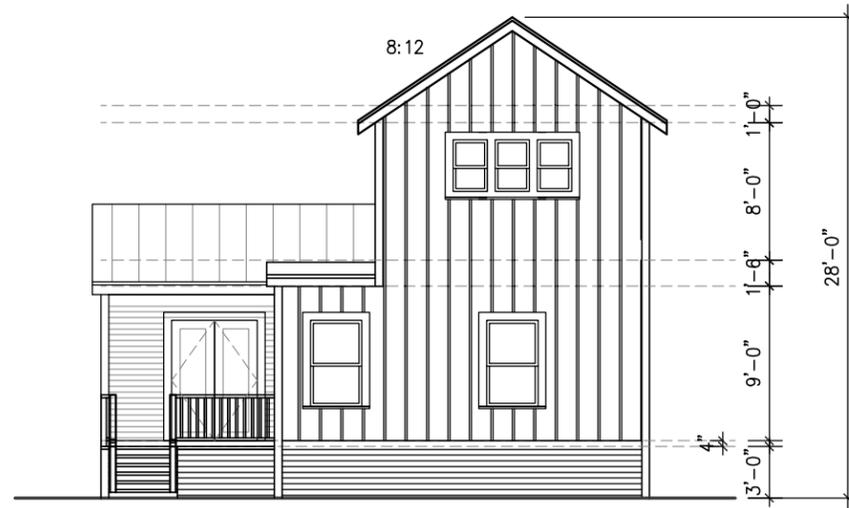
area: 768 sq. ft.



front elevation



west elevation



north elevation



east elevation



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: 10/10/2017 HDRC Case#: 2017-509

ADDRESS: 737 E MAGNOLIA Meeting Location: OHP

APPLICANT: FELIX ZIGA / ZIGA ARCHITECTURE STUDIO

DRC Members present: GUARINO, LAFDON, GARZA

Staff present: STEPHANIE PHILLIPS

Others present: GASPAR RIVERA / POMA PROPERTIES - OWNER

REQUEST: CONSTRUCTION OF 2-STORY SINGLE FAMILY
 HOME

COMMENTS/CONCERNS: Trees are staying per applicant

MG: Masses ok. Make dark windows. Three ganged
 windows on north elevation - above garage.

What is the elevation story on the west facade -
 window rhythm. Repetitive window types with
 consistency, minimal types.

Symmetry, repetition of a theme on west elevation to
 help overall balance →

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

10/10/17

Date

3' - crawl space requirement (foundation)

The crawl space requirement is a minimum of 3 feet clear height. This requirement is intended to provide adequate clearance for inspection and maintenance of the foundation and plumbing. The requirement applies to all new construction and major renovations.

The crawl space requirement is a minimum of 3 feet clear height. This requirement is intended to provide adequate clearance for inspection and maintenance of the foundation and plumbing. The requirement applies to all new construction and major renovations.