

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-070
ADDRESS: 121 BUFORD
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT S 81.3 FT OF 5
ZONING: R-4 CD H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Gill/CGRE LTD CO
OWNER: CGRE LTD CO
TYPE OF WORK: Rehabilitation, the construction of a rear addition and Historic Tax Certification
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Rehabilitate the historic structure including the repair of the existing wood windows and architectural wood elements.
2. Construct a rear addition featuring approximately 500 square feet.
3. Receive Historic Tax Certification

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the

historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;

(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;

(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

(4) Include a statement of costs for the restoration or rehabilitation work;

(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The structure at 121 Buford was constructed circa 1930 and features traditional architectural elements including a side gabled roof, a recessed front porch and one rear brick chimney. The structure features small Craftsman elements including roof brackets. The applicant has proposed to rehabilitate the primary historic structure including the repair of the existing wood windows, the repair of wood elements and the repair of the roof. The applicant has noted that all scopes of repair work are to be done with in kind materials.
- b. ORIGINAL MATERIALS – Many of the historic structure's historic materials remain, including wood siding and wood architectural elements. Staff finds that all existing, original elements should be repaired and preserved including wood siding, wood trim, wood windows, wood doors and any other original architectural elements. Where the original materials are no longer existing, in kind materials are to be installed.
- c. PORCH COLUMNS – The structure currently features spindled front porch columns and a handrail from previous front porch railings. The applicant has noted that the existing columns are to remain and the handrails are to be removed. Per at 1994 survey photo, neither of these elements are original; the structure originally featured Craftsman style columns with Craftsman style column pedestals.
- d. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 500 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include a rear gabled roof and an inset from the footprint of the primary historic structure. This is consistent with the Guidelines.
- e. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that is subordinate to that of the primary historic structure. Per the Guidelines for Additions 3.B., additions should be subordinate to the principal façade of the primary historic structure and should feature a height that is less than that of the historic structure. The applicant's proposed addition is consistent with the Guidelines in regards to scale, mass and form.
- f. MATERIALS – The applicant has proposed materials that include wood siding to match that of the primary historic structure, an asphalt shingle roof, wood or metal windows that match the profile of the historic windows and period appropriate doors. Staff finds the installation of wood windows in the addition as well as wood doors appropriate.
- g. HISTORIC TAX CERTIFICATION – The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

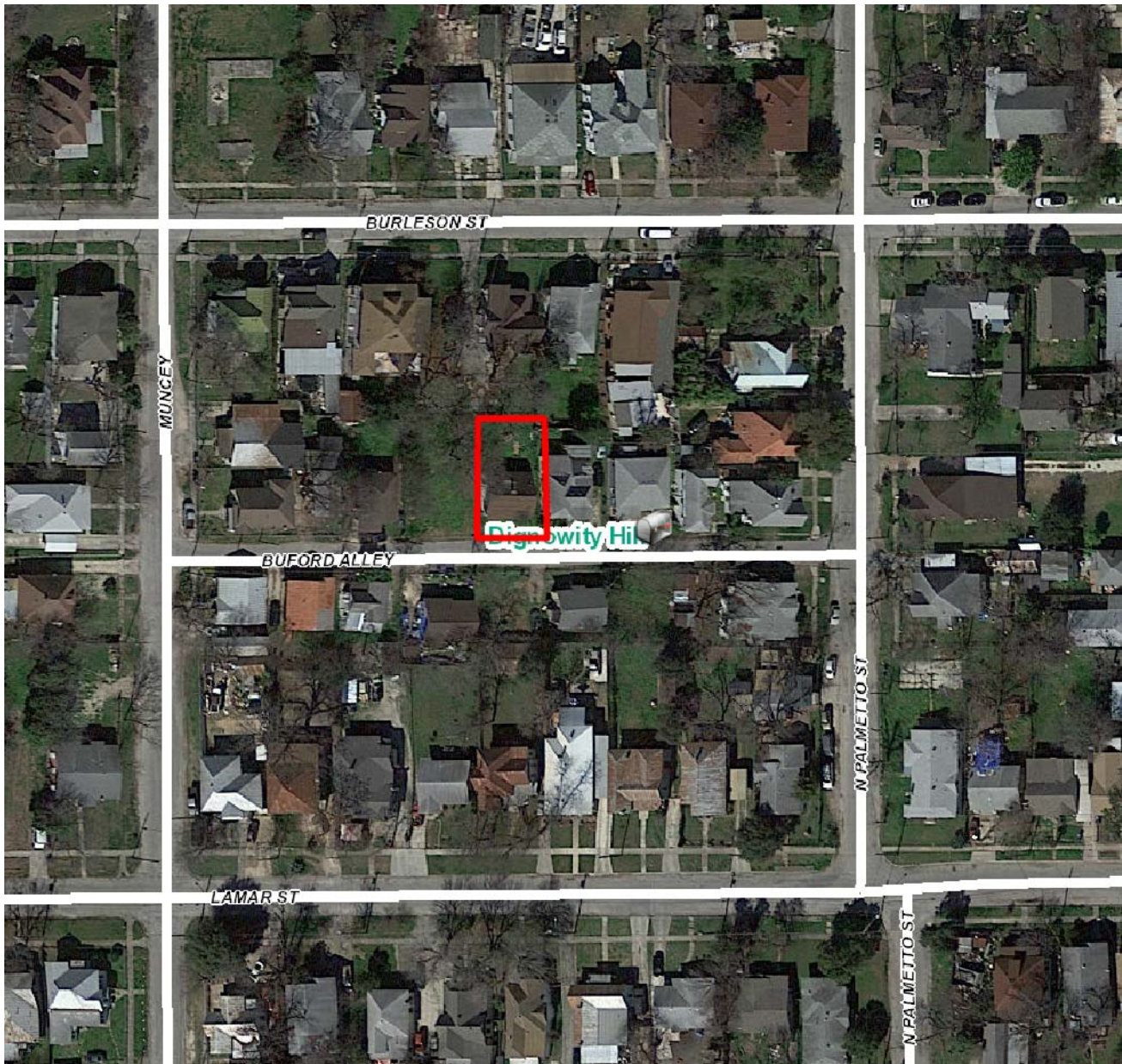
RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through g with the following stipulations:

- i. That the applicant install wood windows and wood doors throughout the addition. The wood windows should feature a profile that matches those of the primary historic structure.
- ii. That the applicant repair and preserve all existing original materials including wood siding, wood trim, wood windows, wood doors and any other original architectural elements.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 20, 2017

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Alder St

Alder St

Alder St

Rudolph St

N Palmetto

Burleson

Burleson

Burleson

Muncey St

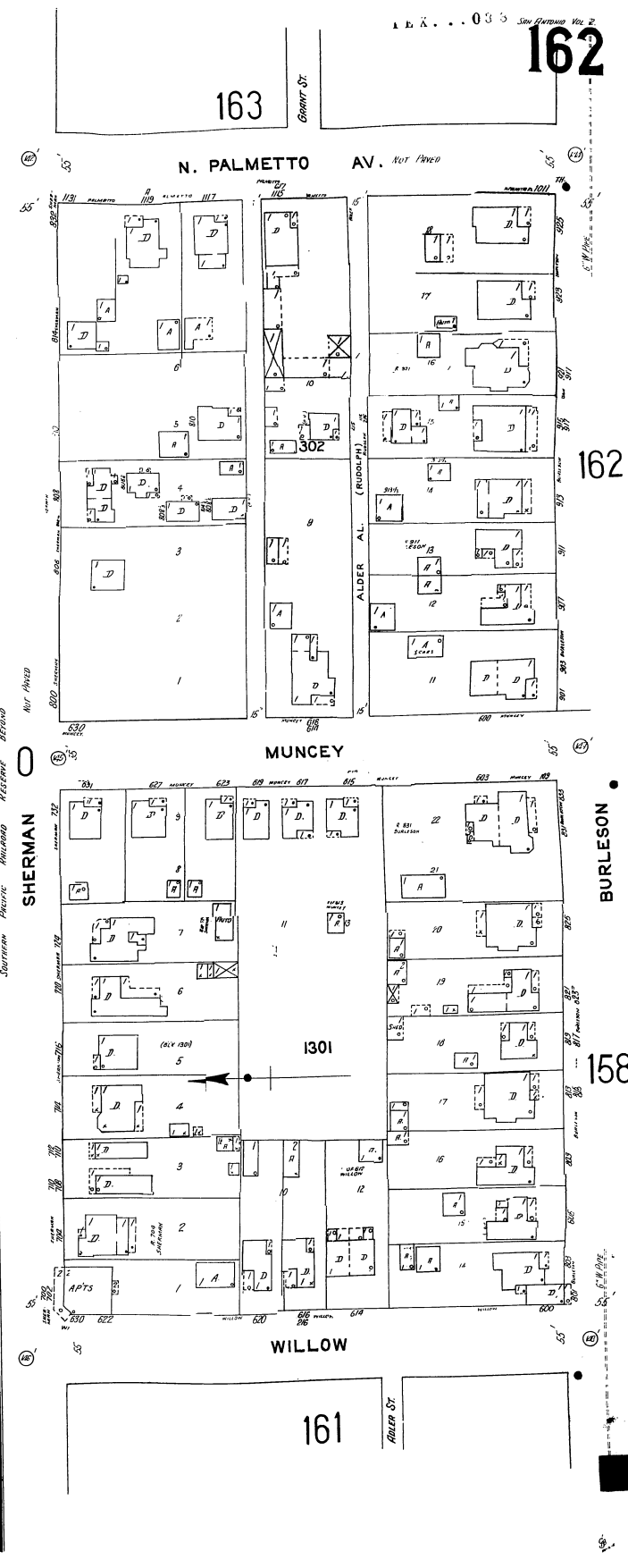
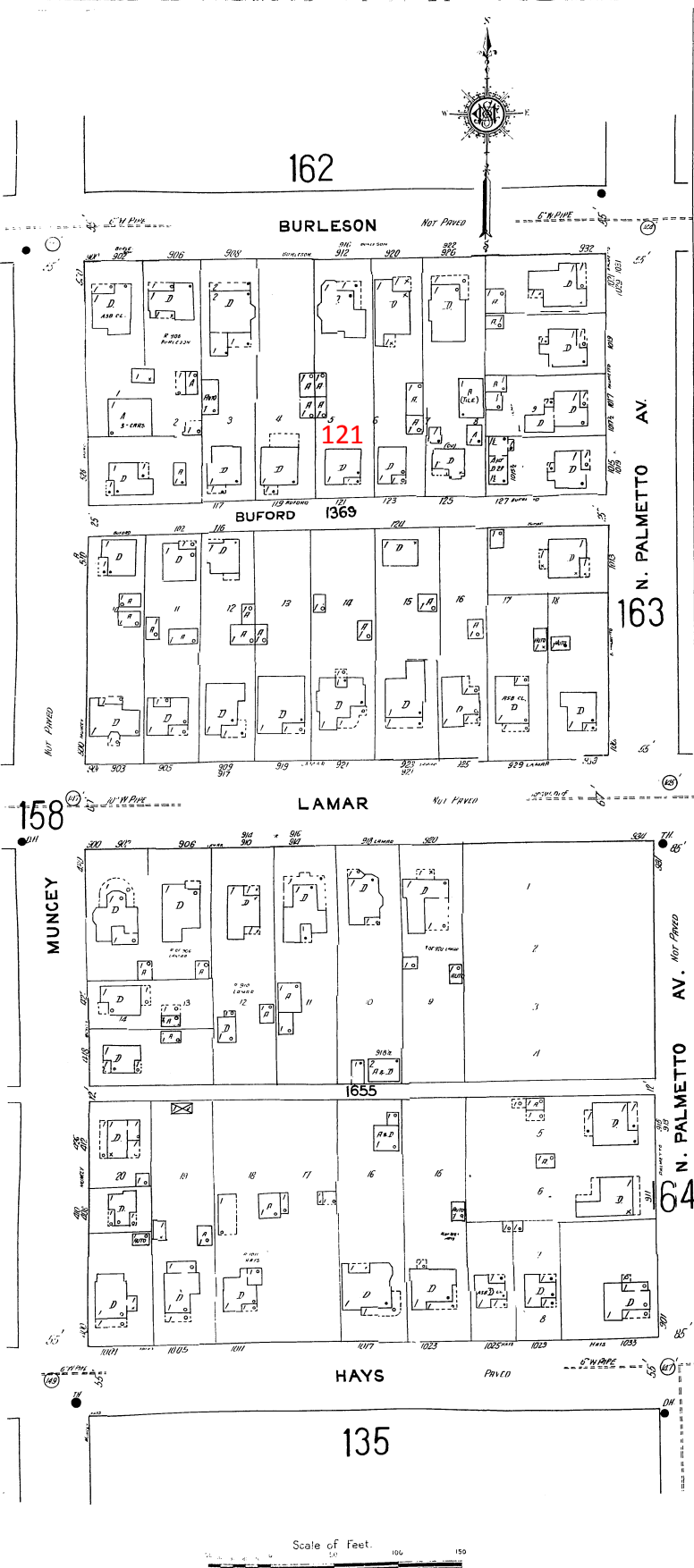
121 Buford Alley

Buford Alley

Horizon Charter

Muncey St

N Palmetto



Scale of Feet.

121 Buford - Written Narrative

This house will be fully updated and rehabbed with attention being paid to historic details.

Windows will be repaired or updated as necessary. Window materials matching what was existing in the house will be used.

An addition to the back of the house will be added. The roofline will be matched and materials that are in the existing house will be used on the addition. (additional wood siding, period appropriate back door, cedar shingles under the back eave, etc.)

The timeline for this project is approx. 10-15 weeks.

Material Overview

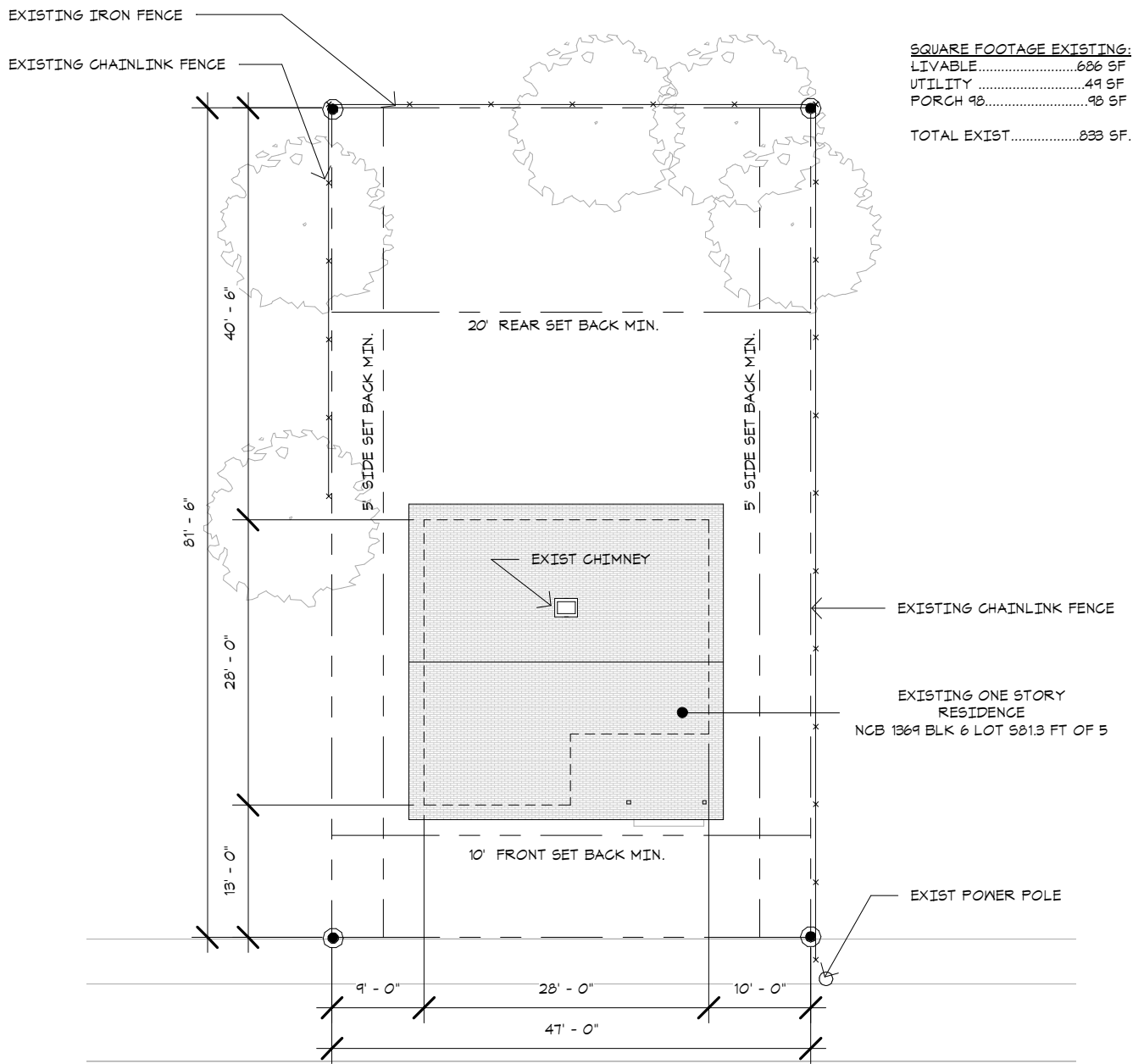
All materials being used for repairs or the addition will match what is already existing in the original structure. No modern looking updates will be present.

These will include:

- wood siding (the correct siding profile to match existing siding will be used)
- wood windows or metal windows that match the same dimensions and look of what is present in the original structure
- roofing will match what is currently in place
- Period appropriate doors or what is currently present in the structure will be used

121 BUFORD

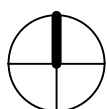
EXISTING SITE PLAN



BUFORD



PLAN
NORTH



TRUE
NORTH

1 EXISTING SITE PLAN

1/16" = 1'-0"

*NOTE:
 - DIMENSIONS INDICATED ARE APPROXIMATE
 - TREE LOCATIONS INDICATED ARE APPROXIMATE
 - FENCE LOCATION= ASSUMED PROPERTY LINE

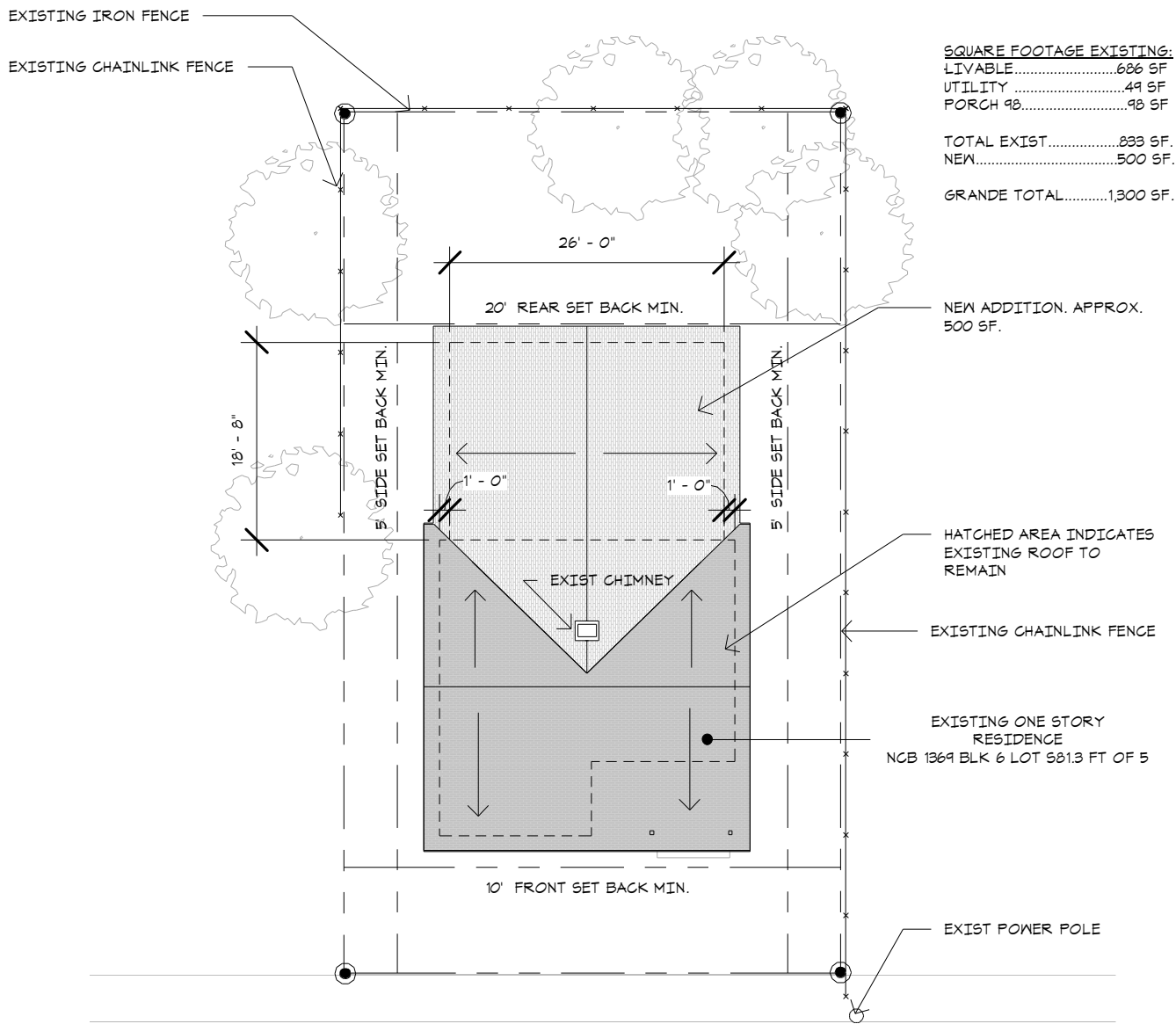
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Jason Moran

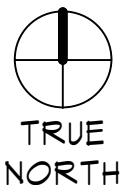
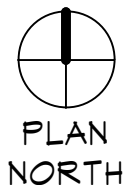
Design
Planning

121 BUFORD

PROPOSED SITE



BUFORD



1 PROPOSED SITE PLAN

1/16" = 1'-0"

*NOTE:

- DIMENSIONS INDICATED ARE APPROXIMATE
- TREE LOCATIONS INDICATED ARE APPROXIMATE
- FENCE LOCATION= ASSUMED PROPERTY LINE

Jason Moran

Design
Planning

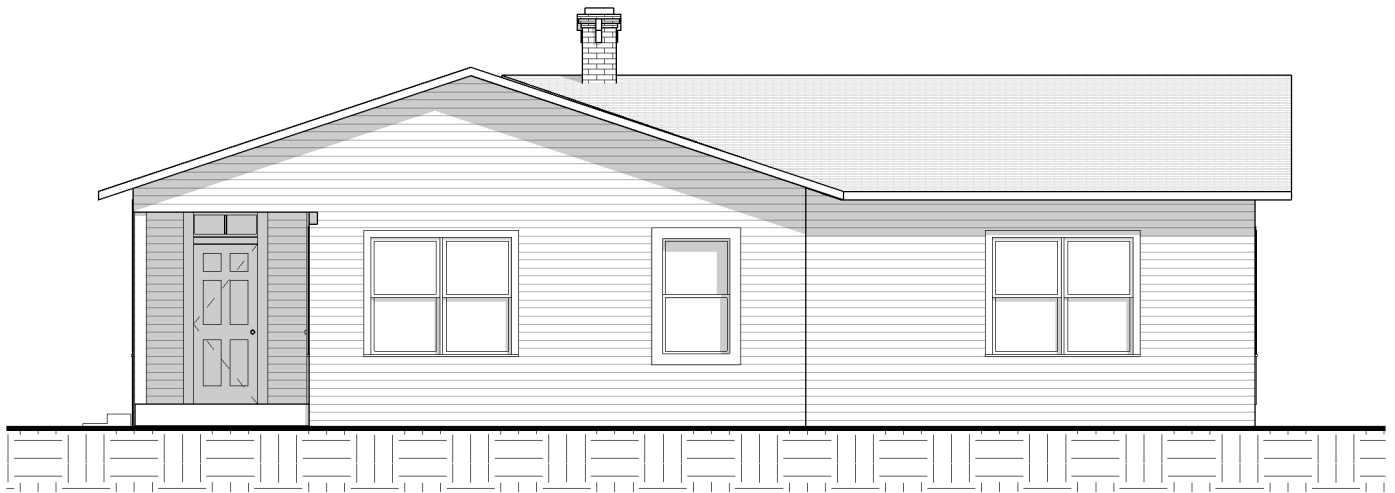
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121 BUFORD

PROPOSED ELEVATIONS



1 SOUTH ELEVATION PROPOSED
1/8" = 1'-0"



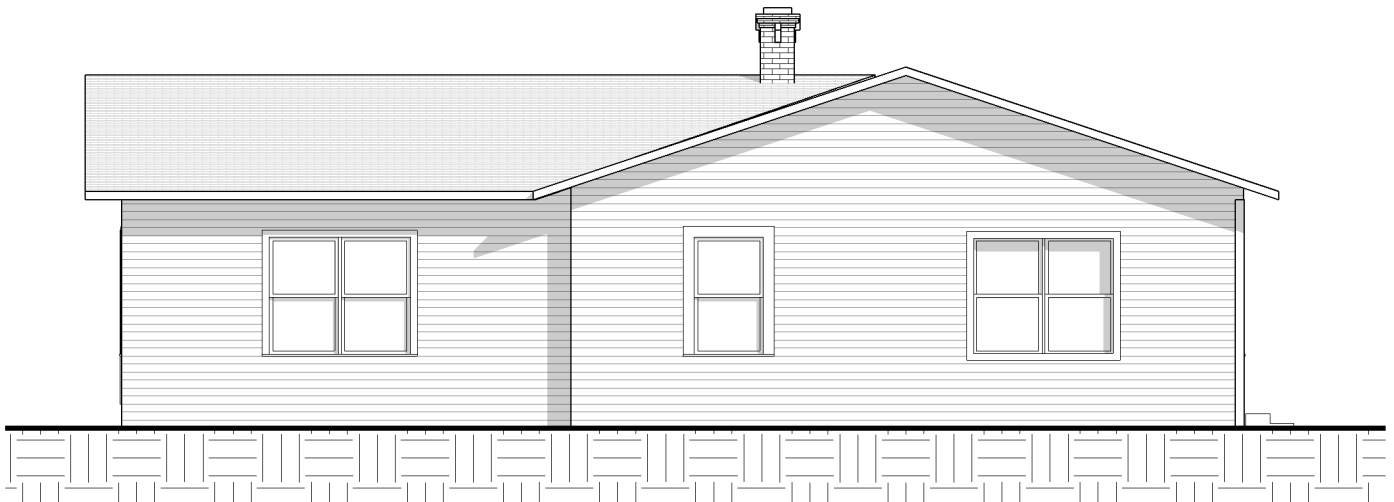
2 EAST ELEVATION PROPOSED
1/8" = 1'-0"

121 BUFORD

PROPOSED
ELEVATIONS



1 NORTH ELEVATION PROPOSED
1/8" = 1'-0"



2 WEST ELEVATION PROPOSED
1/8" = 1'-0"









GRAH
LOVE

R.I.P CC'S

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\$21,980
\$21,980

121 Buford St - Tax Certificate Information

Scope of Work:

This home located in the Dignowity Hill historic district will be fully updated and remodeled for today's buyer. These updates will include:

1. Electrical updates - \$7,500
2. Plumbing updates - \$7,500
3. New roof install - \$8,300
4. HVAC system - \$7,500
5. Interior sheetrock repairs/paint - \$10,500
6. Exterior siding repairs/paint - \$6,000
7. Windows/door repair - \$6,500
8. Updated kitchen including custom cabinetry & granite countertops - \$9,000
9. Floor repairs - \$7,500
10. Bathroom updates - \$9,500

Total: \$73,800

Timeline: 10 - 12 weeks