HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO:	**2017-131**
ADDRESS:	231 W AGARITA AVE
LEGAL DESCRIPTION:	NCB 3261 BLK 7 LOT 8 & W 20 FT OF 9
ZONING:	R-5
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Gregory Papay
OWNER:	Gregory Papay
TYPE OF WORK:	Construction of rear accessory structure, rear window modification

REQUEST:

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

1) Convert a rear window to a door on the primary structure to serve as direct access to backyard.
2) Construct an open-air pool pavilion in the rear of the lot.
3) Construct a staircase from modified rear window to connect the primary structure to the pavilion level.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
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.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

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 material*s—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.

FINDINGS:

a. The structure at 231 W Agarita Ave was constructed in 1914 of red brick and was designed in the Prairie style by architects Reuter & Harrington. It is a contributing property within the Monte Vista Historic District. The structure features several elements characteristic of Prairie homes, including a low-pitched hipped roof with overhanging eaves and a deep, asymmetrical one-story porch with massive square supports. The applicant has requested approval to construct an open-air pool pavilion in the rear of the property and to modify an existing rear window on the primary structure to a door in order to allow access to the new pavilion.
b. EXISTING WINDOW MODIFICATIONS – The applicant has proposed to extend the center panel of an existing tripartite window sill and opening by 1’-9” to reach existing interior floor level. The center panel of the window will function as a new door to give direct access to the backyard. The left and right panels of the tripartite window, to include the glazing, trim, and stone sill, will remain in their existing condition. The new door will be wood, will be painted on the exterior to match existing trim, and will continue the same wood trim profile as existing. Historic Design Guideline 6.1.a stipulates that creating new primary entrances on the primary façade or where visible from the public right-of-way should be avoided. The proposed modification is located on the rear of the structure and is not visible from the public right-of-way. Staff finds this proposal acceptable.
c. REAR STAIRCASE – The applicant has proposed to construct a new rear staircase to provide direct access to the backyard from the modified opening discussed in finding b. The proposed staircase design utilizes the same color and unit size brick as in the primary structure. The Historic Design Guidelines for Alterations state that added elements, such as stairs, should not create a false sense of historic appearance. Staff finds the location and design of the staircase acceptable, but finds that the use of matching brick may result in a false sense of history that is inconsistent with the Guidelines. An alternative brick color or material selection would be more appropriate.
d. ACCESSORY STRUCTURE MASSING, FORM & BUILDING SIZE – The applicant has proposed an

accessory structure that features a footprint and overall height that is subordinate to that of the primary historic structure. The pavilion is not visible from the public right-of-way. Staff finds this proposal consistent with the guidelines.

e. ACCESSORY STRUCTURE MATERIALS – The applicant has proposed materials that include weathered steel panels, bronze screens, concrete footings, western red cedar joists and siding, ipe wood decking, and weathered corrugated steel roofing. The Historic Design Guidelines state that materials should be used 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. Staff finds the proposed materials acceptable based on the placement of the structure and its streamlined design.

RECOMMENDATION:

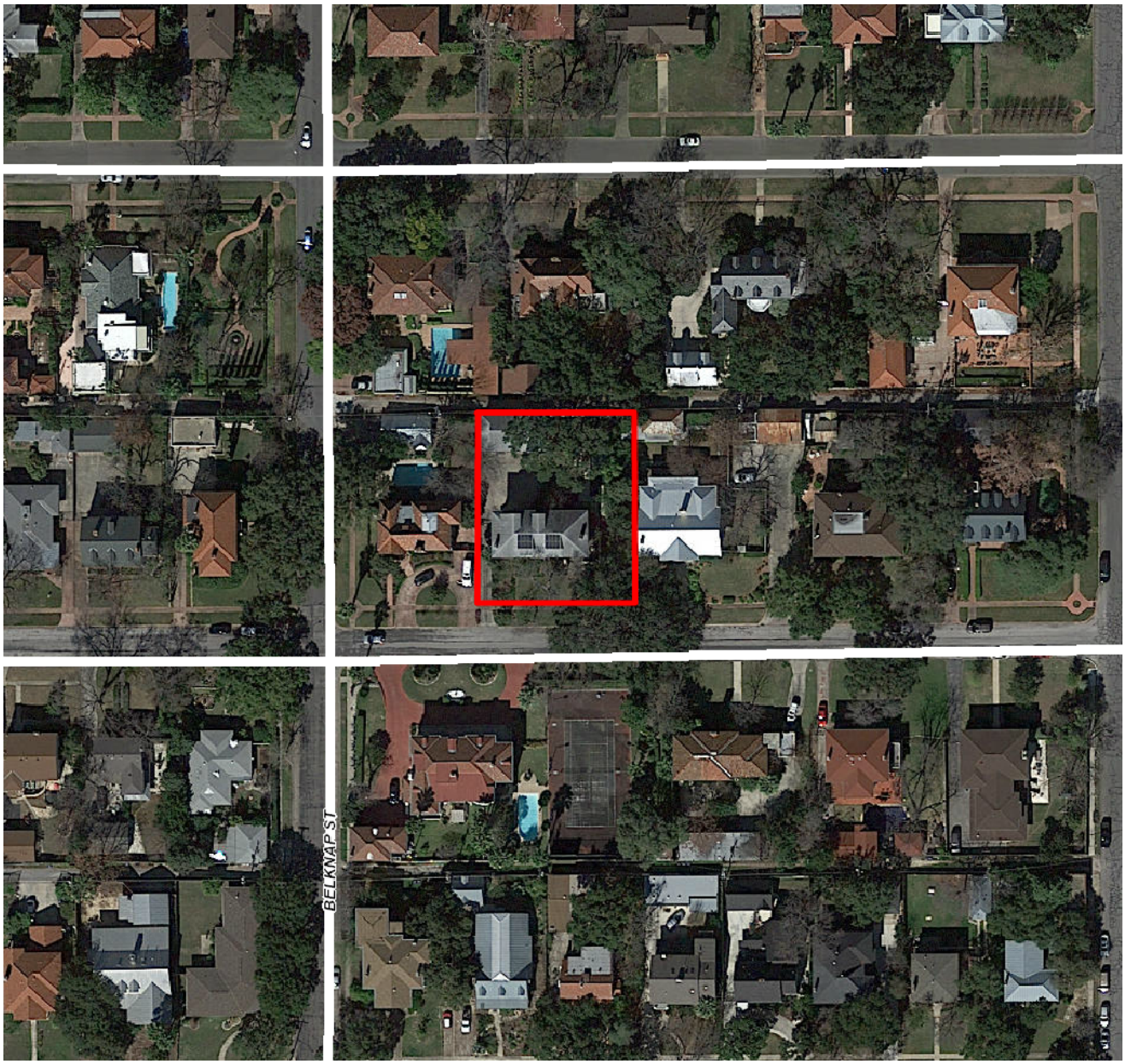
1. Staff recommends approval of request 1 based on finding b.
2. Staff recommends approval of request 2 based on finding c with the following stipulation:
   i. The staircase is not permanently affixed to the primary structure and uses the exterior yard for structural support. The staircase should be reversible without causing damage to the existing structure or its materials.
3. Staff recommends approval of request 3 based on findings d and e.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- This request is an updated design of a similar pavilion that was approved by the HDRC in 2008.



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Flex Viewer

Powered by ArcGIS Server

Printed:Mar 13, 2017

Google Maps 231 W Agarita Ave

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NARRATIVE

We are proposing new construction of an open-air pool pavilion in our backyard. The pavilion will be detached from the main structure of the house, not visible from the street and complementary to the main house and garage structures. Its placement will help separate the large, existing driveway from the landscaped backyard and pool area.

To be complementary to the existing rust-colored brick façades of the main house and similarly colored stucco on the garage, we are proposing the pavilion be clad in recycled, weathered steel panels on the west, 2/3 of the north and 2/3 of the south facades and open with a bronze screen façade on the east and remaining 1/3 of the north and south. The open section faces directly towards the existing pool. The roof would be a weathered, corrugated steel panel.

Landscaping around the pavilion will continue the in the character that exists today on the property, informal groupings of native plants of varied scale and texture, creating a light, screening effect to the simple building masses they envelop.

To access the pavilion, we are proposing the conversion of a window on the main house north façade to a door. This would drop the sill from 1'-9" AFF to even with the finish floor. This will be the direct connection to the backyard as currently one must exit the front door (into the front porch) or the back door (into the side stoop) to access the back yard indirectly.

We submitted a similar pavilion design in 2008 that was approved by the commission. This design updates that one.

SPECIFICATIONS/DOCUMENTATION OF MATERIALS

Façade Panels – Weathered Steel

Façade Screen – Bronze Insect Screen

Structure – Weathered steel columns, poured-in-place concrete footings, Western Red Cedar joists

Interior walls – Western Red Cedar siding

Flooring – Ipe Wood Decking to match Pool Decking

POOL PAVILION - VIEW FROM NE

231 WEST AGARITA - POOL PAVILION

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VIEW FROM SURROUNDINGS

231 WEST AGARITA - POOL PAVILION

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1. VIEW FROM SE

231 WEST AGARITA - POOL PAVILION

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2. VIEW FROM SW

231 WEST AGARITA - POOL PAVILION

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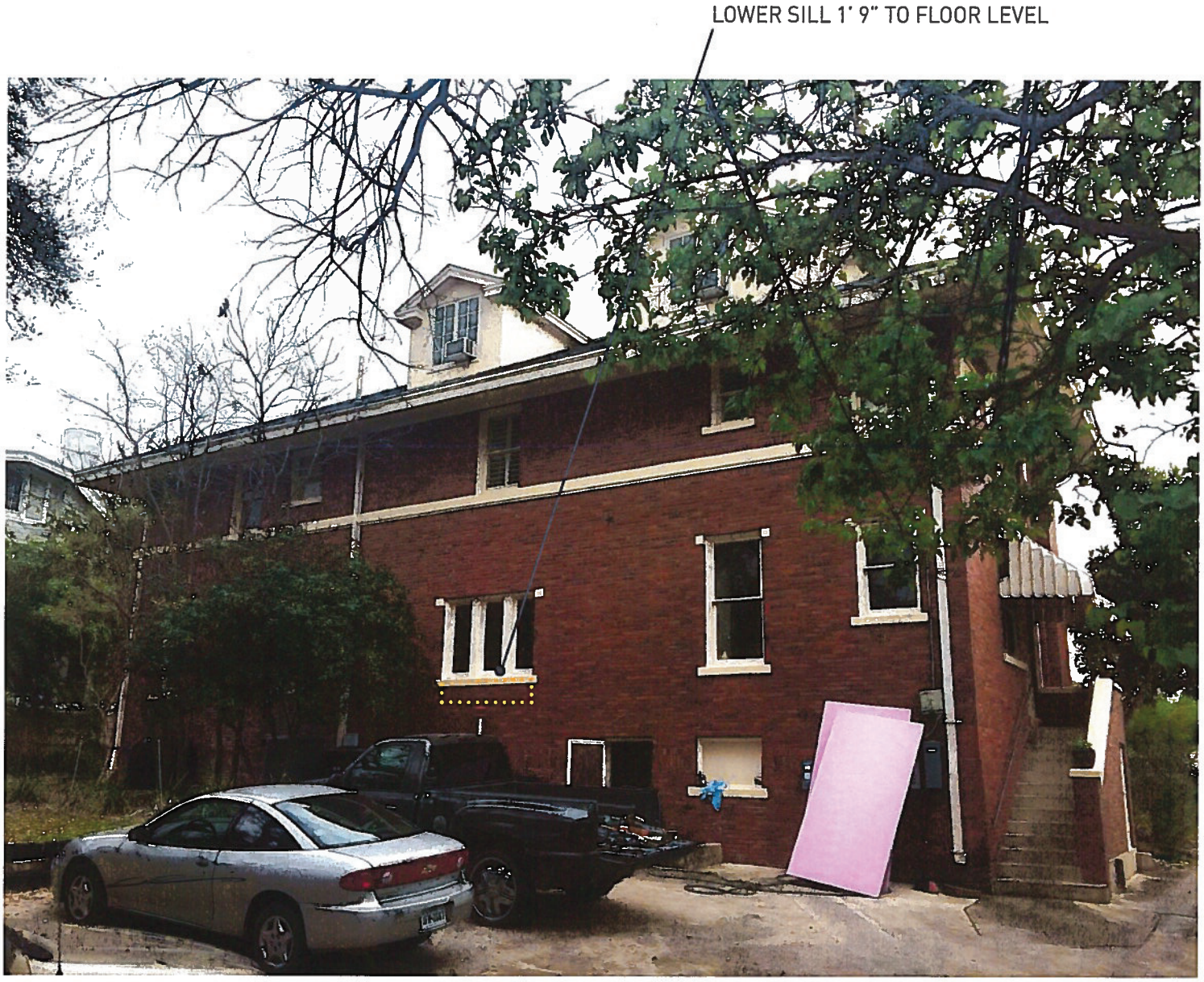

3. VIEW FROM NW

231 WEST AGARITA - POOL PAVILION

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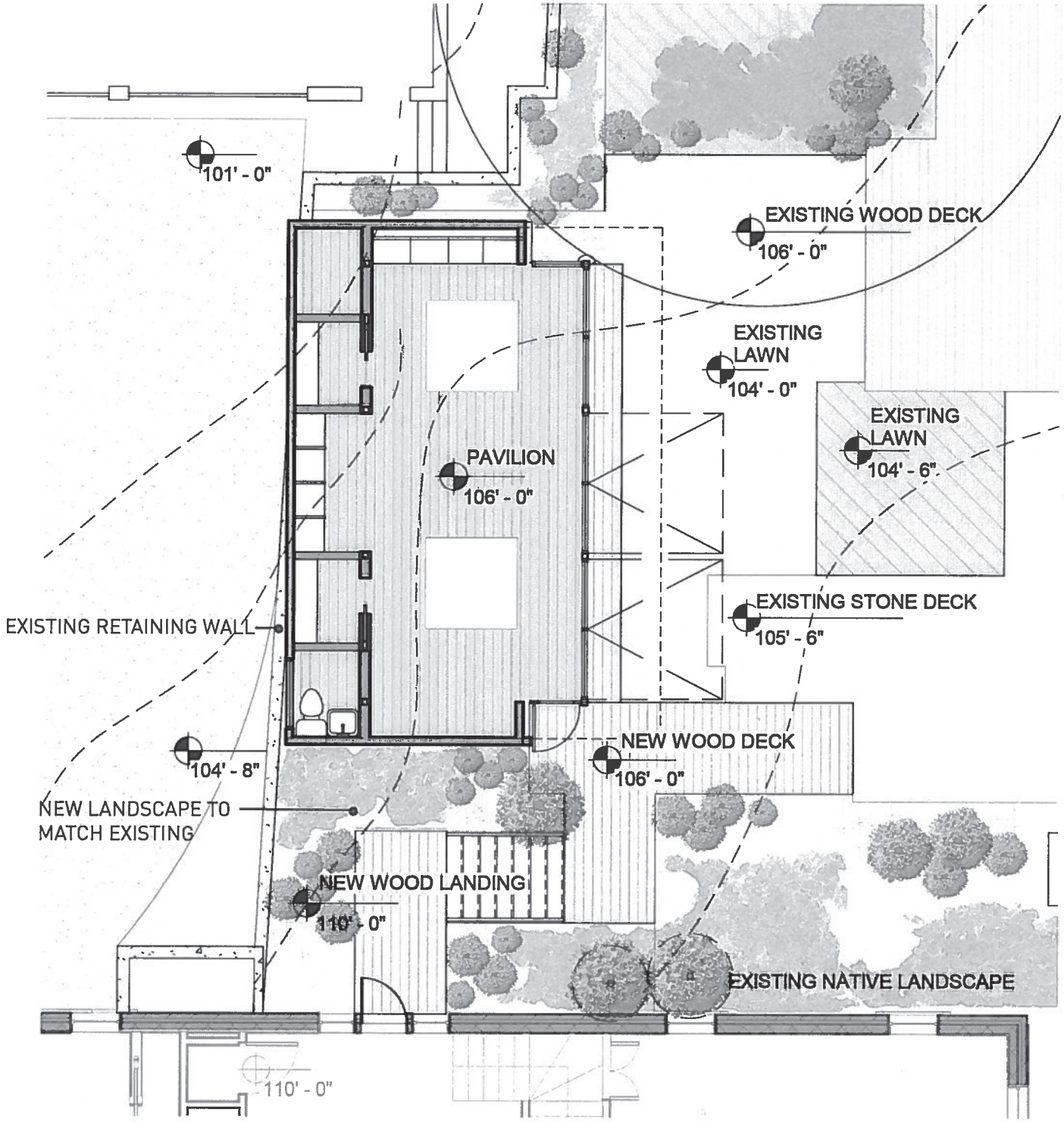
4. VIEW FROM NW

5. VIEW OF GARAGE



SITE PLAN 1/8" = 1"

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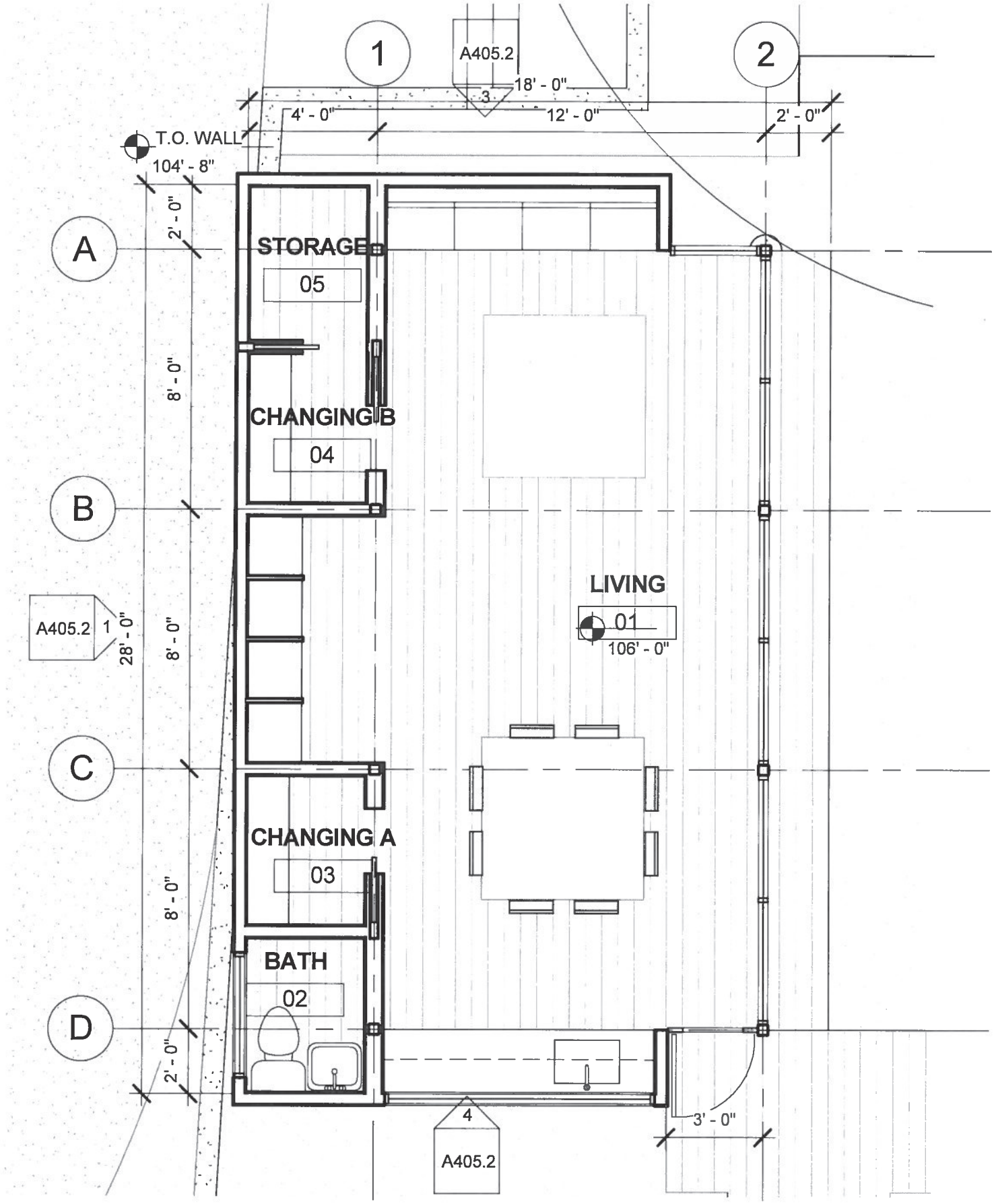

SITE PLAN 1/4" = 1"

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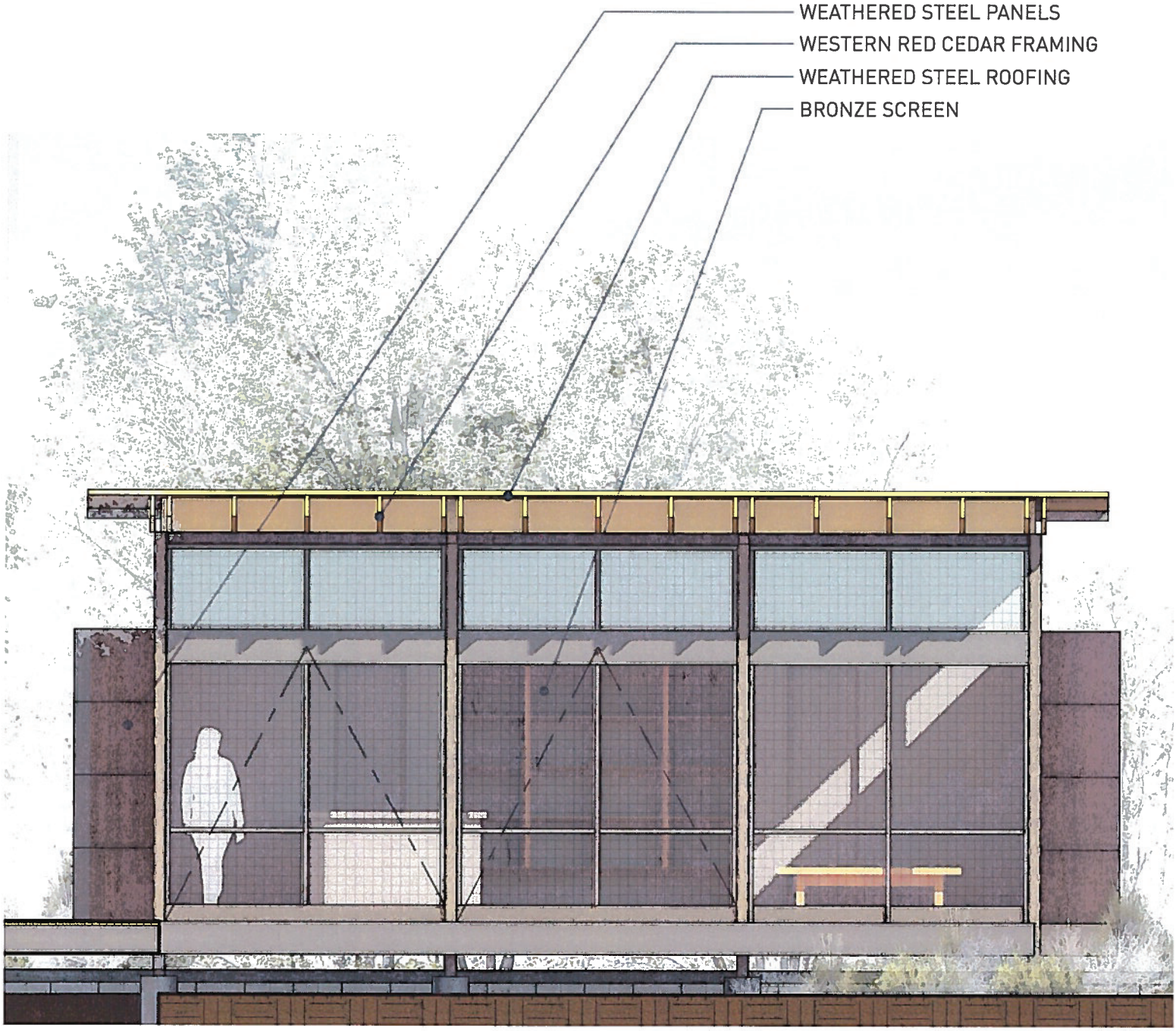

EAST ELEVATION 1/4" = 1"

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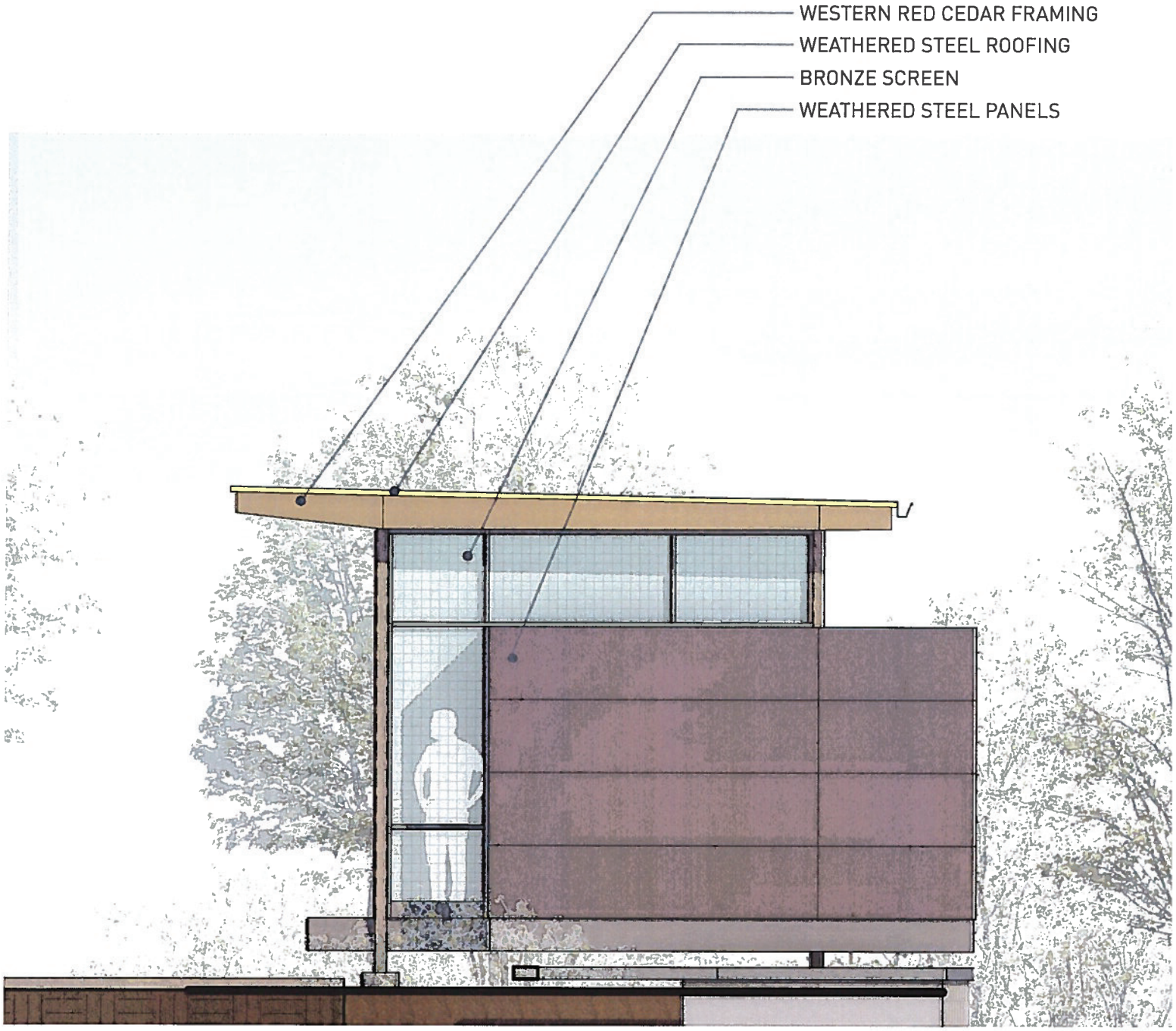

NORTH ELEVATION 1/4" = 1"

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SOUTH ELEVATION 1/4" = 1"

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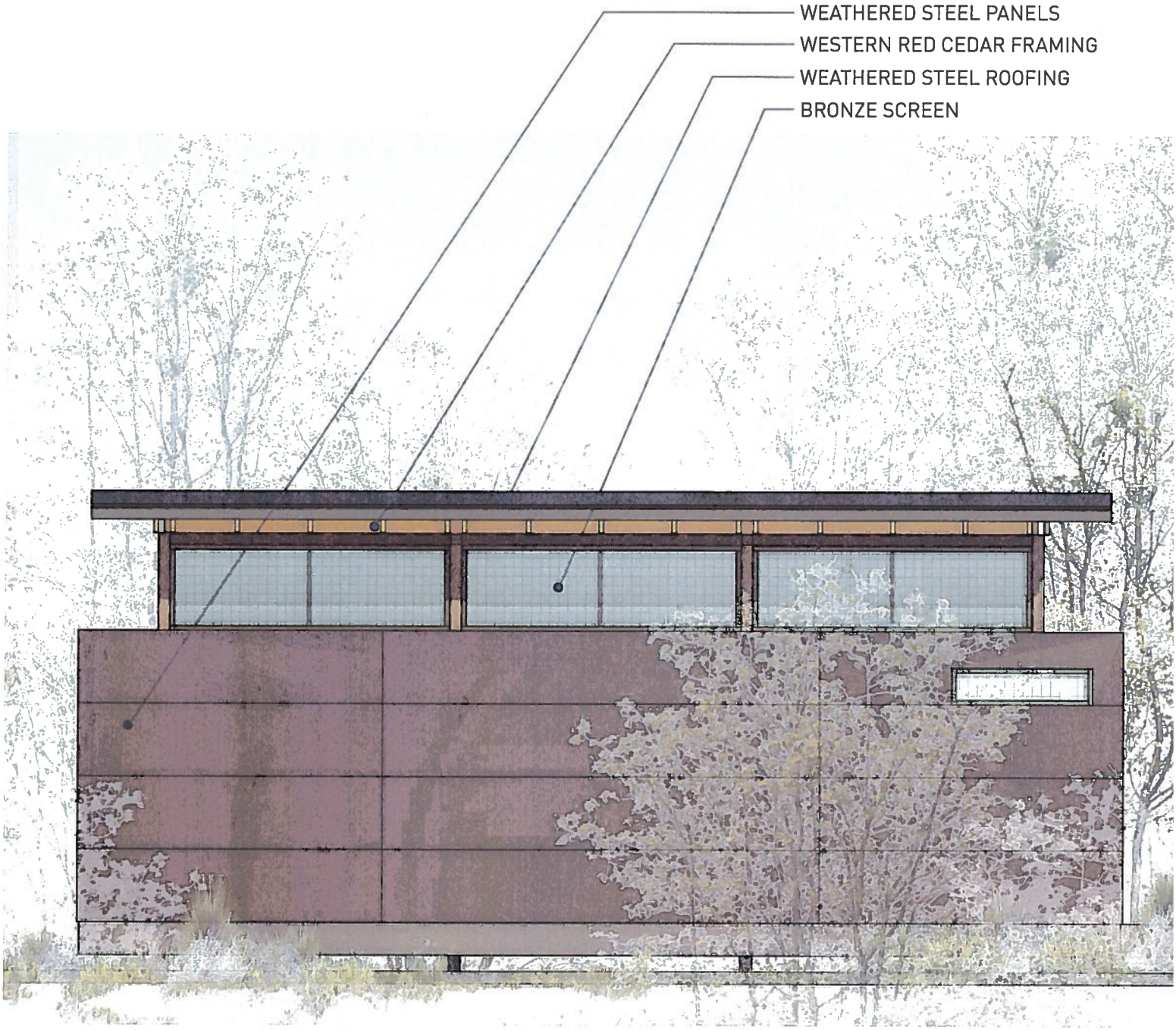

WEST ELEVATION 1/4" = 1"

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FIRST FLOOR
110' - 0"