

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-205
ADDRESS: 531 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 27
ZONING: MF-33
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Andrew Holbrook
TYPE OF WORK: Construction of rear addition, demolition of existing accessory structure, construction of new accessory structure, siding repair, partial roof replacement, window repair and replacement, fenestration modifications

REQUEST:

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

1. Construct a rear addition to the primary structure.
2. Remove three existing rear windows and a rear door and reuse windows in the addition where feasible.
3. Repair existing wood windows and replace with new wood windows if deteriorated beyond repair.
4. Repair existing wood lap siding and replace in-kind as necessary.
5. Replace a portion of the composition roof shingles with new shingles to match existing.
6. Demolish an existing 1-story accessory structure.
7. Construct a new 2-story accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

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.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

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.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

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 principal 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.

OHP Window Policy Document

Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

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 property located at 531 E. Huisache is a single-family home designed in the Craftsman style. The house features several quintessential Craftsman elements, including exposed roof rafter tails, a deep asymmetrical porch, and front columns with sloping sides. The house is a contributing structure in the Monte Vista Historic District. The lot also features a rear 1-story accessory structure that appears to be original to the property. This accessory structure is also contributing to the district. The applicant has proposed to construct a rear addition to the primary structure, demolish an existing accessory structure, construct a new detached two story garage, repair and replace existing siding with new wood lap siding, and replace existing composition roof shingles with new singles to match existing.
- b. The applicant met with the Design Review Committee (DRC) on April 26, 2017. The committee members agreed that the new addition's roof form was an acceptable approach given the visual distinction between the addition and original structure achieved with the vertical trim piece. The DRC was also comfortable with the use of new hardi siding on the addition as long as the profile was close to 5 ½ inches instead of 8 inches. The DRC recommended the repair of existing wood windows, and the use of new wood windows to match original details when required, per the historic design guidelines. The committee recommended salvaging the rear windows to be removed in the new addition and, if necessary, relocating these salvaged windows to the original structure if an existing window was deemed deteriorated beyond repair. The DRC also recommended that the applicant submit a window schedule indicating where new windows will be used in both the original structure and addition. At the time of the meeting, no photos of the existing accessory structure had been provided, so the DRC could not comment on if demolition would be acceptable. Regarding the proposed new 2-story accessory structure, the DRC recommended that the small 2x2' windows be deleted and windows that comply with the OHP Window Policy document be introduced. They also recommended that a trim piece be added between the two rectangular windows, similar to the existing window pattern on the primary structure. The DRC also recommended that the roof dormers be deleted.

Findings for primary structure, items #1 through #5:

- c. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. The addition is approximately a fourth of the overall size of the existing home. Staff finds the proposal consistent with the guidelines.
- d. **ROOF** – The proposed addition will modify the existing rear roofline to accommodate the new addition. The modification will mimic the existing rear roof slope while create two side hipped gables that echo existing the existing hipped gables located on the sides of the structure. The applicant has also proposed to utilize the same sizing and roofing materials as the existing structure in the addition. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the proposed roof form consistent with the guidelines.
- e. **FENESTRATION MODIFICATIONS** – The proposed addition will require the removal of three existing wood windows and one existing rear door. The applicant has proposed to salvage and reuse the existing wood windows where feasible in the addition. Guideline 3.C.i in the Historic Design Guidelines for Additions encourages the salvage and reuse of historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the proposal consistent with the guidelines.
- f. **WINDOW REPAIR AND REPLACEMENT** – The applicant has proposed to repair existing wood windows in place. If individual units are deteriorated beyond repair, the applicant as proposed to replace with new wood windows to match the existing. As assessed from the photos provided in the application, existing wood windows are in good condition and are repairable. According to the Historic Design Guidelines, wood windows that are more than 50% in tact should be repaired, and when replacement is required, should be replaced in-kind. Staff finds the proposal consistent with the guidelines.
- g. **EXISTING SIDING REPAIR AND REPLACEMENT** – The applicant has proposed to restore the existing wood lap siding and repair with new wood lap siding to match the profile and dimension of the original when required. The existing wood lap siding is in good condition and is repairable based on the photos submitted with the application. According to the guidelines, siding should be repaired in place where feasible, and replaced in-kind when deteriorated beyond repair. Staff finds the proposal consistent with the guidelines.
- h. **PARTIAL ROOF REPLACEMENT** – The applicant has proposed to replace a portion of the existing composite shingle roof with shingles to match existing. The guidelines stipulate that when roof replacement is required, the replacement should be done in-kind. Staff finds the proposal consistent with the guidelines.

- i. NEW ADDITION SIDING – The applicant has proposed to use 8 inch hardi siding on the addition. The new siding will be further distinguished with a vertical trim piece at the joint. According to guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal of using a vertical trim piece as a distinguishing element between the primary structure and the new addition consistent with the guidelines, but does not find the use of 8 inch hardi siding appropriate or consistent with the guidelines.

Findings for accessory structure, items #6 and #7:

- j. DEMOLITION OF ACCESSORY STRUCTURE – The applicant has proposed to demolish an existing one-story accessory structure in the rear of the property. Based on photographs submitted on April 26, 2017 after the DRC meeting, the structure looks to be in a state of severe disrepair with several swaths of original material missing. Stabilization or restoration would likely be financially unfeasible. The opportunity to salvage areas of existing original materials and reuse them elsewhere on the property does appear feasible based on the photos provided. However, due to the timing of the photo submission, staff has not had enough time to make a definitive decision on if the demolition is appropriate.
- k. FOOTPRINT – The applicant as proposed to construct a new accessory structure in the same location as the existing accessory structure. The proposed footprint is slightly smaller in width relative to the existing structure. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the guidelines.
- l. ORIENTATION AND SETBACK – The applicant has proposed to construct a new accessory structure in the same orientation as the existing structure. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the guidelines but has not seen a site plan indicating how the new footprint will affect the setback from the rear or adjacent lot.
- m. SCALE – The applicant has proposed to replace the existing one story rear garage with a new two-story garage with a second story apartment. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. The applicant has not yet provided evidence that two story rear garages are common in nearby historic lots or the Monte Vista Historic District.
- n. FENESTRATION – The applicant has proposed to install several 2x2' square fixed windows in the accessory structure. According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds the use of 2x2' square windows inconsistent with the guidelines.
- o. MATERIALITY – The applicant has proposed the use of hardi board with a 5 ½" profile for the new garage siding to match the materiality of the new addition. According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The proposed hardi board siding is compatible with the context of the primary home and the district, especially with its proposed use on the addition. Additionally, guideline 3.A.ii also states that new construction should incorporate salvaged historic materials where possible, and guideline 3.B encourages the use of traditional materials, such as wood siding, in a new way to provide visual interest while still ensuring compatibility. The existing accessory structure, while deteriorated, contains portions of original woodlap siding that could be salvaged and incorporated into the new garage to provide visual interest while ensuring historic continuity. Staff finds the proposal inconsistent with the guidelines considering the opportunity to salvage existing materials from the original rear accessory structure.
- p. ROOF DETAILS – The applicant has proposed a shed roof with two shed dormers facing the public right-of-way. The guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures, and details more ornate than those found on the primary structure should be avoided. Staff finds the use of dormers incompatible with the style of the primary structure and inconsistent with the guidelines.

RECOMMENDATION:

1. Staff recommends approval of the rear addition based on findings a through h with the following stipulations:
 - i. That the applicant use new woodlap siding on the addition in a profile that matches the existing woodlap siding as closely as possible, as visually indicated in the submitted elevations. The applicant must submit final elevation

drawings of the addition for staff approval. The addition siding should continue the skirting detail found on the primary structure.

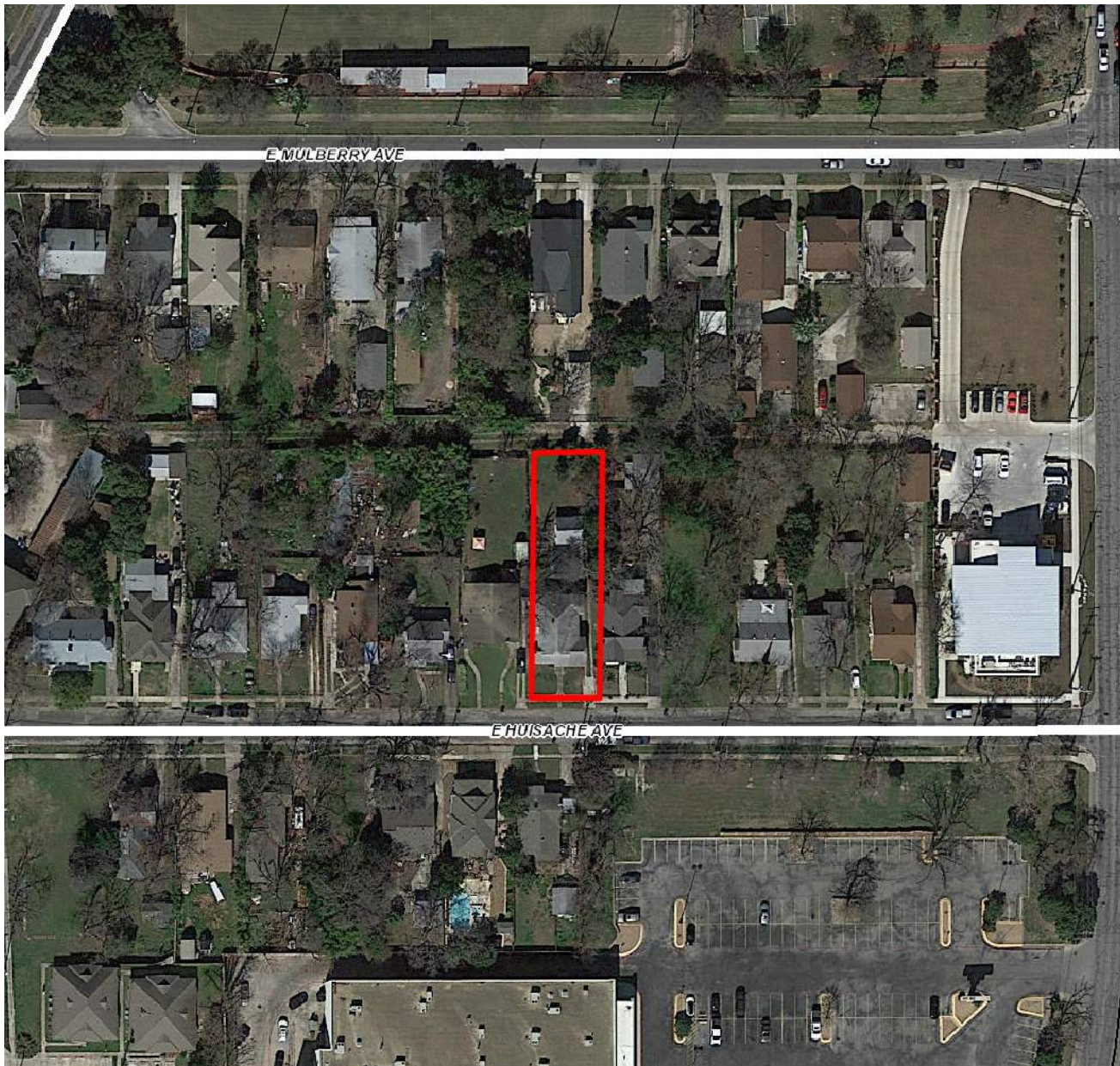
- ii. That the applicant submits the following items to staff for approval prior to receiving a Certificate of Appropriateness: 1. Photos and details of the new siding to be used on the addition. The profile should match that of the original siding as closely as possible. 2. A plan or window schedule indicating where the salvaged and new windows will be located on the addition. 3. Window specification details for the proposed new windows.
2. Staff recommends approval of the removal of existing openings for the addition based on finding d with the stipulations outlined in recommendation #1.
3. Staff recommends approval of the repair and replacement of existing wood windows based on finding e with the following stipulations:
 - i. That the applicant provides visual evidence of windows that are deteriorated beyond repair to staff for approval. The applicant should submit a final plan indicating where windows will be repaired and replaced on the existing structure.
 - ii. That the applicant provides window specification details for the new windows for staff approval.
4. Staff recommends approval of the existing siding repair and replacement based on finding f.
5. Staff recommends approval of the partial roof replacement based on finding g.
6. Staff does not recommend approval of the demolition of the existing accessory structure at this time based on finding j.
7. Staff does not recommend approval of the existing accessory structure as submitted at this time based on findings j through o. If the demolition of the existing accessory structure is approved, staff recommends the following: 1. That the applicant provides examples of two-story rear accessory structures in the neighborhood to demonstrate its compatibility with the historic district. 2. That the applicant modifies the proposed windows to comply with the OHP Window Guidelines Policy Document. 3. That the applicant removes the roof dormers. 4. That the the applicant explores ways to salvage and reuse the woodlap siding from the original accessory structure in the new garage to provide visual interest while ensuring compatibility with the primary structure and the district as a whole. 5. That the applicant contacts the Zoning Department to ensure that the addition of a rear apartment complies with all zoning regulations.

CASE MANAGER:

Stephanie Phillips

CASE MANAGER:

The applicant met with the Design Review Committee (DRC) on April 26, 2017. The discussion is detailed in finding b.



Flex Viewer

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Printed: Apr 26, 2017

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Figure 1-North Elevation



Figure 2-South Elevation



Figure 3-North Elevation



Figure 4-East Elevation



Figure 5-East Elevation



Figure 6-East Elevation



Figure 7-East Elevation



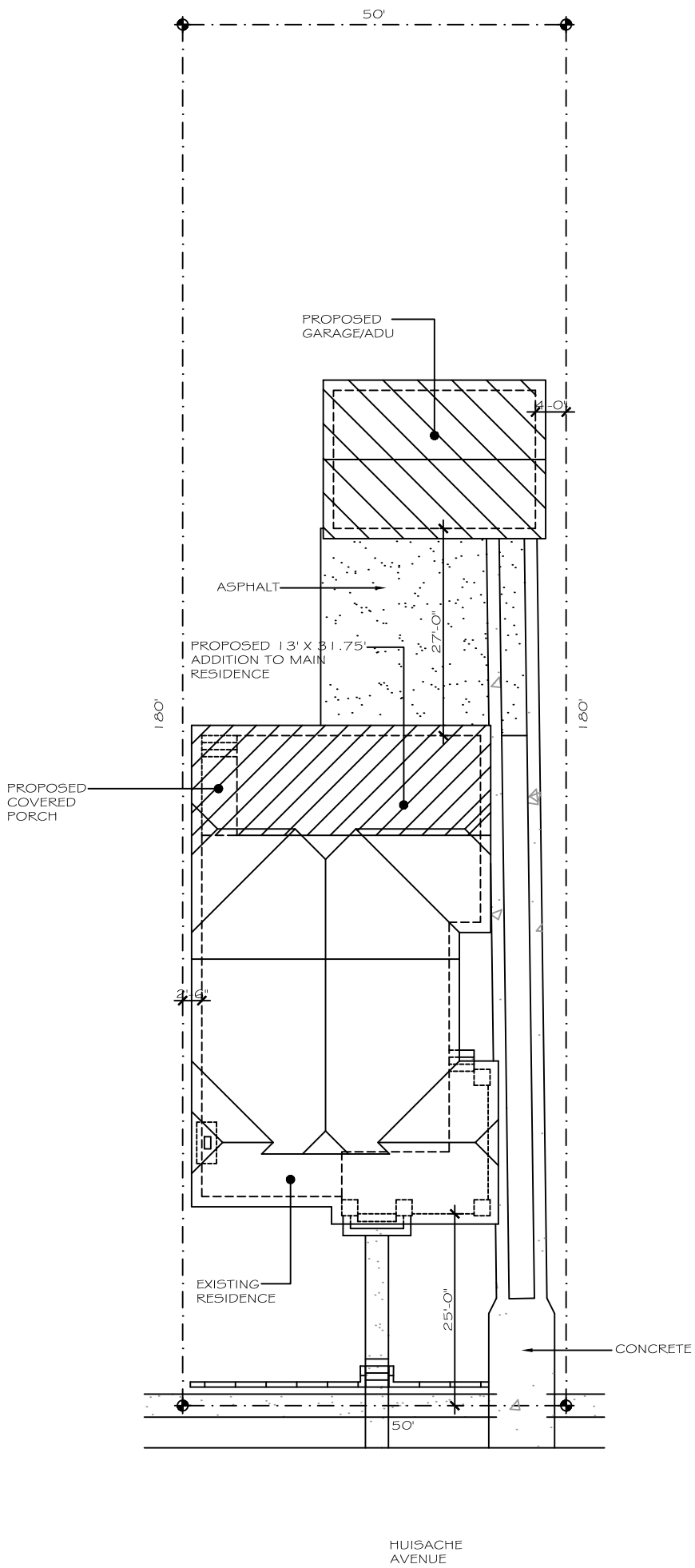
Figure 8-East Elevation



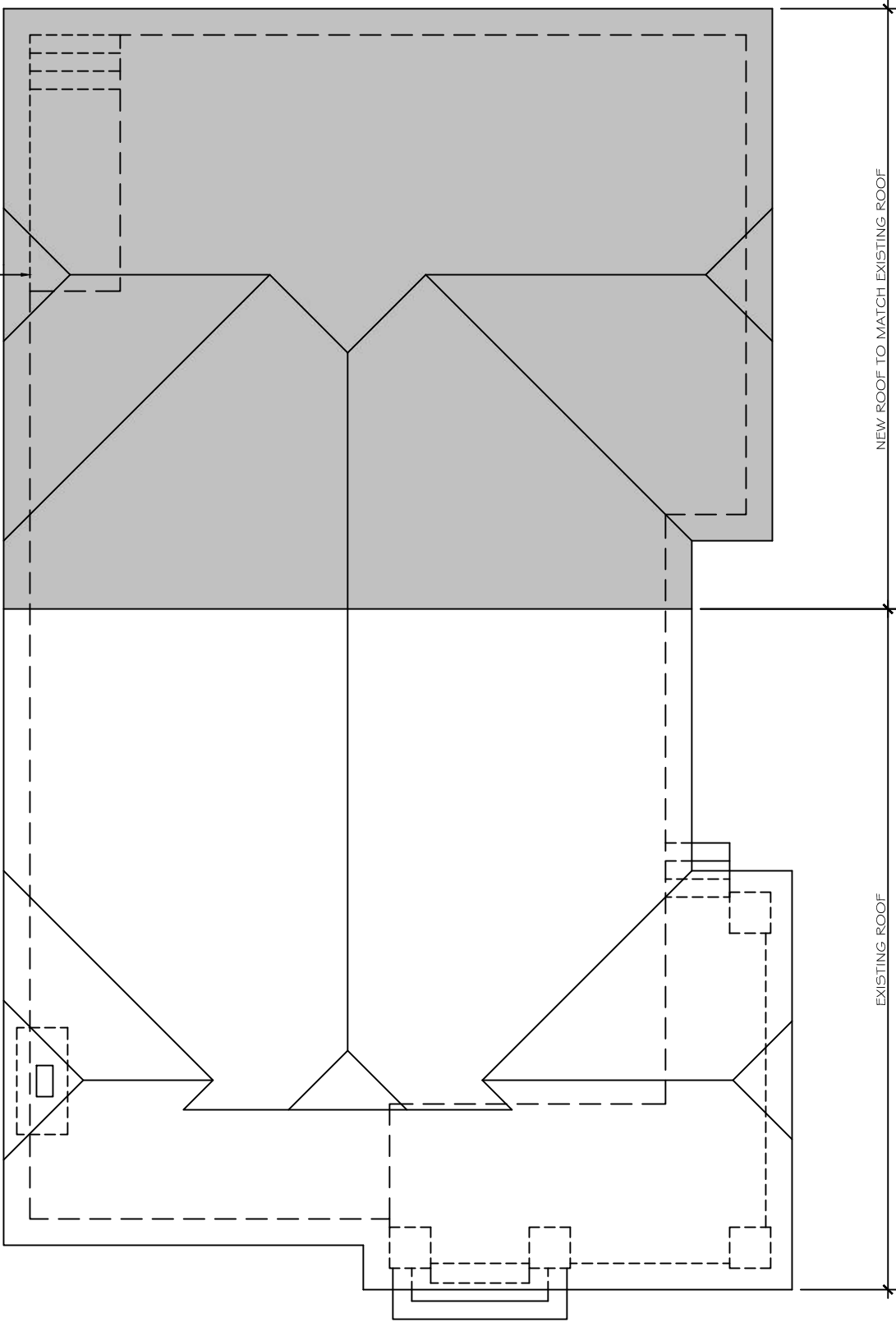
Figure 9-West Elevation



Figure 10-West Elevation



NEW ROOF TO
MATCH STYLE &
ROOF FEATURES
OF EXISTING
ROOF



ROOF PLAN



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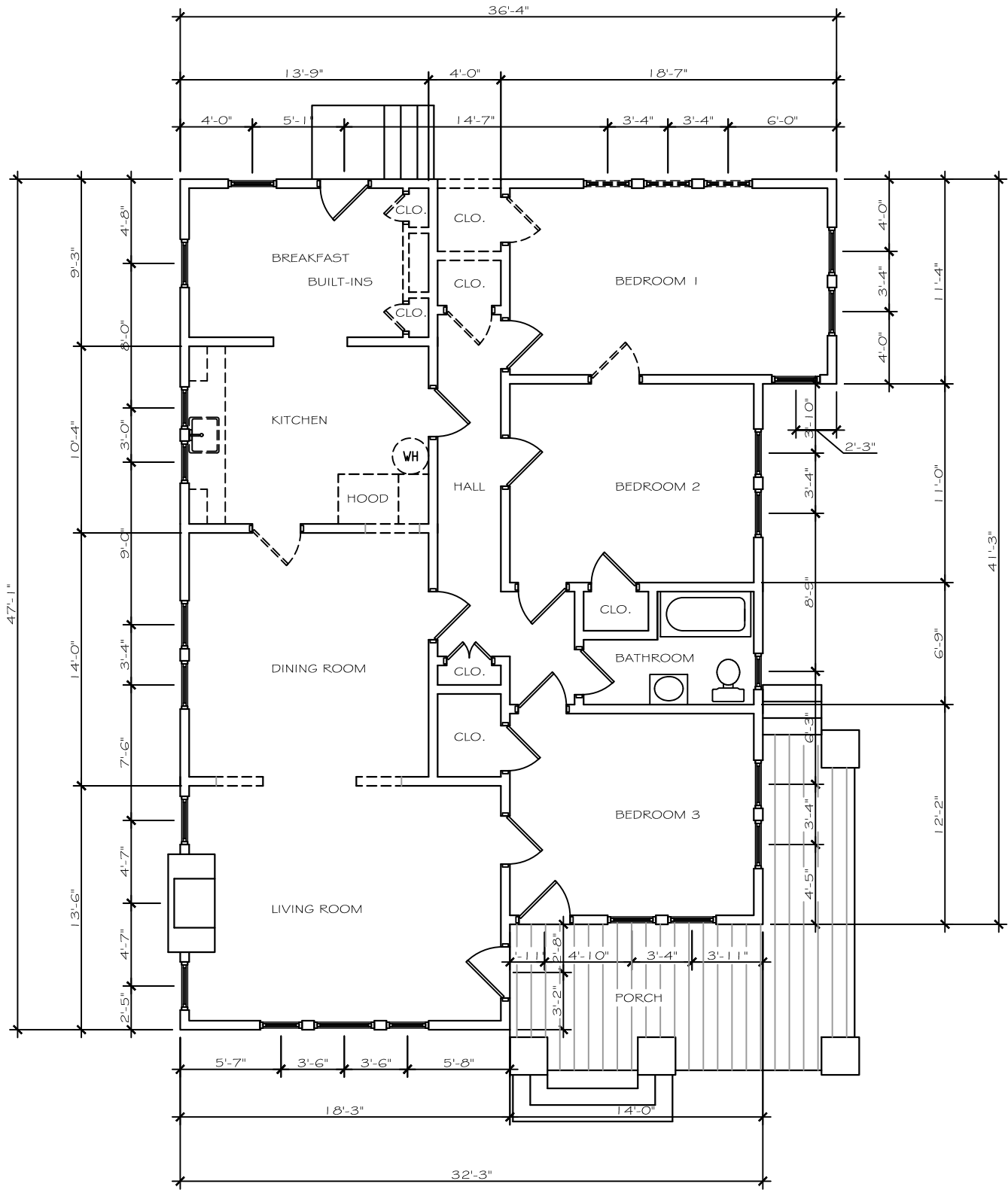
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 3/31/2017

A5

5C: 1/4" = 1' - 0" on 24x36
1/8" = 1' - 0" on 11x17



LEGEND	
	DEMO WALLS
	EXISTING WALLS
	DEMO DOOR
	EXISTING DOOR
	DEMO WINDOW
	EXISTING WINDOW

DEMO-FLOOR PLAN

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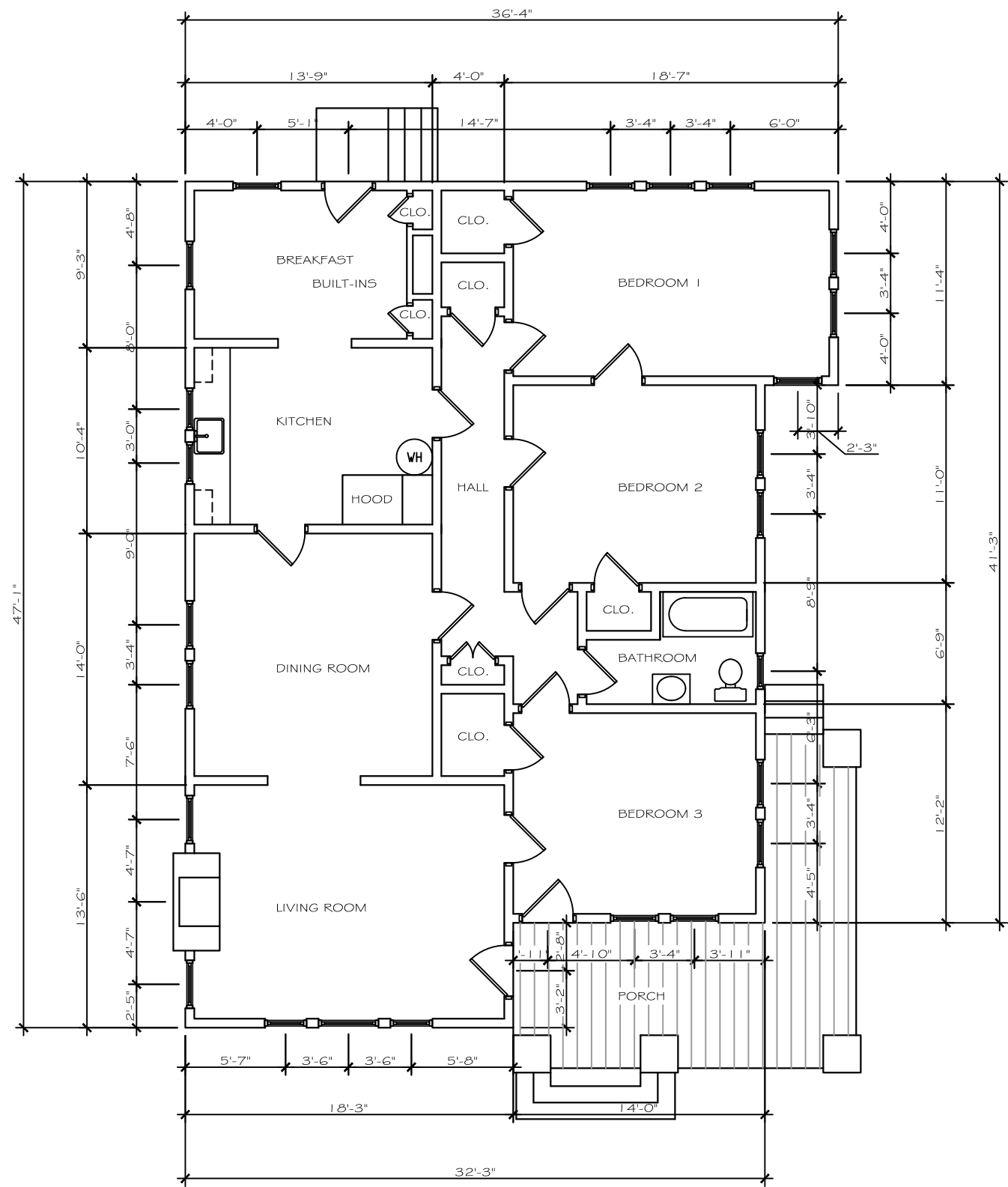
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5C: 1/4" = 1' - 0" on 24x36
1/8" = 1' - 0" on 11x17



EXISTING FLOOR PLAN



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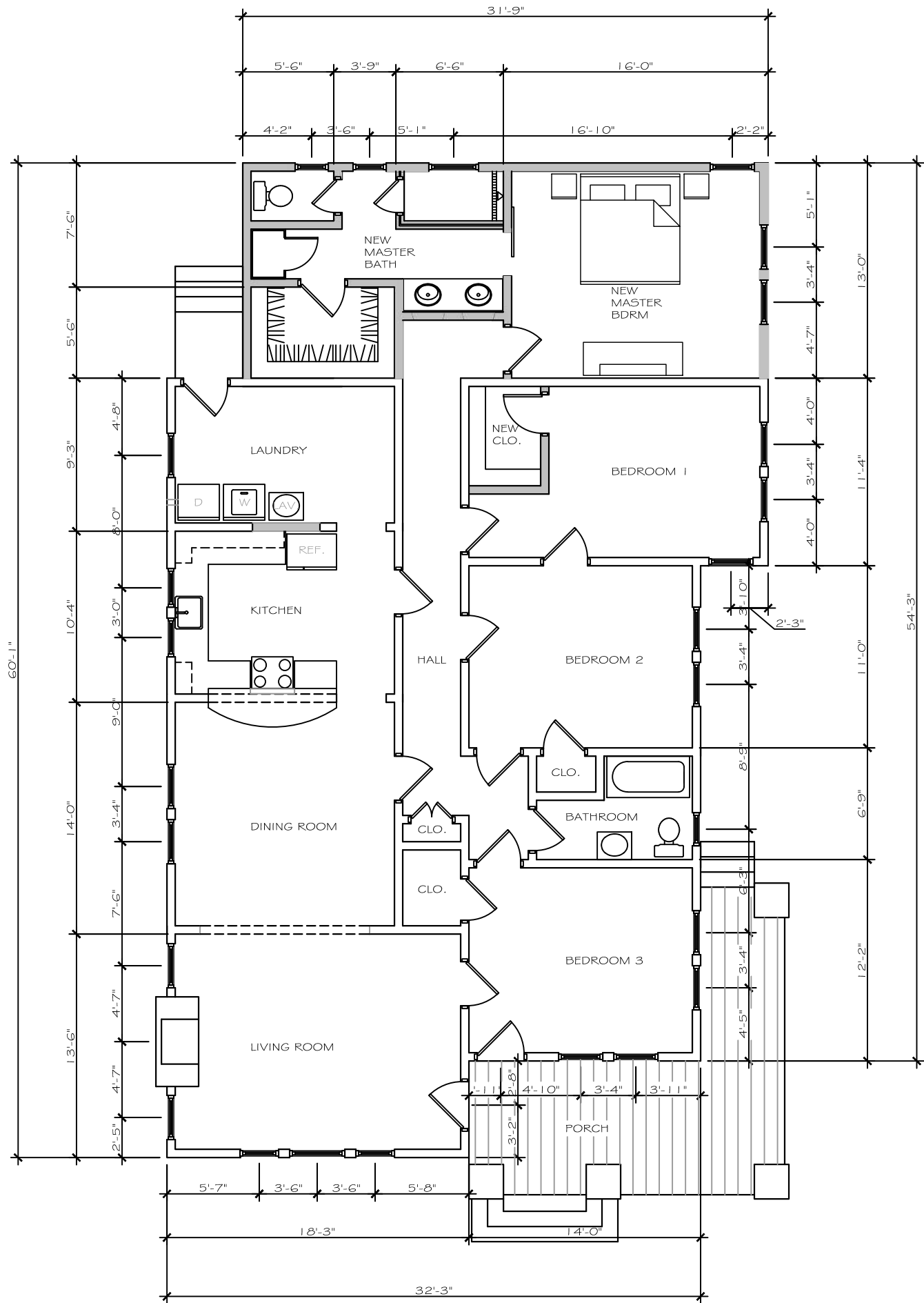
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A1

5C: 1/4" = 1' - 0" on 24x36
1/8" = 1' - 0" on 11x17



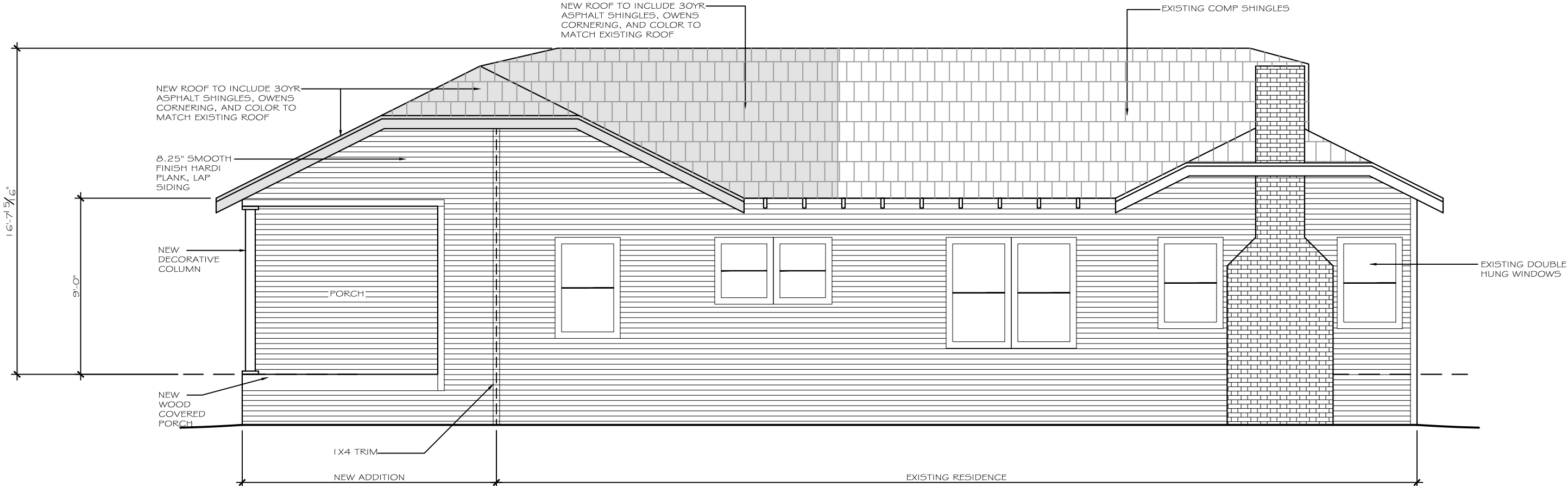
LEGEND	
	NEW WALLS
	EXISTING WALLS

REVISED FLOOR PLAN

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 3/31/2017	A2

5C: 1/4" = 1' - 0" on 24x36
1/8" = 1' - 0" on 11x17



WEST ELEVATION



SOUTH ELEVATION

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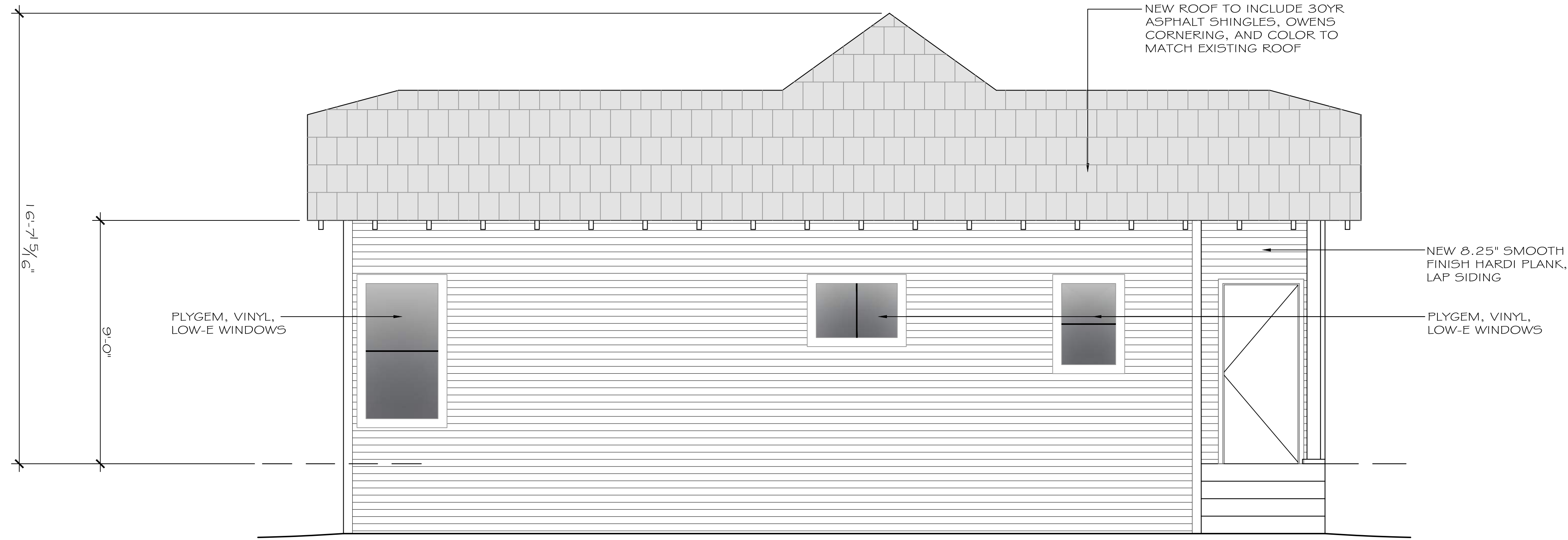
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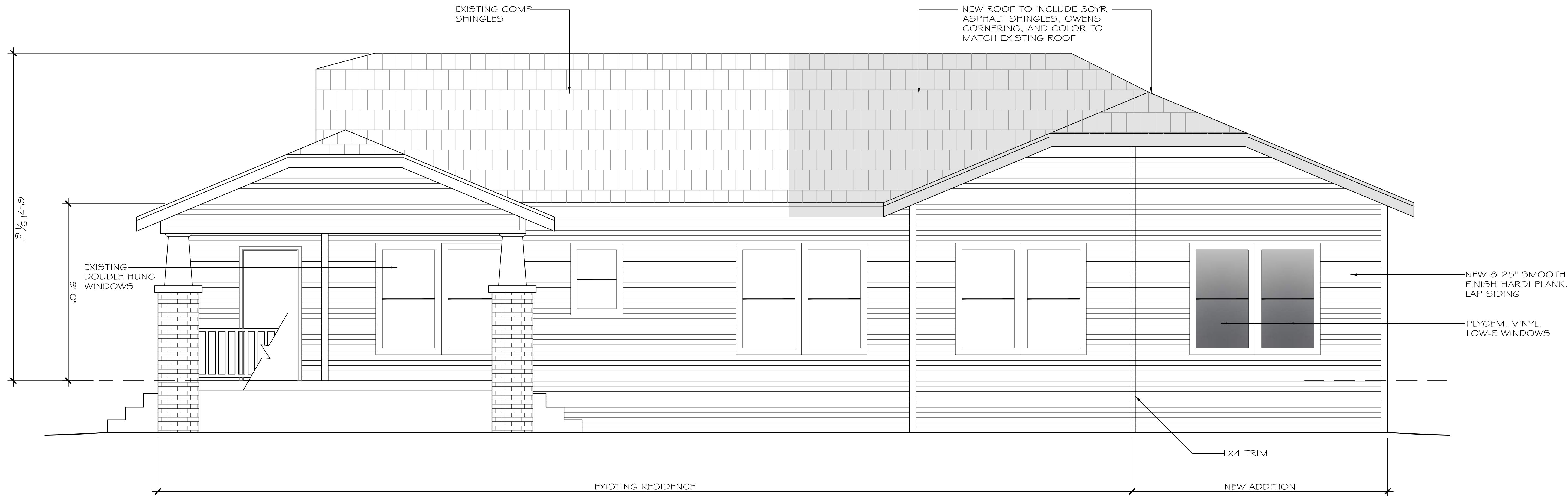
3/31/2017

A3

SC: 3/8" = 1' - 0" on 24x36
3/16" = 1' - 0" on 11x17



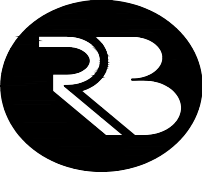
NORTH ELEVATION



EAST ELEVATION

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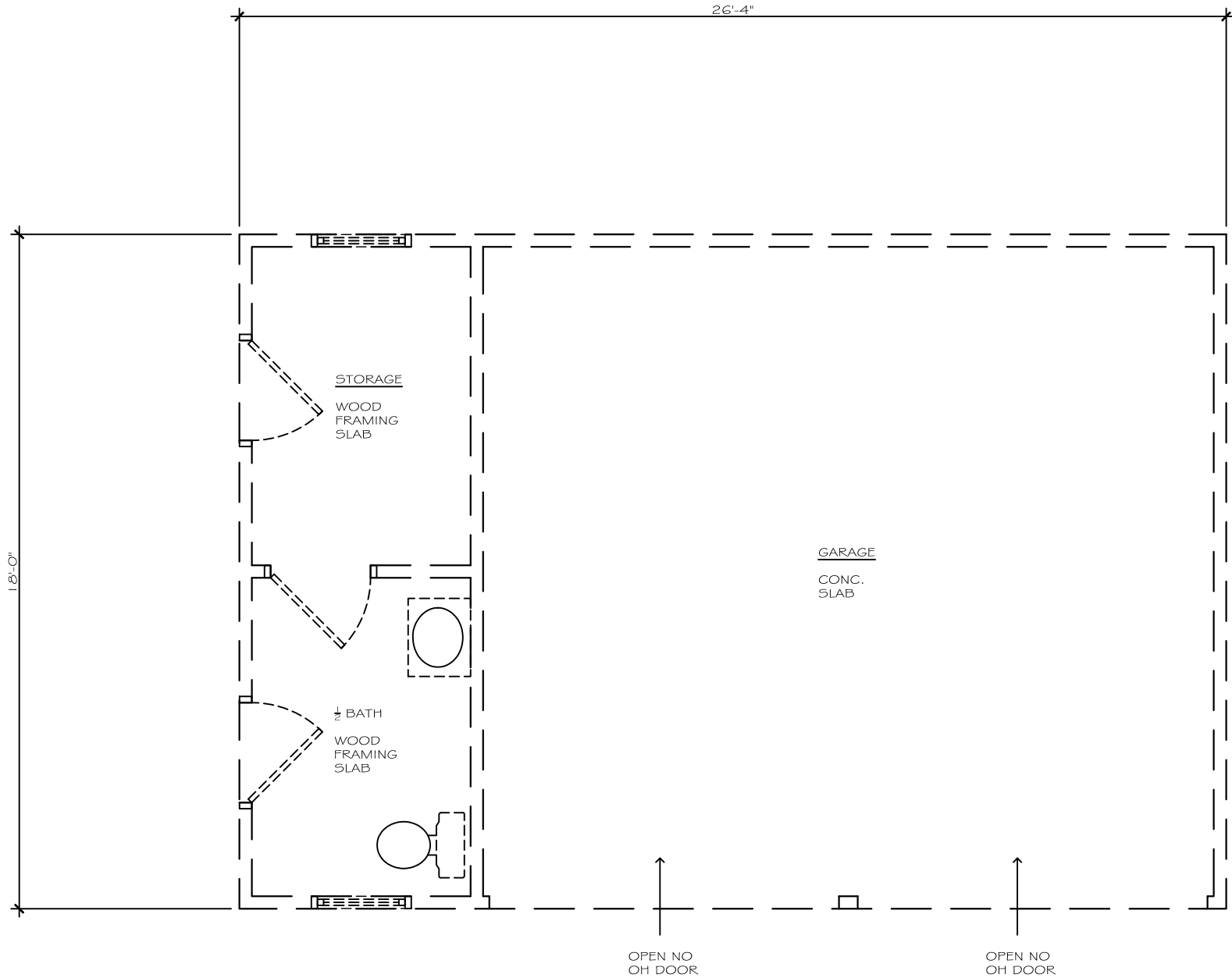
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A4

5C: 3/8" = 1' - 0" on 24x36
3/16" = 1' - 0" on 11x17



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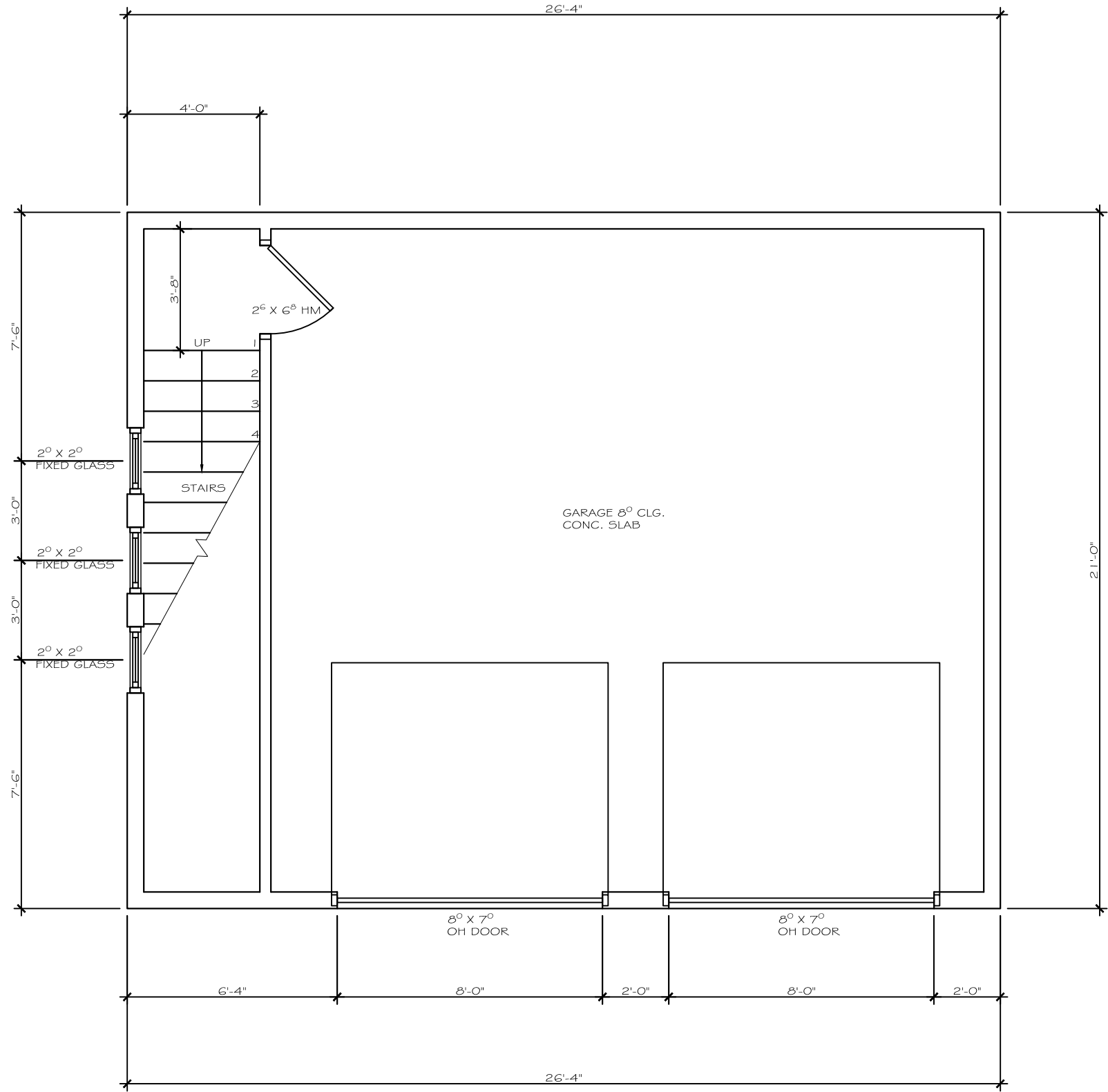
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D2

SC: 1/2" = 1' - 0" on 24x36
1/4" = 1' - 0" on 11x17



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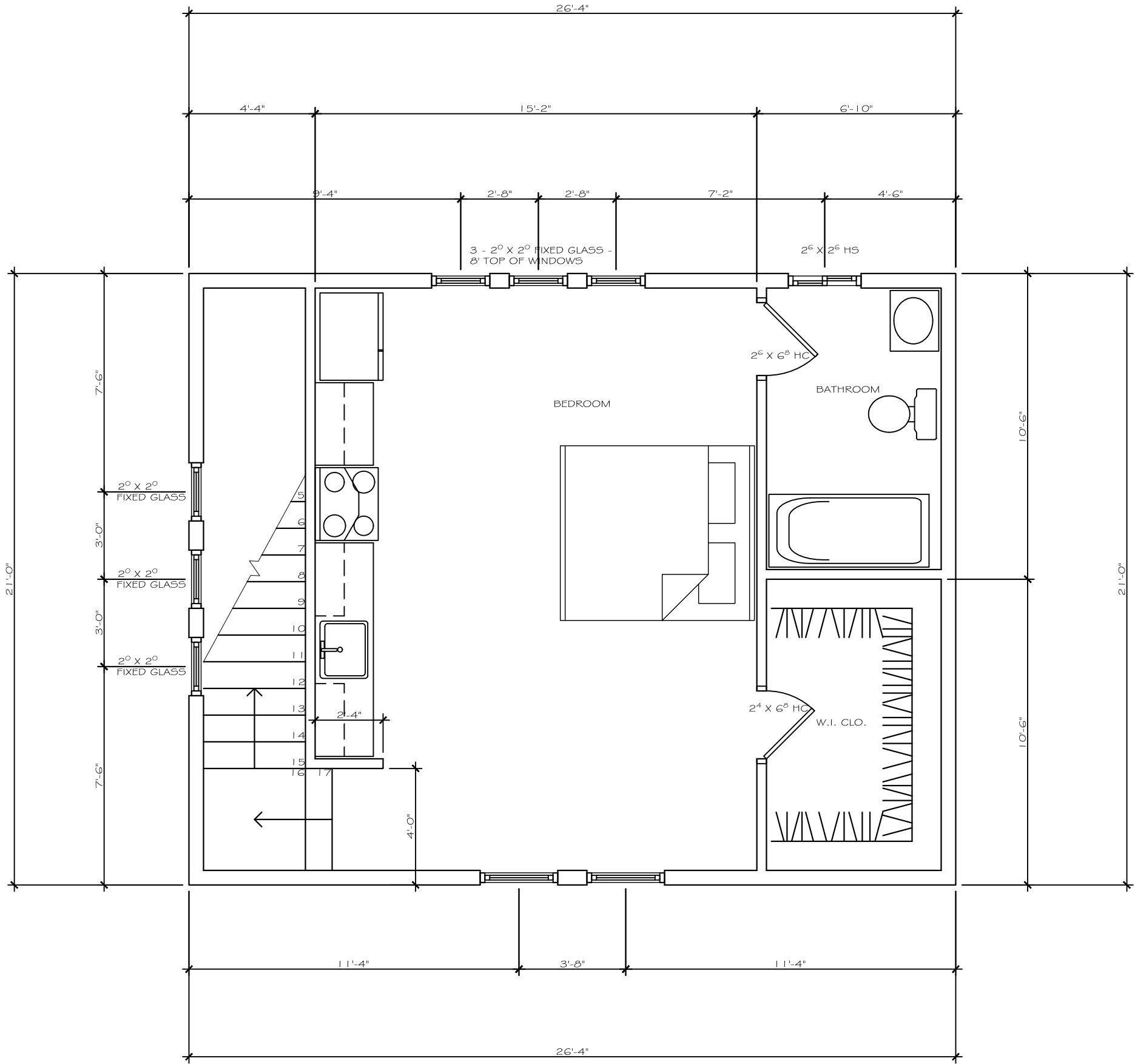
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A6

5C: 1/2" = 1' - 0" on 24x36
1/4" = 1' - 0" on 11x17



2nd FLOOR PLAN-GARAGE

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GARAGE**

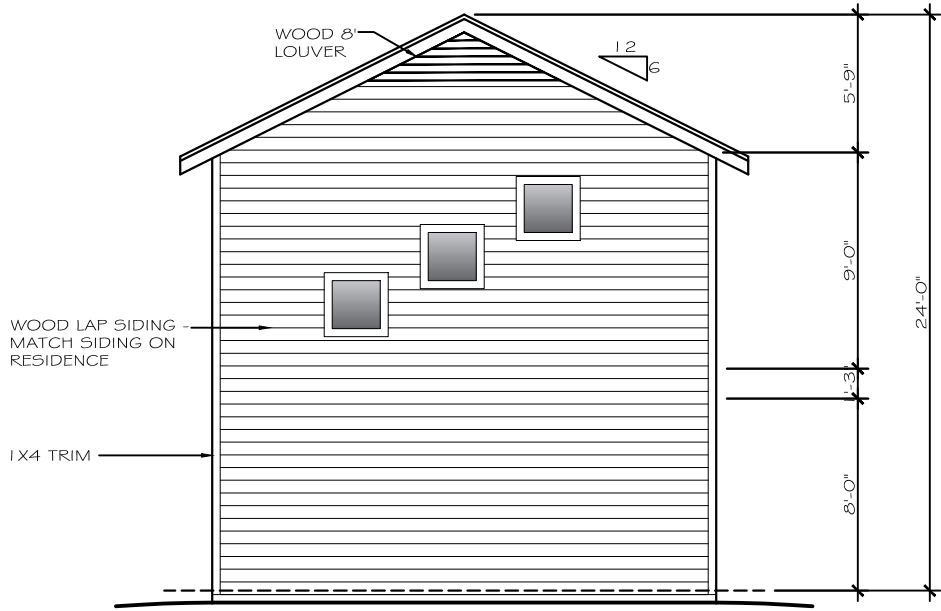
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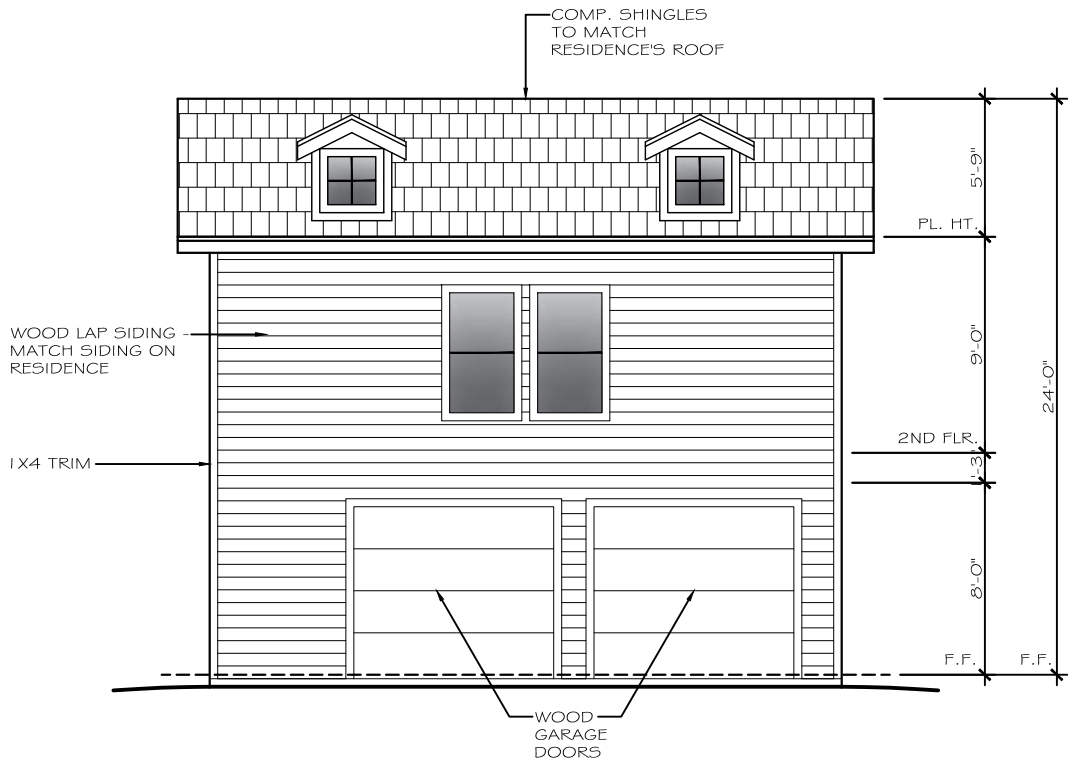
3/31/2017

A7

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WEST ELEVATION



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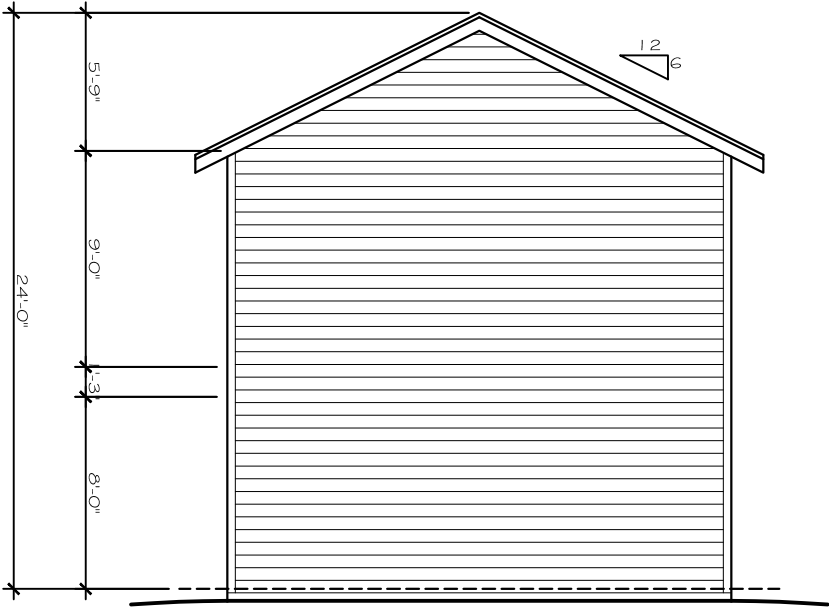
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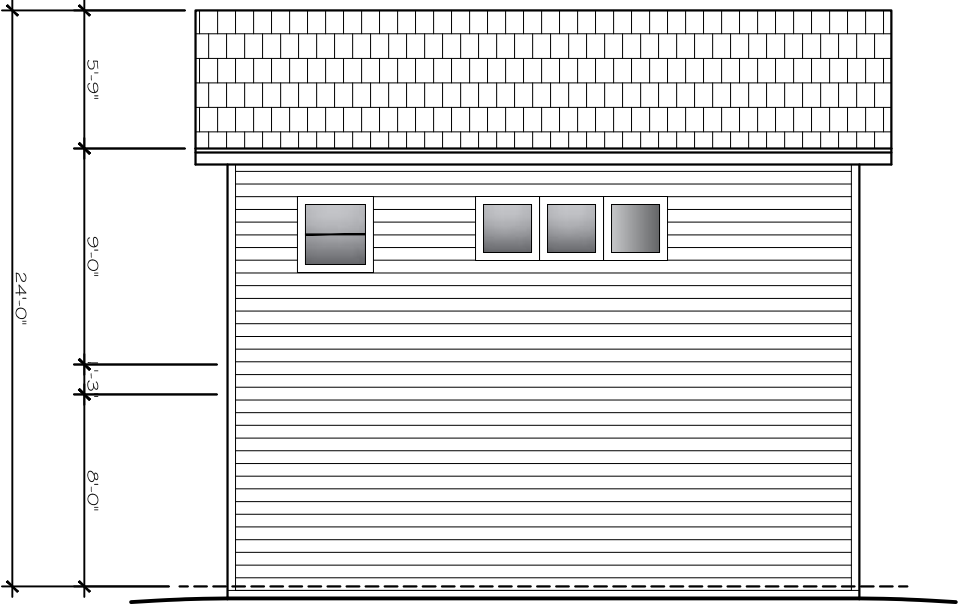
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A8

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EAST ELEVATION



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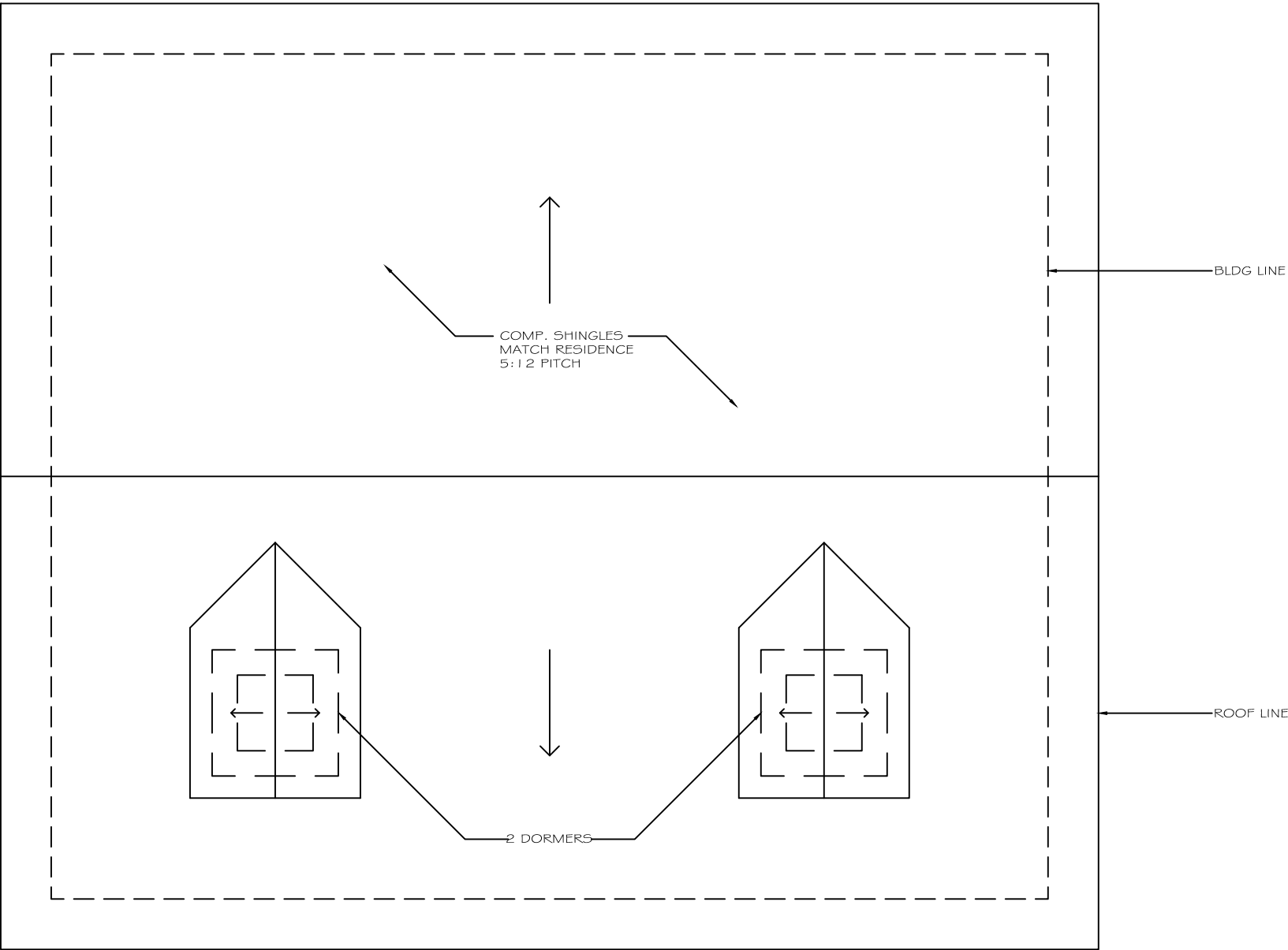
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A9

SC: 1/4" = 1' - 0" on 24x36
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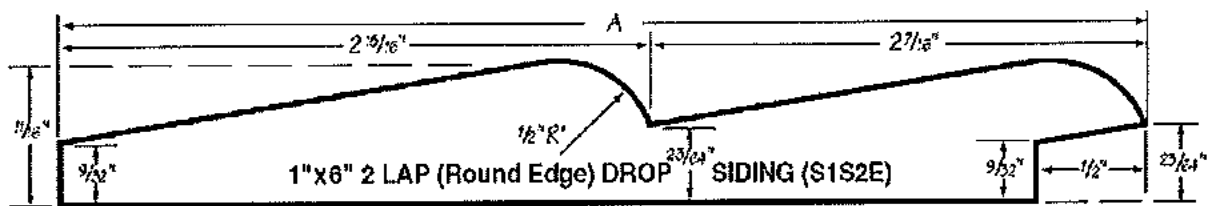
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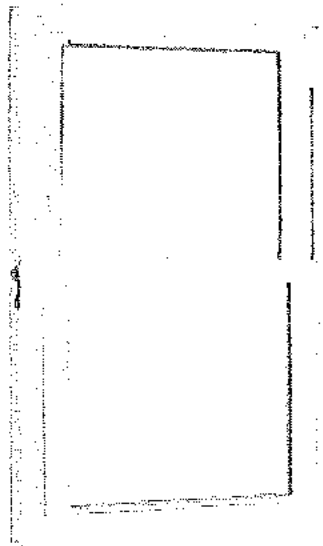


NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1x6	430	$5\frac{3}{8}$	1.20

*This pattern is also available with $\frac{3}{8}"$ radius

Home / Doors & Windows / Windows / Double Hung Windows

Model # 3262786 Internet #204814625 Store SKU #1000010346

**American Craftsman**

31.75 in. x 61.25 in. 70 Series Pro Double Hung White Vinyl Window

★★★★★ (5) Write a Review Questions & Answers (5)

- Designed for easy window replacement
- Decorative exterior frame enhances curb appeal
- Low-maintenance vinyl interior & exterior with tilt-in feature

\$177.00

 /each

Quantity

-

1

+

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April 28

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Product Overview

American Craftsman 70 Series Pro double-hung windows are designed for easy window replacement. They offer an enhanced design with weather-tight corners for energy savings and durability. 70 Series windows also feature a decorative exterior frame to enhance curb appeal.

- Low-maintenance vinyl exterior and interior that never needs painting
- White exterior and interior
- ~~Low-E smartsun~~ glass helps block UV rays and deliver optimal room temperature **CLEAR GLASS**
- Unit does not include grilles
- Innovative white hardware indicates if window is locked or unlocked

Info & Guides[Instructions / Assembly](#)[Warranty](#)

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

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

DATE: 4/26/2017 HDRC Case# 2017-205

ADDRESS: 531 E Huisache Meeting Location: 1901 S. Alamo

APPLICANT: Andrew Holbrook

DRC Members present: Kent, John

Staff present: Stephanie Phillips

Others present: —

REQUEST: Rear addition, rear accessory demo, new 2
story accessory, window replacement

COMMENTS/CONCERNS: —

Smooth hardi on addition - 8 1/2" profile - no, 5 1/2" = better. ok

SL - mimic roof profile ok, with distinction with
siding.

SL - keep existing windows. KB - Salvage and reuse on
back elevation.

Windows in garage? Blank fenestration wall.

Use windows per window document

Hardi on garage. KF - continue skirting

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

Stephanie Phillips
Committee Chair Signature (or representative)

04.26.17
Date