

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-412
ADDRESS: 127 LOTUS ST
LEGAL DESCRIPTION: NCB 3097 BLK 1 LOT 5 W 5 FT OF 4
ZONING: RM-4,NCD-1
CITY COUNCIL DIST.: 1
LANDMARK: Matthies House – Pending
APPLICANT: Sue Ann Pemberton, FAIA
OWNER: Michael Cappelli
TYPE OF WORK: Historic Tax Certification with Renovation/Repair
REQUEST:

The applicant is requesting final approval for a complete restoration of the structure located at 127 Lotus. The request is for a Certificate of Appropriateness to:

1. Remove a non-original front porch and porch steps.
2. Construct a new wood front porch to match the period of the house, including salvaged and new columns and a new staircase.
3. Restore of existing wood windows and install new windows to match existing where missing.
4. Replace the existing standing seam metal roof.
5. Construct a rear addition to measure approximately 350 square feet.
6. Construct a new rear porch.
7. Construct a brick masonry chimney.
8. Receive Historic Tax Certification.

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 striping 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

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.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

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.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

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 Qualification.

(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.

FINDINGS:

- a. The primary structure located at 127 Lotus is a 1-story single family home constructed circa 1915 in the late-Victorian style. The house features wood lap siding, a cross-gabled roof with composition roofing material, and a front porch supported by three wooden simplified Doric columns. The window over the front porch features a distinctive diamond sash pattern on the top sash. The house is in the process of becoming a designated local landmark, and was approved by the HDRC on August 2, 2017. Per UDC Sec. 35-453, when a pending landmark is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City Council is made.
- b. **PROPERTY HISTORY** – The structure is in need of repair. On February 20, 2017 OHP received notification that the property was being prepared for a hearing before the Building Standards Board. The notification noted roof dilapidation, damaged siding, broken windows, and a lack of weather protection. Damage to the porch and front door were also noted. The property owner is working towards repair and has hired a preservation architect. The BSB case has been dropped in light of the property owner's intent to repair.
- c. **REMOVAL OF EXISTING FRONT PORCH** – The applicant has proposed to remove the existing front porch. The porch is in a state of severe disrepair. Staff finds the proposal acceptable given the structural considerations of the element.
- d. **NEW FRONT PORCH** – The applicant as proposed to construct a new front porch to closely match the historic configuration of the original porch. The proposal includes the repair and installation of existing columns, installation of a new column to match the existing two, installation of trim board, and installation of a new

staircase. Staff finds the proposal consistent with the Guidelines.

- e. **WOOD WINDOWS AND DOORS** – The applicant has stated that wood windows and doors will be repaired and replaced as required. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on this structure that are character defining. The applicant is required to submit a comprehensive window schedule for final approval that indicates which windows are missing, deteriorated or damaged beyond repair, or repairable. If a window is deteriorated beyond repair, the applicant must furnish visual evidence to that effect. All proposed new windows must be made of wood and match the historic configuration of a particular opening.
- f. **ROOF** – The proposed addition is 1-story in height and matches the existing roofline of the primary structure. The proposed addition will feature a hipped roof on the rear elevation. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Rear hipped roofs are common on structures of this architectural style, and its use on this structure will visually minimize the added square footage from the side views. Staff finds the proposal consistent with the Guidelines.
- g. **CHIMNEY** – The proposal includes the construction of a new brick masonry chimney. According to the Historic Design Guidelines, roof vents should be similar in design and material to those historically used. The scale, materiality, and location of the chimney is historically appropriate. Staff finds the proposal consistent with the Guidelines.
- h. **ADDITION: 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. Staff finds the proposal consistent with the Guidelines.
- i. **ADDITION: ROOF MATERIAL** – The existing roofing material on the primary structure is standing seam metal. The applicant has proposed to install a new standing seam metal roof on the entirety of the structure to seamlessly cover the existing structure and the new addition. Staff finds the proposal consistent with the Guidelines.
- j. **ADDITION: REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of existing rear openings. These openings are part of the original structure. According to Guideline 6.A.i, filling in historic openings should be avoided, especially when viewable from the public right-of-way. These elements are not visible from the public right-of-way, and the applicant has stated in the application that existing windows will be salvaged and reused where feasible. Staff finds the proposal acceptable given the rear location of the addition and the approach to salvaging.
- k. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The application states that the windows will match the configuration of the existing. The proposal includes a set of rear French doors with sidelites on the rear elevation. Staff finds the proportions generally consistent with the Guidelines, but has not yet seen final specifications.
- l. **ADDITION: NEW WINDOWS AND DOORS: MATERIALS** – The applicant has stated that wood windows and doors will be installed, including both salvaged and new. Staff finds this generally consistent with the Guidelines. 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. Staff has not seen a specification for the new proposed wood windows, nor a comprehensive window schedule indicating where new and salvaged windows will be installed.
- m. **ADDITION: FAÇADE MATERIALS**– The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. Staff finds the proposed use of woodlap siding to be appropriate for the structure and consistent with the Guidelines.
- n. **ADDITION: TRANSITIONS BETWEEN OLD AND NEW** – The proposed addition will be distinguished using a vertical trim piece at the joint between the historic and new construction. According to Guideline 2.A.v for Additions, 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. The proposal meets this Guideline.
- o. **NEW REAR PORCH** – The applicant has proposed to construct a new rear porch. The porch will feature a low sloped standing seam metal shed roof and simple 6x6” square box columns. The porch will also feature a simple railing with 2x2” balustrades and new staircase to provide access to the backyard.
- p. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

- q. **HISTORIC TAX CERTIFICATION: SCOPE** – The scope of work for the primary structure consists of restoration work that is eligible for administrative approval, including rehabilitation of original wood windows, repair of siding in-kind, foundation repair, replacement of the standing seam metal roof, installation of new foundation skirting. The scope of work also includes porch modifications, interior remodeling, and electrical work, and plumbing.
- r. **HISTORIC TAX CERTIFICATION: EXISTING CONDITION** – The structure was identified by the Building Standards Board (BSB) on February 20, 2017 as a dangerous premise as noted in finding b. The property is in need of substantial repair and reinvestment. Staff commends the applicant for undertaking its rehabilitation in a way that returns the property back to its original configuration and materiality.
- s. **HISTORIC TAX CERTIFICATION: REQUIREMENTS** – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Item 1, Staff recommends approval of the removal of the non-original front porch and steps based on finding e.

Item 2, Staff recommends approval of the new wood front porch construction based on finding f with the following stipulations:

- i. That the applicant submits final drawings with all dimensions to staff for final approval, including height and depth of the trim piece and details on the proposed staircase.

Item 3, Staff recommends approval of the restoration and replacement of existing wood windows based on finding g with the stipulation that the applicant submit a comprehensive window and door schedule for final approval that indicates which windows and doors are missing, deteriorated or damaged beyond repair, or repairable, as indicated in finding e. If a window or door is deteriorated beyond repair, the applicant must furnish visual evidence to that effect. All proposed new windows must be made of wood and match the historic configuration of a particular opening. Staff finds new solid wood doors appropriate with a design that is compatible with Victorian architecture.

Item 4, Staff recommends approval of the standing seam metal roof replacement based on finding h with the following stipulation:

- i. That the metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap, and a standard galvalume finish. A bulky, modern ridge cap shall not be used.
- ii. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roof specifications are met.

Items 5 and 6, Staff recommends approval of the rear addition and new rear porch based on findings h through q with the following stipulations:

- i. That double-hung, one-over-one wood windows or aluminum-clad wood windows be used based on finding l and m. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the applicant submits final drawings that indicate all dimensions to staff for approval.

Item 7, Staff recommends approval of the chimney based on finding g.

Item 8, Staff recommends Historic Tax Certification based on findings r through t.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 26, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 131 GARDEN
REQUEST: BOWLING GREEN (ARTIST/ARCHITECT/PAINTER/SCULPTOR/LEADER)
HEARING DATE: August 15, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





127











127 Lotus – Scope of Work

Rehabilitate house for owner occupied residence

Repair foundation and floor beams – level house

Remove non-original front steps and porch

Construct new wood porch to match period of house

Repair columns and replace where missing

Repair front porch structure and ceiling

Restore existing wood windows and install new matching windows where missing

Repair siding and replace where missing

Install new trim where missing

Install tapered skirt, compatible with original design (from owner memory)

Install standing seam metal roof

Install new electrical, mechanical and plumbing

Construct 350 sf addition to north (rear) where previous addition was removed

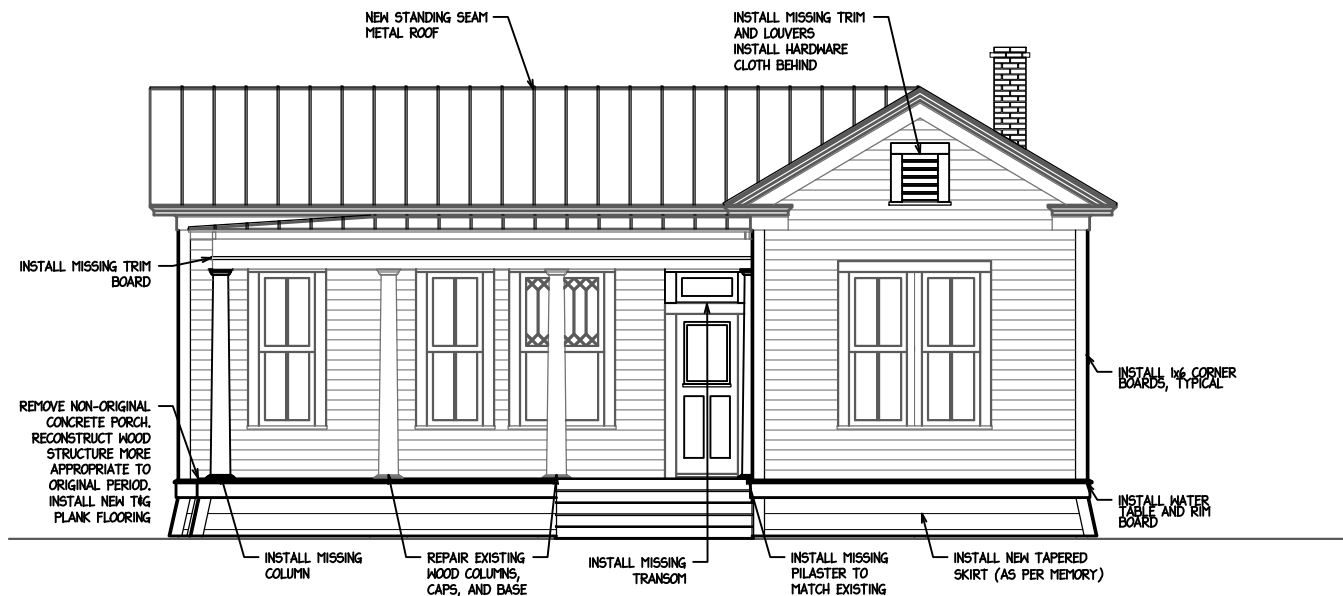
Construct new porch to north (rear) of house

Install two new bathrooms, laundry and new kitchen

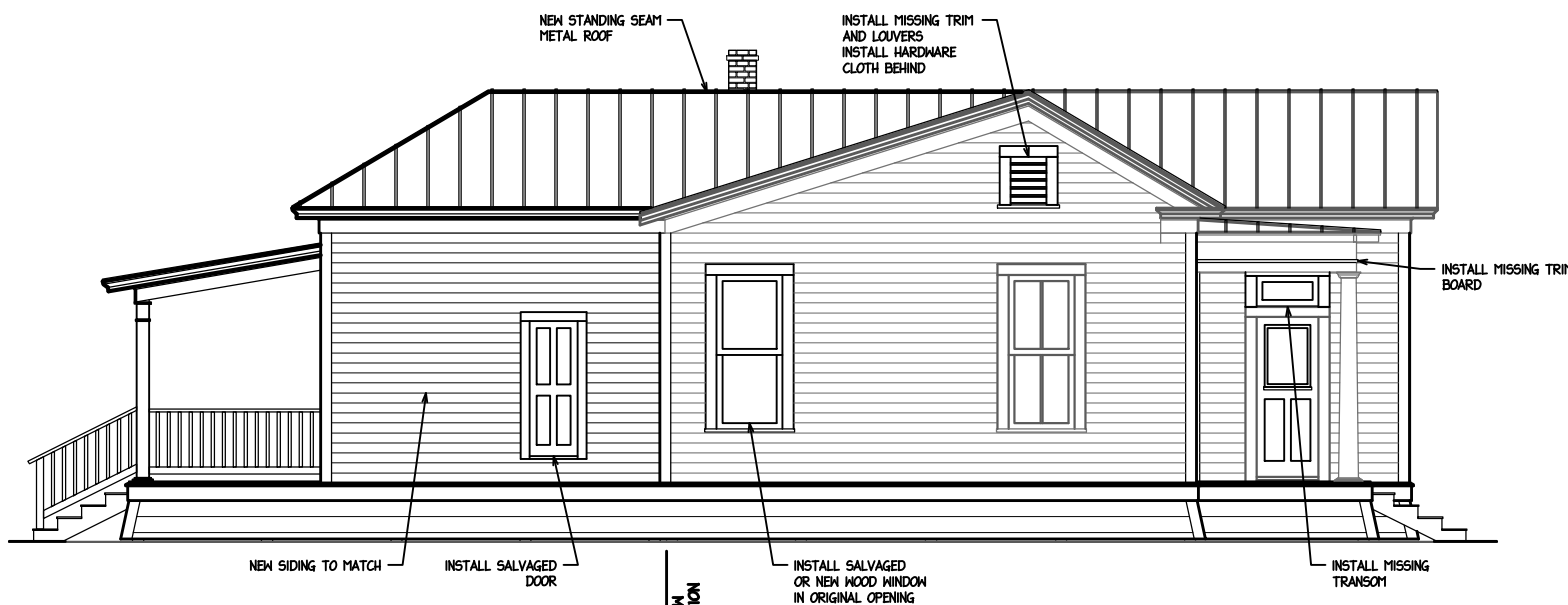
Repair existing wood floors

Reconstruct chimney above roof

All salvageable materials to be reused



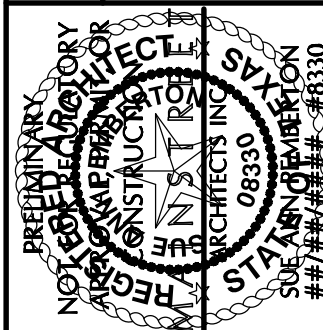
201 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



202 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MAIN STREET
ARCHITECTS INC.

133 W. MISTLETOE SAN ANTONIO, TEXAS 78212 210. 732.9268

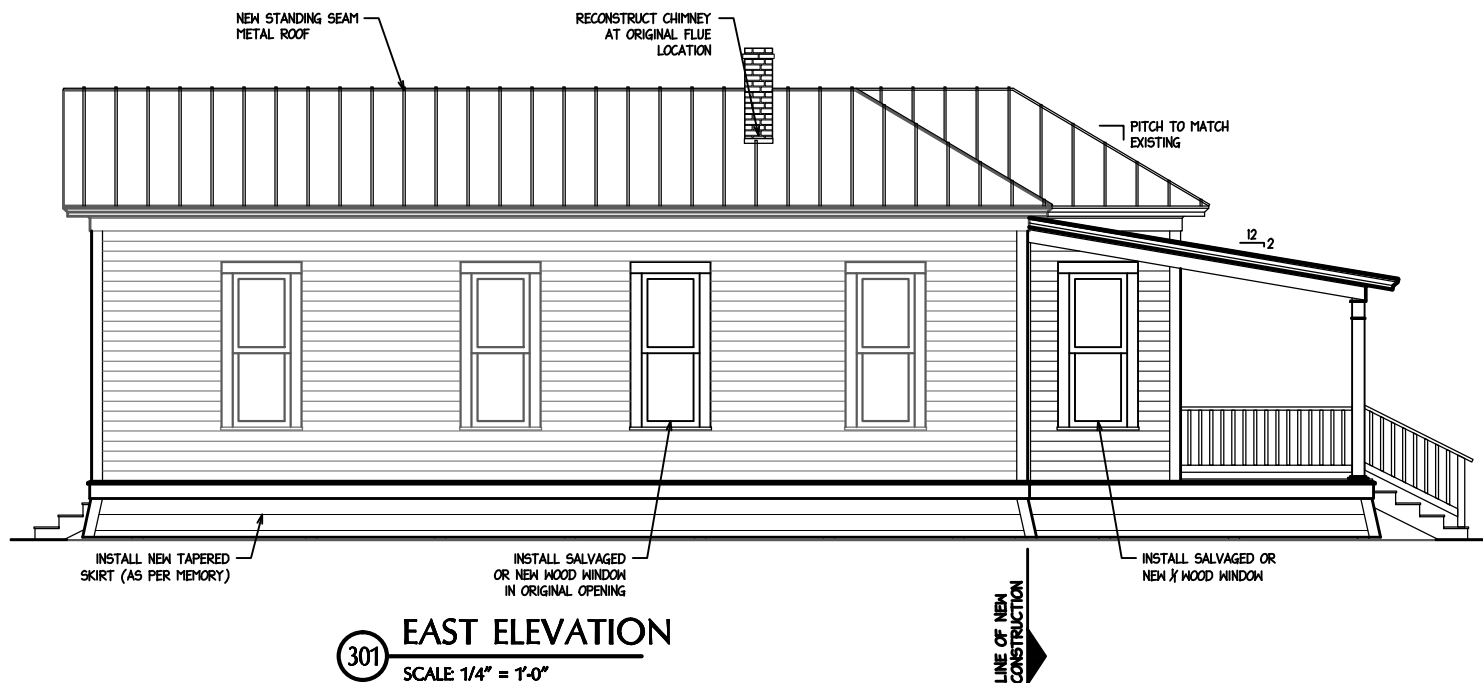


Project Name:
CAPPELLI RESIDENCE

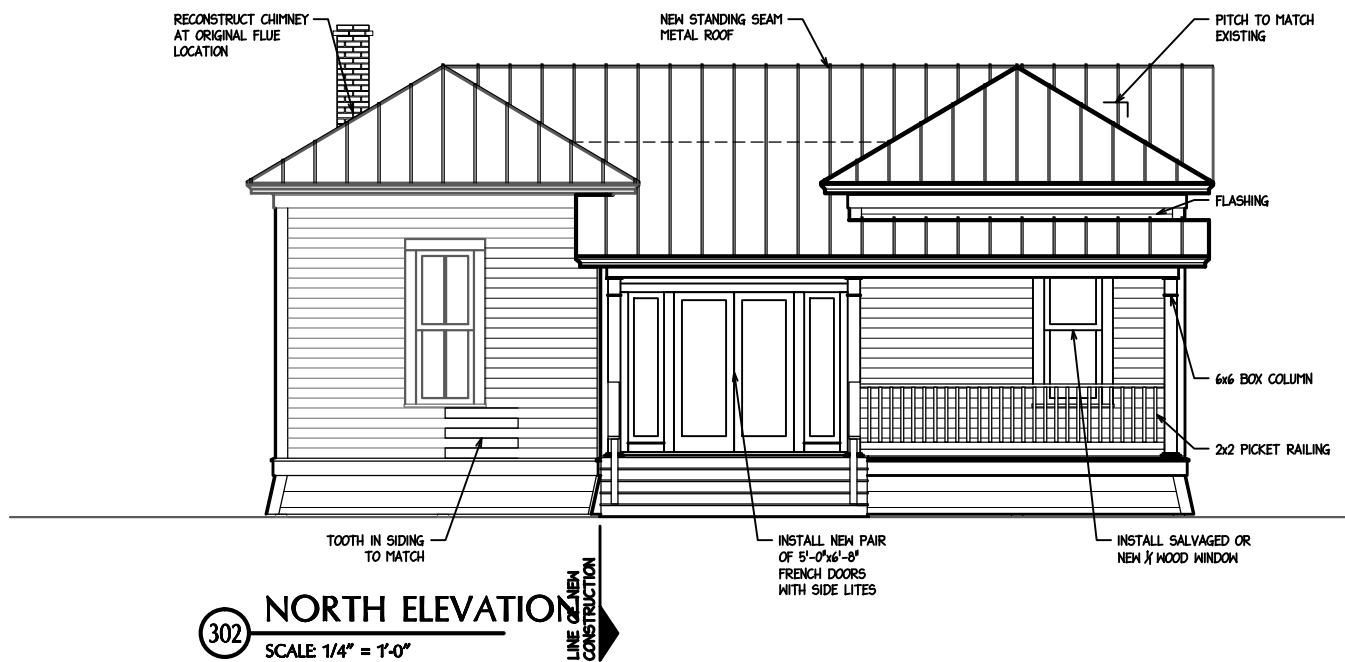
Sheet Name:
ELEVATIONS

Date: 07/28/2017 Issued: ##ADD.#1###

Sheet: **SD-2** Filename: #FILENAME#



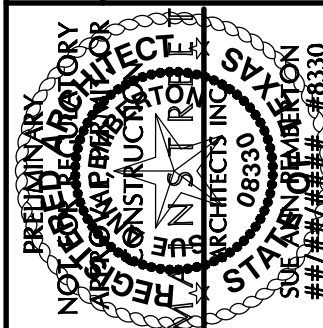
301 EAST ELEVATION
SCALE 1/4" = 1'-0"



302 NORTH ELEVATION
SCALE 1/4" = 1'-0"

MAIN STREET

ARCHITECTS INC.



Project Name:
CAPPELLI RESIDENCE

Sheet Name:
ELEVATIONS

Date: 07/28/2017 Issued: ##ADD.#1###

Sheet: **SD-3** Filename: #FILENAME#

133 W. MISTLETOE SAN ANTONIO, TEXAS 78212 210. 732.9268

