

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-014
ADDRESS: 725 HAYS ST
901 N PINE ST
729 HAYS ST
LEGAL DESCRIPTION: NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 20
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 22
NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 21
ZONING: IDZ
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/Terramark
OWNER: SA Urban Homes LLC
TYPE OF WORK: Amend previously approved design - adding carports
APPLICATION RECEIVED: January 08, 2019
60-DAY REVIEW:
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct three (3) carports at 725/729 Hays and 901 N Pine.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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 alleyloaded 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 applicant is requesting a Certificate of Appropriateness for approval to construct three (3) carports at 725/729 Hays and 901/909 N Pine. Three, two story, single-family residential structures were approved by the Historic and Design Review Commission on May 16, 2018. Each carport is to be constructed over the driveway, to the immediate right of each structure. The applicant has noted that up to two carports are requested at each location.
- b. CARPORTS – The Guidelines for New Construction 5.A. notes that new garages and outbuildings are to be visually subordinate to the primary structure in regards to form, massing and height; should relate to the period of construction

of the primary structure through complementary materials and simplified architectural details. The applicant has proposed materials that include painted metal posts, metal tubing and standing seam metal roofs. The applicant has noted that the metal construction will be painted in colors used on the primary residential structure. Materials used on the new construction of the primary residential structures as well as both primary and accessory found historically throughout the district feature non-metal materials. Staff finds that framing materials consisting of wood would be consistent with the Guidelines.

- c. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. notes that new accessory structures should match the orientations of those found along the block and should follow the historic setback pattern of similar structures found along the streetscape or district for new accessory structures. Typically, historic accessory structures are found at the rear of the property. The applicant has proposed locations where the proposed carports, whether one or two are constructed, feature setbacks that are comparable to those of the primary historic structures. The 700 block of Hays and the 900 block of N Pine feature lots with accessory structures that are located at the rear of the primary historic structure. These blocks do not currently feature structures with carports over the driveway at a setback that is consistent with the primary structure.

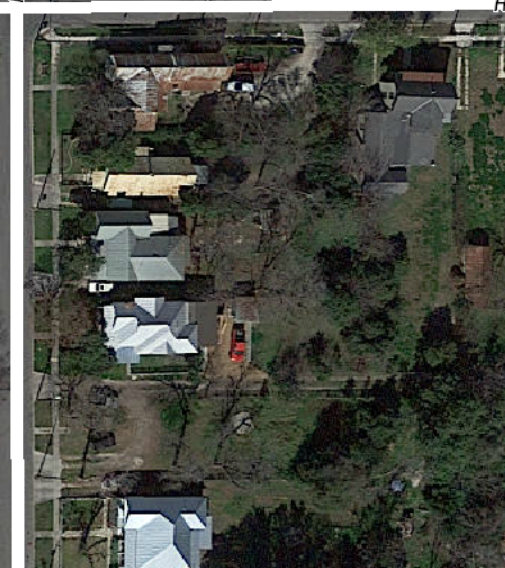
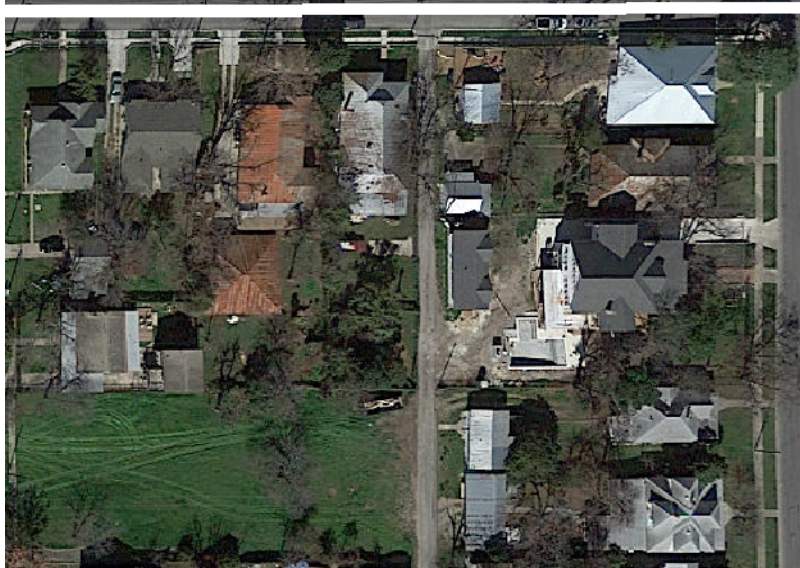
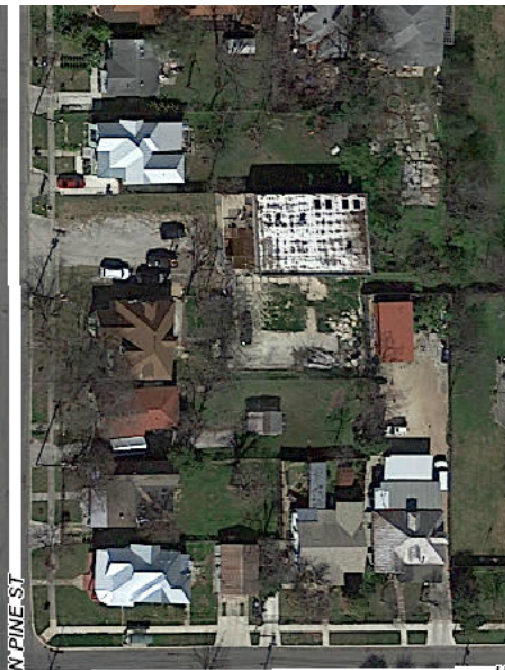
RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulations:

- i. That no portion of the proposed carports exceed past the front façade of the primary structures.
- ii. That each carport be constructed of wood materials, and that the standing seam metal roofs feature seams that are one to two inches in height, panels that are 18 to 21 inches long and a standard galvalume finish.

CASE MANAGER:

Edward Hall



Flex Viewer

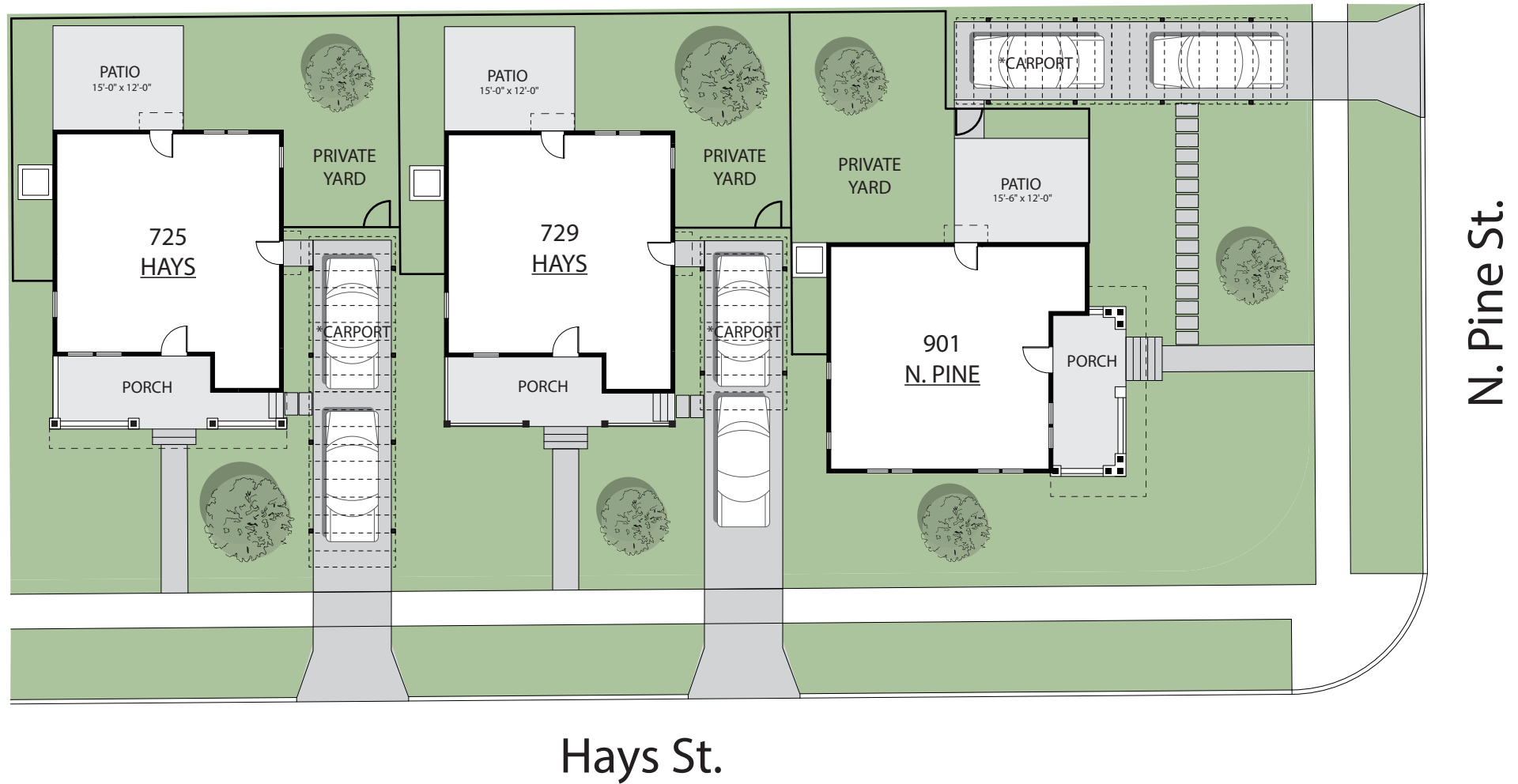
Powered by ArcGIS Server

Printed: Jan 31, 2019

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**Site Plan shown is not to any particular scale and is subject to change.
All dimensions are approximate and may vary from the description and definition of the "unit" as set forth in the purchase contract. Please review the contract documents for a description of how the units are measured.

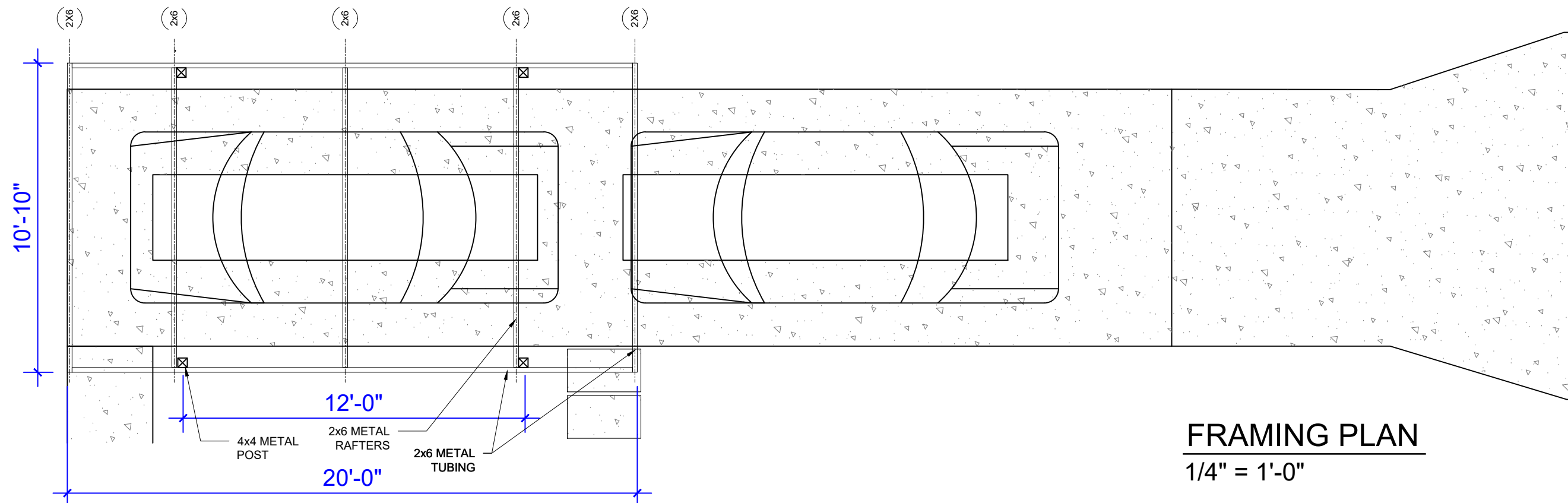
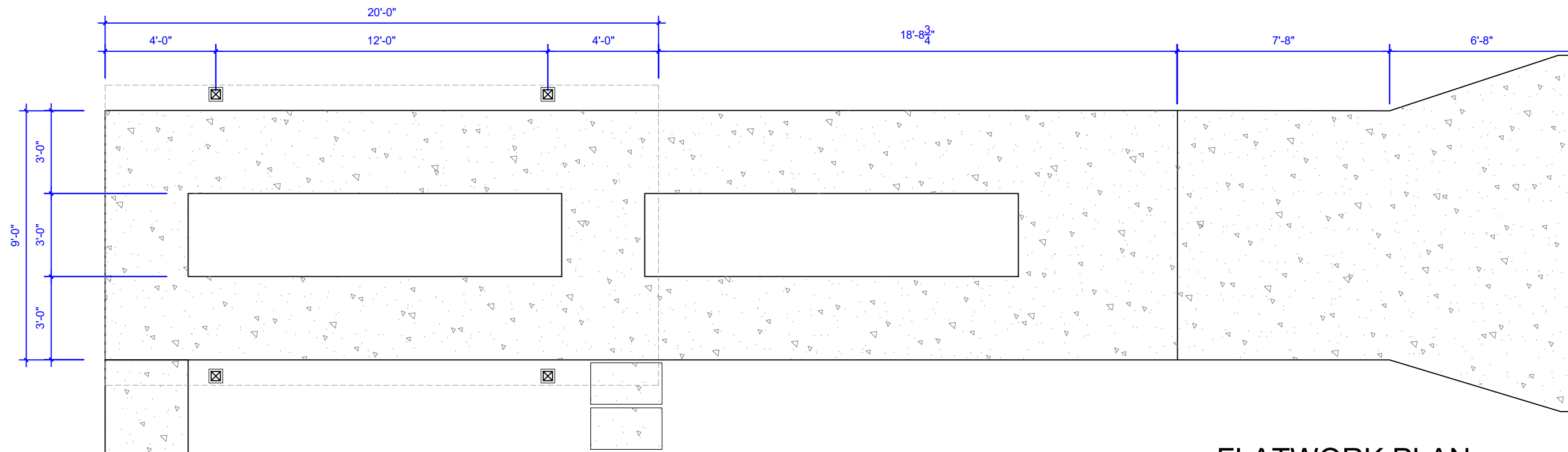
*CARPORTS ARE OPTIONAL



Site Plan

3 SINGLE FAMILY HOMES
TOTAL LIVING: 1524 SF

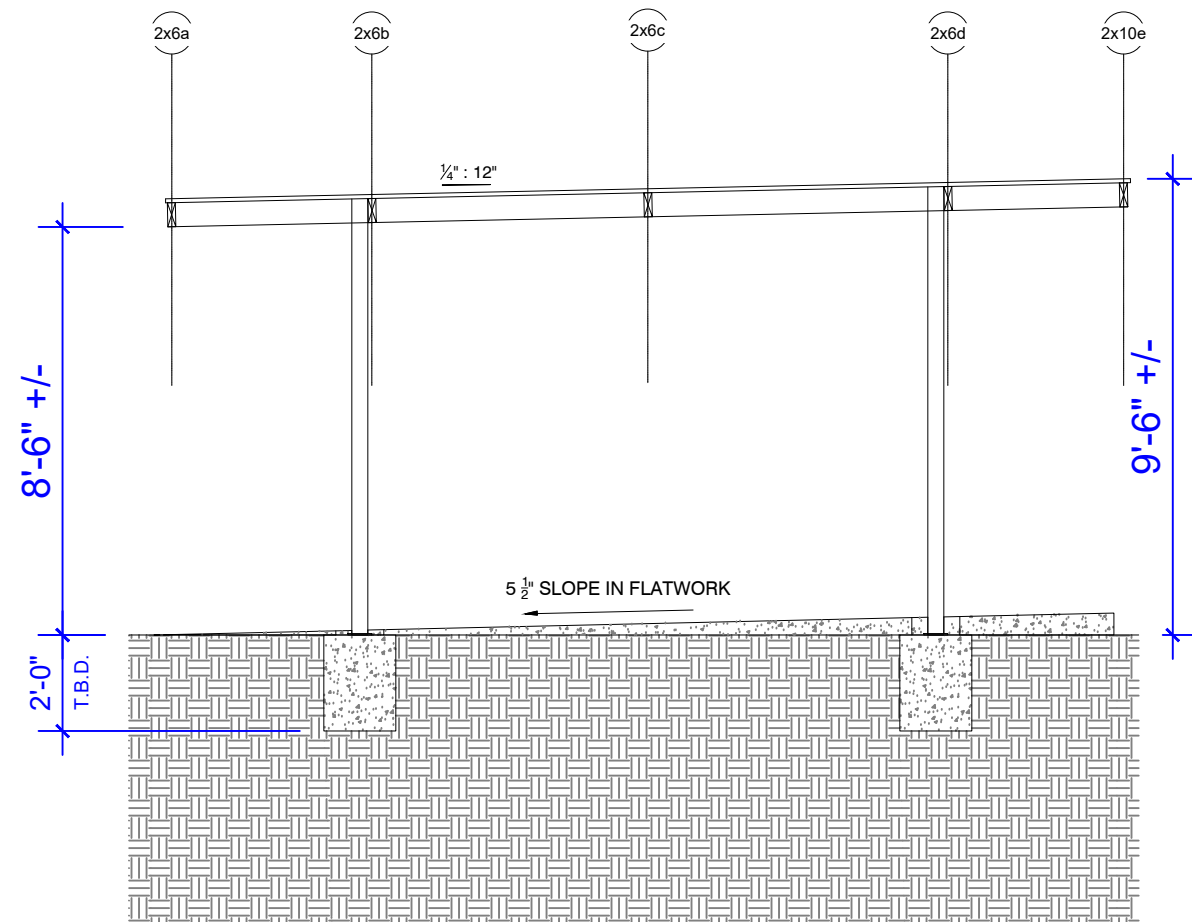


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PINE AT HAYS

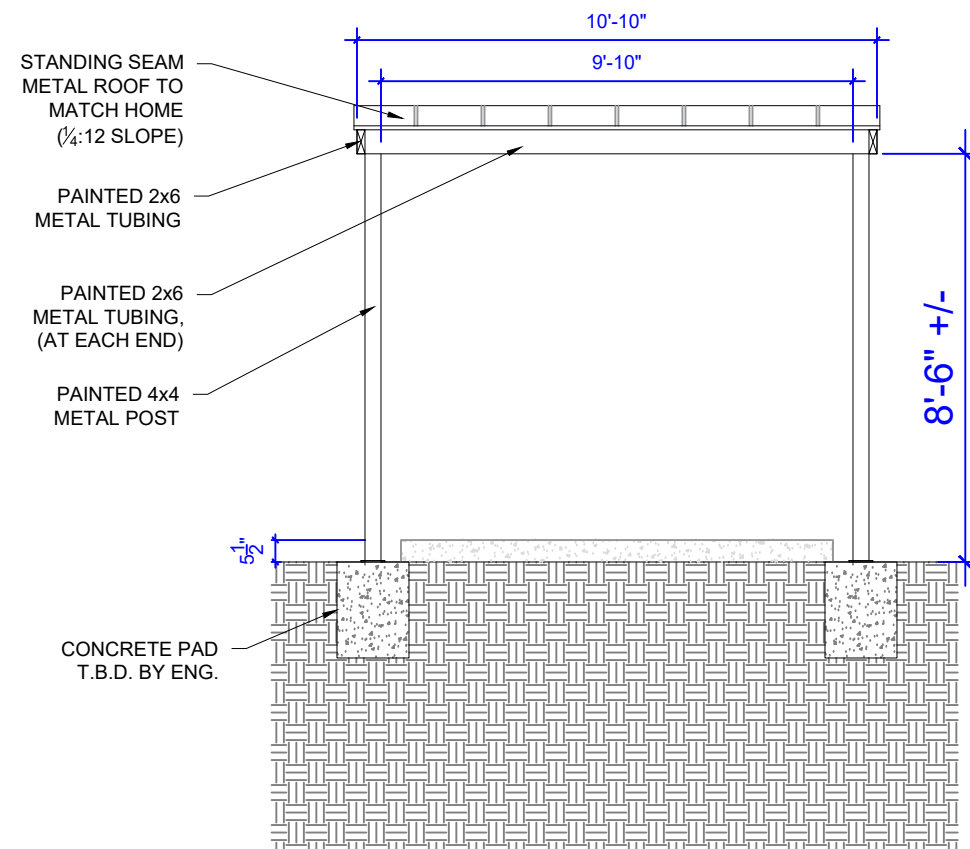
CARPORT PLANS

SHEET 4



SIDE ELEVATION

1/4" = 1'-0"



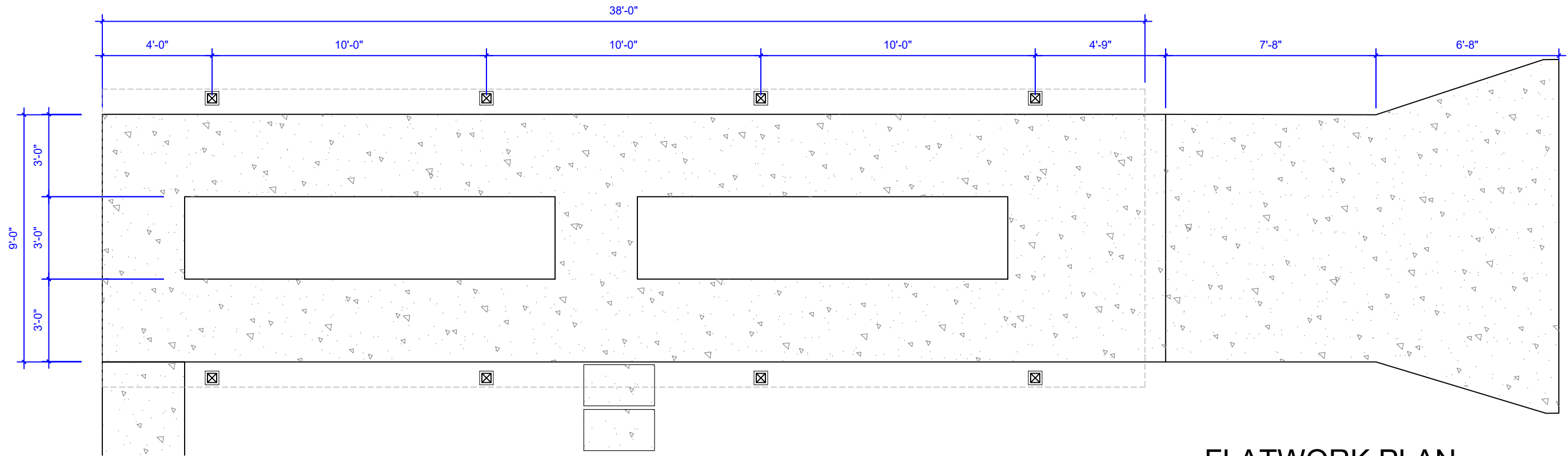
FRONT ELEVATION

1/4" = 1'-0"

DATE	CHANGE	BY
03/28/18	20% REVIEW SET CREATED	LB
04/13/18	20% REVIEW SET PRINTED	LB
04/17/18	HDRC REDLINES	LB
04/27/18	20% REVIEW SET	LB
05/01/18	OHP REDLINES	LB
05/11/18	OHP REDLINES	LB
05/21/18	HDRC REDLINES	RA

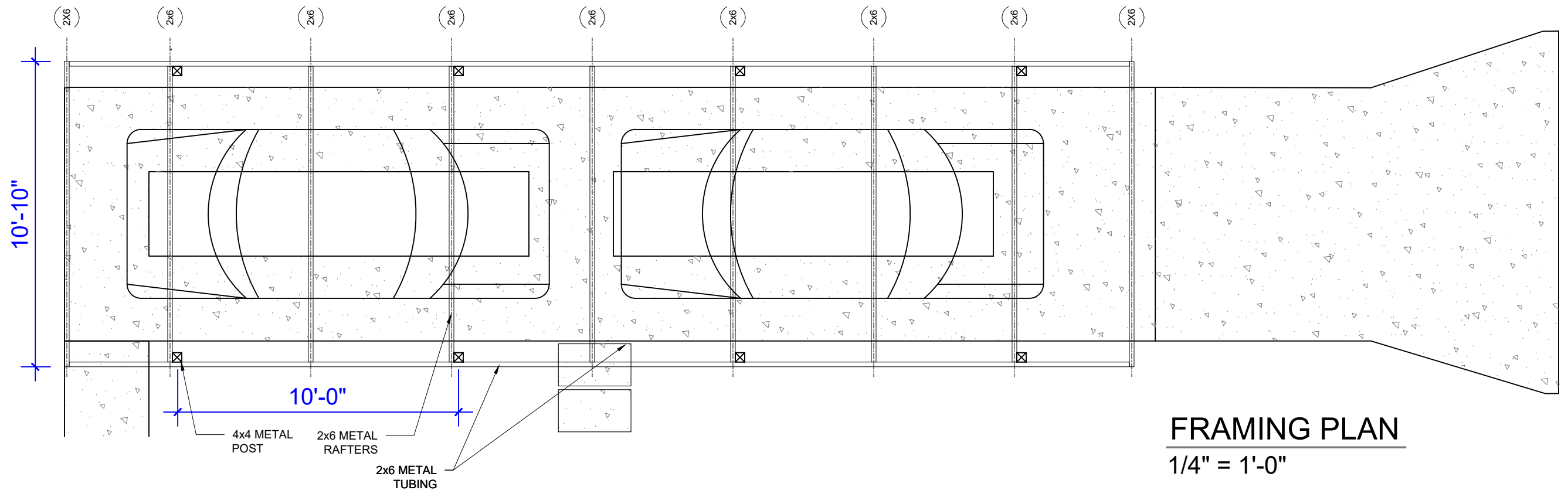
PINE AT HAYS

CARPORT ELEVATIONS & DETAILS



FLATWORK PLAN

1/4" = 1'-0"



FRAMING PLAN

1/4" = 1'-0"

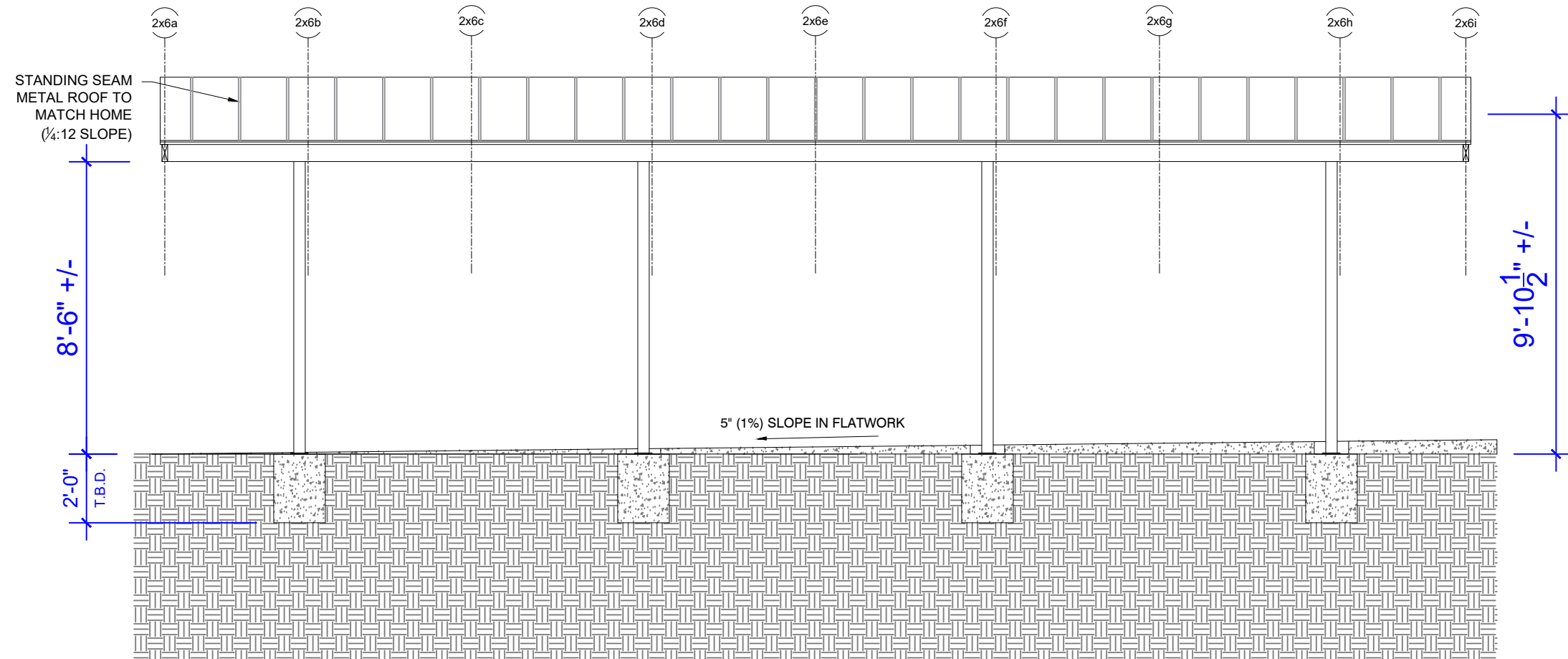
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PINE AT
HAYS

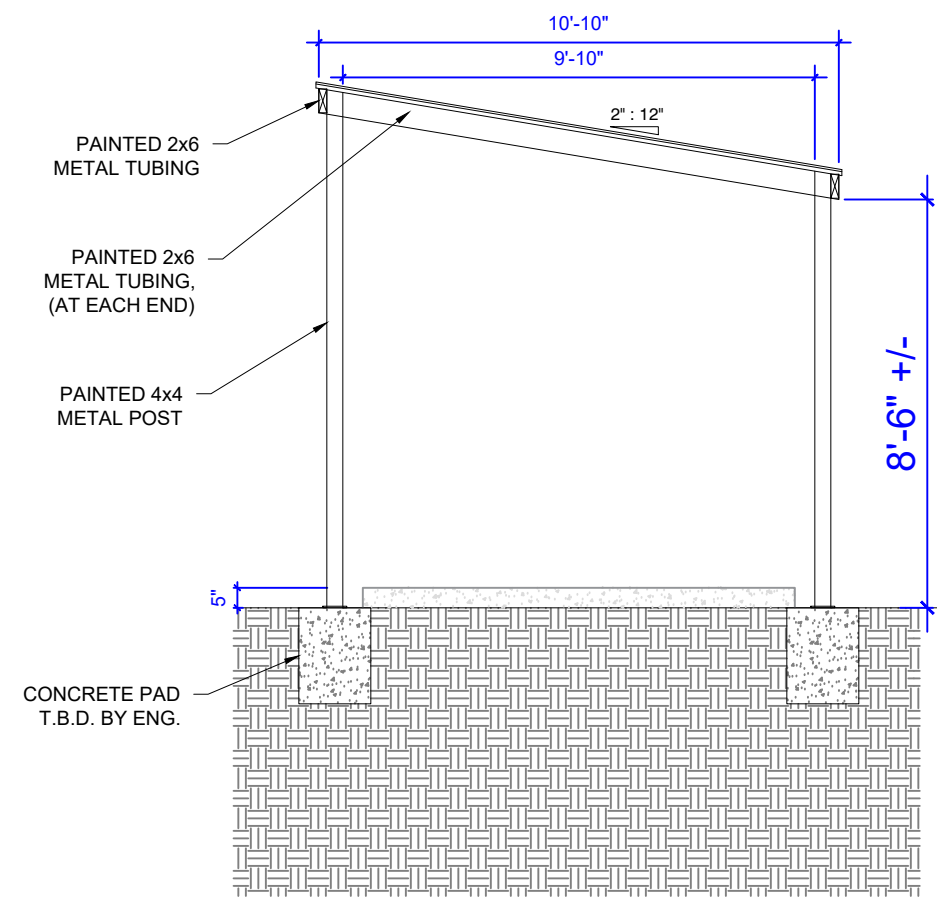
CARPORT
PLANS

SHEET 1



SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

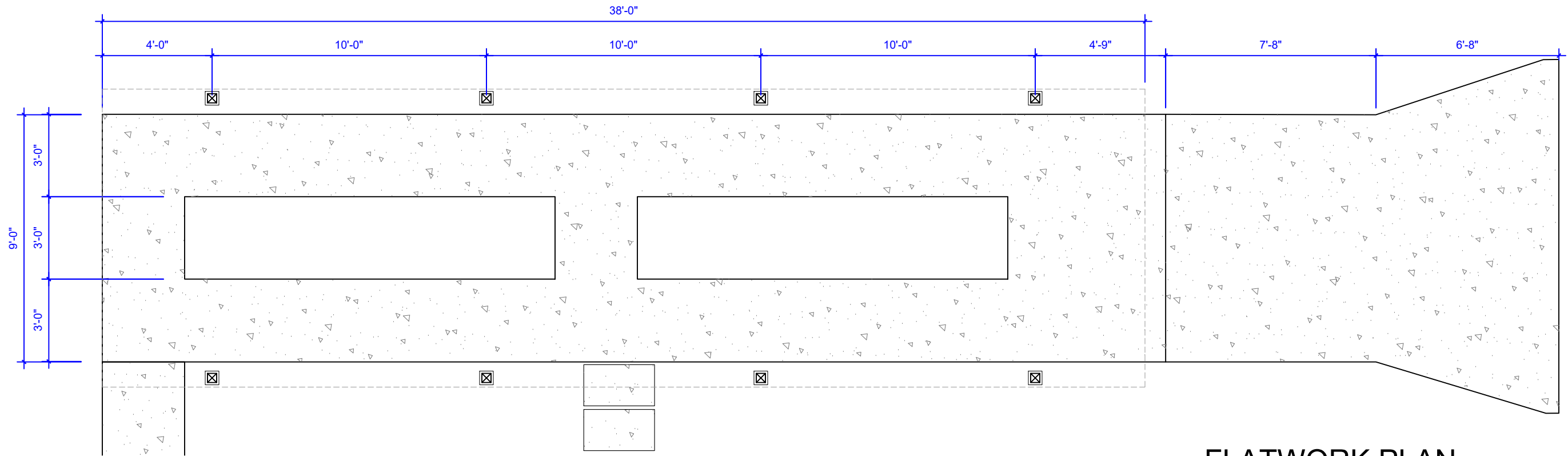
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PINE AT HAYS

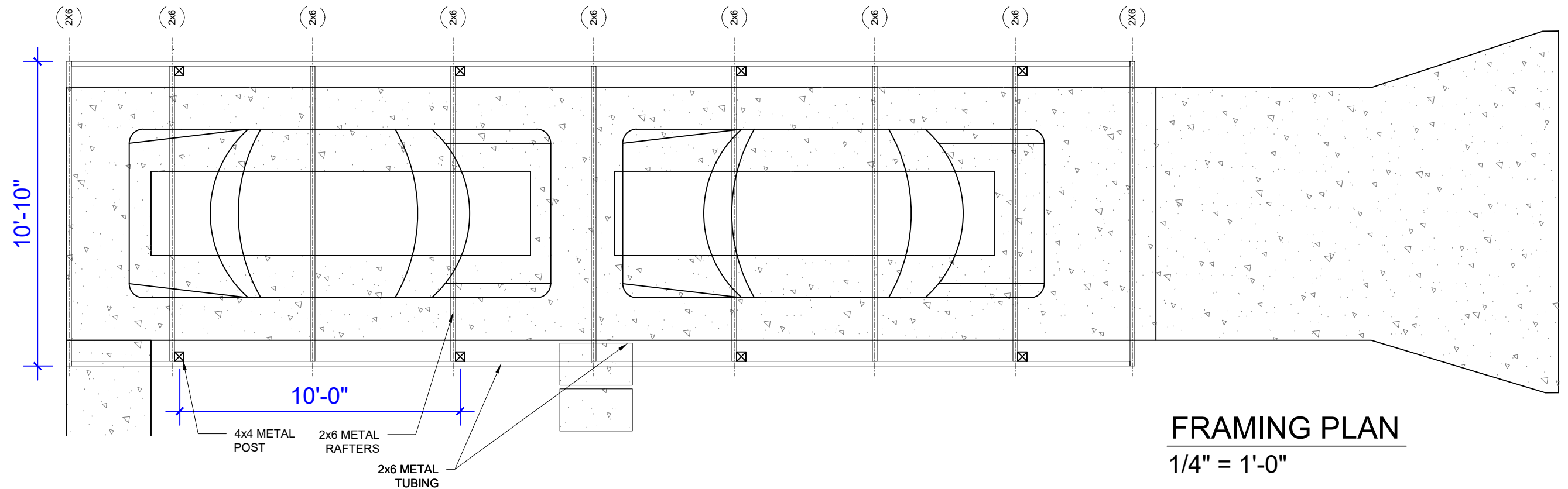
CARPORT ELEVATIONS & DETAILS

SHEET 2



FLATWORK PLAN

1/4" = 1'-0"



FRAMING PLAN

1/4" = 1'-0"

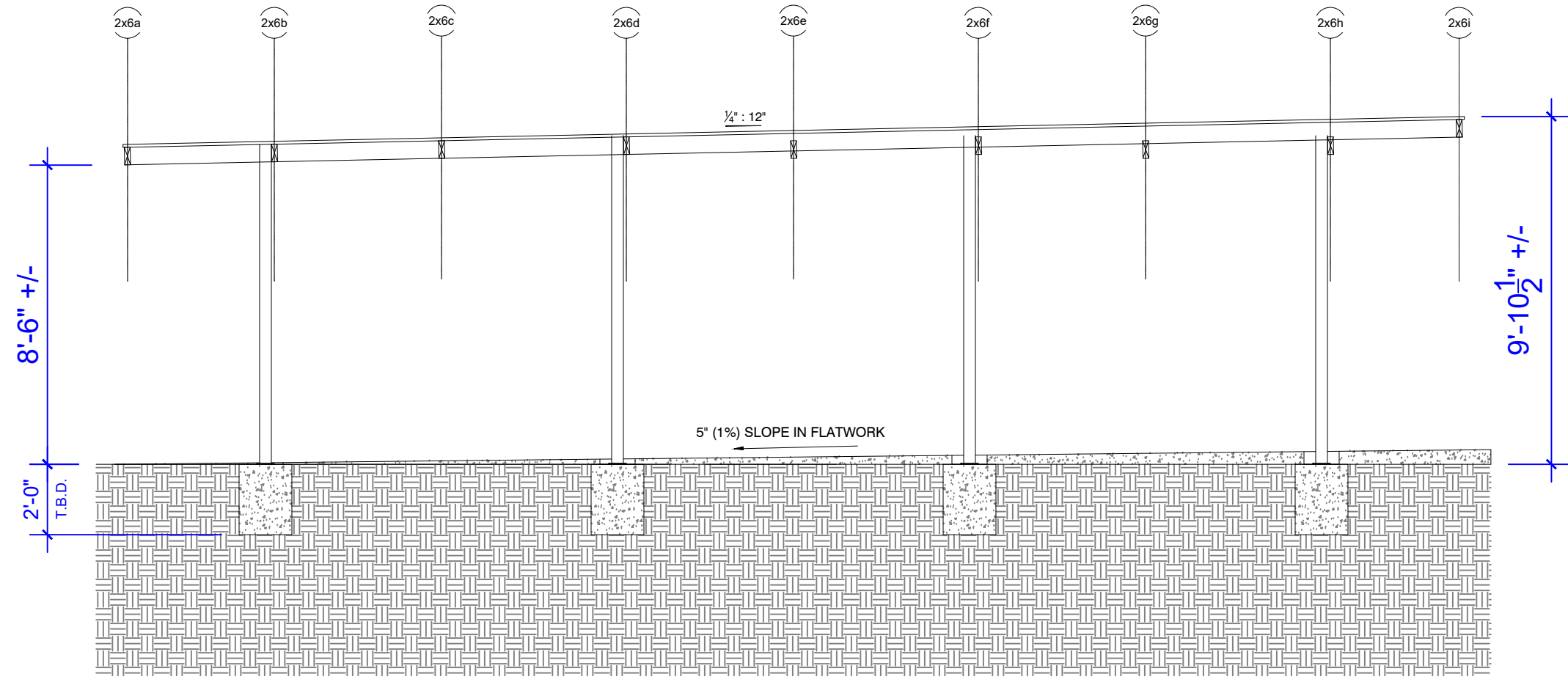
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PINE AT
HAYS

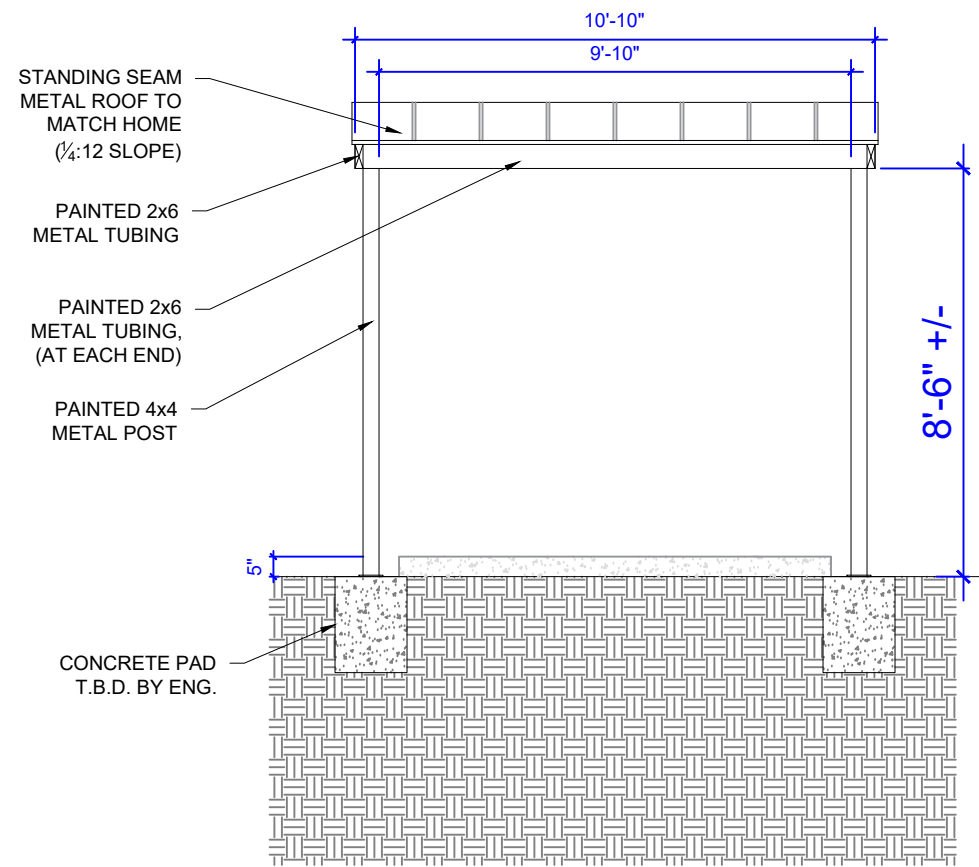
CARPORT
PLANS

SHEET 1



SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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05/11/18	OHP REDLINES	LB
05/21/18	HDRC REDLINES	RA



PINE AT HAYS

**CARPORT
ELEVATIONS
& DETAILS**