

# HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

**HDRC CASE NO:** 2019-159  
**ADDRESS:** 250 LAUREL HEIGHTS PLACE  
**LEGAL DESCRIPTION:** NCB 6327 B-2 L-28,29& E 45' OF 27,N 32.58' OF 57&58& N 32.58' OF E 45 FT OF 56 & BLK 2 LOT E TRI 4.16 FT OF 26 & W 5' OF 27 & W 5' OF N 32.58 FT OF 56  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Travis Capps  
**OWNER:** Travis Capps  
**TYPE OF WORK:** Review of previously-approved plans for the construction of two accessory structures  
**APPLICATION RECEIVED:** March 15, 2019  
**60-DAY REVIEW:** May 14, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a rear carport.
2. Construct a rear pool house and storage shed.

The requests were previously reviewed and approved by the Historic and Design Review Commission (HDRC) on January 4, 2013. Due to the duration of time that has passed since review, the request requires a new action from the HDRC.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than

one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof 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 principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## *OHP Window Policy Document*

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 primary structure located at 250 Laurel Heights Place is a 2-story residential structure constructed in approximately 1930 in the Spanish Eclectic style. The structure features terra cotta barrel tile roofing, a stucco façade, and two prominent chimneys on the front façade. The structure is contributing to the Monte Vista Historic District. The applicant is requesting approval for a rear carport and pool house/storage structure. The request was previously approved in January of 2013. Due to the duration of time that has passed since review, the request requires a new action from the Historic and Design Review Commission (HDRC).
- b. CARPORT: FOOTPRINT – The applicant has proposed to construct a new rear carport structure towards the rear of the lot. The carport will shade a total of four vehicles along an existing driveway. The proposed footprint is approximately 690 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
- c. CARPORT: ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the interior of the lot. The proposed carport will be approximately four feet down from street level at its north face and will be covered with extensive plantings. 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 and appropriate for the site. The rear setback is also consistent with historic precedents in the Monte Vista Historic District.
- d. CARPORT: SCALE – The proposed carport will be 1-story in height with a flat roof. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures.
- e. CARPORT: MATERIALITY – The carport will be constructed with wood framing and trellises supported by wood corbels. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines.
- f. CARPORT: ROOF FORM – The applicant has proposed a flat roof form for the carport. Staff finds the proposal appropriate.
- g. POOL HOUSE: FOOTPRINT – The applicant has proposed to construct a new rear pool house and storage structure towards the rear of the lot at the southwestern corner. The proposed footprint is approximately 800 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the footprint to exceed this percentage slightly. However, the primary structure is 1-story tall, and historic accessory structures that exceed this percentage exist within the block surrounding the property. Staff finds the proposal consistent with the Guidelines based on the open-air nature of the structure, the site, the large lot, and these district specific considerations.
- h. POOL HOUSE: ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the interior of the lot. 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 and appropriate for the site. The rear setback is also consistent with historic precedents in the Monte Vista Historic District.
- i. POOL HOUSE: SCALE – The proposed pool house will be 1-story in height with a flat roof. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures.
- j. POOL HOUSE: MATERIALITY – The pool house will be constructed with wood framing and trellises supported

by wood corbels. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines.

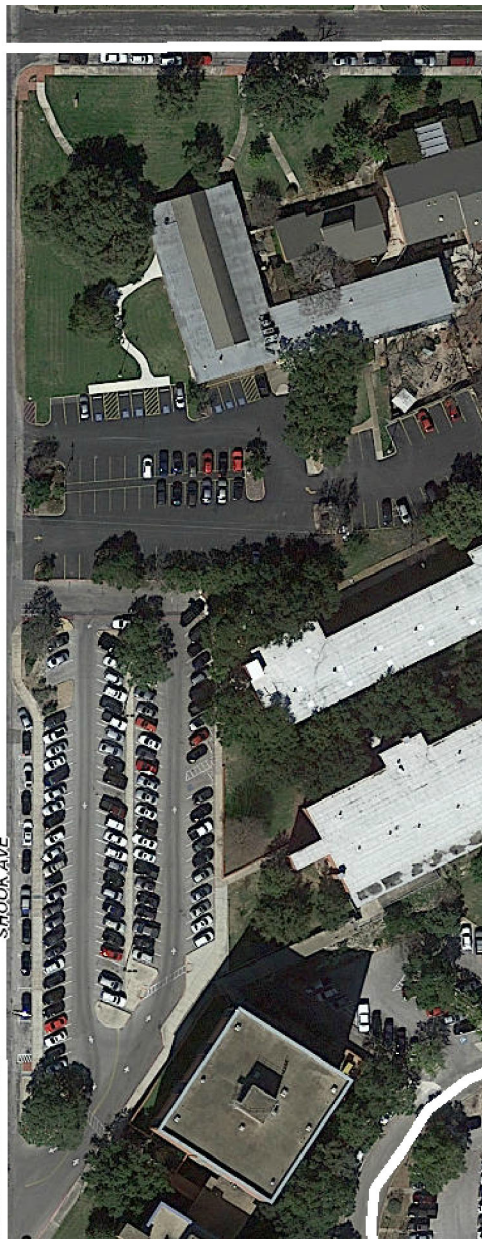
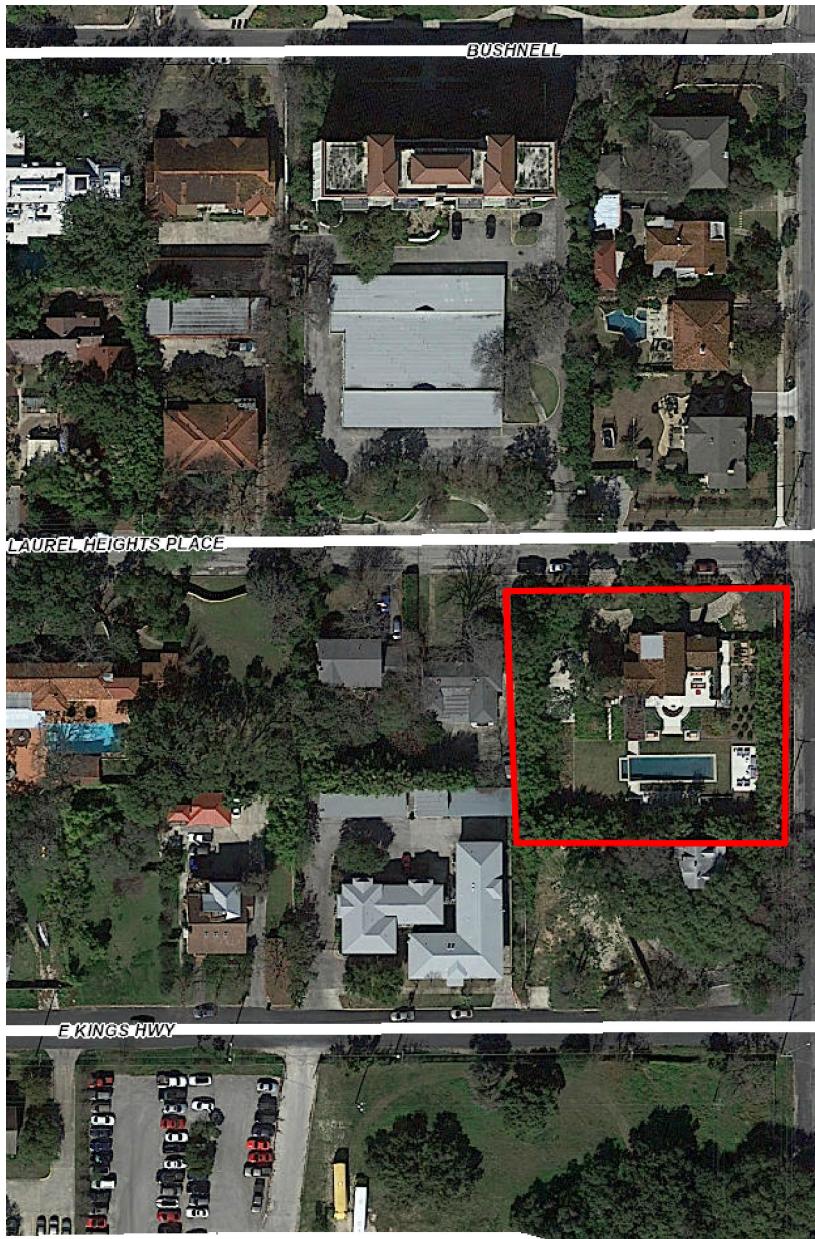
- k. POOL HOUSE: ROOF FORM – The applicant has proposed a flat roof form for the carport. Staff finds the proposal appropriate.

## **RECOMMENDATION:**

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

That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.





## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 28, 2019

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## EXISTING CONDITIONS

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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3

## EXISTING CONDITIONS

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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# 1 EXISTING CONDITIONS

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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2

## EXISTING CONDITIONS

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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## EXISTING CONDITIONS

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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## EXISTING CONDITIONS

SCALE: NTS

250 LAUREL HTS

DATE: DECEMBER 7, 2012

POTEET ARCHITECTS

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## PERSPECTIVE FROM STREET

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 14, 2012	
POTEET ARCHITECTS	
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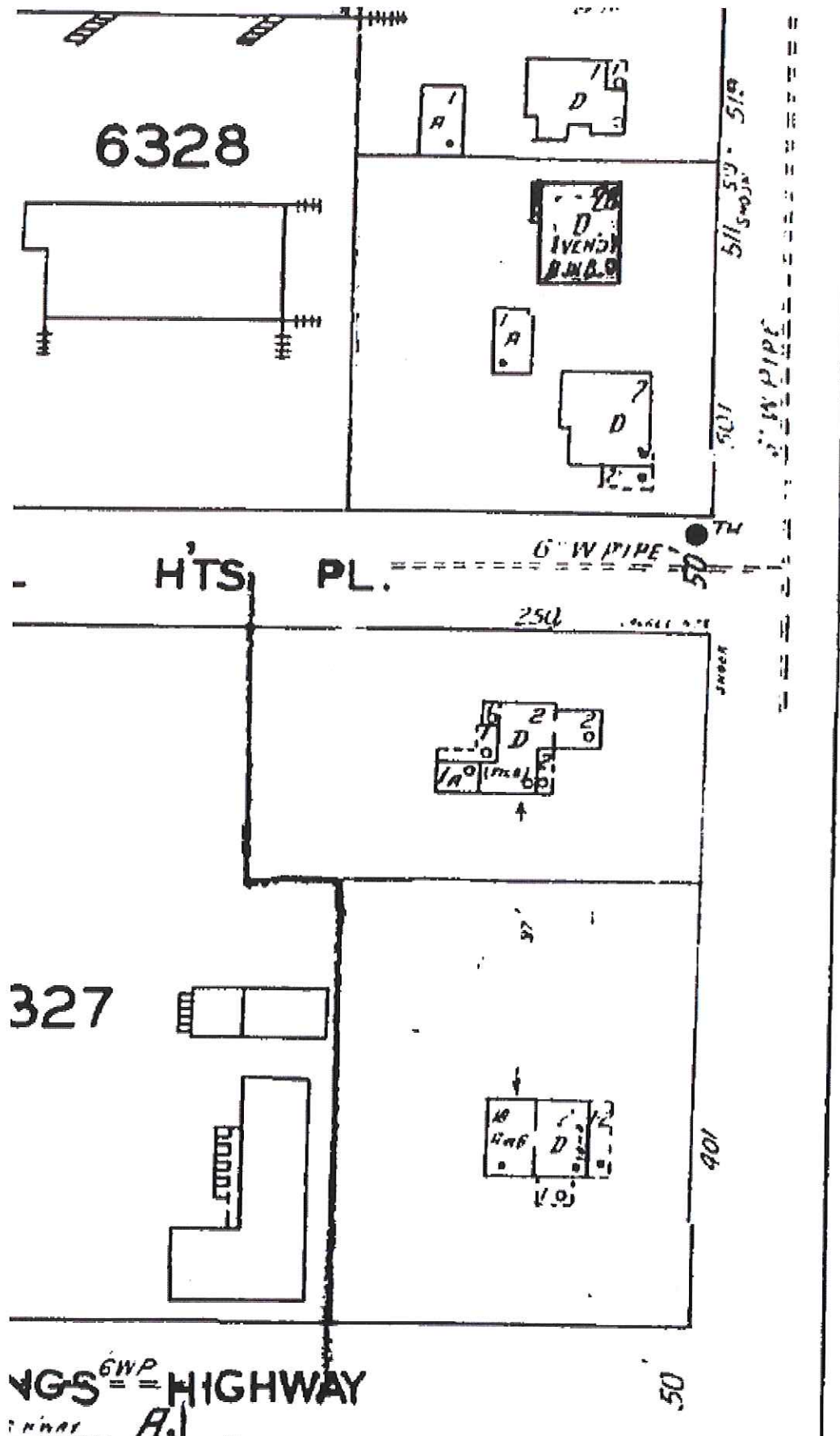
7

## POOL HOUSE/ CARPORT PERSPECTIVE

SCALE: NTS

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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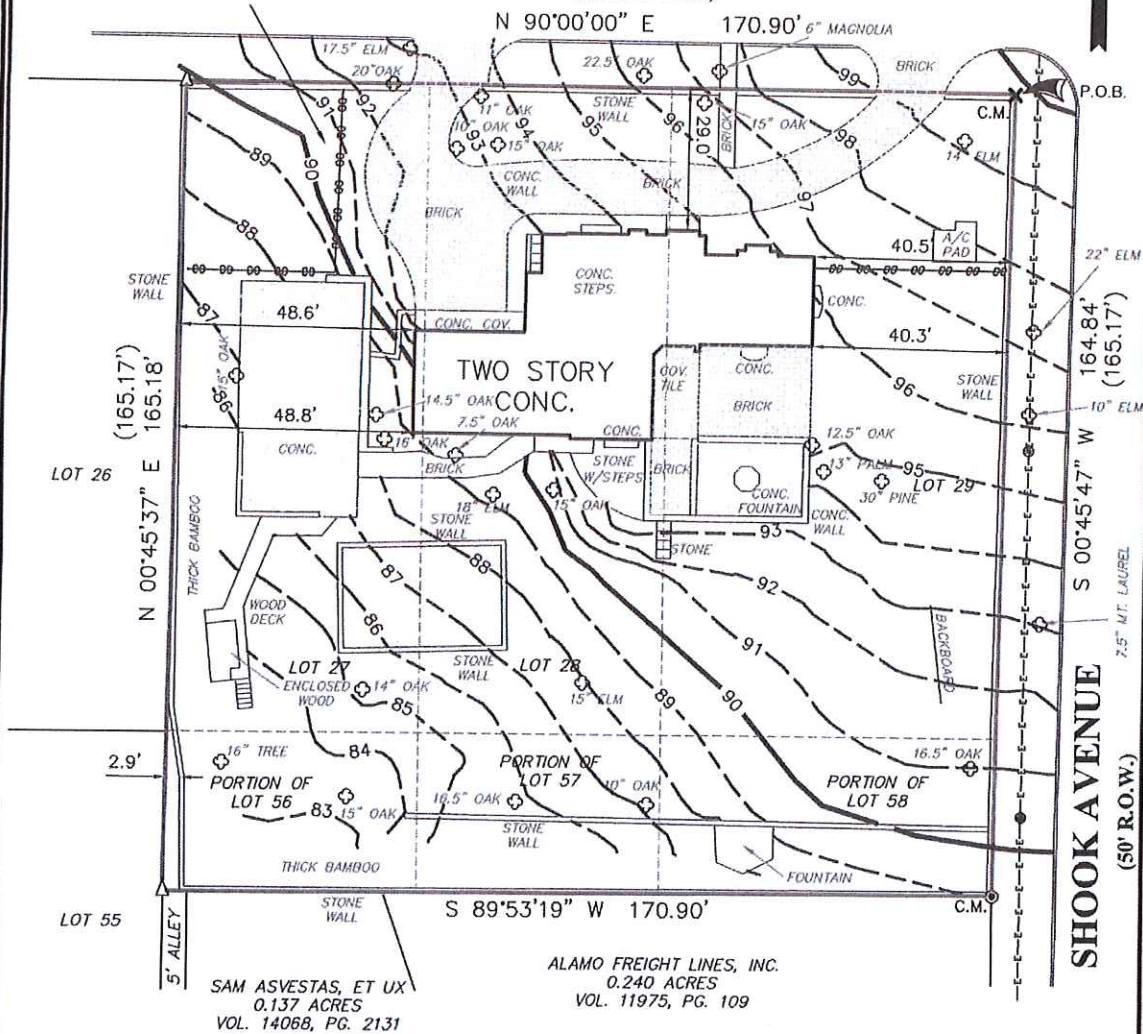
NOTE:  
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.  
THIS IS REPRESENTATION OF THIS SURVEYORS BEST  
INTERPRETATION OF RECORD INFORMATION.

SCALE: 1"=20'

SUBJECT TRACT  
28198 SQ. FT  
0.647 ACRES

# LAUREL HEIGHTS PLACE

(50' R.O.W.)  
(BEARING BASIS)



THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,  
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 642, PAGE 104, DEED AND  
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE  
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey  
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 9405 G, which is Dated 09/29/2010. By scaling from that FIRM, it  
appears that all or a portion of the property may be in Flood Zone(s). X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the  
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD  
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special  
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



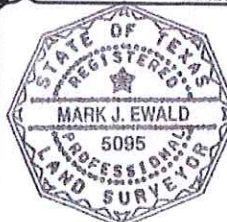
Property Address:  
250 LAUREL HEIGHTS PLACE

Property Description:  
Being 0.624 acres of land, more or less, consisting of all of Lots 27, 28,  
and 29, and a portion of Lots 56, 57 and 58, in Block 2, New City  
Block 6327, Laurel Heights Place, according to plat recorded in Volume  
642, Page 104, Deed and Plat Records, Bexar County, Texas, and being  
that same property described in a Deed said 0.624 acres being more  
particularly described by metes and bounds attached hereto.

Owner:  
JAMES TRAVIS CAPPS JR.

**Westar**  
**Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

**LEGEND**  
○ = 1/2" IRON ROD TO BE SET  
● = FND 1/2" IRON ROD  
B.S. = RECORD INFORMATION  
- - - = BUILDING SETBACK  
- - - = CHAIN LINK FENCE  
- - - = OVERHEAD ELECTRIC  
△ = CALCULATED POINT  
X = "X" FND. ON WALL  
P.O.B. = POINT OF BEGINNING



I, MARK J. EWALD, Registered Professional  
Land Surveyor, State of Texas, do hereby  
certify that the above plat represents an  
actual survey made on the ground under my  
supervision, and there are no discrepancies,  
conflicts, shortages in area or boundary  
lines, or any encroachment or overlapping of  
improvements, to the best of my knowledge  
and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

DRAWN BY: VMR

G.F. NO. 116966

JOB NO. 53799

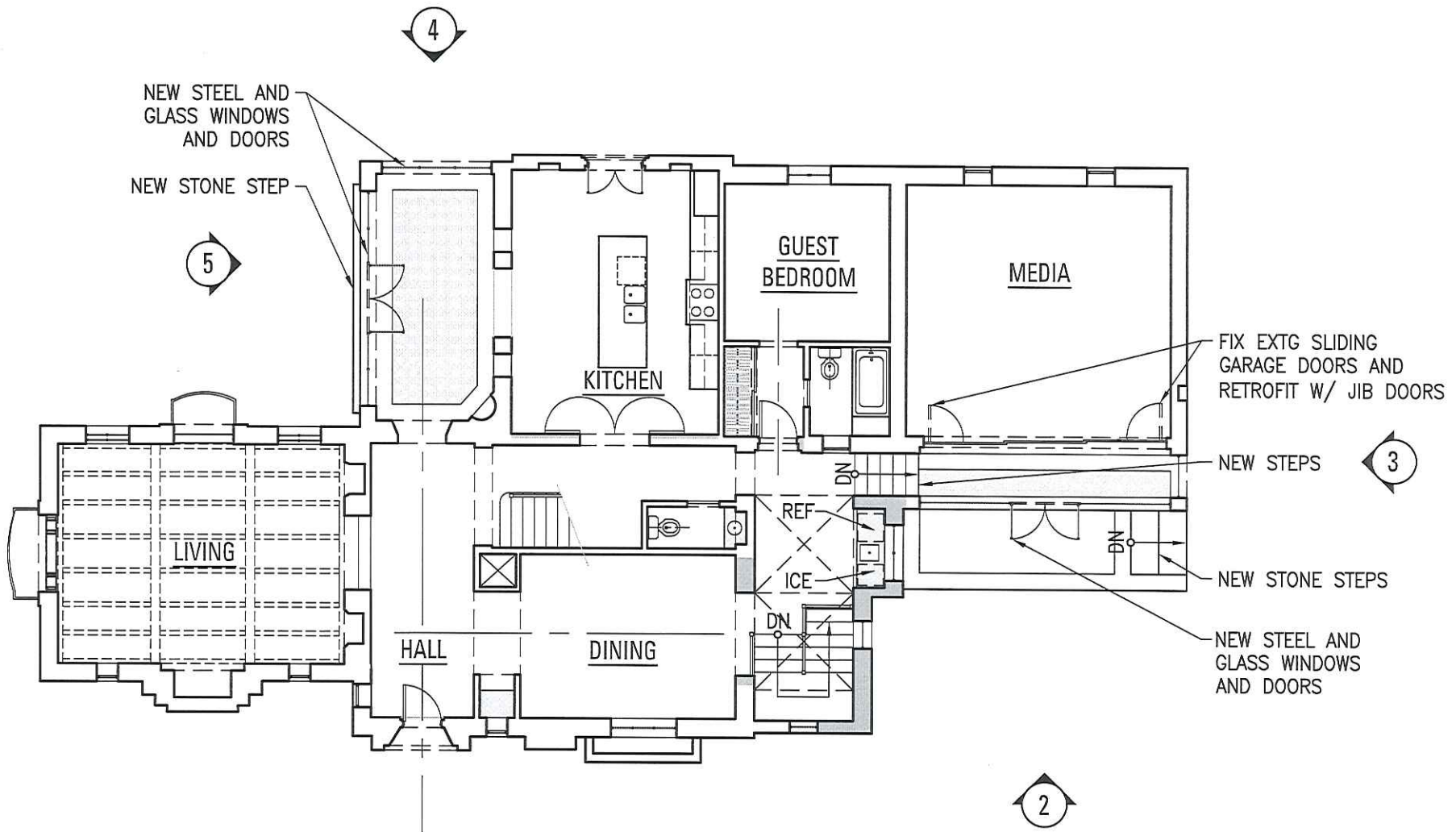
TITLE COMPANY: ALAMO TITLE

DATE: MAY 22, 2012









NEW WALL

# 1 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

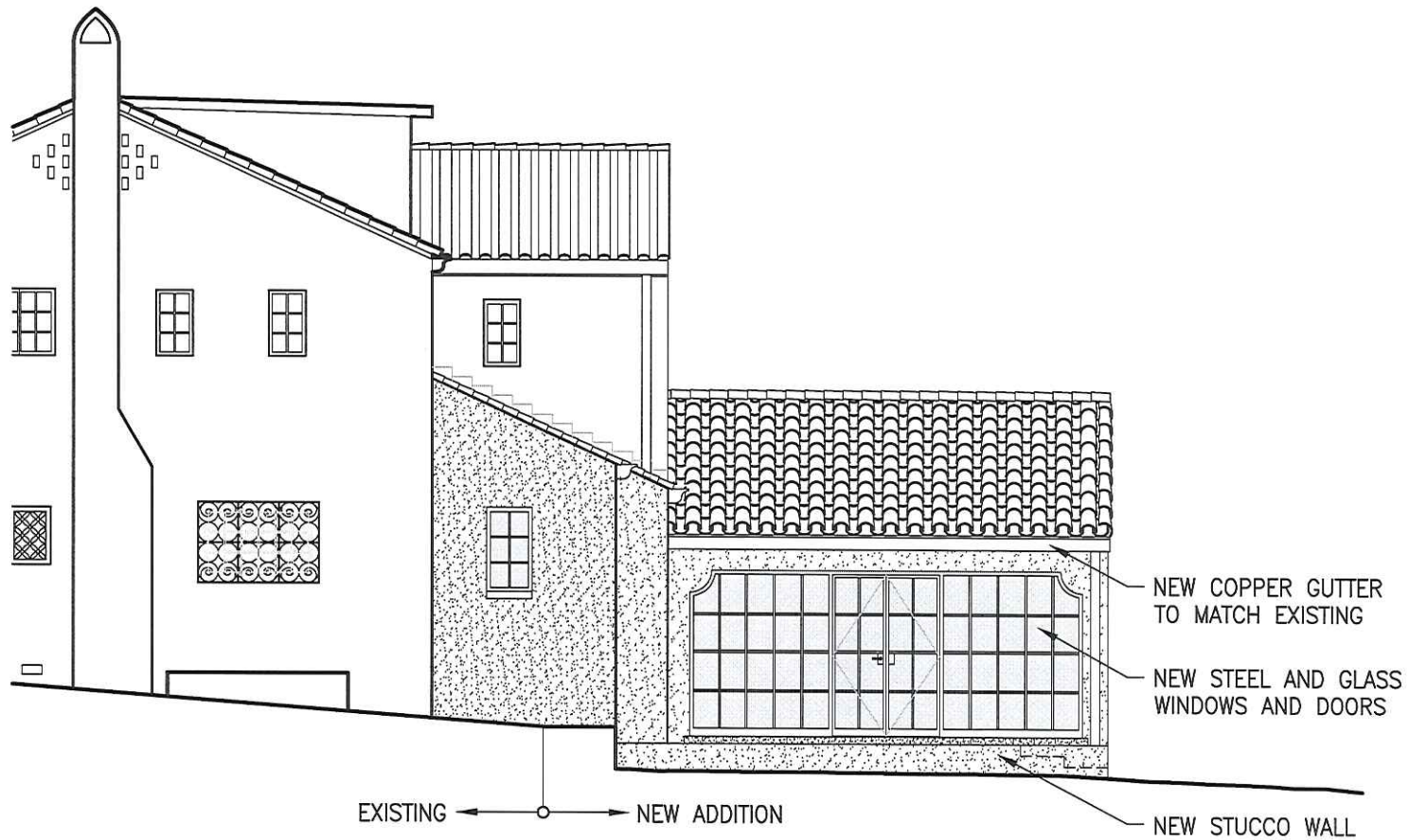


250 LAUREL HEIGHTS

DATE: DECEMBER 7, 2012

POTEET ARCHITECTS

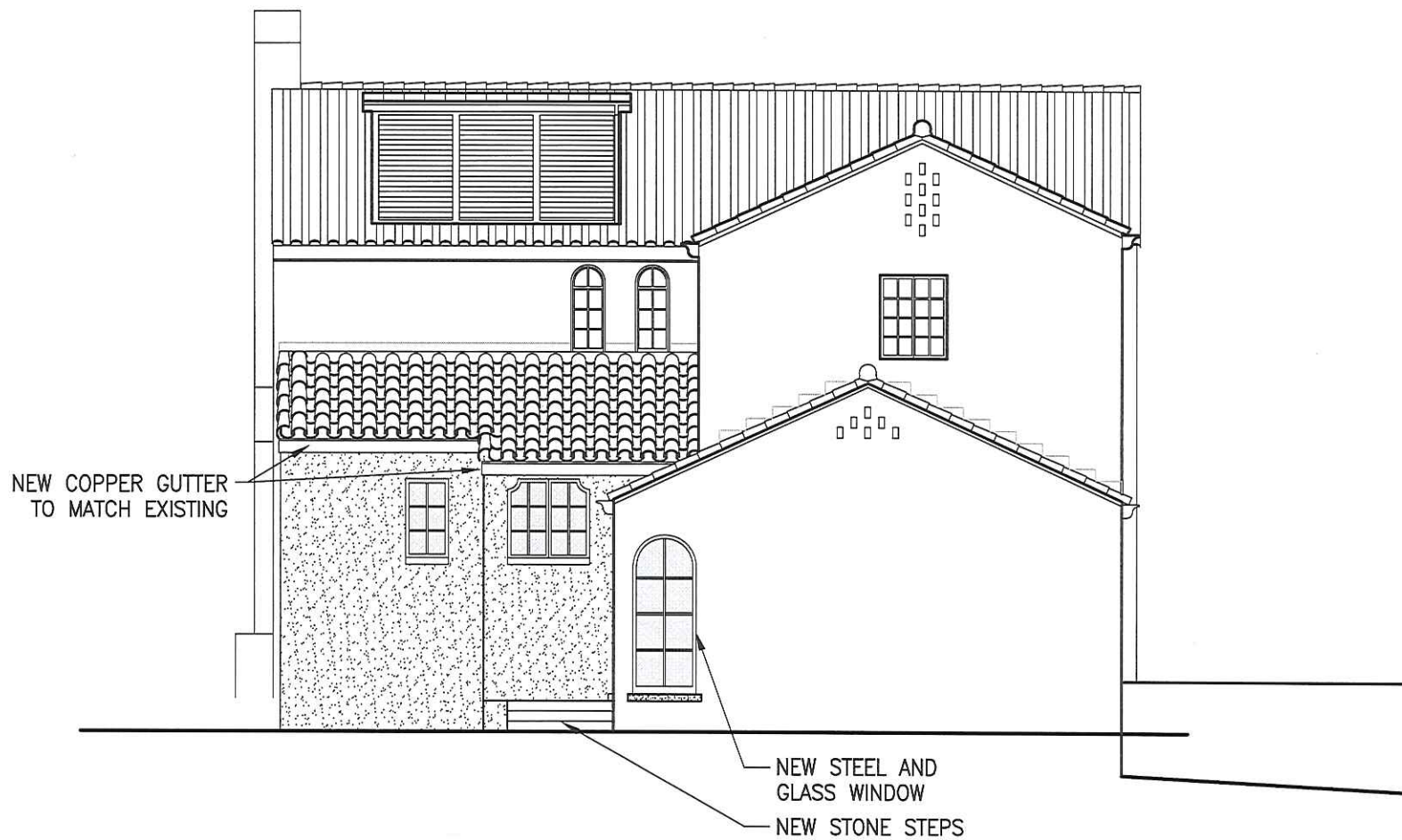
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**2** PARTIAL ELEVATION: NORTH  
SCALE: 1/8" = 1'-0"

250 LAUREL HEIGHTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	





3 **ELEVATION:** WEST  
SCALE: 1/8" = 1'-0"

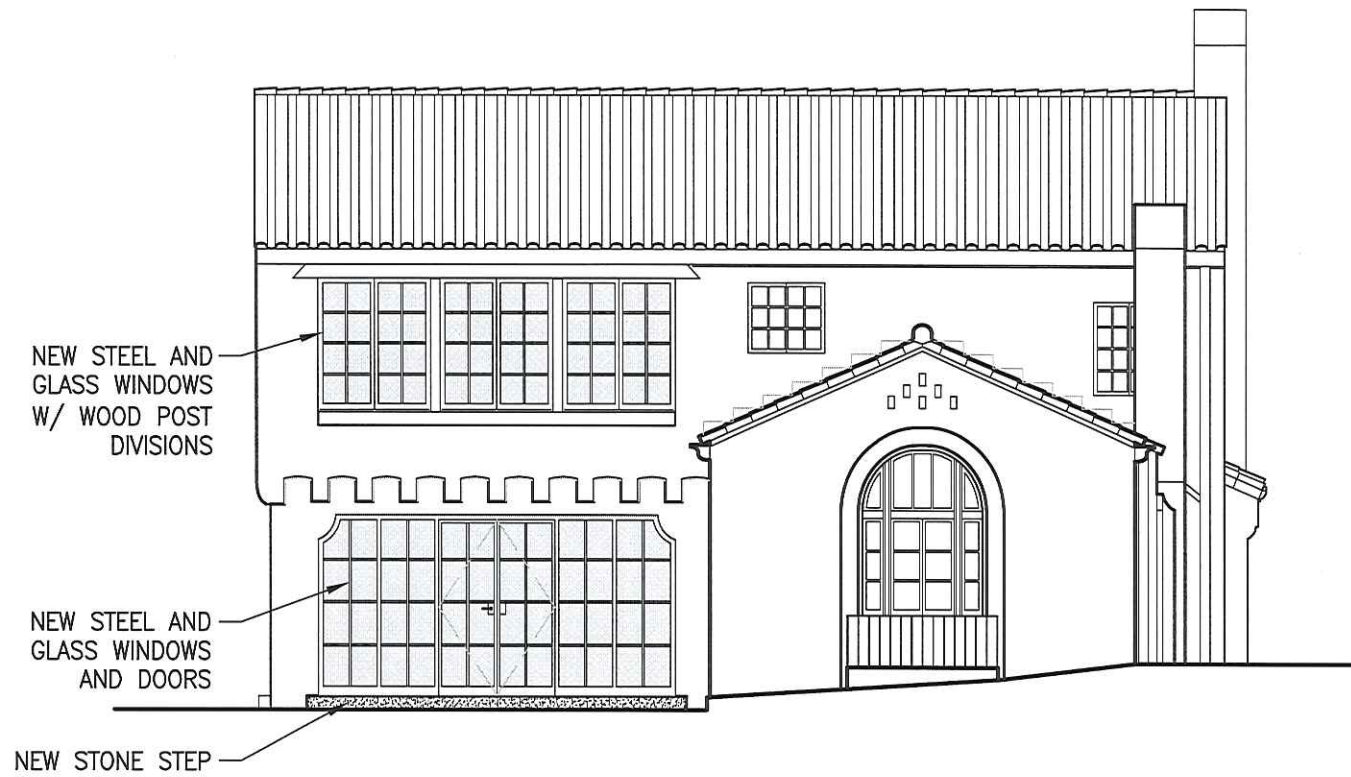
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DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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4 PARTIAL ELEVATION: SOUTH  
SCALE: 1/8" = 1'-0"

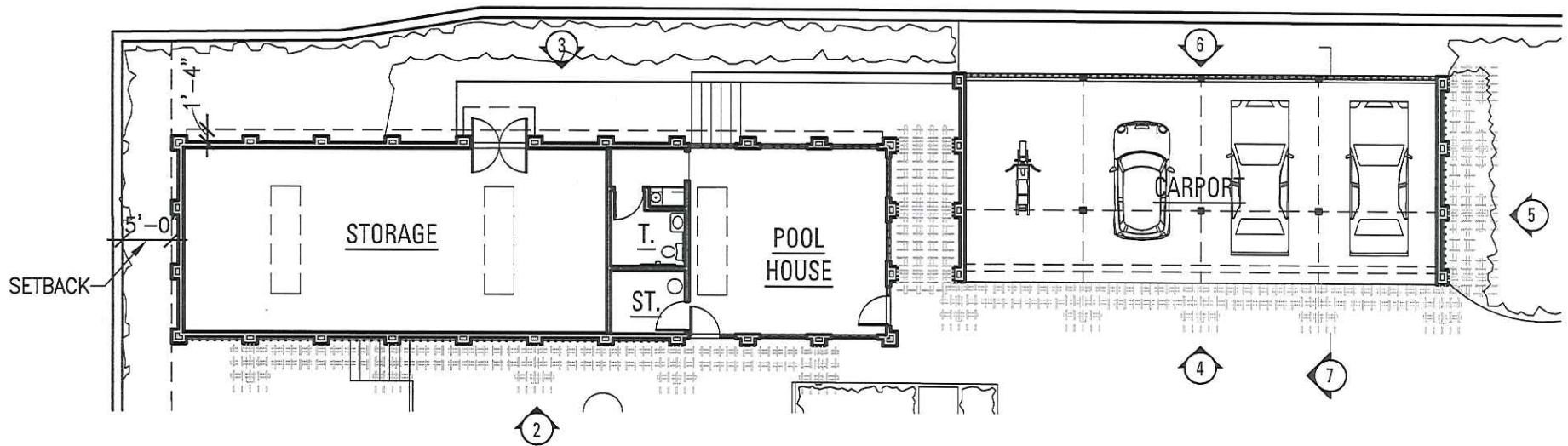
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DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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**5** **ELEVATION:** EAST  
SCALE: 1/8" = 1'-0"

250 LAUREL HEIGHTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	



1

# FLOOR PLAN: POOL HOUSE / CARPORT

SCALE: 1/16" = 1'-0"



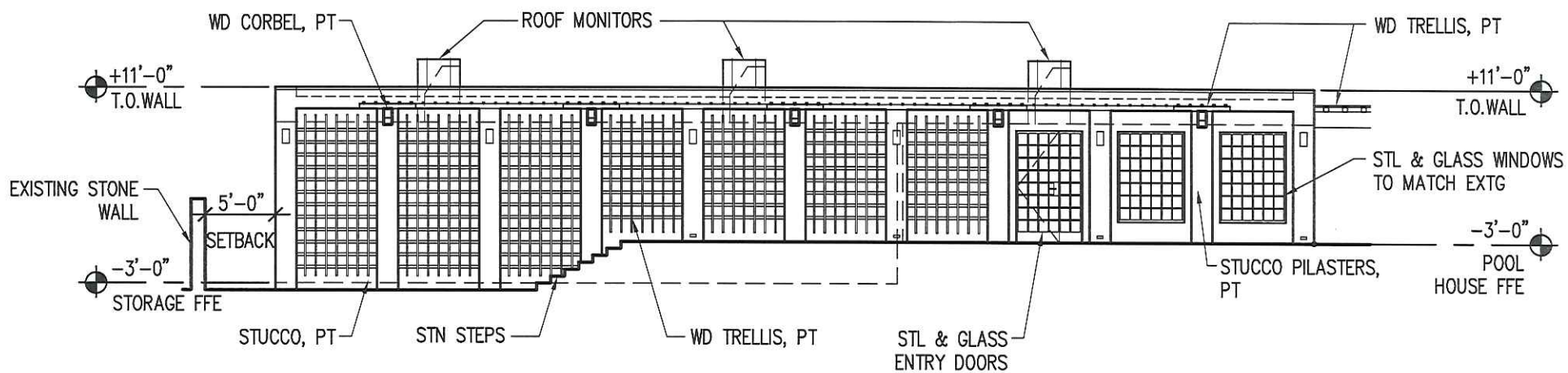
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DATE: DECEMBER 7, 2012

POTEET ARCHITECTS

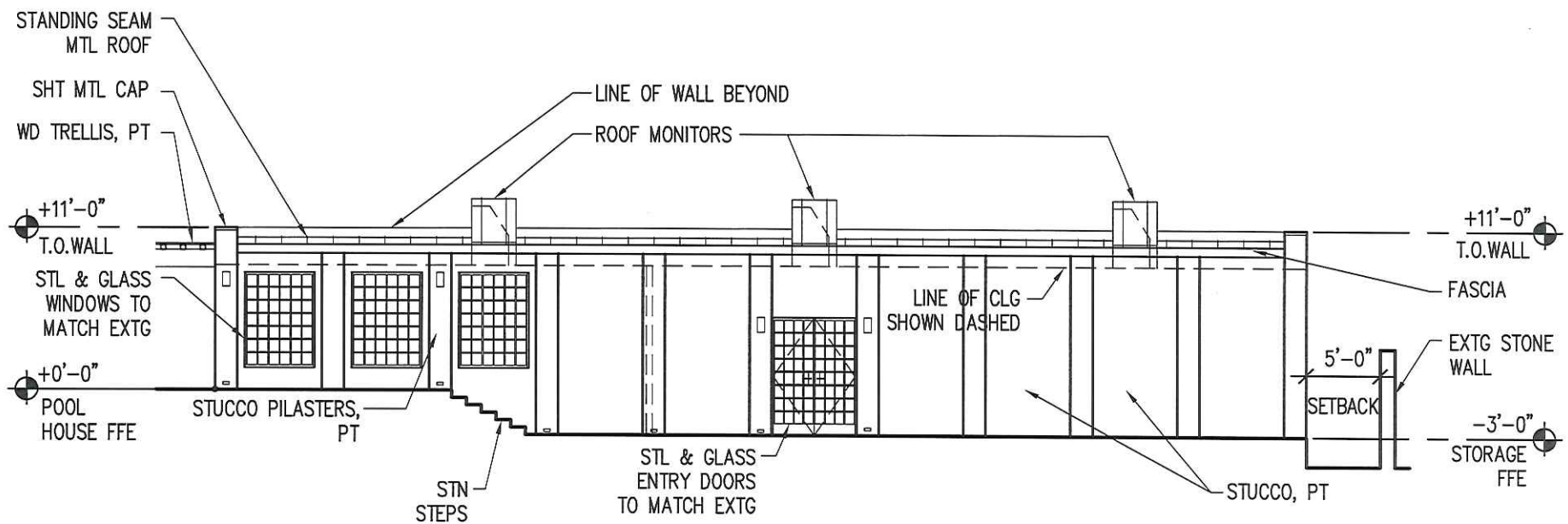
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2 **ELEVATION:** POOL HOUSE - EAST  
SCALE: 3/32" = 1'-0"

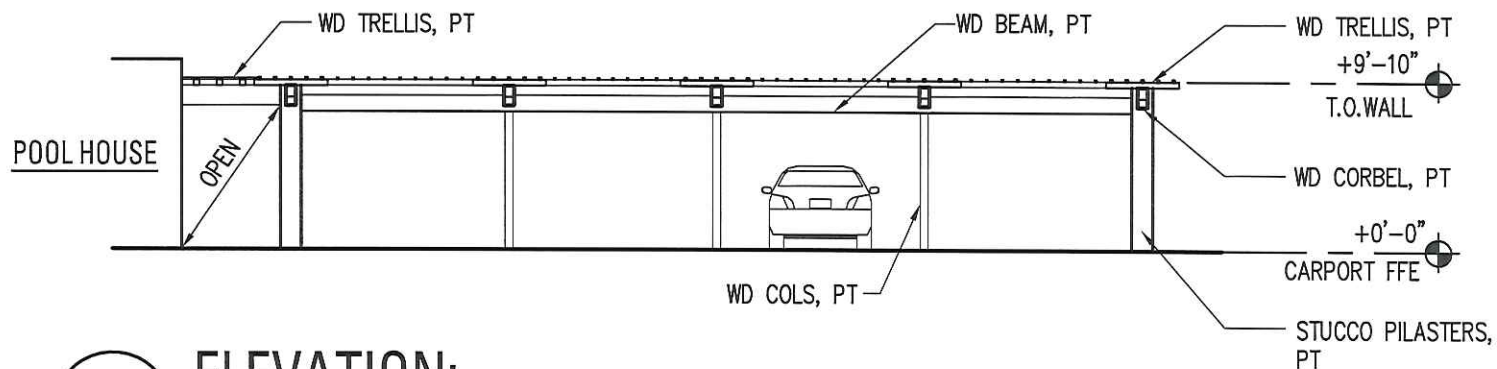
250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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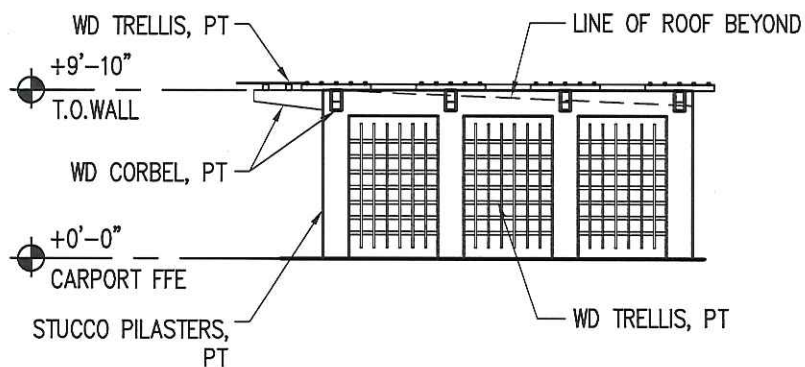
**3** **ELEVATION:** POOL HOUSE - WEST  
SCALE: 3/32" = 1'-0"

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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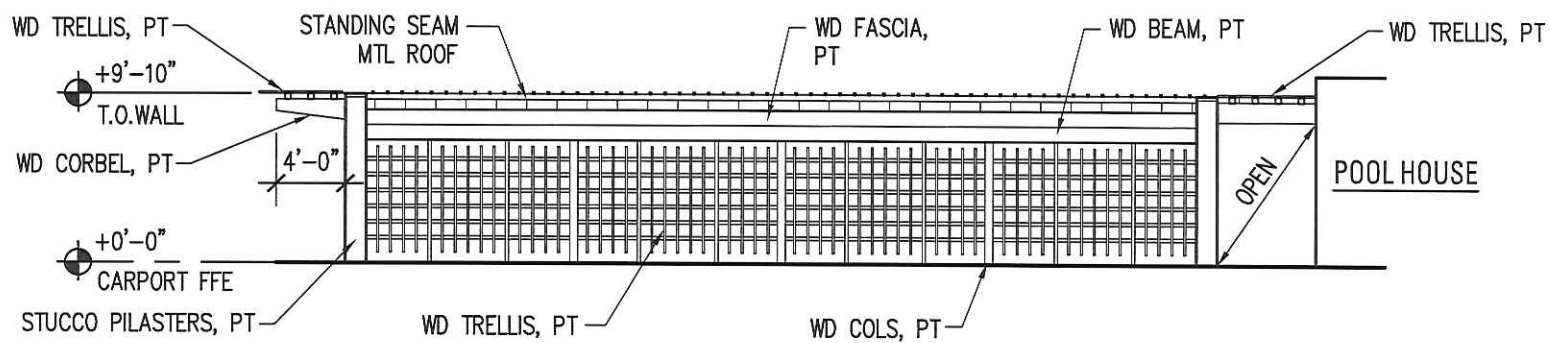


**4** **ELEVATION:** CARPORT - EAST  
SCALE: 3/32" = 1'-0"



**5** **ELEVATION:** CARPORT - NORTH  
SCALE: 3/32" = 1'-0"

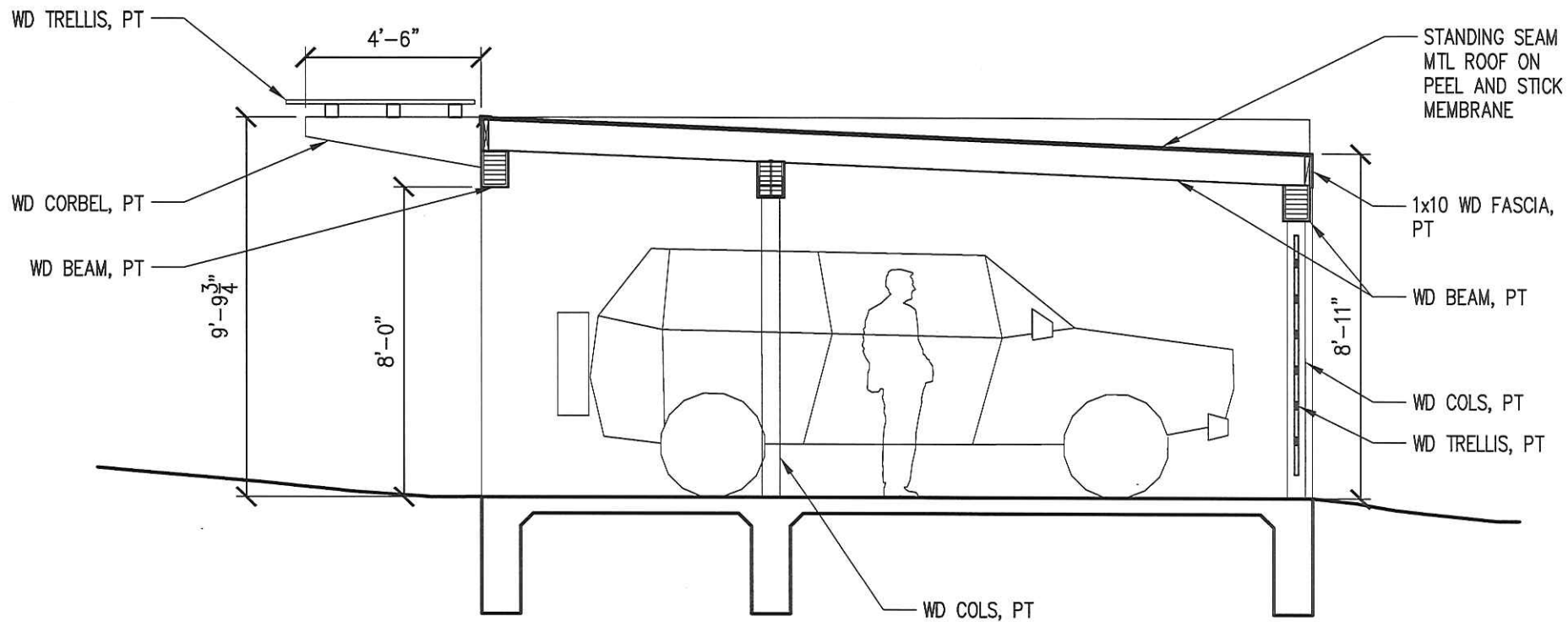
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DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	



**6** **ELEVATION:** CARPORT - WEST  
SCALE: 3/32" = 1'-0"

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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**SECTION: CARPORT**

SCALE: 1/4" = 1'-0"

250 LAUREL HTS	
DATE: DECEMBER 7, 2012	
POTEET ARCHITECTS	
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## HISTORIC AND DESIGN REVIEW COMMISSION

January 04, 2013

Agenda Item No: 3

**HDRC CASE NO:** 2013-002  
**ADDRESS:** 250 Laurel Heights  
**LEGAL DESCRIPTION:** NCB 6327 B-2 L-28,29& E 45' OF 27,N 32.58' OF 57&58& N 32.58' OF E 45 FT OF 56  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Jim Poteet, AIA  
**OWNER:** James Capps  
**TYPE OF WORK:** Addition and exterior alterations to main structure; construction of new carport and pool house.

### REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Enclose an open porch in front of an existing garage with steel and glass windows and doors to match the original existing. The existing wood sliding garage doors are to be rehung in place, and fixed to create a partition. Jib doors will be cut into these panels to access the former garage space. A concrete landing with stucco face and steps to grade will be added outside the new enclosed area.
2. Extend the existing roof line adjacent to this porch creating a small addition. The windows in this existing area are of recent vintage and the stair within it has been altered in the recent past. All materials in this new extension will match original existing. The window will match the original existing in adjacent areas.
3. Replace recently added wood windows on the first and second floor southeast corner with steel and glass windows and doors more closely matching the original existing in other areas of the house.
4. Construct two new accessory structures, a carport open on two sides, and a pool house/storage building. These stucco structures are intended to respond to the new landscape design of the back and side yards. At the cornice level, both are ringed with a wood trellis structure supported by large wood corbels. Below, the trabeated recesses are filled with a wood trellises. Both types of trellises are intended to be covered in evergreen flowering vines. The intention is that these structures appear as planted garden walls. These structures are deliberately kept as low as possible. The carport is approximately four feet down from street level at its north face and extensive plantings between it and the street will further minimize its impact from the street.

### APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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.

*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.

### *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 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.

## FINDINGS:

- A. All exterior alterations to the main residential structure will occur in areas that are not original to the structure.
- B. The selected steel, divided-light glazing is in keeping with the historic windows that remain on the original structure, consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv.
- C. The proposed new construction is sympathetic to the main historic structure, and is compatible in terms of materials and architectural detail, consistent with the Guidelines for New Construction 5.A.iii.
- D. The proposed new construction will be visible from the street. However, due to an existing stone wall, existing and proposed vegetation and low roof height of the carport structure, the new construction will not be prominent, and is consistent with the Guidelines for New Construction 5.B.
- E. The small addition on the northwest corner of the home would occur in a non-original portion of the main structure. It will be set back from the primary façade and feature a continuance of the existing roofline, consistent with the Guidelines for Additions 1.A.

## RECOMMENDATION:

Staff recommends approval of all items as submitted based on the findings.

## CASE MANAGER:

Cory Edwards