HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO:	**2019-324**
ADDRESS:	215 E ROSEWOOD AVE
LEGAL DESCRIPTION:	NCB 6727 BLK 3 LOT 67 68 AND 69
ZONING:	MF-33,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Joseph Smith/JMS Architects
OWNER:	Shawn Lagermann
TYPE OF WORK:	Exterior modifications, construction of a rear addition and accessory structure
APPLICATION RECEIVED:	June 03, 2019
60-DAY REVIEW:	August 02, 2019
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to:

1. Install a steel canopy over the front door.
2. Modify a rear roofline on the primary structure.
3. Construct a rear addition.
4. Construct a 1-story rear accessory structure.
5. Perform landscaping and hardscaping modifications.
6. Install a front gate between two existing stone columns.

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. *Façade 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.

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.

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.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
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.

6. 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
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.

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

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

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

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. The primary structure located at 215 E Rosewood Ave is a 1-story single family structure constructed circa 1925 in the Tudor Revival style. The home features a stone façade, vergeboard gable detailing, and one over one wood windows. The structures is contributing to the Monte Vista Historic District. The structure features a non-contributing rear addition and non-contributing rear accessory structure, which are eligible for removal administratively.
b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. The applicant met with the Design Review Committee (DRC) on June 12, 2019. The DRC was generally in favor of the project, including the massing, scale, and materiality, but recommended that the applicant retain the front walkway; explore ways to minimize the visual impact of the canopy structure on significant stone features on the front façade; and add fenestration on the rear addition.
d. STEEL CANOPY – The applicant has proposed to install a steel canopy above the front door. The canopy will project approximately 2'-6" from the front façade to provide shade and rain protection. According to the Historic Design Guidelines, new elements should not obscure character defining elements, nor convey a false sense of history. This approach does neither and will be installed in a way that is generally reversible. The proposal responds to the existing geometry of the architecture and is a minimal element that will not significantly detract from the significance of the historic material. Staff finds the proposal generally consistent, but recommends that the applicant explores ways to minimize any visual or physical disruption of the stonework above the front door, and provides detailed information for final approval on how the canopy will be anchored into the structure. Staff finds that anchoring into the mortar should be a structural priority.
e. REAR ROOFLINE MODIFICATIONS – The applicant has proposed to modify the rear roofline of the primary historic structure to accommodate a rear-facing dormer. The applicant has stated that this modification will allow

for the addition of a bathroom on the second floor. Staff generally finds this proposal appropriate given its lack of visibility from the public right-of-way and its sensitive design approach.

f. REAR ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure. The new addition will be larger in footprint than the existing addition. 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 generally consistent with the Guidelines and appropriate for the vicinity of the district.
g. REAR ADDITION: ROOF – The proposed addition is 1-story in height and is subordinate to the existing roofline of the primary structure. 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.
h. REAR ADDITION: ROOF MATERIAL – The existing roofing material on the primary structure is composite shingle. The applicant has proposed to install a composite shingle roof on the addition to match. Staff finds the proposal consistent with the Guidelines.
i. REAR ADDITION: NEW WINDOWS AND DOORS, SIZE AND PROPORTION – According to the Histoirc Design Guidelines for Additions, window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. Windows 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. A similar solid to void relationship should be employed. The applicant has proposed to install horizontal rectangular windows on the west façade and floor-to-ceiling windows and doors facing the interior. Staff finds the interior windows to be generally appropriate, but finds that additional fenestration should be added to the west façade that is derived from the existing solid to void relationship found on the west façade of the existing structure.
j. REAR ADDITION: FAÇADE MATERIALS – The applicant has proposed to install fiber cement woodlap-style siding and fiber cement shade siding. 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. Staff finds the proposed use of fiber cement siding to be appropriate for the structure, but finds that the smooth side of the lap siding should be used with a reveal of 4 to 6 inches.
k. REAR ADDITION: 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.
l. REAR GARAGE: FOOTPRINT – The applicant has proposed to construct a new rear carport structure in the rear of the lot. The garage will shade a total of two vehicles on an existing gravel driveway. The proposed footprint is approximately 400 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.
m. REAR GARAGE: ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the street. 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. The rear setback is also consistent with historic precedents in the Monte Vista Historic District, but staff has not seen a site plan that indicates the relationship of the placement of the structure to existing property lines. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
n. REAR GARAGE: SCALE & MASS – The applicant has proposed a 1-story garage structure with a pitched gable roof. The structure will measure approximately 21 feet in height, which is subordinate to the primary roofline of the historic structure. 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. Staff finds the proposal consistent with the Guidelines.
o. REAR GARAGE: ROOF – The applicant has proposed a gable roof form for the garage. The roof will be constructed of shingles to closely match the materiality of the primary structure. Staff finds the proposal appropriate.
p. REAR GARAGE: ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with the Guidelines.
q. LANDSCAPING AND HARDSCAPING – The applicant has proposed to install a ribbon driveway. The existing

driveway is full concrete. Staff generally encourages this approach, as ribbon driveways are characteristic of driveway patterns of the era of significance of the district and staff supports the reduction of impervious cover wherever possible to facilitate drainage. Staff finds that all historic curbing and edging should be retained per the Guidelines.

r. WALKWAY – In the original submission, the applicant proposed to modify the existing curved front walkway to feature a more linear configuration. In an updated submittal dated June 13, 2019, the applicant has withdrawn that request from consideration. Staff finds that the existing walkway is a character defining feature of the front yard and should be maintained and repaired in-kind.

s. FRONT GATE – The applicant has proposed to install a new steel gate between two existing stone columns. Staff finds the proposal generally appropriate for the style of the home, but requires final details for final approval.

RECOMMENDATION:

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

i. That the applicant explores ways to minimize any visual or physical disruption of the stonework above the front door, and provides detailed information for final approval on how the canopy will be anchored into the structure. Staff finds that anchoring into the mortar should be a structural priority as noted in finding d.

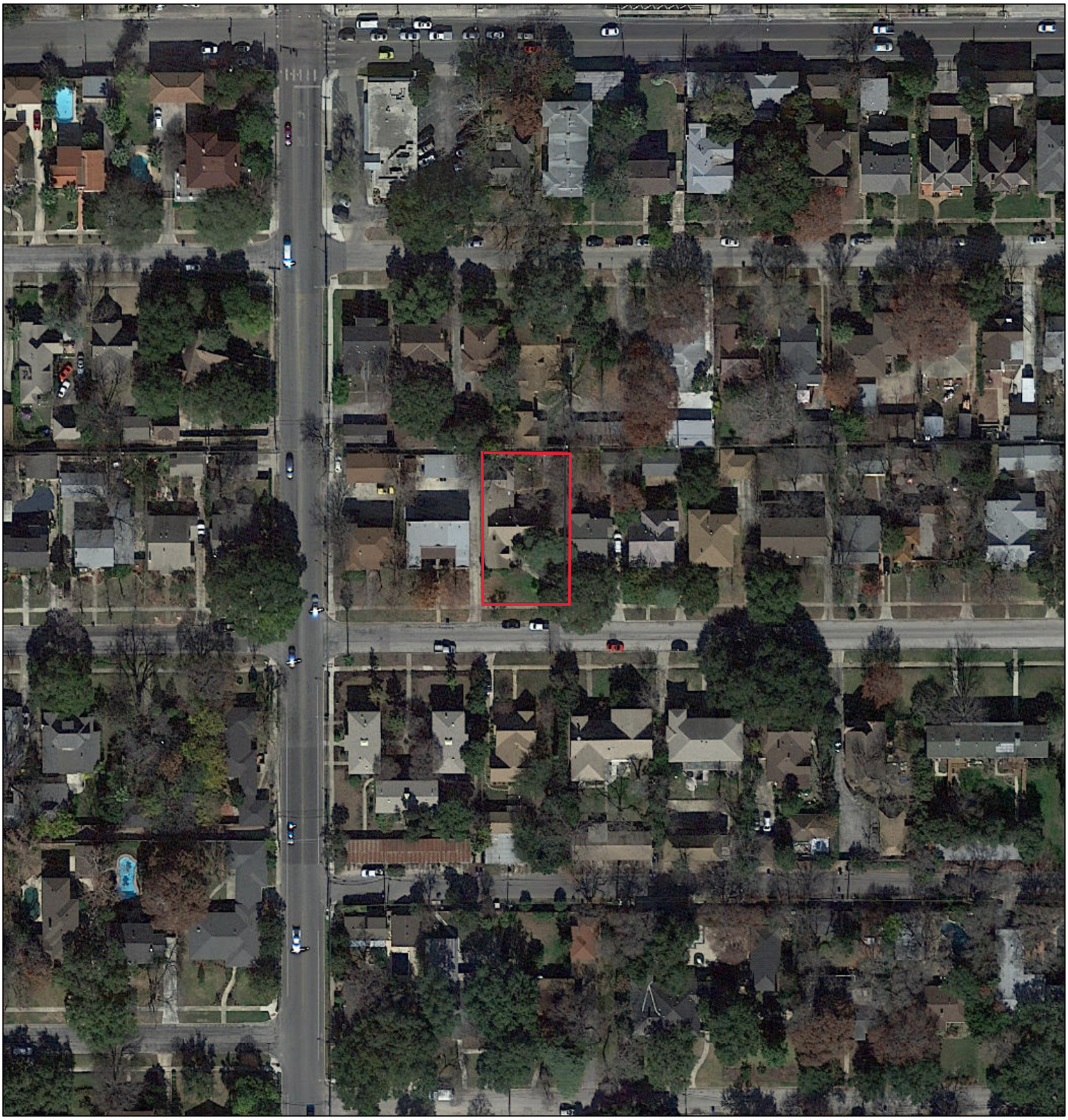
ii. That the proposed fenestration on the rear addition be modified to be more consistent with fenestration patterns in the district and the OHP Window Policy document as noted in finding i.

iii. That the applicant utilizes the smooth side of the fiber cement siding with a maximum reveal of 4 to 6 inches as noted in finding j.

iv. That the applicant provides comprehensive details on all proposed hardscaping and landscaping modifications for final approval.

v. That the existing historic driveway curbing and edging be retained as noted in finding q.

City of San Antonio One Stop



June 13, 2019

User drawn lines

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

CoSA

JMS arhcitects
2318 San Pedro, Ste1
210.738.2260

215 E. Rosewood

There have been a few revisions made to the submitted set of drawings, below is narrative of each sheet listing any significant changes made to the exterior design of the project:

1.0

- New Ribbon Driveway Design.

EX1

- No Change

EX2

- No Change

Ex3

- No Change

D1.0

- No Change

A2.0

- Previous courtyard design (Fire pit, Steel Canopy, Planters) was removed from the drawings.
- The man door in garage was relocated to east wall of the garage.
- The west wall of the master bath was bumped out 5", still within the 5' setback.

A3.0

- "Carriage Style" garage door now shown.
- Front door to be replaced by antique door already purchased by owners.
- Cement shake siding was introduced to several locations of the addition:
    - The top portion of the Gable façades of the Master bedroom and garage.
    - The Dormer.
    - Patio Wall/s
- The proportions of the window in the gable above the master bedroom were changed to read more vertical
- Windows in the gables of the garage were added.
- We added a man door to the east wall of the garage.

A3.1

- Cement shake siding was introduced to several locations of the addition:
    - The top portion of the Gable façades of the Master bedroom and garage.
    - The Dormer.
    - Wall connecting master bedroom volume and existing house.
- All windows on west façade of addition to have privacy film.

D4.0

- South Patio Wall now to be shake siding.

SUBMITTED TO OHP STAFF ON JUNE 13, 2019

LAGEMANN RESIDENCE

215 ROSEWOOD
SAN ANTONIO ,TX 78212

EXPIRES:12.31.19

These drawings are incomplete. Not to be used for permit and/or construction. For coordination and review only.
Joseph M. Smith
Tx. Reg.#15214

JMS PROJECT #2562

ISSUE DATES:

5.6.19	REVIEW
5.20.19	REVIEW
5.30.19	HDRC REVIEW
6.7.19	PROGRESS SET

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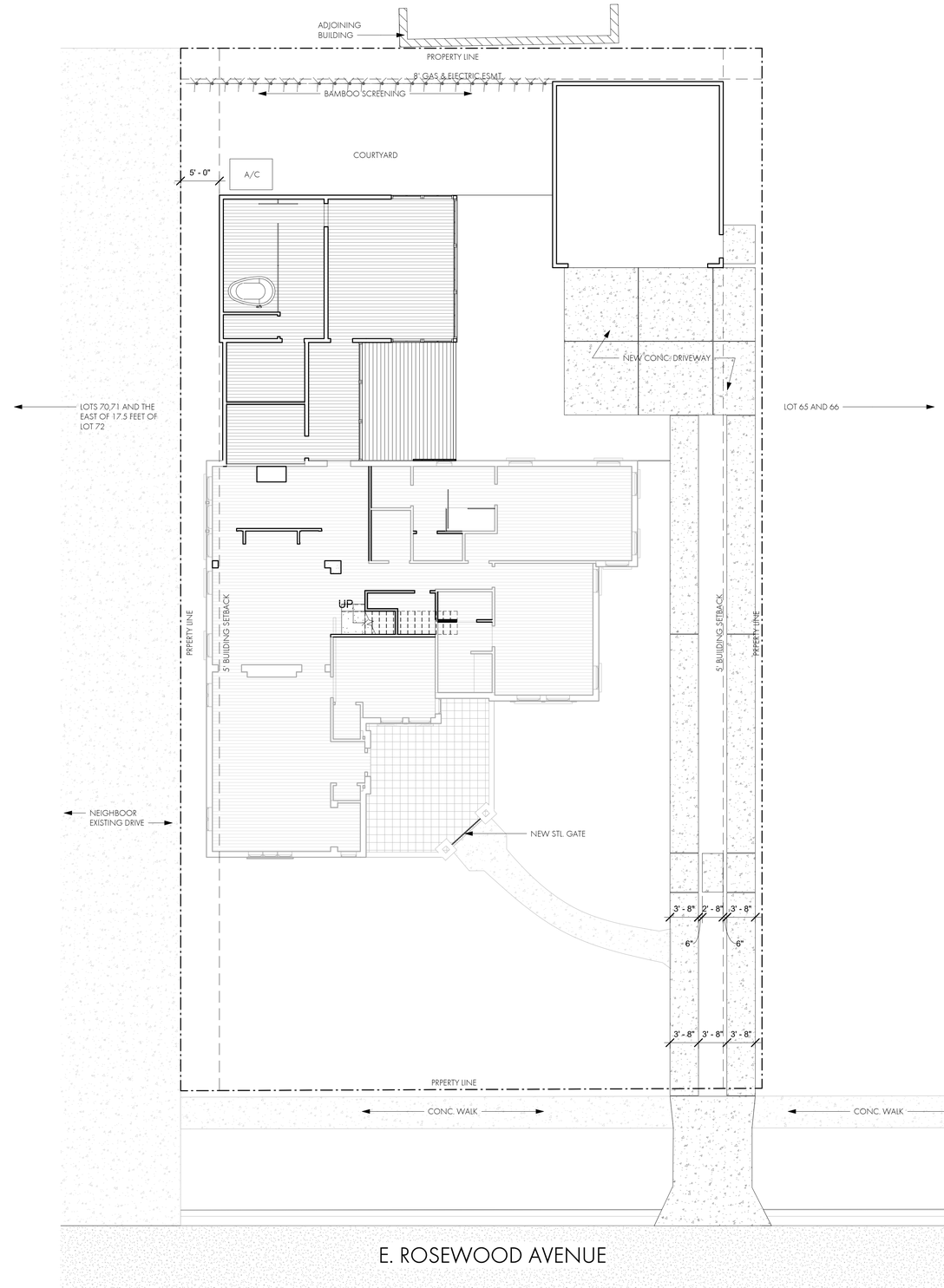
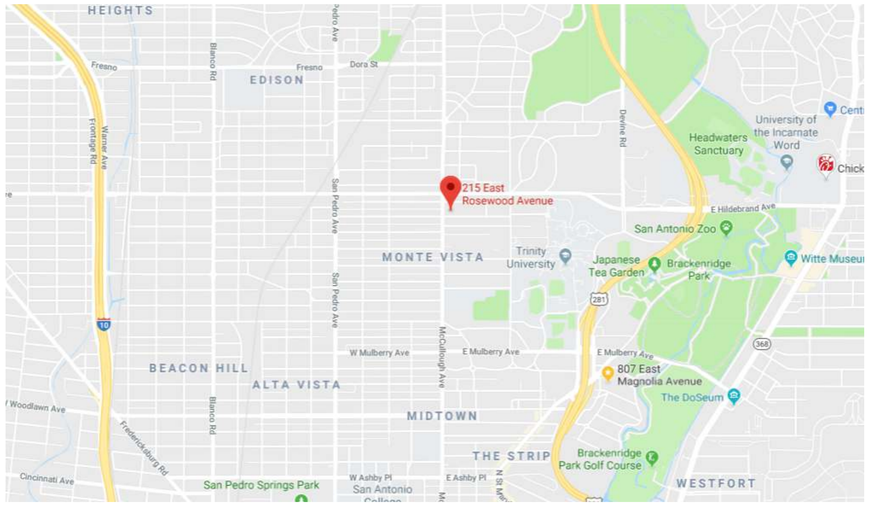


1. sitePLAN
SCALE 1/8" = 1'-0"

JMSarchitects
ARCHITECT
CONTACT:JOSEPH SMITH
210.738.2260



SITE MAP
NTS.

INDEX OF ARCHITECTURAL DRAWINGS

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LAGEMANN RESIDENCE

215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:
sitePLAN

SHEET NO.
A1.0

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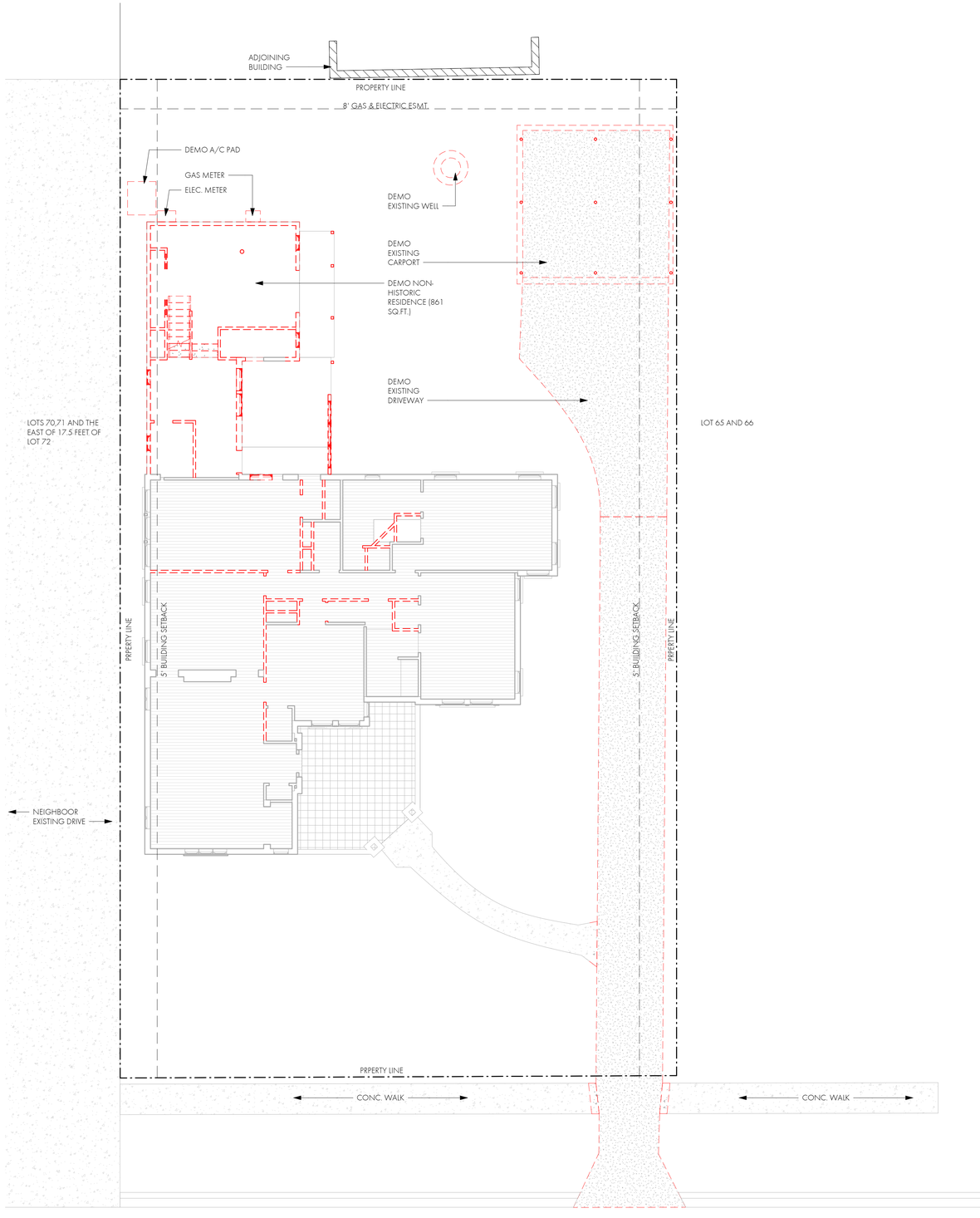

1. sitePLAN
SCALE 1/8" = 1'-0"

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JMS PROJECT #2562

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5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:
existingSITEPLAN

SHEET NO.
EX1

2. Ex East
SCALE 1/4" = 1'-0"

1. EX SOUTH
SCALE 1/4" = 1'-0"

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ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:

existingELEVATION

SHEET NO.

EX2

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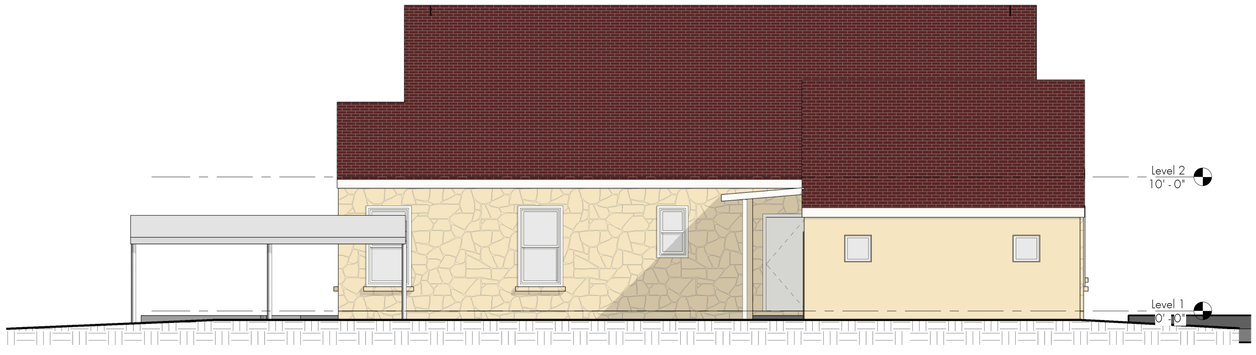
2. Ex West
SCALE 3/16" = 1'-0"



1. EX North
SCALE 3/16" = 1'-0"

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215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

ISSUE DATES:
5.6.19 REVIEW
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5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:

existinngELEVATIONS

SHEET NO.

EX3

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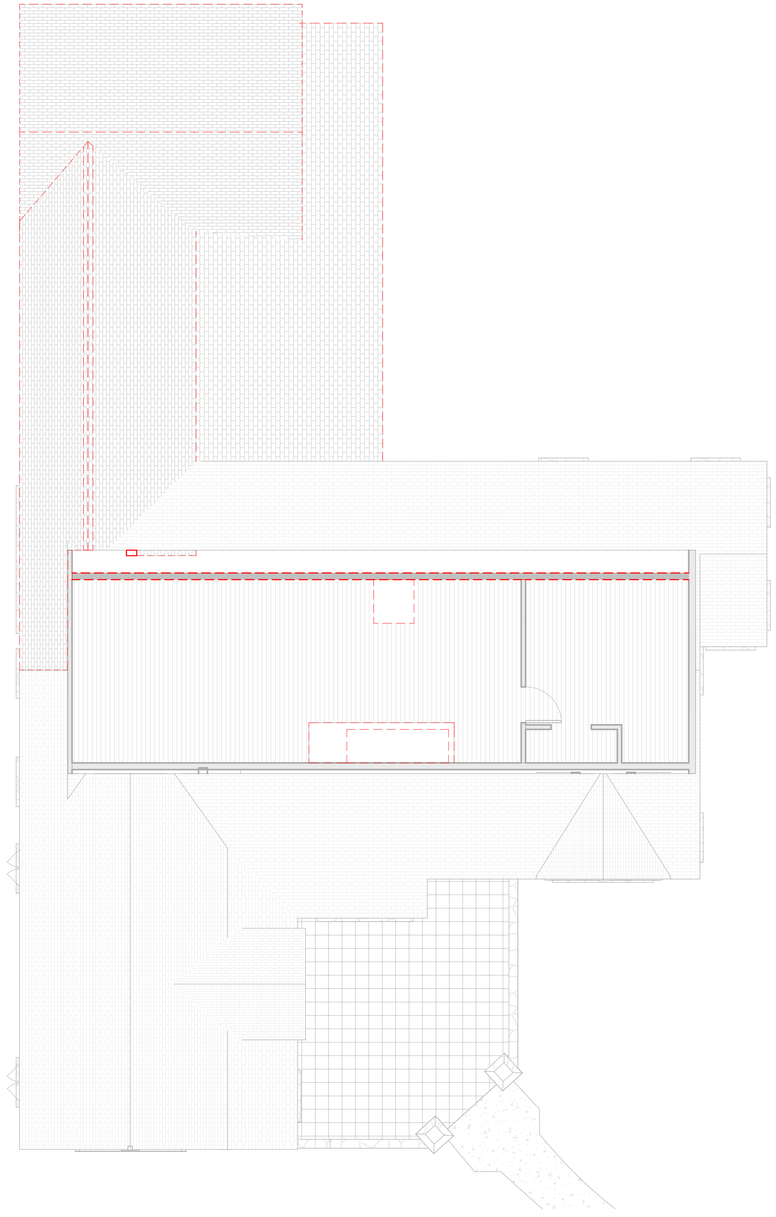
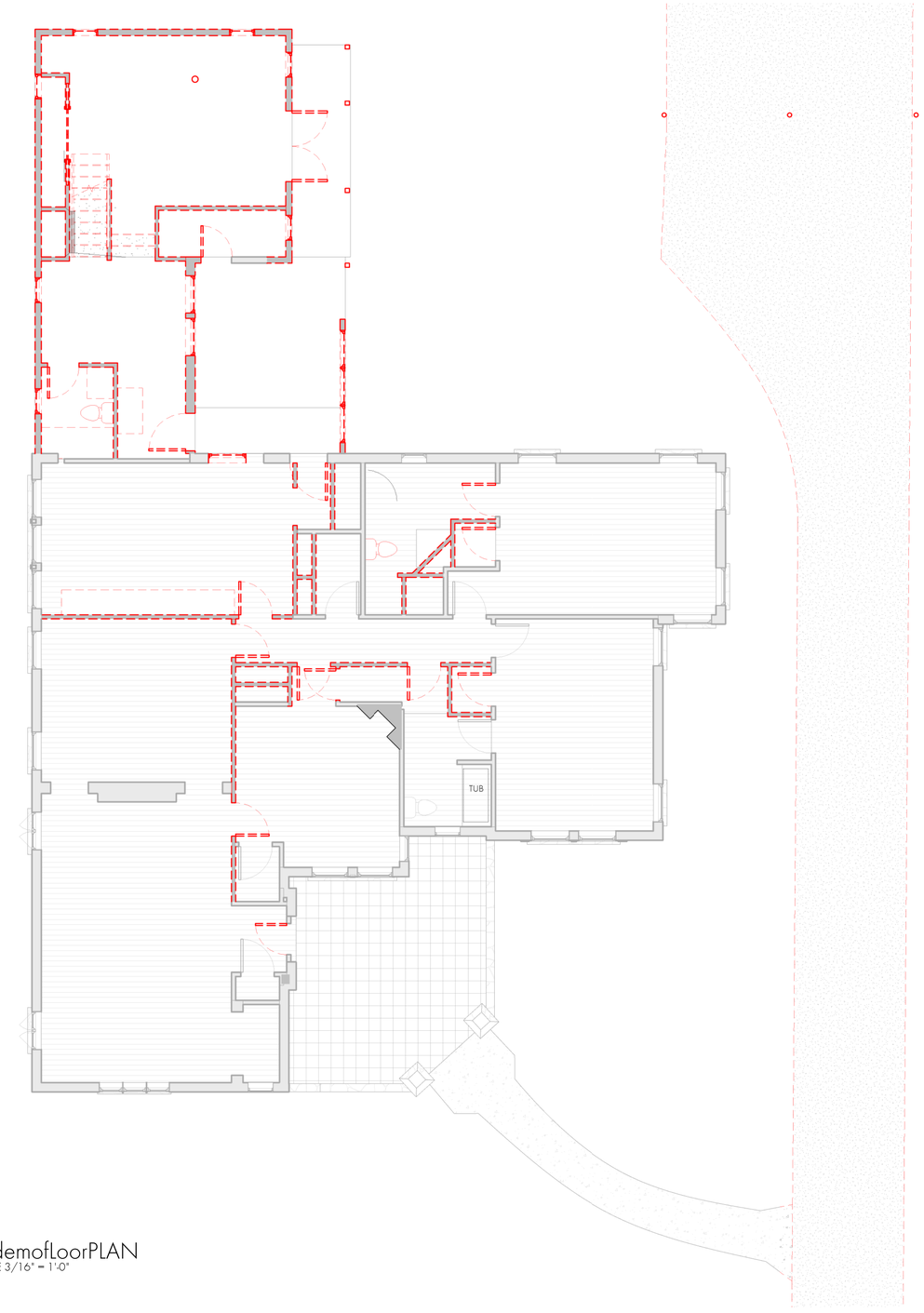
215 ROSEWOOD
SAN ANTONIO, TX 78212



2. level2demoFLOORPLAN
SCALE 3/16" = 1'-0"



1. demofloorPLAN
SCALE 3/16" = 1'-0"

JMS PROJECT #2562

ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:

demoPLAN

SHEET NO.

D1.0

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M.E.P. LEGEND

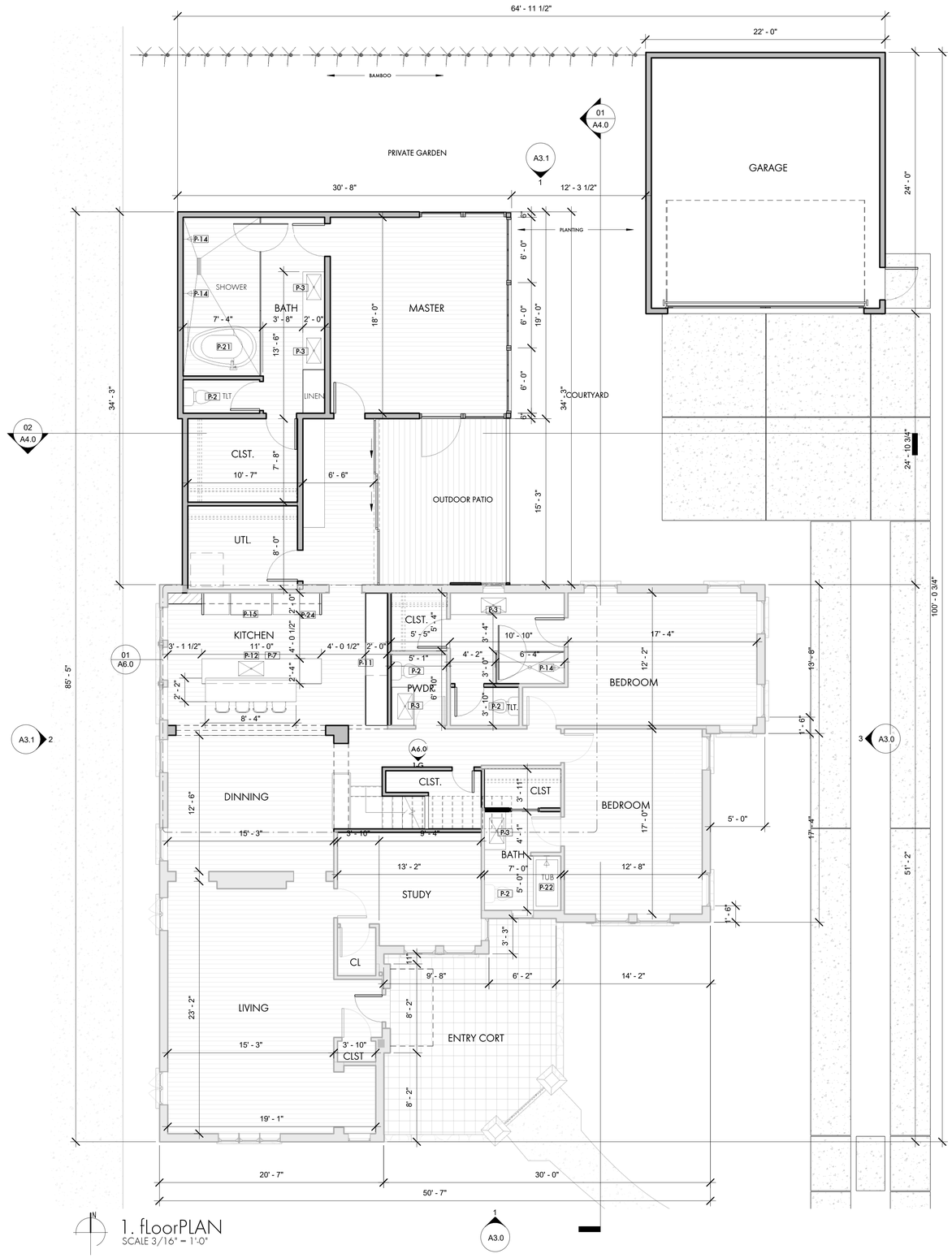
	DEDICATED ELEC. OUTLET
	110 ELEC. OUTLET
220	220 ELEC. OUTLET
+12"	OUTLET HEIGHT
GFI	PROVIDE GROUND FAULT AS REQUIRED PER 2012 IRC NECA
	PHONE,/DATA(CAT.5+) OUTLET
C	CABLE OUTLET
GAS	GAS CONNECTION
HB	HOUSE BIBB
	OVERHEAD ELECTRICAL OUTLET
	FLOOR OUTLET
	GARAGE DOOR OPENER CONTROL
	WALL MTD. LIGHT FIXTURE
+66"	WALL MTD. 110 OUTLET,DATA AND CABLE PROVIDE BLOCKING

PLUMBING/APP. LEGEND

P-1	WATER SYSTEM MANIFOLD
P-2	DUAL FLUSH TOILET
P-3	VANITY, SINK, FAUCET, DRAIN ASSEMBLY
P-4	HOSE BIBB
P-5	DRYER AND VENT EXHAUST
P-6	WASHER w/WASHER BOX
P-7	DISHWASHER
P-8	AIR HANDLER-ELECTRIC
P-8A	FLOOR DRAIN
P-9	WATER SOFTNER
P-10	40 GALLON ELEC. WATER HEATER
P-11	36" AGA FRIDGE
P-12	KITCHEN SINK, FAUCET, DRAIN
P-13	DISPOSAL-PUSH BUTTOM SWITCH
P-14	SHOWER ARM, HEAD, CONTROLLER, DRAIN HEAD @7' AFF
P-15	48" RANGE/OVEN COMVO
P15A	6" ROUND ROOF WITH WALL CAP FOR DOWNDRAFT
P-16	VENTILATION RANGE HOOD
P-17	HVAC CONDENSER
P-18	24" MICROWAVE DRAWER
P-19	ST. STL. UTILITY SINK, FAUCET, DRAIN
P-20	HANDHELD SHOWER ARM W/ BAR
P-21	FREE STANDING BATHTUB
P-22	BATHTUB

NOTES

1. ALL EXTERIOR DIMENSIONS TAKEN TO OUTER FACE OF STUD.
2. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
3. ALL EXTERIOR & INTERIOR WALLS TO BE 2X4 FRAMING U.N.O.
4. G.C. TO VERFIY DROPS AT ALL OUTDOOR PATIOS.



1. floorPLAN
SCALE 3/16" = 1'-0"

1 A3.0

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215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

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5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:
floorPLANS

SHEET NO.
A2.0

M.E.P. LEGEND

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	110 ELEC. OUTLET
220	220 ELEC. OUTLET
+12"	OUTLET HEIGHT
GFI	PROVIDE GROUND FAULT AS REQUIRED PER 2012 IRC NECA
	PHONE./DATA(CAT5+) OUTLET
	CABLE OUTLET
GAS	GAS CONNECTION
HB	HOUSE BIBB
	OVERHEAD ELECTRICAL OUTLET
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P-1	WATER SYSTEM MANIFOLD
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P-7	DISHWASHER
P-8	AIR HANDLER-ELECTRIC
P-8A	FLOOR DRAIN
P-9	WATER SOFTNER
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P-22	BATHTUB

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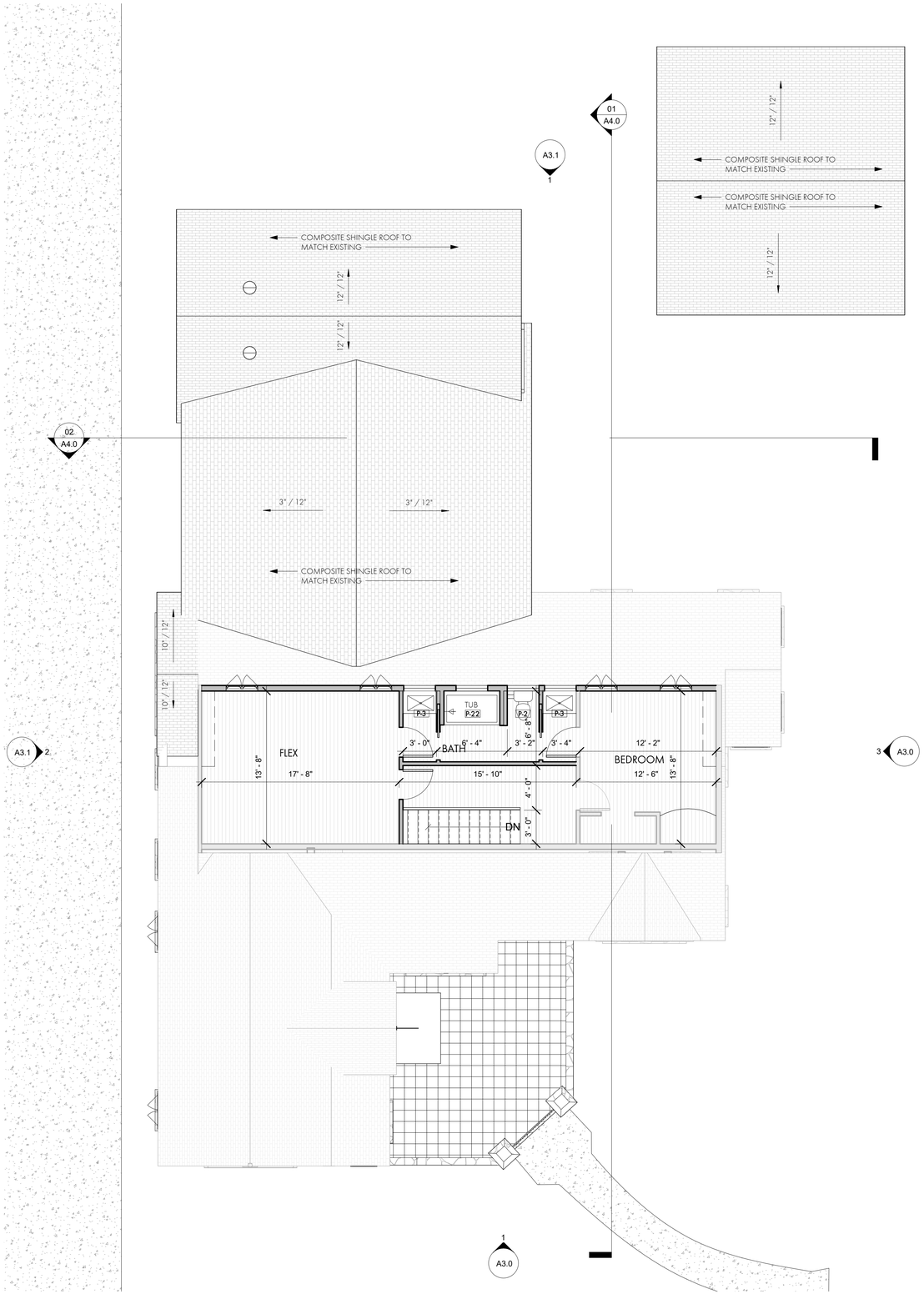
4. G.C. TO VERFIY DROPS AT ALL OUTDOOR PATIOS.



1. level2FLOORPLAN
SCALE 3/16" = 1'-0"

SUBMITTED TO OHP STAFF ON JUNE 13, 2019

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215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

ISSUE DATES:

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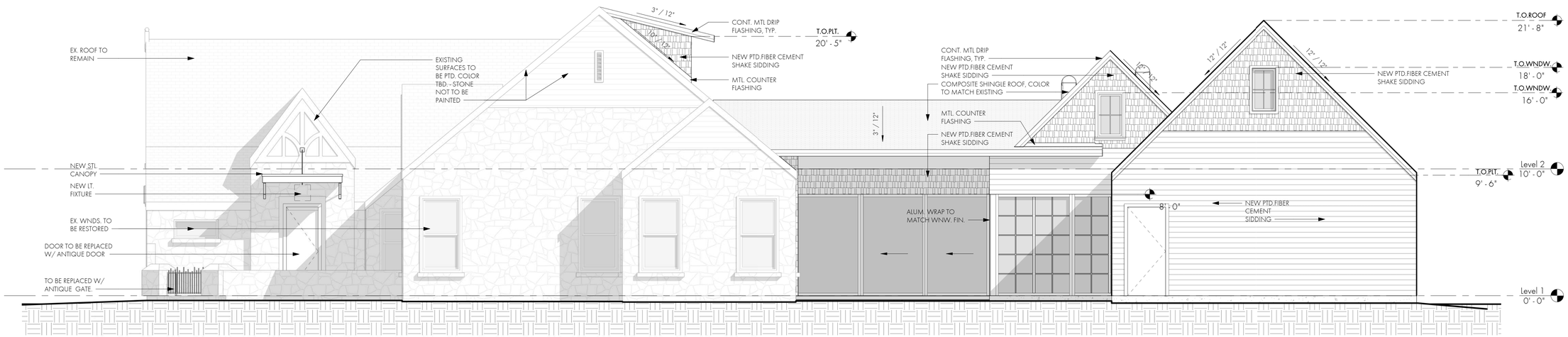
5.20.19	REVIEW
5.30.19	HDRC REVIEW
6.7.19	PROGRESS SET
6.13.19	PROGRESS SET

SHEET TITLE:

floorPLAN

SHEET NO.

A2.1



3. East
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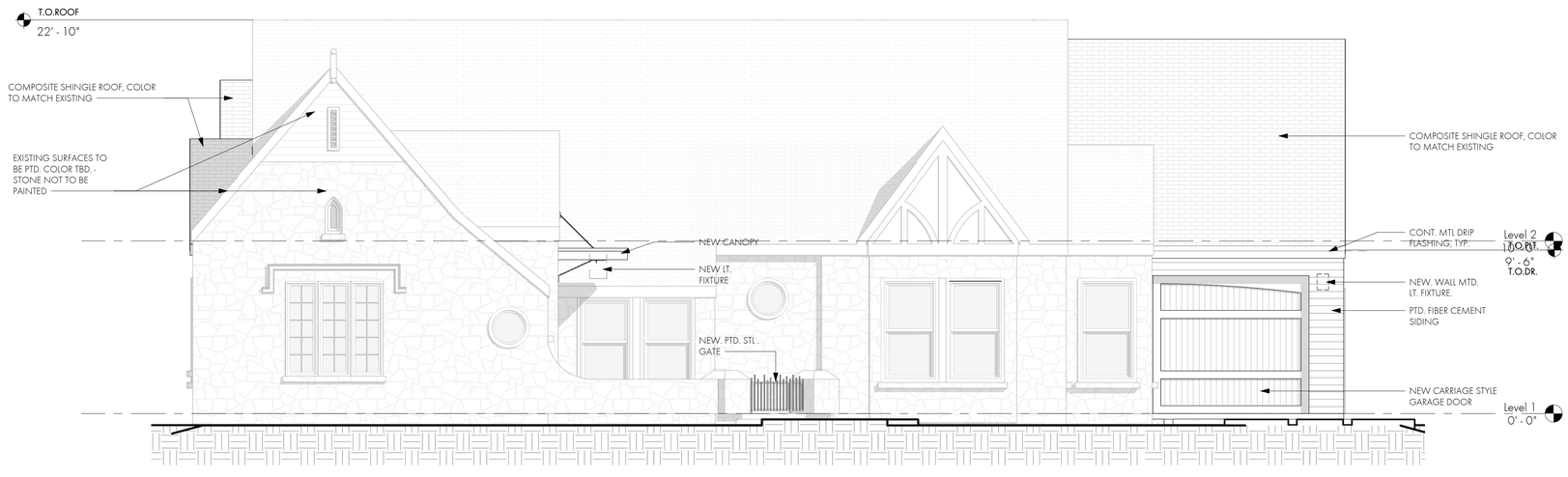

1. South
SCALE 1/4" = 1'-0"

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215 ROSEWOOD
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JMS PROJECT #2562

ISSUE DATES:
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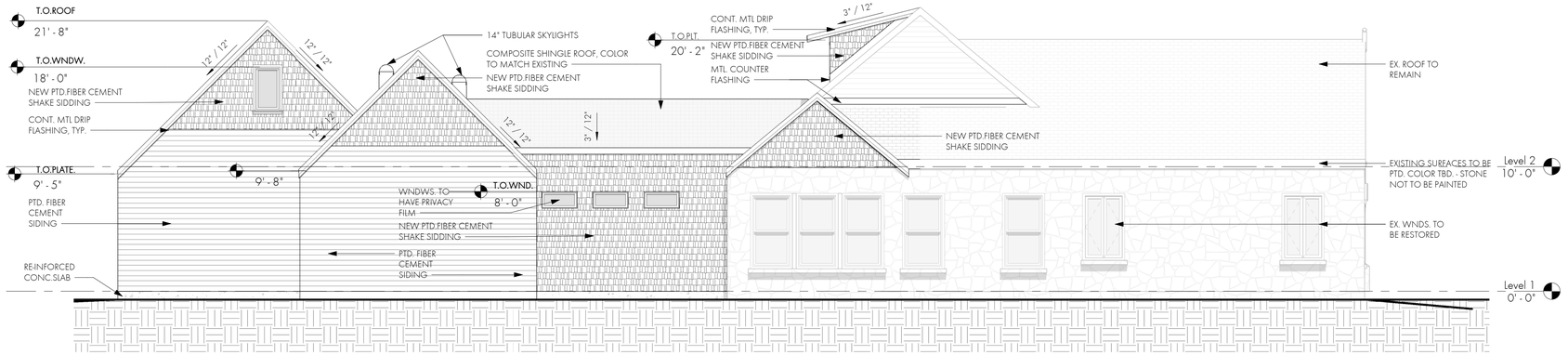
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:

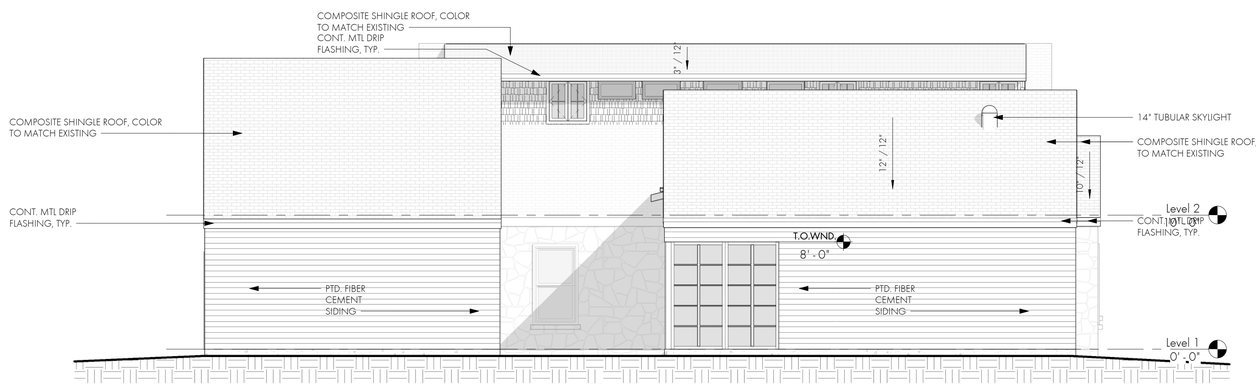
ELEVATIONS

SHEET NO.

A3.0



2. West
SCALE 3/16" = 1'-0"



1. North
SCALE 3/16" = 1'-0"

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215 ROSEWOOD
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5.30.19 HDRC REVIEW
6.7.19 PROGRESS SET
6.13.19 PROGRESS SET

SHEET TITLE:
ELEVATIONS

SHEET NO.
A3.1

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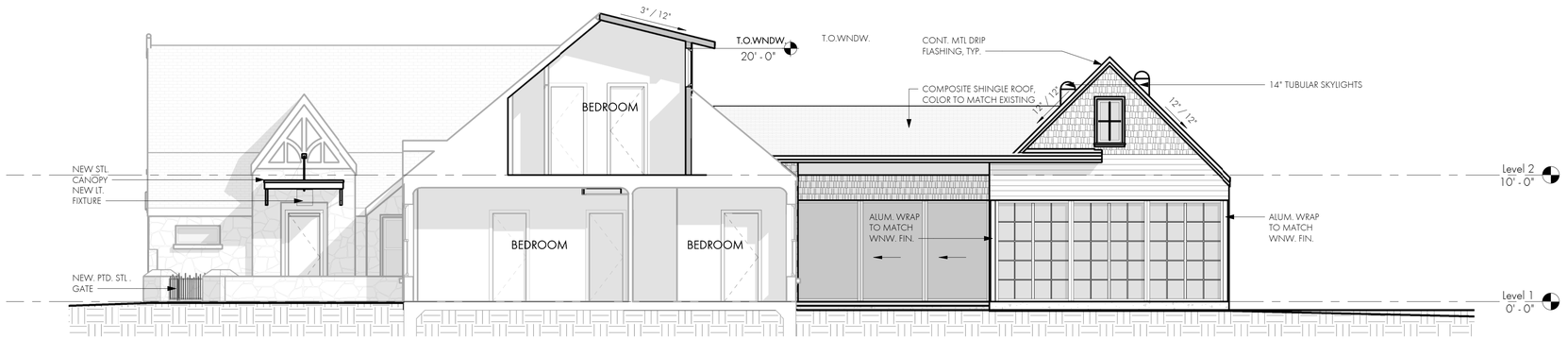
215 ROSEWOOD
SAN ANTONIO, TX 78212

02. Section
SCALE 3/16" = 1'-0"



01. section
SCALE 3/16" = 1'-0"

SUBMITTED TO OHP STAFF ON JUNE 13, 2019

JMS PROJECT #2562

ISSUE DATES:
REVIEW 5.6.19
REVIEW 5.20.19
HDRC REVIEW 5.30.19
PROGRESS SET 6.7.19
PROGRESS SET 6.13.19

SHEET TITLE:
buildingSECTIONS

SHEET NO.
A4.0

FOLLOWING DOCUMENTS SUBMITTED TO OHP STAFF ON MAY 31, 2019

JMS architects

Project Description: 215 E. Rosewood – Joseph M. Smith, Applicant

NAME: Lagemann Residence

ADDRESS: 215 E Rosewood Ave, San Antonio, Texas 78212

LEGAL DESCRIPTION:

NCB 6727 BLK 3 LOT 67 68 AND 69

ZONING – MF-33

DISTRICT 1

APPLICANT – JOSEPH M. SMITH, ARCHITECT

OWNER – SHAWN LAGEMANN

Type of Work - 215 E Rosewood is a 3 bed/2 bath historic home in Monte Vista that was built in 1930. A later addition included a 2 story guest quarters with additional living, bedroom, bath and kitchen, and the renovation of the attic into a potential bedroom and flex space. Our proposed plans include the demolition of the guest quarters with construction of a new master suite, new outdoor living space, the construction of a two car garage and changing the roofline to a dormer on the rear of the historic structure to allow for new windows and an additional bathroom. Our plans create an enclosed space which join the historic structure with the new master suite, and create a courtyard between it and the new garage. The intent of the design is to take careful consideration of the Historic Neighborhood and minimize the visibility of the addition and renovation from the primary façade.

Below is a narrative as to how the project demonstrates compliance with the City of San Antonio Historic Design Guidelines: 2. Guidelines for Exterior Maintenance and Alterations, and 3. Guidelines for Additions.

Section 2. Guidelines for Exterior Maintenance and Alterations

1. WOODWORK

Guidelines

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

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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.

1. A.iii. Our project proposes to remove all peeling and flaking paint at existing siding to prepare surface to be repainted
1.A.iv. Our project design proposes to repaint the existing siding on the historic home intended to mimic colors used throughout the Historic Single-Family area of Monte Vista.
1. A. v. Repairs of deteriorated siding will be repaired as needed

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade 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.
1. B. iii. Our project proposes to replace wood siding with like materials, as needed, if existing wood is beyond repair.

2. MATERIALS: MASONRY AND STUCCO
Guidelines

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.
i. Clear area—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
ii. 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.
iii. 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.
2. A. i. Our project does not propose to paint masonry on historic home.

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,

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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.
2. B. i- Our project proposes to repair existing masonry only as needed with in-kind material

3. MATERIALS: ROOFS
Guidelines

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.

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4. MATERIALS METAL
Guidelines

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. 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
Guidelines
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.
5. B. iii. Our project proposes to replace the front porch light fixture with a fixture that compliments the period the home was built and will hang from the new front porch canopy.

6. ARCHITECTURAL: DOORS, WINDOWS AND SCREENS
Guidelines

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

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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.
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.
6. A. i. Our project proposes to preserve all existing windows and door openings on the primary façade.
6. A. iii. Our project proposes to preservice all historic windows
6. A. v. Our project proposes to install storm windows to preserve existing historic windows and increase energy efficiency.

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.
6. B. i. The proposed plan is to replace the existing front door, which is not original with a new front door which compliments the period the home was built.

7. ARCHITECTURAL FEATURES: PORCHES, BALCONIES, AND PORTE-COCHERES
Guidelines
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.

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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.
7. B. Iv. Our project proposes to add a steel canopy over the front door and a new steel gate at the entry court

8. ARCHITECTURAL FEATURES: FOUNDATION
Guidelines

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. 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.
There will not be any changes to the house foundation

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.

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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.

Section 3: Guidelines for Additions

1. MASSING AND FORM OF RESIDENTIAL ADDITIONS
Guidelines

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.
1.A.i. Our project design proposes to demolish the existing addition that was completed at the rear of the historic home, replace with a new master suite as well as demolish the existing carport and build a new two car garage.
1. A. iii. Our project proposes to continue roofline from the historic structure to the rear addition, blocking the addition from view from the public right of way. We will also change the back section of the main house roofline to a dormer facing north to allow for the addition of a bathroom on the second floor, this will also be out of view from the street.
1. A. Iv. Our project design proposes to differentiate between historic structure and new addition by utilizing fiber cement siding which will be painted.

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

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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.

1.B.iii. The dormer is facing north on the rear facade and out of view from the public right-of-way.

1. B. iv. Our project proposes to increase the footprint of the house by approximately 23%, from 2,939sf to 3,636sf, including the new garage.

1.B.v. The proposed height of the addition and the new garage is 19'-8", which is approximately 3' below the height of the roof on the historic structure. The two neighboring structures are 2 stories and have a roof height of 23' and 27'.

3. MATERIALS AND TEXTURES

Guidelines

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.

3.A.i. Exterior materials for both the rear addition and garage will be painted, light colored fiber cement siding. All Windows and exterior doors will be wood-clad aluminum windows which compliment the historic home, with aluminum wrap, a modern interpretation. Painted steel canopy on the front porch will compliment the historic structure.

3. A.iii. Roofing materials on both the rear addition and new garage will be composite shingle roofing to match the existing roof on the historic structure.

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

Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. ARCHITECTURAL DETAILS

Guidelines

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

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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.
4.A.i Our plans propose that forms and materials should compliment the historic structure but not try to imitate it, there will be a clear differentiation between the two. We will incorporate details such as similar rooflines and window designs, however with contemporary interpretations, such as aluminum clad window wrappings. The garage will have a single width driveway in accordance with the neighborhood and landscaping kept at a minimum to emphasize expansive green yards.
4.A.ii . The proposed architectural detailing of the addition looks to properly implement and traditionally incorporate the materials utilized.
4.A.ii. The proposed materials and form is a contemporary interpretation of not only the historic structure, but also the materials and form seen throughout Monte Vista.

5. MECHANICAL EQUIPMENT AND ROOF APPURTENANCES
Guidelines

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.
There will not be any roof mounted equipment and HVAC units will be positioned in current location at the rear of the existing addition and screened by plantings

6. DESIGNING FOR ENERGY EFFICIENCY
Guidelines

A. BUILDING DESIGN

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i. Energy efficiency—Design additions and new construction to maximize energy efficiency. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
ii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iii. 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.
6.A. i. Addition will be designed to maximize energy efficiency and will exceed the 2015 IECC requirements.
6.A. ii. Addition will utilize green building materials.

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.
6.B.i. Addition is oriented on an east/west access. Windows to maximize ventilation of the residential area. Windows will be maximized on the north and east facades.

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.
No solar arrays are planned for this project.

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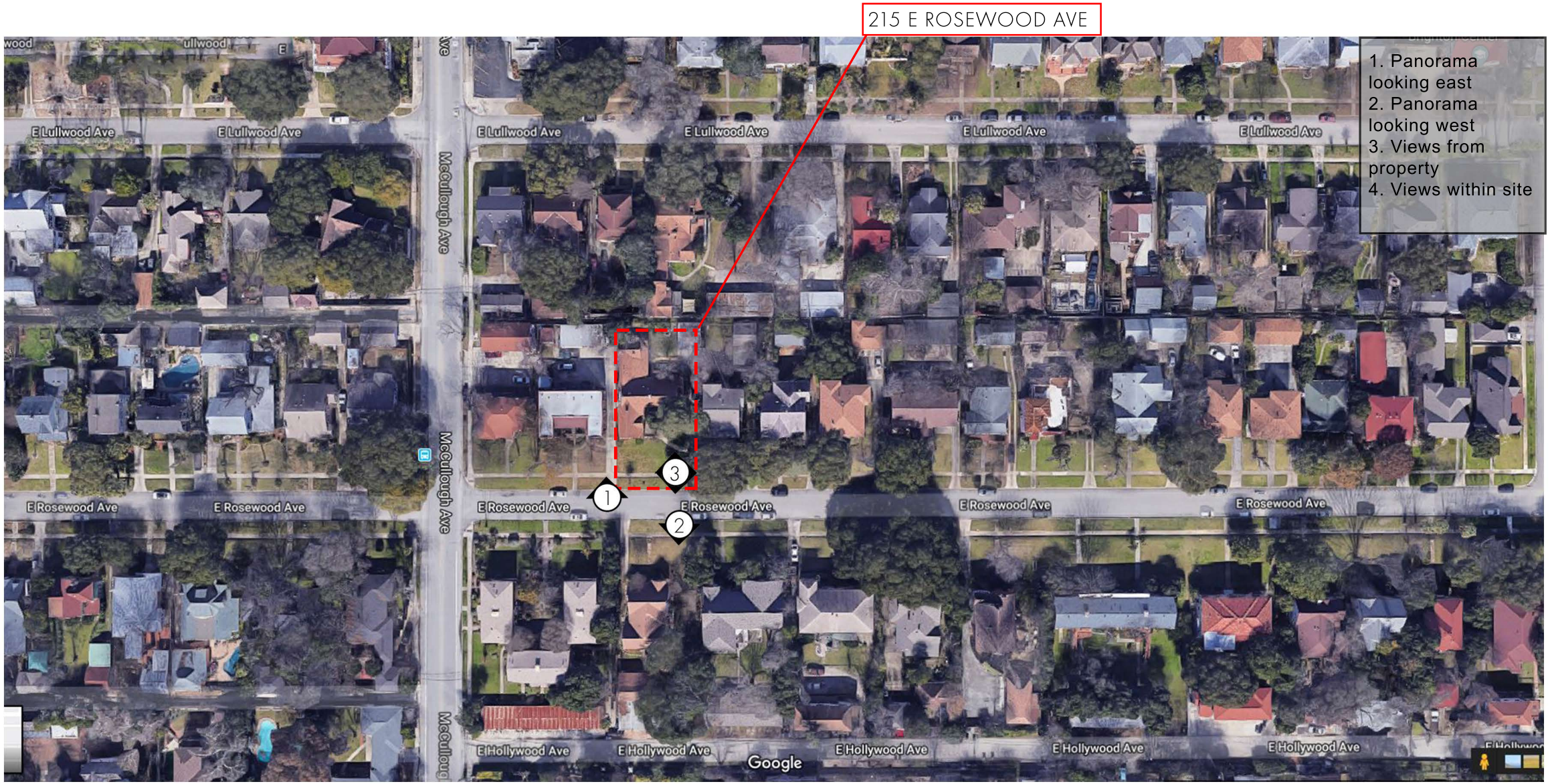

OVERALL SITE MAP

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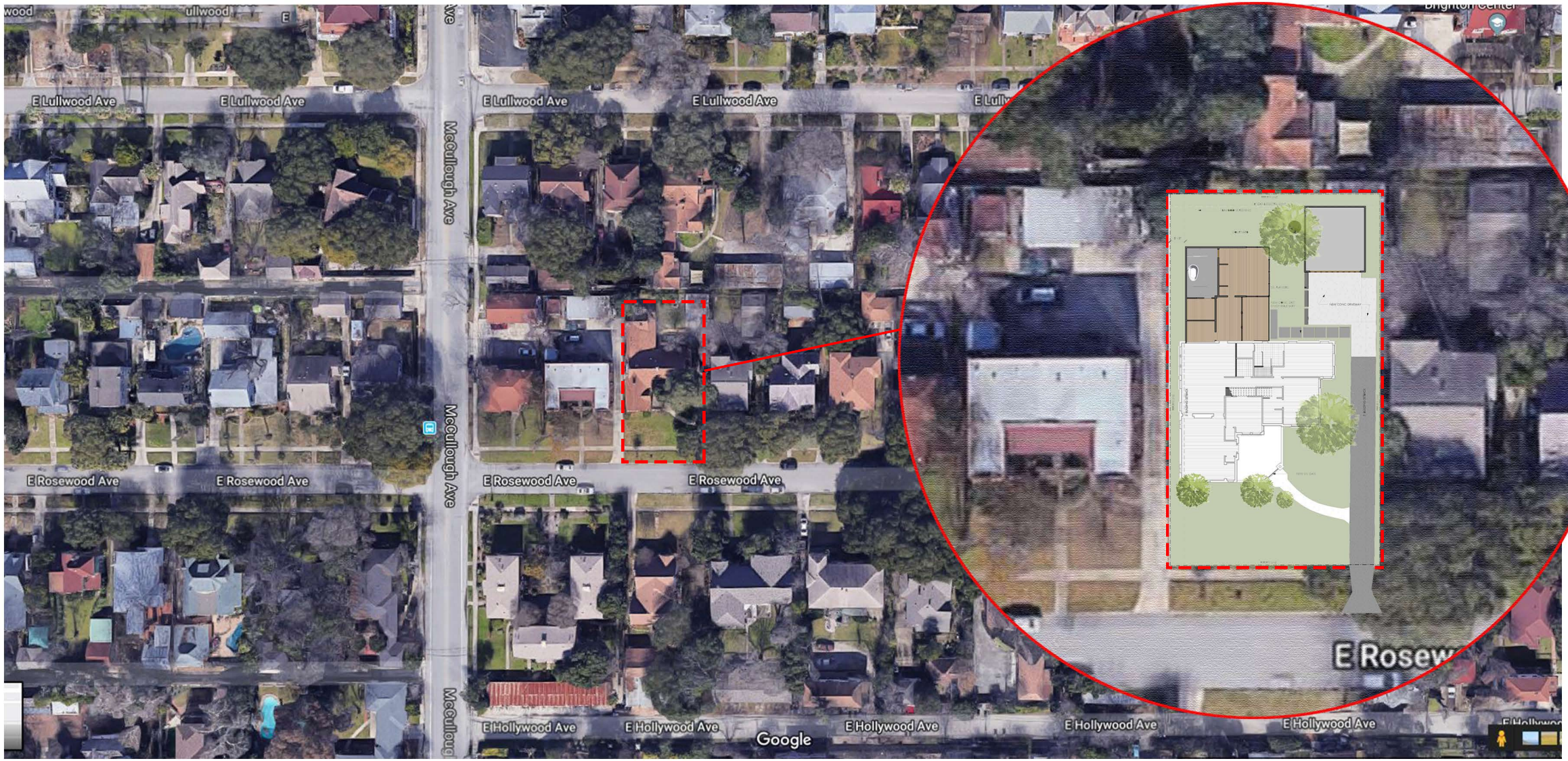

OVERALL SITE MAP

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1. PANORAMA LOOKING NORTH

2. PANORAMA LOOKING SOUTH

2 VIEWS FROM PROPERTY

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WEST VIEW

EAST VIEW

NORTH VIEW

SOUTH VIEW

3 VIEWS FROM PROPERTY

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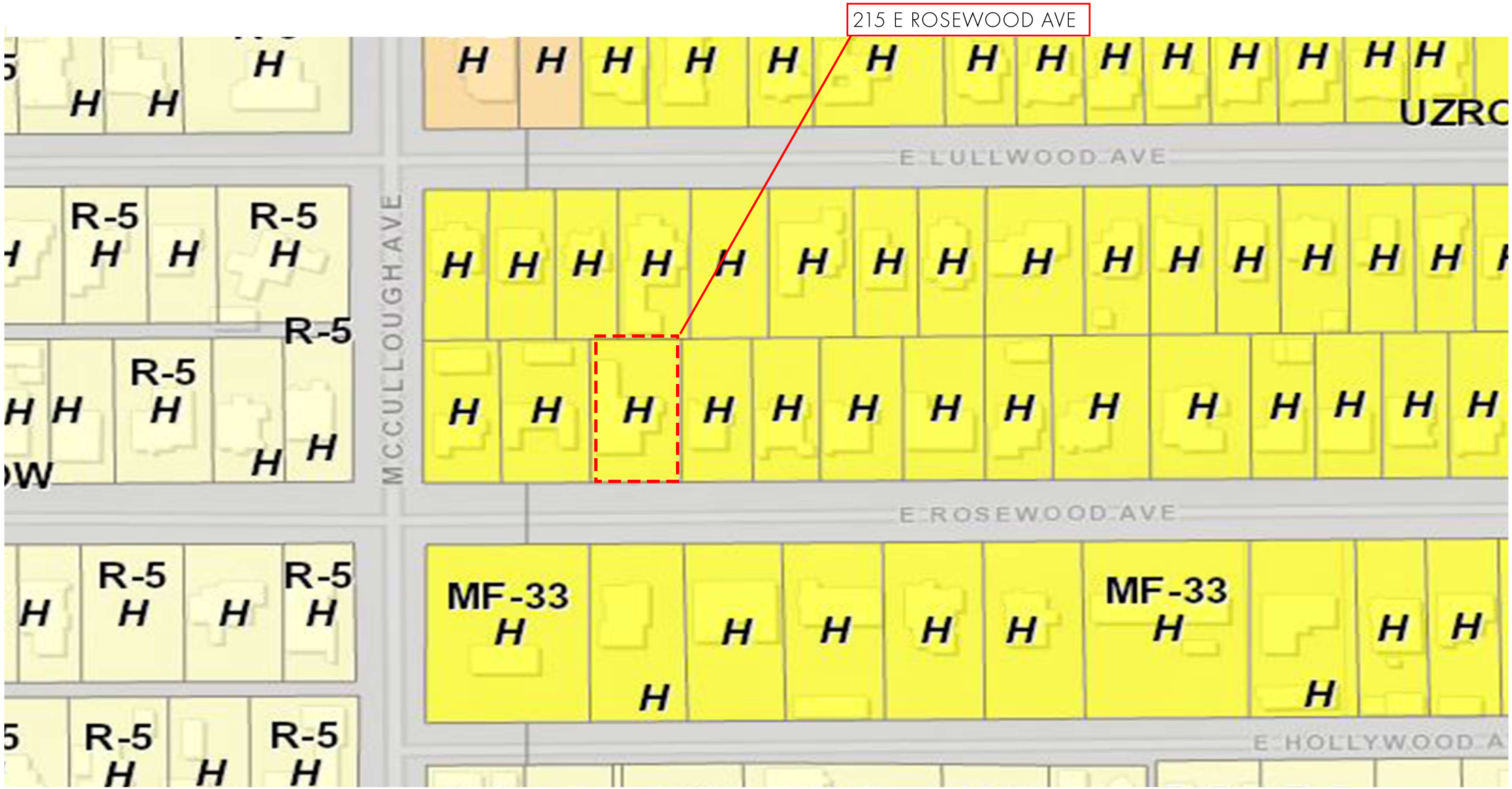

ZONING MAP

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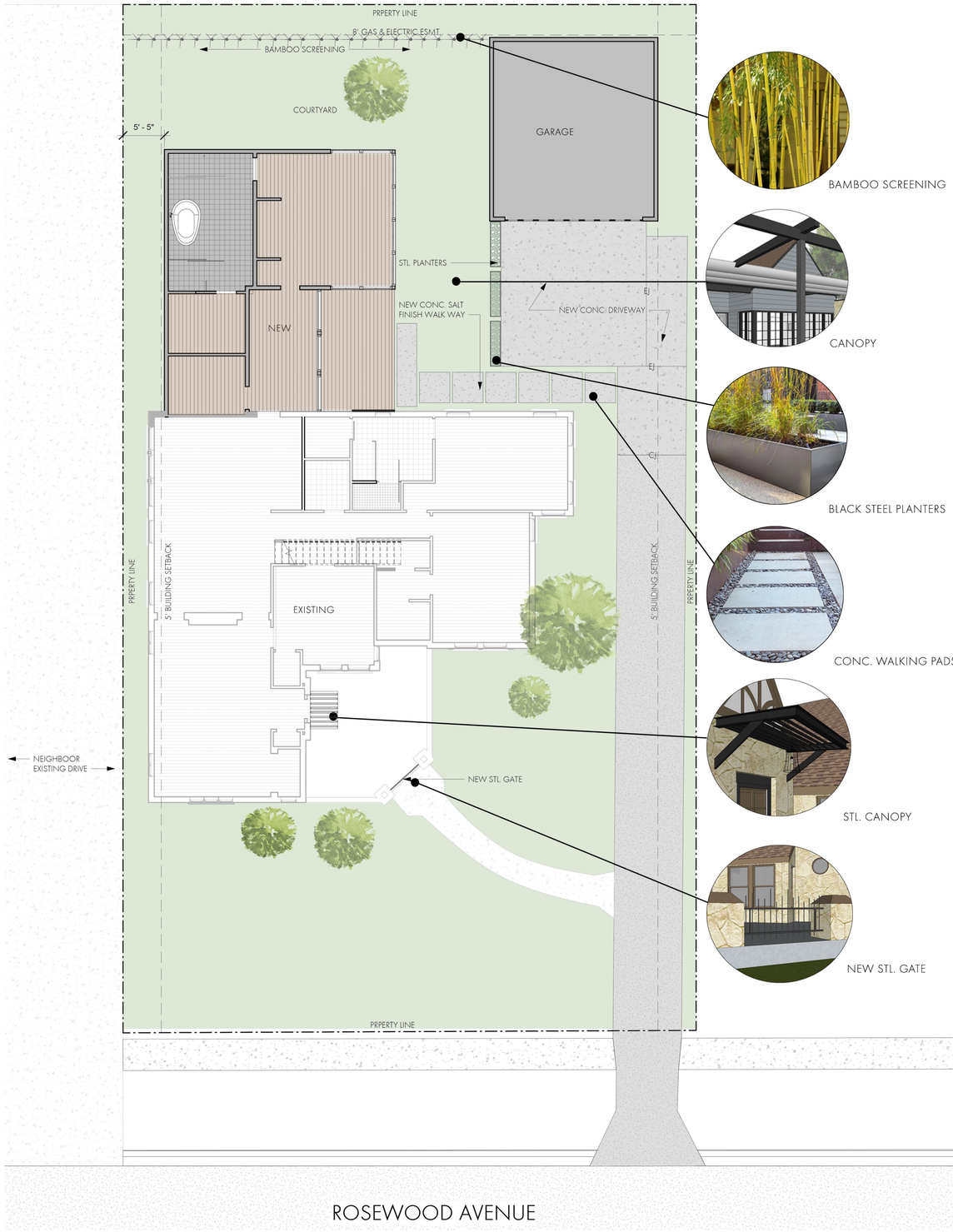

1. sitePLAN
SCALE 1/8" = 1'-0"

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LAGEMANN RESIDENCE

215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

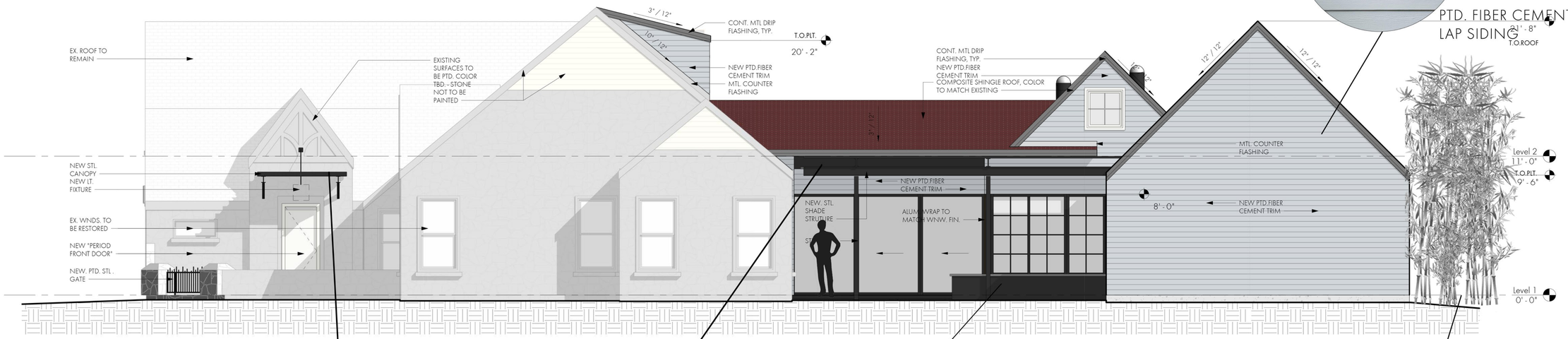
ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW

SHEET TITLE:

Unnamed

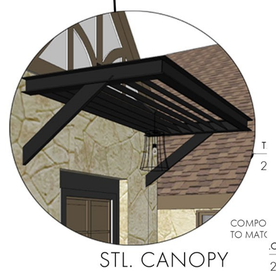
SHEET NO.

A1.0



3. East
SCALE 1/4" = 1'-0"

STL. CANOPY



STL. SHADE STRUCTURE

BLACK STEEL PLANTERS

CONC. WALKING PADS

BAMBOO SCREENING

NEW STL. GATE

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ELEVATIONS

SHEET NO.

A3.0

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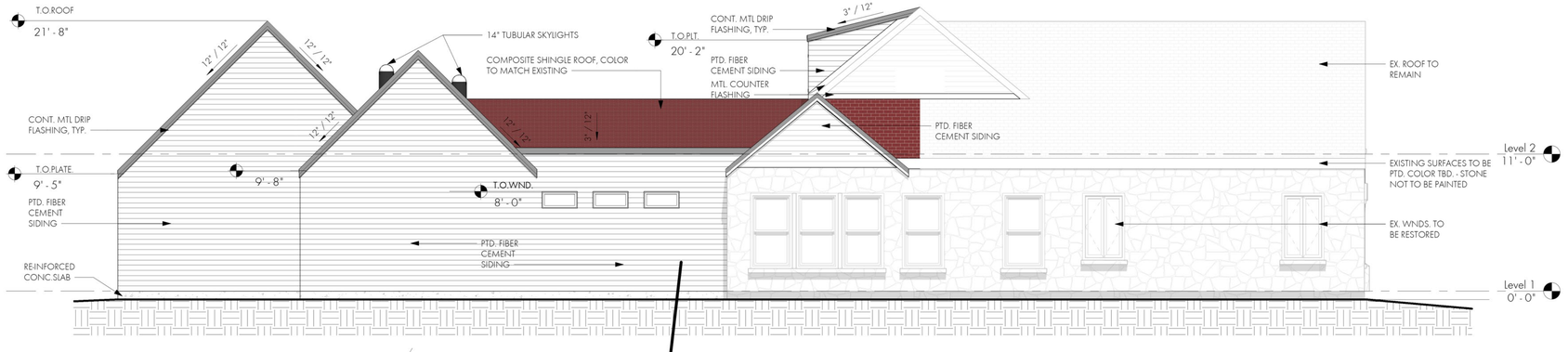

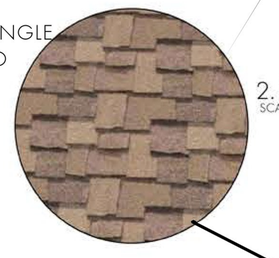

COMPOSITE SHINGLE ROOF, COLOR TO MATCH EXIST.

2. West
SCALE 3/16" = 1'-0"

FIBER CEMENT LAP SIDING

STL. SHADE STRUCTURE

BAMBOO SCREENING

1. North
SCALE 3/16" = 1'-0"

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ELEVATIONS

SHEET NO.

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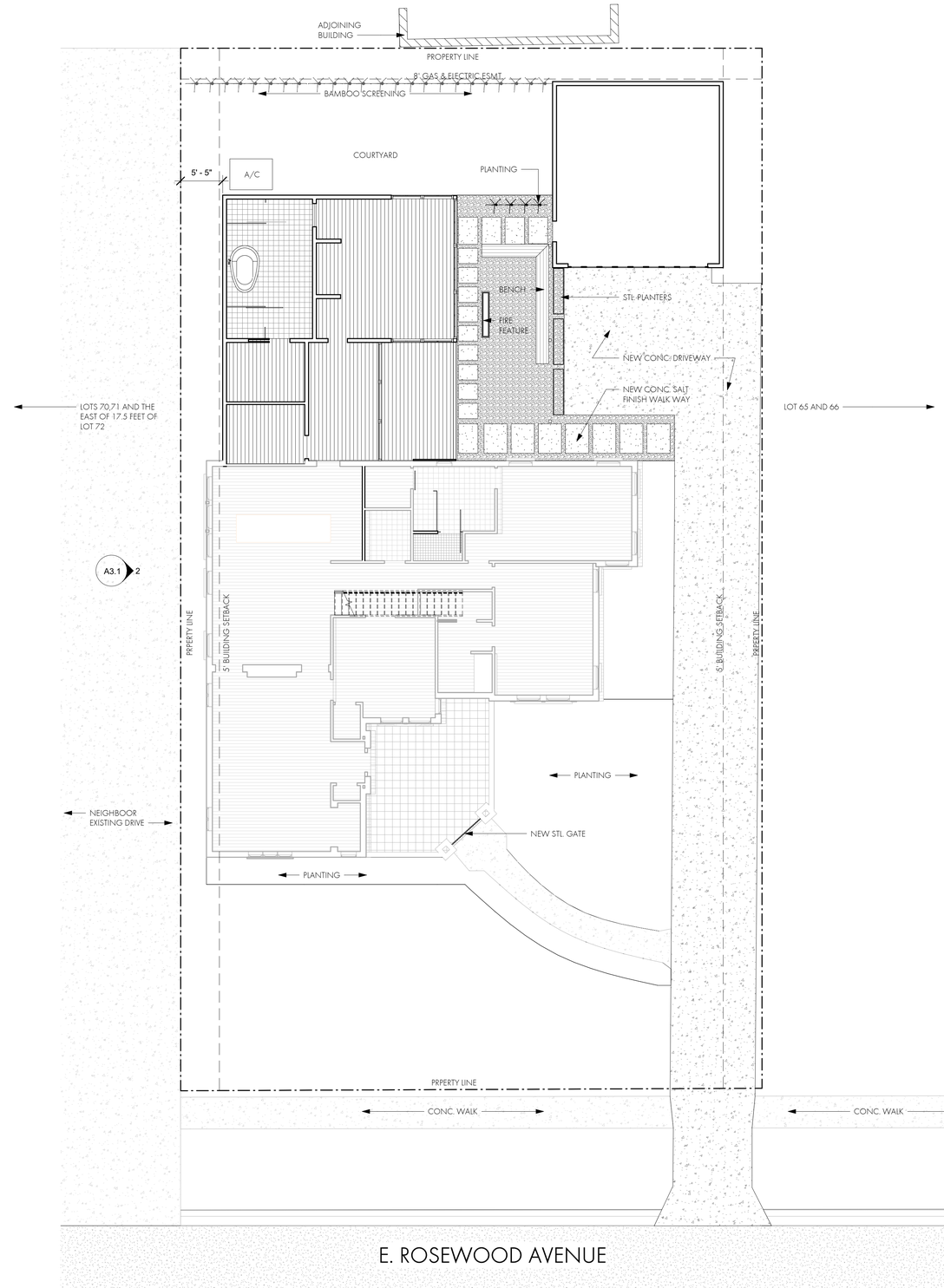

1. sitePLAN
SCALE 1/8" = 1'-0"

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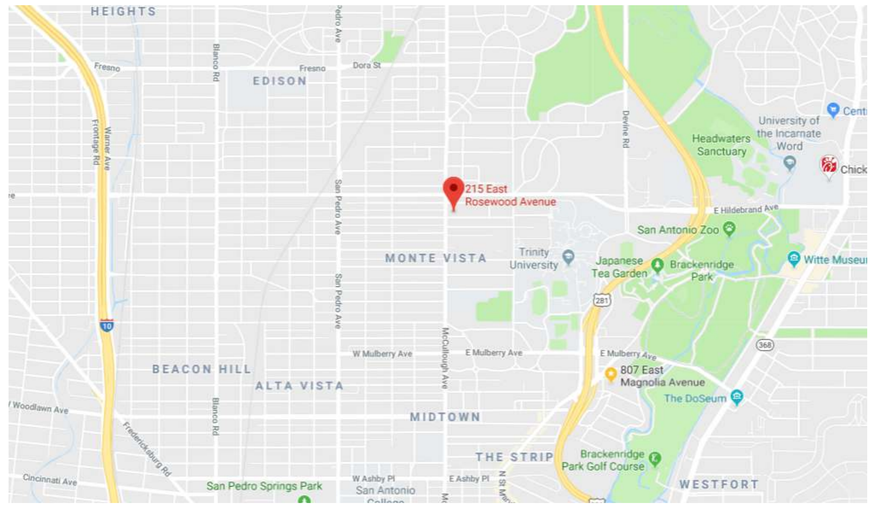
ARCHITECT
CONTACT:JOSEPH SMITH
210.738.2260



SITE MAP
NTS.

INDEX OF ARCHITECTURAL DRAWINGS

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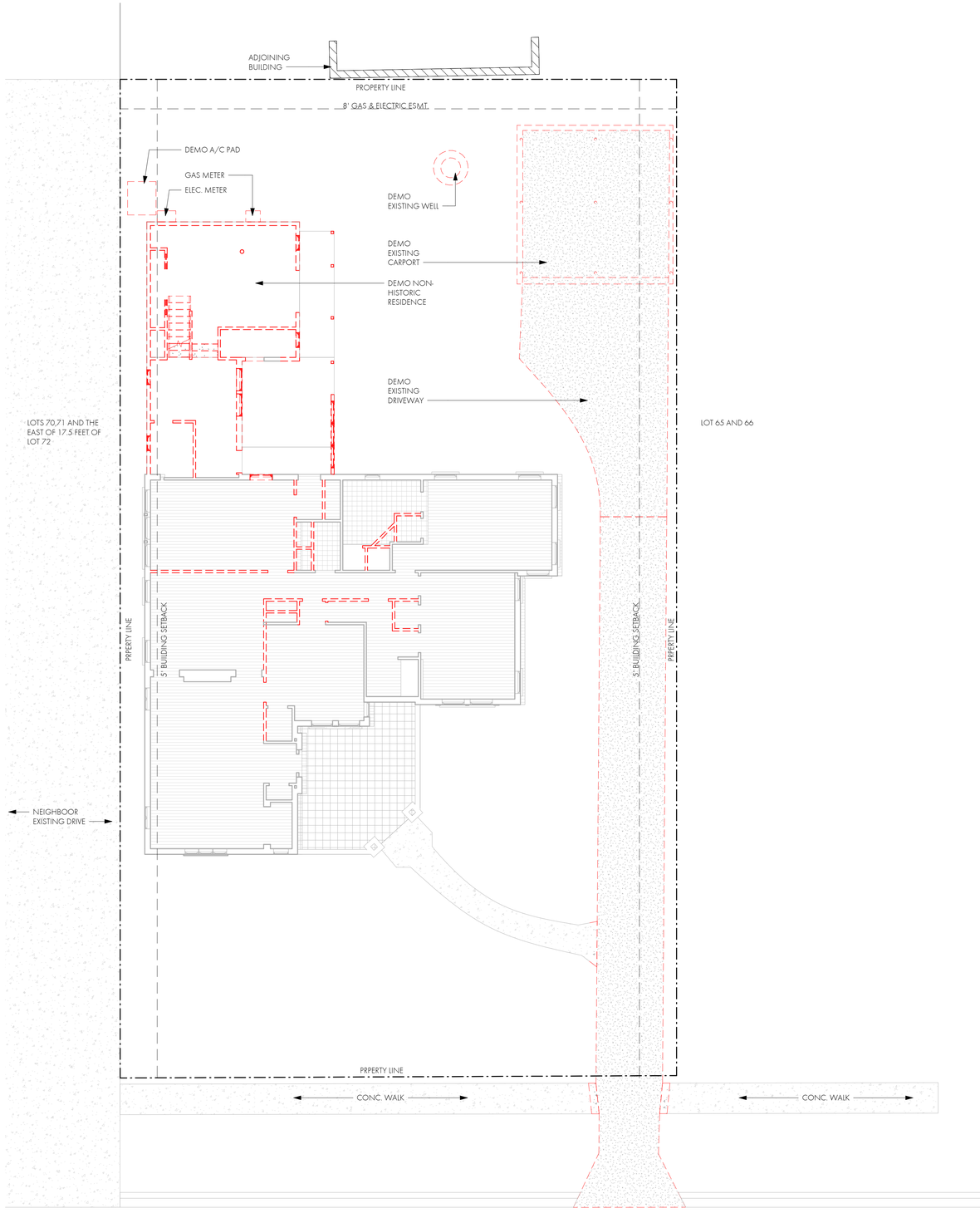

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REVIEW 5.20.19
HDRC REVIEW 5.30.19

SHEET TITLE:
Unnamed

SHEET NO.
EX1

2. Ex East
SCALE 1/4" = 1'-0"

1. EX SOUTH
SCALE 1/4" = 1'-0"

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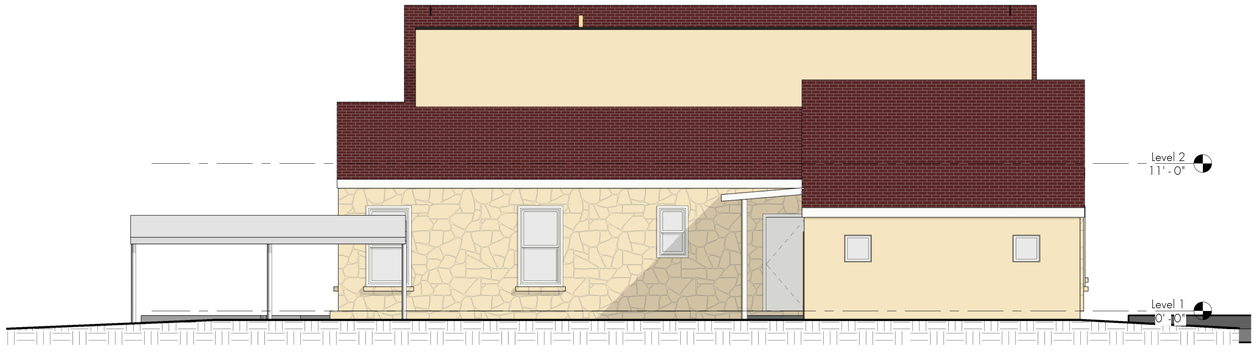
SHEET TITLE:

Unnamed

SHEET NO.

EX2

2. Ex West
SCALE 3/16" = 1'-0"



1. EX North
SCALE 3/16" = 1'-0"

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Joseph M. Smith
Tx. Reg.#15214

LAGEMANN RESIDENCE

215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

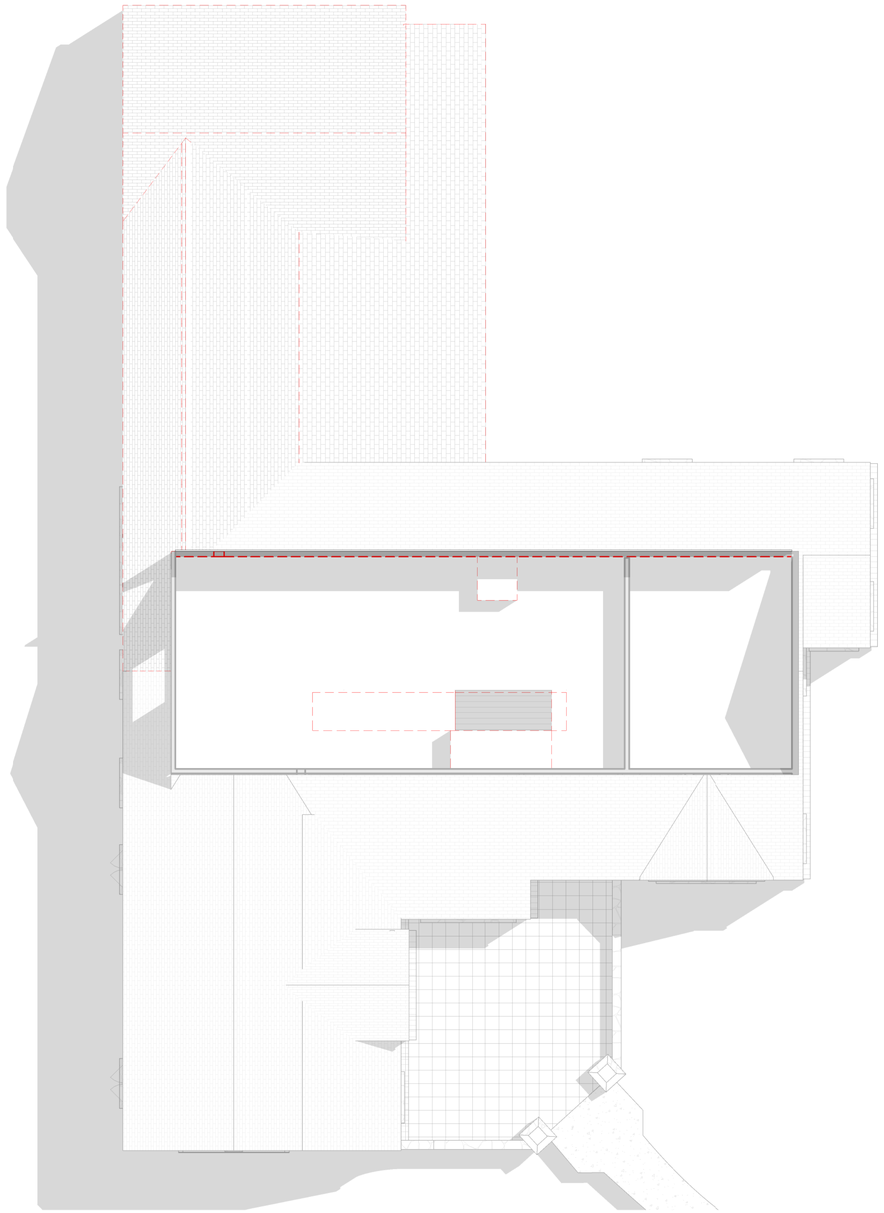
ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
5.30.19 HDRC REVIEW

SHEET TITLE:

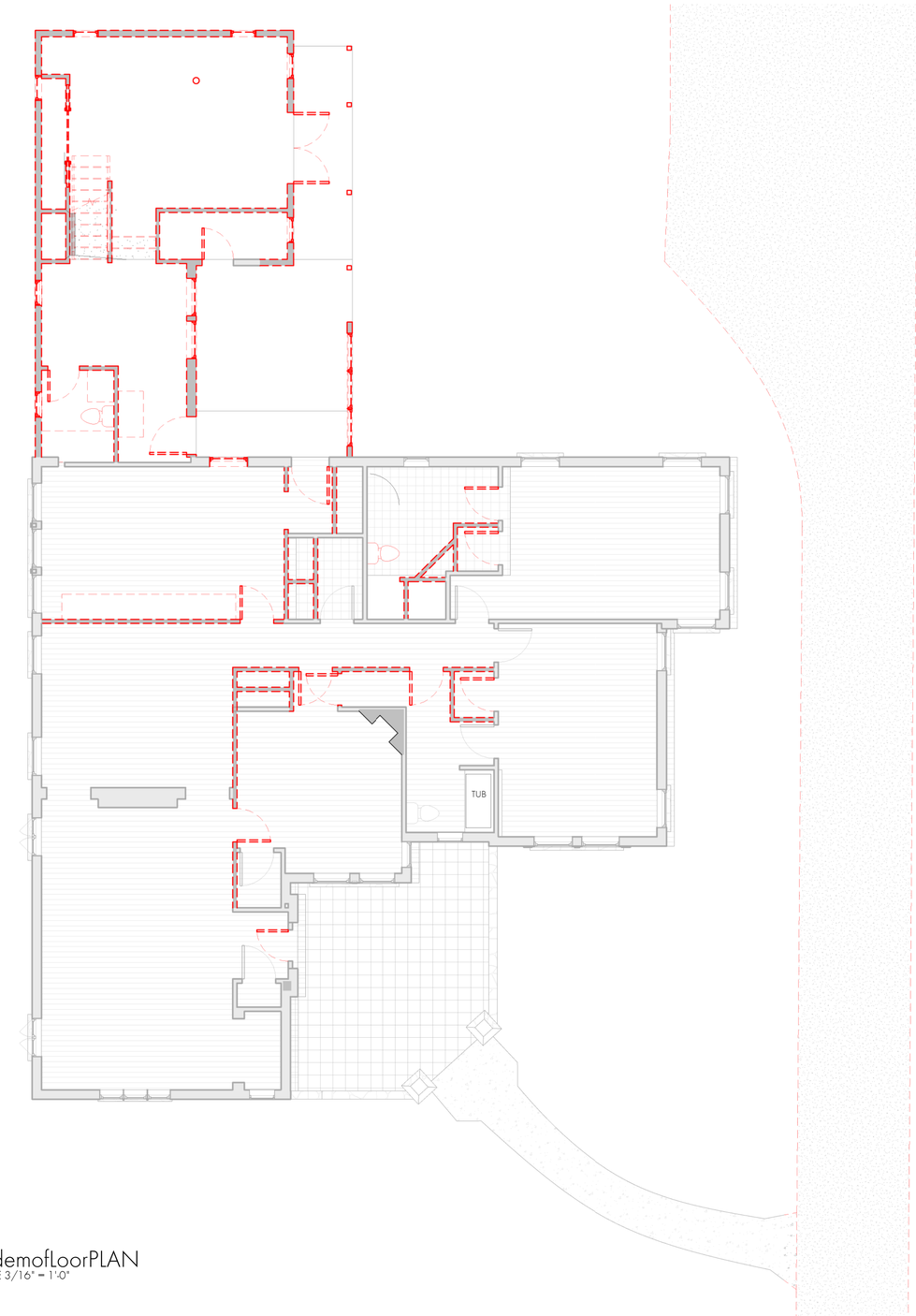
Unnamed

SHEET NO.

EX3



2. level2FLOORPLAN DEMO
SCALE 3/16" = 1'-0"



1. demofloorPLAN
SCALE 3/16" = 1'-0"

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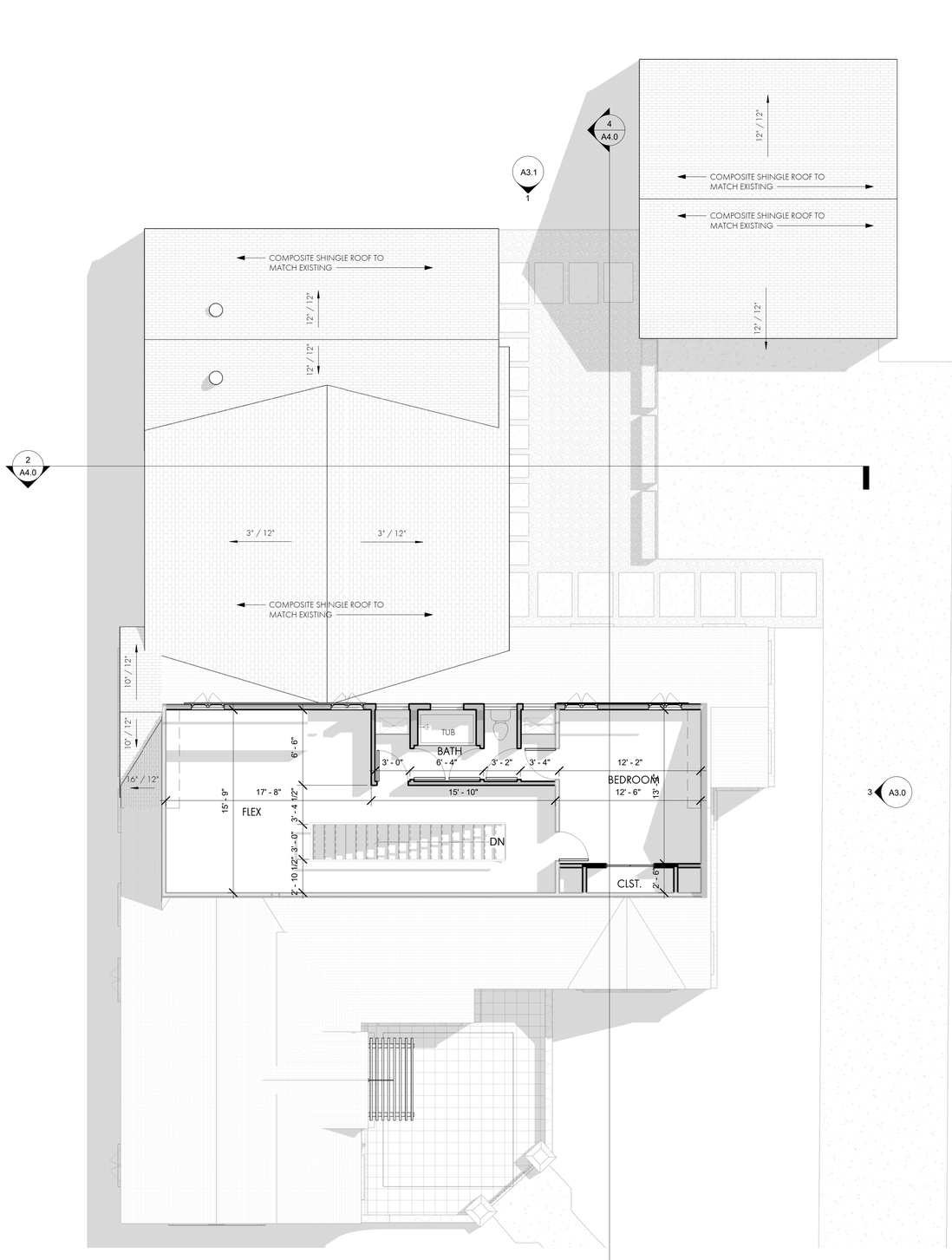
SHEET TITLE:

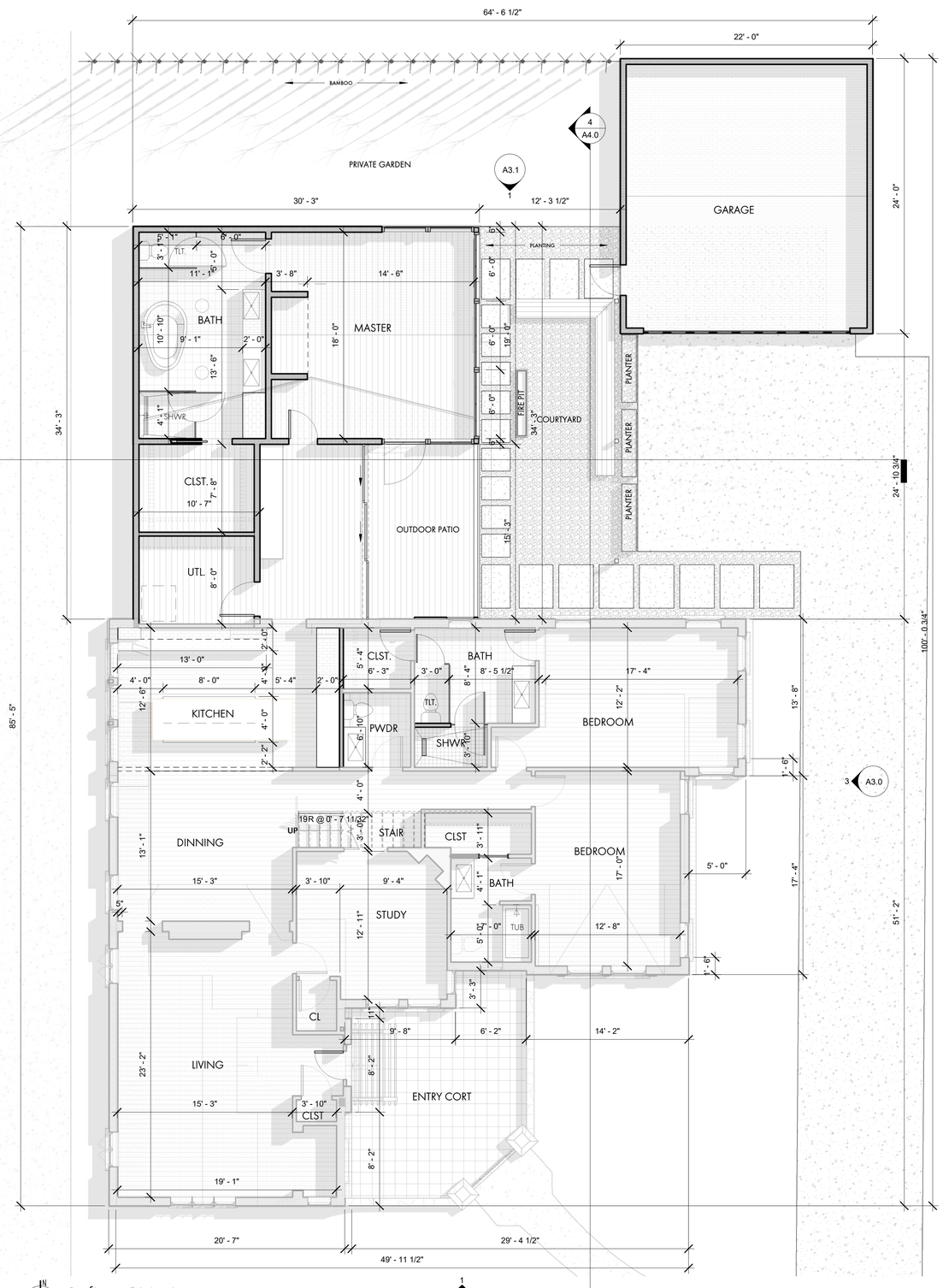
Unnamed

SHEET NO.

D1.0



2. level2FLOORPLAN
SCALE 3/16" = 1'-0"



1. fLoorPLAN
SCALE 3/16" = 1'-0"

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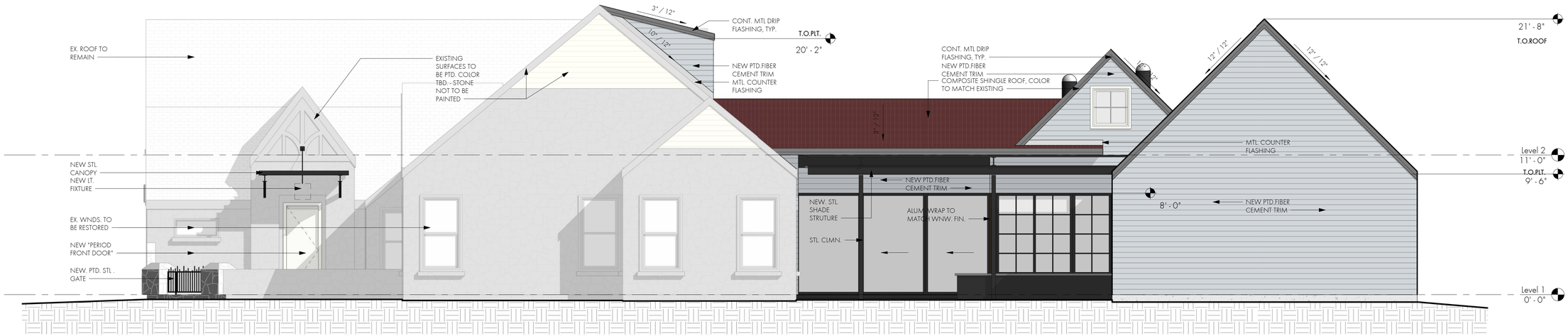
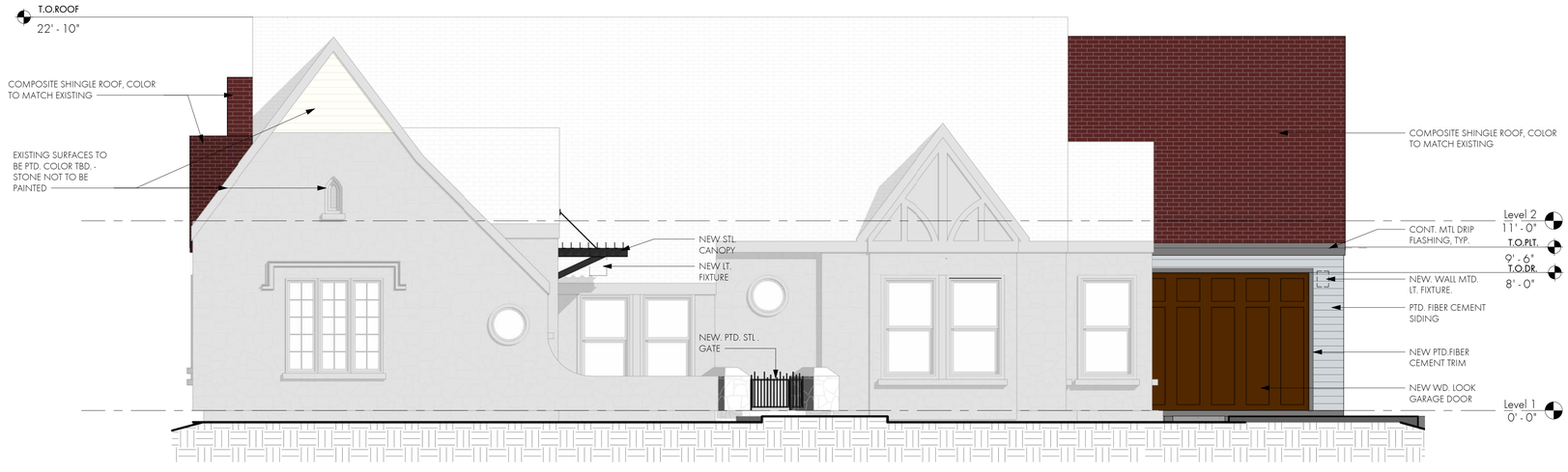
5.20.19 REVIEW
5.30.19 HDRC REVIEW

SHEET TITLE:
floorPLANS

SHEET NO.
A2.0



3. East
SCALE 1/4" = 1'-0"



1. South
SCALE 1/4" = 1'-0"

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JMS PROJECT #2562

ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
5.30.19 HDRC REVIEW

SHEET TITLE:

ELEVATIONS

SHEET NO.

A3.0

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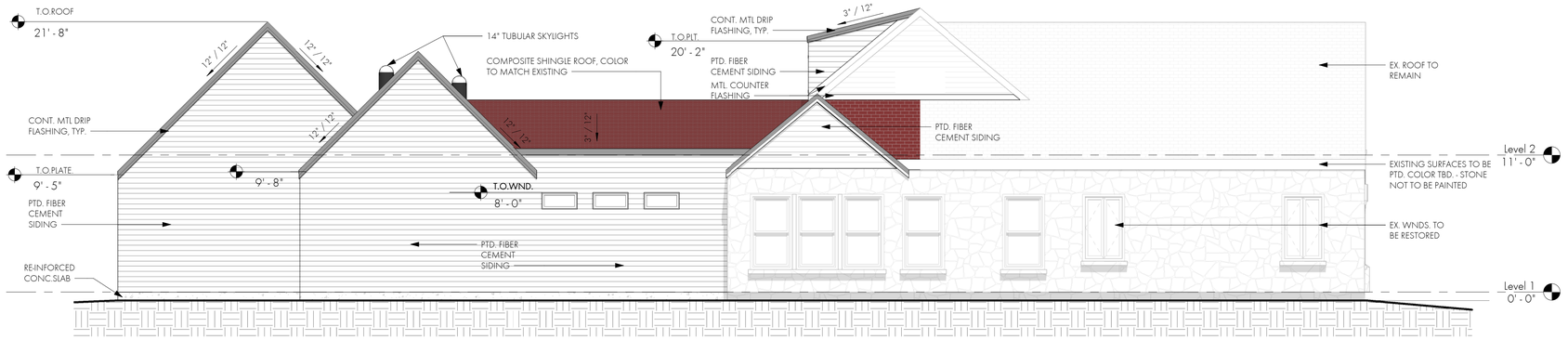

2. West
SCALE 3/16" = 1'-0"

1. North
SCALE 3/16" = 1'-0"

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215 ROSEWOOD
SAN ANTONIO, TX 78212

JMS PROJECT #2562

ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
5.30.19 HDRC REVIEW

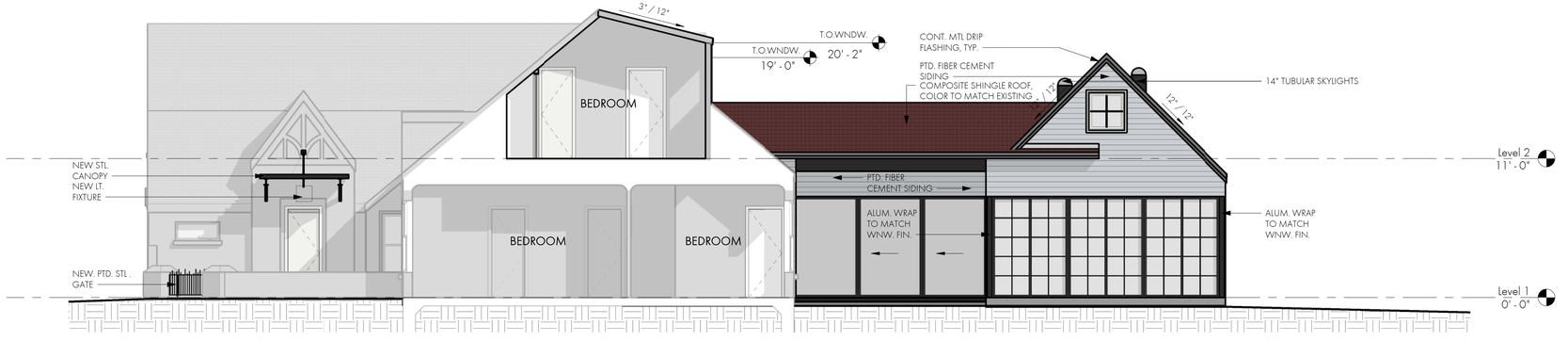
SHEET TITLE:

ELEVATIONS

SHEET NO.

A3.1

2. Section
SCALE 3/16" = 1'-0"



4. section
SCALE 3/16" = 1'-0"

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JMS PROJECT #2562

ISSUE DATES:
5.6.19 REVIEW
5.20.19 REVIEW
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SHEET TITLE:

Unnamed

SHEET NO.

A4.0

215 ROSEWOOD DR.
MONTE VISTA, TEXAS

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modern architecture REFINED
5.31.19

215 ROSEWOOD DR.
MONTE VISTA, TEXAS

JMS architects
modern architecture REFINED
5.31.19

215 ROSEWOOD DR.
MONTE VISTA, TEXAS

JMS architects
modern architecture REFINED
5.31.19

215 ROSEWOOD DR.
MONTE VISTA, TEXAS

JMS architects
modern architecture REFINED
5.31.19

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MONTE VISTA, TEXAS

JMS architects
modern architecture REFINED
5.31.19

215 ROSEWOOD DR.
MONTE VISTA, TEXAS

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modern architecture REFINED
5.31.19

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 6/12/2019 HDRC Case# 2019-324

ADDRESS: 215 E ROSEWOOD Meeting Location: OHP

APPLICANT: ~~JOE~~ JOSEPH SMITH / JMS ARCHITECTS

DRC Members present: HARRIS, LAFFOON

Staff present: PHILLIPS

Others present: ABRAHAM SANCHEZ / JMS ARCHITECTS

REQUEST: EXTERIOR MODIFICATIONS, SITE MODIFICATIONS, ADDITION, REAR STRUCTURES

COMMENTS/CONCERNS:

·STRAIGHTENED SIDEWALK, RETENTION OF STONE QUIONING, ADDITION OF GABLE SHINGLES ON ADDITIONS.

ALL: RETAIN SIDEWALK.

ZH: CAN YOU ADD FENESTRATION? EXPLORE MORE WAYS TO ADD.

ZH: LOT COVERAGE? JMS: STILL BELOW 50%

JL: MAY GET PUSHBACK ON FRONT AWNING & CONCEALING FEATURES

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

Committee Chair Signature (or representative) ZACHARY HARRIS

6/12/19
Date