

## HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

**HDRC CASE NO:** 2019-270  
**ADDRESS:** 215 MUNCEY  
**LEGAL DESCRIPTION:** NCB 1660 BLK H LOT N 50 FT OF 15 & 16 ARB A15  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Juan Zaragoza  
**OWNER:** Lydia Soto  
**TYPE OF WORK:** Installation of an attached carport  
**APPLICATION RECEIVED:** May 07, 2019  
**60-DAY REVIEW:** July 06, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a side carport.

### APPLICABLE CITATIONS:

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. The primary historic structure at 215 Muncey was constructed circa 1910 in the Folk Victorian style and first appears on the 1911 Sanborn map. The one-story structure features a modified L-plan with a covered front porch and fluted columns, a primary hipped roof with a front facing gable with standing seam metal roof and constructed with masonry. The property features a wood-picket front yard fence and an unpaved driveway flanking the front-facing gable. The property is contributing to the Dignowity Hill Historic District.
- b. **CARPORT** – The applicant has proposed to install a carport attached to the side of the masonry structure over the driveway. The carport will feature wood construction with a corrugated metal shed roof set below the soffit of the primary structure. The proposed carport is to measure approximately ten-feet six-inches (10' - 6") in width, thirty-feet (30') in depth, and ten-feet six-inches (10' - 6") sloping down to nine-feet (9') in height. The Guidelines for New Construction 4.5.Bi. notes that attached garages should not be introduced to primary historic structures where not historic used. Staff does not find the installation of an attached carport awning appropriate. A more traditional carport that is completely detached from the historic structure and located in the rear would be more appropriate and consistent with the Guidelines for New Construction 4.5, which notes that accessory structures should be located at the rear of the property, consistent with the historic development pattern.

**RECOMMENDATION:**

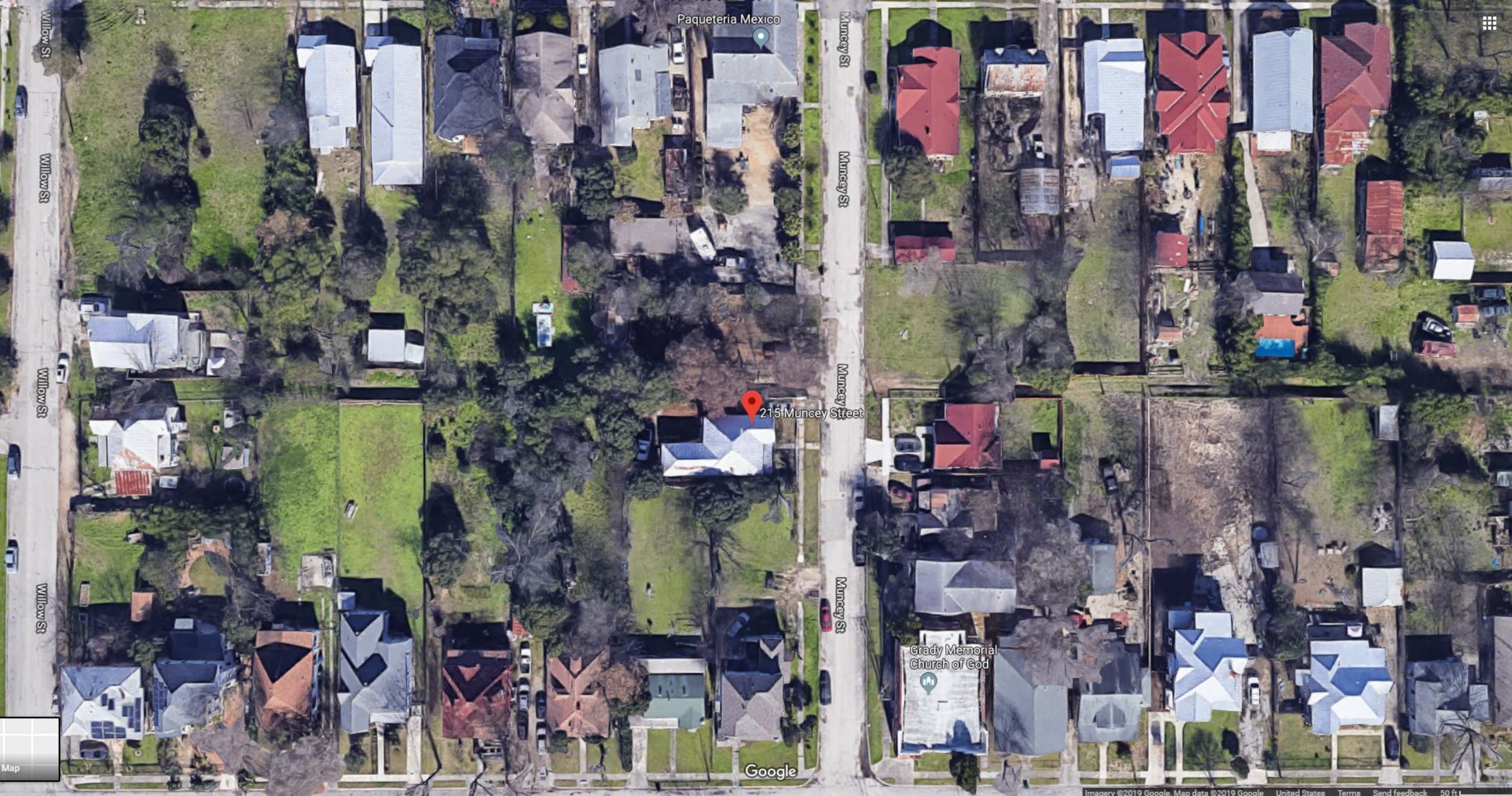
Staff does not recommend approval of the carport awning as proposed. An updated proposal featuring a traditional carport completely detached from the historic structure and located in the rear would need to be submitted to staff for final approval.

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km





Paqueteria Mexico

Muncey St

Muncey St

Muncey St

Muncey St

Willow St

Willow St

Willow St

Willow St

215 Muncey Street

Grady Memorial  
Church of God

Google

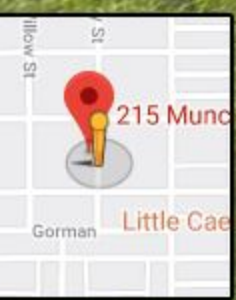
Map





215 Muncy Street







**PLOT PLAN**  
FOR BUILDING PERMITS

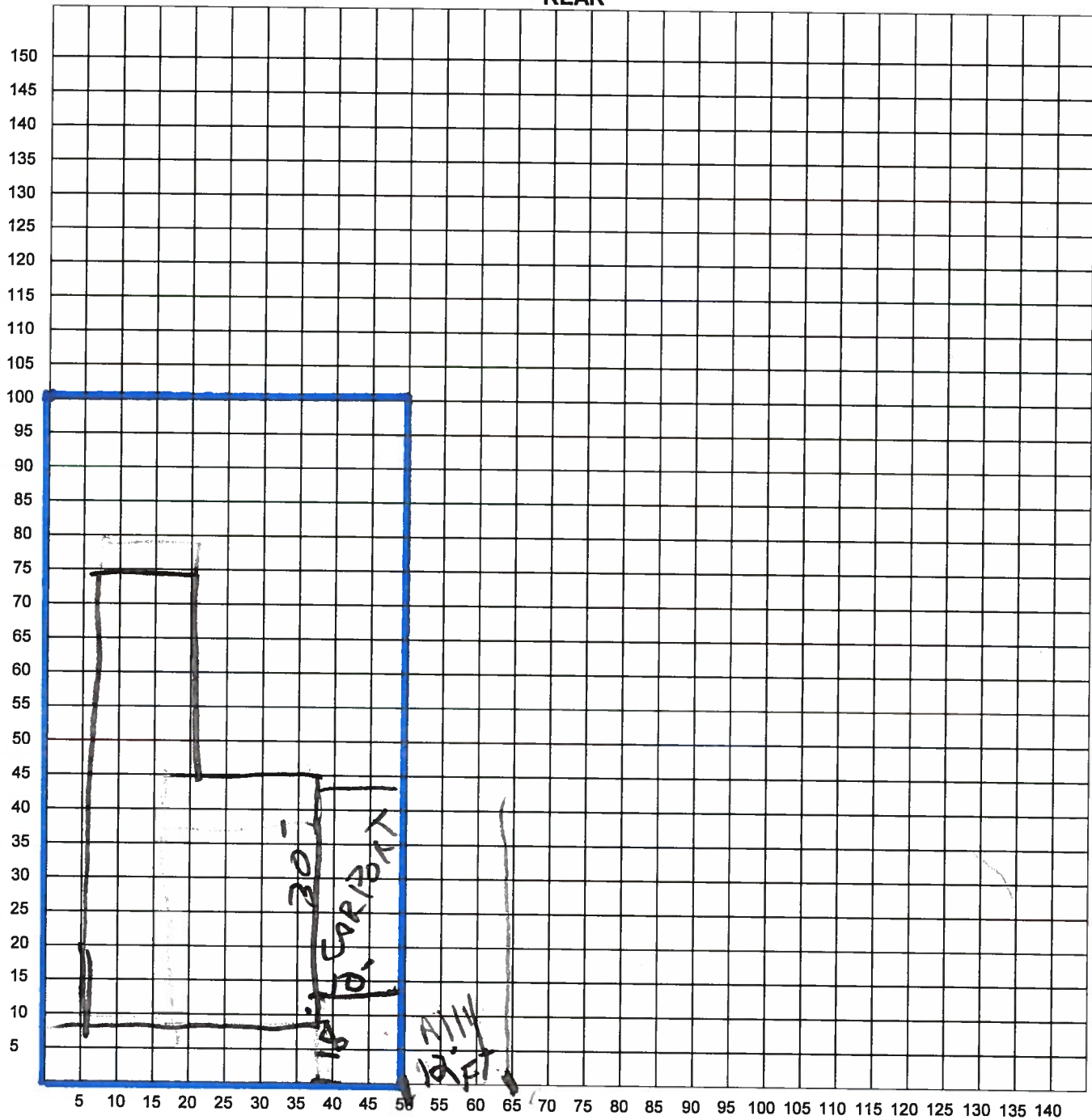
Address: \_\_\_\_\_

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

NCB: \_\_\_\_\_

**REAR**



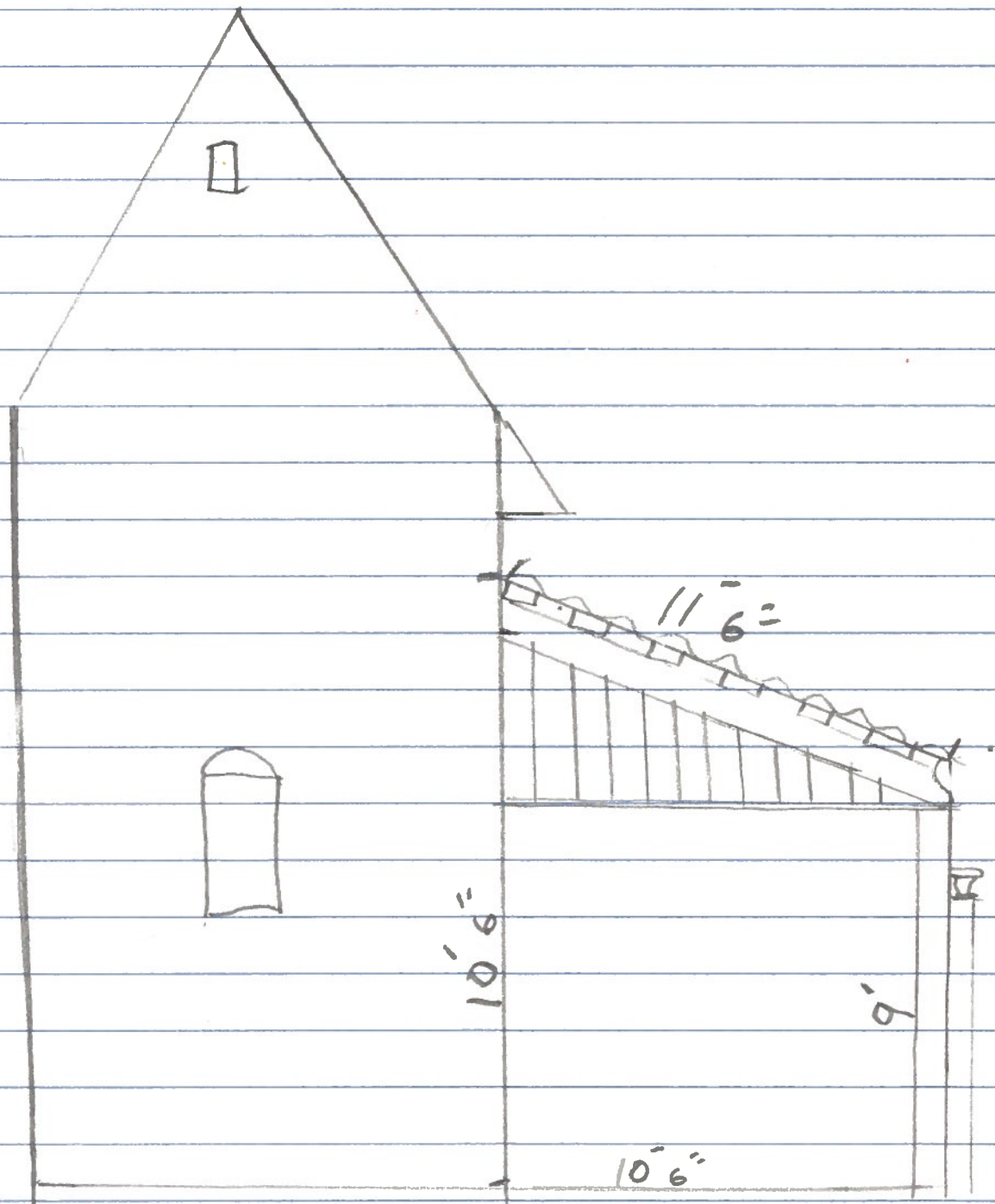
**FRONT**

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 5-2-19

Signature of Applicant: *[Signature]*

# FRONT ELEVATION





# SIDE ELEVATION

