

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-398
ADDRESS: 2161 W KINGS HWY
LEGAL DESCRIPTION: NCB 6822 BLK LOT E 40 FT OF 21 W 15 FT OF 22
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: SCHROEDER KYLE R & RAPP KAMI M
OWNER: SCHROEDER KYLE R & RAPP KAMI M
TYPE OF WORK: Construction of 1-story rear addition; construction of covered rear patio; construction of rear carport; construction of rear storage shed
APPLICATION RECEIVED: July 15, 2019
60-DAY REVIEW: September 13, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 1-story rear addition on the primary structure.
2. Construct a covered patio at the rear of the primary structure.
3. Construct a detached rear carport.
4. Construct a rear storage shed.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

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 Alterations 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.

- i. *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.

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.

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.

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 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.

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 2161 W Kings Hwy is a 1-story Tudor Revival-style single-family residence constructed in the early twentieth-century. The home features stone cladding, a recessed front porch, and two front-facing gables. The home is a contributing structure to the Monticello Park Historic District.
- b. NEW ADDITION: FOOTPRINT – The applicant has proposed to construct a new rear addition measuring approximately 317 square feet. According to the Historic Design Guidelines, additions should not double the size of, and should be subordinate to, the primary structure. Staff finds that the proposal is consistent with the Guidelines.
- c. NEW ADDITION: ORIENTATION AND SETBACK – The applicant has proposed to construct a new rear addition. According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. The rear addition maintains an approximately 5-foot setback from the east elevation and an approximately 15-foot setback from the west elevation. Staff finds the proposal consistent with the Guidelines.
- d. NEW ADDITION: SCALE – The proposed addition is 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height.
- e. NEW ADDITION: FENESTRATION SIZE AND PROPORTIONS – According to the Historic Design Guidelines and OHP Window Policy Document, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds that the proposed openings are consistent with the proportions and sizes in the district.
- f. NEW ADDITION: FENESTRATION MATERIALS – According to the Historic Design Guidelines FOR Windows, windows used in new construction should feature traditional materials or appearance. The applicant has not submitted window and door specifications. Staff finds that wood or aluminum-clad windows and wood doors would be appropriate.
- g. NEW ADDITION: FAÇADE MATERIALS – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed stucco as the cladding material. Staff finds that the proposal consistent with the Guidelines.
- h. NEW ADDITION: ARCHITECTURAL DETAILS – The Guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.
- i. REAR COVERED PATIO – The applicant has proposed to construct a covered patio at the rear of the primary structure. The proposed patio will be simple in design and feature a concrete slab and wood posts and beams.

According to the Historic Design Guidelines, new construction should be compatible with the primary structure in terms of orientation, massing and form, materials, and architectural details. Staff finds the proposal consistent with the Guidelines.

- j. CARPORT: FOOTPRINT – The applicant has proposed to construct a new rear carport structure at the end of the existing driveway on the east side of the lot. The carport will shade a total of one vehicle. The proposed footprint is approximately 288 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.
- k. CARPORT: ORIENTATION AND SETBACK – The applicant has proposed to situate the carport at the end of the existing driveway on the east side 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. The rear setback is also consistent with historic precedents in the Monte Vista Historic. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- l. CARPORT: SCALE & MASS – The applicant has proposed a 1-story carport structure with a gable roof. The structure will measure approximately 13 feet in height. 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, and will visually match the height of the carport located directly to the south on a neighboring property. Staff finds the proposal consistent with the Guidelines.
- m. CARPORT: ROOF – The applicant has proposed a gable roof form for the carport. The roof will be covered with composition shingles to match the materiality of the primary structure. Staff finds the proposal appropriate.
- n. CARPORT: MATERIALS – The proposed carport will feature a concrete slab and wood posts and beams. 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.
- o. CARPORT: 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.
- p. REAR STORAGE SHED – The applicant has proposed to construct a small storage shed at the rear of the lot. The proposed shed will feature a concrete slab, wood frame, stucco cladding, and gable roof covered with composition shingles to match the materiality of the primary structure. According to the Historic Design Guidelines, new construction should be compatible with the primary structure in terms of orientation, massing and form, materials, and architectural details. Staff finds the proposal generally consistent with the Guidelines. The applicant has not submitted window and door specifications. Staff finds that wood or aluminum-clad windows and wood doors would be appropriate.

RECOMMENDATION:

Item 1, Staff recommends approval of the new rear addition based on findings a through h with the following stipulation:

- i. That the applicant incorporate wood doors into the addition. The applicant is required to submit final door specifications to staff for review and approval prior to receiving a Certificate of Appropriateness
- ii. That the applicant submit final window specification to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of the covered patio based on finding i.

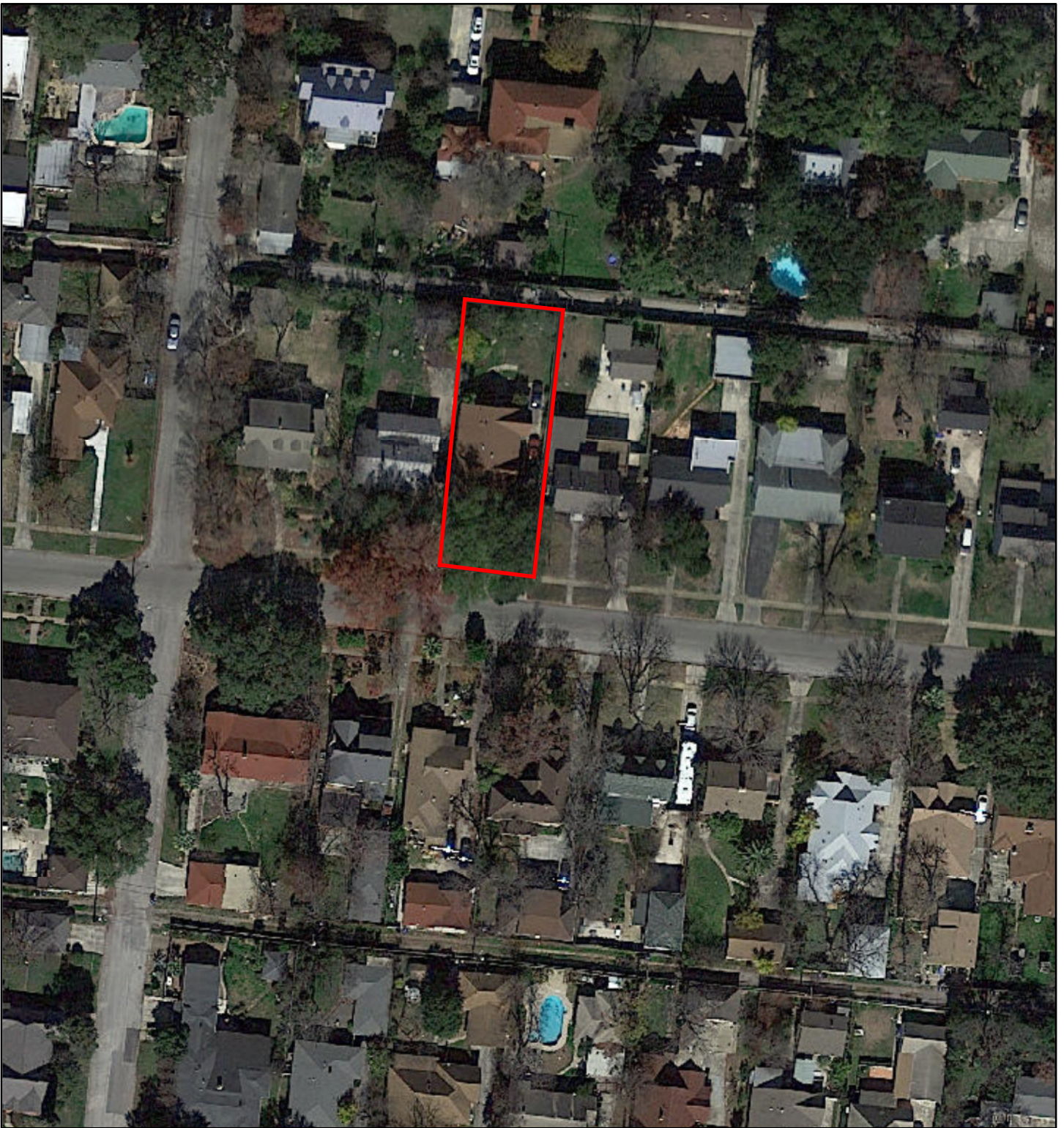
Item 3, Staff recommends approval of the detached carport based on findings j through o with the following stipulation:

- i. That the applicant meet all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

Item 4, Staff recommends approval of the rear storage shed based on finding p with the following stipulation:

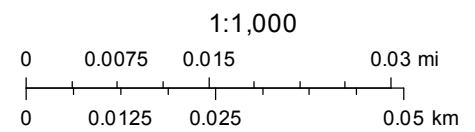
- i. That the applicant incorporate a wood door into the addition. The applicant is required to submit final door specifications to staff for review and approval prior to receiving a Certificate of Appropriateness
- ii. That the applicant submit final window specification to staff for review and approval prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

2161 W Kings Hwy



July 31, 2019

— User drawn lines







2161 West
Kings Highway

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2161 West
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2161 West
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15' ALLEY

DIST. 55.00'(DEED)
S89°19'04"E 55.11'(FIELD)

WALL
OUT
0.6'

CALC.
COR.

0.6'
WALL
IN

STONE
WALL

REMAINING
PORTION
LOT 22

REMAINING
PORTION
LOT 21

CONC.
WALK

LOT 21
LOT 22

LOT 20

LOT 23

E. 40' OF
LOT 21 &
W. 15' OF
LOT 22
N.C.B. 6822
RESIDENCE

S00°00'00"E 156.30'(FIELD)
DIST. 156.30'(DEED)

WALL
IN
1.0'

STONE
WALL

40' B.S.L.
(1473/225 DR)

N00°14'18"W 156.69'(FIELD)
DIST. 156.30'(DEED)

1.6'

CONC.
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N89°43'08"W 54.45'(FIELD)
DIST. 55.00'(DEED)

W. KINGS HWY.

(USPS: W. KINGS HWY.)

(60' R.O.W., ASPHALT PAVEMENT)

(PLATTED AS: WEST GRAMMERCY PL.)



1" = 30'
GRAPHIC SCALE

0 15 30

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

LEGEND:

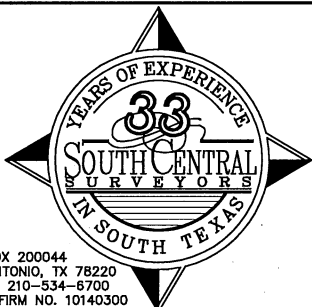
--= WOOD FENCE
--= CHAIN LINK FENCE
--= HOG WIRE FENCE
--= WROUGHT IRON FENCE
--= FND FENCE POST
--= POWER POLE
--= FIRE HYDRANT
--= FND 1/2" IRON ROD
--= SET 1/2" IR
--= SET "X" ON CONC.

INSURED: KYLE R. SCHROEDER AND KAMI M. RAPP
TITLE COMPANY: INDEPENDENCE TITLE
LOT: THE EAST FORTY FEET (E. 40') OF LOT 21, AND THE WEST FIFTEEN FEET (W. 15') OF LOT 22
N.C.B: 6822
CITY: SAN ANTONIO
COUNTY: BEXAR
STATE: TEXAS
PLAT RECORDED IN: VOLUME 980 PAGE 35 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE "B" ITEM 1 OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.

VOLUME 987 PAGE 303 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1473 PAGE 225 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 1533 PAGE 294 DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



P.O. BOX 200044
SAN ANTONIO, TX 78220
PHONE: 210-534-6700
TEXAS FIRM NO. 10140300

AS-BUILT SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- ADJACENT PROPERTY INFO. FOR REFERENCE USE ONLY.



STATE OF TEXAS
COUNTY OF BEXAR

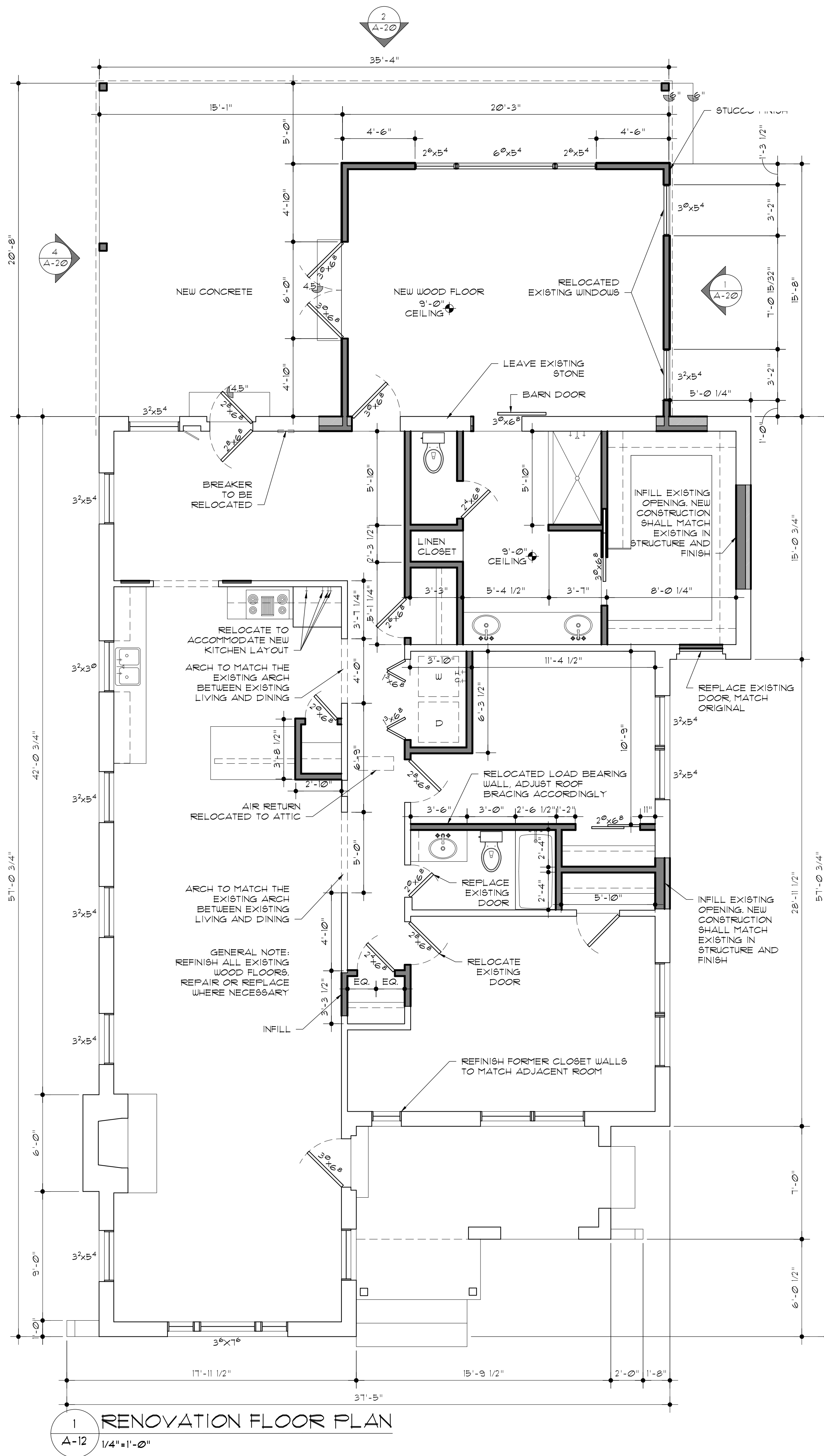
I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS AND THERE ARE NO ENCROACHMENTS OF BUILDINGS EXCEPT AS SHOWN ABOVE ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS, THE 30th DAY OF JANUARY 2019, A.D.

PETER A. AGUIRRE, R.P.L.S. 5464

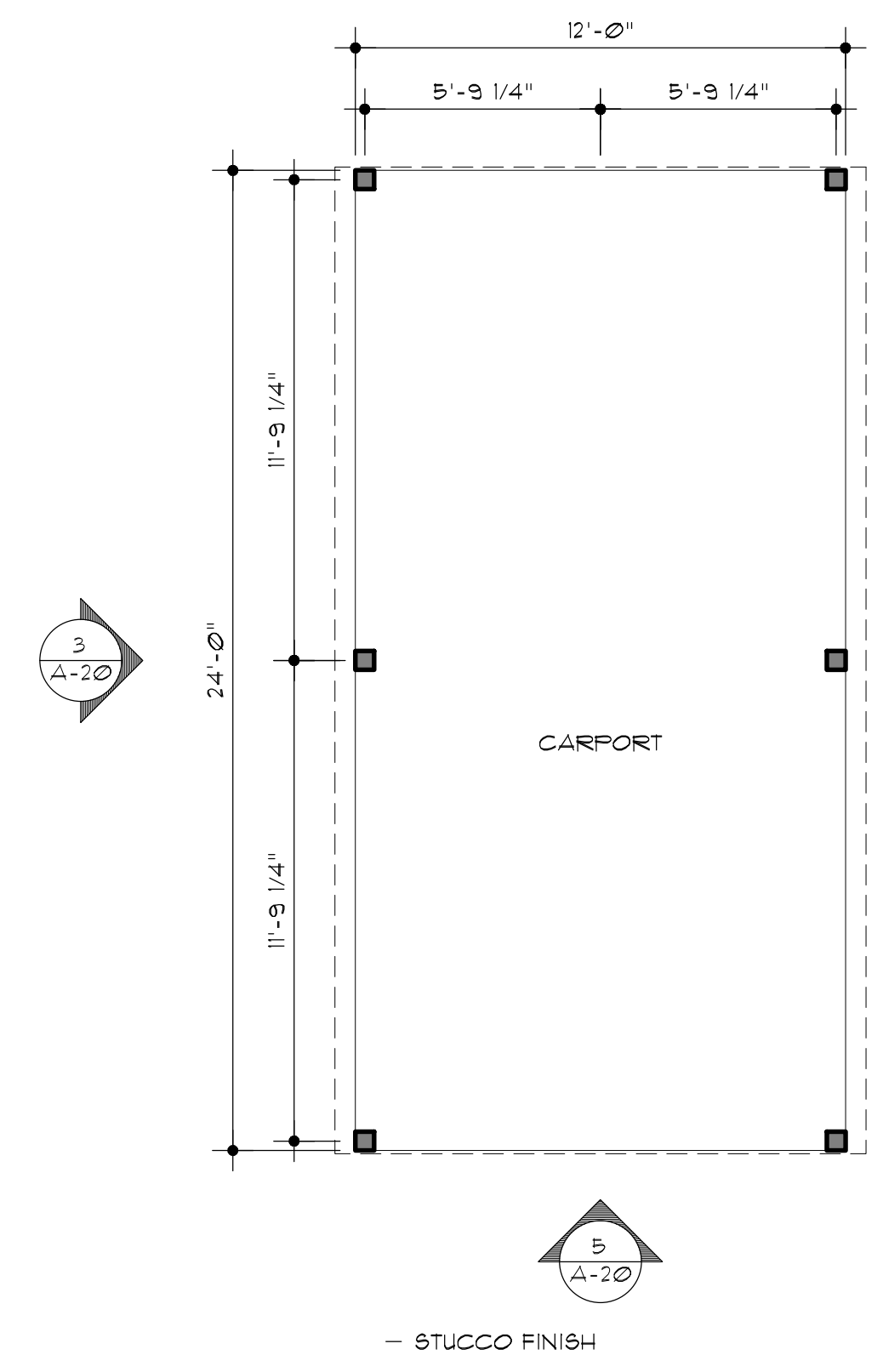
DRAWN BY: M. AGUIRRE

JOB NO: 19-4228-236

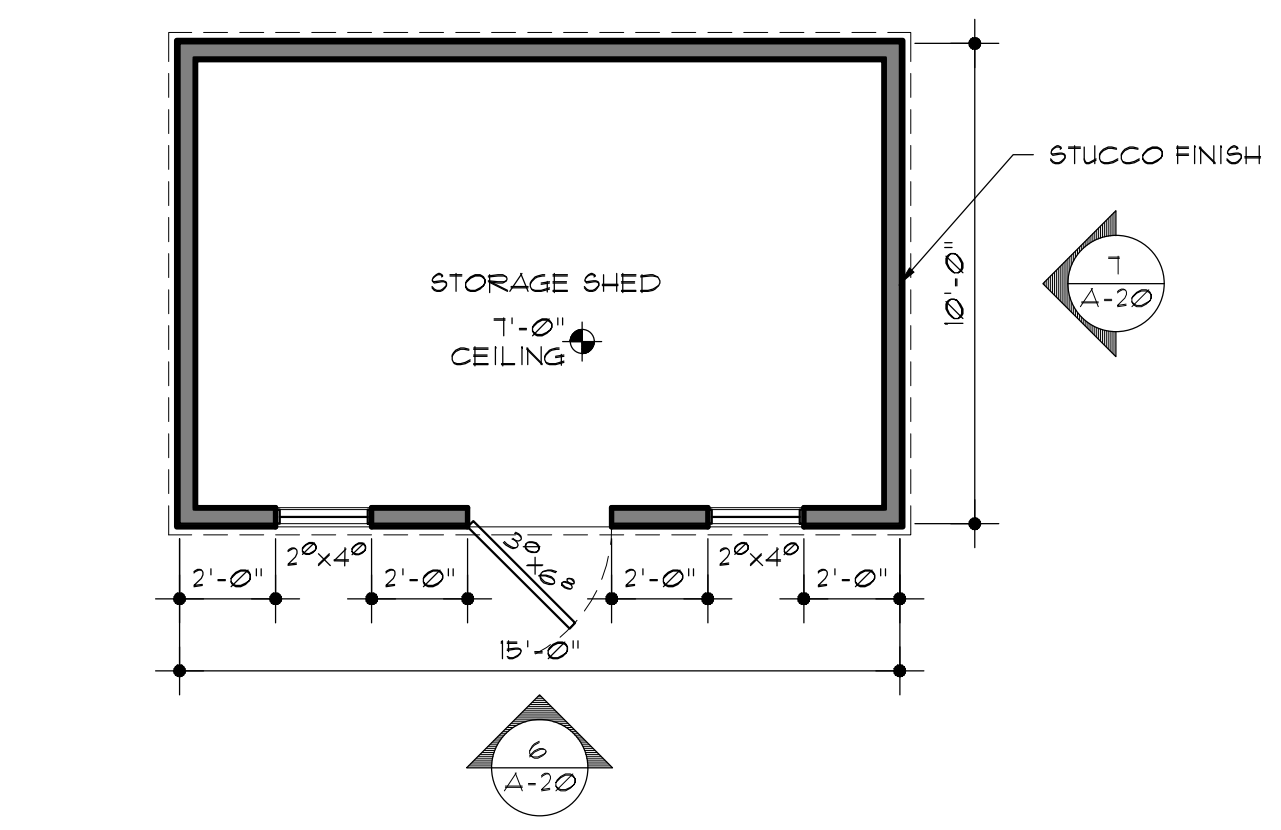
FIELD WORK COMP.: JANUARY 30, 2019



1 RENOVATION FLOOR PLAN
A-12
1/4" = 1'-0"



2 CARPORT PLAN
A-12
1/4" = 1'-0"



3 STORAGE SHED PLAN
A-12
1/4" = 1'-0"



JodyBaker 210.705.4101
jody@alamoasbuilds.com | AlamoAsBuilds.com

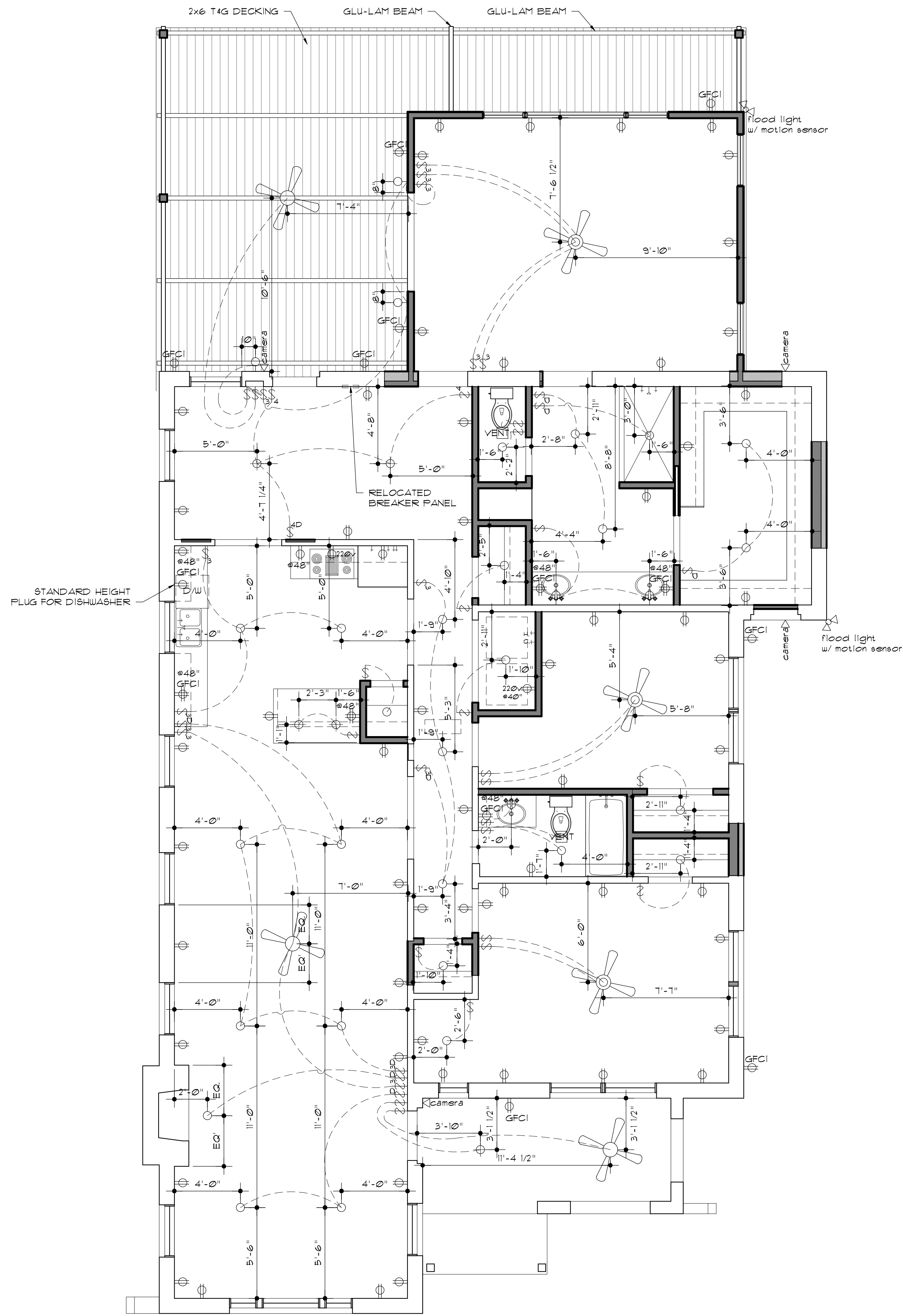
2161 W. KINGS HWY
SAN ANTONIO, TX

RENOVATION FLOOR
PLAN

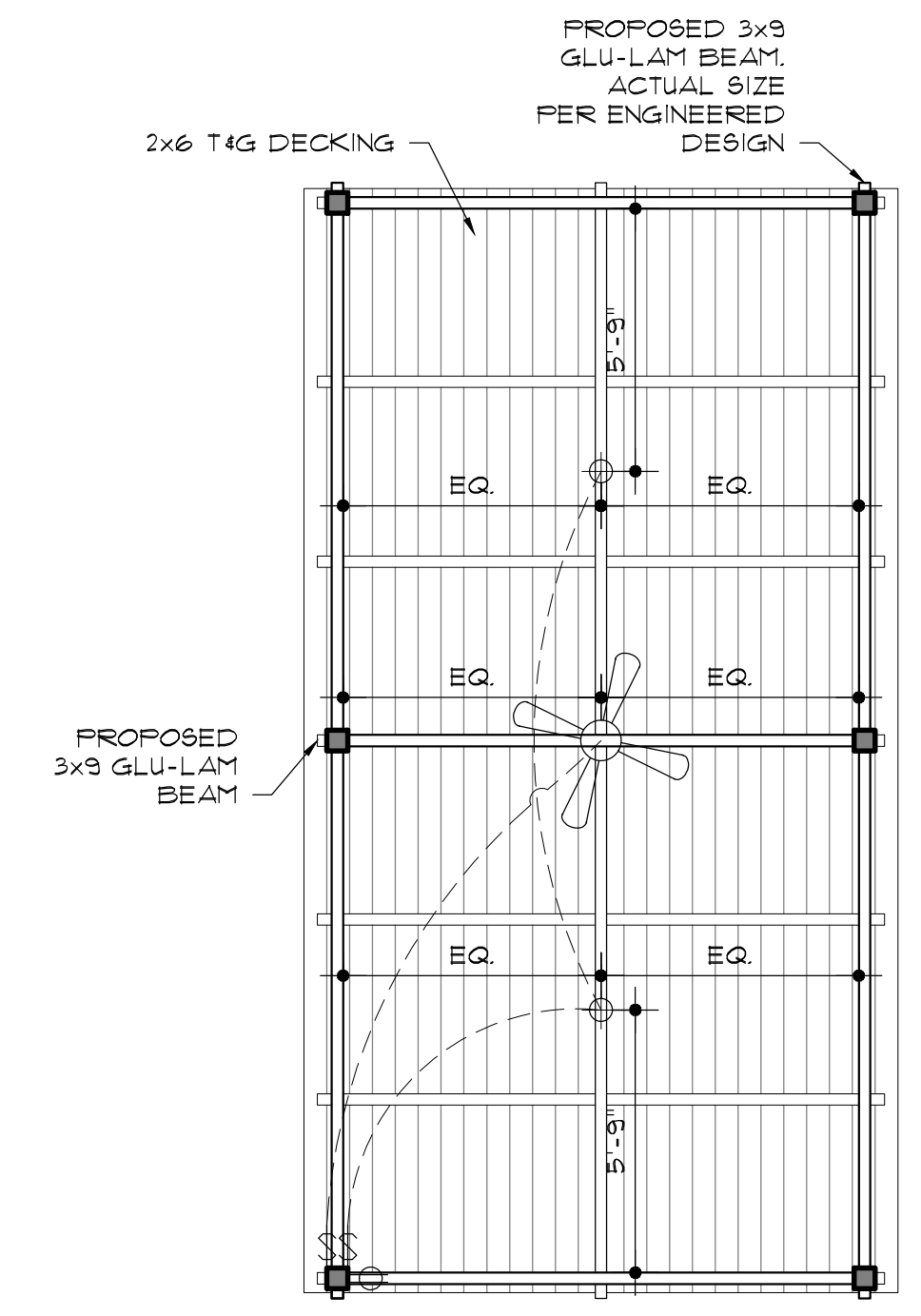
DATE: 05.24.19

PRELIMINARY
DRAWINGS
FOR REVIEW
ONLY

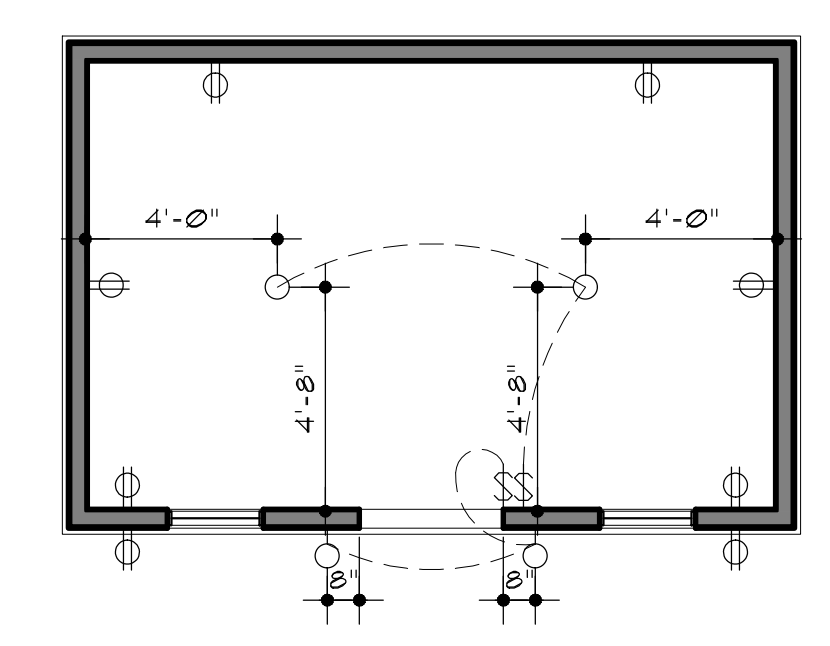
Sheet Number
A-12



1
A-13
MAIN HOUSE RCP PLAN
1/4"=1'-0"



2
A-13
CARPORT RCP PLAN
1/4"=1'-0"



3
A-13
STORAGE SHED RCP PLAN
1/4"=1'-0"

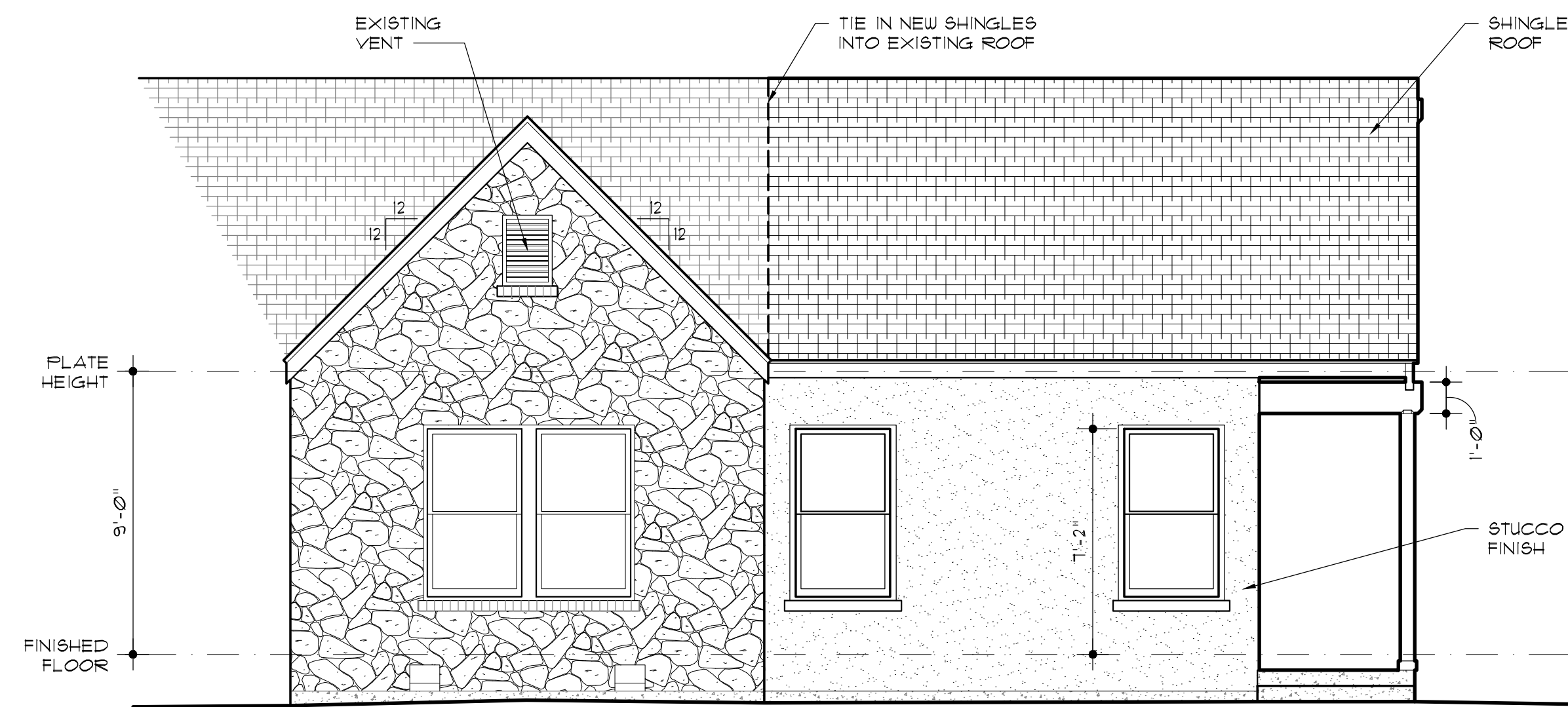
JodyBaker 210.705.4101
jody@alamoasbuilds.com | AlamoAsBuilds.com

2161 W. KINGS HWY SAN ANTONIO, TX	
REFLECTED CEILING PLANS	

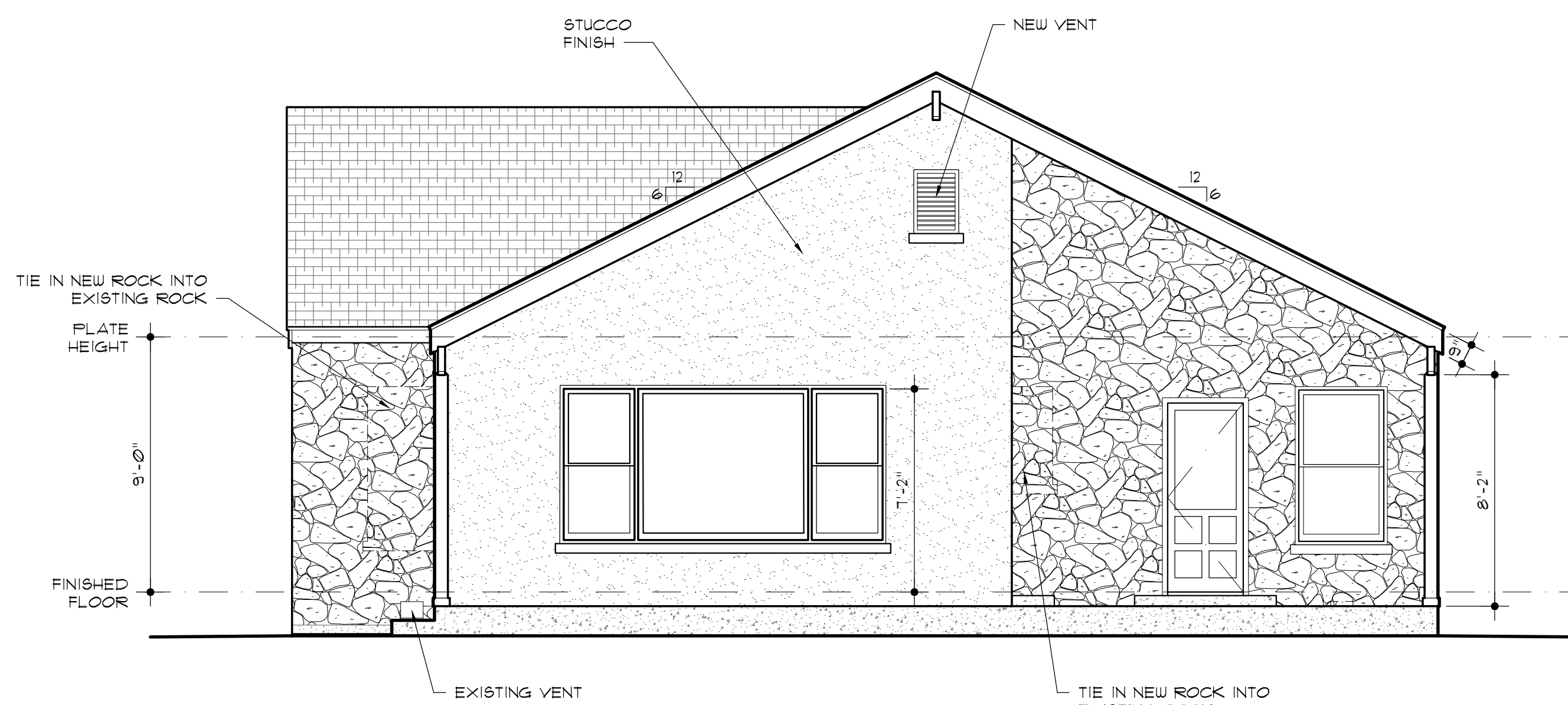
PRELIMINARY
DRAWINGS
FOR REVIEW
ONLY

Sheet Number
A-13

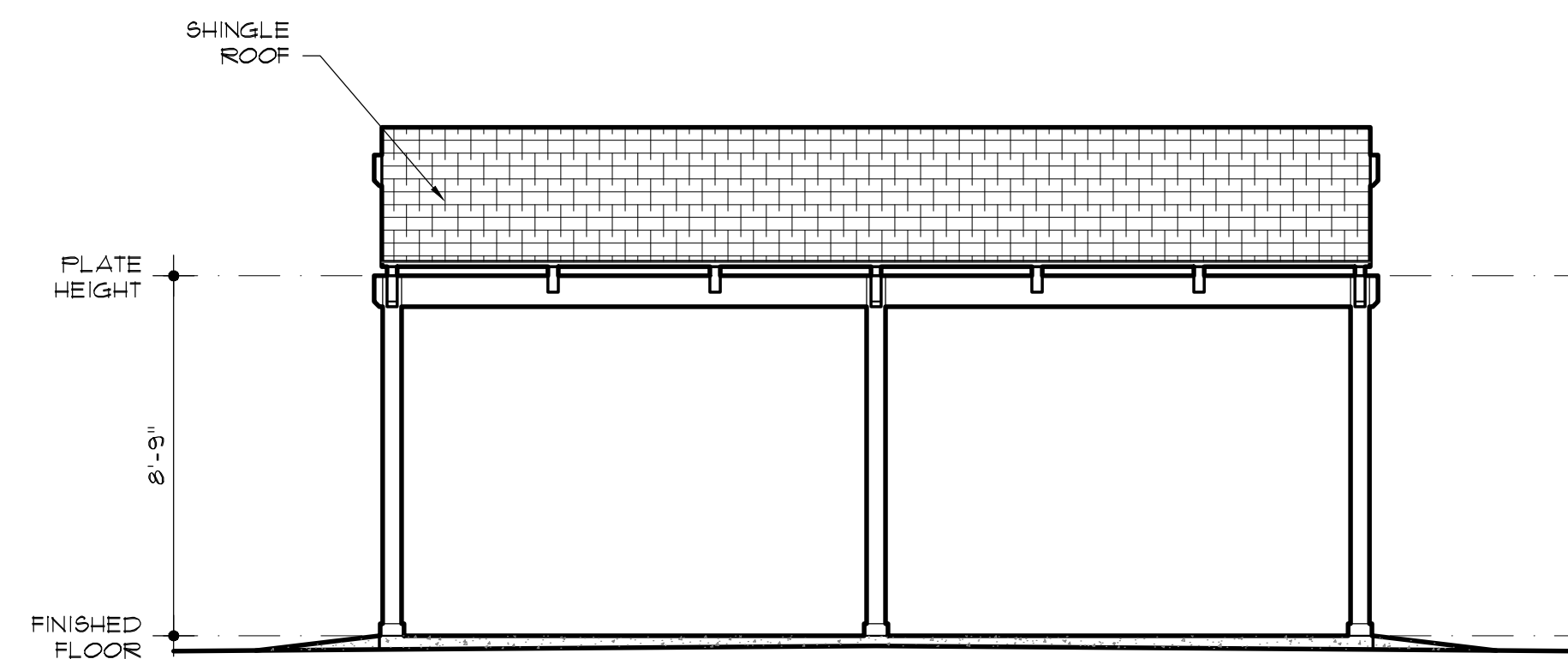
DATE: 06/14/19



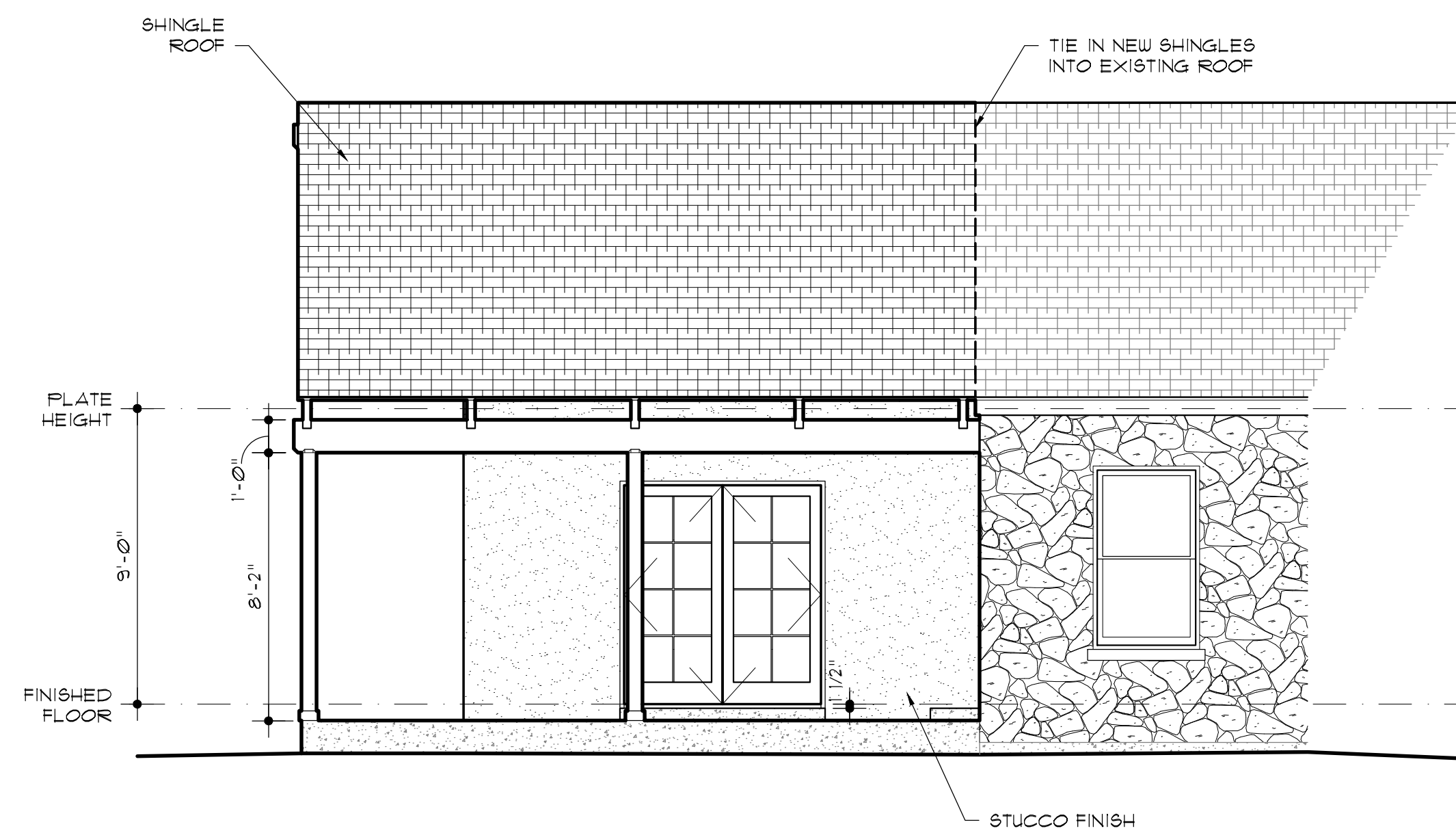
1 ADDITION RIGHT ELEVATION
A-20 1/4"=1'-0"



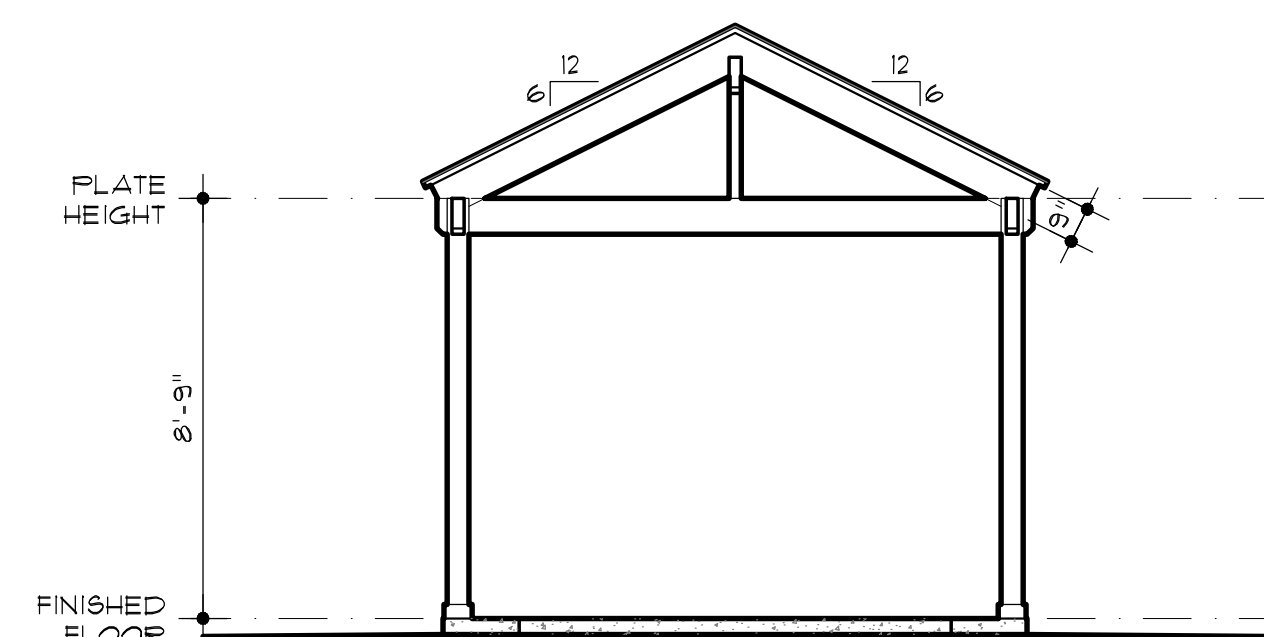
2 ADDITION REAR ELEVATION
A-20 1/4"=1'-0"



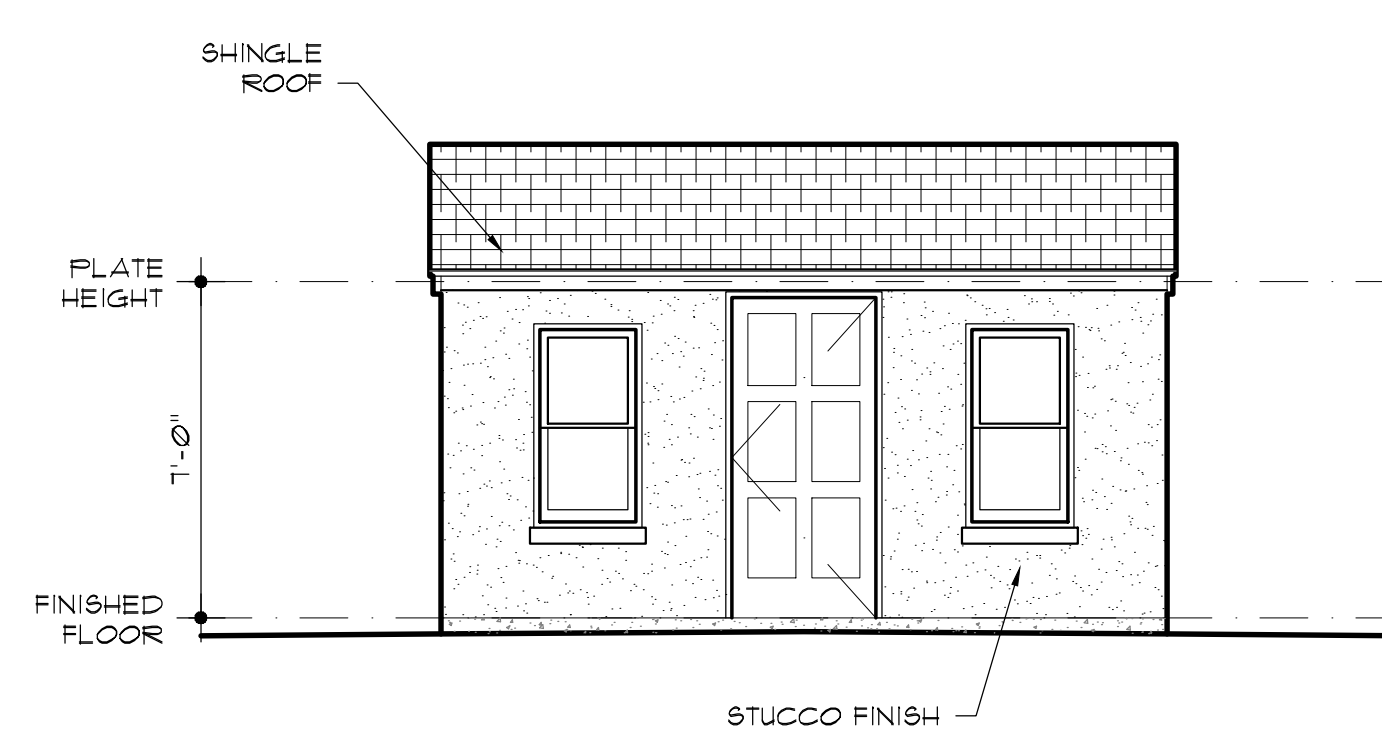
3 CARPORT SIDE ELEVATION
A-20 1/4"=1'-0"



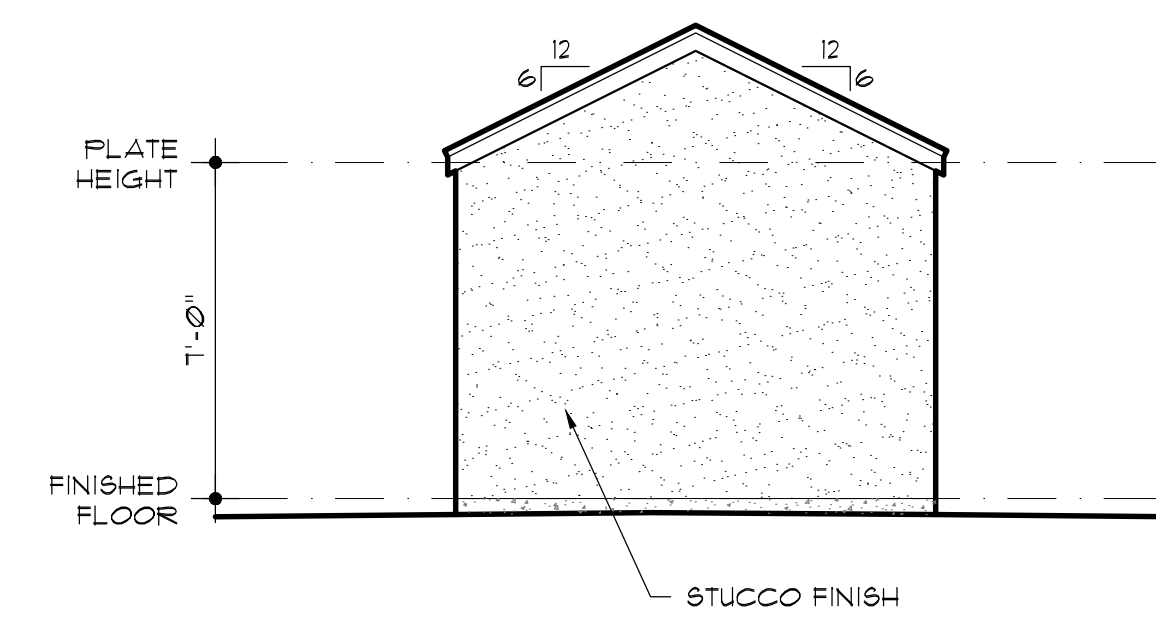
4 ADDITION LEFT ELEVATION
A-20 1/4"=1'-0"



5 CARPORT FRONT ELEVATION
A-20 1/4"=1'-0"



6 SHED FRONT ELEVATION
A-20 1/4"=1'-0"



7 SHED SIDE ELEVATION
A-20 1/4"=1'-0"



Jody Baker 210.705.4101
jody@alamoasbuilds.com | AlamoAsBuilds.com

2161 W. KINGS HWY
SAN ANTONIO, TX

ELEVATIONS

DATE: 05/16/19

PRELIMINARY
DRAWINGS
FOR REVIEW
ONLY

Sheet Number

A-20

2161 W. KINGS HWY - AS-BUILTS

Materials Specifications - 323 Devine St Porch Addition

Item	Material
Roofing	30 year composition shingles matched to existing house shingles
Roof Framing	2x pine joists and rafters
Ceiling	sheet beadboard
Columns	6 x 6 treated pine with vented 1x pine wrap
Handrail	painted pine 2x
Porch Floor	3/4" x 3-1/2" tongue and groove pine flooring
Floor Framing	2x pine joists over treated 4 x 6 foundation beams
Skirting	1 x 6 pine slats, gapped 1/2", over 1/4" screen mesh
Paint	BEHR Exterior Latex - Body: Perennial Green; Trim: Pure White; Accent: French Rose; Porch Floor: Polar Drift; Porch Ceiling: Carefree Sky