# HISTORIC AND DESIGN REVIEW COMMISSION

**October 16, 2019**

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| **HDRC CASE NO:** | **2019-324** |
| **ADDRESS:** | 215 E ROSEWOOD AVE |
| **LEGAL DESCRIPTION:** | NCB 6727 BLK 3 LOT 67 68 AND 69 |
| **ZONING:** | RM-4,H |
| **CITY COUNCIL DIST.:** | 1 |
| **DISTRICT:** | Monte Vista Historic District |
| **APPLICANT:** | Elizabeth Haynes/Elizabeth Haynes Architect |
| **OWNER:** | Shawn Lagemann/LAGEMANN SHAWN M REVOCABLE TRUST |
| **TYPE OF WORK:** | Construction of a 1-story rear addition, construction of a 1-story rear accessory structure, exterior modifications |
| **APPLICATION RECEIVED:** | September 17, 2019 |
| **60-DAY REVIEW:** | November 16, 2019 |
| **CASE MANAGER:** | Stephanie Phillips |

## REQUEST:

The applicant is requesting final approval to:

1. Modify a rear roofline on the primary structure.
2. Construct a rear addition.
3. Construct a 1-story rear accessory structure.

## 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 approval to be removed administratively.
b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on June 24, 2019. The approval carried the following stipulations:
    1. 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; **this stipulation no longer applies, as this request item has been removed from the scope of work.**
    2. 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; **this stipulation has been met.**
    3. That the applicant utilizes the smooth side of the fiber cement siding with a maximum reveal of 4 to 6 inches; **this stipulation applies to final approval.**
    4. That the applicant provides comprehensive details on all proposed hardscaping and landscaping modifications for final approval; **this stipulation no longer applies, as this request item has been removed from the scope of work.**
    5. That the existing historic driveway curbing and edging be retained; **this stipulation applies to 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. 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.
e. 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.
f. 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.
g. 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.
h. 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 windows on the new addition that feature the proportion, detailing, and pattern that exists on the front façade of the original structure. The proposed windows are to be fiberglass clad wood. Staff finds the proposal generally appropriate for an addition but requires final window specification detailing prior to the issuance of a Certificate of Appropriateness.
i. 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.
j. 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.
k. 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.
l. 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. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
m. 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.
n. 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.
o. 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.

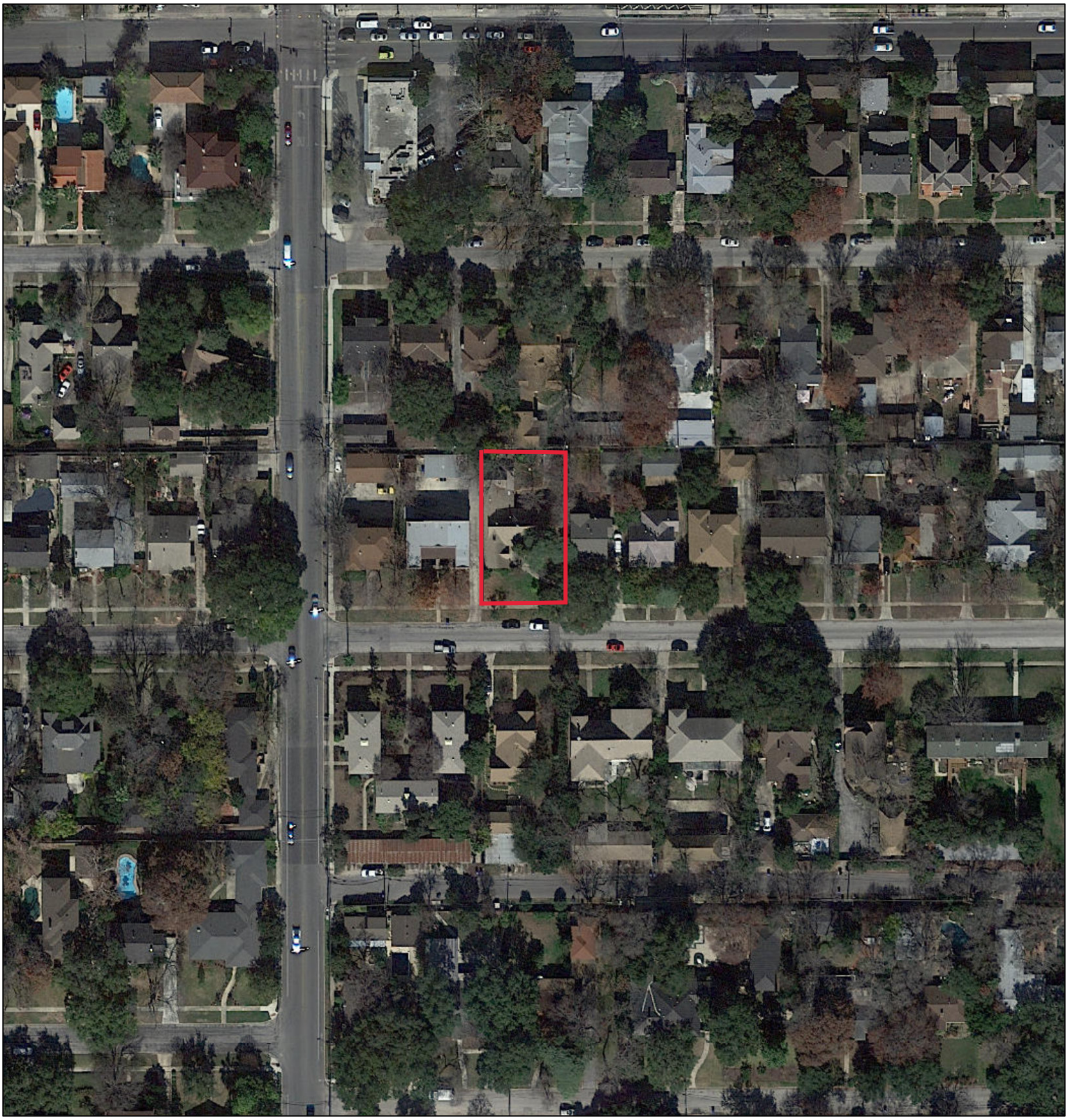
p. WALKWAY – In the original submission, the applicant proposed to modify the existing curved front walkway to feature a more linear configuration. In an updated submittal dated June 13, 2019, the applicant has withdrawn that request from consideration. Staff finds that the existing walkway is a character defining feature of the front yard and should be maintained and repaired in-kind.
q. DRIVEWAY – The submitted site plan indicates driveway modifications. Modifications to the driveway are not being considered as part of this request.

## RECOMMENDATION:

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

i. That the applicant submits a final window specification for the proposed clad wood windows for both the addition and the new rear structure to staff for review and approval prior to the issuance of 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.
ii. That the applicant utilizes the smooth (non-faux grain) fiber cement siding with a maximum reveal of 4 to 6 inches.
iii. That the existing historic driveway curbing and edging be retained.
iv. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

# City of San Antonio One Stop



June 13, 2019

User drawn lines

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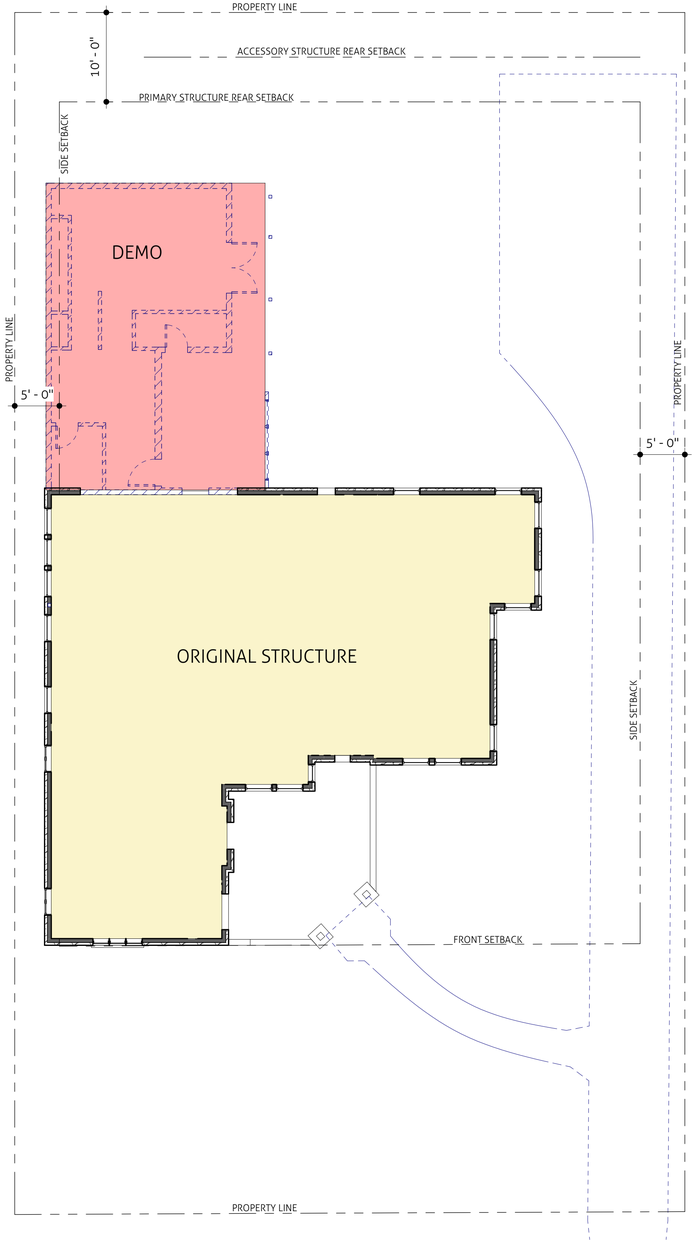
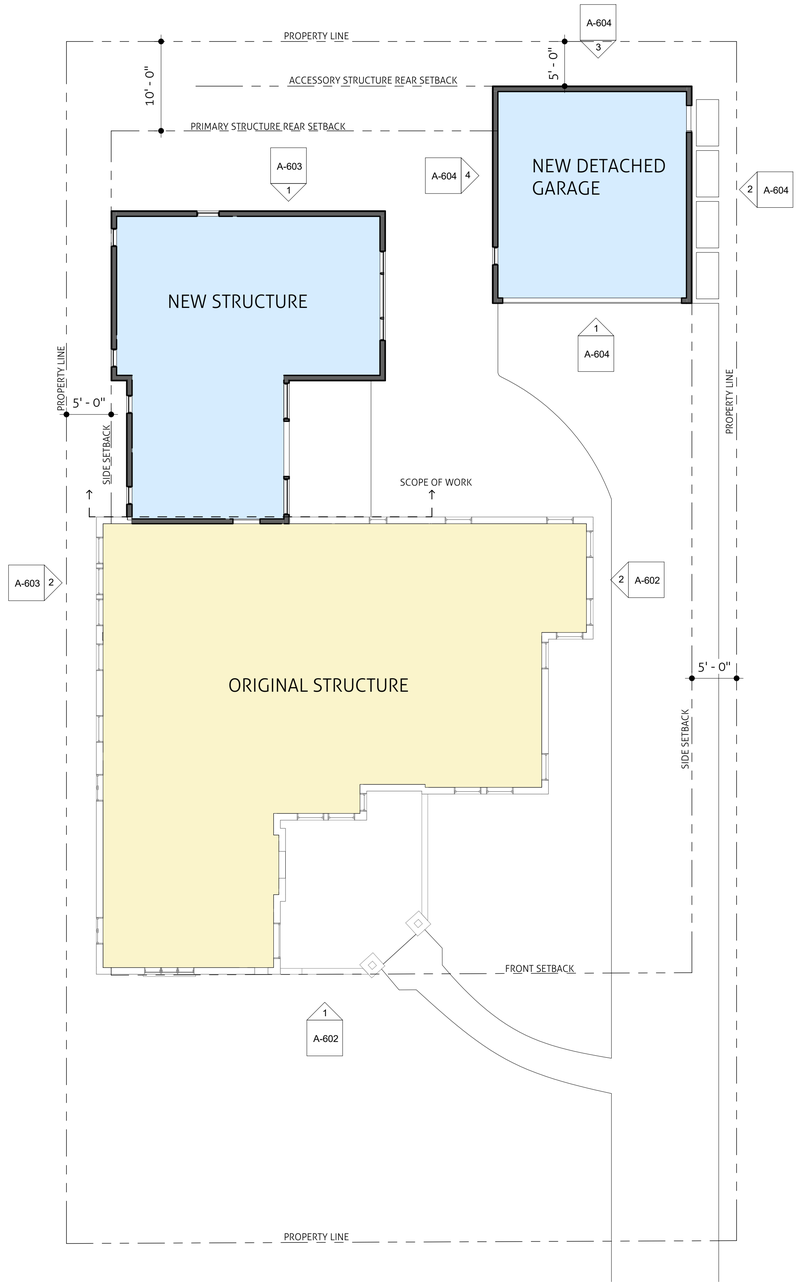
CoSA




1 EXISTING SITE PLAN
1/8" = 1'-0"




2 NEW SITE PLAN
1/8" = 1'-0"

REVISIONS

| # | DATE | ISSUE |
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OWNER REVIEW ONLY.
NOT FOR REGULATORY
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OR CONSTRUCTION

# LAGEMANN RESIDENCE

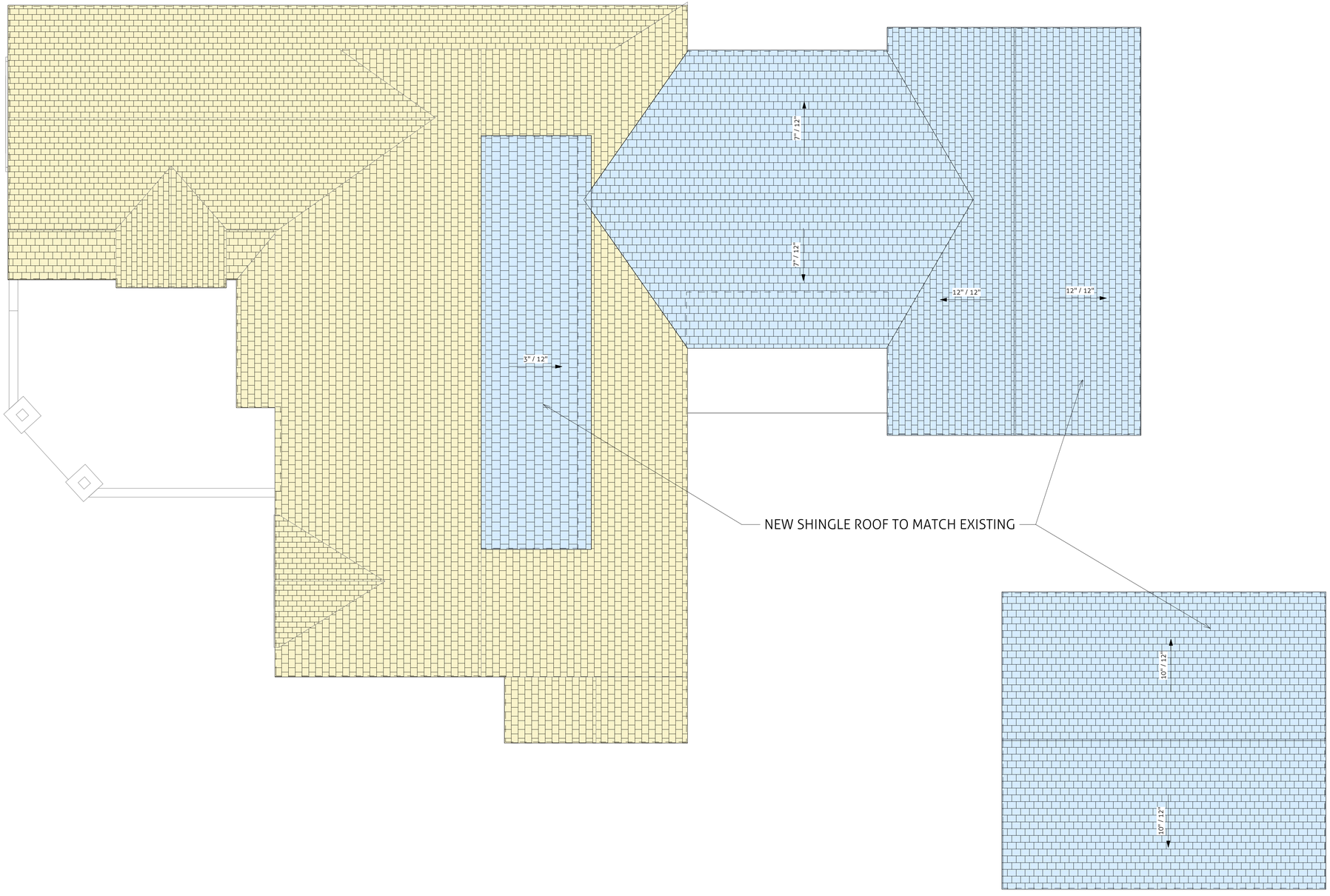
OWNER: SHAWN LAGEMANN
PROPERTY ADDRESS: 215 ROSEWOOD
SAN ANTONIO, TX 78212

DRAWN BY
DG

DATE
SEPTEMBER 16, 2019

SHEET CONTENTS
SITE PLAN

SHEET NO.
A-600




1 NEW ROOF PLAN
1/4" = 1'-0"

| REVISIONS | | |
|---|---|---|
| # | DATE | ISSUE |

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OWNER REVIEW ONLY.
NOT FOR REGULATORY
APPROVAL, PERMITING
OR CONSTRUCTION

# LAGEMANN RESIDENCE

OWNER: SHAWN LAGEMANN
PROPERTY ADDRESS: 215 ROSEWOOD
SAN ANTONIO, TX 78212

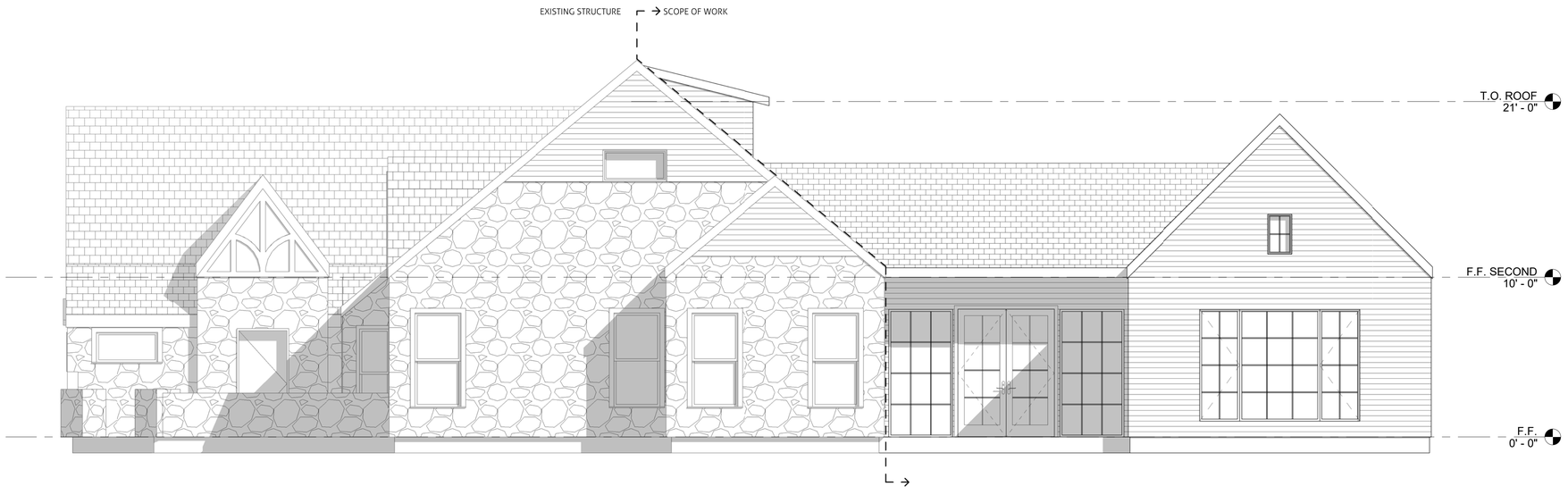
DRAWN BY
DG

DATE
SEPTEMBER 16, 2019

SHEET CONTENTS
ROOF PLAN

SHEET NO.
A-601


1 SOUTH (FRONT) ELEVATION
1/4" = 1'-0"




2 EAST ELEVATION
1/4" = 1'-0"

REVISIONS

| # | DATE | ISSUE |
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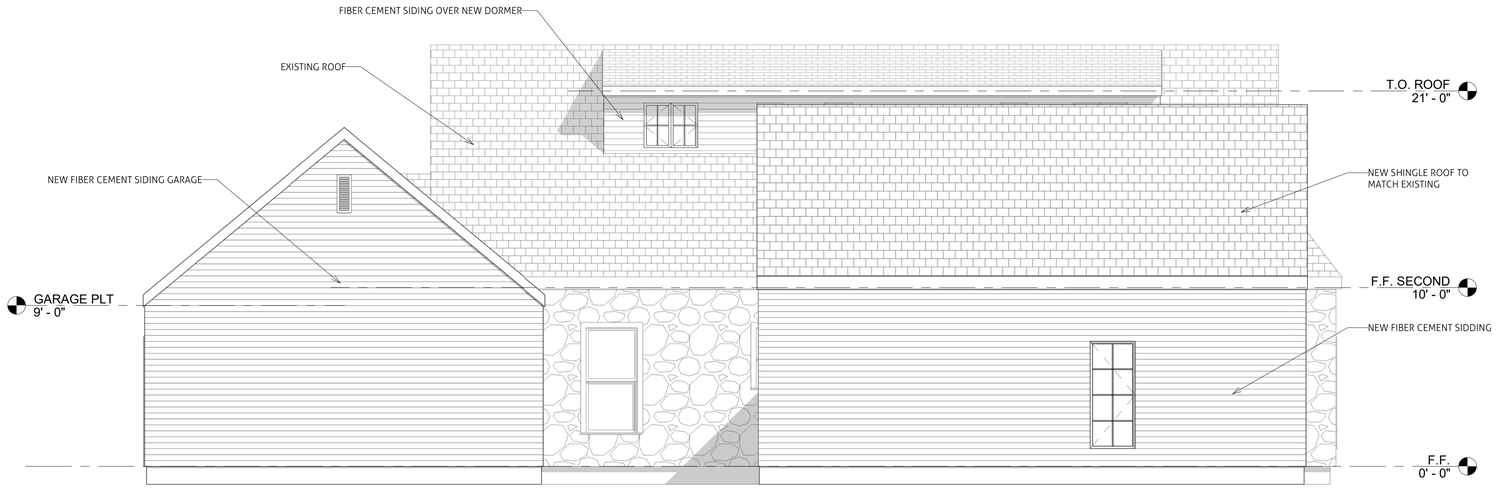
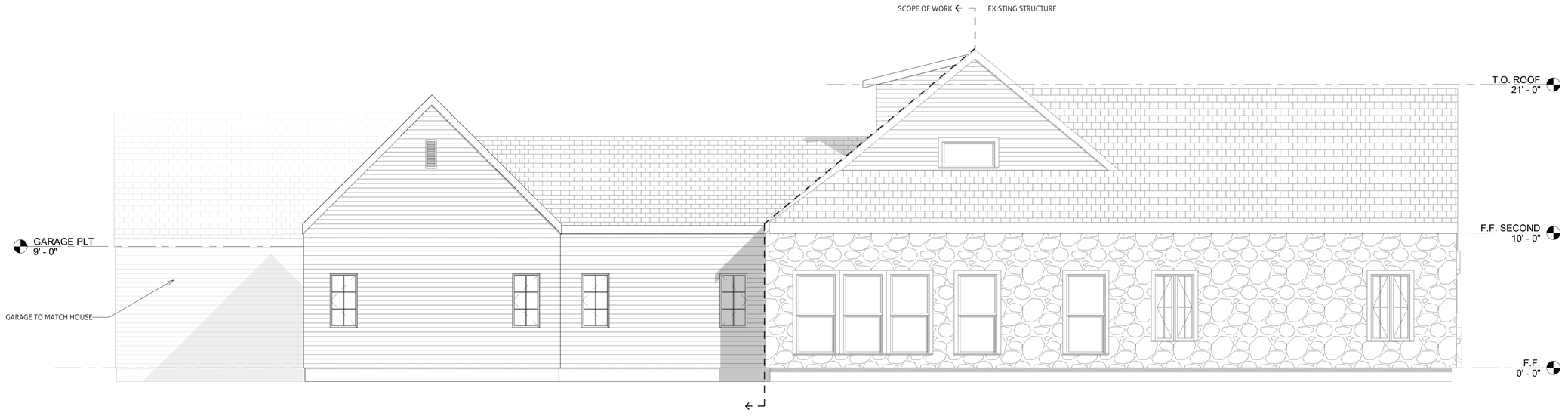
SHEET CONTENTS
BUILDING
ELEVATIONS

SHEET NO.
A-602




1 NORTH (BACK) ELEVATION
1/4" = 1'-0"




2 WEST ELEVATION
1/4" = 1'-0"

| REVISIONS | | |
|---|---|---|
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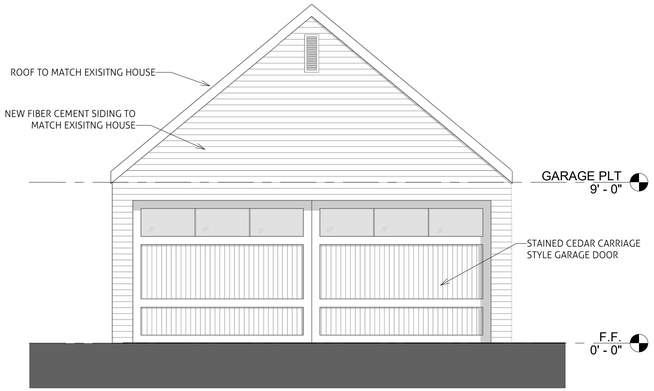
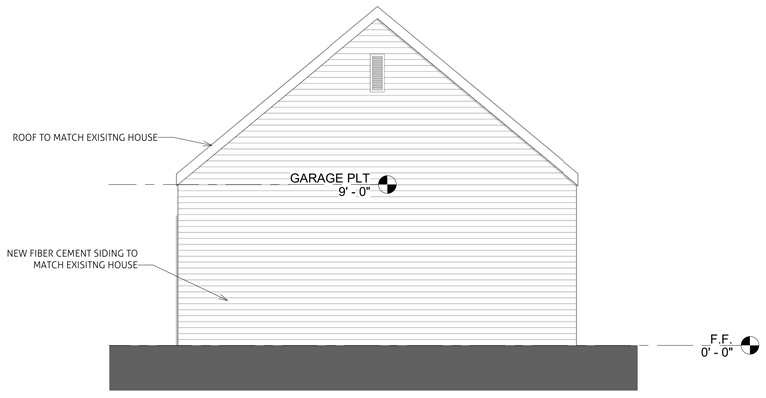
SHEET CONTENTS
BUILDING
ELEVATIONS

SHEET NO.
A-603

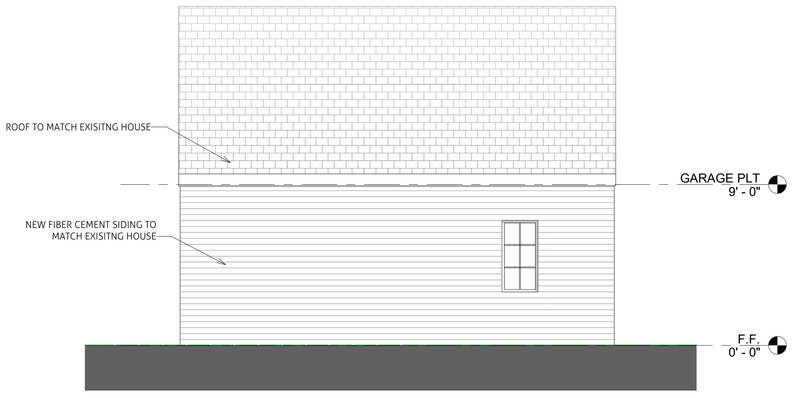



1 SOUTH GARAGE ELEVATION
1/4" = 1'-0"


2 EAST GARAGE ELEAVATION
1/4" = 1'-0"




3 NORTH GARAGE ELEVATION
1/4" = 1'-0"




4 WEST GARAGE ELEVATION
1/4" = 1'-0"

REVISIONS

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SHEET CONTENTS
GARAGE ELEVATIONS

SHEET NO.
A-604

# MATERIALS

**Windows:**
Marvin (Integrity Line)= Fiberglass clad wood
*Stiles no wider than 2.25”
* Min. of 2” in depth between front window trim and face of window sash
Color - Bronze

SW 6672
Morning Sun

**Siding:**
Smooth finish fiber cement board
*Exposure to match existing siding
Color -

**Roof:**
Shingle
Color - Match existing

Existing Conditions

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