

# HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

**HDRC CASE NO:** 2020-448  
**ADDRESS:** 415 HAYS ST  
**LEGAL DESCRIPTION:** NCB 528 BLK 1 LOT 12  
**ZONING:** IDZ-1, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Juan Fernandez/CVF LLC  
**OWNER:** CVF LLC  
**TYPE OF WORK:** New construction of 3, two story residential structures  
**APPLICATION RECEIVED:** September 24, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting conceptual approval to construct three, 2-story, single-family residential structures on the vacant lot at 415 Hays, located within the Dignowity Hill Historic District.

## APPLICABLE CITATIONS:

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

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

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

##### B. ENTRANCES

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

#### 2. Building Massing and Form

##### A. SCALE AND MASS

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

##### B. ROOF FORM

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

### C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

### D. LOT COVERAGE

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

## 3. Materials and Textures

### A. NEW MATERIALS

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

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

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

## 4. Architectural Details

### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

## 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.

#### *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

#### **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct three, 2-story, single-family residential structures on the vacant lot at 415 Hays, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – 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. **CONEXT & DEVELOPMENT PATTERN** – This lot is located mid-block in the 400 block of Hays. The property is immediately adjacent to the ramp of the Hays Street Bridge. The lot is currently void of any structures. This north side of this block currently features five historic structures, two of which feature multiple stories in height. The predominant, historic building height of this block of Hays is one story.
- d. **SETBACKS & ORIENTATION (Hays)** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent

setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a site plan that notes a front setback (from the sidewalk) of approximately seventeen (17) feet. The applicant has not provided information in regards to how the proposed setback relates to the adjacent, historic structures. Staff finds that the proposed new construction should feature setbacks that are greater than or equal to those found historically on the block. The deepest historic setback should be referenced and used for determining an appropriate setback.

- e. **SETBACKS & ORIENTATION (Fayn Way)** – The applicant has noted a setback of approximately fourteen (14) feet from the property line on Fayn Way. Staff finds this proposed setback to be appropriate as there are not primary, historic structures to address Fayn Way that establish a historic setback.
- f. **LOT COVERAGE** – Per the Guidelines for New Construction 2.D.i., applicants should 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. The proposed building footprint is consistent with the Guidelines.
- g. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. Per the submitted massing models, the applicant has proposed an overall height of two (2) stories. As noted in finding c, there are two story historic structure in the immediate vicinity. Generally, staff finds the proposed height to be appropriate for the front structure addressing Hays; however, staff finds that a reduced massing should be proposed for the middle and rear structures. Historically, secondary and accessory structures at the rear of primary structures within the Dignowity Hill Historic District feature reduced massing.
- h. **ENTRANCE ELEMENTS** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the entrances of the northern and southern structures toward Fayn Way and Hays. Staff finds this to be appropriate.
- i. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. At this time the applicant has not provided information regarding foundation heights. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines.
- j. **ROOF FORMS** – The applicant has proposed for each structure to feature front facing gabled roofs. This is consistent with the Guidelines; however, staff finds that a variation in the proposed roof forms would be appropriate.
- k. **MATERIALS** – Per the submitted massing models, the applicant has proposed horizontal lap siding and a standing seam metal roof. Staff finds that all siding should feature a four (4) inch exposure, a thickness of 3/4", mitered corners and a smooth finish. The standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be reviewed and approved. Columns should be six inches square, and window materials should meet staff's standards for windows in new construction.
- l. **WINDOWS MATERIALS** – The applicant has not noted window materials at this time. Staff finds that a window that meets staff's standard specifications for windows in new construction, as noted in the applicable citations.
- m. **WINDOW & DOOR OPENINGS** – Generally, the applicant has proposed window and door openings that are consistent with those found historically within the district in regards to location and profile.

- n. ARCHITECTURAL DETAILS – Generally staff finds the overall massing of each structure to be appropriate. Staff does have concerns regarding the development of a unique design for each structure. Staff finds that material profiles, roof forms, fenestration patterns, and architectural details should vary to result in a unique design for each structure.
- o. DRIVEWAY – The lot currently features a curbcut and apron on the eastern side of the lot providing access to Hays Street. The applicant has proposed a driveway width of twelve (12) feet in width. Staff finds that the driveway width should be reduced to ten (10) feet in width to be consistent with the Guidelines for Site Elements.
- p. PARKING – The applicant has proposed for each structure to feature open air carports. The proposed carports are located beneath second level conditioned space of each structure. Parking within the footprint of the primary structure is not found historically within the district; however, staff generally finds the proposed parking solution to be appropriate.
- q. WALKWAYS – The applicant has proposed walkways for the northern and southern structures to lead from the front porch to the right of way on both Fayn Way and Hays. Staff finds this to be appropriate.
- r. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A landscaping plan should be developed and submitted for review with an application for final approval.

### **RECOMMENDATION:**

Staff does not recommend conceptual approval at this time. While staff finds the proposed massing of the southern structure to be appropriate, staff finds that the applicant should confirm that the setback of the proposed structure fronting Hays Street should be greater than those found historically on the block.

Additionally, staff finds that the following items should be addressed prior to conceptual approval:

- i. That the applicant utilize foundation and floor heights that are consistent with the Guidelines as noted in finding i.
- ii. That the applicant incorporate design elements that result in a unique design for each structure, as noted in finding m. Unique material profiles, paint colors, roof forms, fenestration profiles and architectural details should all be considered.
- iii. That the applicant adhere to the materials and window standards noted in the applicable citations and in findings k and l.
- iv. That the proposed driveway width be reduced to no more than ten (10) feet in width.
- v. That a landscaping plan be developed that is consistent with the Guidelines for Site Elements.
- vi. That a reduced massing is proposed for the second and third structures to follow the historic development pattern found throughout the district of secondary and accessory structures featuring a reduced massing in comparison to the primary structure on the lot.





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## Legend

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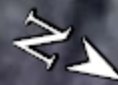
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