

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-284
ADDRESS: 225 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3969 BLK 4 LOT 8, 9 & 10
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Bradley Tipper/TIPPER BRADLEY STOCKTON & GEORGIE
OWNER: Bradley Tipper/TIPPER BRADLEY STOCKTON & GEORGIE
TYPE OF WORK: Sunroom enclosure, exterior modifications
APPLICATION RECEIVED: May 16, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to:

1. Remove the existing side patio and awning on the east elevation.
2. Construct an approximately 285-square-foot, 1-story side addition.
3. Construct an approximately 339-square-foot rear covered patio enclosure.

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 stripping 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
 - ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
 - iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
 - iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
 - ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
 - iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
 - iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.

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 primary structure at 225 W Elsmere is a 2-story, single-family residence constructed circa 1923 in the Spanish Revival style. The property features a clay tile front gable roof, stucco cladding, a second story front porch, original divided lite windows, and a recessed arched entry way. The property is contributing to the Monte Vista 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 or final approval.
- c. **SIDE PATIO REMOVAL** – The applicant has proposed to remove the existing side patio and patio awning on the east elevation and replace the patio area with an enclosed sunroom. The property first appears on the 1951 Sanborn Map and does not appear to originally feature the side patio awning along the east elevation. Guideline 7.B.ii for Exterior Maintenance and Alterations states that applicants should refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that as the existing side patio condition is likely not original to the structure and that removal is appropriate.
- d. **SUNROOM ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a 1-story side addition that will extend the front façade to the east and feature a roof top balcony, accessible from the second story. The applicant has proposed to replace the existing approximately 202-square-foot side patio with an approximately 285-square-foot side addition. Guideline 1.B.iv for Additions states that 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. According to Guidelines 1.B.i for Additions, residential additions, including porches and balconies, should be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds that while the footprint of the proposed side addition is appropriate, the location of the side addition flush with the front façade wall plane is not consistent with the Guidelines. The applicant has provided evidence that the original plans for the structure included a terrace on the east elevation of approximately 146 square feet. Staff finds that the side addition should be set back from the front façade and should be subordinate to the principal façade.
- e. **SUNROOM ADDITION: ROOF** – The applicant has proposed to install a flat roof on the proposed side sunroom addition to accommodate a second-floor balcony. The second-floor balcony will feature patio flooring and will be covered with a canvas awning. The side addition will feature a sloped parapet along the front façade to accommodate the flat roof for the second-floor balcony. Guideline 1.A.iii for Additions states that additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. As the structure currently features a side patio awning and as the second-floor balcony will not detract from the historic structure, staff finds the proposal appropriate.
- f. **SUNROOM ADDITION: DOOR AND WINDOW REMOVAL: FIRST FLOOR** – The applicant has proposed to extend the new enclosed sunroom to the exterior family room wall on the east elevation. The extension of the east elevation to meet the exterior family room wall will require the removal of a south facing window in the family room. The existing window appears to be an original steel window. Staff finds the removal of an existing window, not visible from the public right-of-way, to accommodate an addition to be appropriate. Staff finds that the window should be salvaged and used in the new addition or stored on the property for future use.
- g. **SUNROOM ADDITION: DOOR AND WINDOW REMOVAL: SECOND FLOOR** – The applicant has proposed to remove the existing south facing window on the second floor of the east elevation to accommodate an exterior door from the master bedroom to the proposed second-floor balcony. The existing window appears to be an original four-over-four wood window. Staff finds the removal of an existing window, not visible from the public right-of-way, to accommodate an addition to be appropriate. Staff finds that the window should be salvaged and used in the new addition or stored on the property for future use.
- h. **SUNROOM ADDITION: NEW WINDOWS: SIZE AND PROPORTION** – The applicant has proposed to install arched windows with non-traditional proportions on the front façade and east elevation of the addition. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. The applicant's proposed front façade features 1 new arched window opening and the proposed east façade will feature 3 new arched window openings. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. According to Guideline 4.A.ii for Additions, applicants should 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. Staff finds the introduction of a new window opening on the front façade inappropriate and inconsistent with the Guidelines. If the sunroom addition is set back from the front façade wall plane, the introduction of the front-facing window will be appropriate. Staff finds that the

proposed fenestration pattern on the east elevation is not visible from the public right-of-way and is generally appropriate.

- i. **SUNROOM ADDITION: NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install arched steel windows on the addition. The applicant has not provided detailed material specifications for the proposed window product or material specifications for the proposed new door. Staff finds that steel windows are appropriate and match existing and original windows on the historic structure. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- j. **SUNROOM ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install stucco cladding on the proposed addition to match existing. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal appropriate and finds that the applicant should incorporate an offset or reveal to distinguish the addition from the historic structure.
- k. **REAR PATIO INSTALLATION** – The applicant has proposed to install an approximately 339-square-foot rear patio enclosure on the west side of the rear yard featuring arched openings to mimic the proposed enclosed sunroom, a flat red tile roof, and an outdoor fireplace on the west elevation. The property currently features an uncovered brick rear patio area. Guideline 3.B.i for Site Elements states that large pavers or other impervious surfaces should not be introduced where they were not historically located. Guideline 3.B.ii for Site Elements states that new pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. According to Guideline 3.A.ii for Site Elements, do not fully remove and replace traditional lawn areas with impervious hardscape. The proposal does not include a request for fenestration modifications at the rear patio enclosure. Staff finds that as the existing rear patio area features hardscaping and that the historic lawn area will not be reduced by more than 50 percent, the proposal is appropriate.
- l. **LANDSCAPING** – At this time, the applicant has not provided a comprehensive landscaping plan to staff for review. Staff finds that the applicant should provide a landscaping plan for the east and rear of the property showing any landscaping modifications as a result of the proposed side addition and rear patio enclosure.

RECOMMENDATION:

Item 1, staff recommends conceptual approval of the request to remove the existing side porch and awning based on finding c.

Item 2, staff recommends conceptual approval of the side addition based on findings d through j with the following stipulations:

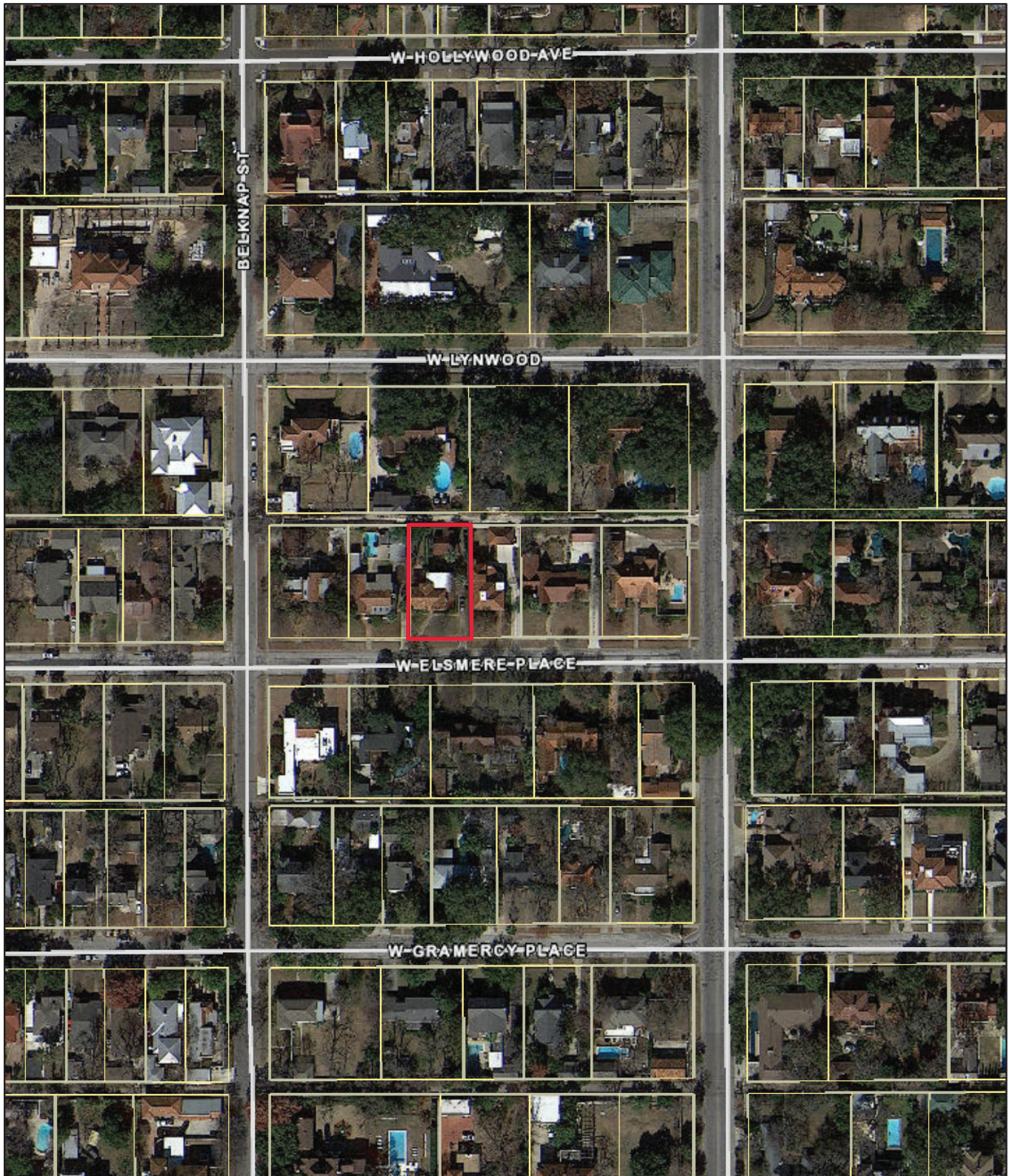
- i. That the applicant proposes a side addition that is set back from the front façade and is subordinate to the principal façade based on finding d and that the applicant incorporates an offset or reveal to distinguish the addition from the historic structure. The applicant is required to submit updated elevation drawings to staff for review prior to returning to the HDRC for final approval.
- ii. That the windows proposed for removal are salvaged and used in the new addition or stored on the property for future use.
- iii. That the applicant submits final material specifications for the proposed new windows and doors to staff for review prior to returning to the HDRC for final approval. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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 an architecturally

appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.

- iv. That the applicant submits a landscaping plan to staff for review prior to returning to the HDRC based on finding l.

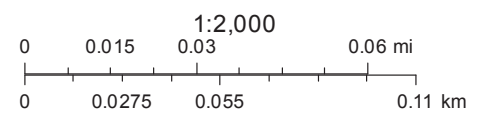
Item 3, staff recommends conceptual approval of the request to construct a rear patio enclosure based on finding k.

City of San Antonio One Stop

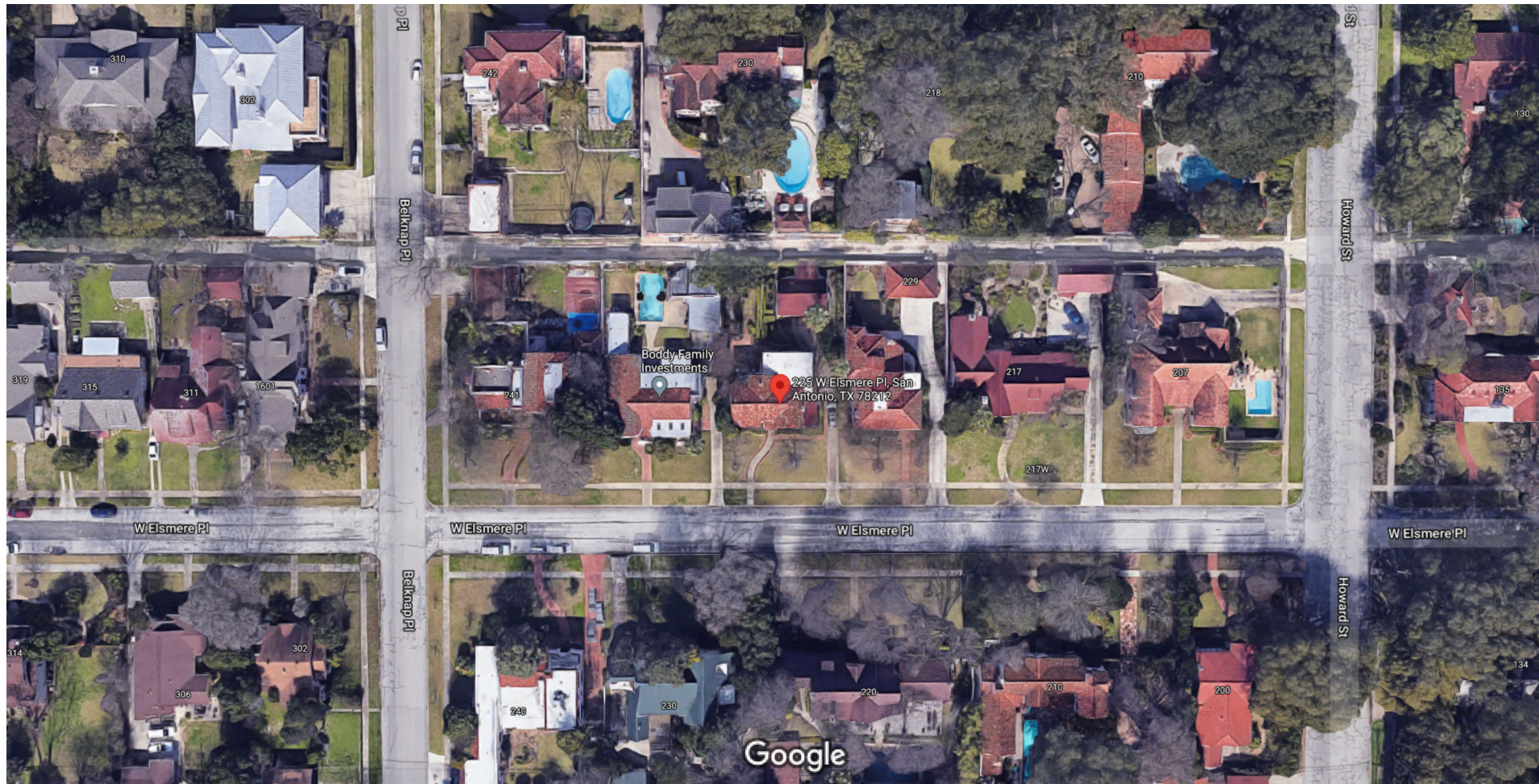


April 21, 2021

 User drawn lines

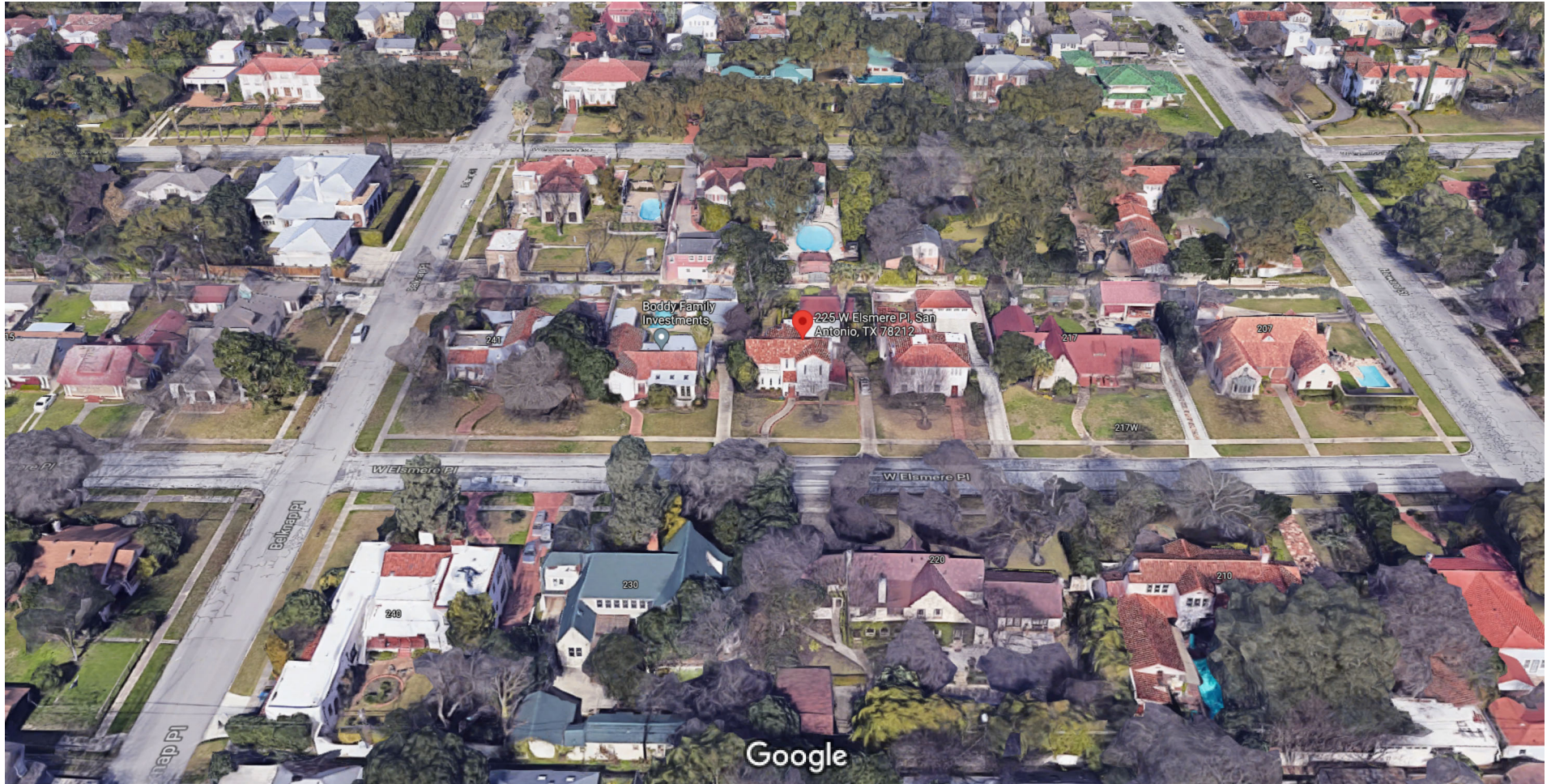


Google Maps 225 W Elsmere Pl



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 225 W Elsmere Pl



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Google Maps 225 W Elsmere Pl



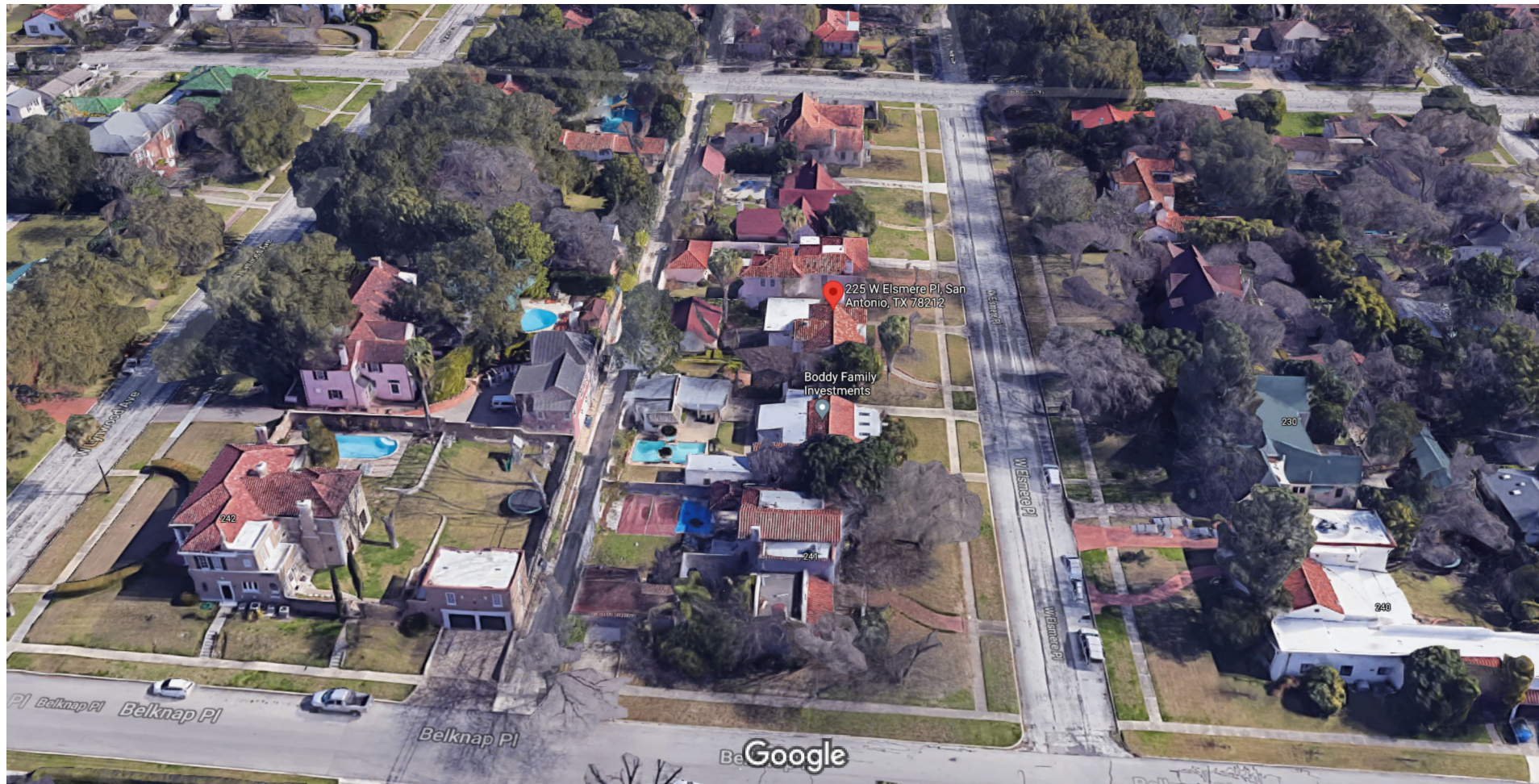
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 225 W Elsmere Pl

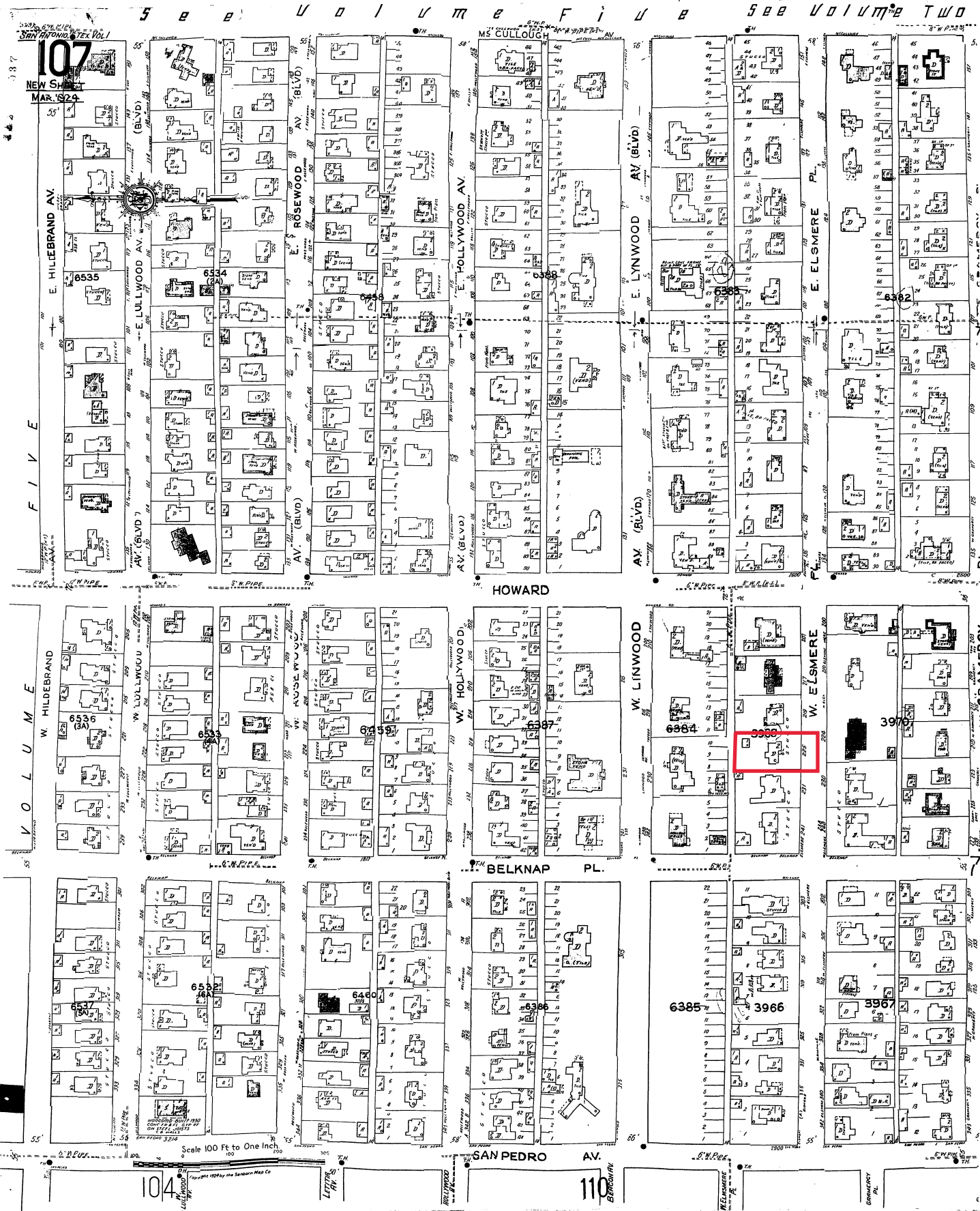


Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

Google Maps 225 W Elsmere Pl



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft



The background is a detailed architectural drawing of a house's exterior elevation, rendered in pencil or light ink on aged, yellowed paper. The drawing shows a two-story structure with a gabled roof, a central chimney, and a front porch with arched openings. Various architectural details like windows, doors, and roof lines are clearly delineated. Annotations in small text are scattered throughout the drawing, providing specific measurements and material specifications. The paper shows signs of wear, including creases and discoloration, particularly along the right edge.

225 W Elsmere Place

Exterior Plan Prepared for City of San Antonio
Office of Historic Preservation

Application for Certificate of Appropriateness

It is a privileged to be able to lovingly renovate and restore this beautiful 1923 Spanish revival that was well loved by its prior owners for the past 50 years. Having studied decorative arts and historic preservation at UT Austin and Parsons in NYC it has always been our dream to live in, maintain and breathe new life into an older home. The original windows and other special architectural features such as the fireplace mantle and balcony are what attracted us to the home and the historic Monte Vista neighborhood, and we look forward to thoughtfully renovating the property.

Yours sincerely,

Brad & Georgie Tipper



Exterior Work

For Consideration

- Sunroom: Expand & Enclose Sunroom (*Detailed in Enclosed Presentation*)
- Back Patio: Add Covered Back Patio & Outdoor Dining Area (*Detailed in Enclosed Presentation*)
- Exterior: Patch & Repair Stucco and Paint Exterior (White)



Sunroom Plan

Current Structure

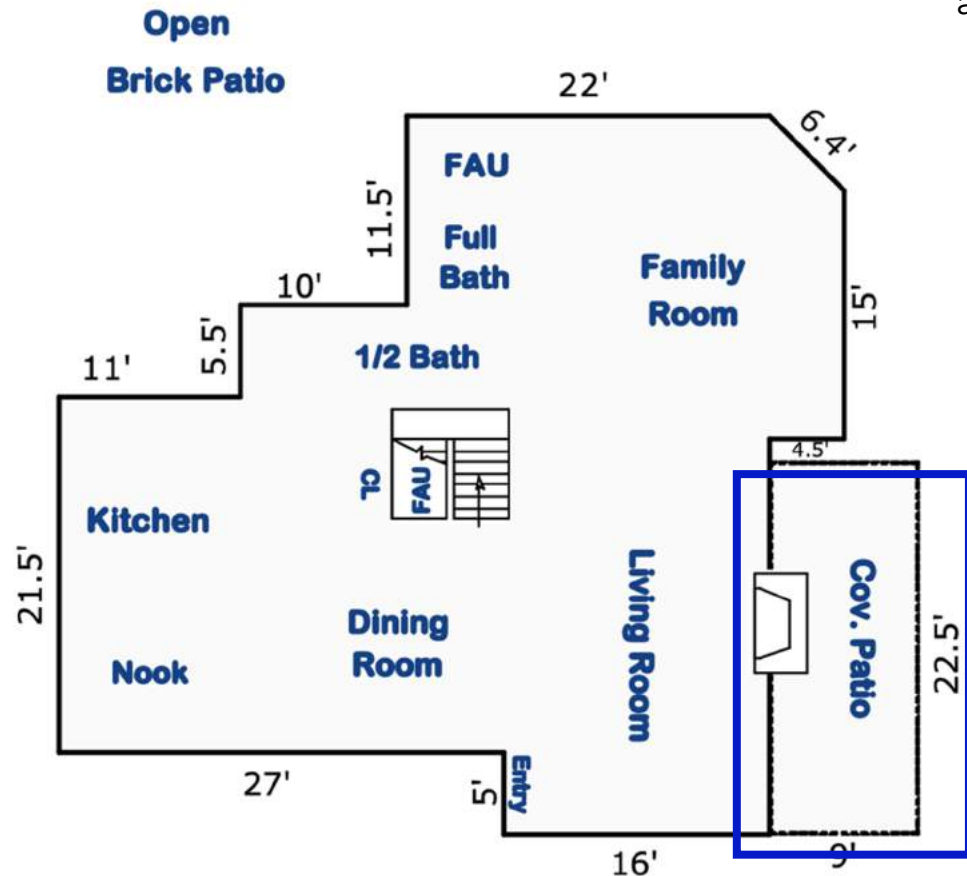


Current Structure



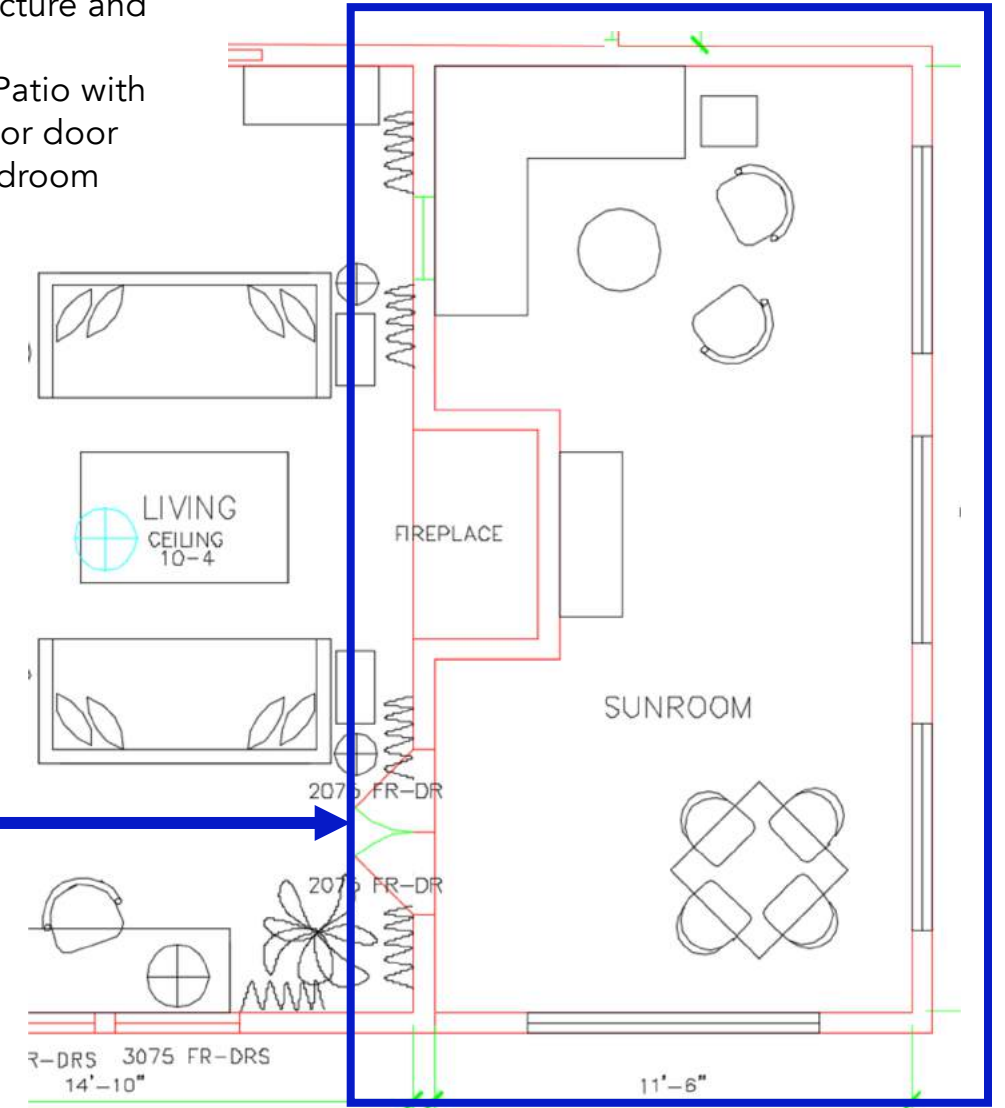
Sunroom Plan Overview

Existing Structure



Proposed Updates

- Demolition of existing structure and expand footprint
- Addition of Second Floor Patio with covered awning and exterior door accessible from Master Bedroom



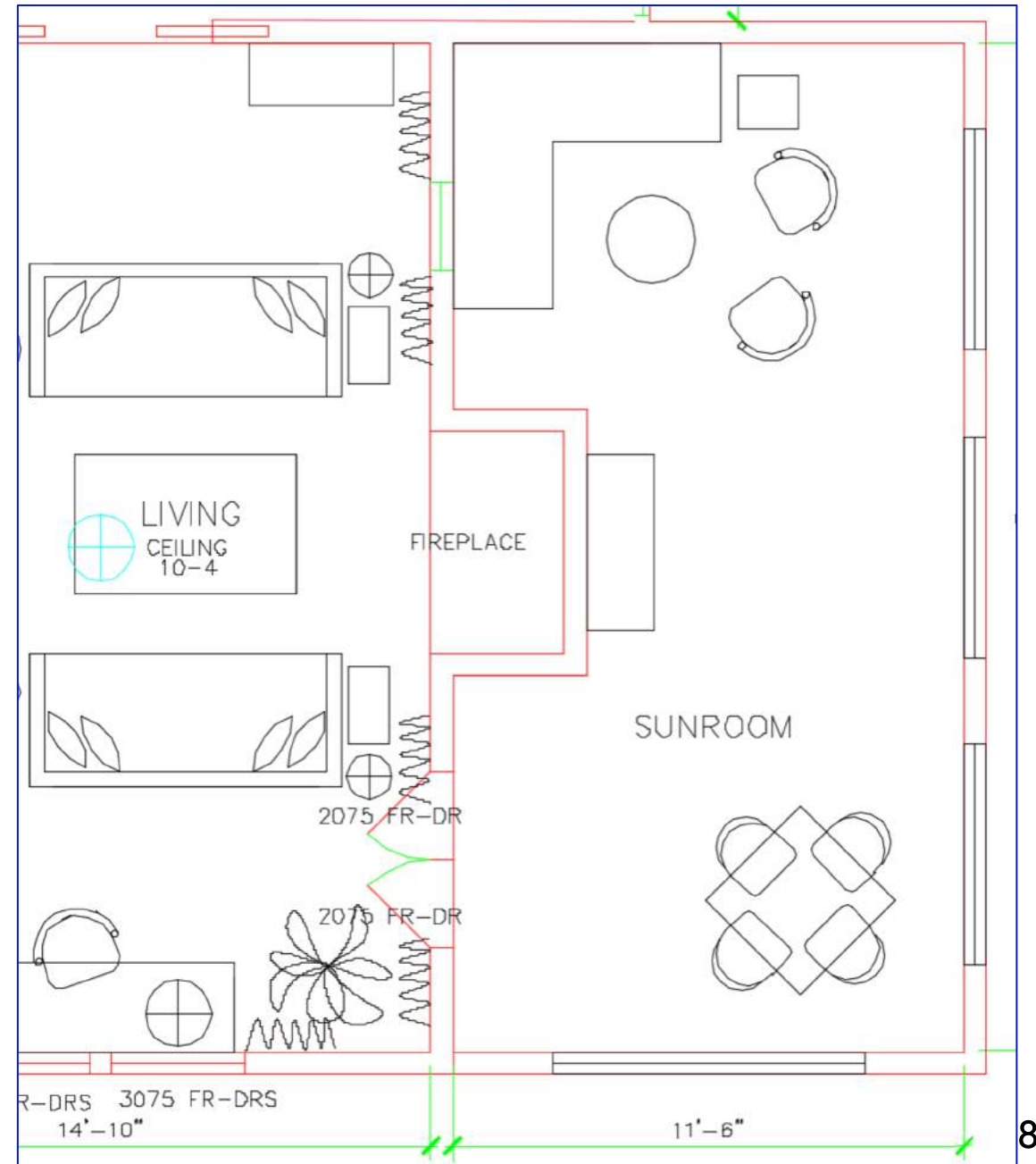
Sunroom Plan

Proposed Updates

- Demolition of existing structure (significant structural damage)
- Expand the current sunroom footprint from 9 x 22.5 to 11.5 x 23.5
- Extend the enclosed sunroom to the Family Room wall (filling in small gap) and Remove south facing window current in Family Room
- Build structure and materials to match the exterior of the house
- Add x4 Steel arched windows as drawn (proposed size of 5 x 7)
- Add decorative beams to first floor ceiling

Second Floor

- Replace existing window with exterior door accessible from Master Bedroom to balcony (*window in blue box on Slide 6*)
- Patio flooring and canvas awning



Sunroom Design Exterior Rendering



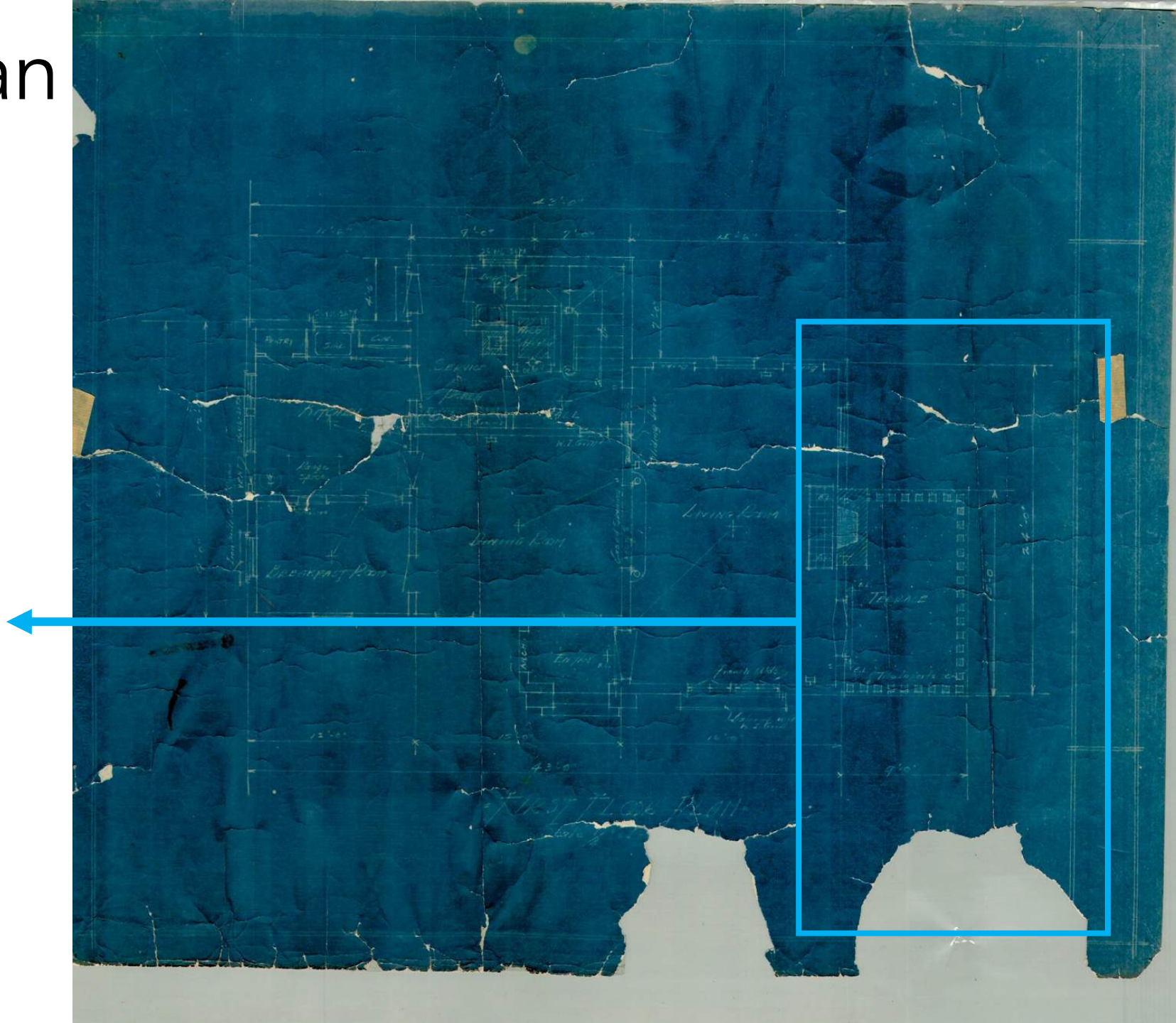
Note: 3D Design Renderings are provided for illustrative purposes only.

Sunroom Design Exterior Rendering



Note: 3D Design Renderings are provided for illustrative purposes only.

Original Floorplan Terrace



Back Patio

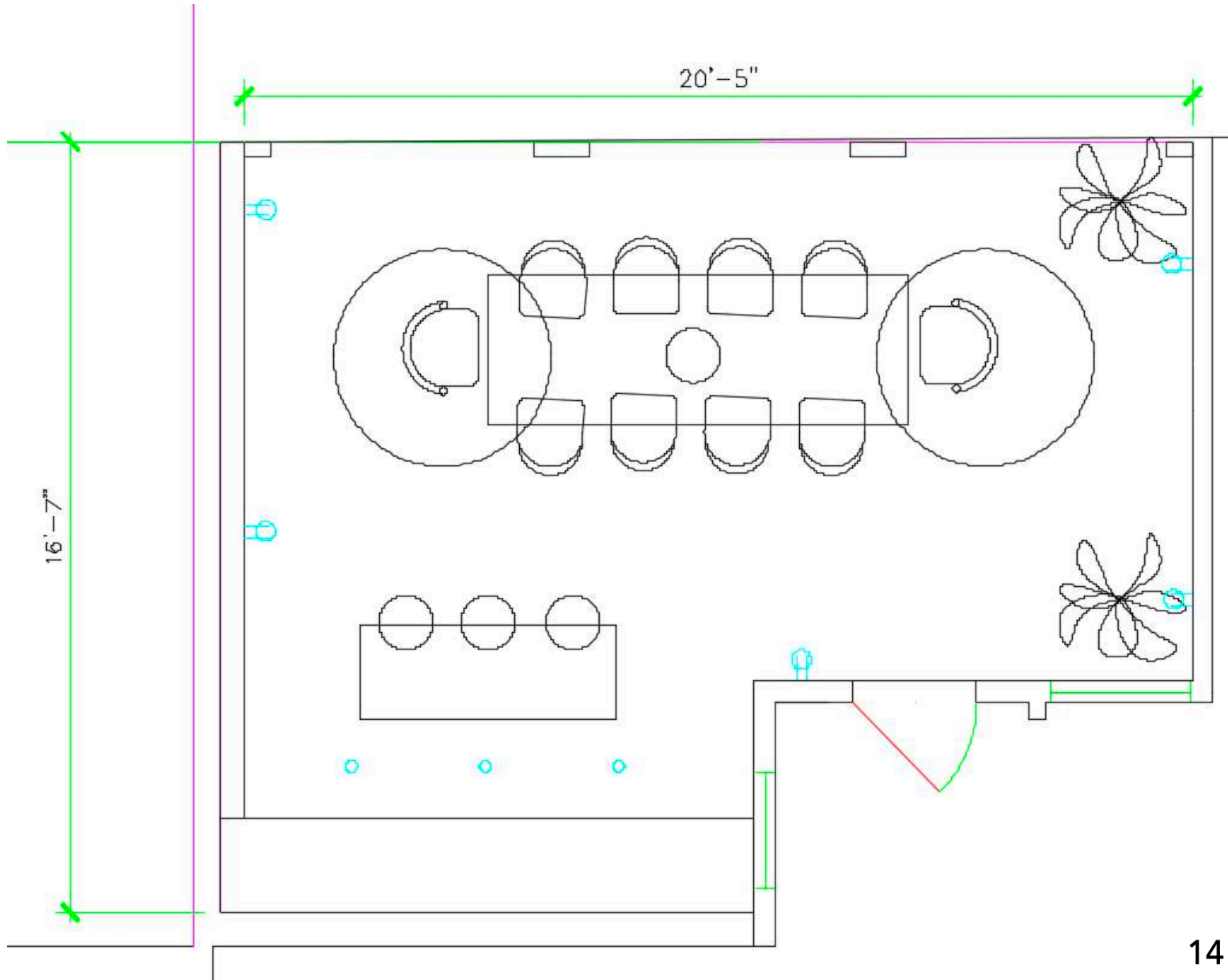
Current Backyard & Brick Patio



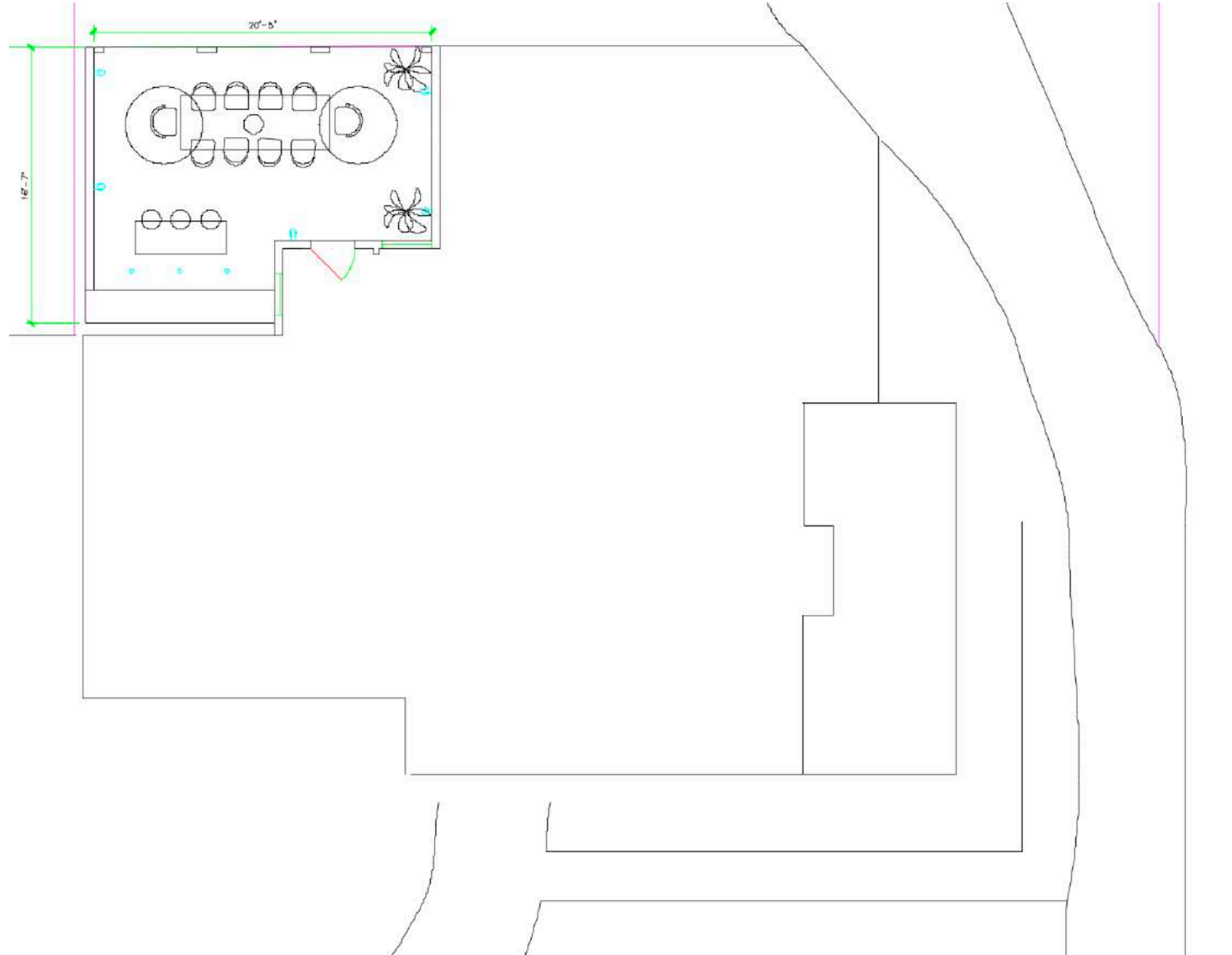
Back Patio Plan

Proposed Updates

- Create New ~285 sq/ft of covered outdoor living space
- Poured concrete elevation to meet the back door
- Arched openings to mimic the enclosed sunroom
- Build structure and materials to match the exterior of the house
- White stucco walls and red tile roof
- 1 ceiling lantern, 2 ceiling fans, exterior sconces



Back Patio Plan



Covered Back Patio Design



Note: 3D Design Renderings are provided for illustrative purposes only.

Covered Patio Design



Note: 3D Design Renderings are provided for illustrative purposes only.

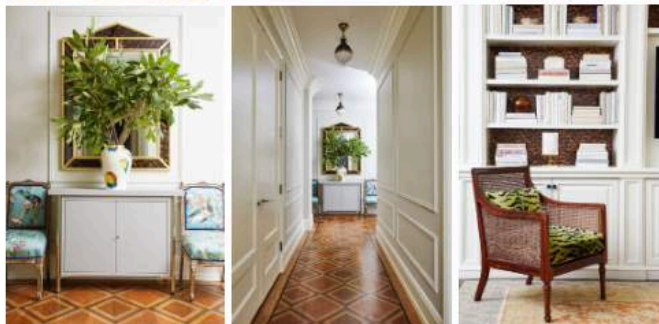
Design Lead



Georgie Tipper Design

Georgie Tipper Design is a residential interior design firm based in Manhattan serving clients in NY, NJ, CT and TX. Georgie Tipper has been featured in Elle Décor, House Beautiful, New York Magazine and Architectural Digest and honored as "Five Under 30" and "Next Big Names" by Lonny Magazine and highlighted as a "Rising Star" in New York Cottages & Gardens

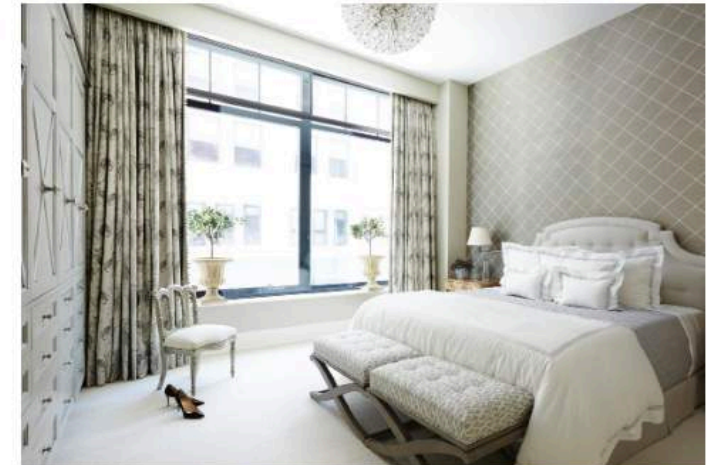
FLATIRON PROJECT
10 MADISON SQUARE WEST
3 Bedroom 3.5 Bath 2,500sqft



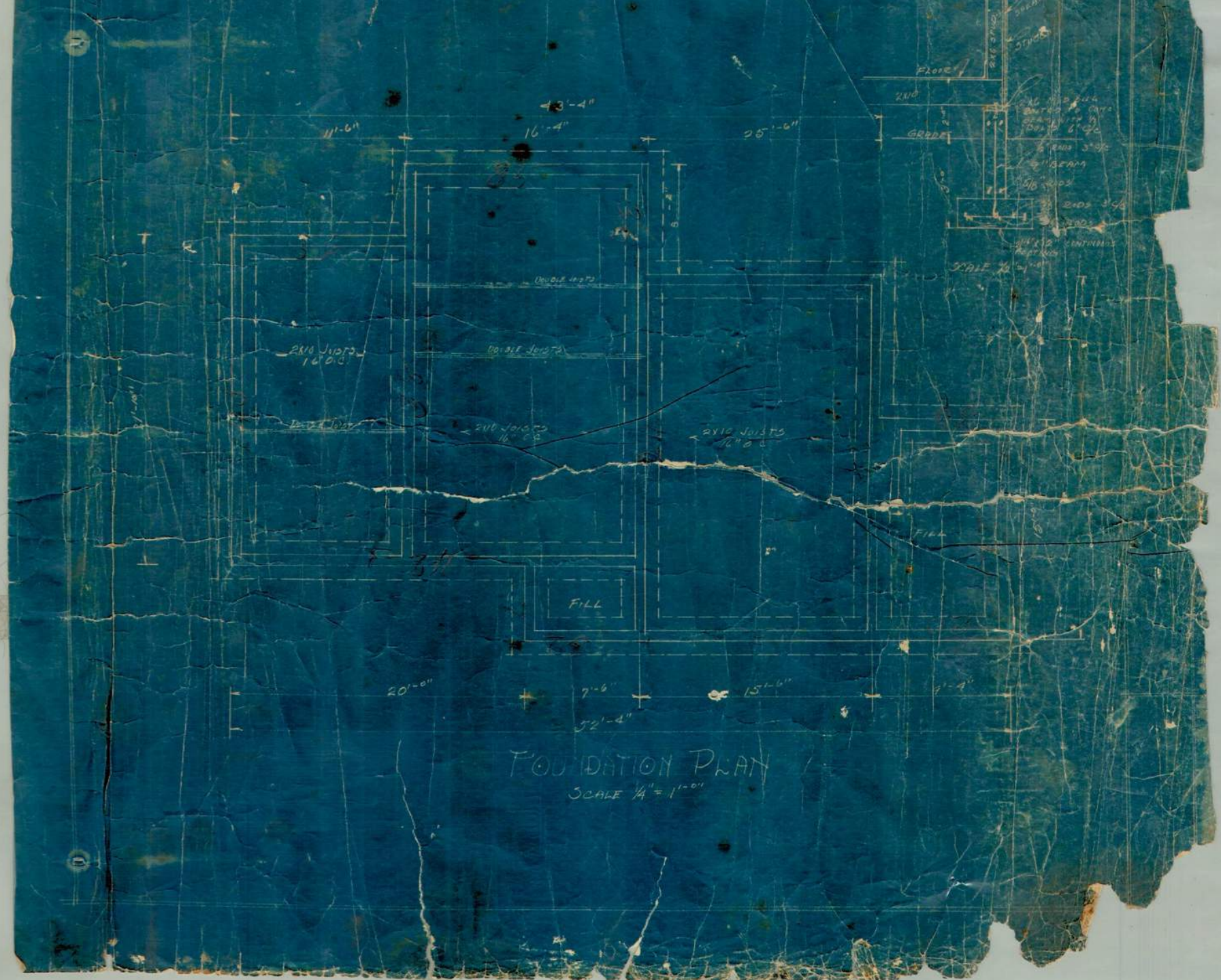
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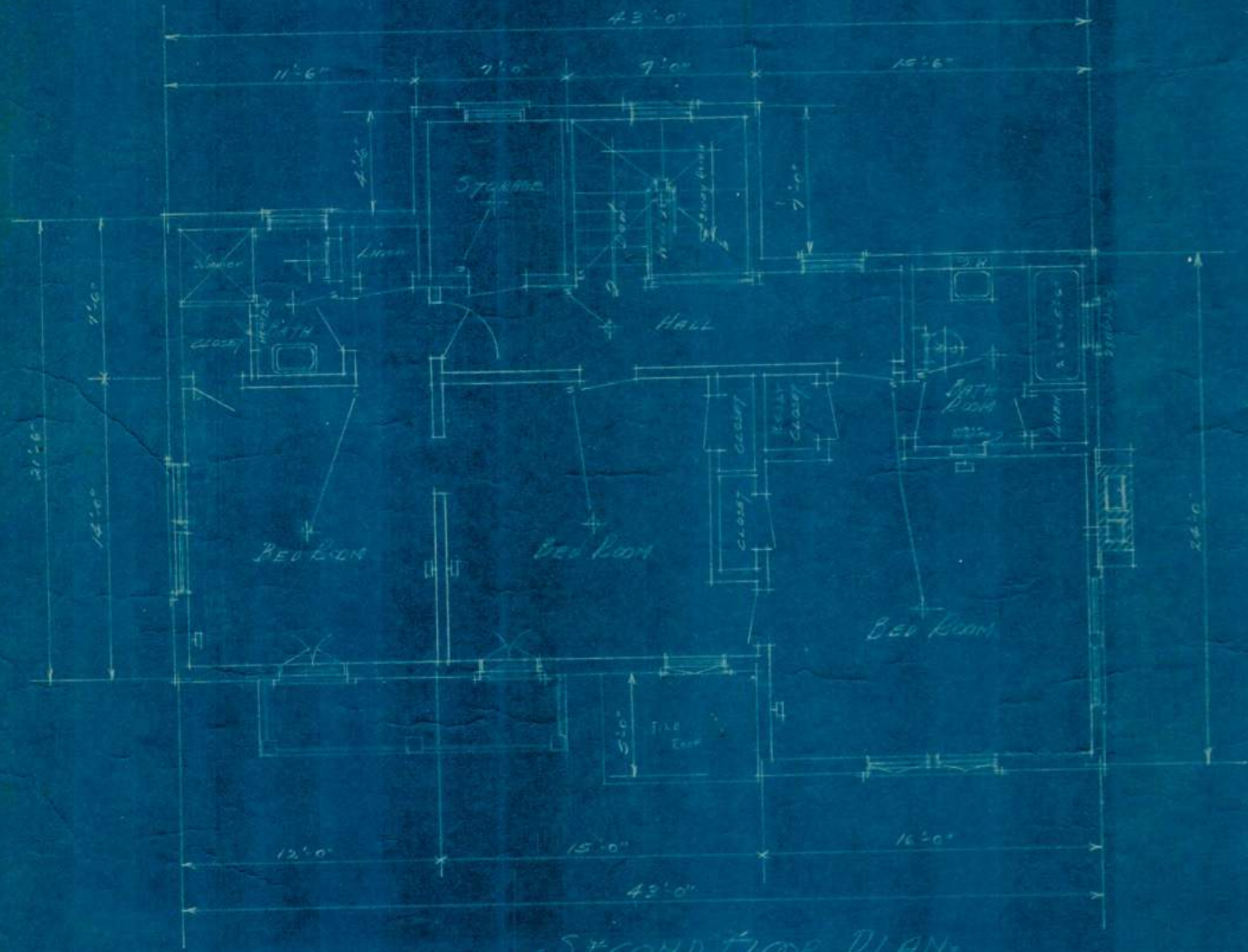


Original Blueprints

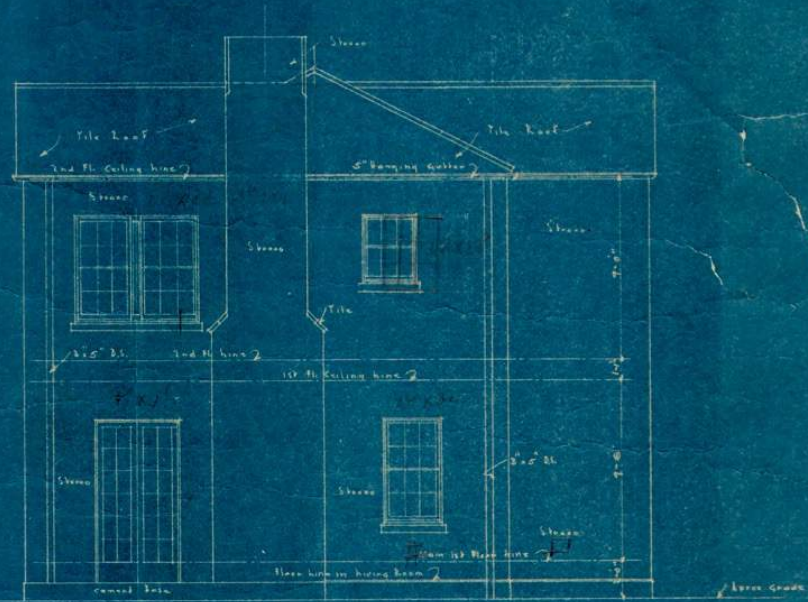


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN



SECOND FLOOR PLAN.
Scale 1/4" = 1'-0"



• RIGHT SIDE ELEVATION •
 1/4" = 1'-0"