

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2024

HDRC CASE NO: 2024-307
ADDRESS: 214 LOTUS ST
LEGAL DESCRIPTION: NCB 3036 BLK 30 LOT 4&5
ZONING: RM-4, HL
CITY COUNCIL DIST.: 1
APPLICANT: Kelsey Riddle
OWNER: AERO MORTGAGE LOAN TRUST 2019-1
TYPE OF WORK: Deconstruction and reconstruction of the residential structure
APPLICATION RECEIVED: August 16, 2024
60-DAY REVIEW: October 15, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to deconstruct and reconstruct the residential structure at 214 Lotus. The proposed reconstruction will feature a revised roof form and architectural details, and a rear addition with attached garage.

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.

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.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.

ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).

iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.

iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.

v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.

vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.

ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.

iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.

v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.

vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.

vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.

viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.

ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.

x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.

- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted dewood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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.

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.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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.
- 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 finish. 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic

district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance*—Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 214 Lotus is a 1-story residential structure constructed in 1909 in the Queen Anne style. The structure previously featured a composition shingle hip roof with a projecting front gable, a

full-width porch with classical columns, one-over-one wood and replacement windows, and wood cladding. The property is designated as an individual landmark.

- 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. **CASE HISTORY** – The property at 214 Lotus was designated historic in 2020, as a city-initiated designation request in response to a request for demolition. At that time, the structure was intact. The previous property owner received Certificates of Appropriateness for several scopes of work, including roof replacement. In 2021, the roof was removed and was not replaced, leaving the structure exposed to the elements. The current property owner is requesting to deconstruct and reconstruct the residential structure. The proposed reconstruction will feature a revised roof form and architectural details, and a rear addition with attached garage.
- d. **DECONSTRUCTION** – The applicant is requesting conceptual approval to deconstruct the historic structure and salvage materials for reuse in the reconstruction of the residential structure. Staff finds that all salvageable exterior materials should be salvaged and reused on the reconstructed structure. A comprehensive salvage and reuse plan must be submitted to staff for review, detailing the materials that will be salvaged and reused in the reconstruction.
- e. **EXTERIOR MODIFICATIONS** – As part of the reconstruction, the applicant has requested to perform various exterior modifications. The existing footprint will be generally retained. Changes proposed include the installation of one hip roof form over the entire structure, modifications to the column bases, and the construction of an attached, front-facing garage on a rear addition. The applicant has not submitted a comprehensive deconstruction and reuse plan for HDRC review.
- f. **SETBACKS & ORIENTATION** – The applicant has proposed to reconstruct an approximately 2,300-square-foot, 1-story residential structure. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct the new structure in generally the same location as the existing historic structure and has proposed to orient the structure facing Lotus Street to the north, which reflects the orientation of the historic structure currently on the site. The applicant has proposed to set the new structure approximately 21'-4" from the front property line on the east side of the property and 25'-10" from the front property line on the west side of the property, which is similar to the current front setback. Staff finds the setback and orientation generally appropriate and consistent with the existing structure but finds that the applicant should submit the front setback dimensions for the current structure and the proposed structure to staff for review.
- g. **SCALE & MASS** – The applicant has proposed to construct a 1-story residential structure with a hip roof. The applicant has not submitted the total height for the proposed structure at this time but has indicated that the structure will feature a 10-foot plate height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The previous property owner received HDRC approval for a similar roof modification on August 4, 2021. Staff finds the proposed scale and massing generally appropriate but finds that the applicant should submit fully dimensioned drawings to staff for review.
- h. **FOOTPRINT** – The applicant has proposed to reconstruct the residential structure to feature a footprint of approximately 2,300 square feet. The proposed reconstruction will feature a similar footprint to the existing structure with the inclusion of a rear addition and an attached garage. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. Staff finds that the applicant should submit the proposed total square footage and total lot coverage to staff for review.
- i. **FOUNDATION & FLOOR HEIGHTS** – The applicant has proposed to construct a 1-story residential structure. Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The existing historic structure features a concrete porch with steps leading to the front door. The structure likely originally featured a raised wood front porch that met the front door. Staff finds that a pier and beam foundation with a raised wood front porch would be most appropriate. Staff finds that the applicant should submit foundation and floor heights and documentation showing that the new construction will be aligned within one (1) foot of the neighboring structures' foundation and floor heights.

- j. ROOF FORM – The applicant has proposed a hip roof form on the reconstructed structure. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The historic structure previously featured a hip roof form with flat roof additions that did not tie into the roof structure of the historic core. The previous property owner received HDRC approval on August 4, 2021, for a similar roof modification. Staff finds the proposal appropriate.
- k. MATERIALS – The applicant has proposed to install a standing seam metal roof, clapboard siding, metal trim, wood columns, and a wood porch railing. Staff finds that all salvageable material should be salvaged from the historic structure and reused on the historic structure, including porch columns, pilasters, wood siding, wood windows, and doors. The standing seam metal roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels must be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. Staff finds that a comprehensive salvage and reuse plan must be submitted to staff for review, detailing the materials that will be salvaged and reused in the reconstruction.
- l. MATERIALS: DOORS AND WINDOWS – The applicant has not submitted window and door materials at this time. Staff finds that fully wood window and doors are most appropriate. The fully wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are 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 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. Staff finds that the applicant should submit final material specifications for the proposed windows and doors to staff for review and that the applicant should install a Queen Anne-style front door in lieu of the proposed Craftsman-style door.
- m. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should 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. Guideline 5.A.iv for New Construction states that window and door openings should be designed to be similar to those found on the principle historic structure in terms of their spacing and proportions. The applicant has submitted elevation drawings for the reconstructed residential structure that feature windows with traditional proportions and windows of non-traditional proportions, some featuring sashes of unequal proportions. Staff finds that the applicant should modify the proposed front door configuration to match the previous configuration with one door, one sidelite, and two transom windows, modify large window opening on the front façade, install additional window openings on the side elevations, and install window openings of traditional proportions on all elevations with windows featuring sashes of equal proportions. The applicant should submit updated elevation drawings to staff for review.
- n. GARAGE – The applicant has proposed to install a front-facing attached garage, located on the west side of the property, at the existing driveway. Guideline 5.B.i state that garages and outbuildings in new construction should 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. The Guidelines recommend that garages follow historic setback patterns of similar structures along the streetscape. 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. The property previously featured a carport or rear accessory structure at the rear west corner of the lot. This block of Lotus Street predominantly features accessory structures located at the rear of the property. Staff finds that the applicant should proposed a detached garage located at the rear of the property.

- o. ARCHITECTURAL DETAILS – The applicant has proposed to deconstruct and reconstruct the residential structure with modified architectural features. New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to install round classical columns on square bases and a Craftsman-style door. Staff finds that the porch should be raised to meet the front door threshold and that the applicant should install a Queen Anne-style door to match the original architectural style of the residential structure.
- p. SITE WORK – The applicant has proposed to install a fully concrete, 18-foot-wide driveway on the west side of the property in the location of the existing driveway and a 3-foot-wide front walkway from the front porch to the sidewalk in the approximate location of the previously existing front walkway. Guideline 5.B.i for Site Elements states that applicants should retain and repair historic driveway configurations, such as ribbon drives, in place. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. The property previously featured a ribbon driveway; however, no driveway exists at this time. Staff finds the proposed driveway and walkway location appropriate but finds that the driveway should not exceed 10 feet in width.
- q. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- r. LANDSCAPING – The applicant has not submitted a landscaping plan at this time. Staff finds that the applicant should submit a comprehensive landscaping plan, including the locations and heights of all proposed fencing, to staff for review.

RECOMMENDATION:

Staff recommends conceptual approval of the deconstruction and reconstruction with modifications based on findings a through r with the following stipulations:

- i. That the existing structure is deconstructed and that any salvageable material, such as front porch columns, pilasters, wood siding, original windows, and original doors are salvaged and reused in the reconstruction based on findings d and k. The applicant is required to submit a comprehensive salvage and reuse plan to staff for review and approval prior to returning to the HDRC for final approval.
- ii. That the applicant submits the front setback dimensions for the current structure and the proposed structure, showing that the new structure will be constructed in approximately the same location as the existing structure, to staff for review and approval prior to returning to the HDRC for final approval based on finding f.
- iii. That the applicant submits fully dimensioned drawings, including the proposed height, to staff for review prior to returning to the HDRC for final approval based on finding g.
- iv. That the applicant submits the proposed total square footage and total lot coverage to staff for review prior to returning to the HDRC for final approval based on finding h.
- v. That the applicant submits foundation and floor heights and documentation showing that the new construction will be aligned within one (1) foot of the neighboring structures' foundation and floor heights to staff for review prior to returning to the HDRC for final approval based on finding i. A pier and beam foundation with a raised wood front porch would be most appropriate. Staff finds that the applicant should submit foundation and floor heights and documentation showing that the new construction will be aligned within one (1) foot of the neighboring structures' foundation and floor heights.
- vi. The standing seam metal roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels must be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. Material specifications must be submitted to staff for review based on finding k.
- vii. That the applicant installs a Queen Anne-style front door in lieu of the proposed Craftsman-style door based on finding l. The applicant must submit final material specifications for the front door to staff for review prior to returning to the HDRC for final approval.

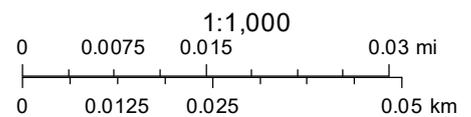
- viii. That the applicant submits final window specifications to staff for review prior to returning to the HDRC based on finding l. Wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails 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. Faux divided lites are not permitted.
- ix. That the applicant modifies the proposed front door configuration to match the previous configuration with one door, one sidelite, and two transom windows, modifies the large window opening on the front façade, installs additional window openings on the side elevations, and installs window openings of traditional proportions on all elevations with windows featuring sashes of equal proportions based on finding m. The applicant must submit updated elevation drawings to staff for review prior to returning to the HDRC for final approval.
- x. That the applicant proposes a detached garage located at the rear of the property in lieu of the proposed attached garage. The applicant is required to submit an updated site plan, elevation drawings, and material specifications for the detached garage to staff for review prior to returning to the HDRC for final approval based on finding n.
- xi. That the applicant installs a front porch that meets the threshold of the door based on finding o. The applicant is required to submit updated drawings to staff for review prior to returning to the HDRC for final approval.
- xii. That the driveway should not exceed 10 feet in width based on finding p. The applicant is required to submit an updated measured site plan to staff for review prior to returning to the HDRC for final approval.
- xiii. That the applicant submits a comprehensive landscaping plan, including the location and heights of all proposed fencing, to staff for review prior to returning to the HDRC based on finding r.

City of San Antonio One Stop



August 30, 2024

— User drawn lines





Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

259

W. FLORIDA 258

257

LABOR

3009

3010

W. CAROLINA

2956

3035

3036

260

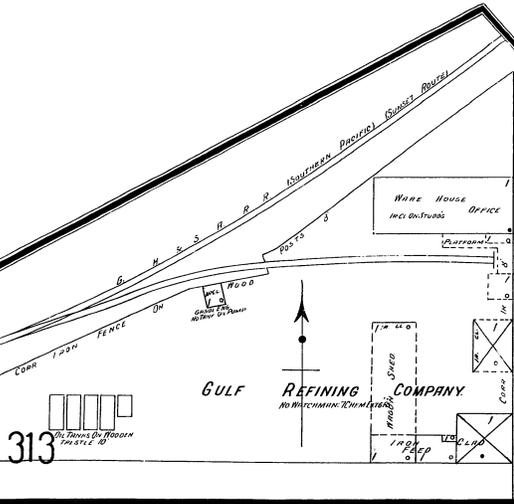


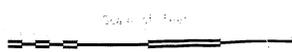
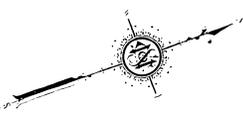
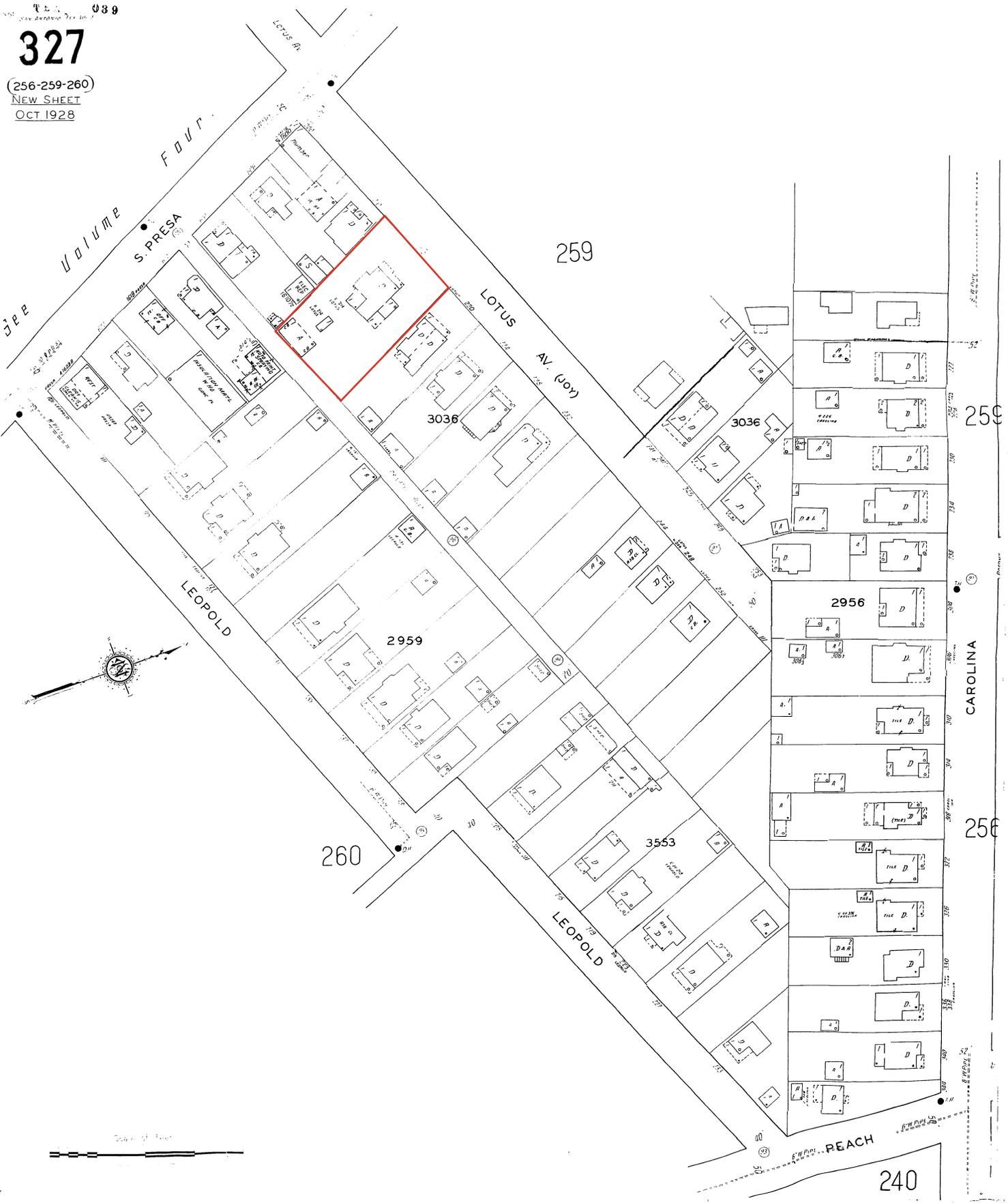
Scale of Feet. 0 50 100

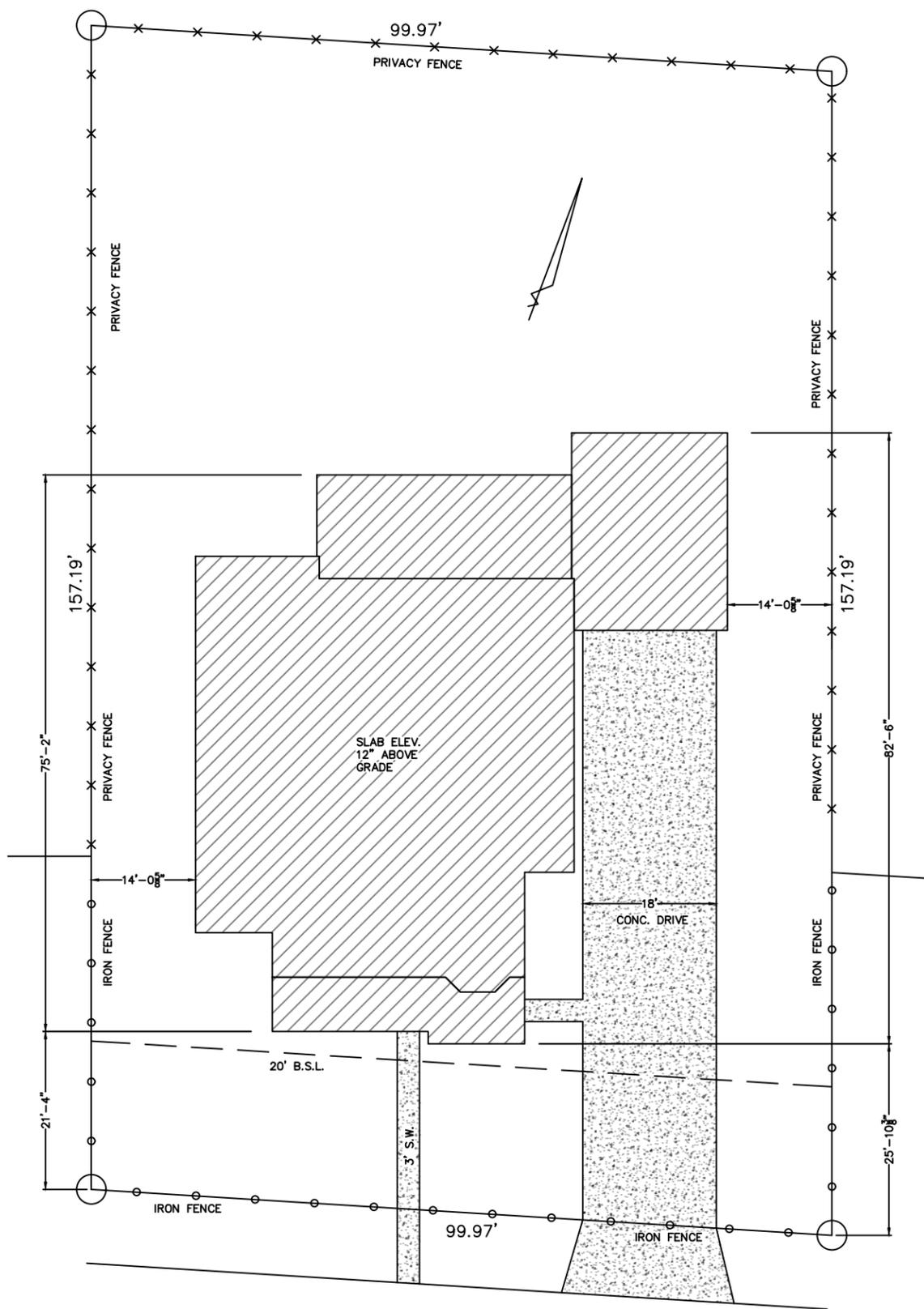
313

GULF REFINING COMPANY

WARE HOUSE OFFICE







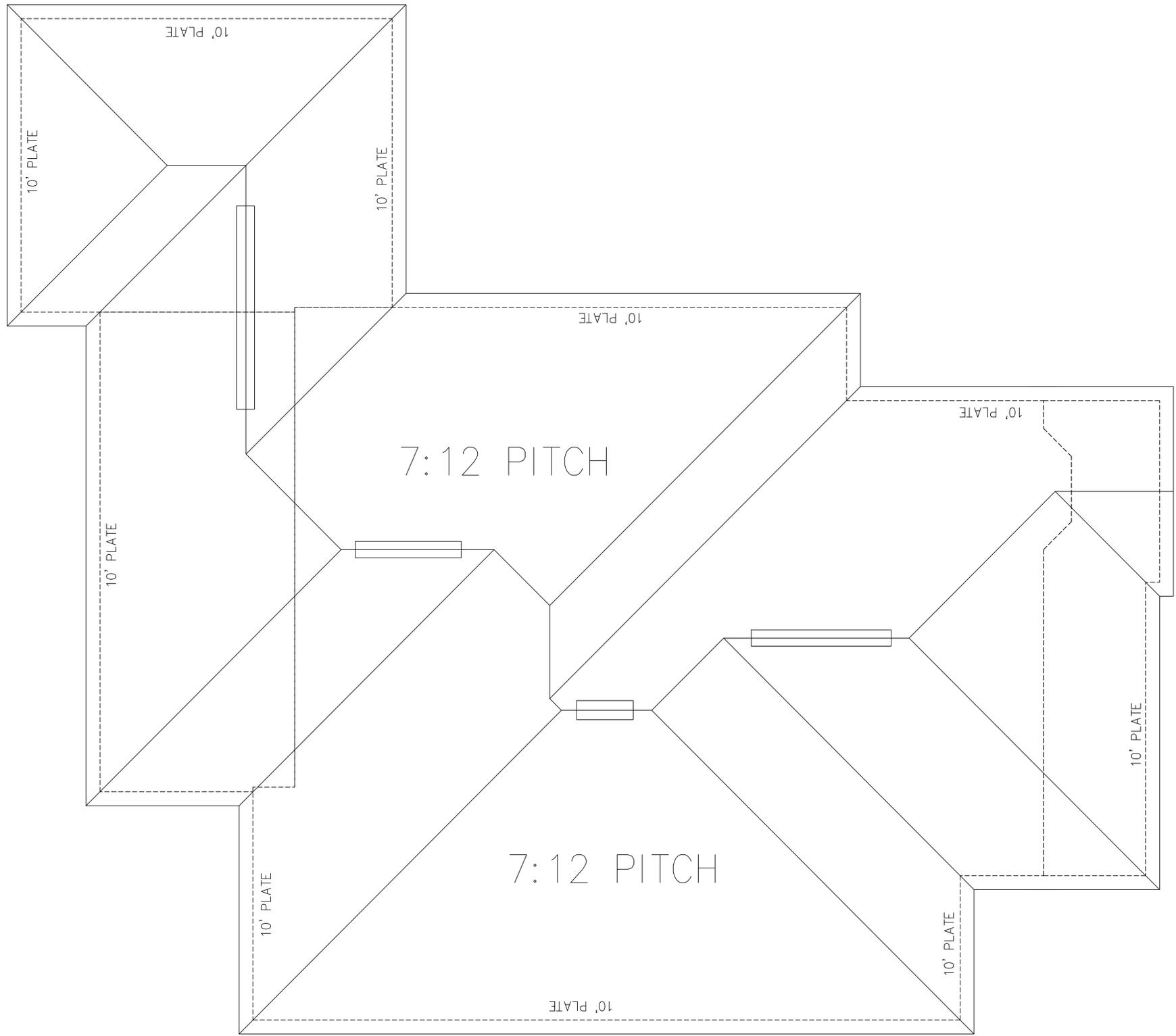
LOTUS AVE.

PLOT PLAN

SC=1/20"=1'-0"

214 LOTUS AVE.
 SAN ANTONIO, TEXAS
 LOTS 4 & 5, BLOCK 30
 DUPUY & TOFT SUB.

REF. #6338-00

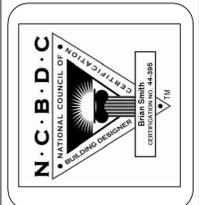


FRONT

NOTE: ALL PLANS ARE TO BE BUILT TO ALL LOCAL BUILDING CODES AND PROPERTY RESTRICTIONS.

BRIAN SMITH DESIGNERS ASSUMES NO RESPONSIBILITY AFTER START OF CONSTRUCTION DUE TO ERRORS ON PLANS OR IN SPECIFICATIONS. BUILDER TO VERIFY ALL PLANS, DIMENSIONS, SPECIFICATIONS, SQUARE FOOTAGE, & SITES OF CONSTRUCTION, AS WELL AS ALL MECHANICAL, STRUCTURAL & ELEC. DRAWINGS. ALL FOUNDATION PLANS ARE TO BE ENGINEERED THROUGH BUILDER OF PROJECT.

COPYRIGHT © DRAWINGS, PLANS AND SKETCHES ARE THE PROPERTY OF BRIAN SMITH DESIGNERS. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE TO CONSTRUCT A SINGLE PROJECT. PRELIMINARY SKETCHES ARE PROHIBITED AS CONSTRUCTION DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS ARE STRICTLY PROHIBITED. VIOLATORS WILL BE PROSECUTED.



RIDDLE RESIDENCE
214 LOTUS AVE.

DATE
8/7/24

SHT. NO.
3 of 3



FRONT ELEVATION

1/4"=1'-0"



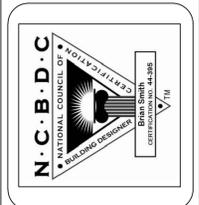
REAR ELEVATION

1/4"=1'-0"

NOTE: ALL PLANS ARE TO BE BUILT TO ALL LOCAL BUILDING CODES AND PROPERTY RESTRICTIONS.

BRIAN SMITH DESIGNERS ASSUMES NO RESPONSIBILITY AFTER START OF CONSTRUCTION DUE TO ERRORS ON PLANS OR IN SPECIFICATIONS. BUILDER TO VERIFY ALL PLANS, DIMENSIONS, SPECIFICATIONS, SQUARE FOOTAGE, & SITES OF CONSTRUCTION, AS WELL AS ALL MECHANICAL, STRUCTURAL & ELEC. DRAWINGS. ALL FOUNDATION PLANS ARE TO BE ENGINEERED THROUGH BUILDER OF PROJECT.

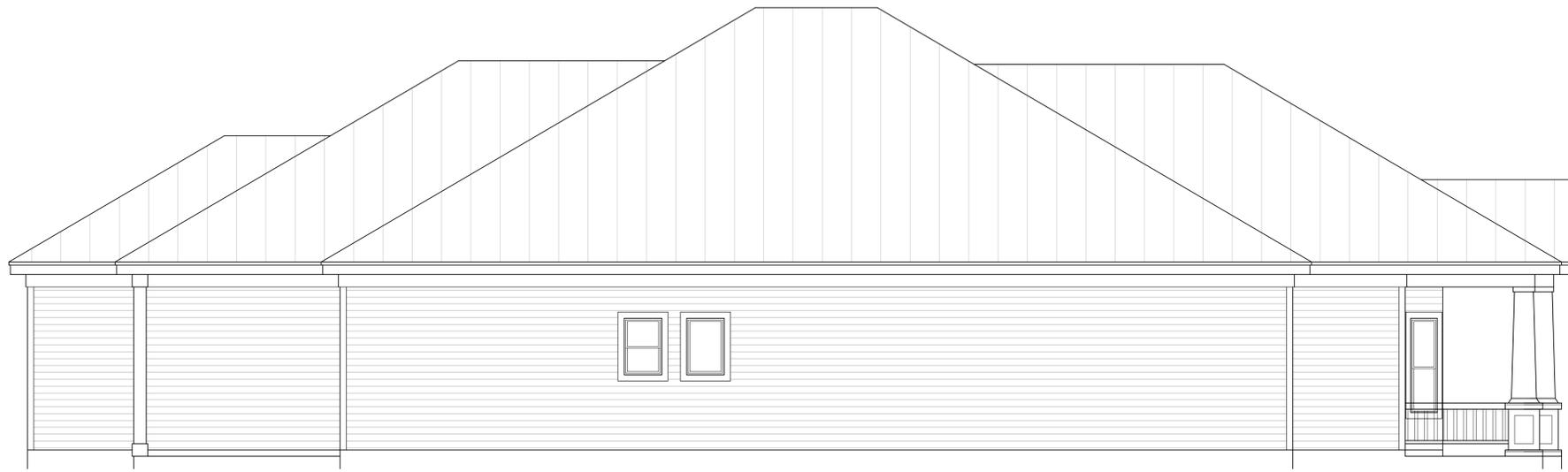
COPYRIGHT © DRAWINGS, PLANS AND SKETCHES ARE THE PROPERTY OF BRIAN SMITH DESIGNERS. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE TO CONSTRUCT A SINGLE PROJECT. PRELIMINARY SKETCHES ARE PROHIBITED AS CONSTRUCTION DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS ARE STRICTLY PROHIBITED. VIOLATORS WILL BE PROSECUTED.



RIDDLE RESIDENCE
214 LOTUS AVE.

DATE
8/7/24

SHT. NO.
1 OF 3



LEFT SIDE ELEVATION

1/4" = 1'-0"



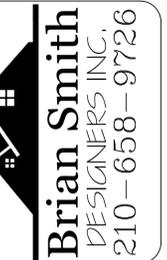
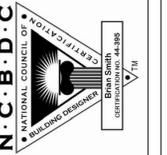
RIGHT SIDE ELEVATION

1/4" = 1'-0"

NOTE: ALL PLANS ARE TO BE BUILT TO ALL LOCAL BUILDING CODES AND PROPERTY RESTRICTIONS.

BRIAN SMITH DESIGNERS ASSUMES NO RESPONSIBILITY AFTER START OF CONSTRUCTION DUE TO ERRORS ON PLANS OR IN SPECIFICATIONS. BUILDER TO VERIFY ALL PLANS, DIMENSIONS, SPECIFICATIONS, SQUARE FOOTAGE, & SITES OF CONSTRUCTION, AS WELL AS ALL MECHANICAL, STRUCTURAL & ELEC. DRAWINGS. ALL FOUNDATION PLANS ARE TO BE ENGINEERED THROUGH BUILDER OF PROJECT.

COPYRIGHT © DRAWINGS, PLANS AND SKETCHES ARE THE PROPERTY OF BRIAN SMITH DESIGNERS. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE TO CONSTRUCT A SINGLE PROJECT. PRELIMINARY SKETCHES ARE PROHIBITED AS CONSTRUCTION DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS ARE STRICTLY PROHIBITED. VIOLATORS WILL BE PROSECUTED.



RIDDLE
RESIDENCE
214 LOTUS AVE.

DATE
8/7/24

SHT. NO.
2 OF 3

214 Lotus

SCOPE OF WORK:

The current plan for 214 Lotus is to deconstruct the current structure and then reconstruct a similar front elevation of what the original 214 Lotus looked like with an addition of a garage and covered back patio. The house will be a 3/2 with a study. With the front porch being a later addition to the home than it was originally built, I am asking to change the columns in the front to something that better suits my personal style, to give the house a little more character, and still be period correct. The current ones will be used on the interior. There are two windows that are changed/not in the current front elevation. Both of which were added after the original house was built. The double window on the left has been changed to a single (it's my laundry room) and there is a missing sliding glass window on the right-hand side of the front (second bathroom).

FIRST

- Acquire COA

SECOND

- Deconstruct

THIRD

- Leveling/Foundation

FOURTH

- Fencing

FIFTH

- Reconstruct

SIXTH

- Landscaping

****Permits will be obtained as required for each stage of the scope of work****



Double Windows changed to one single window



Sliding glass window that isn't on current front elevation

ECONOMIC HARDSHIP

First and foremost, due to negligent past owners, this house has set without a roof for over a year and getting closer to 2 the longer it sits. Most of us are aware of the conditions needed for mold to grow. However, I am not sure how many are aware, I wasn't, that mold can grow inside of your body. I have a close friend who currently has black mold spores growing inside most major organs (she hasn't tested all of them because it's costly and painful) in her body. She has three options. One, undergo an extensive 8-week cancer-like treatment, ONLY if she is viewed as a recipient of their medical procedure...she must have so many spores per so much area. Two, if she isn't viewed as a recipient, it turns into an even longer and more drawn-out process of having to take prescription medications, of cancer-like strength, for over a year. Insurance doesn't cover either. And three, do nothing about it. Without either treatment, she is much more likely to develop cancer in any of the major organs that the mold spores are growing in. Her cat died from this. As much as I love the idea of sustainability, my health, my dog's health, and the health of anyone else that will be coming into my home, is not worth jeopardizing because of it. Not to mention, fixing the pier and beam foundation alone would be an additional \$20,000 plus and the restoration of the current structure compared to a new build is \$70,000-\$100,000 plus. Economically, for a single woman, I am doing everything I can to replicate the original elevation with the addition of the garage, I cannot afford to restore it, I need the additional \$90,000-\$120,000 to put into the home.

SPECIFICATION OF MATERIALS

Main Structure and Garage will use same materials

Slab/Driveway/Sidewalk: Concrete

Siding: Clapboard

Trim: Metal (so it can match my copper roof, please!!!)

Interior Framing: Wood

Roof: Standing Seam Metal

Front Columns: Wood

Front porch banister: Wood

Back porch columns: Wood

Front fence: Wrought Iron

Privacy fence: Wood



























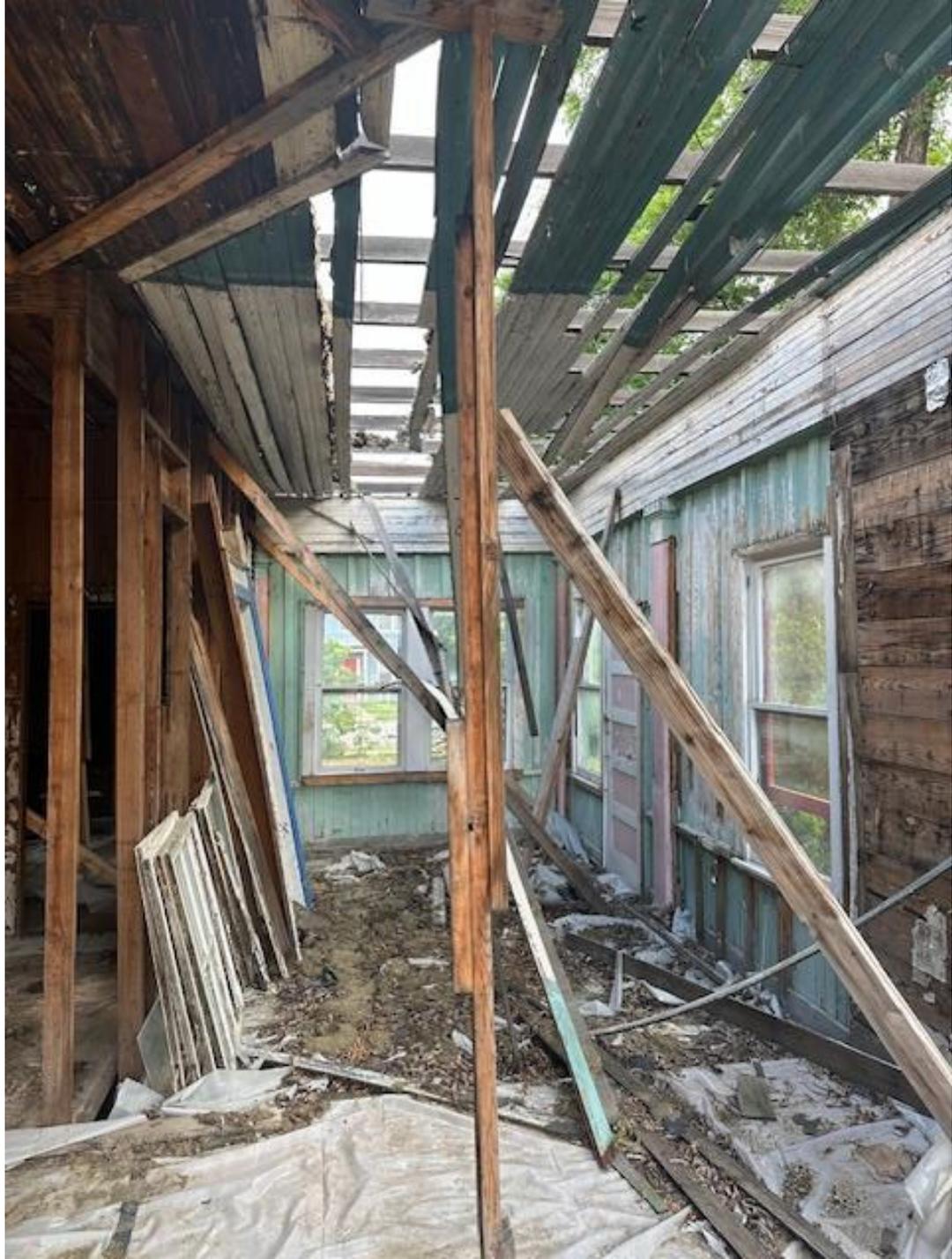


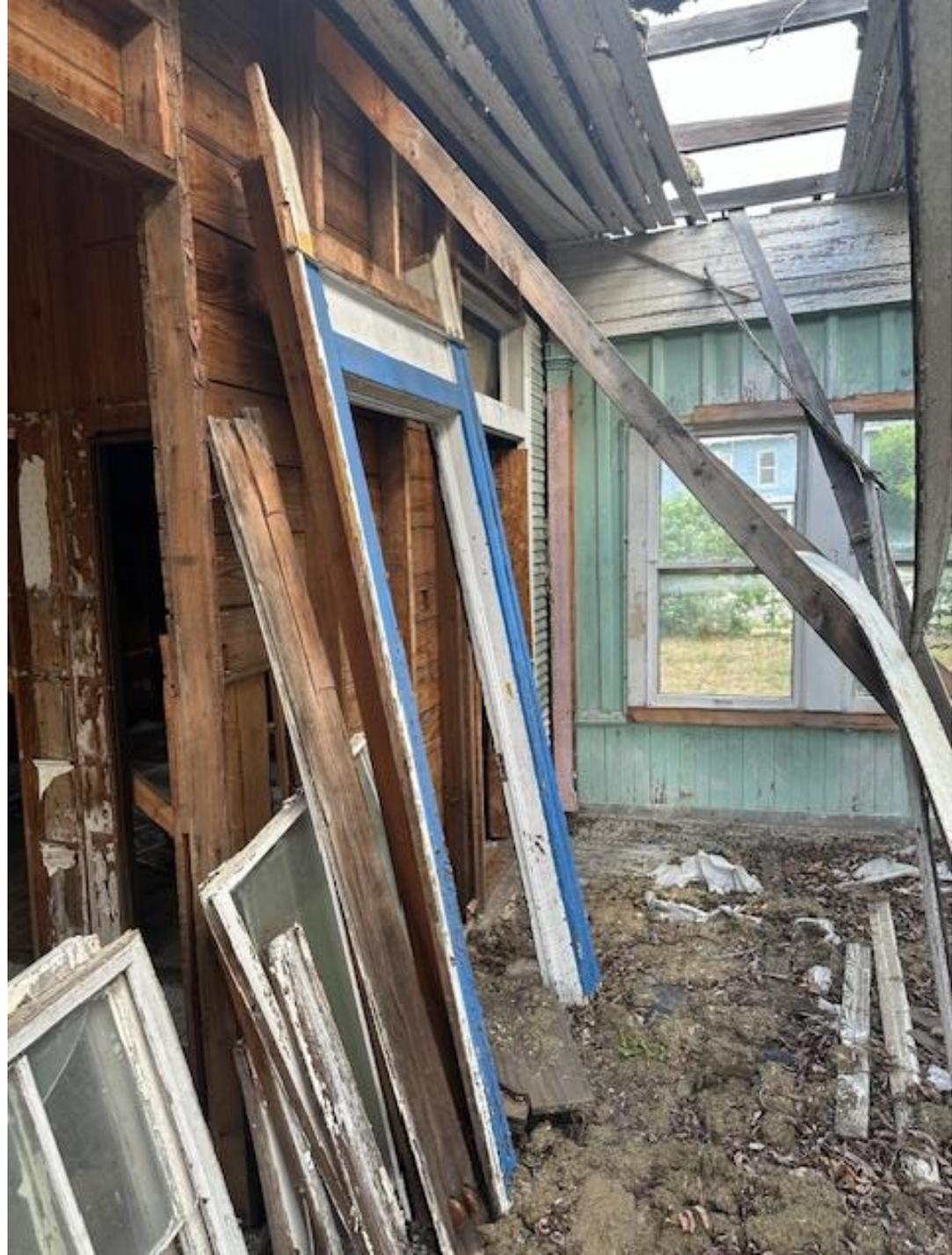














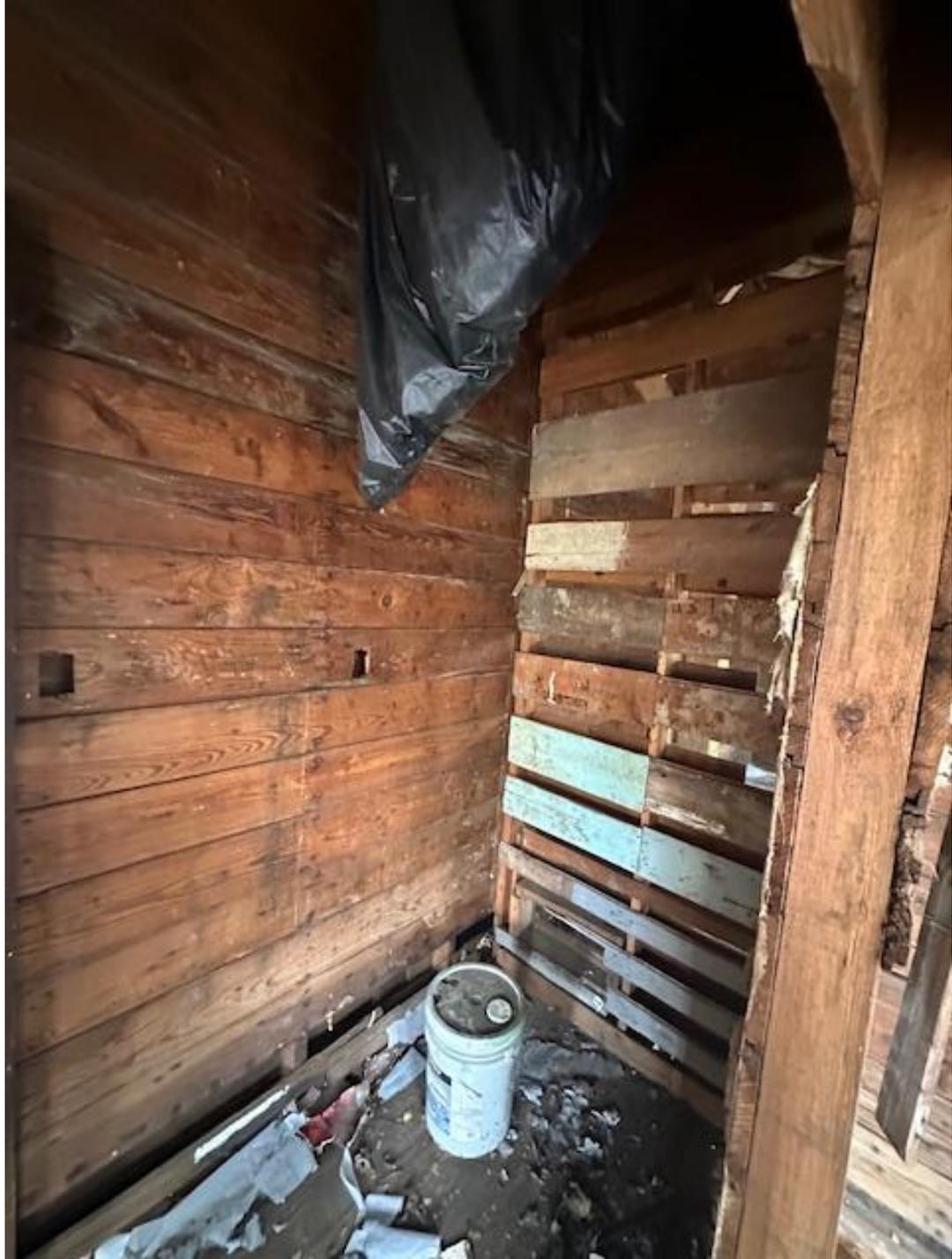




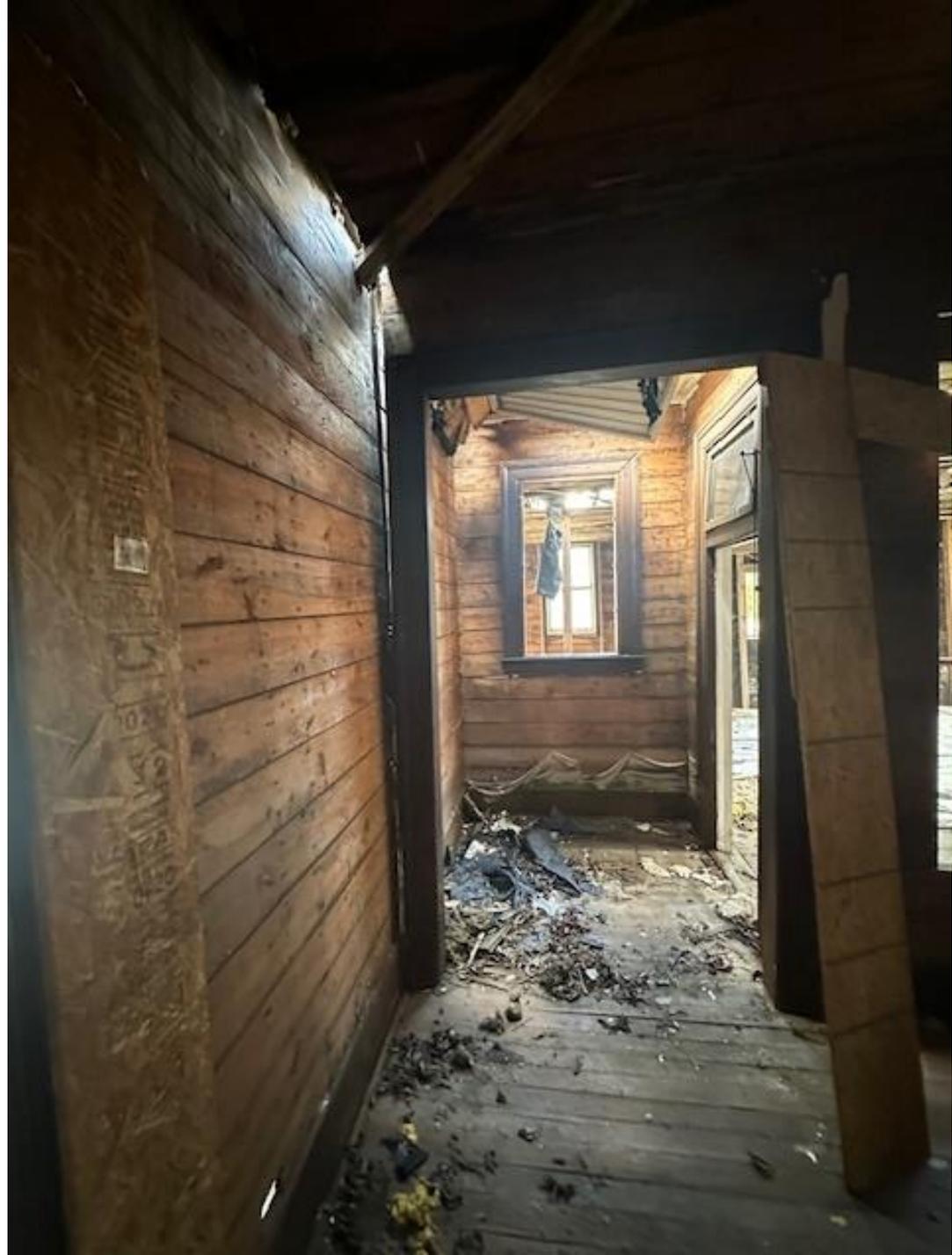








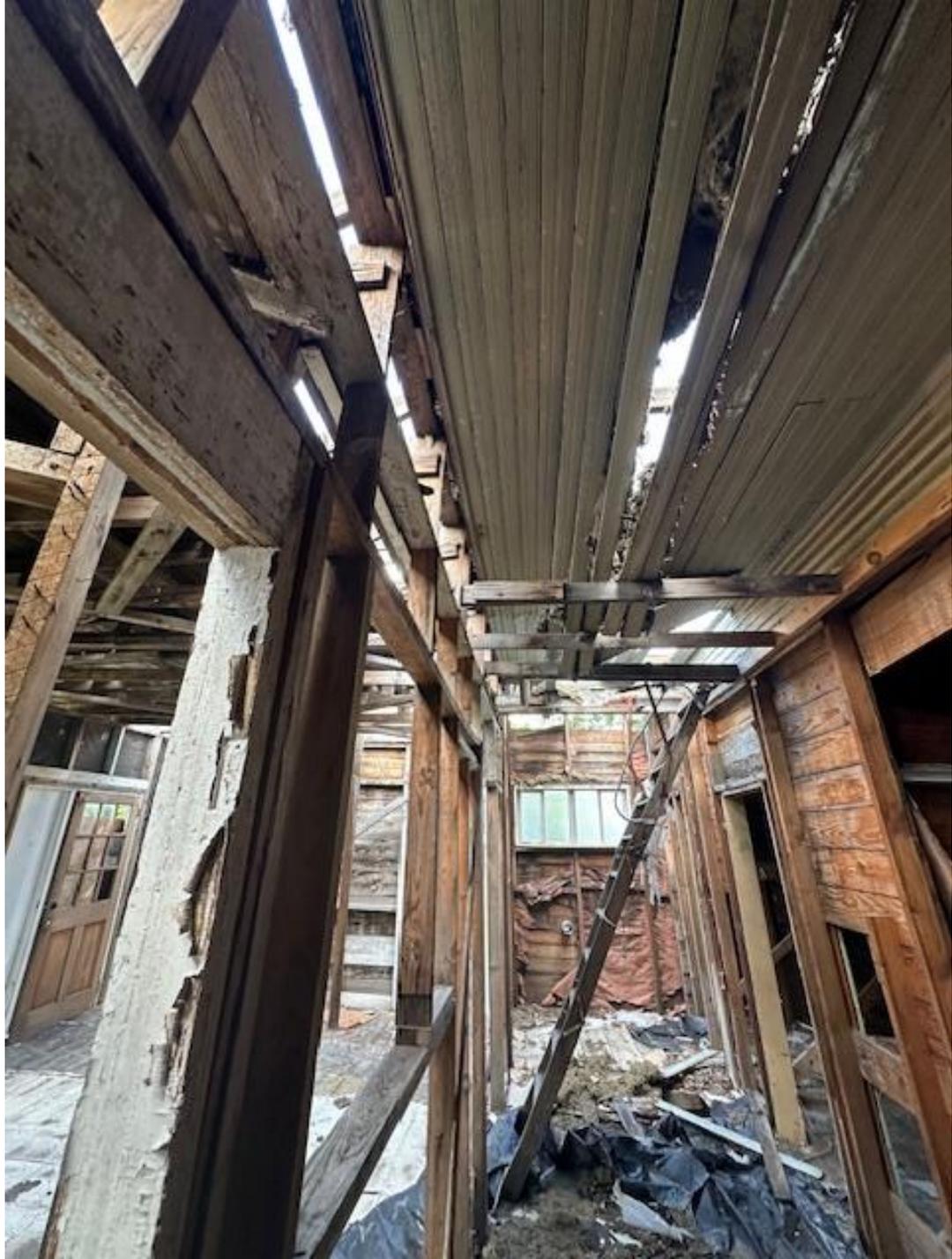














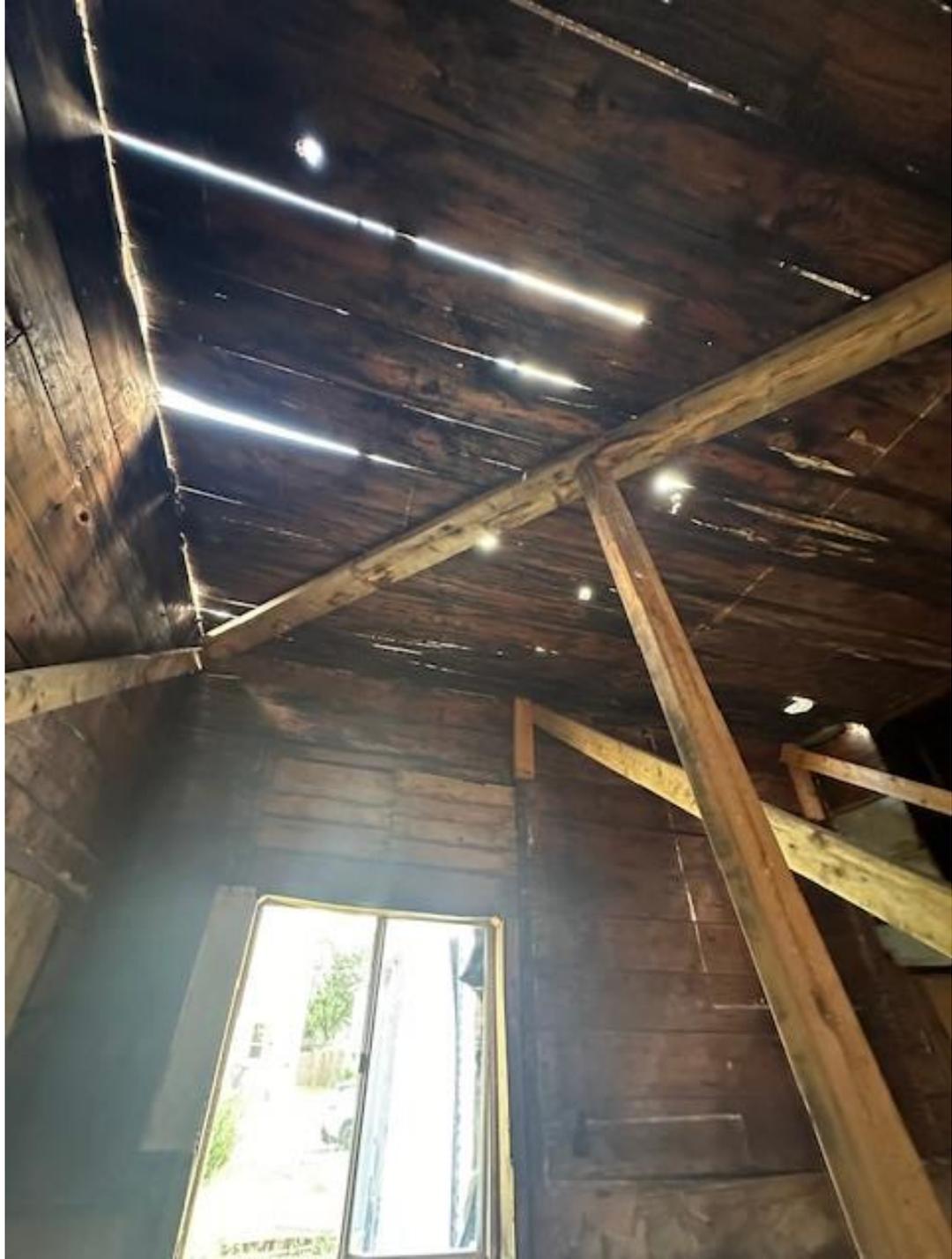














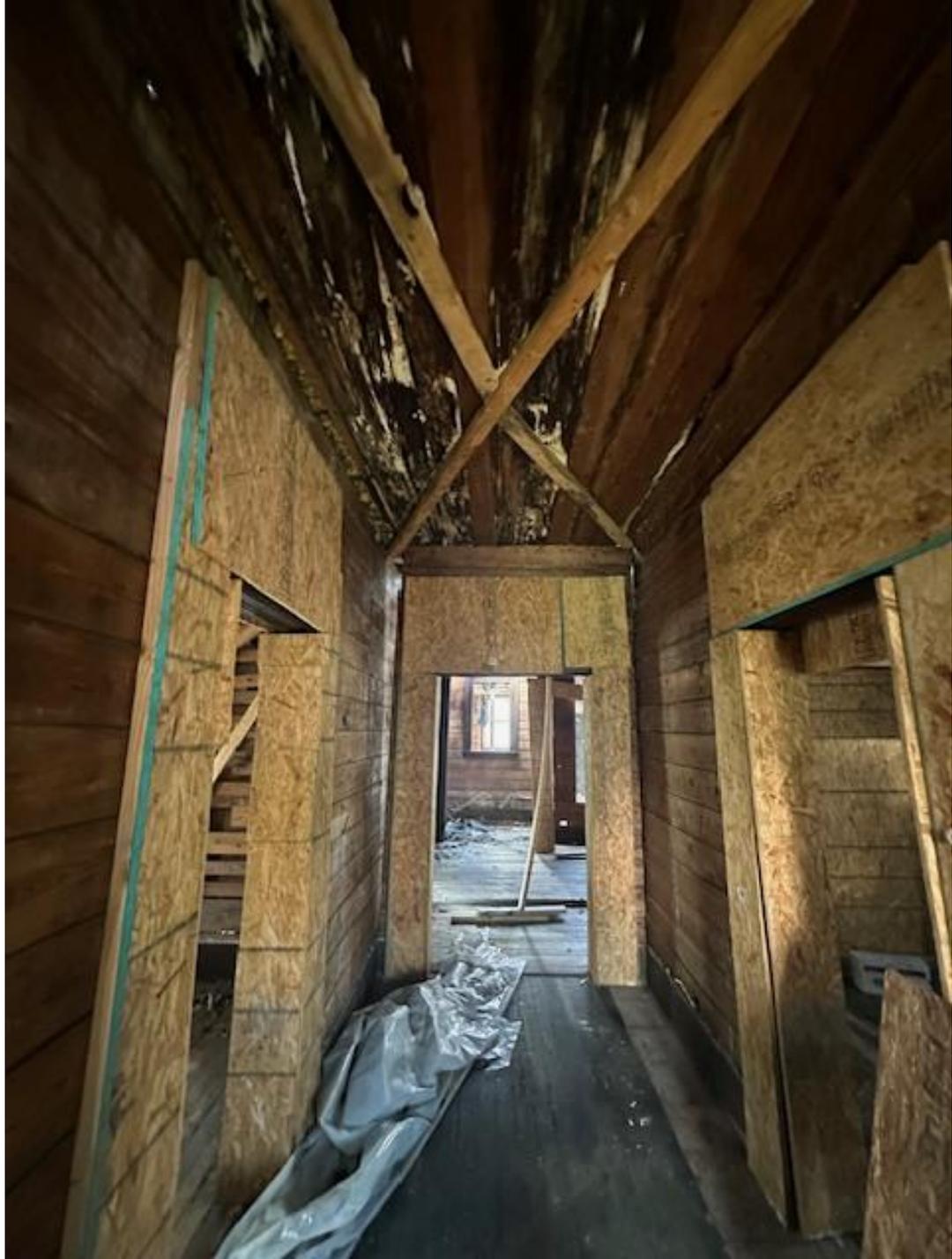






















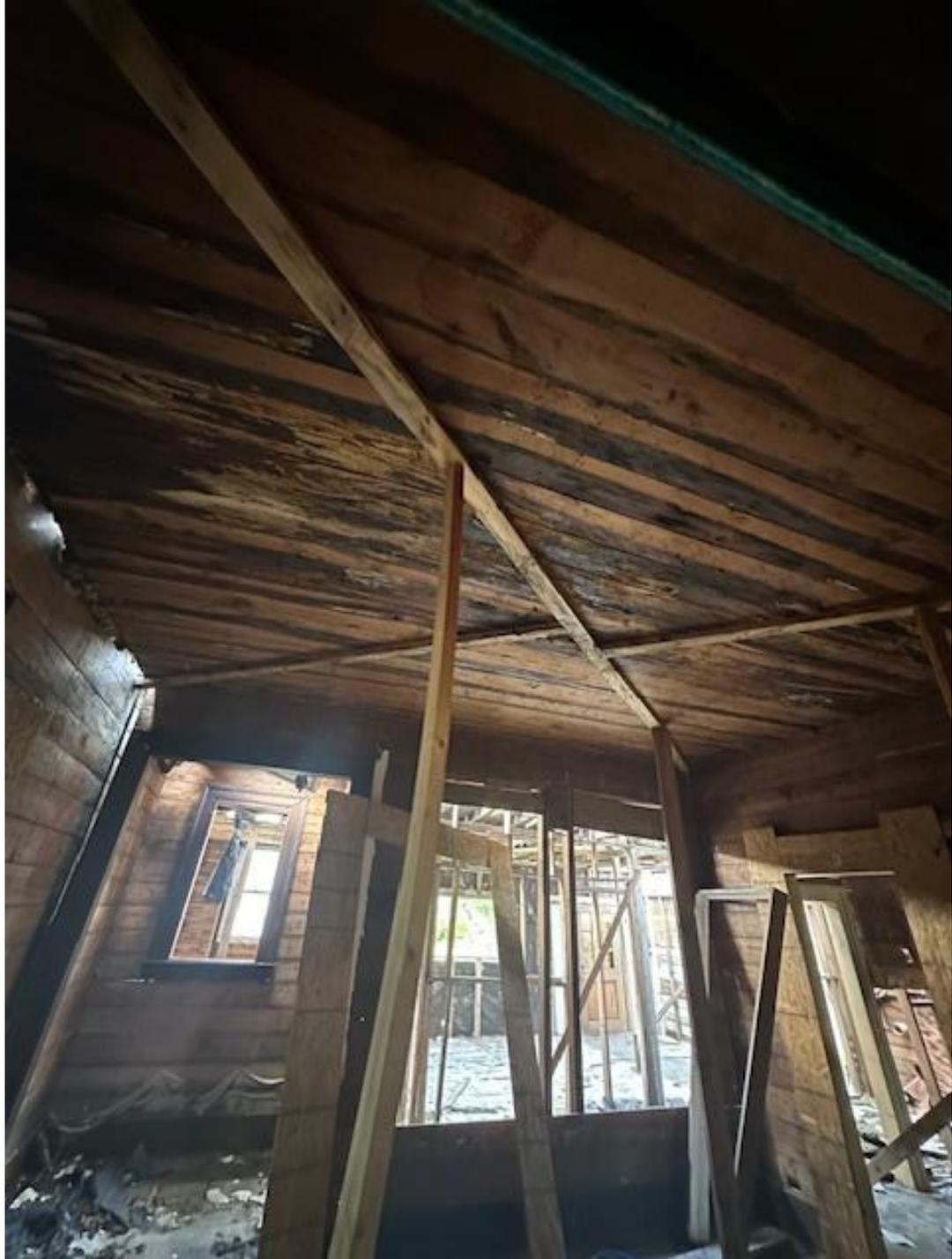


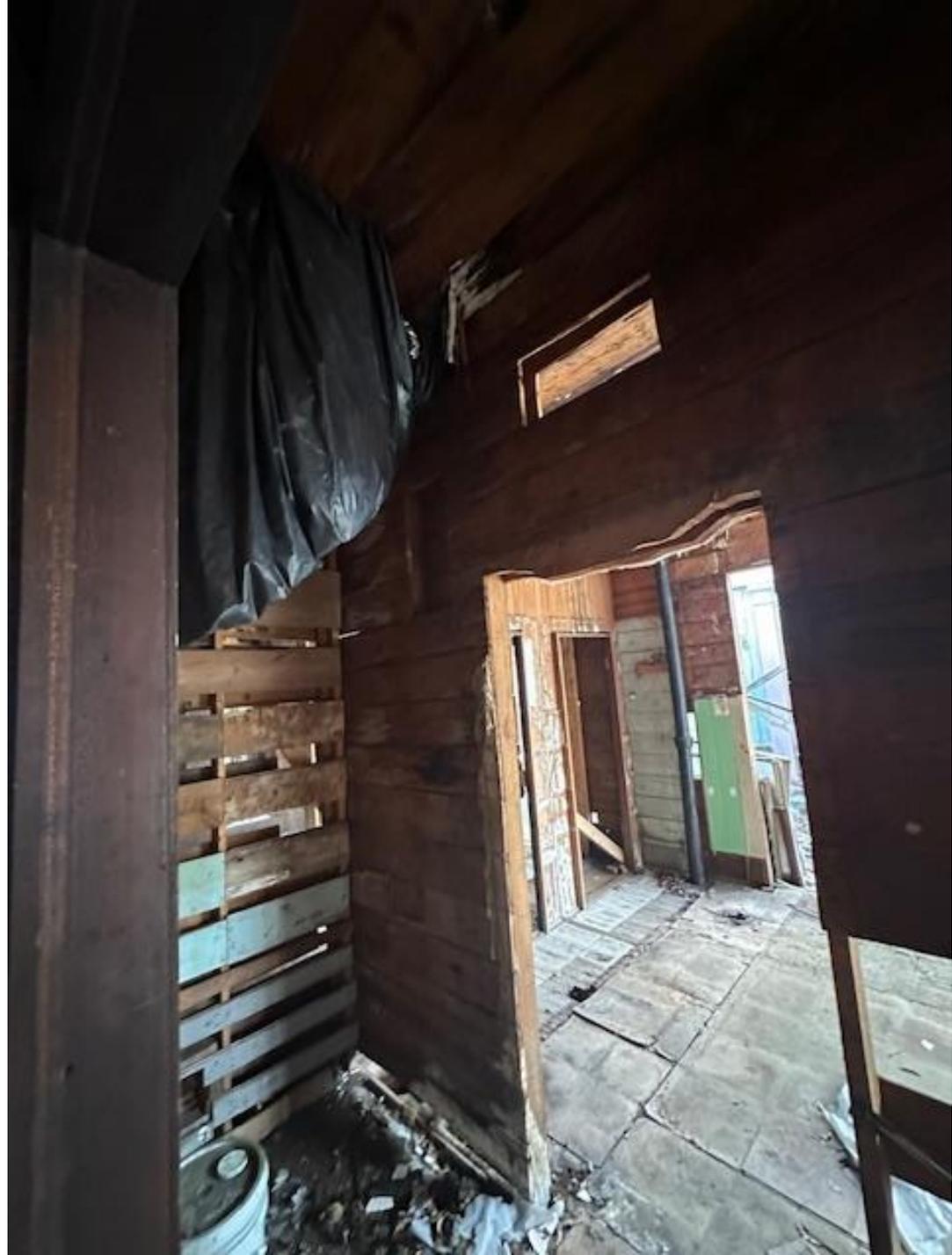
















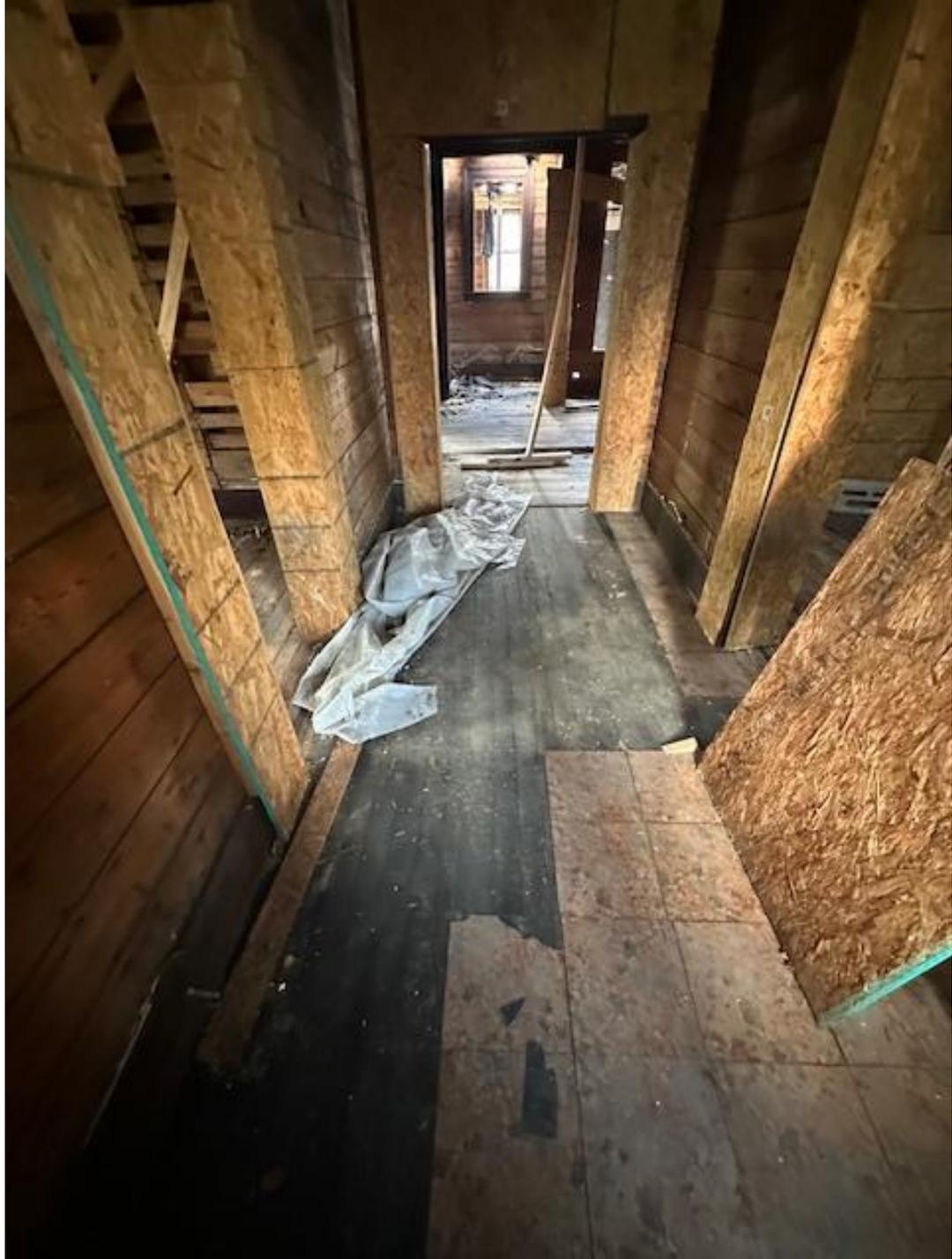








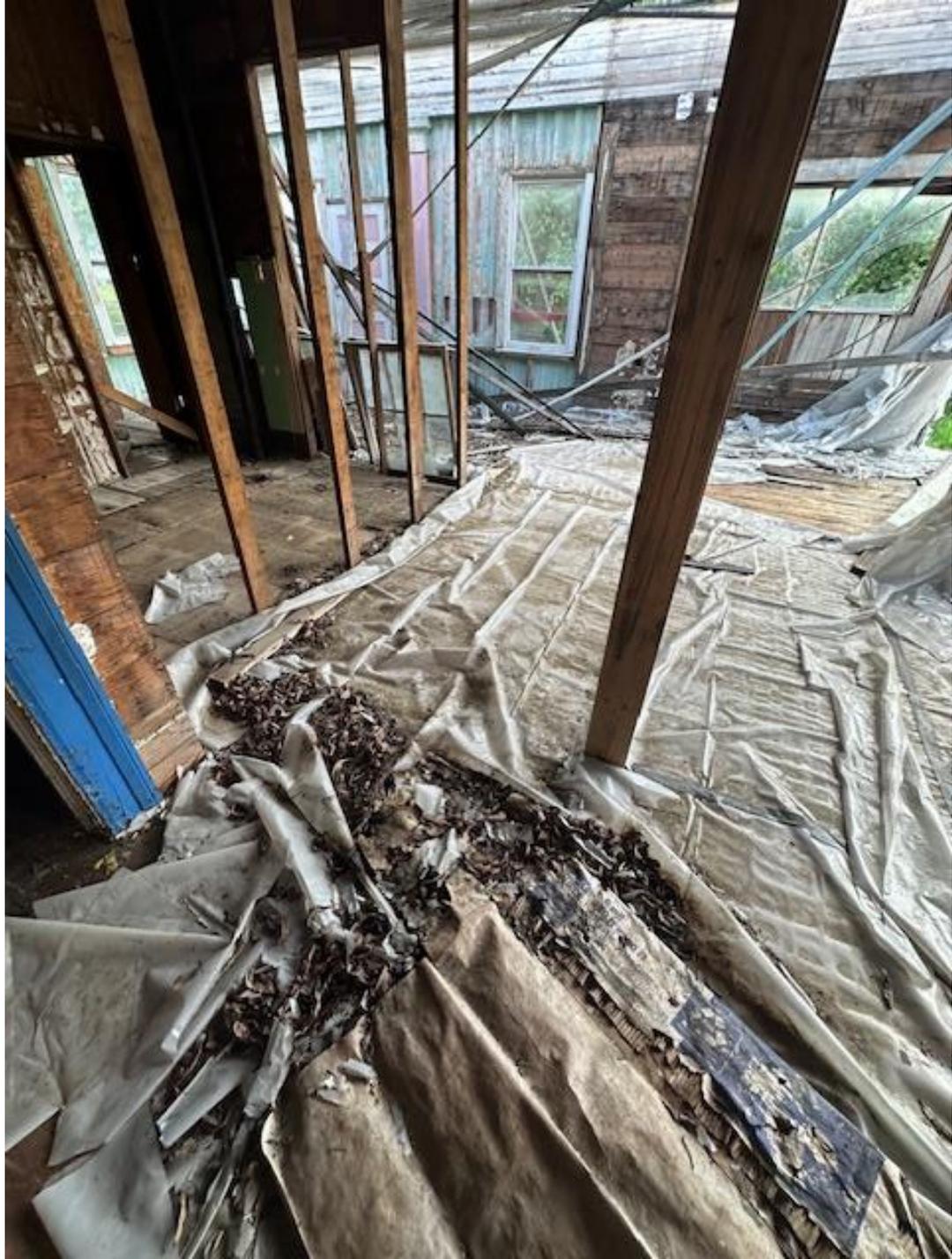
























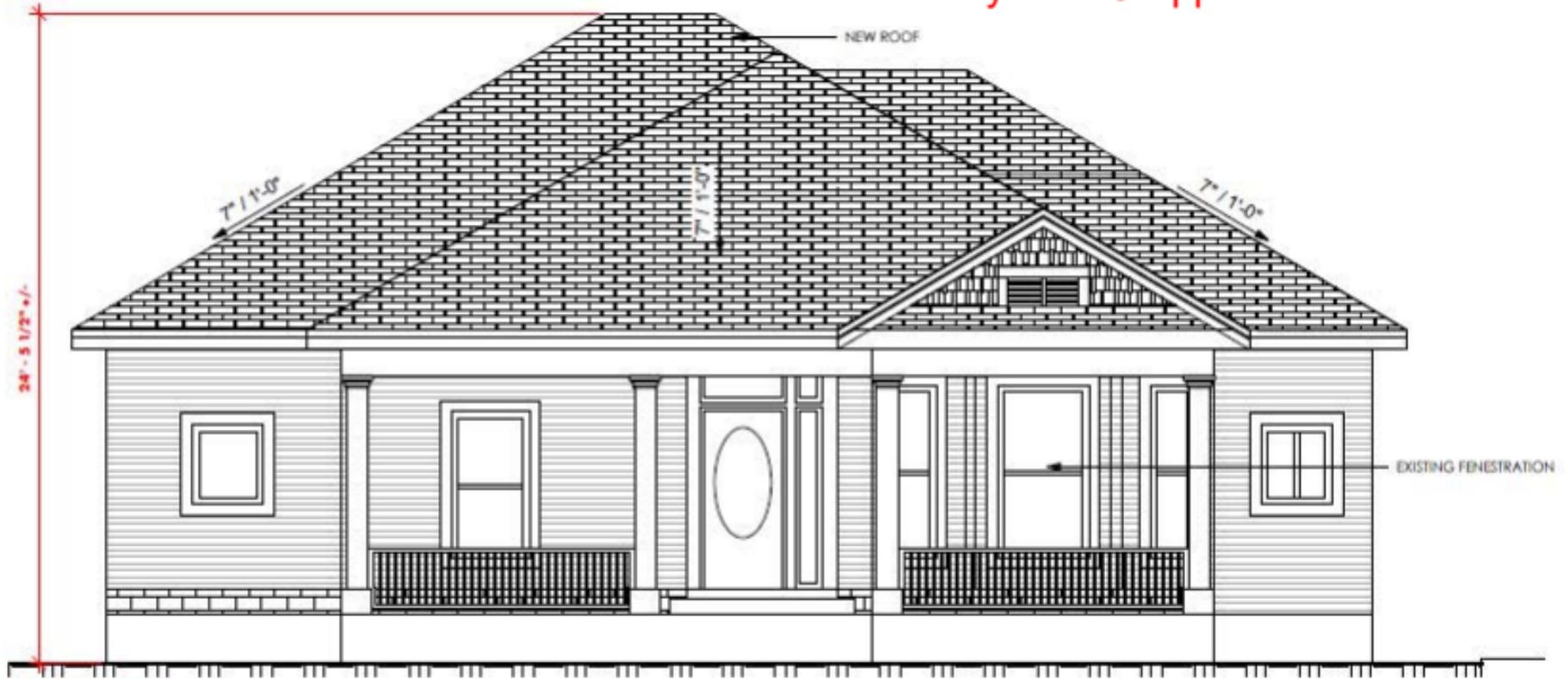






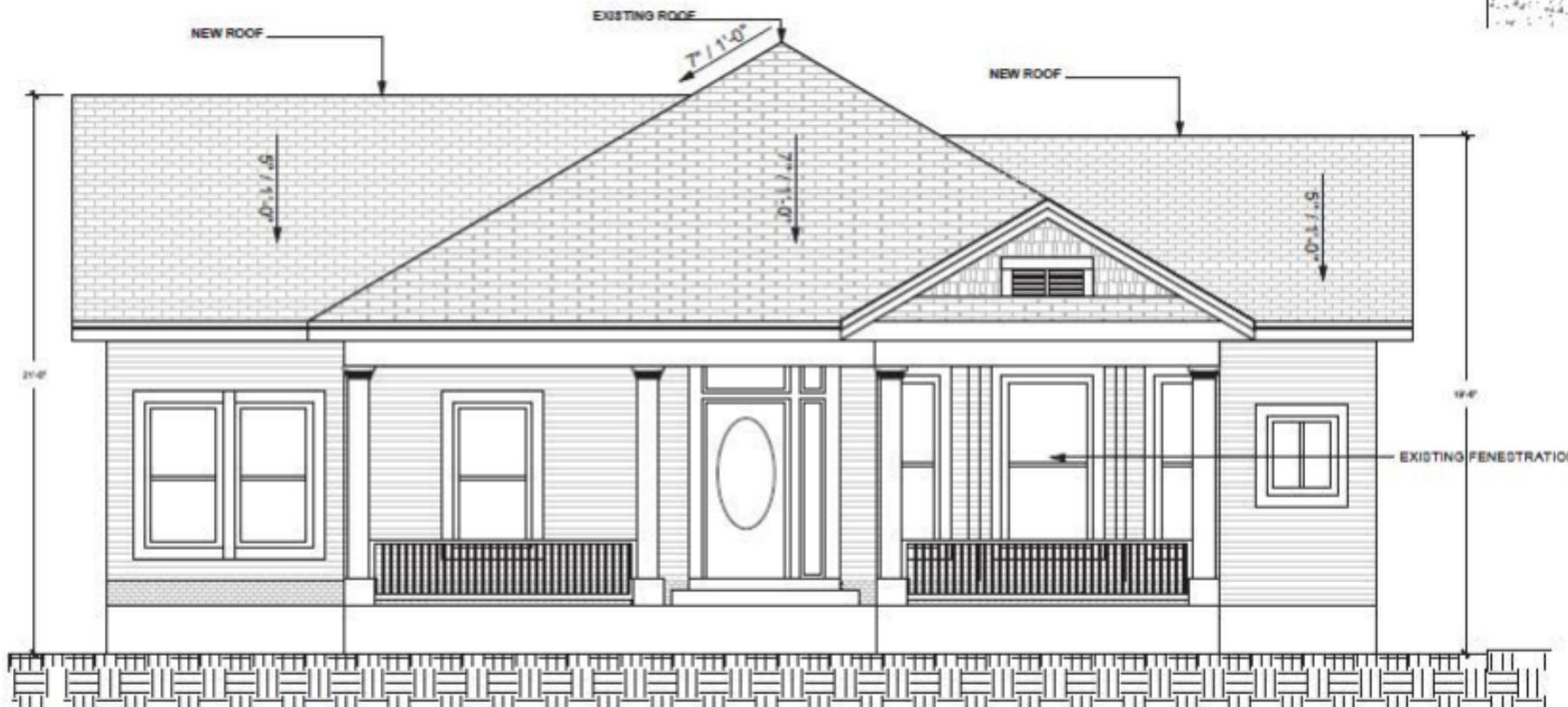
214

Previously HDRC-approved roof modification



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

Previously HDRC-approved roof modification



2 EXISTING ELEVATION W/ PROPOSED ROOF- NORTH

1/4" = 1'-0"

Currently proposed roof modification



Currently proposed roof modification

