HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO:	**2024-270**
ADDRESS:	2100 N MAIN AVE
LEGAL DESCRIPTION:	NCB 1724 BLK LOT A23 EXC NW TRI
ZONING:	C-2, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Haley Serna/Elevate Architecture, PLLC
OWNER:	Nick Weinheimer/ZAVELL PROPERTY LLC
TYPE OF WORK:	Construction of a 1,500-square-foot addition
APPLICATION RECEIVED:	July 19, 2024
60-DAY REVIEW:	September 17, 2024
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,500-square-foot addition.

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.

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.
- 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 located at 2100 N Main is a 1-story commercial structure constructed circa 1940 as a filling station. The structure first appears on the 1951 Sanborn Map in its current configuration and features a rectangular plan, a flat roof form with a parapet, a non-original mansard roof applied to the exterior, faux stone and stucco cladding, a rectangular car canopy on metal post supports, two (2) front-facing divided lite garage door bays, a storefront window and door system, and divided lite windows. The structure is contributing to the Monte Vista Historic District.

b. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 1-story addition to the rear (east) and north side of the structure. The addition will be oriented to the west, facing N Main Avenue, and will extend to be nearly in line with the existing car canopy, creating a U-shaped footprint. The existing structure is 1,136 square feet, and the proposed addition is 1,500 square feet. The total height of the original structure to the parapet is 12'-6" and the applicant has not provided the total height of the addition at this time. According to the Historic Design Guidelines, new additions should never result in the doubling of the historic building footprint. Additionally, the Historic Design Guidelines for Additions states that additions to non-residential and mixed-use structures should be placed to the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right-of-way. Additions should be designed to be subordinate to the principal façade in terms of their scale and mass. Although the applicant has proposed to more than double the total square footage of the existing structure, staff finds the proposal generally appropriate due to the commercial context of the lot but finds that the applicant should submit the total height for the proposed addition to staff for review and an updated site plan addressing the northwest corner of the addition.

c. ADDITION: ROOF – The applicant has proposed to install a black standing seam metal hip roof on the addition with a raised roof vent. Guideline 2.A.iii for Additions stipulates that non-residential and mixed-use additions should 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. The primary structure features a flat roof with a parapet. Staff finds the proposal generally appropriate for the commercial context of the lot but finds that the applicant should submit a roof plan to staff for review and that the standing seam metal roof should 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.

d. ADDITION: WINDOWS AND DOORS – The applicant has proposed to install five (5) steel divided lite windows, removed and salvaged from the east (rear) and north elevations of the primary structure on the addition. Additionally, the applicant has proposed to install one (1) door on the north elevation (the elevations are mislabeled). Guideline 2.C.i for New Construction states that applicants 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 3.B.i for Additions states that 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, may not be used. Staff finds the proposal generally appropriate but finds that the applicant should submit final door specifications to staff for review.

e. ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, 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. That applicant has not proposed any openings on the addition portion of the approximately 45-foot-long east (rear) elevation. The east (rear) elevation, mislabeled in the drawings, facing an adjacent commercial structure. As the remaining elevations feature storefront window and door systems, staff finds the proposal generally appropriate.

f. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install metal cladding, brick accents to match the primary structure, black louvers beneath the windows, and black mesh screening below the eaves. 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 generally consistent with the Guidelines but finds that the applicant should install stucco cladding or metal cladding in a board-and-batten profile rather than a corrugated material to be more compatible with the architectural style of the primary structure.
g. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
h. LANDCAPING AND SITE WORK – The applicant has proposed to install four parking spaces on the south side of the property adjacent to E Ashby Place. This portion of the lot currently features greenspace. Staff finds the proposal generally appropriate but finds that the applicant should submit a final site plan showing the dimensions and material specifications for any site work modifications. Staff finds that the applicant should explore the use of permeable surfacing rather than introduce additional concrete on the lot.
i. SIGNAGE – The application materials include proposed signage that is not included in this review. The applicant is required to submit a separate Certificate of Appropriateness application for any proposed signage which includes dimensions, material, and lighting, and mounting specifications prior to the review and approval of any signage for this site.
j. ADMINISTRATIVE APPROVAL – The applicant has proposed a number of scopes of work that are eligible for administrative approval, including the removal of the faux stone cladding, the removal of the non-original mansard roof form to expose the original roof parapet and sign band, storefront window and door replacement, the installation of exterior sconces, the installation of a terracotta front patio, and the installation of shade sails at the front patio. These scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).

RECOMMENDATION:

Staff recommends approval of the construction of the addition based on findings a through j with the following stipulations:

i. That the applicant submits the total height of the proposed addition and an updated site plan addressing the northwest corner of the addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding b.
ii. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and 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. The applicant is required to submit a roof plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding c. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
iii. That the applicant submits final material specifications for all the proposed doors to staff for review prior to the issuance of a Certificate of Appropriateness based on finding d.
iv. That the applicant modifies the cladding material to feature either stucco or a metal cladding in a board-and-batten profile to be more consistent with the Guidelines based on finding f. The applicant is required to submit updated material specifications and drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
v. That the applicant submits a final site plan showing the dimensions and material specifications for any site work modifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness and explores the use of permeable surfacing in lieu of additional concrete on the site based on finding h.

iv. That the applicant submits a separate application for signage with a comprehensive signage plan based on finding i.

City of San Antonio One Stop

July 31, 2024

User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 7-31-2024

Google Maps 2100 N Main Ave

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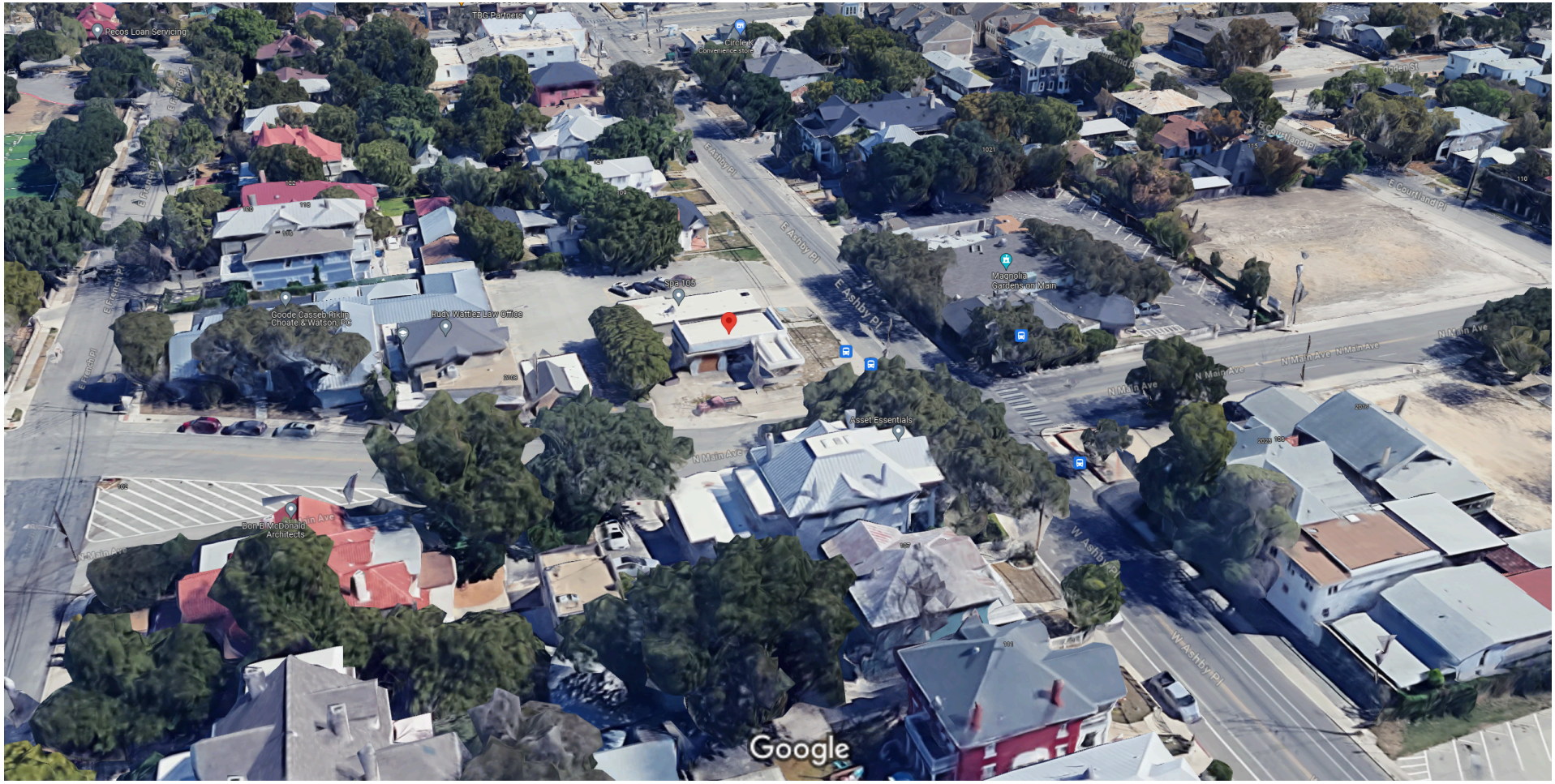
Google Maps 2100 N Main Ave



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Google Maps 2100 N Main Ave

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(5382) SAN ANTONIO, TEX. VOL. 2.

213

NEW SHEET
MAY 1924
SCALE 100FT. TO AN INCH

E. MAGNOLIA AV.
E. MISTLETOE AV.
E. WOODLAWN AV.
E. CRAIG PL.
E. RUSSELL PL.
E. FRENCH PL.
E. ASHBY PL.
E. MAGNOLIA AV.
E. MISTLETOE AV.
E. WOODLAWN AV.
E. CRAIG PL.
E. RUSSELL PL.
E. FRENCH PL.
E. ASHBY PL.
HOME AV. (EVANS)
CARLETON (HOME)
MCCULLOUGH AV.
GILLESPIE ALLEY
PASCHAL
ROSE LANE
MAIN AV.
MAIN
(CLINTON)
(YNDO ST)
N. ST MARY'S (JONES AV)
E. HUISACHE AV.
1703
1704
1705
1706
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1724
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6085
6086
828
852
853
855
861
863
868
2989
2993
(2998)
2994
204
214
206
215
EAST MAGNOLIA SCHOOL No 29
ST MARY'S HALL SCHOOL
Scale 100 Ft. to One Inch
Copyright 1924 by the Sanborn Map Co.

Original located at San Antonio Public Library Special Collections

SAN ANTONIO TEX. VOL. C (1382)

213

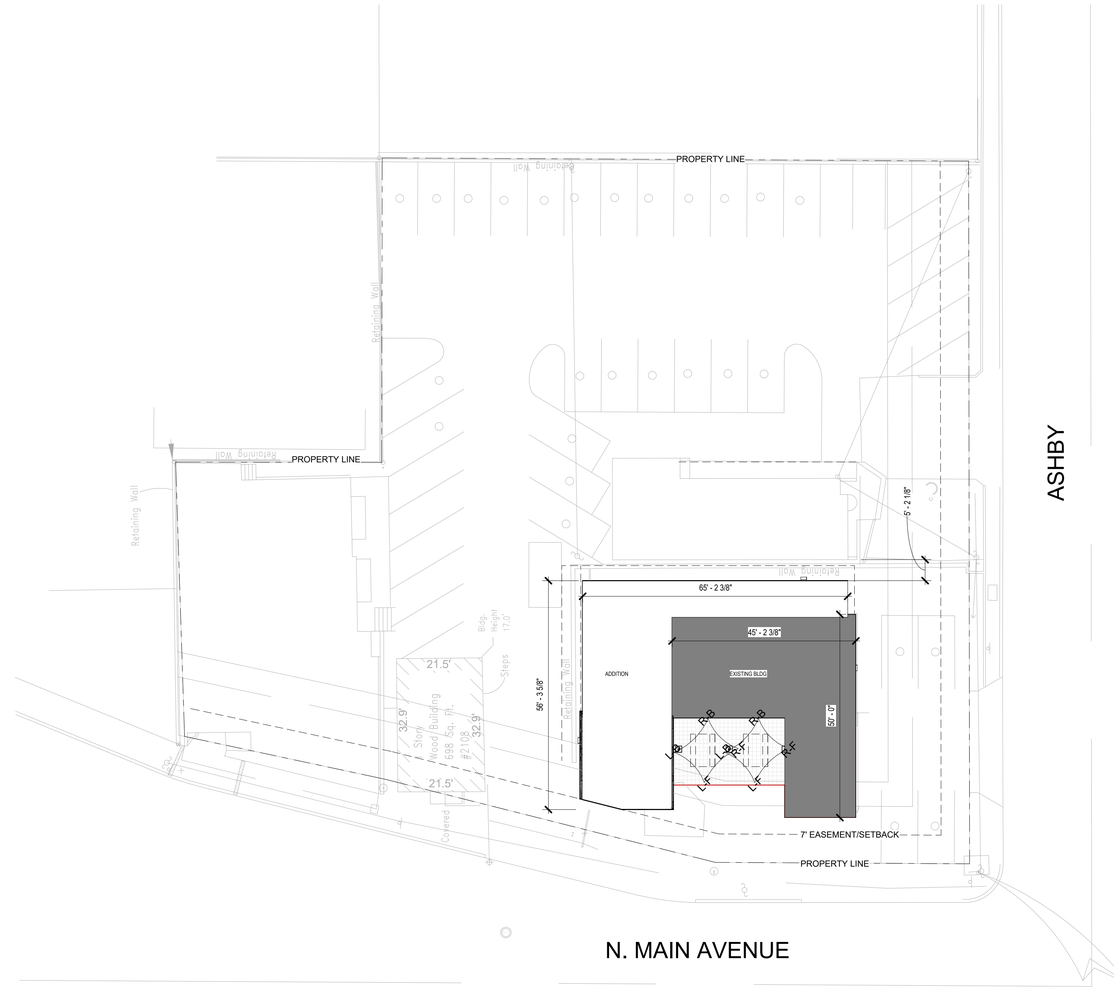
NEW SHEET
MAY 1924
SCALE 100 FT. TO AN INCH

E. HUISACHE AV.
E. MAGNOLIA AV.
E. MISTLETOE AV.
E. WOODLAWN AV.
E. CRAIG PL.
E. RUSSELL PL.
E. FRENCH PL.
E ASHBY PL.
N. MAIN AV.
McCULLOUGH AV.
HOME AV.
CARLETON (HOME)
GILLESPIE
PASCHAL
ROSE LANE
N. ST. MARYS
ODGEN ST.
(LYNDO ST)

1703 1704 1705 1706 1707 1708 1709 1710 1720 1721 1722 1723 1724 1714 1715 1718 1719
(3085) (853) 855 861 863 868 (3098) 3098 3099 3086 3088 6085 6086 828 852
2989 2990 2994
204 214 215 206

EAST MAGNOLIA SCHOOL No 29
BUILT 1923-1924
ST. MARY'S HALL (PRIVATE SCHOOL)
DORMITORY
GYM.
SAN GABRIEL APTS
(PETERS AL.)

Copyright 1924 by the Sanborn Map Co



1 ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

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SOUTH BBQ

2100 N. MAIN
SAN ANTONIO TEXAS

Revisions		
Number	Description	Date

FOR INTERIM REVIEW

NOT FOR CONSTRUCTION, BIDDING, REGULARTORY APPROVAL OR PERMITTING PURPOSES

Architect: Haley Serna
Seal No.: 27805
Date Issued: 07.19.24

PROJECT #: 24-035

DRAWING TITLE: **ARCHITECTURAL SITE PLAN**

A0.0

July 19th, 2024

City of San Antonio
Office of Historic Preservation
100 W. Houston St.
San Antonio Texas

Re: Certificate of Appropriateness (Scope Description) for 2100 N Main "South BBQ"

Existing Structure:
1,136 sf double wythe brick one story building with wood roof structure (flat white tpo roof) with extended canopy and sign band above. The building has since had several remodels, including the addition of the mansard roof and faux stone cladding. Original use was fuel station in the 1930s era.

Project Scope:
Re-purpose the existing structure as the dining room of a new BBQ Restaurant. Add 1,500 square feet of space for restrooms, kitchen and pit room. Demolish mansard roof and cladding to exposed original brick and sign band above.

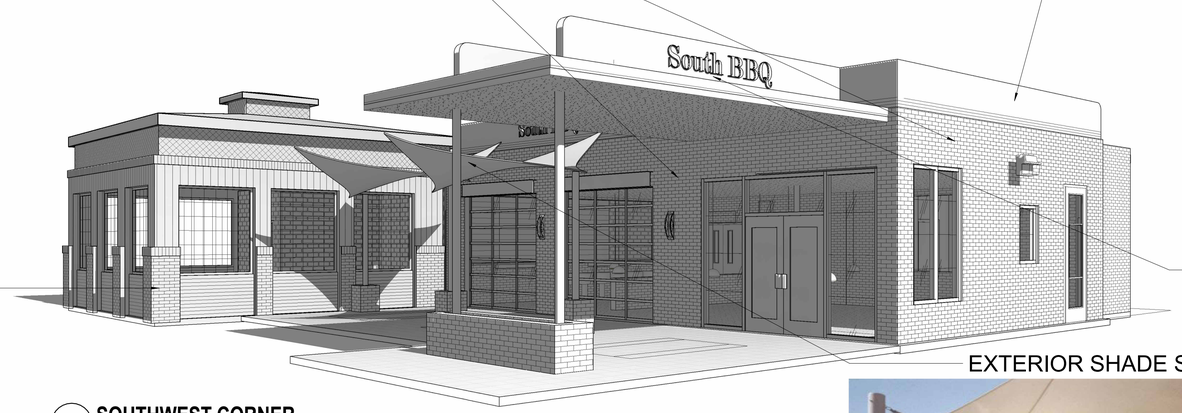
Please see attachments that further detail the scope of work.

Thank you,

Haley Serna, LEEP AP
Registered Architect in the States of Texas and Arizona
Managing Partner
Elevate Architecture, PLLC

EXISTING BRICK TO BE
EXPOSED (IF IN GOOD CONDITION)

MATCH ON ADDITION



PAINT COLOR OF BAND

SW 7011
Natural Choice

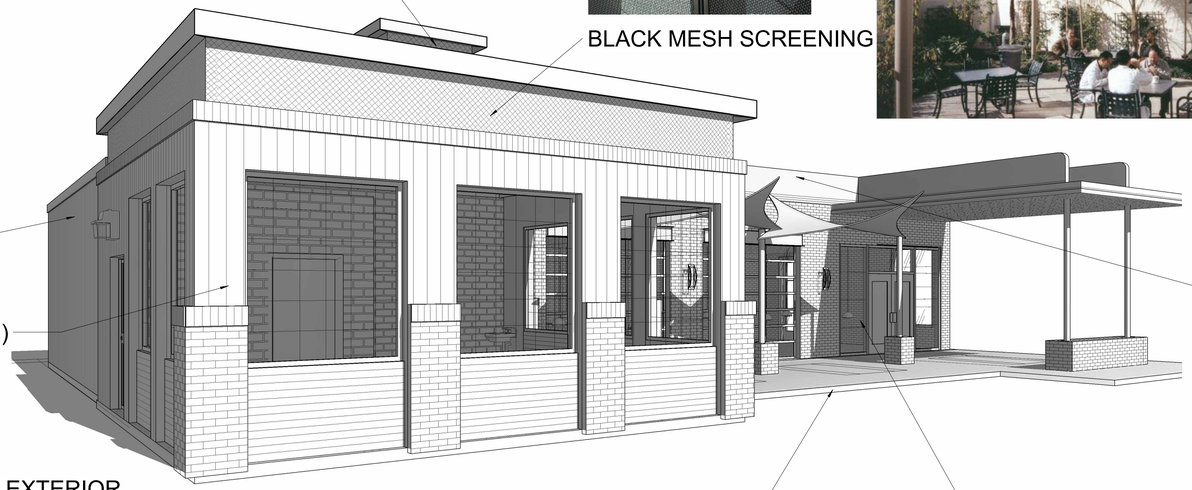
SIGNAGE

EXTERIOR SHADE SAILS

1 **SOUTHWEST CORNER**
SCALE:

BLACK STANDING SEAM
METAL ROOF (VENTED)

BLACK MESH SCREENING



BLACK METAL
CLADDING (VERT.)

TERRACOTA EXTERIOR
PAVERS

BLACK STOREFRONT

2 **NORTHWEST CORNER**
SCALE:

SIGNAGE

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Architect: Haley Serna
Seal No.: 27805

Date Issued: 6.26.24

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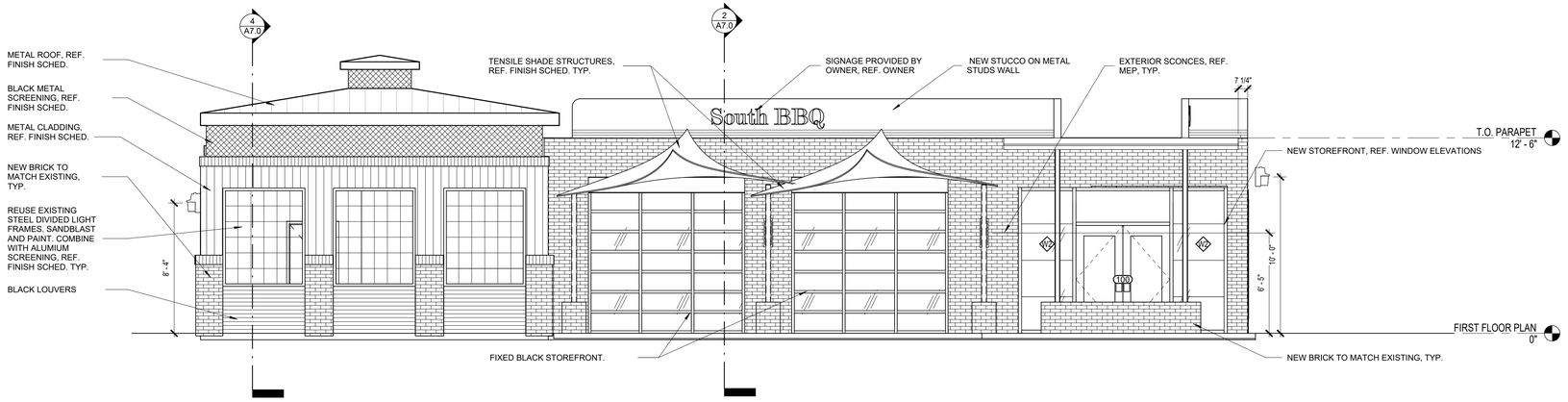
SCHEMATIC PERSPECTIVE

PROJECT #: 24-035

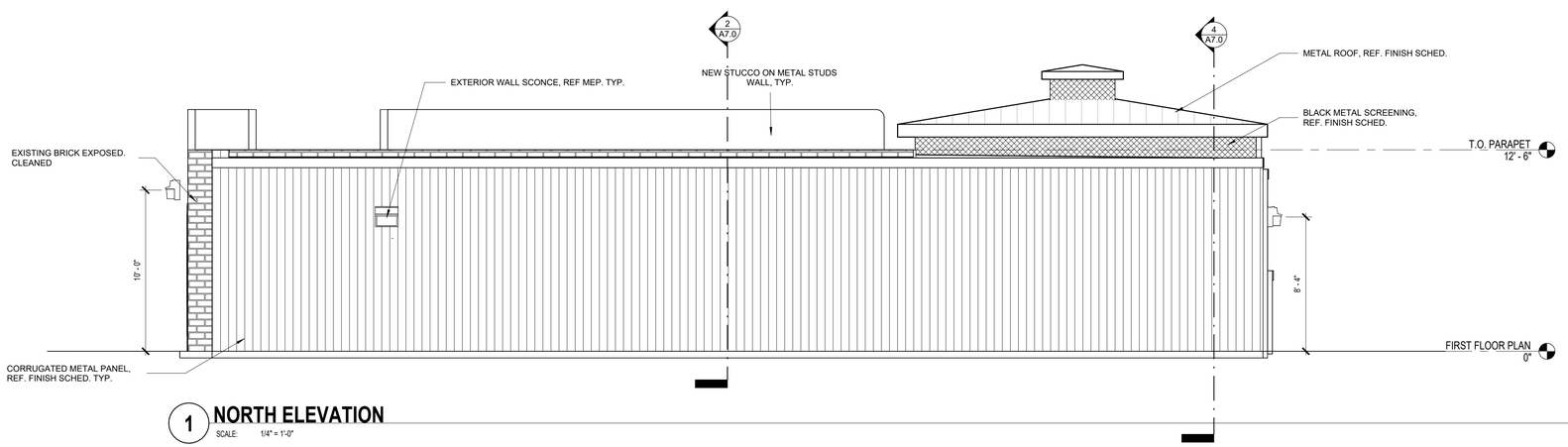
7.18.24

A1



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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TEAM MEMBER 04 NAME
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CITY, STATE, AND ZIP
PHONE NUMBER
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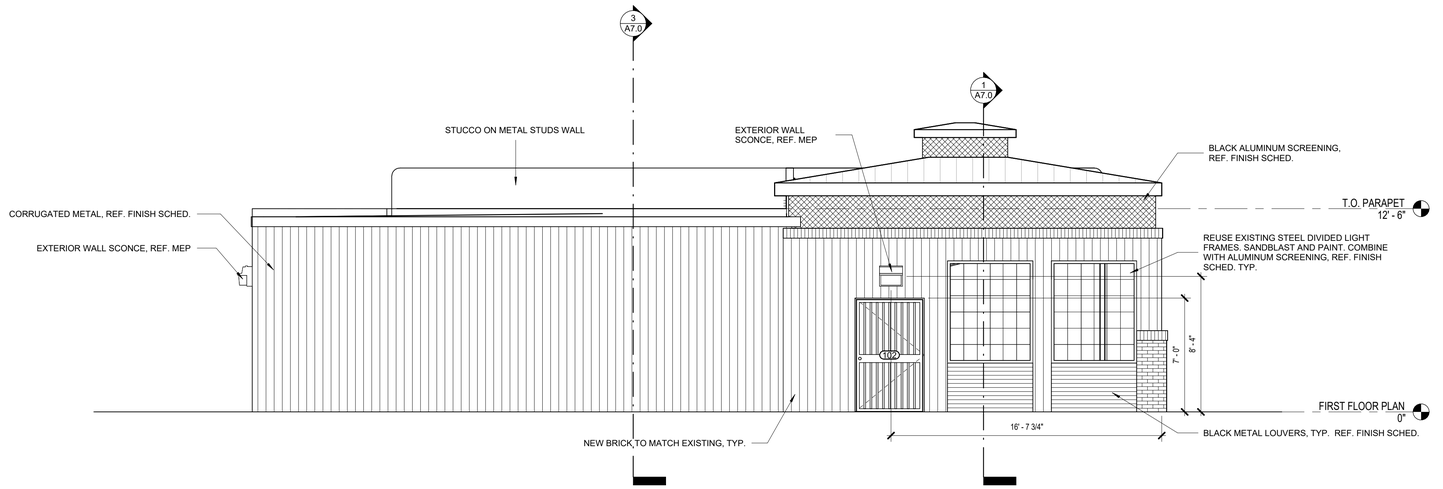
Architect: Haley Serna
Seal No.: 27805
Date Issued: 6.26.24

PROJECT #:
24-035

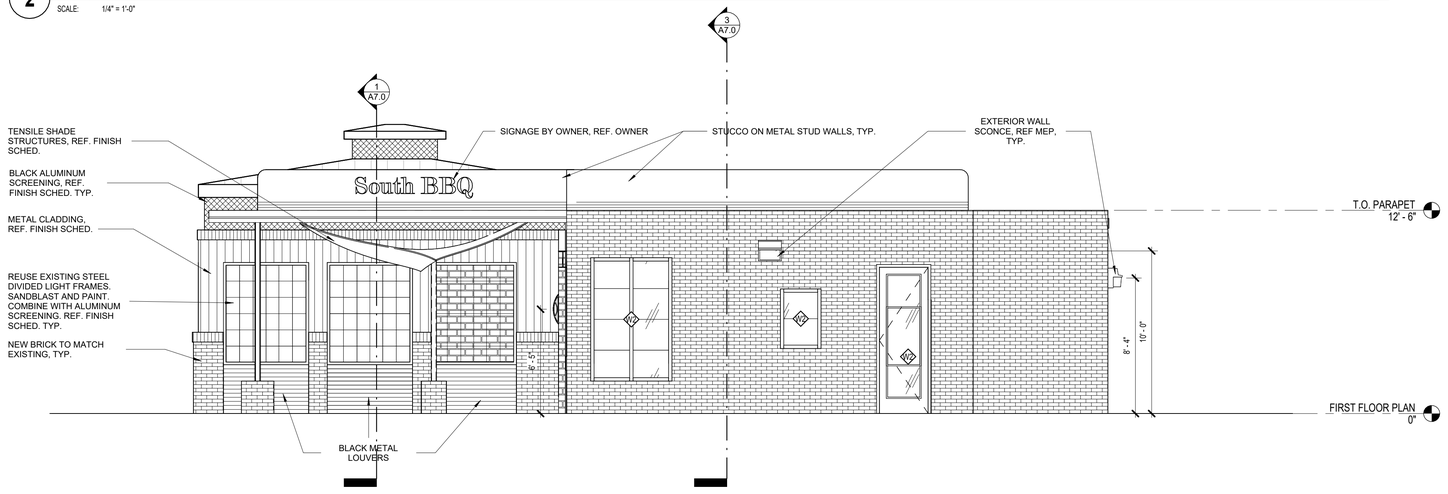
DRAWING TITLE:
EXTERIOR ELEVATIONS

A6.0



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

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NOT FOR CONSTRUCTION, BIDDING, REGULARTORY APPROVAL OR PERMITTING PURPOSES.

Architect: Haley Serna
Seal No.: 27805
Date Issued: 6.26.24

PROJECT #: 24-035

DRAWING TITLE:
EXTERIOR ELEVATIONS

A6.1

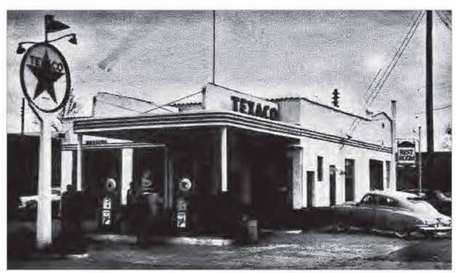
Texaco

1930 – 1940

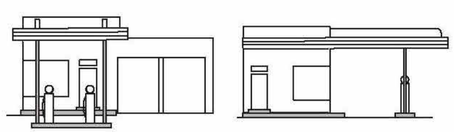
Oblong Box with Canopy

TYPE B and TYPE C

Figure 5-35. This station, located in Houston, depicts a Type B Texaco station. Its distinctive feature is the angled window at the corner of the office. This type was designed to be built on a corner lot.



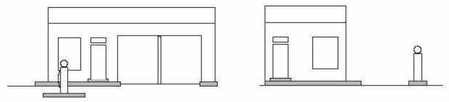
File 5-36. This Type C form is similar to the gas station design (Type B) in the top image but has a slightly wider building footprint and the office has a conventional right-angled corner.



Oblong Box

TYPE D

Figure 5-37. Another example of Teague's 1930s design, this Type D Texaco station features a canopy that is flush with the main block.



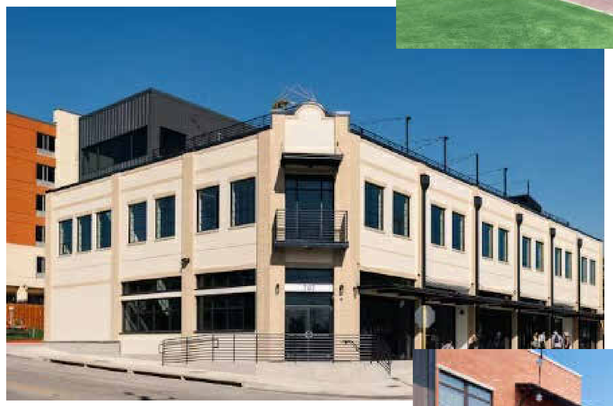
Oblong Box with Canopy

TYPE E

Figure 5-38. This station, also located in Houston, is an example that demonstrates the rare Type E station.

ORIGINALSTYLE OF ARCHITECTURE

LOCAL DESIGN PRECEDENTS



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Architect: Haley Serna
Seal No.: 27805
Date Issued: 6.26.24

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HISTORICAL PHOTOS/PRECEDENTS

PROJECT #: 24-035

7.18.24

A5

NORTH ELEVATION

NORTHWEST ELEVATION

SOUTHEAST ELEVATION

EAST ELEVATION

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PHOTOS OF EXISTING ELEVATIONS

PROJECT #: 24-035

7.18.24

A4