

## HISTORIC AND DESIGN REVIEW COMMISSION

March 5, 2025

**HDRC CASE NO:** 2024-427  
**ADDRESS:** 214 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 943 BLK 1 LOT 12  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Jaime Jimenez/Idea Studio  
**OWNER:** Maher Saloum/SALOUM MAHER  
**TYPE OF WORK:** Conceptual review of a 2-story rear addition and 2-story rear accessory structure construction  
**APPLICATION RECEIVED:** December 18, 2024  
**60-DAY REVIEW:** February 16, 2025  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a 2-story rear addition.
2. Construct a 2-story rear accessory structure.
3. Replace an existing composition shingle roof with a standing seam metal roof.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 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.

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 2. Massing and Form of Non-Residential and Mixed-Use Additions

### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

### B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## 5. Mechanical Equipment and Roof Appurtenances

## A. LOCATION AND SITING

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

## B. SCREENING

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

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

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

### B. SITE DESIGN

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

### C. SOLAR COLLECTORS

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

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

## 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.

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

**FINDINGS:**

- a. The primary structure located at 214 Adams St includes a single-story Folk Victorian-style residence built c. 1900 and first appears on the 1904 Sanborn Map. The property features non-historic stone cladding on the front façade, a mix of one-over-one and two-over-two windows throughout, two front doors, and a cross-gable composition shingle roof. This property contributes to the King William Historic District.
- b. DESIGN REVIEW COMMITTEE – On January 28, 2025, the applicant shared with the Design Review Committee the present request items and their overall design. Commissioners in attendance were HDRC vice chair Jeffrey Fetzner, Monica Savino, Roland Mazuca, and CTAB vice chair Jason Vasquez. Overall, commissioners present expressed their concern regarding the proposed detached rear accessory structure and addition were too large in relation to the existing historic structure and advised the applicant to find creative ways to reduce the scale of the detached rear accessory structure and addition.
- c. ADMINISTRATIVE APPROVAL – The applicant has requested stone-cladding removal and siding repair. These request items are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).
- d. REAR ADDITION (LOT COVERAGE) – The applicant is requesting conceptual approval to construct an approximately 1,062-square-foot 2-story rear addition to use the existing footprint of the structure. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The lot is 7,400 sqft and the existing building footprint is 2,025 sqft. The proposed addition incorporates a 2-story balcony that will add approximately 160 sf to the rear of the structure. A building footprint should respond to the size of the lot. Staff finds that the proposed addition's footprint is generally appropriate. However, the overall scale and massing of the addition remains inconsistent with the Guidelines.
- e. TWO-STORY REAR ADDITION (MASSING & FOOTPRINT) – The applicant is requesting conceptual approval to construct a 2-story rear addition. The existing primary structure is a 1-story structure. Additions 1.B.i stipulates

residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal does not conform to Guidelines.

- f. REAR ADDITION (ROOF FORM) – The applicant is requesting conceptual approval to install a cross-gable roof form for the 2-story rear addition. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form conforms to Guidelines.
- g. REAR ADDITION (ROOF MATERIAL) – The applicant is requesting conceptual approval to install a standing seam metal roof on the proposed rear addition. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material conforms to Guidelines.
- h. REAR ADDITION (SIDING) – The applicant is requesting conceptual approval to install fiber cement lapped siding with a 4” reveal. The existing structure features wood lapped siding with an approximate 6” reveal. Additions 3.A.i. states to 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 and that 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. Staff finds the proposed siding conforms to Guidelines; however, the proposed siding should feature a smooth finish.
- i. REAR ADDITION (ARCHITECTURAL DETAILS) – The applicant is requesting conceptual approval to construct a 2-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should 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. Additions 2.A.v recommends that 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. The applicant has incorporated a vertical trim detail between the proposed addition and historic footprint to distinguish between the old and new building forms. Staff finds the proposed rear addition’s architectural details generally appropriate.
- j. REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS) – The applicant is requesting conceptual approval to install windows and doors on the rear addition and has not specified materials or specifications. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Window and door specifications are required for review prior to the issuance of a Certificate of Appropriateness and will be required for final review. Additionally, historic wood windows located onsite should be reused for the proposed rear addition rather than discarded.
- k. REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION) – The applicant is requesting conceptual approval to install three one-over-one windows on the front elevation, four one-over-one windows and a door on the rear elevation, and one sliding window on the left elevation. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the installation of the proposed rear door generally appropriate. Staff finds the proposed one-over-one windows generally appropriate. Staff finds the proposed sliding window does not conform to Guidelines. Window and door specifications are required for review prior to the issuance of a Certificate of Appropriateness and will be required for final review.
- l. REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, 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. 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. Staff finds the proposed fenestration pattern on the second story generally appropriate; however, the applicant should incorporate additional one-over-one window openings on the right elevation that relate to existing fenestration pattern found on the historic footprint.

- m. REAR ADDITION (BALCONY) – The applicant is requesting conceptual approval to construct a balcony attached to the proposed second story addition’s rear elevation measuring approximately 160 sqft. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 1.B.v. states that generally, the height of new additions should be consistent with the height of the existing structure, the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street, and the addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the construction of a second story balcony does not conform to Guidelines.
- n. FENESTRATION MODIFICATIONS (REAR) – The applicant is requesting conceptual approval to replace an existing rear-facing window with a door. The applicant has not provided door specifications for review. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Staff finds the replacement of the rear-facing window with a door generally appropriate; however, the window should be reused onsite and door specifications should be provided to staff for review prior to the issuance of a Certificate of Appropriateness and will be required for final review.
- o. FENESTRATION MODIFICATIONS (LEFT) – The applicant is requesting conceptual approval to replace three windows with one sliding window on the left façade. The applicant has not provided window specifications for review. Exterior Maintenance and Alterations 6.A.i. states to preserve existing window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Staff finds the replacement of the left-facing windows with one window does not conform to Guidelines.
- p. ALTERNATIVE DESIGN – The applicant has submitted an alternative design for the front façade for conceptual review. The applicant has not provided staff side and rear elevations for review at this time. In this alternative design, the applicant has increased the ridge height of the existing side gable roof to create a hipped roof plane and added a front-facing dormer featuring a fixed window. Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Additions 1.B.iii. states ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district. Staff finds the alternative design does not conform to Guidelines.
- q. DEMOLITION OF REAR ACCESSORY STRUCTURE – The applicant is requesting conceptual approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- r. CONTRIBUTING STATUS – The structure is 1-story in height. The existing structure does not appear on any available Sanborn Map and due to tree coverage, does not appear on any Historic Aerial maps. The structure features a corrugated metal shed roof, exposed rafter tails, and T1-11 siding. The Bexar County Appraisal District lists the build date as 1970. Staff finds the structure not original to the property and is not representative of historic development patterns within the district.
- s. NEW CONSTRUCTION (REAR ACCESORY STRUCTURE) – The applicant is requesting conceptual approval to construct an approximately 1,640 sf 2-story accessory structure at the rear of the property. The Guidelines for New Construction 5.A. notes that new outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing primary structure on the lot features a footprint of approximately 2,025 square feet and one story in height. The proposed 2-story accessory structure features a total footprint of approximately 820 square feet, or approximately 40% of the primary structure’s footprint. Accessory structures on the block are predominately 1-story and 2-stories in height. Staff finds the proposed height and general massing does not conform to Guidelines.
- t. LOT COVERAGE (REAR ACCESSORY STRUCTURE) – The applicant is requesting conceptual approval to construct a 2-story detached rear accessory structure. The lot is approximately 7,400 sf. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. The combined square-footage of the existing primary structure and the proposed rear accessory structure is approximately 2,845 sf or 38% of the total lot coverage. Staff finds that the footprint of the proposed rear accessory structure generally appropriate.
- u. ORIENTATION & SETBACKS – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- v. ARCHITECTURAL DETAILS – The applicant is requesting conceptual approval to construct a 2-story accessory structure at the rear of the property featuring a 16x7’ garage door, one-over-one windows, an alley-facing porch, and

- a southwest-facing 2-story balcony. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed architectural details generally appropriate; however, the garage should feature divided bays and the overall height should be reduced to 1-story.
- w. ARCHITECTURAL DETAILS (MATERIALS) – The applicant is requesting conceptual approval to construct a 2-story accessory structure at the rear of the property with a standing seam metal, cross-gable roof and lapped Hardie board siding. The Guidelines for New Construction 5.A.iii. and 5.A.iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed standing seam metal roof conforms to Guidelines. Staff finds the installation of lapped Hardie board siding generally appropriate; however, the siding should feature a smooth finish and 4” reveal. New Construction 2.B.i states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed cross-gable roof and its pitch conforms to Guidelines.
  - x. ARCHITECTURAL DETAILS (FENESTRATION PATTERN) – The applicant is requesting conceptual approval to install one door and two one-over-one windows, and one garage door on the front façade; two doors on the rear façade; two one-over-one windows on the left façade; and one one-over-one window on the right façade. The Guidelines for New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern generally appropriate; however, the applicant should incorporate additional window openings featuring historic proportions on the left façade’s first floor, the rear façade, and the right façade’s first floor.
  - y. WINDOWS & DOORS (MATERIALS) – The applicant has not provided staff window, door, or garage door specifications. Per *Standard Specifications for Windows in New Construction*, new windows on new construction 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. New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Window, door, and garage door specifications are required for review prior to the issuance of a Certificate of Appropriateness and will be required for final review.
  - z. ROOF REPLACEMENT – The applicant is requesting conceptual approval to replace the existing composition shingle roof with a standing seam metal roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv. states to select a roofing material consistent with the building style when replacing a structure’s roof. Staff finds the replacement of the roof with a standing seam metal roof generally appropriate.

## RECOMMENDATION:

Item 1: Staff does not recommend conceptual approval of the 2-story rear addition construction based on the findings. Staff recommends the applicant reduce the height of the proposed rear addition to 1-story and incorporate staff’s suggestions noted in findings a through p before returning for final review.

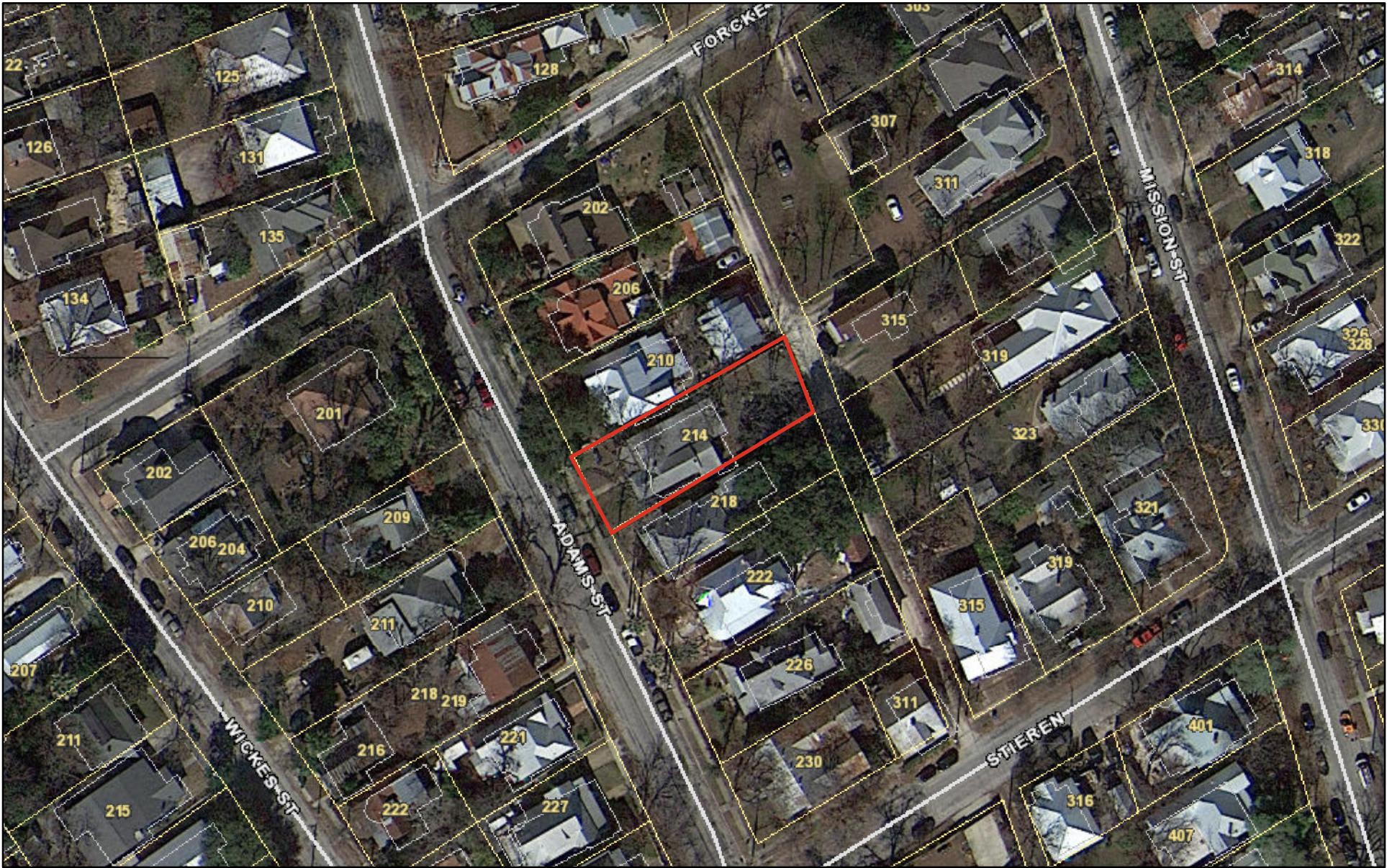
Item 2: Staff does not recommend conceptual approval of the 2-story rear accessory structure construction based on the findings. Staff recommends the applicant reduce the height of the proposed rear accessory structure to be subordinate to the primary structure onsite and incorporate staff’s suggestions noted in findings q through y before returning for final review.

Item 3: Staff recommends final approval of the composition shingle roof replacement with a standing seam metal roof based on the findings, with the following stipulation:

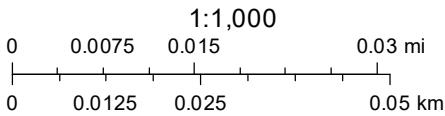
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature 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. No modifications to the roof pitch or roof form are requested or approved at this time.



City of San Antonio One Stop



February 27, 2025





















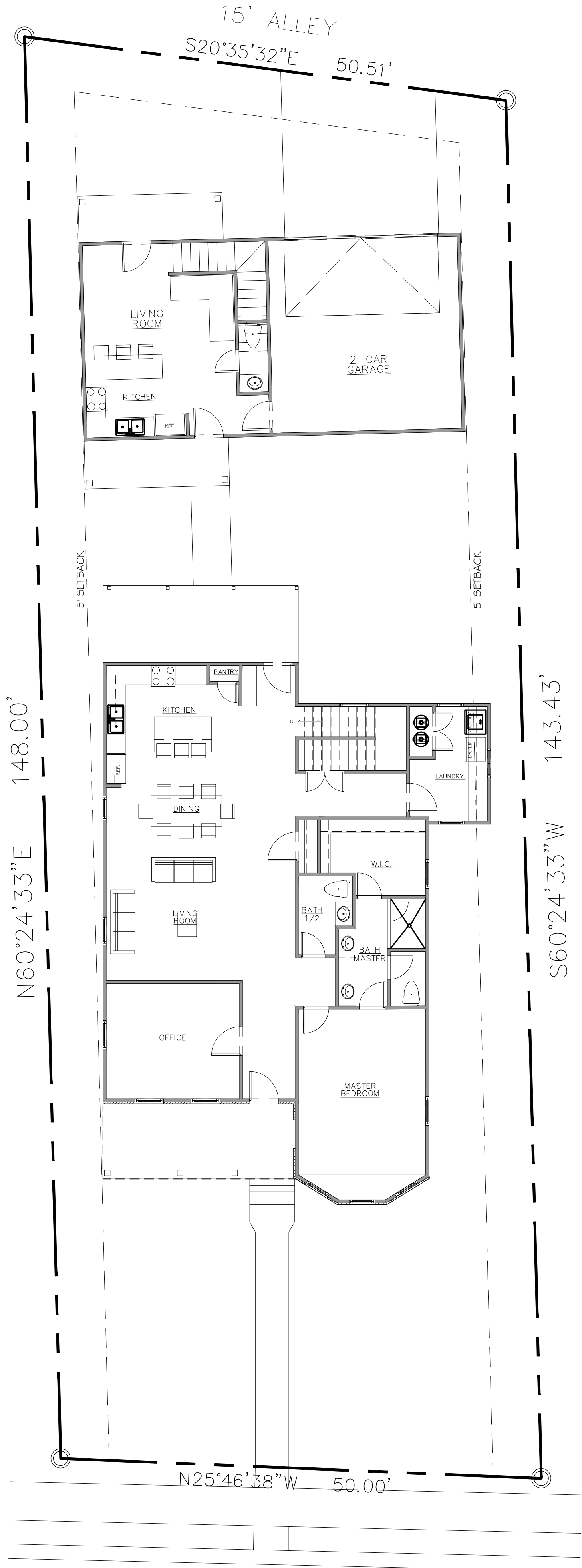




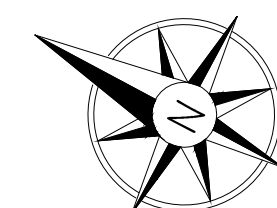








ADAMS ST  
(55.6' R.O.W.)



01 SITE PLAN  
SCALE: 1/8" = 1'-0"



SAN ANTONIO TX.  
jaime@jidenstudio.com  
210.279.6916

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SITE PLAN

REMODELING  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

No.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 10/22/24
PROJECT REMODELING
JOB. NO. 24078
SHEET

A1.0



4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideastudio.com

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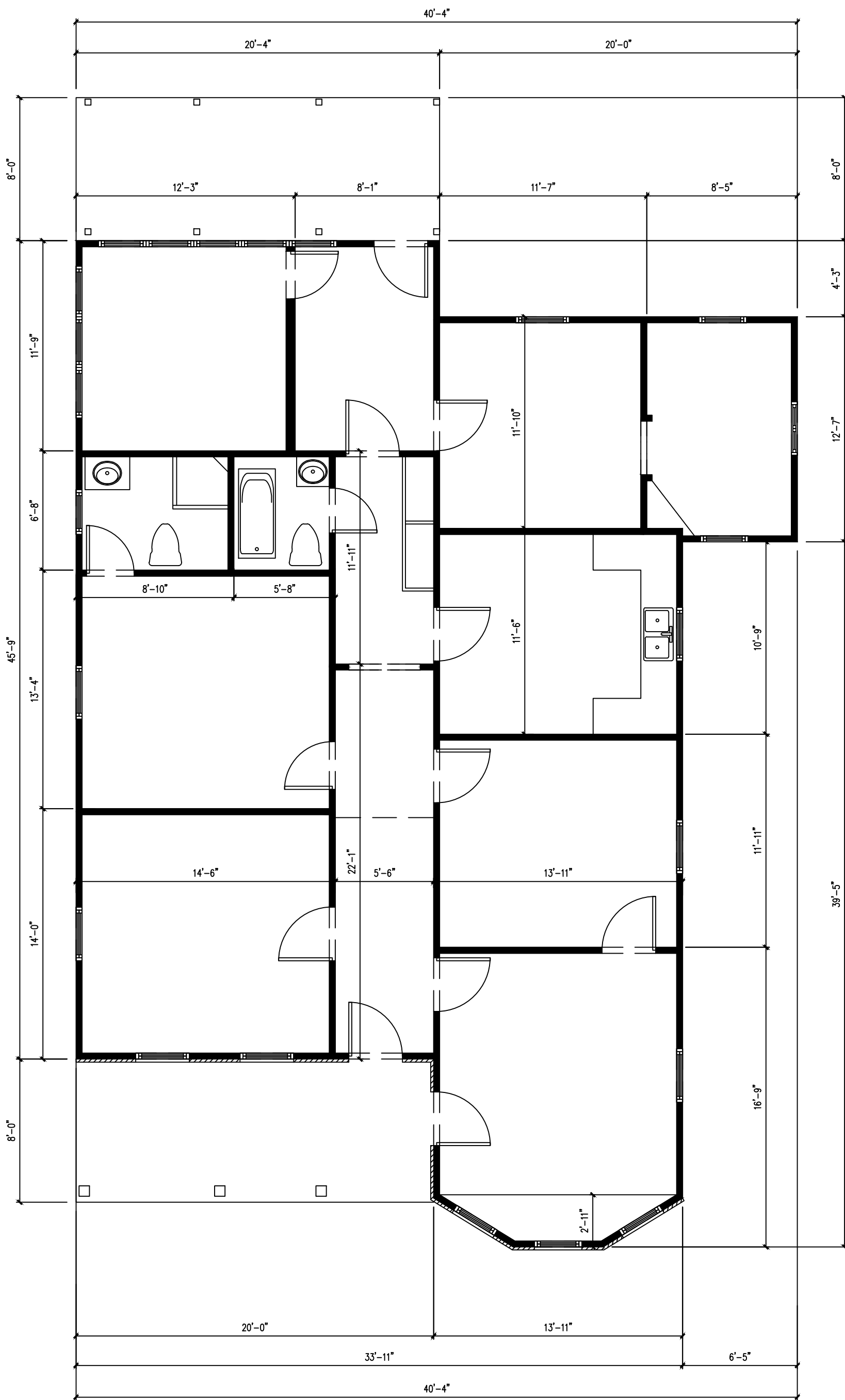
DESIGN DEVELOPMENT  
---DRAWINGS---  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION.

PROPOSED FLOOR PLAN  
OPTION 'A'  
REMODEL & ADDITION  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

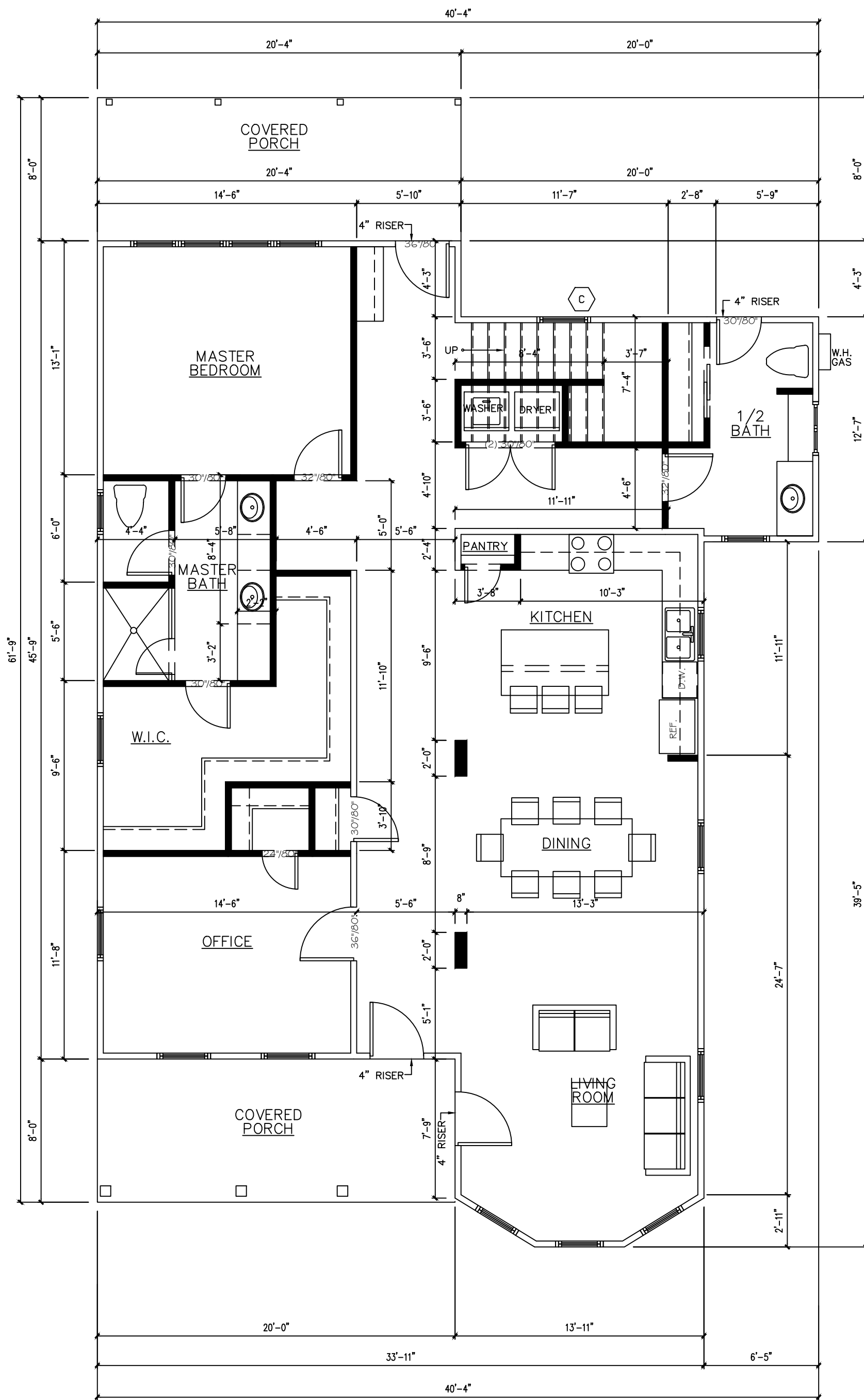
No.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 11/15/24
PROJECT REMODELING
JOB. NO. 24078
SHEET

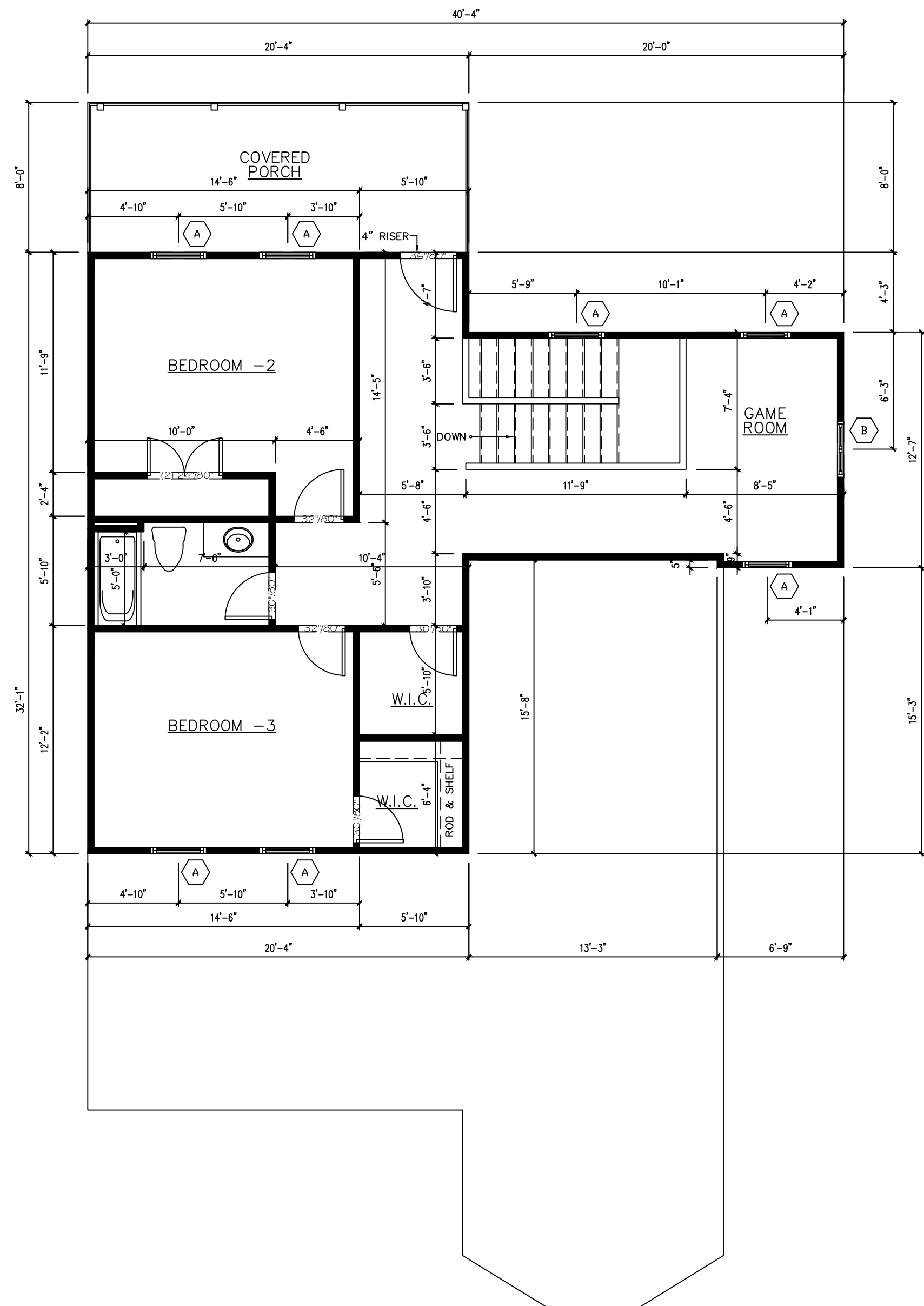
A2.0



01 EXISTING FLOOR PLAN  
SCALE: 3/16"=1'-0"



02 1ST FLOOR PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"



03 2ND FLOOR PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"



4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideaastudio.com

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DESIGN DEVELOPMENT  
---DRAWINGS---  
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APPROVAL, PERMITTING  
OR CONSTRUCTION.

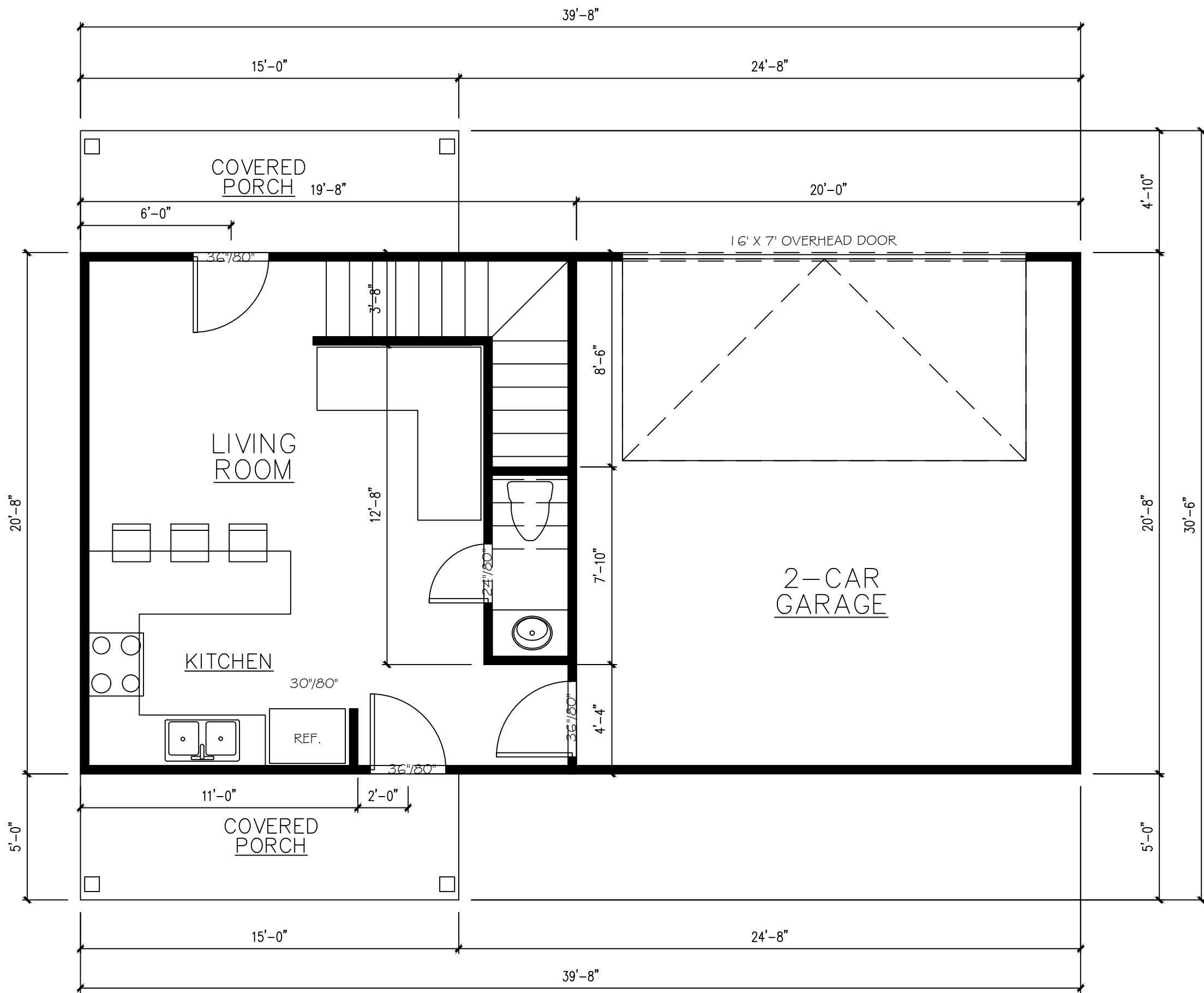
ACCESSORY DWELLING UNIT  
PROPOSED FLOOR PLAN

REMODEL & ADDITION  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

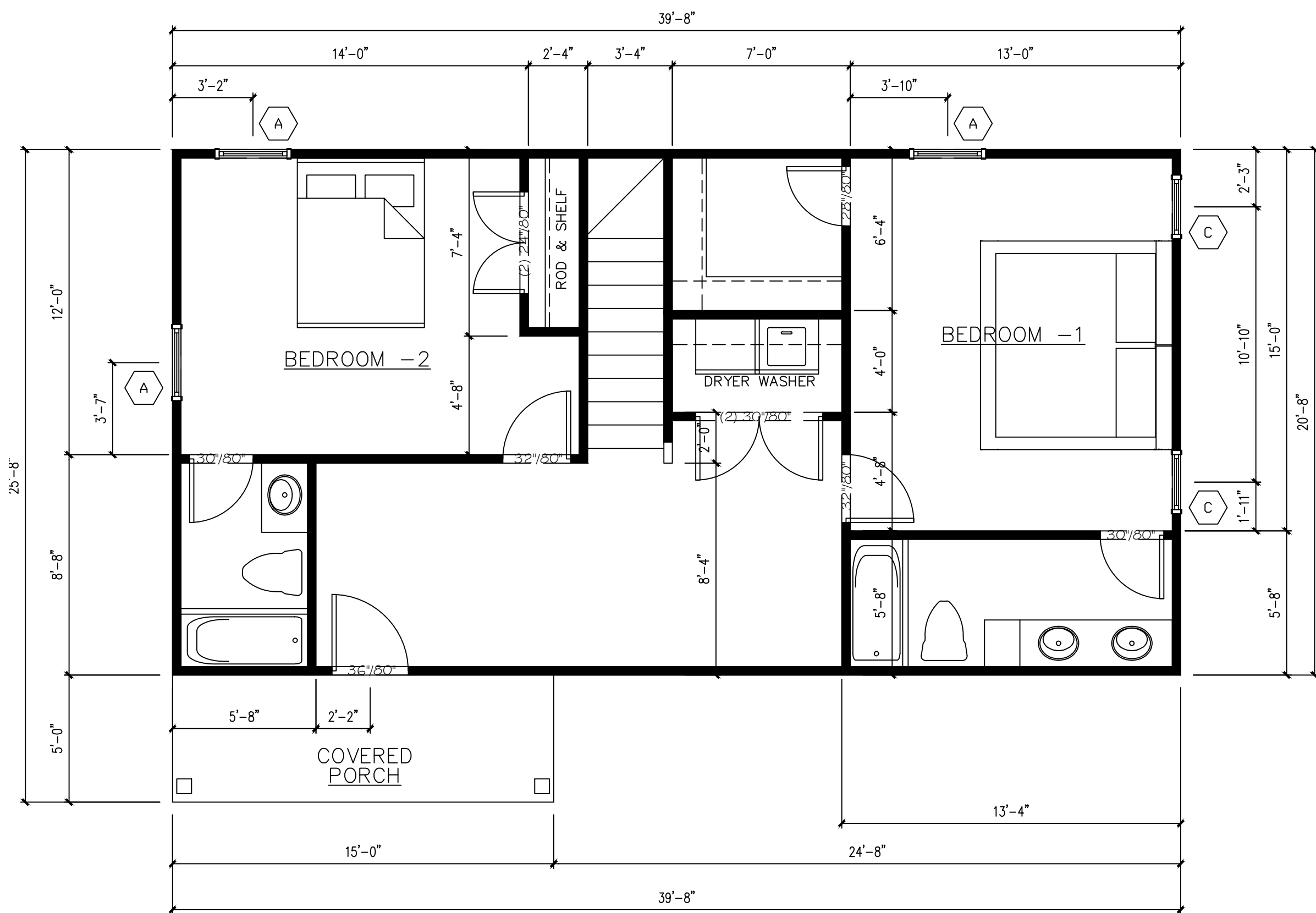
DESCRIPTION	DATE	No.

DRAWN JJ
CHECKED JJ
DATE 11/15/24
PROJECT REMODELING
JOB. NO. 24078
SHEET

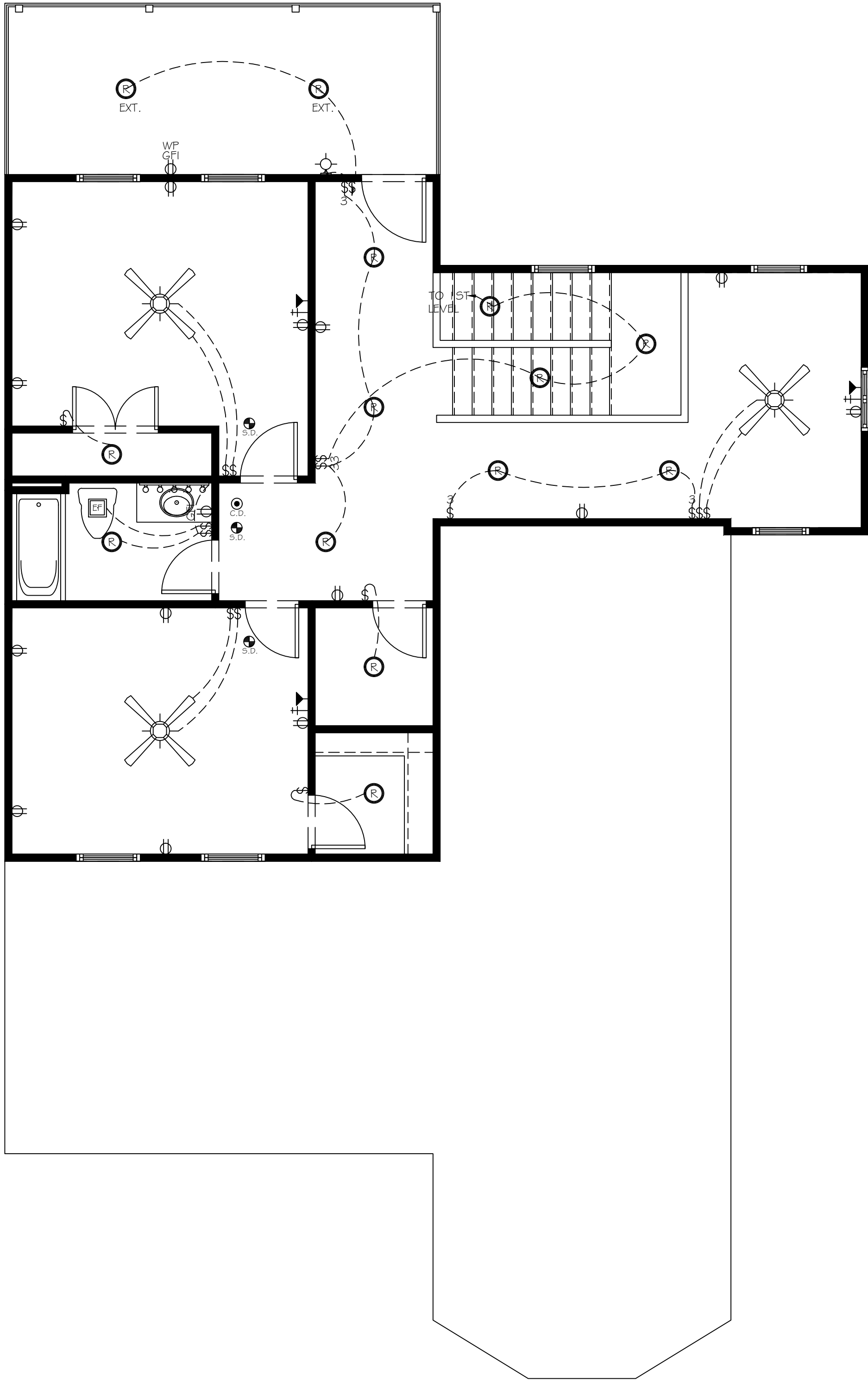
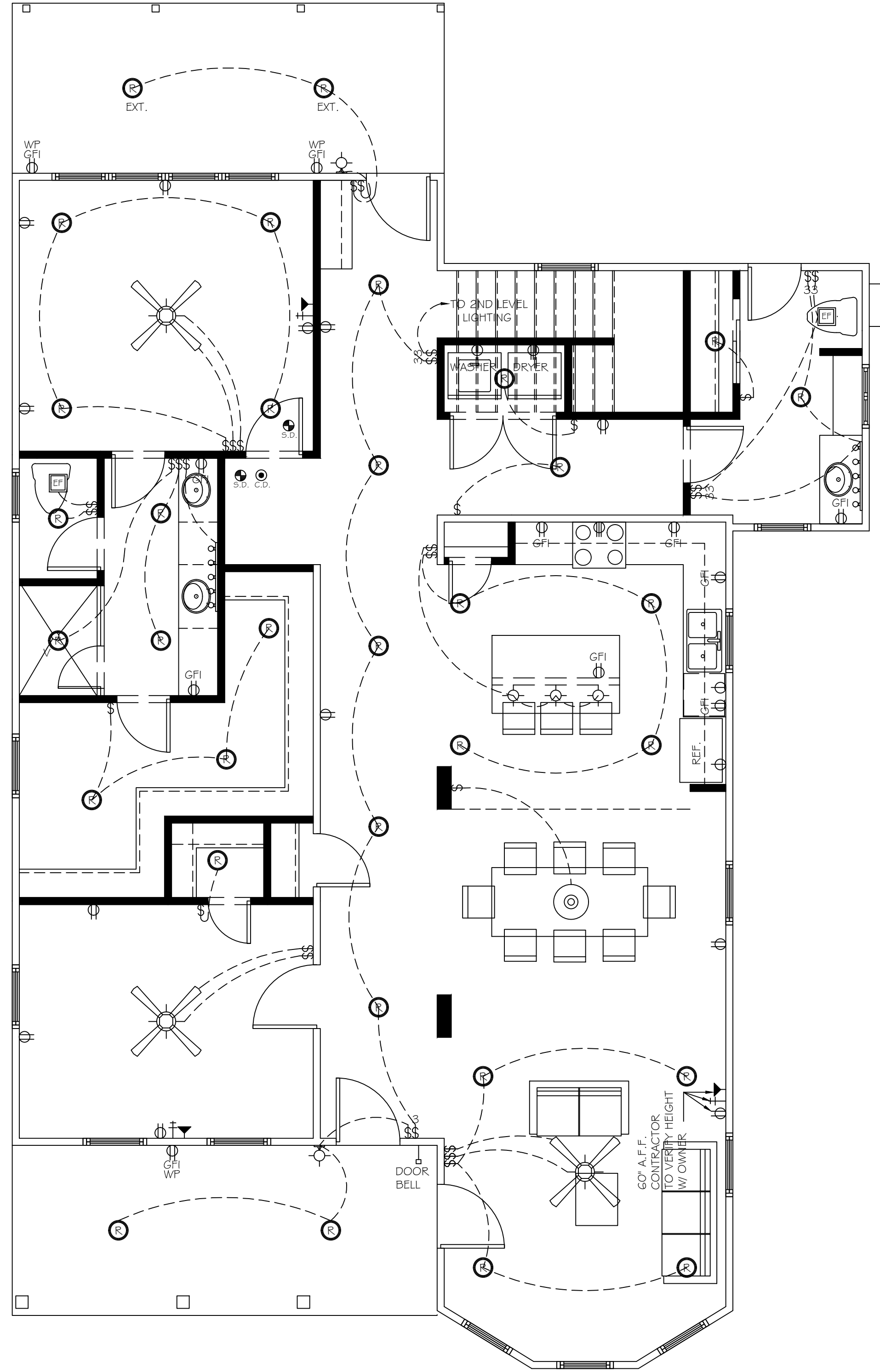
A2.1



01 ADU - 1ST FLOOR  
SCALE: 1/4"=1'-0"



02 ADU-2ND FLOOR  
SCALE: 3/16"=1'-0"



ELECTRICAL NOTES

PER THE 2020 NATIONAL ELECTRIC CODE 210.12 ARC FAULT CIRCUITS SHALL BE LOCATED IN ALL LIVING AREAS.

NOTE:  
DWELLINGS WITH FOSSIL-FUEL-BURNING APPLIANCES, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE APPROVED OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES

1. PREWIRE FOR SECURITY SYSTEM AND INTERCOM SYSTEM.
2. INSTALL RG-6 COAXIAL CABLE AND CAT-6 TWISTED PAIR WIRE THROUGHOUT THE ENTIRE HOUSE. (SEE BUILDER FOR DETAILS)
3. SEE SMOKE DETECTOR AND POOL ALARM NOTES BELOW.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE TO MEET OR EXCEED -NEC 2012-

SMOKE DETECTORS POWERED BY HOUSE ELECTRIC W/ BATTERY BACKUP & INTERCONNECTED. INSTALLED IN EACH SLEEPING ROOM & IN HALL OR AREA IMMEDIATELY OUTSIDE EACH ROOM & AT HIGHEST POINT OF EACH STORY OF RESIDENCE.

NOTE:  
PROVIDE OUTLETS IN SOFFIT - COORDINATE WITH OWNER FOR LOCATION  
  
Hard wire under cabinet lighting.  
110 on wall above microwave built-in cabinet for upper cabinet light plug-in (not hardwired.)  
110 on wall above refrigerator cabinet for upper cabinet light plug-in (not hardwired.)  
Hard wire under cabinet lighting left of the stove.  
Hard wire under cabinet lighting right of the stove.  
VENT HOOD HARDWIRE

ELECTRICAL LEGEND

	CEILING FAN
	CEILING FAN W/ LIGHT
	24" x 48" FLOR. FIX.
	8" STRIP LIGHT @ GARAGE FLOOR, FIXTURE
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	TRACK LIGHT
	BAR/SCONC LIGHTING
	ROPE LIGHTING
	H-99 RECESS
	EYE BALL RECESSED
	RECESS LIGHTING
	RECESS LIGHTING W/ VAPOR PROTECTION
	HANGING LIGHT W/ VAPOR PROTECTION
	MALIBU LIGHT
	HANGINGLIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN
	DOUBLE HEAT LAMP
	TYP. SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
	110 G.F.I.
	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
	CABLE T.V.
	PHONE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	DOOR CHIME



4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideastudio.com

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ELECTRICAL PLAN

REMODEL & ADDITION  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

DESCRIPTION

DATE

No.

DRAWN

CHECKED

DATE

11/15/24

PROJECT

REMODELING

JOB. NO.

24078

SHEET

A3.0





4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideastudio.com

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ACCESSORY DWELLING UNIT  
ELECTRICAL PLAN

REMODEL & ADDITION  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

NO.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 11/15/24
PROJECT REMODELING
JOB. NO. 24078
SHEET

A3.1

ELECTRICAL NOTES

PER THE 2020 NATIONAL ELECTRIC CODE 210.12 ARC FAULT CIRCUITS SHALL BE LOCATED IN ALL LIVING AREAS.

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(SEE BUILDER FOR DETAILS)
3. SEE SMOKE DETECTOR AND POOL ALARM NOTES BELOW.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE TO MEET OR EXCEED -NEC 2012-

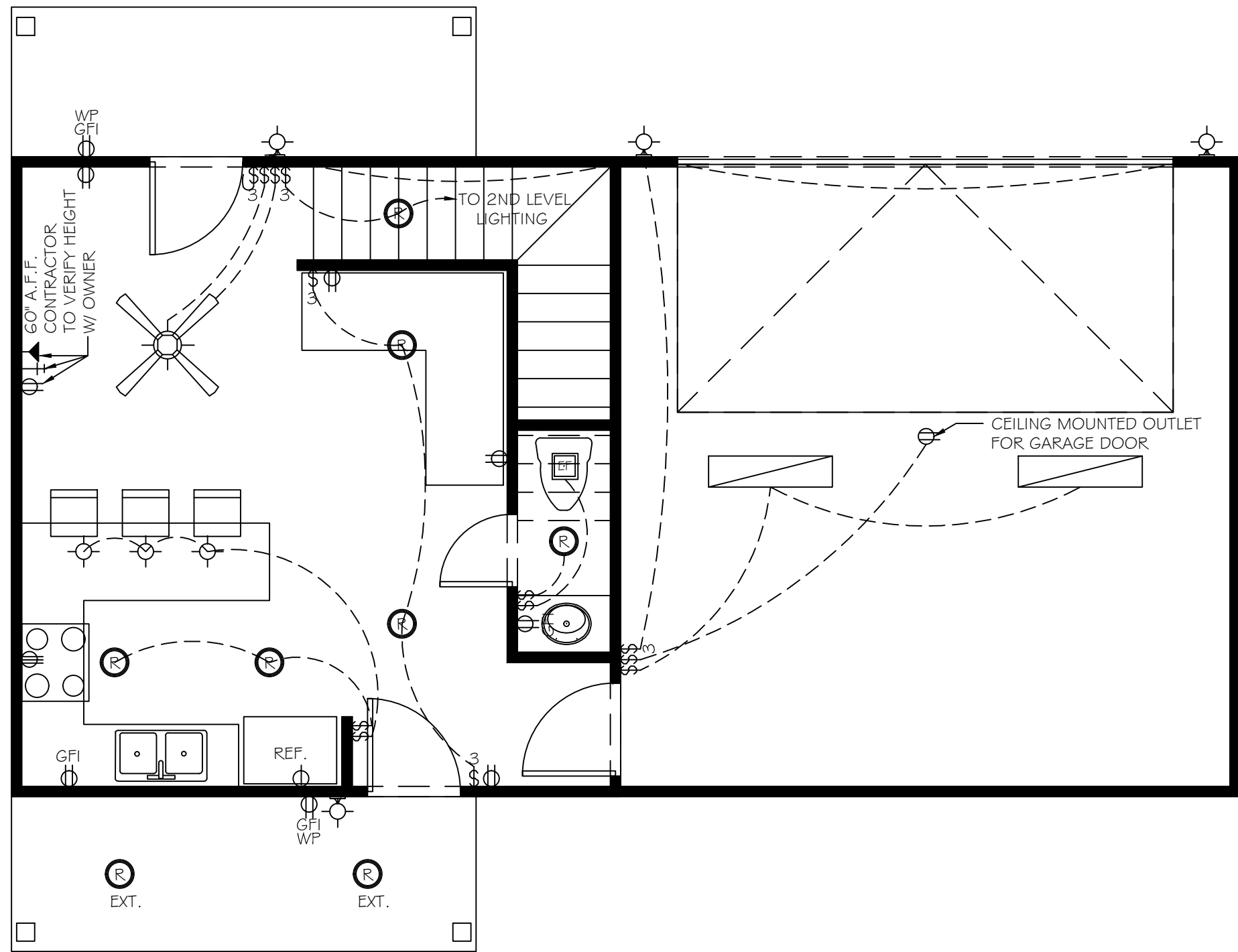
SMOKE DETECTORS POWERED BY HOUSE ELECTRIC W/ BATTERY BACKUP & INTERCONNECTED. INSTALLED IN EACH SLEEPING ROOM & IN HALL OR AREA IMMEDIATELY OUTSIDE EACH ROOM & AT HIGHEST POINT OF EACH STORY OF RESIDENCE.

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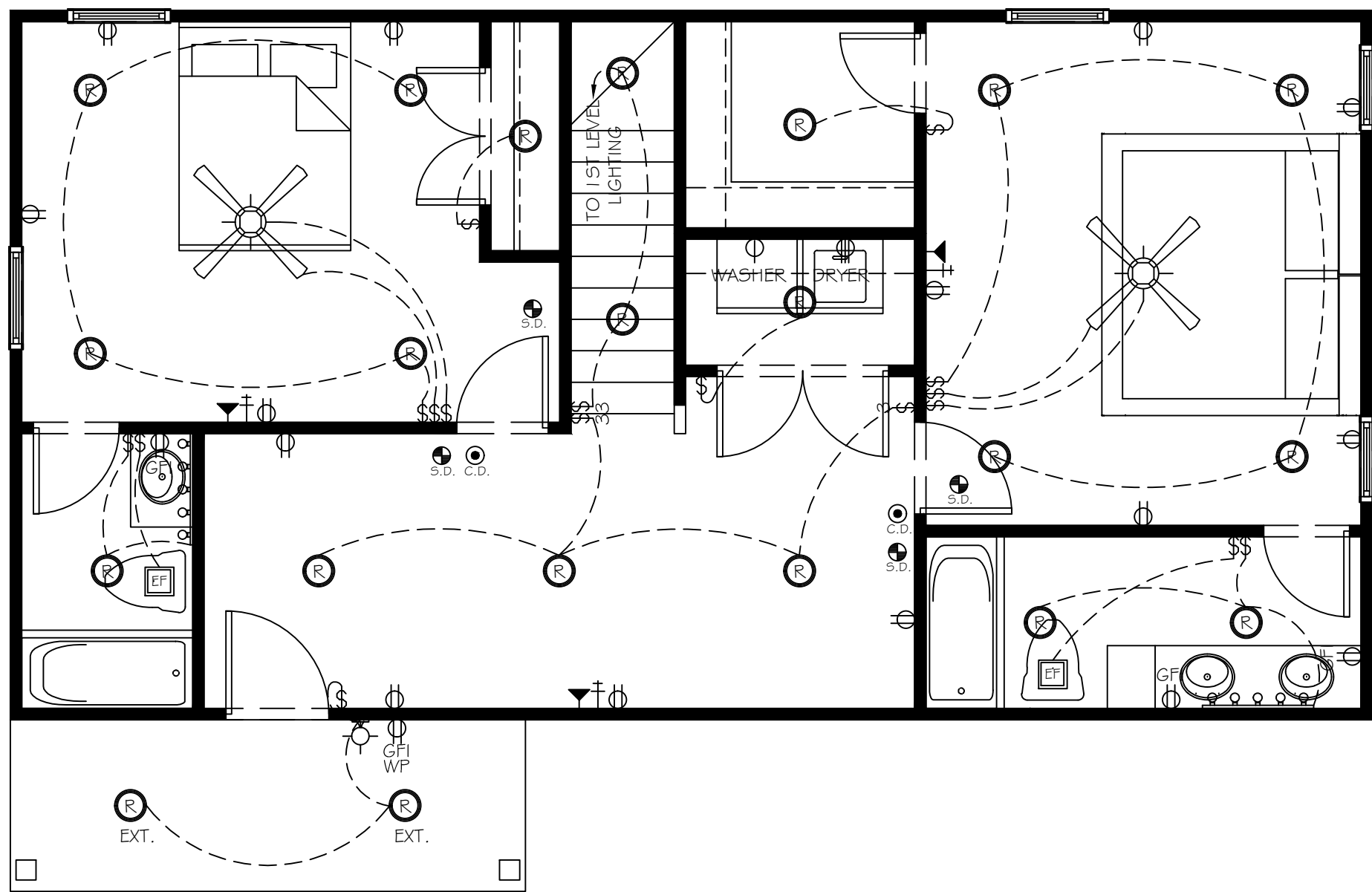
ELECTRICAL  
LEGEND

	CEILING FAN
	CEILING FAN W/ LIGHT
	24" X 48" FLOOR FIX.
	8' STRIP LIGHT @ GARAGE FLOOR. FIXTURE
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	TRACK LIGHT
	BAR/SCONC LIGHTING
	ROPE LIGHTING
	H-99 RECESS
	EYE BALL RECESSED
	RECESS LIGHTING
	RECESS LIGHTING W/ VAPOR PROTECTION
	HANGING LIGHT W/ VAPOR PROTECTION
	MAIBU LIGHT
	HANGINGLIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN
	DOUBLE HEAT LAMP
	TYP. SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
	110 G.F.I.
	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
	CABLE T.V.
	PHONE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	DOOR CHIME



ADU - 1ST FLOOR  
01 ELECTRICAL PLAN

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



ADU - 2ND FLOOR  
02 ELECTRICAL PLAN

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



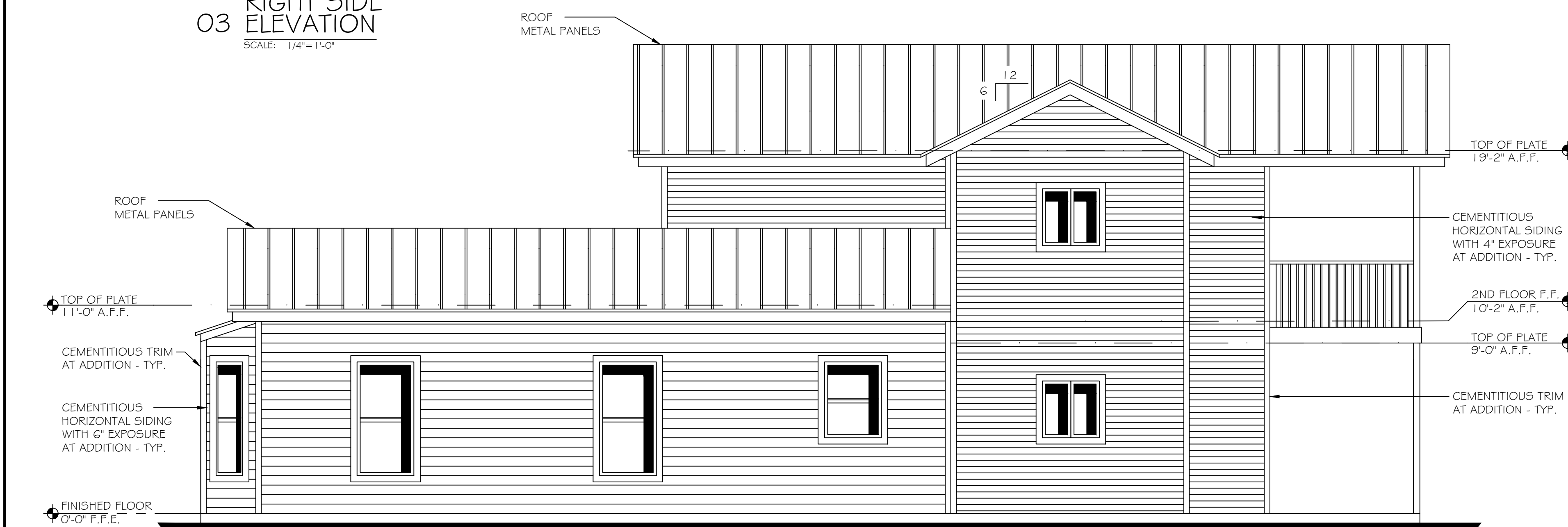
01 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



02 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



03 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



04 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideastudio.com

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DESIGN DEVELOPMENT  
---DRAWINGS---  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION.

EXTERIOR ELEVATIONS

REMODEL & ADDITION

214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

DESCRIPTION	DATE	No.

DRAWN JJ
CHECKED JJ
DATE 11/15/24
PROJECT REMODELING
JOB. NO. 24078
SHEET

A4.0

No.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 11/15/24
PROJECT REMODELING
JOB. NO. 24078
SHEET



01 FRONT ELEVATION

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



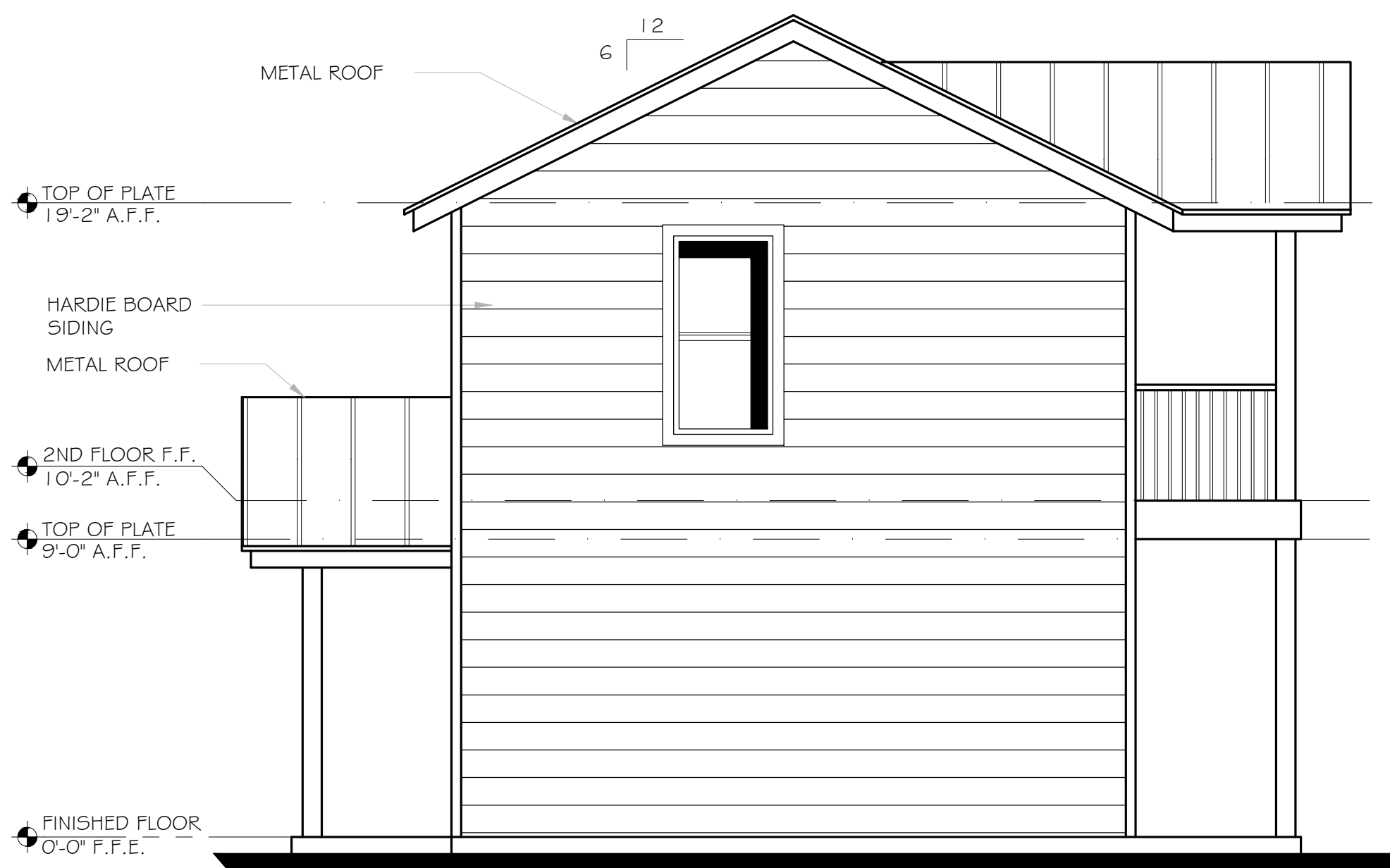
03 REAR ELEVATION

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



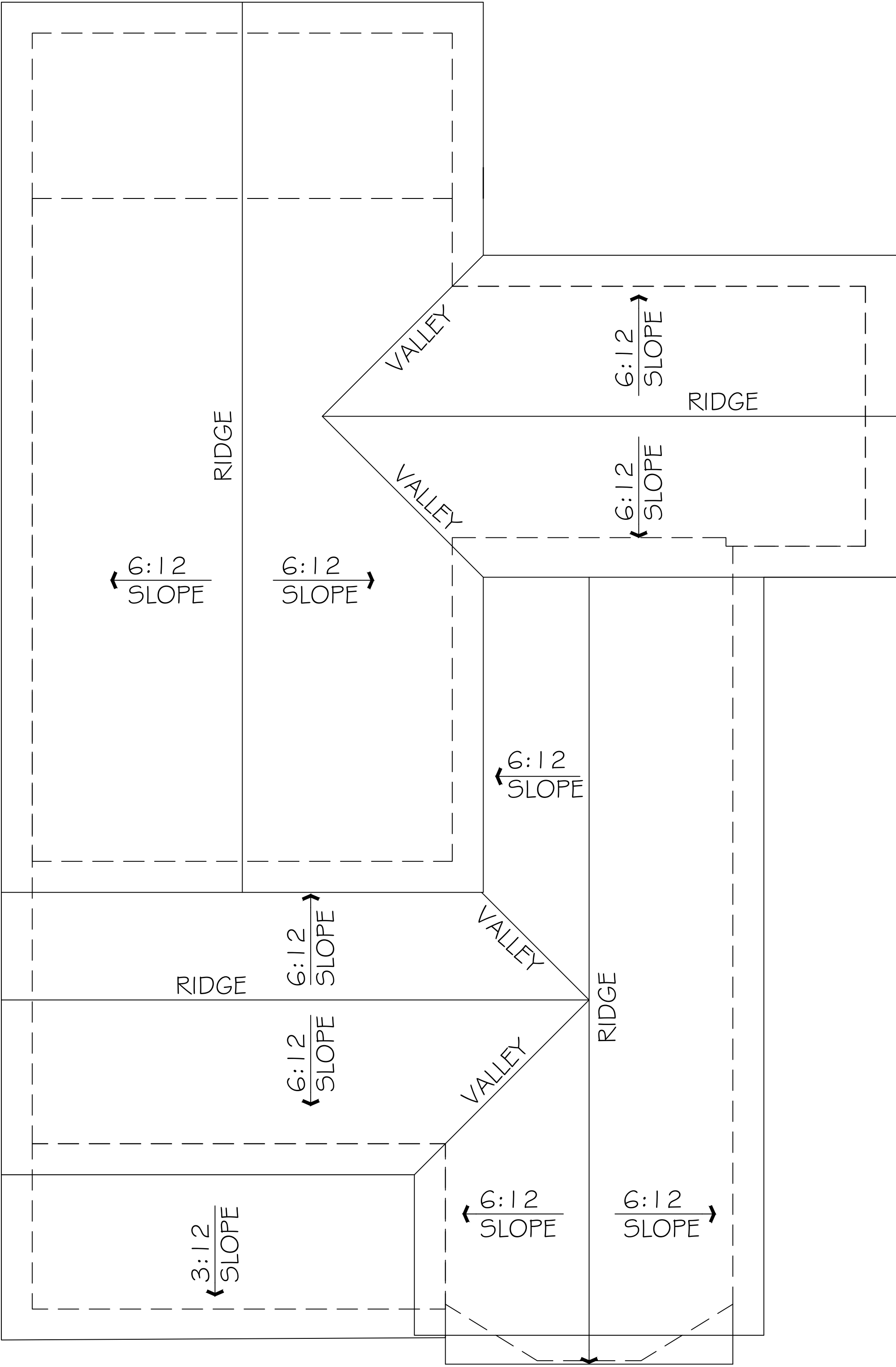
02 LEFT SIDE ELEVATION

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



04 RIGHT SIDE ELEVATION

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



01 ROOF PLAN

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



4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideaastudio.com

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DESIGN DEVELOPMENT  
----DRAWINGS-----  
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APPROVAL, PERMITTING  
OR CONSTRUCTION.

ROOF PLAN

REMODEL & ADDITION  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

No.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 11/15/24
PROJECT REMODELING
JOB. NO. 24078
SHEET

A5.0



01 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



4703 SHAVANO OAK  
SUITE 101  
SAN ANTONIO, TX. 78249  
info@jideastudio.com

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DESIGN DEVELOPMENT  
---DRAWINGS---  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION.

EXTERIOR ELEVATIONS OPT. 2

REMODEL & ADDITION  
214 ADAMS ST  
SAN ANTONIO, TEXAS 78210

No.	DATE	DESCRIPTION

DRAWN JJ
CHECKED JJ
DATE 02/24/25
PROJECT REMODELING
JOB. NO. 24078
SHEET

A4.0

State: Texas

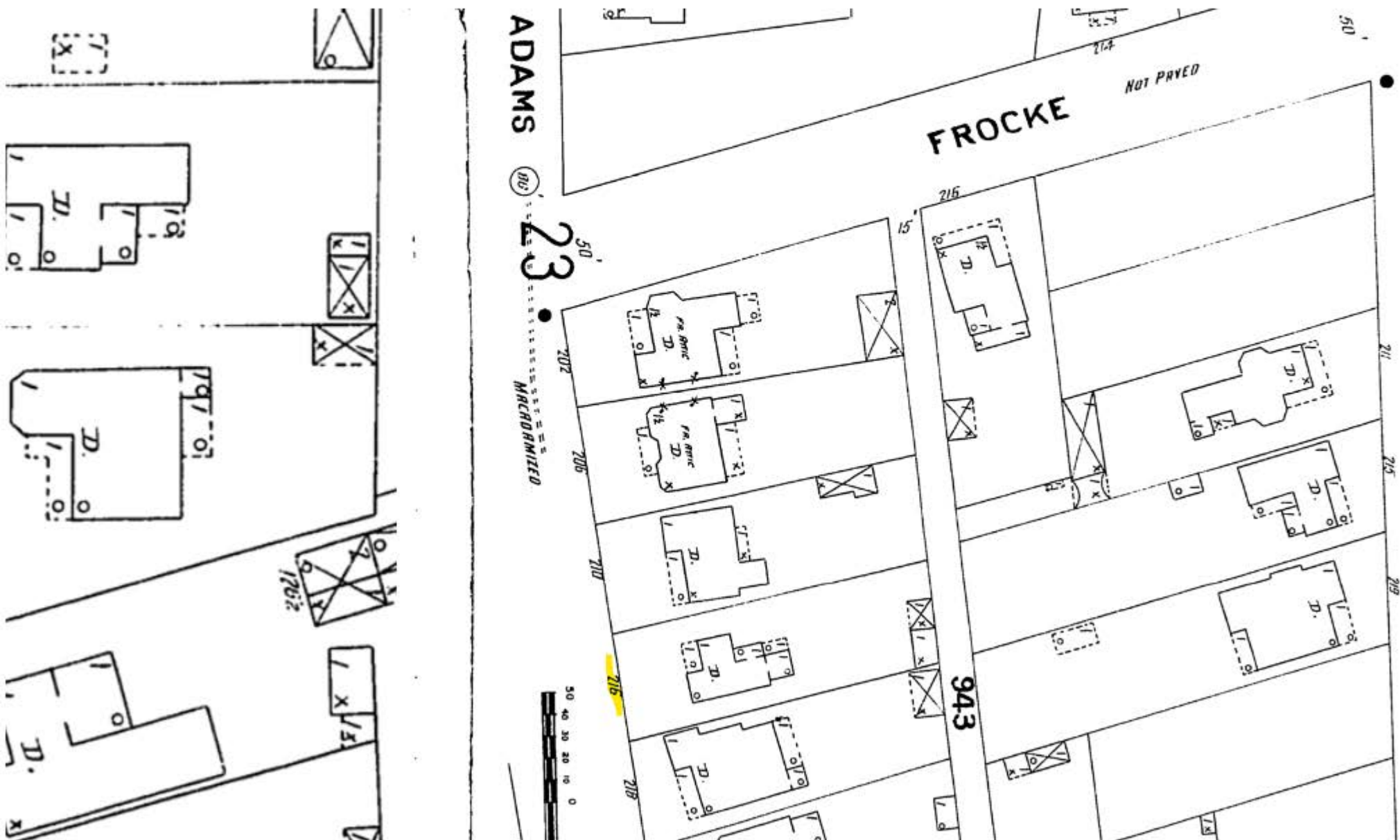
City: San Antonio ▼

Date: 1904

Volume: vol. 1



[< Previous](#)      [Next >](#)





[Back to Browse Maps](#)

State: Texas

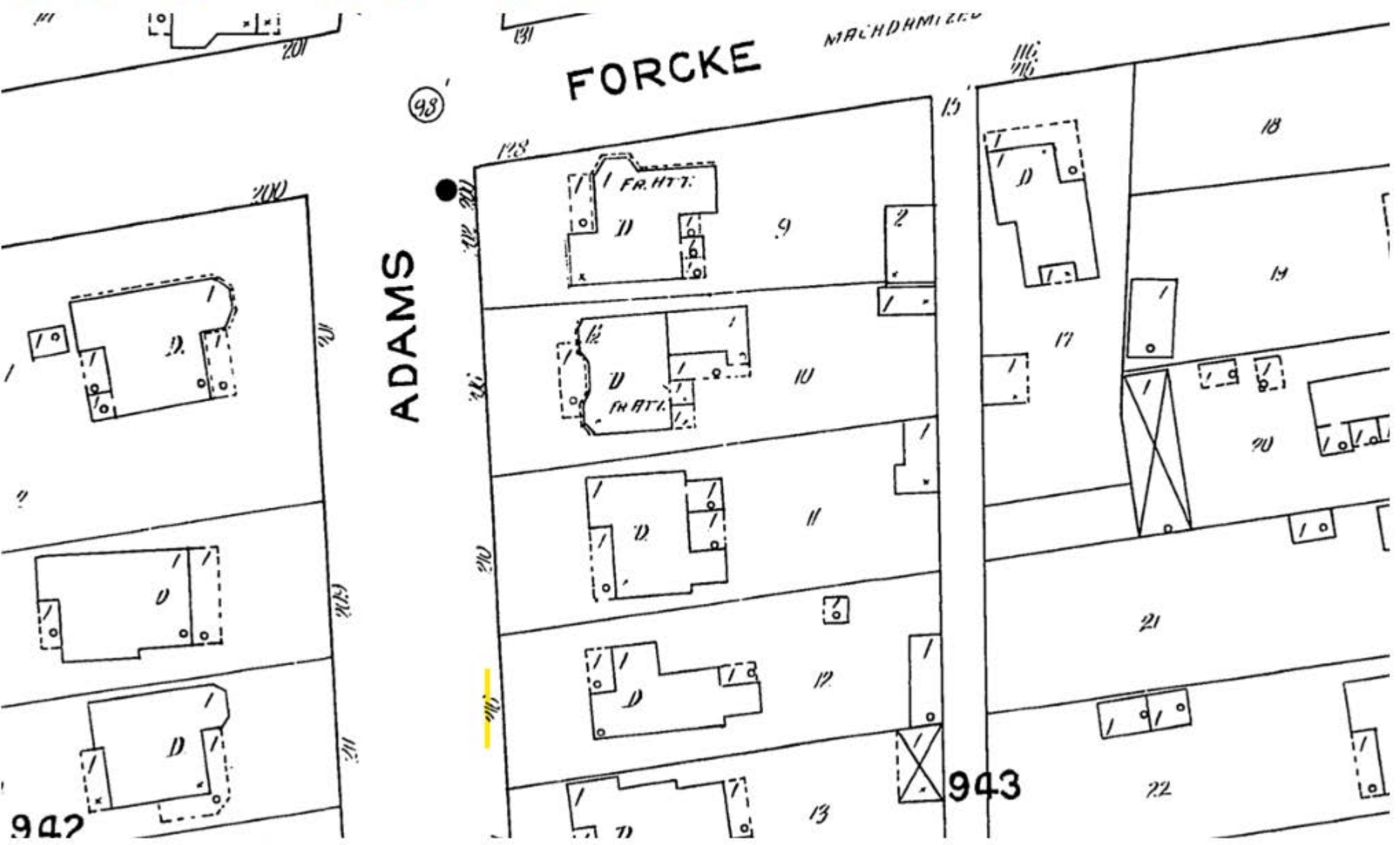
City: San Antonio

Date: 1911-1924

Volume: vol. 4, 1912



[< Previous](#) [Next >](#)









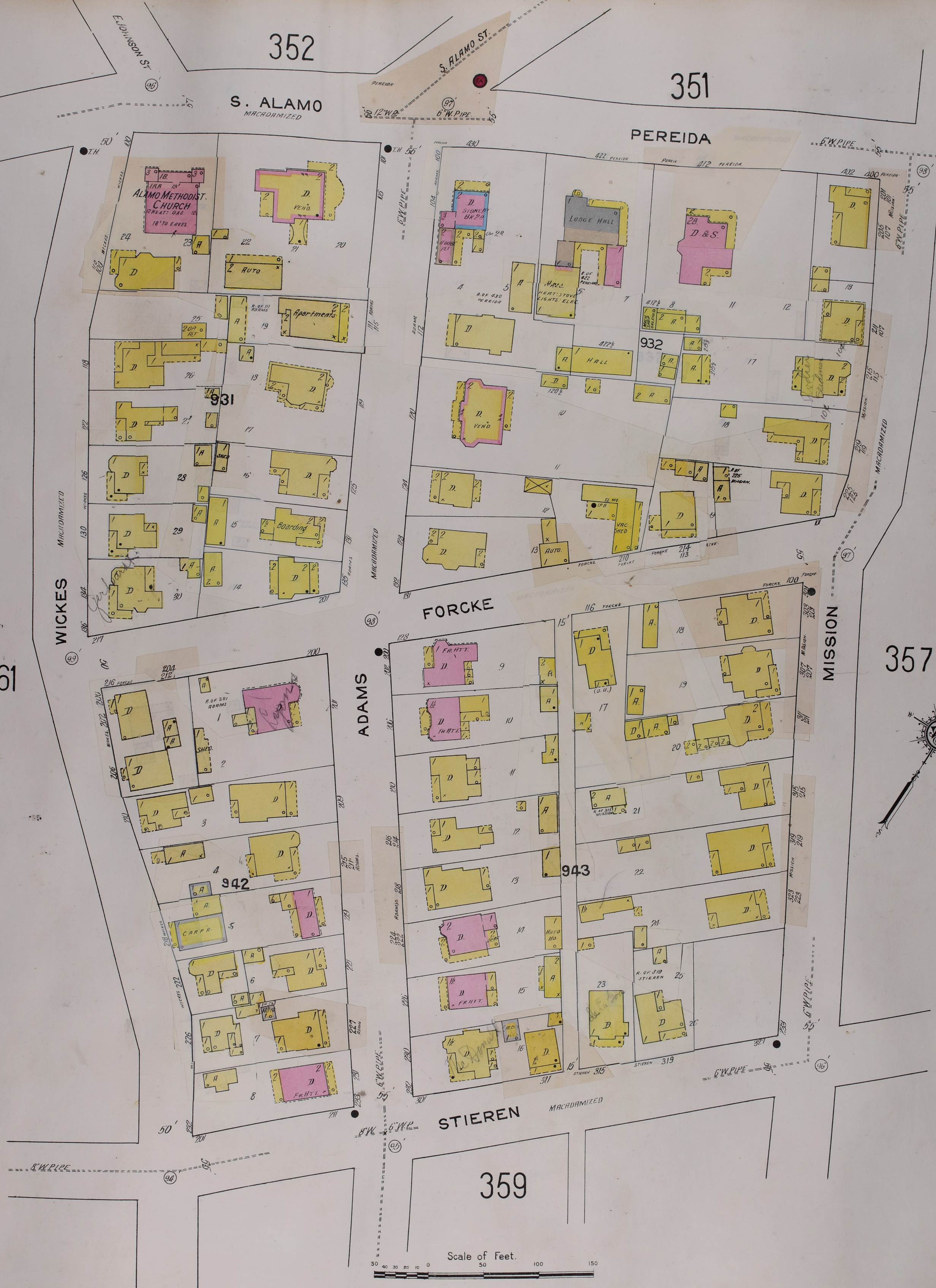
352

351

357

359

361











+ 214 adams san antonio texas

go



← purchase image and/or print

aerials

2022

1954

2020

topos

2018

atlases

2016

compare

2014

overlays

2012

measure

2010

2008

2004

1995

1986

1983

1973

1966

1963

1959

1955

1954

1939



+

-

20 m

50 ft

29.41004 : -98.49054

© OpenStreetMap, © NETRonline



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee (DRC)***

DATE: 1/28/2025

HDRC Case #: 2024-427

Address: 214 Adams St

Meeting Location: Webex

APPLICANT: Jaime Jimenez | Idea Studio

DRC Members present: Jeffrey Fetzner, Monica Savino, Roland Mazuca, Jason Vasquez

Staff Present: Bryan Morales, Edward Hall, Rachel Rettaliata, Caitlin Brown-Clancy

Others present:

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 2-story rear addition.
2. Construct a 2-story rear accessory structure.
3. Replace an existing composition shingle roof with a standing seam metal roof.

**COMMENTS/CONCERNS:**

JJ: Historic footprint will not change. The 2<sup>nd</sup> story addition will be at the rear to use the same footprint with the massing at the rear. Completed a line of site study that shows the 2<sup>nd</sup> story massing will be blocked from ROW.

MS: The house appears small and modest. What you are proposing seems that the massing would be seen from ROW and dominates the existing house. The design as-is may not get you an approval. JJ: The reason for where the addition is that it will be in the later addition's rear footprint. MS: How many sf are you adding. JJ: 2<sup>nd</sup> floor will be approximately 900 sf. MS: Will it be possible, when adding the second floor, instead of adding a full floor but instead do a 1.5 floor with pony walls to reduce the overall height? JJ: Understood. The main house's ceiling height is 11'. The addition's proposed height will approximately be 9'. MS: Take a look at a half story. That should help and find new ways to bring in additional light. Maybe look at adding dormers. I feel that the small house is lost.

JF: I would agree with MS. I wanted to know the plate height on the second story addition. I agree that what is drawn is overwhelming the small quant historic nature of the house. Study half walls and other methods to bring the second floor down.

MS: Those design technics were common back then.

JF: Wants a comprehensive site plan showing the whole lot with proposed structures. Need more information about chimney removal. Will parking access still be from the alley? JJ: Yes. JF: what is the sf of the adu versus addition?

JF: What are the side setbacks? JJ: 5'. JF: Ceiling height? JJ: 9' on both floors. JF: Study the ADUs in the area. They are typically much smaller in scale. Reducing the height would be important. Take a look at the windows. On the ADU's rear elevation, there is a huge blank wall. Adding fenestration will be important.

### ***OVERALL COMMENTS:***

Overall, commissioners feel that the proposed ADU and addition are too large in relation to the existing historic structure. Find creative ways to reduce the scale of the addition and ADU.