

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2022

HDRC CASE NO: 2022-516
ADDRESS: 3602 MCCULLOUGH AVE
3618 MCCULLOUGH AVE
LEGAL DESCRIPTION: NCB 7054 BLK 1 LOT 1 (ADAMS - AYRES OF MONTE VISTA SUBD)
NCB 7054 BLK 1 LOT 3 (ADAMS - AYRES OF MONTE VISTA SUBD)
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Don McDonald/Don B McDonald Architect
OWNER: Melania & Robert Maxham Maxham/MAXHAM ROBERT C & MELANIE S
TYPE OF WORK: New construction of a 2-story residential structure
APPLICATION RECEIVED: September 27, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new 2-story, single-family residence at 3602/3618 McCullough.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- 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 finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 3618 McCullough first appears on the 1951 Sanborn Map as a 1-story, single family residence addressed as 2220 McCullough. The lot is currently vacant and is contributing to the Monte Vista Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The request was previously reviewed by the HDRC on April 6, 2022, under Case No. 2022-173. The request received conceptual approval with the following stipulations:
 - i. That the applicant submits foundation and floor heights showing the scale and massing relative to adjacent structures to staff for review prior to returning to the HDRC. ***This stipulation has been met.***
 - ii. That the applicant submits total square footage and the percentage of total lot coverage to staff for review prior to returning to the HDRC. ***This stipulation has been met.***
 - iii. That the applicant submits window specifications to staff for review prior to returning to the HDRC. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. ***This stipulation has been met.***
 - iv. That the applicant submits a site plan and landscaping plan detailing all proposed site work and landscaping modifications to staff for review based on findings l and n. ***This stipulation has***

NOT been met.

- c. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 2-story, single family residence at 3602/3618 McCullough. The frontage of the residence will be oriented to the north and the side elevation will face McCullough. The existing properties along McCullough currently front perpendicular streets and the proposed orientation matches the predominant orientation of structures along McCullough. Staff finds the proposal consistent with the Guidelines.
- d. **SCALE AND MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The block within the Monte Vista Historic District features 1-story and 2-story historic structures. Staff finds that the proposed scale and massing of the structure appears generally appropriate for the immediate vicinity and for the district.
- e. **ROOF FORM** – The applicant has proposed a side gable roof with a projecting front gable and decorative gables. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on McCullough feature front gable, cross gable and hip roof forms. Staff finds the proposal consistent with the Guidelines.
- f. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The proposed total square footage of the primary structure is 7,689 square feet. The proposed square footage of the cottage house is 1,120 square feet and the proposed total square footage of the garage is 1,386 square feet. The proposed percentage of lot coverage is 13.7 percent. Staff finds the proposal consistent with the Guidelines.
- g. **MATERIALS AND TEXTURES** – The applicant has proposed to construct the residence using limestone cladding, IPE wood shingles for the roofing material, and fully wood windows and doors. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposed materials to be generally appropriate.
- h. **WINDOW MATERIALS** – The applicant has proposed to install fully wood Sierra Pacific windows. The wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. Staff finds that the applicant should submit the product specifications to staff for review.
- i. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposed fenestration pattern generally appropriate.
- j. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposal includes stone lintels above the door and

window openings, a front porch entry with classical round columns, a balcony on the south elevation, exposed rafter tails, and timber posts for the exterior pavilion and canopy. Staff finds the proposal generally appropriate and finds that the applicant should submit final material specifications for all architectural details to staff for review.

- k. GARAGE – The applicant has proposed to construct a 1,386-square foot garage on the northeast side of the property. The garage will be setback from the front façade of the primary structure. The applicant has proposed a 1-story structure with three (3) auto bays and one (1) pedestrian door on the front façade, pedestrian doors on the west and south elevations and an integrated outdoor chimney on the south (rear) elevation. The garage will feature a side gable roof with shingles and limestone walls to match the primary structure. Two (2) garage bays and the pedestrian door will be located on the main volume of the front façade and a shed-roof addition to the garage will feature the third auto bay. Guideline 5.A.i for New Construction states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposal consistent with the Guidelines.
- l. COTTAGE HOUSE – The applicant has proposed to construct a 1,120-square-foot cottage house on the southwest side of the property. The cottage house will be oriented west, facing McCullough. The applicant has proposed to construct a 1-story structure attached to the primary structure with a continuous roofline, creating a breezeway between the buildings. The proposed structure will feature a side gable roof with a front gable entry, a solid entry door, and small windows on the front (west) façade. The cottage will feature a solid pedestrian door on the north elevation leading into the breezeway and the rear (east) elevation will feature three (3) divided lite windows and a small gable end window. The roofing and cladding materials will match the primary structure. Guideline 5.A.i for New Construction states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposal consistent with the Guidelines.
- m. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to utilize the existing curb cut on the west side of the property off of McCullough. The applicant has proposed to remove the existing concrete drive and install permeable pea gravel on six (6) inches of decomposed granite to create courtyard access from the west property line entry to the north facing garage on the east side of the property. Staff finds the proposal generally appropriate.
- n. SITE WORK – The Guidelines for Site Elements note that front yard walkways and site work should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has indicated that West Texas Crème Limestone is proposed to be installed for new site walls, paving, and steps, and that 3/8" pea gravel on 6" decomposed granite is proposed for pathways. Staff finds the proposal generally appropriate.
- o. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- p. LANDSCAPING PLAN – At this time, the applicant has not provided a detailed landscaping plan. The applicant should submit a landscaping plan showing proposed plantings and landscape elements that are consistent with those found historically in the district prior to returning to the HDRC.

RECOMMENDATION:

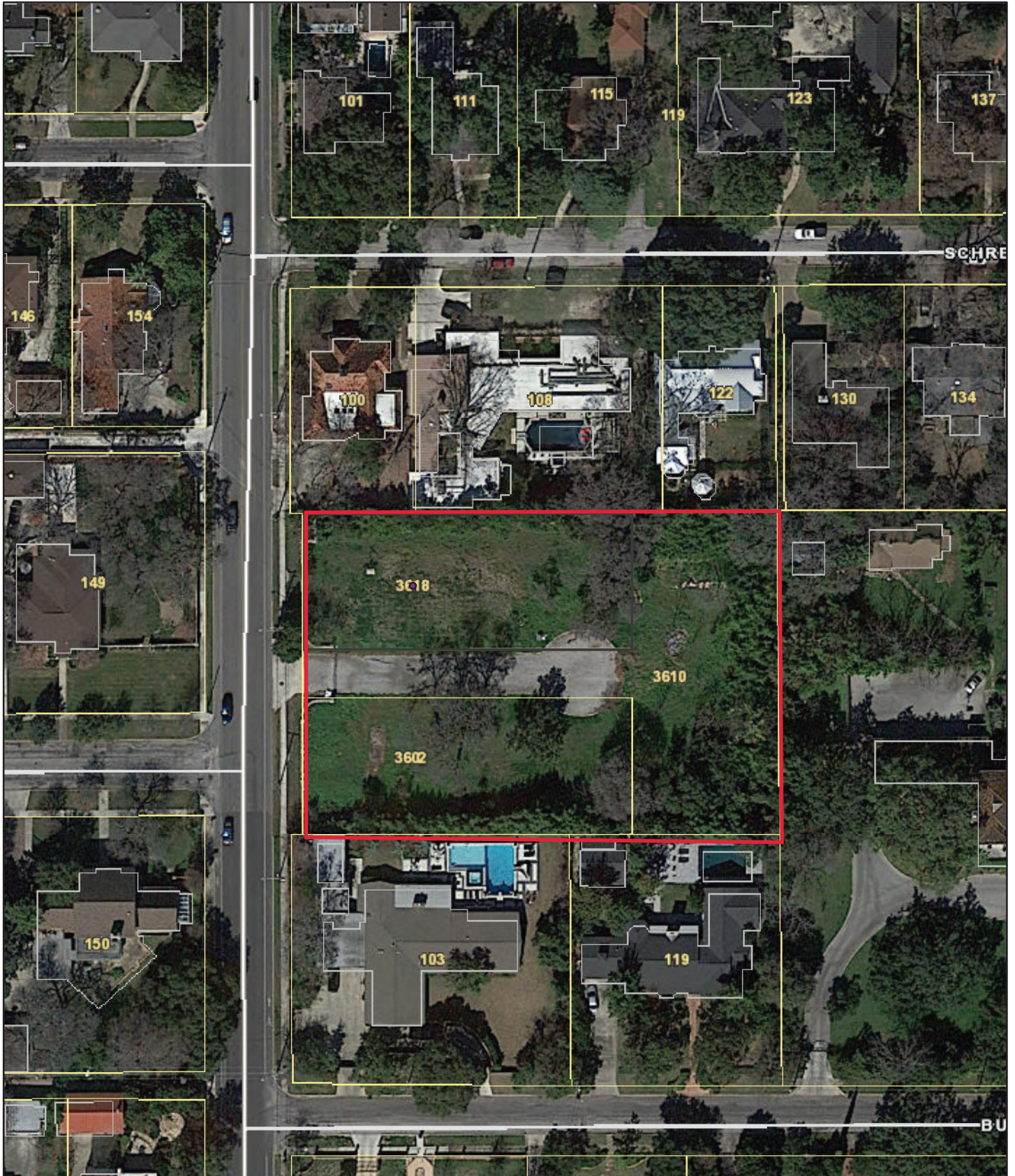
Staff recommends approval based on findings a through p with the following stipulations:

- i. That the applicant submits final window specifications for fully wood windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding h. Wood windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of

additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

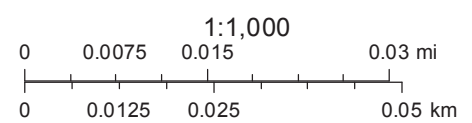
- ii. That the applicant submits final material specifications for all architectural details to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j.
- iii. That the applicant submits a detailed landscaping plan showing proposed plantings and landscape elements to staff for review and approval prior to the issuance of a Certificate of Appropriateness based in finding p.

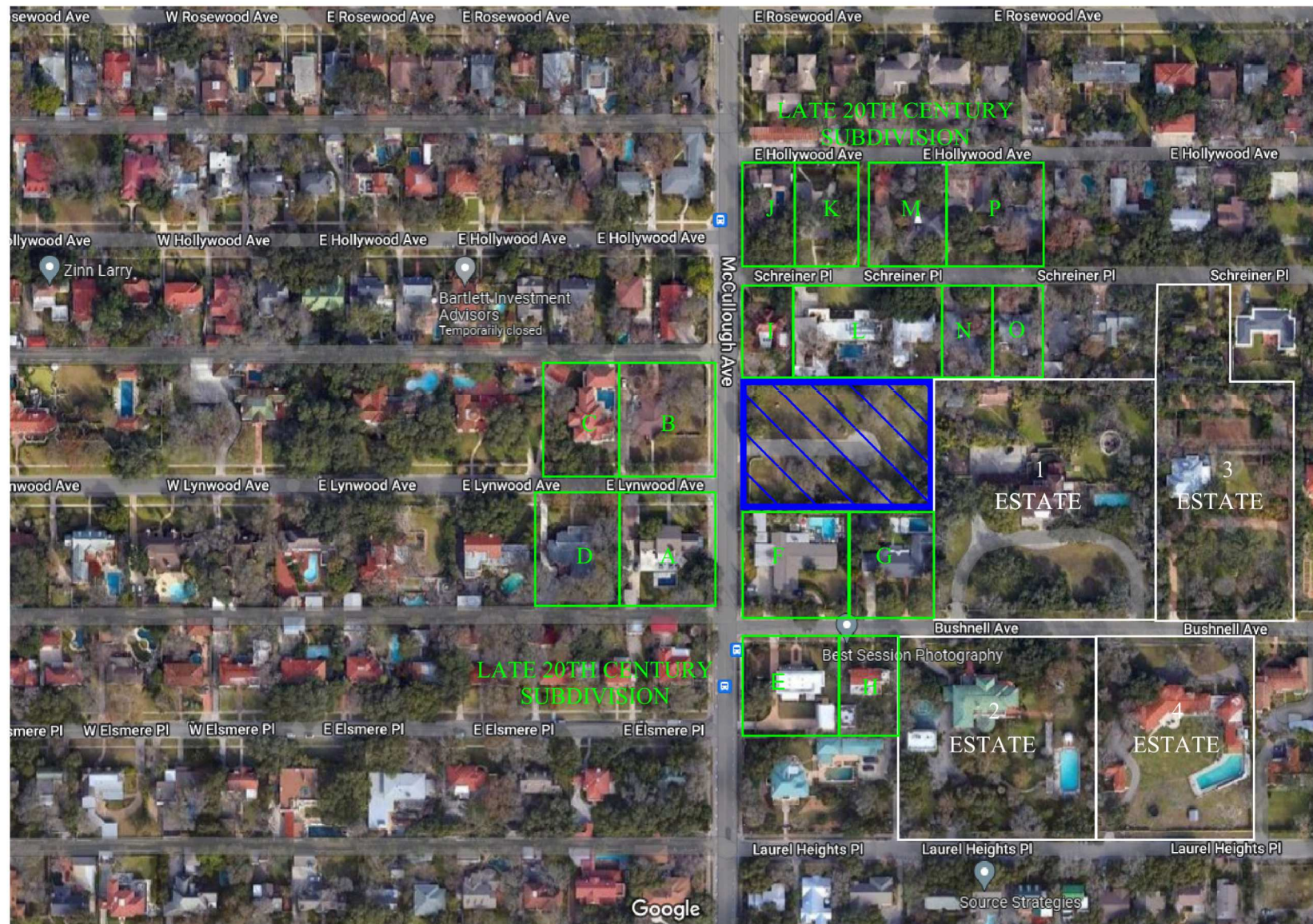
City of San Antonio One Stop



April 1, 2022

— User drawn lines



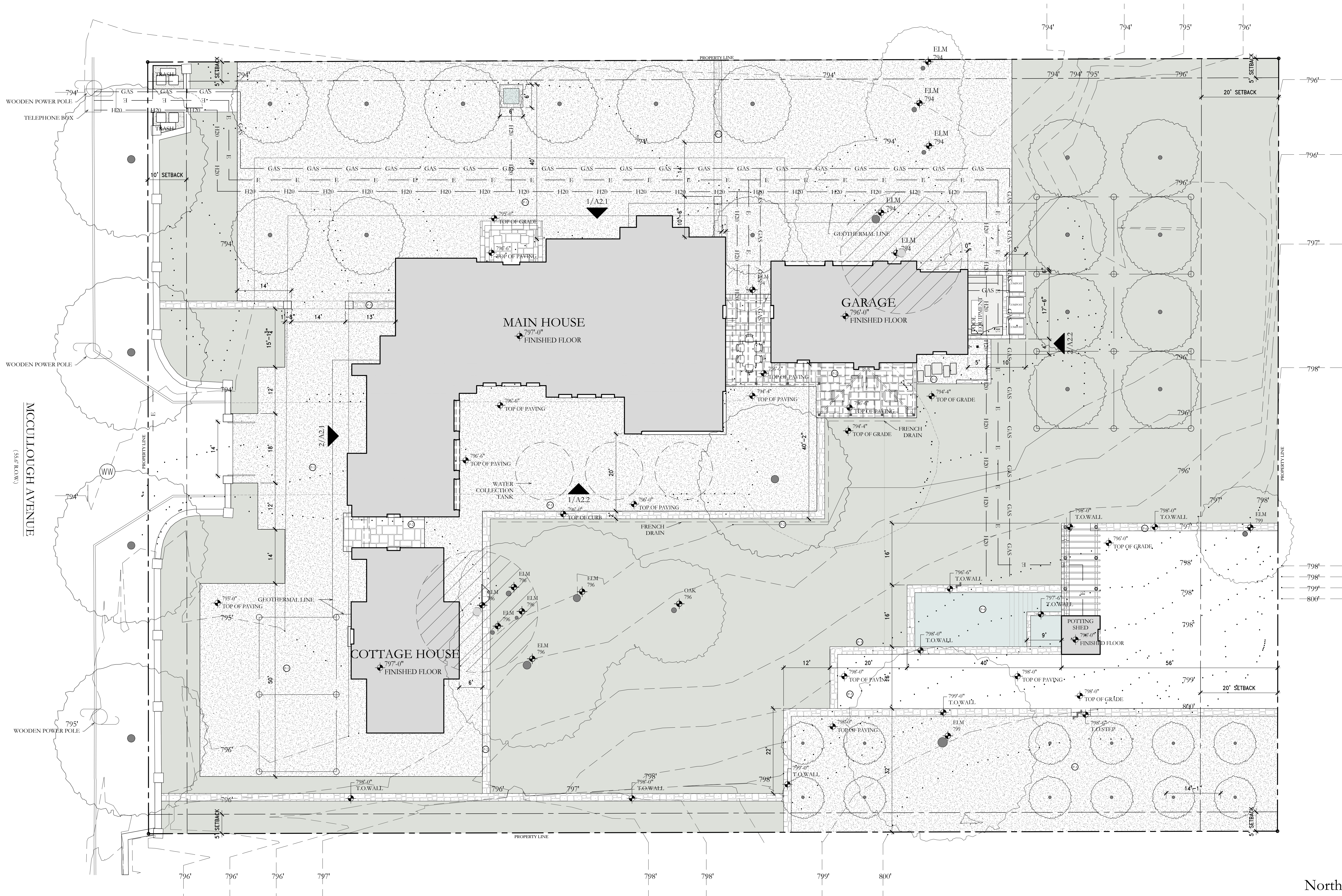
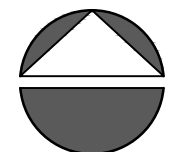


CONTEXT

1 Site Plan

Scale: 3/32"=1'-0"

North



SITE PAVING LEGEND	
	GRAVEL
	STONE PAVERS
	STONE WALL
	WATER

LEGAL DESCRIPTION	
PROPERTY ADDRESS	3602 MCCULLOUGH AVENUE, SAN ANTONIO, TEXAS 78209
BEING	1.56 ACRE TRACT LAPD 22 BLOCK 1 N 1/2 SEC 36 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS 78212

TOPOGRAPHY LEGEND	
	CONTOUR ELEVATION
	SPOT ELEVATION
	SPOT ELEVATION

PROJECT INFORMATION	
AREA CALCULATIONS	
CONDITIONED	
MAIN HOUSE	4420 S.F.
POTTING SHED	220 S.F.
TOTAL	4640 S.F.
UNCONDITIONED	
POTTING SHED	128 S.F.
TOTAL	128 S.F.
PORCH	
SCREENED PORCH	111 S.F.
OUTDOOR GRILL AREA	10 S.F.
TOTAL	121 S.F.

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Site + Roof Plan

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

09/22/2022

A1.1

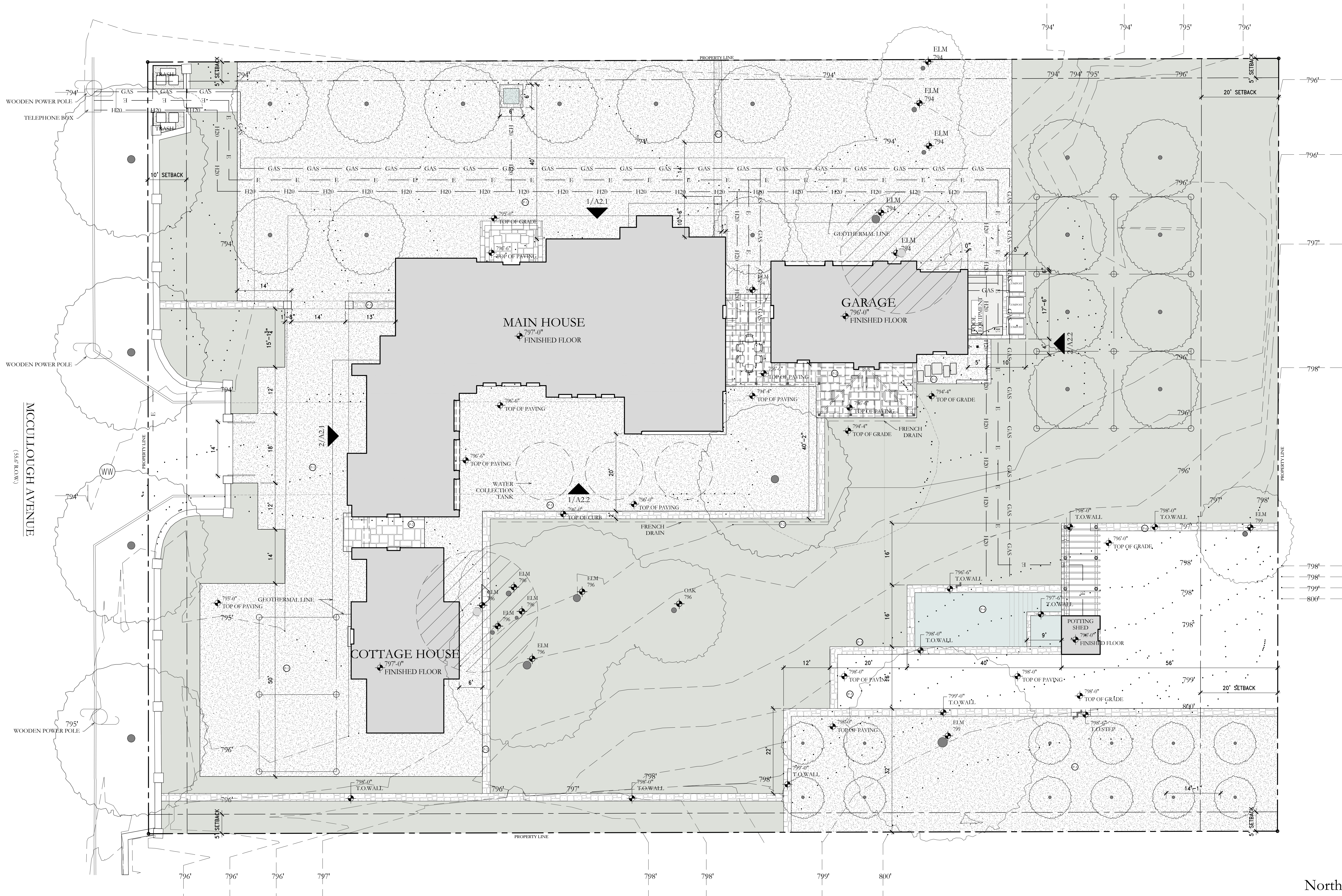
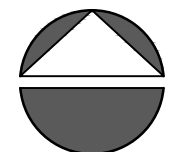
CC, JL

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

1 Site Plan

Scale: 3/32"=1'-0"

North



SITE PAVING LEGEND	
	GRAVEL
	STONE PAVERS
	STONE WALL
	WATER

LEGAL DESCRIPTION	
PROPERTY ADDRESS	3602 MCCULLOUGH AVENUE, SAN ANTONIO, TEXAS 78209
BEING	1.56 ACRE TRACT LAPD 22 BLOCK 1 N 1/2 SEC 36 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS 78212

TOPOGRAPHY LEGEND	
	CONTOUR ELEVATION
	SPOT ELEVATION
	SPOT ELEVATION

PROJECT INFORMATION	
AREA CALCULATIONS	
CONDITIONED	
MAIN HOUSE	4420 S.F.
POTTING SHED	220 S.F.
TOTAL	4640 S.F.
UNCONDITIONED	
COURT	1284 S.F.
POTTING SHED	168 S.F.
TOTAL	1452 S.F.
PORCH	
SCREENED PORCH	174 S.F.
OUTDOOR GRILL AREA	10 S.F.
TOTAL	184 S.F.

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Site + Roof Plan

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209








09/22/2022

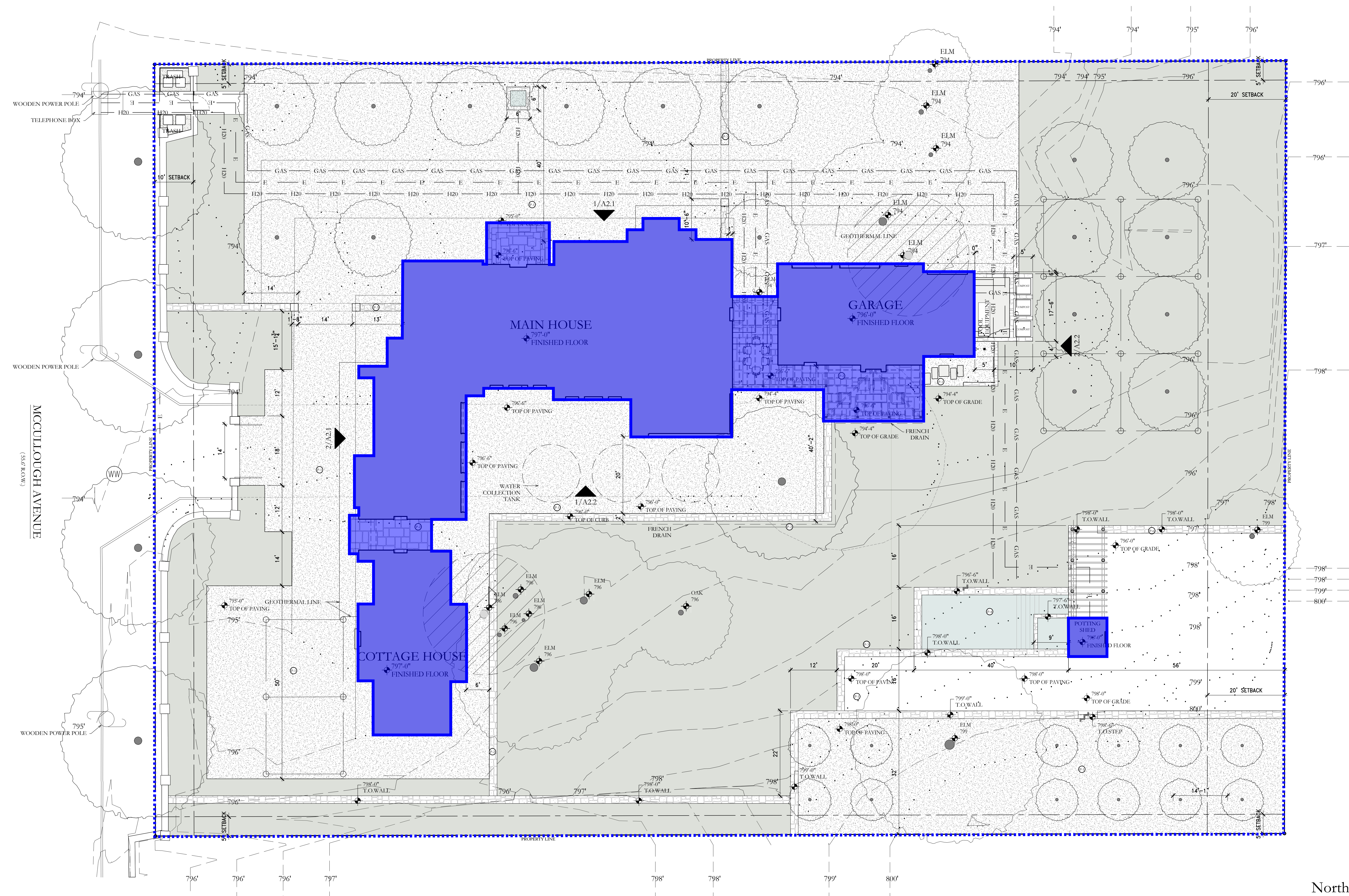
A1.1

CC, JL

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

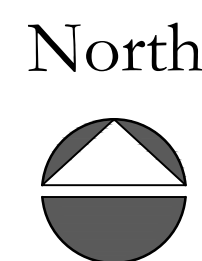
LOT COVERAGE 8,031
LOT SIZE 58,553 13.7%

SITE PAVING LEGEND		LEGAL DESCRIPTION		PROJECT INFORMATION	
	GRAVEL	PROPERTY ADDRESS 3602 MCCULLOUGH AVENUE SAN ANTONIO, TEXAS 78212 BEING 1.56 ACRES TRACT LAPD 22 BLOCK 1 N 1/2 SEC 36 IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS 78212	AREA CALCULATIONS		
	STONOP PAVERS		CONDITIONED		
	STONOP WALL		MAIN HOUSE		
	WATER		OUTDOOR GRILL AREA		
			TOTAL		
			COTTAGE HOUSE		
			UNCONDITIONED		
			POTTING SHED		
			TOTAL		
			PORCH		
			WALKWAY		
			OUTDOOR GRILL AREA		
			TOTAL		
TOPOGRAPHY LEGEND					
	EXISTING TOPOGRAPHY				
	PROPOSED TOPOGRAPHY				
	PROPOSED DRAINAGE				



1 Site Plan

Scale: 3/32"=1'-0"



Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

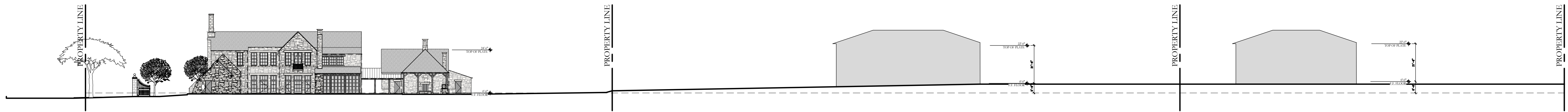
Site + Roof Plan

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

09/22/2022

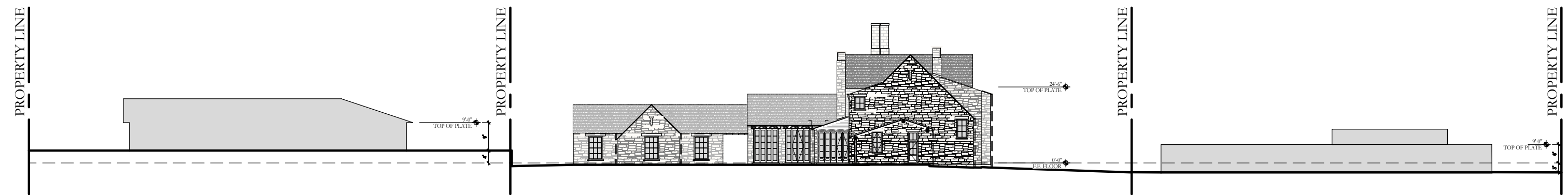
A1.1

CC, JL



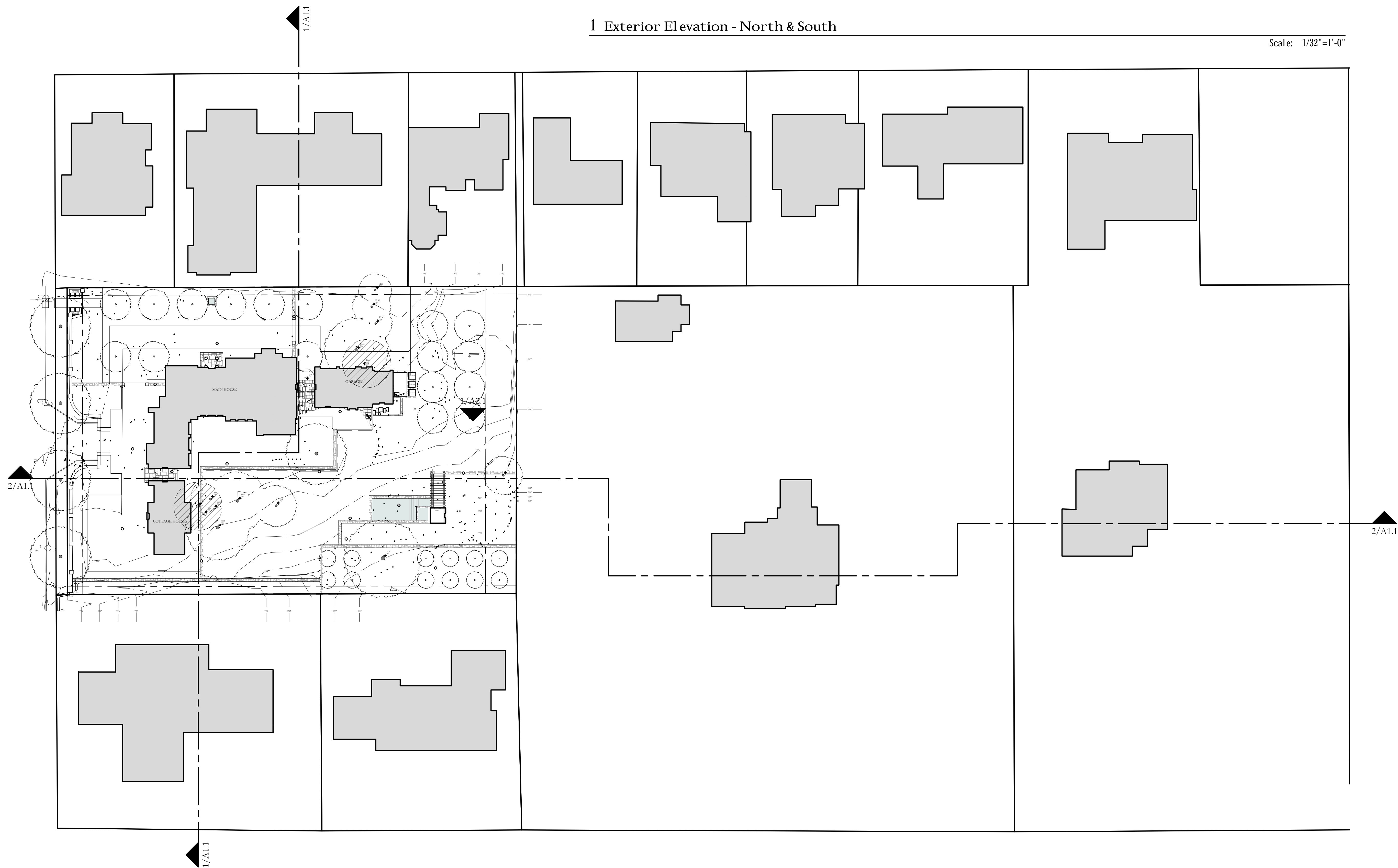
2 Exterior Elevation - East & West

Scale: 1/32"=1'-0"



1 Exterior Elevation - North & South

Scale: 1/32"=1'-0"



3 Siteplan

Scale: 1/32"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Siteplan - Context

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

10/10/2022

A1.1

lb

Don B. McDonald, Architect

3618 McCullough Ave. San Antonio, TX, 78212

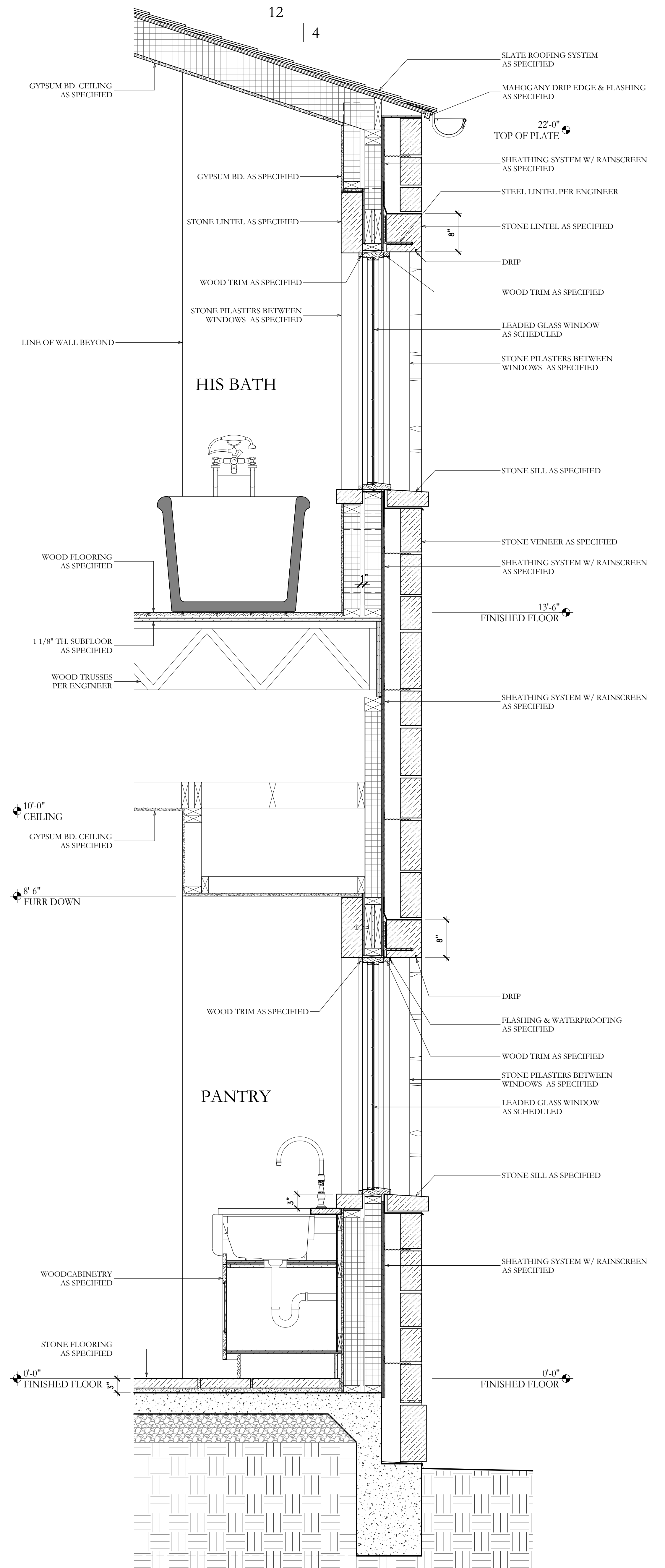
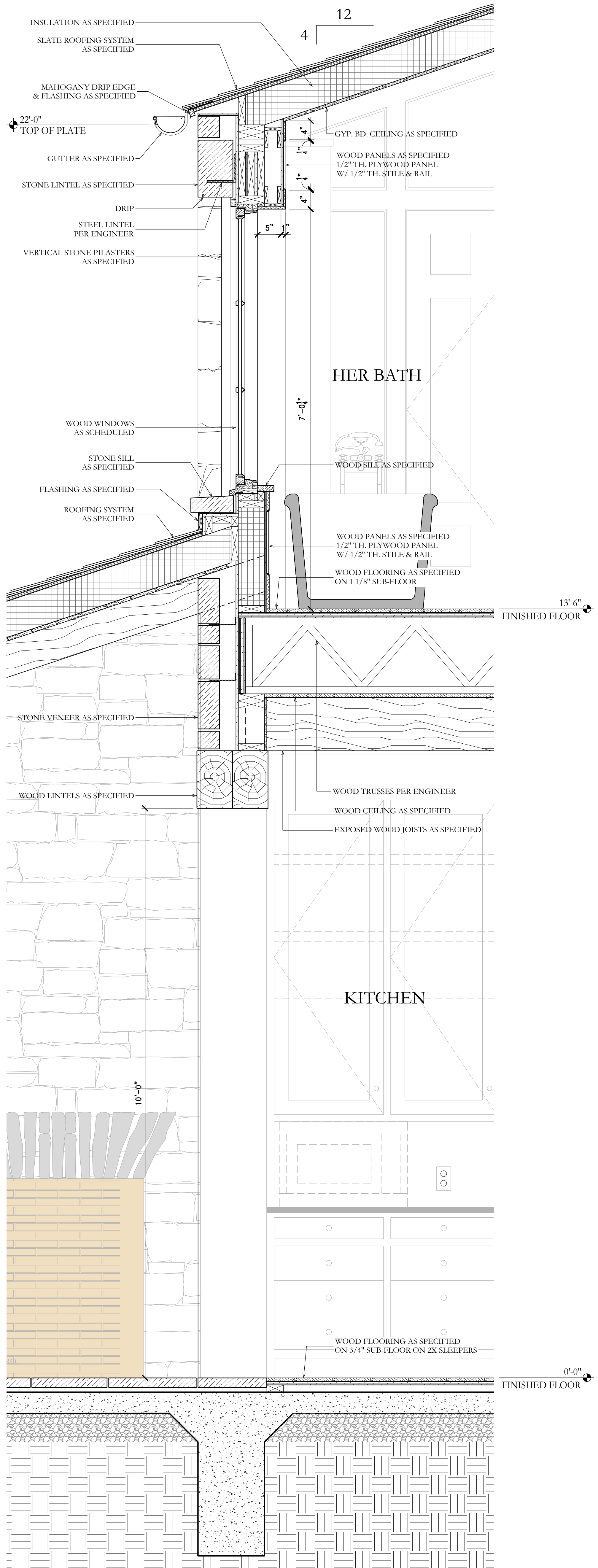
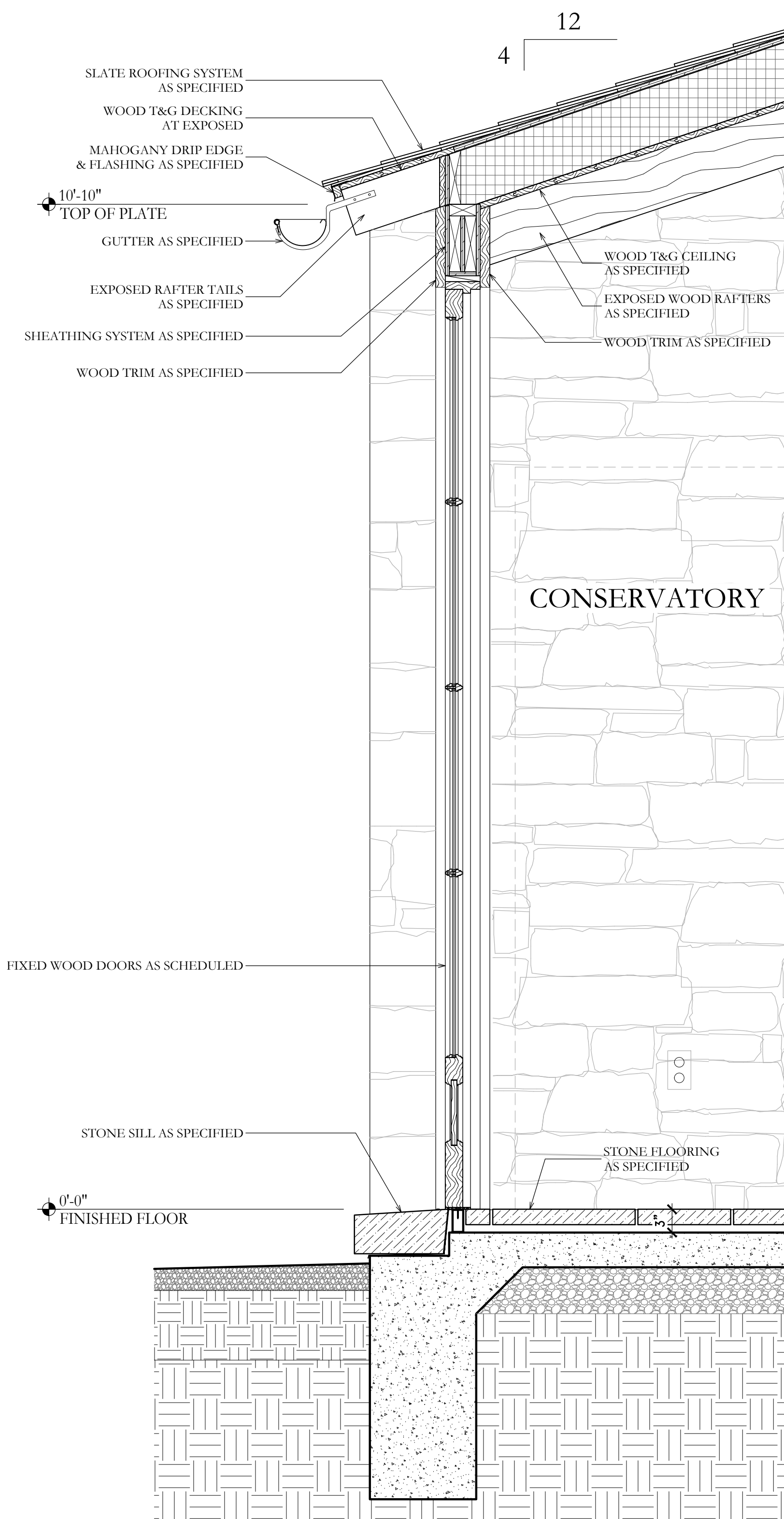
EXTERIOR MATERIALS & FINISHES

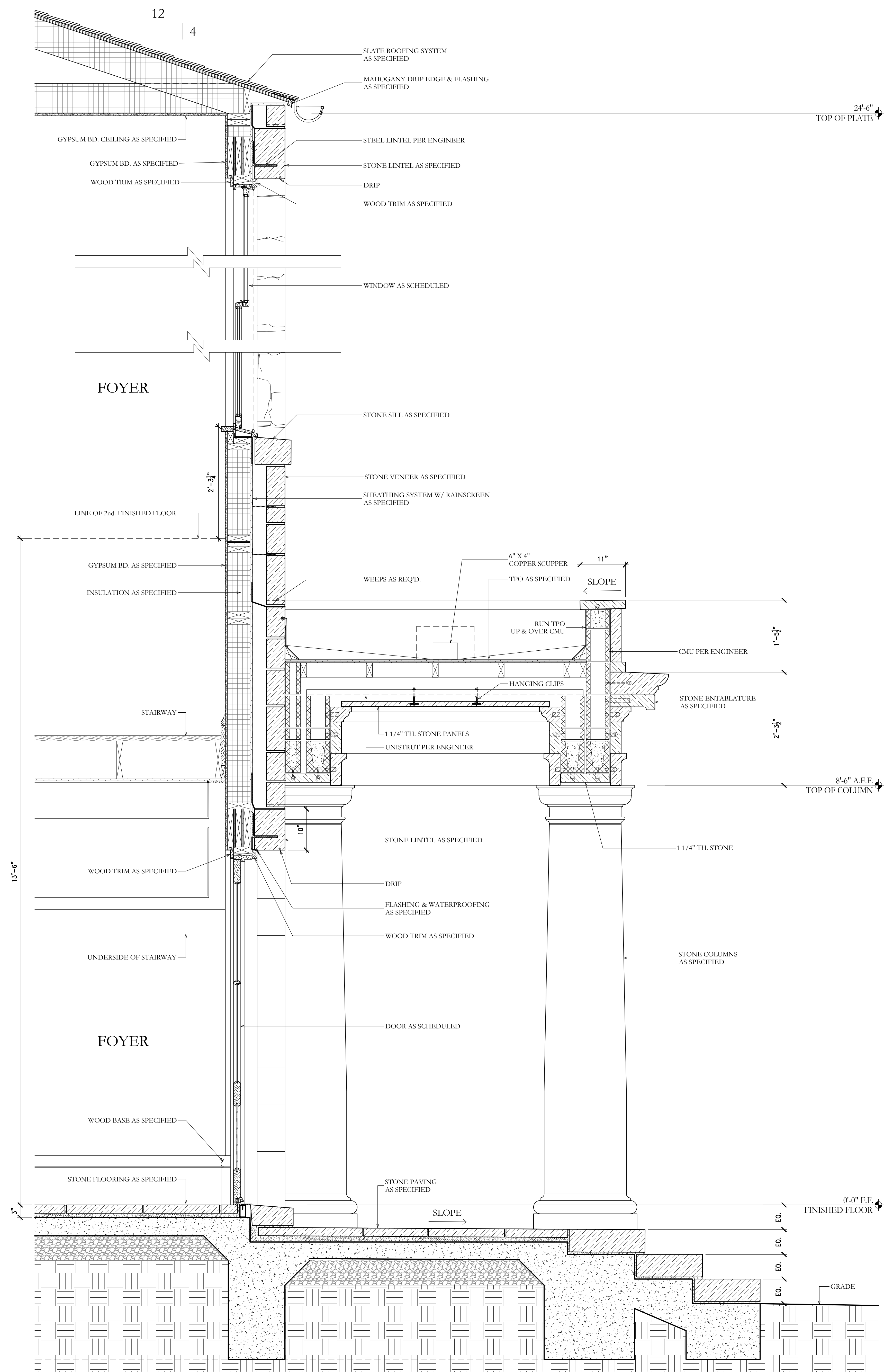
Site Improvements:

New Site walls, Floor and steps:	West Texas Crème limestone.
New Stone Paving:	West Texas Crème limestone.
New Gravel Path:	3/8" Pea gravel on 6" decomposed granite with ½" steel edge.

New House

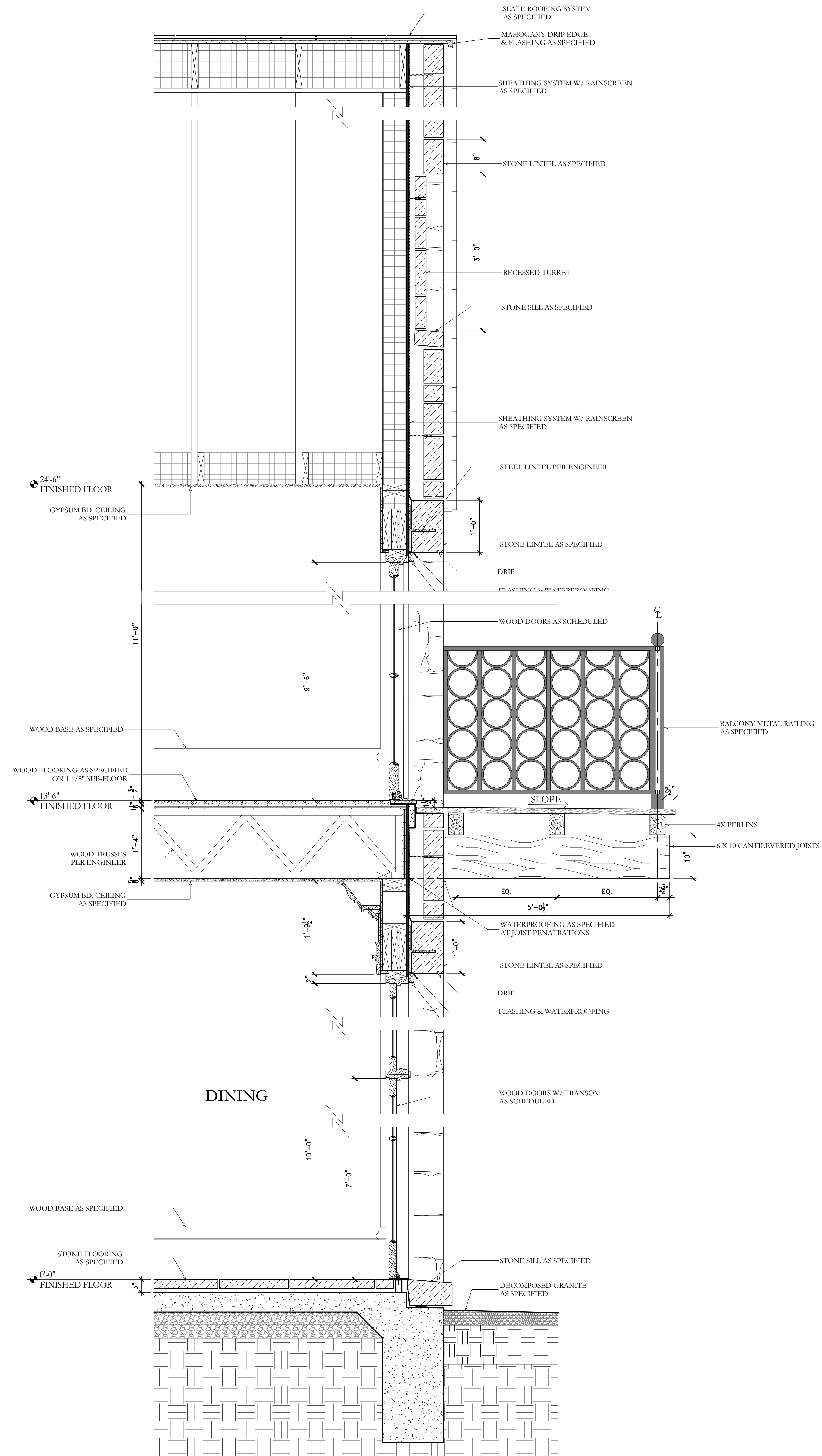
Roofing:	IPE Wood Shingles
Walls:	Limestone
Stone Caps and Sills:	Limestone
Wood Windows & Doors:	Sierra Pacific Windows Material: All Wood - Mahogany Color: Painted – Grey Green Moss Stiles: 2.25" Muntin's: 1" Glass: Clear Screen: None Recessed in Wall: 8"
Floor:	West Texas Crème limestone.





1 Wall Section

Scale: 1"=1'-0"



2 Wall Section

Scale: 1"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 733-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Wall Sections

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

09/26/2022

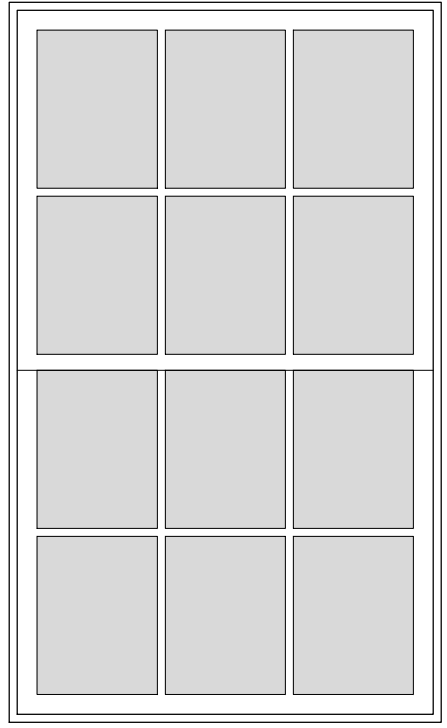
A3.3

BB

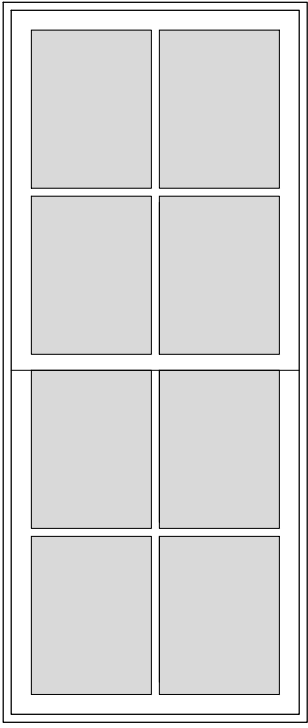
WINDOW & SHUTTER SCHEDULE

WINDOW UNITS												FRAME					HARDWARE	MANUFACTURER	REMARKS
KEY	LOCATION	THICKNESS	WIDTH	HEIGHT	ROUGH HEADER HEIGHT (A.F.F.)	R.O. WIDTH	R.O. HEIGHT	TYPE	MATERIAL	FINISH	SHUTTER	HEAD, JAMB, SILL DETAIL	JAMB DEPTH	MATERIAL	FINISH	WEATHERS TRIP	SET (SEE SPECS.)		
FIRST FLOOR																			
A	LIVING	1 3/4"	3'-2"	7'-6"	9'-1 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
B	LIVING	1 3/4"	4'-6"	7'-6"	9'-1 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
C	LIVING	1 3/4"	3'-2"	7'-6"	9'-1 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
D	PANTRY	1 3/4"	1'-10"	4'-2"	9'-5 1/2"	1'-11"	4'-3"	8	WOOD	STAINED			2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
E	PANTRY	1 3/4"	1'-10"	4'-2"	9'-5 1/2"	1'-11"	4'-3"	8	WOOD	STAINED			2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
F	PANTRY	1 3/4"	1'-10"	4'-2"	9'-5 1/2"	1'-11"	4'-3"	8	WOOD	STAINED			0'-2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
G	POWDER	1 3/4"	0'-6"	2'-2"	6'-2 1/2"	0'-7"	2'-3"	9	WOOD	STAINED			0'-2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
H	KITCHEN	1 3/4"	3'-0"	6'-10"	10'-1 1/2"	3'-3"	6'-11"	5	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
I	PHOTOGRAPHY STUDIO	1 3/4"	0'-10"	1'-10"	5'-6 1/2"	0'-11"	1'-11"	10	WOOD	STAINED			2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
J	STUDY	1 3/4"	4'-6"	7'-6"	9'-1 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
SECOND FLOOR																			
K	LAUNDRY	1 3/4"	3'-2"	7'-6"	10'-1 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
L	STAIR HALL	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
M	STAIR HALL	1 3/4"	4'-6"	7'-6"	9'-7 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
N	STAIR HALL	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
O	HIS BED	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
P	HIS BED	1 3/4"	4'-6"	7'-6"	9'-7 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
Q	HIS BED	1 3/4"	3'-2"	4'-0"	9'-7 1/2"	3'-3"	4'-1"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
R	HIS BATH	1 3/4"	1'-10"	4'-2"	9'-7 1/2"	1'-11"	4'-3"	8	WOOD	STAINED			2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
S	HIS BATH	1 3/4"	1'-10"	4'-2"	9'-7 1/2"	1'-11"	4'-3"	8	WOOD	STAINED			2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
T	HIS BATH	1 3/4"	1'-10"	4'-2"	9'-7 1/2"	1'-11"	4'-3"	8	WOOD	STAINED			2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
U	STAIR 2	1 3/4"	3'-2"	6'-0"	14'-1"	3'-3"	6'-1"	7	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
V	HER BATH	1 3/4"	3'-2"	4'-0"	7'-8 1/2"	3'-3"	4'-1"	4	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
W	HER BATH	1 3/4"	4'-0"	5'-8"	7'-8 1/2"	4'-1"	5'-9"	3	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
X	HER BATH	1 3/4"	4'-0"	5'-8"	7'-8 1/2"	4'-1"	5'-9"	3	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
Y	HER BATH	1 3/4"	4'-0"	5'-8"	7'-8 1/2"	4'-1"	5'-9"	3	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
Z	HER BEDROOM	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
AA	HER BEDROOM	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
AB	GUEST BED 1 CLOSET	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
AC	GUEST BED 1	1 3/4"	4'-6"	7'-6"	9'-7 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
AD	GUEST BED 1	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
AE	GUEST BED 2	1 3/4"	3'-2"	7'-6"	9'-7 1/2"	3'-3"	7'-7"	2	WOOD	PAINTED			4 9/16"	WOOD	PAINTED	PER MFR			
ACCESSORY STRUCTURE - FIRST FLOOR																			
AF	COTTAGE KITCHEN	1 3/4"	4'-6"	7'-6"	8'-6 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			0'-4 9/16"	WOOD	PAINTED	PER MFR			
AG	COTTAGE LIVING	1 3/4"	4'-6"	7'-6"	8'-6 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			0'-4 9/16"	WOOD	PAINTED	PER MFR			
AH	COTTAGE BEDROOM	1 3/4"	4'-6"	7'-6"	8'-6 1/2"	4'-7"	7'-7"	1	WOOD	PAINTED			0'-4 9/16"	WOOD	PAINTED	PER MFR			
AI	COTTAGE BEDROOM	1 3/4"	0'-10"	1'-8"	5'-6 1/2"	1'-1"	1'-5"	10	WOOD	STAINED			0'-2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
AJ	COTTAGE KITCHEN	1 3/4"	0'-10"	1'-8"	5'-5 1/4"	1'-1"	1'-5"	10	WOOD	STAINED			0'-2 9/16"	WOOD	STAINED	PER MFR		CUSTOM	
* AK TYPE 9 LOCATED AT THE COTTAGE						*REFER TO HEAD DETAILS (A5,X) FOR HEADER HEIGHTS													

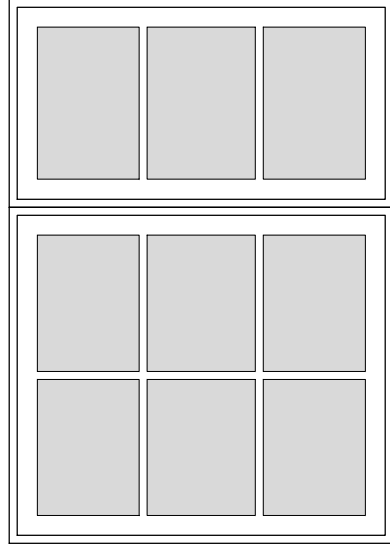
WINDOW TYPES



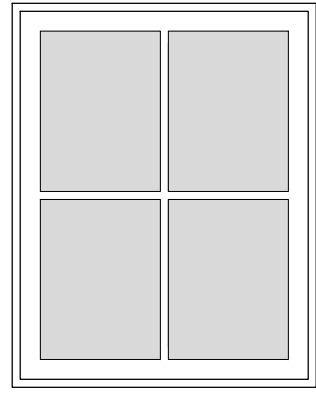
1
SINGLE
HUNG



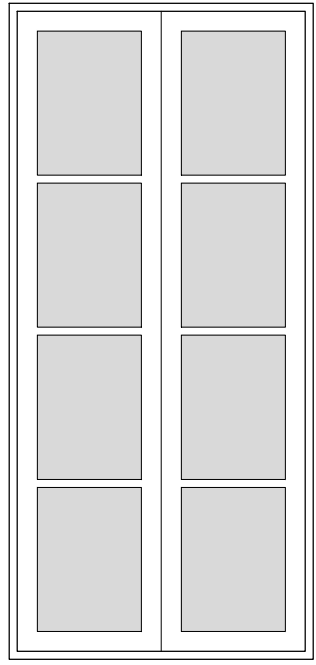
2
SINGLE
HUNG



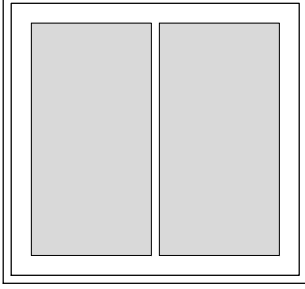
3
FIXED



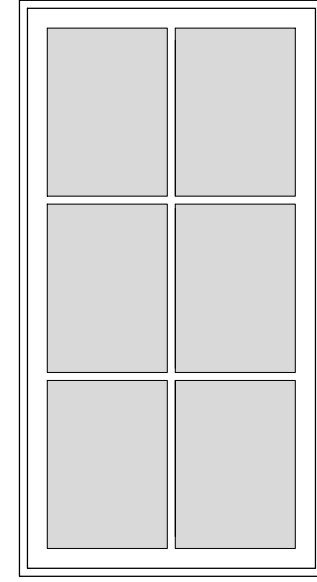
4
FIXED



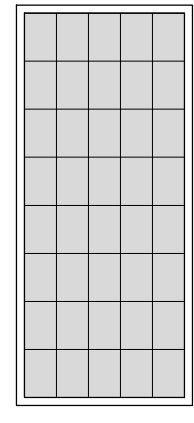
5
CASEMENT



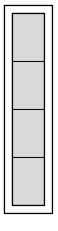
6
FIXED



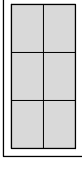
7
FIXED



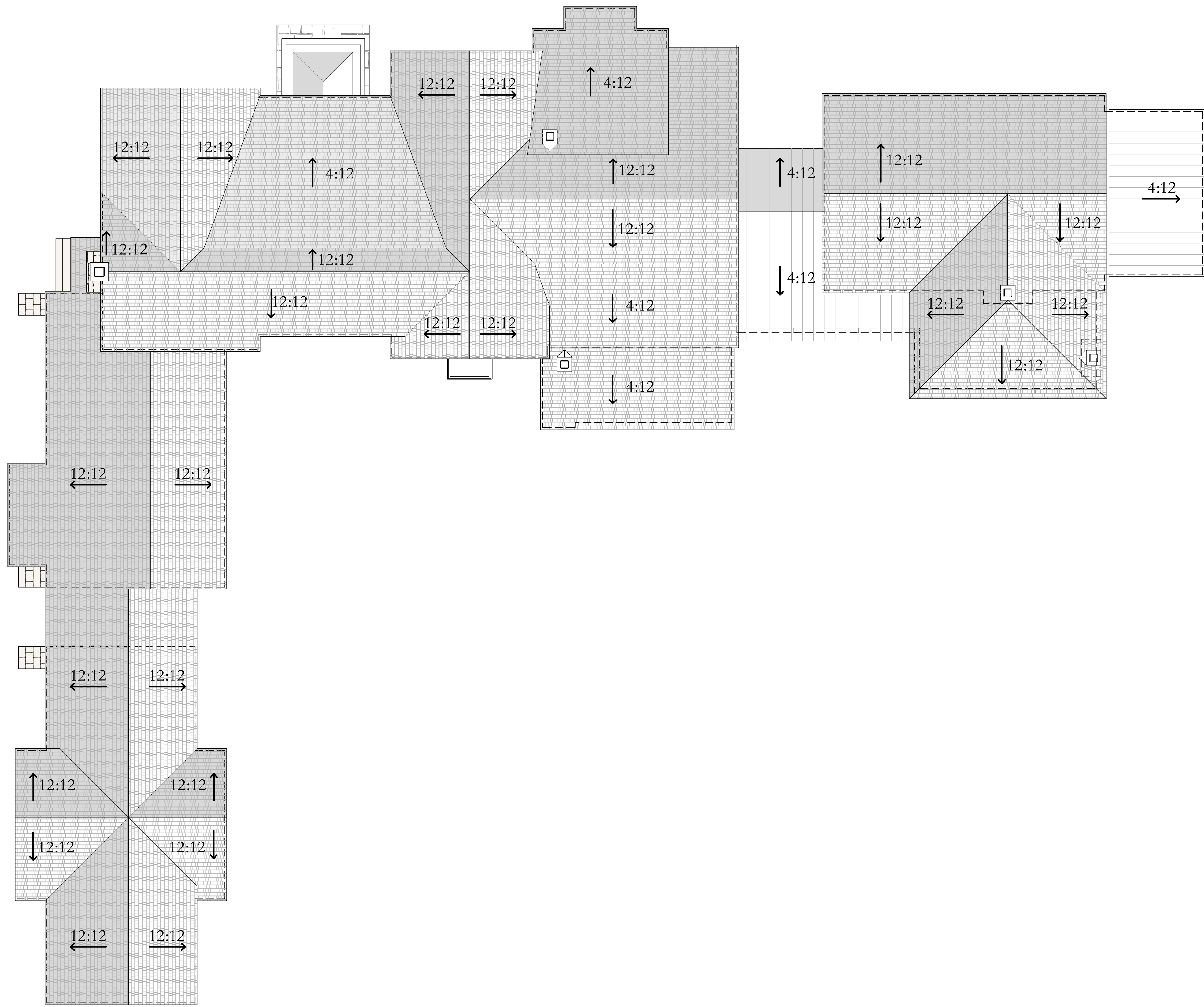
8
FIXED



9
FIXED

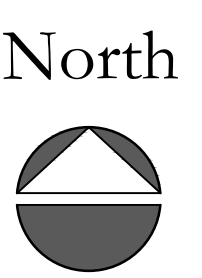


10
FIXED



1 Roof Plan

Scale: 1/8"=1'-0"



Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

Roof Plan

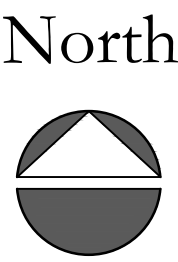
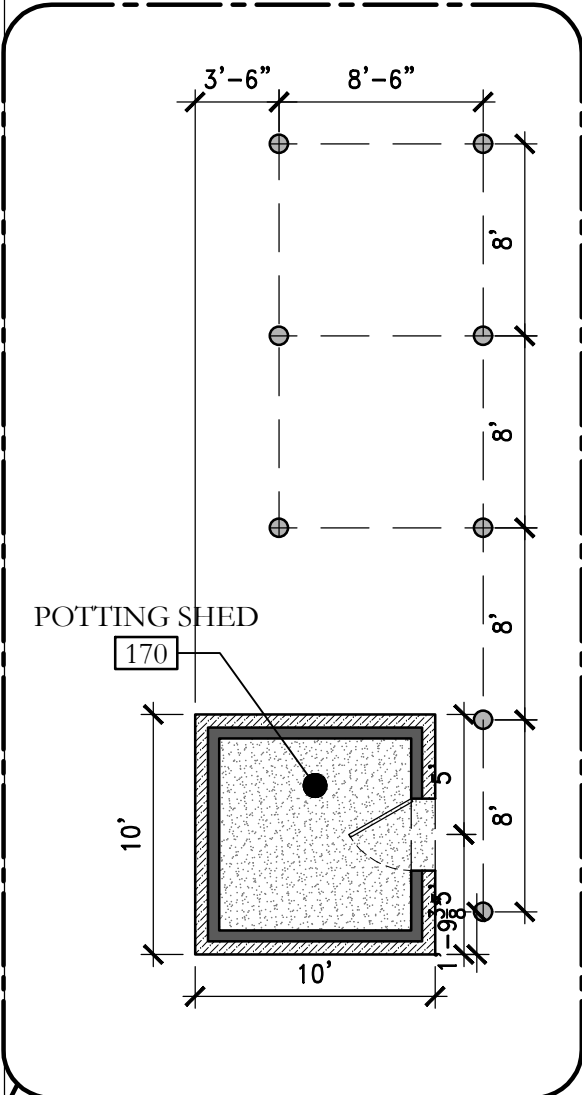
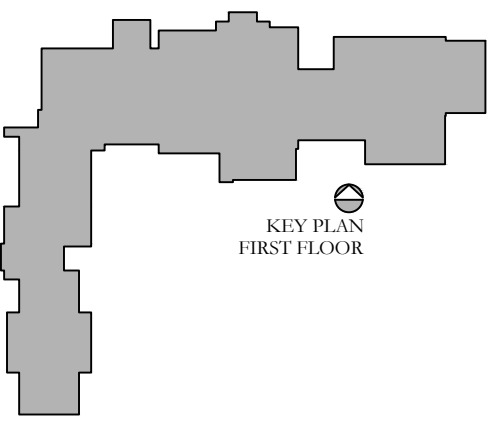
FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

08/26/2022

A1.2

BB



1 Floor Plan - First Floor

Scale: 1/8"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

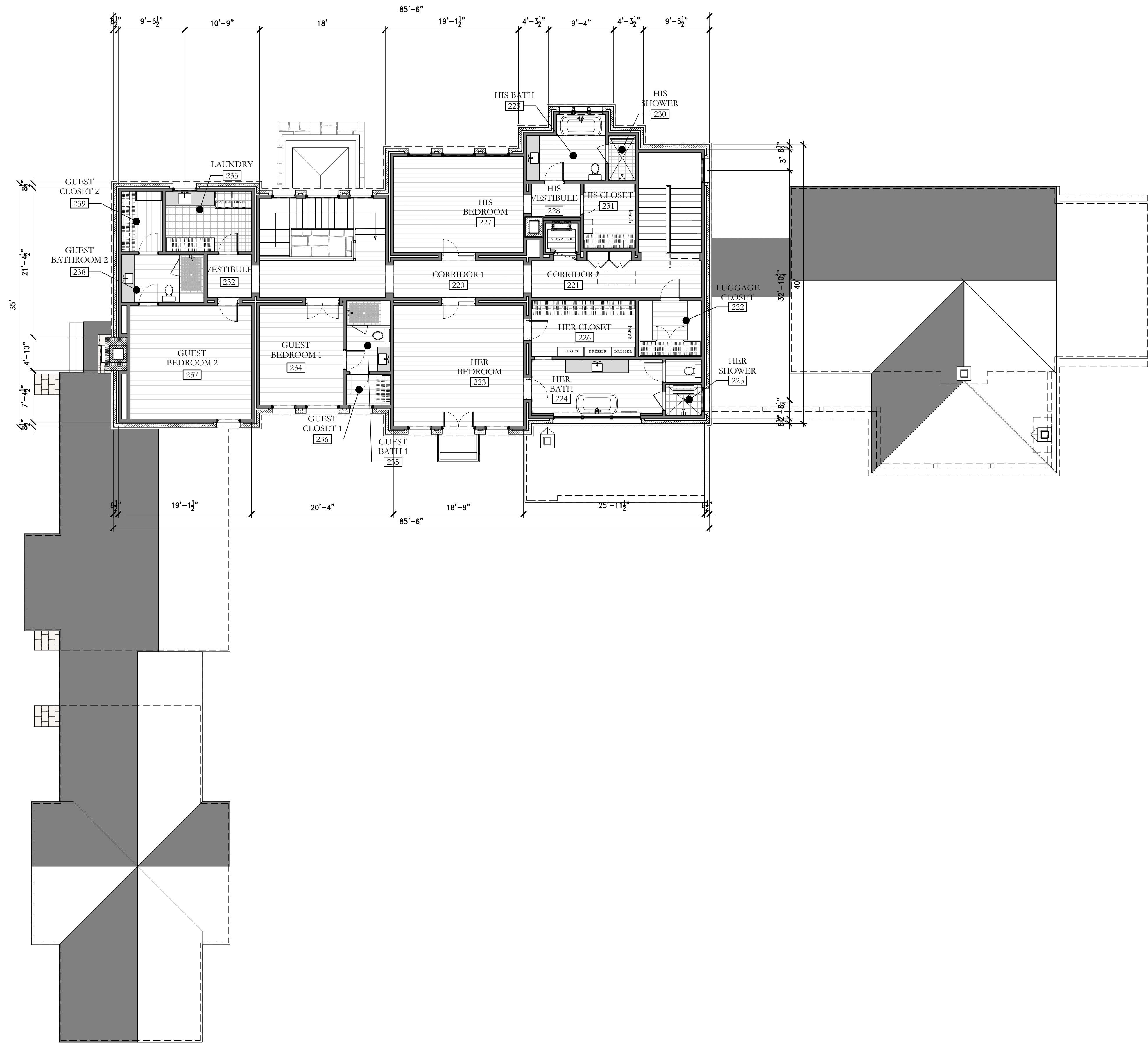
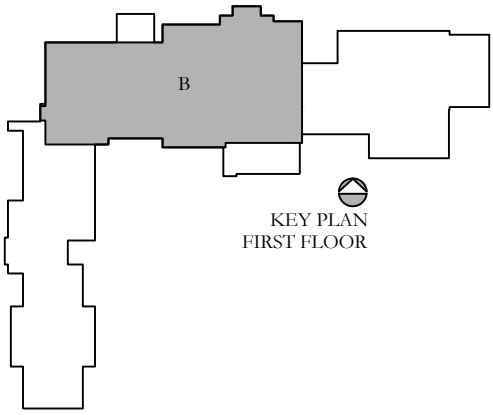
Floor Plan

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

08/26/2022

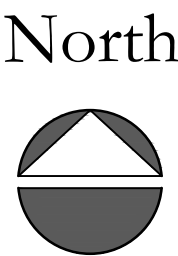
A1.3

VA, JG

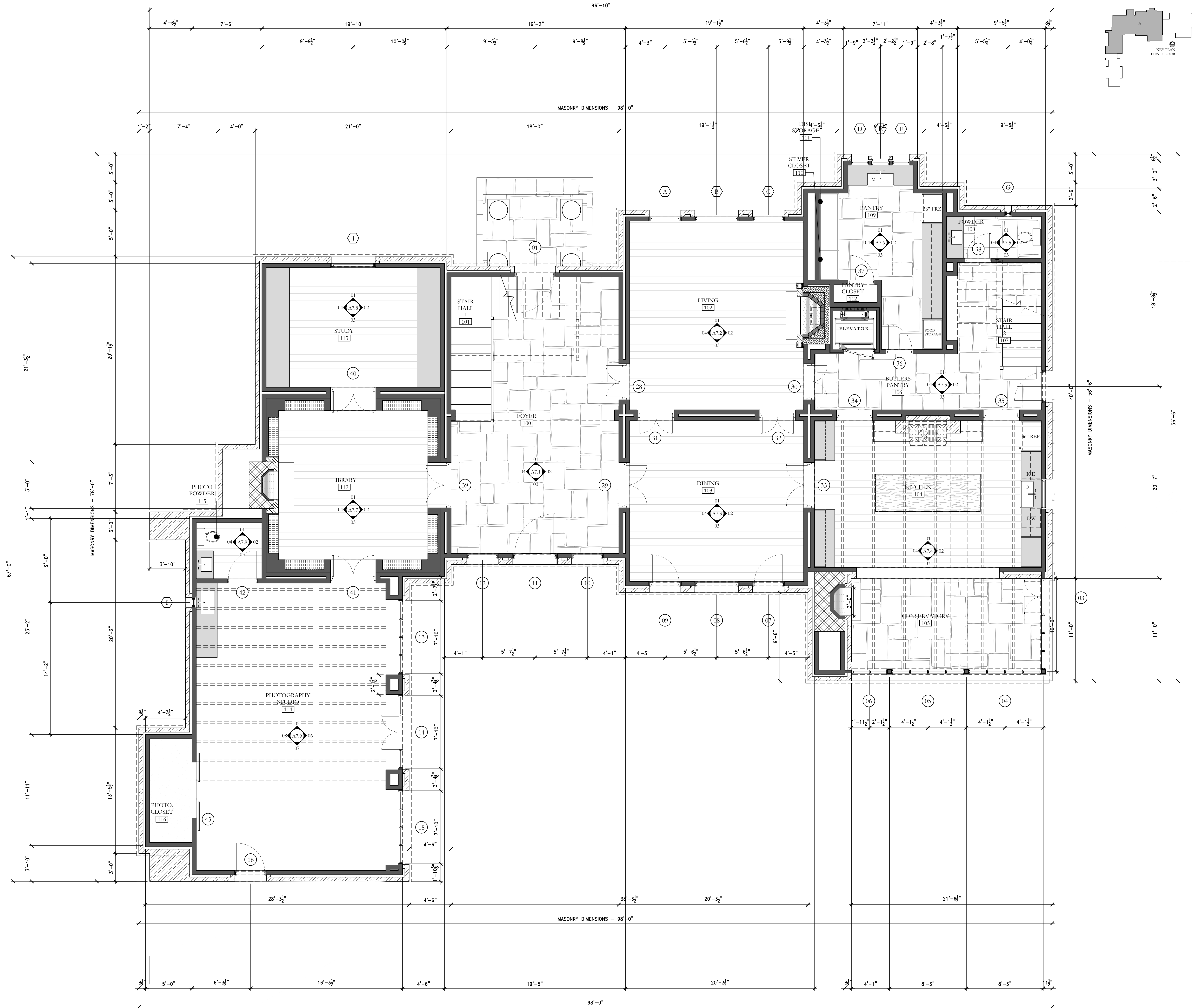


1 Floor Plan - Second Floor

Scale: 1/8"=1'-0"

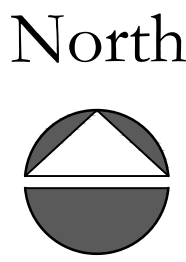


<div>Don McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 733-9722</div>	<div>FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION</div>	<div>Floor Plan</div>	<div>Maxham Residence 3602 McCallough Ave. San Antonio, TX 78209</div>	<div>08/26/2022 A1.4 VA</div>
--	---	-----------------------	--	---------------------------------------



1 Enlarged Floor Plan - First Floor - Main House

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



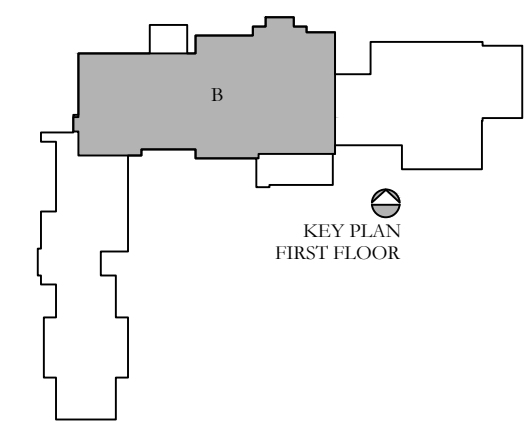
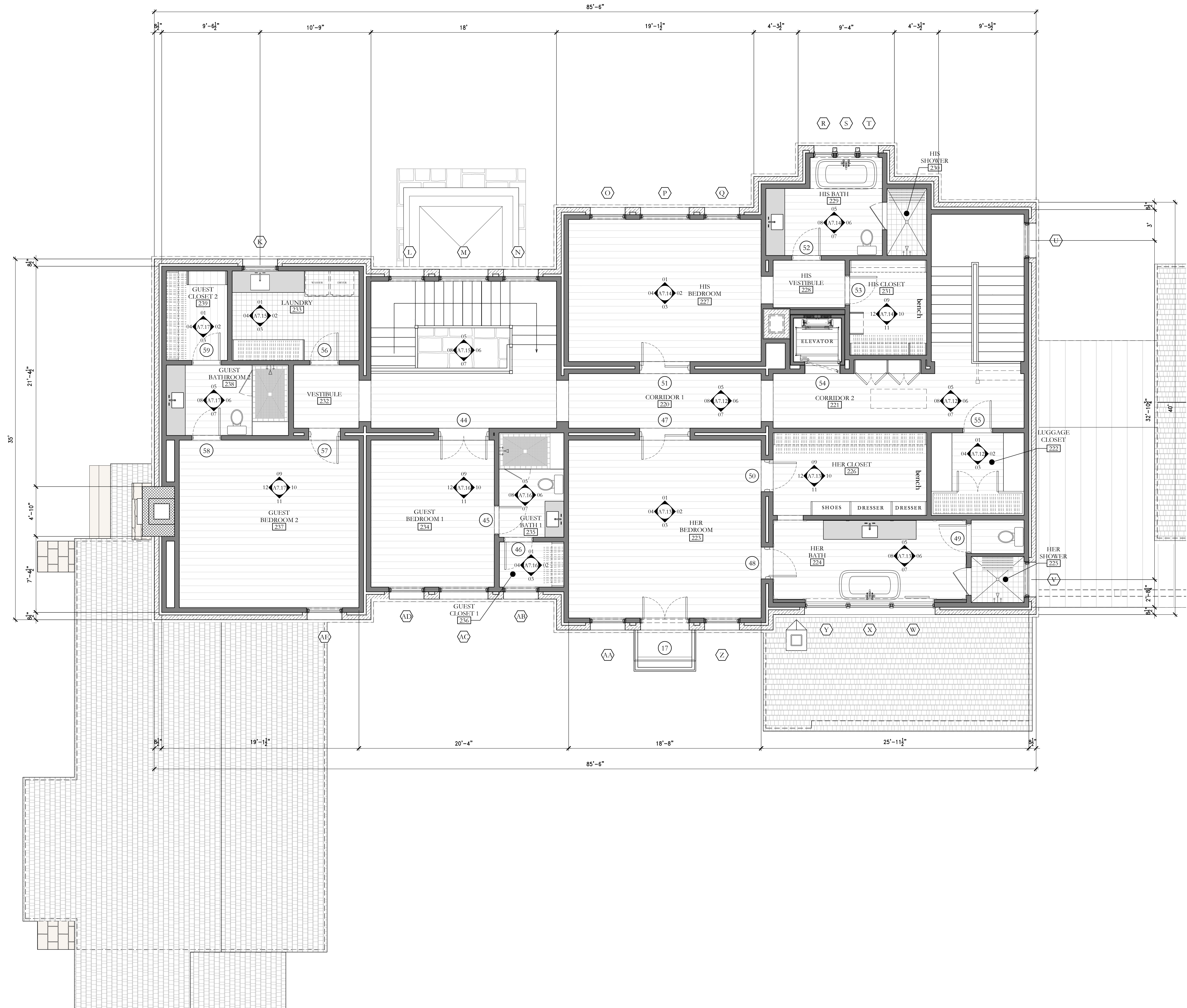
Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Enlarged Floor Plan

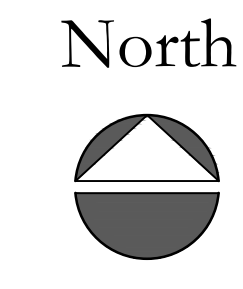
Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

08/26/2022
A1.5
VA, JG, AA



1 Enlarged Floor Plan - Second Floor - Main House

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



Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 733-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

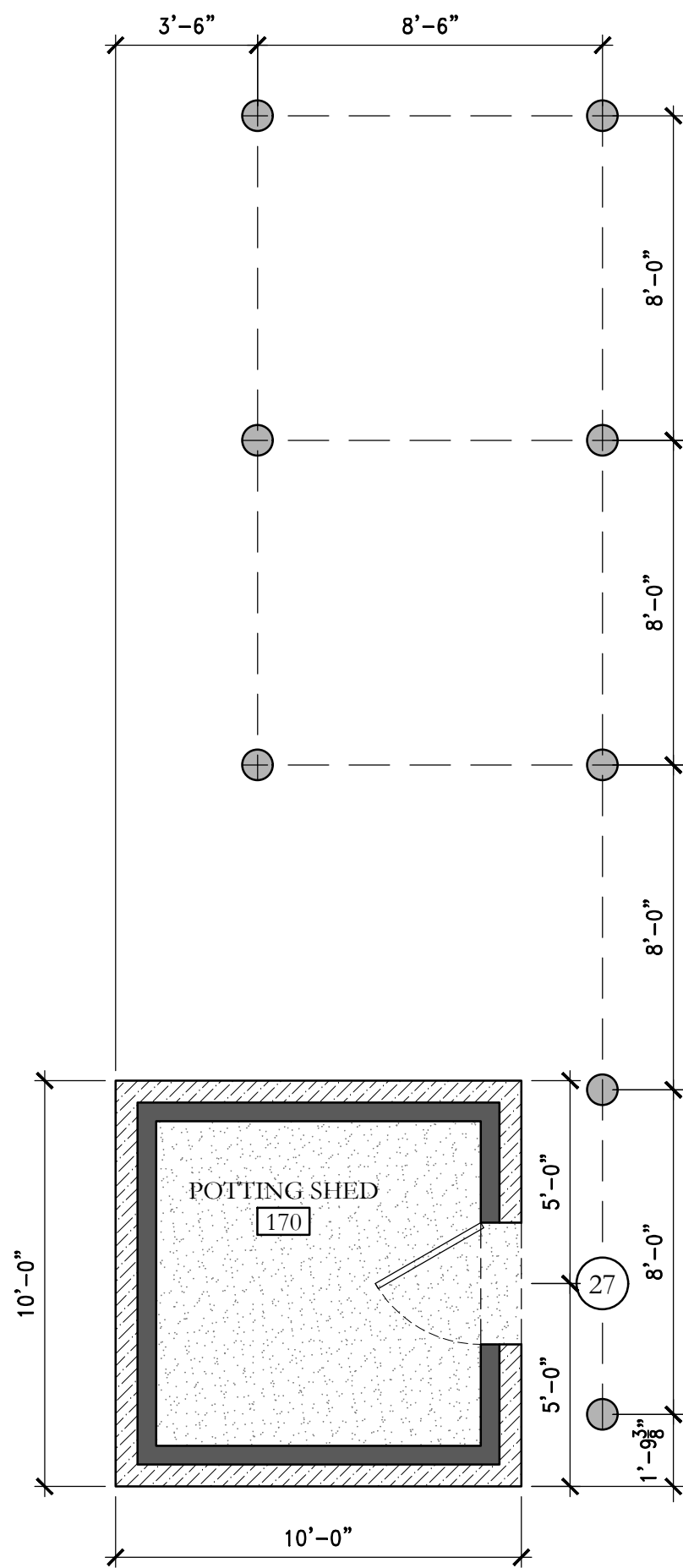
Floor Plan

Maxham Residence
3602 McCallough Ave.
San Antonio, TX 78209

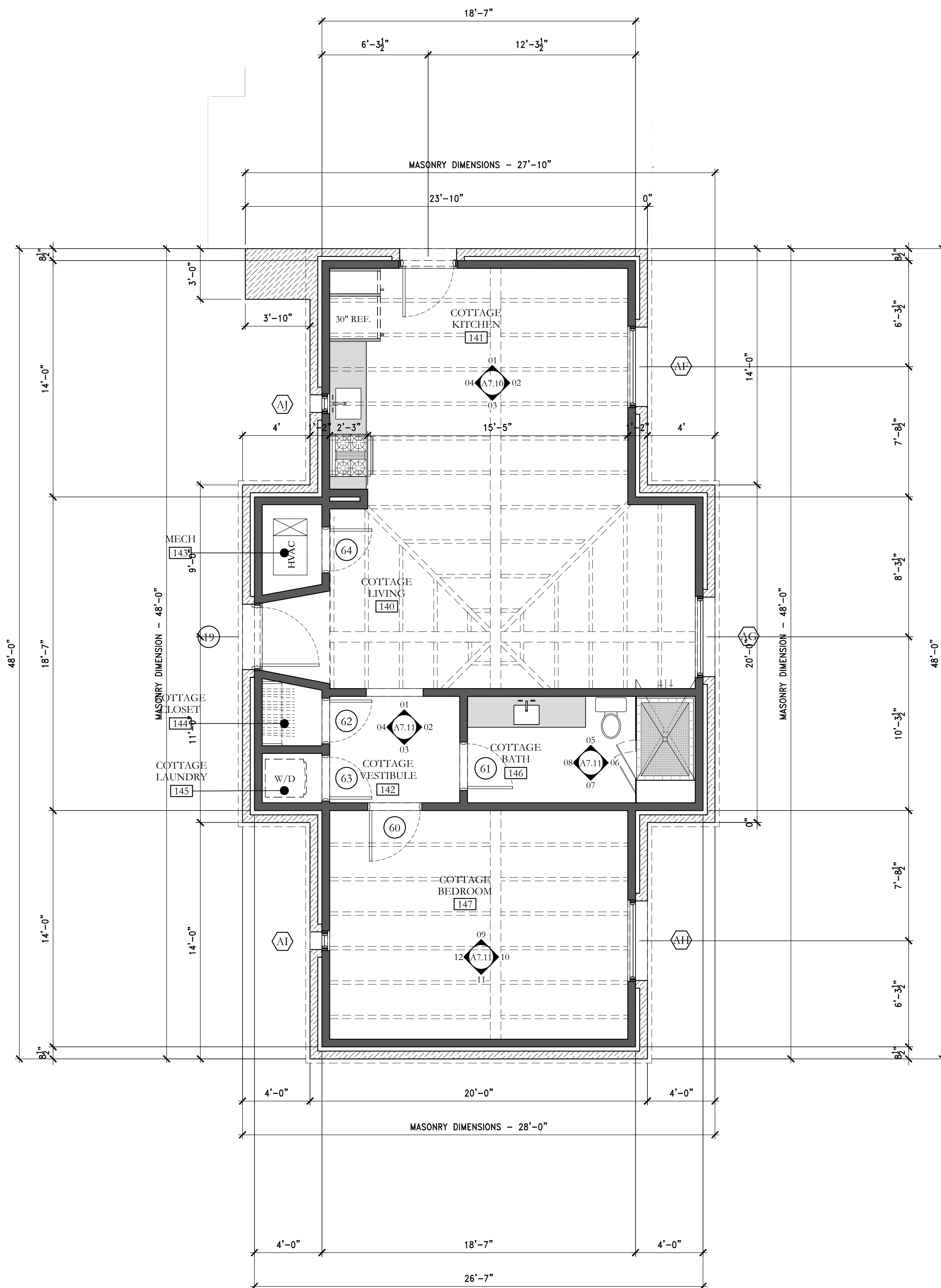
08/26/2022

A1.6

VA

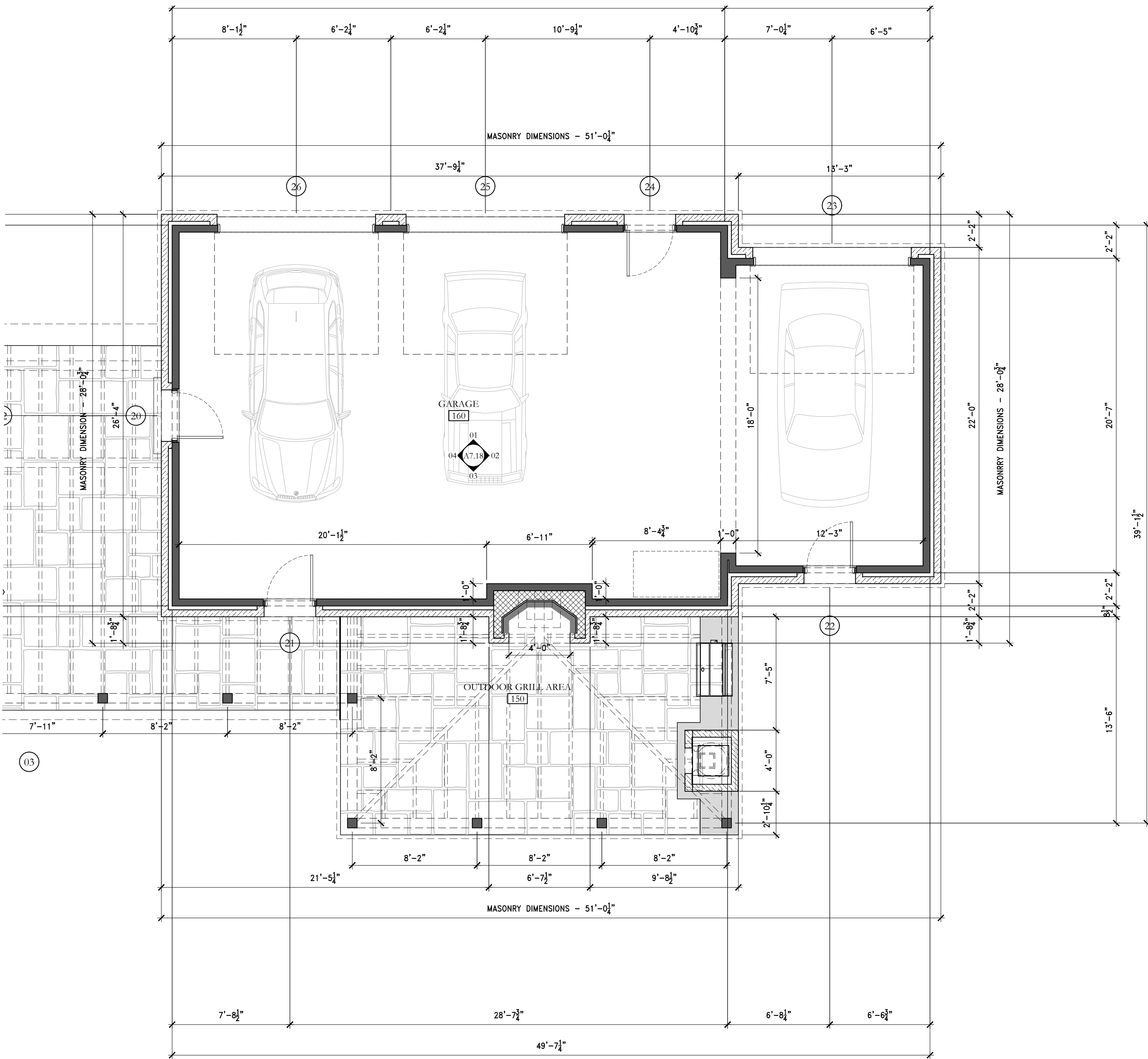
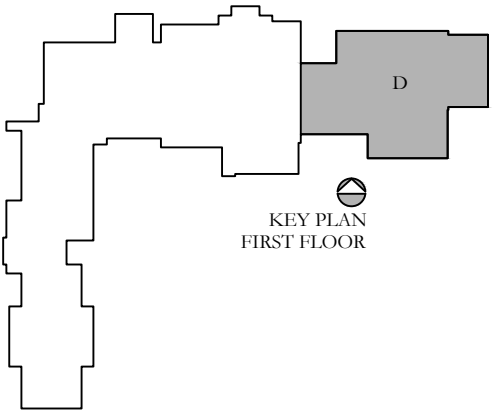


Scale: 1/4"=1'-0"



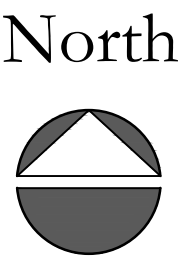
Scale: 1/4"=1'-0"





1 Enlarged Floor Plan - Garage

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

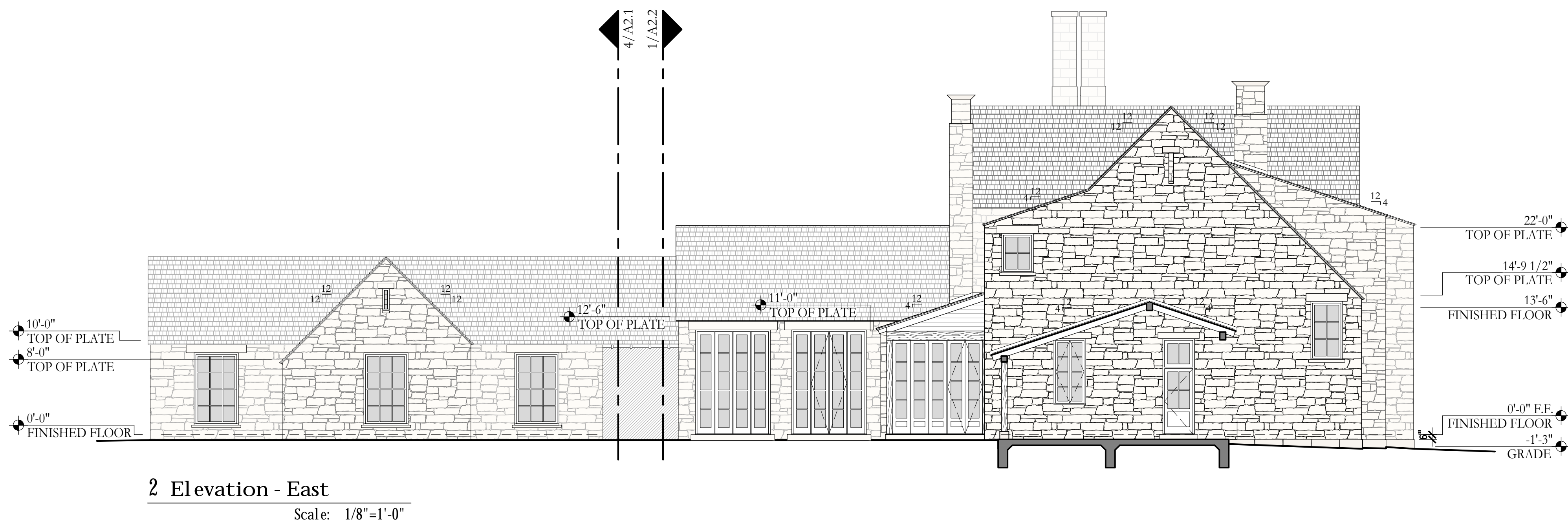
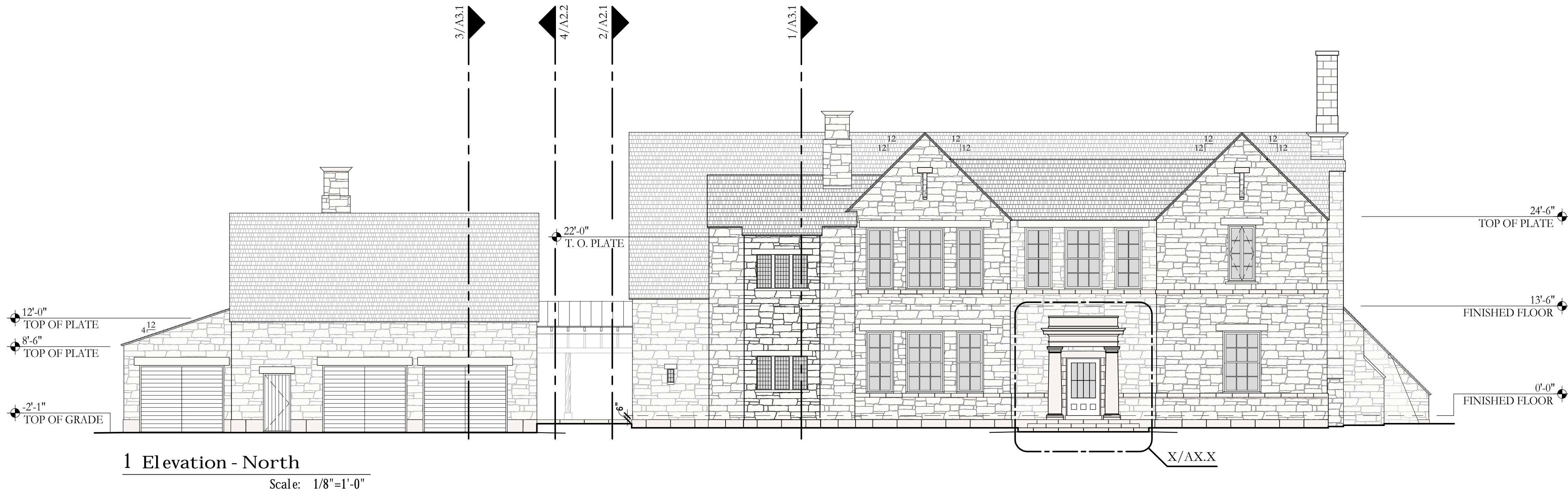
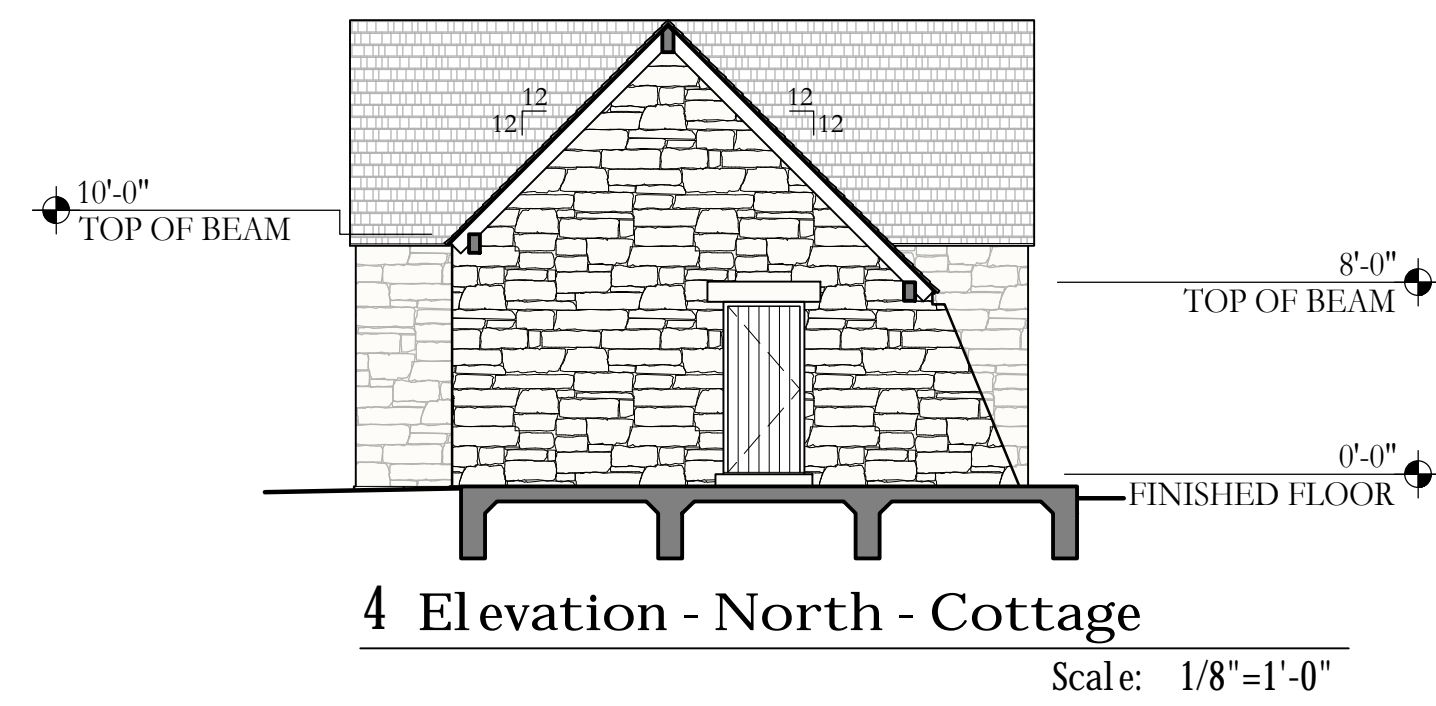


Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Enlarged Floor Plan

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209



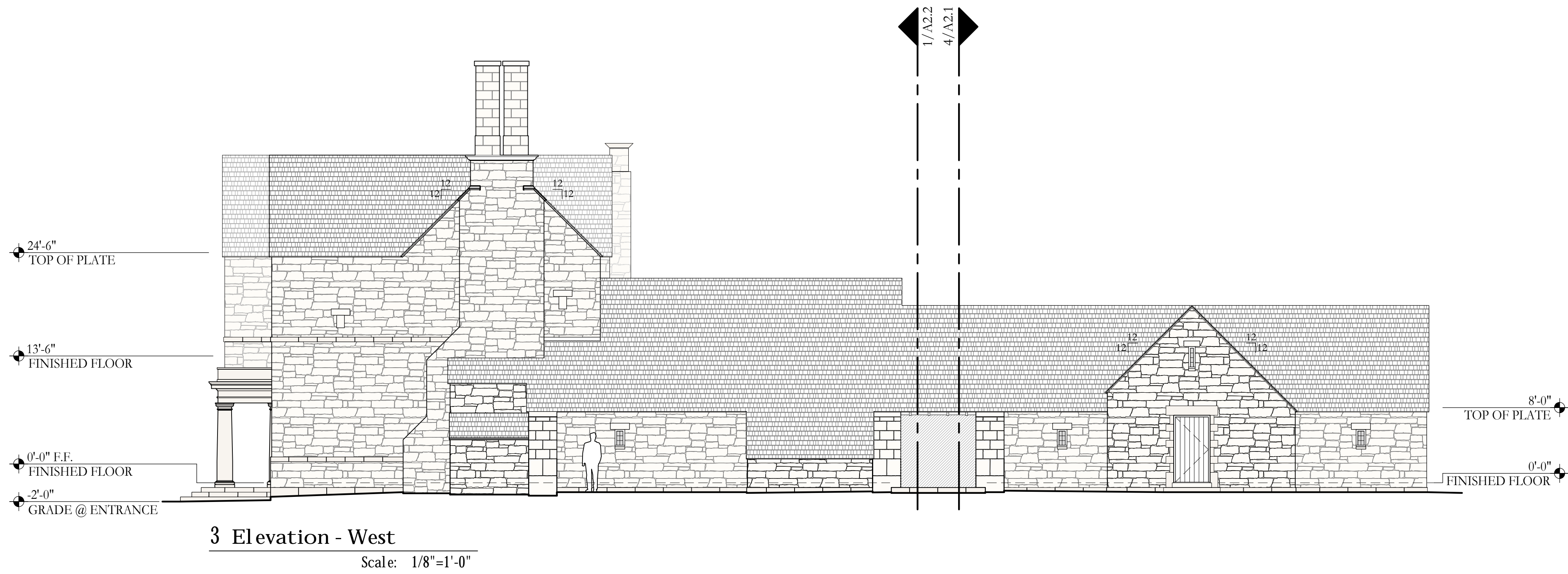
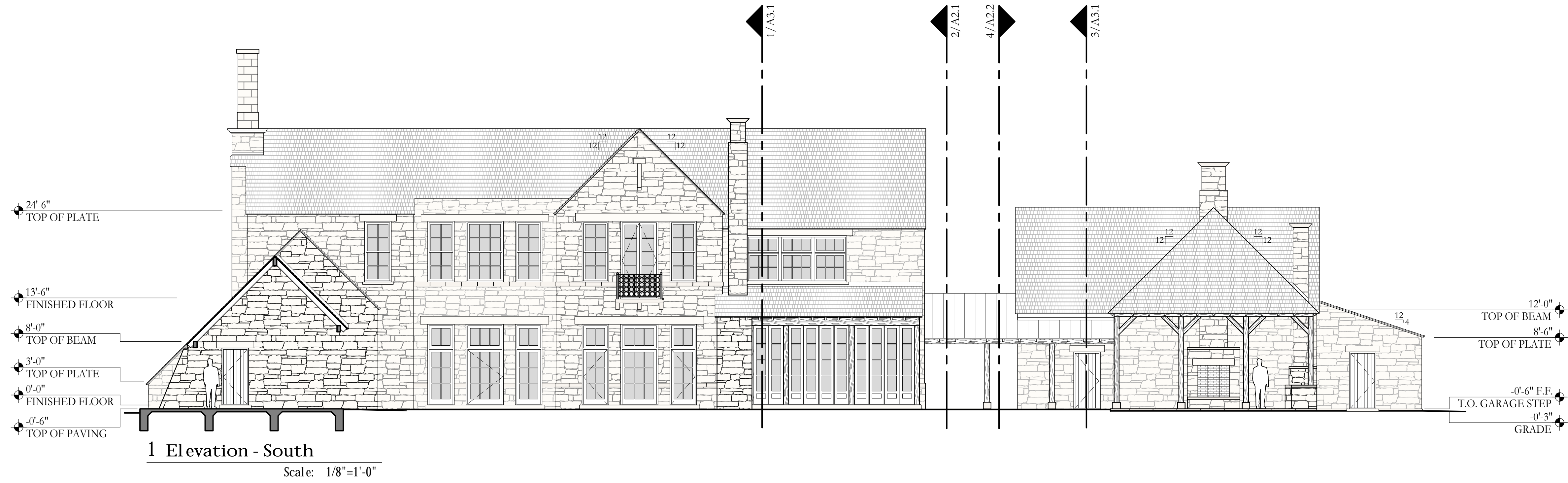
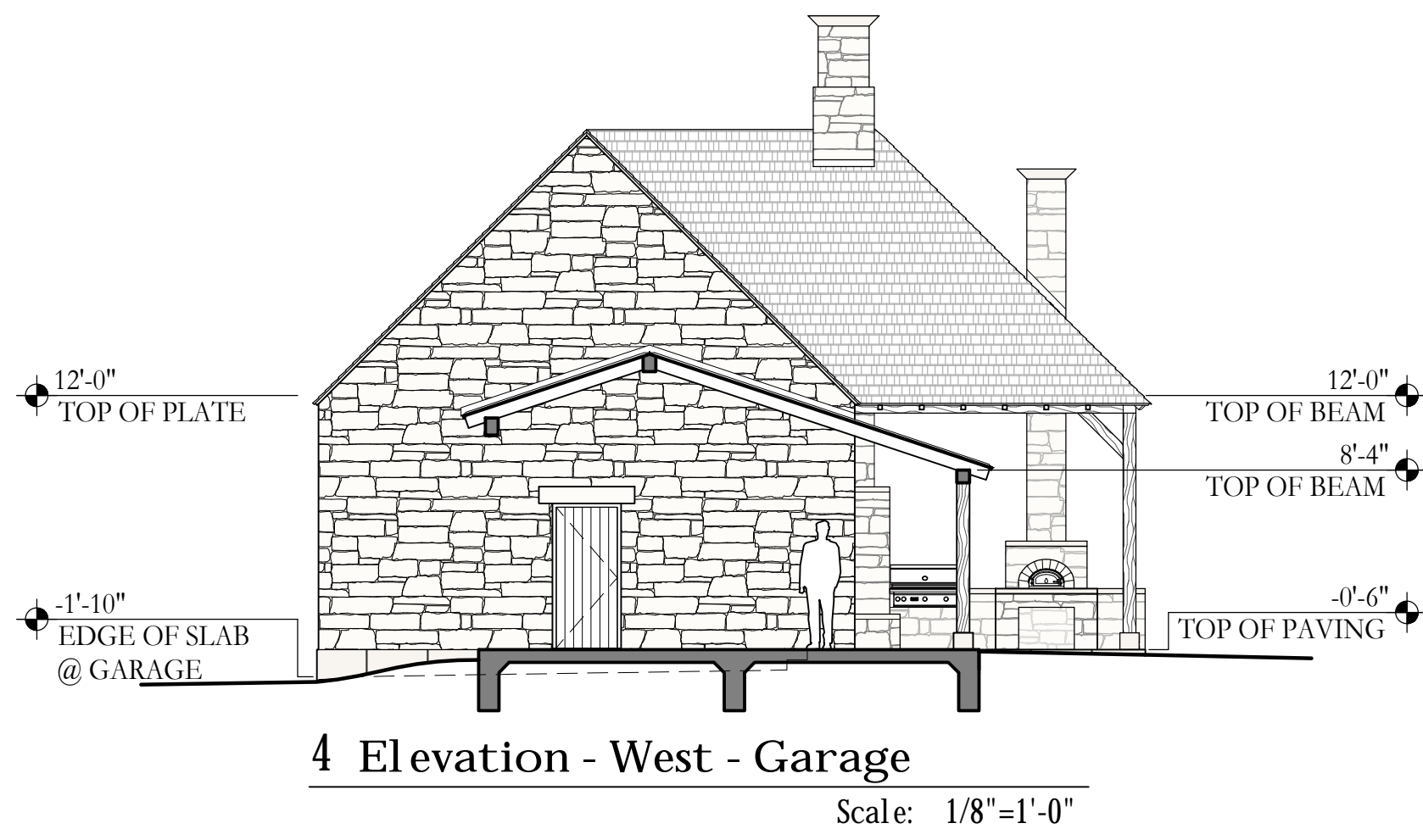
Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 733-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Exterior Elevations

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

09/09/2022
A2.1
BB



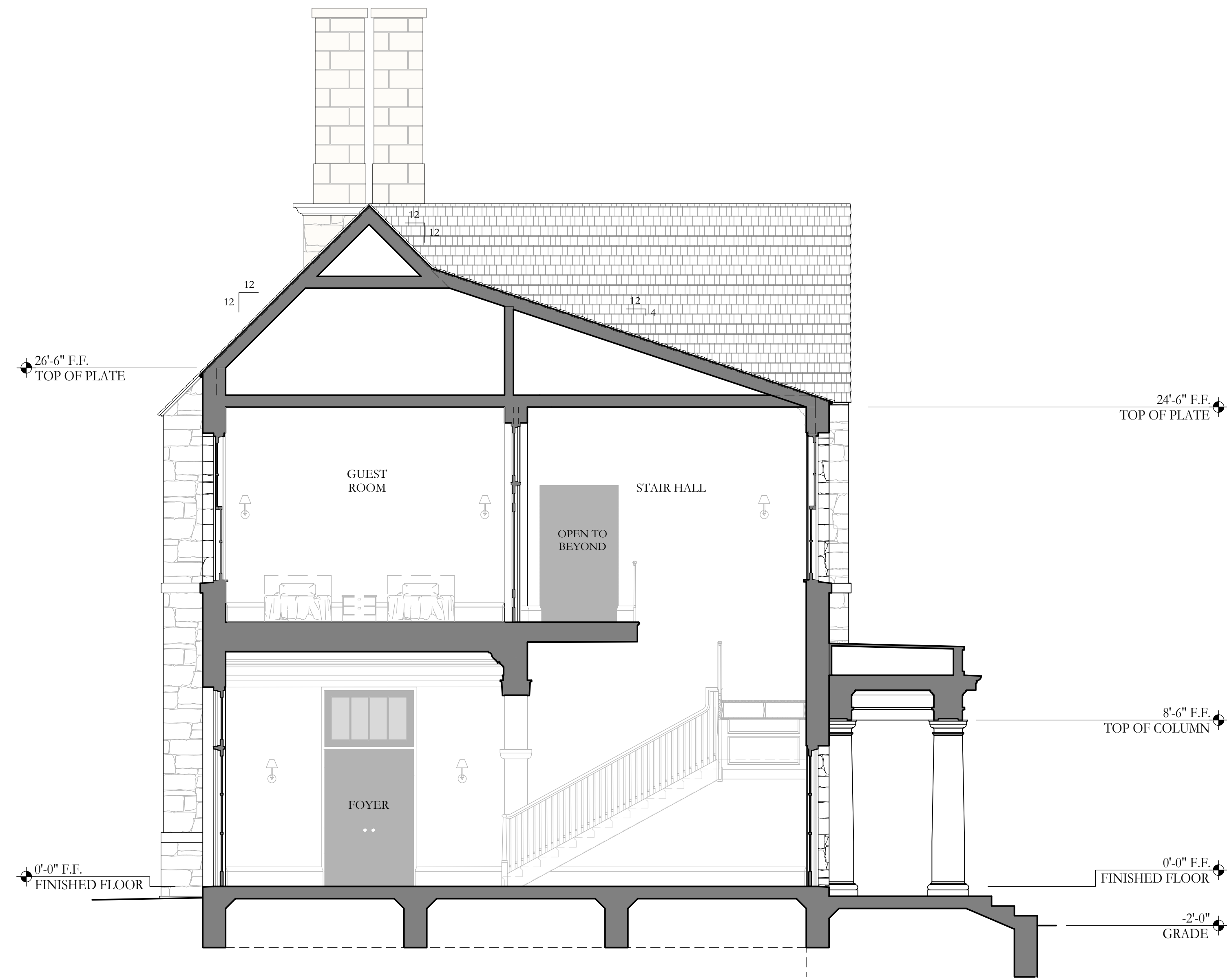
Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 733-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

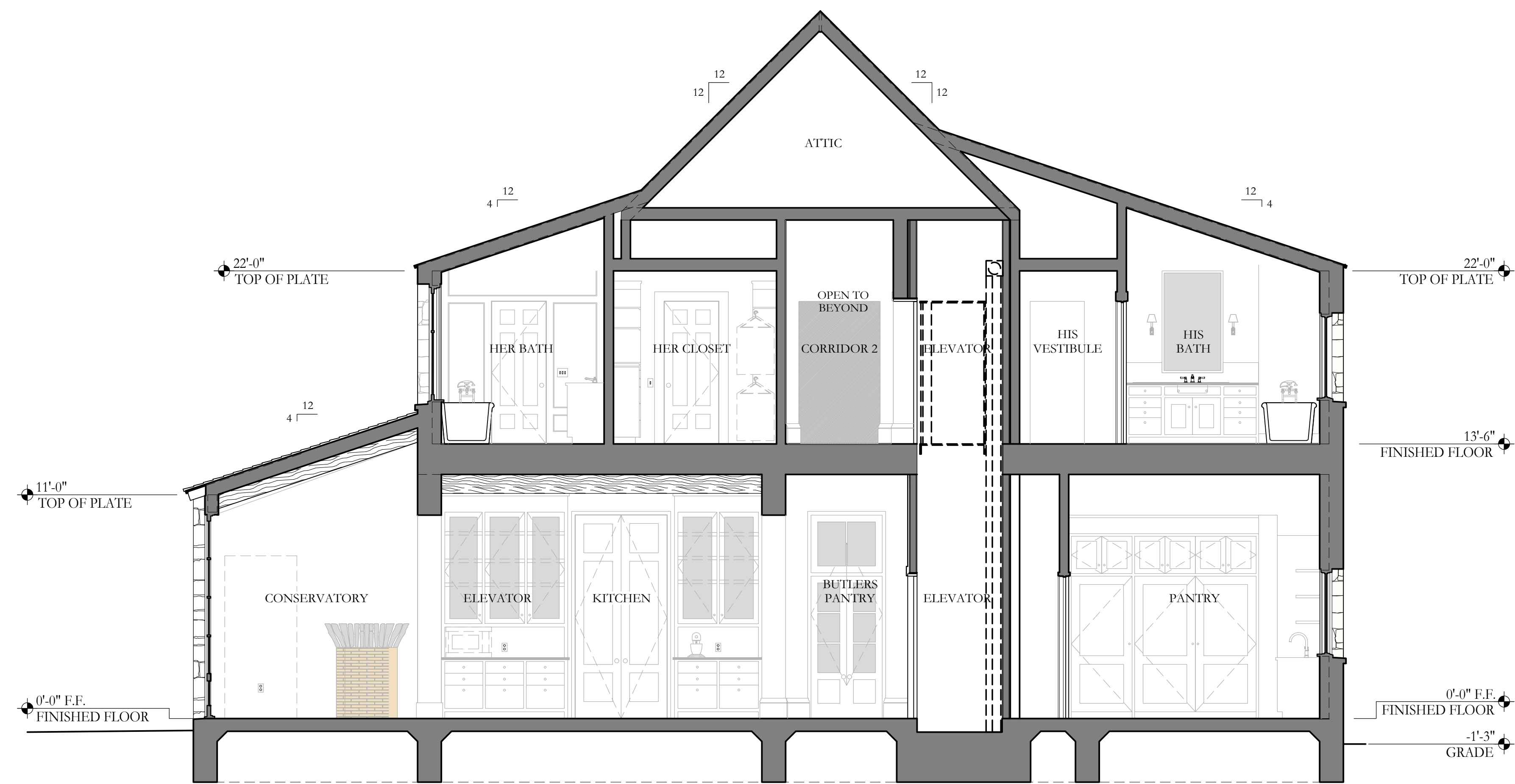
Exterior Elevations

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

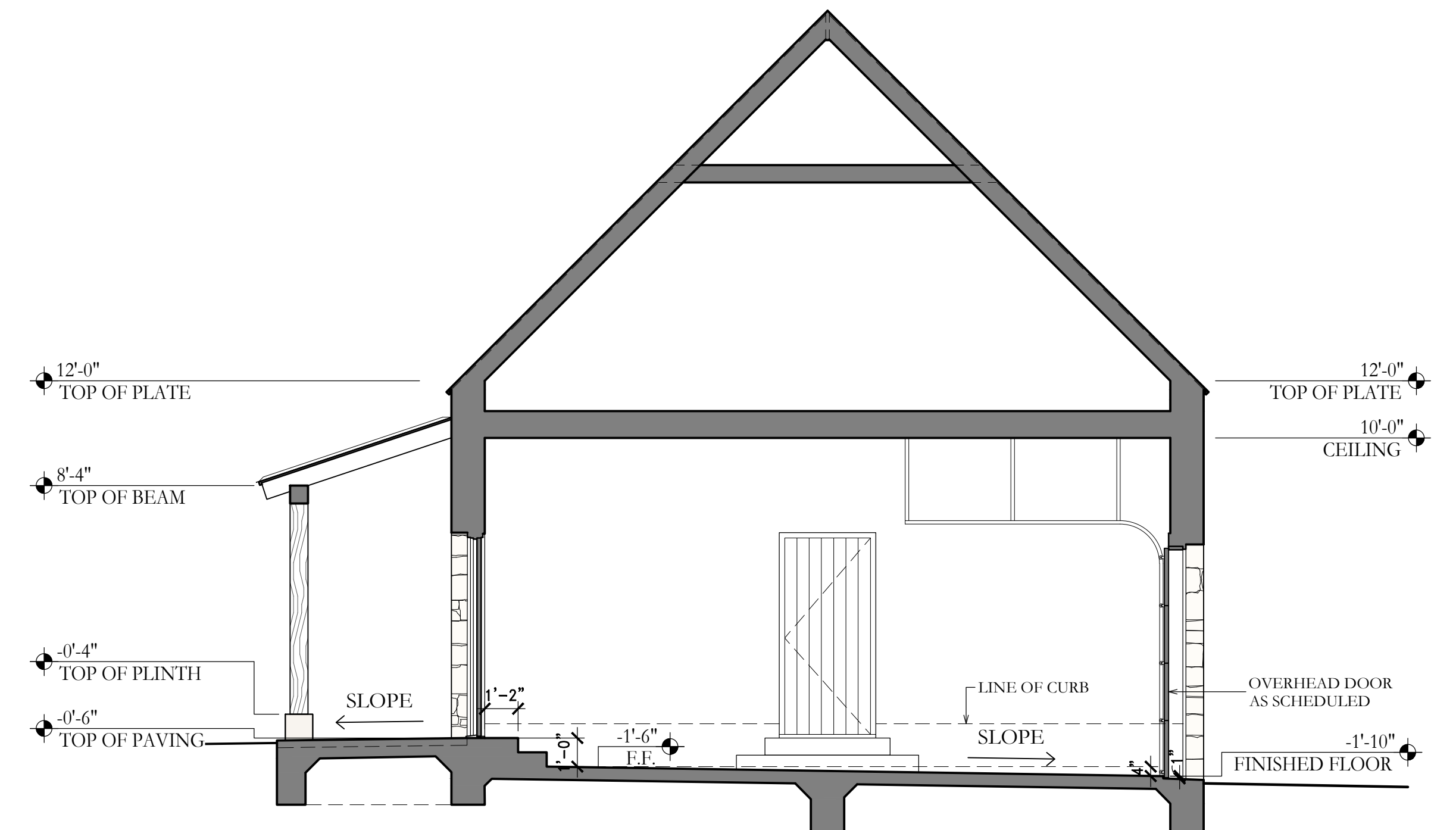
09/09/2022
A2.2
BB



2 Building Section
Scale: 1/4"=1'-0"



1 Building Section
Scale: 1/4"=1'-0"



3 Building Section
Scale: 1/4"=1'-0"



N O R T H C O U R T E L E V A T I O N

I NORTH COURT ELEVATION

SCALE: 1/8"=1'-0"

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

01/24/2022

A2.1

VA



I SOUTH LAWN ELEVATION

SCALE: 1/8"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Exterior Elevation

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

01/24/2022

A2.2

VA



I WEST ELEVATION

SCALE: 1/8"=1'-0"

01/24/2022

A2.3

VA

Maxham Residence
3602 McCullough Ave.
San Antonio, TX 78209

Exterior Elevation

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722



North-West Street View



West Street View



South-West Street View



North Site View



East Site View_A



South Site View



East Site View_B

Don B. McDonald, Architect

3602 McCullough Ave. San Antonio, TX, 78212

DESCRIPTION

Maxham House is a contemporary stone house to be constructed on a rare parcel of undeveloped land in Monte Vista. The house is derived from family connections to rural homes in the UK countryside & there are two primary precedents driving the design.

Primarily, the house is intended to reinforce the Monte Vista context by responding to its early 20th century Medieval, Tudor & Norman Revival houses. This especially applies to some of the steep-roofed cottages constructed with humble regional fieldstone.

Secondarily, the context on the west side of McCullough puts the house into the Agrarian Realm of the adjacent Schreiner house, which the property was carved from. Old garden walls and a water tank still exist & further reinforce the character of the Cotswold farm houses that are so endearing to the Owner. These homes are generally Medieval cottages or farm structures that were modified in the Georgian era to accommodate classically proportioned openings & architectural elements.

The prototype works unusually well on McCullough because a symbolic barnyard allows for a buffer against the West sun and asphalt of McCullough while offering a picturesque series of rooflines and chimneys to the street.



150 E Lynwood Ave
LATE 20TH CENTURY
SUBDIVISION



149 E Lynwood Ave
LATE 20TH CENTURY
SUBDIVISION



139 E Lynwood Ave
LATE 20TH CENTURY
SUBDIVISION



139 E Lynwood Ave
LATE 20TH CENTURY
SUBDIVISION



103 Bushnell Ave
LATE 20TH CENTURY
SUBDIVISION

F



119 Bushnell Ave
LATE 20TH CENTURY
SUBDIVISION



119 Bushnell Ave
LATE 20TH CENTURY
SUBDIVISION



101 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



100 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



108 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



108 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



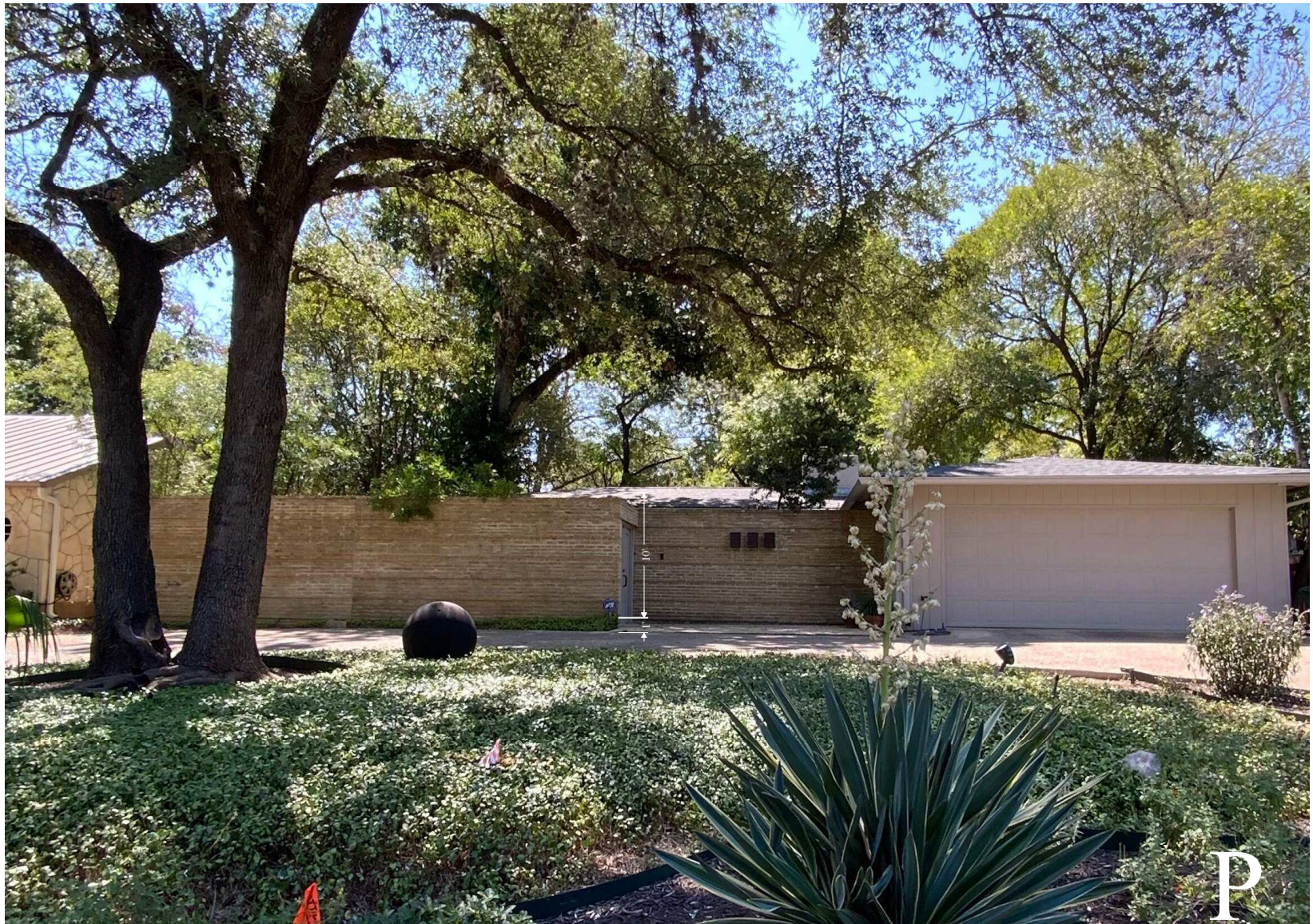
122 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



130 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



123 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



134 Schreiner Pl
LATE 20TH CENTURY
SUBDIVISION



126 Bushnell Ave
ESTATE



126 Bushnell Ave
ESTATE



173 Bushnell Ave
ESTATE



202 Bushnell Ave
ESTATE



103 Bushnell Ave
LATE 20TH CENTURY
SUBDIVISION

Don B. McDonald, Architect

3602 McCullough Ave. San Antonio, TX, 78212

EXTERIOR MATERIALS & FINISHES

Site Improvements:

New Site walls, Floor and steps:	West Texas Crème limestone.
New Stone Paving:	West Texas Crème limestone.
New Gravel Path:	3/8" Pea gravel on 6" decomposed granite with 1/2" steel edge.

New House

Roofing:	IPE Wood Shingles/ Slate Shingles
Walls:	Limestone
Stone Caps and Sills:	Limestone
Wood Windows:	Painted with clear glass
Exterior Doors:	Stained with clear glass
Floor:	West Texas Crème limestone.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

April 6, 2022

HDRC CASE NO: 2022-173
ADDRESS: 3618 MCCULLOUGH AVE
LEGAL DESCRIPTION: NCB 7054 BLK 1 LOT 3 (ADAMS - AYRES OF MONTE VISTA SUBD)
HISTORIC DISTRICT: Monte Vista
APPLICANT: Virgilio Aguilar/Don B. McDonald JR. Architects Ltd - 2121 N. Main ave
OWNER: Madeline Maxham/OCP JCG LANDA LLC - 4900 WESTFIELD DR
TYPE OF WORK: New construction

REQUEST:

The applicant is requesting conceptual approval to construct a new 2-story, single-family residence at 3618 McCullough.

FINDINGS:

- a. The property at 3618 McCullough first appears on the 1951 Sanborn Map as a 1-story, single family residence addressed as 2220 McCullough. The lot is currently vacant and is contributing to the Monte Vista Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.
- c. **SETBACK & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 2-story, single family residence at 3618 McCullough. The frontage of the residence will be oriented to the north and the side elevation will face McCullough. The existing properties along McCullough currently front perpendicular streets and the proposed orientation matches the predominant orientation of structures along McCullough. Staff finds the proposal consistent with the Guidelines.
- d. **SCALE AND MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The block within the Lavaca Historic District features 1-story historic structures and 2-story units of new construction. The opposite side of Leigh that is outside of the Lavaca Historic District features 2-story and 3-story infill. Staff finds that the proposed scale and massing of the structure appears generally appropriate and that the applicant should submit foundation and floor heights to staff for review prior to returning to the HDRC.
- e. **ROOF FORM** – The applicant has proposed a side gable roof with a projecting front gable and decorative gables. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on McCullough feature front gable, cross gable and hip roof forms. Staff finds the proposal consistent with the Guidelines.
- f. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The applicant has not provided the total square footage for the proposed structure at this time. Staff finds that the applicant should submit total square footage and the percentage of total lot coverage to staff for review prior to returning to the HDRC.
- g. **MATERIALS AND TEXTURES** – The applicant has proposed to construct the residence using limestone cladding, IPE wood shingles for the roofing material, and fully wood windows and doors. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional

materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposed materials to be generally appropriate.

h. WINDOW MATERIALS – At this time, the applicant has not provided product specifications for the windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. Staff finds that the applicant should submit product specifications for review prior to returning to the HDRC.

i. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposed fenestration pattern generally appropriate.

j. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds the proposal appropriate.

k. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install a curb cut on the west side of the property off of McCullough. It is unclear from the site plan if the applicant is proposing a new curb cut or utilizing the existing curb cut. Staff recommends that the applicant submits a site plan showing adjacent properties and provides dimensions and materials for the proposed curb cut and driveway.

l. SITE WORK – The Guidelines for Site Elements note that front yard walkways and site work should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. At this time, the applicant has not submitted a comprehensive plan for site work, but has indicated that West Texas Crème Limestone is proposed to be installed for new site walls, paving, and steps, and that 3/8” pea gravel on 6” decomposed granite is proposed for pathways. Staff finds that the applicant should submit a comprehensive site plan for review of site work prior to returning to the HDRC.

m. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

n. LANDSCAPING PLAN – At this time, the applicant has not provided a detailed landscaping plan. The applicant should submit a landscaping plan showing proposed plantings and landscape elements that are consistent with those found historically in the district prior to returning to the HDRC.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through n with the following stipulations:

- i. That the applicant submits foundation and floor heights showing the scale and massing relative to adjacent structures to staff for review prior to returning to the HDRC.
- ii. That the applicant submits total square footage and the percentage of total lot coverage to staff for review prior to returning to the HDRC.
- iii. That the applicant submits window specifications to staff for review prior to returning to the HDRC. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the applicant submits a site plan and landscaping plan detailing all proposed site work and landscaping modifications to staff for review based on findings l and n.

COMMISSION ACTION:

Approved with stipulations:

- i. That the applicant submits foundation and floor heights showing the scale and massing relative to adjacent structures to staff

for review prior to returning to the HDRC.

ii. That the applicant submits total square footage and the percentage of total lot coverage to staff for review prior to returning to the HDRC.

iii. That the applicant submits window specifications to staff for review prior to returning to the HDRC. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

iv. That the applicant submits a site plan and landscaping plan detailing all proposed site work and landscaping modifications to staff for review based on findings I and n.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer