

HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO: 2022-540
ADDRESS: 315 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT S 67 FT OF 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: David Hannan Jr/FISHER HECK ARCHITECTS
OWNER: Robert Knight
TYPE OF WORK: Construction of a 2-story addition
APPLICATION RECEIVED: October 31, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval to:

1. Remove and enclose one of the original front door openings on the primary structure.
2. Modify the fenestration on the primary structure.
3. Construct an approximately 775-square-foot, 2-story rear addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

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

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

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

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

Standard Specifications for Original Wood Window Replacement

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

- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

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

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

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

6. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted 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 primary structure at 315 Refugio is a 1-story, single-family residence constructed circa 1910 in the Folk Victorian style. The structure features an L-shaped plan with a cross gable composition shingle roof, exposed rafter tails, an asymmetrical front porch with turned wood columns and decorative brackets, wood cladding, two front doors, and one-over-one windows. Per the 1912 Sanborn Map, the structure did not originally feature the 1-story rear infill addition. The property is contributing to the Lavaca 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. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee meeting on July 26, 2022, and a second Design Review Committee meeting on September 13, 2022. The Committee discussed the massing and scale of the proposed addition, materials, the fenestration pattern, the front-facing garage, and landscaping solutions. The applicant has updated the proposal and is requesting conceptual approval from the HDRC.
- d. FRONT DOOR REMOVAL – The applicant has proposed to remove and enclose one of the two original front door openings. The applicant has proposed to enclose the front door opening on the east elevation of the front porch with wood siding to match existing. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. 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. Staff finds the proposal inconsistent with the Guidelines.
- e. REAR FENESTRATION MODIFICATION – The applicant has proposed to remove the existing rear door to accommodate the installation of a full-lite door with sidelites. Guideline 6.a.ii for Exterior Maintenance and Alterations states that historic doors including hardware, fanlights, sidelights, pilasters, and entablatures should be preserved. Staff finds the proposal generally appropriate but finds that the applicant should submit additional evidence that the rear door is not original to the structure and final material specifications for the replacement door and sidelites for staff to review.
- f. ADDITION: LOT COVERAGE – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure is 1,118 square feet. 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 applicant has proposed a total square footage of 1,896 square feet for the primary structure and the proposed addition. The total lot coverage proposed is 50.8% Staff finds the proposal inconsistent with the Guidelines.
- g. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 775-square-foot, 2-story rear addition. The original primary structure is 1,118 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. While the proposed addition will not double the existing building footprint, the proposed

addition is not subordinate to the principal façade and extends beyond the footprint of the primary structure and will be highly visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.

- h. **ADDITION: ROOF** – The applicant has proposed to install a front gable roof form with a shed roof form over the front-facing garage door. The addition extends to the side of the primary structure and is setback toward the rear of the primary structure. The roof form of the addition will be highly visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. This block of Refugio features a cross gable, front gable, and hip roof forms. Staff finds that the roof form is generally appropriate.
- i. **ADDITION: ROOF MATERIAL** – The applicant has proposed to install a hand-crimped standing seam metal roof on the rear addition to replace the existing composition shingle roof material on the primary structure with a hand-crimped standing seam metal roof to match. According to the 1912 Sanborn map, the structure originally featured a slate or metal roof. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal generally appropriate.
- j. **ADDITION: REAR ADDITION REMOVAL** – The proposed addition will require the removal of the non-original rear addition that features two (2) one-over-one windows of traditional proportions, two (2) small windows at the rear, and one (1) door. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given that the existing addition is not original to the structure and encourages the applicant to salvage and reuse any reusable material.
- k. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows with traditional proportions on the front façade, south elevation, and east elevation, smaller fixed windows on the front façade and south elevation, larger three-pane windows on the east and north elevations, a glazing unit between the addition and primary structure, and a sliding glass wall on the rear (east) elevation of the addition. The applicant has proposed to install one (1) garage door clad in vertical siding on the front façade. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should modify the proposal to feature windows of traditional proportions on the west (front) and south elevations.
- l. **ADDITION: RELATIONSHIP OF SOLIDS TO 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. The applicant has proposed to install stacked fixed windows on the front façade that read as a separation between the primary structure and the addition, one-over-one windows, fixed windows, and three-pane windows in singular and ganged configurations on the rear and north elevations. Staff finds that the second-story window configuration on the front façade and the use of fixed windows is not consistent with traditional fenestration patterns in the district. Staff finds that the applicant should incorporate a more traditional fenestration pattern on the front façade and south elevation.
- m. **ADDITION: MATERIALS: NEW WINDOWS AND DOORS** – The applicant has proposed to install aluminum-clad wood windows. Guideline 3.B.i for Additions states that imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure, may not be used. 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. Staff finds the proposal consistent with the Guidelines.

- n. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install vertical cement board siding on the rear addition. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- o. **ADDITION: ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 2-story rear addition. Guideline 4.A.ii for Additions states that 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. Guideline 4.A.iii for Additions states that 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. Guideline 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. Staff finds that the proposed addition features a clear visual distinction between the old and new building forms.
- p. **ADDITION: GARAGE** – The applicant has proposed to construct an attached front-facing, one-bay carport on the front façade of the proposed addition. 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. The proposed garage is setback approximately 20'-4 1/2" from the sidewalk. According to Guideline 5.B.i for New Construction, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Historic structures along this block of Refugio Street did not historically feature attached garages and currently do not feature garages. The new construction along this block of Refugio Street either feature carports or no parking structure. Properties in the Lavaca Historic District traditionally feature a primary structure along the street and a rear detached accessory structure accessed either from a service alley or by a driveway from the street. Staff finds that a front-facing attached garage is not consistent with the Guidelines.
- q. **DRIVEWAY** – 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 property currently features a gravel side yard and a curb cut that appears to not exceed 12 feet in width. The applicant has proposed to install a permeable paver and gravel driveway and parking pad at the existing gravel side yard and a concrete apron. At this time, the applicant has not provided dimensions for the proposed driveway, parking pad, and apron. Staff finds that the applicant should submit dimensions for these elements to staff for review.
- r. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- s. **LANDSCAPING PLAN** – The applicant has not submitted a comprehensive landscaping plan at this time. The applicant has submitted a site plan featuring plantings along the primary structure and the planting strip. Staff finds that the applicant should submit a final landscaping plan with planting details prior to returning to the HDRC.

RECOMMENDATION:

Item 1, staff does not recommend approval of the front door enclosure based on finding d.

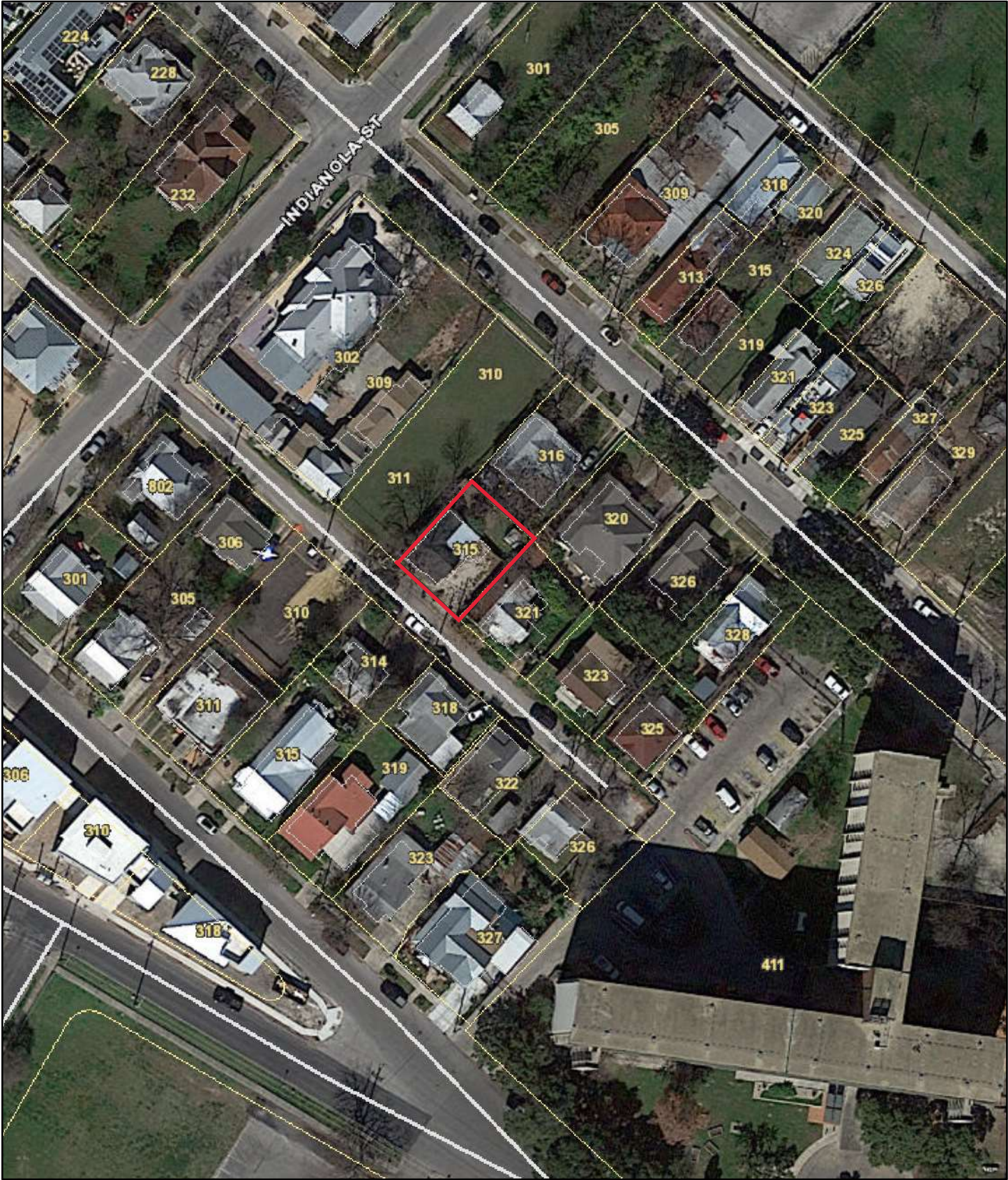
Item 2, staff recommends approval of the fenestration modification to the rear elevation based on finding e with the following stipulation:

- i. That the applicant provides evidence to staff that the existing rear door is not original to the structure.
- ii. That the applicant submits final material specifications for the proposed replacement door and sidelites to staff for review. A fully wood door and fully wood sidelites would be most appropriate.

Item 3, staff does not recommend conceptual approval of the construction of a 2-story rear addition based on findings e through s. Staff recommends that the applicant meet the following stipulations prior to returning to the HDRC:

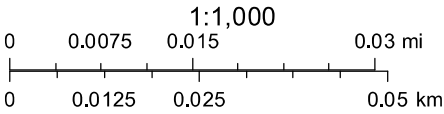
- i. That the applicant reduces the total lot coverage to less than 50 percent based on finding f and submits updated plans to staff for review prior to returning to the HDRC for conceptual approval.
- ii. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade based on finding g. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- iii. That the applicant submits a salvage plan for any reusable material removed to accommodate the rear addition based on finding j.
- iv. That the applicant updates the proposal to feature windows of traditional proportions based on finding k. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- v. That the applicant incorporates a more traditional fenestration pattern on the front façade and south elevation based on finding l. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- vi. That a detached garage or parking area is utilized in lieu of the proposed front-facing attached garage based on finding p.
- vii. That the applicant submits dimensions for the proposed driveway, parking pad, and driveway apron to staff for review based on finding q prior to returning to the HDRC.
- viii. That the applicant submits a landscaping plan to staff for review based on finding s prior to returning to the HDRC.

City of San Antonio One Stop



December 1, 2022

— User drawn lines













249

CAMARGO

BARRERA

INDIANOLA

244

1912

VICTORIA

251

714

REFUGIO

LAVACA

708

MT. ZION

24

PERDIDO

715

LABOR

EAGER ST.

252

SANTA CLARA

VICTORIA

252

REFUGIO

250

MT. ZION
1ST BAPTIST
CHURCH

1024

SANTOS

710

FOUNTAIN

Scale of Feet.

50 100 150



EXISTING FRONT FACADE



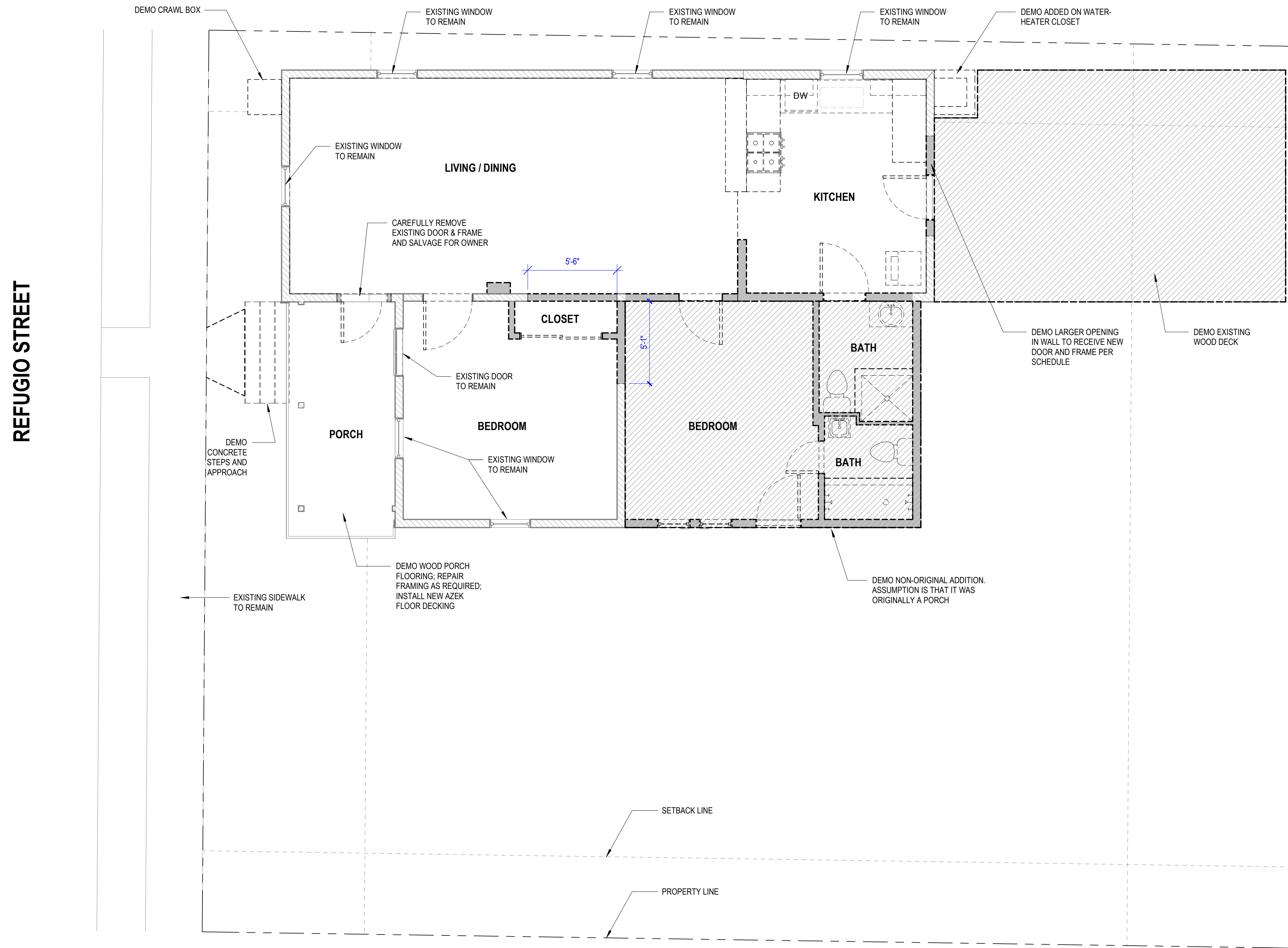
EXISTING EAST FACADE



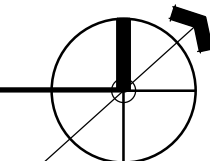
EXISTING REAR FACADE

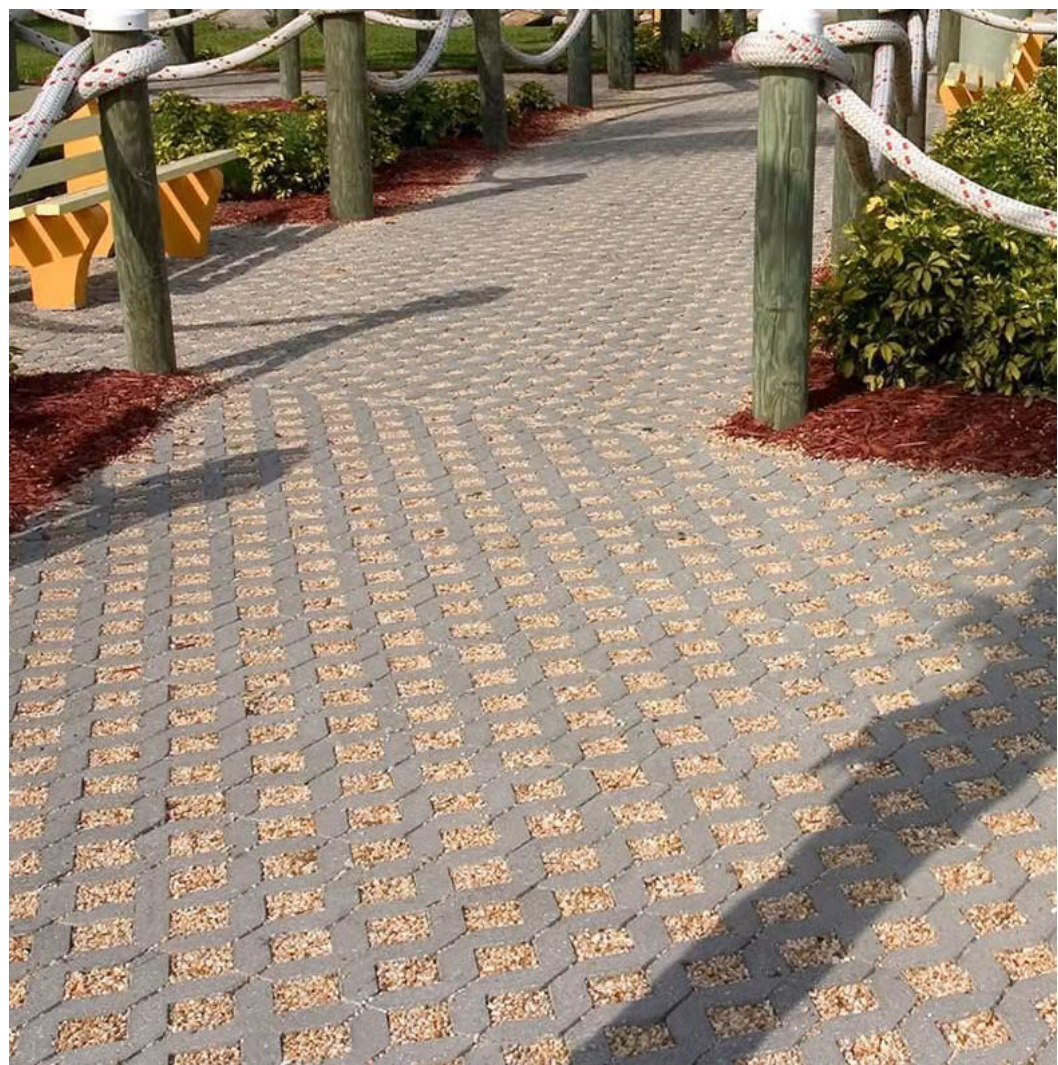


EXISTING WEST FACADE

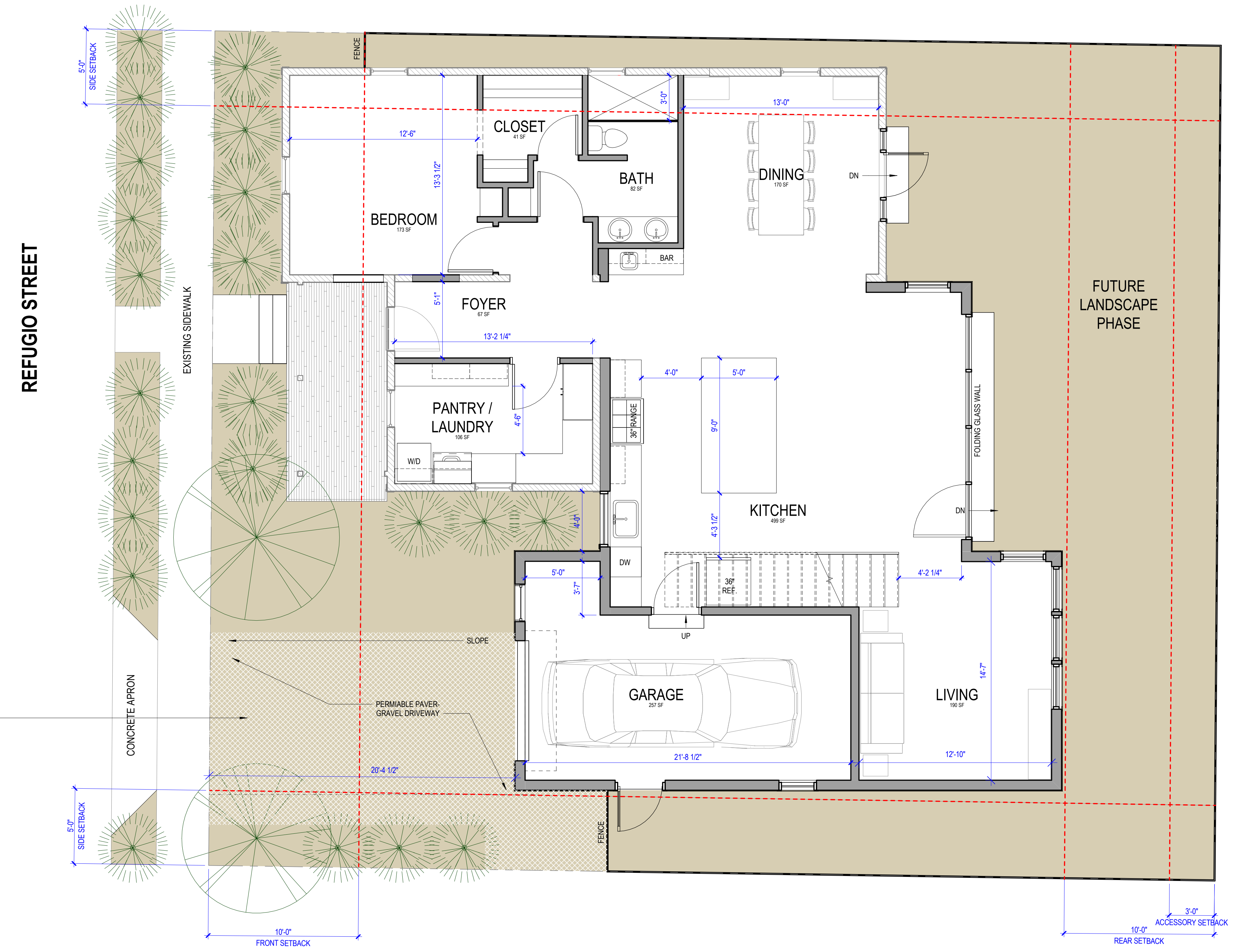


1 LEVEL 01 - DEMOLITION PLAN
1/4" = 1'-0"

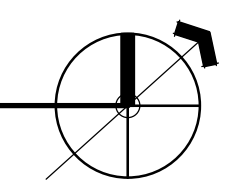




TURFSTONE W/ PEA GRAVEL INFILL

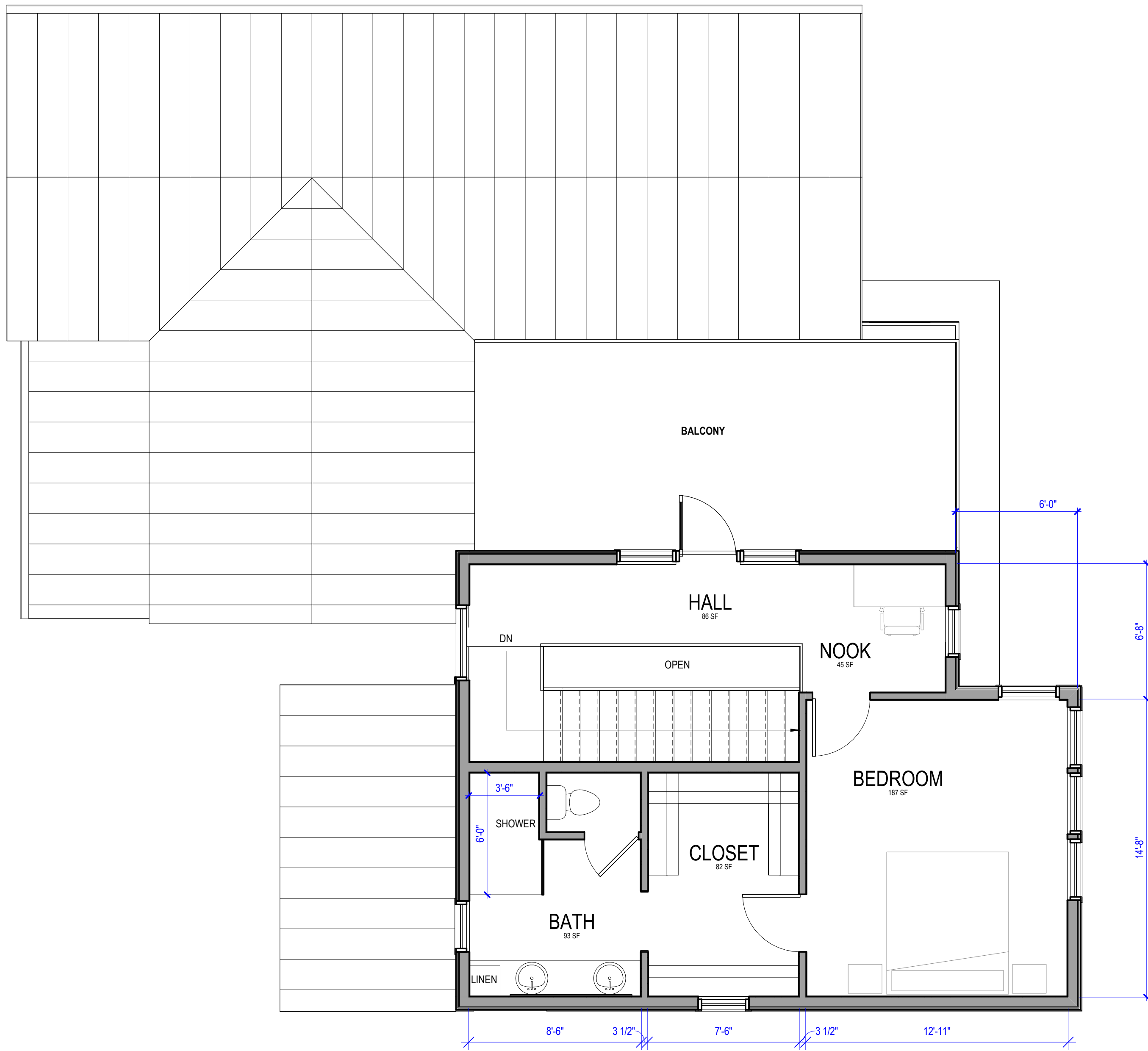


1 LEVEL 01
1/4" = 1'-0"

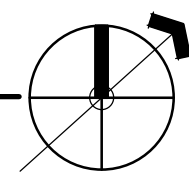


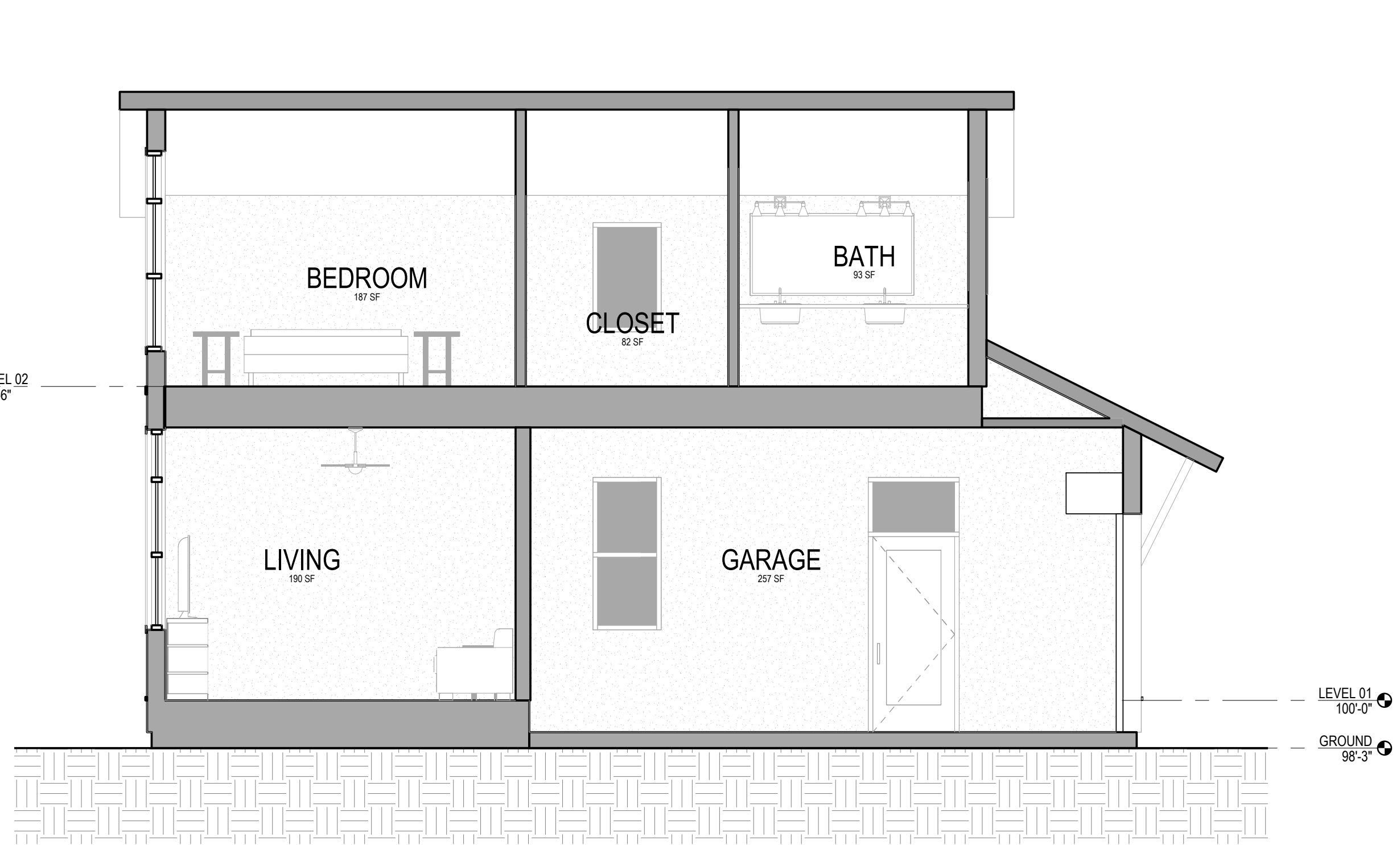
REFUGIO HOUSE

FIRST FLOOR PLAN

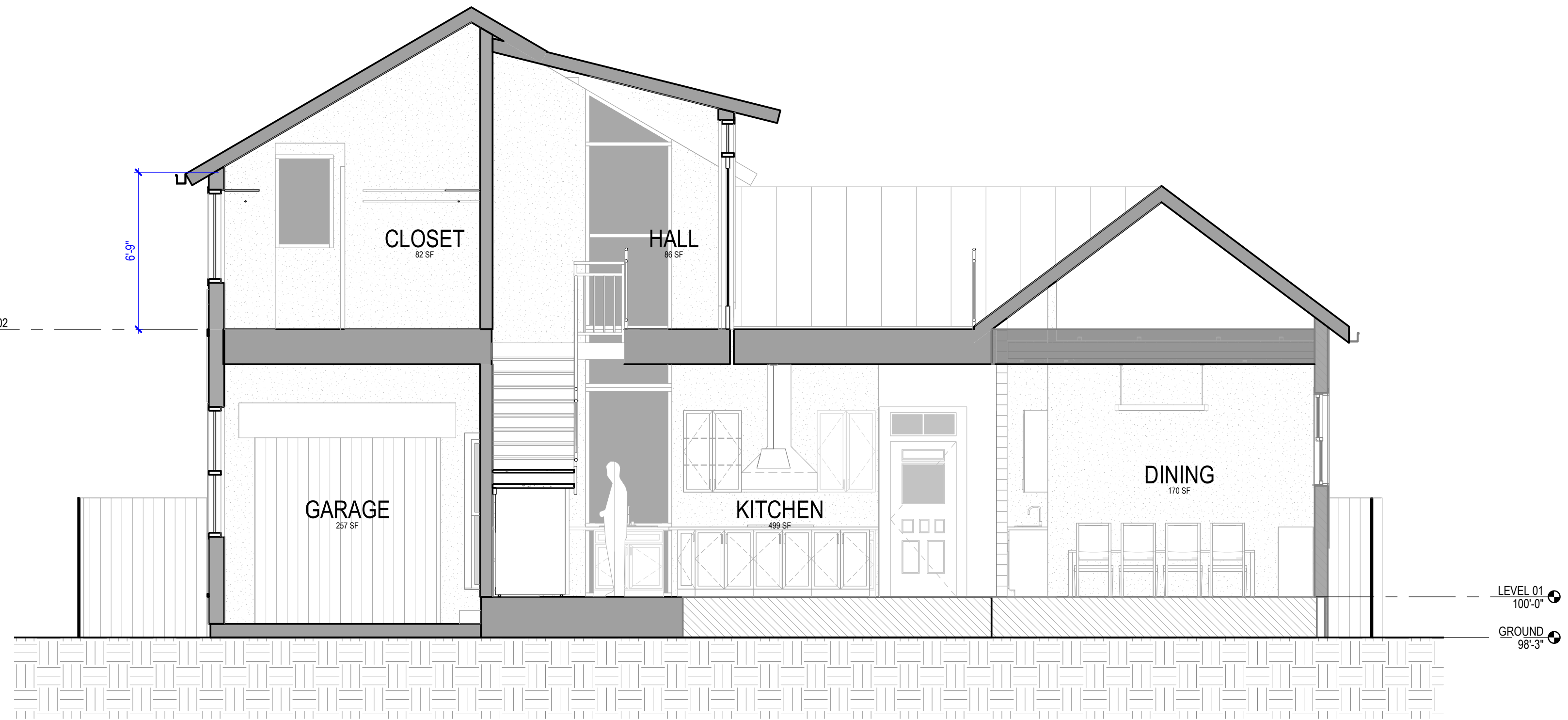


1 LEVEL 02
1/4" = 1'-0"

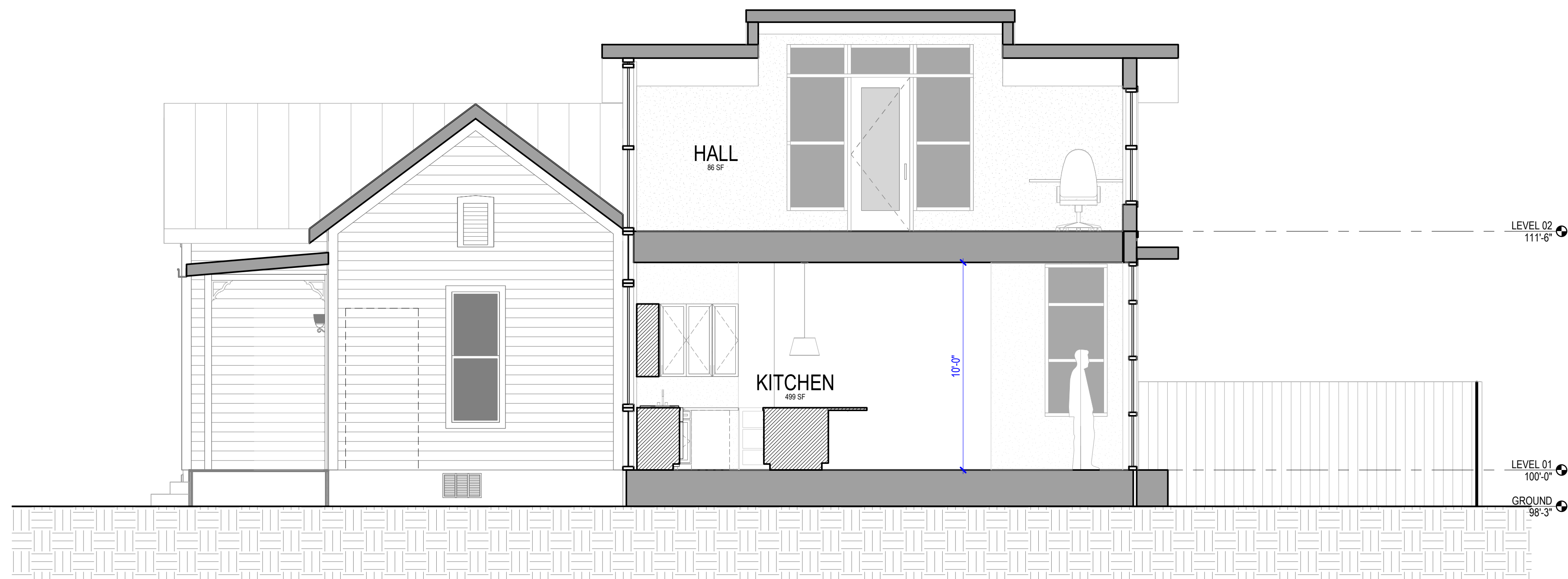




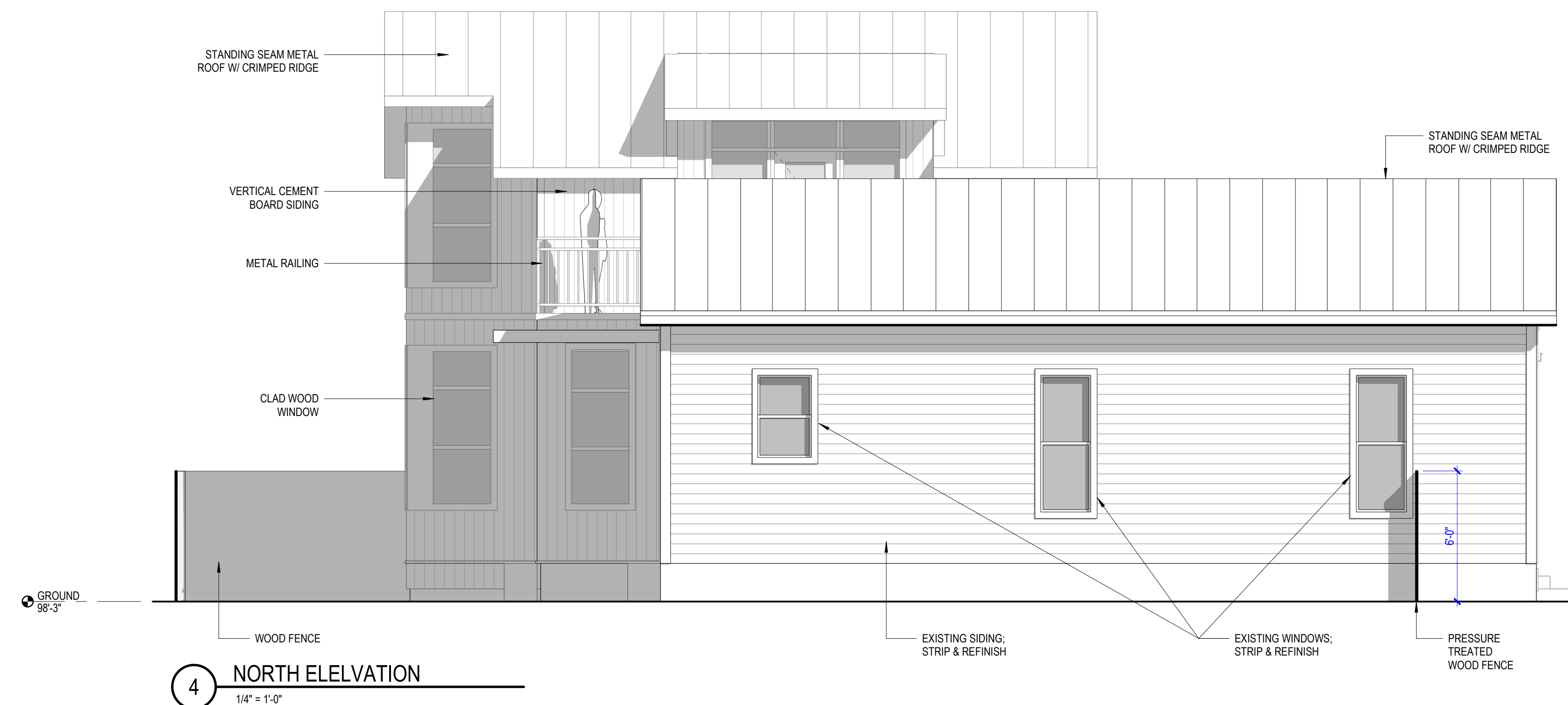
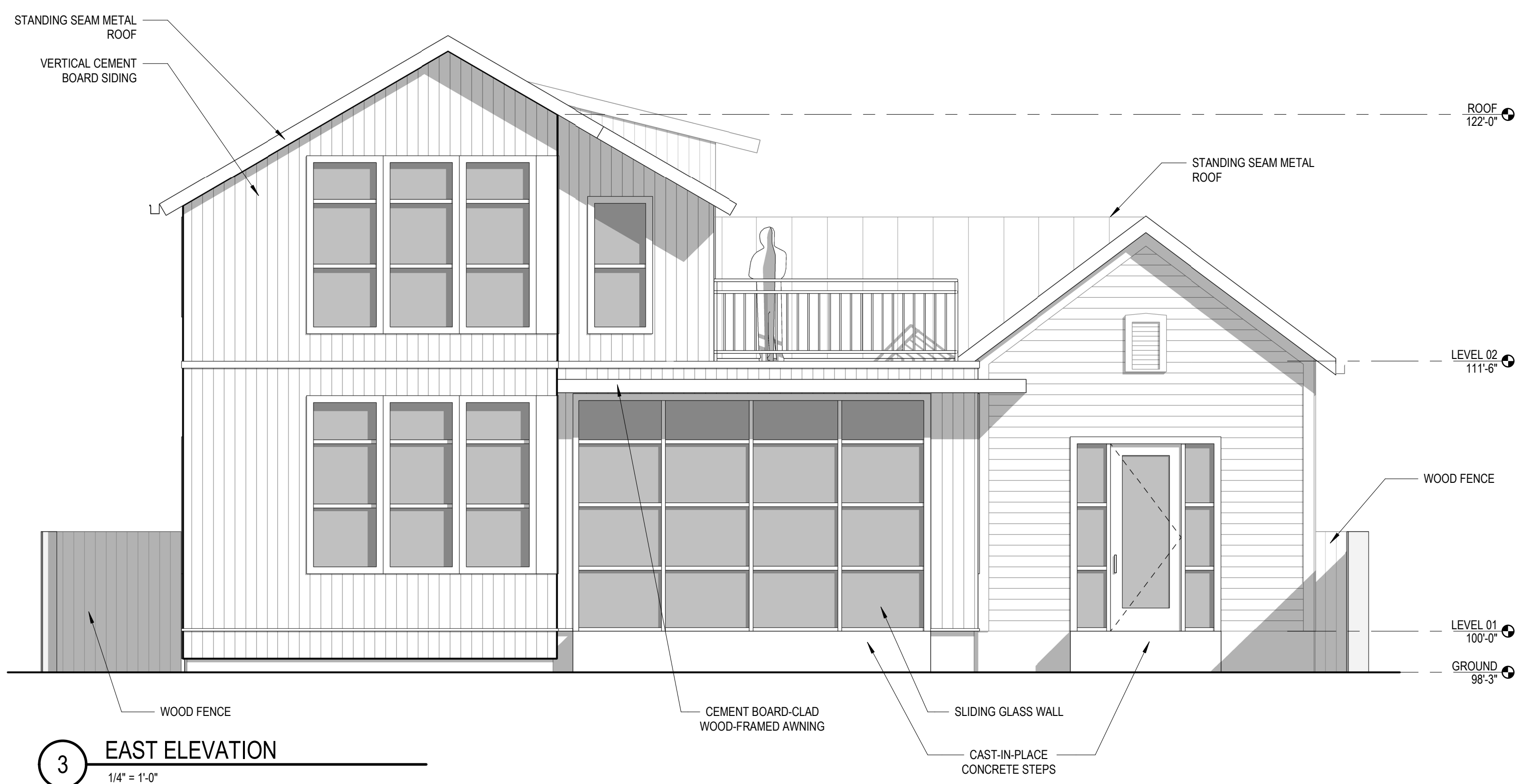
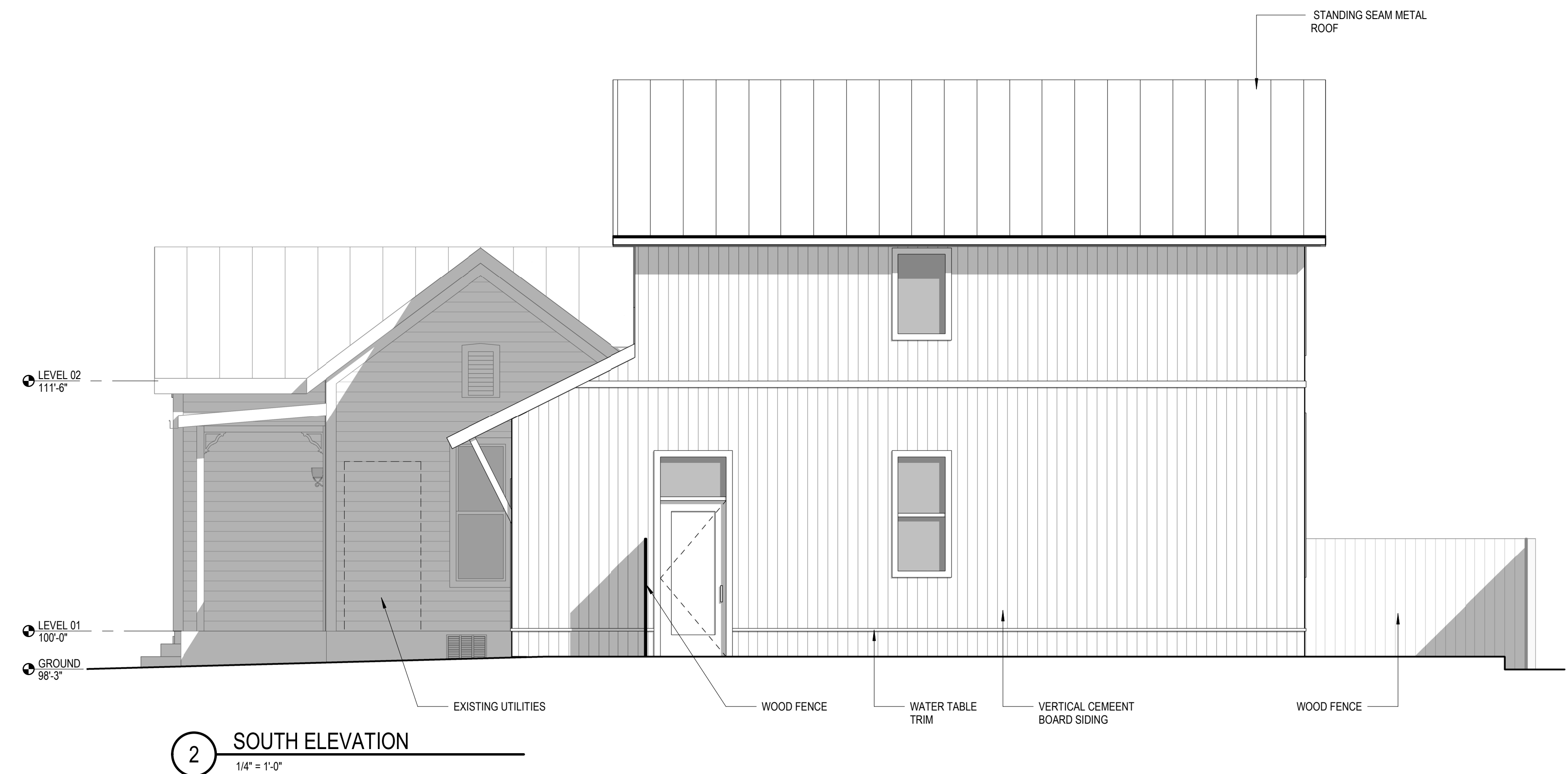
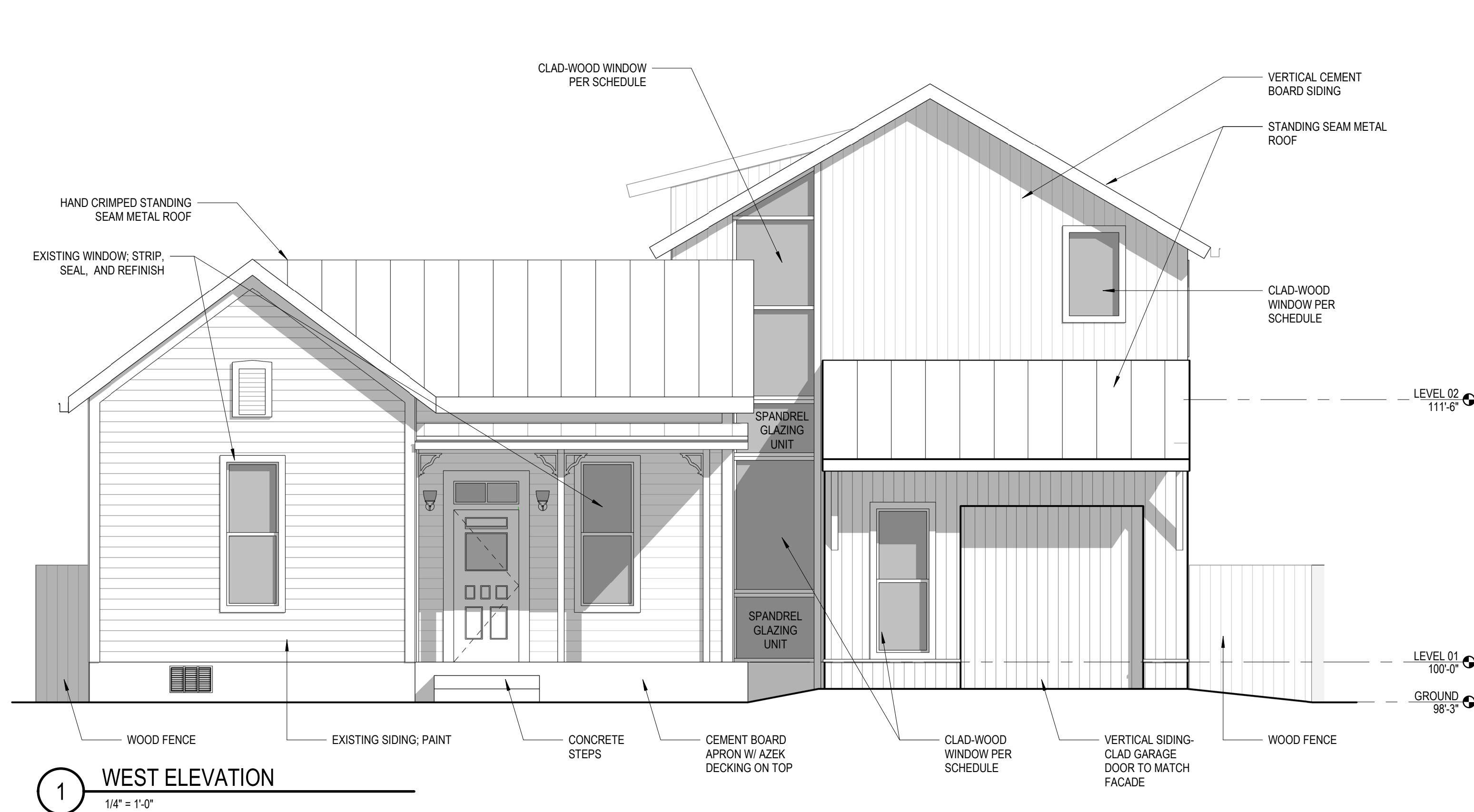
1 LOFT TRANSVERSE SECTION
1/4" = 1'-0"



3 DORMER LONGITUDINAL SECTION
1/4" = 1'-0"



2 DORMER TRANSVERSE SECTION
1/4" = 1'-0"

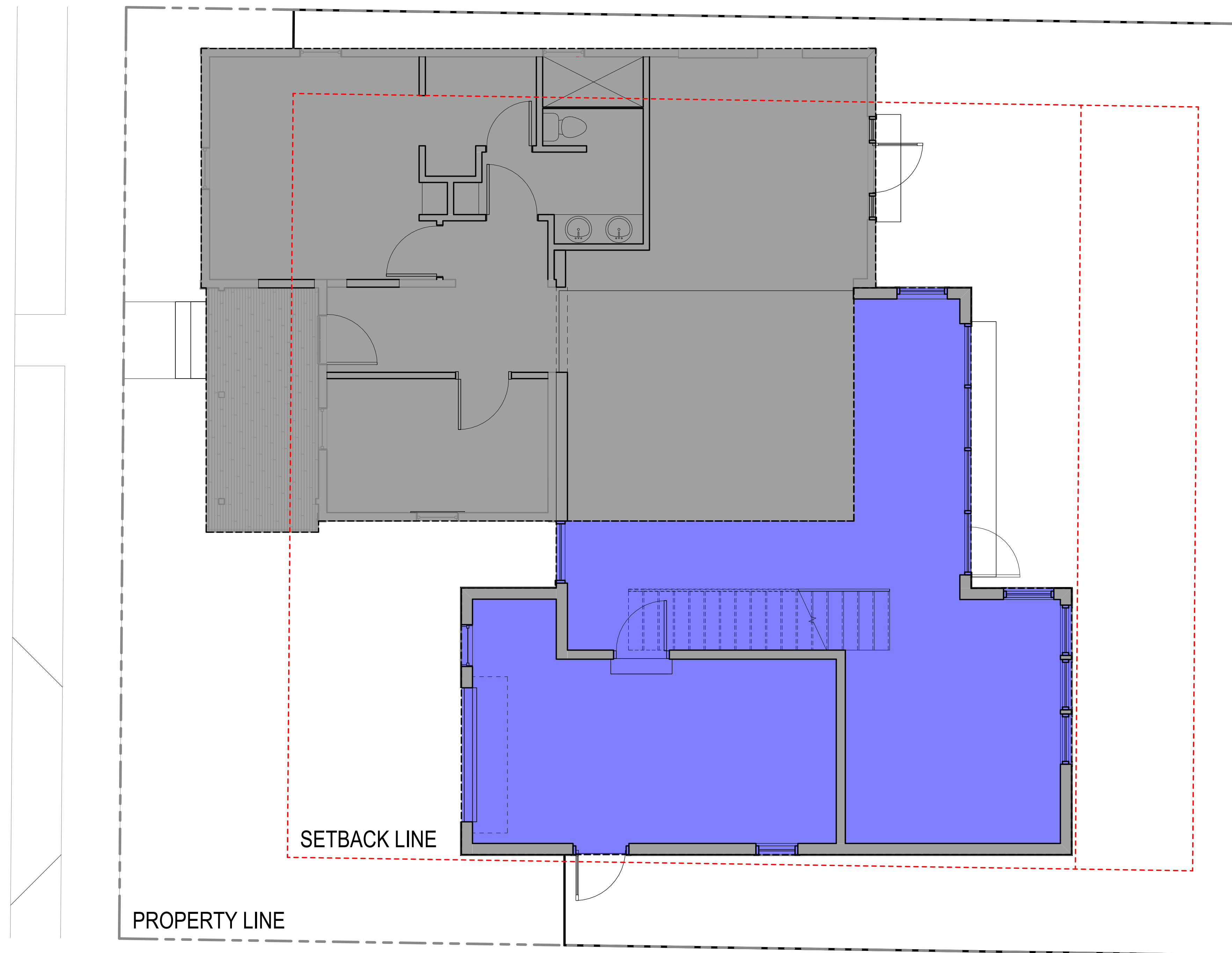




ACROSS THE STREET





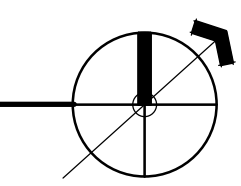


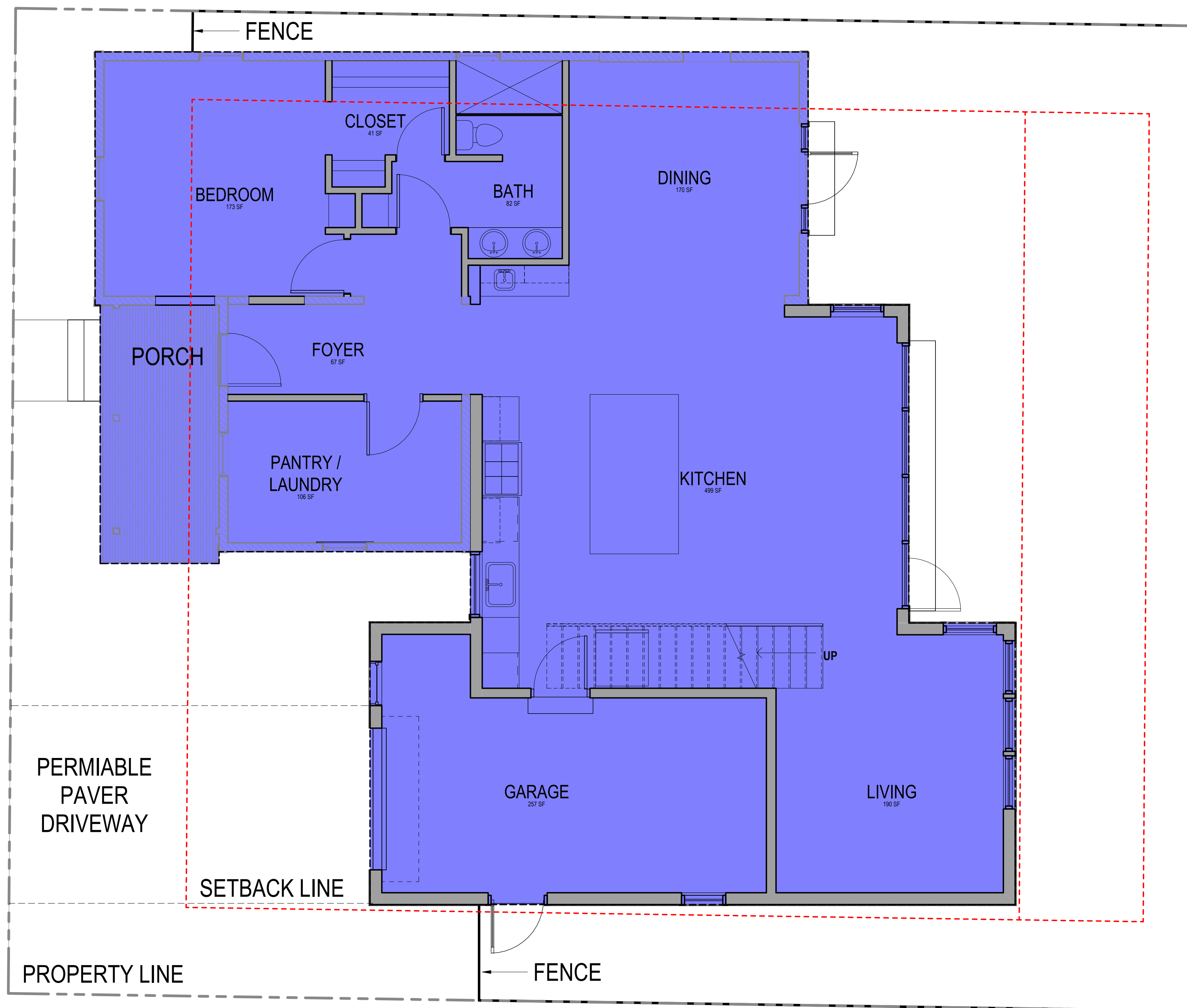
***RESIDENTIAL ADDITIONS SHALL NOT DOUBLE THE SIZE OF THE EXISTING FOOTPRINT (COSA HISTORIC GUIDELINES)**

■ EXISTING RESIDENCE FOOTPRINT:
1,118 SF

■ NEW RESIDENTIAL ADDITION FOOTPRINT:
1,358 SF (775 SF 1st FLOOR + 583 SF 2nd FLOOR)

1 NEW ADDITION FOOTPRINT
1/4" = 1'-0"



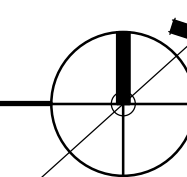


***LOT COVERAGE - LIMIT THE BUILDNG FOOTPRINT FOR NEW CONSTRUCTION TO NO MORE THAN 50 % OF THE TOTAL LOT AREA, UNLESS ADJACENT HISTORIC BUILDINGS ESTABLISH A PRECEDENT WITH A GREATER BUILDING TO LOT RATIO. (COSA HISTORIC GUIDELINES)**

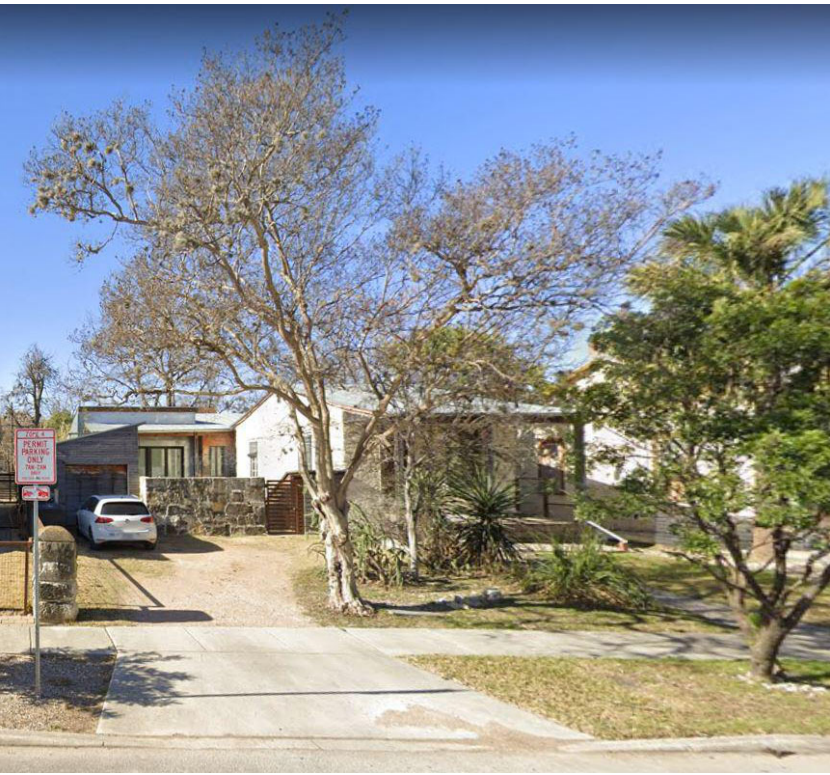
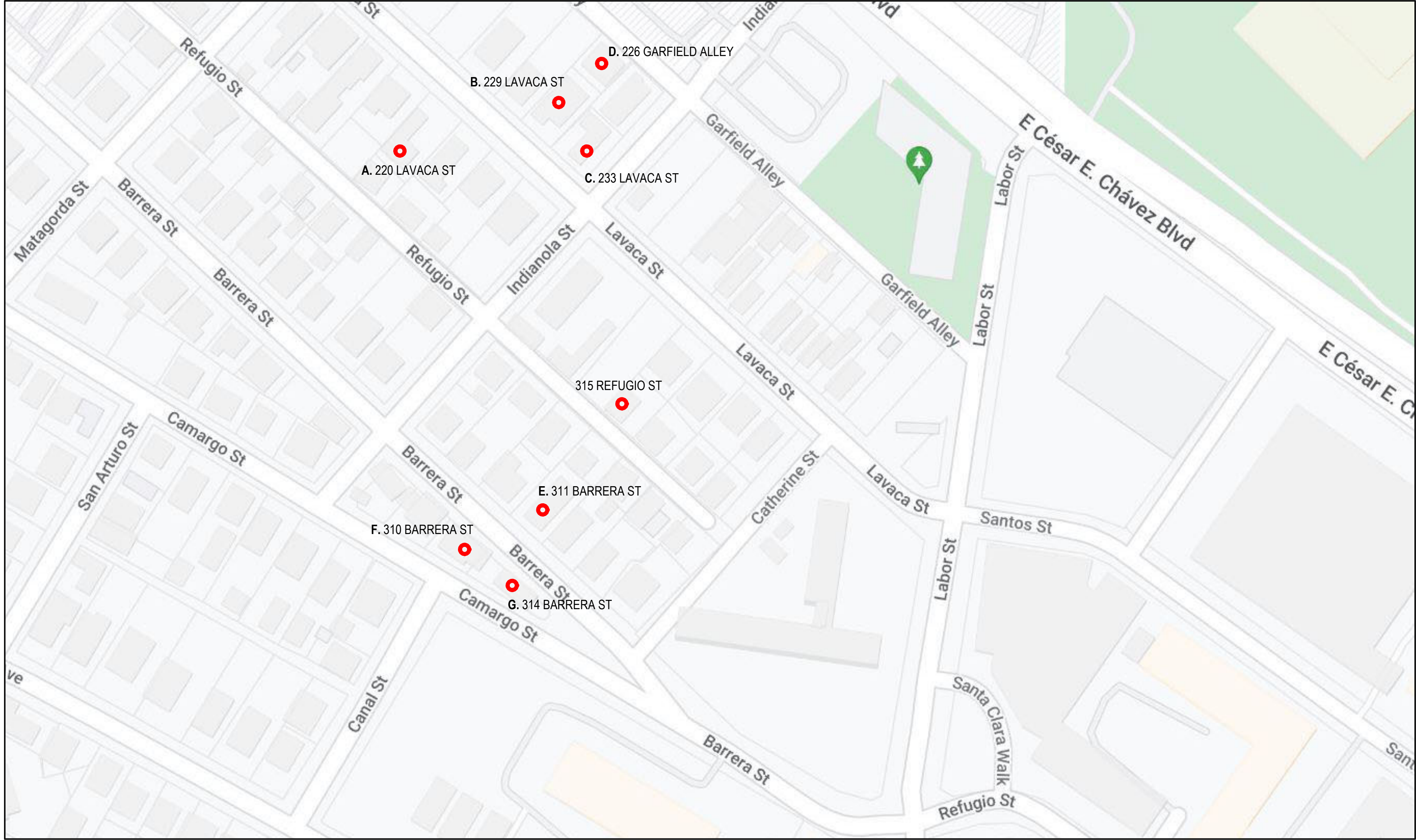
TOTAL LOT AREA = 3,727 SF
50% OF LOT COVERAGE = 1,864 SF

PROPOSED NEW FOOTPRINT = 1,896 SF
PROPOSED LOT COVERAGE = 50.8 %

1 PROPOSED LOT COVERAGE PERCENTAGE
1/4" = 1'-0"



LAVACA NEIGHBORHOOD MAP



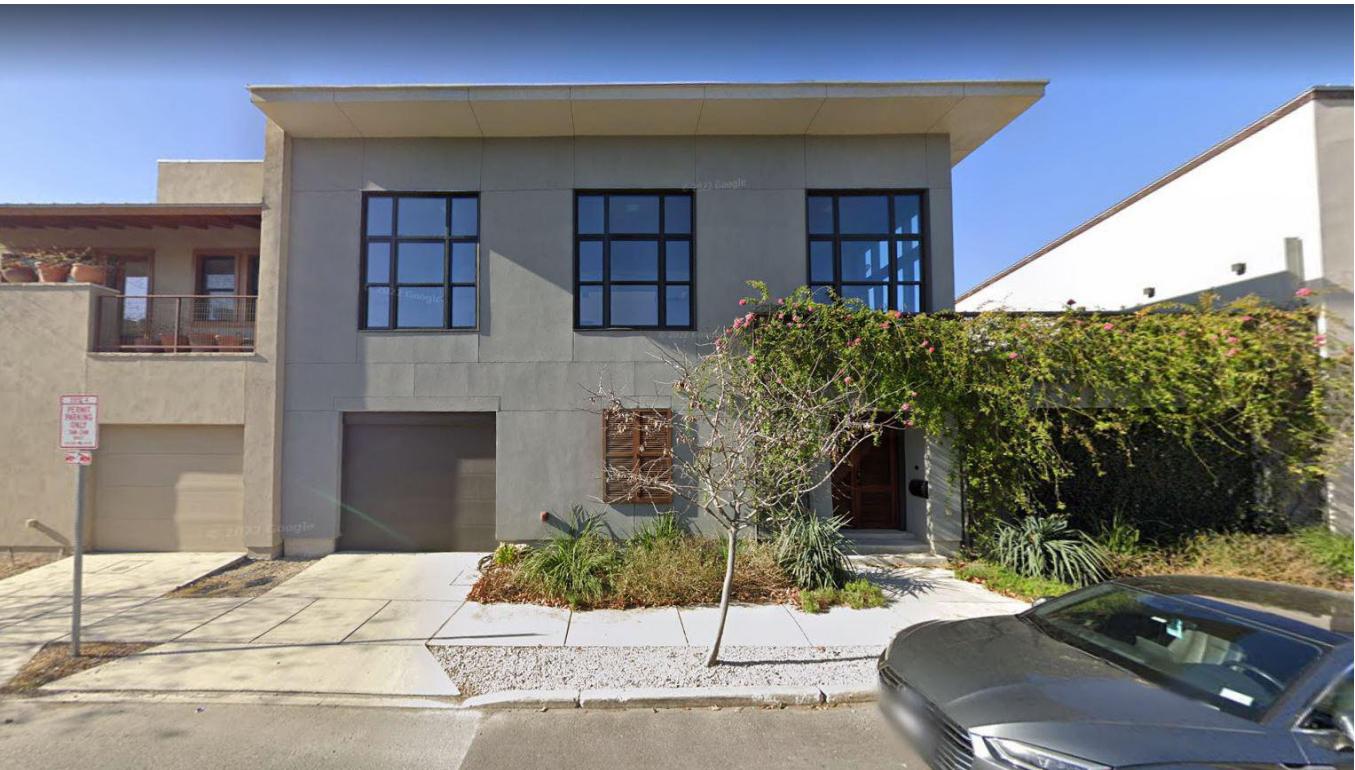
A. 220 LAVACA ST



E. 311 BARRERA ST



B. 229 LAVACA ST



F. 310 BARRERA ST



C. 233 LAVACA ST



G. 314 BARRERA ST



D. 226 GARFIELD ALLEY

Fisher Heck

ARCHITECTS

October 31, 2022

City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, Texas 78204

Re: 315 Refugio Street, HDRC Application Narrative

To the HDRC Board and Staff:

The homeowner seeks approval to renovate and add onto the existing house located at 315 Refugio Street. The existing 1,118 SF home features a rear quarter later addition to the house that will be removed and replaced with a larger 775 SF addition with a 583 SF second floor. The ground level of the new addition will include a single-car garage, family room, and stair up to a new primary bedroom suite. The new addition is set back from the existing house as much as possible. The garage will also be used for storage and for security reasons, is fully enclosed rather than being a carport. The overall design of the new addition is meant to be submissive to the existing house, utilizing a simpler approach to detailing and architectural features. A series of stacked windows between the new addition and the existing house provide a unique transition between the two structures, while at the same reducing the sense of mass from the new addition. The spring line of roof of the new addition is at its lowest elevation that code will allow, while the pitch of the roof differs from the existing house in favor of reducing the overall height of the addition as much as possible. At the rear, a new roof deck is proposed on top of the former addition to the original house, which will provide views of the tower and downtown. The material palette for the new addition includes vertical cement board siding, clad-wood windows, and a galvalume standing seam metal roof. The existing exterior facades of the original house will be stripped and repainted. Windows will remain and be refinished. The second front door off the front porch, not facing the street, will be removed, and salvaged for reused elsewhere. The remaining front door that faces the street will now function as the main front door to the house and will be stripped and refinished as well. The back door to the house that leads to an expansive deck, will also be removed, and replaced with a new door with side lite windows to let in more daylight into the house. The existing shingle roof of the main house will also be replaced with a matching galvalume standing seam metal roof and new front porch steps will be constructed. Landscaping will be a future phase, but a new permeable paver/gravel driveway from the sidewalk to the garage is proposed for this phase. If there are any additional questions regarding the proposed scope of work, please let us know.

Sincerely,



David Hannan Jr., Principal
Fisher Heck Architects



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 7/26/2022

HDRC Case #:

Address: 315 Refugio

Meeting Location: WebEx

APPLICANT: David Hannah

DRC Members present: Jeffrey Fetzner, Monica Savino, Jimmy Cervantes, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST: Construction of a 2-story side addition

COMMENTS/CONCERNS:

LG: How did you come up with the plate heights?

DH: The first floor was mainly dictated by trying to maintain the ceiling height in the existing house (11 feet), which dictated where our second floor began. The primary bedroom is on the second floor, they wanted a high ceiling (9 or 10 feet). Originally, we had a gable roof and we had space that was just going to become attic space, so we inched the roof up to accommodate useable space.

LG: In general, I think the scale is not appropriate for this street, it overwhelms the existing structure. It does not minimize the visual impact on the historic house. If you had stuck with the original 2-story addition, it might have worked and the line-of-sight may have been reduced compared to the elevations. A 2-and-one-half story house on a street where the new construction is 2 stories is not appropriate. The garage on the front of the house is not recommended.

MS: I think that's what makes the distinction here and the precedents is that this is an addition and not all new construction. I have seen this approach done a couple of times, once successfully in that they looked like two separate houses. One thing to consider, is that while it is a small lot, the aggregate building footprint is a little high, but as we consider the additional parking in the front, I would be interested in knowing what the previous cover is for the entire lot. It seems high.

LG: There is a line in the Guidelines that complete replacement of plantings with ground cover is not appropriate.

DH: The owners are not too keen on landscaping, but they recognize the need for permeable surfacing in the front and the back.

JF: I concur with the comments so far. Since we are talking about the site plan, permeable surfacing is still hardscape and I would look at additional planting areas. Parking in front is generally not something that is approved. I understand that Refugio is a narrow street and you are trying to get off-street parking, but it's out of the norm for the historic nature of the district. I like that the addition is set back and you have the notch with the kitchen window. However, the scale of the addition overwhelms the addition, especially with the 3rd floor loft area.

DH: If we reduced the third floor loft and reduced it to just the second floor, would that be more acceptable?

JF: That would be more in keeping with the Guidelines.

LG: The roof form is appropriate, and the window pattern is in keeping with the district.

JC: I have to agree with the Commissioners and LG, I see a quaint little house and I think what you presented is not a quaint little historic house and not overpowering. You are going to be limited to what you can do to stay within those parameters. You can only go so far with what you have. Next door is new construction, whereas you are starting with a historic house. "it's tough to put skinny jeans on an 85-year-old guy and make it work"

DH: I think if we can go back and remove the 3rd floor and reduce the second floor height as much as possible, we might get closer to something more appropriate for the street.

MS: Is the garage essential?

DH: It seems to be for them, since they will have more than the car stored in there. If we have to go more for a carport, that might be an option for them.

MS: There is a house in a different city with different ordinances and guidelines, but the way they built an addition is appropriate. 707 Sabine Street Houston, TX.

JF: I would definitely look at your south elevation, a blank wall is frowned upon. Windows on either side of the bed on the second floor, a window above the tub, somehow activating the south elevation with fenestration is going to be key.

LG: An indication to where the historic floor level is and the floor level on the new construction will be helpful.

RM: An intersecting gable at the two-story height to mirror what happens on the existing house. Then that 2-story wall needs to be articulated somehow.

OVERALL COMMENTS:



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 9/13/2022

HDRC Case #:

Address: 315 Refugio

Meeting Location: WebEx

APPLICANT: David Hannan, Bob Knight

DRC Members present: Monica Savino, Roland Mazuca, Lisa Garza, Jimmy Cervantes

Staff Present: Rachel Rettaliata

Others present:

REQUEST: Construction of a 2-story addition to a 1-story structure

COMMENTS/CONCERNS:

DH – We have reduced the height of the 2-story addition, the goal is for it to fade into the background. The garage has been reduced to it's own volume and roofline that is more in line with the primary structure and the addition is pushed back beyond the main house. We have a stacked window in between the two structures to transition the old from the new and make the new addition a little less solid and more transparent in that way. It will also reduce the scale of the new addition. We have simplified the front door so that it matches the wall, and we are exploring the new addition being a darker color so as to not detract from the main house.

LG – Thank you for taking our previous comments into consideration and coming up with a more appropriately scaled addition. It is a challenge to make historic structures liveable. I like that you eliminated the brick, I think this helps to unify the project. The overall height of the second story?

DH – 6'-8" from the floor level, trying to bring it down and flatten the slope to be as close to the existing roof.

LG – You don't have 10' clearance in most of the space.

DH – It will be just under 7 feet on the sides. If we had more lot size to work with, we could bring it all to one level.

LG – I think we mentioned that the base of the house, bc it is raised up – it is shown on the existing home, but I don't know if that can be shown on the addition.

DH – We can integrate a detail showing the floor level on the exterior to show a base with more mass.

LG – Lastly, there is quite a bit of window wall in the back, the percentage of open space to wall is often seen in historic homes. You will want this to look different, but that is a lot of glass in the back. It might still be effective if it wasn't quite so high.

DH – We have flexibility to reduce that.

LG – I believe it fits within the Guidelines, as far as the height is concerned. I might recommend making the roof form on the garage a shed roof form. Overall, this is a big improvement.

RM – I remember the first iteration and I think that you have made a lot of improvements on the design. I especially like the open space from the street, the look of open space between the two masses. You have reduced the height quite a bit. This is a good solution to the overall height. I commend you.

MS – The height reduction is incredible and helpful. Windows on the north elevation, the original house where you are removing a window.

DH – It is currently a small kitchen window.

MS – I would suggest retaining the wall from the outside and sheetrocking it on the outside. Something to consider. The resulting asymmetry, to me, is more attention attracting than what was intended. You may want to think about that on the garage and the small window that is tucked away on the second floor of the addition. There may be a solution there.

DH – If we go with a darker color for the new addition, it may not be so obvious and the window may not contrast as much with the siding.

MS – What is the depth of the first floor garage covering to the starting wall of the second floor?

DH – Right now 5 feet.

MS – I think that the asymmetrical garage entry – it doesn't read as a garage there is nothing there for human experience. A window on that façade may improve that.

DH - A window next to the garage door may balance it out. Right now that space is open to the garage.

LG – I think the landscaping plan will help. Historic homes do not have parking in the front. The paving area should be the width of the garage door, 10 feet is the traditional driveway width, to avoid the look of an auto court.

DH – The roof will be a galvanized standing seam metal.