HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

HDRC CASE NO:	**2023-023**
COMMON NAME:	2219 W Gramercy
LEGAL DESCRIPTION:	NCB 6820 BLK LOT 7
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	James Bailey
OWNER:	James Bailey
TYPE OF WORK:	New construction of a 2-story, single-family
APPLICATION RECEIVED:	January 13, 2023
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new two-story, single-family residence at 2219 W Gramercy.

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

ii. *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%.

iii. *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.

iv. *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 material*s—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

i. *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.
v. B. SITE DESIGN
vi. *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.
vii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
viii. C. SOLAR COLLECTORS
ix. *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.
x. *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.
xi. *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 finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 2219 W Gramercy first appears on the 1951 Sanborn Map as a vacant lot. The lot is currently vacant and is within the Monticello Park Historic District.
b. CASE HISTORY – The applicant previously received final approval from the HDRC for a 1-story, single-family structure on this lot. The applicant returned to the HDRC on December 21, 2022, for conceptual approval for a new design: a two-story, single-family residence. The HDRC granted conceptual approval with the following stipulations:
   i. That the applicant submits a diagram showing the scale and massing relative to adjacent structures to staff for review prior to returning to the issuance of a Certificate of Appropriateness.
   ii. That the applicant submits the total square footage and the percentage of lot coverage to staff for review prior to the issuance of a Certificate of Appropriateness.
   iii. That the proposed cornice features a traditional or troweled finish.
   iv. That the applicant submits final window specifications to staff for review prior to the issuance of a Certificate of Appropriateness based on finding g. 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 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.
   v. That the applicant proposes an updated fenestration pattern for the west elevation that features traditional proportions and a traditional window configuration and submits updated drawings to staff for review prior to the issuance of a Certificate of Appropriateness.
   vi. That the applicant submits the total square footage of the garage and final material specifications for the proposed garage doors to staff for review prior to the issuance of a Certificate of Appropriateness.
   vii. That the applicant submits a measured site plan detailing all proposed site work to staff for review

the issuance of a Certificate of Appropriateness.

The applicant has addressed the stipulations via updated site plans, elevations, and details.

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 2219 W Gramercy. The residence will be oriented toward W Gramercy and will match the predominant orientation of existing structures along W Gramercy. The applicant has proposed a 34-foot setback that is in line with adjacent structures or set behind adjacent structures. 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 Monticello Park Historic District features 1-story and 2-story structures. Staff finds that the proposed scale and massing of the structure appears generally appropriate.

e. ROOF FORM – The applicant has proposed a hip roof form with overhanging eaves on the 2-story volume and a modified hip roof form on the attached 1-story volume. 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 W Gramercy feature front gable, cross gable, high-pitch gable, low-slope gable, hip, and flat 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 lot is 7,875.65 square feet, and the proposed building footprint is 2,452 square feet for 31% lot coverage. Staff finds the proposal consistent with the Guidelines.

g. MATERIALS AND TEXTURES – The applicant has proposed to construct the residence using stucco cladding with sand texture and decorative stucco sills, patterned tile accents on the façade, lap siding at the rear of the structure, and a composition shingle roof. 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. Structures on the immediate block feature stone, brick, and shingle cladding. Primary structures along W Gramercy also feature stucco cladding. Staff finds that the material palette is consistent with the Guidelines.

h. WINDOW MATERIALS – The applicant has proposed to install Don Young aluminum single-hung windows in dark bronze. 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 the proposed window product generally appropriate.

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 conforms to Guidelines.

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 applicant has proposed an inset front porch with decorative porch opening and window surrounds, decorative wing walls, tile accents in the stucco columns and beneath the front ganged windows, and decorative stucco sills. Staff finds the proposal consistent with the Guidelines.

k. GARAGE – The applicant has proposed to construct a 1-story, detached garage at the rear of the property. At this time, the applicant has not provided the total square footage of the proposed structure. The Guidelines for New Construction state 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 and that applicants should 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. The proposed garage will feature a 10-foot top plate to match the primary structure, a pyramidal composition shingle roof with overhanging eaves and wood brackets, lap siding, a solid pedestrian door and a one-over-one window on the south elevation, and a solid steel garage door on the north elevation facing the alley. Staff finds the materials, scale, and massing generally appropriate.

l. 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 applicant has proposed to install a curb cut on the north side of the property off of the alley and installing a 22'-6" driveway to match the width of the garage. Adjacent properties with driveway access at the alley currently feature wide driveways. As the property does not feature an existing front curb cut, staff finds the proposal generally appropriate.

m. FRONT WALKWAY – The applicant has proposed to install a fully-concrete front walkway. 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 2100 block of W Gramercy features brick, concrete, and tile front walkways. Staff finds the proposal generally appropriate but finds that the applicant should submit a final site plan with the walkway dimensions to staff for review.

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

o. LANDSCAPING PLAN – The applicant has proposed to retain existing oak trees on the property and to install plantings along the width of the front façade. Staff finds the proposal generally appropriate.

RECOMMENDATION:

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

i. That the applicant submits a measured site plan detailing all proposed site work to staff for review the issuance of a Certificate of Appropriateness.

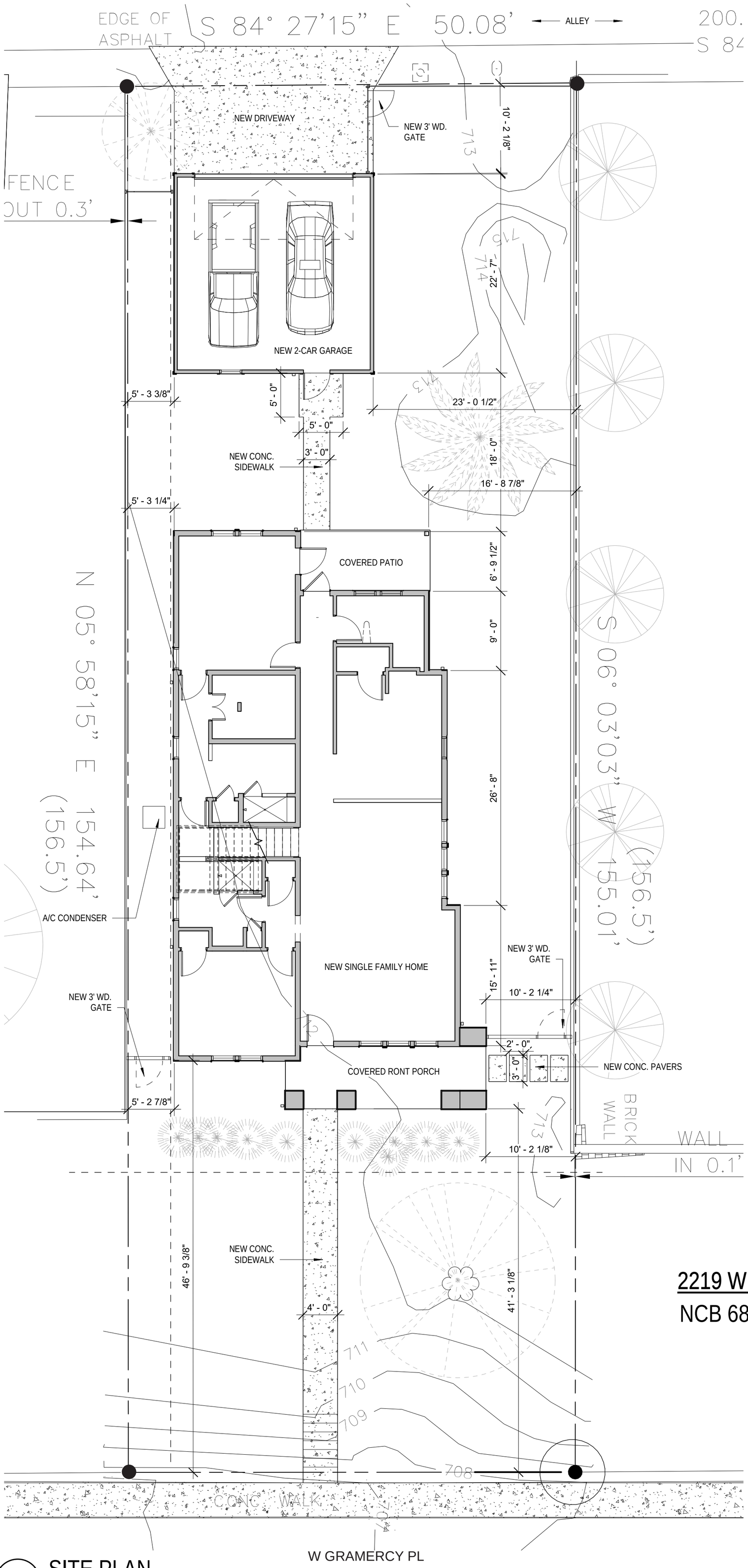
City of San Antonio One Stop

January 27, 2023

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km



2219 W GRAMERCY PL

NCB 6820 BLK LOT 7

2 SITE PLAN

1/8" = 1'-0"

A0.10

01/13/2023

COMMISSION ACTION:
Conceptual approval with stipulations:

PAGE 6 - i. That the applicant submits a diagram showing the scale and massing relative to adjacent structures to staff for review prior to returning to the issuance of a Certificate of Appropriateness based on finding d.

PAGE 7 - ii. That the applicant submits the total square footage and the percentage of lot coverage to staff for review prior to the issuance of a Certificate of Appropriateness based on finding f.

DESIGN ELEMENT HAS BEEN ELIMINATED - iii. That the proposed cornice features a traditional or troweled finish based on finding g.

PAGE 18 - iv. That the applicant submits final window specifications to staff for review prior to the issuance of a Certificate of Appropriateness based on finding g. 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 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.

PAGE 15 - v. That the applicant proposes an updated fenestration pattern for the west elevation that features traditional proportions and a traditional window configuration and submits updated drawings to staff for review prior to the issuance of a Certificate of Appropriateness based on finding i.

PAGE 8 & 18 - vi. That the applicant submits the total square footage of the garage and final material specifications for the proposed garage doors to staff for review prior to the issuance of a Certificate of Appropriateness based on finding k.

SEE A0.10 - vii. That the applicant submits a measured site plan detailing all proposed site work to staff for review the issuance of a Certificate of Appropriateness based on finding m.

PAGE 12-15 - viii. That the top plate on the second-story volume is reduced to 8 feet.

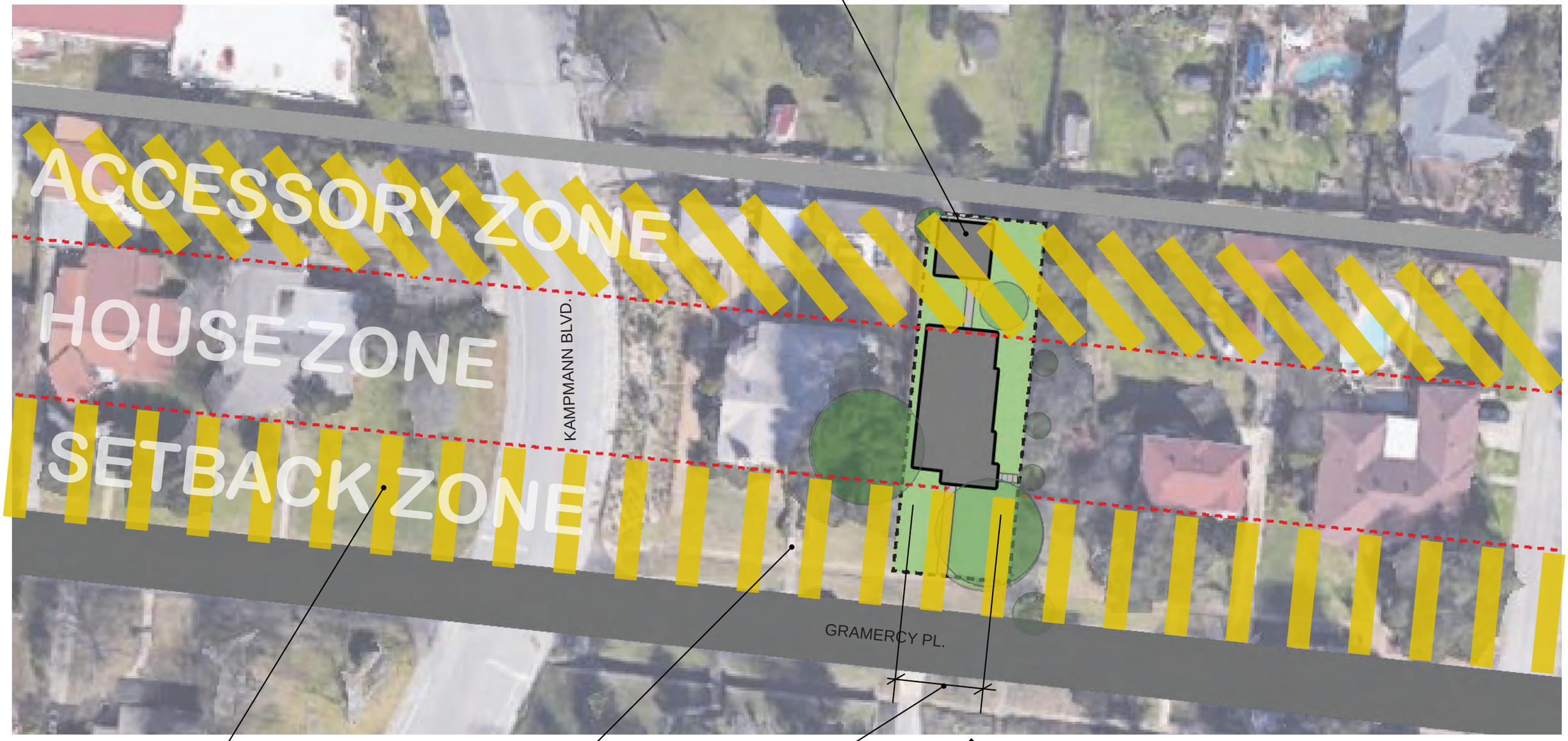
PAGE 9 & 15 - ix. That the rear shed roof form is modified to a hip roof form.

PAGE 15 - x. That the applicant proposes additional fenestration on the 1-story portion of the west elevation.

PAGE 4-5 - xi. That the applicant explores alternate roof materials beyond the proposed composition shingle roof.

PAGE 15 - xii. That the applicant sets the proposed rear accessory structure back an additional 5 feet from the rear property line.

ALLEY SERVED DETACHED CARPORT / GARAGE IS TYP.



AVERAGE FRONT YARD SETBACK

SIDEWALK TO STREET IS TYP.

HOUSES IN NEIGHBORHOOD TYP. OCCUPY MORE RATHER THAN LESS OF LOT FRONTAGE

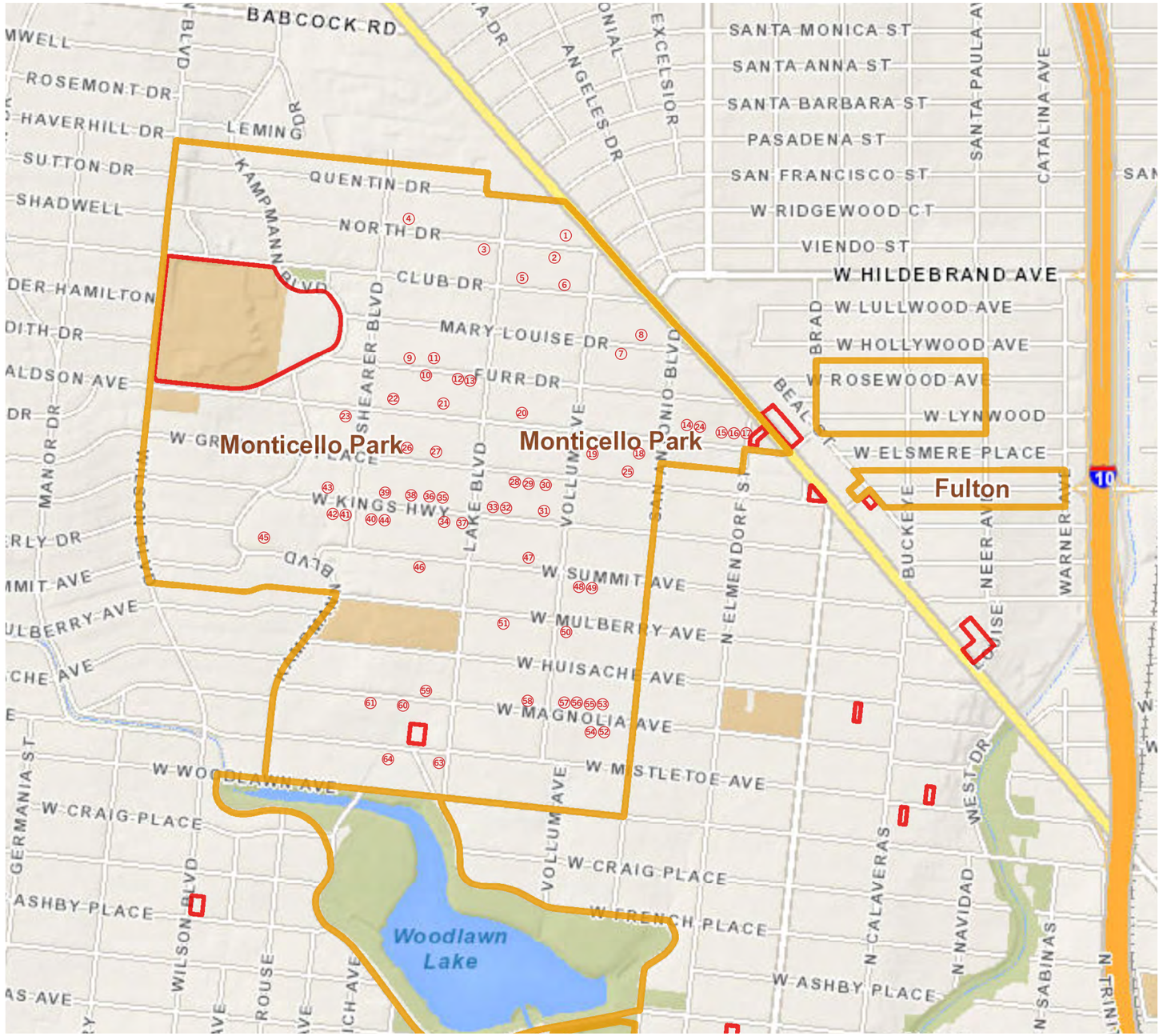
N

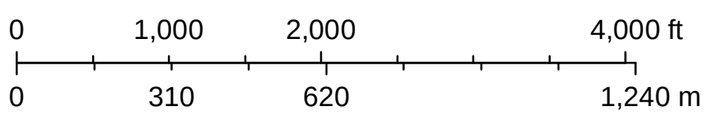
2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
TYPICAL DEVELOPMENT PATTERN
01/13/2023

N

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
TYPICAL DEVELOPMENT PATTERN
01/13/2023

1. 119 NORTH DR
2. 122 NORTH DR
3. 218 NORTH DR
4. 269 NORTH DR
5. 243 CLUB DR
6. 211 CLUB DR
7. 228 MARY LOUISE DR
8. 211 MARY LOUISE DR
9. 443 FURR DR
10. 446 FURR DR
11. 435 FURR DR
12. 430 FURR DR
13. 406 FURR DR
14. 233 DONALDSON AVE
15. 213 DONALDSON AVE
16. 209 DONALDSON AVE
17. 205 DONALDSON AVE
18. 314 DONALDSON AVE
19. 346 DONALDSON AVE
20. 441 DONALDSON AVE
21. 527 DONALDSON AVE
22. 567 DONALDSON AVE
23. 602 DONALDSON AVE
24. 221 DONALDSON AVE
25. 1925 W GRAMMERCY PL
26. 2157 W GRAMMERCY PL
27. 2125 W GRAMMERCY PL
28. 2038 W GRAMMERCY PL
29. 2030 W GRAMMERCY PL
30. 2018 W GRAMMERCY PL
31. 2019 W KINGS HWY
32. 2047 W KINGS HWY
33. 2051 W KINGS HWY
34. 2110 W KINGS HWY
35. 2115 W KINGS HWY
36. 2131 W KINGS HWY
37. 2102 W KINGS HWY
38. 2139 W KINGS HWY
39. 2159 W KINGS HWY
40. 2162 W KINGS HWY
41. 2202 W KINGS HWY
42. 2210 W KINGS HWY
43. 2211 W KINGS HWY
44. 2154 W KINGS HWY





2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
STUCCO WITH COMPOSITION SHINGLE
01/13/2023

45. 631 KAMPMANN BLVD
46. 2136 W SUMMIT AVE
47. 2025 W SUMMIT AVE
48. 1942 W SUMMIT AVE
49. 1938 W SUMMIT AVE
50. 1950 W MULBERRY AVE
51. 2038 W MULBERRY AVE
52. 1918 W MAGNOLIA AVE
53. 1923 W MAGNOLIA AVE
54. 1922 W MAGNOLIA AVE
55. 1927 W MAGNOLIA AVE
56. 1943 W MAGNOLIA AVE
57. 1947 W MAGNOLIA AVE
58. 2023 W MAGNOLIA AVE
59. 2127 W MAGNOLIA AVE
60. 2140 W MAGNOLIA AVE
61. 2150 W MAGNOLIA AVE
62. 2118 W MAGNOLIA AVE
63. 2102 W MISTLETOE AVE
64. 2132 W MISTLETOE AVE

1943 W MAGNOLIA AVE

269 NORTH DR

2125 W GRAMMERCY PL

243 CLUB DR

1950 W MULBERRY AVE

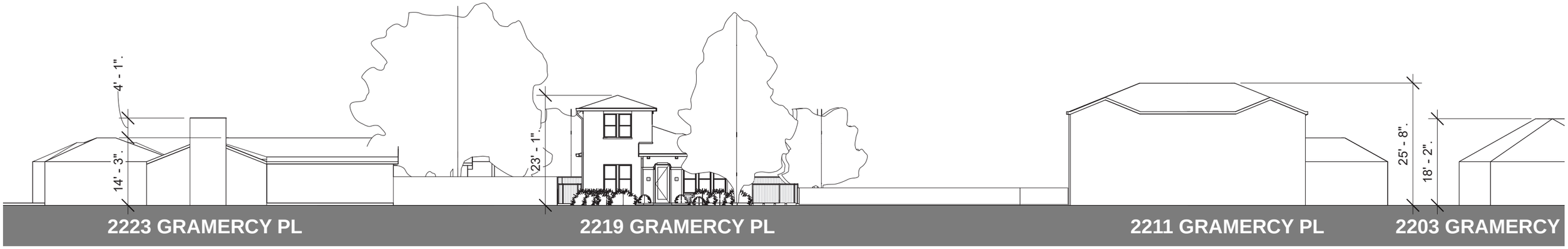
1925 W GRAMMERCY PL

213 DONALDSON AVE

2131 W KINGS HWY

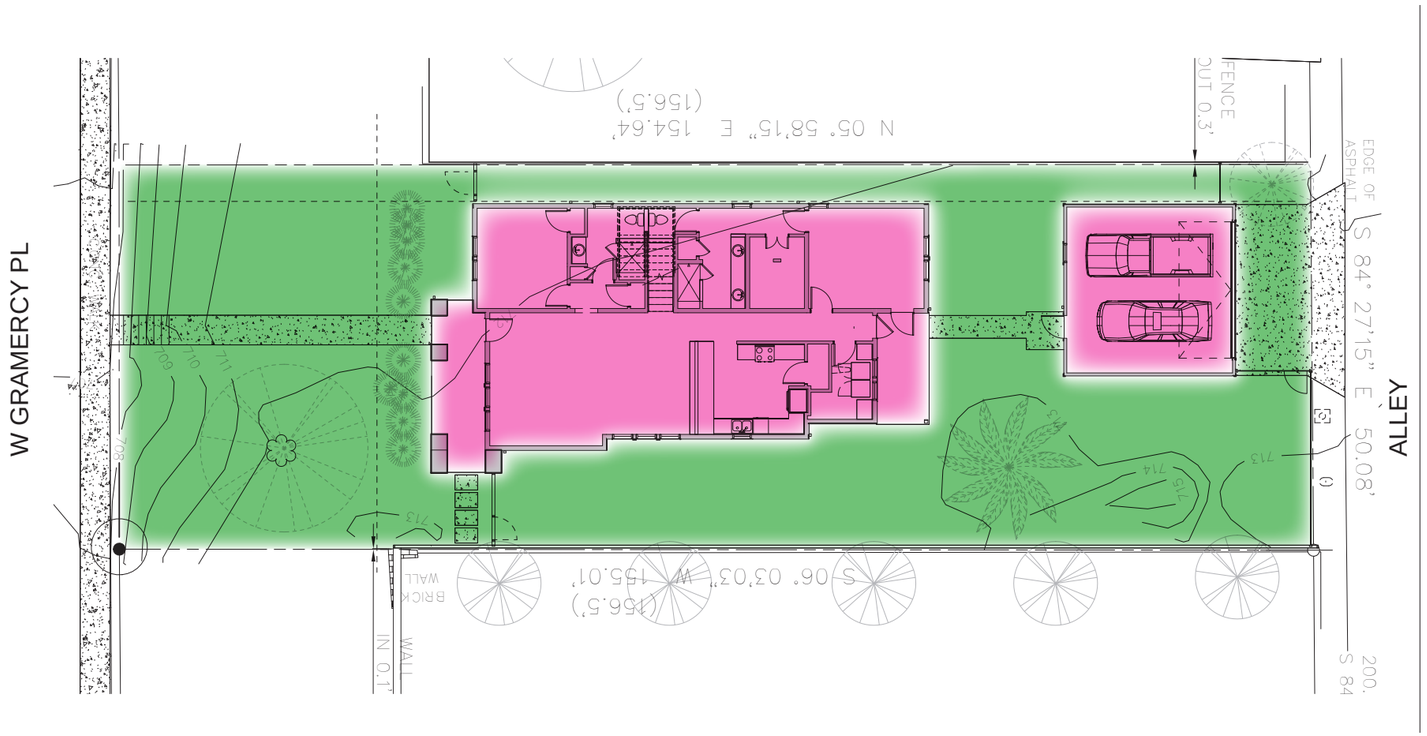
2038 W GRAMMERCY PL

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
STUCCO WITH COMPOSITION SHINGLE
01/13/2023



SITE/CONTEXT ELEVATION
SCALE: 1”=20’-0”

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
MASSING DIAGRAM
01/13/2023



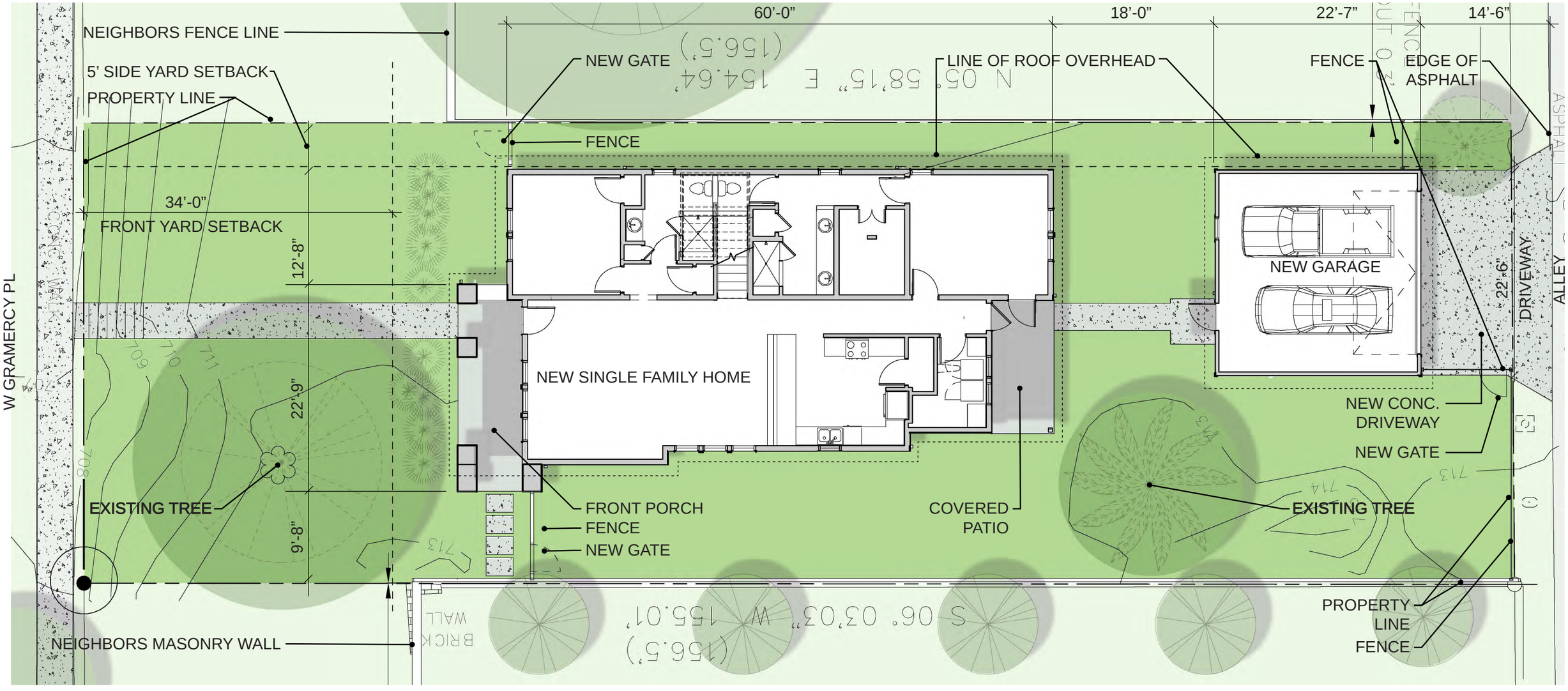
	LAND SQUARE FOOTAGE:	7,875.65 SQ. FT. (BCAD)
	BUILDING FOOTPRINT:	2,452 SQ. FT.
	PERCENTAGE OF LOT COVERAGE:	31%

SITE PLAN
SCALE: 1”=20’-0”

N

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
SQUARE FOOTAGE | LOT COVERAGE

01/13/2023



BUILDING AREA

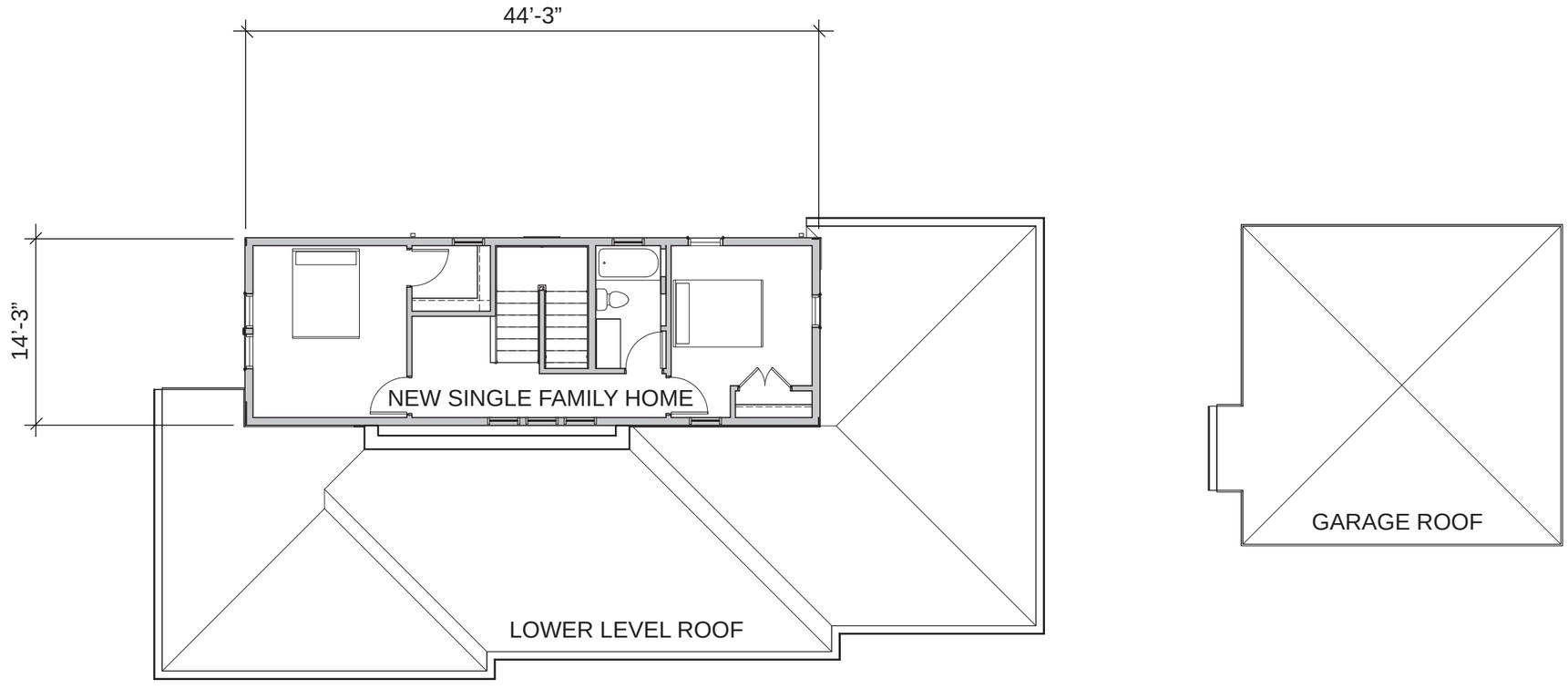
LOWER LEVEL LIVING -	1,673 SQ. FT.
UPPER LEVEL LIVING -	572 SQ. FT.
TOTAL LIVING -	2,245 SQ. FT.
GARAGE -	510 SQ. FT.
COVERED PATIO -	103 SQ. FT.
COVERED PORCH -	166 SQ. FT.
GRAND TOTAL -	3,024 SQ. FT.

N

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME

SITE / GROUND FLOOR PLAN - SCALE: 3/32” = 1’-0”

01/13/2023



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2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME

SECOND FLOOR PLAN - SCALE: 3/32” = 1’-0”

01/13/2023

LAP SIDING
4” REVEAL
PAINT: PT-2

STUCCO
SMOOTH
PAINT: PT-1

TILE
4”X4” -
REPRESENTATION
OF PATTERN &
COLOR

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
STREET FACE - RENDERING

01/13/2023

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
AERIAL - CONTEXT RELATIONSHIP
01/13/2023

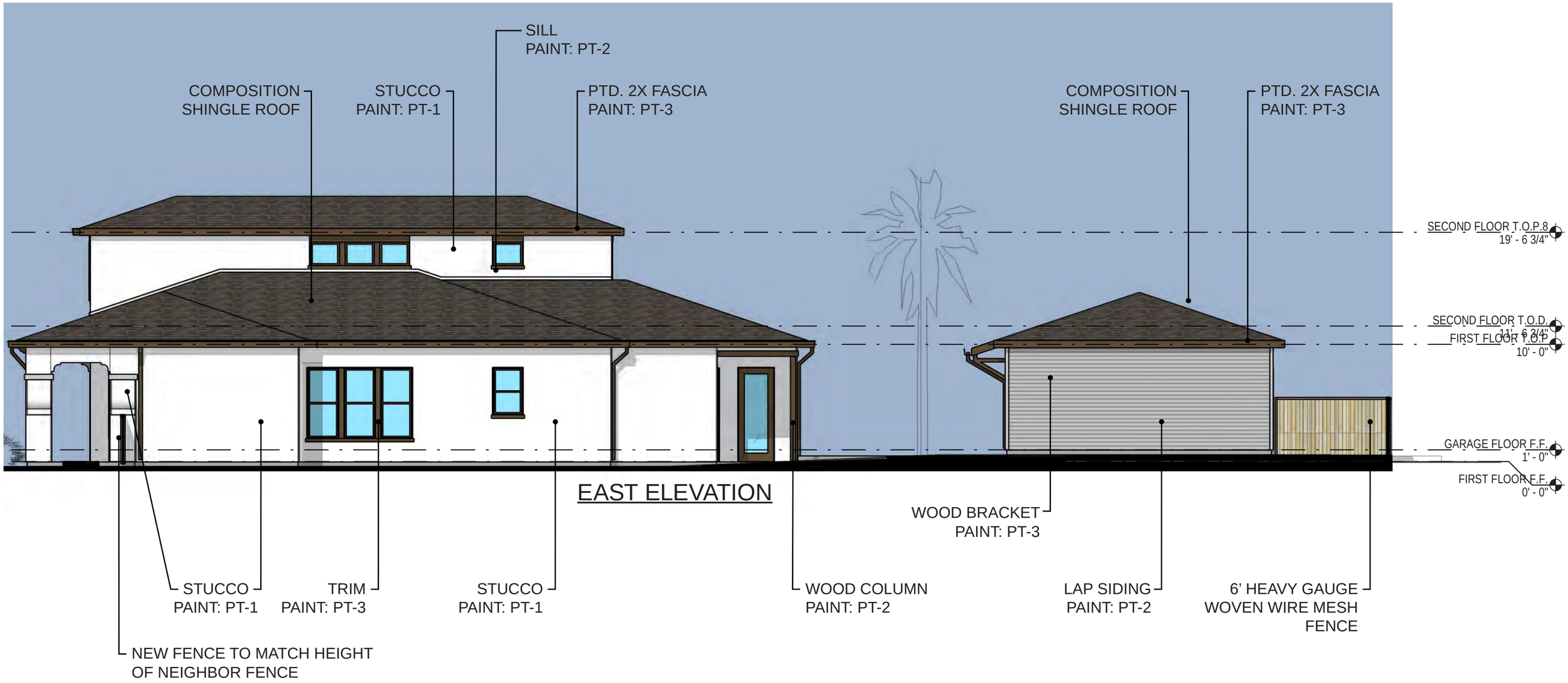
SOUTH ELEVATION

GARAGE SOUTH ELEVATION

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME

SOUTH - STREET FACING ELEVATION

01/13/2023

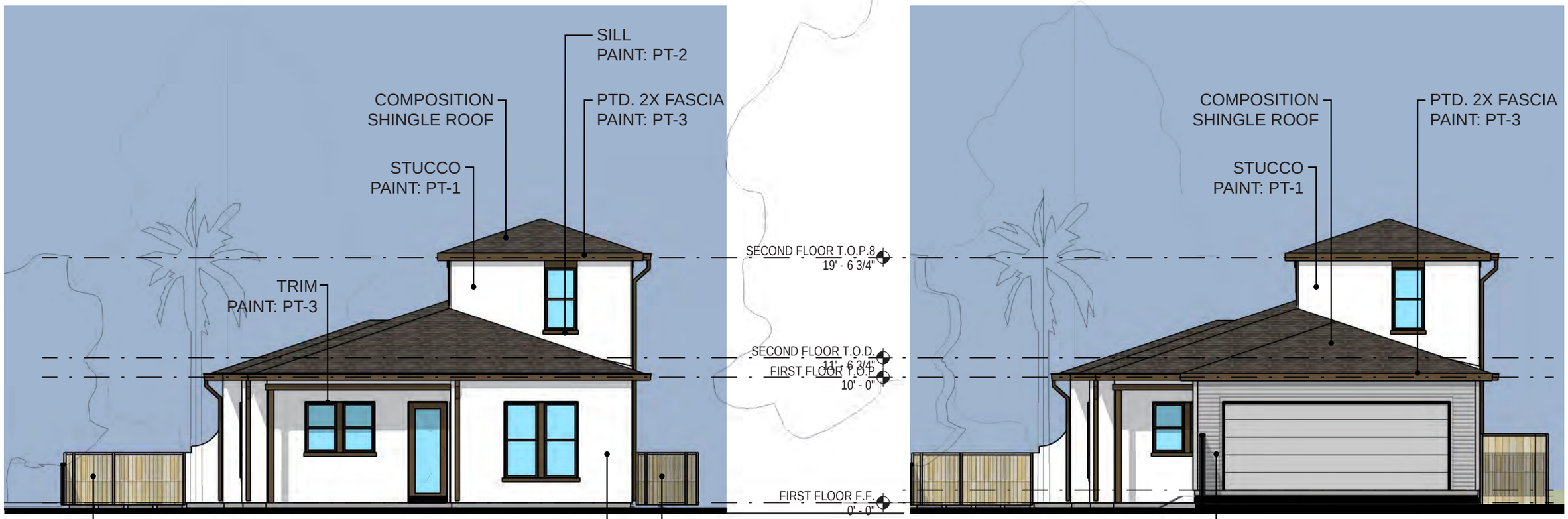


EAST ELEVATION

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME

EAST - COURTYARD ELEVATION

01/13/2023



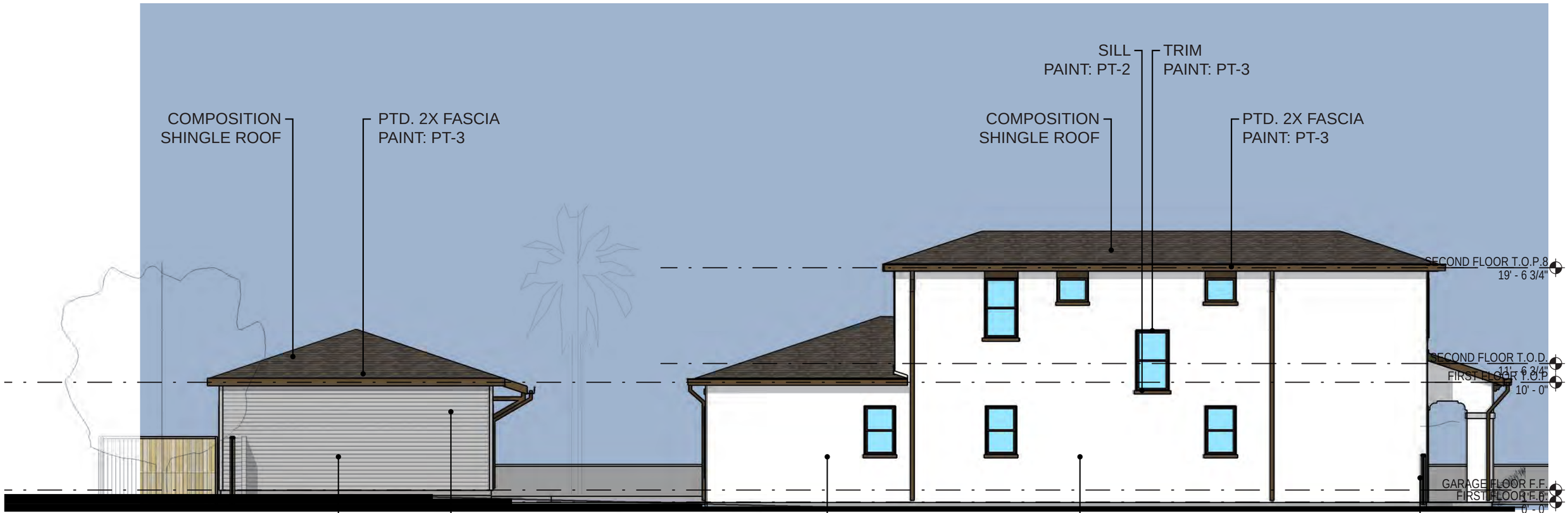
NORTH ELEVATION

GARAGE NORTH ELEVATION FROM ALLEY

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME

NORTH - ALLEY FACING ELEVATION

01/13/2023



WEST ELEVATION

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
WEST - NEIGHBOR FACING ELEVATION
01/13/2023

STAIN SELECTION
COLOR - PT-1 - SW7626 ZURICH WHITE
LOCATION - STUCCO AND LAP SIDING

PAINT SELECTION
COLOR - PT-2 - SW0077 CLASSIC FRENCH GRAY
LOCATION - FIELD TRIM

PAINT SELECTION
COLOR - PT-3 - SW3001 SHAGBARK
LOCATION - EAVES, SOFFITS, FASCIAS, ASSOC. TRIM & ROOF MTL. DRIP EDGE (GUTTERS AND DOWNSPOUTS TO MATCH)

LAP SIDING
4” REVEAL (ACTUAL COLOR NOT REPRESENTED)

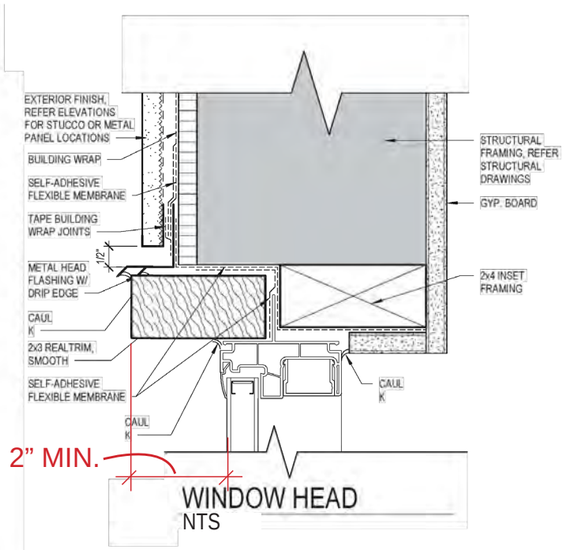
STUCCO
SMOOTH (ACTUAL COLOR NOT REPRESENTED)

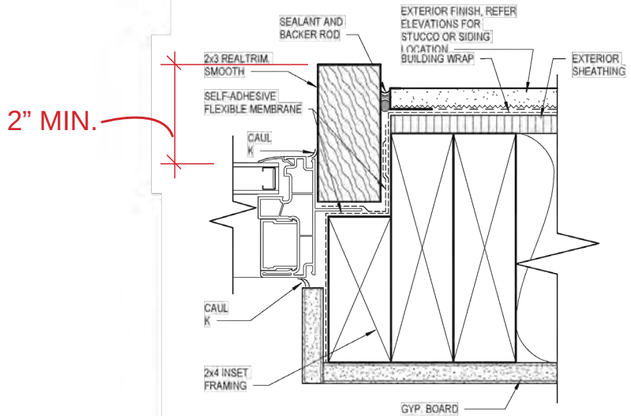
TILE
SIZE: 4”X4”
REPRESENTATION OF PATTERN & COLOR

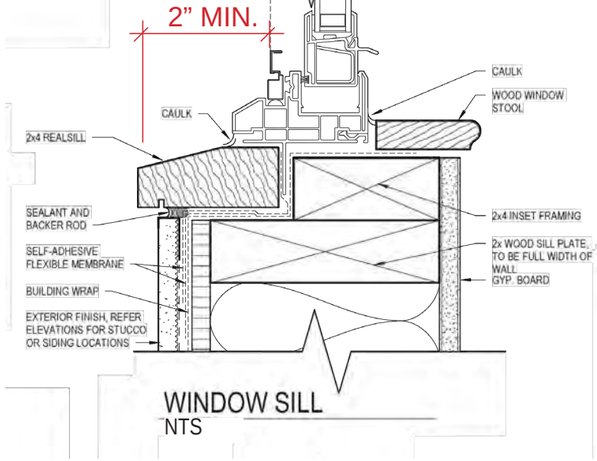
2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
MATERIAL PALETTE
01/13/2023

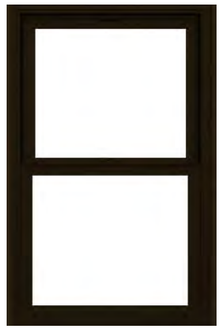
FENCE
DESCRIPTION - VERTICAL CEDAR PICKET PRIVACY FENCE
(GROWN OVER WITH A VARIETY OF CLINGING VINES IN SOME AREAS)

ROOF SHINGLE
GAF, TIMBERLINE HDZ, WEATHERED WOOD



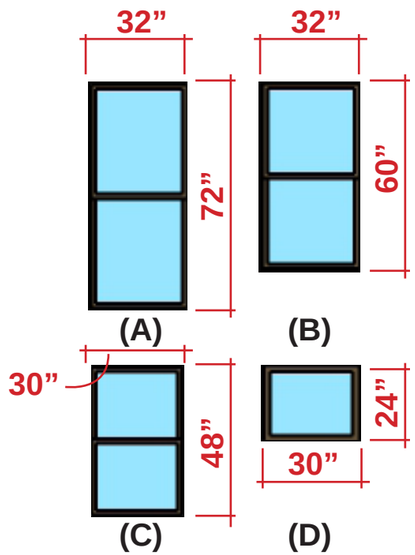




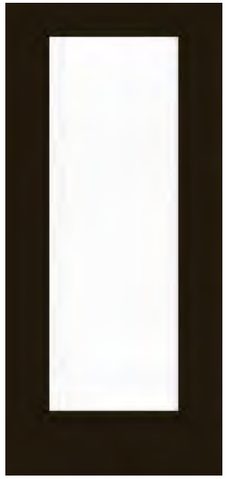


DON YOUNG ALUMINUM WINDOWS

COLOR - BRONZE
STYLE - SINGLE HUNG



PROJECT WINDOWS



DON YOUNG ALUMINUM DOORS

COLOR - BRONZE
STYLE - FULL GLASS

CLOPAY DOORS
DOOR - MODEL 4051 FLUSH PANEL

SIZE - 18' X 7'
COLOR - PT-2
DESC. - CLOPAY MODEL 4051 FLUSH PANEL INSULATED STEEL GARAGE DOOR

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
WINDOW SPECIFICATIONS | GARAGE DOOR
01/13/2023

LOOKING NORTHEAST

LOOKING NORTHWEST

LOOKING SOUTH

ALLEY - LOOKING WEST

ALLEY - LOOKING EAST

LOOKING NORTH

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
PROPERTY PHOTOS
01/13/2023