

# HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

**HDRC CASE NO:** 2021-600  
**ADDRESS:** 602 AVENUE A  
**LEGAL DESCRIPTION:** NCB 14164 BLK 2 LOT 2 0.114 AC (CAN PLANT EAST SUBD)  
**ZONING:** IDZ, H, RIO-2  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Jayme Gritch/Lake Flato Architects  
**OWNER:** RIO PERLA PROPERTIES LP  
**TYPE OF WORK:** Installation of attached patio awning  
**APPLICATION RECEIVED:** November 12, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

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

1. Construct an attached, patio cover to feature a shed roof to extend between approximately twelve (12) and twenty-one (21) feet from the side façade of the historic structure and a depth of approximately sixty-two (62) feet. The proposed patio cover will feature steel and wood construction with a corrugated polycarbonate roof.
2. Add a bar and outdoor, patio seating within the existing patio space to the south of the historic structure.
3. Install screening elements on the south façade of the historic structure to screen utility equipment.

## APPLICABLE CITATIONS:

*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.

### 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.

### **FINDINGS:**

- a. The historic structure located at 602 Avenue A was constructed in the Folk Victorian style and currently features both existing side and rear additions. At this time, the applicant has proposed to construction a side patio cover, add outdoor seating and an outdoor bar, install screening elements and perform other modifications including painting of existing elements.
- b. PATIO COVER – The applicant has proposed to construct an attached, patio cover to feature a shed roof to extend between approximately twelve (12) and twenty-one (21) feet from the side façade of the historic structure and a depth of approximately sixty-two (62) feet. The proposed patio cover will feature steel and wood construction with a corrugated polycarbonate roof. The proposed patio structure would feature architectural elements that would relate it to the historic structure, such as decorative column brackets. Additionally, the applicant has proposed a number of lighting and decorative elements within the patio space.
- c. PATIO COVER – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the overall massing and profile of the patio cover to be appropriate; however, staff finds that the proposed patio cover should feature a greater setback from the front façade of the historic structure. Staff finds that the proposed patio

cover should be set back behind the side gable.

- d. PATIO COVER (Materials) – The applicant has proposed materials that include a wood and steel patio canopy structure and a corrugated polycarbonate roof. The Guidelines for Additions 3.A.i. notes that materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used 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. Additionally, the Guidelines for Additions 3.A.iii. notes that original roofs should be matched in terms of form and materials. Generally, staff finds the proposed patio cover to be consistent with the Guidelines; however, staff finds that the patio cover should feature a roofing material that is consistent with the historic structure’s standing seam metal roof. Plastic building materials are not appropriate for historic structures.
- e. PATIO COVER (Furniture, Painting & Lighting) – The applicant has proposed for the addition to feature lighting, patio elements, including patio furniture, fans and painting of existing patio elements. Staff finds this to be appropriate and consistent with the Guidelines.
- f. BAR & SEATING – The applicant has proposed to add an outdoor bar and seating. Staff finds both elements to be appropriate.
- g. UTILITY SCREENING – The applicant has proposed to install utility panels and utility screening to be attached to an existing addition. Staff finds the location of utility panels and screening to be appropriate.

### **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, the construction of a patio cover addition, based on findings a through e with the following stipulations:
  - i. That the proposed patio cover be set back behind the side gable.
  - ii. That the proposed patio cover feature a standing seam metal roof with panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, and a standard galvalume finish.
- 2. Staff recommends approval of item #2, an outdoor bar and patio seating as submitted based on finding f.
- 3. Staff recommends approval of item #3, utility panels and screening as submitted based on finding g.

602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at jgritch@lakeflato.com;  
Vicki Yuan at vyuan@lakeflato.com

Proposed New Roof Addition



Existing Front Elevation (West) with South Side Patio



Existing South Side patio, Looking East

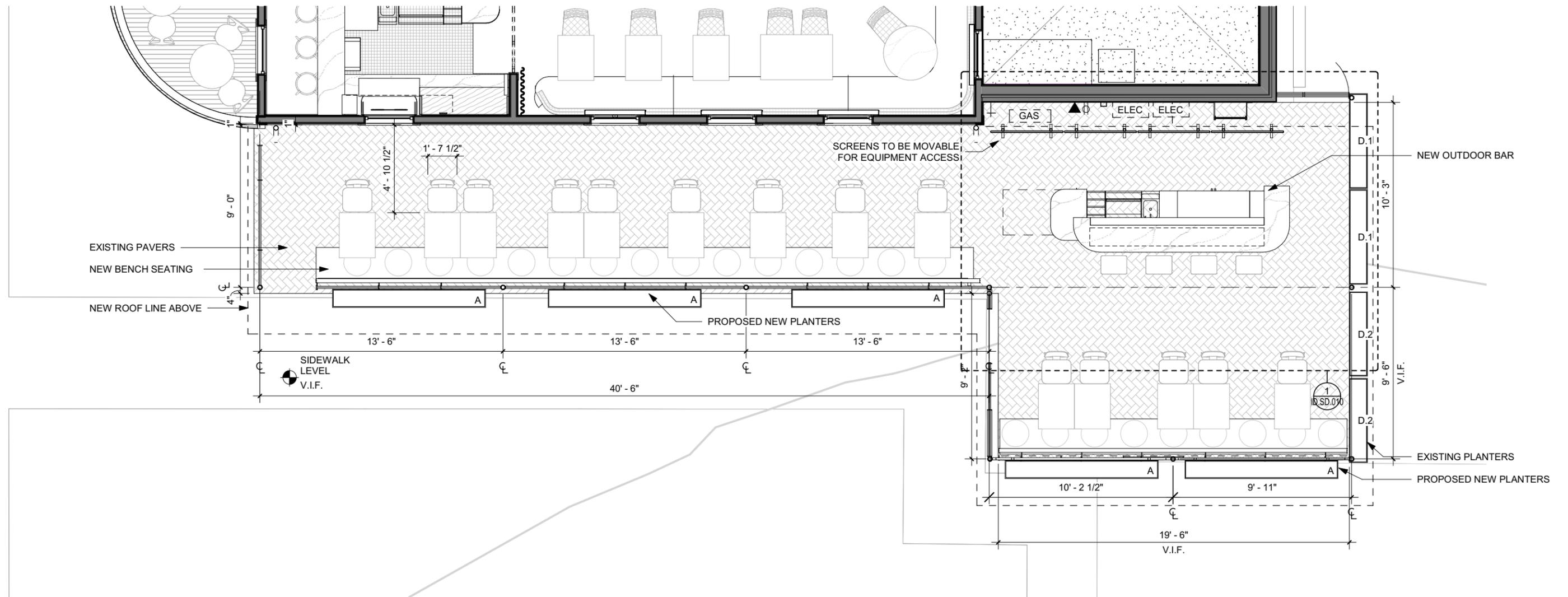
602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake|Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)

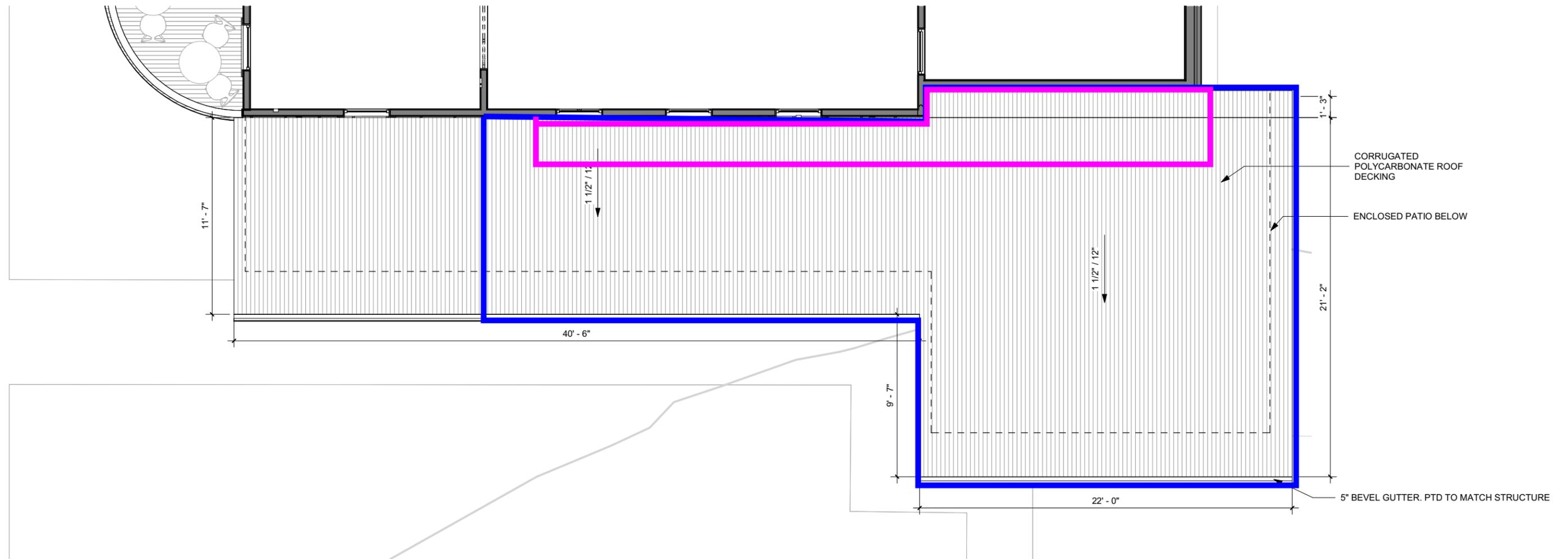


Existing Side Patio looking towards the North West.

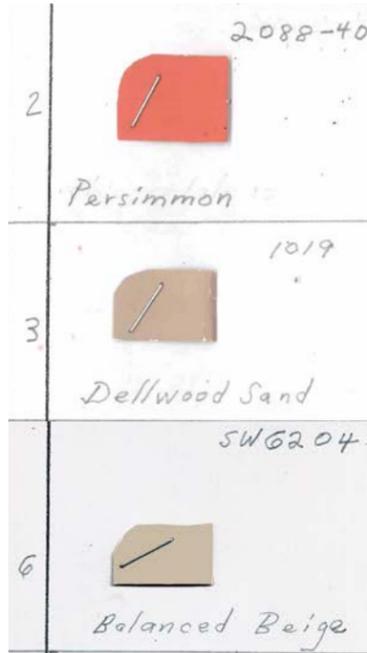


Existing South Side patio, Looking West

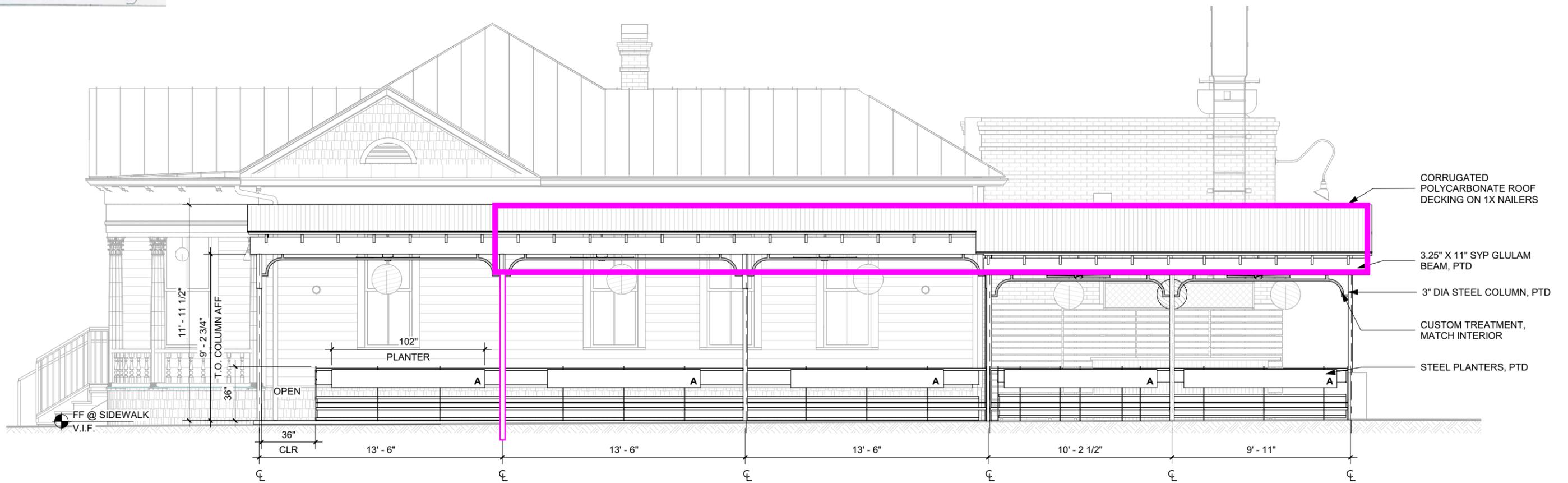




602 Avenue A - Outdoor Dining Patio - Covered  
 Supporting Documentation for Certificate of Appropriateness Request  
 11.11.2021  
 Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
 Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)

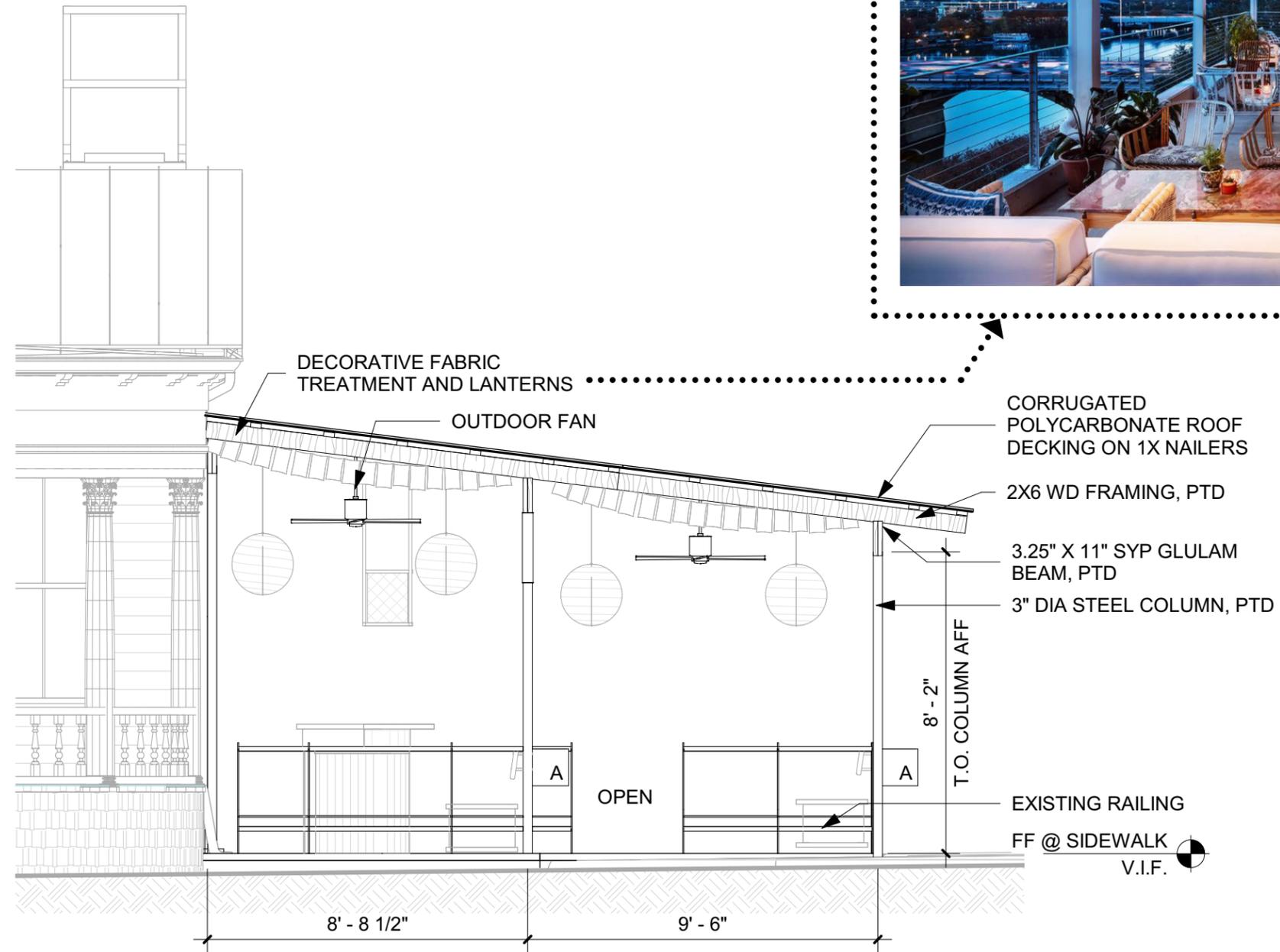


- Virtually unbreakable
- Self extinguishing
- High transmission of natural daylight
- Retains optical clarity over time
- Engineered to stay tough over a wide temperature range (-40°F to 212°F)
- Easily and safely installed
- 10 year limited warranty (loss of light transmitting capability; damage due to hail)
- Hail and wind resistant (FBC approved)
- 100% UV protection



Proposed New Outdoor Dining - South Elevation

602 Avenue A - Outdoor Dining Patio - Covered  
 Supporting Documentation for Certificate of Appropriateness Request  
 11.11.2021  
 Lake|Flato Architects, Contact Jayme Gritch at jgritch@lakeflato.com;  
 Vicki Yuan at vyuan@lakeflato.com



602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)



Rendering of the West Elevation with new covered patio.

602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)



Rendering of south elevation of new covered patio.

602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)



Rendering of proposed new bar area with suspended storage above and moveable screens behind.



Rendering looking west of new covered patio with built in bench seating, fans, lanterns and fabric shading.

602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at jgritch@lakeflato.com;  
Vicki Yuan at vyuan@lakeflato.com

Proposed New Roof Addition



Existing Front Elevation (West) with South Side Patio

Existing South Side patio, Looking East

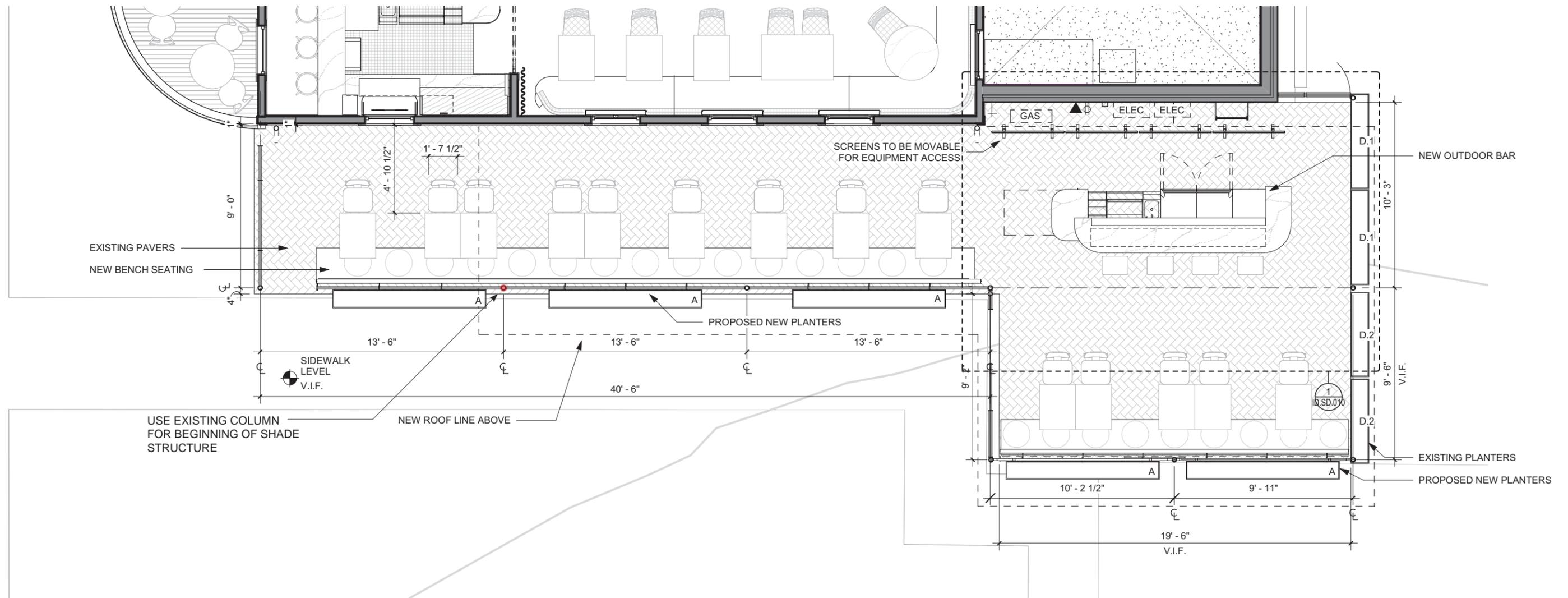
602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake|Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)

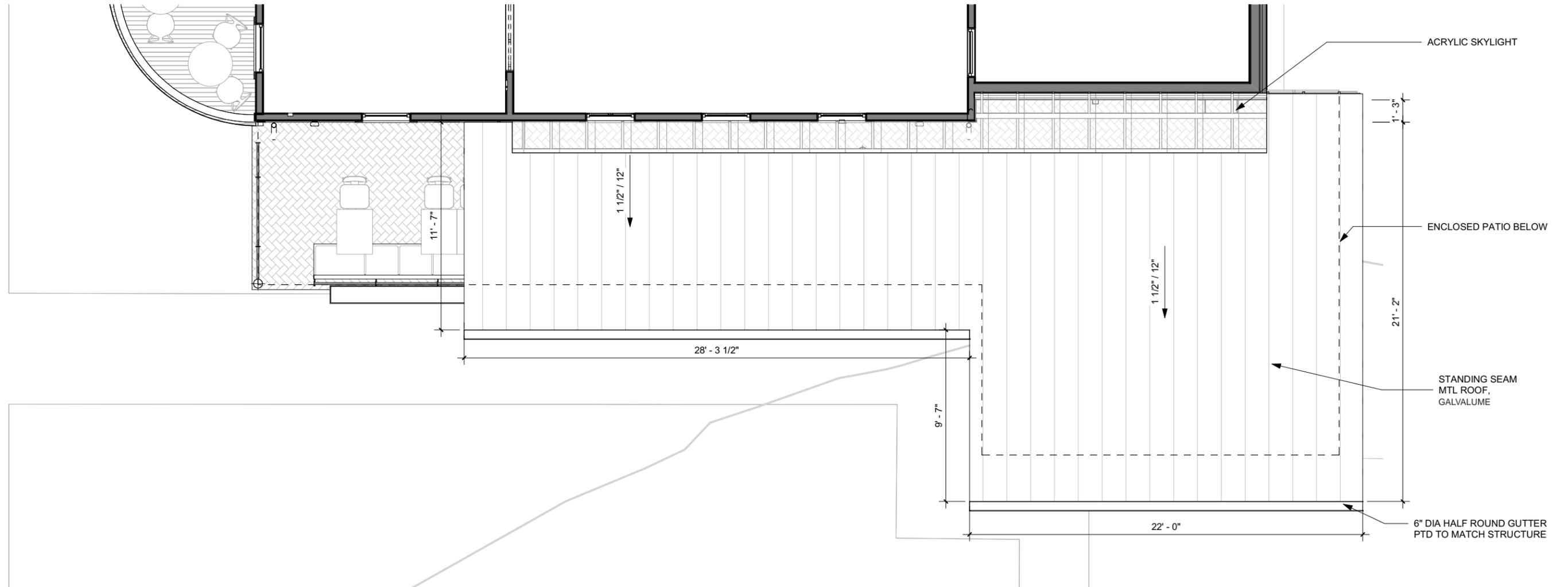


Existing Side Patio looking towards the North West.

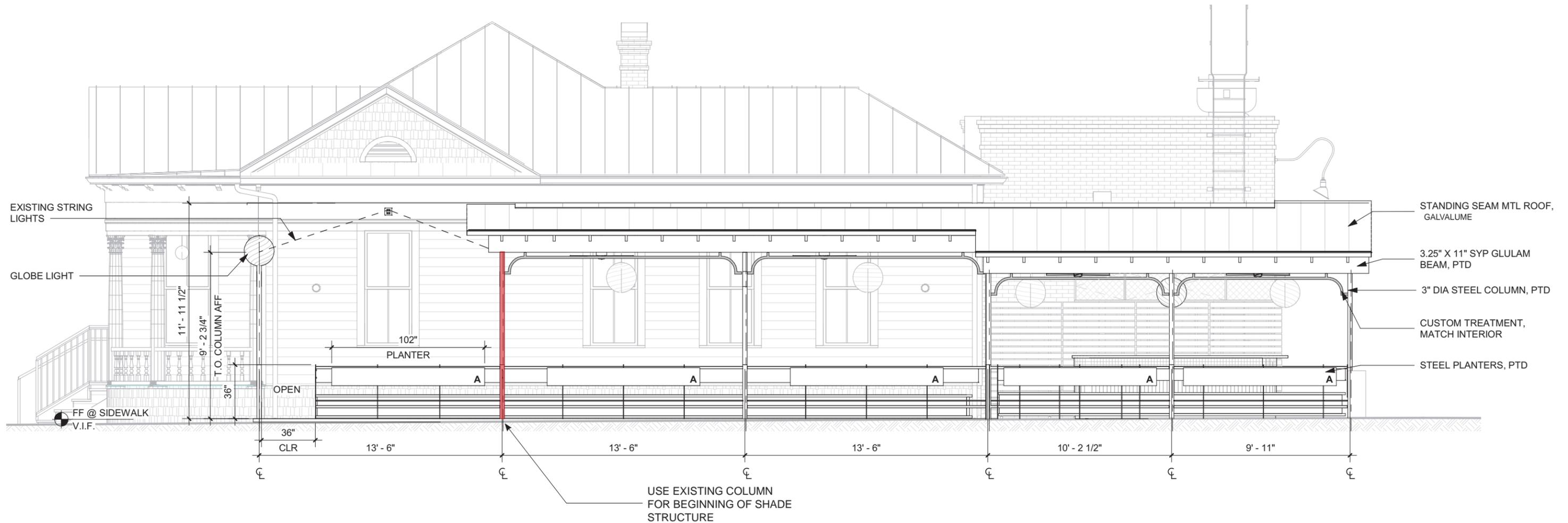
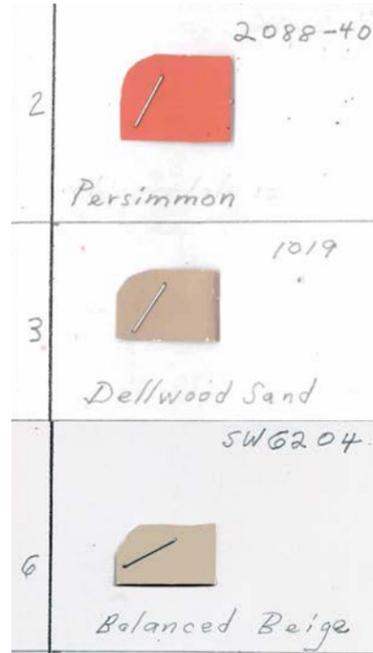


Existing South Side patio, Looking West



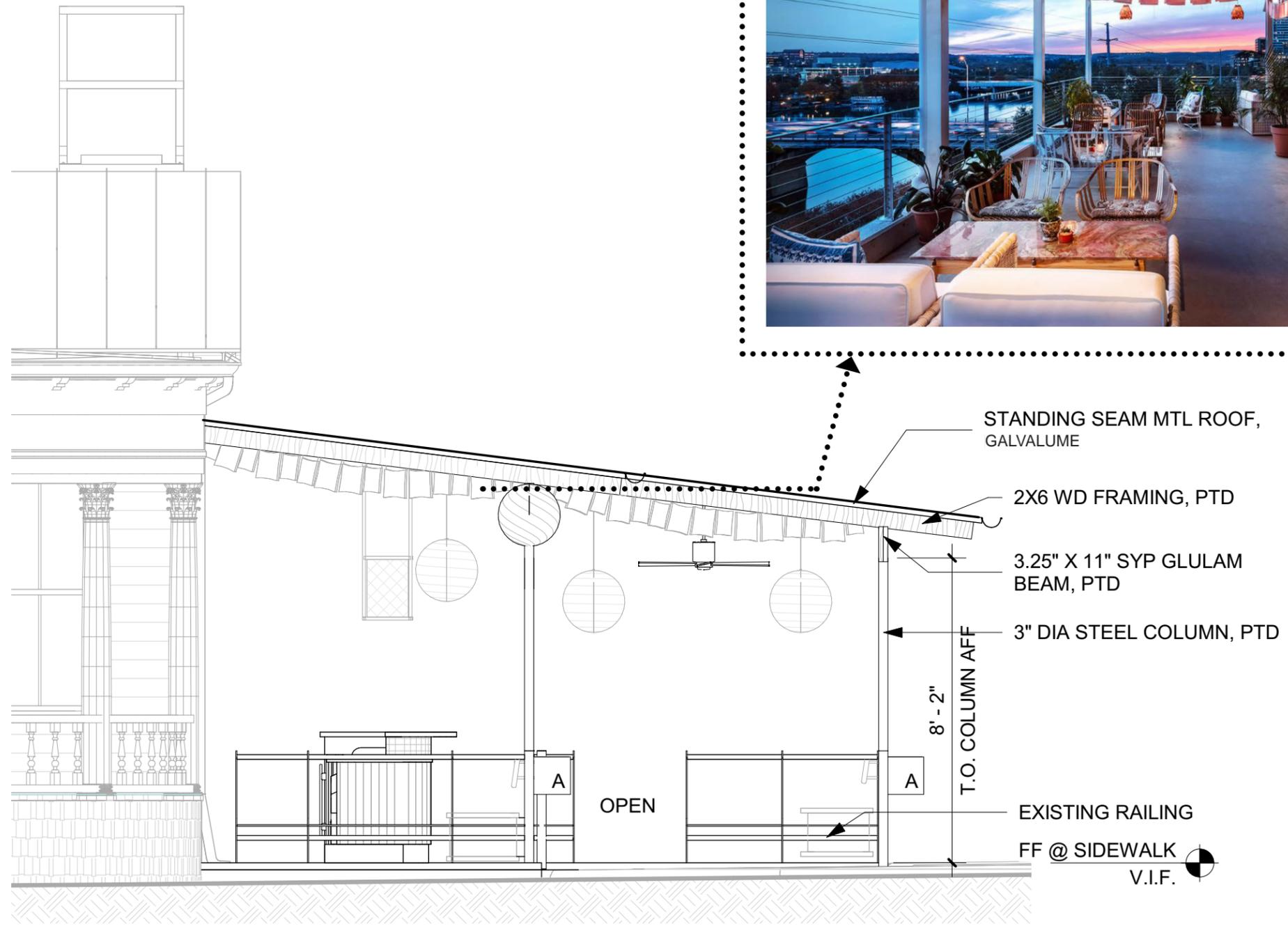


602 Avenue A - Outdoor Dining Patio - Covered  
 Supporting Documentation for Certificate of Appropriateness Request  
 11.11.2021  
 Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
 Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)



Proposed New Outdoor Dining - South Elevation

602 Avenue A - Outdoor Dining Patio - Covered  
 Supporting Documentation for Certificate of Appropriateness Request  
 11.11.2021  
 Lake | Flato Architects, Contact Jayme Gritch at jgritch@lakeflato.com;  
 Vicki Yuan at vyuan@lakeflato.com



602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)



Rendering of the West Elevation with new covered patio.

602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)

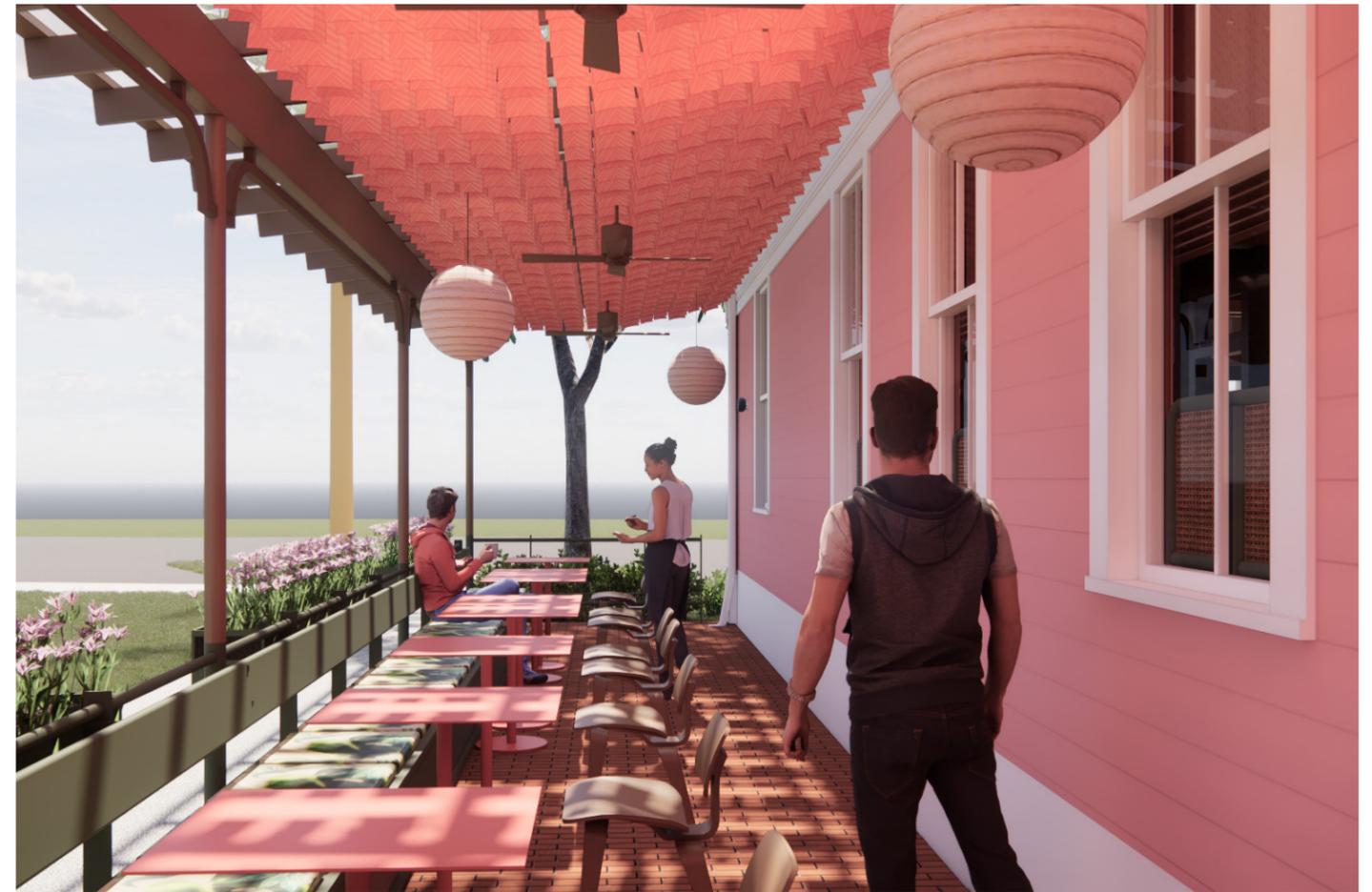


Rendering of south elevation of new covered patio.

602 Avenue A - Outdoor Dining Patio - Covered  
Supporting Documentation for Certificate of Appropriateness Request  
11.11.2021  
Lake | Flato Architects, Contact Jayme Gritch at [jgritch@lakeflato.com](mailto:jgritch@lakeflato.com);  
Vicki Yuan at [vyuan@lakeflato.com](mailto:vyuan@lakeflato.com)



Rendering of proposed new bar area with suspended storage above and moveable screens behind.



Rendering looking west of new covered patio with built in bench seating, fans, lanterns and fabric shading.