

Steve, please pass this on to the 812 Theresa applicants. It's a summary of what I shared with them:

This is a national register historic district. It was recognized for its historic character. These are generally modest one story homes, with large, welcoming front porches, operable, traditional 1/1 windows, and strong roof detailing.

Our job is to provide guidance to help the national register maintain its historic character. You want to maintain the character of the neighborhood, and be compatible in mass, scale, and detailing.

Some advice:

1. The view from the street is important. Density and preservation can co-exist. The ADU's are allowed. Do what you want in the back, without overwhelming neighboring houses (mc mansion should help limit that) and without large windows invading neighbor's privacy.

2. Cladding: horizontal lap siding - good

3. Overall configuration:

Typically, originals were one story. One of the most important changes you could make is to create a strong horizontal element across the front, with a gable profile. See what appear to be recent additions; they have a roofline at first floor level, with second floor above and set back. This continues roof lines at similar height. Creates more pedestrian and human scale from the street. Some standards allow a second floor once you're 15 back from the front facade. Anything will help. This would allow for a shaded porch all the way across the front, which owners will appreciate. This will shade any west-facing windows. This will reduce the horizontality of the house, which is a result of making it narrow enough for a bypass drive. If you must keep the garage, you could continue this line to cover the garage and make it less prominent.

4. Roof:

This odd upper roofline is probably the third biggest issue. Most homes have gable facing street, which you do have. But the existing slopes are lower, and your shed roofs are prominent features that throw off the cleanness of roof line. Consider a lower slope roof, instead of the steep pitch with shed dormers. But I understand you're probably working on the 50% height requirements to make it a habitable attic. You're also building narrower than most, to allow the drive by, so it makes other solutions more difficult. You could consider a sloped side to the dormer, making a gambrel profile on the shed, so you see roof material that reads as a side gable,

rather than the odd siding. And bring the face of the shed in from the side facades, so it looks less like an extension of the main wall, and more like a secondary roof feature. Or consider a hip roof at the front, with front and side gables...can have gable roof at back. There are two precedents on the street. (there is one shed precedent – understood.)

5. Roof detailing:

- Wide fascia boards - you do have some detail. More would be better.
- Roof overhangs - best for the building's maintenance, keeping it cool, as well as compatible with neighborhood

Combining the above, as you can see in one new example (bottom center in the street facade composite I provided), it makes the steeper slope seem less different, to have the same detailing with wide soffits and overhangs. It would help make the lower, first story gable stronger.

6. Porch: Porches are the strongest and most appreciated feature of the bungalow. They reflect a time before air conditioning, when people lived outdoors more, and interacted with neighbors more. Every other house has an open front porch, the older homes have them on raised foundations and posts. The detailing of your porch is probably your second biggest issue.

- Structural posts that are design element that relate to the primary cladding materials - not thin metal posts
- No garages facing streets
- All have a front door – a sign of welcome visible from the street.

See above, this combined with #3 creating a line of first floor roof and #5 detailing the fascia, could solve several problems.

7. Windows

The 8'x8' windows you have are the biggest problem. These large windows facing west and Texas will be extremely unpleasant in the summer. West facing heat gain is the worst. They also would create privacy issues at the street; buyers will not like that.

Every other house has 1/1 operable windows, roughly 30" wide. Proportions/height vary, but always taller than wide. Sometimes paired when a larger view/more light is desired.

Kevin Koch
Boards and Commissions