



DATE: August 10, 2026

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 110 Spanish Street - Design Clearance for exterior improvements to an existing home
Zoning: R-1
Design Standard District: Historic District
Applicant: Donna Hirschfelt

RECOMMENDATION:

Approve Design Clearance for exterior improvements at 110 Spanish Street, which is located within the Historic District.

BACKGROUND:

The applicant, Grau Construction, is requesting Design Clearance for exterior improvements to the home located at 110 Spanish Street.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-1	R-1	Yes	
District:	Historic District			
Lot Size:	8,712 sf	8,712 sf	--	
Set Back requirements:				
Front	--	--	--	
Side	--	--	--	
Rear	--	--	--	
Lot coverage	--	--	--	
Are there existing historic features?		Yes	Yes	Yes and they are proposing to maintain the existing style of the home
Structure Type	Residential	Residential	Yes	
Max Building height	--.	--	--	

DISCUSSION:

The applicant is proposing to make exterior and interior improvements to the home. The improvements including changing the roofing material to match the home at 130 Spanish Street (same owner). They

are also proposing to remove an existing breezeway at the house and install new front stairs and new windows.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features- The overall appearance of the existing structure will remain consistent with what is currently there.

3.3.2 Removal and/or Replacement of Historic Buildings and Structures- N/A

3.3.4 Additions or Alterations to Existing Buildings

The applicant is maintaining the appearance and style of the existing building.

3.5 Additional Design Standards for Residential Structures in the Historic Districts

3.5.2 Exterior Finishes and Color Schemes

The applicant is not proposing to change the existing exterior color of the home.

3.5.3 Doors

No change

3.5.4 Windows

The applicant is proposing white wood windows.

3.5.5 Siding

The proposed siding is not changing.

3.5.6 Roofs

The existing roof is comp, the applicant is proposing to replace it with a metal roof.

3.5.7 Porches

The front porch will remain and stairs will be added.

Staff recommends the Design Review Committee approve the application as presented.