

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 1

HDRC CASE NO: 2015-332
ADDRESS: 234 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1930 BLK 37 LOT S
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Leo Hernandez/French & Michigan
OWNER: Christa Emig
TYPE OF WORK: Rear addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to the historic structure at 234 Donaldson consisting of a wood deck and a 251 square foot screened porch. The applicant has proposed materials consisting of six by six cedar column posts, two by four cedar columns and framing, a corrugated metal roof and wood steps.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 1, Guidelines for Exterior Maintenance and Alterations

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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-cochères, 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.

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

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.

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 applicant has proposed to construct a wood deck and a 215 square foot screened porch addition. At the rear of the historic structure featuring a roof form similar to the portion of the existing structure to which it has been proposed to be added onto, the applicant's proposal is consistent with the Guidelines for Additions 1.A. The applicant has proposed for two small setbacks to separate the proposed additions from the existing structure.
- b. At a height of twelve feet ten inches, the proposed addition is shorter than the rear section of the existing structure and will not be seen from the public right of way. Furthermore, the proposed materials present the addition in a light manner, reducing its overall visual weight. This is consistent with the Guidelines for Additions 1.B. regarding scale, massing and form.
- c. Materials that match in type, color and texture should be used in additions to relate them to the historic structure on the lot. The applicant has proposed materials consisting of cedar columns and cedar column framing along with a flat roof featuring small, modest overhangs. Staff finds the proposed materials appropriate and consistent with the

Guidelines for Additions 3.A. regarding materials and textures.

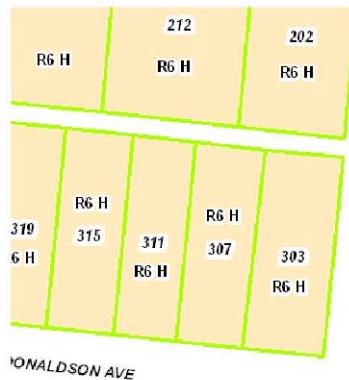
- d. Regarding architectural details, the applicant has proposed an addition that does not detract from the historic context of the existing structure nor the block and has implemented contemporary interpretations that present the addition in a manner than does not bring added visual weight or clutter to the rear and side facades. This is consistent with the Guidelines for Additions 4.A.
- e. The applicant has proposed a rear wood deck to feature materials that are consistent and complementary of those used on the screened porch as well as the existing structure. The applicant has proposed for the new crawl space to be enclosed by a welded wire mesh. Staff finds this proposal appropriate given its location at the rear of the proposed deck and addition.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



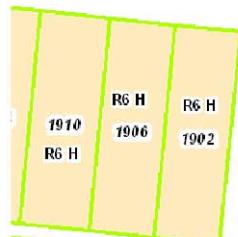
RONALDSON AVE



SAN ANTONIO AVE



W GRAMERCY PLACE

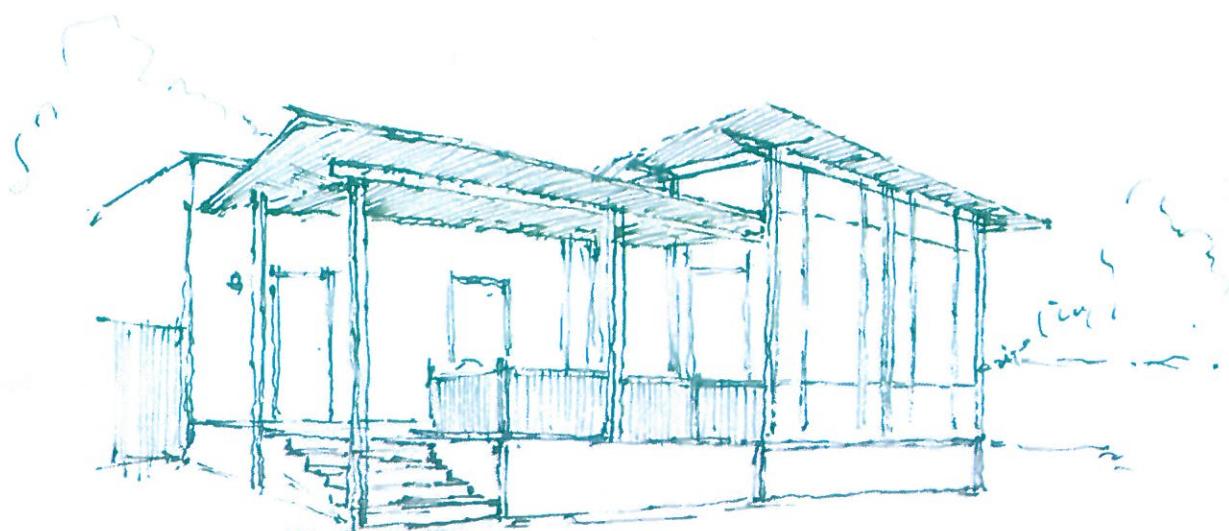


Flex Viewer

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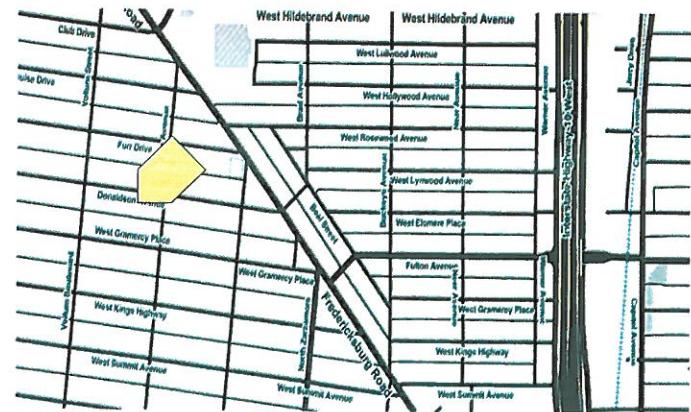
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DESCRIPTION OF WORK

The project consists of design development drawings of a residential addition. The design scope includes a new screened porch.



PROJECT INFORMATION

OWNER

Name Emig Christa
Address 234 Donalson Ave, San Antonio, Tx. 78201-4903

PARCEL

Address 234 Donalson Ave, San Antonio, Tx 78201
Monticello park (SA)
Legal Desc. R/1 Family not Farm Single
Zoning
Construction Type Residential

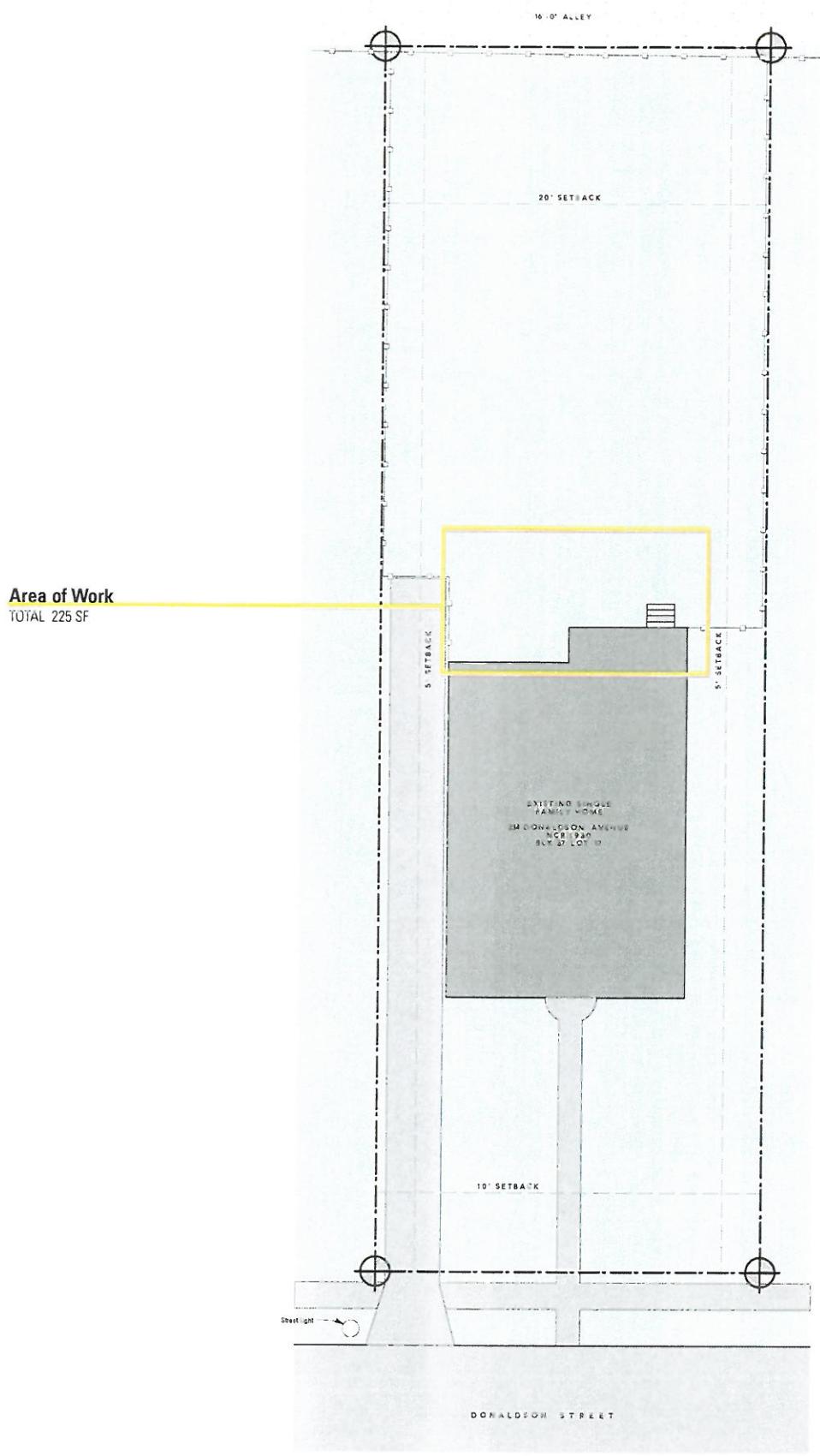
BUILDING

Bldg. Footprint 7850 sf
Remodeling Area 225 sf

091 Emig

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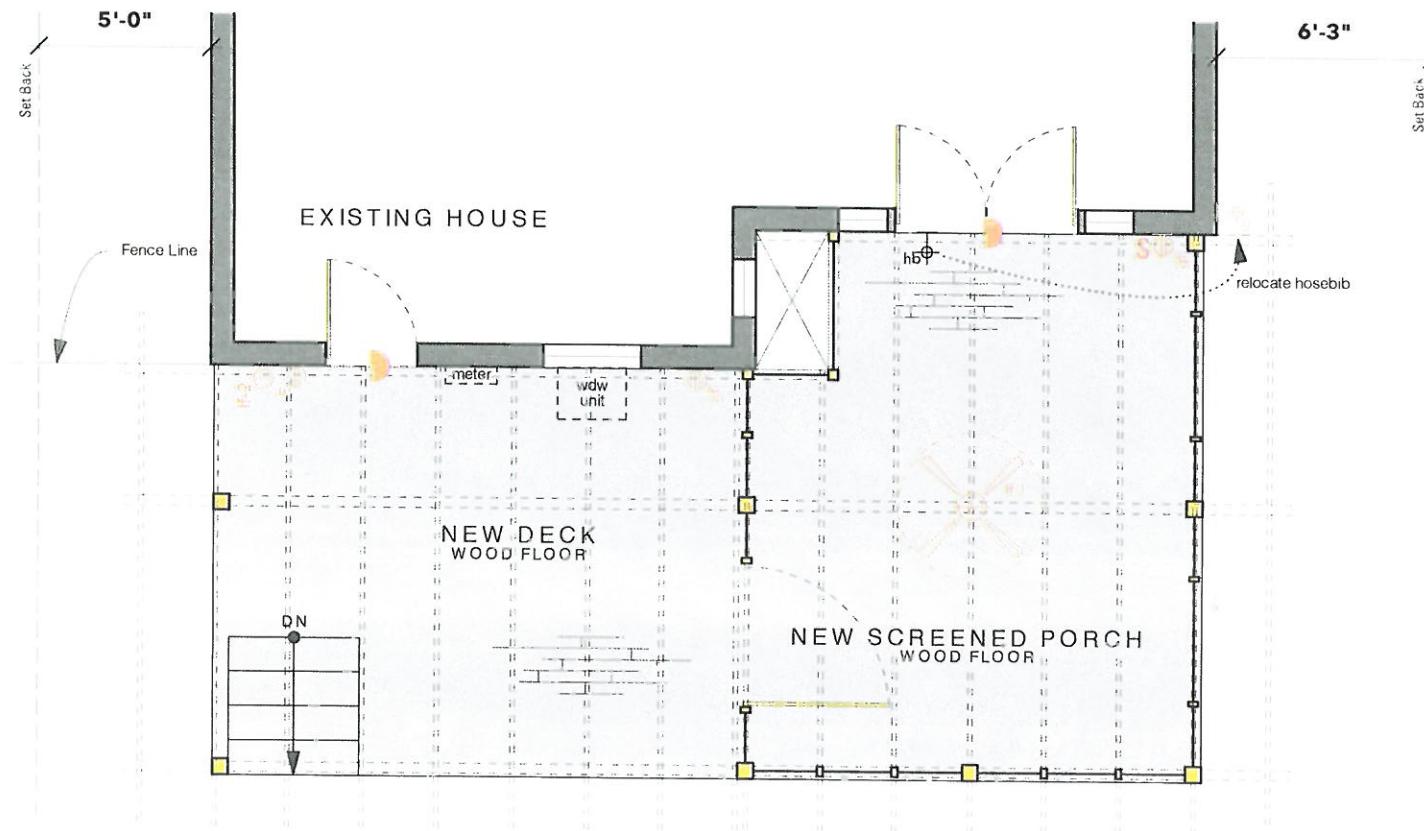
Emig Porch Site Plan a100



1" = 20'-0"

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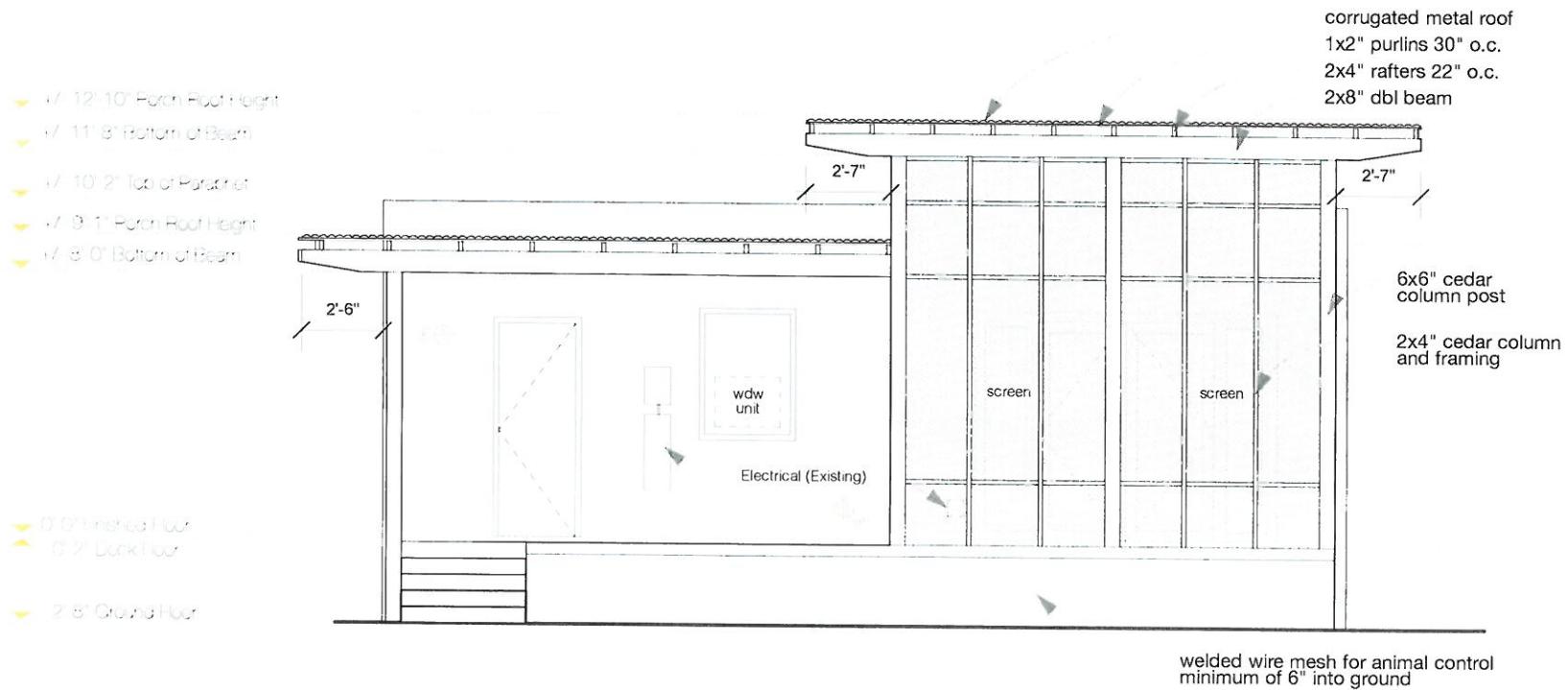
Emig Porch Floor Plan a101 3/16" = 1'-0"

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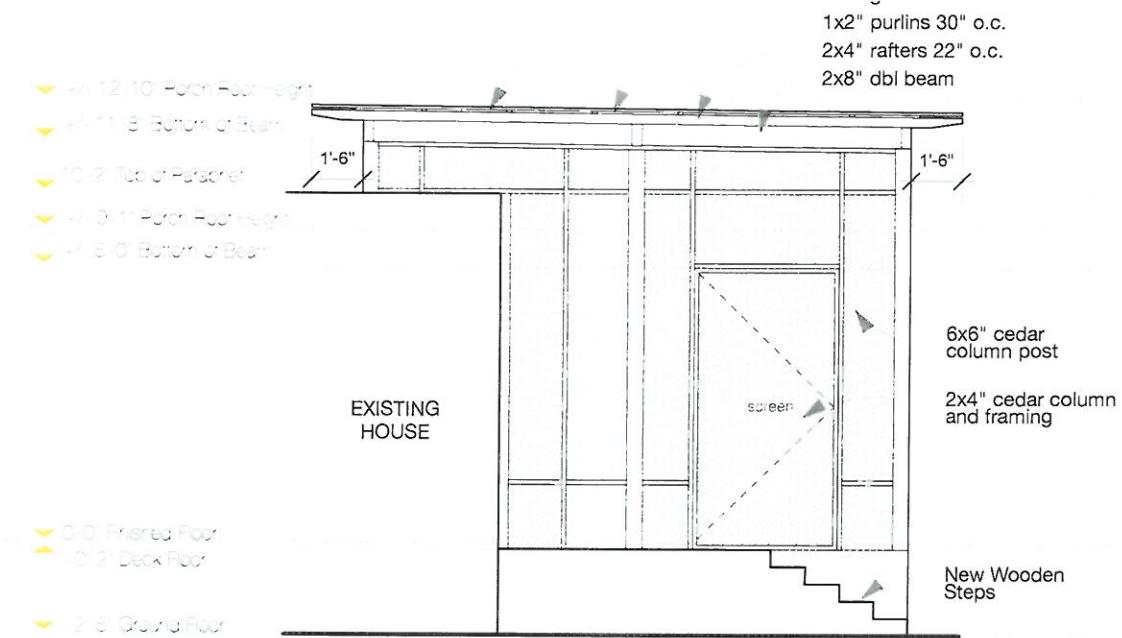
South Elevation a102  3/16" = 1'-0"

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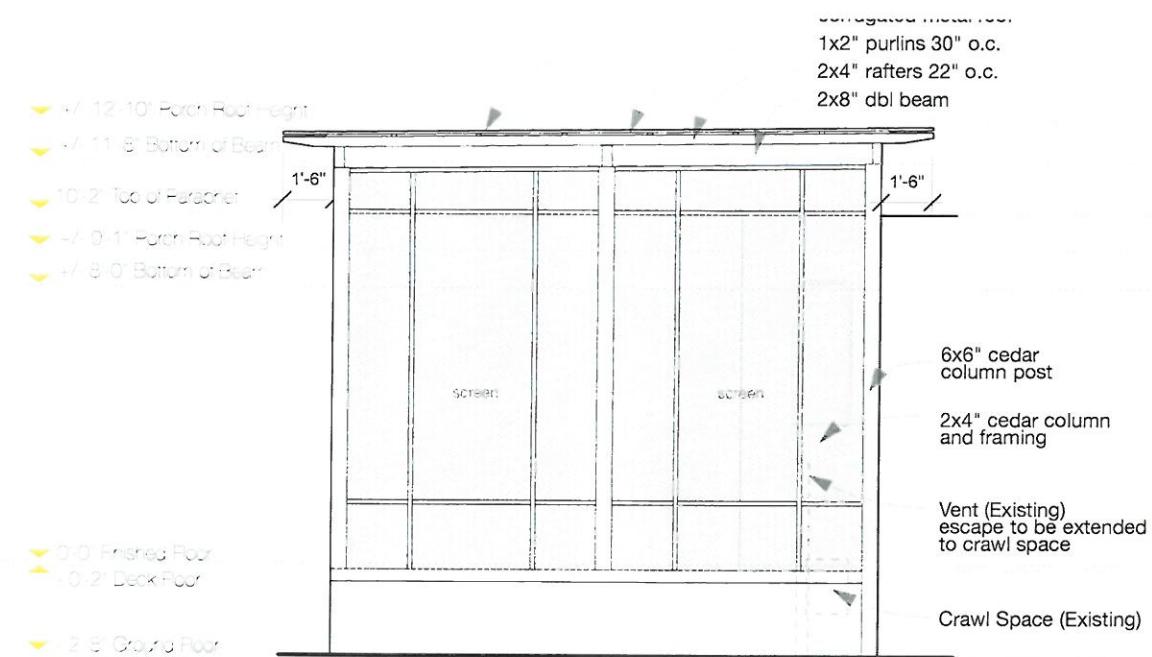
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West Elevation a102

3/16" = 1'-0"



East Elevation a102

3/16" = 1'-0"

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Front - North



Front - North



Back - South



Back - South

Photos

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