

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 16

HDRC CASE NO: 2015-319
ADDRESS: 559 E CRAIG PLACE
LEGAL DESCRIPTION: NCB 6204 BLK 5 LOT 32
ZONING: R4 H RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Donna Meletio
OWNER: Dunestan Eastman
TYPE OF WORK: Rear addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition at the rear of the structure at 559 E Craig. The applicant has proposed for the addition to feature approximately two hundred square feet as well as siding and roofing materials to match those of the existing historic structure. The applicant has also proposed to construct a new cedar deck to the rear of the existing structure, adjacent to the addition.

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-cocheres, 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. Currently the primary historic structure at 559 E Craig features a rear deck that features approximately two hundred square feet of deck space. The applicant has proposed to enclose this existing open air deck area to create a sunroom. According to the Guidelines for Additions 1.A., residential additions should be placed at the side or rear of the historic structure, should be designed to be in keeping with the existing, historic context of the block, should utilize a similar roof form and feature a transition between the new and old. The applicant's proposal is generally consistent with the Guidelines, however, staff recommends that the applicant add a detailing strip to separate the existing structure from the addition.
- b. At approximately two hundred square feet with a matching ridge line and modest footprint, the applicant's proposal is consistent with the Guidelines for Additions 1.B. regarding scale, massing and form.
- c. The applicant has proposed for the addition to feature materials that are consistent with those found on the existing historic structure. These materials include cedar shakes to match the existing siding, a composition shingle roof and

western red cedar railing. This is consistent with the Guidelines for Additions 3.A.i. and iii. The applicant has proposed one exterior sliding door for a proposed storage closet. Staff finds this door an appropriate contemporary feature and its placement appropriate.

- d. Generally, the applicant's proposal is consistent with the Guidelines for Additions 4.A. regarding historic context, architectural details and contemporary interpretations, however with the addition of the sunroom, a north facing window will be covered. The applicant has proposed two east facing windows in an existing bedroom to compensate for the loss of the north facing window. The applicant has proposed windows that are generally appropriate in size, however are vinyl and not appropriate in material. Staff recommends that the applicant install wood windows comparable to those existing in the primary historic structure.
- e. In addition to the proposed addition, the applicant has also proposed to construct a rear deck. The applicant has proposed materials of two by six by sixteen treated lumber, western red cedar six foot railing along with handi block concrete deck posts. The proposed wood elements are consistent with the Guidelines for Additions 3.A., however, staff finds that concrete deck posts are not consistent with the architectural style nor existing materials. Staff recommends that that if concrete deck posts are used, that they are not visible upon completion of the addition and rear deck.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the applicant install wood windows rather than vinyl and than any concrete deck piers are clad with a wood element complementary of the materials of the historic structure.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Aug 11, 2015

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Dunestan W. N. Eastman

559 East Craig Place San Antonio, Texas 78212

NCB 6204 Block 5 Lot 32

Detailed Description of Sun Room Addition and Deck Project 2015

The proposed project will add a sunroom with storage closets on the back of the existing structure, and it will replace the existing deck and add new deck steps and railing.

The sunroom will have two interior storage closets and one exterior closet and will have four windows. Because the addition will enclose a north-facing window in a bedroom of the existing structure, two east-facing windows will be added to the existing bedroom.

The sunroom dimensions will be 9 X 16, and the interior storage closets will be 5 X 4 and 5 X 7. The exterior storage closet will be 3 X 16. The deck replacement will be 14 X 16.

The sunroom addition will follow as an extension of the roof line of the existing structure and will use the same siding and roofing materials as the existing structure. The total square footage of the sunroom will be 199 S.F.

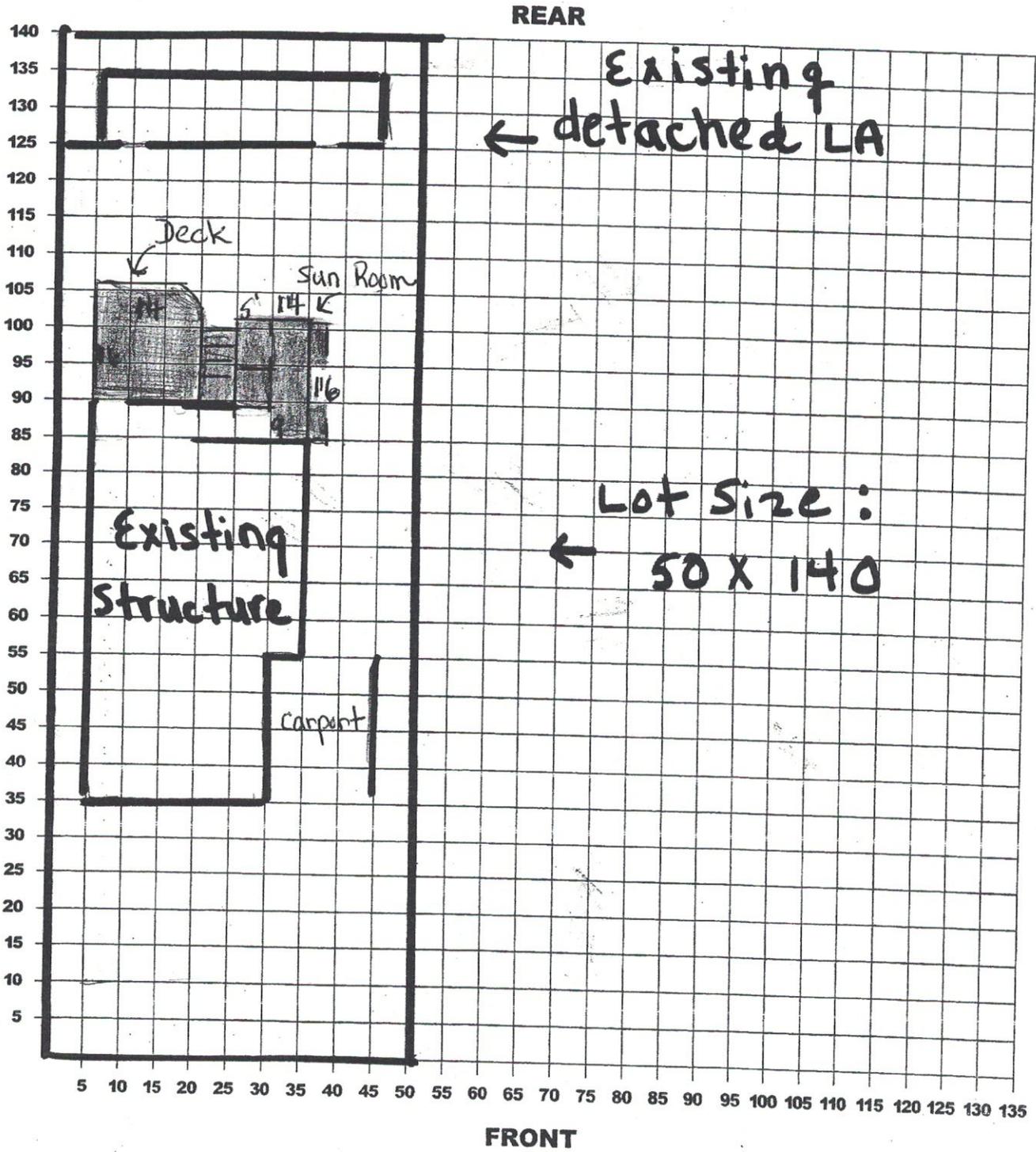
Materials

- **Concrete pole footing piers spaced according to code and at the same level as the existing structure, which allows for crawl space.**
- **Framing support lumber and studs: 2X4 Premium kiln-dried whitewood stud in No 1 or No 2 SYP southern yellow pine.**
- **Sheetrock : 5/8 X 8 X 48 with tape, float, texture and acrylic paint**
- **Baseboards: EverTrue 3.25 X 12**
- **Electrical: 4 plugs, two switches, and one ceiling fan with light kit**
- **Doors: Two interior hollow-core door with frame and lockset**
- **Flooring: Laminate 8 mm**
- **One bi-fold door**
- **Windows: One 47.5 X 59.5 Jeld-Wen s V2500 Single hung white vinyl with grids; one Jeld-Wen 23.5 X 35.5 V2500 single hung white vinyl with grids, and four Sliding 36 X 24 sliding venting windows by American Craftsman**
- **Interior wall insulation materials**
- **Cedar shakes to match siding on existing structure**

- **Roof decking and wood trusses**
- **Composition roof shingles to match existing structure**
- **One exterior sliding door for storage closet**
- **5/8 X 5 ½ X 6 ft cedar dog-ear picket fencing**
- **Western Red cedar 6 ft railing**
- **Handi-block concrete deck posts**
- **Weathersheild 2 X 6 X 16 #2 Prime pressure treated lumber for deck**

BUILDING SITE PLAN

For DSD office and records use: LOT: 32 BLOCK: 5 NCB: 6204
APPLICATION #: _____



I certify that this site plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and 2012 RC.

Address: 559 E Craig Place San Antonio TX 78212

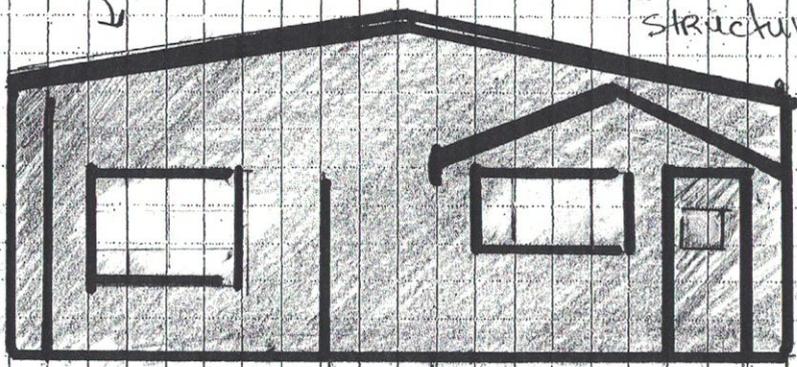
Signature: Doretha Perkins Date: 07-23-15

559 E Craig
Eastman Room Addition w/ deck

Rear View Elevation

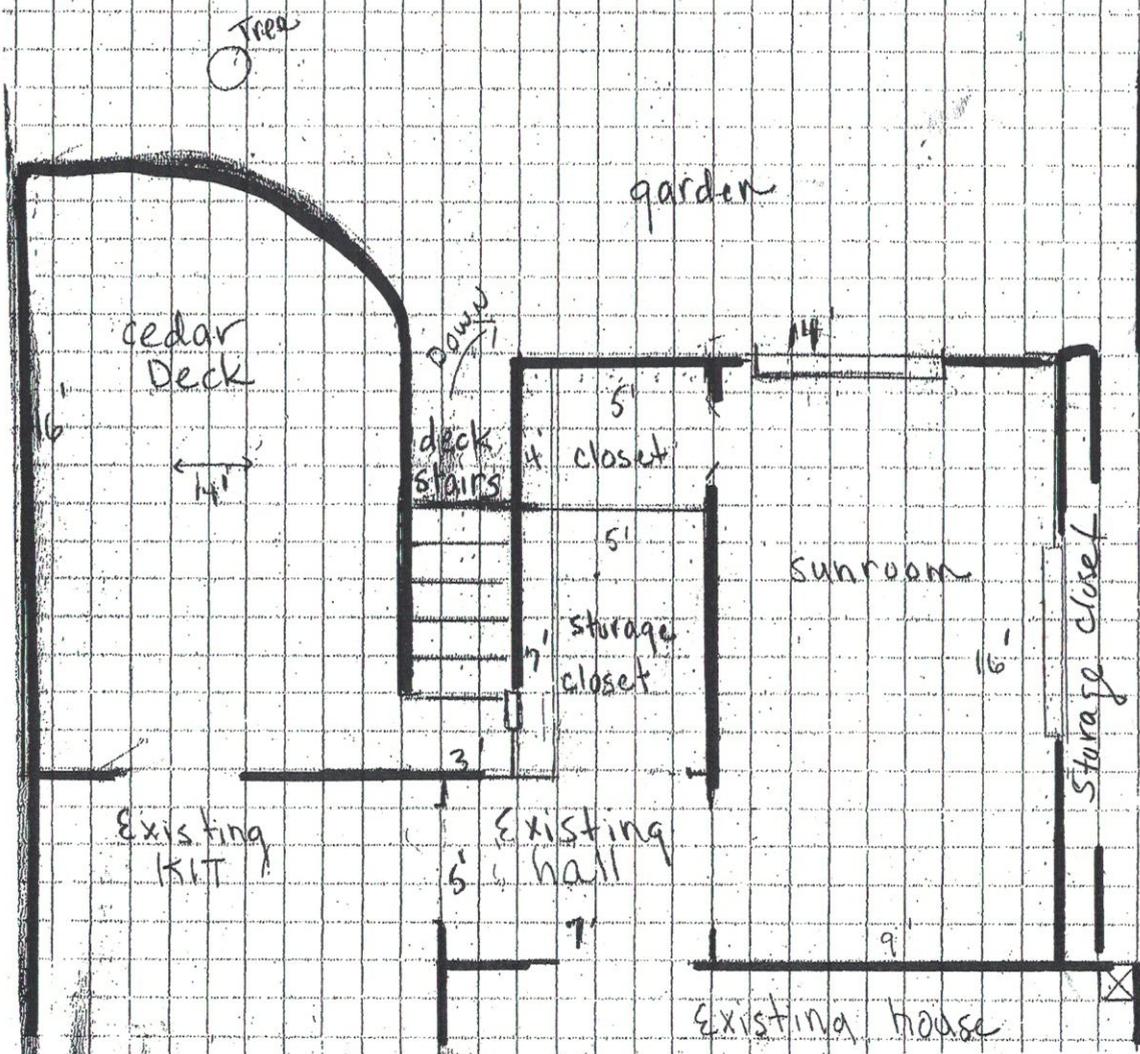
Sun Room Addition
at same elevation and roof line

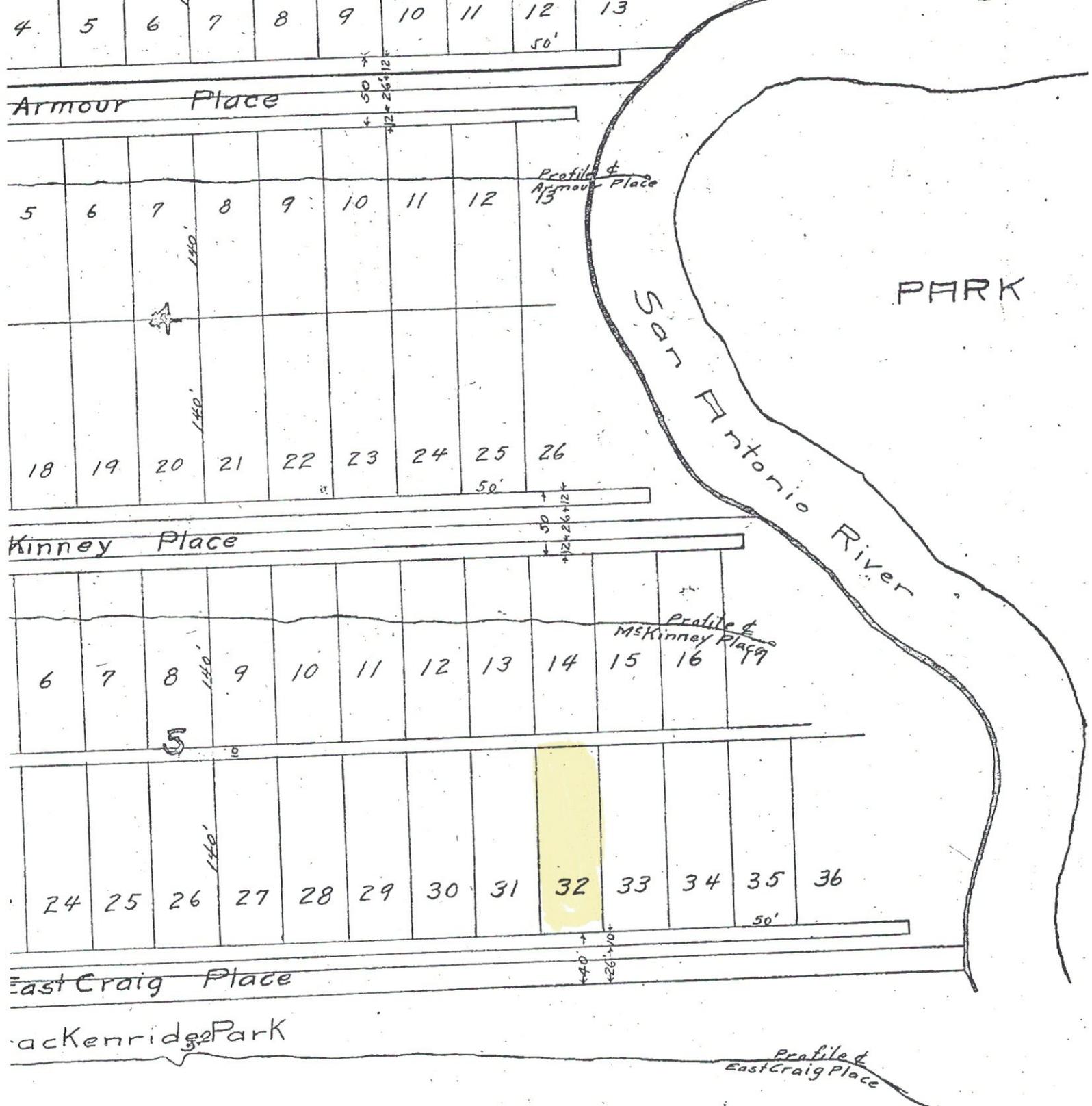
Existing structure



Deck Replacement

Stairs to Deck

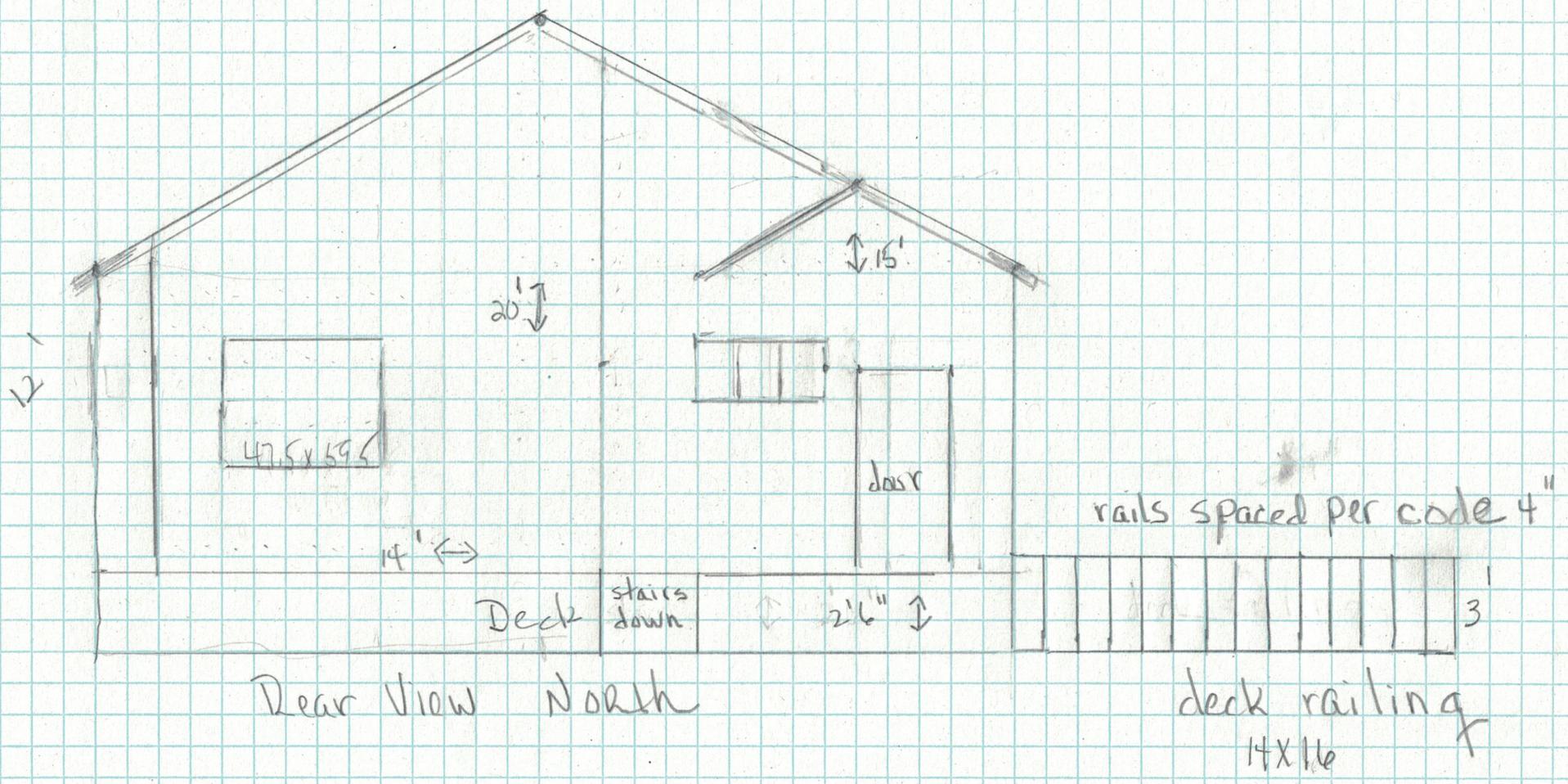




Map Showing
 Belmont Place
 San Antonio, Texas
 Owned by St. J. Allen

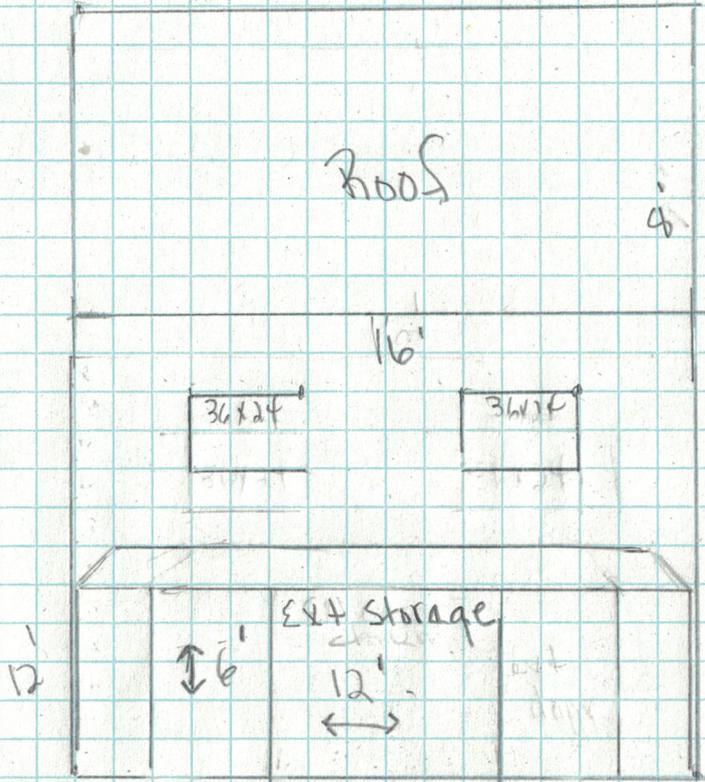
559 E. Craig
Eastman

North View (rear)



559 E. Craig
Eastman

East View



West View

