

## HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

**HDRC CASE NO:** 2019-634  
**ADDRESS:** 101 E AGARITA AVE  
**LEGAL DESCRIPTION:** NCB 1700 BLK 2 LOT 14, W35 FT OF 15  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Virgilio Aguilar/Don B McDonald Architect AIA.  
**OWNER:** BROWN MANUEL ALBERTO  
**TYPE OF WORK:** Construction of new addition and rear garage, demolition of existing garage and accessory structure, installation of new roofing and site furnishing, and site improvements.

**APPLICATION RECEIVED:** October 18, 2019  
**60-DAY REVIEW:** December 17, 2019  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

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

1. Construct a rear addition.
2. Demolish existing rear garage and accessory structure.
3. Construct a new rear garage.
4. Replace existing roofing.
5. Replace existing mechanical and storage room on roof.
6. Install a rooftop pergola.
7. Expand driveway.
8. Construct a masonry wall.
9. Install hedge fencing.
10. Install concrete planter steps.
11. Install hardscaping at the rear of the property.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 3. Materials: Roofs

##### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open



eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

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.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative

vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

### 9. Outbuildings, Including Garages

#### A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

### *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.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 3. Materials and Textures

#### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as

long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is

replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

## 2. Fences and Walls

### A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

### B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location*—Do not use privacy fences in front yards.

## 3. Landscape Design

### A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and

reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### 3. Landscape Design

#### B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### C. MULCH

*Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

#### D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

## B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

## FINDINGS:

- a. The primary structure at 101 E Agarita was built c.1920 and first appears on the Sanborn Maps in 1924. It is a two-story Neoclassical brick residence featuring a flat roof, a grand full-facade entry porch supported by Corinthian columns with an enclosed second-story balcony, and dense, verdant landscaping.

### Findings for the rear addition, item #1:

- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a two-story, 1,160 square foot rear addition to the primary structure. The Historic Design Guidelines for Additions state that residential additions should be located to the side or rear of the building to minimize views of the addition from the public right-of-way. Furthermore, additions should be subordinate to the principal façade. Guideline 1.B.iv. in the Guidelines for Additions states that residential additions should not be so large as to double the existing building footprint, regardless of lot size. The original structure is 2,060 square feet; therefore, the proposed addition will not double the existing building footprint. The rear addition is viewable from the public right-of-way at the front façade as it extends past the original footprint on the east elevation. This portion of the addition consists of floor-to-ceiling windows and is largely obscured by the existing trees. Staff finds the square footage and overall massing appropriate.
- c. **ROOF** – The applicant has proposed a flat roof clad in thermoplastic polyolefin (TPO) for the rear addition. The proposed flat roof does not meet the existing flat roof. The Historic Design Guidelines for Additions states that new additions should utilize a similar roof pitch, form, and orientation as the principle structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. The Historic Design Guidelines for Exterior Maintenance and Alterations state that flat roofs allow the use of contemporary roofing materials, as they are not visible from the public right-of-way. Staff finds the roof form and material consistent with the Guidelines.
- d. **FENESTRATION** – According to the Historic Design Guidelines, new windows and openings should respond to the proportions that exist on the primary structure. Windows shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ration from adjacent historic facades. The applicant has proposed to install large fixed, painted steel windows on the north and south facades of the rear addition visible from the public right-of-way. The east and west elevations of the rear addition will have no windows. The applicant has proposed vine cover for the fully brick elevations. Staff finds the lack of windows



- on the east and west elevations of the rear addition to be inconsistent with the Guidelines.
- e. TRANSITIONS BETWEEN OLD AND NEW – According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials, an inset in footprint, and/or design details. Staff finds the use of unpainted brick on the addition and simplified architectural detailing consistent with the Guidelines.
  - f. ARCHITECTURAL DETAILS – According to the Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition retains similar, yet simplified architectural detailing as the existing structure and is consistent with the Guidelines.

Findings for the demolition of the garage and accessory structure, item #2:

- g. DEMOLITION OF GARAGE – The applicant is requesting approval for the demolition of the existing garage. The applicant has proposed to replace the existing garage with a new garage, set back along the property line with the alley, which is consistent with existing garages and accessory structures along the alley. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- h. DEMOLITION OF ACCESSORY STRUCTURE – The applicant is requesting approval for the demolition of the rear accessory structures. The applicant has proposed to install landscaping pavers in the current location of the greenhouse structure. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district. The applicant has provided adequate documentation for the accessory structure and staff conducted a site visit to assess the accessory structure on November 5, 2019. The greenhouse and accessory structure are attached to the existing rear garage proposed for demolition and the accessory structure of the neighboring property. The accessory structure is attached to the neighboring property's accessory structure in a lean-to fashion.
- i. CONTRIBUTING STATUS – The existing garage and accessory structures were deemed to be noncontributing by staff. The existing garage is a one-story auto structure attached to the rear of the primary structure. It consists of concrete, wood, and aluminum siding and was most likely constructed c.1960. The structure does not appear on the 1924 Sanborn Map. However, an accessory structure on the 1924 Sanborn Map appears on the rear property line in the location of the proposed new garage. Staff does not find that the existing garage is contributing to the primary structure. The 1924 Sanborn Map shows that the original accessory structure had a different footprint. Staff finds that the accessory structures are noncontributing to the property and are not original to the primary structure.

Finding for the construction of a new rear garage, item #3:

- j. NEW CONSTRUCTION – The applicant has proposed to construct a new garage at the rear of the property on the property line with the alley. The applicant has proposed to construct a one-story, 550 square foot two-car garage with brick parapet walls. The Historic Design Guidelines state that newly constructed garage and outbuildings must relate to the period of construction of the principal building on the lot through the use of complementary materials and that garage doors must have proportions and materials similar to those found in the district. Additionally, the orientation and setback must follow the patterns of similar structures along the streetscape or district. Staff finds the proposal to be generally consistent with the Guidelines.

Finding for the replacement of existing roofing material, item #4:

- k. ROOF MATERIALS – The applicant has proposed to replace the existing composition roof

material with thermoplastic polyolefin (TPO) roofing. The Historic Design Guidelines for Exterior Maintenance and Alterations state that flat roofs allow for the use of contemporary roofing materials, as they are not visible from the public right-of-way. The 1924 Sanborn Map shows that the original roof was composition roofing and the front porch roof was metal, slate, tile, or asbestos shingles. Staff finds that the proposal is appropriate.

Finding for the replacement of existing mechanical and storage room on roof, item #5:

1. MECHANICAL EQUIPMENT – The applicant has proposed installing new mechanical room and a new storage room to replace existing mechanical and storage rooms on the roof. The Historic Design Guidelines state that mechanical equipment and other roof appurtenances should be screened and set back to avoid view from the public right-of-way. Staff finds the proposal consistent with the Guidelines.

Finding for the installation of a rooftop pergola, item #6:

- m. ROOF APPURTENANCES – The applicant has proposed to construct a pergola structure on the roof of the original house. The pergola will be setback 13 feet and 3 inches from the front façade. According to Guideline 1.B.ii. for Additions, rooftop additions should be limited to the rear façade and visibility from the public right-of-way should be minimized. Line of sight studies provided by the applicant show that the pergola would be partially visible from the street and an unsanctioned neighboring rooftop pergola is currently highly visible from the street. The property at 101 E Agarita has lush landscaping, so that the rooftop pergola would be in context with the landscape. Staff does not find the rooftop pergola to be consistent with the Guidelines.

Finding for the expansion of the existing driveway, item #7:

- n. CURBING – The applicant has proposed to expand the existing driveway ramp to accommodate the new garage construction. The Historic Design Guidelines state that the width and configuration of original curb cuts must be maintained when replacing historic driveways and applicants should avoid introducing new curb cuts where not historically found. Staff finds the proposal inconsistent with the Guidelines.

Finding for the construction of a new masonry wall, item #8:

- o. WALL INSTALLATION – The applicant has proposed to install an 8-foot brick wall along the east property line, with a 4-foot-high portion of wall extending from the plane of the front porch to the termination of the front steps. The Historic Design Guidelines state that new walls should appear similar to those used historically within the district in terms of their scale transparency, and character and that applicants should avoid installing a wall where it did not historically exist and that the height of new walls in the front yard are not to exceed four feet.. Masonry walls are found throughout the Monte Vista Historic District and exist on the properties along the alleyway. The front yard of the property begins at the front façade of the primary structure. Staff finds that the proposed masonry wall is in keeping with the character of the historic district, will match the original structure and proposed rear addition in material, and will replace the existing wire fencing separating the neighboring property. Staff finds that the 4-foot-high portion of the masonry wall should begin from the wall plane of the front facade.

Finding for the installation of hedge fencing, item #9:

- p. HEDGE FENCING – The applicant has proposed to install hedge fencing at the rear of the property, separating the property from the alleyway. The Historic Design Guidelines state that new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and that the design of the fence should respond to the design and materials of the house or main structure. The rear of the property currently features an existing wire fence that is covered in vines. Staff has found existing hedge fencing extant in the Monte Vista Historic District and finds that the proposal is consistent with the Guidelines.

Finding for the installation of concrete planter steps, item #10:

- q. LANDSCAPE DESIGN – The applicant has proposed to install concrete steps with inset planters that wrap around the front porch skirting. The step planters will be filled with pea gravel and will feature tree plantings. According to the Historic Design Guideline 3.A.v. for Site Elements, the applicant should maintain existing landscape features and refrain from introducing landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage. Staff finds the request inconsistent with the Guidelines. The applicant should maintain the existing step configuration and steps should not be installed at the sides of the front porch.

Finding for the installation of hardscaping at the rear of the property, item #11:

- r. IMPERVIOUS COVER – The applicant has proposed to replace the existing greenhouse with hardscaping in the form of large pavers. Per the UDC impervious surfaces should not be installed on more than fifty percent of the lot and should not be included on surfaces that were historically not covered with impervious cover. The proposed impervious cover will not cover more than fifty percent of the lot and will be generally located in the same location as the existing greenhouse. Staff finds the proposal generally consistent with the Guidelines.

**RECOMMENDATION:**

Item 1, Staff recommends approval of the construction of a rear addition based on finding b through f with the following stipulation:

- i. That the applicant installs windows on the east and west elevations of the rear addition to be more consistent with the Historic Design Guidelines as noted in finding d. The applicant must submit updated dimensioned elevation drawings and a material specification to staff prior to receiving a Certificate of Appropriateness. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail.

Item 2, Staff recommends approval of the demolition of the existing garage and accessory structure based on findings g through i.

Item 3, Staff recommends approval of the construction of a new rear garage based on finding j with the following stipulation:

- i. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

Item 4, Staff recommends approval of the replacement of existing roofing material with TPO based on finding k.

Item 5, Staff recommends approval of the replacement of existing mechanical and storage rooms on the roof based on finding l.

Item 6, Staff does not recommend approval of the installation of a rooftop pergola based on finding m.

Item 7, Staff does not recommend approval to expand the driveway and alter curbing based on finding n.

Item 8, Staff recommends approval of the construction of a masonry wall based on finding o with the following stipulation:

- i. That the front yard wall does not exceed four feet in height beyond the wall plane of the front façade.

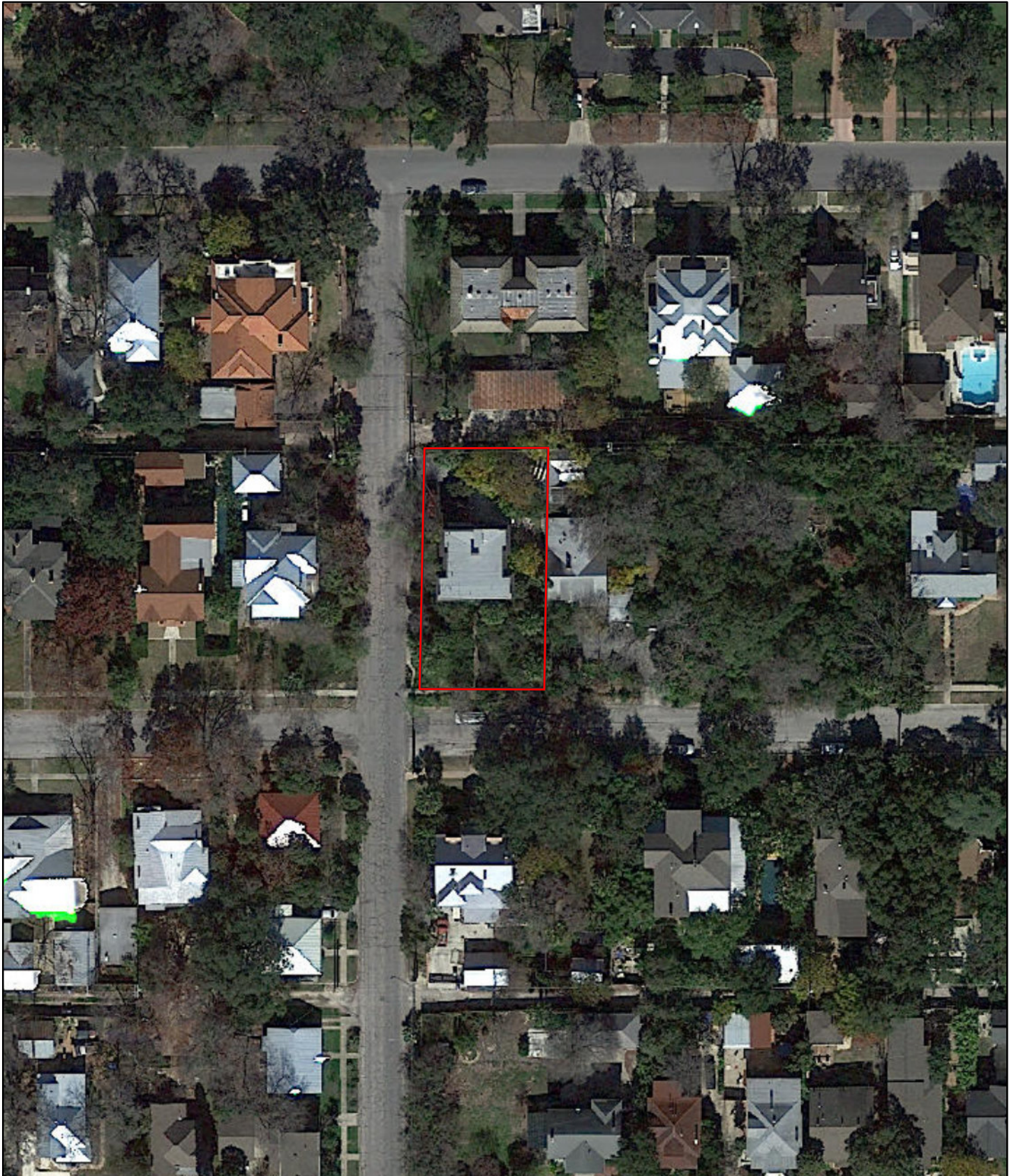
Item 9, Staff recommends approval of the installation of hedge fencing based on finding p.

Item 10, Staff does not recommend approval of the installation of concrete planter steps based on finding q.

Item 11, Staff recommends approval of the installation of hardscaping in the rear of the structure based on finding r.

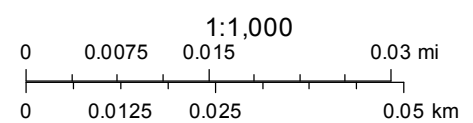


# City of San Antonio One Stop



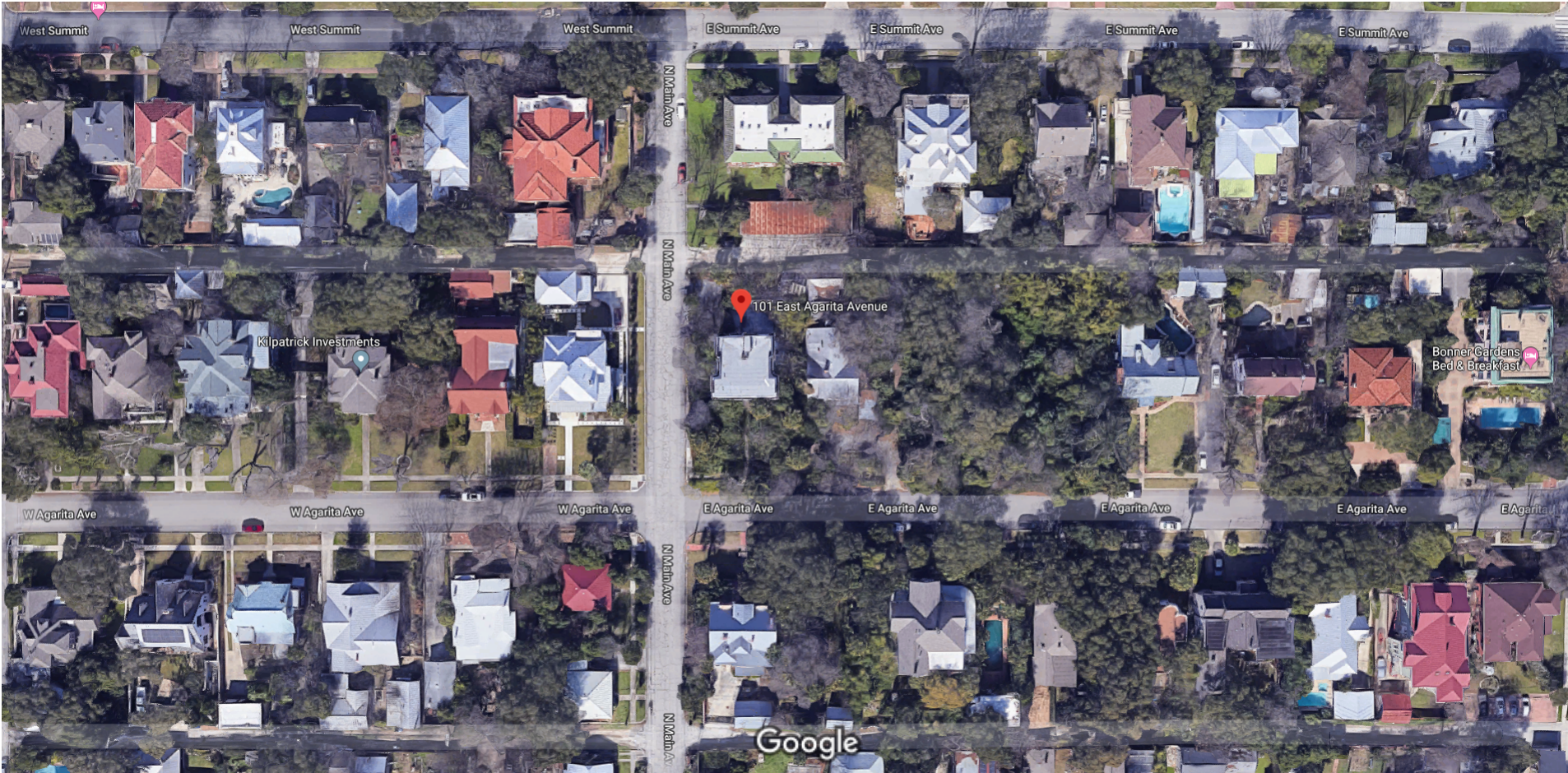
October 24, 2019

— User drawn lines





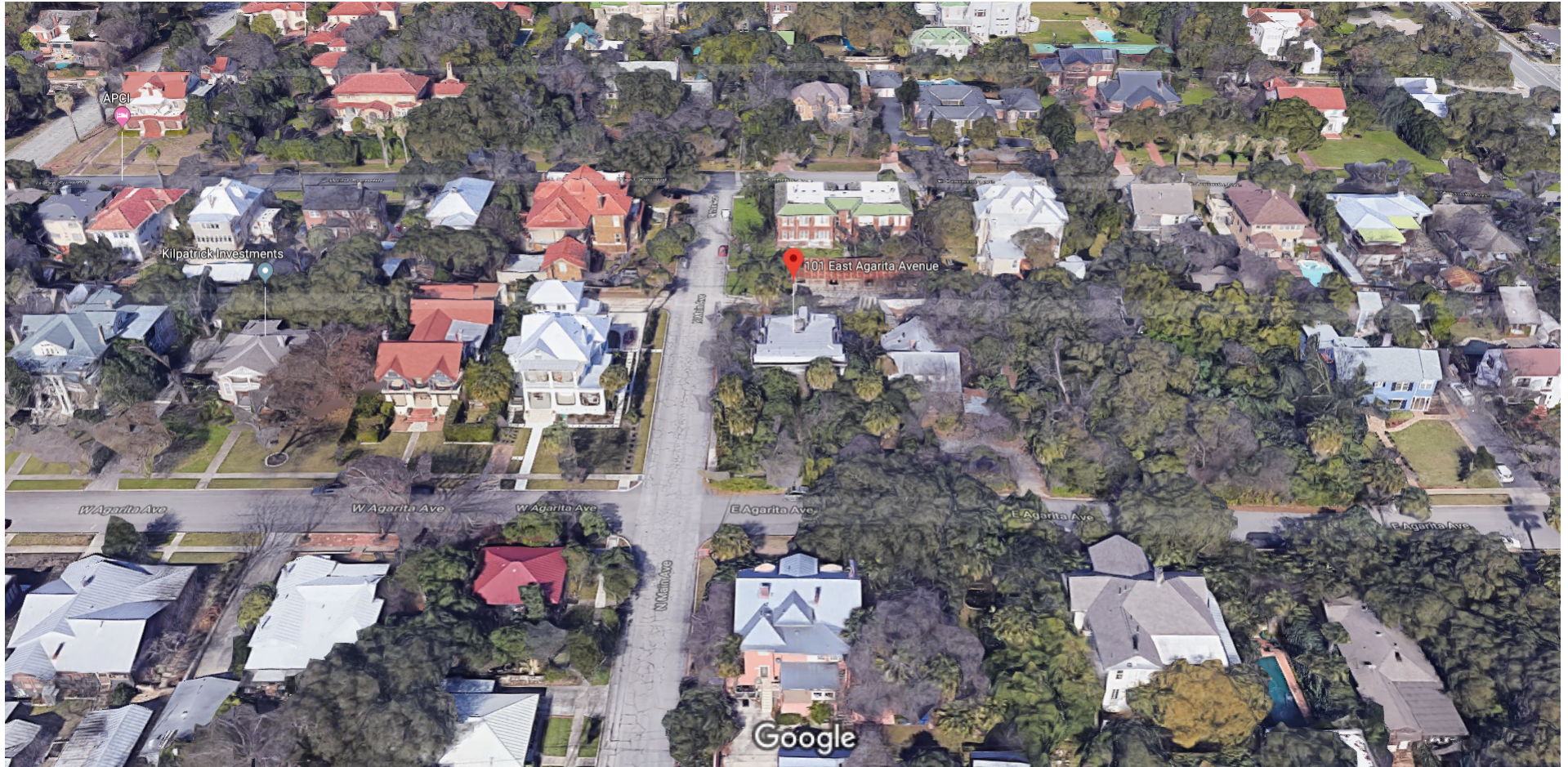
Google Maps 101 E Agarita Ave



Imagery ©2019 Google, Imagery ©2019 CAPCOG, Maxar Technologies, Map data ©2019 50 ft



## Google Maps 101 E Agarita Ave



Imagery ©2019 Google, Imagery ©2019 CAPCOG, Maxar Technologies, Map data ©2019 50 ft



Google Maps 101 E Agarita Ave



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Google Maps 101 E Agarita Ave



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft



Google Maps 101 E Agarita Ave



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft

203

0

1700

E. AGARITA AV. Not Paved

1701

E. MULBERRY AV. Not Paved

1702

E. HUISACHE AV. Not Paved

1703

E. MAGNOLIA AV. Not Paved

204

NO EXPOSURES

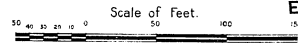
OLYMPIAN WAY

MC CULLOUGH AV.

HILL CREST  
UNINCORPORATED  
AV.

3085

3086



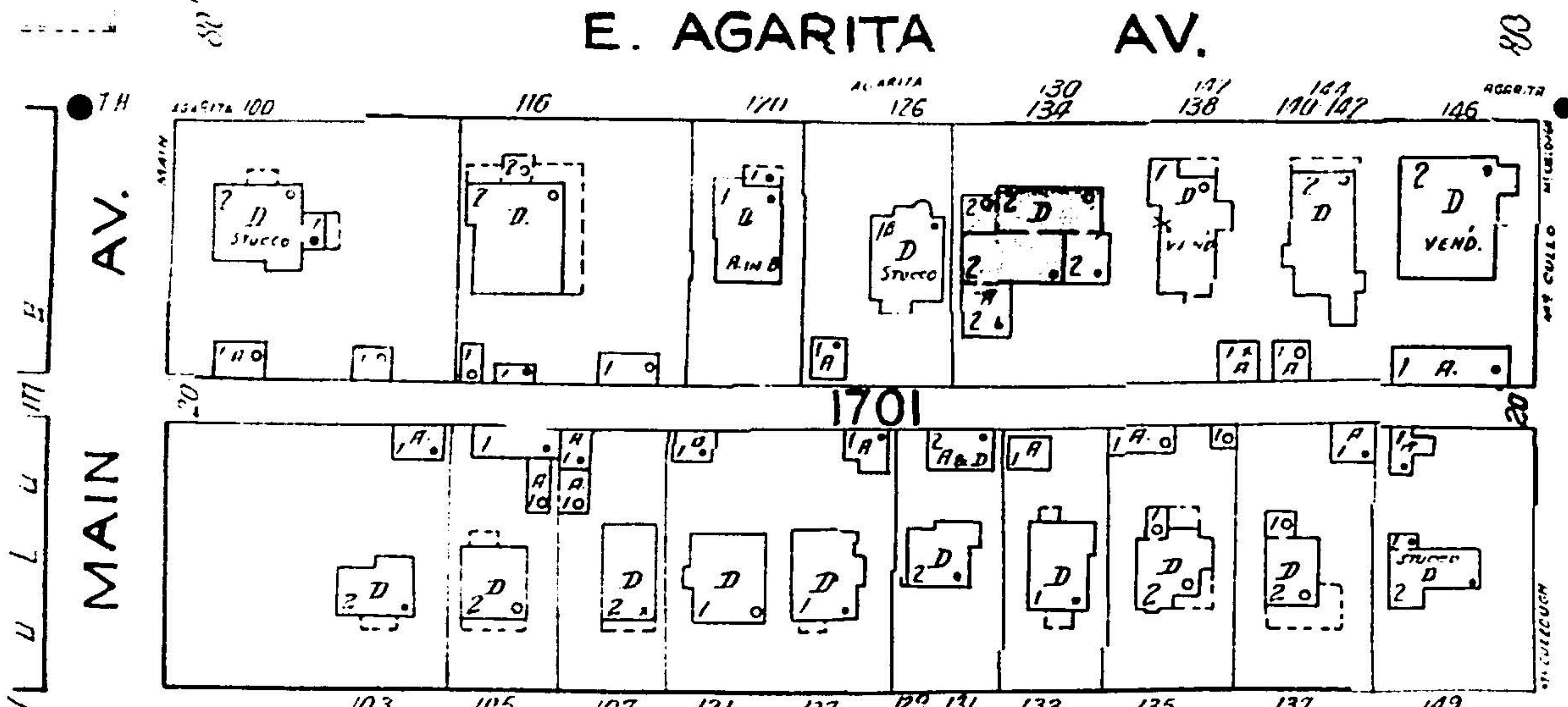
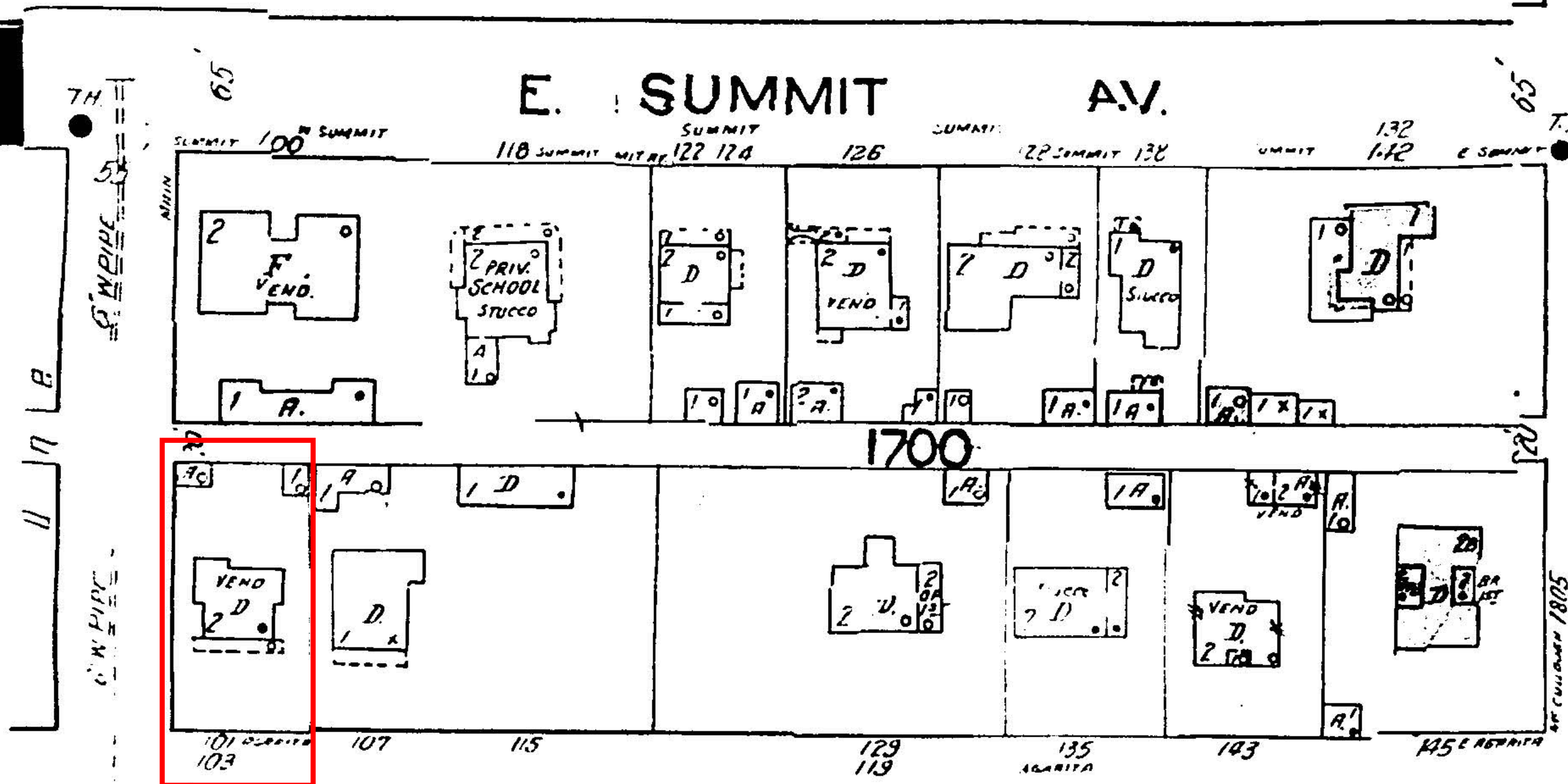


See

Vol.

One.

MS 511











# Don B. McDonald, Architect

101 E. Agarita Ave. Restoration and Addition Project

## EXTERIOR MATERIALS & FINISHES

### Site Improvements:

**New masonry wall,  
Floor and steps**

St. Joe brick.

**New Stone Paving**

West Texas Crème limestone.

**New Gravel Path**

3/8" Pea gravel on 6" decomposed granite with 1/2" steel edge.

**New steps**

Concrete curb and gravel (infill)- 3/8" Pea Gravel on 6" decomposed granite.

### Restoration of Historic structure

**Patch and repair of  
Historic Fabric**

As Required.

### **Proposed Paint Colors:**

**Front Columns, Freeze  
and attic-**

Benjamin Moore huntington white DC-02.

**Main Structure-**

Benjamin Moore sycamore 1137.

**Accents, lintels and sills  
and wood trim-**

light Gray-Spec to be determined

## **New, Mechanical Room, Storage room and Pergola at Roof top**

<b>Pergola structure and railing</b>	Painted Steel (light gray)
<b>Metal Windows &amp; Doors:</b>	Painted Steel (light gray) with clear glass
<b>Wood Siding and Doors:</b>	IPE Wood (clear stain)
<b>Roofing</b>	Hand cramped Standing Seam Metal
<b>Floor</b>	IPE Wood deck 1x6 planks

## **New Addition-Kitchen & Garage**

<b>Stone Veneer, floor &amp; Steps:</b>	St. Joe brick Masonry walls at west and east side of new addition to act as substrate for vine plants to grow
<b>Stone Caps and Sills:</b>	Limestone
<b>Rafters:</b>	Douglas fir & Mahogany wood (clear stain)
<b>Roofing:</b>	Hand cramped Standing Seam Metal
<b>Metal Windows, Doors and trim:</b>	Painted steel (light gray) with clear glass
<b>Garage Doors:</b>	IPE wood (clear stain) west side Painted steel (light gray) with clear glass-East Side
<b>Exterior Stair:</b>	Painted steel (light gray)



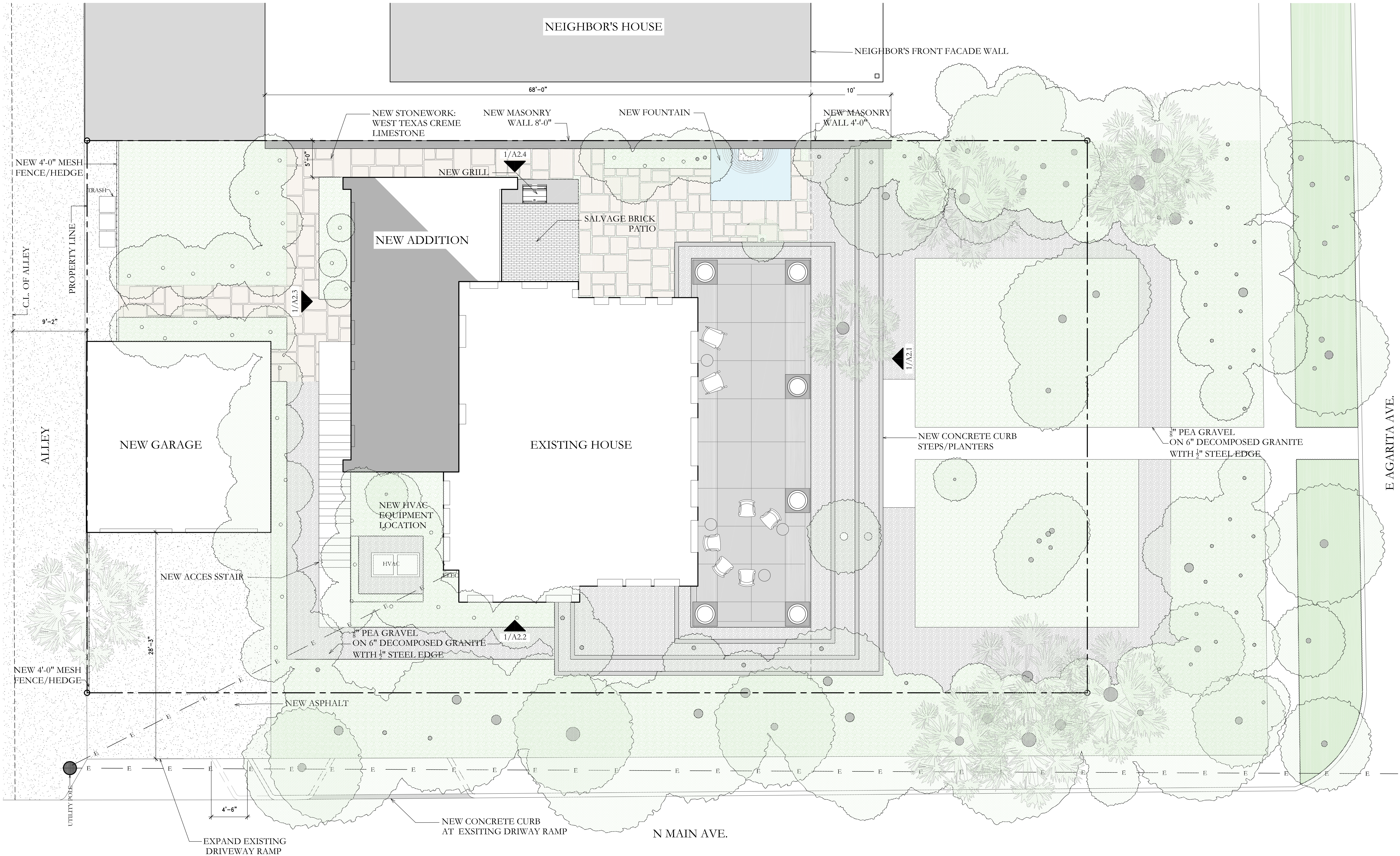
# Don B. McDonald, Architect

101 E. Agarita Ave. Restoration and Addition Project

Description of project:

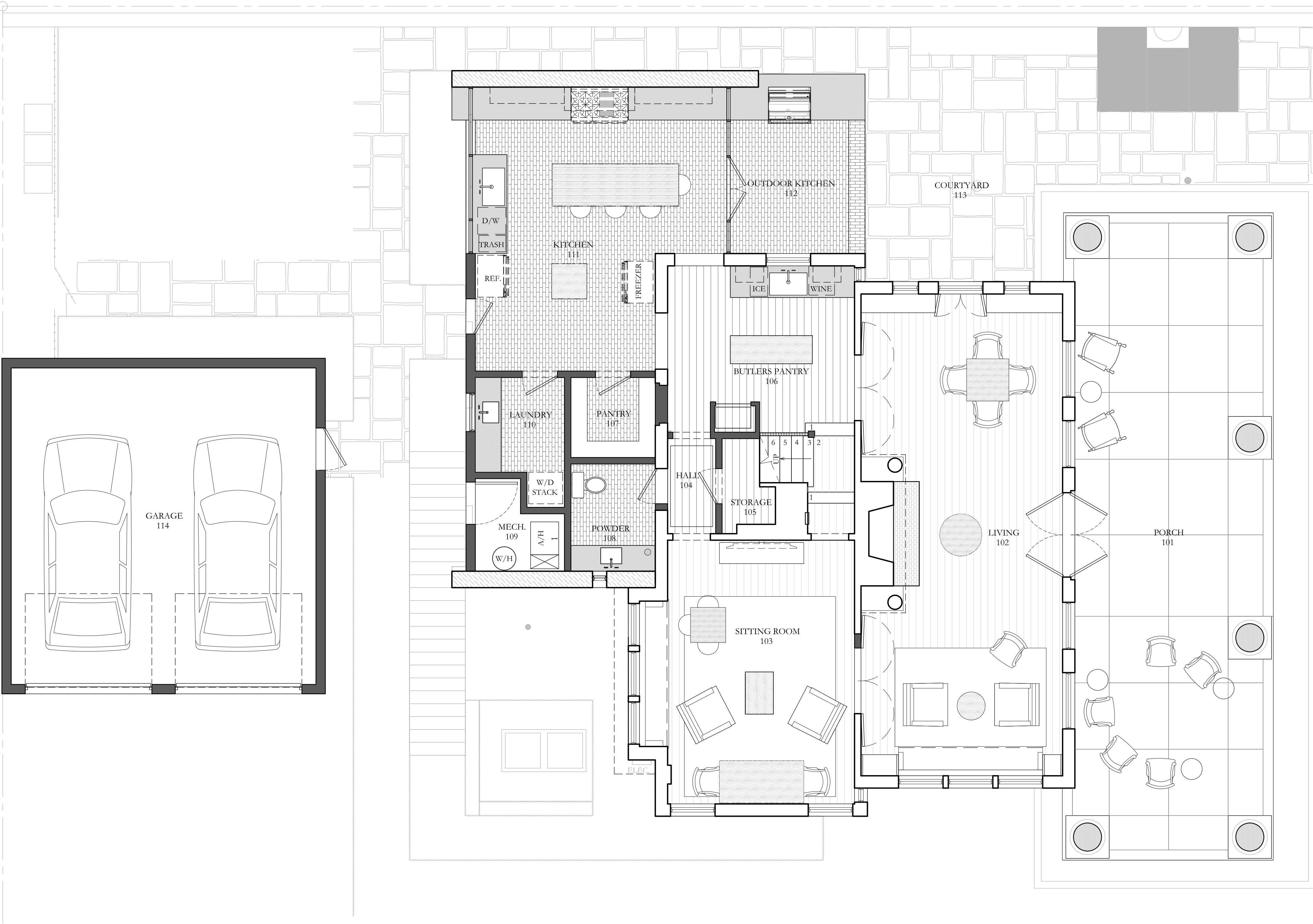
1. Site improvements:
  - Demolition of Existing garage and adjacent structure (green house).
  - Expansion of existing garage access ramp (4'-6") & add curb to second existing garage access ramp.
  - New access stairs on north elevation.
  - New front concrete Curb steps/planters
  - New gravel and stone paths.
  - New masonry fence (East side of property)
  - New hedge fence (North side of property)
  - New Trees: Mountain Laurel & Crape myrtle white
2. Restoration of historic structure:
  - Patch & repair of Historic structure as required.
  - New exterior paint on existing painted brick.
3. New mechanical room, storage room and pergola at roof top
4. New Addition-Kitchen(580sf) & Garage (550 sf).





<p>Don McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 735-9722</p>
<p>FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION</p>
<p>BROWN RESIDENCE 101 E. Agarita Ave. San Antonio TX, 78212</p>
<p>10/16/2019 A1.1 VA</p>





I FIRST FLOOR PLAN

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2121 North Main Avenue  
San Antonio, Texas 78212  
(210) 735-9722

1st Floor Plan  
FOR BIDDING PURPOSES ONLY  
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BROWN RESIDENCE  
101 E. Algarita Ave.  
San Antonio TX, 78212

08/30/2019

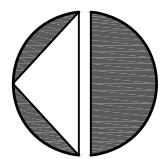
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VA



2 SECOND FLOOR PLAN

North



SCALE: 1/4" = 1'-0"

BROWN RESIDENCE  
101 E. Agartita Ave.  
San Antonio TX, 78212

2nd Floor Plan

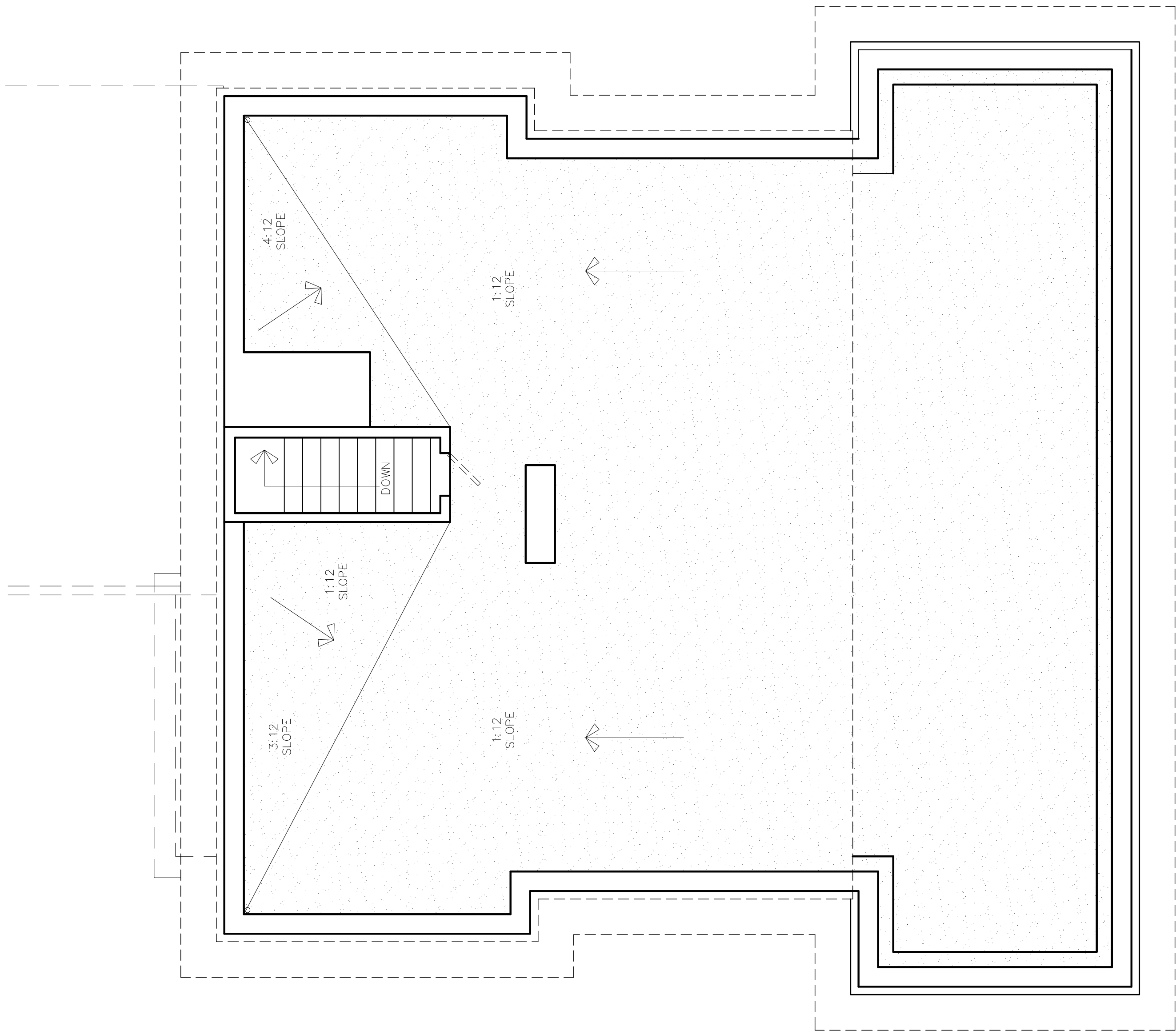
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08/30/2019

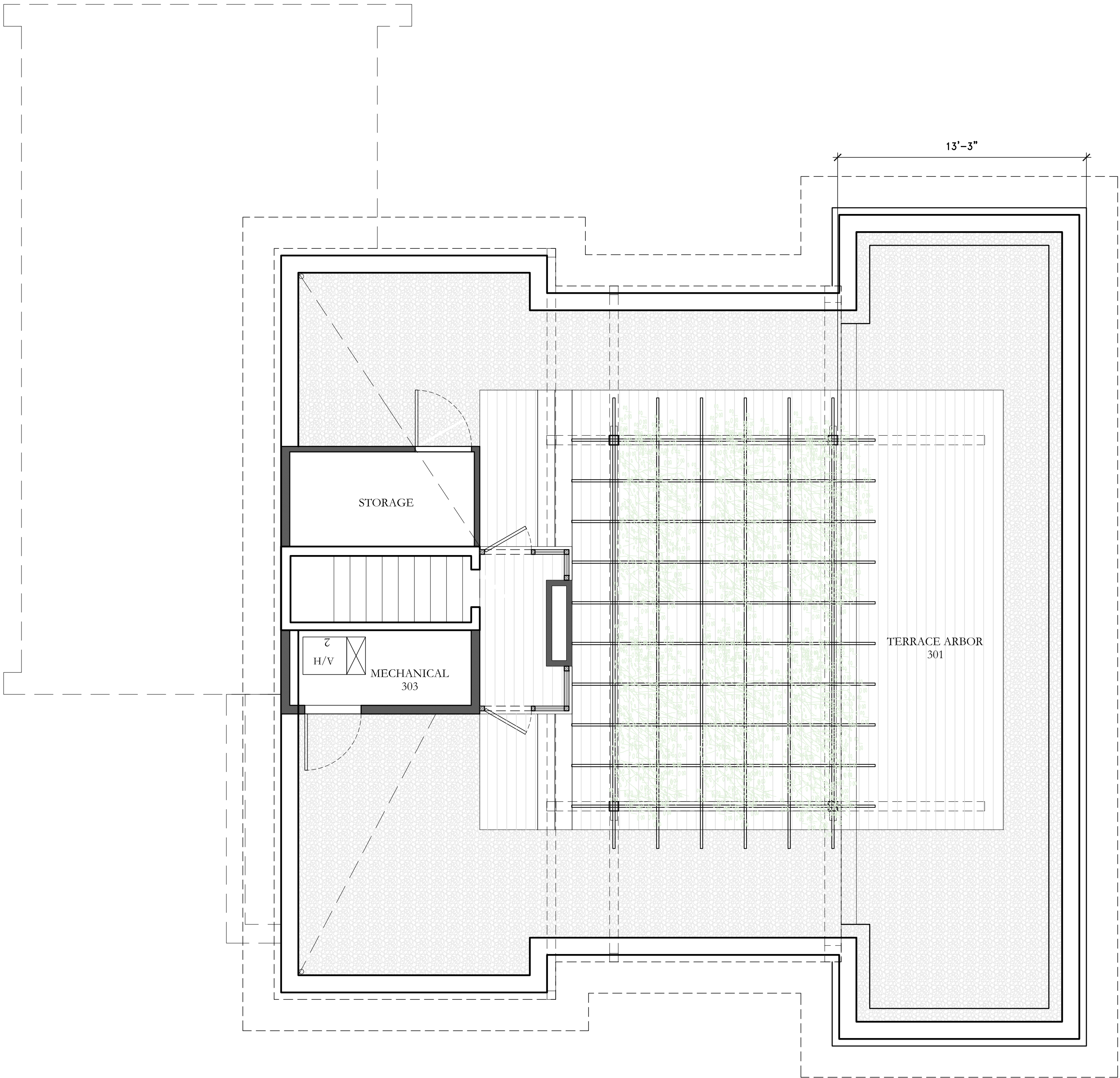
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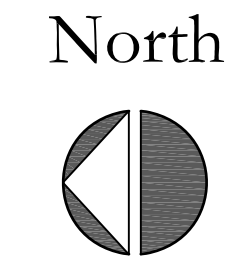


2 EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"

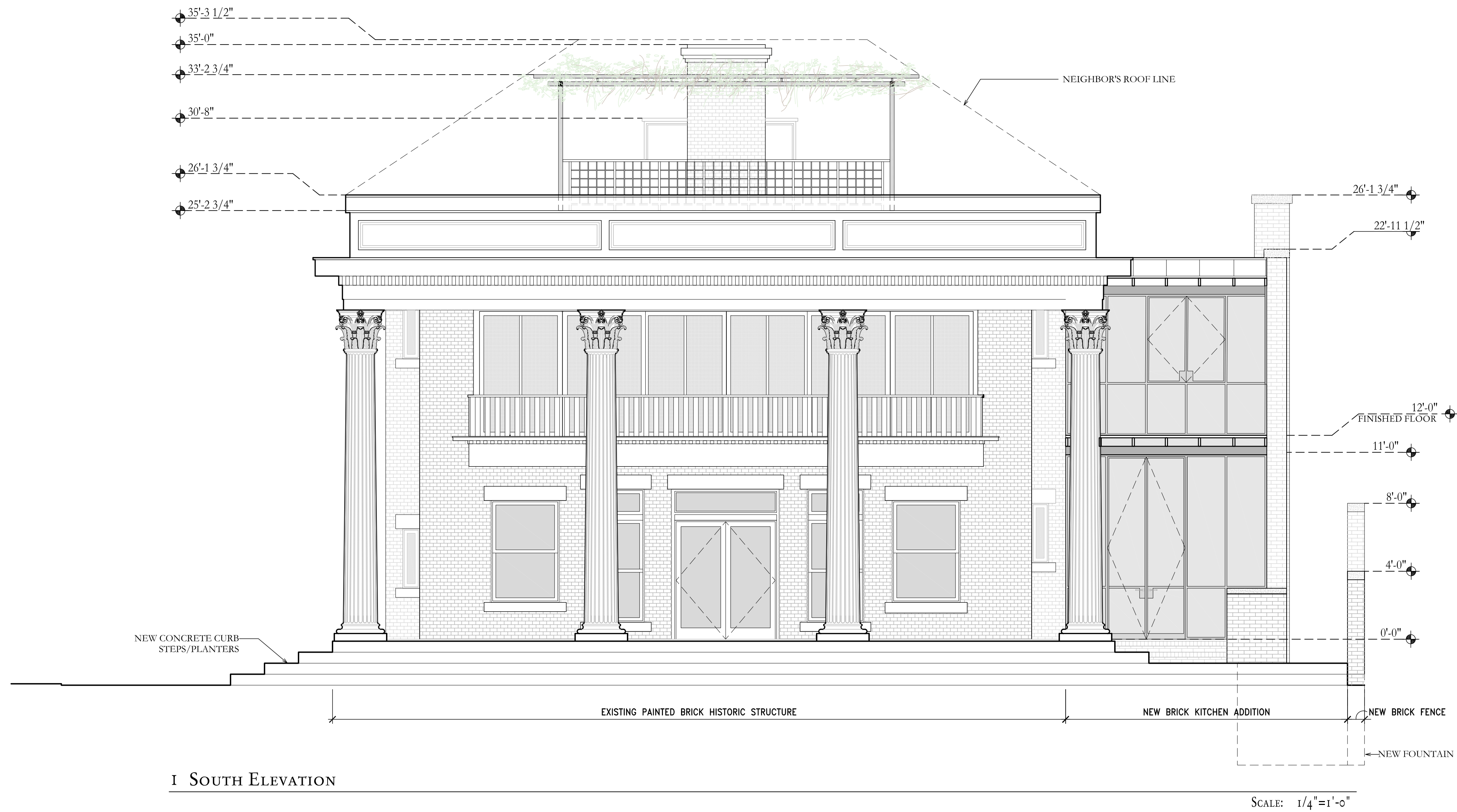


2 PROPOSED ROOF PLAN



SCALE: 1/4"=1'-0"



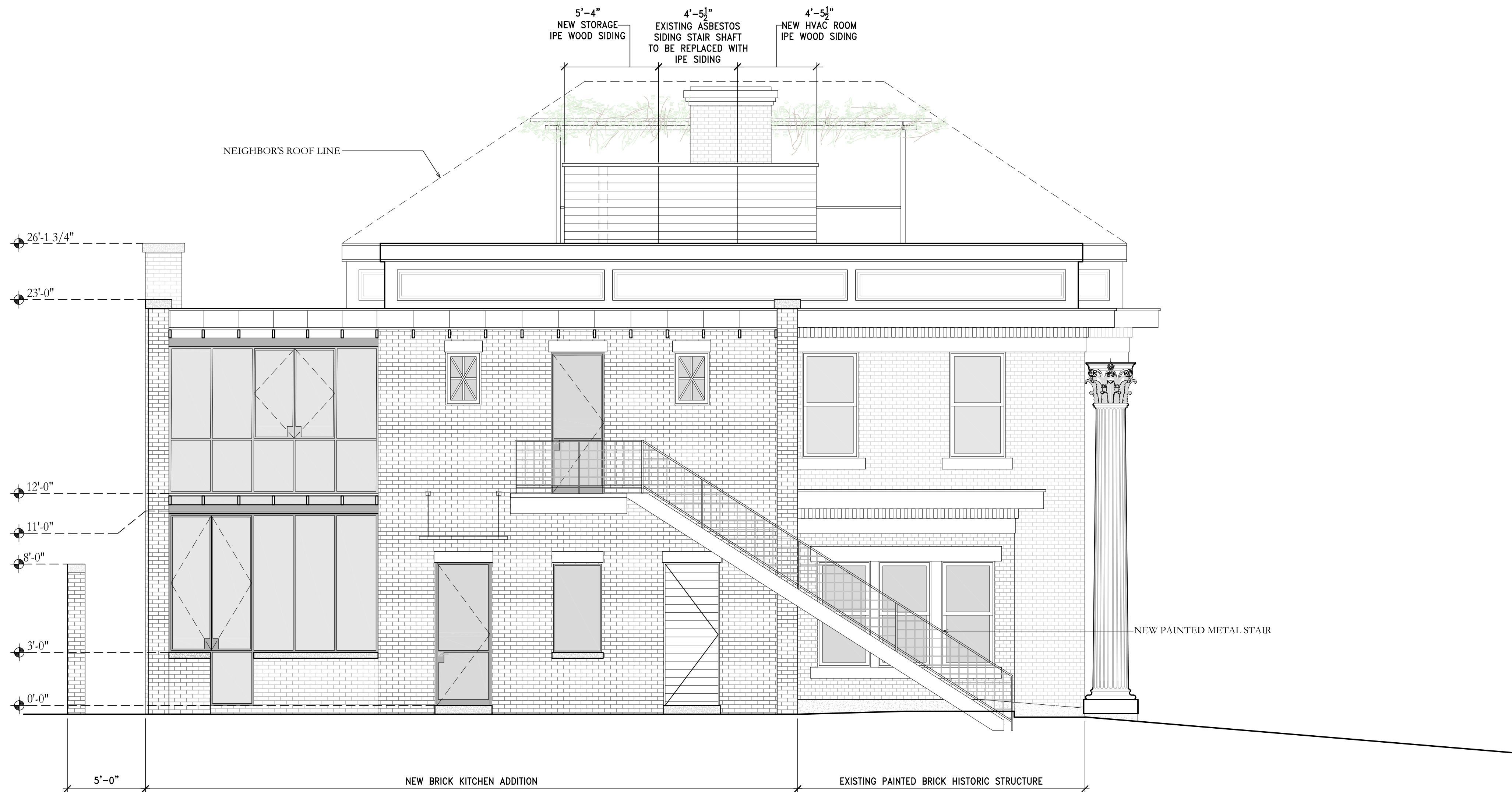




1 WEST ELEVATION

SCALE: 1/4"=1'-0"

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Exterior Elevations <b>FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION</b>	
BROWN RESIDENCE 101 E. Agartia Ave. San Antonio TX, 78212	
10/16/2019 <b>A2.2</b> VA	

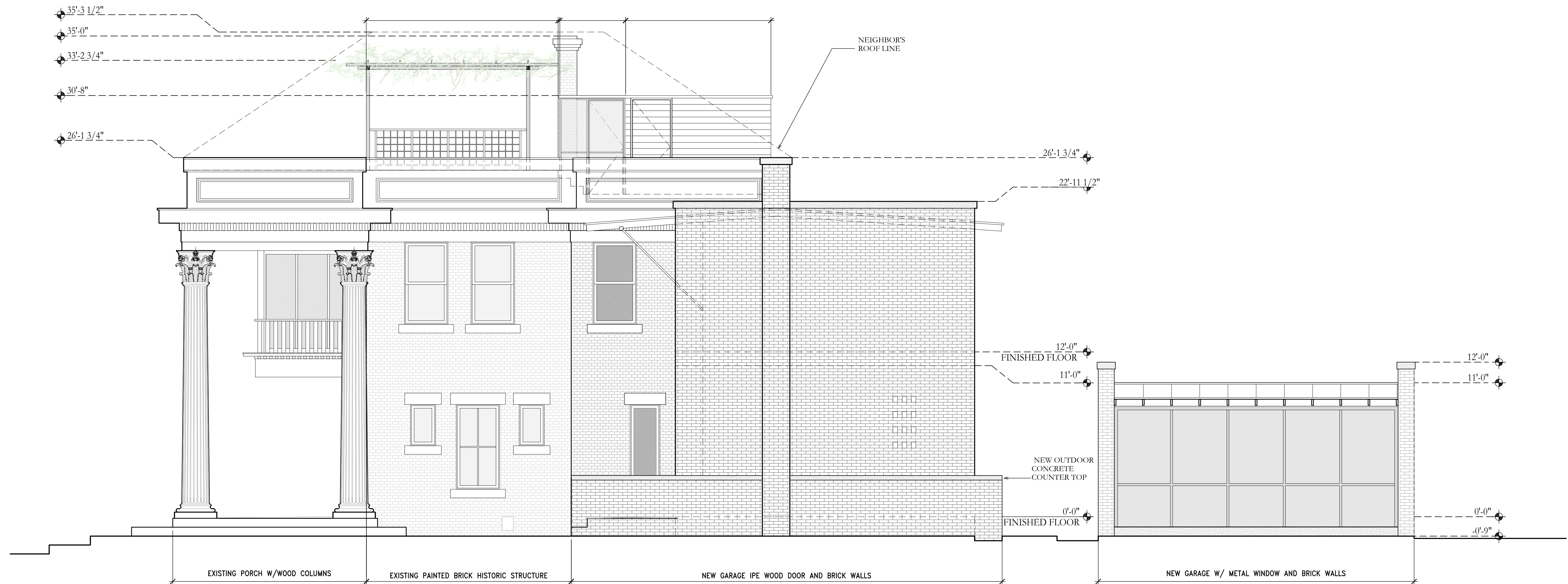


I NORTH ELEVATION

SCALE: 1/4"=1'-0"

BROWN RESIDENCE 101 E. Algeria Ave. San Antonio TX, 78212		Exterior Elevations	FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION	Don McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 735-9722
10/16/2019		A2.3 VA		





I EAST ELEVATION

SCALE: 1/4" = 1'-0"

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A2.4

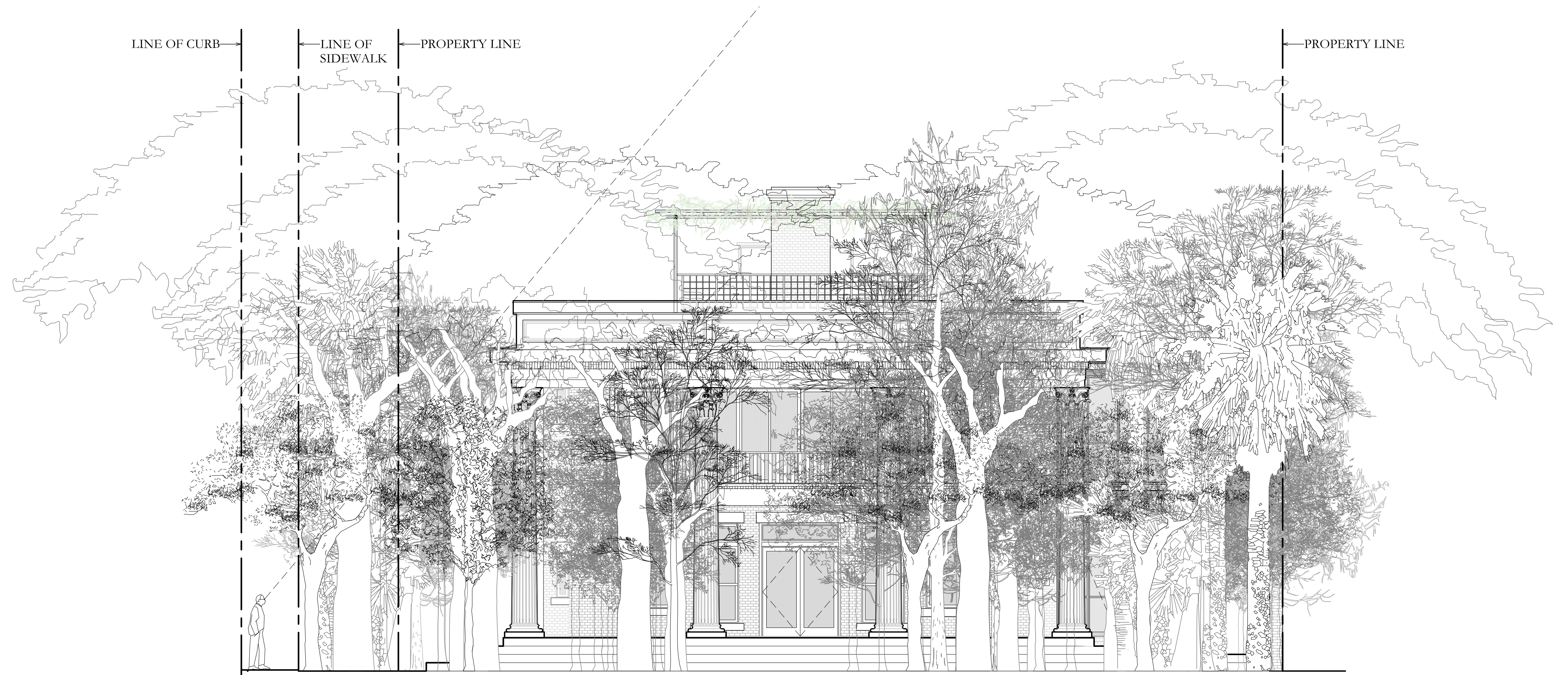
VA





2 WEST ELEVATION-PEDESTRAIN SIGHT STUDY

SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION-PEDESTRIAN SIGHT STUDY

SCALE: 3/16"=1'-0"

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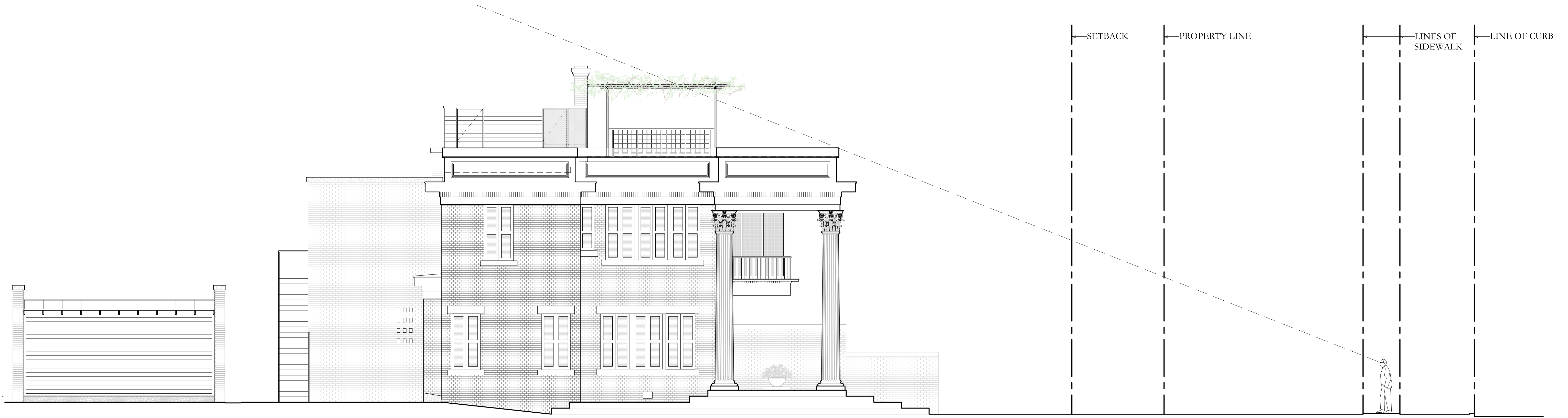
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101 E. Agartia Ave.  
San Antonio TX, 78212

10/16/2019

A2.5

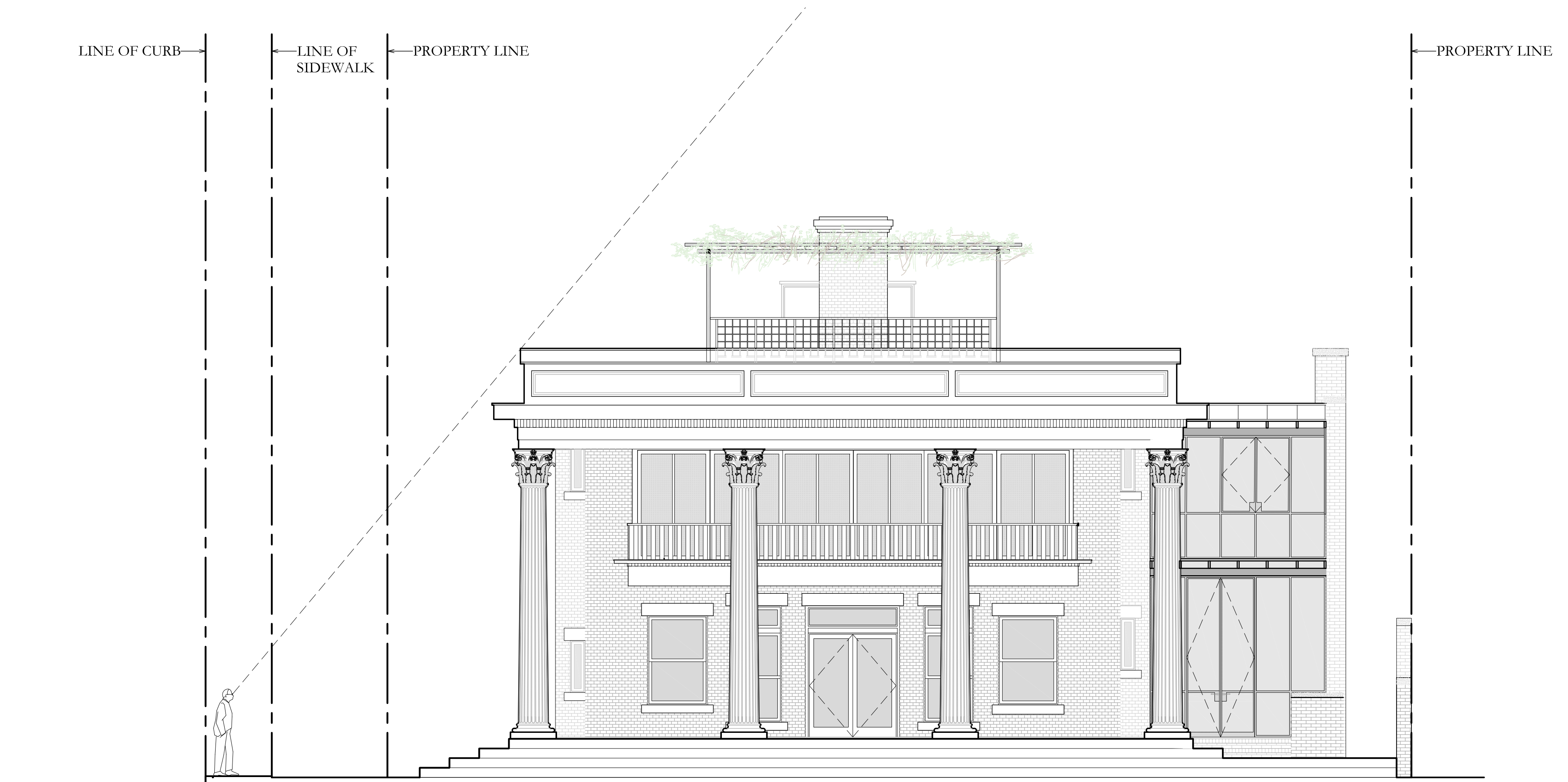
VA





2 WEST ELEVATION-PEDESTRAIN SIGHT STUDY

SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION-PEDESTRIAN SIGHT STUDY

SCALE: 3/16"=1'-0"

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Exterior Elevations - Pedestrian Sight Studies  
**FOR BIDDING PURPOSES ONLY  
NOT FOR CONSTRUCTION**

**BROWN RESIDENCE**  
101 E. Aguirre Ave.  
San Antonio TX, 78212

10/16/2019

**A2.5**

VA





SOUTH PERSPECTIVE





SOUTH ELEVATION





WEST ELEVATION





NORTH ELEVATION





EAST ELEVATION





101E







































































































**[EXTERNAL] FW: Please review and approve**

Virgilio Aguilar [virgilio@donbmcdonaldarchitect.com]

**Sent:** Tuesday, November 12, 2019 9:03 AM

**To:** Rachel Rettaliata (OHP)

Rachel,

See below the 107 E. Agarita Approval email for the demolition of the overlapping structure on 101 E. Agarita. Let me know is this enough.

Kind regards,

**VIRGILIO AGUILAR**

**DON B. MCDONALD AIA LTD**

2121 North Main Avenue

San Antonio, TX 78212

Office: 210.735.9722

[virgilio@donbmcdonaldarchitect.com](mailto:virgilio@donbmcdonaldarchitect.com)

**From:** Manuel Alberto Brown <manuelalberto.brown@gmail.com>

**Sent:** Tuesday, November 12, 2019 7:52 AM

**To:** Virgilio Aguilar <virgilio@donbmcdonaldarchitect.com>

**Subject:** Fwd: Please review and approve

Here is Dawn's Approval.

----- Forwarded message -----

From: **Dawn LaVelle** <[dlavelle@keystoneschool.org](mailto:dlavelle@keystoneschool.org)>

Date: Mon, Nov 11, 2019 at 9:15 PM

Subject: Re: Please review and approve

To: Manuel Alberto Brown <[manuelalberto.brown@gmail.com](mailto:manuelalberto.brown@gmail.com)>

To whom it may concern,  
I approve the email below.  
Thank you,  
Dawn LaVelle

Sent from my iPhone

On Nov 6, 2019, at 2:51 PM, Manuel Alberto Brown <[manuelalberto.brown@gmail.com](mailto:manuelalberto.brown@gmail.com)> wrote:

Hello Dawn,

Please respond to this email with your approval on the following:

"As the property owner of 107 E. Agarita, I approve the removal of the overlapping roof and



shed structure attached to the rear accessory structure located on my property at 107 E. Agarita. The accessory structure located at 107 E. Agarita is not included in the scope of work or the demolition request at 101 E. Agarita."

Thank you for your time,

--

Manuel Brown  
956-225-5719

--

Manuel Brown  
956-225-5719

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.  
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personal or confidential information.\*\***