

# HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 6

**HDRC CASE NO:** 2015-091  
**ADDRESS:** 129 E ASHBY PLACE  
**LEGAL DESCRIPTION:** NCB 1724 BLK LOT 16  
**ZONING:** MF33 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Joseph Todd  
**OWNER:** Joseph Todd  
**TYPE OF WORK:** Construct rear screened porch  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to: construct a screened in porch behind the main house. The proposed addition will have a standing seam metal roof, pier and beam foundation, tongue and groove flooring, and French double doors opening to the backyard in a style similar to the existing house.

## APPLICABLE CITATIONS:

*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.

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.

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.

#### 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.

## FINDINGS:

- a. Consistent with the Guidelines for Additions, new additions should be located at the side or rear of the building, use a similar roof pitch and material than the existing structure, have a footprint that responds to the size of the lot, and be consistent with the height of the existing house. The proposed porch addition is consistent with the guidelines in location, roof form, footprint and height.
- b. According to the Guidelines for Additions, a setback or recessed area should be used to provide clear visual distinction between old and new. The proposed addition aligns with the west wall of the house and is not consistent with the guidelines.
- c. New additions should incorporate materials that are compatible with the architectural style and materials of the original structure as recommended by the Guidelines for Additions. The proposed corrugated tin skirt is not a typical skirting material used in historic districts and is not consistent with the guidelines. A wood siding or stucco skirt to match the house would be more appropriate.

**RECOMMENDATION:**


Staff recommends approval with the following stipulations based on findings a-c:

- a. The west wall of the addition is set back so that it is not flush with the house.
- b. Wood siding or stucco is used instead of corrugated metal.

**CASE MANAGER:**

Adriana Ziga





## 129 E Ashby Pl

Powered by ArcGIS Server

Printed: Mar 09, 2015

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<b>LEGEND</b> ○ SET 1/2" IRON ROD WITH CAP STAMPED WESTAR ● FND 1/2 IRON ROD ▲ FND PK ON POST △ FND PK ON POST △ CALCULATED POINT X "X" ON CONCRETE ○ METAL POST @ CORNER □ FND MONUMENT ○ FND 1" PIPE ( ) RECORDED INFORMATION ○ POWER POLE ○ CABLE TELEVISION □ TELEPHONE PEDESTAL	← ZERO LOT LINE ○ CHAINLINK FENCE --- WOOD FENCE --- WIRE FENCE --- METAL FENCE --- OVERHEAD ELECTRIC --- LINE BREAK	P.O.C. = POINT OF COMMENCING P.O.B. = POINT OF BEGINNING R.O.W. = RIGHT OF WAY B.S.L. = BUILDING SETBACK LINE B.S. = BUILDING SETBACK U.E. = UTILITY EASEMENT C.M. = CONTROLLING MONUMENT	<b>NOTE:</b> ANY FLOODPLAIN DATA HEREON IS AS PROVIDED BY FEMA AND IS ONLY AS CURRENT AS THE DATE OF THE MAP PANEL THEREON. NO REPRESENTATION IS MADE BY THE SURVEYOR AS TO THE PROBABILITY OF A FLOOD OCCURRING AT ANY GIVEN PLACE OR TIME. THE SURVEYOR IS LIMITED TO SHOW THE ELEVATION OF POINTS WITHIN HIS OR SCOPE OF WORK.
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NOTE:  
BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE:  
SUBJECT TO R.O.W. ESMT. TO CITY OF SAN ANTONIO, RECORDED IN VOL 242, PAGE 631, DEED RECORDS, BEXAR COUNTY, TEXAS.

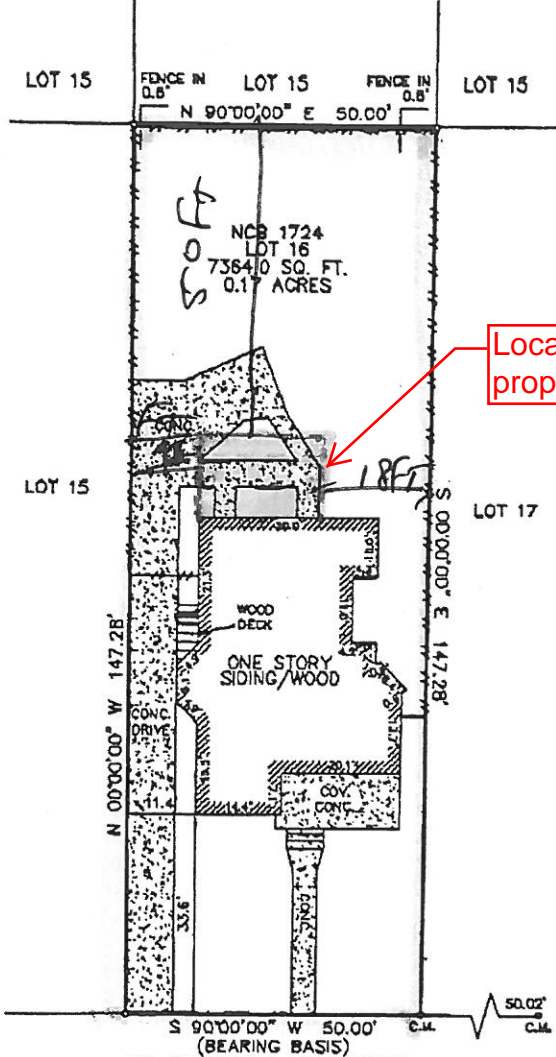
**NOTICE:**  
Engineer's Letter Required to Clear Foundation/Frame Inspection.  
Customer Initial: *JET*  
Rep Initial: *RJF*

**NOTICE:**  
Must Comply with UDC & IRC Requirements  
*RJF JET*

**NOTICE:**  
All permits EXPIRE after 180 days with no activity. Ref: IRC Section R105.5  
Customer Initial: *JET*  
Rep Initial: *RJF*

Property line setbacks

12x20=240 SQFT attached Rear Patio Screened



Location of proposed addition

*Jose Antonio Trevino*

<b>PROPERTY ADDRESS</b> 129 E. ASHBY AVENUE	<b>SCRIBER</b> JOSEPH E. TROTT
<b>PROPERTY DESCRIPTION</b> BEING LOT 16, MOB 1724, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER A. GOSLEY BY WARRANTY DEED FILED MAY 12, 2004, RECORDED IN VOLUME 16738, PAGE 1770, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING COMMONLY KNOWN AS 129 E ASHBY PLACE.	

As periled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 58004S, Panel No. 12651E, Panel Dated 8-18-88, this plat is to show the location and extent of a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.	<b>FILE COMPANY'S COURTESY FILE</b> 
G.F. NO. 1000378	
JOB NO. 22884	
DATE JULY 28, 2008	
DRAWN BY: G.F.	

I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, mistakes, omissions or errors or boundary lines, or any infringement or oversteering of measurements, to the best of my knowledge and belief, except as shown herein.

*Jose Antonio Trevino*  
 JOSE ANTONIO TREVINO  
 Registered Professional Land Surveyor  
 Texas Registration No. 5582

SCREENED IN BACK PORCH FOR  
 129 W ASHBY PL.  
 JOE & CLAUDIA TOLD

Proposed front and side elevations



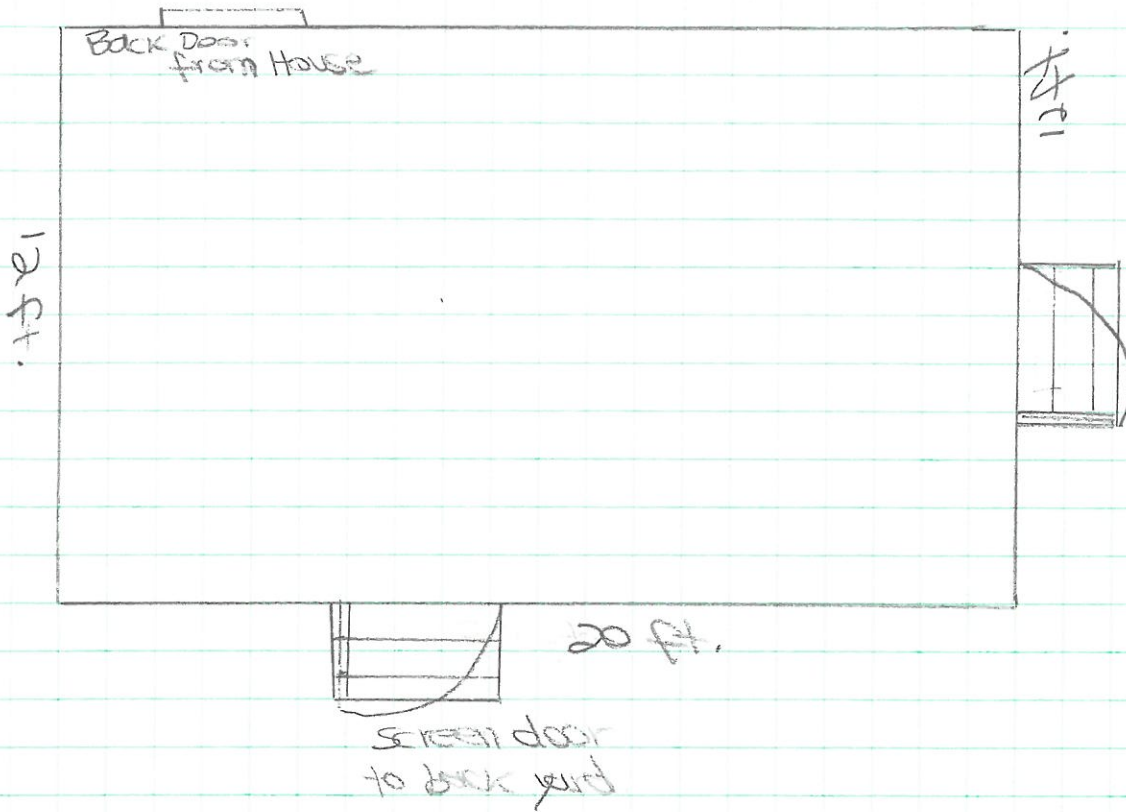
- LANDING
- 1) PIER BEAM FOUNDATION
  - 2) 3 EQUAL SCREEN PANELS
  - 3) 4 FRENCH OR DOUBIS DOORS
  - 4) SCREENED PANELS FRAMED WITH WOOD - PERIOD APPROPRIATE
  - 5) WALLS WILL BE MOSTLY SCREEN BUT WOOD FRAME



Joe & Claudia Todd

129 E. Ashby Pl.

BACK OF HOUSE

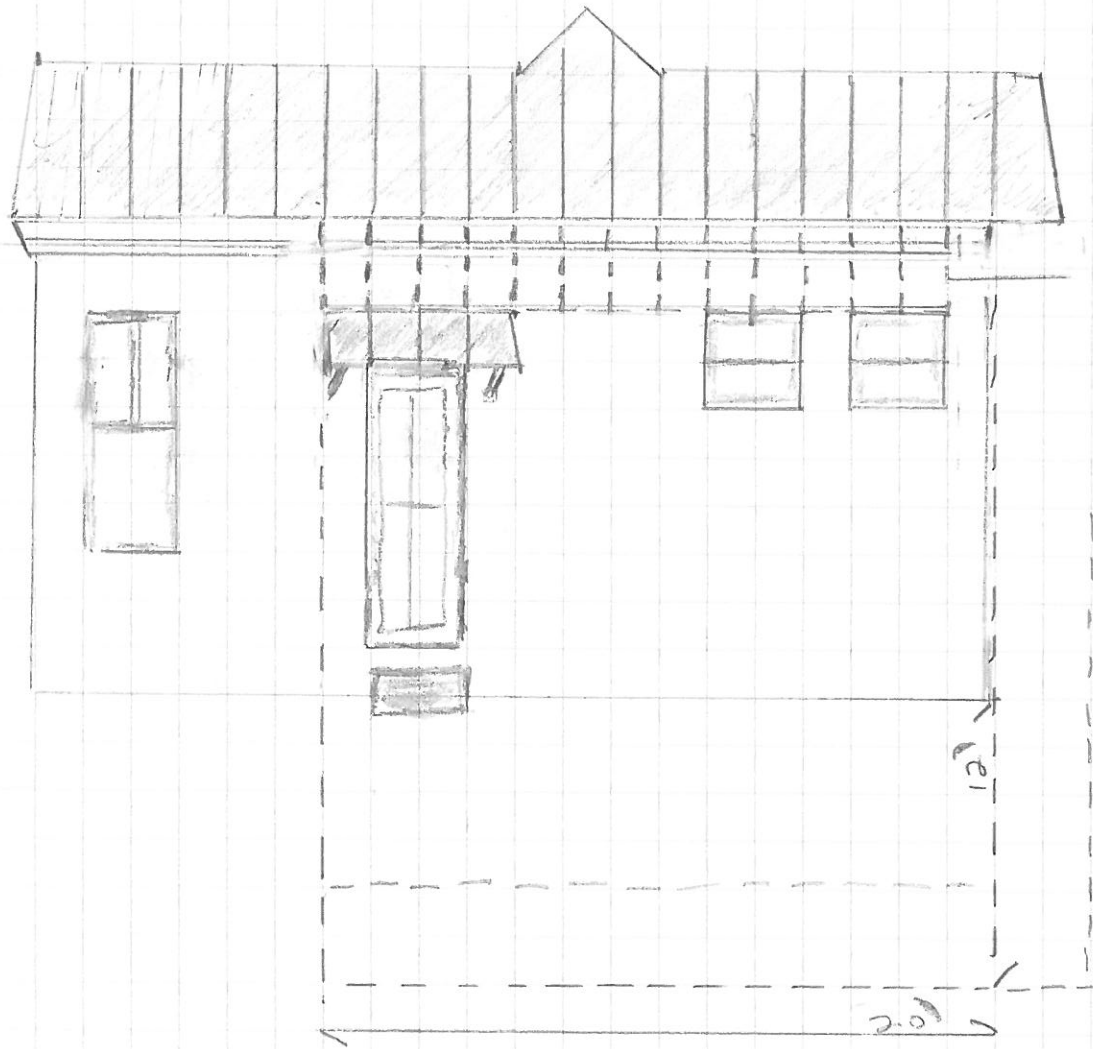


## BACK YARD

- The porch will be  $20 \times 12$  ft.
- Roof will be metal to match.



JOE & CLAUDIA TODD  
SCREENED IN PORCH  
179 E ASHLEY PL



← SINGLE SEAM METAL ROOF TO MATCH