

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-263
ADDRESS: 602 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 1734 BLK 13 LOT N 157.7 FT OF W 55.6 FT OF 1
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Paul Toro/TORO PAUL R & POLLY A
OWNER: Paul Toro/TORO PAUL R & POLLY A
TYPE OF WORK: Construction of a 2-story rear addition
APPLICATION RECEIVED: May 25, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story rear addition.

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.
- 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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 602 E Dewey Pl is a 2-story residential structure constructed circa 1920 in the Prairie style. The home features a stucco façade, a prominent projecting front porch, and ganged one over one wood windows. The structure is contributing to the Tobin Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **FOOTPRINT** – The applicant as proposed to construct a new 2-story rear addition to the primary structure. The footprint of the existing structure and proposed rear structure are not indicated in the submitted conceptual drawings. However, from the submitted 3D renderings, the proposed addition will be comparable in footprint to the primary historic structure. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal likely does not meet this guideline, though there is evidence in the immediate vicinity of buildings with comparable building-to-lot ratios. Footprint and lot coverages are required to be submitted to evaluate full consistency with the Guidelines. Staff finds that the applicant should explore ways to visually minimize the impact of the addition on the streetscape via the footprint, such as inseting a portion of the structure from the street and adding additional fenestration as noted in finding f.
- d. **ORIENTATION AND SETBACK** – The applicant has proposed to construct an addition to the rear of the structure. The property is located on a corner lot and the western façade of the addition be visible from the public right-of-way. The applicant has proposed to modify an existing 1-story rear shed porch element to serve as a 1-story breezeway between the primary structure and rear addition, which helps visually indicate that the rear addition is new and break up the massing. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the façade to minimize the impact on the public streetscape. While staff finds the orientation consistent, finds that the applicant should explore ways to visually

minimize the impact of the addition on the streetscape via the setback or an offset wall plane, and other measures as noted in findings c and f.

- e. **SCALE** – The proposed addition is 2-story and based on the submitted renderings, the height and ridgeline will closely align with the primary historic structure’s ridgeline. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 2-story structure generally consistent with the Guidelines in terms of height, but as noted in findings c and d, finds that the application should explore all options possible to minimize the massing and scale on the public right-of-way along Kendall.
- f. **FENESTRATION** – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant is requesting one over one wood windows. Staff generally finds the requested fenestration sizes and proportions to be appropriate, but finds that the applicant should add additional fenestration to the Kendall-facing elevation to be more consistent with the primary structure’s façade rhythm and other wall-to-opening ratios found historically in the vicinity and in the district. Staff finds that a fenestration pattern similar to the proposed interior yard-facing façade of the addition would be appropriate for the façade fronting Kendall.
- g. **MATERIALITY** – The applicant has proposed to use stucco siding in a finish to match the existing structure and asphalt shingle roofing. The window materials are not yet indicated. Staff finds this generally appropriate with the stipulations listed in the recommendation.
- h. **ROOF FORM** – The proposed rear addition will utilize a hip roof form with a height that closely matches the primary hip of the structure. Staff finds the rear roof form to be generally appropriate, but as noted in prior findings, finds that the applicant should explore ways to reduce the scale, massing, and footprint, especially from the public right-of-way.
- i. **ARCHITECTURAL DETAILS** - According to the Guidelines for Additions, new additions should feature 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. Staff finds the details conceptually consistent, but finds that the applicant should explore ways to differentiate the addition from the primary structure where feasible.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through i with the following stipulations:

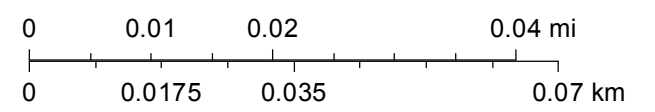
- i. That the applicant explores ways to reconfigure the addition footprint to visually break up the mass of the addition, primarily on the streetscape along Kendall, as noted in findings c, d, and e.
- ii. That the applicant explores ways to reduce the visual scale and massing of the addition as noted in findings d and e.
- iii. That the applicant adds additional fenestration to the elevation facing Kendall as noted in finding f.
- iv. That the applicant submits final window specifications to for final approval. Windows should be fully wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- v. That the applicant submits comprehensive, permit-level elevation and site drawings and all material specifications for final approval. The drawings should include trim, railing, stairs, and other associated details.

City of San Antonio One Stop



June 9, 2021

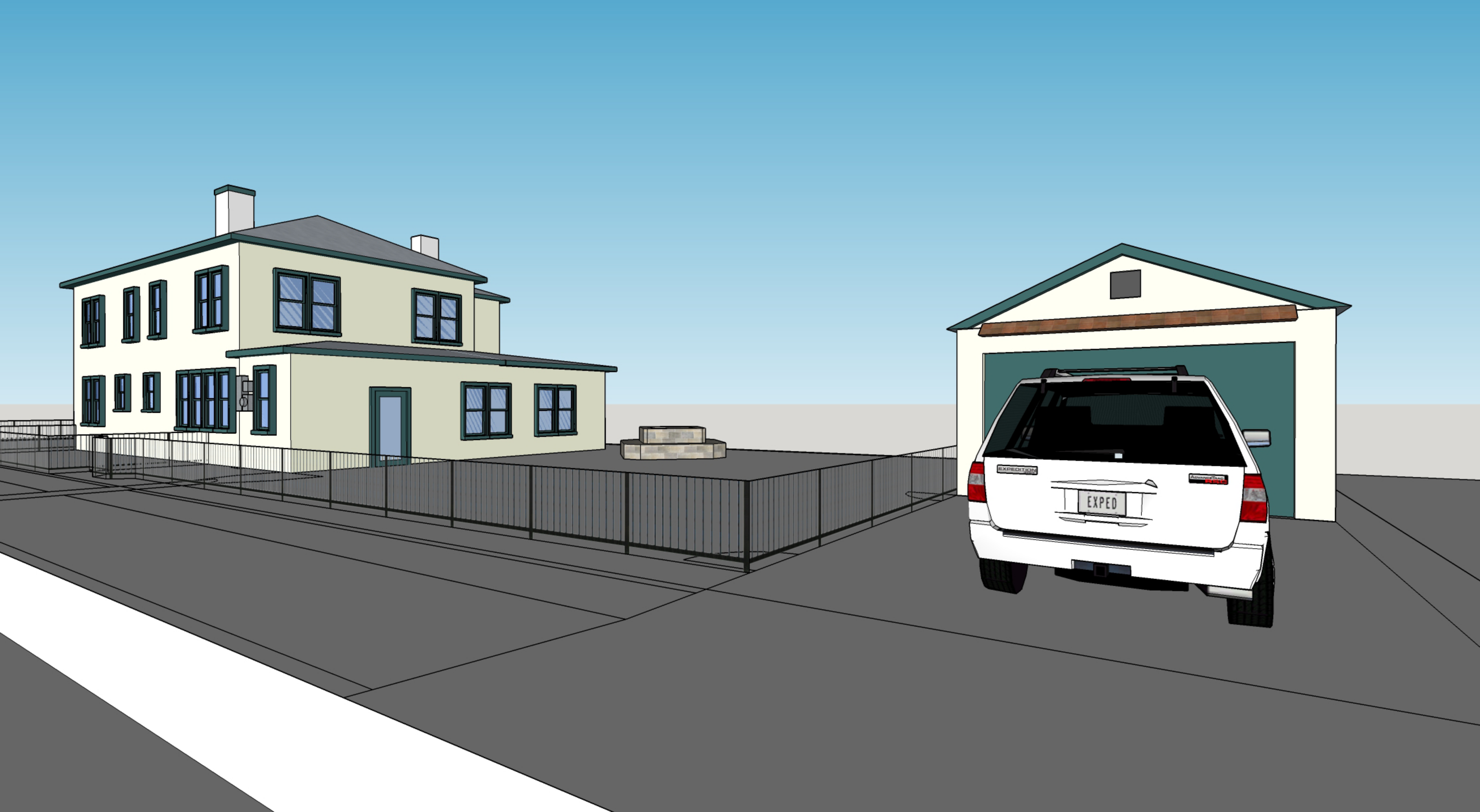
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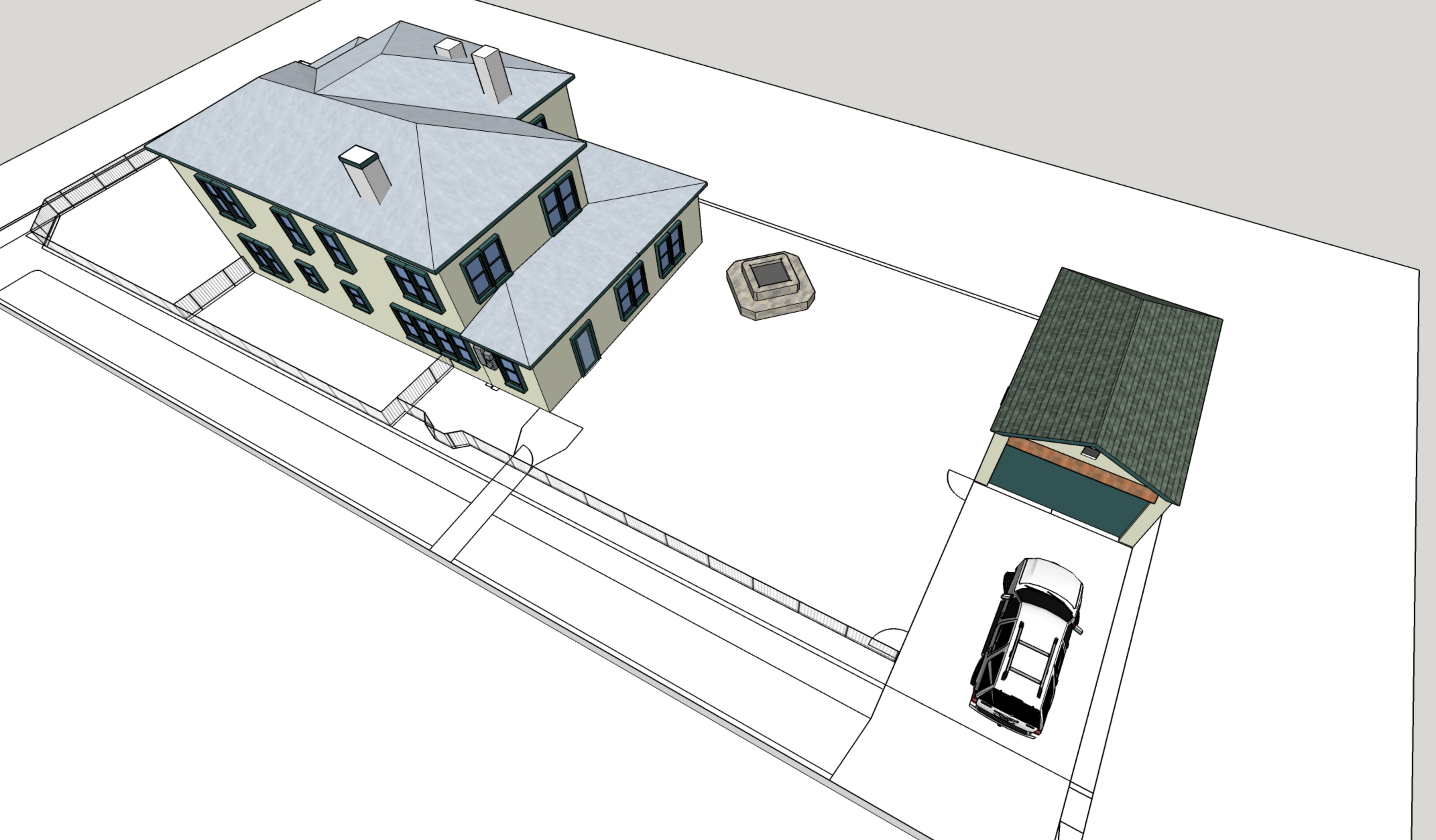
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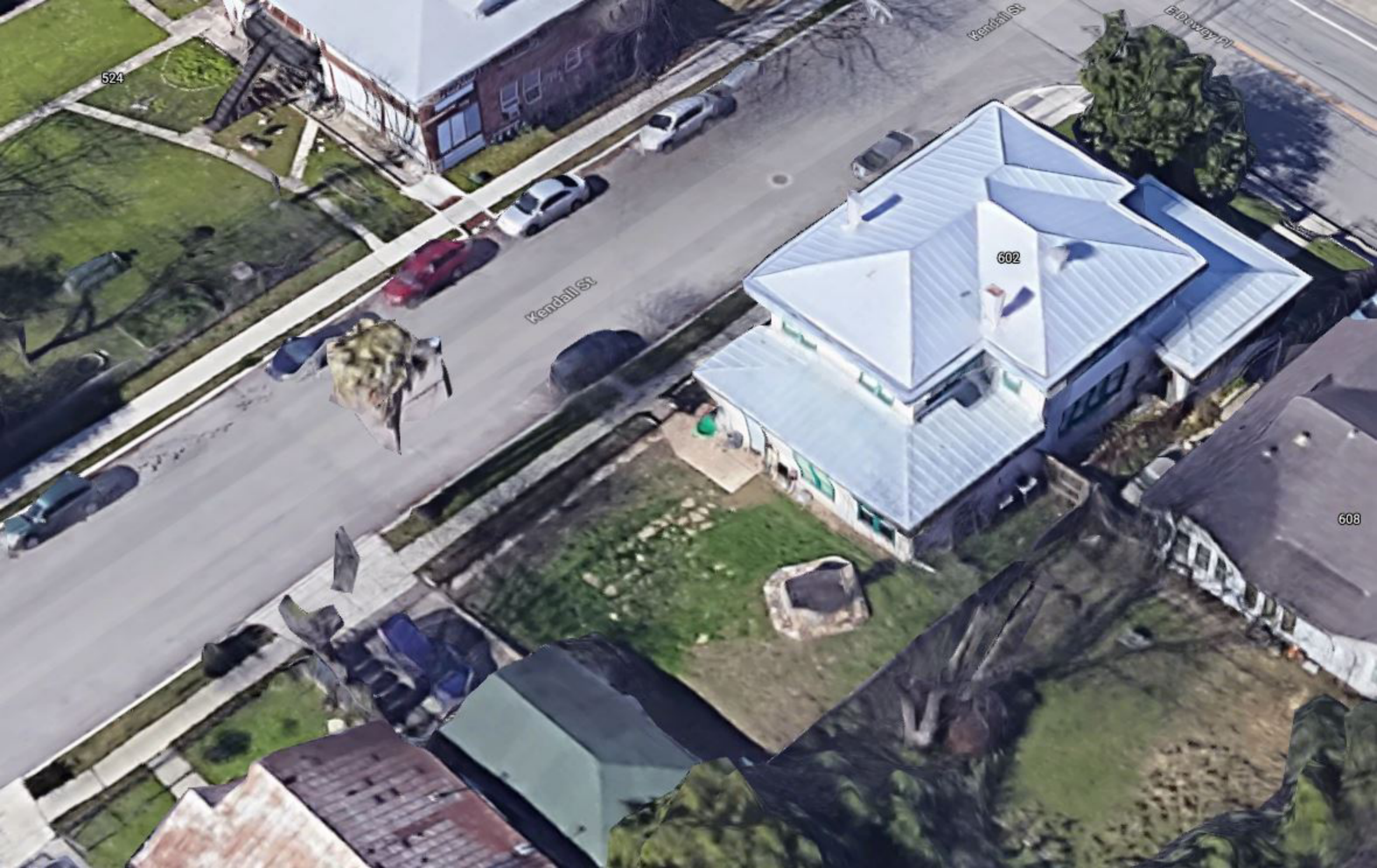
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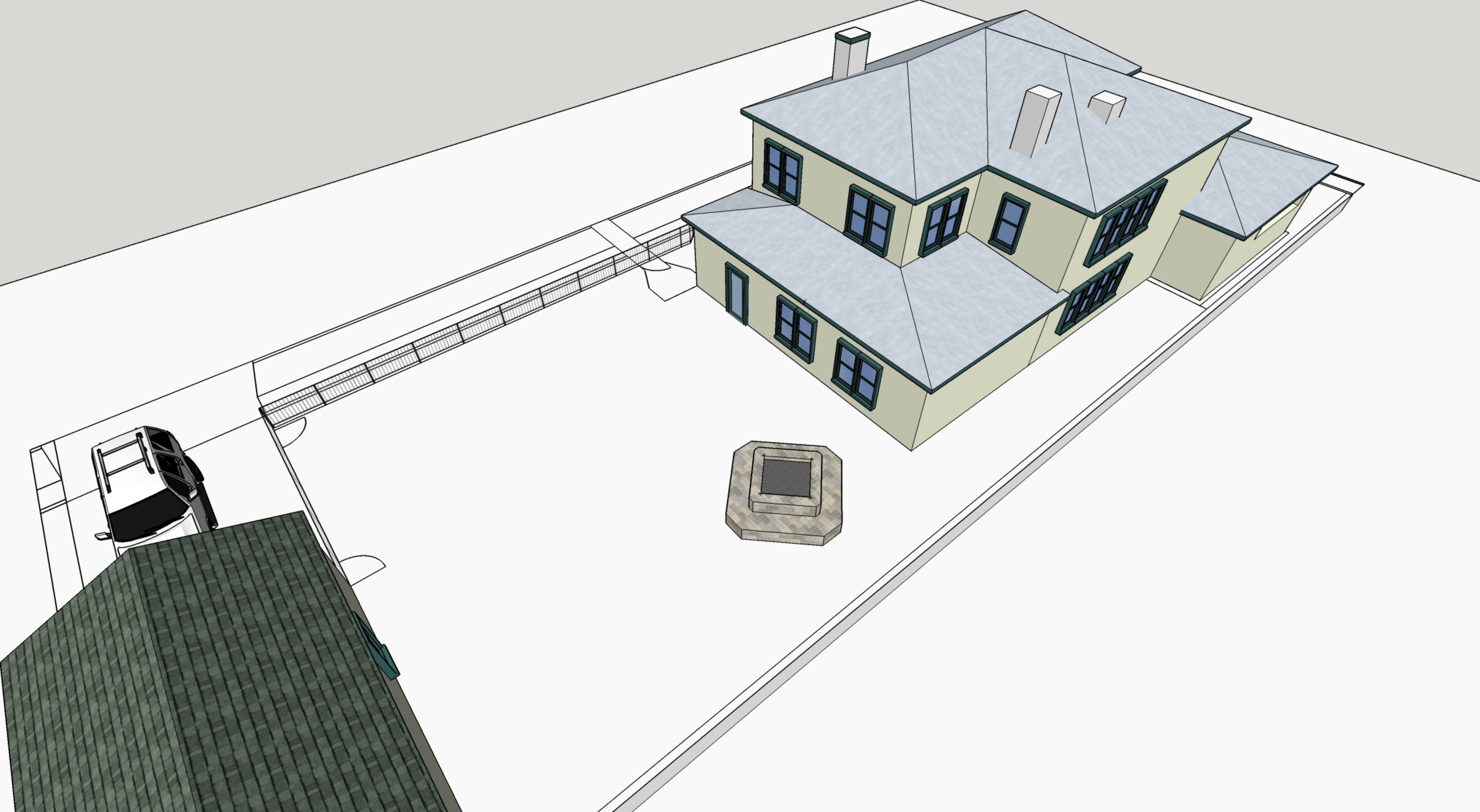
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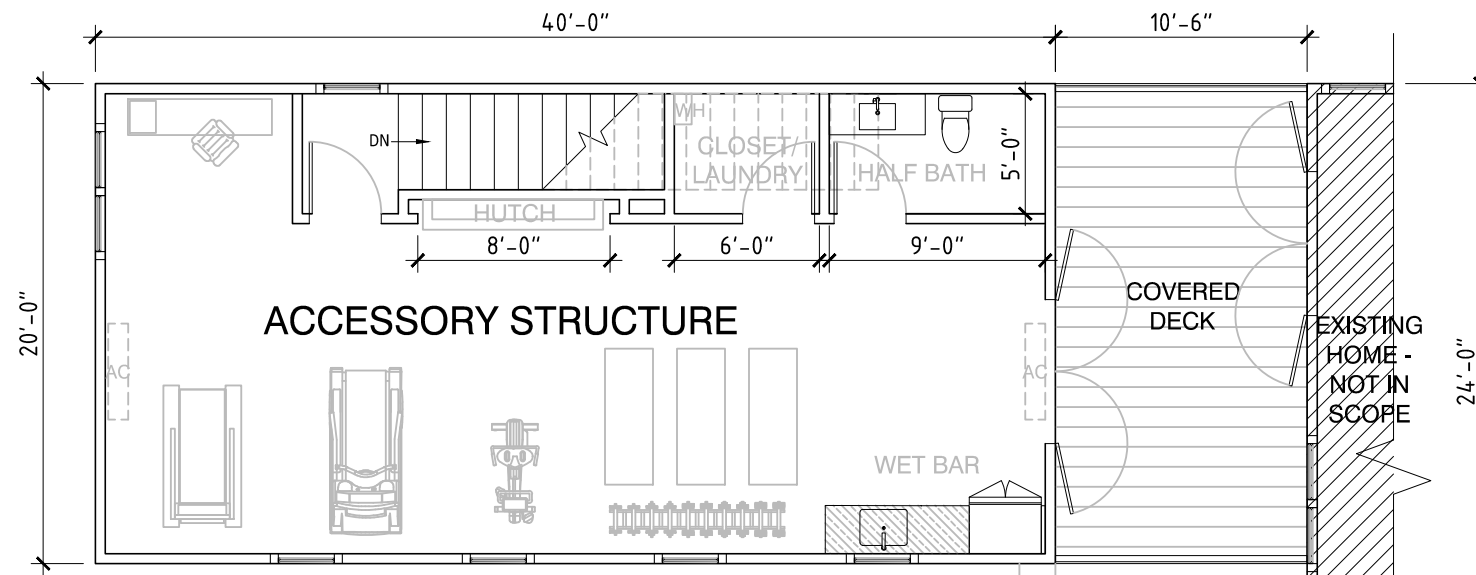
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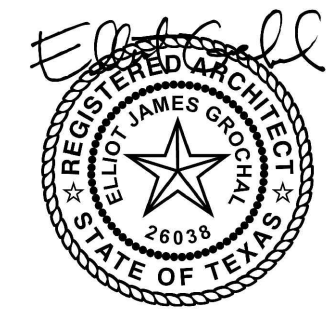
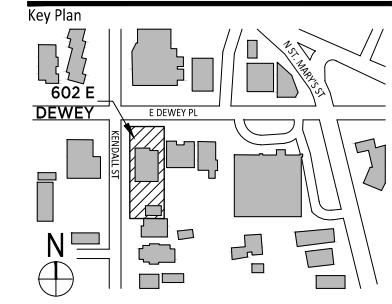






2 SECOND FLOOR PLAN
PROPOSED ACCESSORY STRUCTURE

No.	Issued	Date
1	ISSUED FOR CLIENT REVIEW	05.01.2021



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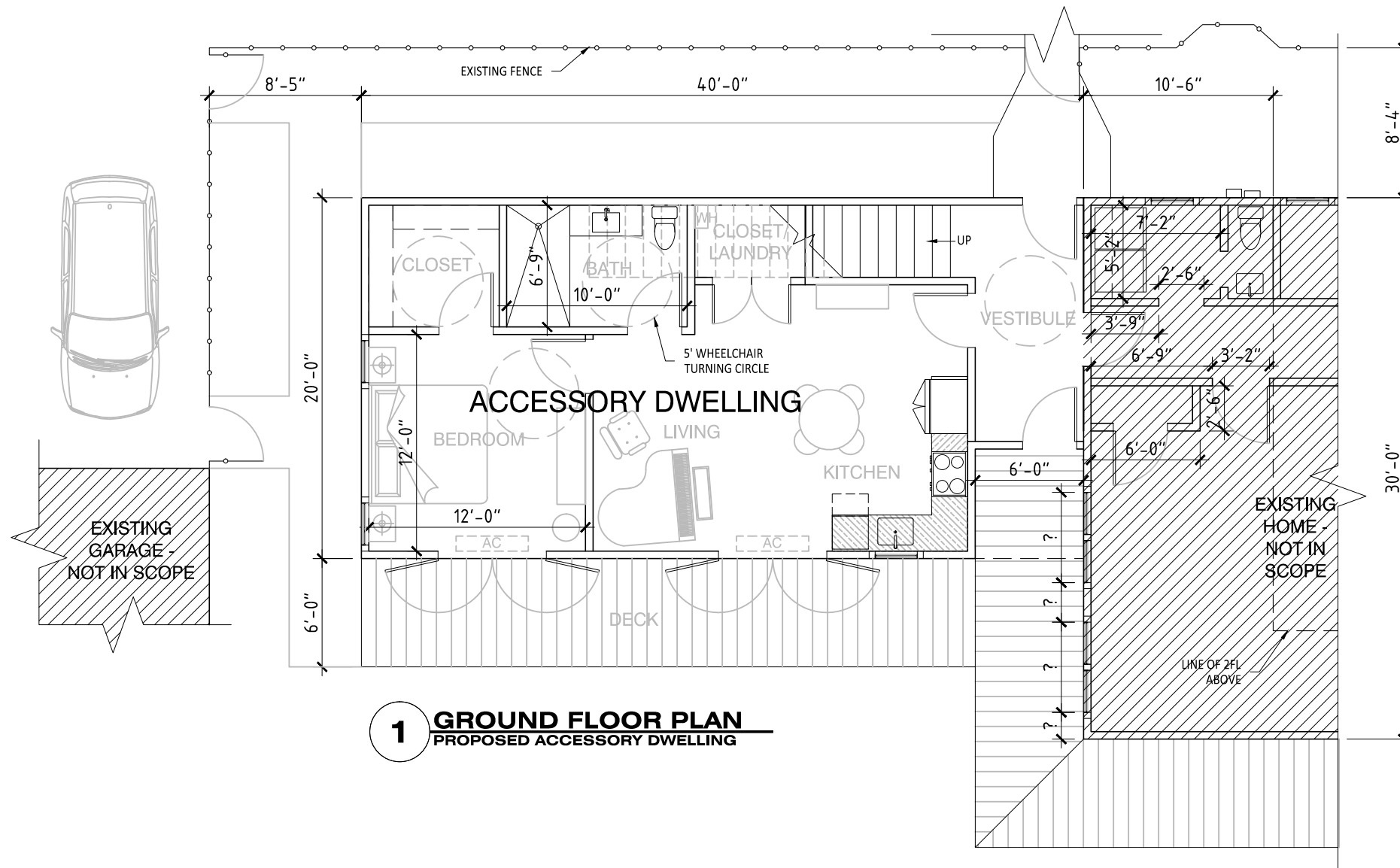
Drawing Title
CONSTRUCTION PLANS

Drawn By	EJG
Date	5/12/2021
Scale	1/8" = 1'-0"
Project No.	21004
Filename	A-100.DWG

These plans are an instrument of service and are the property of the architect. Infringements will be prosecuted. All dimensions are given in good faith and believed to be correct. Any discrepancies should be discussed prior to construction. Architect assumes no responsibility with any errors on this sheet.

Sheet No.

A-101



1 GROUND FLOOR PLAN
PROPOSED ACCESSORY DWELLING

