

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-228
ADDRESS: 114 E RISCHE
LEGAL DESCRIPTION: NCB 2556 BLK A LOT 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
APPLICANT: Gloria Reyes Hilda Salazar
OWNER: Gloria Reyes Hilda Salazar
60-DAY REVIEW:
REQUEST:

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

1. Replace the existing front porch columns.
2. Construct a rear addition to feature approximately 280 square feet.
3. Demolish a shed at the rear of the property.

APPLICABLE CITATIONS:

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

A. MAINTENANCE (PRESERVATION)

- 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.
- 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.
- 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)

- 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.
- 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.
- 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.
- 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.
- 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The historic structure at 114 E Rische was constructed circa 1925 in the Craftsman style and is a contributing structure to the Nathan Historic District. The structure features a hipped roof and exposed rafter tails. Modifications have occurred to the historic structure including the removal of the original columns and wood porch.
- b. COLUMNS – The applicant has proposed to replace the existing, wrought iron porch columns with new wood

columns. The applicant has proposed Craftsman style columns with both capital and base trim. Staff finds the proposed replacement appropriate. Prior to the issuance of a Certificate of Appropriateness, the applicant is to provide a detailed drawing of the proposed columns that includes dimensions. Columns should feature a width and depth of at least six inches.

- c. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include a hipped roof to be subordinate to that of the primary historic structure's. The applicant has not proposed an inset in the wall plane at this time. Staff finds that a vertical trim piece should be used to differentiate the proposed addition from the existing structure.
- d. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed for the rear addition to feature an overall roof height that is subordinate to that of the primary historic structure and a footprint that is consistent with the Guidelines.
- e. **MATERIALS** – The applicant has proposed materials that include wood siding and wood windows to match those found on the historic structure as well as an asphalt shingle roof. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. The proposed wood windows are to feature a profile and installation depth that matches those found on the historic structure.
- f. **DEMOLITION** – At this time, the applicant is requesting approval for the demolition of the rear accessory structure. In general, accessory structures contribute to the character of historic properties and the historic development pattern within a historic district.
- g. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition.
- h. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to the substantial deterioration of original materials.

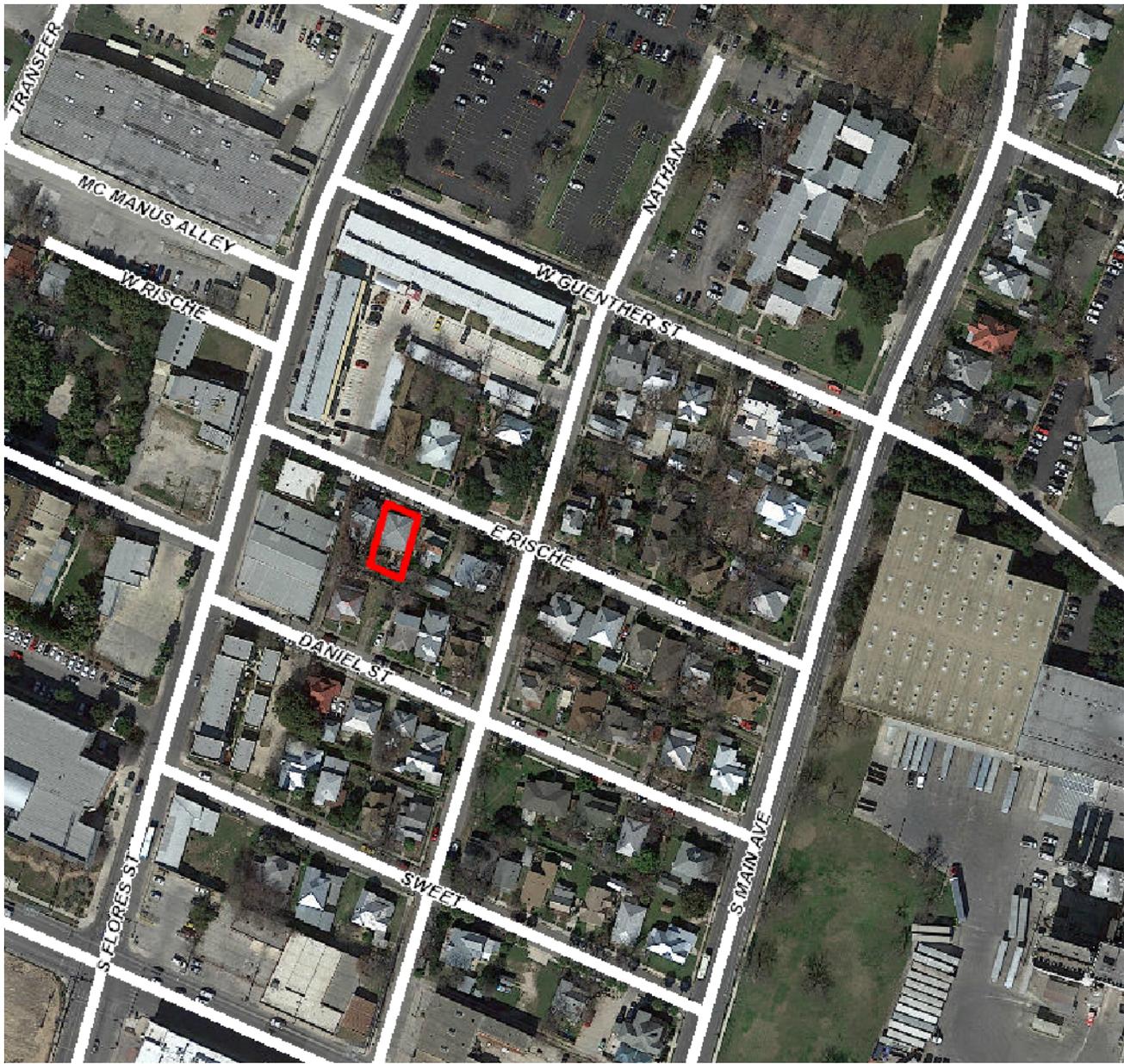
RECOMMENDATION:

Staff recommends approval of items 1 - 3 based on findings a through h with the following stipulations:

- i. Prior to the issuance of a Certificate of Appropriateness, the applicant is to provide a detailed drawing of the proposed columns that includes dimensions. Columns should feature a width and depth of at least six inches.
- ii. That a vertical trim piece be used to differentiate the proposed addition from the existing structure.
- iii. That the proposed wood windows are to feature a profile and installation depth that matches those found on the historic structure.

CASE MANAGER:

Edward Hall



114 E Rische

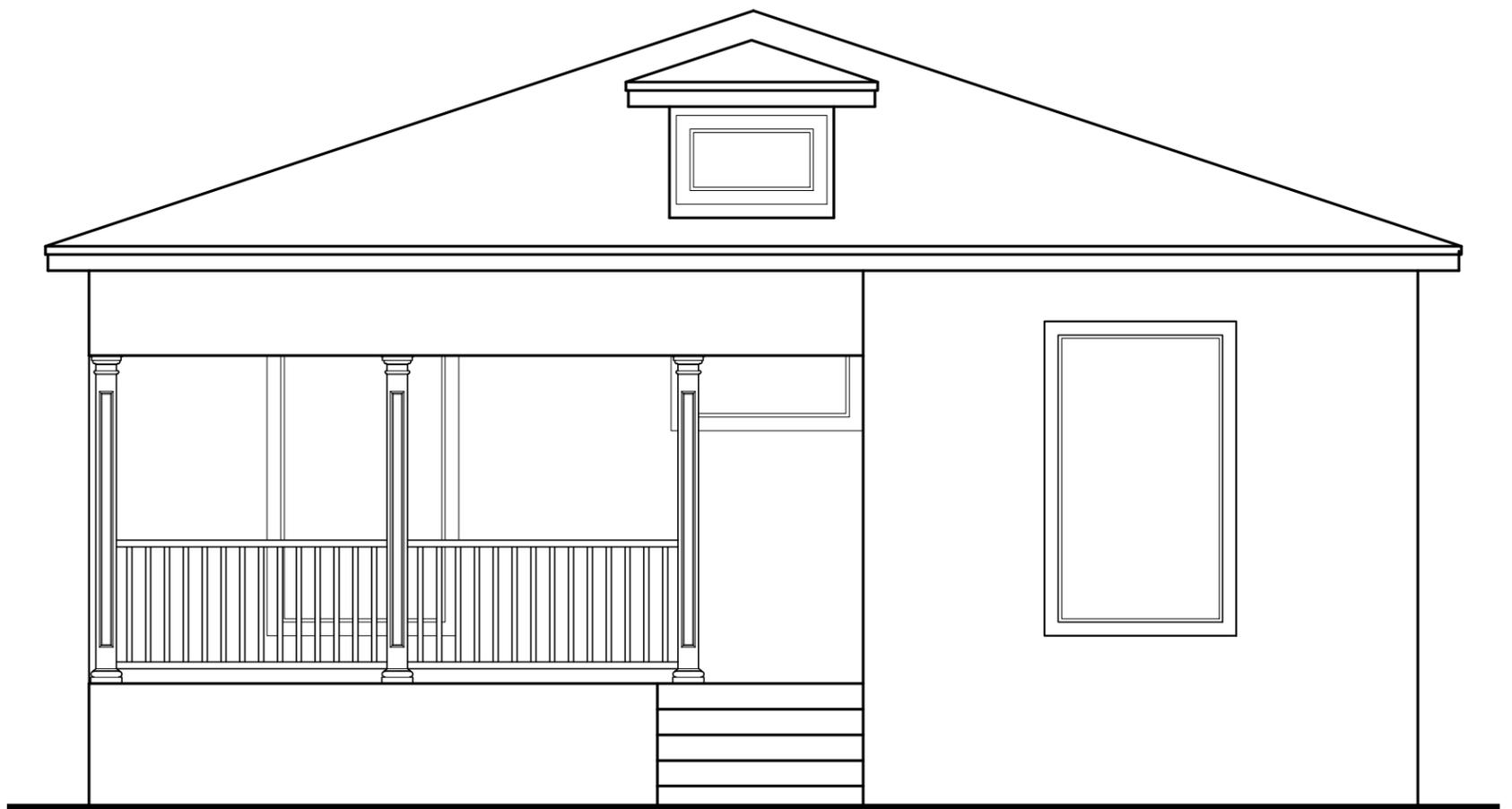
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Printed: May 11, 2018

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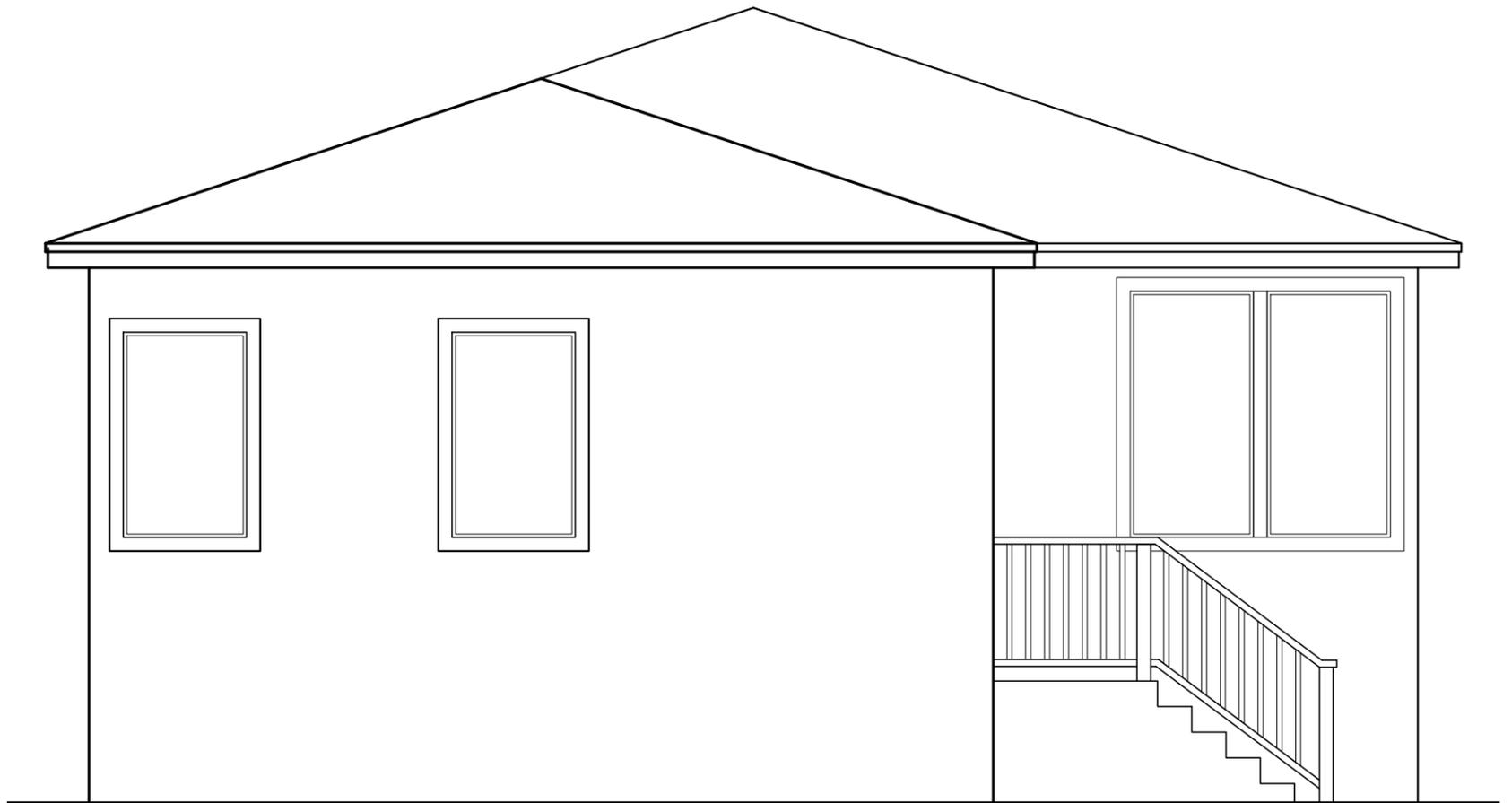






FRONT ELEVATION

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



REAR ELEVATION

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

SIZE:

1425 Sq. Ft.

DESIGN:

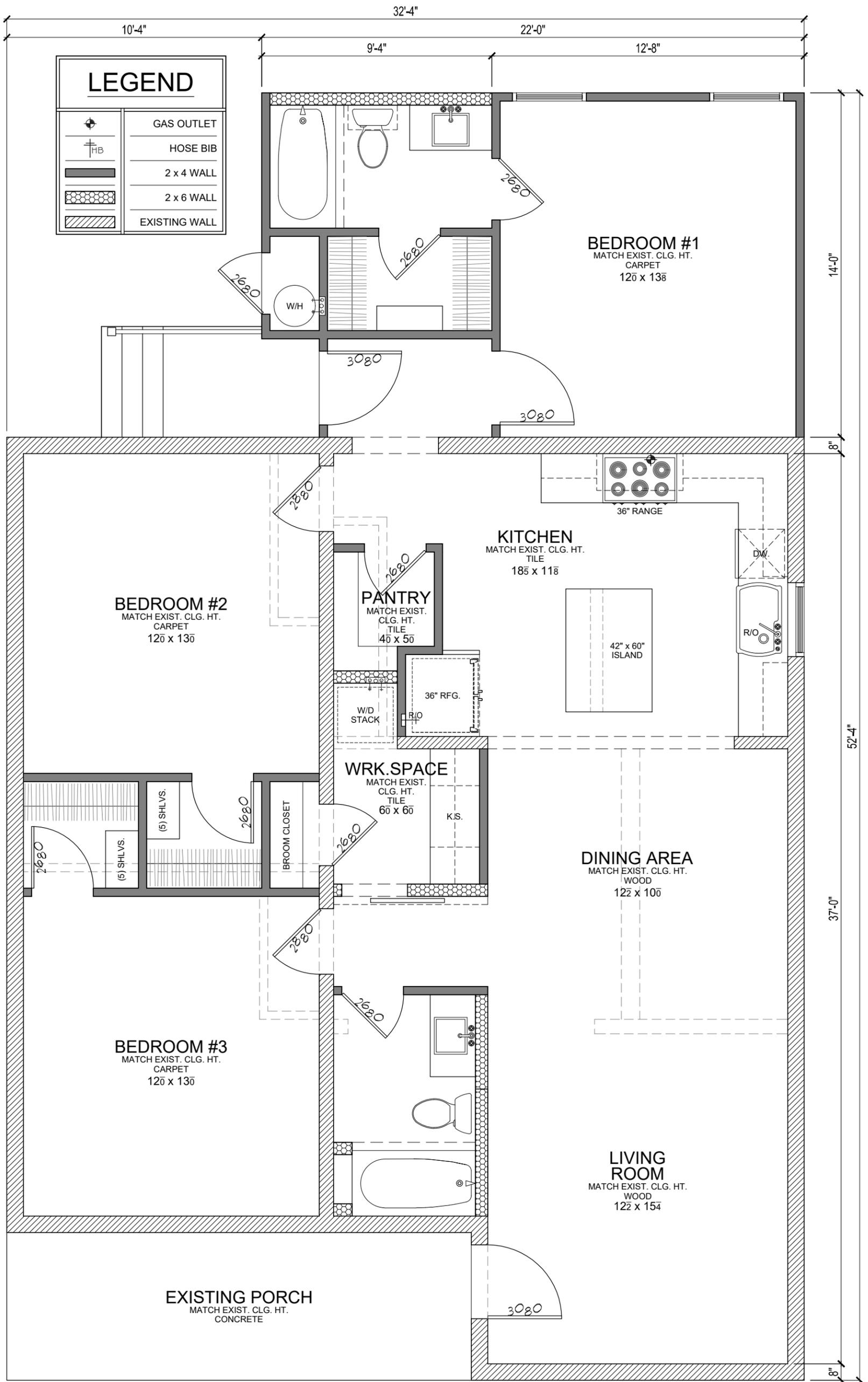
114 RISCHE

3 - BEDROOM / 2 - BATH

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LEGEND	
	GAS OUTLET
	HOSE BIB
	2 x 4 WALL
	2 x 6 WALL
	EXISTING WALL

SIZE:

DESIGN:

BUILDER:

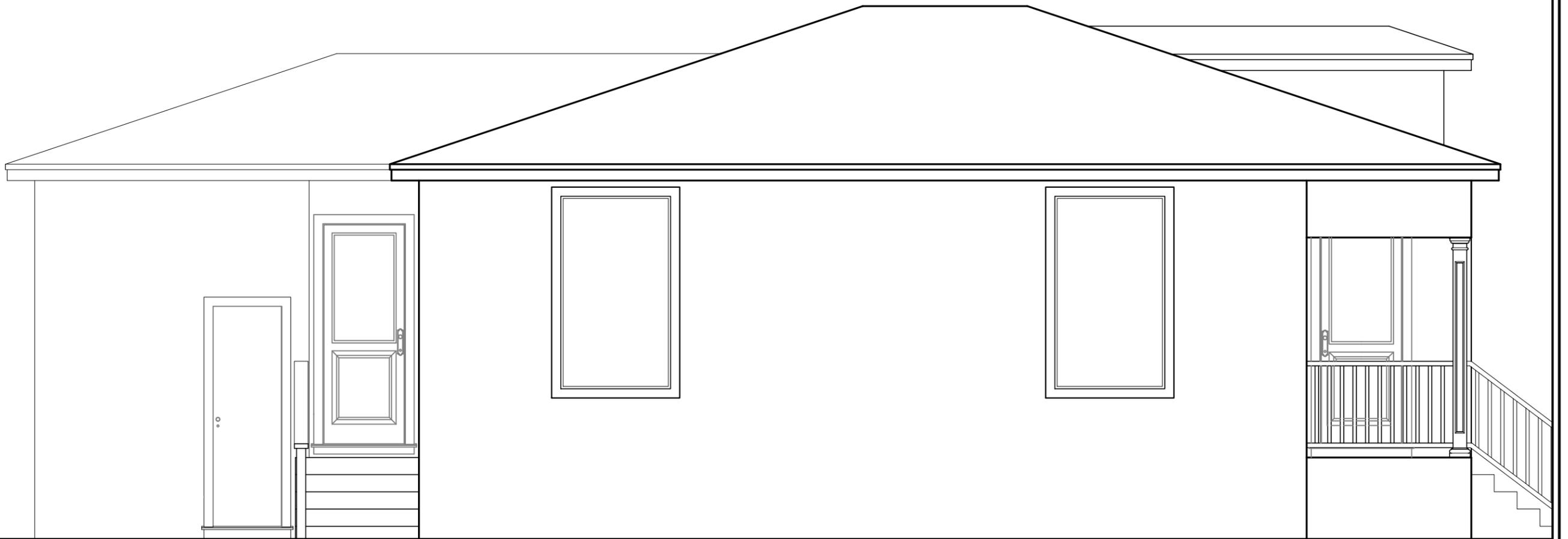
1425 Sq. Ft.

114 RISCHE

3 - BEDROOM / 2 - BATH

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SIZE:

1425 Sq. Ft.

DESIGN:

114 RISCHIE
3 - BEDROOM / 2 - BATH

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LEFT ELEVATION

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



30.04.2018 15:27



30.04.2018 15:28

Date: 05/9/2018

2018 MAY -9 AM 11:08

AMERICAN BEST HOME IMPROVEMENT, INC.
1355 Basse Road San Antonio, Texas 78212
(210) 341-5560

TO CITY OF SAN ANTONIO
D. S. D.

AFTER INSPECTED REAR SHED ON 114 E. RISCHE, SAN ANTONIO TX. 78204
WE FOUND THE 10' X 10' STRUCTURE TO BE IN DILAPIDATED CONDITION
AND IN DANGER OF THE ROOF CAVIN IN .
WE STRONGLY RECOMMEND SHED DEMOLISHED AS IS WAS NOT BUILT WITHIN CITY
CODE CONSTRAINS AND VIOLATES SETBACK CODE. SAID SHED WAS CONSTRUCTED
WITH 2X4, TIN, HOUSE SIDING USED VERTICALLY AND A ROOF THAT APPEARS TO HAVE
BEEN REPAIRED WITH CARDBOARD IN MANY PLACES DUE TO WATER DAMAGE. IN
ADDITION, MULTIPLE BOARDS APPEAR TO BE TERMITE INFESTED AND VEGETATION
DAMAGE WAS OBSERVED FROM AN OVERGROWN TREE ALLOWED TO GROW
INTO STRUCTURE.

THE METHOD OF DEMOLIHS WILL BE BY MEN HAND AND WE WILL DISPOSE ALL THE
DEBRIS AT CITY DUMP.

IF YOU HAVE ANY QUESTIONS OR CONCERNS PLEASE FEEL FREE TO CALL OUR OFFICE
ANYTIME THANKS.

AARON ACOSTA (PRESIDENT)

A handwritten signature in blue ink, appearing to read "A. Acosta", is written over a horizontal line.