

# HISTORIC AND DESIGN REVIEW COMMISSION

August 01, 2018

**HDRC CASE NO:** 2018-353  
**ADDRESS:** 1011 S MAIN AVE  
**LEGAL DESCRIPTION:** NCB 2973 BLK 5 LOT 14 (CND LANDS & MEANS)  
**ZONING:** MF-33, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Nathan Historic District  
**LANDMARK:** House  
**APPLICANT:** David Hannan  
**OWNER:** Guadalupe Solis  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** July 10, 2018  
**60-DAY REVIEW:** September 8, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition of approximately 140 square feet at the rear of the historic structure. The proposed addition will be built atop an existing addition and will feature a wood deck and painted steel staircase.

## 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.

### 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 located at 1011 S Main was constructed circa 1905 in the Folk Victorian style. The structure features both hipped and gabled roofs and a wraparound porch. The structure is found on the 1912 Sanborn Map and is addressed as 201 Frasc. At this time, the applicant has proposed to construct a second story addition to be located atop of an existing rear addition. This historic structure is located within the Nathan Historic District.
- b. **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 a second story footprint that is consistent with that of the existing, first story addition. On the southern façade, the applicant has proposed a setback from both the roof form and wall planes of the historic structure. On the northern façade, the applicant has proposed to align the proposed addition’s wall plan with that of the existing structure.
- c. **ROOF FORM** – The applicant has proposed for the addition to feature a rear facing gabled roof, which is consistent with roof forms found throughout the district as well as those found on the historic structure.
- d. **SCALE, MASS & FORM** –The proposed ridge line of the addition is dominant of that of the historic structure. The Guidelines for Additions 1.B. notes that additions should be subordinate to the principal façade and that the proposed height should consistent with that of the existing structure. The applicant has proposed for the addition to feature a ridgeline that is approximately two feet taller than the ridge line of the historic structure. Staff finds that the proposed addition should feature a ridgeline that is subordinate to that of the primary historic structure to be consistent with the Guidelines for Additions 1.B.v.; however, staff finds that through a line of sight study, the proposed addition may not be seen from the right of way at S Main and may be appropriate.
- e. **MATERIALS** – The applicant has proposed materials that include fiber cement siding and trim, double panel, vinyl-clad wood windows and a standing seam metal roof. Staff finds that the proposed fiber cement wood siding should feature an exposure of four inches and a smooth finish. The proposed standing seam metal roof is match the existing. Panels are to be 18 to 21 inches in width, seams are to be 1 to 2 inches in height, a crimped ridge seam is to be used and a standard galvalume finish is to be used.

- f. WINDOW MATERIALS – As noted in finding e, the applicant has proposed clad wood windows. Staff finds the proposed windows appropriate pending review of a window sample. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 concealed by a wood window screen set within the opening. The applicant is to submit a window sample to staff prior to approval.
- g. ARCHITECTURAL DETAILS – Generally, staff finds that the proposed addition features an architectural form that is appropriate for the Nathan Historic District.
- h. DECK – To the south of the proposed addition’s massing, the applicant has proposed a wood deck that is to serve as the top landing for access stairs. The applicant has noted materials that include composite wood decking and powder coated steel and cable railing system. While the proposed materials are not found historically within the Nathan Historic District, staff finds them to be appropriate in the context of the proposed addition.
- i. ACCESS STAIRCASE – To the south of the proposed addition, the applicant has proposed to construct a steel staircase with a powder coated steel and cable railing system. While the proposed materials are not found historically within the Nathan Historic District, staff finds them to be appropriate in the context of the proposed addition. Per the submitted construction documents, the proposed staircase will not extend further south than the extents of the historic structure’s wraparound porch. Given its distance from the primary facades of the structure and its lack of visual mass, staff finds its location and design to be appropriate. Staff finds that the proposed staircase should be painted green to match the primary color of the house to reduce visibility.

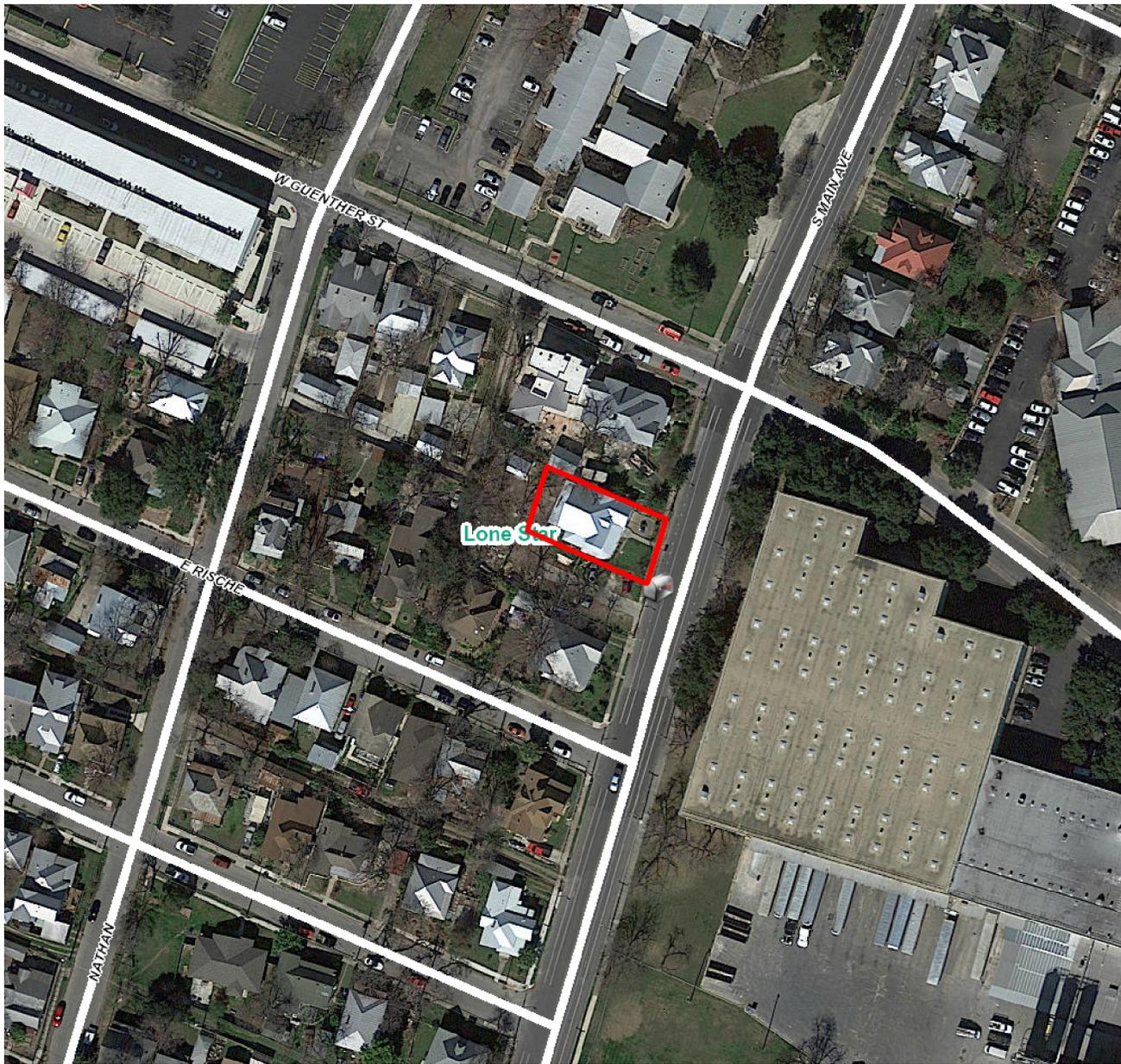
**RECOMMENDATION:**

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

- i. That the proposed composite siding feature a smooth finish and an exposure of four inches.
- ii. That the proposed windows adhere to the specifications noted in finding f.
- iii. That the proposed staircase be painted to match the primary color of the house.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 24, 2018

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1011 S Main Ave



# Fisher Heck

ARCHITECTS

June 26, 2018

City of San Antonio  
Office of Historic Preservation  
1901 S. Alamo Street  
San Antonio, Texas 78204

Re: 1011 South Main, HDRC Application Narrative

To the HDRC Board:

The current home owner of 1011 S. Main Ave seeks to construct a new 140 SF addition to the second floor, rear façade of their 1905 single family residence. The new addition will serve as a studio office for the home owner. Due to the studio's limited because of site setbacks, the room features a tall vaulted ceiling to make the roof feel larger. The new addition will also feature a small, composite wood deck and a painted steel staircase down to grade level. The stair gives the owner a private entrance to the new studio addition, while also creating a small private garden space outside of the master bedroom. The material palette for the new addition will feature fiber cement siding and trim to match the existing colors of the house, along with new double-pane vinyl-clad wood windows.

Sincerely,



David Hannan Jr., Principal  
Fisher Heck Architects  
210-299-1500

Photos of Existing Conditions:



Rear façade of existing house



Rear quarter of existing house



Rear side of existing house



Front of existing house

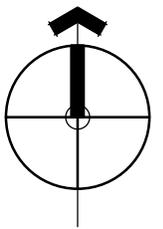
Exterior Material Palette:



Fiber Cement Siding & Trim

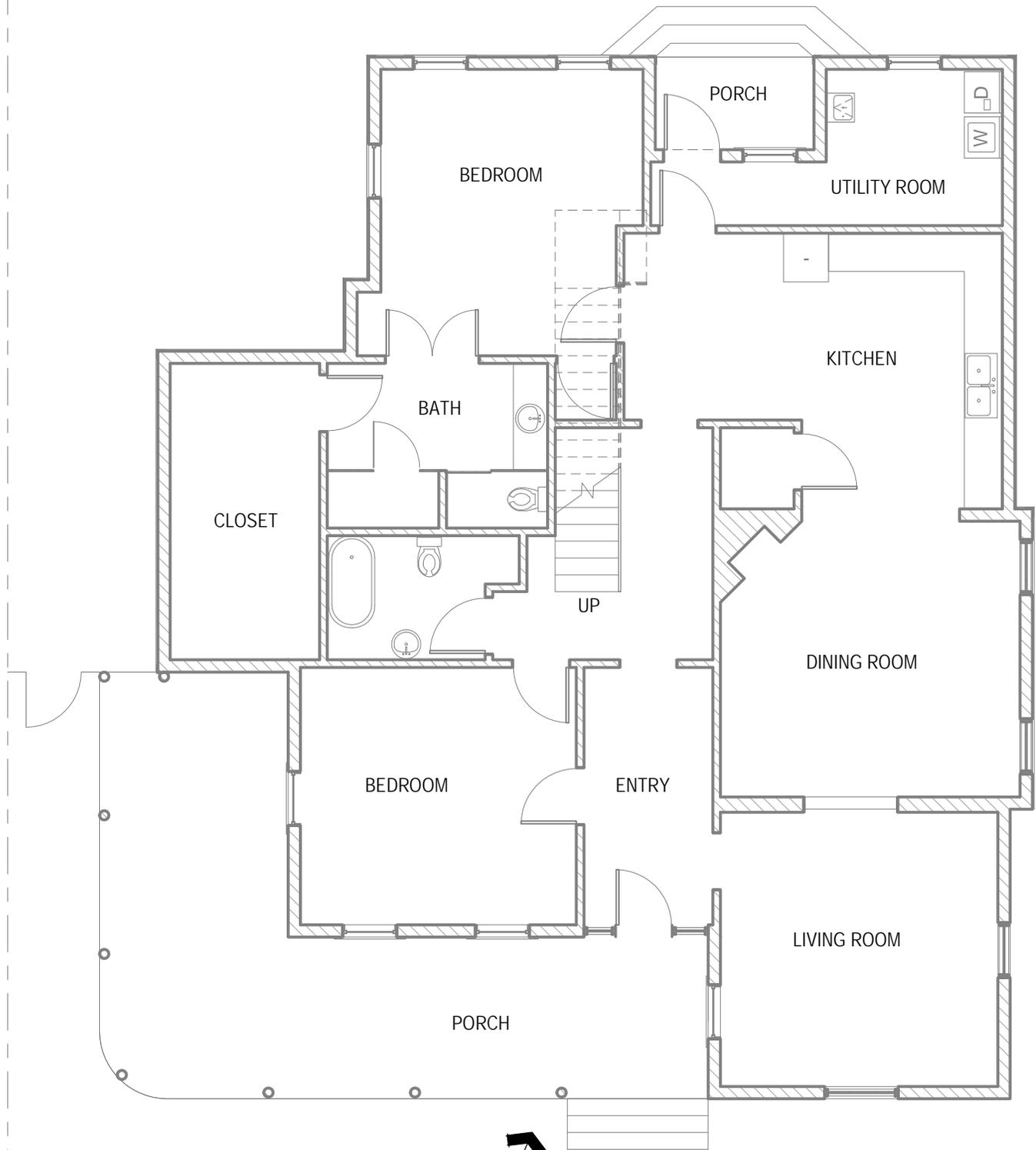


Steel Railing



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## SOLIS RESIDENCE



1

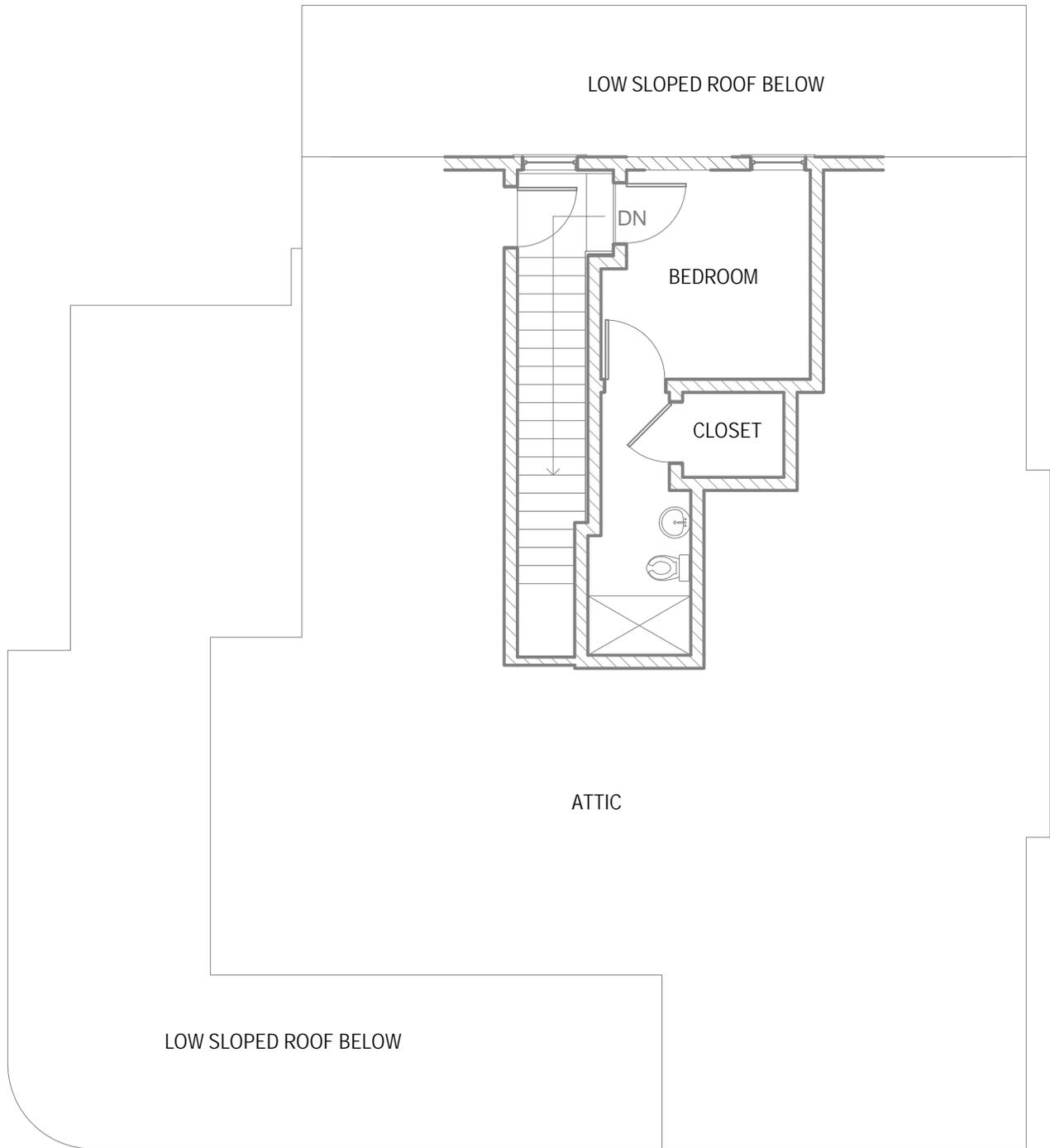
FIRST FLOOR PLAN

1/8" = 1'-0"



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**SOLIS RESIDENCE**



1

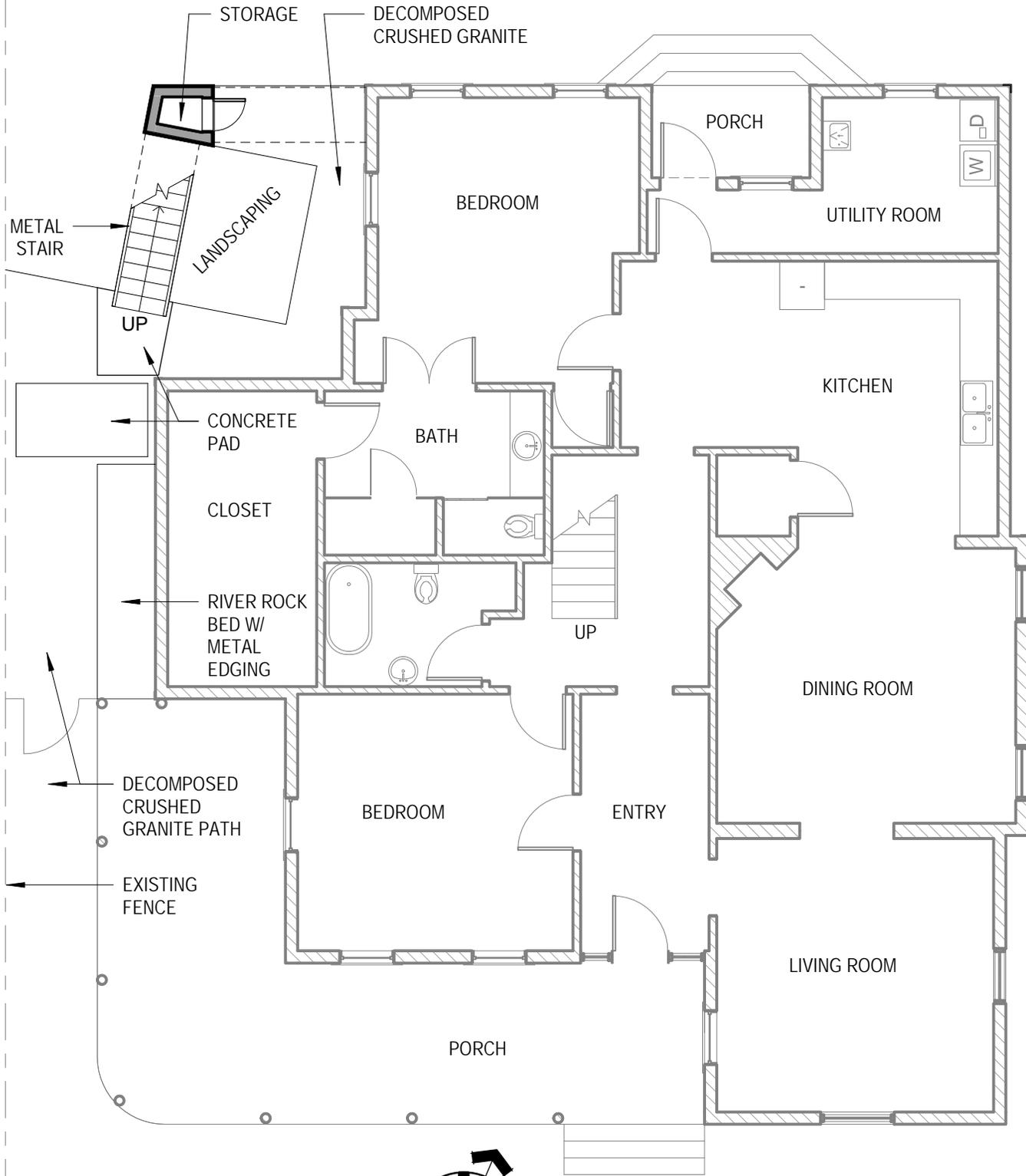
SECOND FLOOR PLAN

1/8" = 1'-0"



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**SOLIS RESIDENCE**



1

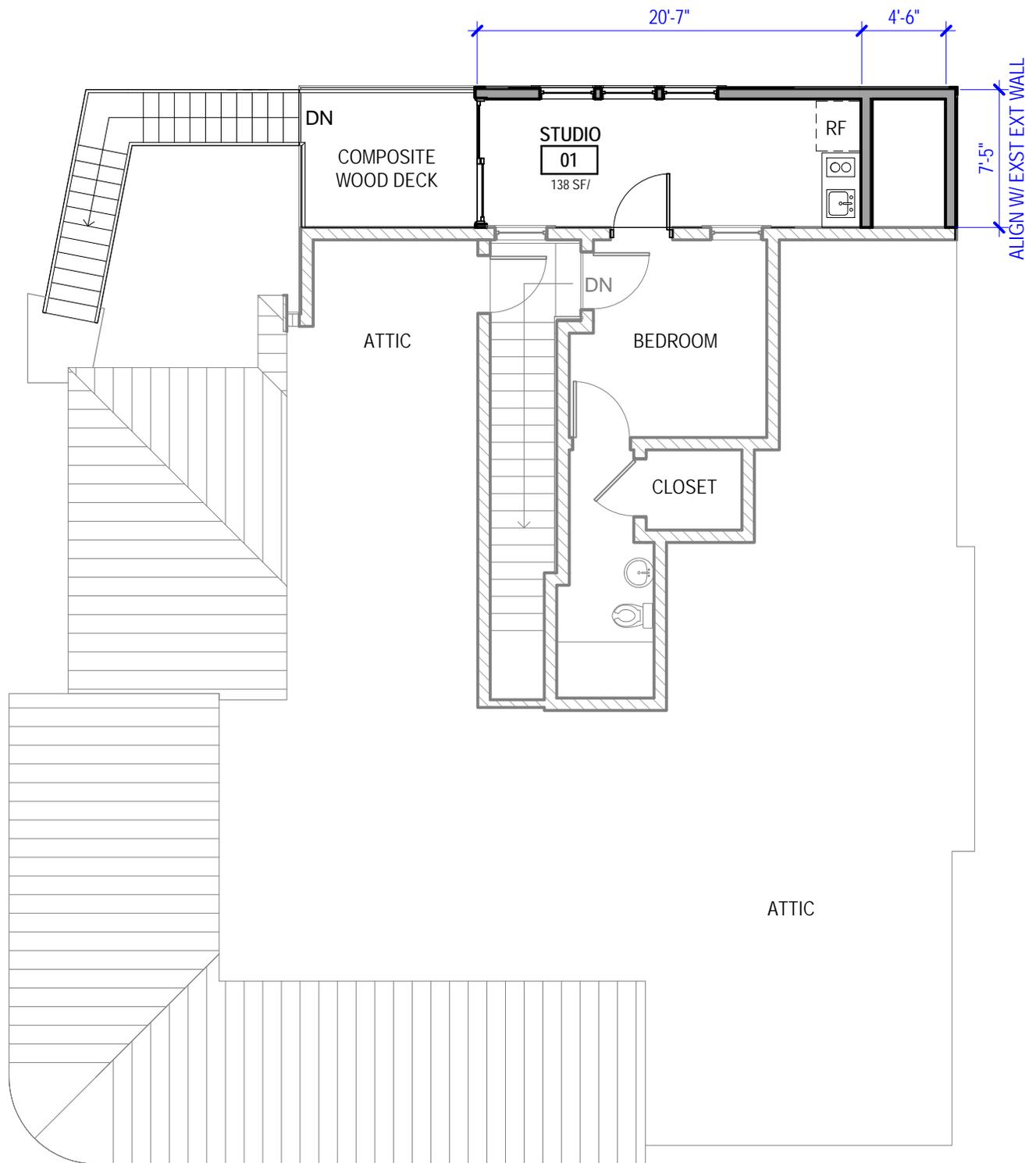
FIRST FLOOR PLAN

1/8" = 1'-0"

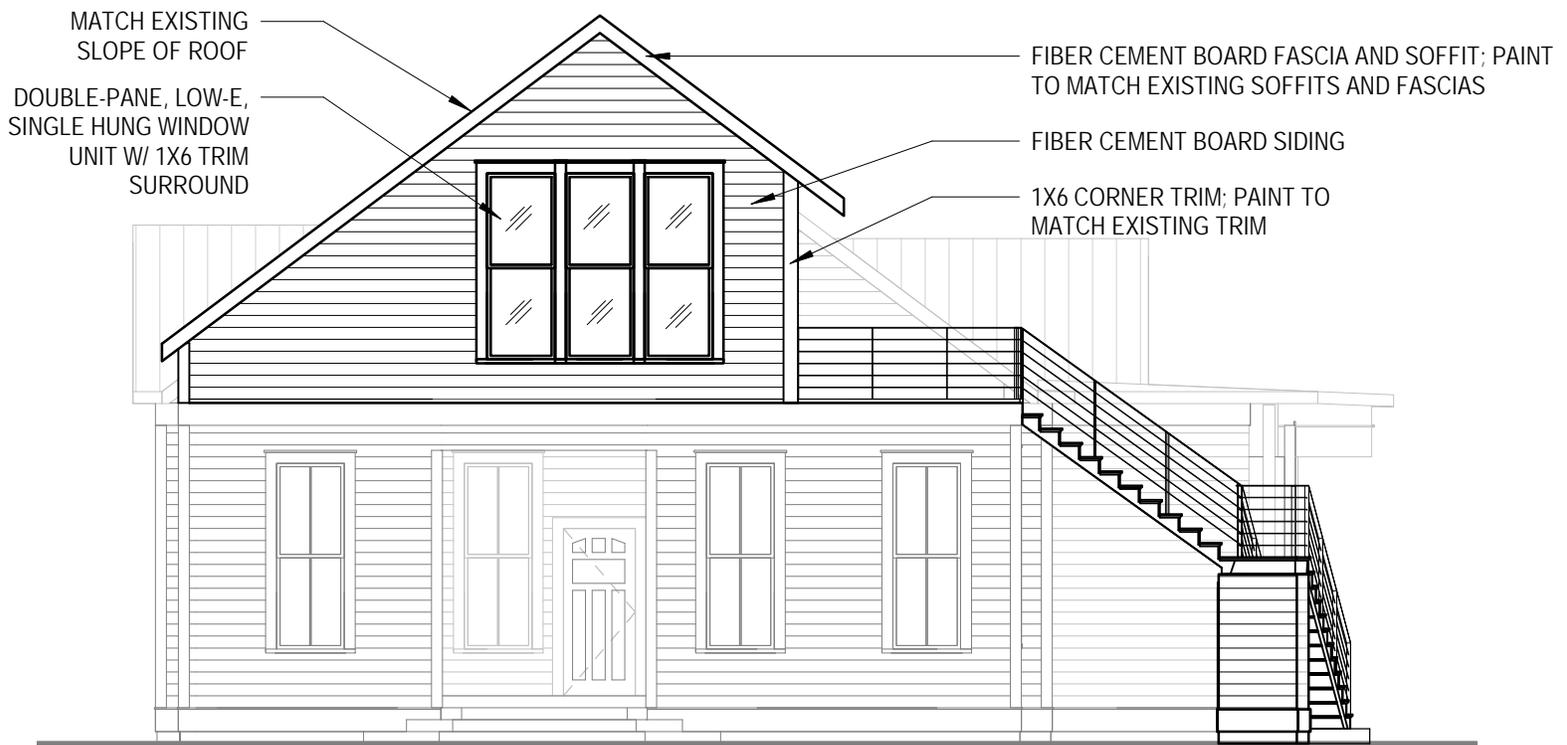


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**SOLIS RESIDENCE**

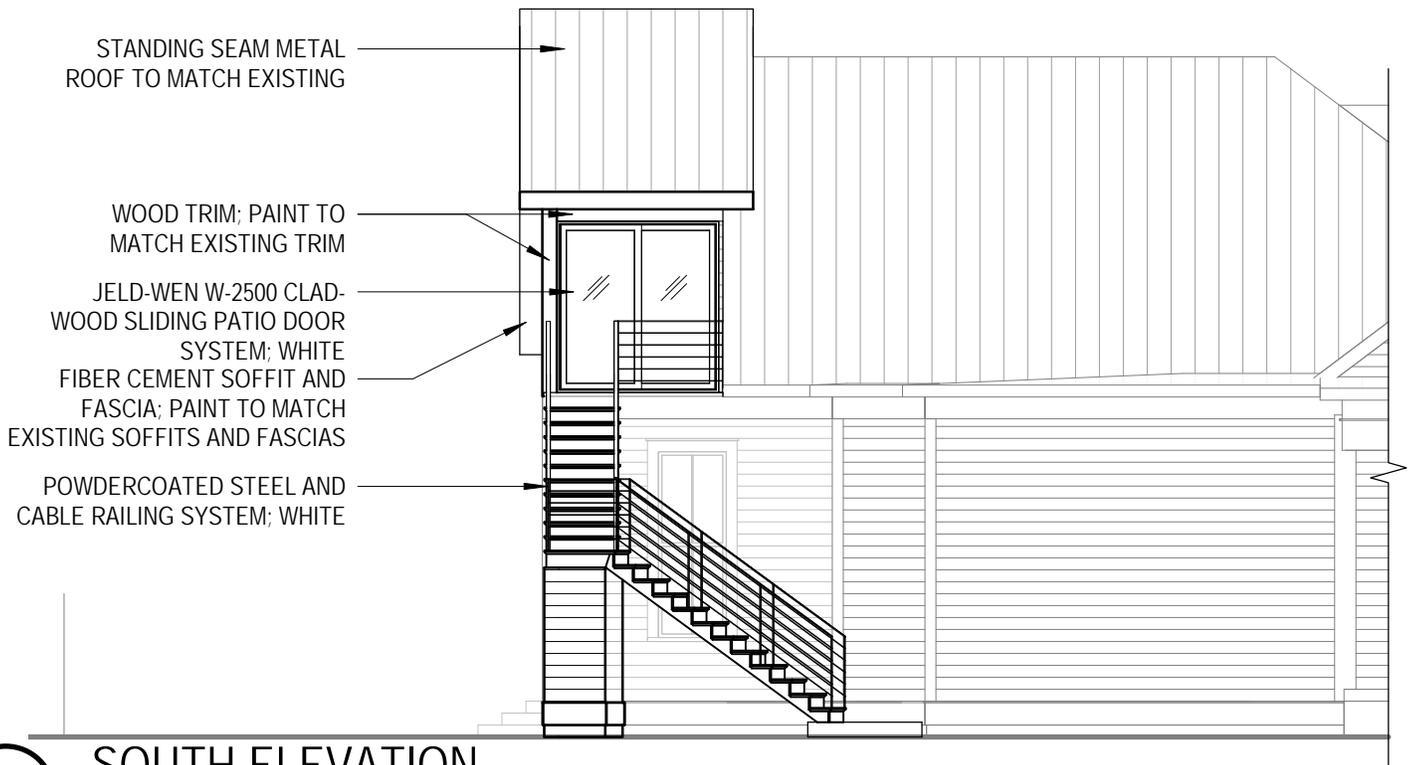


1 SECOND FLOOR PLAN  
 1/8" = 1'-0"



**1** WEST ELEVATION

1/8" = 1'-0"



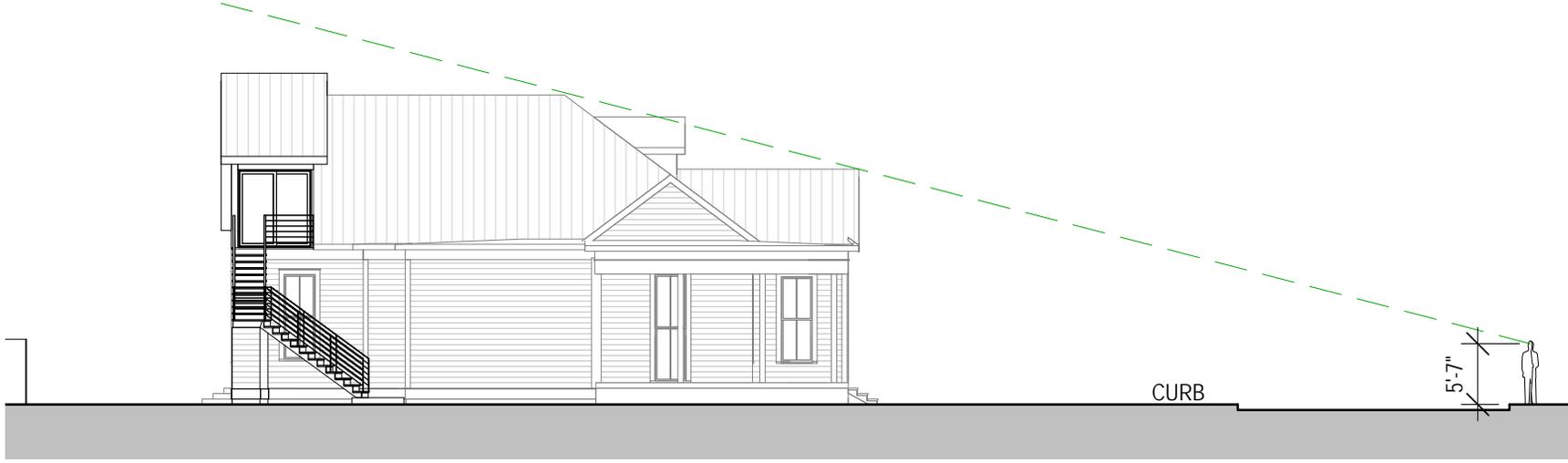
**2** SOUTH ELEVATION

1/8" = 1'-0"

1

VIEWSHED

1/16" = 1'-0"



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SOLIS RESIDENCE

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VIEWSHED DIAGRAM



1

EXTERIOR PERSPECTIVE