

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2018

**HDRC CASE NO:** 2017-552  
**ADDRESS:** 211 NELSON AVE  
**LEGAL DESCRIPTION:** NCB 3888 BLK 4 LOT 15  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Janos Varga  
**OWNER:** Janos Varga  
**TYPE OF WORK:** Window replacement and addition  
**APPLICATION RECEIVED:** December 13, 2017  
**60-DAY REVIEW:** February 11, 2018

## REQUEST:

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

1. Replace the existing wood and aluminum windows with new vinyl windows.
2. Construct a rear addition to feature 424 square feet.

## APPLICABLE CITATIONS:

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

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

- Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

*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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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 211 Nelson was constructed circa 1930 and features craftsman architectural elements. The structure is contributing to the Knob Hill Historic District. At this time, the applicant has proposed to replace the existing windows and construct a rear addition.
- b. **WINDOW REPLACEMENT** – The applicant has proposed to replace eleven total windows with new, vinyl windows. The windows are currently a mix of aluminum windows and original wood windows. Per application photos, some of the existing wood windows are in extreme disrepair and are missing elements; however, some wood windows appear to be in repairable condition. Per the Guidelines for Exterior Maintenance and Alterations 6.A.ii. historic windows should be preserved.

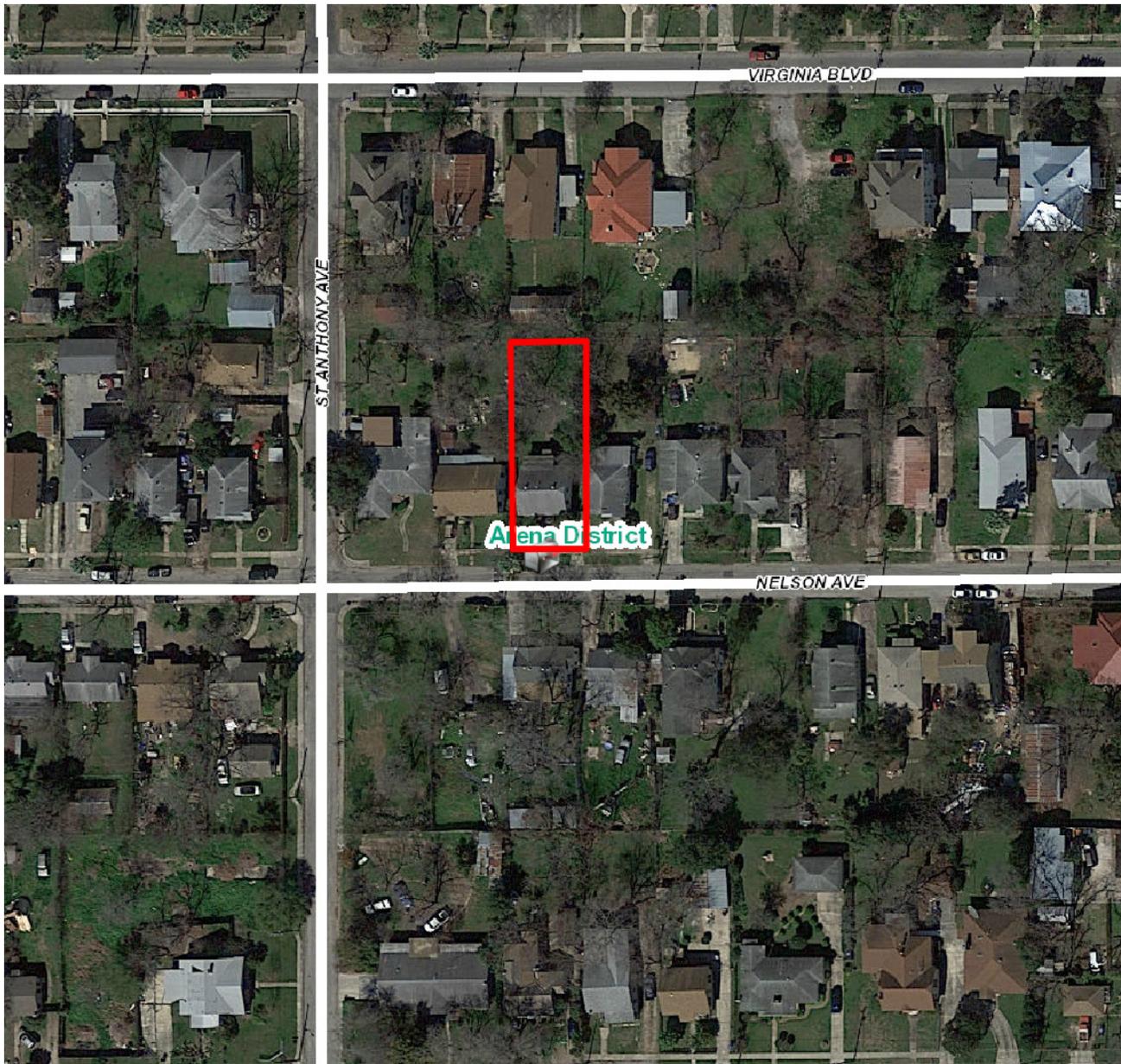
- c. WINDOW REPLACEMENT - Prior to any window replacement, the applicant must identify windows that are beyond repair. The applicant should complete the wood window survey and original window/replacement window comparison sheets found in the Window Policy Document, included in staff's exhibits. All replacement wood windows should match the profile, material and installation of original windows.
- d. 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 the addition in a manner where it will be located at the rear of the primary historic structure. The applicant has noted that the rear addition's roof will feature a rear gable and tie in to the primary historic structure's side gable. Generally, staff find this appropriate; however, inaccuracies in the provided construction documents prevent staff from recommending approval at this time.
- e. MATERIALS – The applicant has proposed siding to match that of the primary historic structure, vinyl windows and an asphalt shingle roof. Staff finds the proposed siding and roofing materials to be appropriate; however, the applicant should install wood windows to match those of the primary historic structure in profile, installation and material.
- f. ARCHITECTURAL DETAILS – As noted in finding c, the applicant's construction document do not accurately represent current site conditions. The proposed rear addition should feature a transition between the primary historic structure and the proposed addition. This can be accomplished through a wall inset of vertical trim piece.

**RECOMMENDATION:**

1. Staff does not recommend approval of item #1, wood window replacement based on findings b and c. The applicant should complete the wood window survey and original window/replacement window comparison sheets found in the Window Policy Document, included in staff's exhibits. All replacement wood windows should match the profile, material and installation of original windows.
2. Staff does not recommend approval of item #2, the construction of a rear addition based on findings d through f. While staff finds the construction of a rear addition to be appropriate at this location, inaccuracies in the construction documents should be addressed prior to receiving a recommendation for approval.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

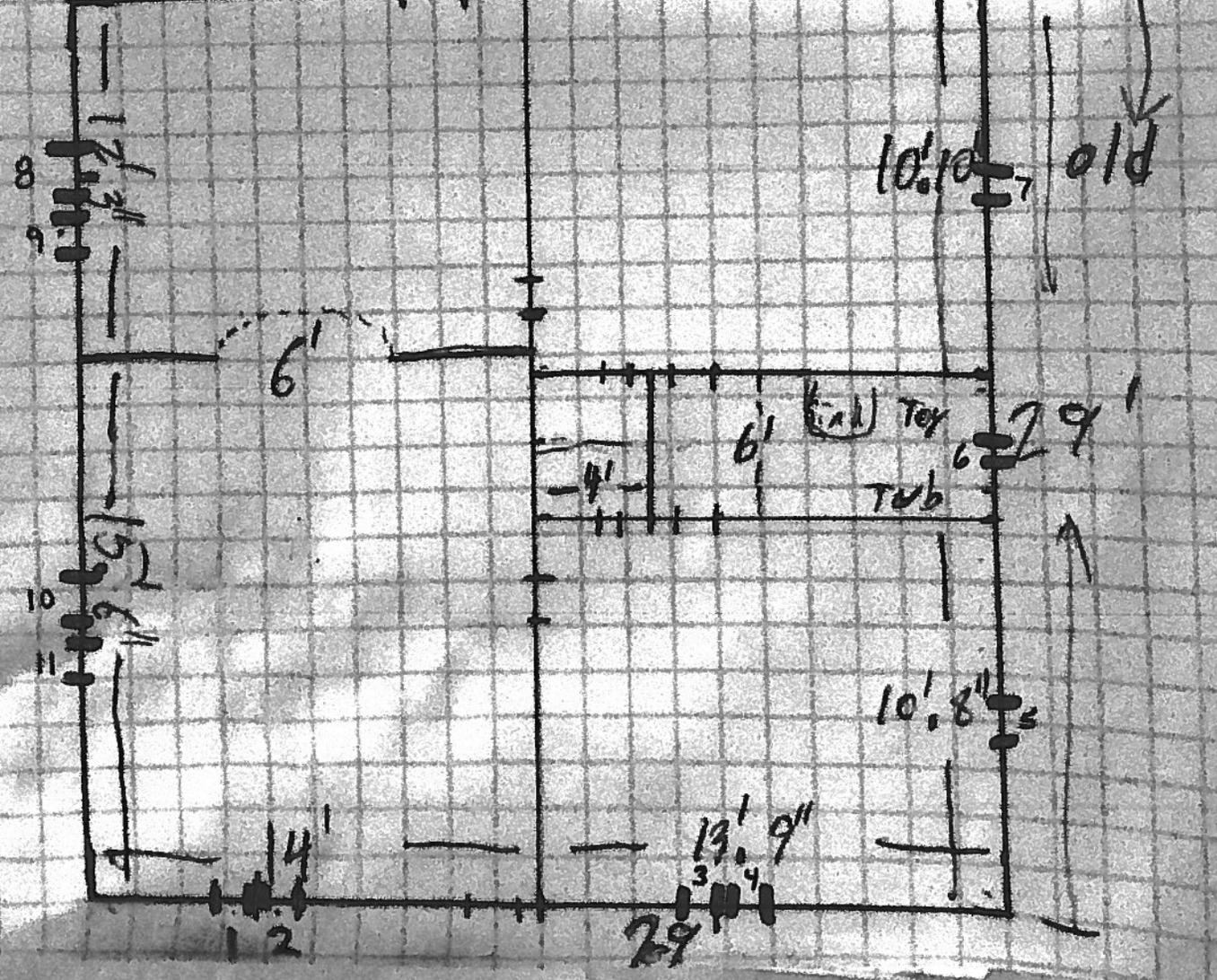
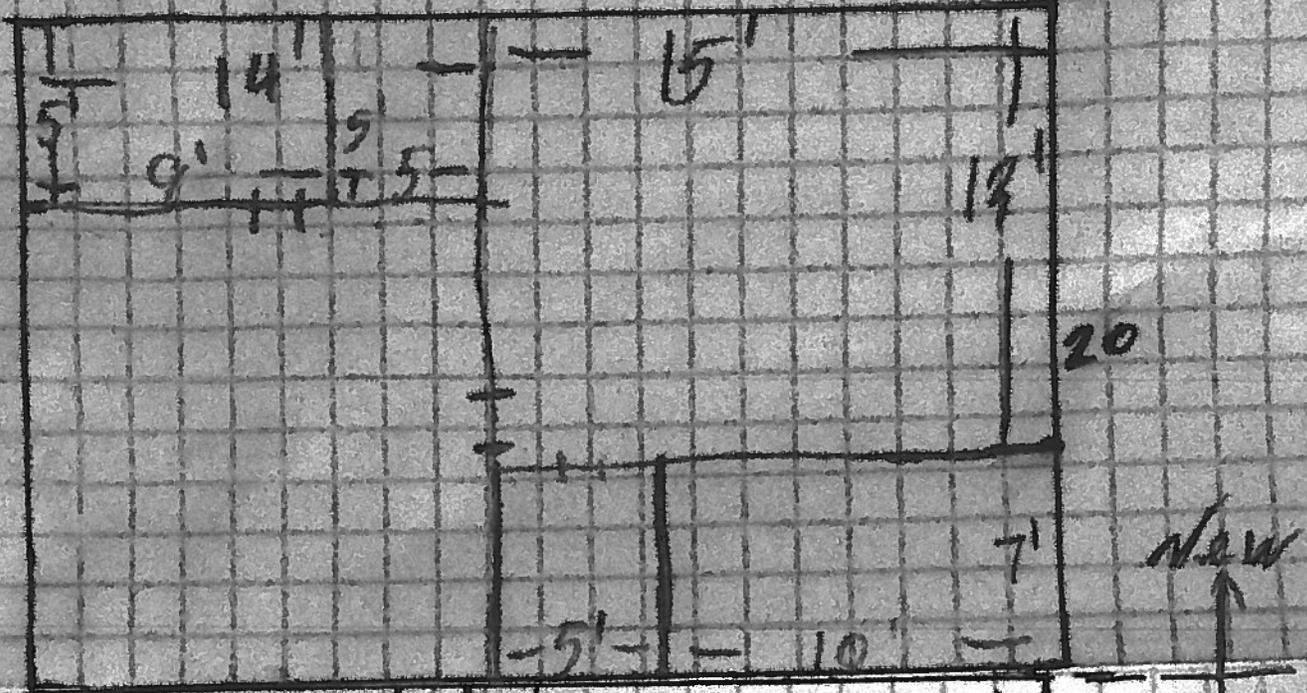
Powered by ArcGIS Server

Printed: Jan 10, 2018

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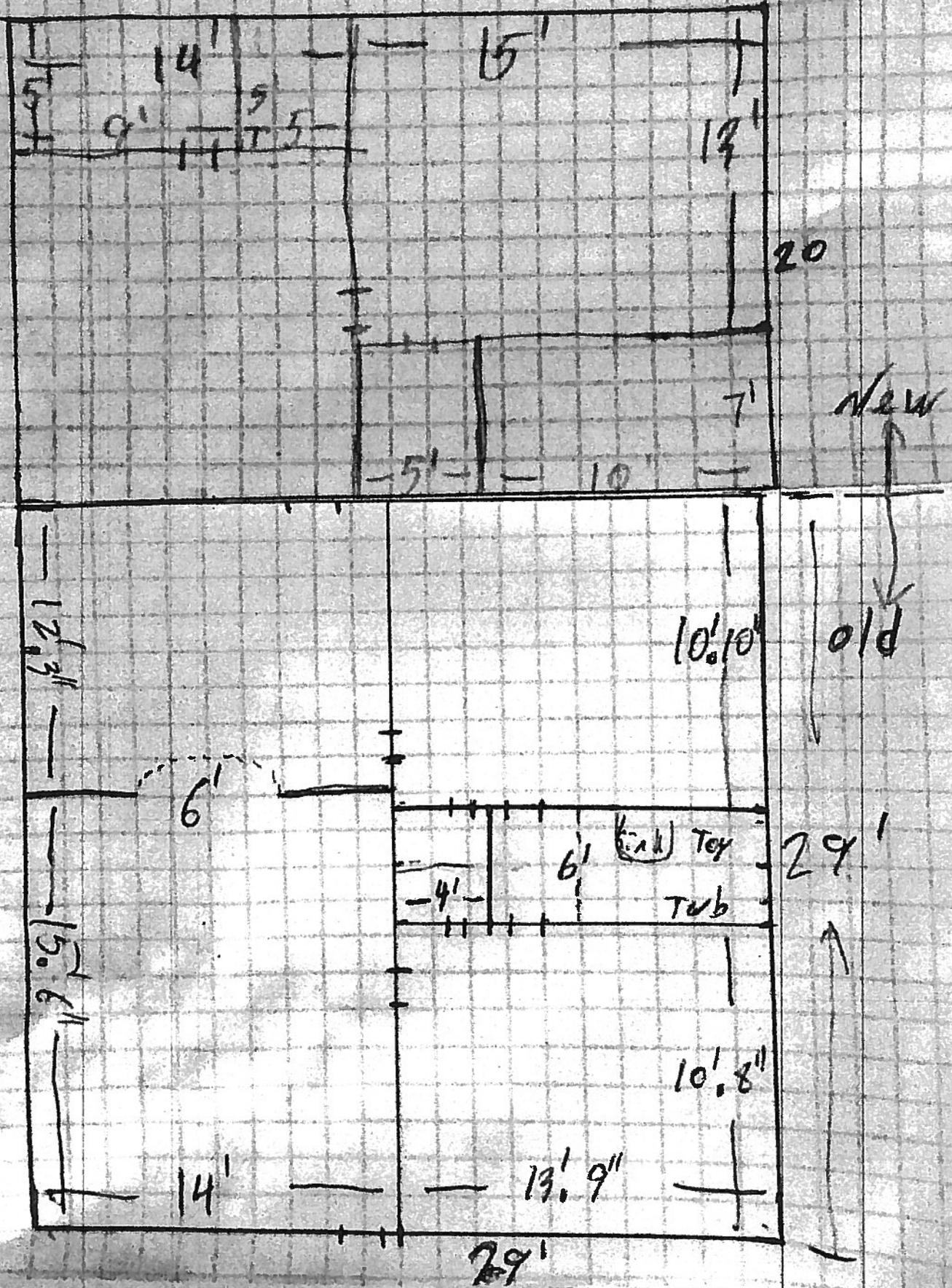
# REAR

|| = windows



# FRONT

# FLOOR PLAN



**PLOT PLAN  
FOR BUILDING PERMITS**

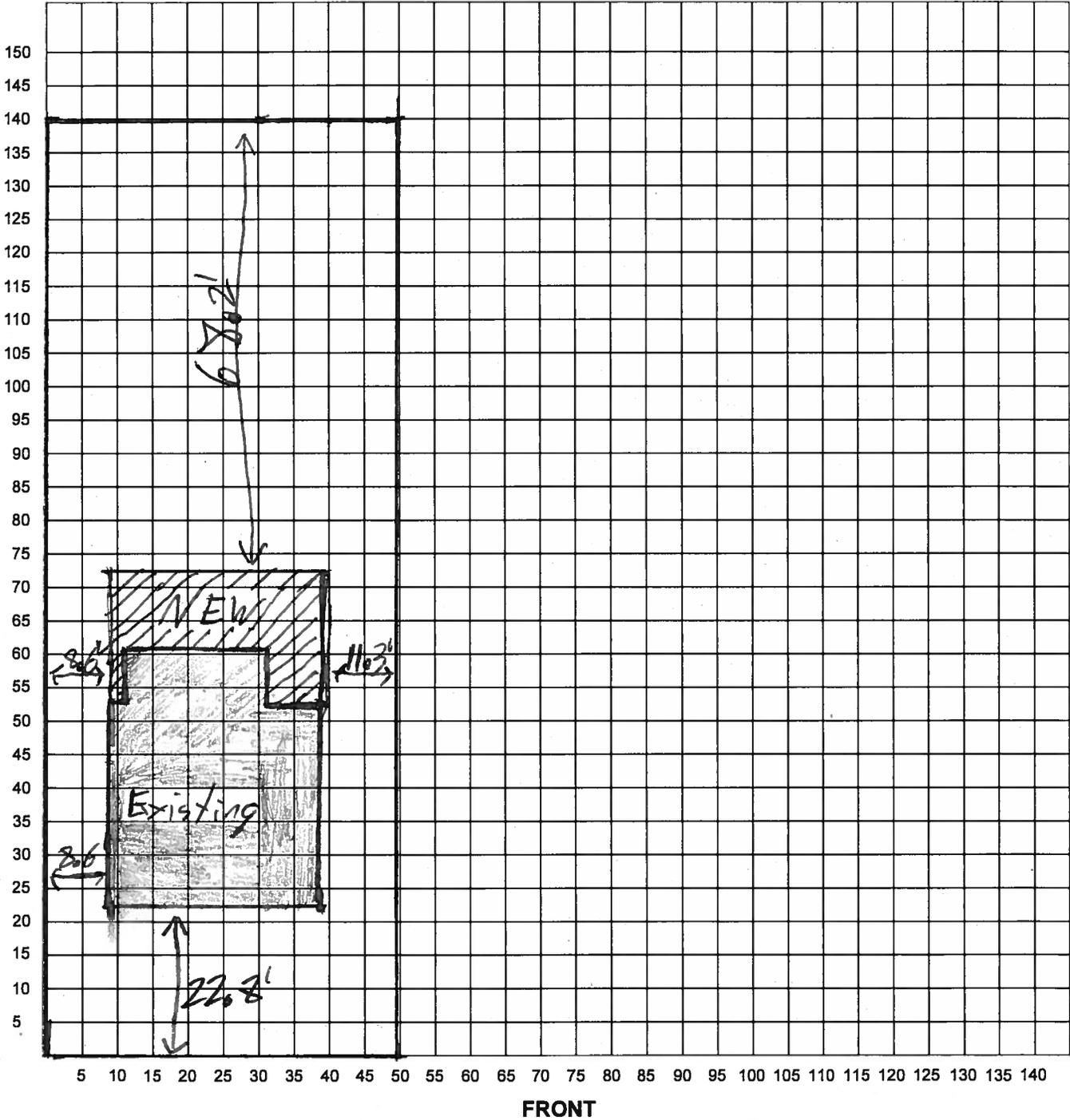
Address: 211 Nelson Ave

Lot: 15

Block: 4

NCB: 3888

**REAR**



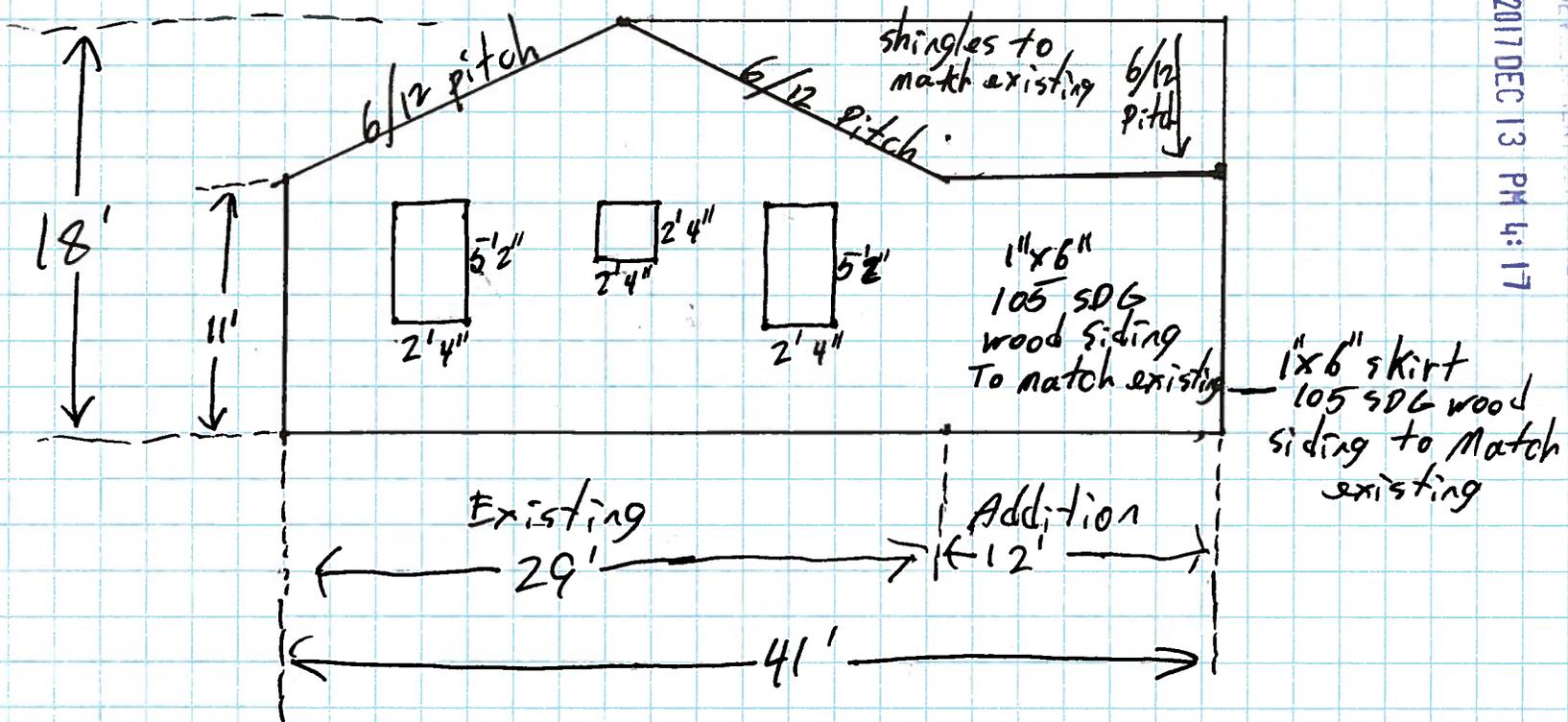
I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 10-25-17

Signature of Applicant: [Handwritten Signature]

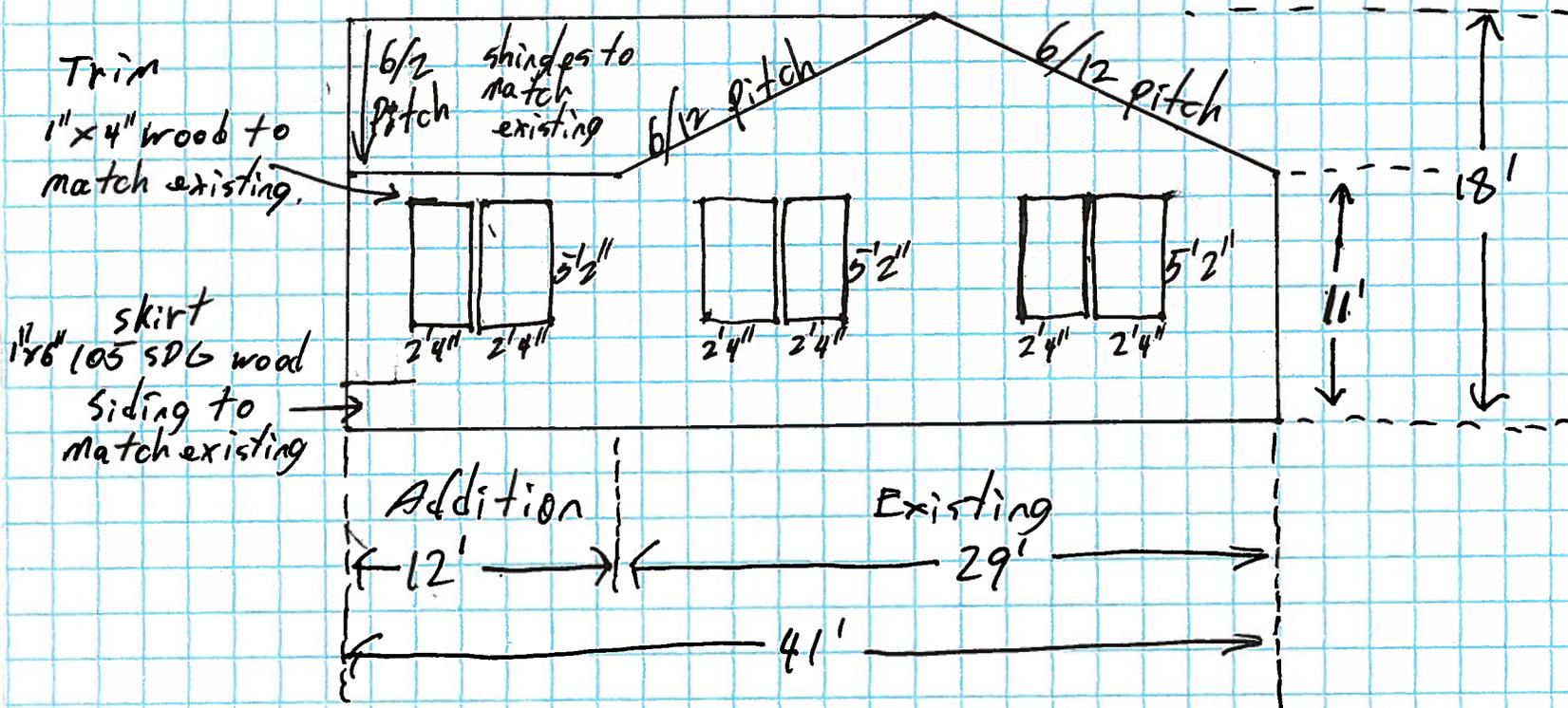
211 Nelson  
Left Side Elevation

$\frac{2'}{2'}$  scale



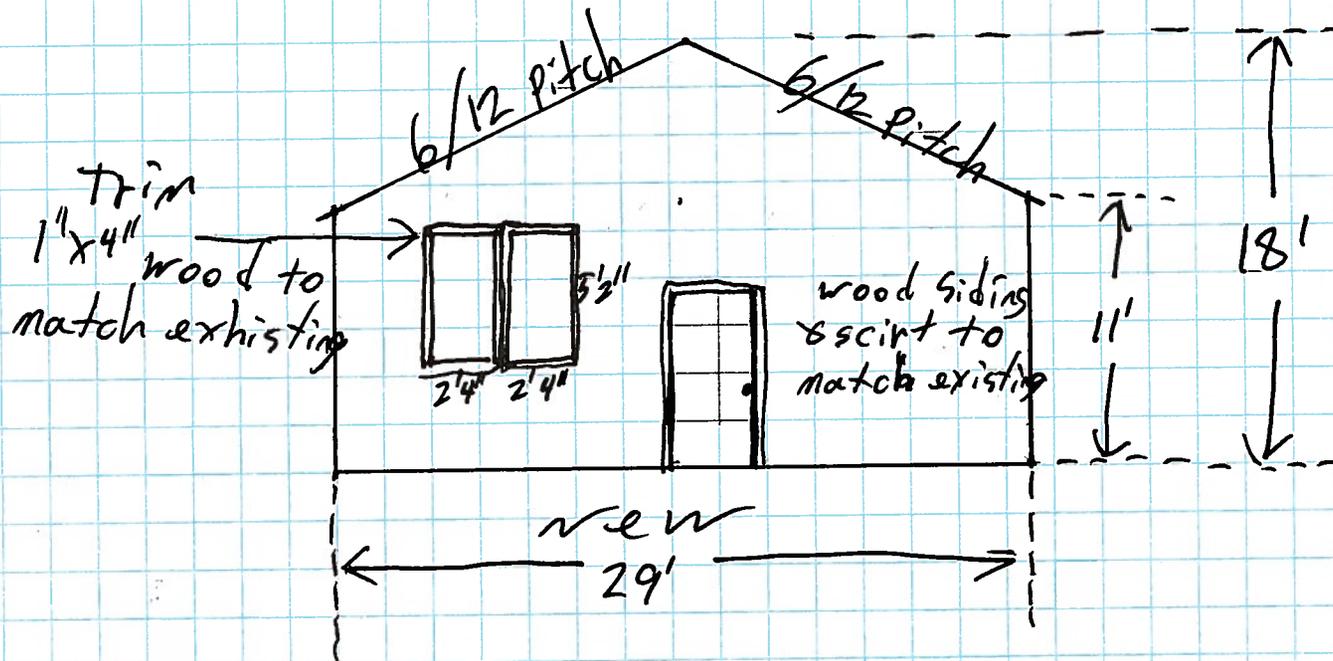
211 Nelson  
Right Side Elevation

2' scale



211 Nelson  
Rear Elevation

2' Scale



**PLOT PLAN  
FOR BUILDING PERMITS**

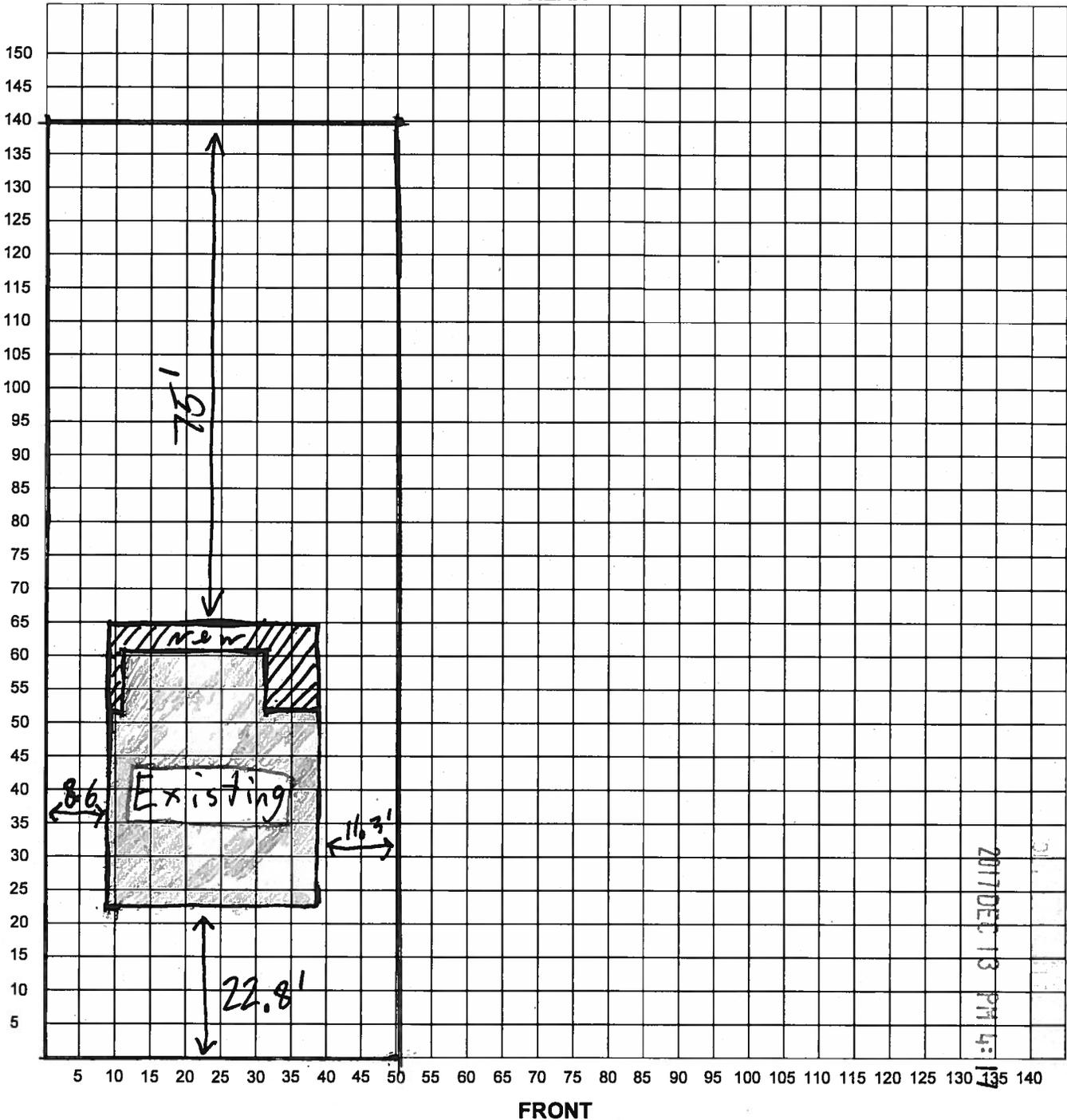
Address: 211 Nelson Ave

Lot: 15

Block: 4

NCB: 3888

REAR



FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 12-8-17

Signature of Applicant: [Signature]



## Residential General Repair Permit Application

(For Foundation Repairs – See the Foundation Repair Permit Application)

All work must conform to locally adopted 2015 International Residential Code.  
Separate permits are required for mechanical, electrical, and plumbing work.

**\*\* Projects exceeding 1000 sq. ft or 2-story do not qualify for this permit. \*\* See New Residential Construction application \*\***

For residential swimming pools – refer to Swimming Pool Permit application

Date: 12-8-17 Owner Name: Taras Varga

Address: 211 Nelson Ave San Antonio 78210

**Repair Type:**

Job Cost: \$ 2,000

Addition 936 sq ft (house) 170 sq ft (addition)

Shed \_\_\_\_\_ sq ft

Carport/Patio Cover \_\_\_\_\_ sq ft

Garage \_\_\_\_\_ sq ft

Deck \_\_\_\_\_ sq ft

***If doing minor repairs as part of project, Residential Minor Repairs Permit application is also required.***

**Foundation letter required**

A Letter of Inspection Report from a licensed foundation engineer is required to be on file at the completion of the project.

**Detailed site plan required**

Must be drawn to scale, show lot size, location of existing structures, locations of easements, and proposed new structure with distances to all adjacent property lines and other existing structures. See provided example for assistance.

**General building setback requirements:** (As determined by current property zoning classification)

Repair Type	Front	Side	Rear	Permit Required If:
Room Addition	10 ft	5 ft	20 ft (attached) / 5 ft (detached)	Less than 1000 sq. ft & 1-story
Shed	N/A	5 ft	5 ft	More than 300 sq. ft & 1-story
Garage	N/A	5 ft	20 ft (attached) / 5 ft (detached)	All garages require a permit Street entry requires 20' from property line to door
Deck	10 ft	5 ft	20 ft (attached) / 5 ft (detached)	More than 300 sq. ft <b>OR</b> More than 30" above grade <b>OR</b> Attached to dwelling <b>OR</b> Serves a required exit door
Carport/Patio Cover	10 ft	5 ft	20 ft (attached) / 5 ft (detached)	All carports/patio cover/porch covers require a permit

*\* Note: Platted setbacks are not enforced by DSD. Applicant and owners should review their platted setbacks and if a platted setback is present, the property owner has the option to remove per Information Bulletin 533-Building Setback Line Plat Process.*

Contractor/Homeowner: Home owner Contractor ID#: \_\_\_\_\_

Registered Lic. Holder: \_\_\_\_\_ City Lic. Reg #: \_\_\_\_\_

Authorized Agent Name: \_\_\_\_\_ COSA ID#: \_\_\_\_\_

Escrow: Y N Other ID# on permit: \_\_\_\_\_

Phone: 916-214-3331 Email: Continentalmtvs@yahoo.com

**Work Summary:** Extending wall of Kitchen, Adding a Bath room, Closet, and laundry room.

I have read the complete application and know the same to be true and correct and hereby agree that if the permit is issued all provisions of the City Ordinance will be complied with whether herein specified or not. I understand that the permit belongs to the property owner and I am an authorized agent.

Applicant Signature: [Signature]





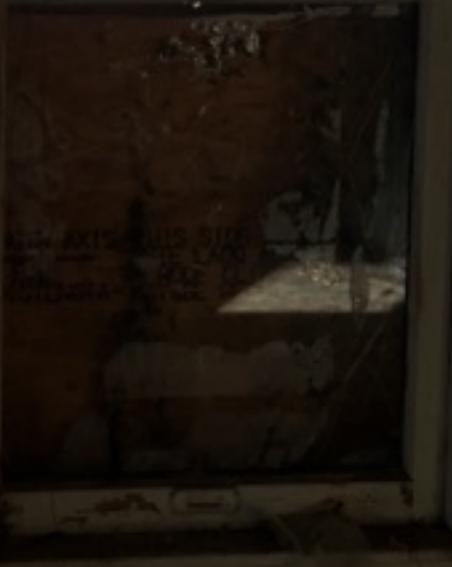
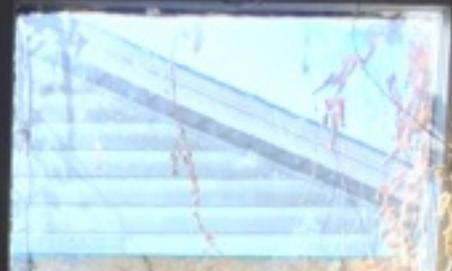








KNESSE S-19





















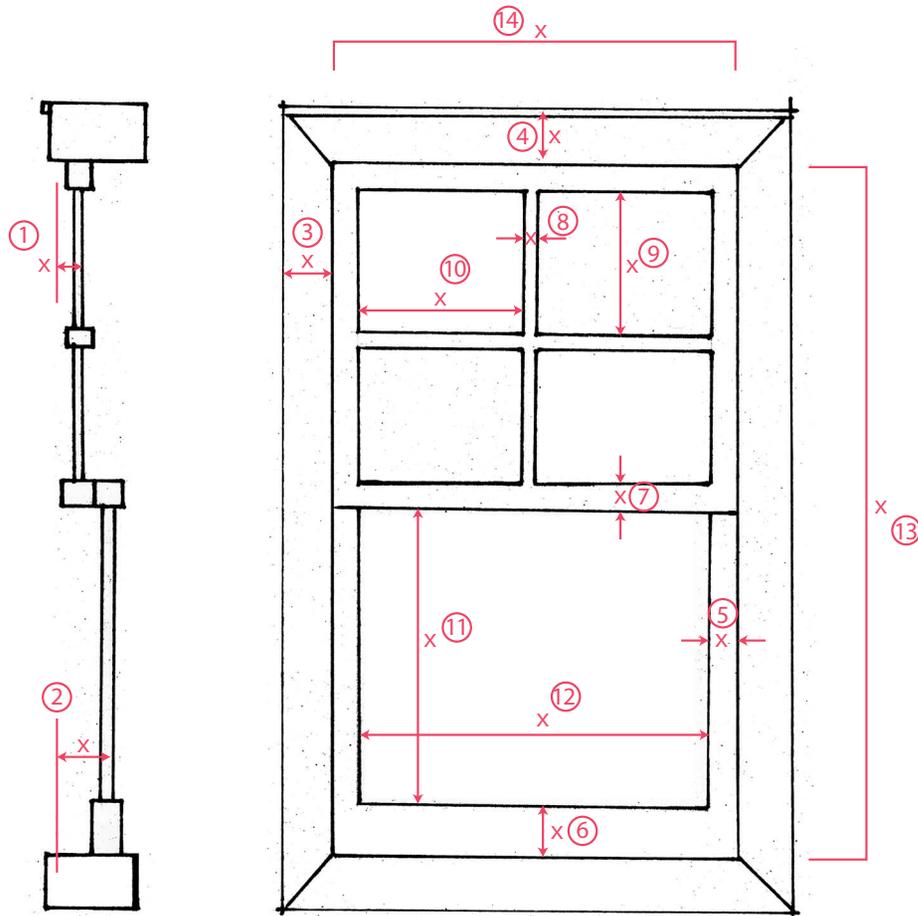






# Frame and Sash Comparison - Single and Double Hung Windows

Instructions: To compare the replacement windows to the original, it is important to understand the compatibility between the original and the replacement. Please fill in each value, in inches. Feel free to notate any other measurements that you feel is important to the replacement discussion.



Existing Frame and Sash Exterior Material \_\_\_\_\_

Proposed Frame and Sash Exterior Material \_\_\_\_\_

	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass (Shadow Profile)	_____	_____
2. Lower Sash Measurement from exterior façade to glass (Shadow Profile)	_____	_____
3. Side trim Measurement	_____	_____
4. Top/bottom Measurement	_____	_____
5. Stile Measurement	_____	_____
6. Rail Measurement	_____	_____
7. Meeting Rail Measurement	_____	_____
8. Muntin Measurement	_____	_____
9. Glass Height upper	_____	_____
10. Glass Width lower	_____	_____
11. Glass Height lower	_____	_____
12. Glass Width lower	_____	_____
13. Overall Sash height	_____	_____
14. Overall Sash width	_____	_____