

HISTORIC AND DESIGN REVIEW COMMISSION

October 7, 2015

Agenda Item No: 23

HDRC CASE NO: 2015-358
ADDRESS: 645 E PARK AVE
LEGAL DESCRIPTION: NCB 1754 BLK 3 LOT 16
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Sarah Villarreal
OWNER: Kyle Villarreal/JSL RE Investments, LLC
TYPE OF WORK: Addition and porch repair
REQUEST:

The applicant is requesting conceptual approval to:

- 1a. Construct a 396 square foot addition at the rear of the existing structure.
- 1b. Construct a 168 square foot addition at the rear of the existing structure.
- 2a. Rehabilitate the existing enclosed front porch and obtain the proper permitting.
- 2b. Demolish the existing front porch's enclosure to restore it to its original state.
3. Install a new driveway and retaining wall at the front of the property.

At this time, the applicant is only requesting approval of the proposed footprint of the additions.

APPLICABLE CITATIONS:

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

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

A. MAINTENANCE (PRESERVATION)

- i. 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.
- ii. 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.
- iii. 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)

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The applicant has received administrative approval for a number of rehabilitative requests including foundation repair, roof replacement, siding repair and replacement, chimney repair and the rehabilitation of the rear accessory structure.
- b. In addition to the rehabilitation of the primary historic structure and rear accessory structure, the applicant has proposed to construct a rear addition to contain materials to match those of the house. The applicant has proposed two options; option one consists of a 186 square foot addition and option two, which consists of a 396 square foot addition. At this time, the applicant is requesting conceptual approval of only the proposed addition's footprint.
- c. The applicant has proposed to site both options of the proposed addition at the rear and has proposed a footprint that is appropriate for the existing lot size. This is consistent with the Guidelines for Additions 1.A. and B., however, staff recommends that the applicant incorporate a transition from the historic structure to the addition, either in the form of a setback or a change in detailing at the seam of the historic structure and addition to be consistent with the Guidelines for Additions 1.A.iv.
- d. The applicant has noted that the proposed materials for both options will match those in kind of the primary historic structure and that the addition will be complementary of the primary structure regarding materials. This is consistent with the Guidelines for Additions 3.A.i. and 4.A.i. and ii. Staff recommends that the applicant provide building elevations and a roof plan at the appropriate time.
- e. At the front of the primary historic structure currently exists an enclosed front porch which previously was enclosed without the proper permitting. The current owner and applicant has proposed two options to remedy the current situation. Option one is to rehabilitate the porch in its current configuration and obtain the proper permitting and option two is to remove the existing enclosure and restore the porch to its original state.

- f. According to the Guidelines for Exterior Maintenance and Alterations 7.B.i. front porches should not be enclosed. Furthermore, porches should be reconstructed based on accurate evidence of the original. Staff recommends that the applicant remove the non contributing porch enclosure and restore the porch to its original state.
- g. At the front, south west corner of the site, the applicant has proposed to remove a portion of the existing retaining wall and install a driveway and new retaining wall. Currently, the property does not feature off street parking. Staff finds that the modification of the existing, non contributing retaining wall is appropriate, as well as the installation of a front driveway, however, the applicant's proposed location is not. Historically, driveways throughout Tobin Hill have been located to the side of the historic structure. The applicant's current proposal has located the proposed driveway at the front of the historic structure.
- h. Given the applicant's unique site constraints, if the HDRC finds that a front driveway is appropriate, staff recommends that the applicant adhere to the Guidelines for Site Elements 5.B. regarding driveway configuration and curbing.

RECOMMENDATION:

Staff recommends conceptual approval of both rear addition options' footprints; listed as items 1a. and 1b.

Staff recommends conceptual approval of request item 2a., the restoration of the front porch to its original state.

Staff does not recommend conceptual approval of request item 3, the installation of a front driveway.

CASE MANAGER:

Edward Hall

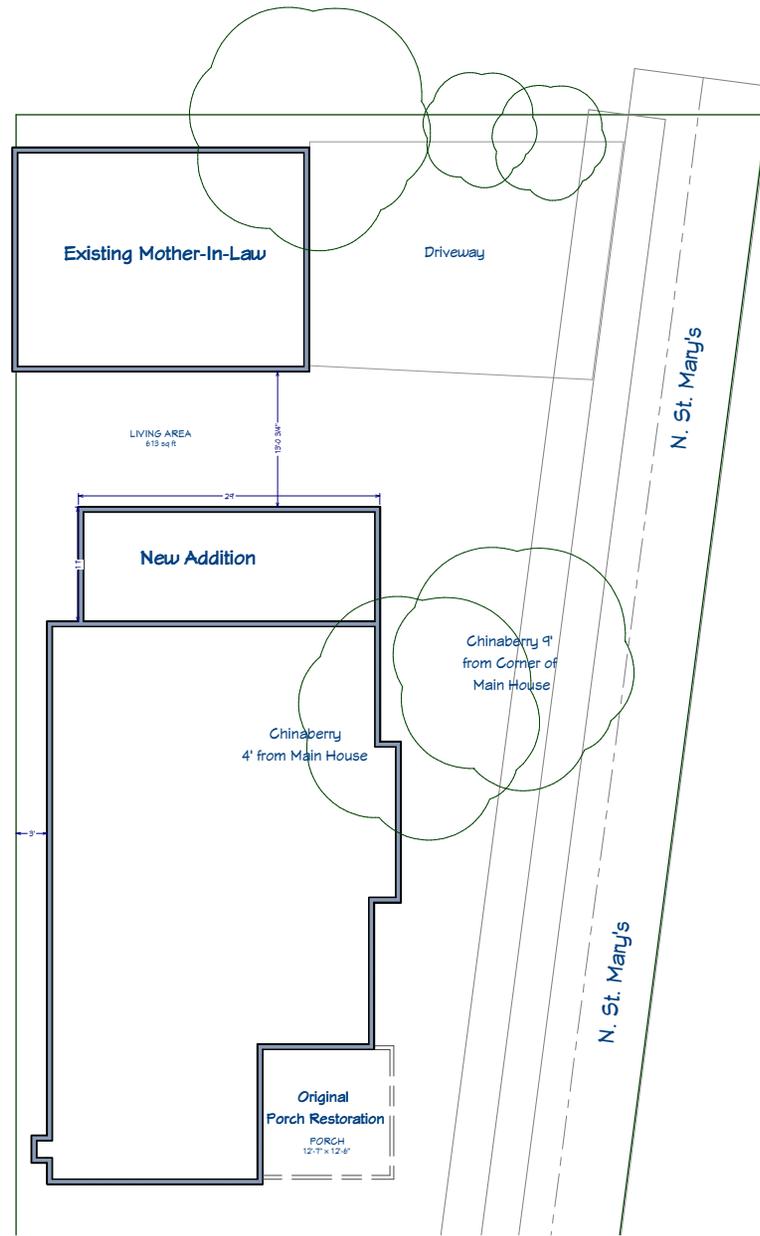


Flex Viewer

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Printed: Sep 09, 2015

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1st Floor

Geographic ID: 01754-003-0160
 Legal Description: NCB 1754 BLK 3 LOT 16

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SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
**645 E PARK AVE
 SAN ANTONIO TX 78212**

DRAWINGS PROVIDED BY:
JSL RE Investments

DATE:
 9/1/2015

SCALE:
 1/8" = 1'

SHEET:
A-1

Agenda 1: Porch Entrance

We propose to remove the enclosed porch and restore the front door to its original location, through the porch. We have included examples of other homes with very similar layouts also on Park Ave.



This is what was the main entrance to the home. It is visible now once drywall has been removed that this was an exterior patio as it shows beadboard ceiling, exterior siding, and wooden decking.



Alternate view entering home through the porch



Alternate view looking from the inside out to the porch. Windows are covered by drywall at this moment



Opening leading to front of house

View of original entrance from the porch.



Example of Side Porch Main Entrance 637 E. Park Ave.



Example of Side Porch Main Entrance 625 E. Park Ave.



Example of Side Porch Main Entrance 623 E. Park. Ave



Example of Side Porch Main Entrance 621 E. Park Ave.

Agenda 2: Home Addition

The home currently has three bedrooms and one small bathroom (6 X 7). We are proposing to add an additional 348 square feet, which would allow for a second bathroom as a master en suite, as well as adding more space to the current bathroom. This expansion would also allow for a larger mudroom for laundry amenities adding convenience and comfort to the new home owner. Our plans for the addition would expand at the rear of the home, and would maintain the original style of the exterior.



The back end of the home will keep its original look after expansion.

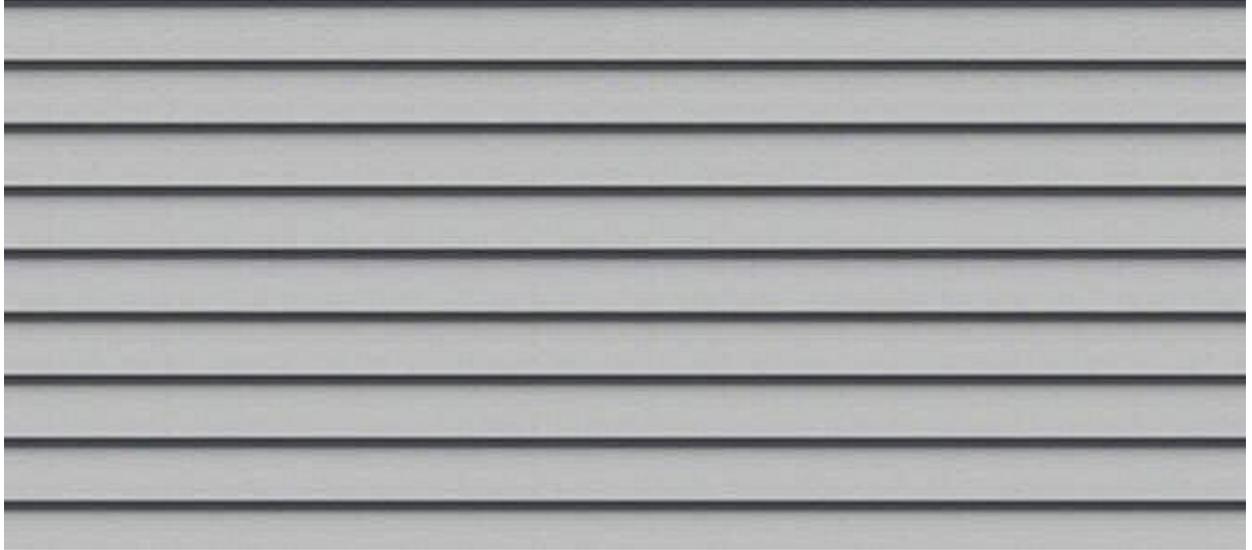


Bumpers or trim will help differentiate the original side of the house and the addition.



The addition will come off of the back end of the house. There will be a slight change in height from the roofs as well as trim assisting in differentiating the original from the new.

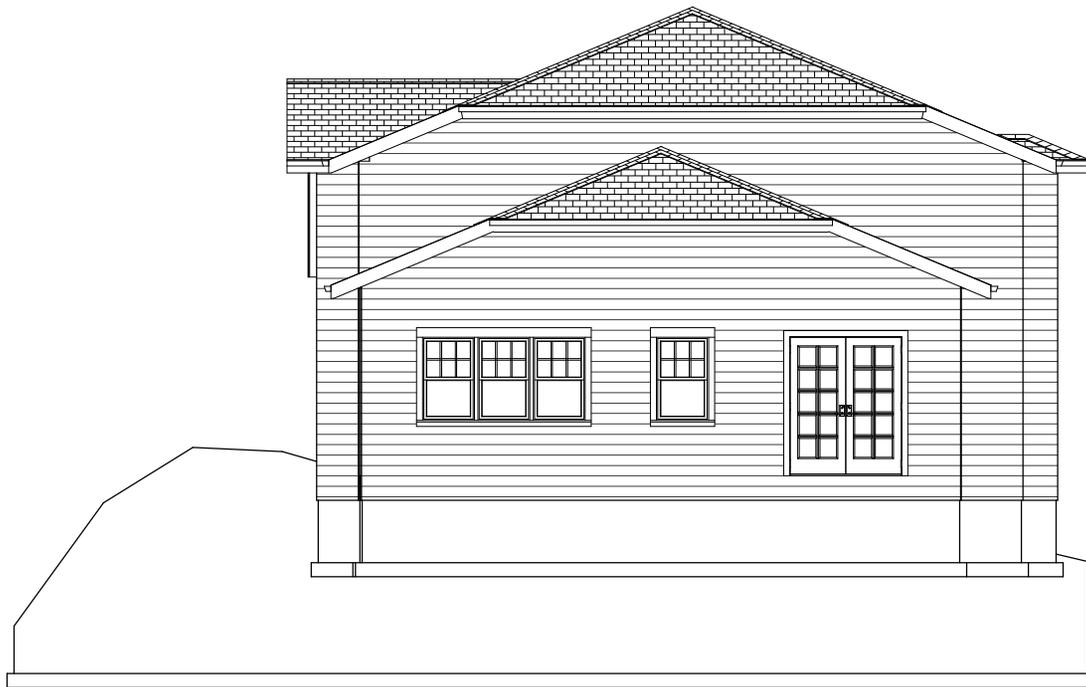
The materials list for the addition of the home will include: Matching 25 year shingles, with plywood decking to code. Siding will consist of some of the original siding removed from the house for expansion as well as new, original style (#117 1 X 6, aka teardrop.)



Siding Style # 117



Standard 25 year asphalt shingles



Addtion Front View

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SHEET TITLE:
ELEVATION PLAN

PROJECT DESCRIPTION:
645 E PARK AVE
SAN ANTONIO TX 78212

DRAWINGS PROVIDED BY:
JSL RE INVESTMENTS

DATE:

09/16/2015

SCALE:

1/4" = 1'

SHEET:

A-1



Elevation 8

Addition Right Side View

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SHEET TITLE:
ELEVATION PLAN

PROJECT DESCRIPTION:
**645 E PARK AVE
SAN ANTONIO TX 78212**

DRAWINGS PROVIDED BY:
JSL RE INVESTMENTS

DATE:
09/16/2015

SCALE:
1/4" = 1'

SHEET:

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Elevation 9

Addition Left Side View

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SHEET TITLE:
ELEVATION PLAN

PROJECT DESCRIPTION:
**645 E PARK AVE
SAN ANTONIO TX 78212**

DRAWINGS PROVIDED BY:
JSL RE INVESTMENTS

DATE:
09/16/2015

SCALE:
1/4" = 1'

SHEET:

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Design View

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SHEET TITLE:
ELEVATION PLAN

PROJECT DESCRIPTION:
645 E PARK AVE
SAN ANTONIO TX 78212

DRAWINGS PROVIDED BY:
JSL RE INVESTMENTS

DATE:
09/16/2015

SCALE:
1/4" = 1'

SHEET:

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Agenda 3: Driveway

Currently, parking is unavailable at the front of the home. It is our goal to create a useful driveway at the front. The only other option of parking is available at the side of a busy street (St. Mary's,) and has a dangerous blind spot due to retaining walls impeding vision when exiting.



Example 1 of Blind spot with current driveway



Example 2 of Blind spot with current driveway





Example 1 of proposed style of Driveway



Example 2 of Proposed Driveway style

Agenda 4 Front of Home Windows

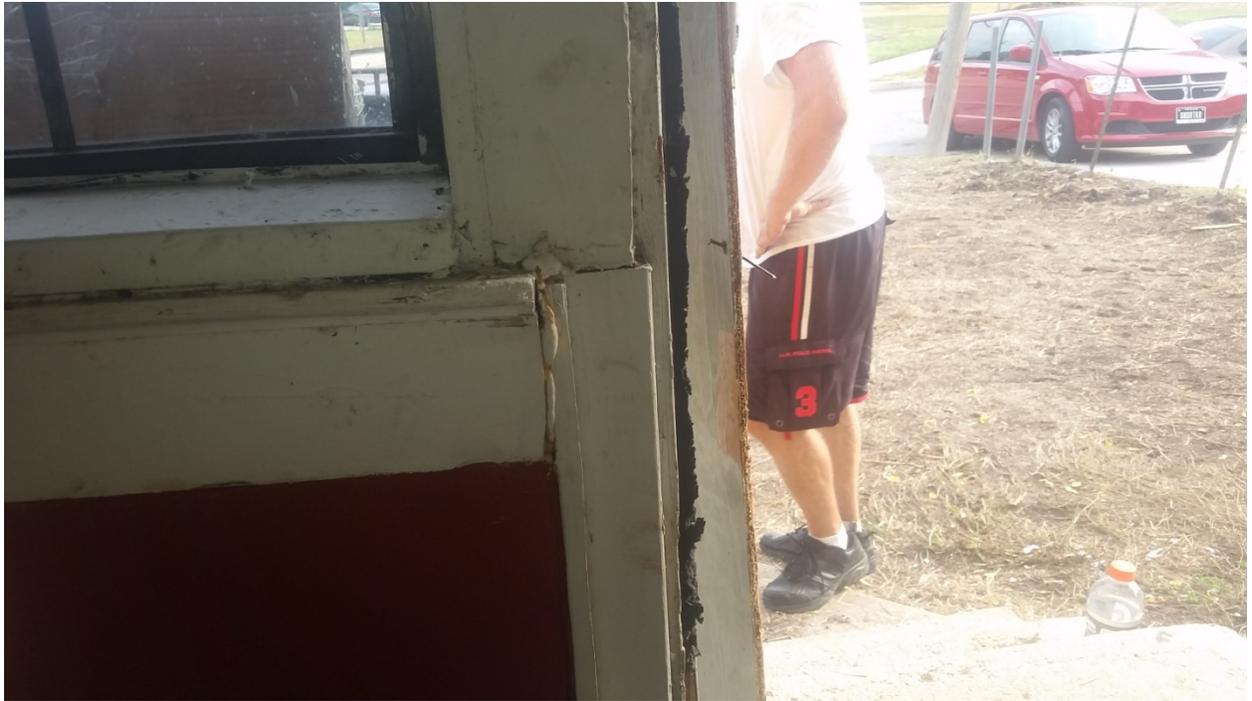
The previous owners had incorrectly installed a door at the front of the home. We propose to bring the current condition back to the original style in which the house was constructed. This will entail removing the door and placing a third window which would have been there originally. We are providing pictures of neighboring homes of similar construction to support this view, and help to better explain the original design.



Example of 3 window front façade.



Examples of 3 window front façade.



Example of improper installation of front door (NOT original to home)



Floors cut when improperly installing current door which is not original to home.

Agenda 5: Gable end addition

We are proposing to add a gable end to the front of the current entrance above the windows. By adding this we believe it is in line with the original style of the home as well as other neighboring homes in the Tobin Hill area. We have provided some pictures to better explain the design.



Example of Gables found on homes inside the Tobin Hill area.



Example of Gables found on homes inside the Tobin Hill area.



Current photo of 645 E. Park Ave. Gable would be placed above what will be three windows on the left forward facing side of the home.

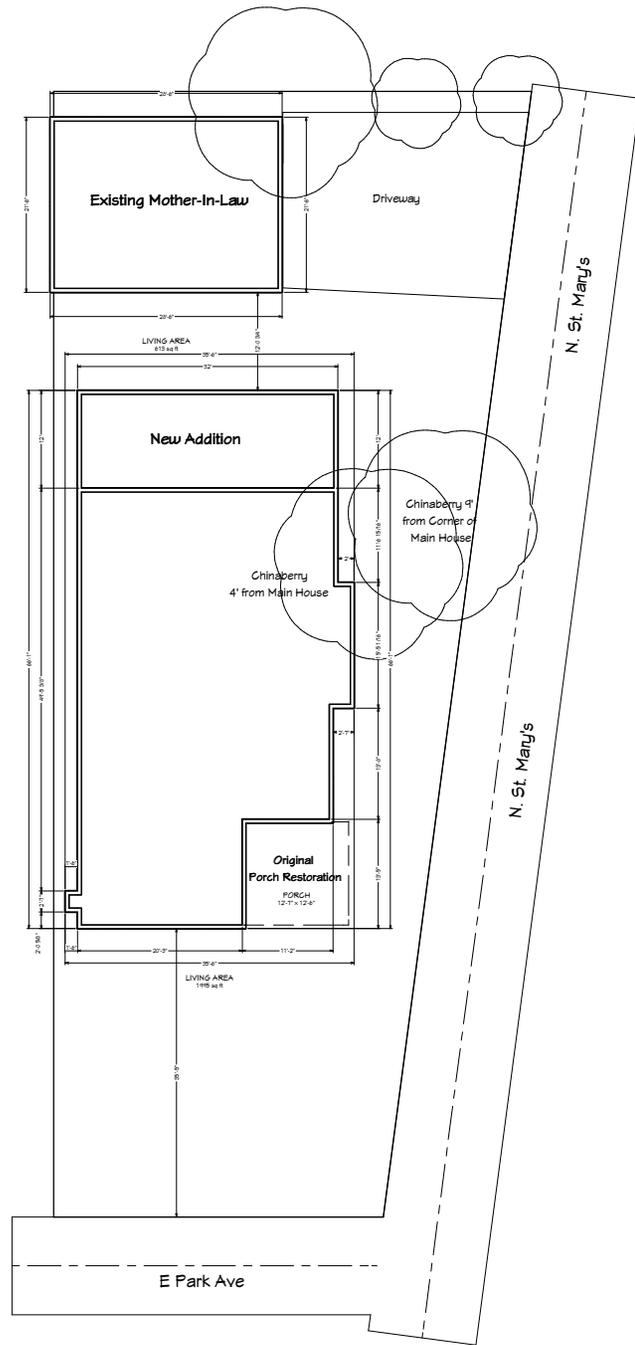
645 E. Park Ave.

Objective: This home is unique and special not only being that it is in the Historical district of Tobin Hills, but that it is getting a second opportunity to be the home that it once was. Our mission with this little gem is to bring it out of the current state of disrepair and overgrown vegetation. To achieve this, we wish to honor the traditions of the original style of this home and the neighborhoods surrounding. It is our goal to keep this home as original as it allows or keep the "look" as original as possible. Following is the scope of work we will be using to help us obtain this goal and return this gem to its former glory.

645 E. Park Ave.

Exhibit H: Home Addition (option 1)

Objective Home Addition: This home is currently three bedrooms and only has one small bathroom (approx 50 square feet). We are proposing to add an additional 396 square feet, which would allow for a second bathroom in the master suite and adding more space to the original bathroom. This will add convenience and comfort for the future owner. This addition would expand the back of the house not visible to the main roads and would maintain the original style on the exterior.



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SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
**645 E PARK AVE
SAN ANTONIO TX 78212**

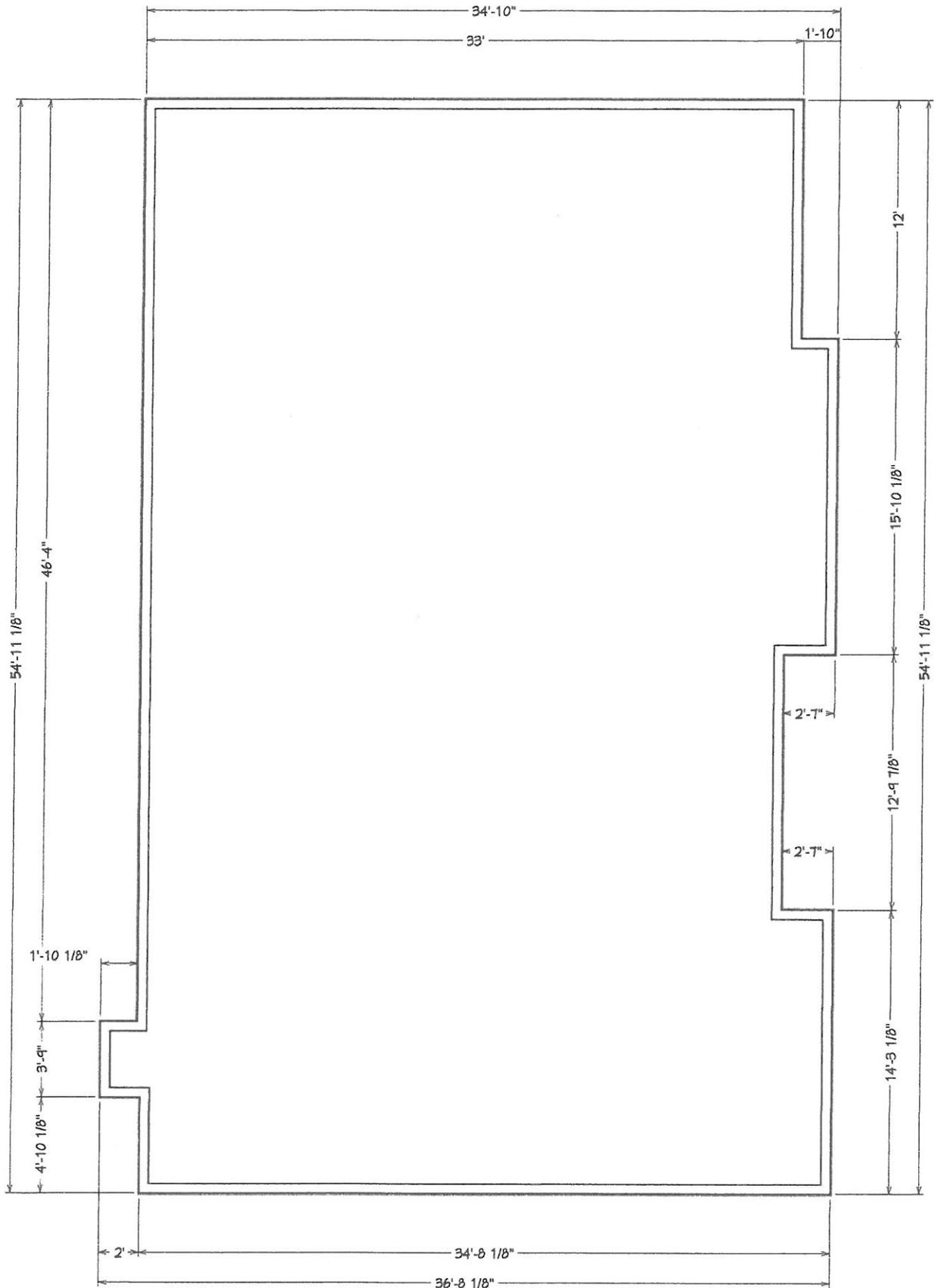
DRAWINGS PROVIDED BY:
**SARAH VILLARREAL
JEFF LEMELY**

DATE:
9/1/2015

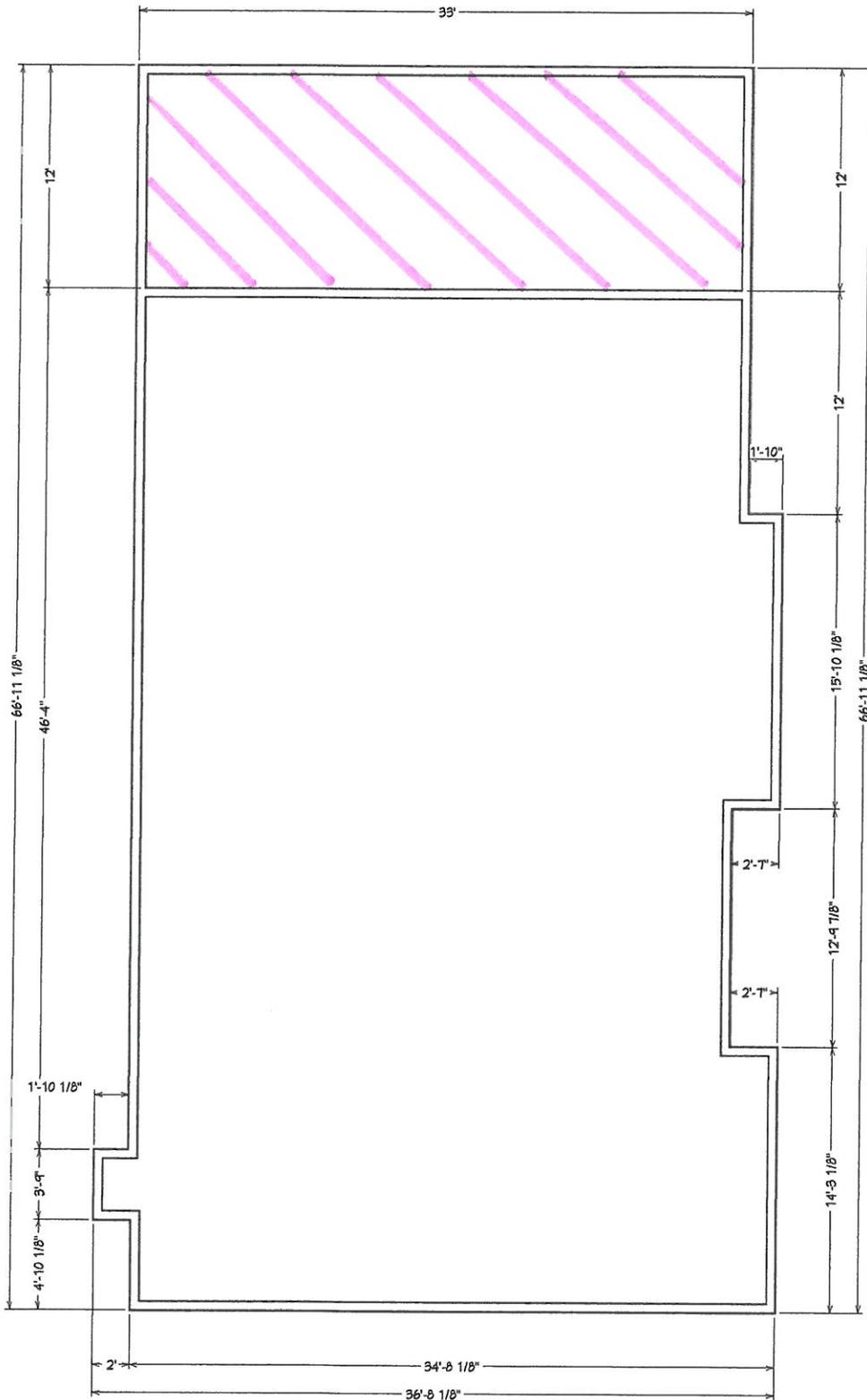
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LIVING AREA
1864 sq ft

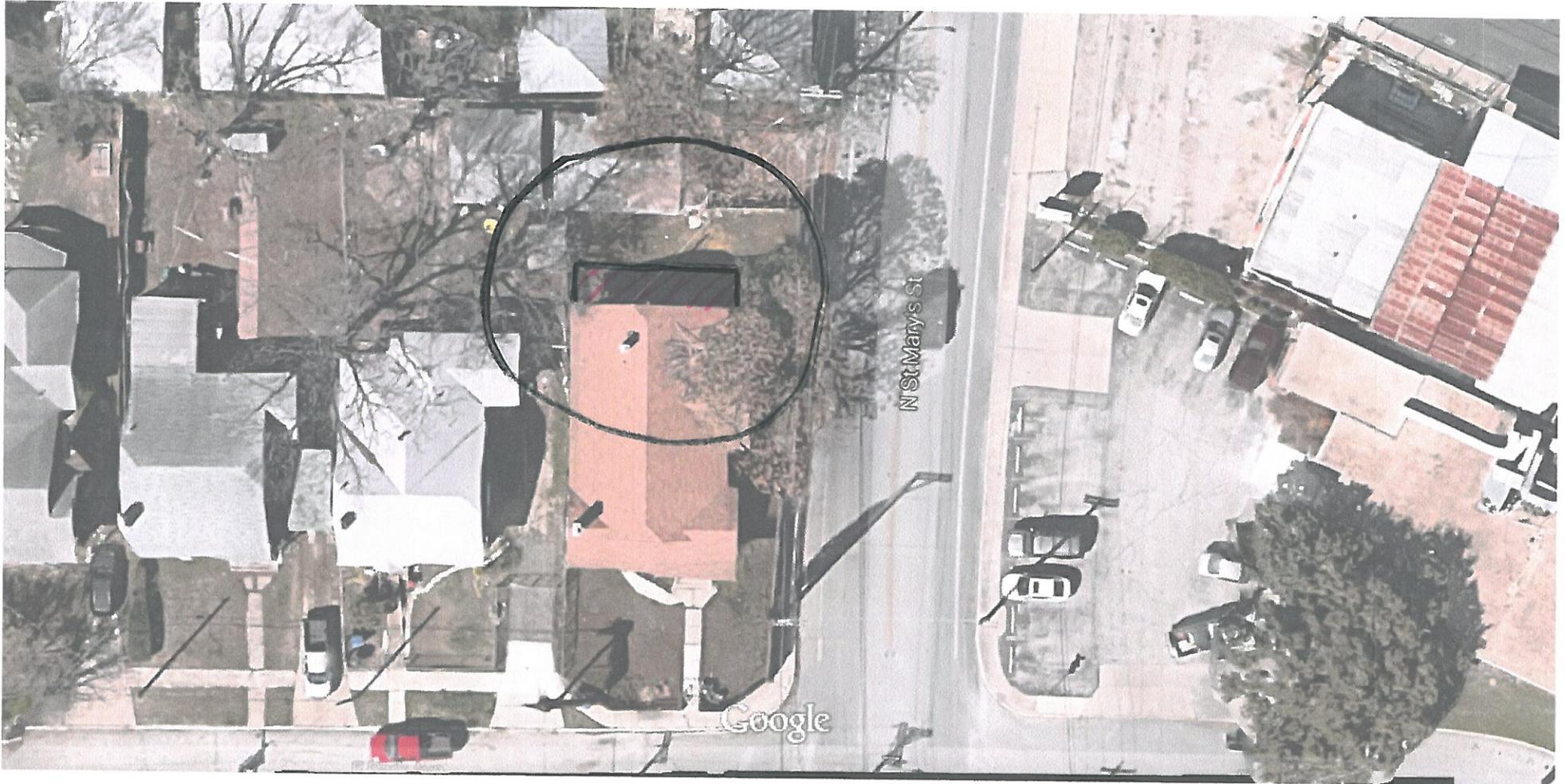


LIVING AREA
2260 sq ft

645 E park Ave Addition Option #1
(12 x 33)



Google 645 E Park Ave



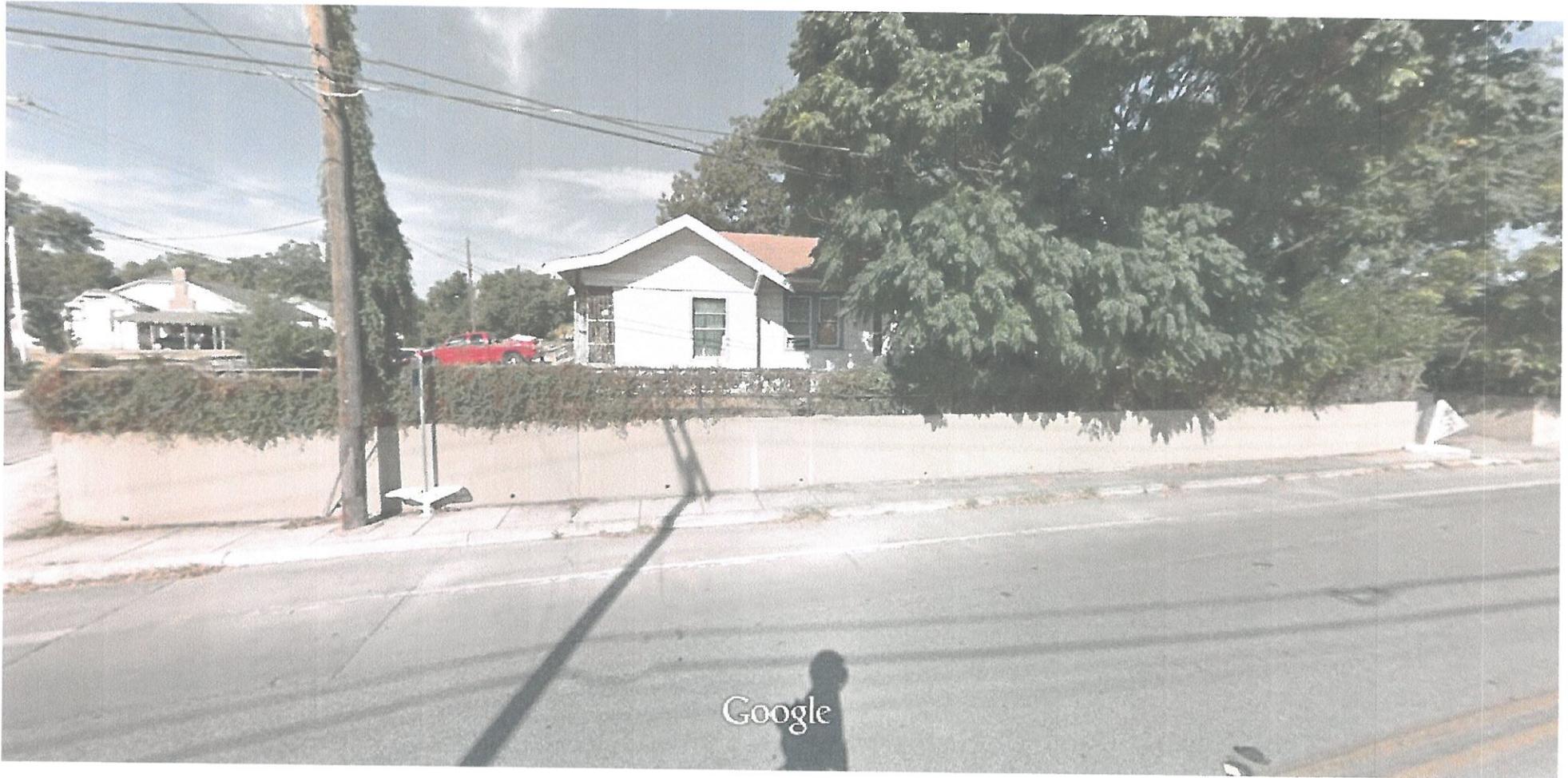
Imagery ©2015 Google, Map data ©2015 Google 20 ft

645 E Park Ave
San Antonio, TX 78212

HOME ADDITION
(OPT 1)



Google 2002 N St Mary's St



Google

Image capture: Sep 2014 © 2015 Google

San Antonio, Texas

Street View - Sep 2014

STREET VIEW

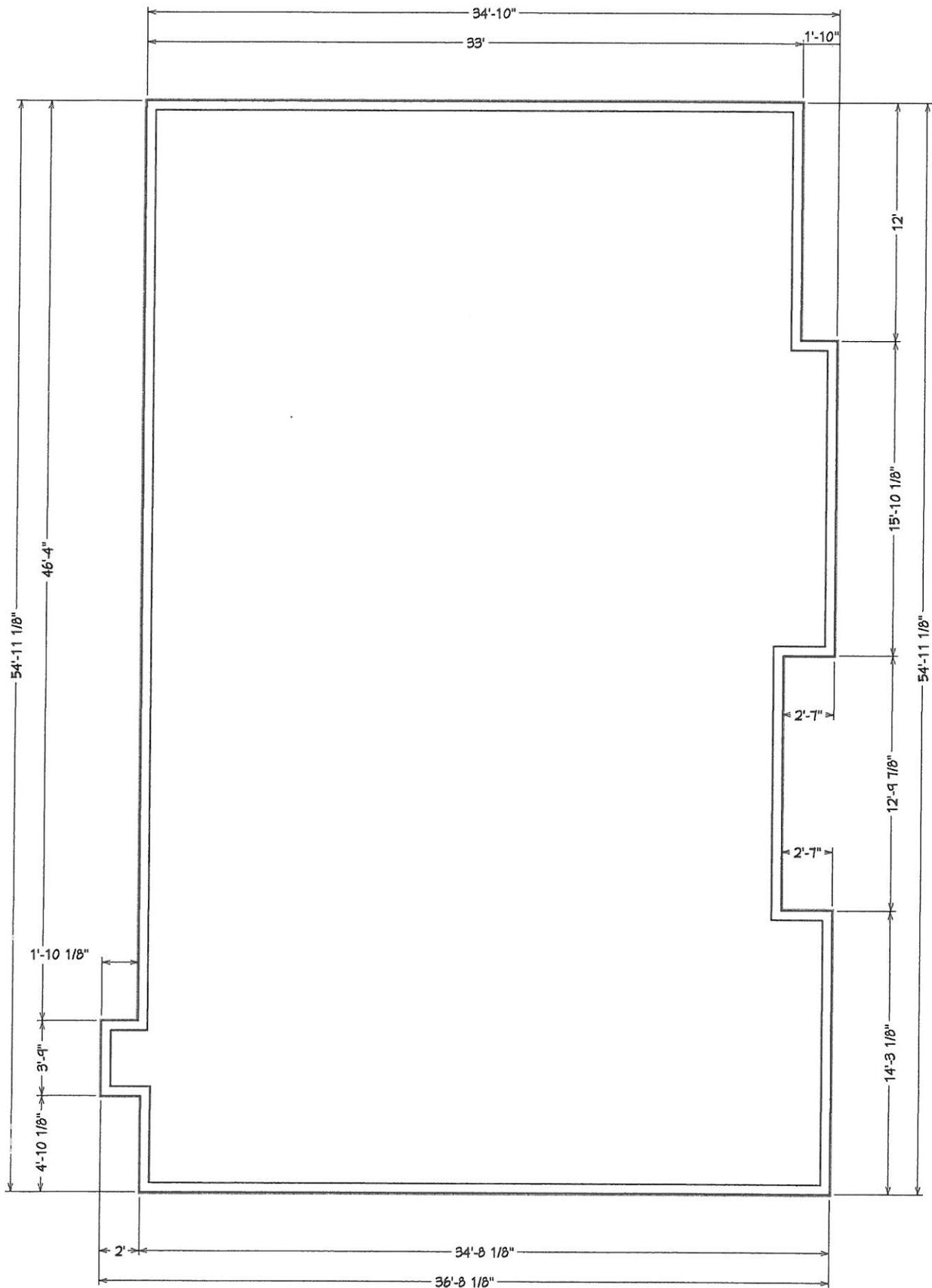
ST. MARYS



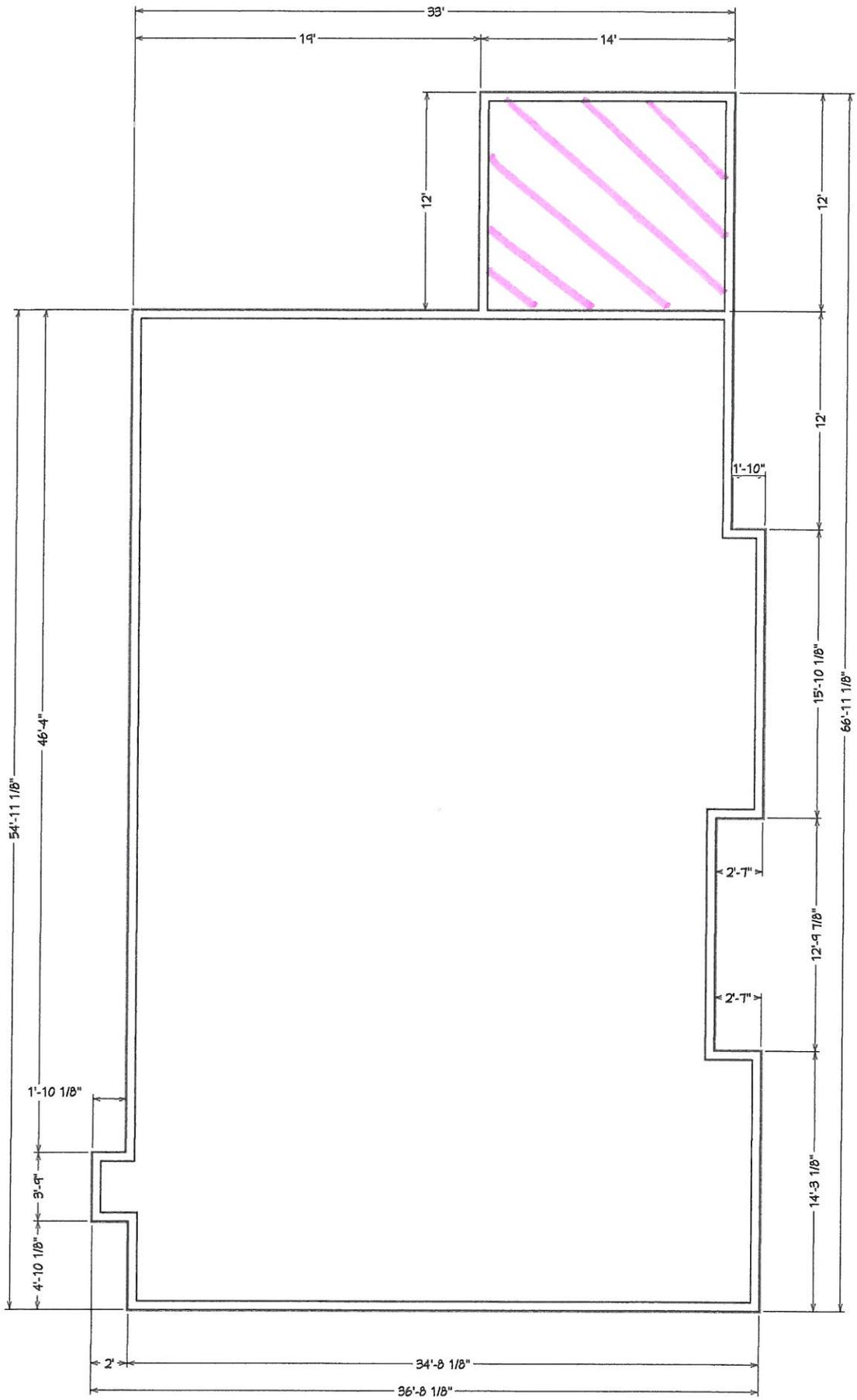
645 E. Park Ave.

Exhibit I: Home Addition (Option 2)

Objective Home Addition: This home is currently three bedrooms and only has one small bathroom (approx 50 square feet). We are proposing to add an additional 168 square feet, which would extend out from the master bathroom. This will add convenience and comfort for the future owner. This addition would expand the back of the house not visible to the main roads and would maintain the original style on the exterior.



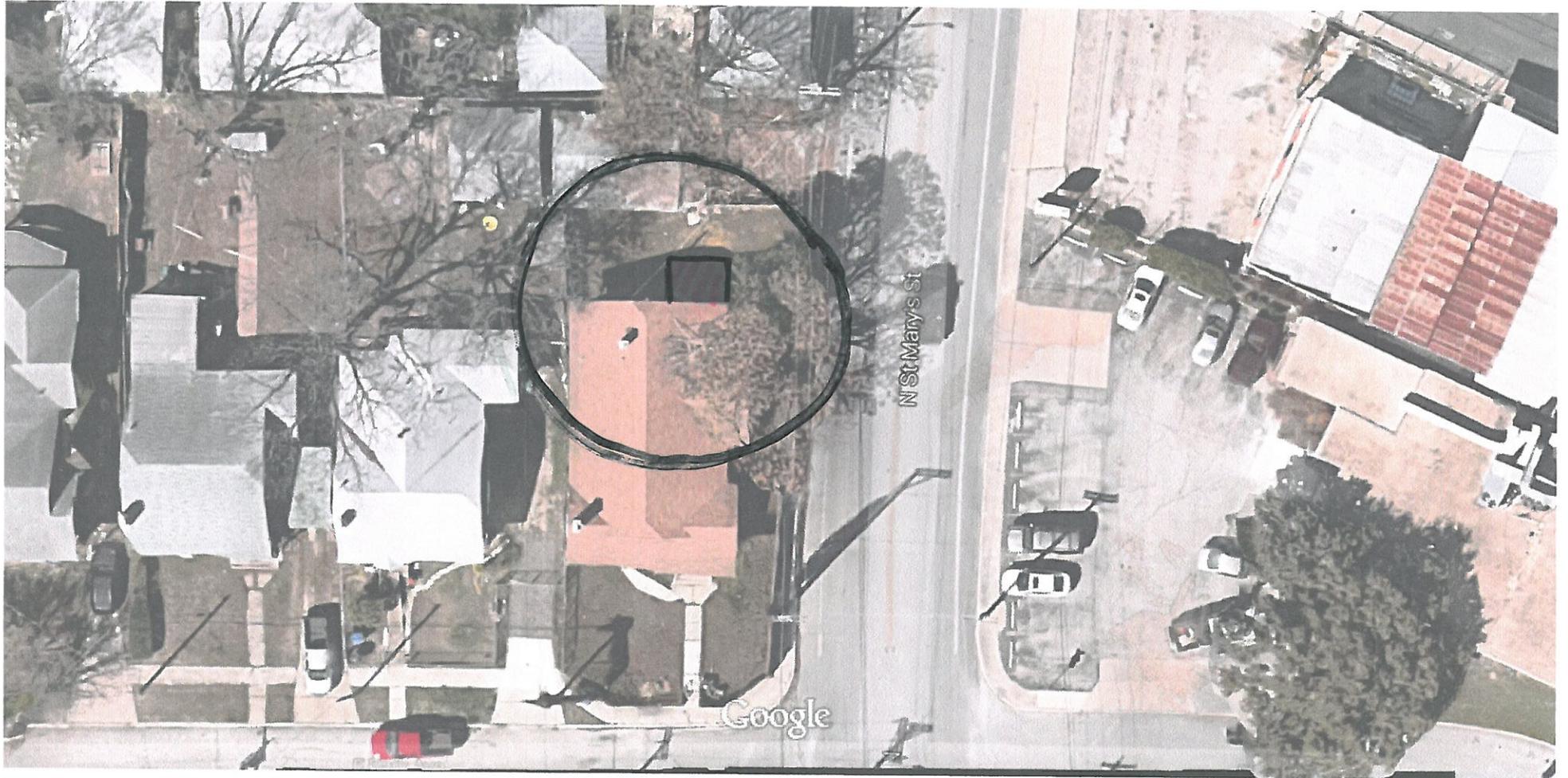
LIVING AREA
 1864 sq ft



LIVING AREA
2032 sq ft



Google 645 E Park Ave



Imagery ©2015 Google, Map data ©2015 Google 20 ft

645 E Park Ave
San Antonio, TX 78212

HOME ADDITION
(OPT 2)



Google

2002 N St Mary's St

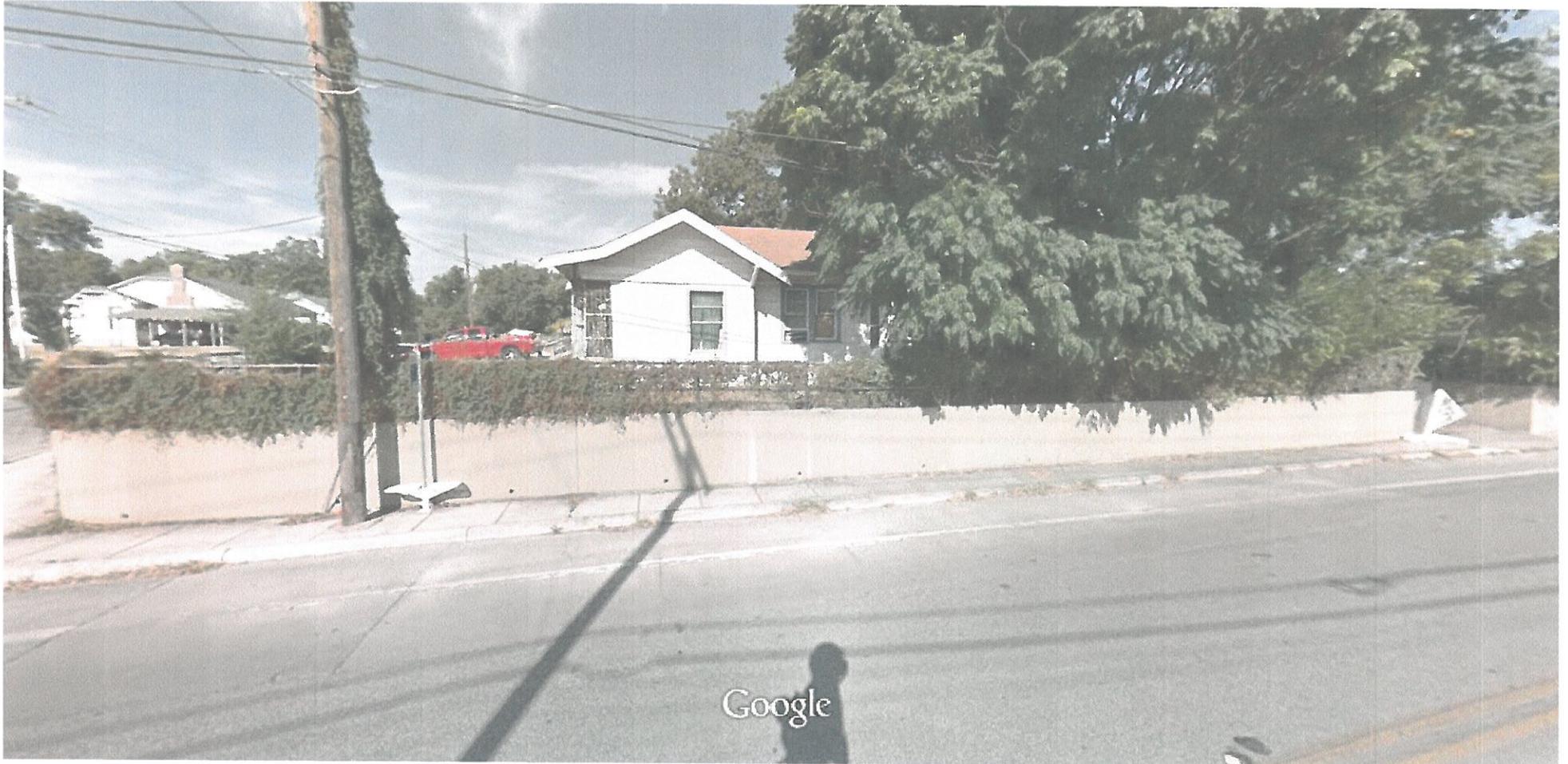


Image capture: Sep 2014 © 2015 Google

San Antonio, Texas

Street View - Sep 2014

STREET VIEW
ST. MARYS



645 E. Park Ave.

Exhibit J: Porch (Option 1)

Objective Porch: Previous owner had enclosed the porch but not to code. It is apparent that proper measures weren't taken to obtain permits, and we would like to bring it to code finishing out correctly. We would also propose adding a porch to the front of the home making the style close to the original.



Google 653 E Park Ave



Image capture: Sep 2014 © 2015 Google

San Antonio, Texas

Street View - Sep 2014



645 E. Park Ave.

Exhibit K: Porch (Option #2)

Objective Porch: We propose to remove the enclosed porch installed by previous owner. By doing this we will be bringing it back to an open air porch, or to its original state.



Google 653 E Park Ave



Image capture: Sep 2014 © 2015 Google

San Antonio, Texas

Street View - Sep 2014



645 E. Park Ave.

Exhibit E: Driveway

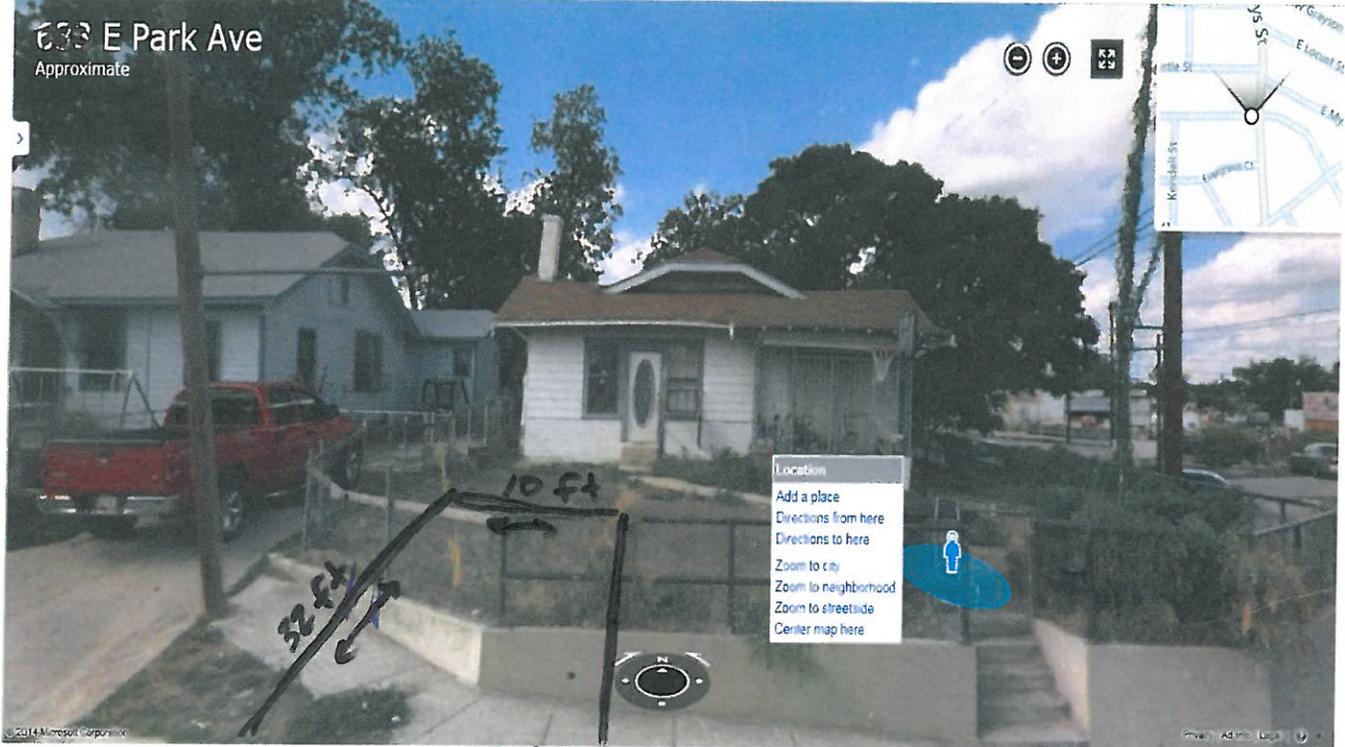
Objective Driveway: There currently is no parking available at the front of the home. It is our goal to create a useable driveway in the front. Once created, retaining wall structures will follow through on either side to prevent the loss of soil and or runoff from rain water.

VIEW OF FRONT
PROPOSED DRIVEWAY
TO INCLUDE:

"A RETAINING WALL ON EITHER SIDE OF DRIVEWAY"

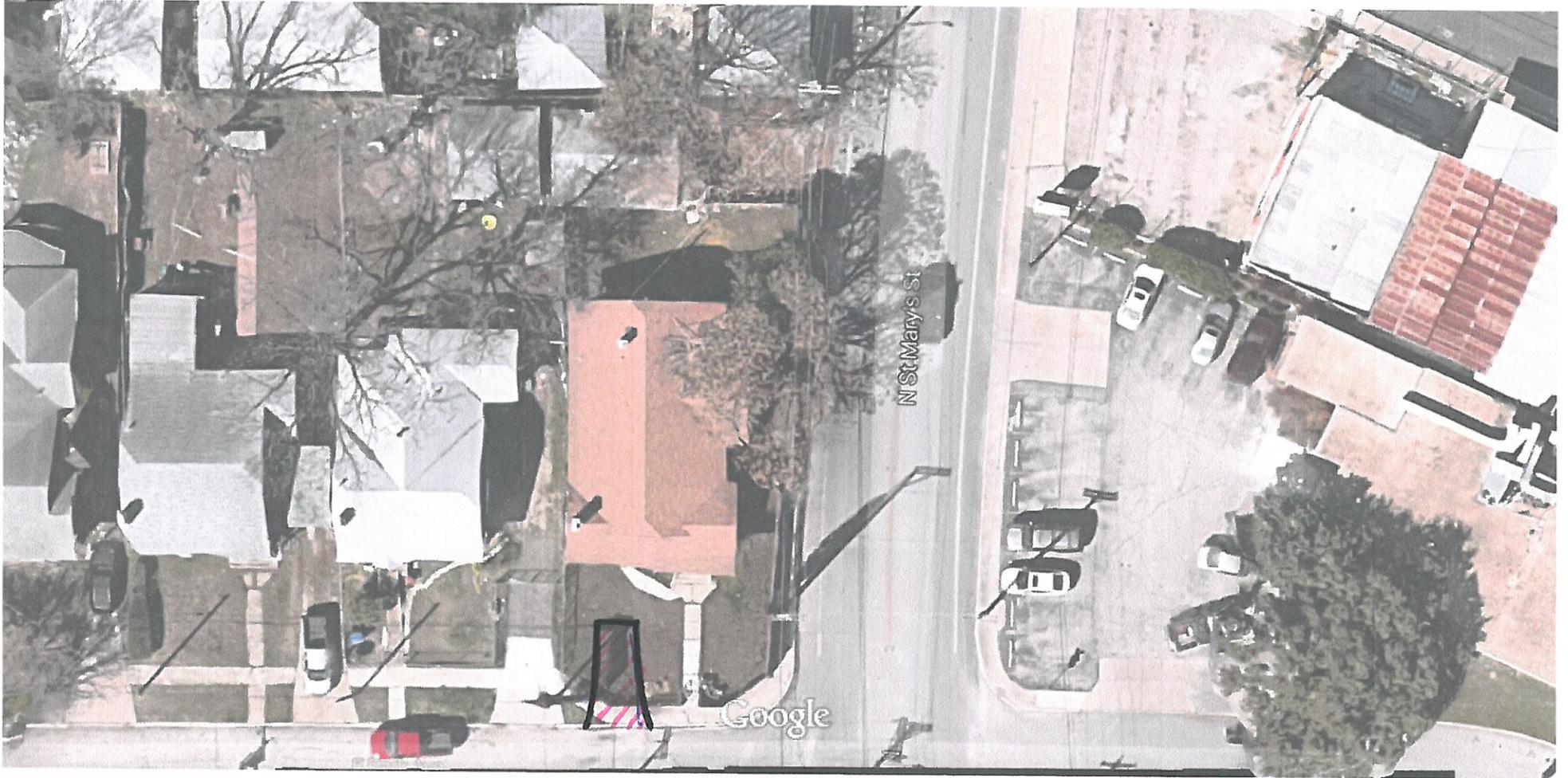
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PROPOSED
DRIVEWAY



