

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-506
ADDRESS: 527 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 26
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: T.Y. Thomas/Arc Design & Associates
OWNER: Grant Garbo
TYPE OF WORK: Exterior alterations, construction of a rear addition, construction of new front porch, hardscaping and landscaping

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a rear addition to measure approximately 1580 square feet and to include a 10 foot rear covered patio.
2. Remove two existing front doors and install a new central front door.
3. Construct a new front porch with a wheel chair access ramp.
4. Modify the existing fenestration.
5. Remove the existing ribbon driveway and install a new 13 foot wide circle concrete driveway with retaining wall.
6. Construct a new rear accessory structure to measure approximately 290 square feet.
7. Install a 3 car parking pad in the rear of the lot with access from the alley.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *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.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *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)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *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.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for

appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

OHP Window Policy Document

Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The structure located at 527 E Huisache is a 1-story duplex constructed in the 1950s. The structure does not appear on a 1951 Sanborn Map. The home features some simplified Craftsman influences, including a low-sloped gable roof with overhanging eaves and window screens with geometric detailing. The home is a contributing structure to the Monte Vista Historic District.

Findings for the primary structure, items #1-4:

- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The proposed addition measures 1580 square feet with a rear covered porch. This approximately doubles the size of the primary structure, which measures a total of 1593 square feet. Given the relatively small footprint of the existing structure and the depth of the lot, the additional square footage is appropriate.
- c. **ROOF** – The existing rear elevation of the historic primary structure features a gable roof. The proposed addition features a single gable, is 1-story in height, and is slightly shorter than the existing structure’s roofline. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and

orientation as the principal structure. Addition height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposal consistent with the Guidelines.

- d. ROOF MATERIAL – The applicant has proposed to install a new composition shingle roof on the addition to match the existing composition shingle roof on the primary structure. Staff finds the proposal consistent with the Guidelines.
- e. REAR WINDOW AND DOOR REMOVAL – The proposed addition will require the removal of two existing casement windows and two aluminum sliding glass doors. Guideline 3.C.i in the Historic Design Guidelines for Additions encourages the salvage and reuse of historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the proposal acceptable with the stipulations included in the recommendations.
- f. NEW WINDOWS AND DOORS – The applicant has proposed door and window proportions on the rear addition that are generally consistent with proportions on the primary structure and those found within the district. However, the size, configuration, and material are not definitively indicated in the application.
- g. MATERIALS: FAÇADE – The existing structure features vinyl lap siding with a wide exposed profile of approximately 12 inches. The applicant has proposed to utilize HardiePlank Primed Cedarmill lap fiber cement siding on the addition. The submitted drawings indicate that the profile of the lap siding will match that of the existing structure; however, HardiePlank siding is generally installed with an 8 inch profile. Staff finds that the elevations are not consistent with the proposed products.
- h. TRANSITIONS BETWEEN OLD AND NEW – The proposed addition will be inset on the east façade from the historic structure by approximately 5’-1 ½”. On the east façade, a vertical trim piece will cover the joint between the existing structure and addition. According to Guideline 2.A.v for Additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. The proposal meets this Guideline.
- i. MECHANICAL EQUIPMENT – The applicant has not indicated the location of new mechanical equipment. The applicant is responsible for providing this information for final approval.
- j. ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposed addition’s architectural details generally consistent with the Guidelines.
- k. EXISTING WINDOW MODIFICATIONS – Based on the submitted photos and drawings, the side fenestration of the existing structure will be modified, requiring the removal of existing doors and/or windows. The applicant should provide an existing floor plan or demolition floor plan that indicates which openings are to be modified.
- l. FRONT DOOR MODIFICATIONS – The applicant has proposed to modify the existing front entrance configuration. Two existing front doors on either side of the façade will be removed and a new door installed on the central axis. The existing windows will remain. According to the Historic Design Guidelines, historic openings should be preserved.
- m. FRONT PORCH – The applicant has proposed to construct a new front porch. The front façade currently contains two small shed awnings above each door. The property has not historically had a porch mass that extends the length of the façade. The proposed porch features a low-sloped gable, simple column posts, and a railing. The gable also contains a circular vent. According to the Historic Design Guidelines, new porch elements, including stairs and related elements, should be simple and not distract from the historic character of the building and should be architecturally appropriate for the home. While staff finds that a new porch may be appropriate, the proposed porch gable has no precedent in its configuration and proportion. Typically, as found on the block and in the district, porches on Craftsman-style structures do not extend the full width of the façade. Historic examples that do contain wide or full-width porches incorporate alternate roof forms, such as a simple shed or hip, or exhibit roof proportions that mimic the primary gable. Staff does not find the porch consistent as submitted.

Findings for the rear accessory structure, item #5:

- n. MASSING AND FOOTPRINT – The applicant as proposed to construct a new accessory structure in the rear of the lot to measure approximately 290 square feet. The Historic Design Guidelines for New Construction stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
- o. ORIENTATION AND SETBACK – Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines, but has not seen a site plan indicating how the new footprint will affect the setback from the rear or adjacent lots in terms of definitive dimensions. The applicant will

likely be required to obtain a variance from the Board of Adjustment.

- p. WINDOWS AND DOORS – According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted exhibits, the proposed structure will feature an alley-facing garage door and one door on the west façade. Staff finds the included openings conceptually consistent in terms of proportion and configuration, but finds the lack of windows to be inconsistent.
- q. MATERIALS – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed to use Hardie Plank siding to match the siding used on the new addition. Staff finds the proposal generally consistent with the Guidelines
- r. ROOF – The applicant has proposed a simple shed gable structure for the rear accessory structure roof. Staff finds the proposal appropriate and consistent.
- s. ARCHITECTURAL DETAILS – The applicant has proposed to incorporate simplified architectural features that respond those of the primary structure. Staff finds the proposal generally consistent with the Guidelines.

Findings for site elements, items #6 and #7:

- t. RIBBON DRIVEWAY REMOVAL – The applicant has proposed to remove an existing ribbon driveway on the east side of the property. This driveway will be partially replaced by a new circular drive. The ribbon driveway configuration is likely original to the lot and is a common driveway pattern along E Huisache. According to the Historic Design Guidelines for Site Elements, historic driveways should be preserved. Staff does not find the wholesale removal of the existing ribbon driveway consistent with the Guidelines.
- u. NEW DRIVEWAY AND RETAINING WALL – The applicant has proposed to install a new circular driveway in the front yard of the property. The driveway is intended to provide greater ease of access to a new ADA-accessible entrance. The driveway measures 13’-0” in width and will require a retaining wall and grading. According to the Historic Design Guidelines for Site Elements, the preferred location of new ramps or accessible entrances is at the side or rear of the building. New entrances should be as visually unobtrusive as possible, especially if visible from the public right-of-way. Additionally, grade changes should be minor if required. If a new driveway is required, a similar driveway configuration—materials, width, and design—to that historically found on the site should be incorporated. Historic driveways are typically no wider than 10 feet. Additionally, existing curb cuts should be maintained, while new curb cuts should follow historic patterns and dimensions. Staff does not find the proposal consistent with the Guidelines due to its modification of an existing ribbon driveway and deviation from historic driveway configurations and widths. Based on the submitted renderings, the grading required to achieve this driveway also appears significant. Staff has not seen a section or similar information that demonstrates how much the height will be modified, nor how the proposed grading will affect the streetscape or drainage of neighboring properties.
- v. REAR PARKING PAD – The applicant has proposed to install a rear concrete parking pad to accommodate three cars. The parking pad will be directly adjacent to the existing alley. According to the Historic Design Guidelines, off street parking should be located at the side or rear of a structure whenever possible. There is also evidence of existing parking pads along the alley. Staff finds the proposal generally consistent with the Guidelines; however, the applicant should make every effort to install the least amount of concrete cover allowable due to the additional changes proposed to the lot.
- w. LANDSCAPING – The applicant has not provided a detailed landscaping plan. The applicant is required to provide this information for final approval, to include grading information, specific hardscaping locations and dimensions, and the location and species of all plants.

RECOMMENDATION:

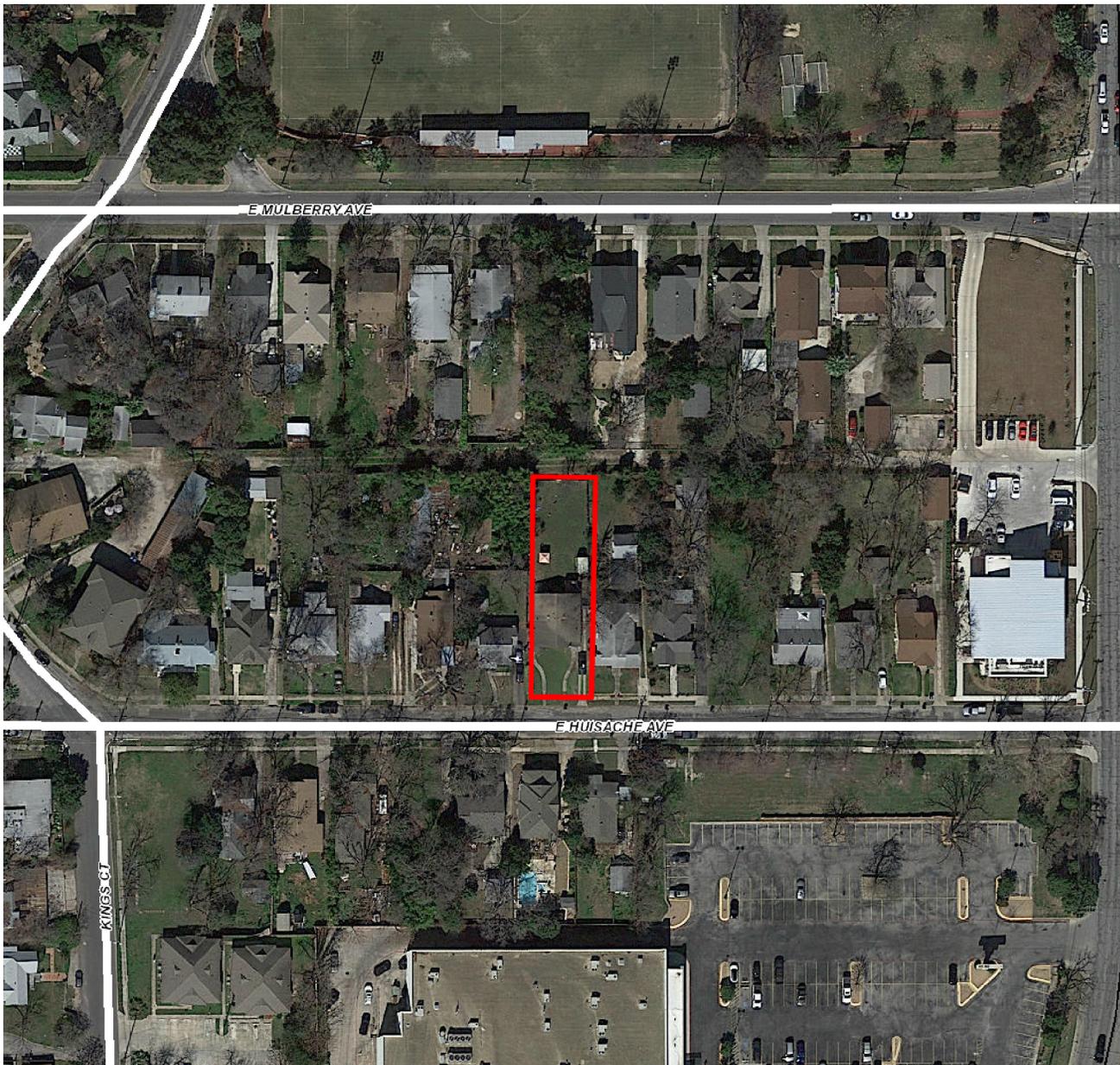
Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following prior to returning to the HDRC:

1. That the applicant provides contextual drawings, including a neighborhood site plan and elevations, renderings, and/or sections that indicate the proposal’s relationship and effect on surrounding structures. These drawings should, at a minimum, demonstrate the following: how any proposed landscaping and hardscaping will affect the existing condition of the grade and how said modifications will relate to the existing grade of neighboring properties; and how the proposed addition and site modifications relate to the development context of the neighborhood, as noted in findings t, u, and w.

2. That the applicant confirms the dimensions of the existing siding and the proposed addition siding and indicates this information on the elevations as noted in finding g.
3. That the applicant explores ways to utilize the existing ribbon driveway to lead to an accessible entrance on the side of the home as indicated in findings t and u.
4. That the applicant provides addition information on the material, configuration, and condition of the existing windows. The applicant should seek to retain the existing fenestration as noted in finding k. The applicant should explore ways to salvage and integrate the two rear windows to be removed in the new addition as noted in finding e.
5. That the applicant proposes a porch design that is rooted in historic precedents in terms of proportions and configuration as noted in finding m.
6. That the applicant incorporates windows in the rear accessory structure as noted in finding p.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 26, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Narrative of Scope of Work

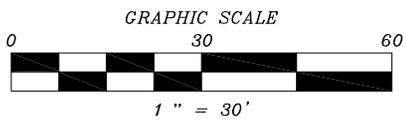
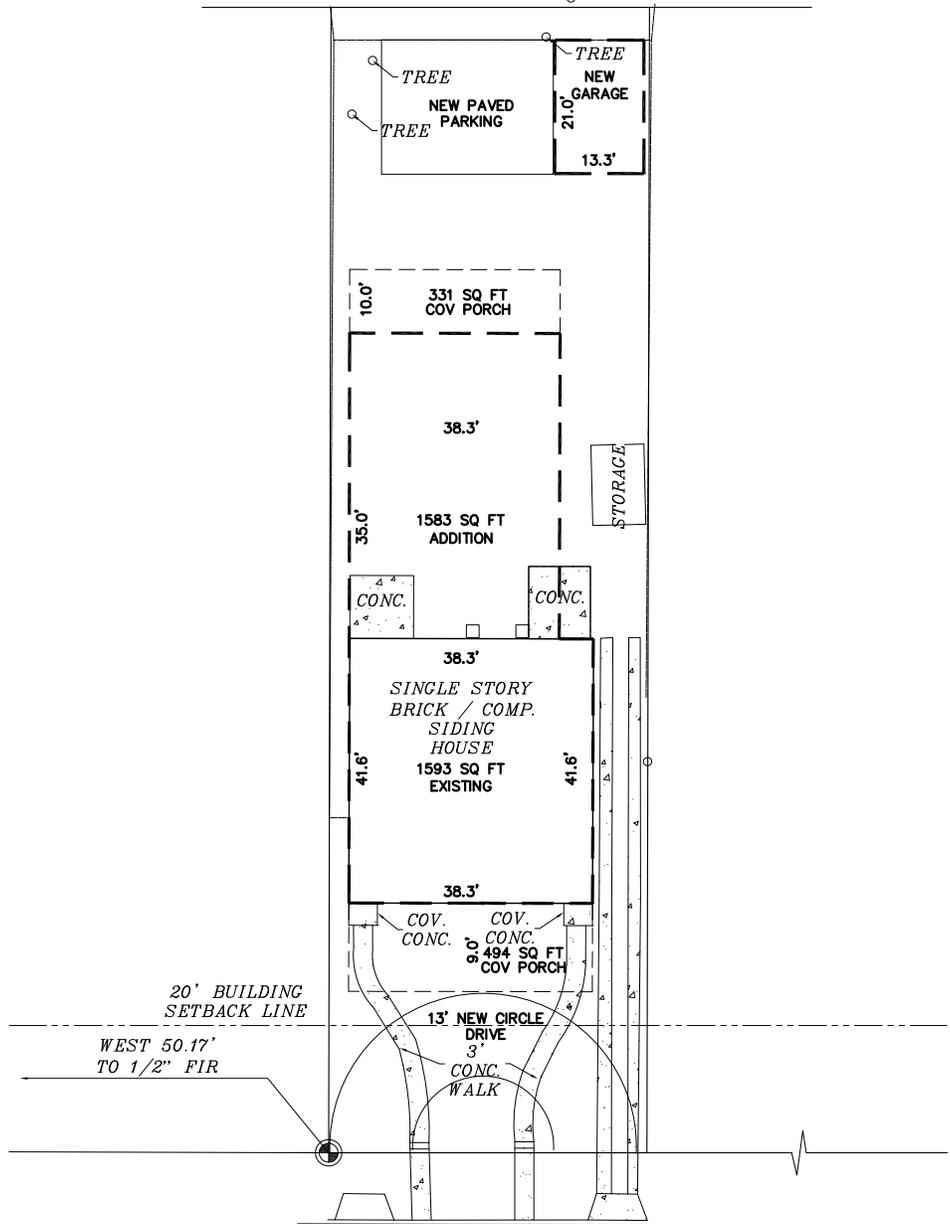
527 E. Huisache Ave.
San Antonio, Texas 78212

The owner is Grant Garbo and he recently purchased the property. His intentions for the property are to provide a homelike environment for individuals in need of assistance (Assisted Living Home). The following modifications to accommodate the residence to the Historical property are as follows:

- 1) Add a Circle Drive with Landscape/Small Retaining Wall for easy drop off and parking.
- 2) 9' Covered Front Porch to include wheel chair access ramp.
- 3) Add on to existing home(1593 square feet) on rear (1583 square feet)
- 4) Add a 10' Cover Patio in rear of addition to include wheelchair access ramp.
- 5) Add Three Car Parking to be access from alley.
- 6) Add a one Car Garage to be access from alley.



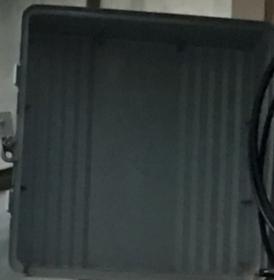
19' ALLEY TREE





Scale 100 Ft. to One Inch.
Copyright 1924 by the Sanborn Map Co.







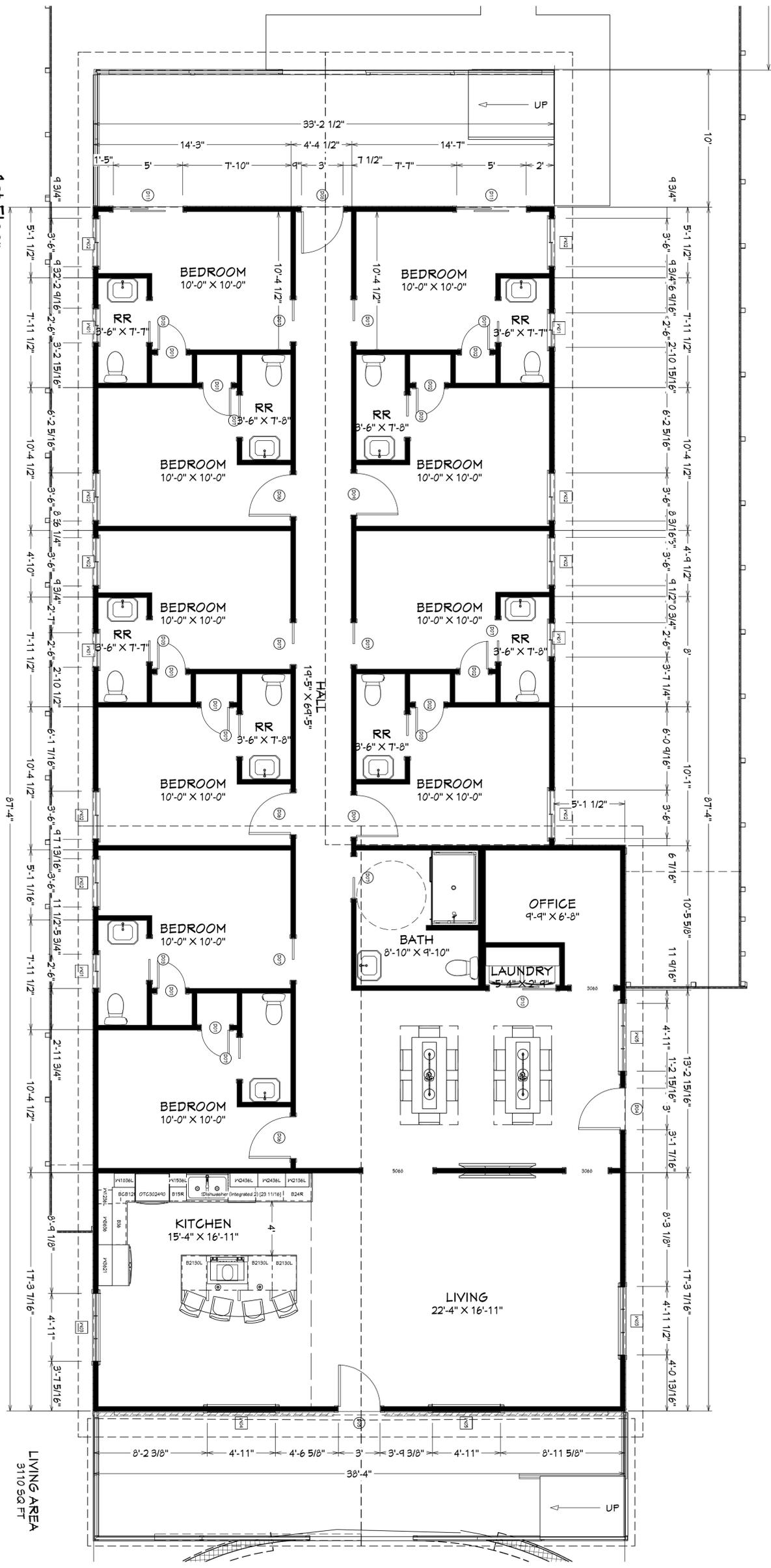
LABEL	TITLE	DESCRIPTION	COMMENTS
A-1	FLOOR PLAN		
A-2	EXTERIOR ELEVATIONS		
A-3	PARKING PLAN		

LAYOUT PAGE TABLE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	2066	6	1	2066 L IN	24"	80"	26°X92 1/2"	HINGED-DOOR F04	2X6X24" (2)	1 3/8"	
D02	2066	4	1	2066 R IN	24"	80"	26°X92 1/2"	HINGED-DOOR F04	2X6X24" (2)	1 3/8"	
D03	3066	5	1	3066 L	36"	80"	74°X92 1/2"	POCKET-DOOR F04	2X6X17" (2)	1 3/8"	REMAIN EXISTING
D04	3066	1	1	3066 L EX	36"	80"	35°X92 1/2"	EXT. HINGED-DOOR E06	2X6X41" (2)	1 3/4"	SALVAGE EXISTING
D05	3066	1	1	3066 L EX	36"	80"	35°X92 1/2"	EXT. HINGED-DOOR E06	2X6X41" (2)	1 3/4"	
D06	3066	1	1	3066 L IN	36"	80"	35°X92 1/2"	HINGED-DOOR F04	2X6X41" (2)	1 3/4"	
D07	3066	1	1	3066 R IN	36"	80"	74°X92 1/2"	HINGED-DOOR F04	2X6X17" (2)	1 3/8"	
D08	3066	2	1	3066 R EX	36"	80"	35°X92 1/2"	EXT. HINGED-DOOR E01	2X6X41" (2)	1 3/4"	
D09	3066	2	1	3066 R IN	36"	80"	35°X92 1/2"	HINGED-DOOR F04	2X6X41" (2)	1 3/8"	
D10	4966	1	1	4966 R IN	57"	80"	54°X92 1/2"	SLIDER-DOOR F04	2X6X62" (2)	1 3/8"	
D11	5066	2	1	5066 R EX	60"	80"	62°X92 1/2"	EXT. SLIDER-GLASS	2X6X65" (2)	1 3/4"	
D12	4090	1	1	4090	108"	146"	110°X94"	GARAGE-GARAGE DOOR CHD05	2X12X116" (2)	1 3/4"	

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	MANUFACTURER	COMMENTS
W01	2627LS	5	1	2627LS	30"	31"	31°X32"	EGRESS	2X6X34" (2)		
W02	3640LS	4	1	3640LS	42"	48"	43°X48"	LEFT SLIDING	2X6X46" (2)		
W03	4111AVN	4	1	4111AVN	54"	13"	54°X13"	ANNING	2X6X62" (2)		
W04	41140AVN	1	1	41140AVN	54"	48"	54°X48"	ANNING	2X6X62" (2)		
W05	41140TC	3	1	41140TC	54"	48"	54°X48"	TRIPLE CASEMENT-LH/RHR	2X6X62" (2)		
W06	5040TC	1	1	5040TC	60"	48"	60°X48"	TRIPLE CASEMENT-LH/RHR	2X6X65" (2)		

ALL EXISTING AND NEW WINDOWS ALUMINUM FRAME



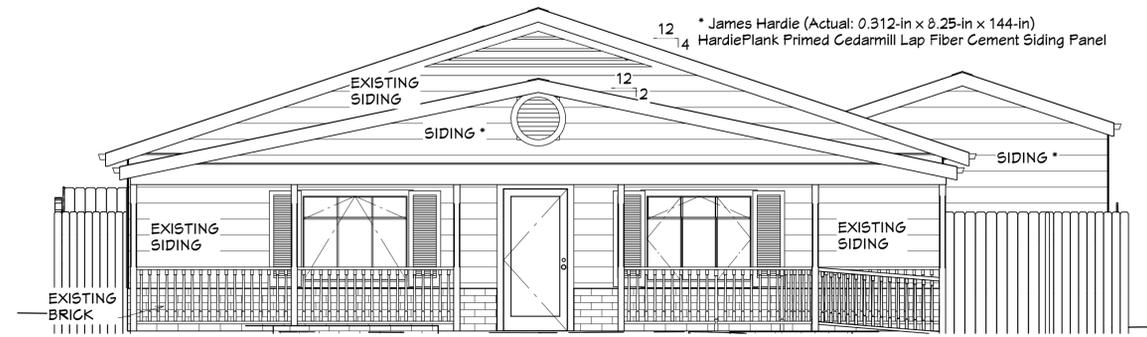
NUMBER	DATE	REVISION	DESCRIPTION

NOTE: USER, DESIGNER AND CLIENT HAVE CONFIRMED THE QUALITY OF THE DESIGN AND CONSTRUCTION OF THESE PLANS AND ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES.

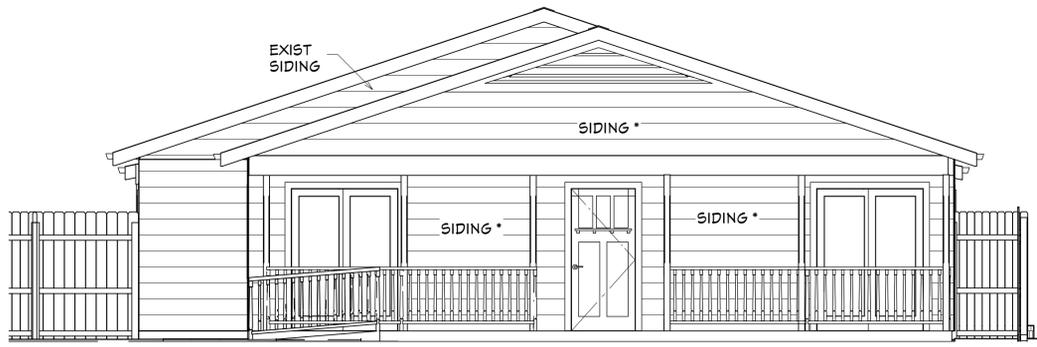
SHEET: **A-1**
 SCALE: **1/4" = 1'-0"**
 DATE: **9/15/2017**

Floor Plan
Project 527 E. Huisache
Location: San Antonio, Texas 78212

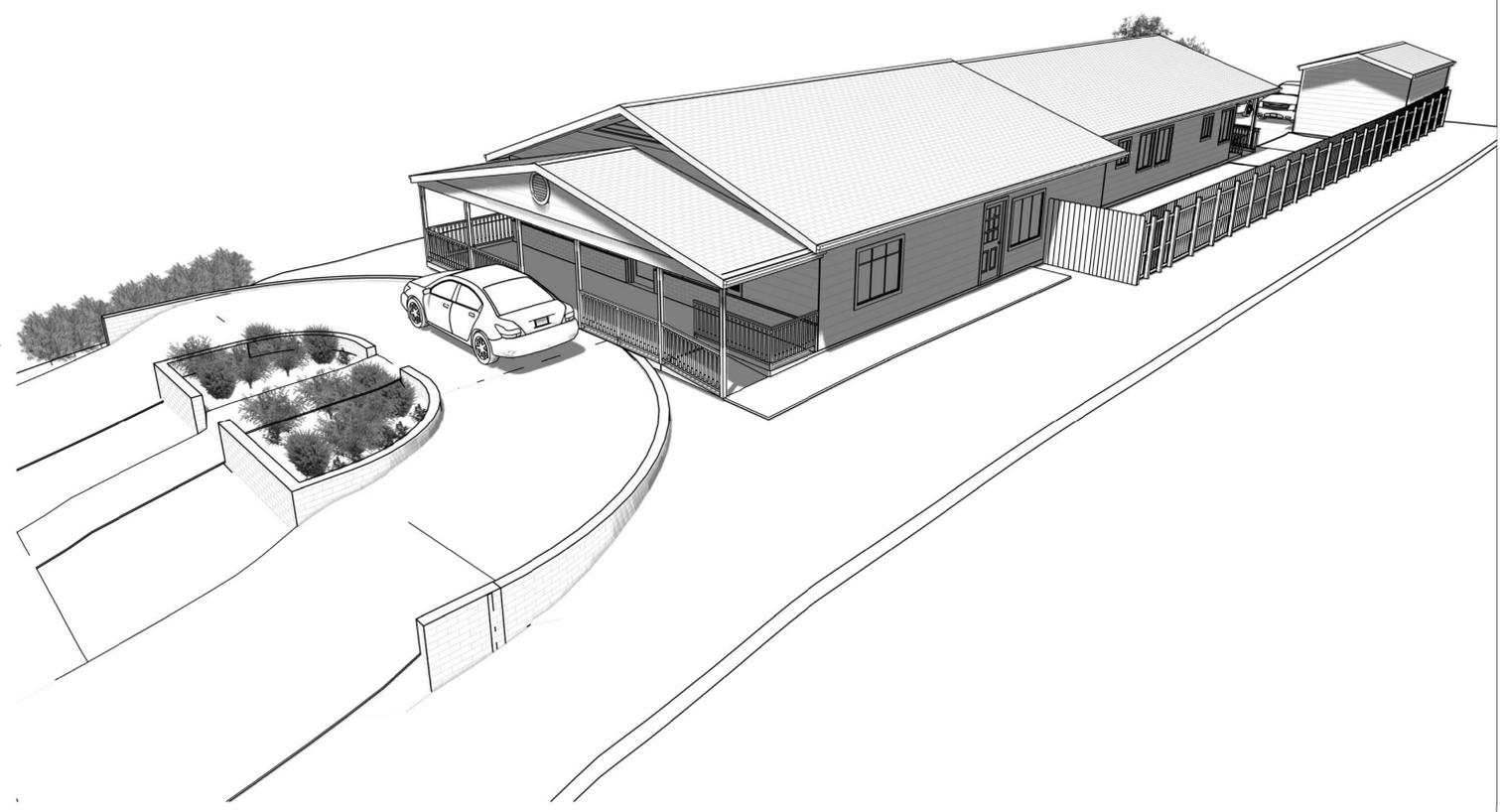
Arc Design & Associates
 San Antonio, Texas 78238
 www.arcdesignlive.com
 arcmarket@live.com
 210-272-9600



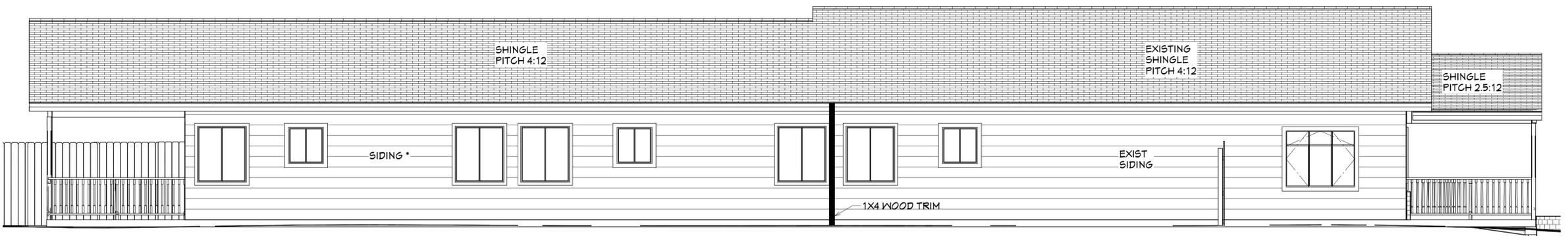
Front View



Rear View



Right View



LEFT VIEW

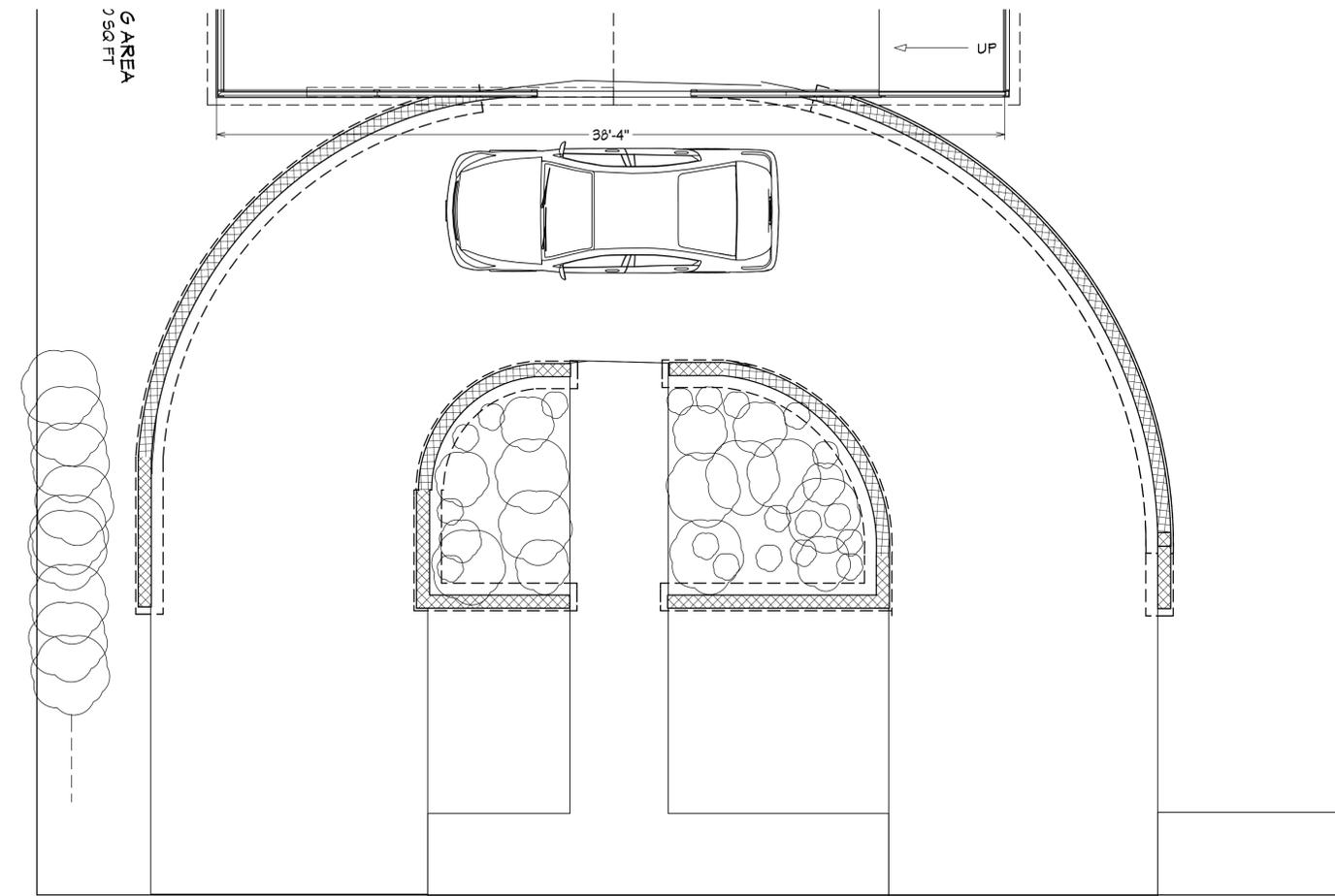
12 * James Hardie (Actual: 0.312-in x 8.25-in x 144-in)
14 HardiePlank Primed CedarMill Lap Fiber Cement Siding Panel



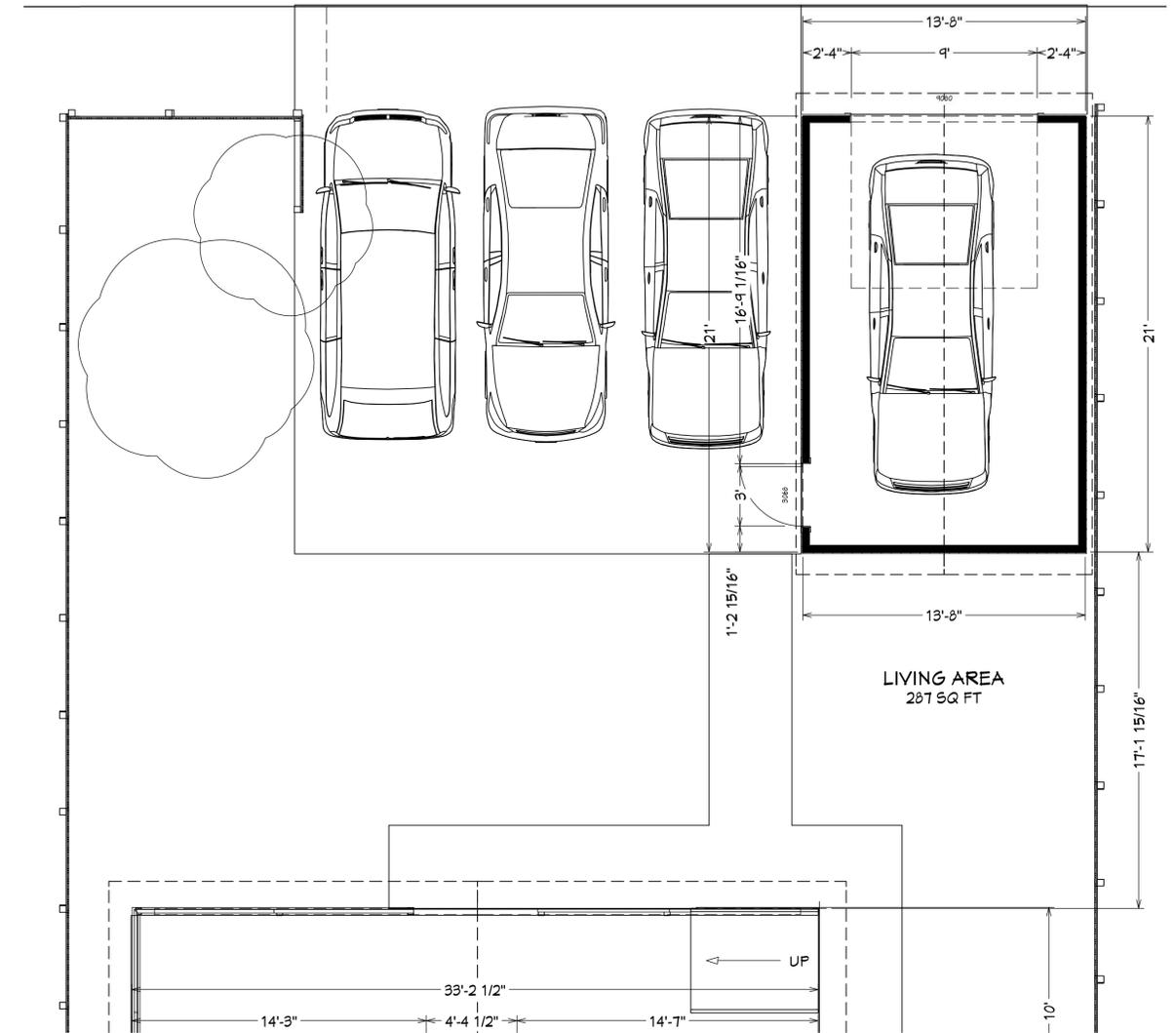
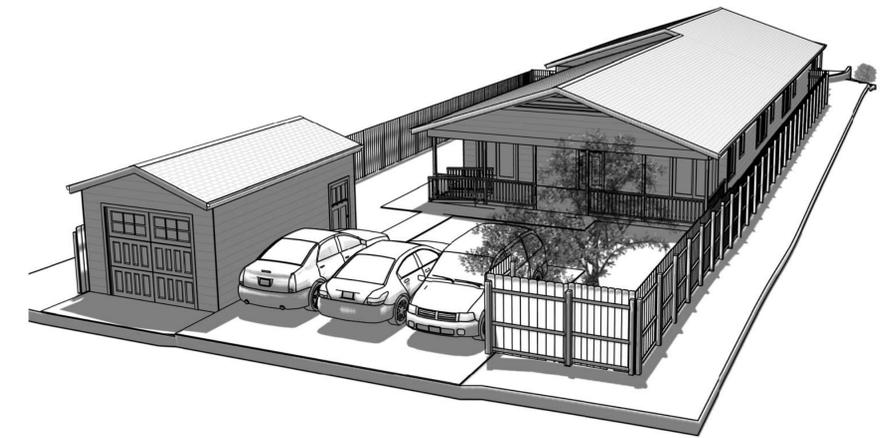
Emile G. Arredondo
37712
REGISTERED PROFESSIONAL ENGINEER

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN AND COMPLETION OF THESE PLANS AND BLUEPRINTS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING AND/OR "ON THE SITE" CONSULTATION, SUPERVISION, CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE VARIANCE IN LOCAL BUILDING CODES AND WEATHER CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.



FRONT CIRCLE DRIVE



REAR PARKING/GARAGE

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THESE PLANS AND BLUEPRINTS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING AND/OR "ON THE SITE" CONSULTATION, SUPERVISION, CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE VARIANCE IN LOCAL BUILDING CODES AND WEATHER CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.



Emile G. Arredondo

DATE:

9/15/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-3







