

## HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 9

**HDRC CASE NO:** 2015-321  
**ADDRESS:** 224 SADIE ST  
**LEGAL DESCRIPTION:** NCB 732 BLK 4 LOT 7  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Kimberlee Lorenz  
**OWNER:** Martin LaFleur  
**TYPE OF WORK:** Tax Certification with Renovation / Repair  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the existing structure at 224 Sadie. The proposed rehabilitation includes the following items:

1. Rehabilitate the existing structure.
2. Install a new standing seam metal roof to match the existing.
3. Restore numerous wood windows.
4. Install a new concrete pier foundation.
5. Restore the front porch, corbels and railings.
6. Construct a rear addition totaling approximately 620 square feet.
7. Install a new picket fence on the property.
8. Eliminate three original window openings.
9. Modify the original front door opening and transom and install a new front door with side lights and a new transom.
10. Historic Tax Certification

### APPLICABLE CITATIONS:

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

#### 2. Guidelines for 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. Façade 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.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

*i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

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

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

*vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 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.

#### 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.

*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.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The

maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### 4. Architectural Details

#### A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 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.

### FINDINGS:

- a. The applicant has proposed to rehabilitate the historic structure at 224 Sadie investing over 100 % of its appraised value into the rehabilitation efforts. Staff commends the applicant for the proposed rehabilitation and investment in the Lavaca Historic District.
- b. The applicant has proposed to repair the existing wood siding, much of which is in decent condition. The applicant has noted that any siding that is damaged beyond repair will be replaced to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.A.v. and 1.B.ii.
- c. The applicant has proposed to replace the existing standing seam metal roof with a new standing seam metal roof. This is consistent with the Guidelines for Exterior Maintenance and Alterations 3.B.vi.
- d. The applicant has proposed to install a new concrete pier foundation. This is consistent with the Guidelines for Exterior Maintenance and Alterations. The house currently features no foundation skirting. The applicant has proposed a foundation skirting which features siding with approximately a ten inch exposure. Staff finds that skirting that matches the exposure and profile of the existing siding would be more appropriate.
- e. The applicant has proposed to restore the existing front porch including the ornamental corbelling, porch railings and columns. This is consistent with the Guidelines for Exterior Maintenance and Alterations 7.A.
- f. The applicant has proposed to restore numerous existing wood windows which is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii.
- g. The applicant has proposed to construct a rear addition to be approximately 620 feet in size and feature a roof form and materials that are similar to that of the existing, historic structure. This is consistent with the Guidelines for Additions 1.A.
- h. To accommodate the proposed addition, the applicant has proposed to demolish an existing, non original storage room, sun room, rear bath and utility room. Each of these previous additions have fallen into disrepair. Staff finds their removal to be appropriate, however any materials that can be salvaged should be incorporated into the design of the new addition, including wood siding, wood windows and wood doors.
- i. According to the Guidelines for Additions, 1.B., additions should be designed to be subordinate to the principal façade of the existing structure, should have a footprint that does not double the building to lot ratio and contain a height consistent with that of the existing structure. The applicant's proposal is consistent with the Guidelines.
- j. Materials that match in type, color and texture and include an offset or reveal to distinguish the addition from the historic structure should be used on additions. The applicant has proposed materials that match those of the existing structure, and has introduced elements to distinguish the addition from the historic structure, primarily the incorporation contemporary window openings and an offset in wall planes where the existing structure meets the addition. This is consistent with the Guidelines.
- k. The applicant has proposed for the addition to include two brick chimneys, one of which will be seen from the public right of way rising above the gable of the historic structure. This is not appropriate and distracts from the house's historic façade. Staff recommends that the applicant reduce the overall height of the chimney where it will not be seen when viewing the historic structure from the public right of way at the front of the house.
- l. The applicant has proposed to install a new, white picket fence where the existing wrought iron fence was located. The applicant's proposal is consistent with the Guidelines for Site Elements 2.B. regarding location, height and materials.
- m. The applicant has proposed to eliminate three existing window openings on the east façade, visible from the public right of way. This is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii. Staff recommends that the applicant preserve the existing, historic window openings that can be seen from the public right of way as well as those that will not be within the area of work of the addition.
- n. Currently, the front façade features an existing wood front door, wood screen door and a window transom matching the width of the existing front door. The applicant has proposed to eliminate the existing screen door and install a new

front door, side lights and transom with added decorative elements. According to the Guidelines for Exterior Maintenance and Alterations 6.A., all original doors and door openings should be preserved and the creation of window or door openings on the primary façade or where visible from the public right of way should be avoided. The applicant's proposal is not consistent with the Guidelines.

- o. The applicant has requested Historic Tax Certification, however at this time the applicant has not met all of the requirements outlined in UDC Section 35-618. Staff recommends that the applicant provide additional information for Historic Tax Certification including itemized cost estimates and a time estimate for completion.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #7 based on findings a through l with the following stipulations:

- i. That the applicant modify the proposed foundation skirting to contain a profile and exposure to match that of the existing siding.
- ii. That the applicant salvage all wood windows that are to be removed from the existing additions.
- iii. That the applicant reduce the overall height of the southernmost chimney to be lower than the height of the primary historic structure's ridgeline.

Staff does not recommend approval of items #8 through #10 based on findings m through o. Staff recommends the following:

- i. That the applicant retain the three original window openings on the east façade that have been proposed to be removed.
- ii. That the applicant retain the original wood door and transom as well as their openings.
- iii. That the applicant provide additional information for Historic Tax Certification including itemized cost estimates and a time estimate for completion.

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

**CASE MANAGER:**

Edward Hall



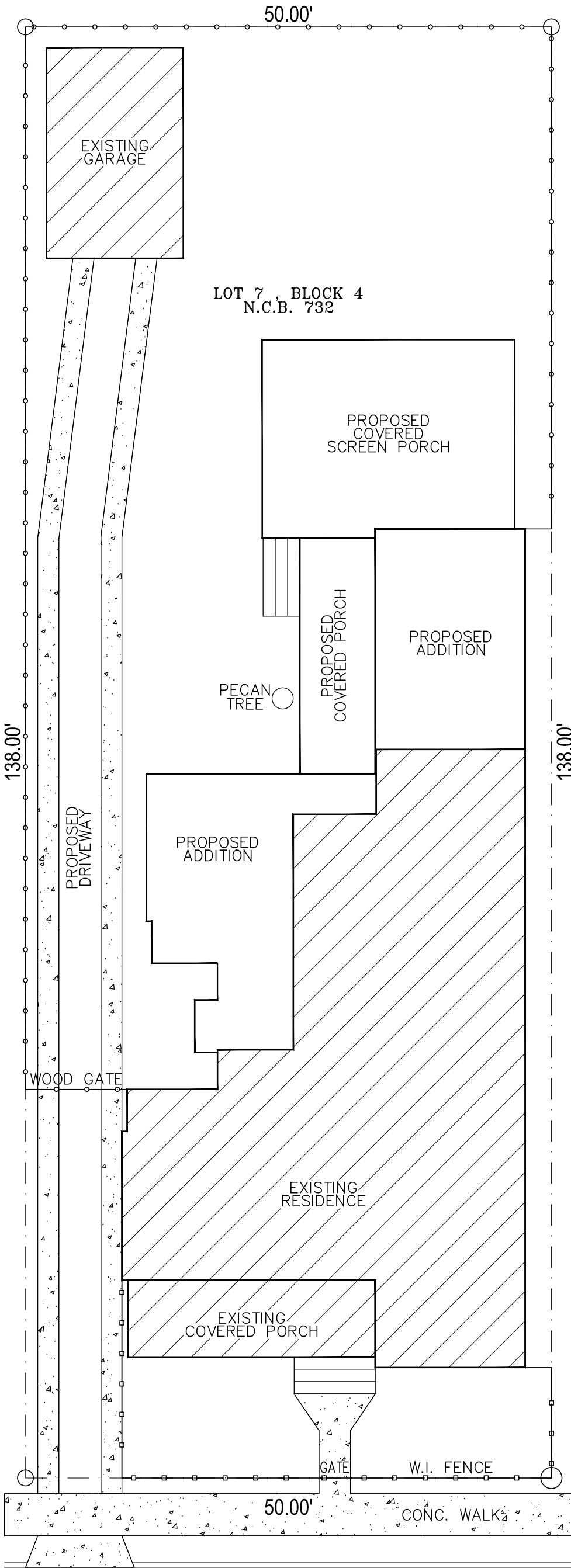


## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 11, 2015

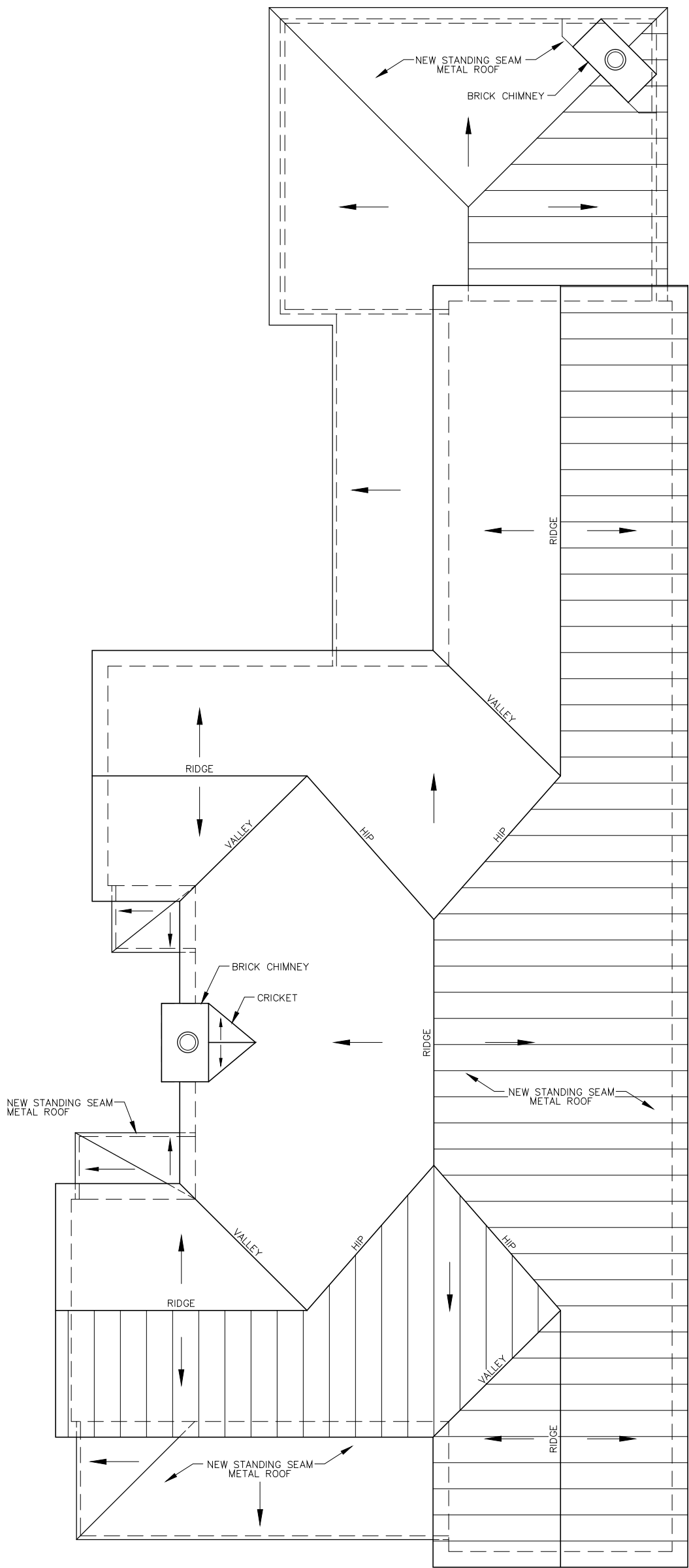
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PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

DATE: 7/31/15



**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"

DATE: 7/31/15



## PROPOSED FRONT ELEVATION (NORTH)

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

DATE: 7/31/15



PROPOSED LEFT ELEVATION (EAST)

SCALE: 3/16" = 1'-0"

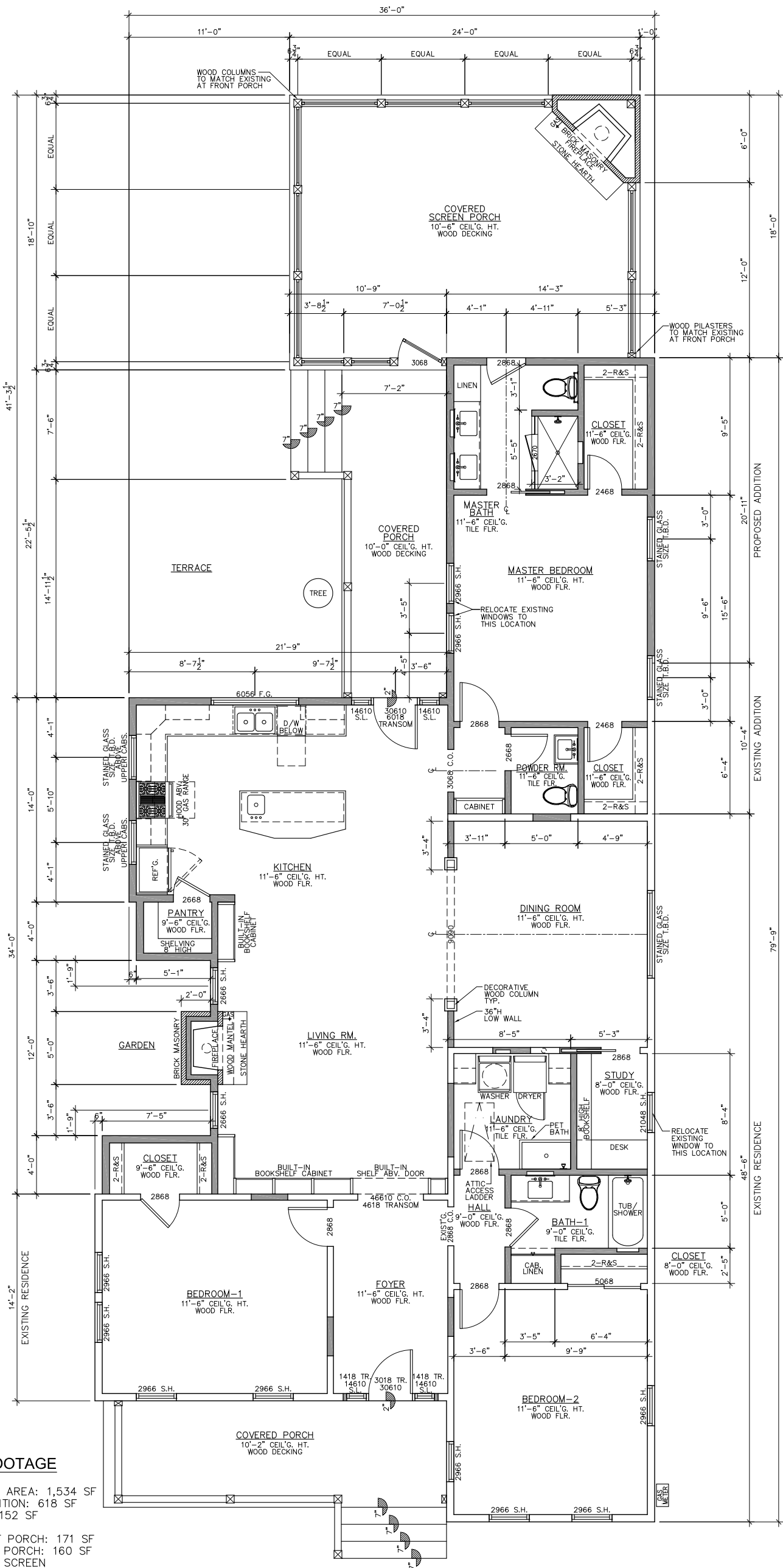
DATE: 7/31/15

SQUARE FOOTAGE

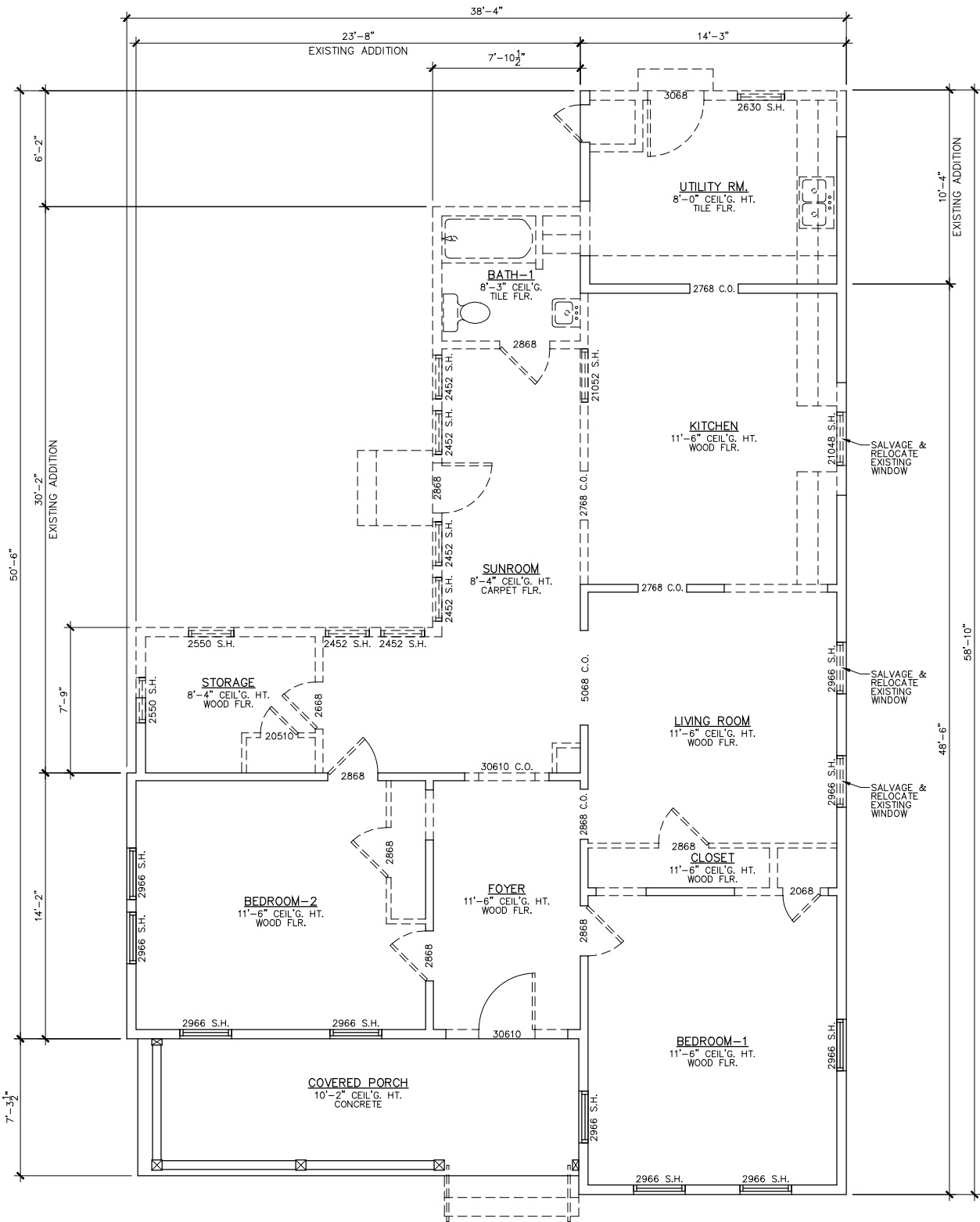
EXISTING LIVING AREA: 1,534 SF  
PROPOSED ADDITION: 618 SF  
SUB-TOTAL: 2,152 SF  
  
EXISTING FRONT PORCH: 171 SF  
REAR COVERED PORCH: 160 SF  
REAR COVERED SCREEN  
PORCH ADDITION: 440 SF  
SUB-TOTAL: 771 SF  
TOTAL: 2,923 SF

PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

DATE: 7/31/15







EXISTING / DEMOLITION FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
LIVING AREA: 1,534 SF  
DATE: 7/31/15

WALL LEGEND	
	EXISTING WALLS
	DEMO WALLS & REMOVE ITEMS























