HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO:	**2019-306**
ADDRESS:	214 NELSON AVE
LEGAL DESCRIPTION:	NCB 6397 BLK 2 LOT 14
ZONING:	RM-4,H
CITY COUNCIL DIST.:	2
DISTRICT:	Knob Hill Historic District
APPLICANT:	Philip & Sheila Levin
OWNER:	Philip & Sheila Levin
TYPE OF WORK:	Front porch
APPLICATION RECEIVED:	May 09, 2019
60-DAY REVIEW:	July 08, 2019
CASE MANAGER:	Adam Rajper

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new front porch on the existing structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
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.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
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.

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.

FINDINGS:

a. The primary structure located at 214 Nelson is a 1-story single-family residence constructed circa 1946 in the Minimal Traditional style. The home features an asymmetrical primary façade composition, side gable roof, and one over one wood windows. The home is contributing to the Knob Hill Historic District.
b. FRONT PORCH: LOCATION – The applicant has proposed to construct a new front porch at the northwest corner of the existing structure. According to Guideline 7.A.i, new porches should not be added where not historically present. Sanborn maps indicate that the structure did not originally feature a front porch. However, staff finds that the proposed front porch is appropriate for the Minimal Traditional style of the home and does not conceal any of its character-defining features. Moreover, the porch will maintain a one foot recessed area at the northeast corner to provide a clear visual distinction between the old and new. Staff finds the proposal consistent with the Guidelines.
c. FRONT PORCH: DESIGN – The applicant has proposed a front porch at the northwest corner of the existing structure. The proposed porch will feature a raised wood deck, front steps flanked by simple railings, a simple wrap-around balustrade, three wood posts, and a combination front-facing gable and shed roof. The existing front-facing gable of the home will be extended forward to achieve the gabled portion of the new porch's roof. The new porch roof will feature two roof materials; the gabled portion will be covered with composition shingles to match the existing material of the home's roof, while the shed roof portion will be covered by a membrane. According to the Historic Design Guidelines, new front porch elements should be simple as to not distract from the historic character of the building. Details should not convey a false sense of historic appearance. The proposed design responds to the existing geometries of the home without falsifying a sense of history. The configuration is also simple in design and will feature materials that are appropriate for the Minimal Traditional style of the home. Staff finds the proposal consistent with the Guidelines.
d. FRONT PORCH: MATERIALS – The applicant has indicated that the new porch roof will feature two roof materials; the gabled portion will be covered with composition shingles to match the existing material of the home's roof, while the shed roof portion will be covered by a membrane. However, the applicant has not specified materials for skirting, decking, front steps, railings, and posts. Staff finds that the applicant should submit materials specifications for these items to staff for review and approval prior to receiving a Certificate of Appropriateness.

RECOMMENDATION:

Staff recommends approval of the new front porch based on findings a through d with the following stipulation:

i. That the applicant submit materials specifications for skirting, decking, front steps, railings, and posts to staff for review and approval prior to receiving a Certificate of Appropriateness.

214 Nelson

May 7, 2019

User drawn lines

1:500

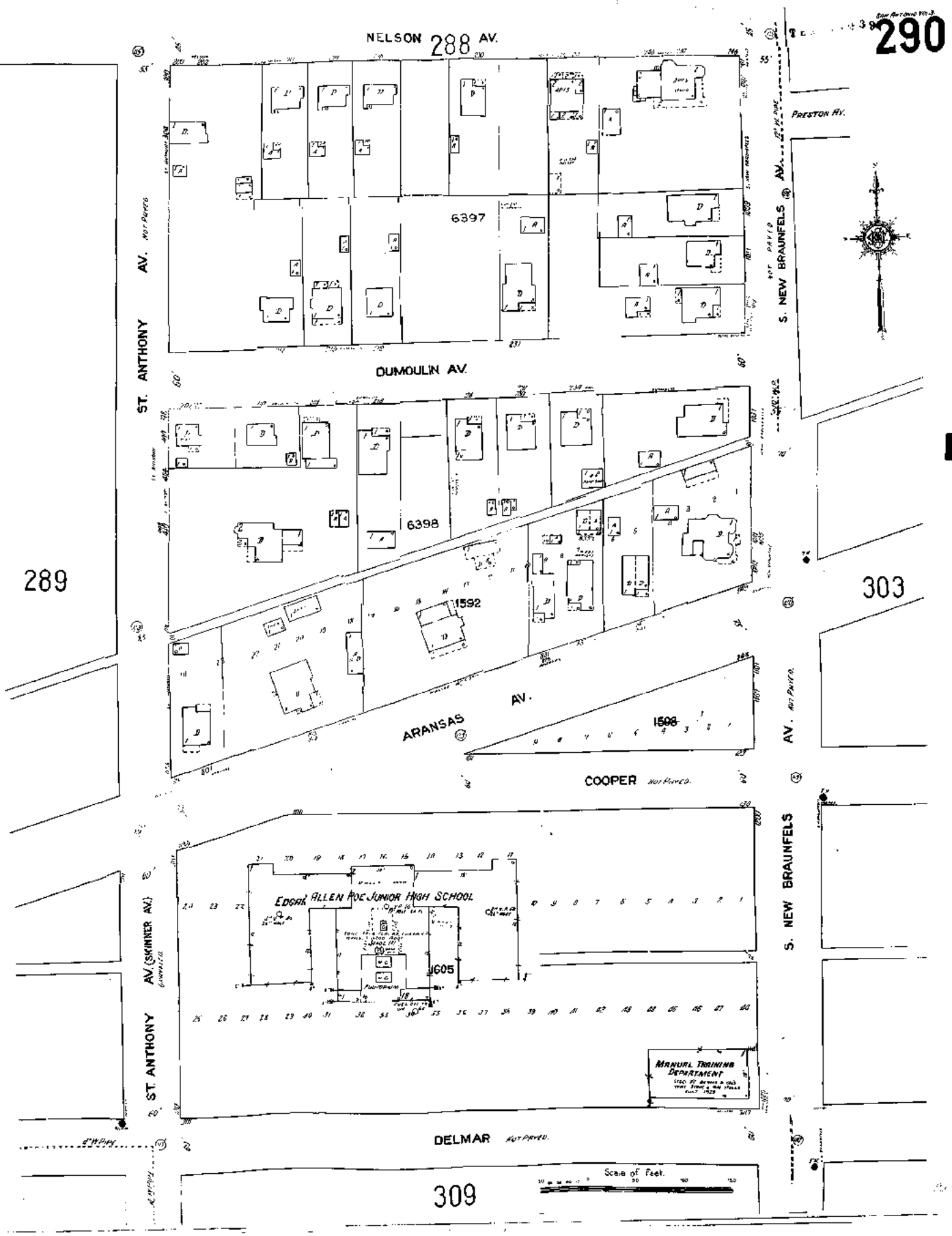
0 0.005 0.01 0.02 mi

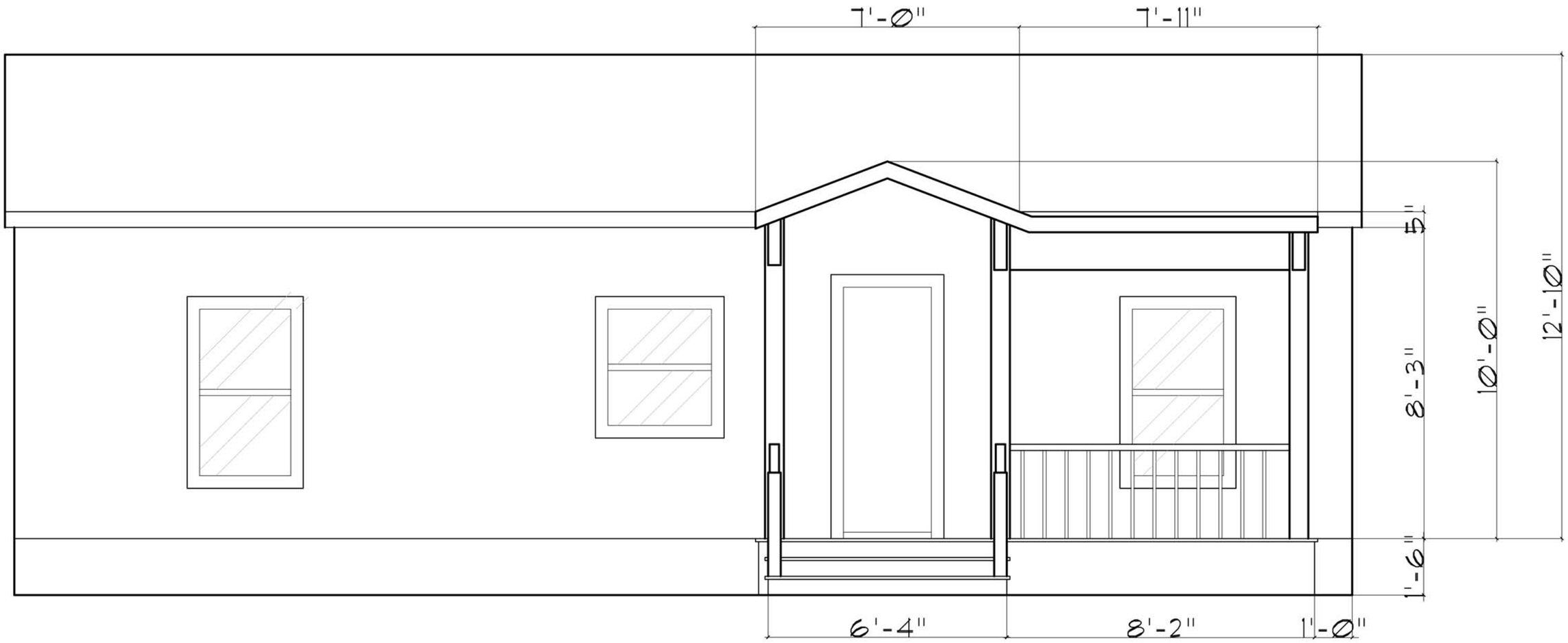
0 0.0075 0.015 0.03 km


214 Nelson Avenue
Nelson Ave
Nelson Ave
Nelson Ave
Nelson Ave
Nelson Ave
St Anthony Ave
St Anthony Ave
St Anthony Ave
Google

214 Nelson Avenue
Nelson Ave
Nelson Ave


April 12, 2019 at 12:04 PM
1215 Nelson Ave
San Antonio TX 78210
United States


290
NELSON AV.
288
PRESTON AV.
S. NEW BRAUNFELS AV.
ST. ANTHONY AV.
6397
DUMOULIN AV.
6398
289
303
1592
1598
ARANSAS AV.
COOPER
EDGAR ALLEN POE JUNIOR HIGH SCHOOL
1605
AV. (SKINNER AV.)
MANUAL TRAINING DEPARTMENT
DELMAR
309
Scale of Feet.

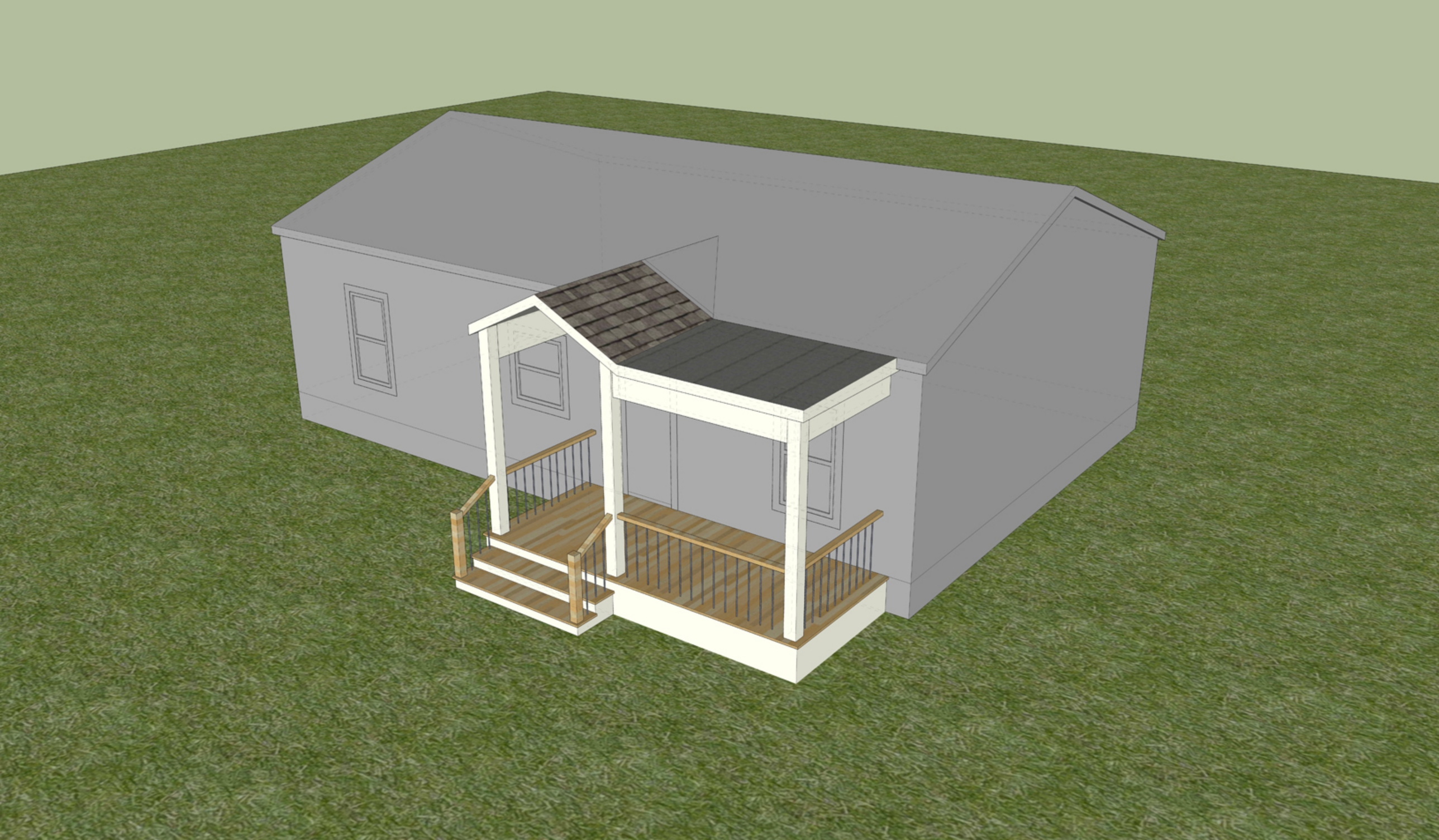


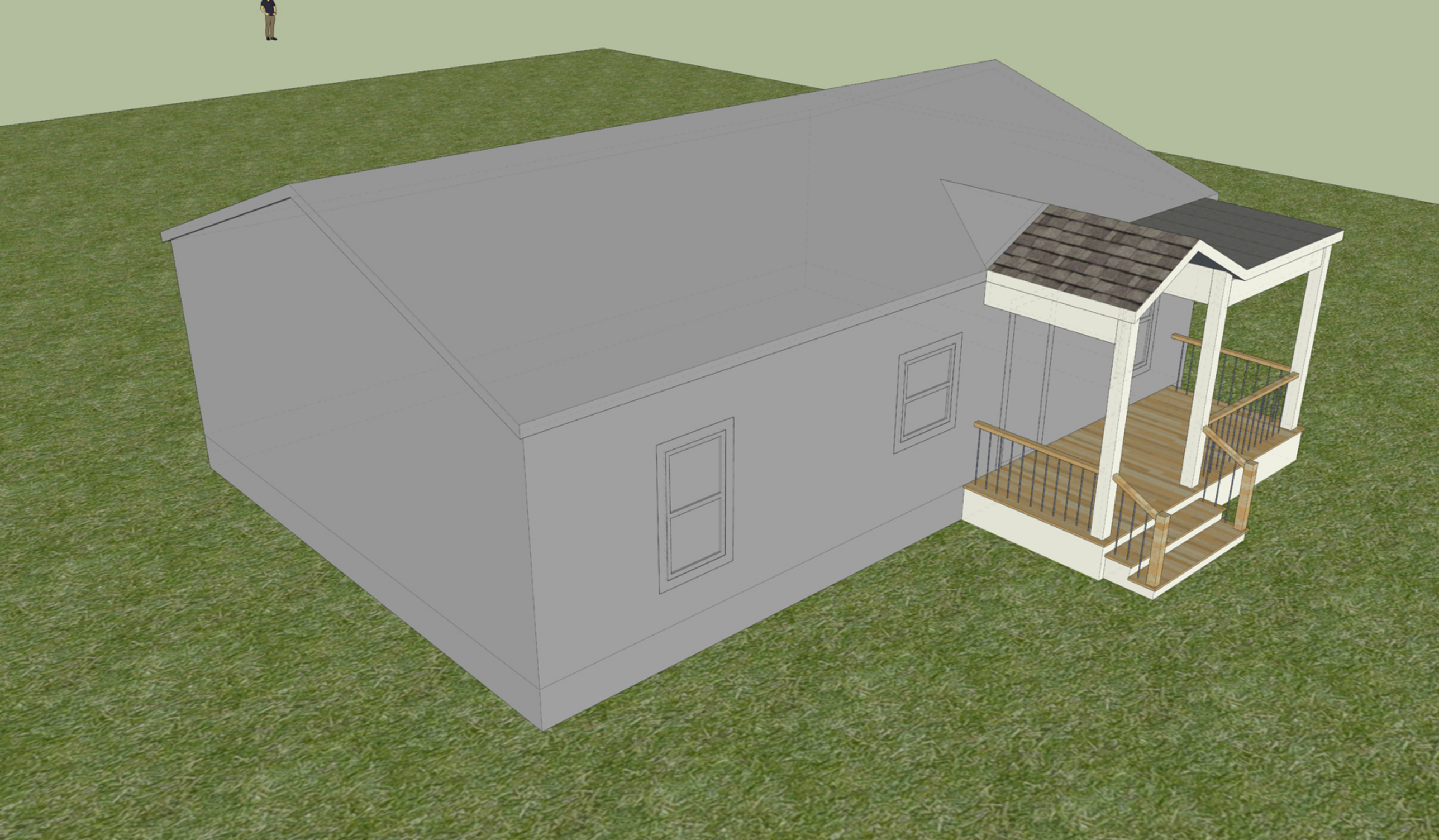
214 NELSON AVENUE - PORCH ADDITION

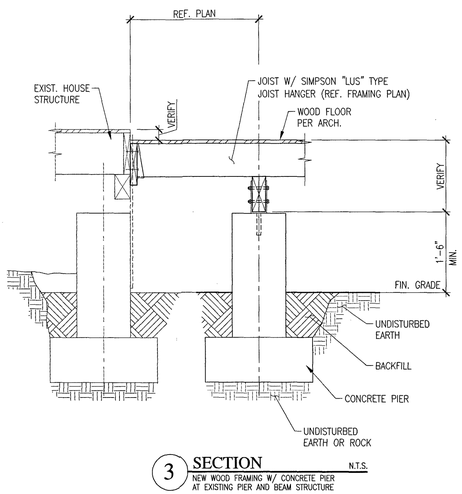
NORTH ELEVATION

OPTION 2

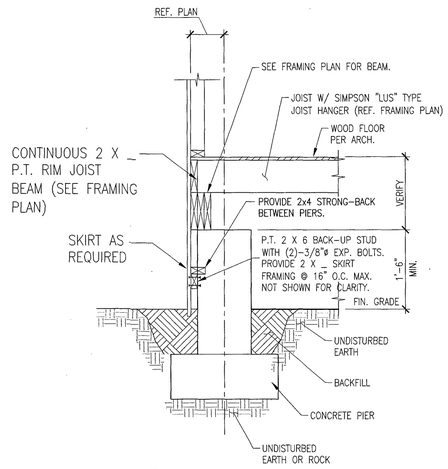
05-28-19



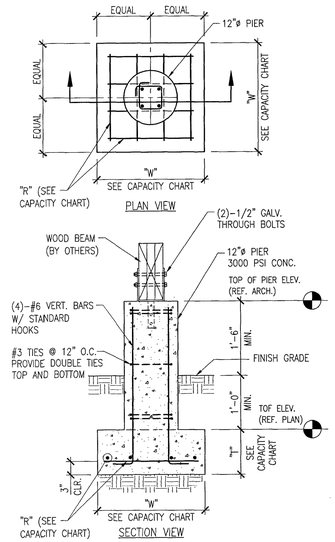




3 SECTION N.T.S.
NEW WOOD FRAMING W/ CONCRETE PIER AT EXISTING PIER AND BEAM STRUCTURE



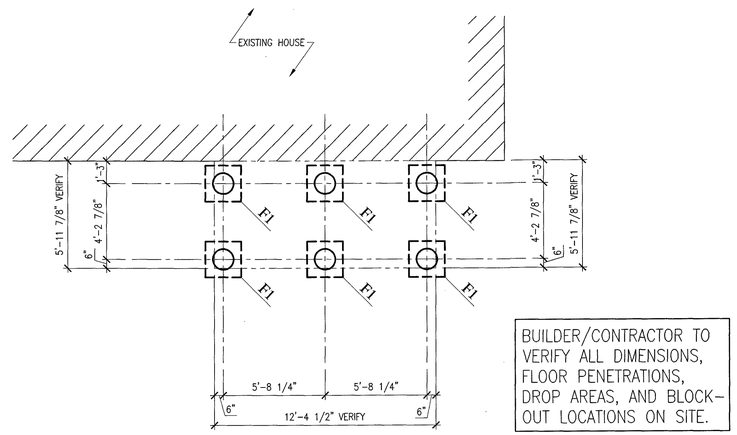
2 SECTION N.T.S.
PIER W/ BEAM & JOIST



FOOTING CAPACITY CHART			
MARK	CAPACITY	SIZE "W" X "W" X "T"	REINFORCING "R"
F1	6000 LBS.	2'-0" X 2'-0" X 1'-0"	(4)-#5 BARS E.W.

BASED ON 1500 PSF ASSUMABLE SOIL CAPACITY

1 DETAIL & CAPACITY CHART N.T.S.
CONCRETE FOOTING



BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCK-OUT LOCATIONS ON SITE.

FOUNDATION PLAN

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

DESIGN CRITERIA NOTES:

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL INTERNATIONAL RESIDENTIAL CODE 2018 EDITION

2. DESIGN LOADS

DEAD LOADS
- FLOOR 15 PSF,
- ROOF 10 PSF,
- CEILING 5 PSF,

LIVE LOADS:
- FLOORS 40 PSF
- ROOF 20 PSF
- CEILING 10 PSF,

FOUNDATION GENERAL NOTES:

1. GENERAL: THE CODE BASIS FOR THIS FOUNDATION DESIGN IS IRC 2018.
A. THIS FOUNDATION HAS BEEN DESIGNED AS A PIER AND BEAM FOUNDATION WITH ISOLATED SHALLOW SPREAD FOOTINGS; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN. THE CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH GE REAVES ENGINEERING.
C. THE CONTRACTOR/ARCHITECT SHALL NOTIFY GE REAVES ENGINEERING OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL GE REAVES ENGINEERING HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE. PLEASE CONTACT THE GE REAVES ENGINEERING OFFICE 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.
E. CONTRACTOR IS TO CALL GE REAVES ENGINEERING STRUCTURAL DEPT. IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
B. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FOUNDATION MUST BE PROVIDED.
C. ALL TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
D. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C39.

4. FOOTINGS:
A. ALL FOOTING DEPTHS SHOULD EXTEND AND BEAR A MINIMUM OF 2'-6" BELOW GRADE.
B. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615-03 GRADE 60.
B. LAPS AND SPLICES: MINIMUM 40 BAR DIAMETERS.
*C. ALL REINFORCING BARS SHALL BE SUPPORTED WITH PLASTIC CHAIRS OR CONC. BRICKS IN ACCORDANCE WITH IBC CHAPTER 19, SECTIONS 1907.5 THROUGH 1907.7, AND ACI 318 SECTION 7.6. CHAIRS FOR SLAB REINFORCING SHALL BE PLACED AT BAR INTERSECTIONS AT A RATE OF NO LESS THAN ONE (1) CHAIR PER 4 SQUARE FEET OF SLAB AREA. PROVIDE A MINIMUM OF (4) CHAIRS AT FOOTINGS. THE USE OF CLAY BRICK CHAIRS IS EXPRESSLY PROHIBITED.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE FOOTING.

6. ANCHOR BOLTS AND EMBEDS:
A. PLACE SADDLE CONNECTORS AS DETAILED. CONTACT ENGINEER IF CONFLICTS EXIST PRIOR TO CONCRETE PLACEMENT.

SOILS INFORMATION				
DESIGN LEVEL	SOIL TYPE	P.I.	BY	DATE
D	DARK GRAY SILTY CLAY VERY STIFF, MOIST	46	GEOTECHNICAL SOLUTIONS	MAY 9, 2019

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.

CLIENT: PHIL LEVIN

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE: H:\STRUCT\19-0394-1.dwg

SEAL: STATE OF TEXAS · GUSTAVO GONZALEZ · 85524 · LICENSED · PROFESSIONAL · 5.13.19

GE Reaves Engineering
P.O. Box 791793
San Antonio, Tx 78279-1793
(210) 490-4506 Fax 490-4812
Texas Registration: F-4861
www.gereaveseng.com

SHEET TITLE: FOUNDATION DESIGN FOR PHIL LEVIN

ADDRESS:	214 NELSON AVE.	LOT: 14	BLOCK: 2
SUBDIVISION:		CITY: SAN ANTONIO	COUNTY: BEXAR
PLAN NO.:	PORCH ADDITION		N.C.B.: 6397

JOB NO: 19-0394-1.406
DATE: 5-13-19
DESIGNER: MERI
CHECKED: LFR
DRAWN: MERI

SHEET: S-1 OF 1


DANGER