

HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

HDRC CASE NO: 2018-426
ADDRESS: 215 NELSON AVE
LEGAL DESCRIPTION: NCB 3888 BLK 4 LOT 16
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Sotex Property Brothers LLC
OWNER: Sotex Property Brothers LLC
TYPE OF WORK: Construct rear addition, install front yard fence, ribbon driveway, new front door, and porch railing
APPLICATION RECEIVED: August 17, 2018
60-DAY REVIEW: October 16, 2018

REQUEST:

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

- 1) Construct 650 sq ft rear addition.
- 2) Install 4ft tall cattle panel front yard fencing.
- 3) Pour ribbon driveway.
- 4) Install new front door.
- 5) Install new front porch railing.
- 6) Demolition of contributing rear accessory structure.
- 7) Receive Historic Tax Certification

APPLICABLE CITATIONS:

ADDITION

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 facade 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.

FENCE

2. Fences and Walls

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.

DRIVEWAY

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

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

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways.

Avoid introducing new curb cuts where not historically found.

DOOR

6. Architectural Features: Doors, Windows, and Screens

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.

PORCH

2. Guidelines for Exterior Maintenance and Alterations

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

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.

DEMOLITION (REAR ACCESSORY STRUCTURE)

Unified Development Code Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.

(b) *Unreasonable Economic Hardship.*

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

HISTORIC TAX CERTIFICATION

Sec. 35-618. - Tax Exemption Qualifications.

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;

(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;

(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

(4) Include a statement of costs for the restoration or rehabilitation work;

(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn

statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

- A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
- B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The primary structure at 215 Nelson was constructed circa 1928 in the Craftsman style and first appears on a 1951 Sanborn Map. The one-story single-family home features a composition shingle roof with a front-facing gable and a hipped rear, wood lap siding, and a covered porch. Recently issued administrative approvals include: demolition of non-original rear addition, window repair, porch repair with column replacement, replace chain-link fence with wood privacy fence, removal of vinyl siding, wood siding repair, and removal of overgrown plantings. The primary and accessory structures are contributing to the Knob Hill Historic District.
- b. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature a matching ridgeline and wall plane. Staff finds that either a subordinate ridge line and an inset in wall planes, or a combination of both should be incorporated into the design to differentiate the proposed addition from the historic structure.
 - i. FOOTPRINT – The applicant has proposed to install a 648 square foot addition to the rear of the 705 square foot primary historic structure. Staff finds the proposed footprint is consistent with Guidelines for Additions 1.B.iv. noting that additions should not double the size of the structure.
 - ii. ROOF FORM - The applicant has proposed for the addition to feature a roof form that features continues the gabled roof on the primary historic structure. Staff finds the proposed roof form to be consistent with the Guidelines for Addition 1.A.iii noting that and addition’s roof pitch, form, overhang, and orientation should be similar to the historic structure.
 - iii. TRANSITION – The applicant has proposed to use a vertical trim piece to distinguish between the original structure and the addition . Per the Guidelines for Additions 1.A.iv, additions should feature 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. A vertical trim piece may also be used to differentiate the proposed addition from the new construction; however, it should be

installed in addition to the use of a subordinate ridge line and/or inset wall plane.

- iv. **MATERIALS** - The applicant has noted materials that include wood siding to match the original, like windows and one exterior door. Staff finds that matching the existing, 117 profile siding is appropriate.
- v. **WINDOWS** - The applicant has noted the installation of salvaged one-over-one wood windows feature 34in wide × 64in tall. Staff finds that installation of the windows should feature the standard stipulations: Meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. **ARCHITECTURAL DETAILS**- Generally, staff finds the proposed massing and form of the proposed addition to be appropriate.
- c. **FENCE LOCATION** - The applicant has proposed to install a fence to span the width of the property, including a gate spanning across the driveway. According to the Guidelines for Site Elements 2.B.ii, new front yard fences should not be introduced within historic districts that did not historically have them. While fencing is not historic to the property, staff finds that there are fences found throughout the district. According to the Guidelines for Site Elements 2.C.i., privacy fences should be set back from the front façade to reduce their visual prominence. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed. Staff finds that the driveway gate, if included, should be set back behind the front façade plane of the structure.
- d. **FENCE DESIGN** - The applicant has proposed the new fence to feature wrought iron design at five feet in height. According to the Guidelines for Site Elements 2.B.i., the design of the fence should respond to the design and materials of the primary historic structure or structures of a similar style in the neighborhood in relation to scale, transparency, and character.
- e. **DRIVEWAY** – The applicant has proposed to install a concrete ribbon driveway where an unpaved driveway currently exists. One ribbon driveway is found with a Craftsman style home on the block while the rest feature poured concrete or unpaved driveways. Staff finds that proposed ribbon driveway is consistent with the Guidelines for Driveways 5.B.a. noting that driveway configurations should be in corporate materials, width, and design of the driveway that would be historically found on the lot. Driveways should feature a width no wider than ten feet and minimal impervious paving to increase storm water filtration.
- f. **DOOR** – The applicant has proposed to replace the deteriorating front door with a wood Craftsman style door. Staff finds the proposed door replacement is consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.i noting that door replacements should be made in-kind and match in size, material, proportion, and profile of the historic element.
- g. **PORCH RAILING** – The applicant has proposed to install wood front porch railing. Staff has administratively approved the replacement of non-original wrought iron columns with square wood columns that supports the concrete porch. Staff finds that proposed front porch railing is consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv. noting that new architectural elements should be simple so as to not district from the historic character of the building nor create a false historic appearance.
- h. **DEMOLITION OF REAR ACCESSORY STRUTURE** –
 - i. The applicant is requesting approval for the demolition of the rear accessory structure only. There are not replacement plans proposed at this time. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
 - ii. **CONTRIBUTING STATUS** – On August 15, 2018, the applicant submitted an application for non-contributing status for the rear accessory structure. The structure was determined to be contributing, noted in a COA issued on August 24, 2018. The review describes the structure as a one story accessory structure featuring a gabled roof, wood board-and-batten siding, a side opening with no door, and front-facing carriage doors. The structure appears on the 1951 Sanborn Map. While several original materials exist and the original footprint appears to be intact, the structure does not have a foundation and has a begun to lean. While staff finds that the structure is rapidly deteriorating, the structure is still contributing to the district.
 - iii. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of

a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to its substantial lean. The applicant indicated that he attempted to collect reasonable costs for repair and restoration. The applicant has committed to providing staff with an engineer's letter noting the structural deterioration of the structure prior to the commission hearing date. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.

- iv. **LOSS OF SIGNIFICANCE** –In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to substantial deterioration of original materials.

i. **HISTORIC TAX CERTIFICATION**

- i. The applicant is requesting Historic Tax Certification for the property at 215 Nelson, located within the Knob Hill Historic District. The applicant is simultaneously requesting a number of work items to be heard at the September 5, 2018 HDRC hearing.
- ii. A number of rehabilitative scopes of work have been administratively approved include: demolition of non-original rear addition, window repair, porch repair with column replacement, replace chain-link fence with wood privacy fence, removal of vinyl siding, wood siding repair, and removal of overgrown plantings. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The rehabilitation is planned to be completed by the end of 2018.
- iii. The applicant submitted an itemized lists of cost that meets the threshold to be eligible for Historic Tax Certification.
- iv. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.
- v. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

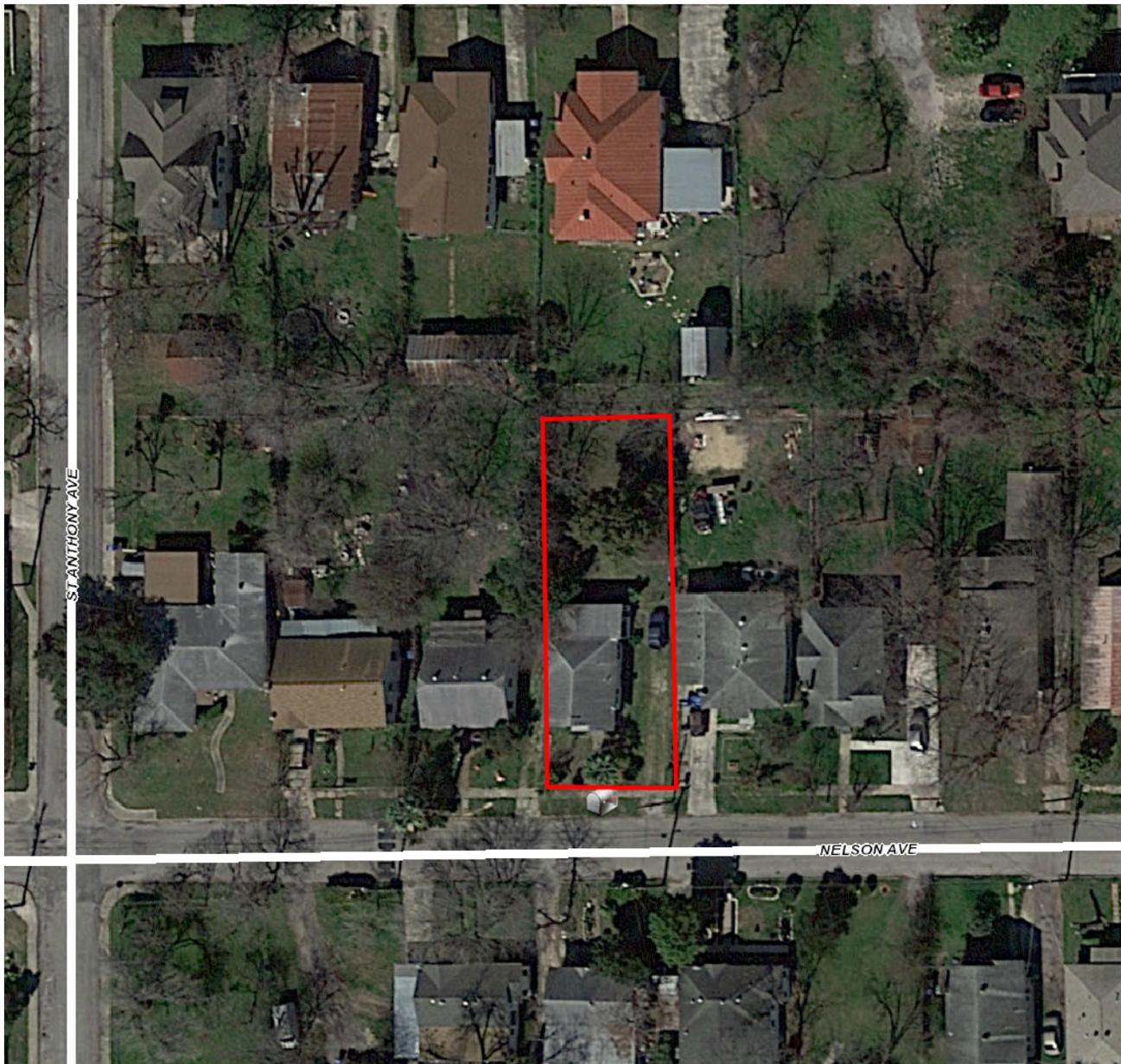
- 1) Staff recommends approval of the rear addition based on finding b with the following stipulations:
 - a) That it feature a subordinate ridge line and inset wall plane in addition to the proposed vertical trim piece.
 - b) That the window installation feature the standard stipulations: Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 2) Staff recommends approval of the front yard cattle panel fence based on finding c with the stipulation that no portion exceeds four feet in height.
- 3) Staff recommends approval of the ribbon driveway based on finding d with the stipulation that it feature a total width no wider than ten feet with ribbons that are two to three feet wide.
- 4) Staff recommends approval of front door replacement based on finding e.
- 5) Staff recommends approval of front porch railing based on finding f.
- 6) Staff recommends approval of the demolition based on findings c through f with the following stipulation that materials from the historic accessory structure including salvageable wood siding be salvaged and stored for use on site in future construction.
- 7) Staff recommends approval of Historic Tax Certification based on findings b through f with the stipulation that all work is approved prior to Verification.

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:

Huy Pham



215 Nelson

Powered by ArcGIS Server

Printed: Aug 07, 2018

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215 Nelson Avenue

St Anthony Ave

St Anthony Ave

St Anthony Ave

St Anthony Ave

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

St Anthony Ave

St Anthony Ave

S New Braunfels Ave

S New Braunfels Ave

Sander's Aly

1

2

Pittman-Sullivan
Park

215 Nelson Avenue





215 NELSON AVE REVISED PLAN SUBMITTED 8/17/18

Build 648sqft (27'x24') rear addition:

The home is currently 705sqft 2 beds and 1 bath, an addition was built back in the 60s however it was not built to code and is not safe. We have been given permission to remove the old addition and we would like to rebuild it to code making the home 3 bedroom and 2 bathrooms. The home with the new addition would be 1350sqft once its completed. This would make the home more comfortable to live in for a family.

The addition will contain the dining room, washer dryer room, the pantry, the master bedroom, bathroom and closet. The addition will have 6 windows. Four windows have been removed from a home from the 1930s and one window is from the original home that we found in the shed, one window 18"x24" (for the master bathroom) we bought from an antique store. The trim around the windows will be made out the same 1x6 material as the original windows.

Double door (60"x84") will lead outside on the right side of the home.

The addition will follow the same shape as the original home, the exterior walls will be straight, there will be no bump outs.

The original roof is a gable roof. The roof on the addition will follow the same roof pitch and same shape as the original roof. The addition will have the same 117 siding as the original home. The addition will maintain the same look as the original home. Original trim at the end of the home will be the transition between the original home and new addition.

Cattle Fence in the Front Yard:

We would like to install a 4' cattle fence around the front yard (excluding the driveway). The cattle fence will offer safety and security, giving the home owner added protection.

The fence will contain two 3' wide gates to enter from. One gate in the front of the main walkway and one gate by the driveway.

New Front Door:

We would like to install a new front door (30"x84"), a more traditional door that fits the time period the home was built.

The door it has now is not the original door and does not close correctly, there are gaps around the door that the renter taped up. The door looks like it has been kicked in once or twice.

Ribbon Driveway:

We would like to add a ribbon driveway. There is no driveway now, the last renters would just drive on the grass. The ribbon driveway will give the home better curb appeal.

There are a few homes on the street that have ribbon driveways.

Examples of two home with ribbon driveways-

123 Nelson and 131 Nelson.

Hard copies of the front door, master bathroom window and cattle fence we would like to install have been turned in, along with pictures of the way the driveway looks now and the door the home has now. Drawings of the front, back, left, right elevation and the site plan has also been submitted

Thank you for allowing us to bring this historic home back to life by maintaining the original look of the home while adding addition square footage making this a lovely home for a great family to own.

Thank you
Peter Reyes and Jordan Mengele

215 Nelson Ave

Site Plan

2'6"  SCALE

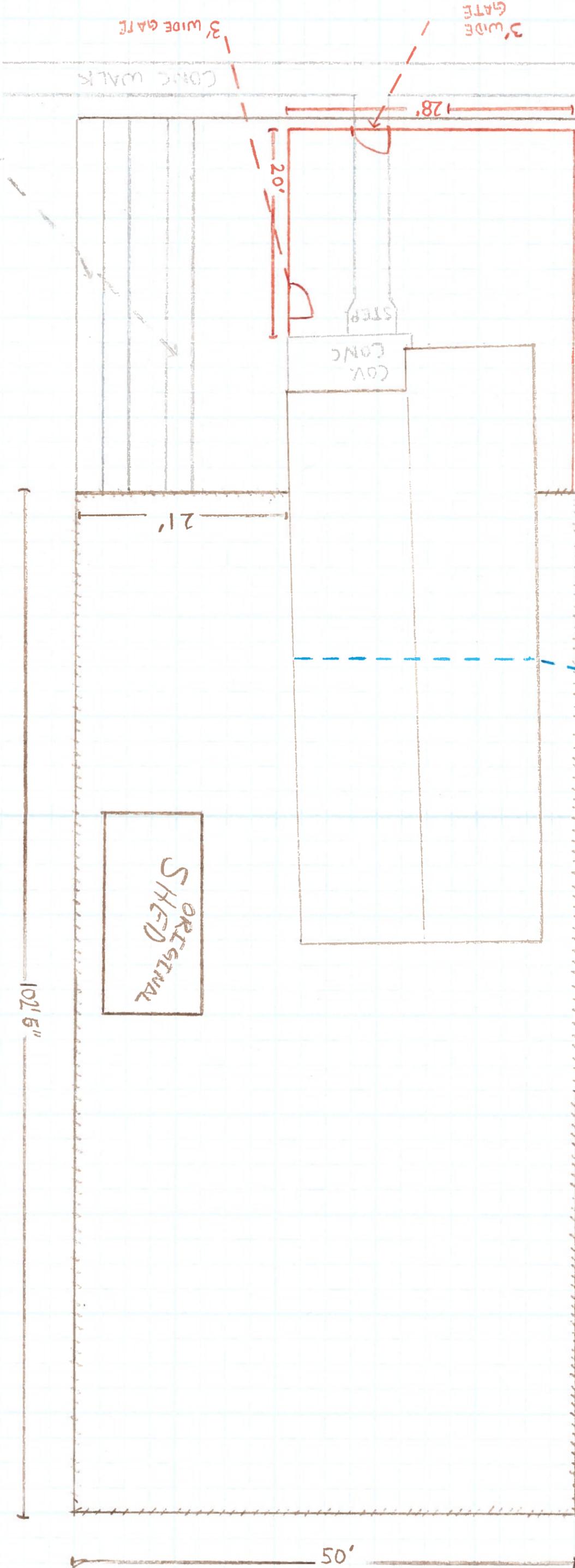
6' PRIVACY FENCE
AROUND SIDE AND BACK YARD

102'6"

ORIGINAL
SHED

21'

50'



NEW ROOF / ORIGINAL ROOF

HOME IS
FRONT-24'
LEFT-62'
RIGHT-64'
BACK-24'

BREAK BETWEEN
NEW ROOF AND ORIGINAL
ROOF

ROOF WILL BE COVERED
WITH SHINGLES (NEW) (ORIGINAL)

OLD ROOF LEAKS WE WILL
NEED TO INSTALL ALL NEW
SHINGLES

ROOF IS A GABLE ROOF

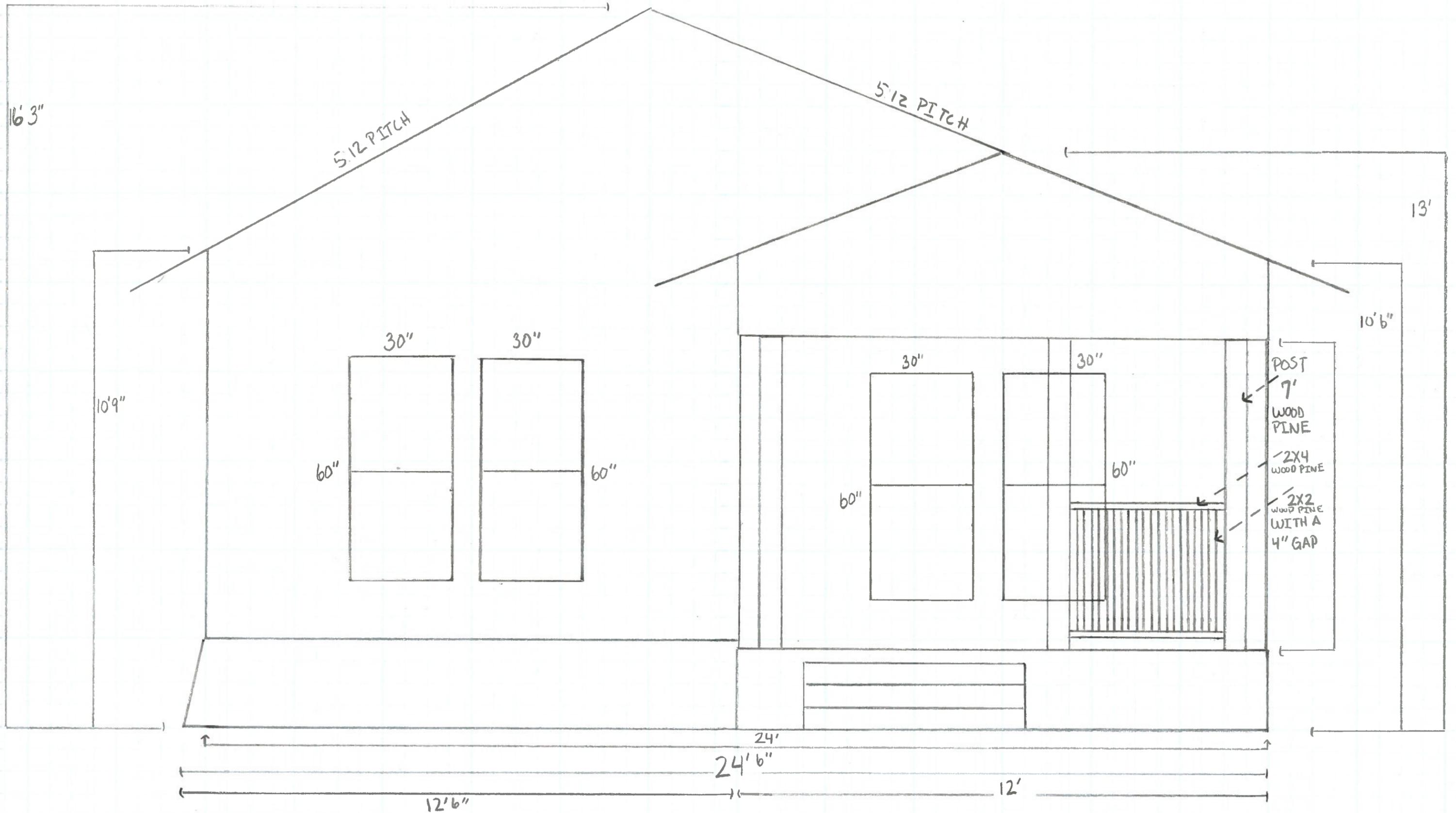
4' CATTLE FENCE
AROUND FRONT YARD
WITH TWO GATES

2'6"  SCALE

215 Nelson Ave.

Front

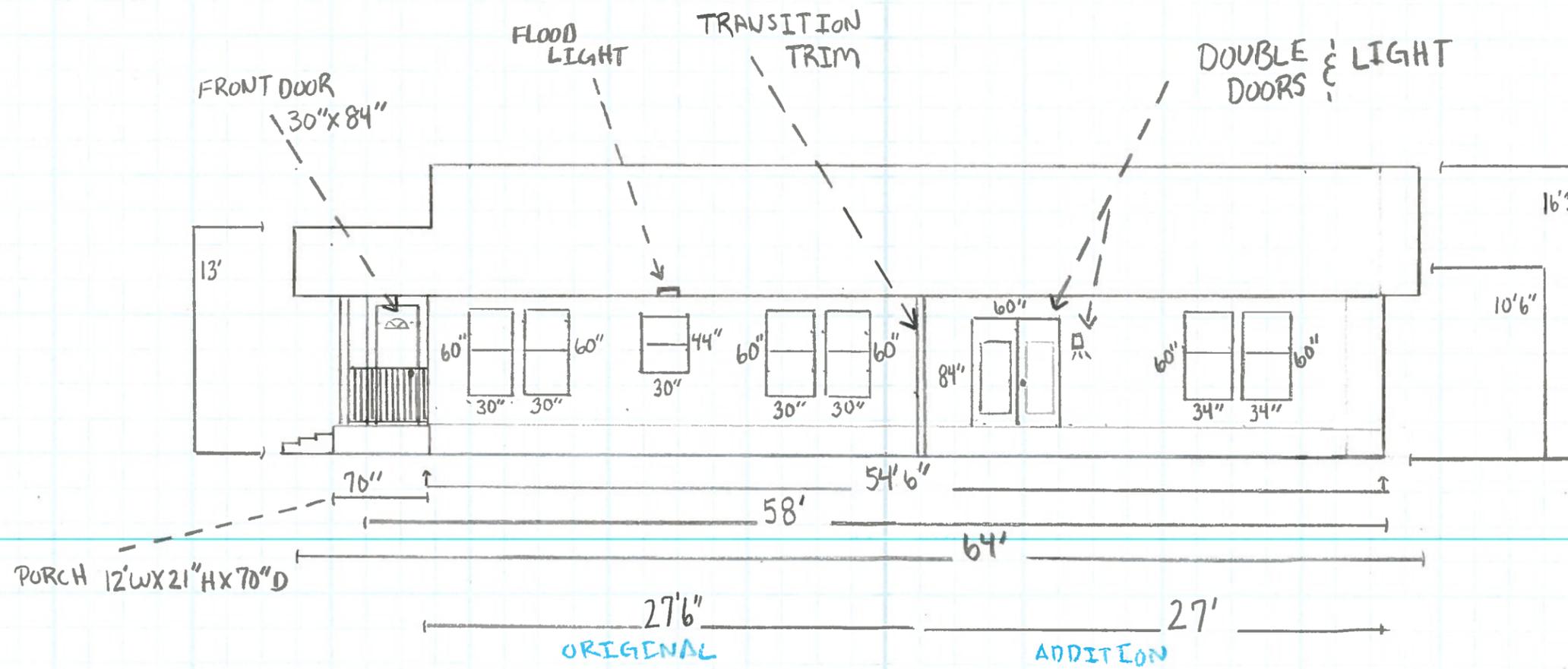
6"
6"
SCALE



215 Nelson Ave

Right Side

2'
2'
SCALE

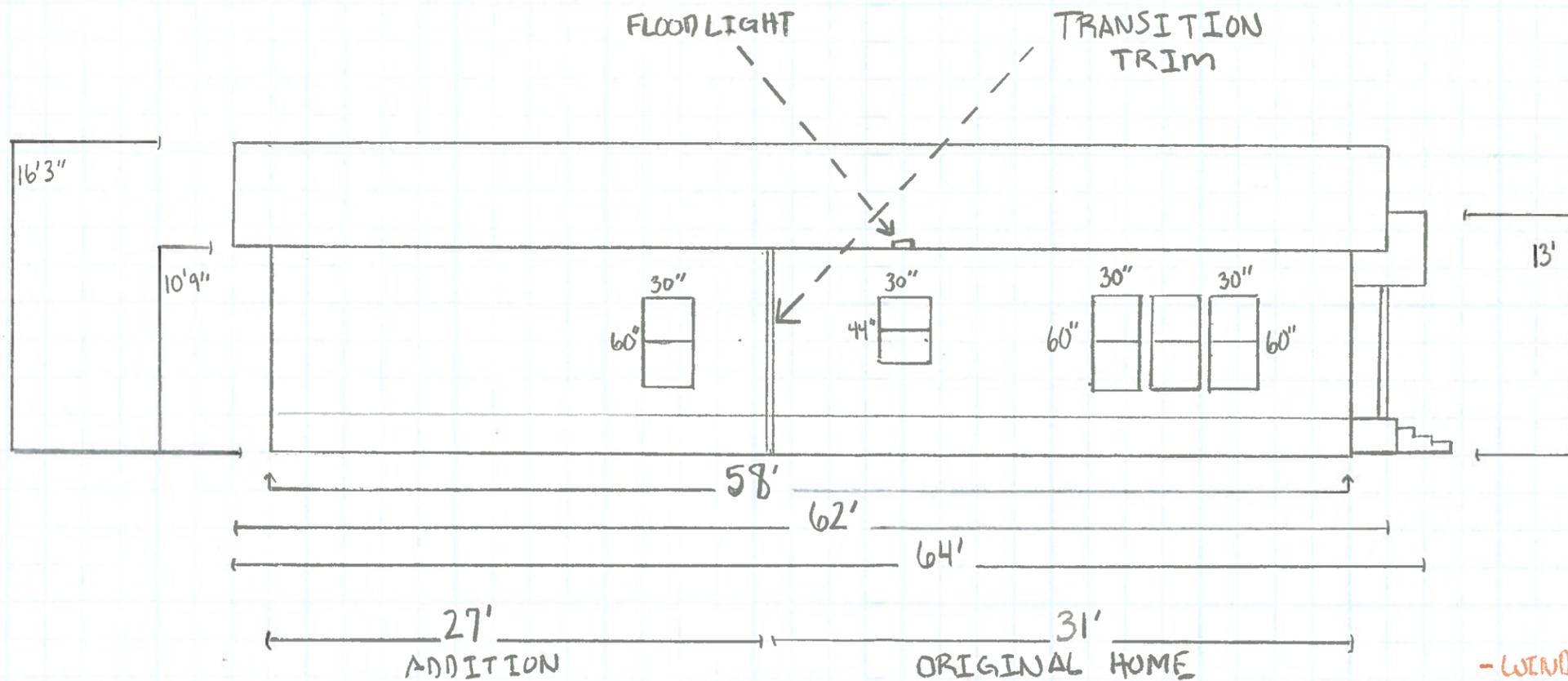


THE ADDITION WILL HAVE THE SAME SIDING LIKE THE ORIGINAL HOME

215 Nelson Ave

Left Side

2'
2'
SCALE



- WINDOW TRIM -
ALL WINDOW TRIM WILL
MATCH ORIGINAL WINDOW TRIM

ON THE ADDITION - WINDOWS WILL
BE MADE OUT OF SAME 1X6 MATERIAL
AS ORIGINAL WINDOW (SEE PICTURE)

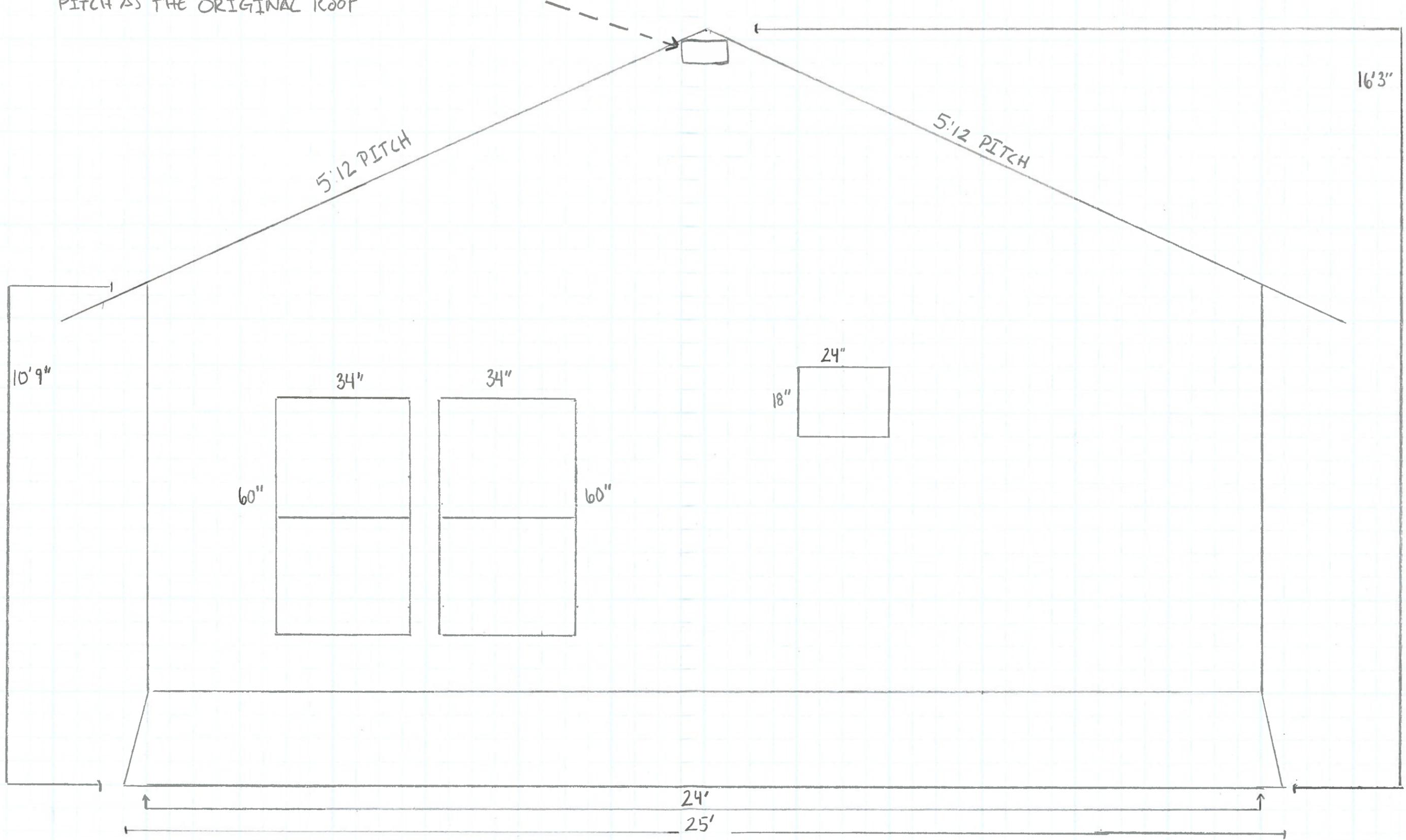
215 Nelson Ave

Back

6"
6"
SCALE

ROOF ON NEW ADDITION
WILL FOLLOW THE SAME
PITCH AS THE ORIGINAL ROOF

FLOOD LIGHT (ADDITION)



✕ **RE: [EXTERNAL] Re: 215 Nelson - HD...**

TAX CERTIFICATION:

1) Please provide:

a. An itemized lists of cost including interior and exterior rehabilitation work

Exterior

Siding -2500

Roof -3750

Roof decking -1500

AC -3500

Windows -4500

Paint -1200

Door- 650

Addition -20000

Columns -400

Stain concrete -250

Skirting -500

Shed - 999

Interior

Flooring -1950

Trim -500

Paint -1200

Kitchen -700

Bath- 700

Appliances -2000

Demo -500

Electrical -6000

Plumbing -3000

Build new walls -3500

Sheet rock -2500

Texture tape and float -1200

Total- 58,200.00

215 Nelson Ave

wall

Exterior Facing Window

2" 2" 2x2 inch scale

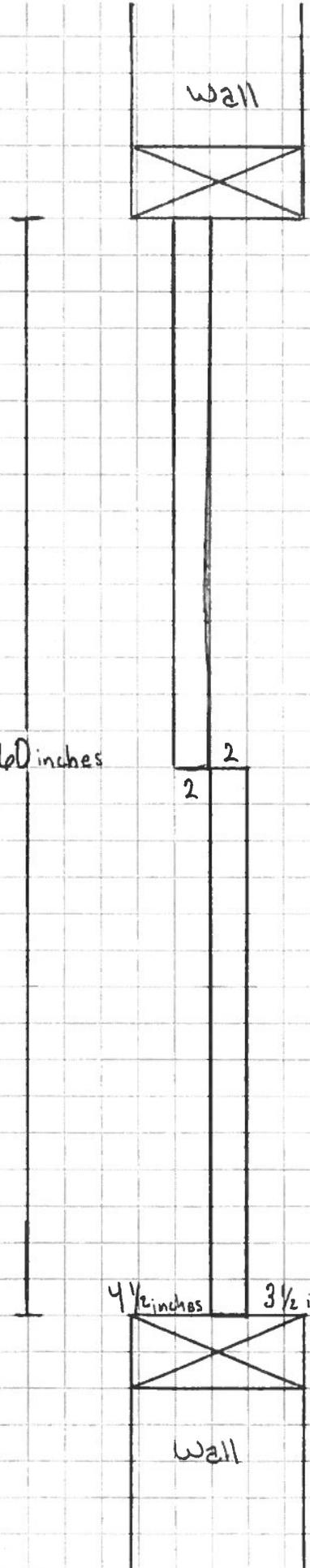
60 inches

2 2

Interior Facing Window

4 1/2 inches 3 1/2 inches

wall



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66 Ratings
★★★★☆
4.0 Average

80%
Recommend
this
product

Community
Q&A
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*Right Side
Left Side
Back of home*



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Shipping & Delivery

✓ Available!

Aisle 13 , Bay 9



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[GET DETAILS](#)



← GAPS

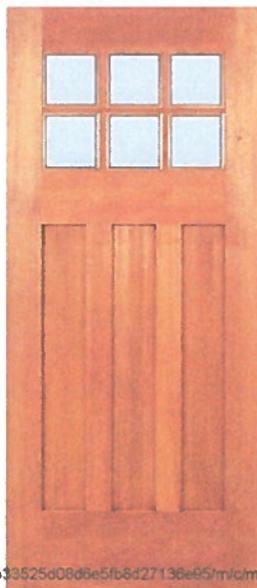
← GAPS

↑ GAPS

Will not close
correctly

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(<http://www.doornmore.com/exterior-door-1/exterior-door-sizes/30-x-84-2-6-x-7-0/three-lite-mahogany-craftsman-style-doors-for-arts-and-crafts-home-76-75.html>) (<http://www.doornmore.com/exterior-door-1/exterior-door-sizes/30-x-84-2-6-x-7-0/1-3-4-birch-flush-door-solid-particleboard-core.html>)



300/9df78eab33525d06d6e5fb8d27136e95/m/cm636db.jpg)

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- Sill Bronze, Satin Nickel, Bright Gold Adjustable or Fixed Flat Oak Sill
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- Double Door: Includes Aluminium or Wood T-Astragal wit Matching Flush Bolts
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CATTLE FENCE EXAMPLE

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WINDOWS FOR
ADDITION
34" X 60"





↑ FOR MASTER BATHROOM
WINDOW 18x24"

