

HISTORIC AND DESIGN REVIEW COMMISSION

February 17, 2016

Agenda Item No: 17

HDRC CASE NO: 2016-065
ADDRESS: 133 DEVINE ST
LEGAL DESCRIPTION: NCB 723 BLK 5 LOT S 110 FT OF 21 & 22
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: House
APPLICANT: Kimberlee Lorenz/ReVamp Design Build
OWNER: Frederic Allegrini Cherise Rohr
TYPE OF WORK: Addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story rear addition to the structure at 133 Devine. The applicant has proposed materials to include wood windows, wood siding and a standing seam metal roof.

APPLICABLE CITATIONS:

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 Alterations 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.

FINDINGS:

- a. The house at 133 Devine is of the Folk Victorian style and was constructed circa 1915 and is a contributing structure in the Lavaca Historic District.
- b. At the rear of the primary historic structure, the applicant has proposed to construct a new, two story addition. According to the Guidelines for Additions 1.A.i., residential additions should be located at the rear of the primary historic structure to minimize view from the public right of way. The applicant has located the proposed addition at the rear of the existing structure, however, staff is concerned with the overall height of the proposed structure. Staff recommends that the applicant provide a line of sight study to ensure that the proposed addition will not impact the street facing façade of the primary historic structure.
- c. According to the Guidelines for Additions 1.A.ii., new residential additions should be in keeping with the existing, historic context of the block. This block of Devine primarily features single story historic structures; however, there are historic structures in the immediate vicinity that feature both multiple stories as well as tall single height floors. Staff finds that an addition with two floors may be appropriate in this location, however, the applicant should provide additional information to ensure that the proposed structure's massing is appropriate and subordinate than that of the original structure's.
- d. The applicant has proposed for the addition to include a series of hipped roofs. Staff finds that a lower pitched roof consisting of gables will not only reduce the overall height of the addition, but also further relate it to the original structure's. Overall height of the proposed addition's ridgeline is greater than that of the original structures. Staff finds that a ridgeline that is subordinate to that of the original structure's is appropriate and consistent with the Guidelines for Additions 1.B.i.
- e. Regarding a transition from the original structure to the addition, the applicant has proposed various vertical trim pieces as well as façade elements that will facilitate in a transition and distinguish the addition from the original structure. This is consistent with the Guidelines for Additions 1.A.iv.
- f. Generally, the height of new additions should be consistent with the height of the existing structure. As noted in finding d, the overall height of the proposed addition is inappropriate. Staff recommends the applicant modify the proposed roof form and reduce the overall height to be consistent with the Guidelines.
- g. The applicant has proposed materials that include reclaimed double hung wood windows, repurposed French doors, wood siding and trim and a standing seam metal roof. Staff finds these materials appropriate and consistent with the Guidelines for Additions 3.A.
- h. Regarding window fenestration, staff finds that generally the applicant has proposed window openings that are

appropriately sized and placed, however, staff finds that the applicant should provide a window section and framing information to ensure that all windows are framed to include an appropriate depth.

RECOMMENDATION:

At this time, staff does not recommend final approval. Staff find that the applicant's proposed materials and overall footprint are appropriate, however, staff does not find the proposed roof form nor overall height of the addition appropriate. Staff finds that with a modified roof form, the overall height of the addition as well as its massing may decrease and become appropriate.

CASE MANAGER:

Edward Hall



KIMBERLEE LORENZ
5150 Broadway St., Unit 169
San Antonio, TX 78209

133 DEVINE - HDRC WRITTEN NARRATIVE

Construct a new addition to existing historic structure in accordance with OHP's Historic Guidelines and current IRC building codes. New addition to include additional bedroom and common space for family.

All materials will be historically appropriate: (1) windows will be reclaimed, historic, wooden, double-hung; (2) repurposed existing French doors; (3) wooden siding and trim with matching paint; (4) standing seam Galvalume roof to match existing; and (4) pier and beam foundation.

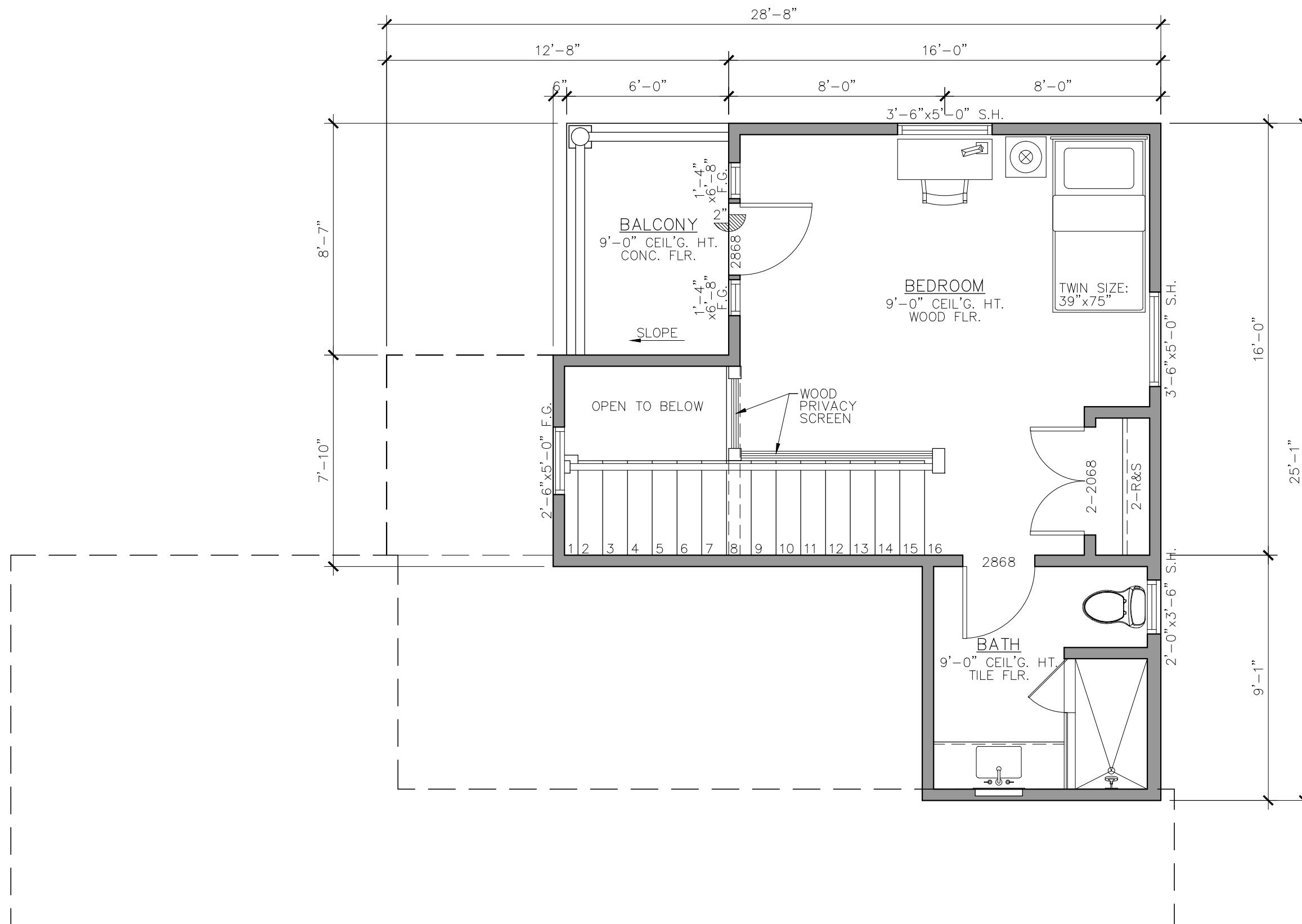
Addition will have a conspicuous indentation from original structure and a different roof pitch to delineate where the historic structure ends, and the new structure begins.





Enger St





PROPOSED SECOND FLOOR PLAN

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

ADDITION AREA: 318 SF

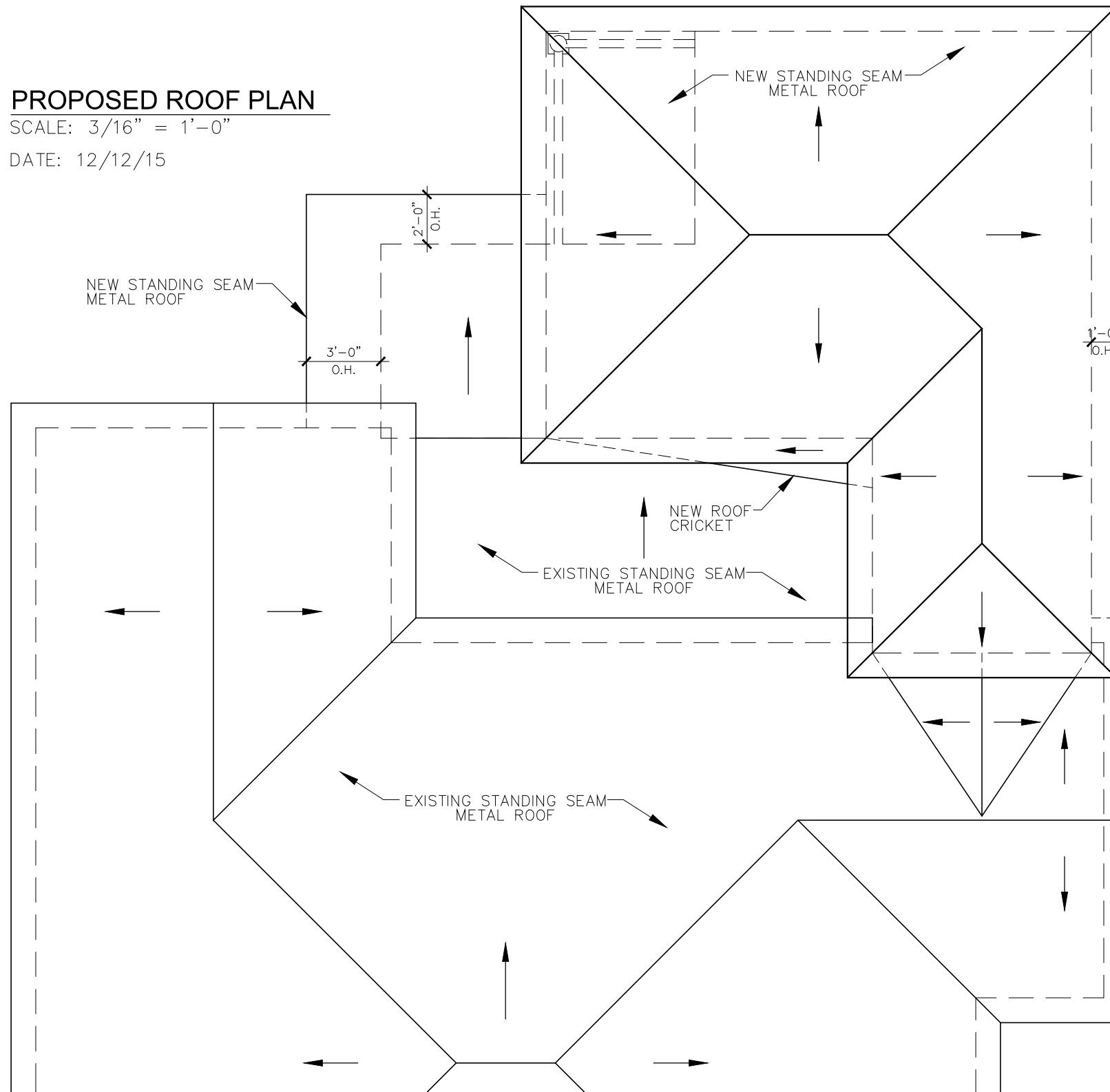
BALCONY AREA: 52 SF

DATE: 12/12/15

PROPOSED ROOF PLAN

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

DATE: 12/12/15

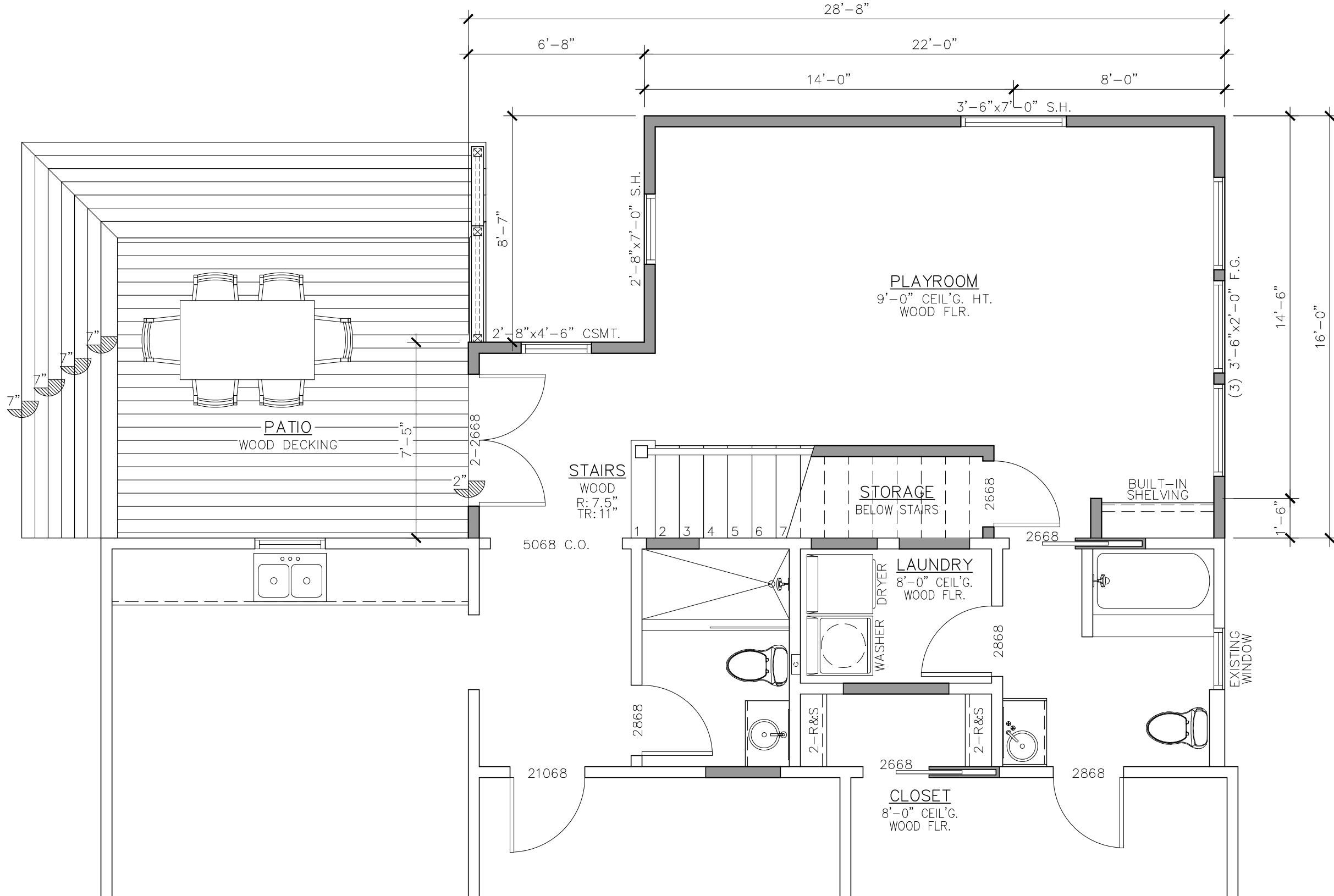


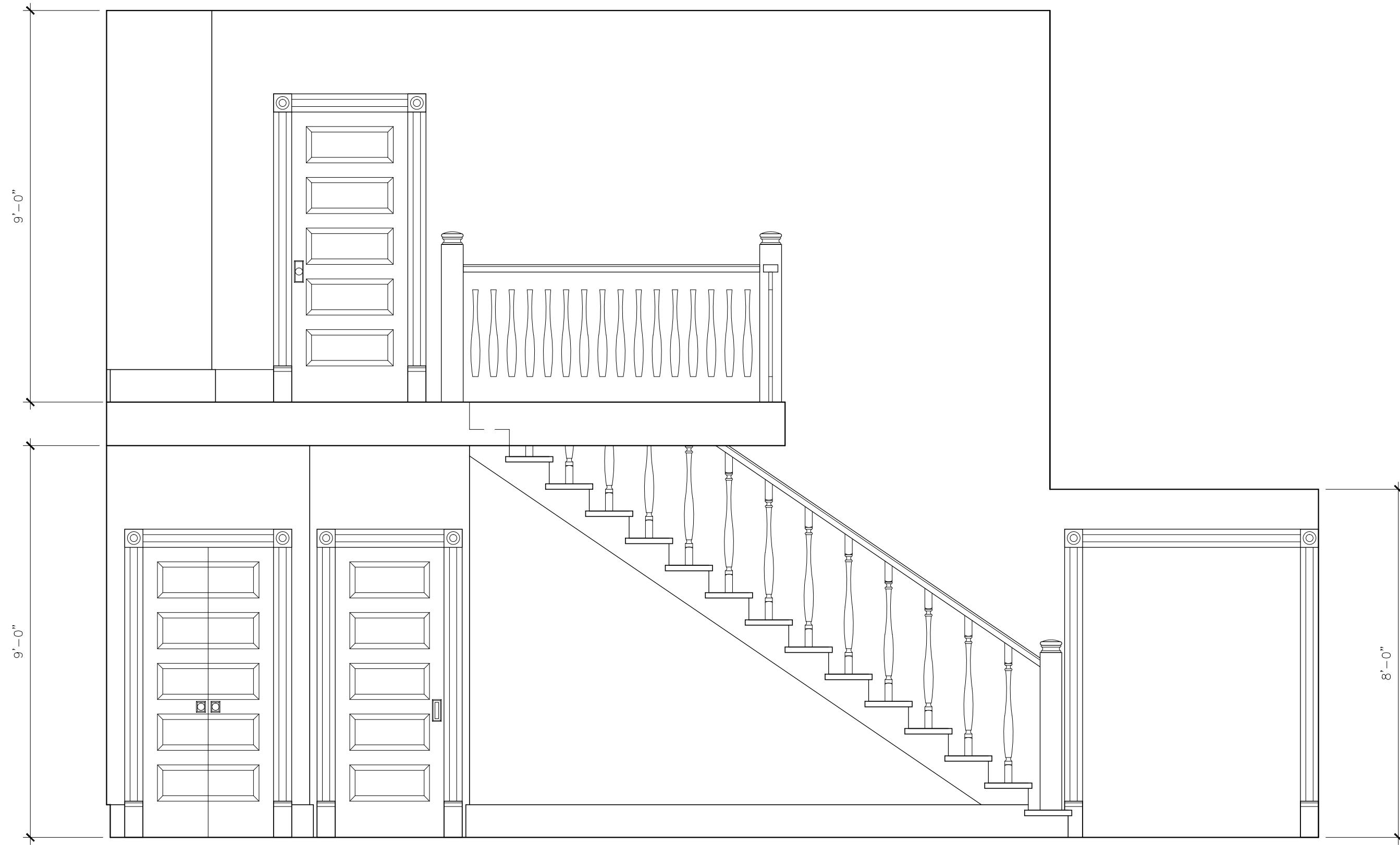


PROPOSED RIGHT ELEVATION (EAST)

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

DATE: 12/12/15





INTERIOR ELEVATION AT PLAYROOM

SCALE: N.T.S.

DATE: 12/10/15



PROPOSED REAR ELEVATION (NORTH)

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

DATE: 12/10/15