

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2015

Agenda Item No: 11

HDRC CASE NO: 2015-083
ADDRESS: 1011 S MAIN AVE
LEGAL DESCRIPTION: NCB 2973 BLK 5 LOT 9&10 & 7.5 FT STRIP OF ALLEY ADJ TO REAR LOT LINE OF LOT 10
ZONING: MF33 HS
CITY COUNCIL DIST.: 1
APPLICANT: Clint Belew
OWNER: Noel & Catherine Due
TYPE OF WORK: Addition & Window replacement
REQUEST:

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

1. Construct an addition to both the first and second levels of the existing structure. The applicant has proposed for the addition to include 231 square feet on the first level and 256 square feet on the second level for a total of 487 square feet.
2. Add 1 new window on the north side of the house in the kitchen area.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

B. SCALE, MASSING, AND FORM

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

- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

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.

UDC Section 35-618. Tax Exemption Qualifications

(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.

FINDINGS:

- a. This project was reviewed by the Design Review Committee on February 10, 2015. At that meeting, the Committee noted that the applicant should ensure that the new gable be appropriate in height and that the new siding and other materials match the existing materials of the original structure. The applicant has received an Administrative Certificate of Appropriateness to rehabilitate an existing addition on the south side of the house. All materials used in

the rehabilitation of the existing addition will match those of the original structure.

- b. The applicant's proposed additions consists of the addition of 231 square feet on the first level on the rear (west) side of the house and the addition of 256 square feet on the second level on the rear (west) side of the house. The lower level addition will house a utility room and will be adjacent to the covered patio that is approximately 50 square feet. The second level addition will contain both a bedroom and bathroom and will project toward the rear (west) of the property and will be located in the proposed gable.
- c. According to the Guidelines for Additions, residential additions should be constructed at the side or rear of the original structure, designed to be in keeping with the existing structure, utilize and similar roof pitch, form, overhand and orientation and clearly show a transition between the new and old structures. The applicant has proposed the addition at the rear of the existing structure, has designed the addition in a manner that is appropriate with the historic context of the neighborhood, has utilized a similar roof form and has noted details that will differ slightly to distinguish the addition from the original structure. This is consistent with the Guidelines.
- d. The applicant has proposed to construct the second level addition at the rear of the existing structure and has designed it in a manner that is subordinate and opposite of the principal façade, has an appropriate footprint and is consistent with the height of the existing gable roof. This is consistent with the Guidelines for Additions 1.B.i,ii,iv and v in regards to scale, massing and form.
- e. According to the Guidelines for Additions 3.A.i, materials that match the existing, historic structure in type, color and texture should be used when constructing an addition. The applicant has proposed to use siding that matches the existing in size and color as well as wood windows to match those of the original house. This is consistent with the Guidelines. The Guidelines for Additions 3.A.ii states that new metal roofs should be constructed in a similar fashion as historic metal roofs. The applicant has also proposed to construct the metal roof to match the existing. The metal roof panels should be 18" to 21" in width, include seams that are 1" to 2" in height and have no ridge cap vent or end cap. This is consistent with the Guidelines.
- f. The applicant has proposed to enclose two existing window openings and to replace them with one larger window opening. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, existing window openings as well as historic windows themselves should be preserved. The applicants request to remove two existing windows and to eliminate those openings is not consistent with the Guidelines.

RECOMMENDATION:

1. Staff recommends approval of item #1 based on findings a through e.
2. Staff does not recommend approval of item #2 based on finding f.

CASE MANAGER:

Edward Hall



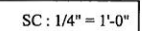
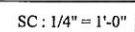


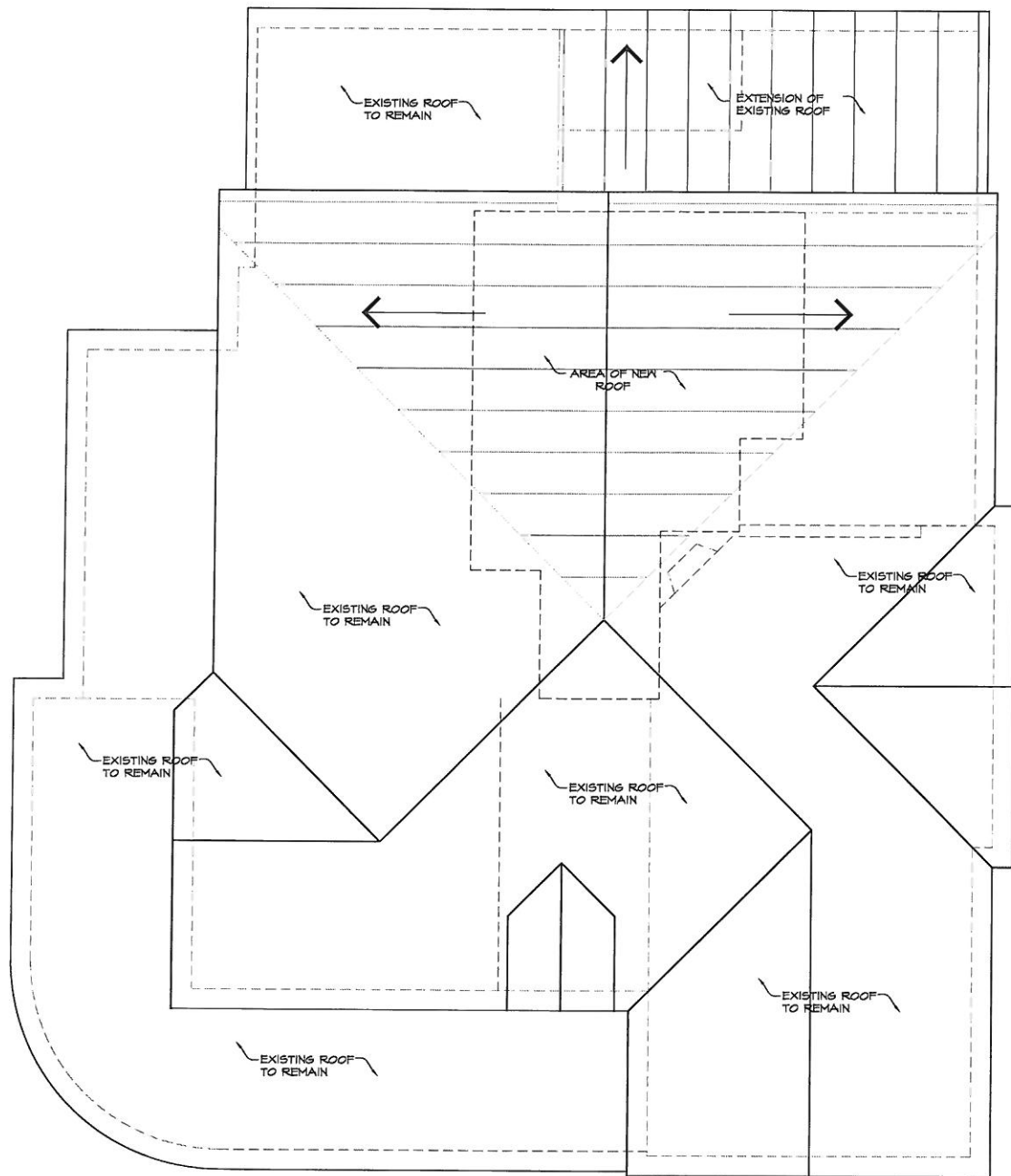
Flex Viewer

Powered by ArcGIS Server

Printed: Feb 24, 2015

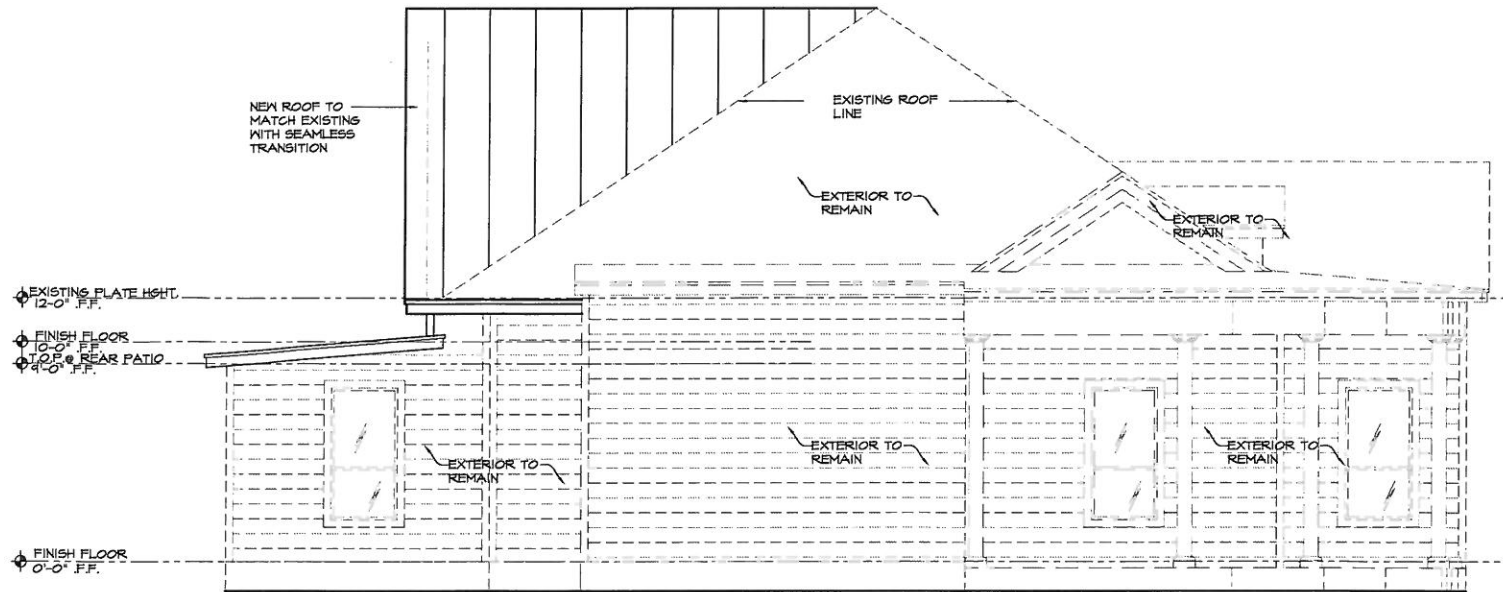
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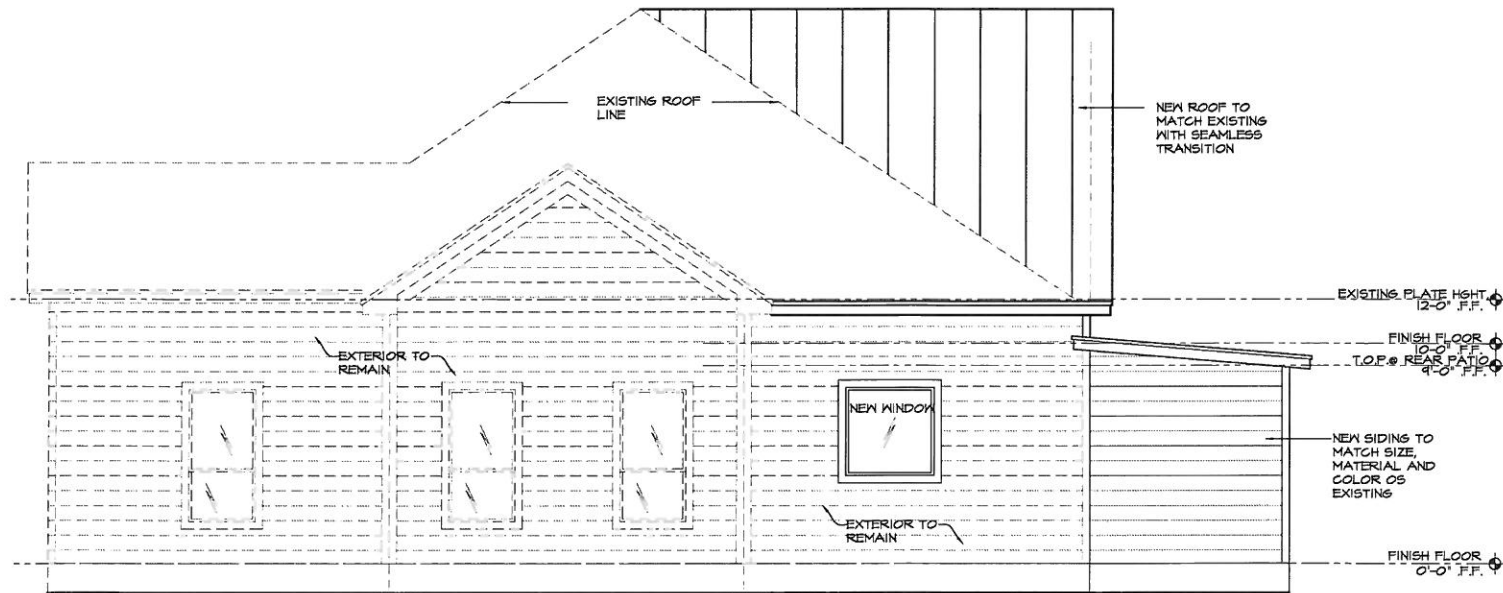
WEST ELEVATION

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



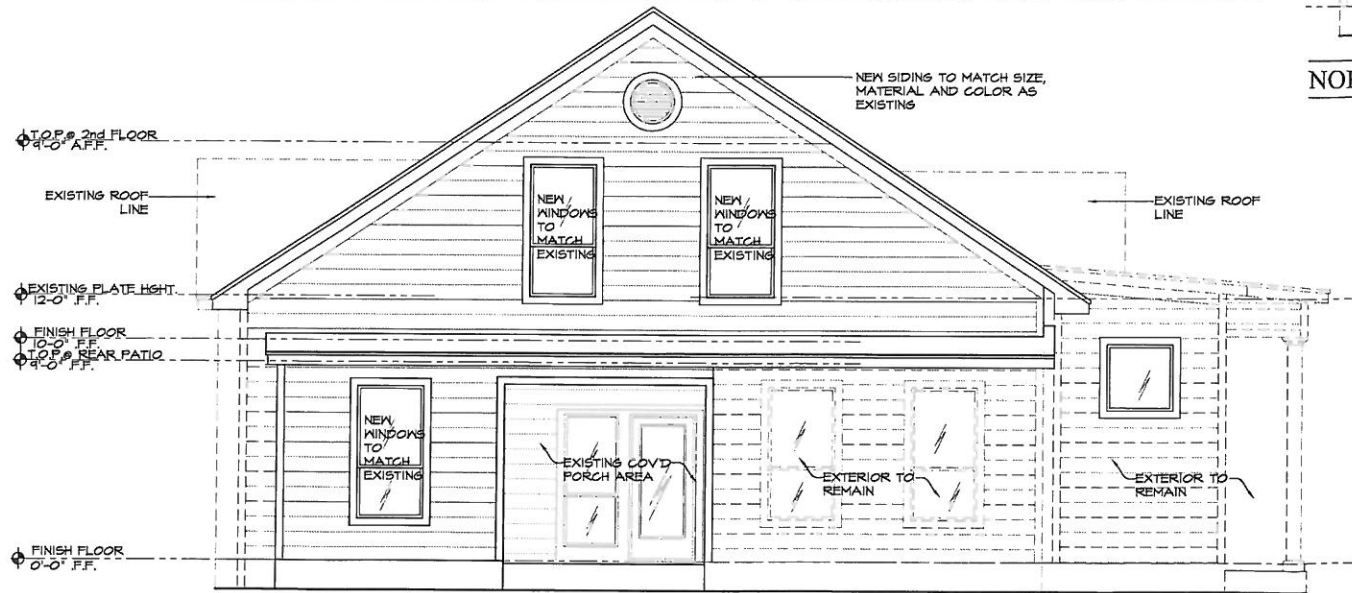
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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



Contractor Notes:

Working drawings shall not be scaled. Before proceeding with any work or ordering materials, the contractor and/or subcontractor shall verify all notes and measurements. Contractor shall report any discrepancies in or omissions from the working drawings. Details and drawings are builders' type and the designer of this set of plans hereby notifies both the owner and contractor that he, the "designer" relieves himself of liabilities to said working drawings. It is the responsibility of the general contractor to insure that the construction of this project meets all local structural codes.

REVISIONS:

MAIN STREET

1011 MAIN STREET
SAN ANTONIO, TEXAS 78204

Issue Date:
01/16/2015

Drawn By:
NV

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210.373.6363

Plan Number:
RM15-001

A-2

Sheet Number:







