

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-146
ADDRESS: 133 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 1702 BLK 6 LOT 22 & E 25 FT OF 21
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Davis Sprinkle
OWNER: Rebecca Ceroni, Joe Ceroni
TYPE OF WORK: Construct rear dormer
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a small gabled dormer on the back side of the house. The proposed dormer will allow for a portion of the attic space to be converted into a bedroom and bathroom. Two new wood windows will be installed on each of the side gables as part of the project. All materials and colors will match existing.

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.
- 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.
- 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.

4. Architectural Details

A. GENERAL

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.

FINDINGS:

- a. Consistent with the Guidelines for Additions, residential additions should be located at the side or rear of the building, utilize a similar roof pitch and overhang, and be subordinate to the principal façade. In addition, roof top additions should be located in rear facades and minimize visibility from the street. The proposed addition is small, not highly visible, and its construction will not cause an adverse effect to the historic structure.
- b. According to the Guidelines for Additions, dormers should be compatible in size, scale and detail with the style of the house. The proposed dormer is located to the rear of the structure and is proportionate with the main house.
- c. Although the proposed dormer is slightly taller than the main house, due to the height of the existing structure and the location of the proposed dormer, its installation will not be highly visible from the street which is consistent with the Guidelines for Additions.
- d. The proposed window design at the gables is simple and although is not a commonly found detail in historic homes, it will maintain the existing decorative pattern and will not adversely affect the historic structure.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a-d.

CASE MANAGER:

Adriana Ziga



133 E Huisache

Powered by ArcGIS Server

Printed: Apr 06, 2015

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Front Elevation

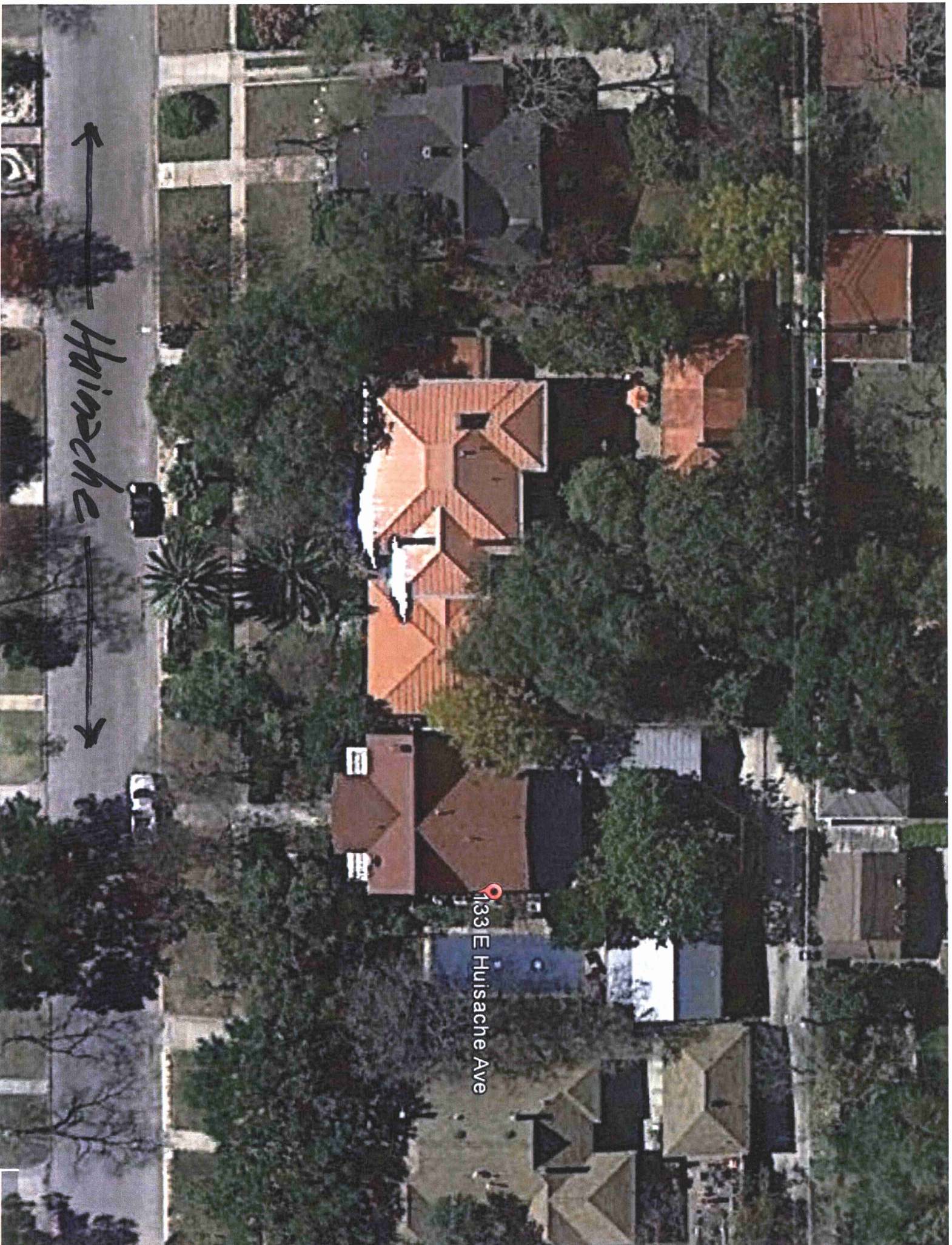


Side Elevation



rear Elevation





133 E Huisache Ave

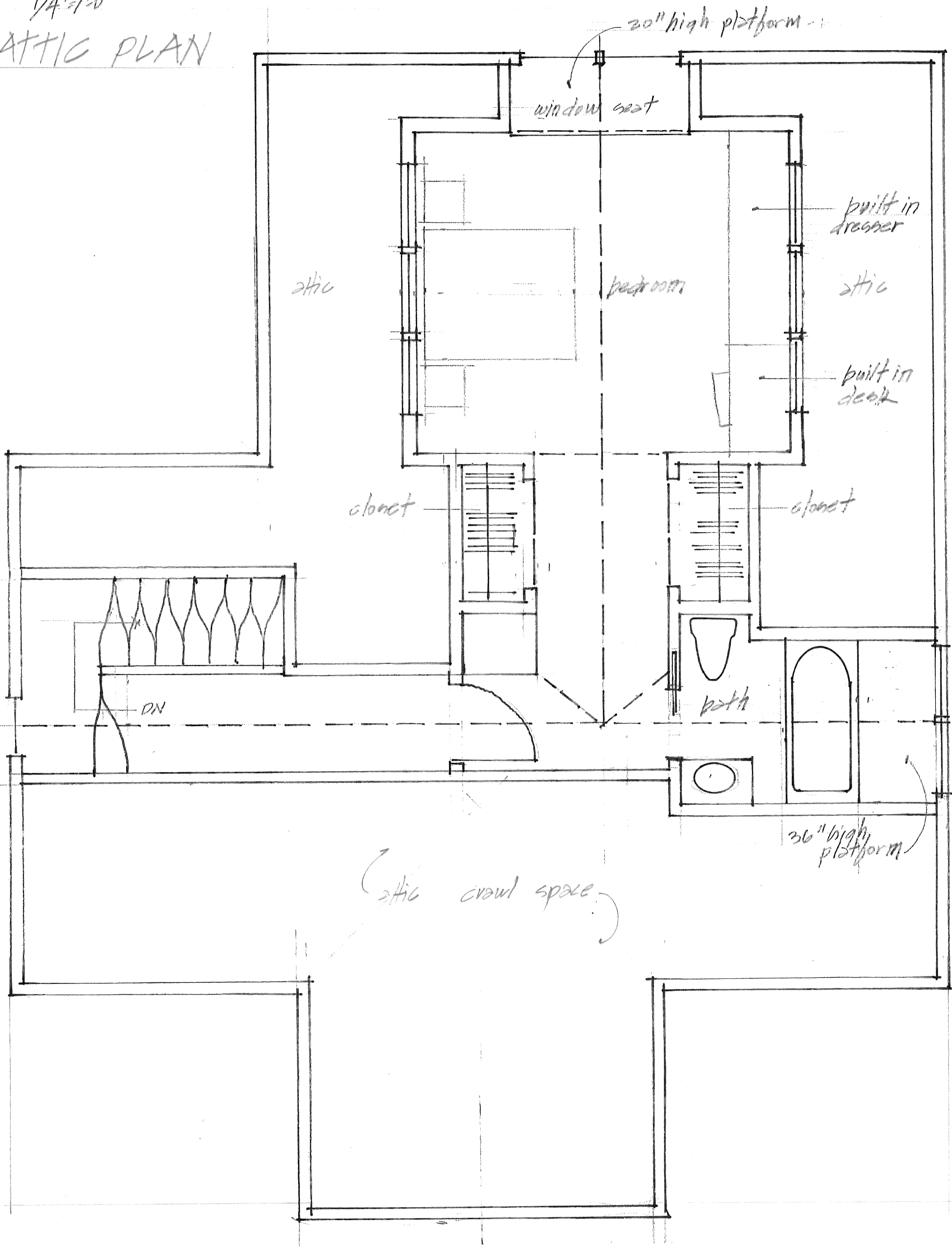
Huisache

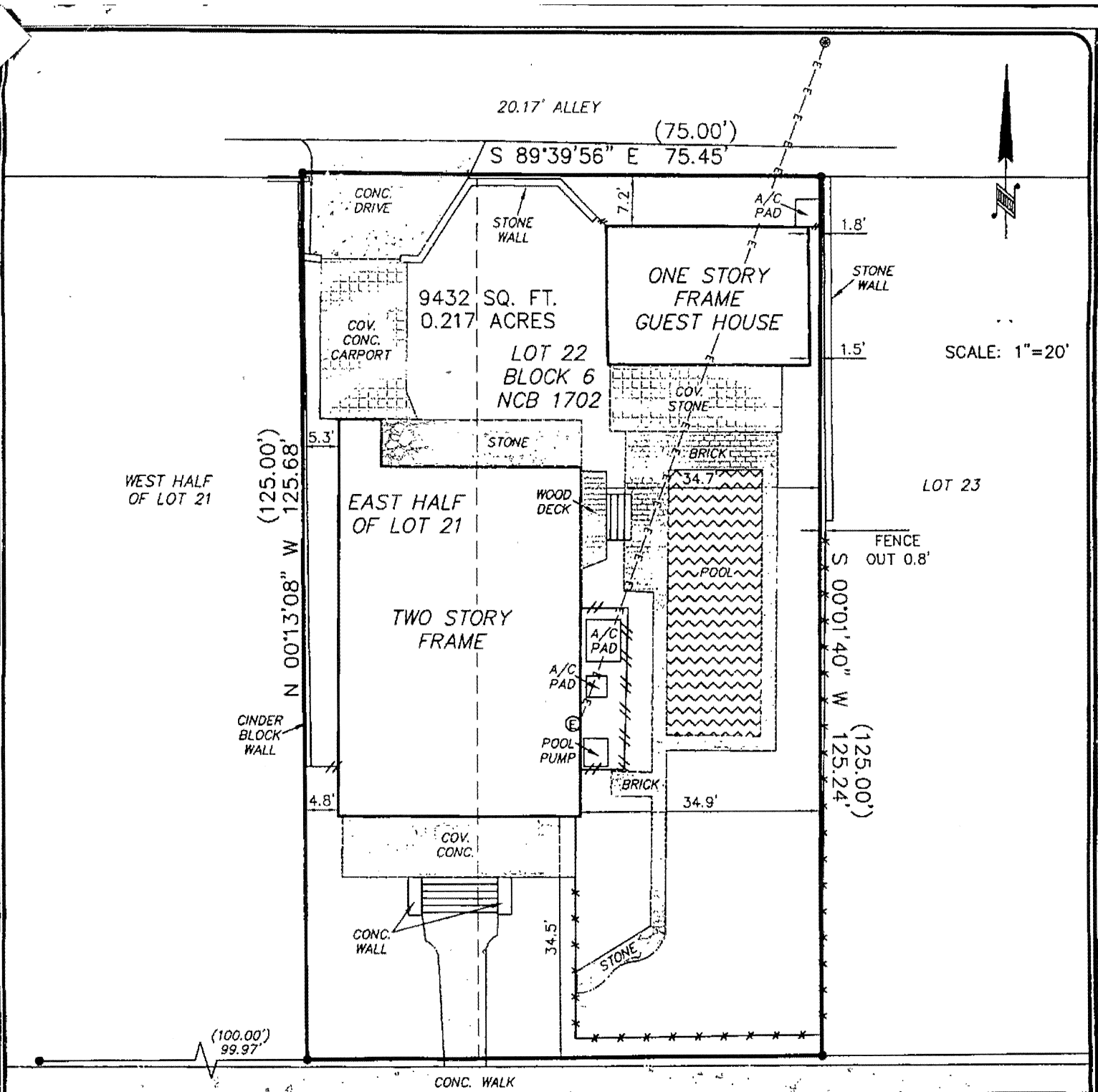
CERRONI ATTIC CONVERSION

3.13.15

1/4" = 1'0"

ATTIC PLAN





N 90°00'00" W 74.91'
(BEARING BASIS) (75.00')

NOTE: ORDER REVISED TO CORRECT A SCRIVENER'S ERROR.

NO RESTRICTION OR COVENANTS OF RECORD WERE FOUND.

E. HUISACHE AVE.
(80' R.O.W.) (E. HUISACHE PER PLAT)

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS ACKNOWLEDGED
AND IS ACCEPTED:

By Mark J. Ewald
Attorney in Law

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290, Panel No. 0405 G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:

133 E. HUISACHE AVE. (E. HUISACHE PER PLAT)

Property Description:

LOT 22, AND THE EAST HALF OF LOT 21, BLOCK 6, NEW CITY BLOCK 1702, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

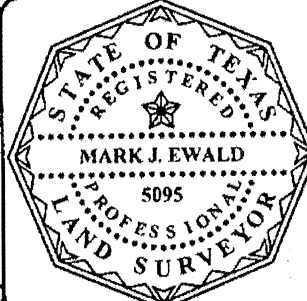
Owner:

ROSE C. STAVNOHA AND ALLISON M. TROWBRIDGE

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1038 HELOTES, TEXAS 78023-1038
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
○ = 1/2" IRON ROD TO BE SET
● = FND 1/2" IRON ROD
() = RECORD INFORMATION
B.S. = BUILDING SETBACK
--- = WOOD FENCE
--- = POWER POLE
⊕ = ELECTRIC METER
-E- = OVERHEAD ELECTRIC
*- = WOOD & WIRE FENCE

DRAWN BY: JF



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 114570

JOB NO. 50425

TITLE COMPANY: PRESIDIO TITLE, LLC

DATE: 4/19/11

CERONI ATTIC CONVERSION

NORTH ELEVATION
3.13.15
1/4" = 1'-0"



CERRONI ATTIC CONVERSION

EAST ELEVATION

3.18.15

1/4"=1'-0"

new wood windows

new gabled dormer

new wood windows

exist roof & structure

exist porch
& gable

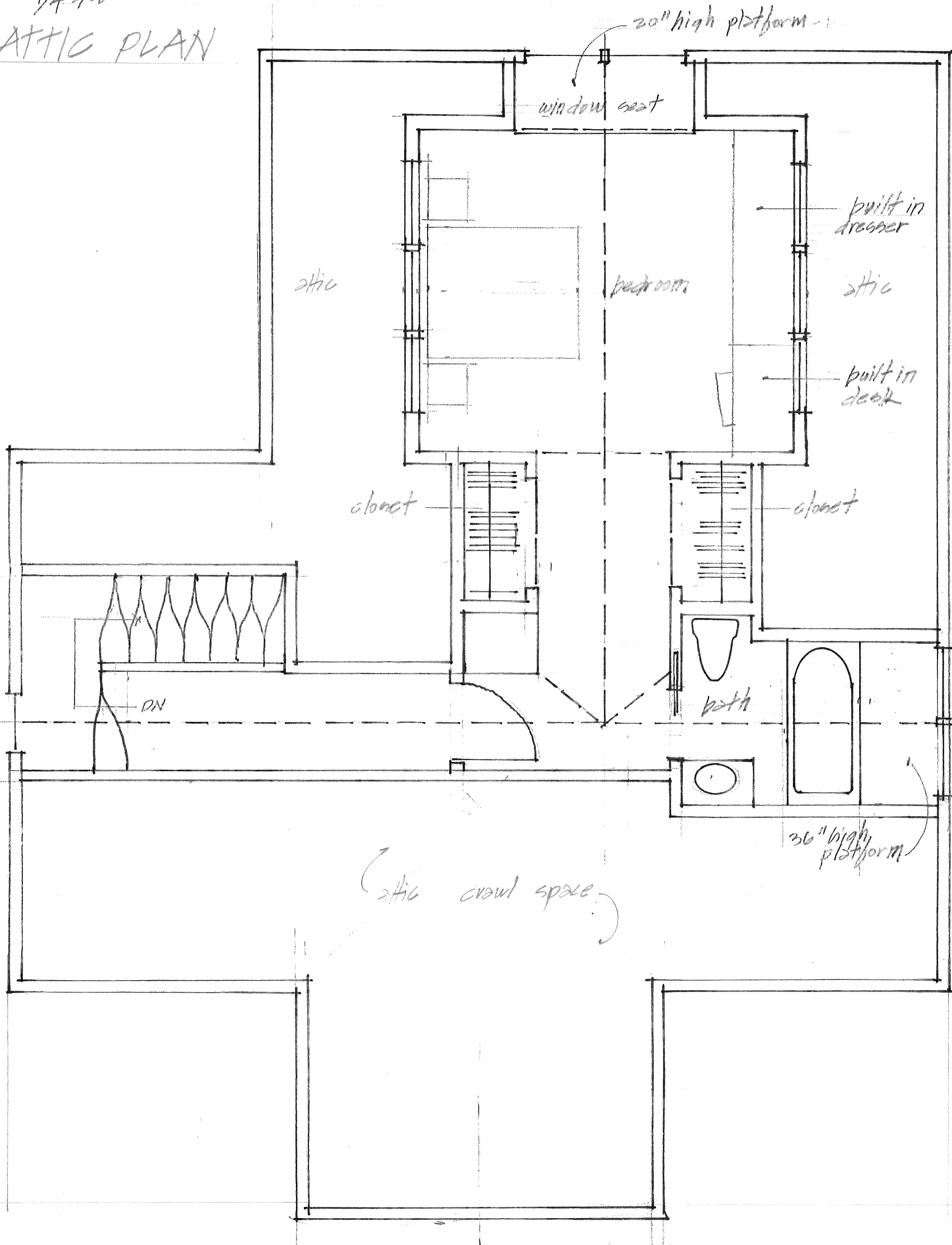


CERRONI ATTIC CONVERSION

3.18.15

1/4" = 1'0"

ATTIC PLAN

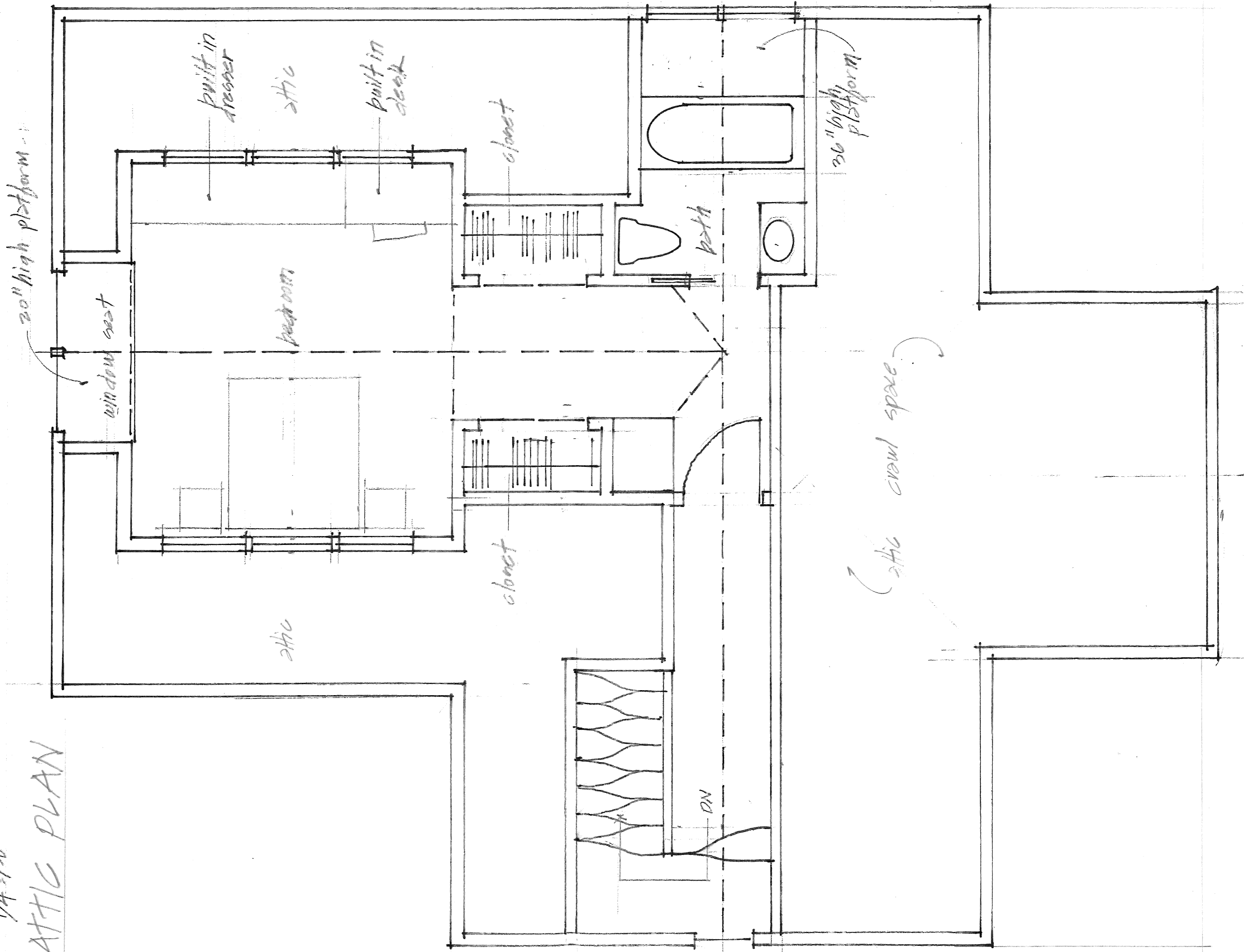


CARPONI ATTIC CONVERSION

14' x 10'

3.13.15

ATTIC PLAN



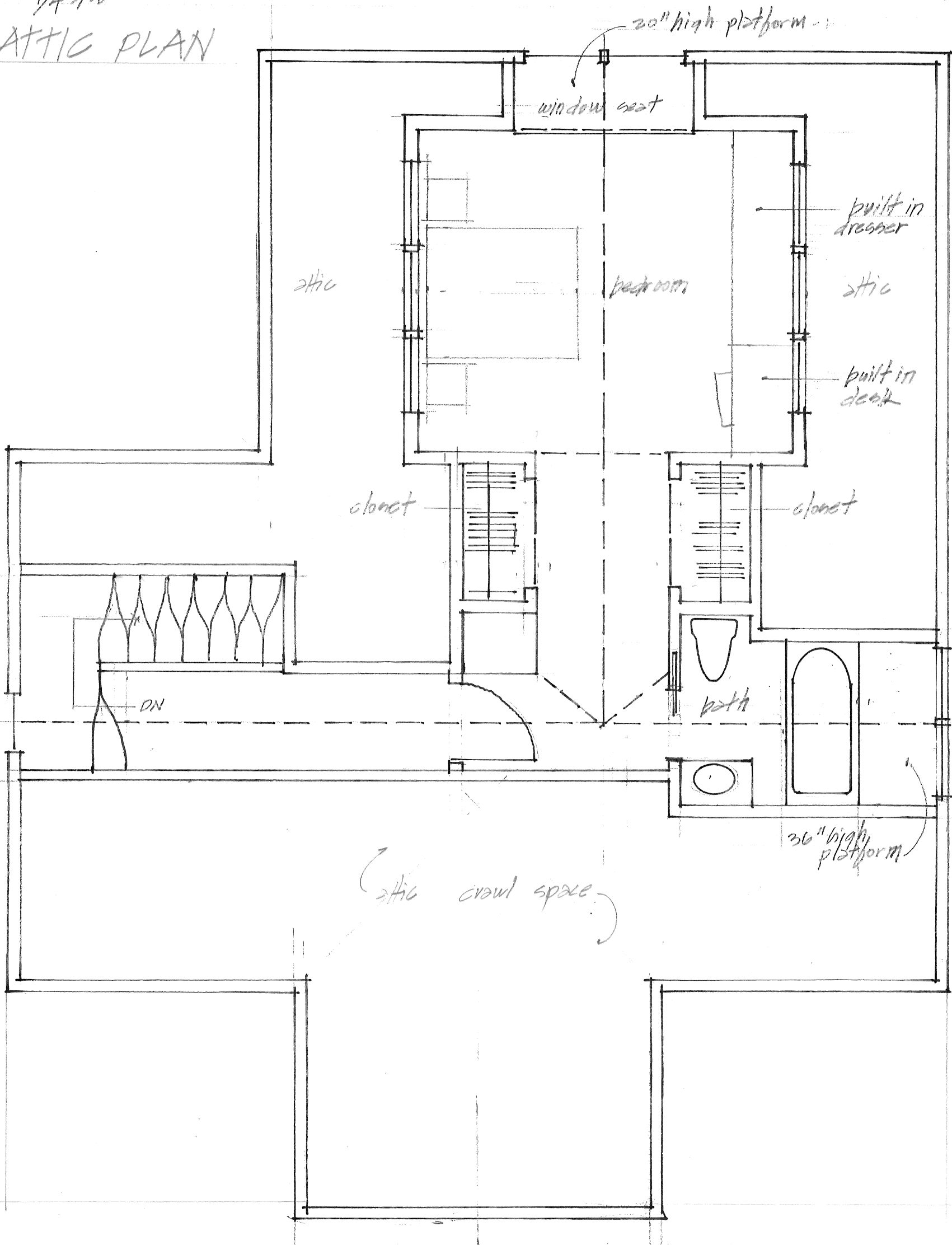
back yard
front yard

CERRONI ATTIC CONVERSION

1/4" = 1'-0"

3.18.15

ATTIC PLAN



front yard