

HISTORIC AND DESIGN REVIEW COMMISSION

May 06, 2015

Agenda Item No: 32

HDRC CASE NO: 2015-182
ADDRESS: 130 GRAMERCY PL E
LEGAL DESCRIPTION: NCB 6381 BLK 1 LOT 31 32, 33, 34 & W 15 FT OF 35
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Brad Westphall
OWNER: Cynthia Gonzaba
TYPE OF WORK: Demolish rear addition and construct 2 story rear addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for Approval to demolish a rear addition and construct a new 2,259 sq.ft. two story room addition

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

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.

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.

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.

Secretary of the Interior Standards for Rehabilitation

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS:

- a. The main house, designed by architect C.B. Schoeppel was built in 1923 in the Prairie style. According to the Monte Vista Historic District survey, the main structure is contributing to the district.
- b. The 1911-1951 Sanborn map shows a rear addition was built sometime after 1951. The proposed demolition will not cause an adverse effect to the historic structure.
- c. Consistent with the Guidelines for Additions, new additions should be located at the side or rear of the building to minimize views from the street. The proposed addition is set back behind the main house and is in keeping with the guidelines.
- d. The proposed addition will match the roof form of the historic structure which is consistent with the Guidelines for Additions.
- e. According to the Guidelines for Additions, a setback or recessed area should be utilized to provide a

clear distinction between the old and the new. As presented, the west wall of the addition is flush with the west side of the original house which is not consistent with the guidelines. In addition, the proposed stucco cladding on the addition will blend in with the original walls which will further conflict with the guidelines.

- f. The Guidelines for Additions recommend that the footprint should respond to the size of the lot, an appropriate yard to building ratio should be maintained for consistency within the districts, and residential additions should not double the footprint of the existing building. The proposed addition is consistent with the guidelines in footprint size. In addition, due to the size of the lot an appropriate yard to building ratio will be maintained.

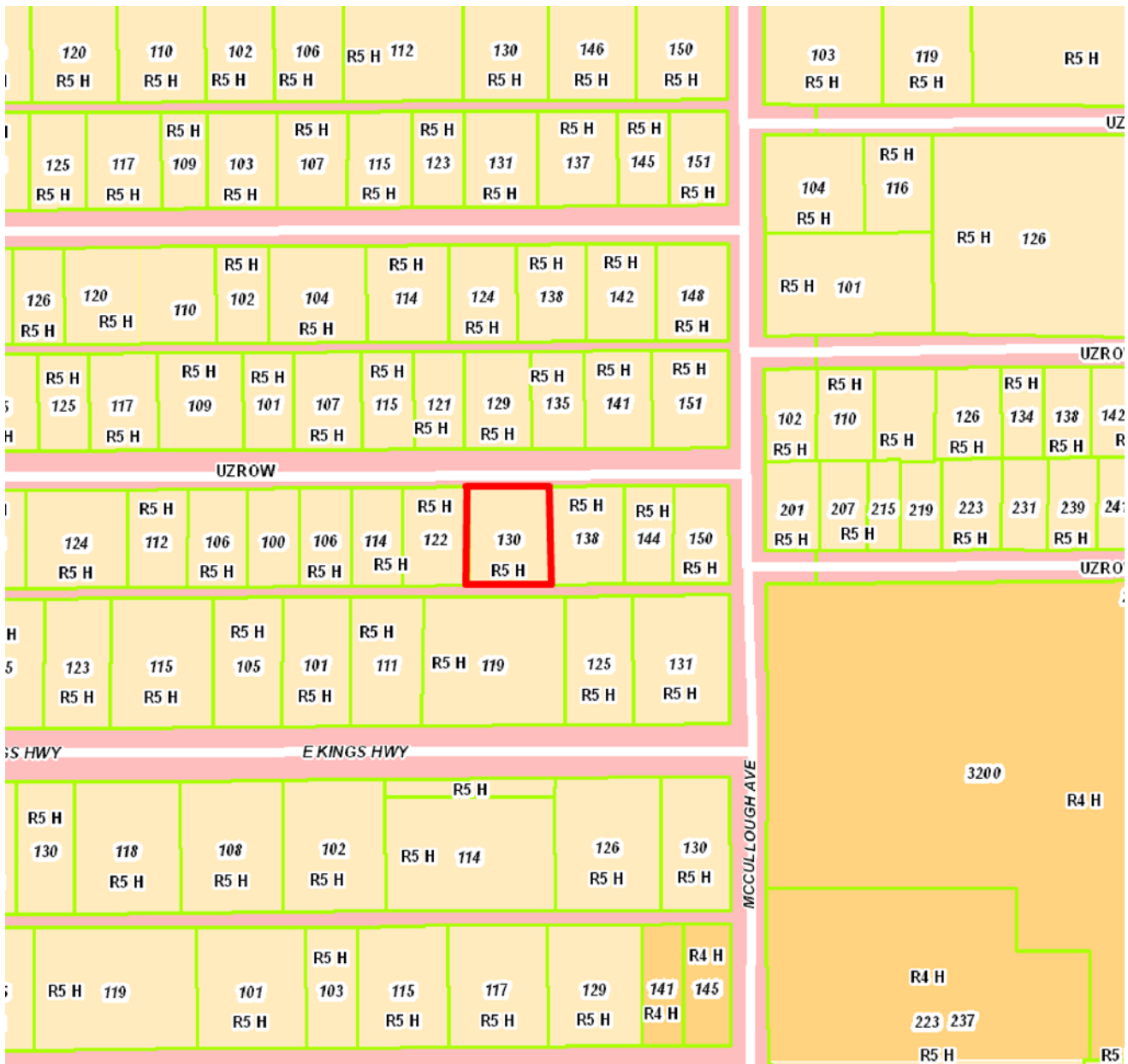
RECOMMENDATION:

Staff does not recommend final approval at this time based on findings a-f. Staff recommends conceptual approval with the following stipulations:

- a. The new addition is differentiated from the old
- b. Fenestration pattern on the addition is revised so that it is more consistent with fenestration pattern on the main house
- c. Information on proposed windows and doors is submitted for approval

CASE MANAGER:

Adriana Ziga





130 E Gramercy PI

Powered by ArcGIS Server

Printed: Apr 28, 2015

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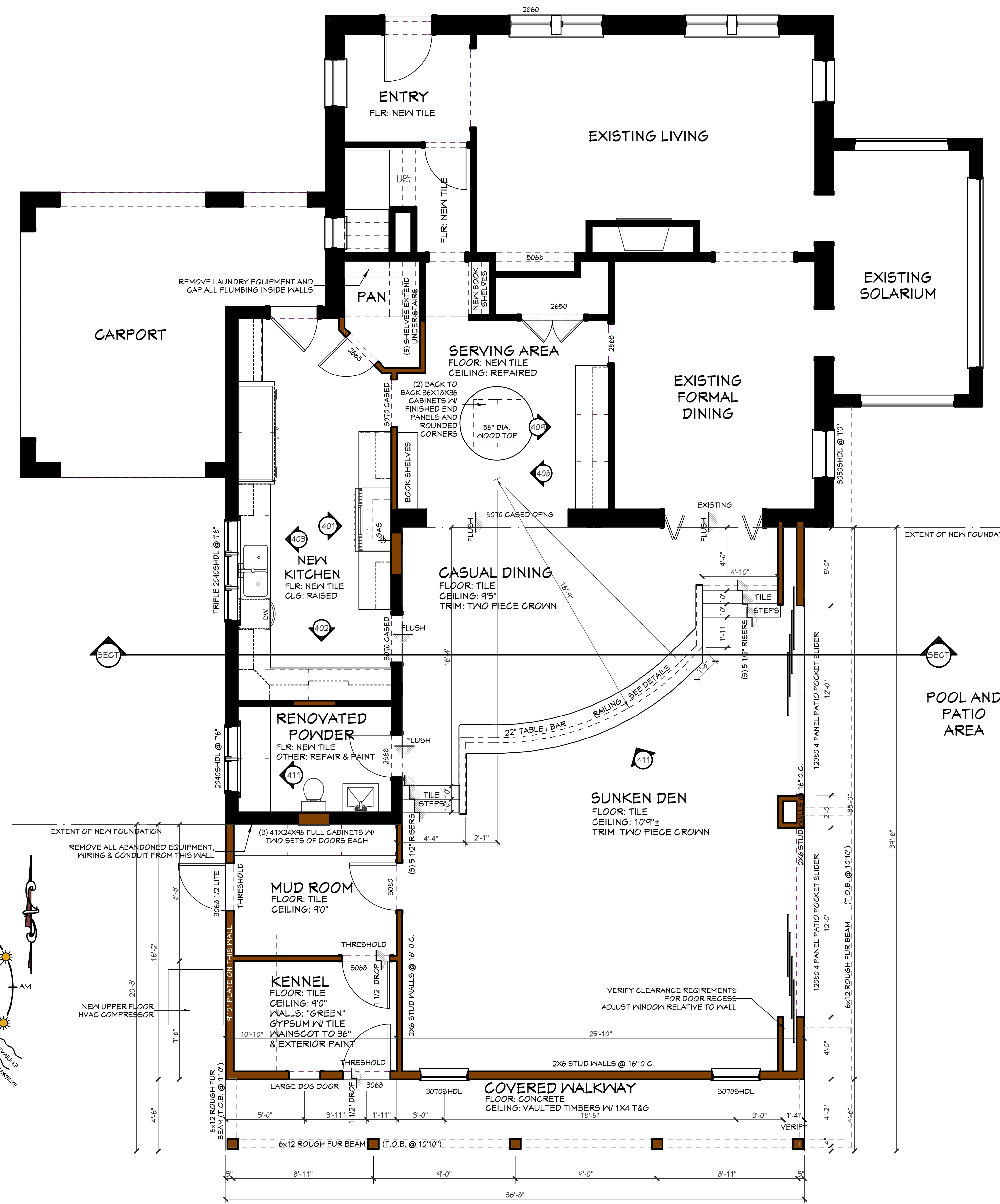
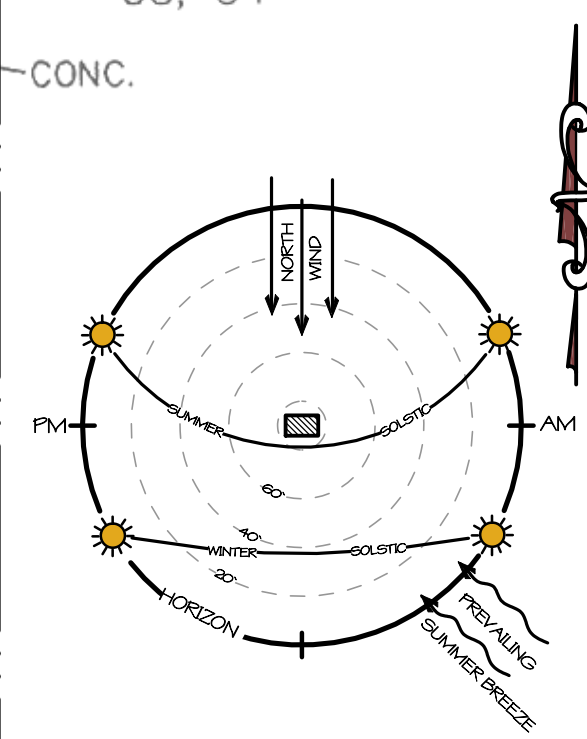


E Gramercy Pl

E Gramercy Pl







GROUND LEVEL FLOOR PLAN

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

NEW LOWER LEVEL LIVING	476 SQ.FT.
NEW UPPER LEVEL LIVING	1,293 SQ.FT.
TOTAL NEW LIVING AREA	2,254 SQ.FT.
RENOVATED LOWER LEVEL	570 SQ.FT.
RENOVATED UPPER LEVEL	591 SQ.FT.
NEW COVERED PATIO	387 SQ.FT.
TOTAL AREA	3,797 SQ.FT.



- ALLOW FOR 30 YEAR DIMENSIONAL COMPOSITION SHINGLE ROOFING THROUGHOUT
- ALL NEW ROOF PITCHES ARE 6 ON 12 UNLESS NOTED OTHERWISE ON THE PLAN
- ROOF OVERHANGS AS NOTED ON THE PLAN AND MEASURED FROM WALL FRAMING
- ALL NEW UPPER FLOOR ROOF OVERHANGS ARE TO BE 24" UNLESS NOTED OTHERWISE
- WHERE DISSIMILAR ROOF PITCHES MEET, ADJUST OVERHANGS TO ALLOW FOR MATCHING FASCIA HEIGHTS WHEN SHOWN ON DRAWINGS TO BE MATCHING

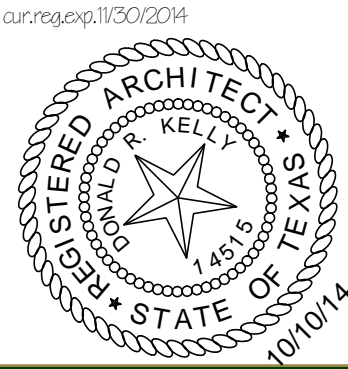
HEADER SCHEDULE LIGHT ROOFING (ALL SPANS BASED ON #2 GRADE, SPRUCE-PINE-FIR 30 psf)					
SUPPORTING ROOF AND CEILING ONLY			SUPPORTING ROOF, CEILING AND ONE FLOOR		
SIZE	SPAN	JACK STUDS (EACH END)	SIZE	SPAN	JACK STUDS (EACH END)
2-2X6	4'-2" MAX	1	2-2X6	3'-0" MAX	2
2-2X6	5'-4" MAX	2	2-2X8	3'-10" MAX	2
2-2X10	6'-6" MAX	2	2-2X10	4'-8" MAX	2
2-2X12	7'-6" MAX	2	2-2X12	5'-5" MAX	3
SEE PLAN	GREATER THAN 7'-6"	SEE PLAN	SEE PLAN	GREATER THAN 7'-6"	SEE PLAN

1. ALL ELEMENTS OF THE STRUCTURE ARE TO BE IN COMPLIANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL WINDOW HEADERS ARE TO BE LOCATED AT 6"8" ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE IN UNLESS NOTED OTHERWISE ON THE PLAN.
3. ALL WINDOW AND DOOR GLAZING IS TO BE TEMPERED WHEN REQUIRED BY THE IRC.
4. ALL WINDOWS ARE TO RECEIVE WOOD RETURNS AND CASING AT THE HEAD AND JAMBS AND A WOOD STOOL WITH MATCHING AFRON TRIM. TRANSOM WINDOWS WILL BE CASED THROUGHOUT.
5. ALLOW FOR "LOW E" GLAZING ON ALL WINDOWS AND DOORS.
6. PROVIDE 5/8" TYPE "X" GYPSUM UNDER THE STAIRS AND INSTALL AS REQUIRED FOR FIRE RESISTANT CONSTRUCTION.
7. ALLOW FOR MONITORED SECURITY SYSTEM WITH 2 KEY PADS AND SENSORS ON ALL OPENINGS.
8. ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE TO BE DESIGNED BY A LICENSED MECHANICAL CONTRACTOR WHICH SPECIALIZES IN WORK OF THIS TYPE AND THE SYSTEMS WILL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THAT CONTRACTOR.
9. A NEW HVAC SYSTEM IS TO BE INSTALLED TO SERVICE THE ENTIRE UPPER FLOOR AND THE EXISTING UNIT WILL BE RE CONFIGURED TO SERVICE THE ENTIRE LOWER LEVEL ONLY.
10. ON FLOOR PLANS, SOLID DARK WALLS ARE EXISTING WALLS OF VARIOUS THICKNESSES AND CONSTRUCTION TYPES. FLOOR WALLS ARE INDICATED WITH SHADED INFILL AND ARE TO BE OF 2X WOOD CONSTRUCTION AS INDICATED AND THE PLANS AND DETAILS.
11. PRIOR TO PERFORMING ANY DEMOLITION OF EXISTING EXTERIOR OR LOAD BEARING WALLS, PERFORM A DESTRUCTIVE INVESTIGATION OF THE WALL CONSTRUCTION TYPES AND NOTIFY THE ARCHITECT OF YOUR FINDINGS PRIOR TO PROCEEDING.

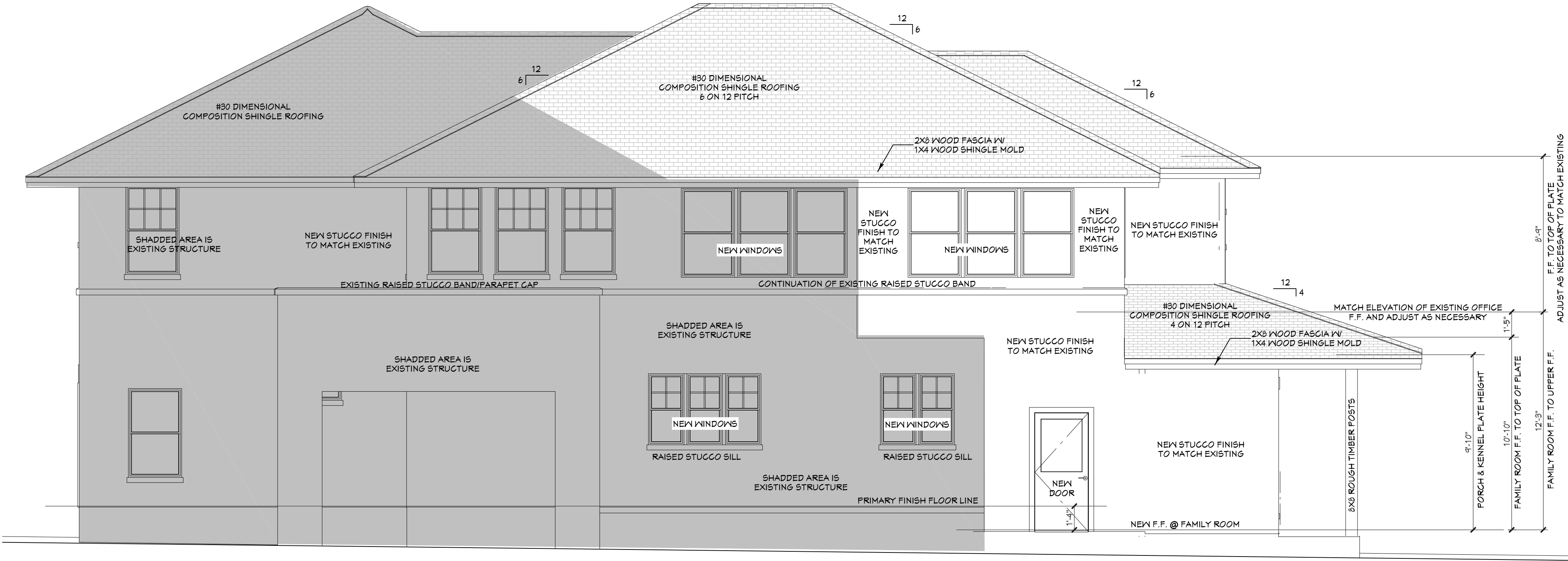


Addition and Renovation For The:
Gonzaba Residence

130 E. Gramercy - San Antonio, Texas 78212

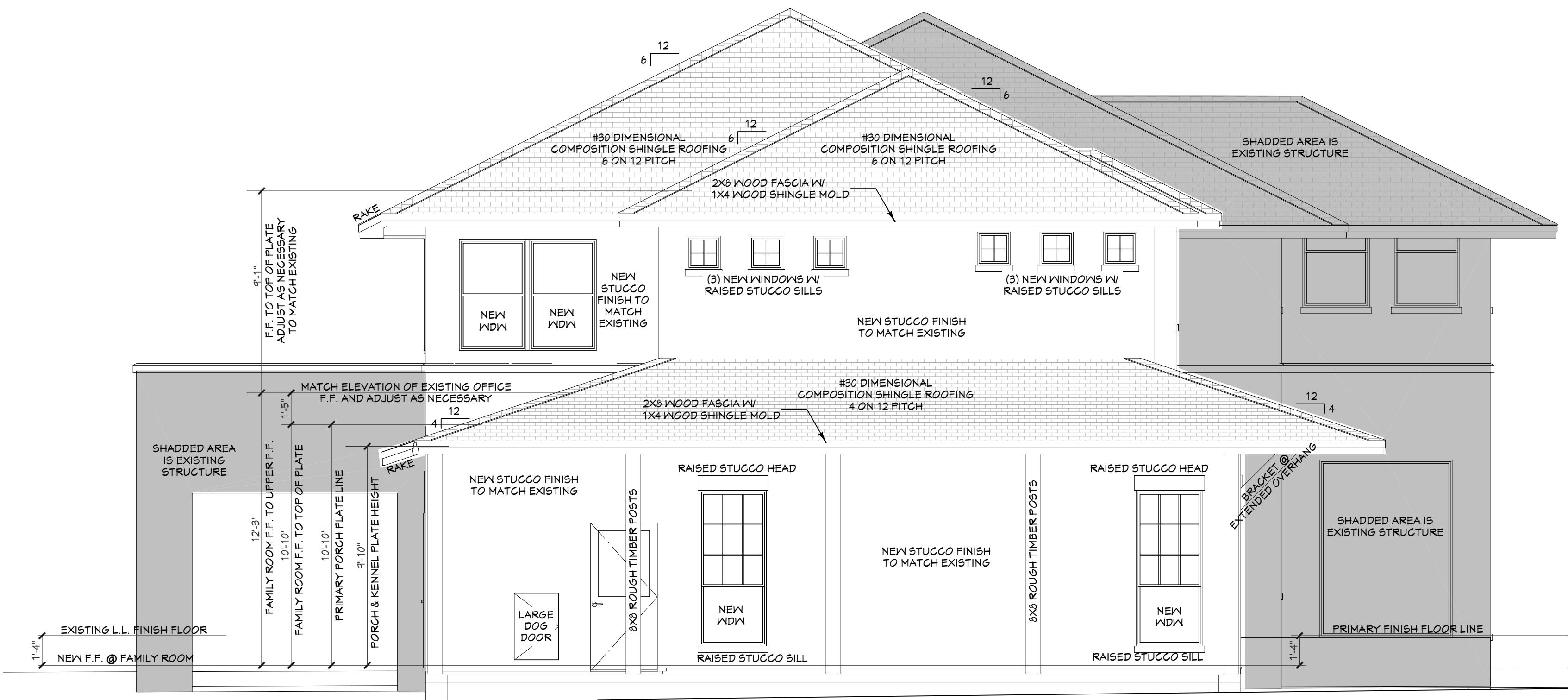


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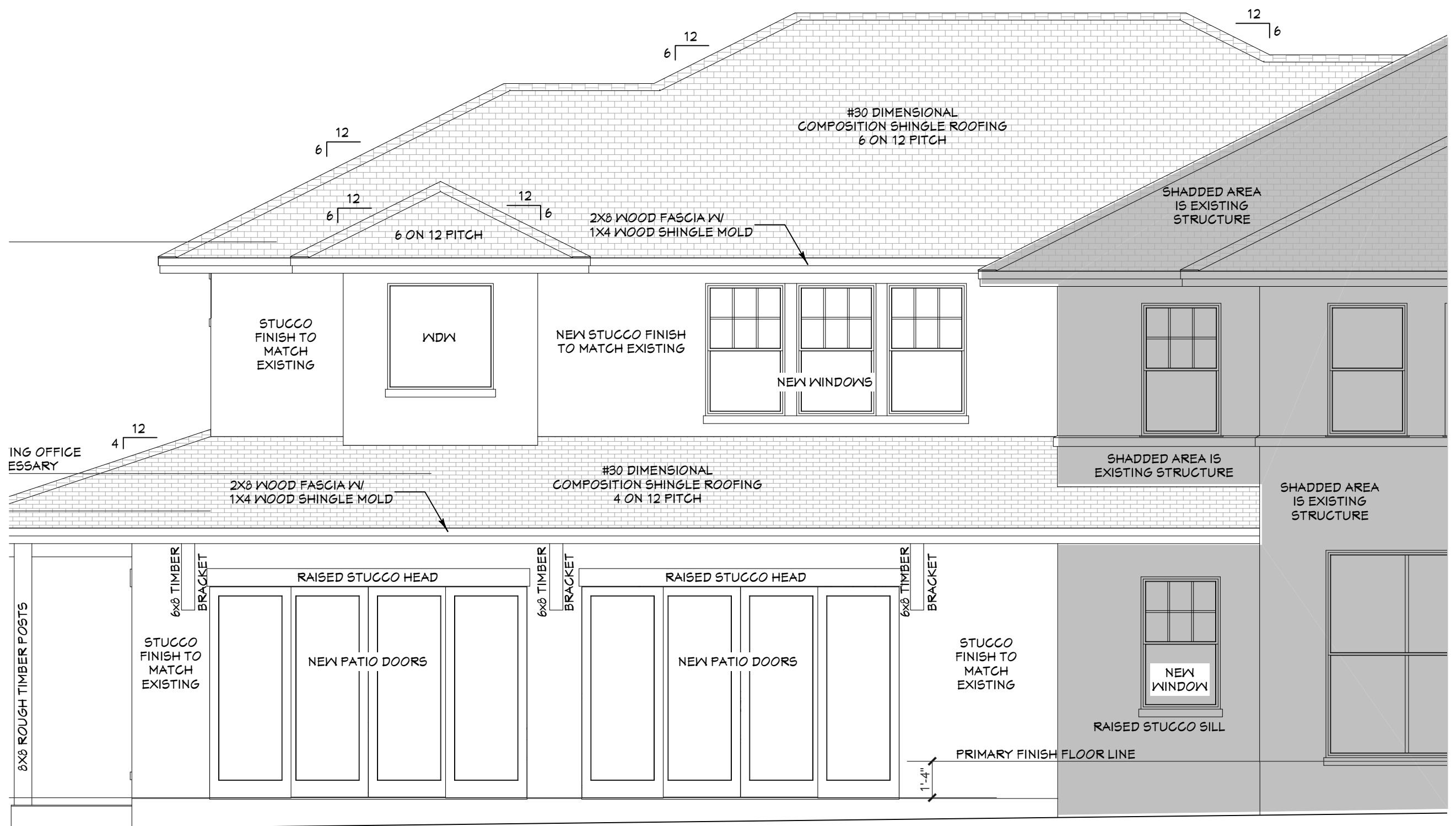
SIDE (WEST) ELEVATION

SCALE: 1/4"=1'0"



REAR (SOUTH) ELEVATION

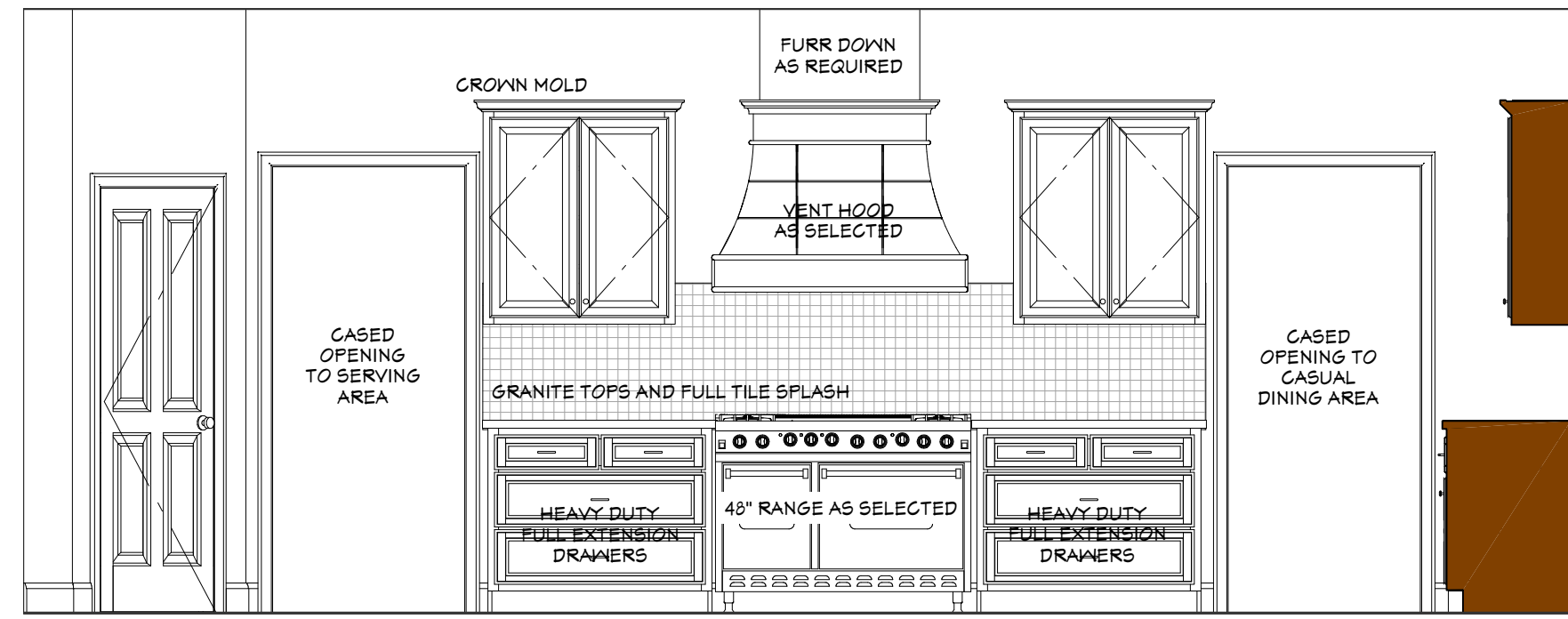
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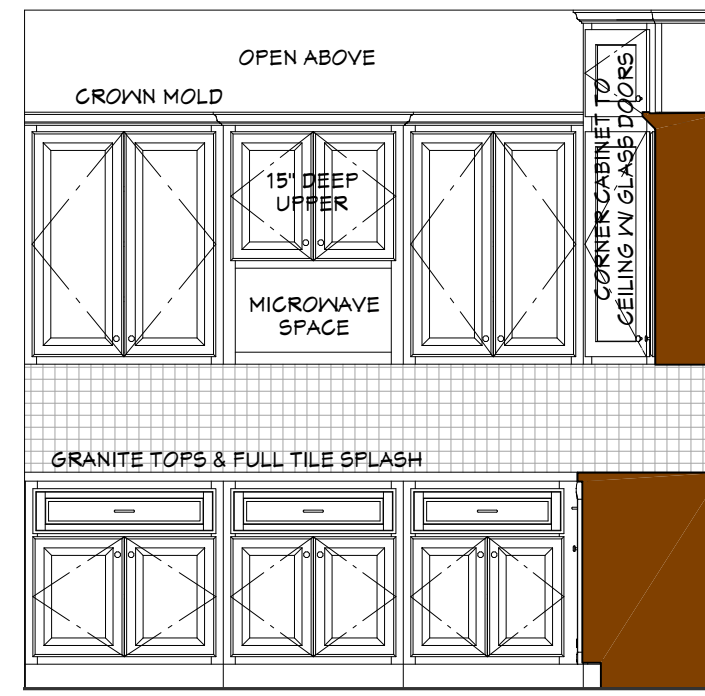
SIDE (EAST) ELEVATION

SCALE: 1/4"=1'0"

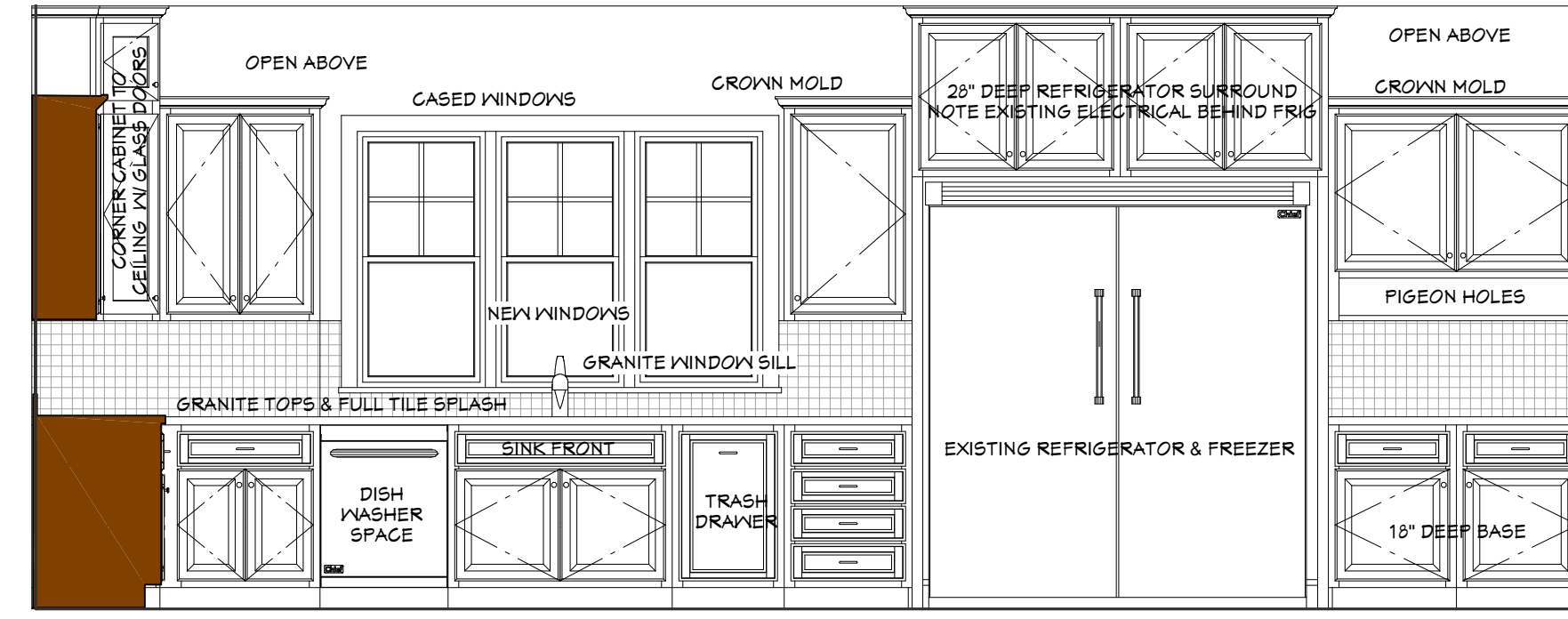




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402

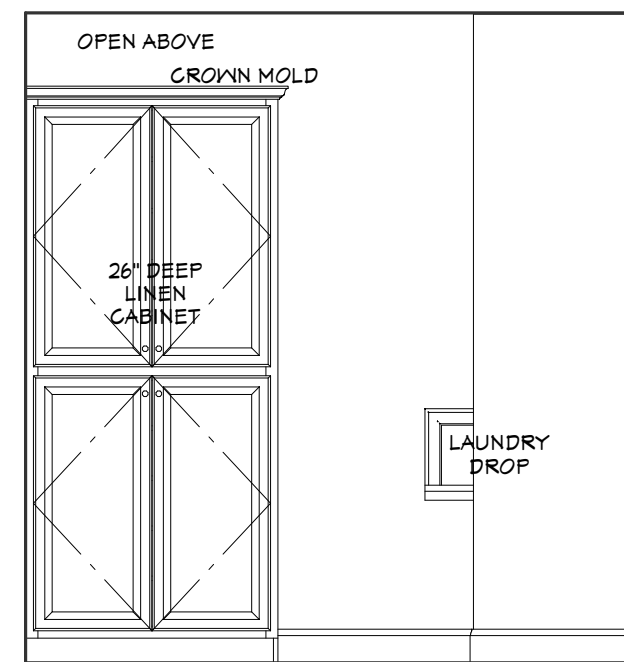


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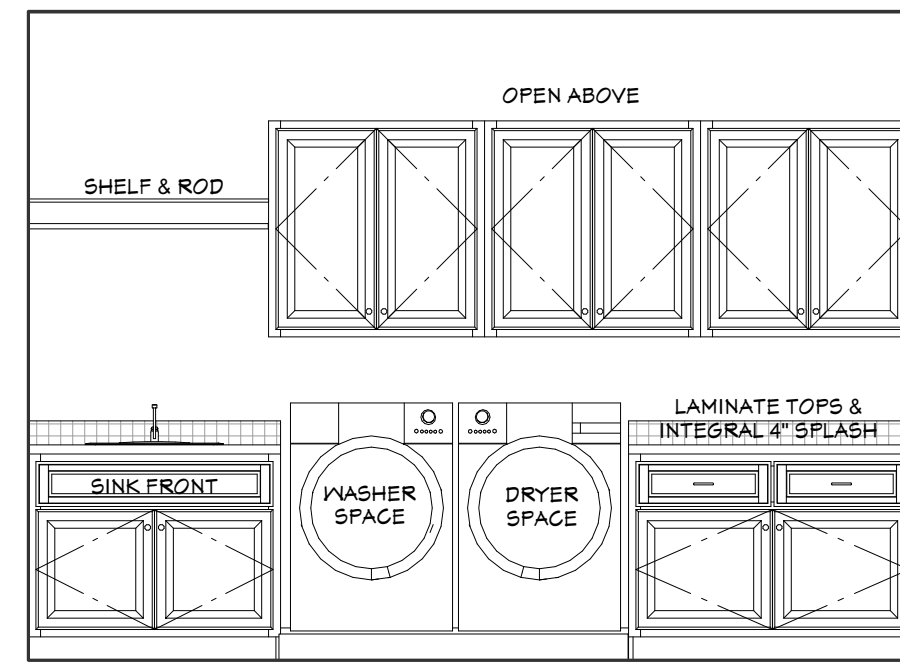
KITCHEN ELEVATIONS

SCALE:

3/8"=1'0"



404

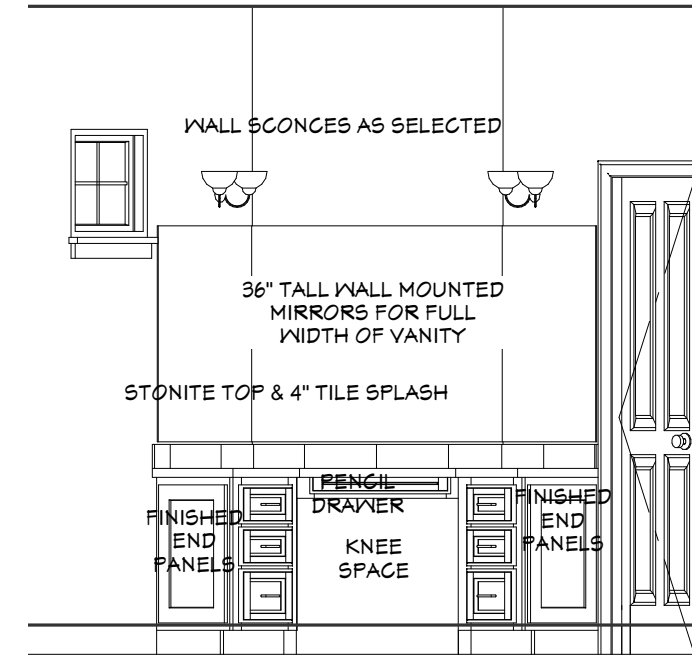


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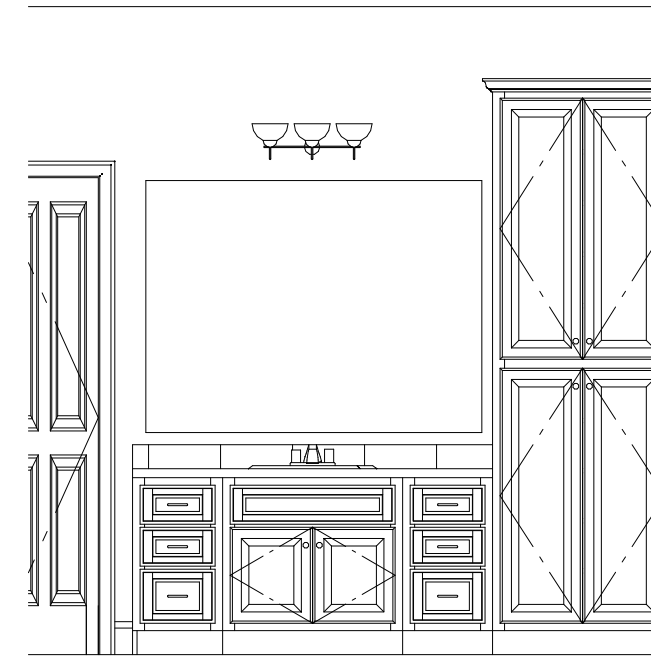
LAUNDRY ELEVATIONS

SCALE:

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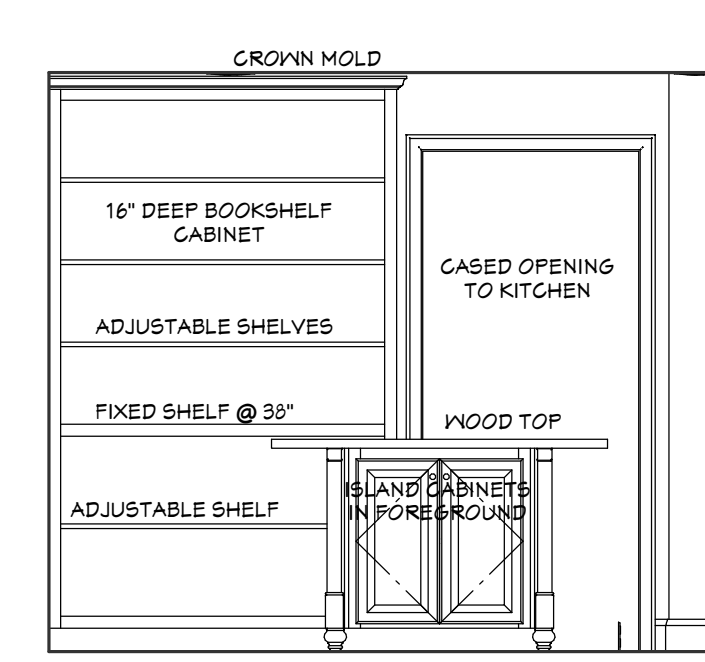


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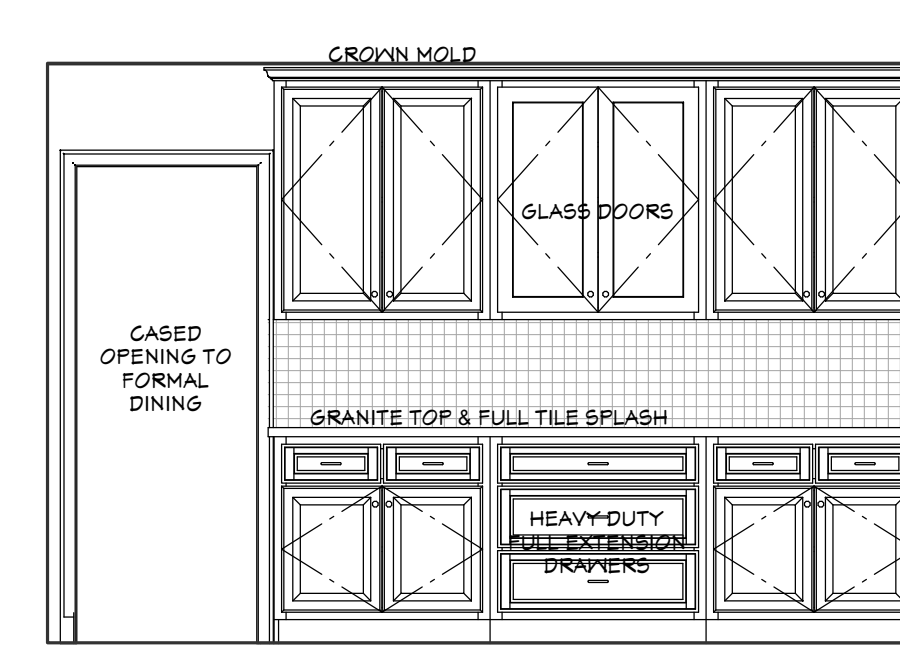
MASTER BATH ELEVATIONS

SCALE:

3/8"=1'0"



408

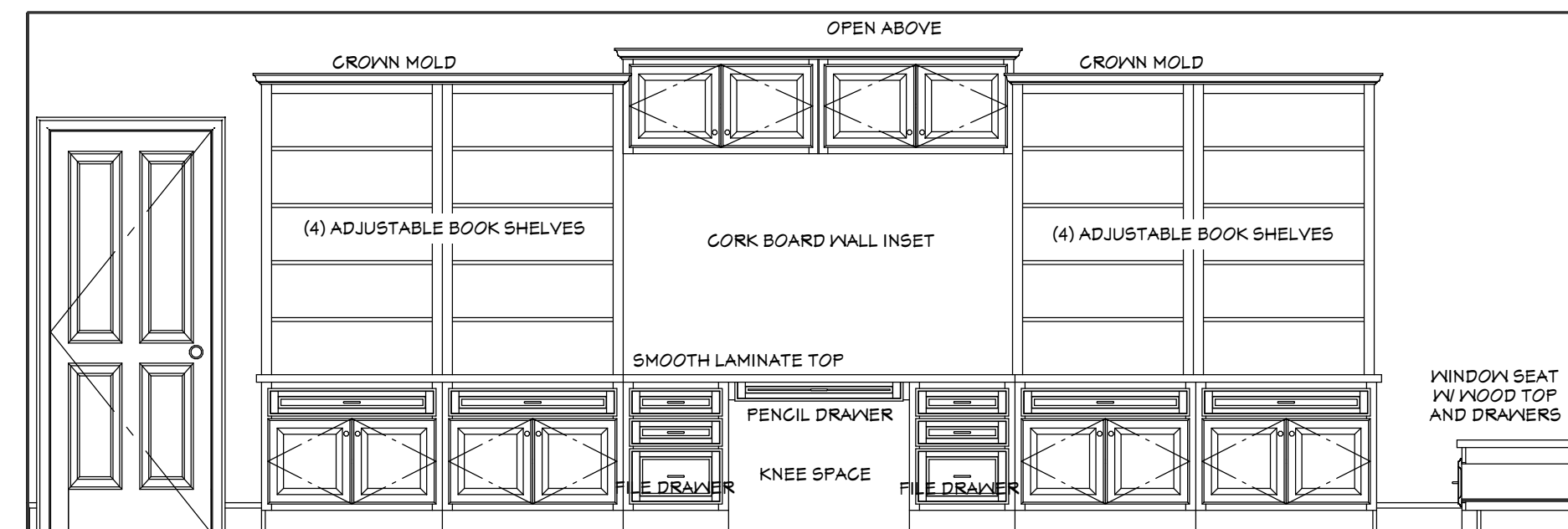


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SERVING AREA

SCALE:

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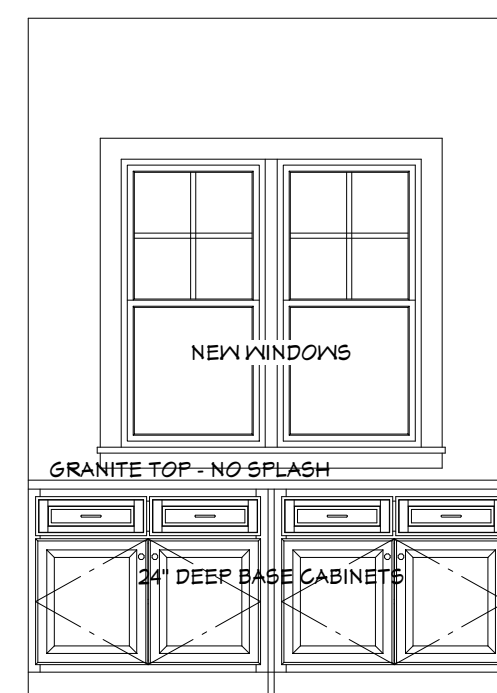


410

MASTER SUITE OFFICE

SCALE:

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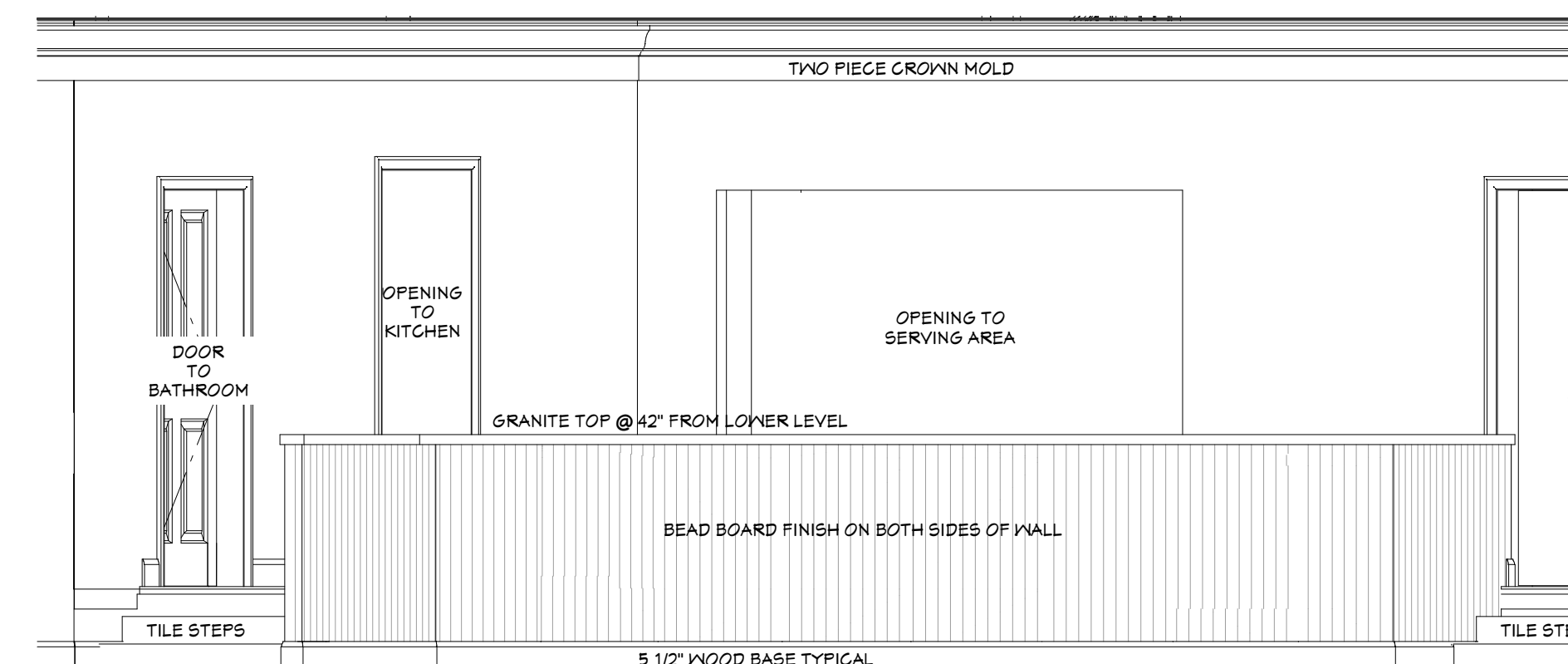


411

DEN BATH

SCALE:

3/8"=1'0"



412

DEN DIVIDER ELEVATION

SCALE:

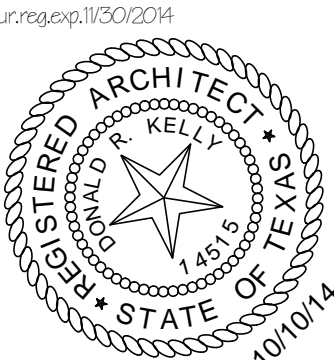
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Date: 10 JUN 2014
Revisions:
CONST. SET: 10 OCT 2014
Misc.: 7 JAN 2015

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Gonzaba Residence

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Donald R. Kelly



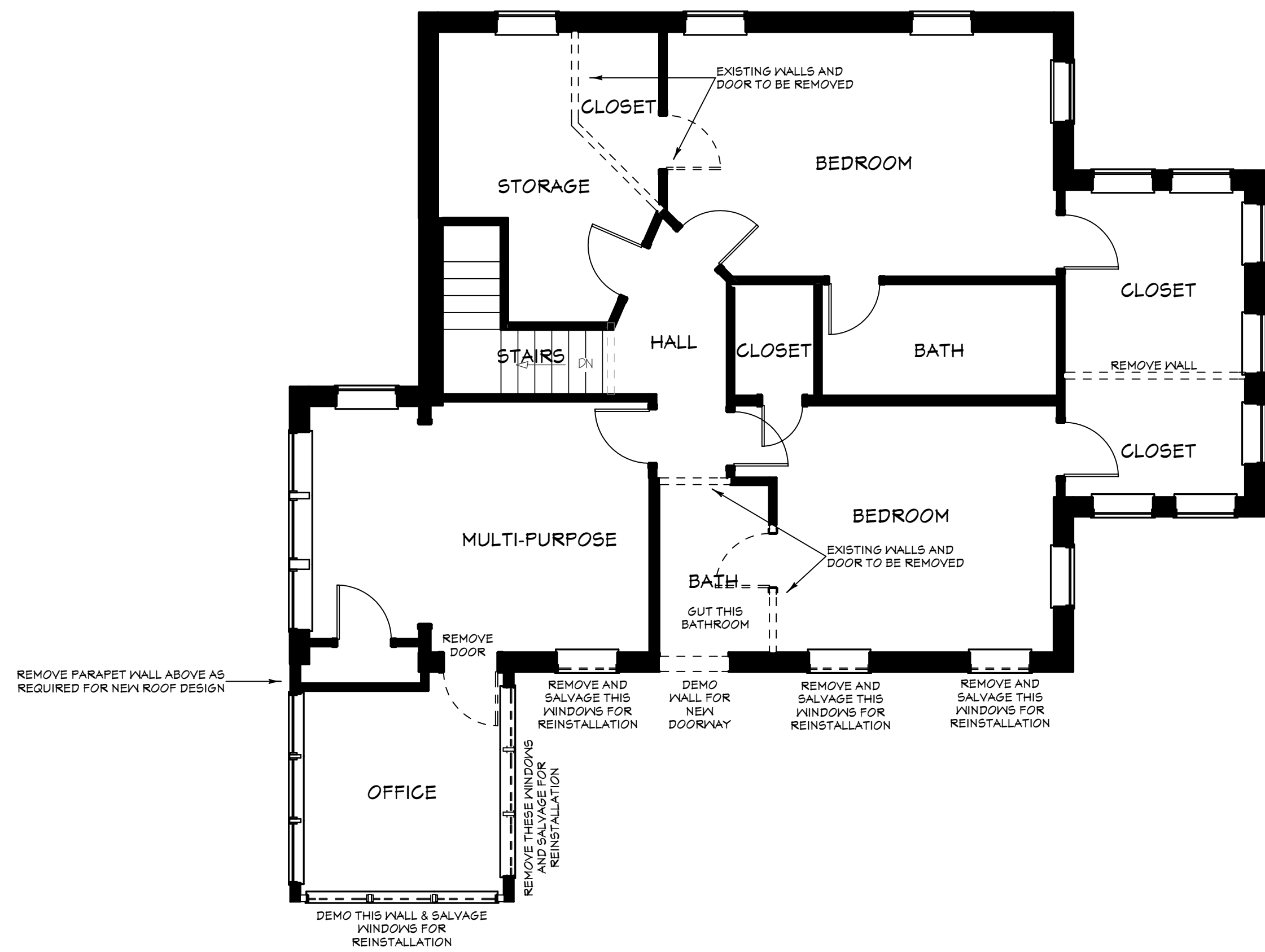
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Job #: 1407

Sheet No.

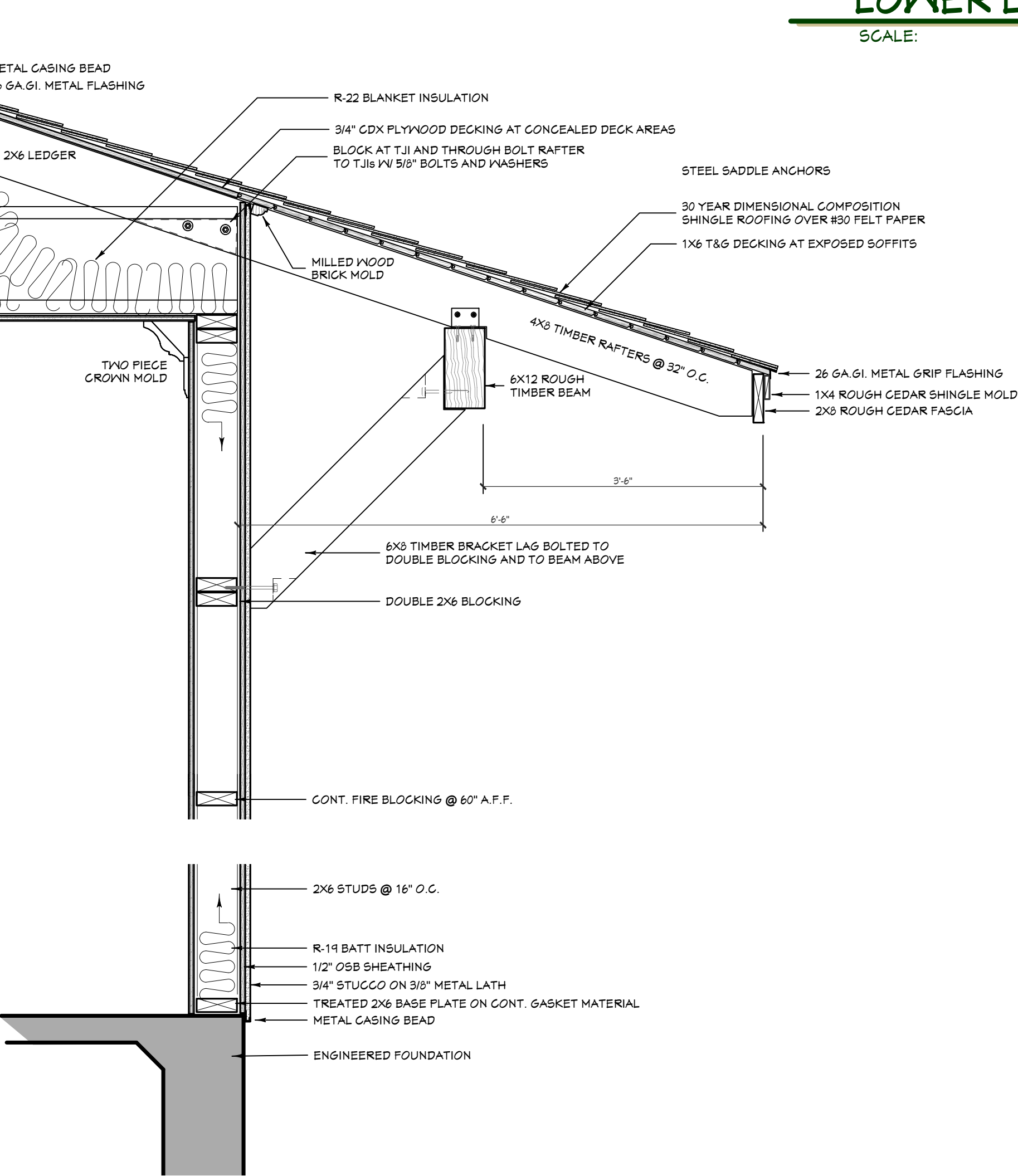
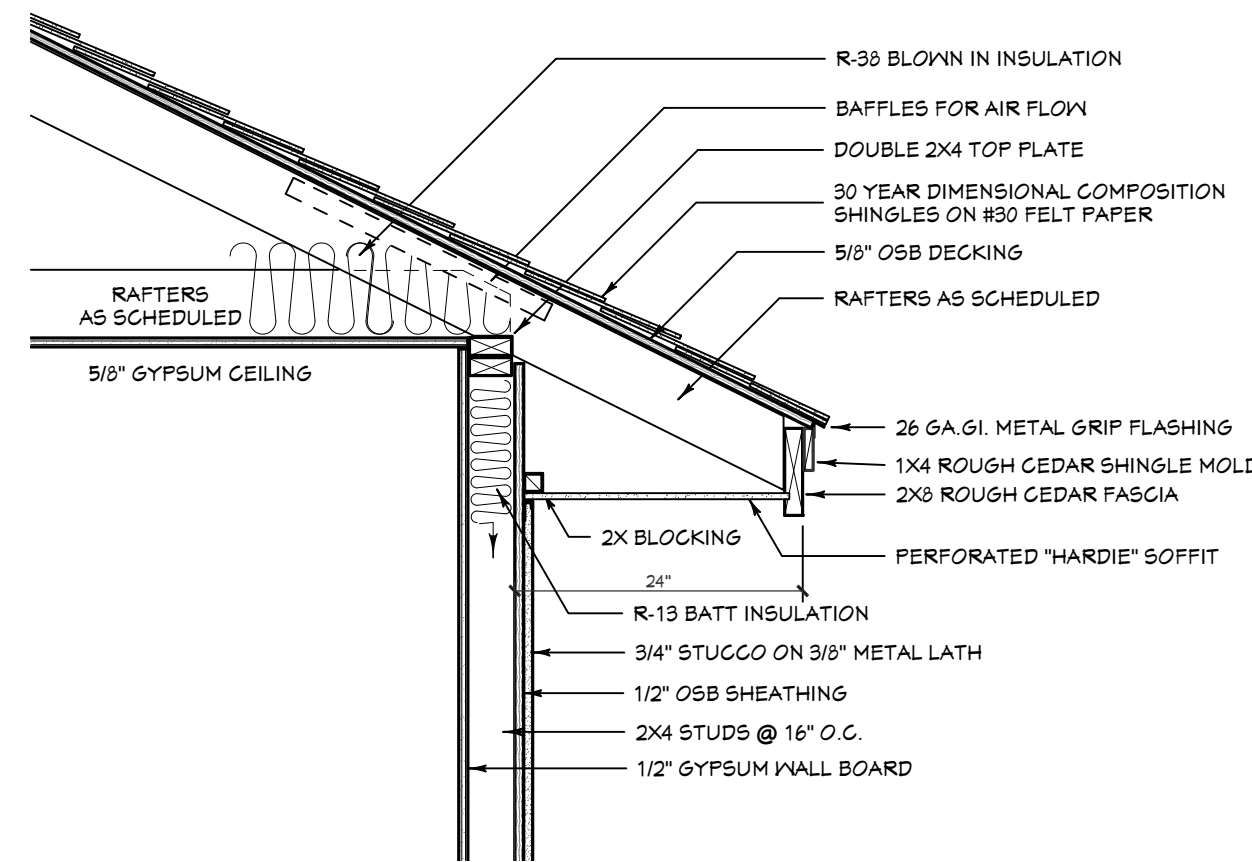
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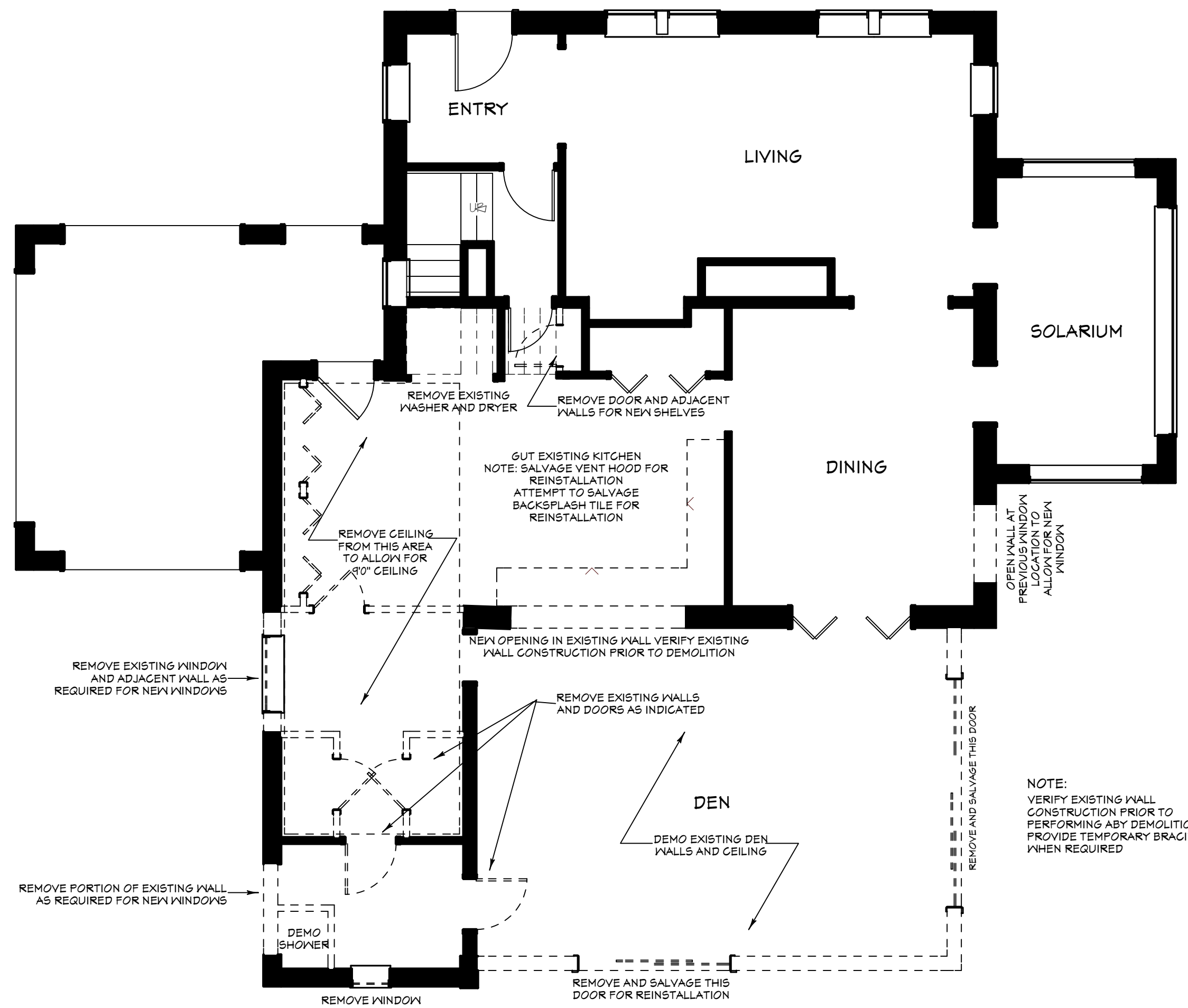
UPPER LEVEL DEMOLITION PLAN

SCALE: 1/4"=1'0"



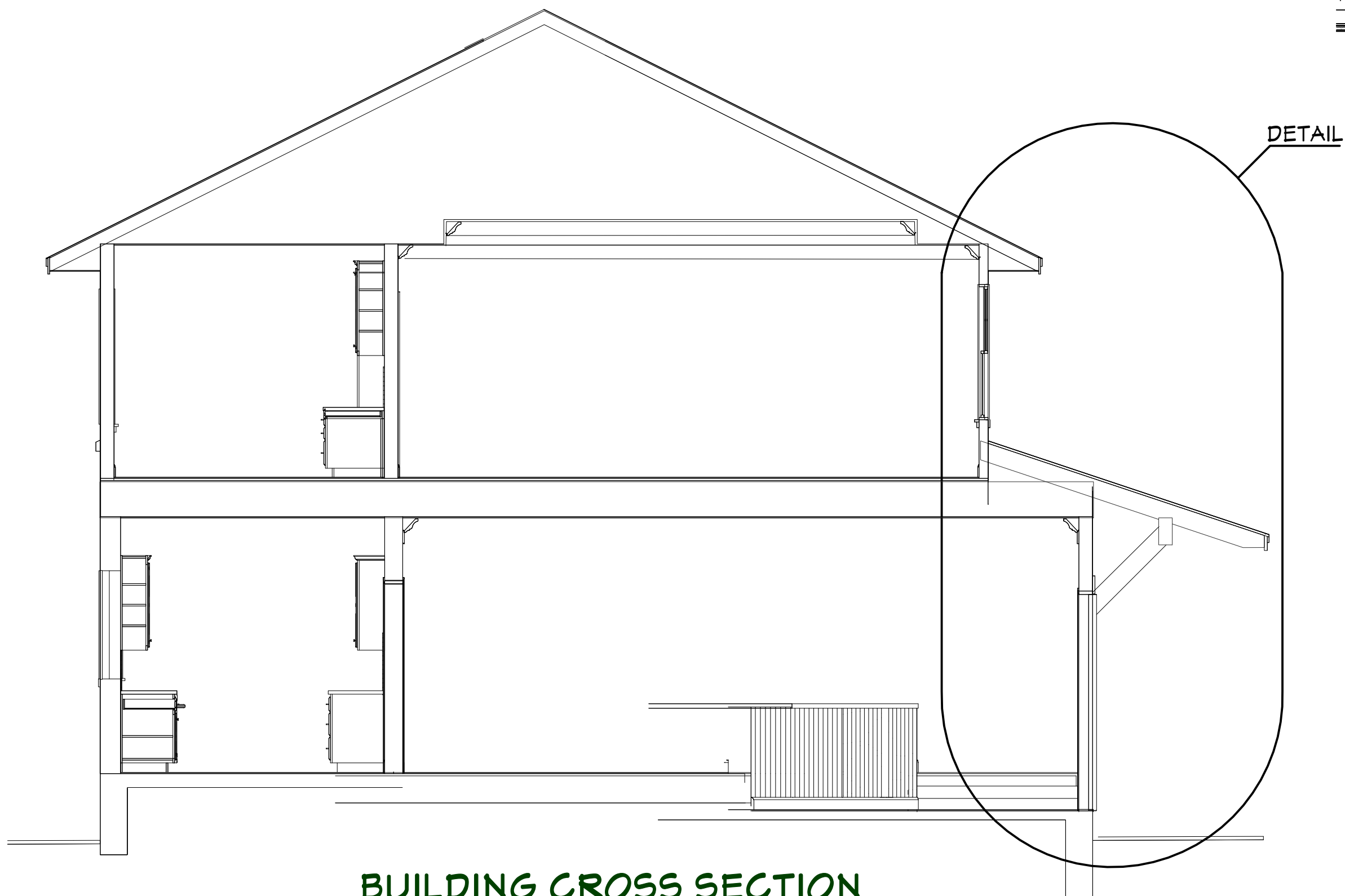
DETAIL WALL SECTION

SCALE: 3/4"=1'0"



LOWER LEVEL DEMOLITION PLAN

SCALE: 1/4"=1'0"



BUILDING CROSS SECTION

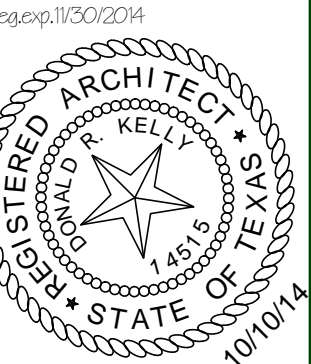
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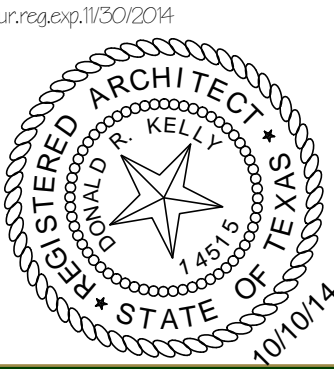
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of 7

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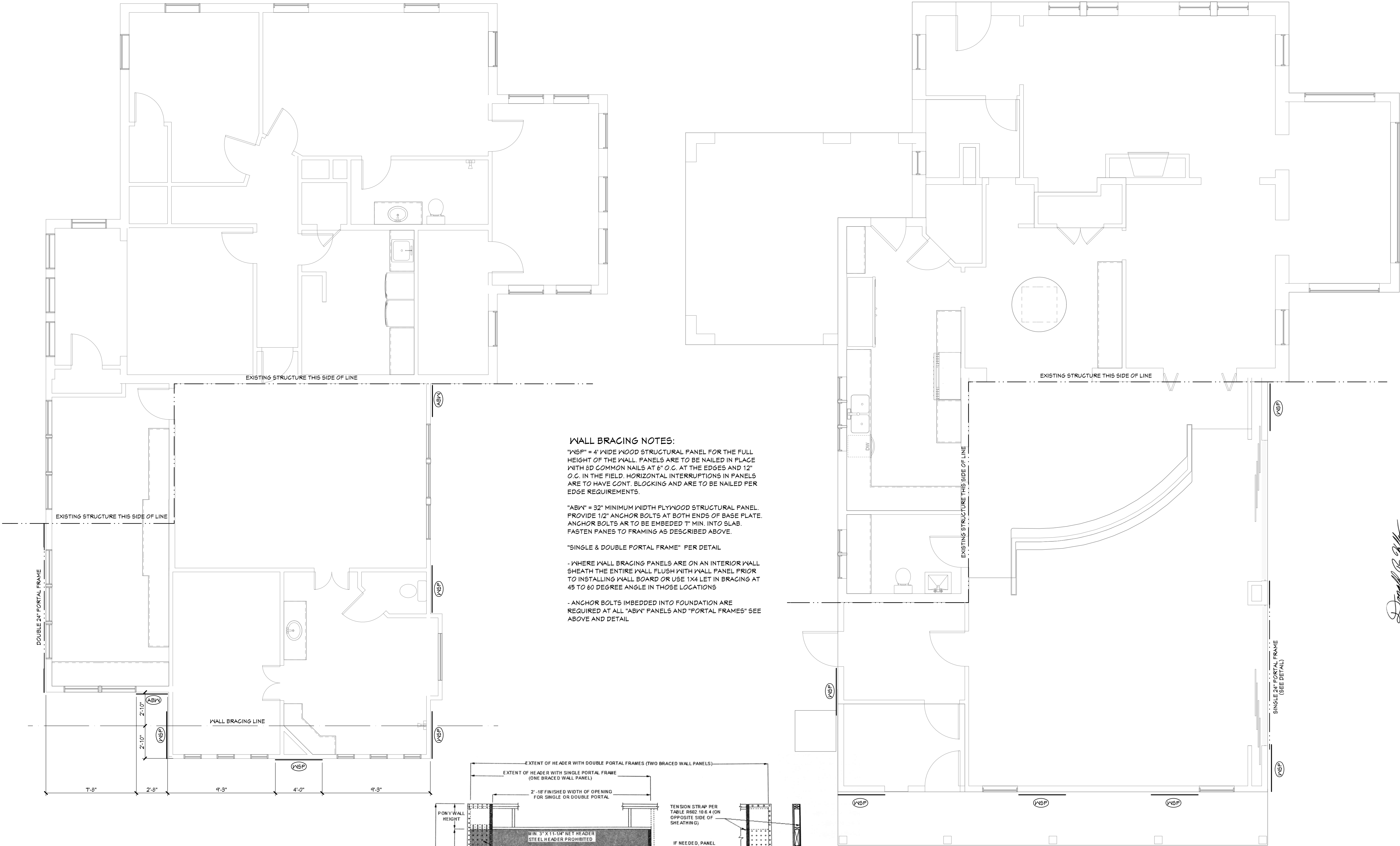
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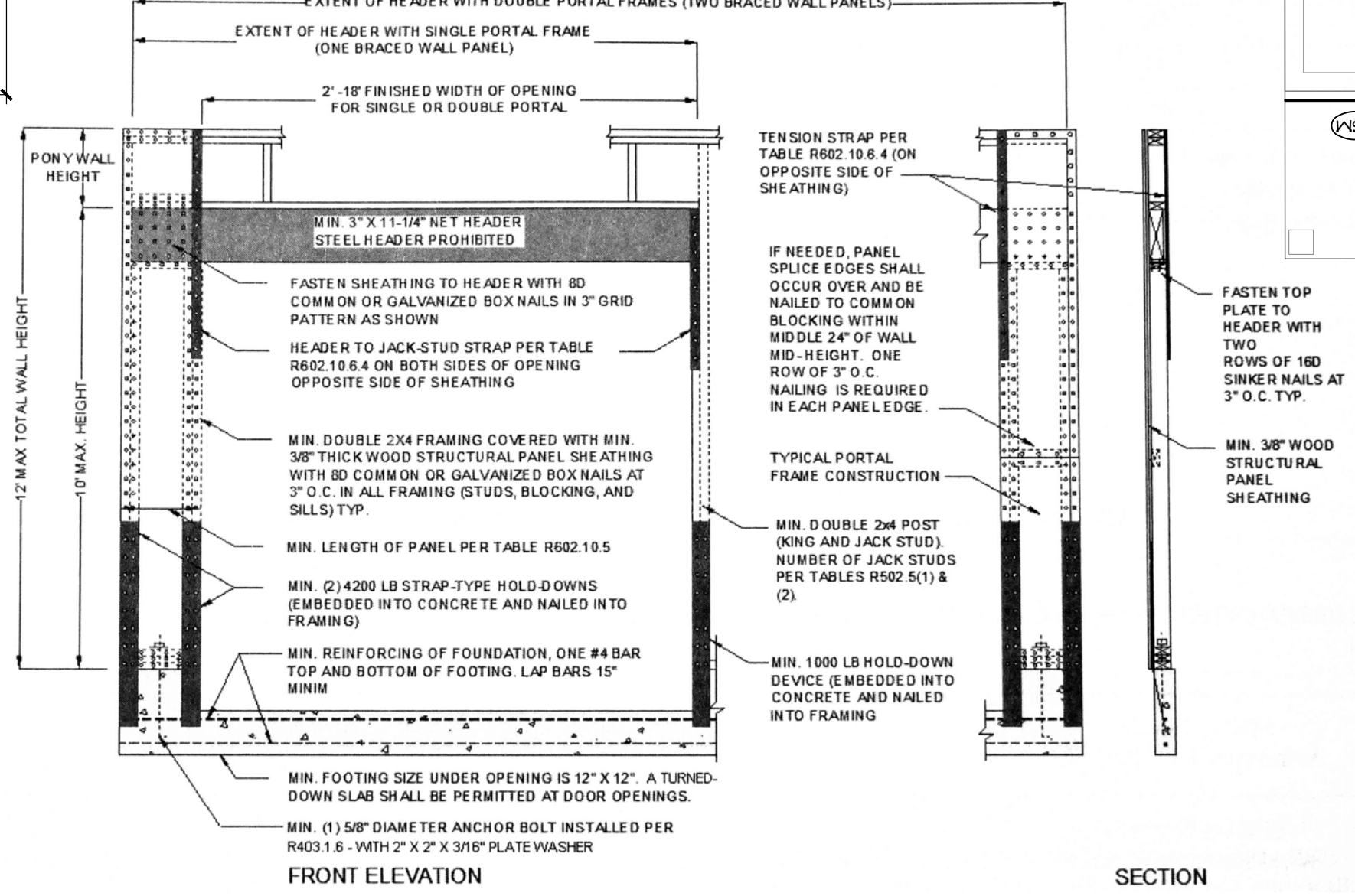
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WALL BRACING NOTES:
"WSP" = 4' WIDE WOOD STRUCTURAL PANEL FOR THE FULL HEIGHT OF THE WALL. PANELS ARE TO BE NAILED IN PLACE WITH 8D COMMON NAILS AT 6" O.C. AT THE EDGES AND 12" O.C. IN THE FIELD. HORIZONTAL INTERRUPTIONS IN PANELS ARE TO HAVE CONT. BLOCKING AND ARE TO BE NAILED PER EDGE REQUIREMENTS.
"ABW" = 32" MINIMUM WIDTH PLYWOOD STRUCTURAL PANEL. PROVIDE 1/2" ANCHOR BOLTS AT BOTH ENDS OF BASE PLATE. ANCHOR BOLTS AR TO BE EMBEDDED 1" MIN. INTO SLAB. FASTEN PANES TO FRAMING AS DESCRIBED ABOVE.
"SINGLE & DOUBLE PORTAL FRAME" PER DETAIL
- WHERE WALL BRACING PANELS ARE ON AN INTERIOR WALL SHEATH THE ENTIRE WALL FLUSH WITH WALL PANEL PRIOR TO INSTALLING WALL BOARD OR USE 1X4 LET IN BRACING AT 45 TO 60 DEGREE ANGLE IN THOSE LOCATIONS
- ANCHOR BOLTS IMBEDDED INTO FOUNDATION ARE REQUIRED AT ALL "ABW" PANELS AND "PORTAL FRAMES" SEE ABOVE AND DETAIL

UPPER LEVEL WALL BRACING
SCALE: 1/4"=1'0"

LOWER LEVEL WALL BRACING
SCALE: 1/4"=1'0"



PORTAL FRAME DETAIL

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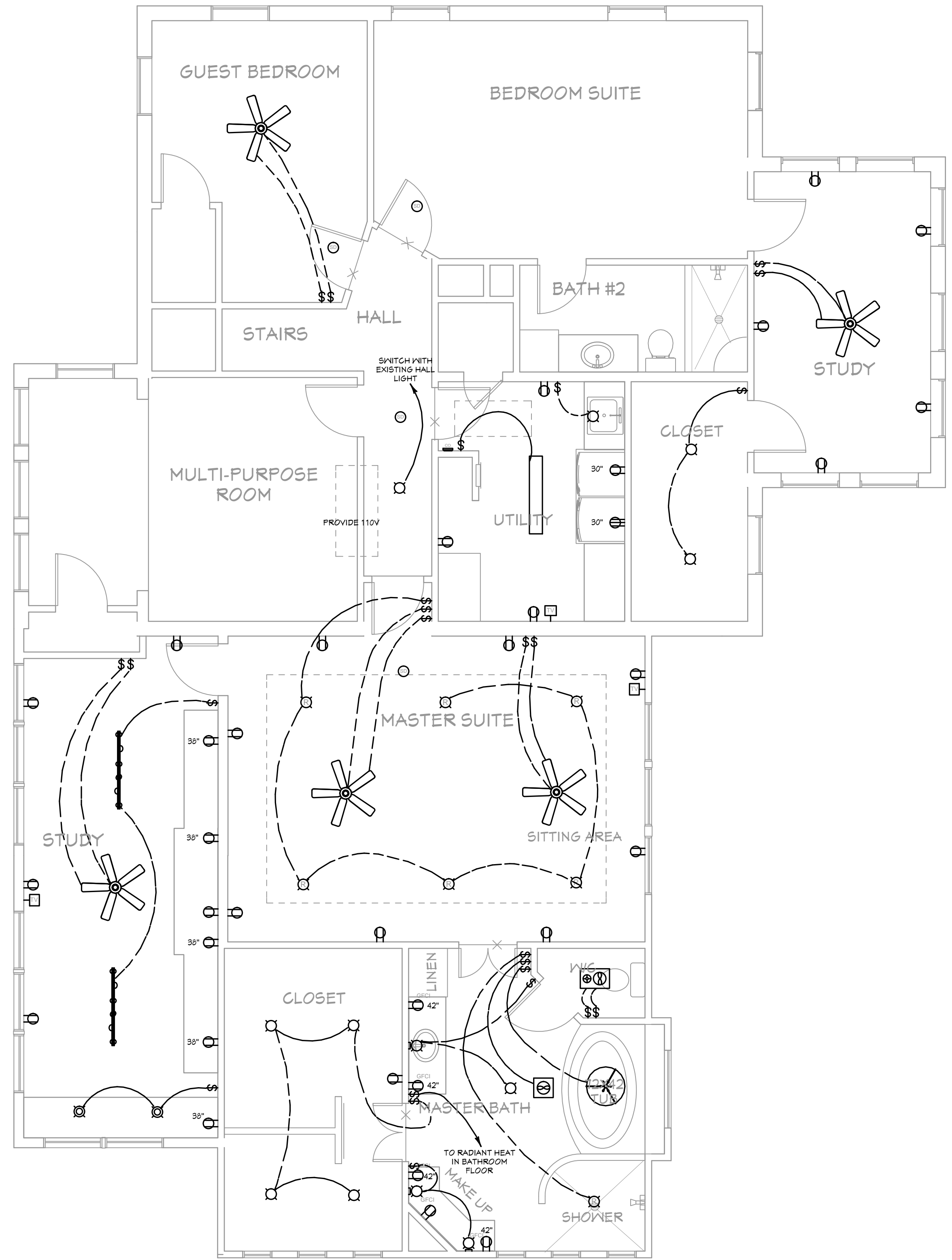
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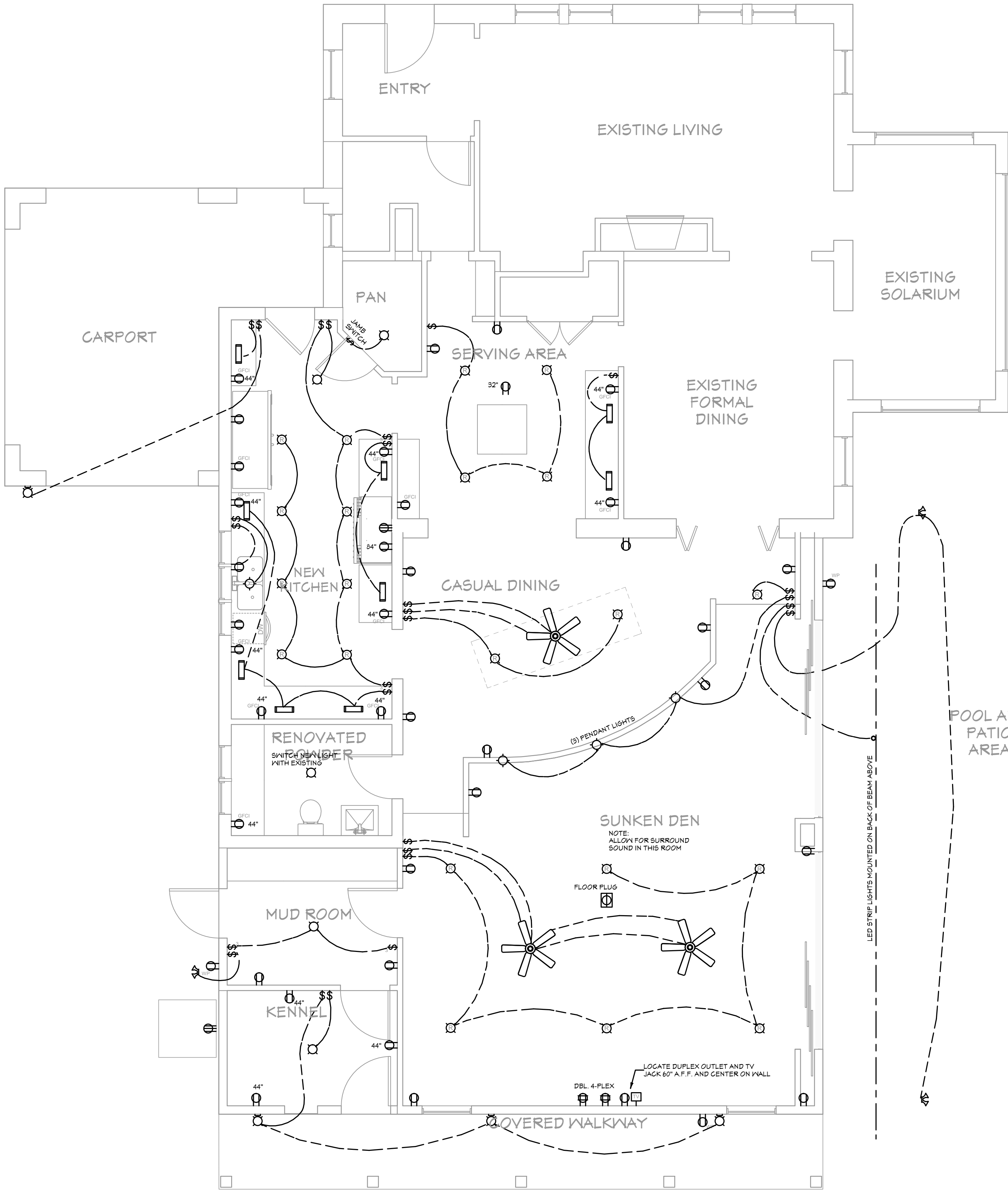
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7

of: 7



UPPER LEVEL ELECTRICAL LAYOUT
SCALE: 1/4"=1'0"



LOWER LEVEL ELECTRICAL LAYOUT
SCALE: 1/4"=1'0"