

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 20

HDRC CASE NO: 2015-196
ADDRESS: 500 KENDALL ST
LEGAL DESCRIPTION: NCB 1735 BLK 14 LOT 18
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Mario Herrera
OWNER: Americo Canales
TYPE OF WORK: Exterior alterations
REQUEST:

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

1. Remove metal staircases on both sides. Paint exterior.
2. Demolish rear addition that is partially collapsed
3. Replace front porch columns with 10"x10" square wood columns and repair second floor porch railing.
4. Enclose two portions of each side of the house. The proposed cladding is hardi board.
5. Construct a rear addition
6. Enclose two windows on the north side

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

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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.

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.

FINDINGS:

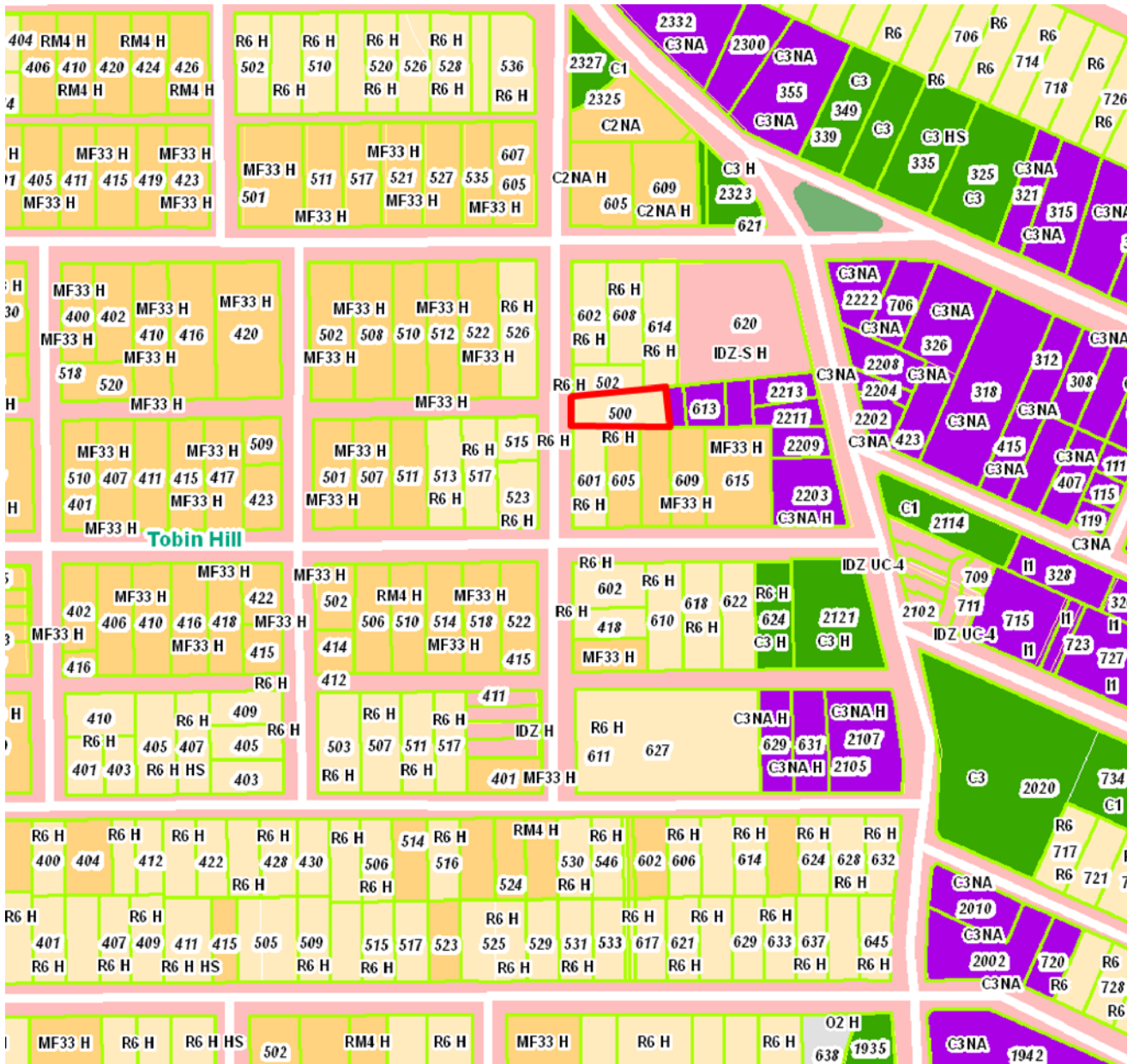
- a. The house at 500 Kendall first appears on Sanborn maps in 1911-1951. Prior to 1951, the house had a one story porch at the front and a one story rear addition. The map also shows two side extrusions, one that is tied onto the house located on the south wall and one that appears to be a later addition located on the north wall.
- b. The existing metal staircases to the sides are likely not original to the structure. Removal will not cause an adverse effect.
- c. The rear addition is likely not original to the structure. Removal will not cause an adverse effect.
- d. Consistent with the Guidelines for Exterior Maintenance and Alterations, porch elements should be replaced in kind or with new elements that are compatible to the style of the structure. The proposed replacement columns are consistent with the guidelines.
- e. According to the Guidelines for Exterior Maintenance and Alterations, side porches and original architectural details should not be obscured by enclosure materials. The existing wall offset on the south side appears to be original to the house and should be preserved. The existing wall offset on the north side is likely a later addition and modifications to this element will not impact the historic portions of the house.
- f. As recommended by the Guidelines for Additions, new additions should be located at the side or rear of the building, use a similar roof form and a setback or recessed area to provide clear distinction between old and new. The proposed addition is in keeping with the guidelines in location and roof form, however the walls of the addition will align with the walls of the main house and will not provide a clear separation between old and new.
- g. Consistent with the Guidelines for Additions, materials that match in type, color and texture should be used. The proposed hardi board siding may be appropriate for this installation.
- h. According to the Guidelines for Exterior Maintenance and Alterations, existing windows and window openings should be preserved. The proposed windows to be infilled are located in the main portion of the house and are likely original to the structure. Filling in these windows is not consistent with the guidelines and should be avoided.

RECOMMENDATION:

- 1-3. Staff recommends approval as submitted based on findings b-d.
- 4. Staff does not recommend approval as submitted based on findings a and e. Staff recommends the original portion of the house is preserved.
- 5. Staff recommends approval based on findings f and g with the following stipulations:
 - a. The siding is smooth and painted
 - b. The new additions are differentiated from the old
- 6. Staff does not recommend approval based on finding h. If the existing window pattern does not fit with the new interior layout staff recommends the windows are covered on the inside only so that the windows remain on the exterior.

CASE MANAGER:

Adriana Ziga



500 Kendall

Powered by ArcGIS Server

Printed: May 06, 2015

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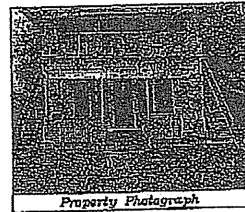




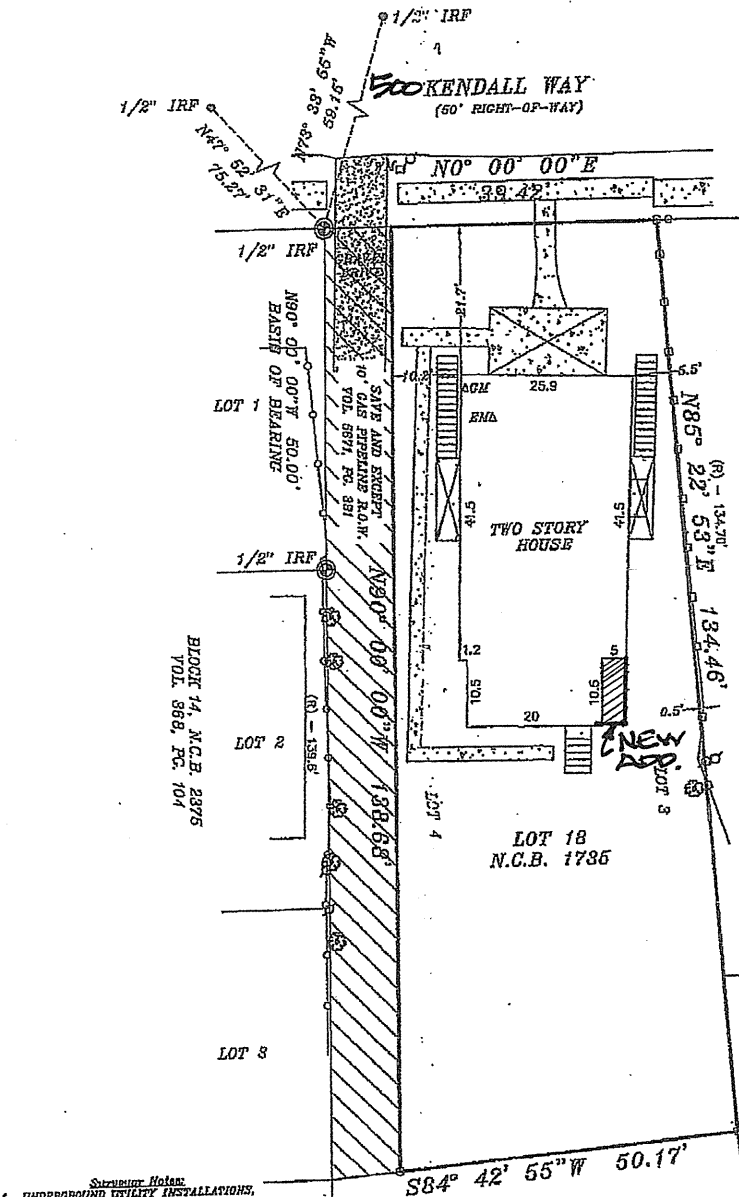




FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480046 C, Panel No. 0405 C, which is Dated September 25, 2010. By scrolling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or 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.shtm>.



Property Photograph



LEGAL DESCRIPTION:

LOT 18, NEW CITY BLOCK 1735, OUT OF A RESUBDIVISION OF LOTS 9, 10 AND 11, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 368, PAGE 288, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAVE AND EXCEPT THE SOUTH 10 FEET THEREOF.

PROPOSED BORROWER:
KD HOMES & PROPERTIES, LLC

TITLE COMPANY:
MISSION TITLE COMPANY

C.F. No: 1402860-03

PROPERTY ADDRESS:
600 KENDALL WAY
SAN ANTONIO, TEXAS 78212

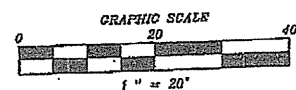
CARMEN ROBLEDO
VALDEZ
VOL. 8100, PG. 639

ARNOLD C. ORTIZ
VOL. 12307, PG. 1156

JUAN & JUANA M. MORA
VOL. 6074, PG. 0782

- Surveyor Notes:**
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
 4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS DELETED IN: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - CONTROL MONUMENTS
 - (R) RECORD BEARINGS
 - P.R.E.C.T. MAP / PLAT RECORDS, BEXAR COUNTY, TEXAS
 - D.R.E.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - AC AIR CONDITIONER
 - WM WATER METER
 - GMA GAS METER
 - POWER POLE
 - COVERED AREA
 - CHAIN LINK FENCE
 - IRON FENCE



I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 16th day of July, 2014.

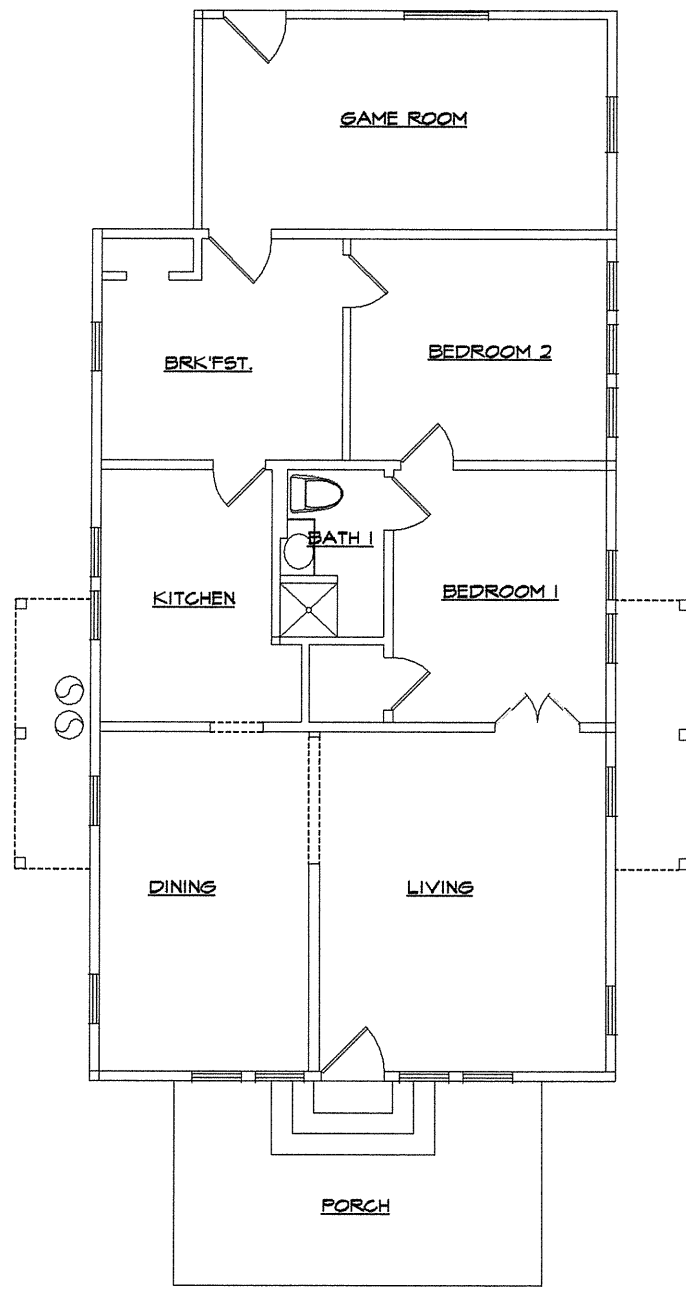
Drawn By: LJO | Job No.:
Survey Date: 07/16/2014
Phone: (210) 376-4128 Fax: (210) 376-5130
5905 Collegian Road, Suite 109
San Antonio, Texas 78228
TEXAS LICENSED SURVEYING
FIRM No. 10183654
www.elizondosurveyors.com



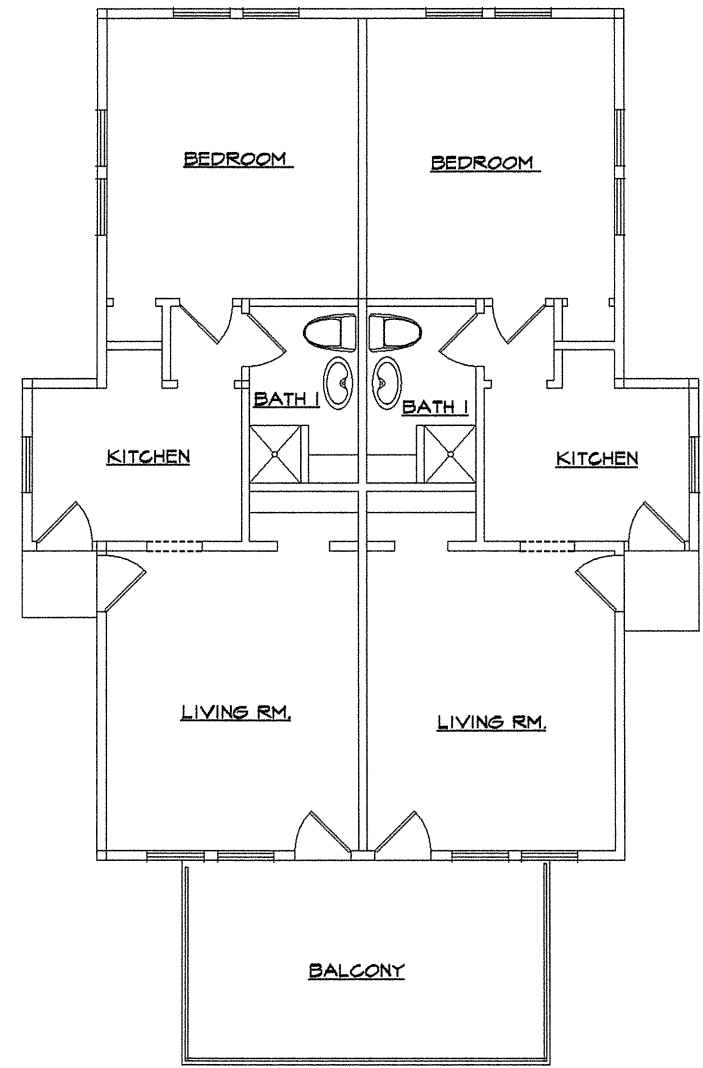
Elizondo & Associates
LAND SURVEYING & MAPPING, L.L.C.



Enrique C. Elizondo
Registered Professional Land Surveyor
Texas Registration No. 6388



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SPECIAL NOTE:
UNDER NO CIRCUMSTANCES SHALL A
SCHEDULED TRADES PERSON BE
ALLOWED TO ENTER ANY AREA OF
THIS PLAN, IF AN AREA BECOMES IN-
ACCESSIBLE TO THE TRADES PERSON,
THE CONTRACTOR SHALL BE
CONTACTED FOR VERIFICATION &
REPAIRS. (210)725-8458

NOTE:
WARNINGS: ALL HOUSE PLANS
ARE COPYRIGHTED AND MAY NOT BE USED
BY OTHERS IN WHOLE OR PART.

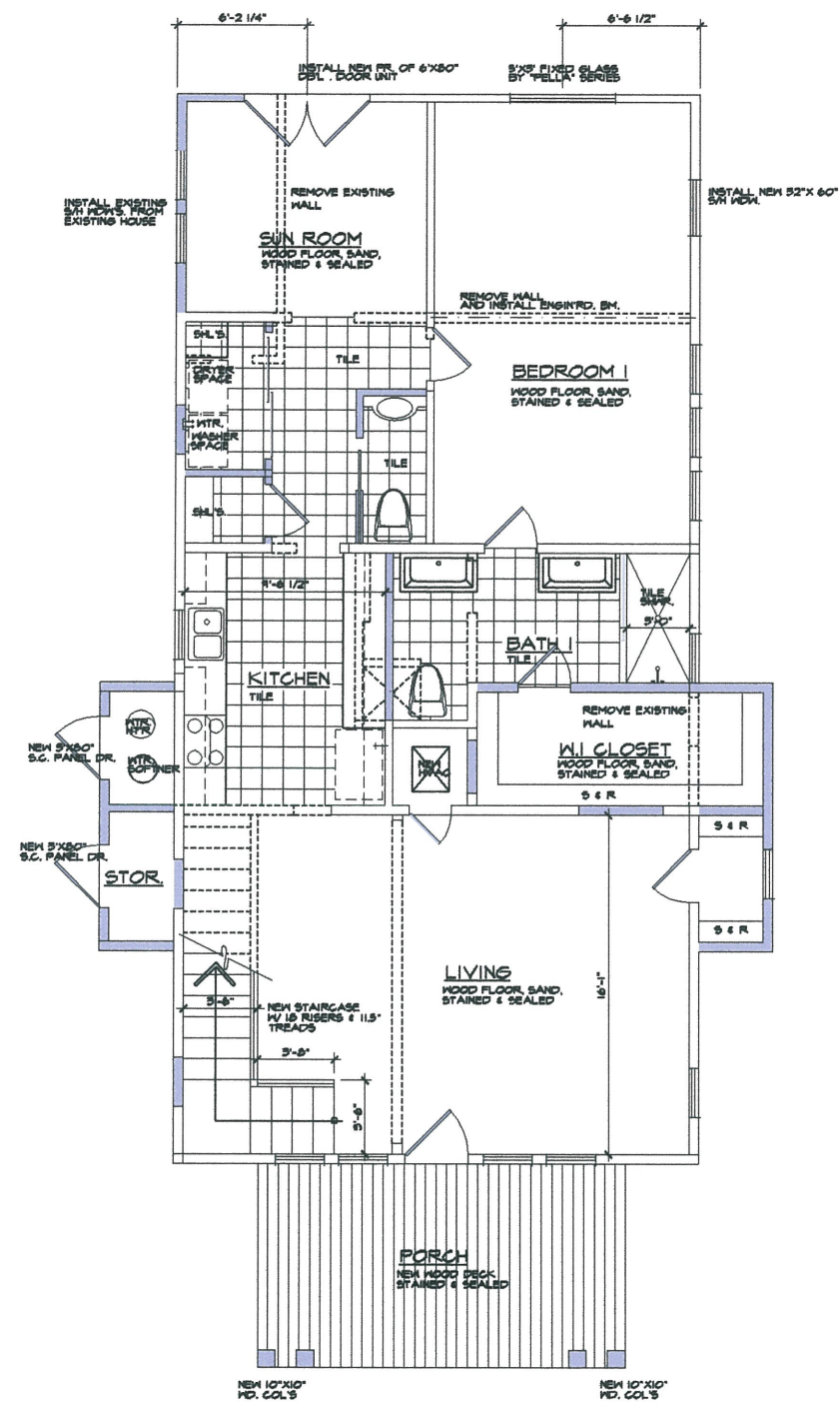
A RESIDENCE FOR
AMERICO CANALES
500 KENDALL



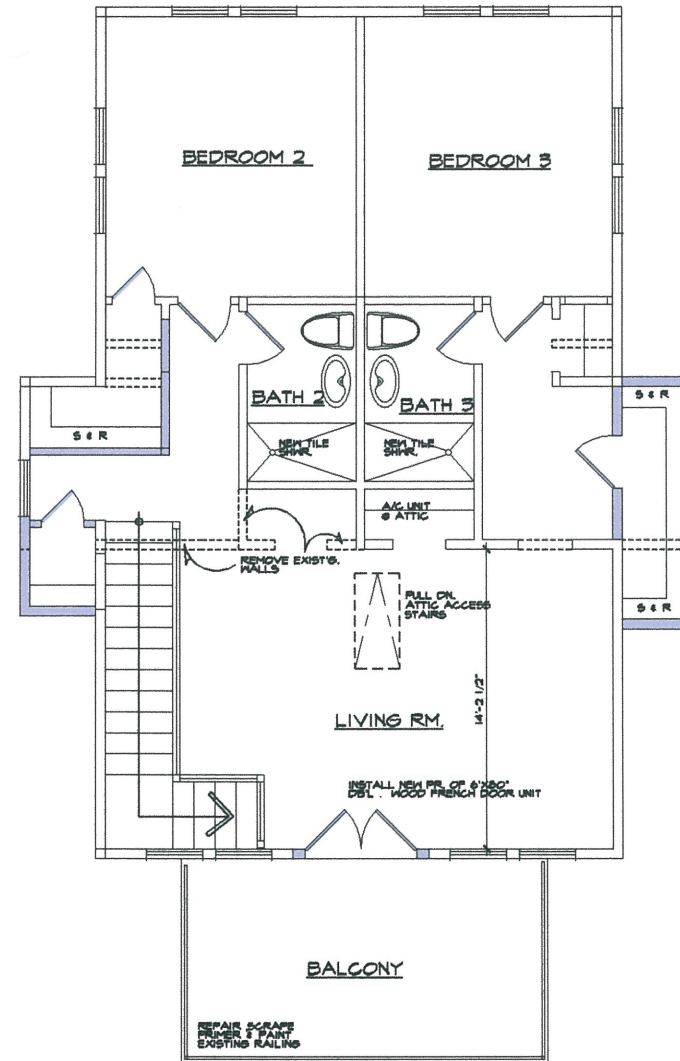
REVISIONS	

PROJECT #
DATE: 04/03/28/15
DRAWN: M.H.
CHECKED BY: M.H.

SHEET #
A2
5 OF 5



REVISED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. UNDER NO CIRCUMSTANCES SHALL A SUBCONTRACTOR BE HELD RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. IF AN AREA BECOMES INCOMPLETE OR CHANGES DURING CONSTRUCTION, THE OWNER SHOULD BE CONTACTED FOR VERIFICATION @ (310) 725-8458.
2. NOTE: ALL NEW WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND MAY NOT BE USED BY OTHERS IN WHOLE OR PART.

A RESIDENCE FOR
AMERICO CANALES
500 KENDALL

MH
DESIGN &
PLANNING
PH. (310) 725-8458

REVISIONS

PROJECT #

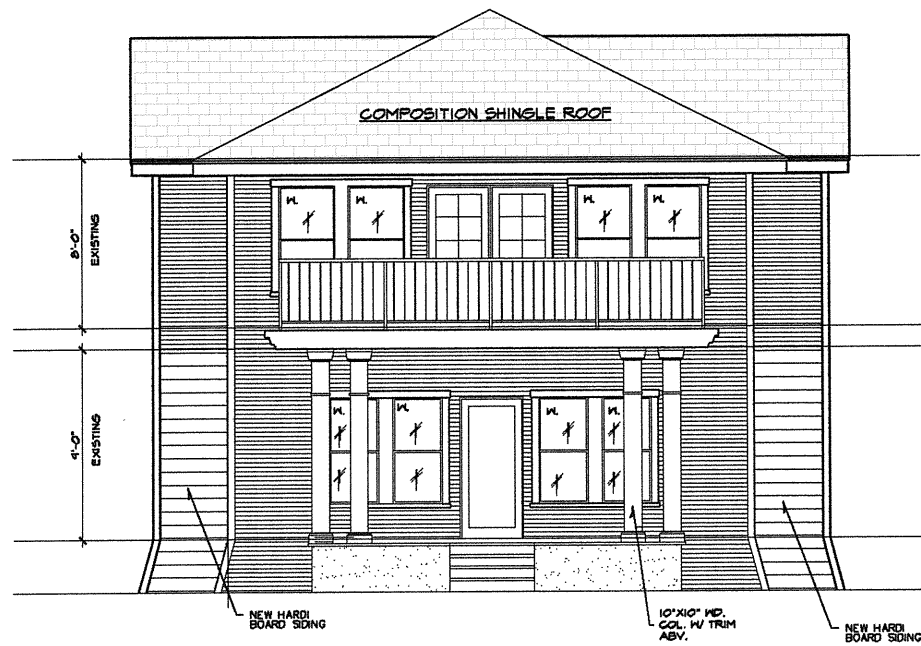
DATE: 03/28/16

DRAWN: M.H.

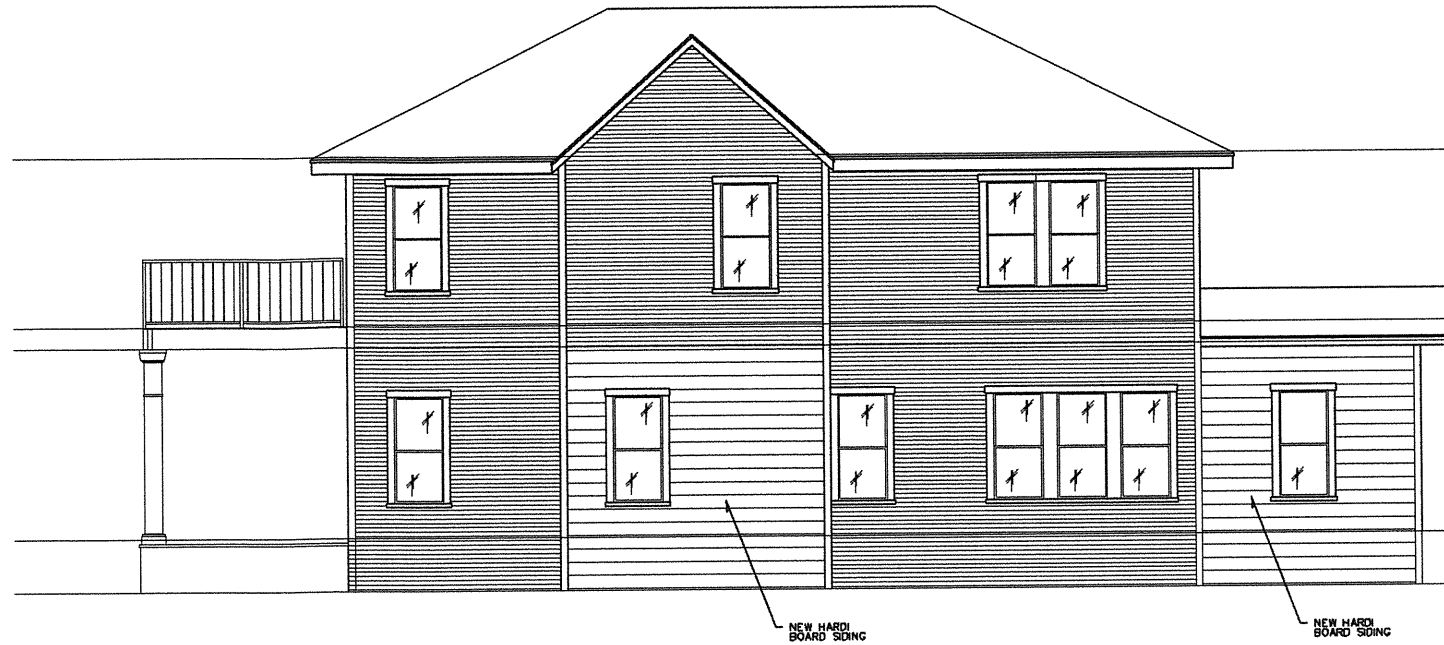
CHECKED BY: M.H.

SHEET #

A3
5



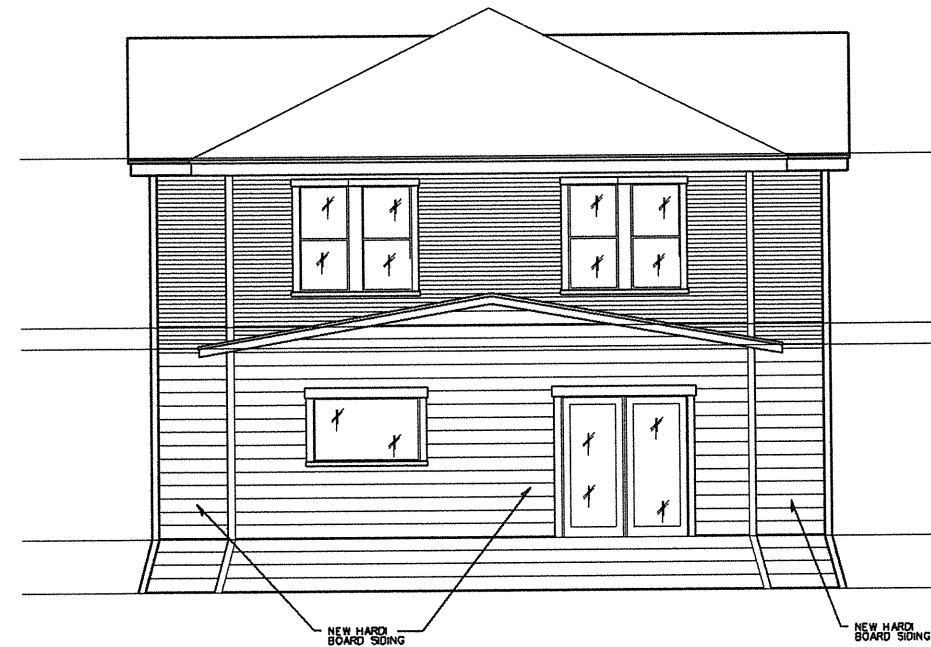
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

SPECIAL NOTE:
OWNER AND ARCHITECT SHALL A
SUBCONTRACTOR, BUILDER, OR OTHER SCALE
A THIS PLAN. IF ANY OTHER SCALE IS
USED, THE ARCHITECT, MARIO HERBERT,
SHALL BE CONSIDERED NOT RESPONSIBLE.
(10/07/12 - 11/18)
NOTE:
WARNING: ALL ARCHITECTS HOUSE PLANS
ARE NOT TO BE USED FOR CONSTRUCTION
BY OTHERS IN WHOLE OR PART.

A RESIDENCE FOR
AMERICO CANALES
500 KENDALL

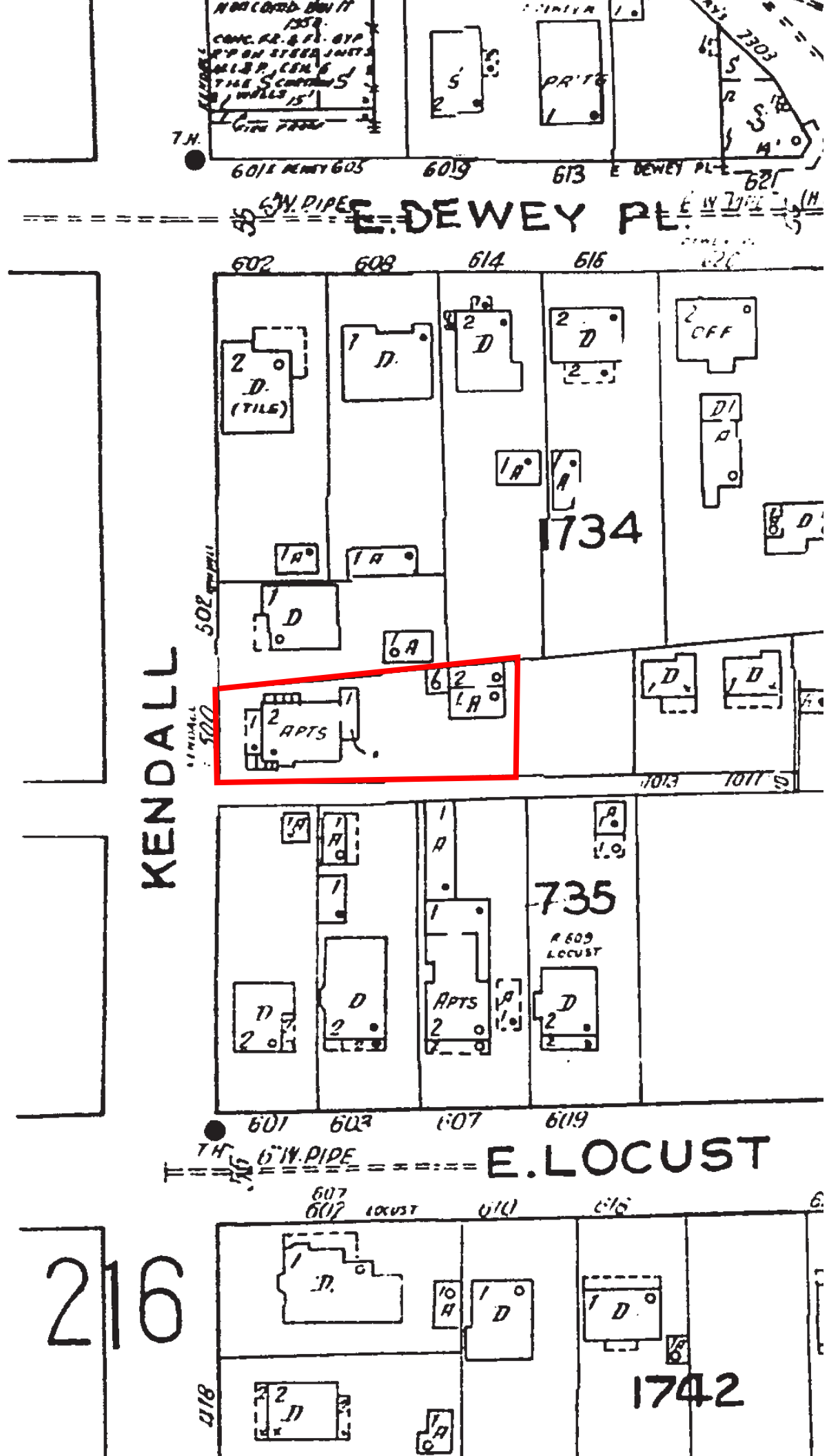
MH

DESIGN &
PLANNING
PH. (918)-725-8455

REVISIONS

PROJECT #
DATE: 04/12/15
DRAWN: M.H.
CHECKED BY: M.H.

SHEET #
A4
3



6007-2



6007-2A
Arid Plains



6007-2B
Wild Hawk



6007-2C
Olive Sawdust

5007-2



5007-2A
Gray Exposé



5007-2B
Lead Cast



5007-2C
Wetlands

7006-23

Thin

6011-1



6011-1
Fired Earth



7006-23
Whitewashed Oak

6007-1



6007-1A
Cliveden Mist



6007-1B
Milestone

walls



6007-1C
Oregon Coast