

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 21

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
REQUEST:

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

1. Demolish a rear addition
2. Construct a new 2,259 sq.ft. two story rear addition. The proposed addition will be clad in stucco to match the house and will have fixed aluminum clad wood windows.
3. Replace three aluminum windows to the side of the house with aluminum clad wood windows.

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 facade 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.
- 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 case was heard by the HDRC on May 6, 2015, at that time the project was referred to the Design Review Committee. The project was reviewed by the DRC on May 12, 2013, at that time the applicant presented revised drawings to reflect some of the recommendations received. The Committee noted the addition needs more expression and that wood windows should be used.
- c. 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.
- d. 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.
- e. The proposed addition will match the roof form of the historic structure which is consistent with the Guidelines for Additions.
- f. 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. The proposed addition is set in and will provide a clear distinction between old and new.
- g. 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.
- h. According to the Guidelines for Additions, new additions should incorporate design elements such as the shapes of window and doors openings similar to the main structure. The proposed new windows will retain a rectangular shape similar in proportions to the windows on the main house which is consistent with the guidelines. However, double hung windows to match the windows on the house rather than fixed windows would be more appropriate.
- i. Consistent with the Guidelines for Additions, materials that match in type, color and texture should be used. In addition, any new materials must be compatible with the architectural style and materials of the original structure. The proposed aluminum clad windows may be appropriate if the correct type of window, profile and dimensions are used.

RECOMMENDATION:

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

- a. The new windows are double hung and not fixed
- b. New windows are one over one instead of six over one
- a. The fenestration pattern on the rear elevation is revised to be more consistent with the fenestration pattern on the main house

CASE MANAGER:

Adriana Ziga



E Gramercy Pl

E Gramercy Pl

Front



Front and East Side



West Side

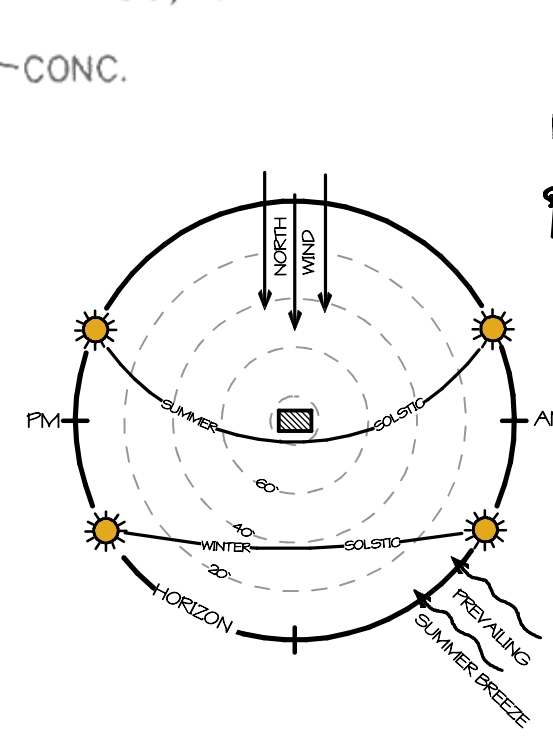


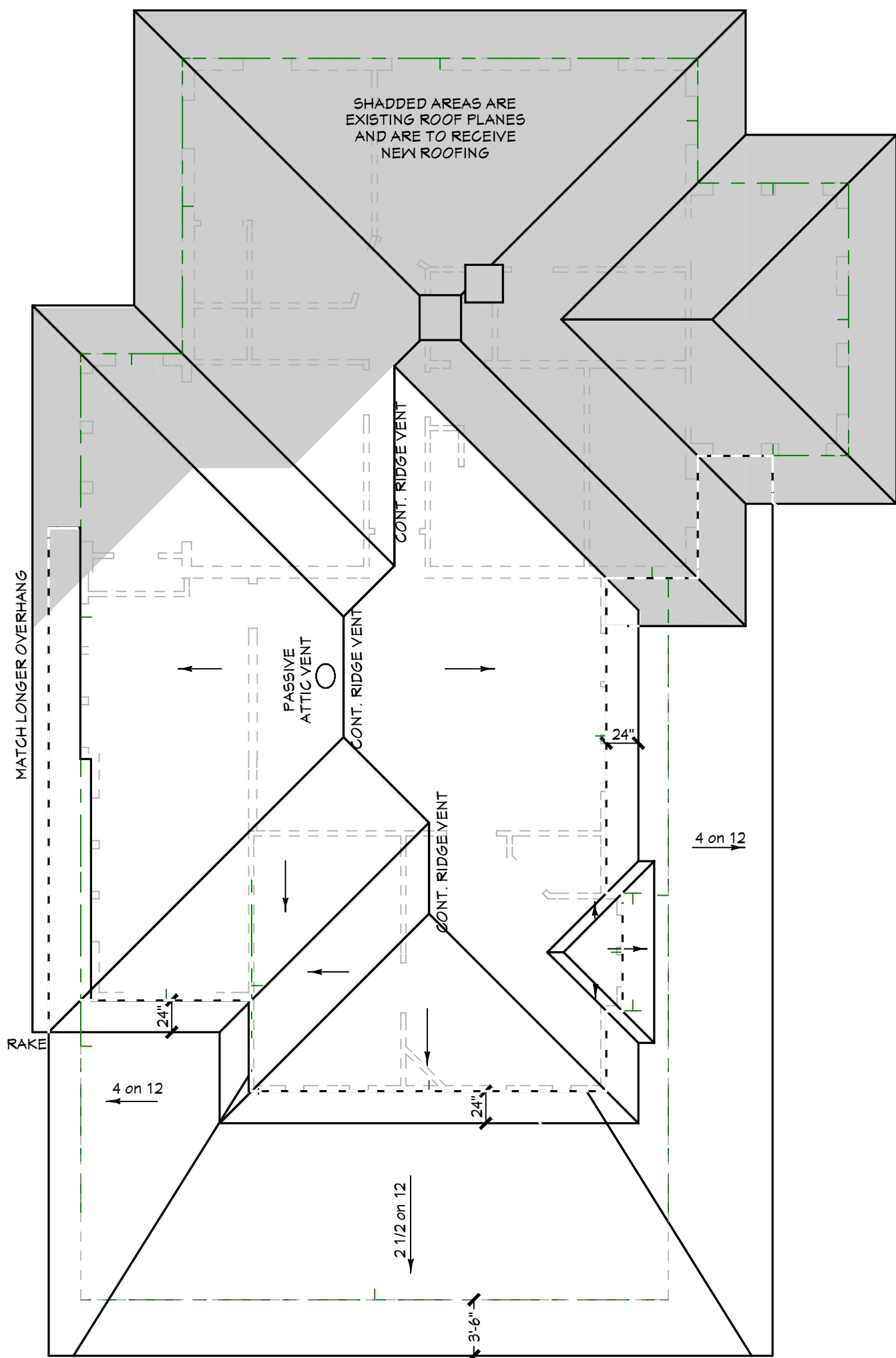
Rear Side

Rear and east side



SEE FLOOR PLAN AND ELEVATIONS FOR LOCATIONS, HEIGHTS AND OTHER INFORMATION





ROOF PLAN

SCALE: 1/8"=1'0"

ROOF NOTES:

- 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

FRAMING SCHEDULE LIGHT ROOFING (ALL SPANS BASED ON #2 GRADE, SPRUCE-PINE-FIR)					
24" CENTERS			16" CENTERS		
RAFTERS NO CLG.	2X6's	9'-9" MAX. SPAN	RAFTERS NO CLG.	2X6's	11'-11" MAX. SPAN
DEAD 10 PSF	2X10's	12'-4" "	DEAD 10 PSF	2X10's	15'-1" "
TOTAL 40 PSF	2X12's	15'-1" "	TOTAL 40 PSF	2X12's	18'-5" "
RAFTERS W/ CLG.	2X6's	4" "	RAFTERS W/ CLG.	2X6's	11'-9" MAX. SPAN
ATTACHED	2X10's	7'-1" "	ATTACHED	2X10's	15'-1" "
DEAD 10 PSF	2X10's	17'-6" "	DEAD 10 PSF	2X10's	18'-5" "
TOTAL 40 PSF	2X12's	17'-6" "	TOTAL 40 PSF	2X12's	21'-5" "
CEILING JOISTS	2X4's	7'-2" MAX. SPAN	CEILING JOISTS	2X4's	8'-7" MAX. SPAN
LIMITED STORAGE	2X6's	10'-6" "	LIMITED STORAGE	2X6's	12'-10" "
CF	2X4's	13'-3" "	CF	2X4's	12'-10" "
AGE	2X6's	16'-3" "	AGE	2X6's	16'-3" "
	2X4's	9'-5" MAX. SPAN		2X4's	10'-9" MAX. SPAN
	2X6's	14'-9" "		2X6's	16'-11" "
	2X8's	18'-9" "		2X8's	22'-4" "
	2X10's	22'-11" "		2X10's	24'-0" "

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
2-2X8	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

AREA CALCULATIONS

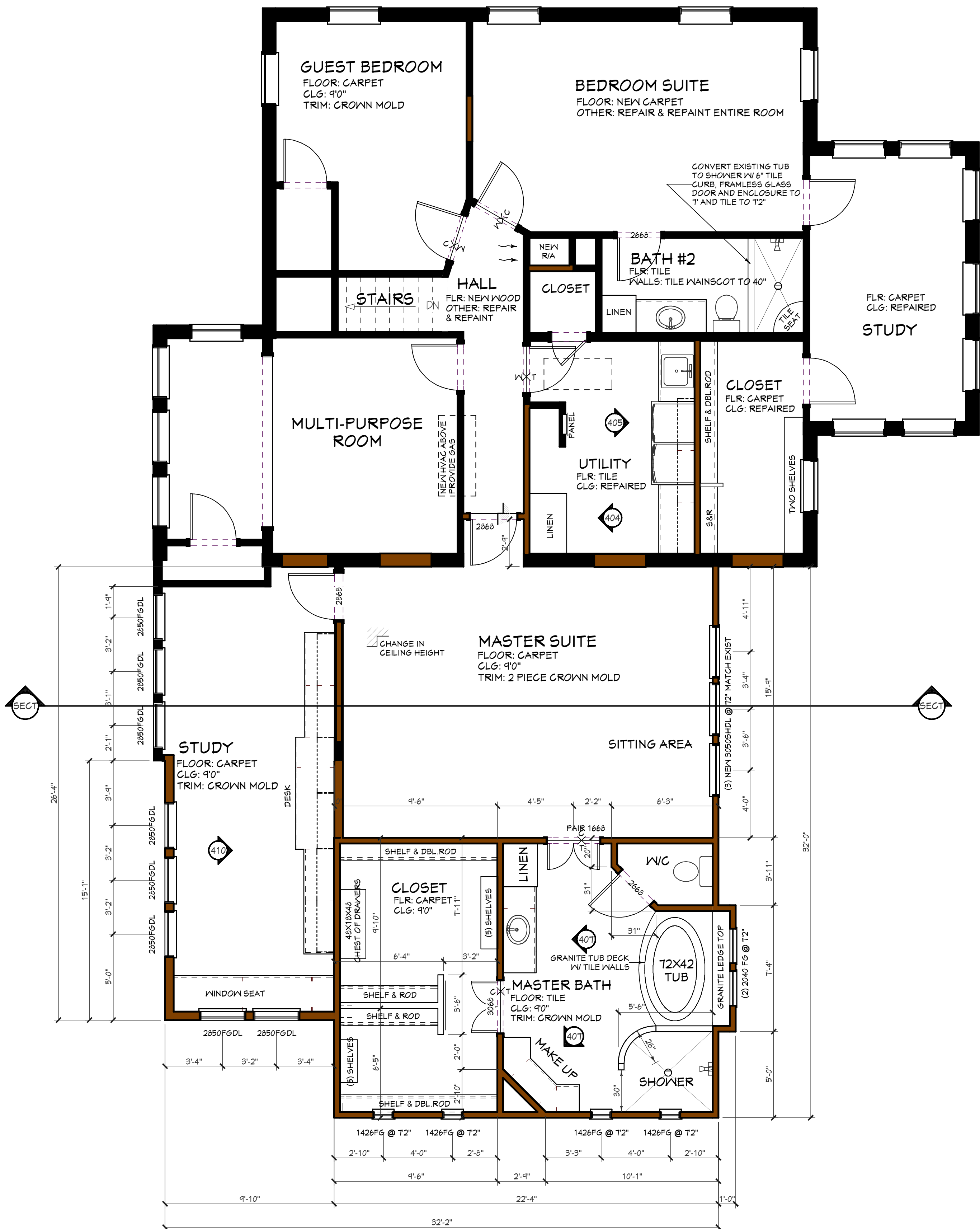
NEW LOWER LEVEL LIVING	976 SQ. FT.
NEW UPPER LEVEL LIVING	1,283 SQ. FT.
TOTAL NEW LIVING AREA	2,259 SQ. FT.
RENOVATED LOWER LEVEL	570 SQ. FT.
RENOVATED UPPER LEVEL	541 SQ. FT.
NEW COVERED PATIO	387 SQ. FT.
TOTAL AREA	3,747 SQ. FT.

GENERAL NOTES:

- ALL ELEMENTS OF THE STRUCTURE ARE TO BE IN COMPLIANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
- ALL WINDOW HEADERS ARE TO BE LOCATED AT 6" ABOVE THE FINISH FLOOR OF THE ROOM THEY ARE IN UNLESS NOTED OTHERWISE ON THE PLAN.
- ALL WINDOW AND DOOR GLAZING IS TO BE TEMPERED WHEN REQUIRED BY THE IRC.
- ALL WINDOWS ARE TO RECEIVE WOOD RETURNS AND CASING AT THE HEAD AND JAMBS AND A WOOD STOOL WITH MATCHING APRON TRIM. TRANSOM WINDOWS WILL BE CASED THROUGHOUT.
- ALLOW FOR "PELA" WOOD WINDOWS WITH EXTERIOR ALUMINUM CLADDING AND "LOW E" GLAZING ON ALL NEW WINDOWS AND DOORS.
- PROVIDE 5/8" TYPE "X" GYPSUM UNDER THE STAIRS AND INSTALL AS REQUIRED FOR FIRE RESISTANT CONSTRUCTION.
- ALLOW FOR MONITORED SECURITY SYSTEM WITH 2 KEY PADS AND SENSORS ON ALL OPENINGS.
- 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.
- 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.
- ON FLOOR PLANS, SOLID DARK WALLS ARE EXISTING WALLS OF VARIOUS THICKNESSES AND CONSTRUCTION TYPES. NEW WALLS ARE INDICATED WITH SHADED INFILL AND ARE TO BE OF 2X WOOD CONSTRUCTION AS INDICATED AND THE PLANS AND DETAILS.
- 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.

UPPER LEVEL WINDOW SCHEDULE									
QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
8	2860	32"X60"	32"	60"	33"X61" 1/2"	YES	FIXED GLASS	2X6X36 (2)	PELA ARCHITECTURAL SERIES
3	3050	36"X80"	36"	80"	37"X81" 1/2"	YES	SINGLE HUNG	2X8X40 (2)	PELA ARCHITECTURAL SERIES
2	2040	24"X48"	24"	48"	25"X49" 1/2"	YES	FIXED GLASS	2X6X28 (2)	PELA ARCHITECTURAL SERIES
4	1226	14"X30"	14"	30"	15"X31" 1/2"	YES	FIXED GLASS	2X4X18 (2)	PELA ARCHITECTURAL SERIES

SEE FLOOR PLAN AND ELEVATIONS FOR LOCATIONS, HEIGHTS, CUSTOM LITES AND OTHER INFORMATION



UPPER LEVEL FLOOR PLAN

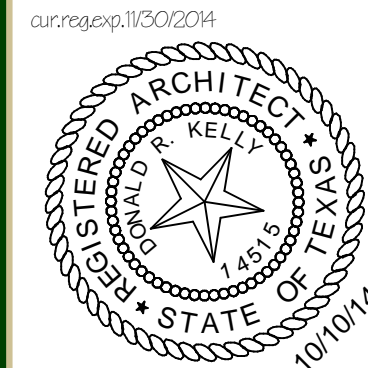
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Date: 10 JUN 2014
Revisions:
CONST. SET: 10 OCT 2014
Misc.: 7 JAN 2015
KITCHEN, PATIO & WINDOWS
Historic Review 6 May 2015
Comments: 12 May 2015

Addition and Renovation For The:

Gonzaba Residence

130 E. Gramercy - San Antonio, Texas 78212



D.R. Kelly Architectural Services
Commercial & Residential Architect
(210) 340-6411 - 603 John Vance Dr. - San Antonio, Texas 78216-4329 don@dkellyarchitect.com

Job #: 1407

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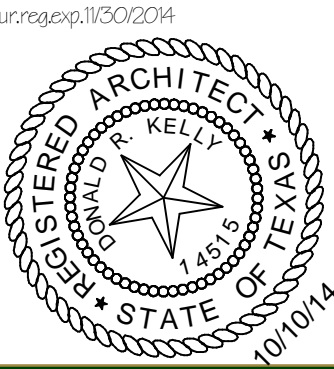
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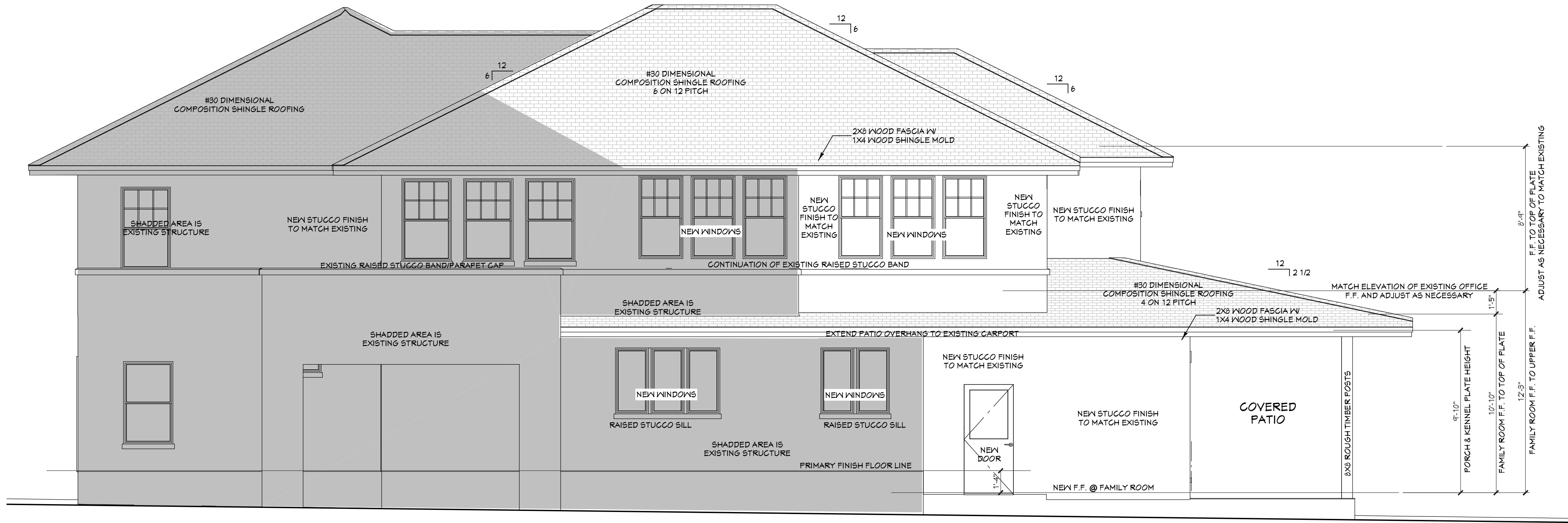
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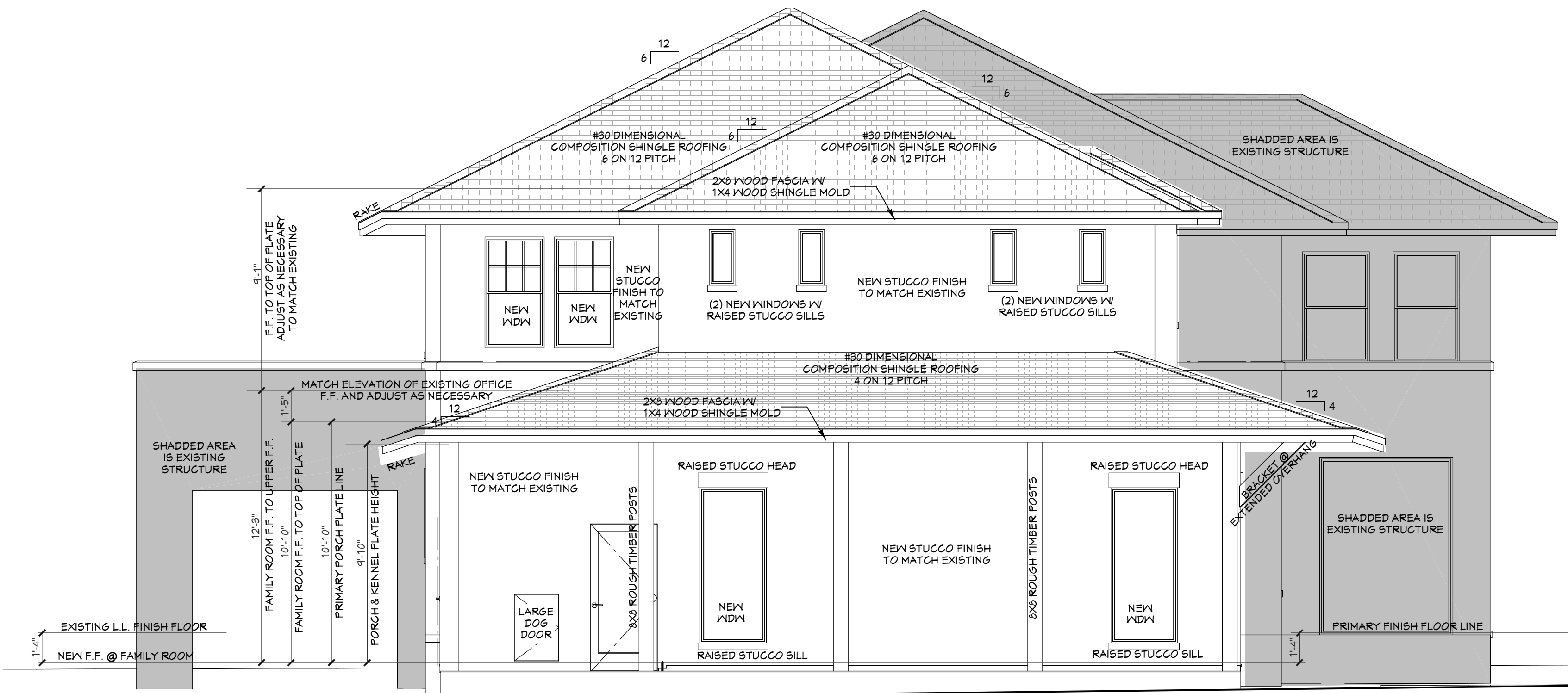
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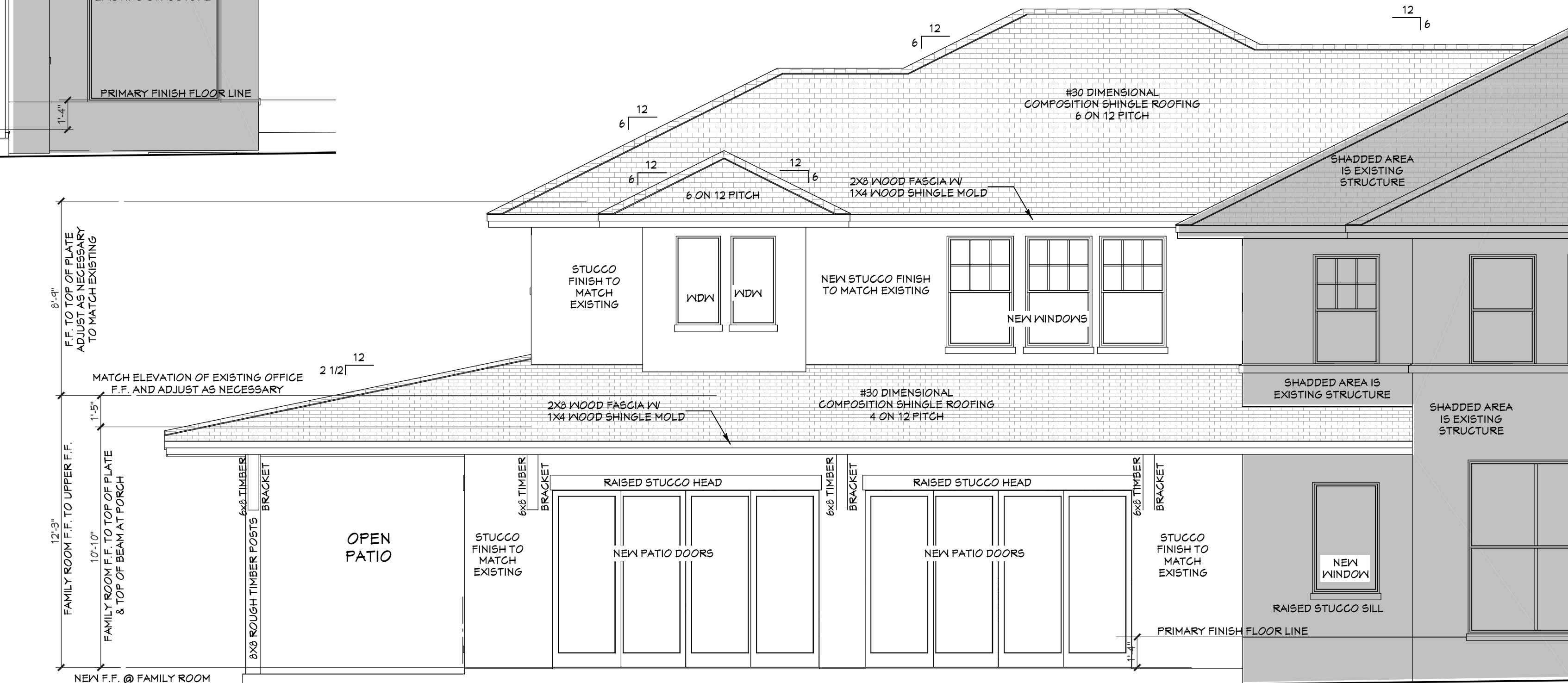
SIDE (WEST) ELEVATION

SCALE: 1/4"=1'0"



REAR (SOUTH) ELEVATION

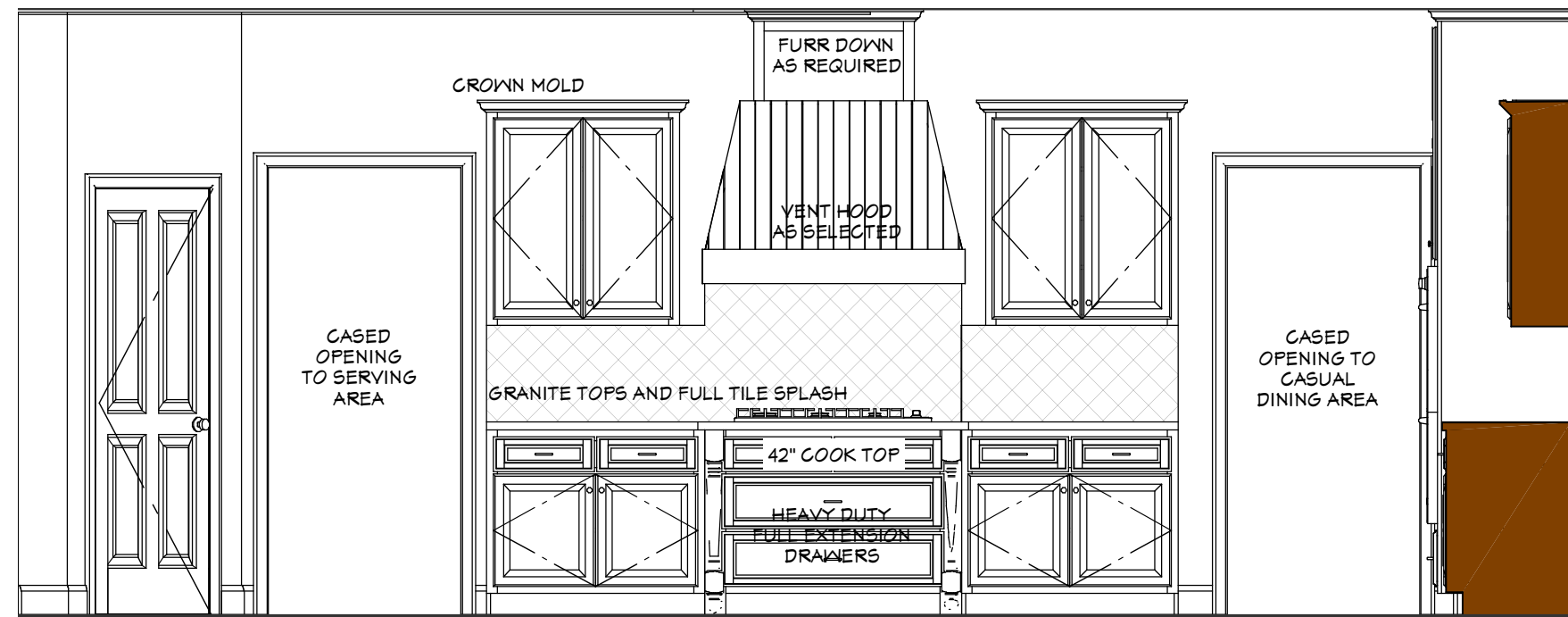
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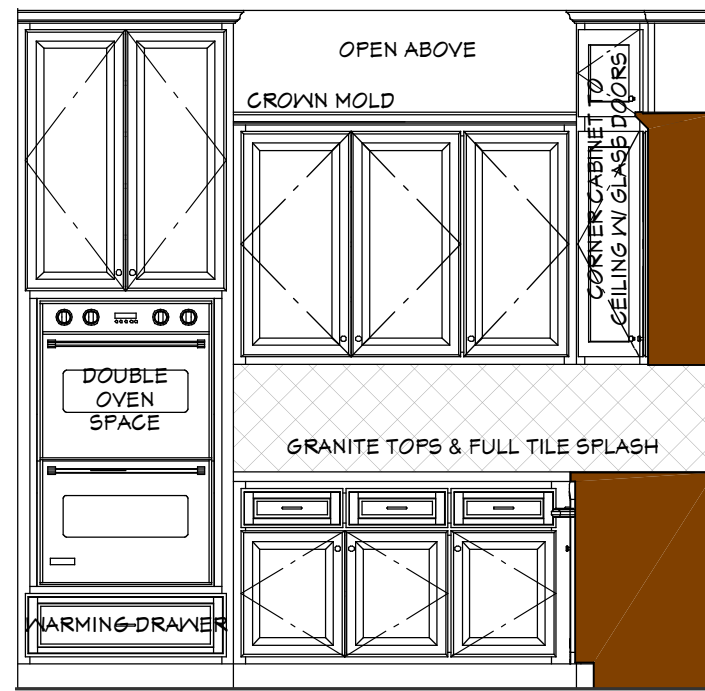
SIDE (EAST) ELEVATION

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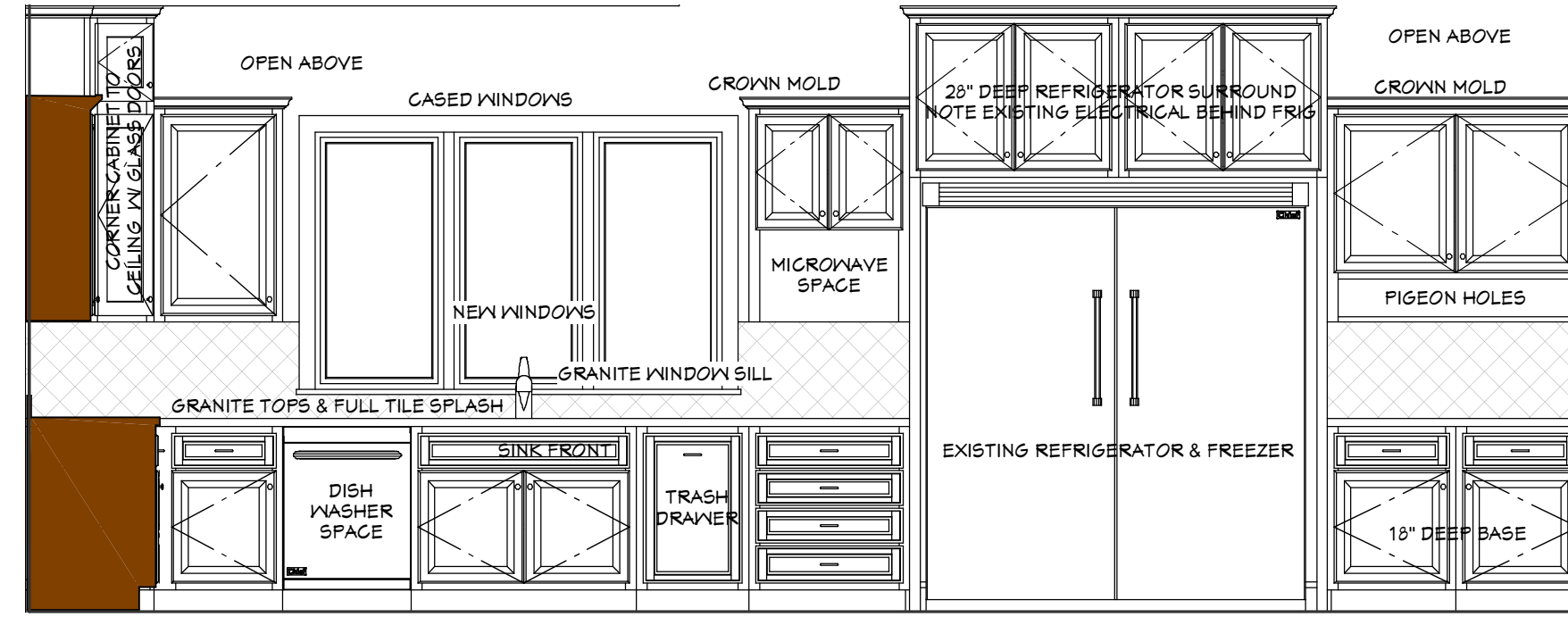




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402

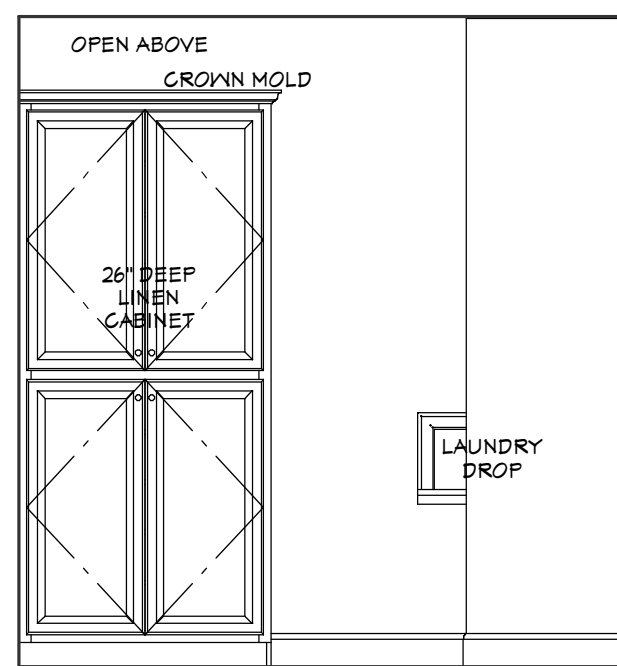


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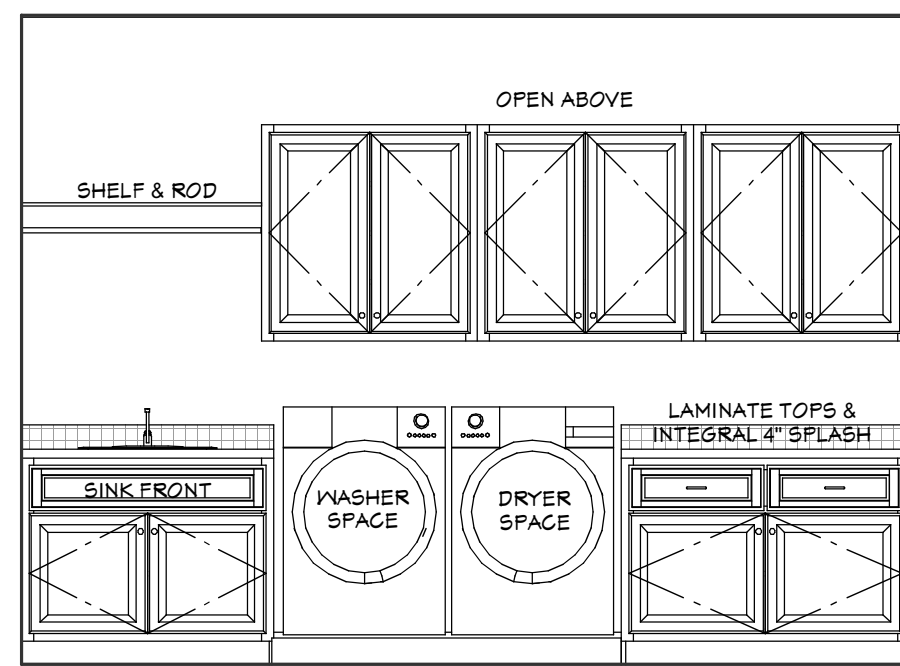
KITCHEN ELEVATIONS

SCALE:

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404

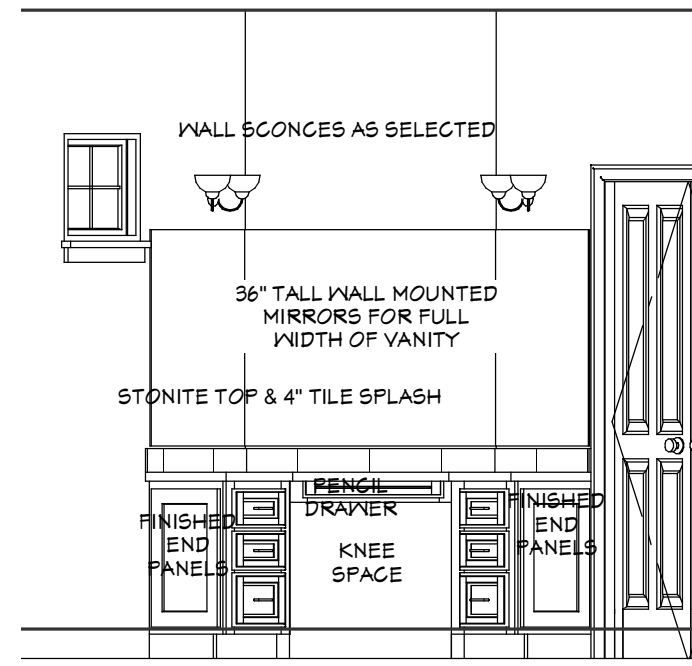


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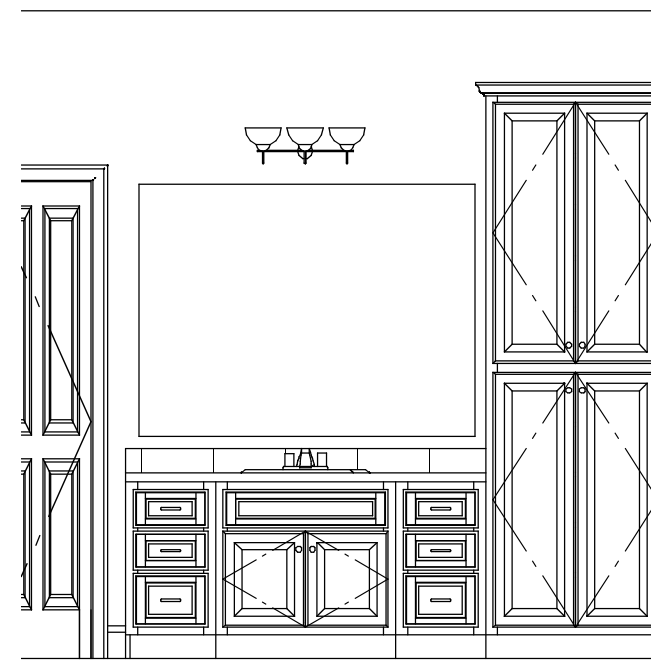
LAUNDRY ELEVATIONS

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406

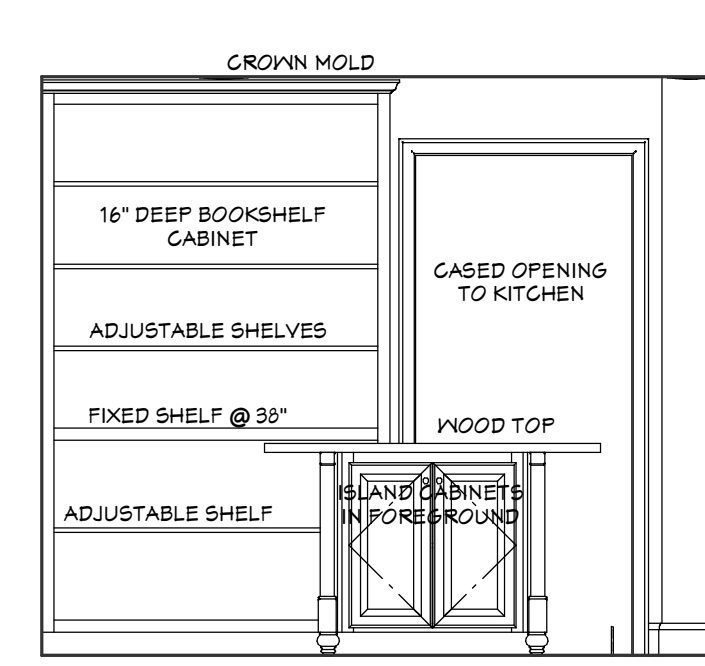


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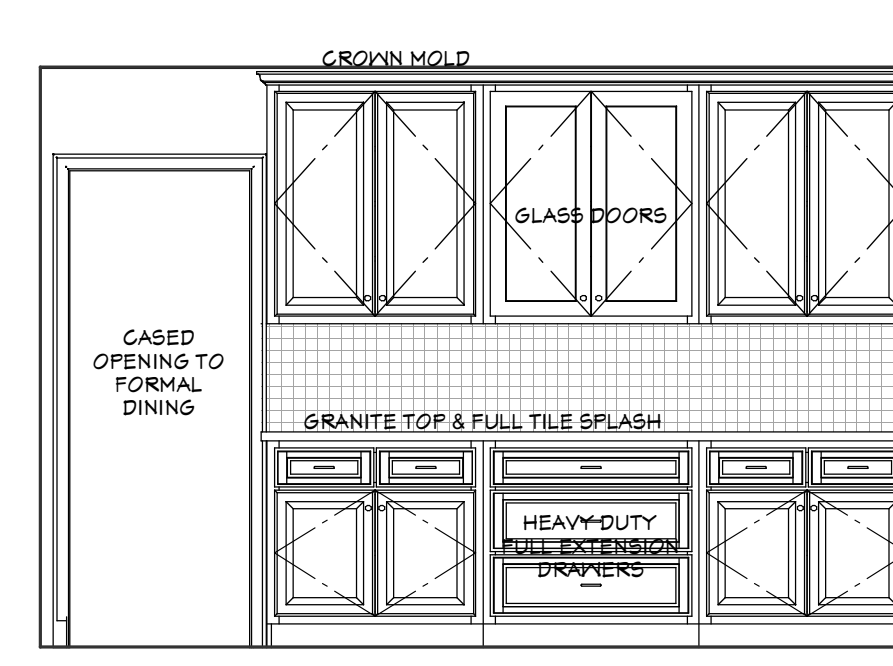
MASTER BATH ELEVATIONS

SCALE:

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408

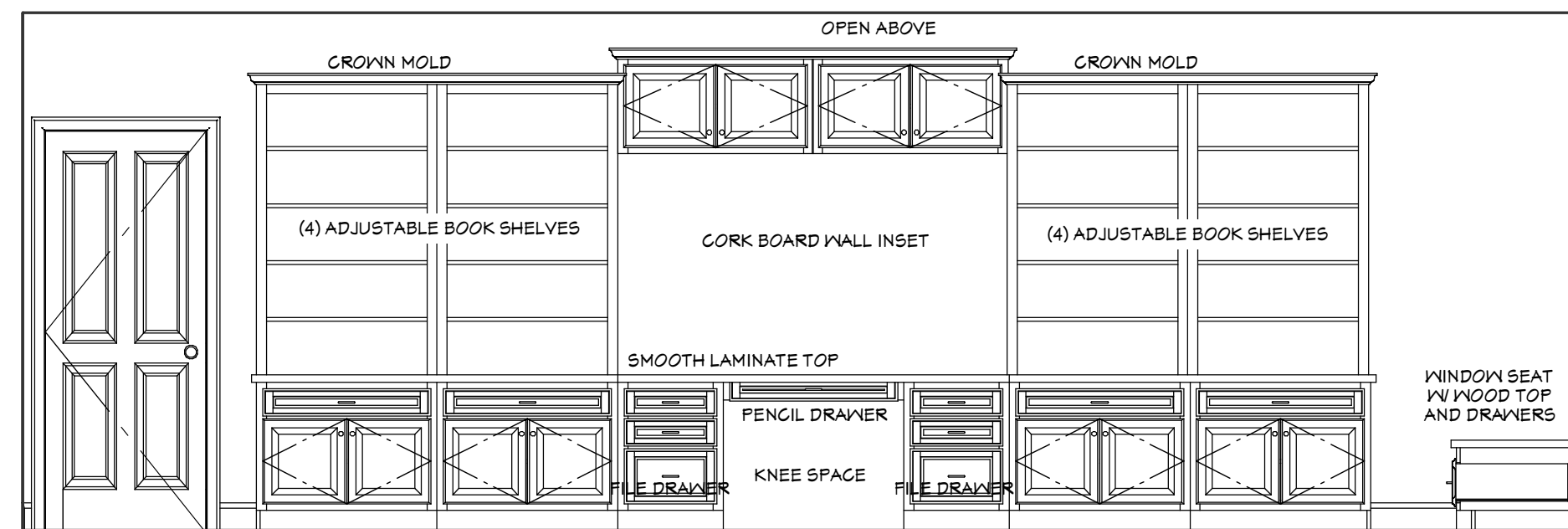


409

SERVING AREA

SCALE:

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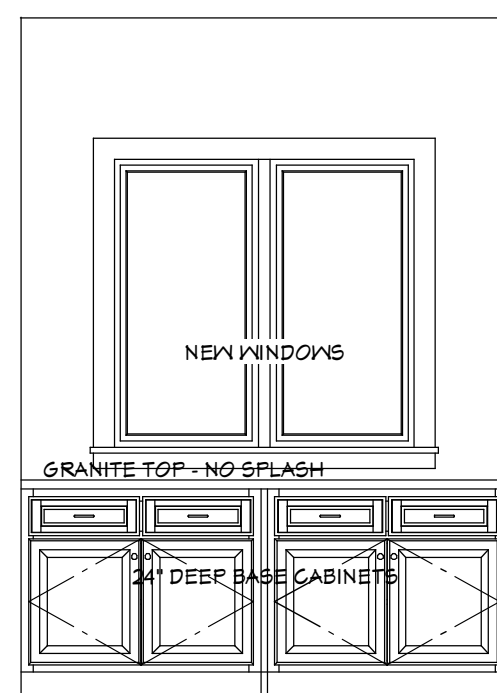


410

MASTER SUITE OFFICE

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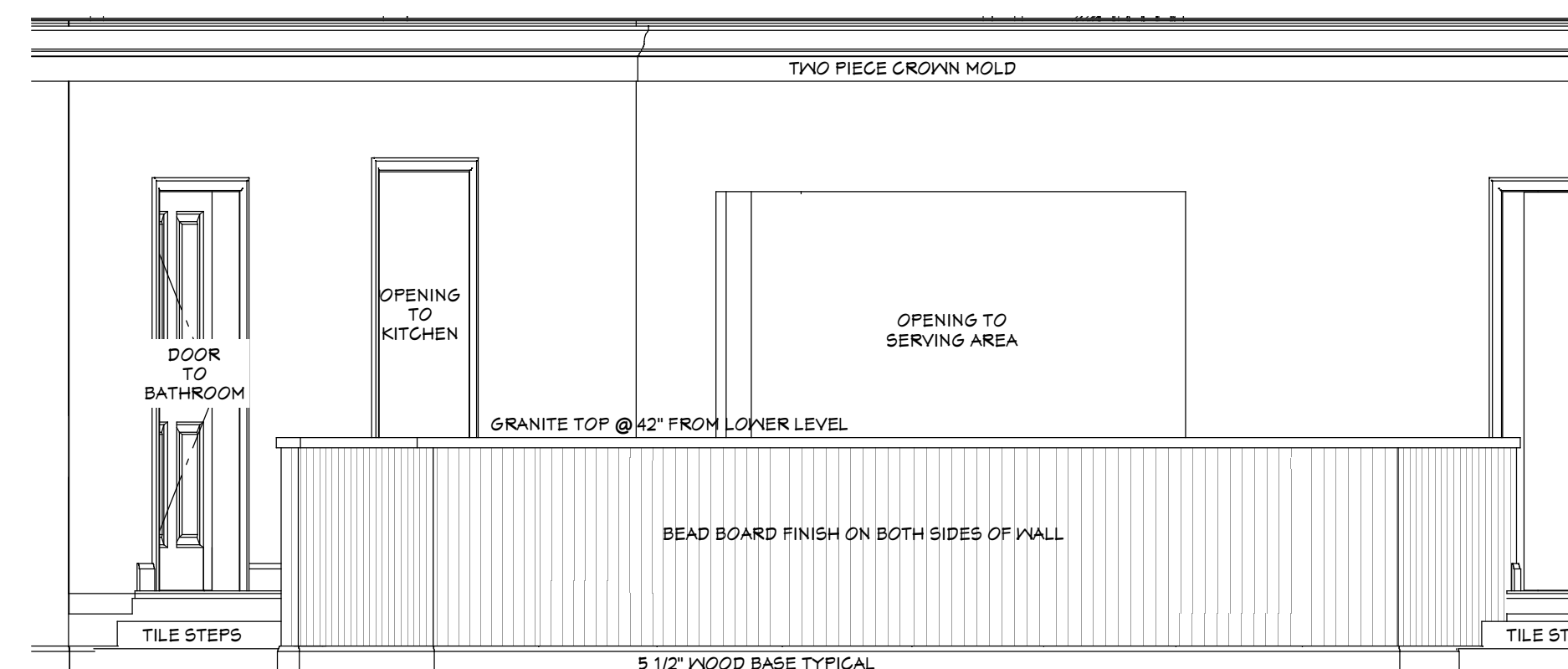


411

DEN BATH

SCALE:

3/8"=1'0"



412

DEN DIVIDER ELEVATION

SCALE:

3/8"=1'0"

Date: 10 JUN 2014

Revisions:

CONST. SET: 10 OCT 2014

Misc.: 7 JAN 2015

KITCHEN, PATIO 6 MAY 2015

& WINDOWS

Historic Review 12 May 2015

Comments:

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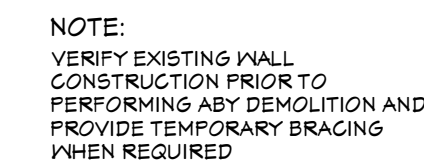
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SCALE: 1/4"=1'0"



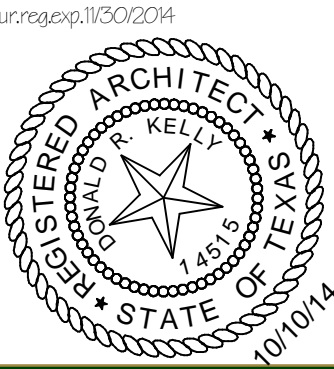
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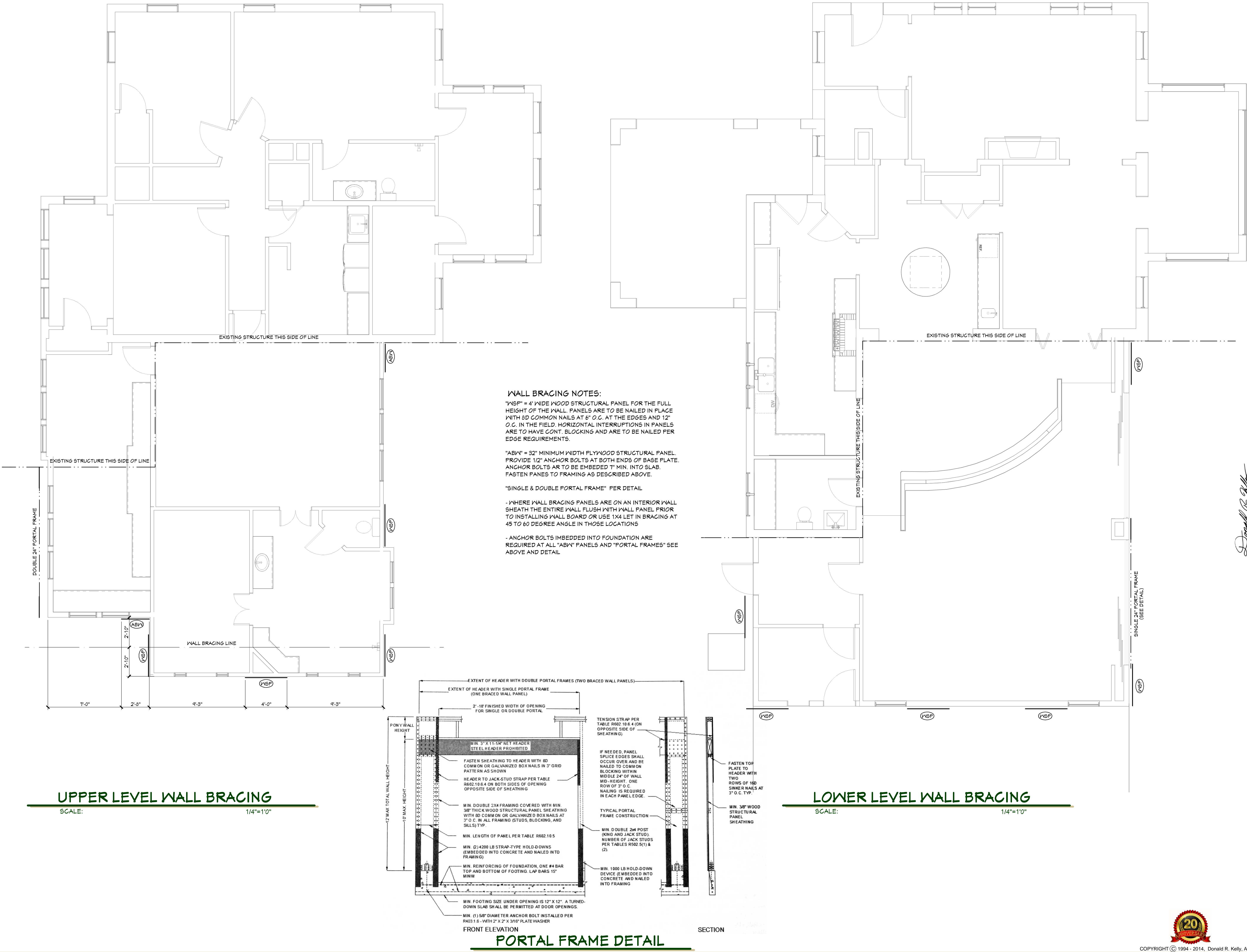
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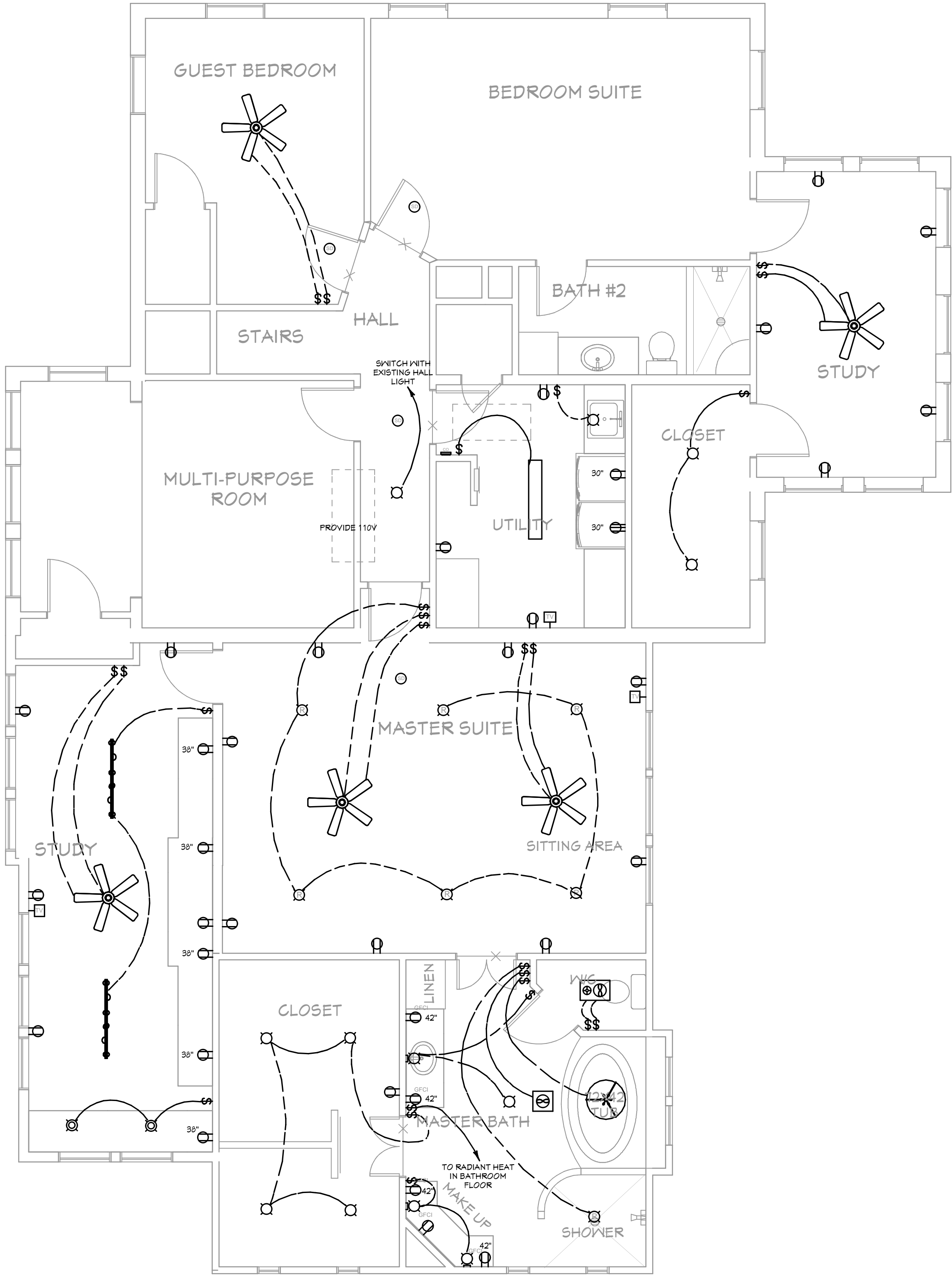
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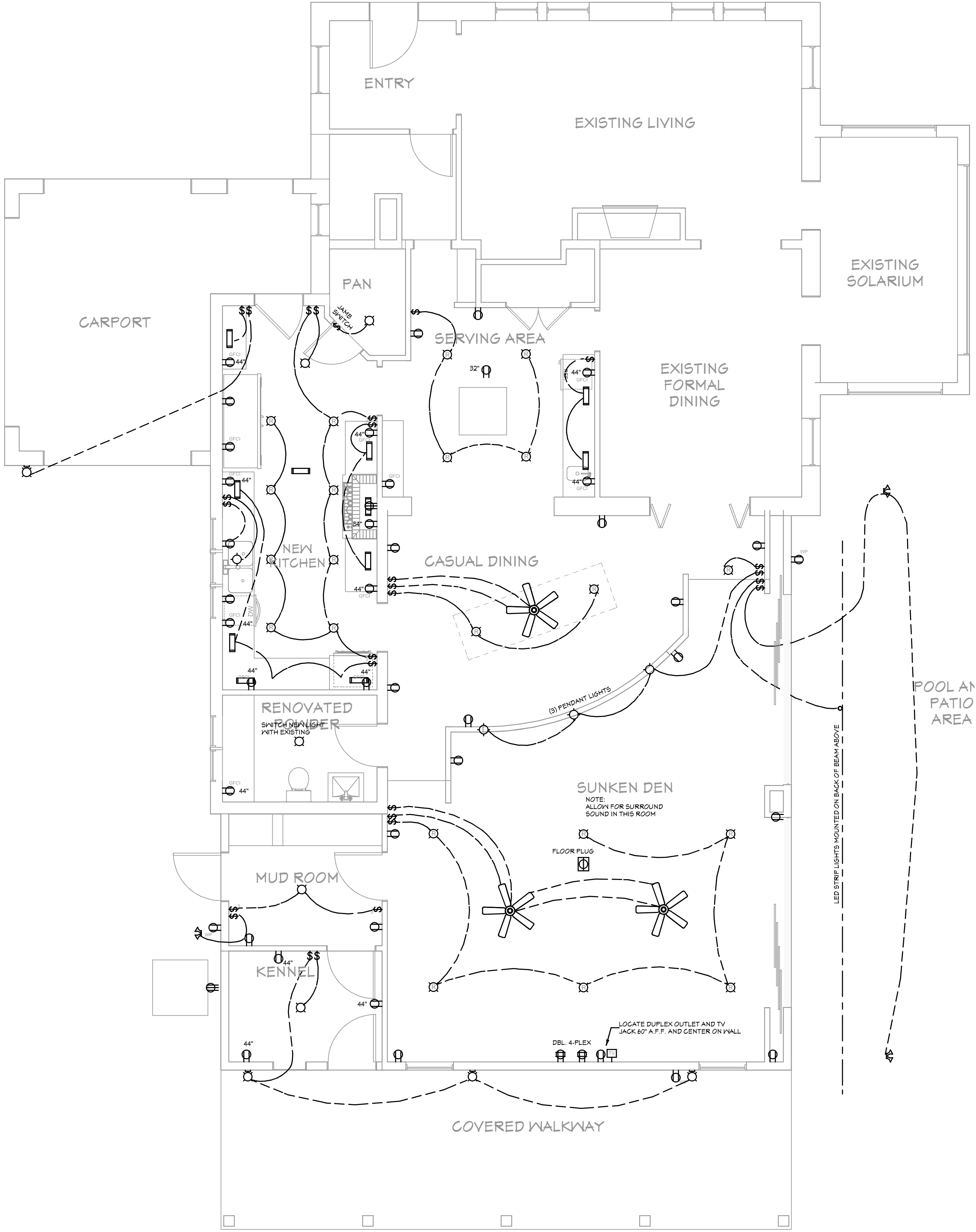


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UPPER LEVEL ELECTRICAL LAYOUT
SCALE: 1/4"=1'0"



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



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 5/12/15

HDRC Case# _____

ADDRESS: 130 E. Gramercy Meeting Location: 1901 S. Alamo

APPLICANT: Brad Westphall

DRC Members present: John Laffer, Betty Feldman

Staff present: Aeliana Zign

Others present: Don Kelly

REQUEST: Construct rear 2 story addition

COMMENTS/CONCERNS: DK - Rear addition built in 60s

BF - Will roof be extended? DK - owner wanted tile
but roof load can't support it. AZ - roofing to match
arch. style. DK - owner wants fixed windows for
security. Addition is now set in 8". BW - second
issue was square windows which are now rectangular.
New windows will be aluminum clad wood.

BF - Always better to use wood, these are all new

COMMITTEE RECOMMENDATION:

APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:

THE ADDITION NEEDS MORE EXPRESSION, WOULD LIKE
TO SEE WOOD WINDOWS.

Charles Melcher

Committee Chair Signature (or representative)

May 12 2015

Date

JL - Justify why you want aluminum clad vs. wood.
Especially since you don't have many windows.

BF - Right way to go. What is percentage on add?
DK - close to 80%.