

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 5

HDRC CASE NO: 2015-295
ADDRESS: 811 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6939 BLK LOT 3 & E 5 FT OF 2
ZONING: R4 H RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Christopher O'Malley
OWNER: Christopher O'Malley
TYPE OF WORK: Rear addition
REQUEST:

The applicant is requesting conceptual approval to construct a one story 765 square foot addition at the rear of the existing structure. The applicant has proposed materials to include a stucco façade and an asphalt shingle roof.

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 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

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.

FINDINGS:

- a. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic context of the block all while featuring a transition between the original structure and the addition. The applicant has proposed to site the addition at the rear of the existing structure, has proposed for the addition to contain a side setback to differentiate it from the existing structure and has proposed for the roofline of the proposed addition to be much shorter in height than that of the original. This is consistent with the Guidelines.
- b. In regards to scale, massing and form, residential additions should be designed to be subordinate to the principal façade of the original structure, should feature a footprint that responds to the size of the lot and should feature a height that is consistent with the original structure. The applicant has designed the addition in a more modest form regarding architectural detailing and has designed it to be 756 square feet. This is consistent with the Guidelines for Additions 1.B.
- c. The applicant has proposed materials consisting of stucco and an asphalt shingle roof, both of which match those of the existing structure. This is consistent with the Guideline for Additions 1.B.v.
- d. The applicant has proposed an addition that is in keeping with the historic context of the block as well as an addition that incorporates appropriately scaled architectural details. This is consistent with the Guidelines for Additions 4.A.
- e. The UDC specifies that a setback of twenty feet must be maintained at the rear of the property between any structure and the rear property line. If approved by the HDRC, the applicant must apply for a variance for the requested setback.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



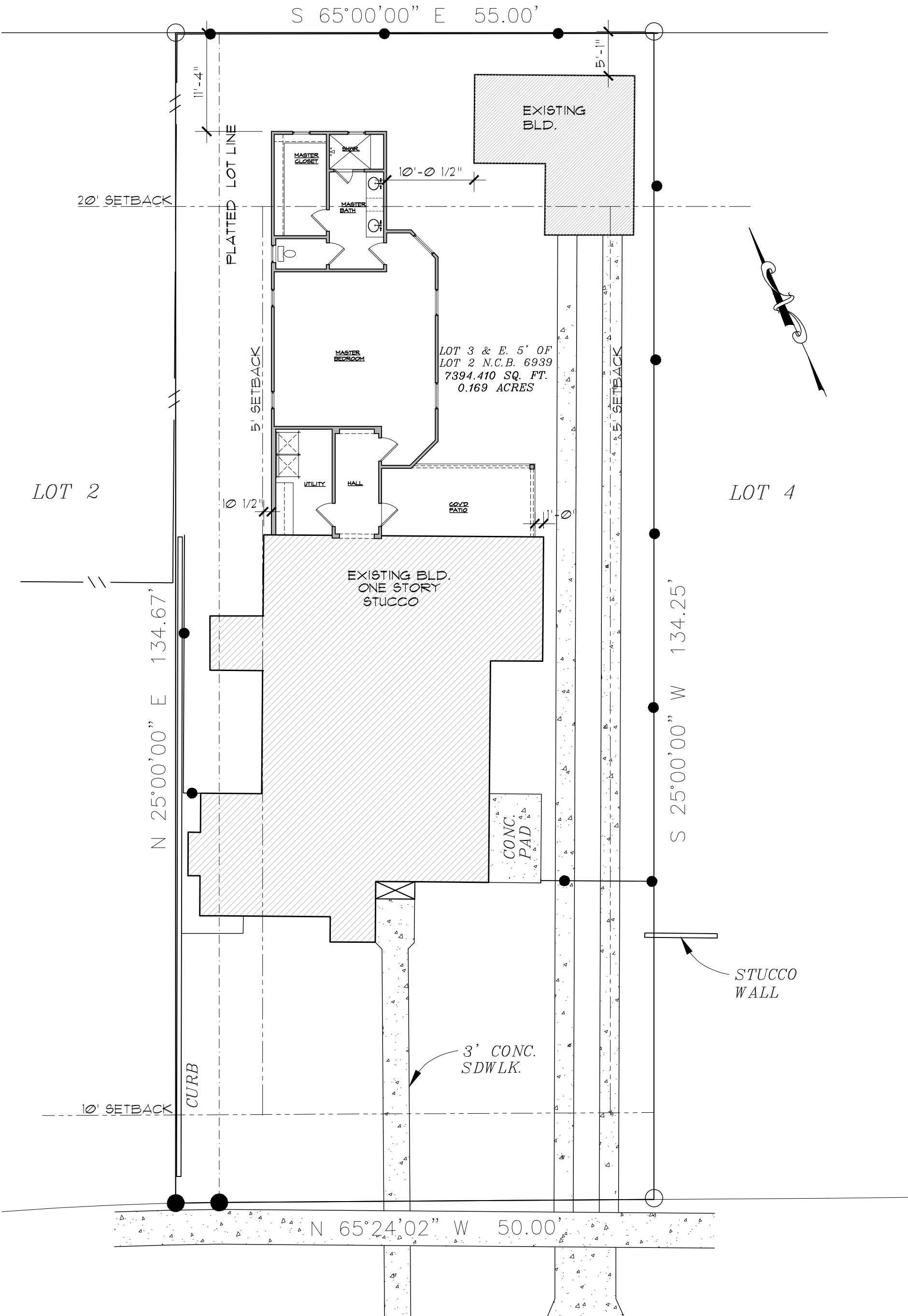


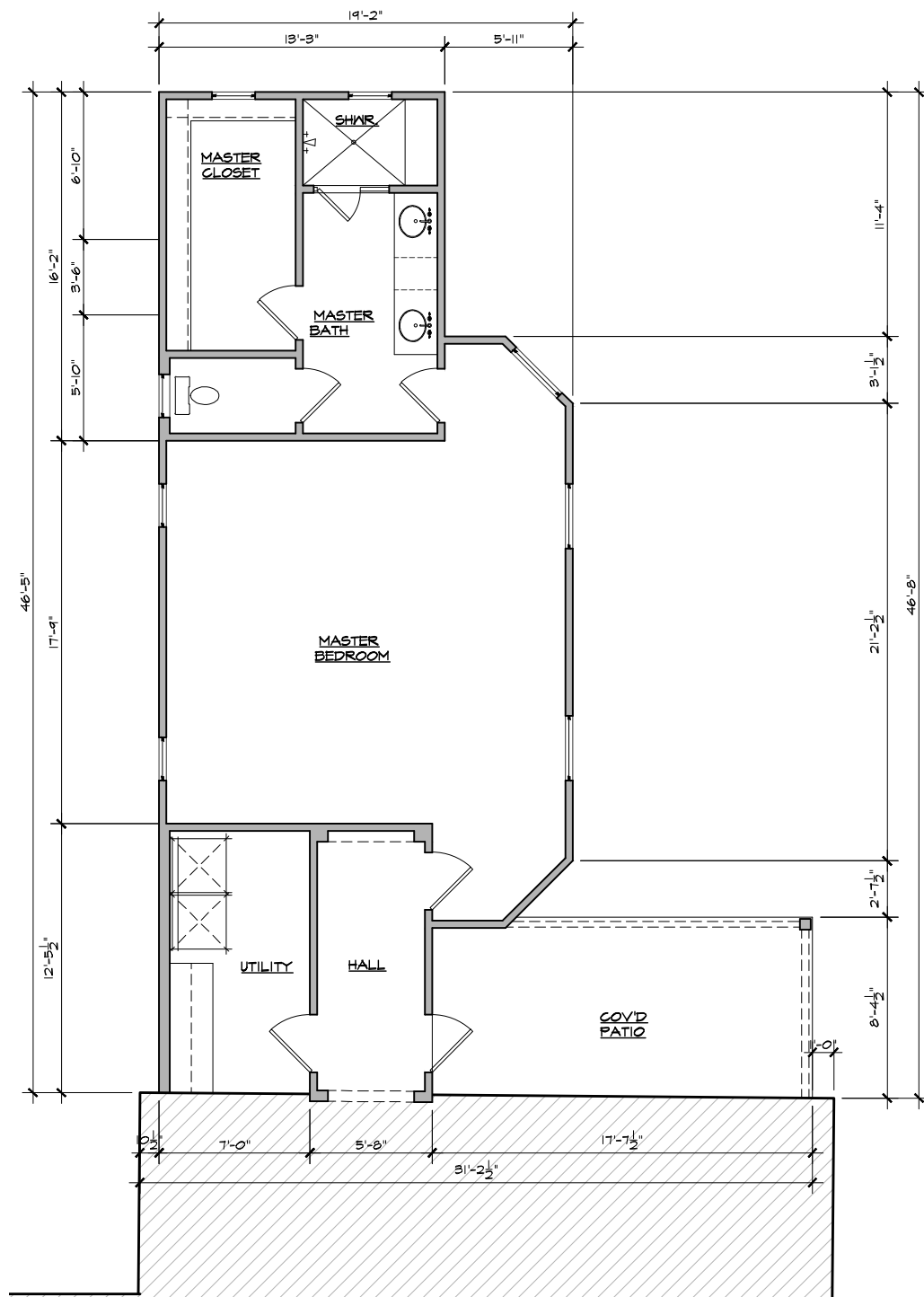
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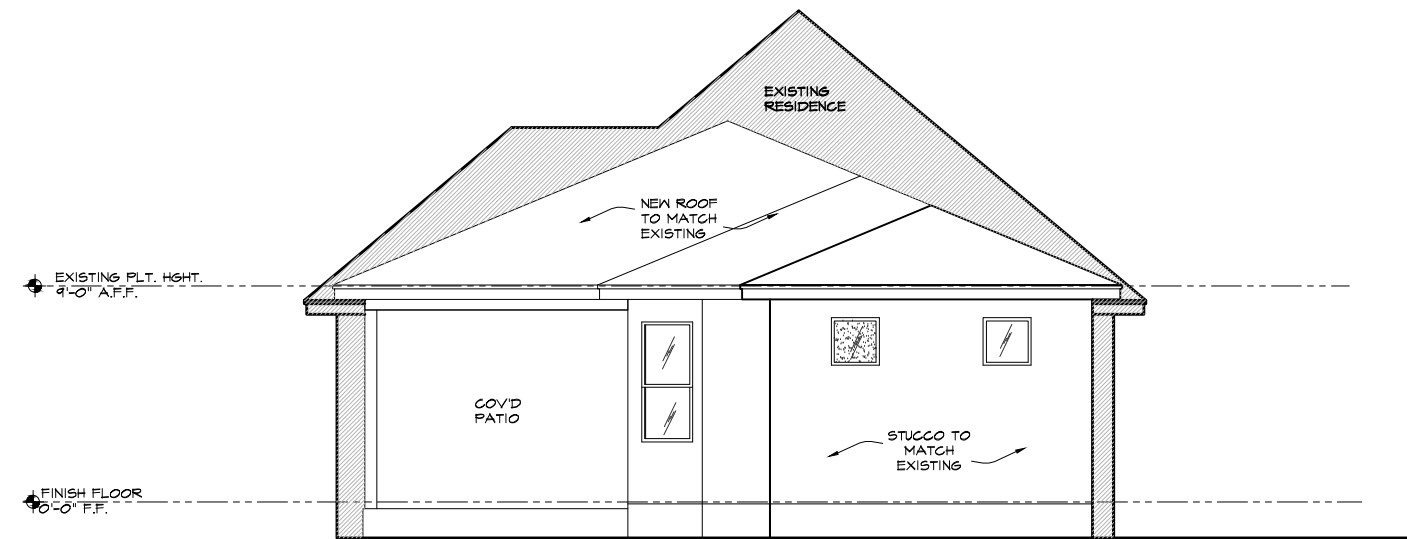
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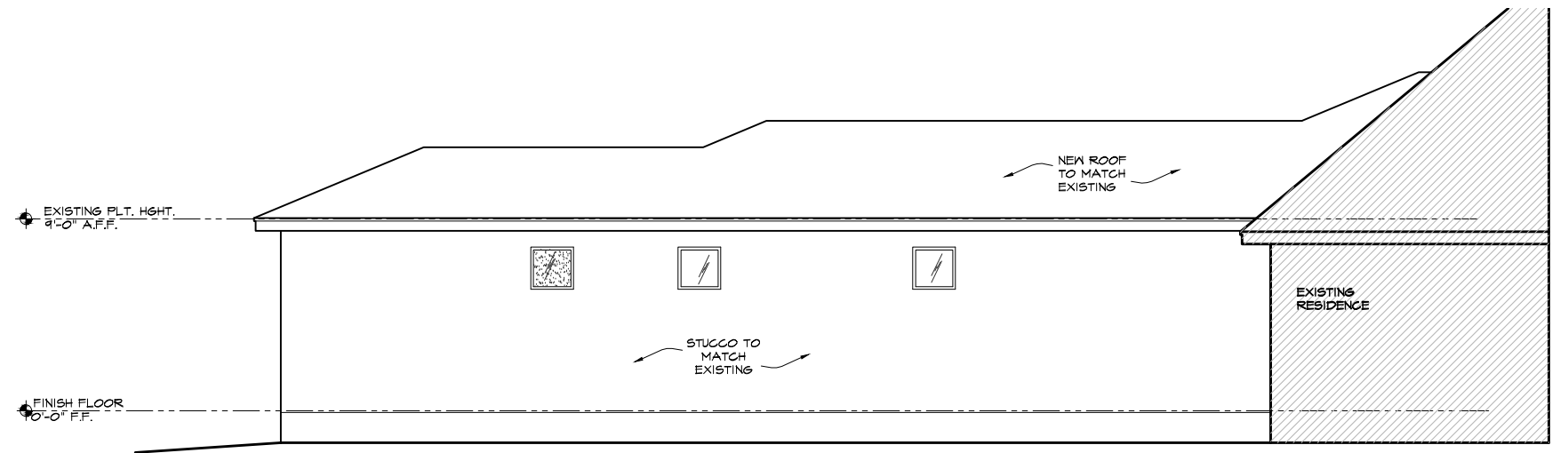




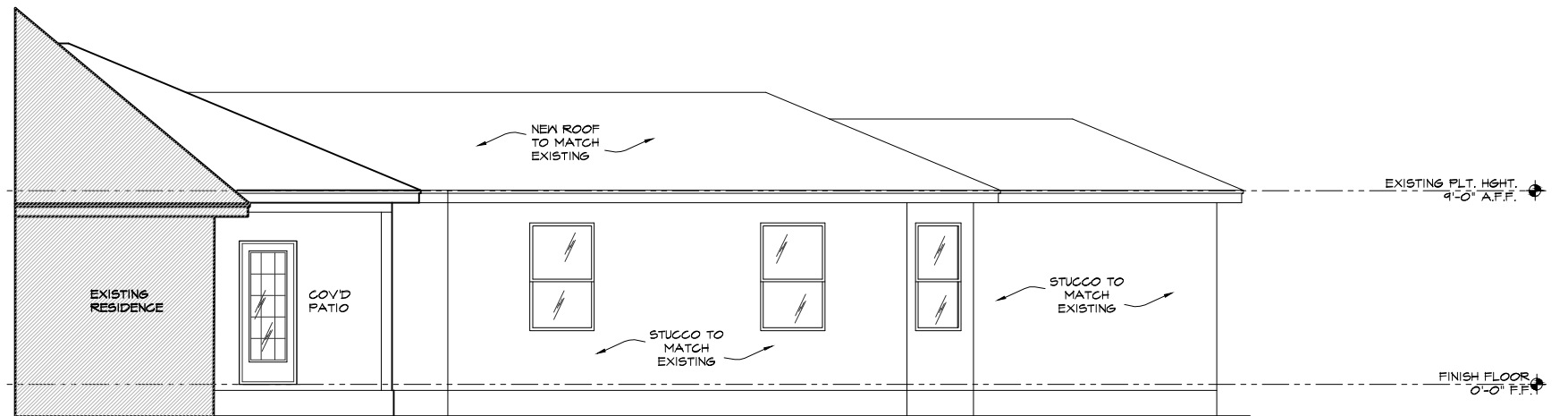
Floor Plan s.c. - 1/8" = 1'



North Elevation s.c. - 1/8" = 1'



West Elevation s.c. - 1/8" = 1'



East Elevation s.c. - 1/8" = 1'

811 E. MAGNOLIA
Added Living - 765 sqft.







