HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 4

HDRC CASE NO:	**2015-358**
ADDRESS:	645 E PARK AVE
LEGAL DESCRIPTION:	NCB 1754 BLK 3 LOT 16
ZONING:	R6 H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	Sarah Villarreal
OWNER:	Kyle Villarreal/JSL RE Investments, LLC
TYPE OF WORK:	Final approval of addition and porch repair

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 348 square foot addition at the rear of the property as well as rehabilitate the front porch.

APPLICABLE CITATIONS:

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

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.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
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.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, he design should be based on the architectural style of the building and historic patterns.

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 should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL
i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

B. INAPPROPRIATE MATERIALS
i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS
i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

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.
5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN
i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
ii. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. Roof slopes—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN
i. Building orientation—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS
i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. Mounting (flat roof surfaces)—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

a. The applicant has received administrative approval for a number of rehabilitative requests including foundation repair, roof replacement, siding repair and replacement, chimney repair and the rehabilitation of the rear accessory structure.
b. At the front of the primary historic structure currently existing an enclosed front porch which was previously enclosed without proper permitting. The current owner and applicant has proposed to remove the existing, non contributing front porch enclosure and restore the front porch to its original state. According to the Guidelines for Exterior Maintenance and Alterations 7.B.i. front porches should not be enclosed and should be reconstructed based on accurate evidence of the original. The applicant's proposal is consistent with the Guidelines.
c. At the rear of the primary historic structure, the applicant has proposed to construct a 348 square foot addition. According to the Guidelines for Additions 1.A., additions should be sited at the side or rear of the building to minimize their visual impact from the public right of way, should be in keeping with the historic structures of the block, should utilize a similar roof form and should feature an architectural transition from the new to the old. The applicant's proposal is consistent with the Guidelines.
d. An additions height, footprint and massing should all be subordinate to that of the primary historic structure's. The applicant has proposed an addition that at 348 square feet and approximately eighteen feet in height is subordinate in terms of height, scale and footprint. This is consistent with the Guidelines for Additions 1.B.
e. Regarding materials, the applicant has noted that the existing siding at the rear of the original house will be removed and reused as the façade materials of the addition. The applicant has also noted that all trim as well as roofing materials are to match those of the original structure. This is consistent with the Guidelines for Additions 3.A. Staff recommends that the applicant reuse the three existing wood windows in the addition as well as install a wood rear door.

f. The applicant has proposed to design the addition as well as reuse many historic materials in a manner that is consistent with the Guidelines for Additions 4.A.

RECOMMENDATION:

Staff recommends approval based on findings a through f with the stipulations that the applicant salvage the three rear wood windows to be reused in the rear façade of the addition and that the applicant install a rear door that is wood.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Oct 14, 2015

645 E. Park Ave.

Objective: This home is unique and special not only being that it is in the Historical district of Tobin Hills, but that it is getting a second opportunity to be the home that it once was. Our mission with this little gem is to bring it out of the current state of disrepair and overgrown vegetation. To achieve this, we wish to honor the traditions of the original style of this home and the neighborhoods surrounding. It is our goal to keep this home as original as it allows or keep the "look" as original as possible. Following is the scope of work we will be using to help us obtain this goal and return this gem to its former glory.


This is what was the main entrance to the home. It is visible now once drywall has been removed that this was an exterior patio as it shows beadboard ceiling, exterior siding, and wooden decking.


Alternate view entering
home through the porch


Alternate view looking from the inside out to the porch. Windows are covered by drywall at this moment


Opening leading to front of house
View of original entrance from the porch.

Google 2002 N St Mary's St

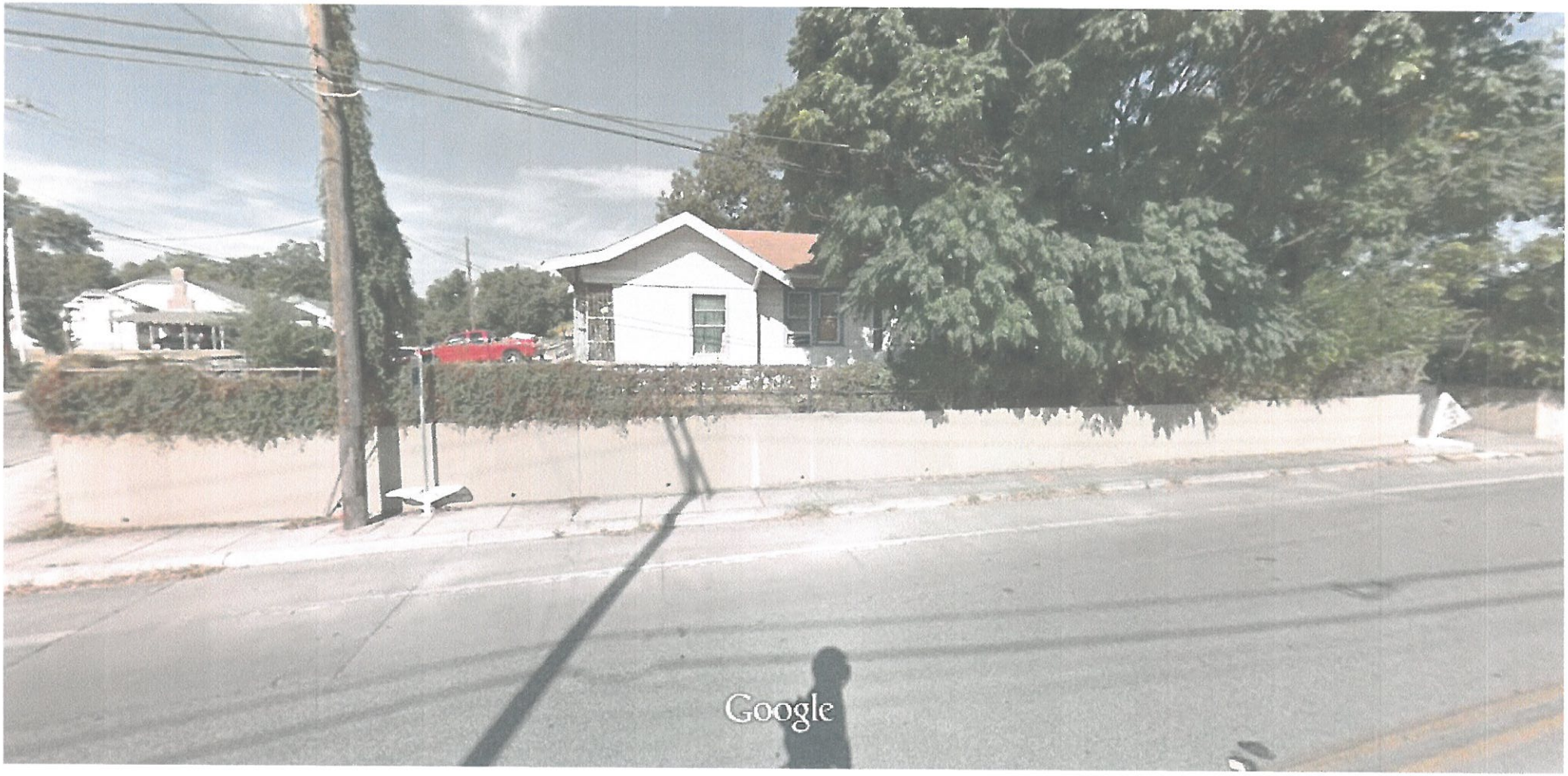


Image capture: Sep 2014 © 2015 Google

San Antonio, Texas

Street View - Sep 2014

STREET VIEW

ST. MARYS

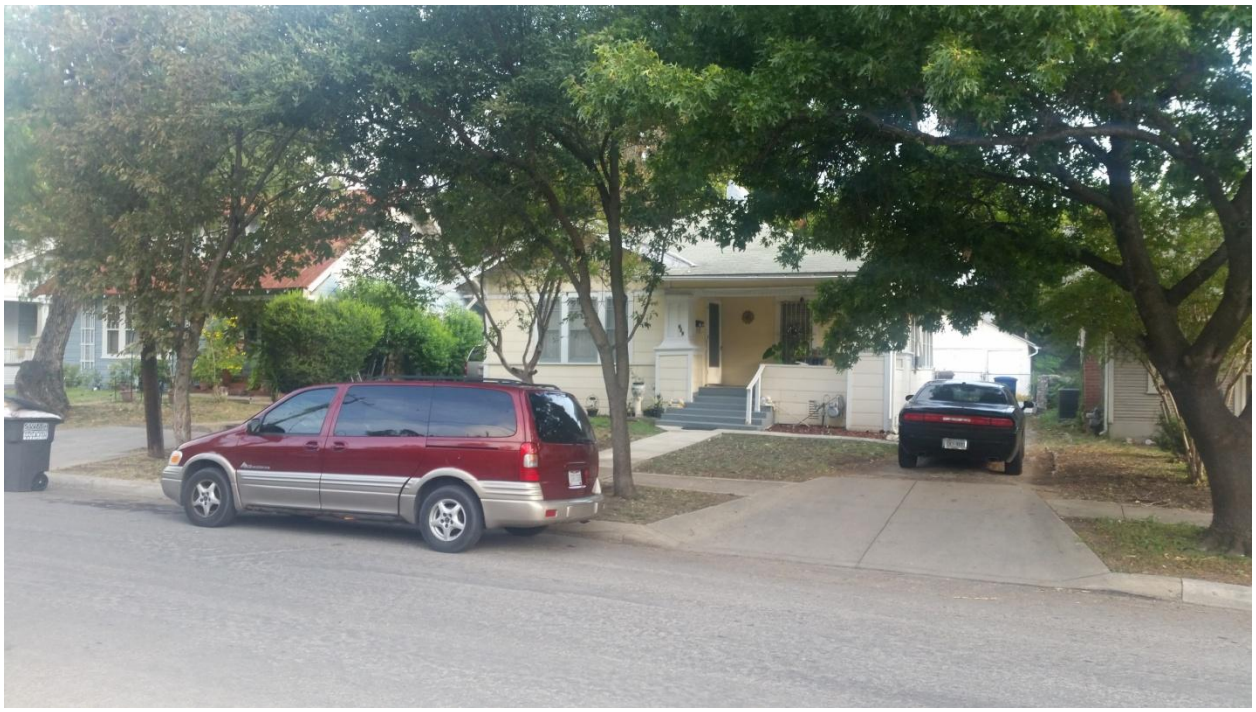
Google 653 E Park Ave

Image capture: Sep 2014 © 2015 Google

San Antonio, Texas

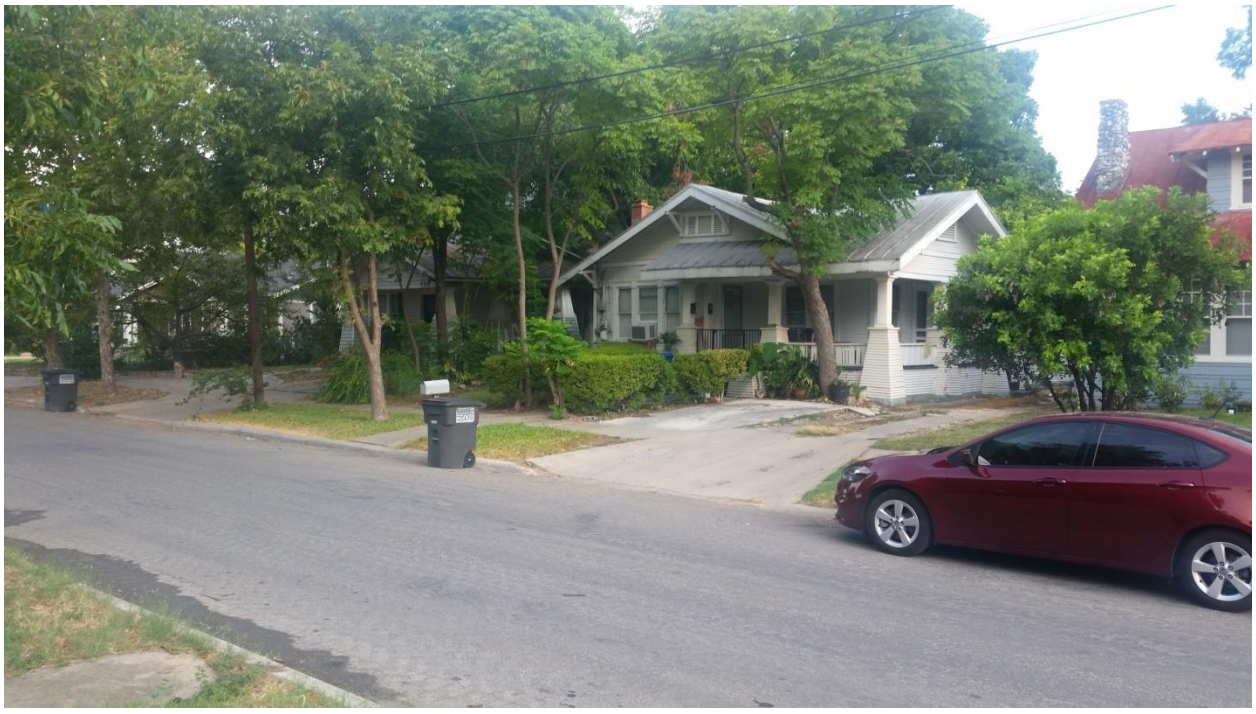
Street View - Sep 2014

Example of Side Porch Main Entrance 637 E. Park Ave.



Example of Side Porch Main Entrance 625 E. Park Ave.

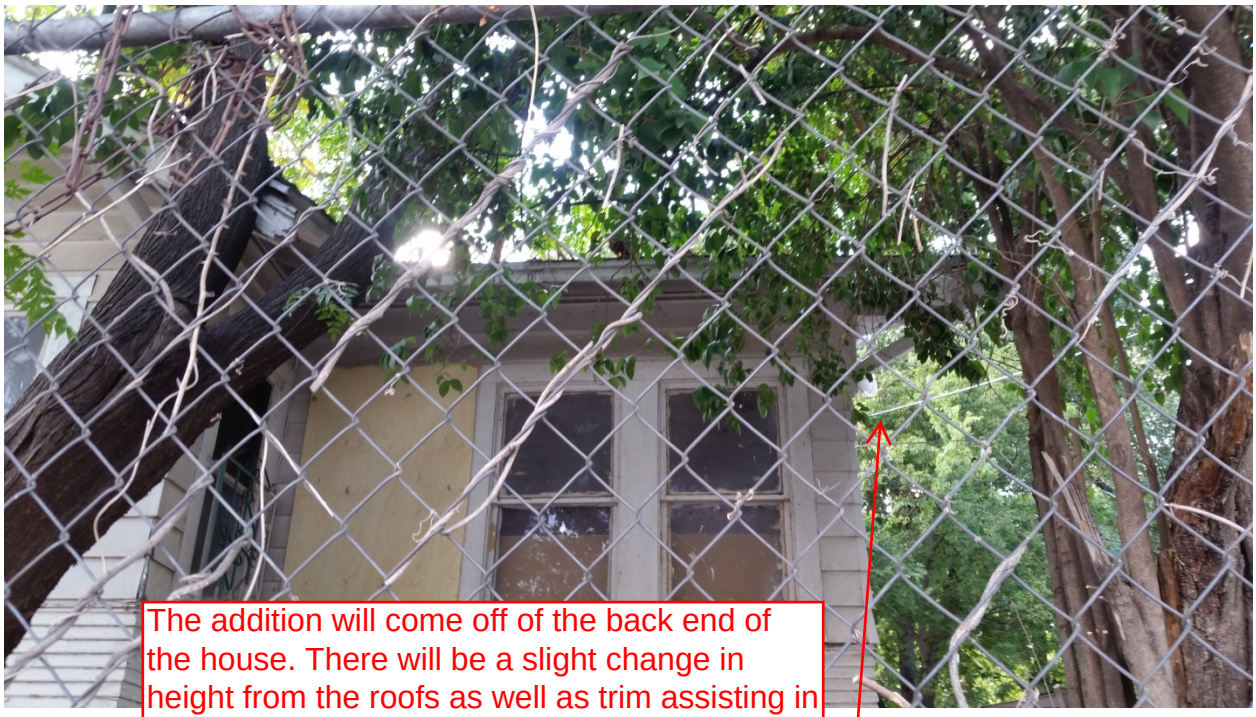
Example of Side Porch Main Entrance 623 E. Park. Ave



Example of Side Porch Main Entrance 621 E. Park Ave.

The back end of the home will keep its original look after expansion.

Bumpers or trim will help differentiate the original side of the house and the addition.



The addition will come off of the back end of the house. There will be a slight change in height from the roofs as well as trim assisting in differentiating the original from the new.

The materials list for the addition of the home will include: Matching 25 year shingles, with plywood decking to code. Siding will consist of some of the original siding removed from the house for expansion as well as new, original style (#117 1 X 6, aka teardrop.)

Perspective View

Not to scale One Story

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Cover

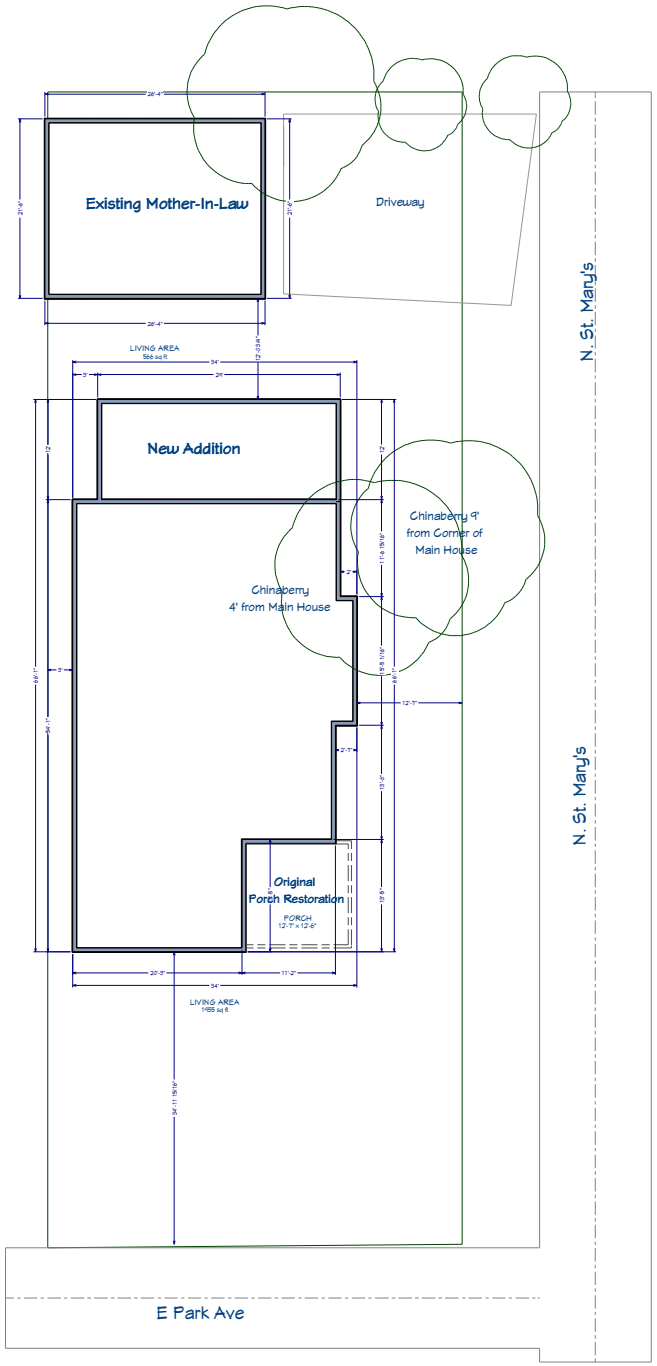
PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE Investments LLC

DATE: 10/01/2015

SCALE:

SHEET: **A-1**



Geographic ID:	01754-003-0160
Legal Description:	NCB 1754 BLK 3 LOT 16

Site Plan

1" = 10' One Story

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: SITE PLAN

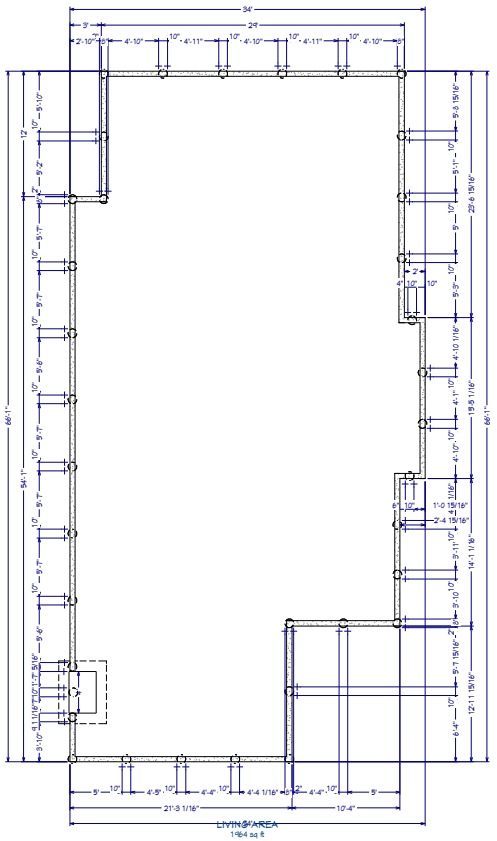
PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE Investments

DATE: 9/1/2015

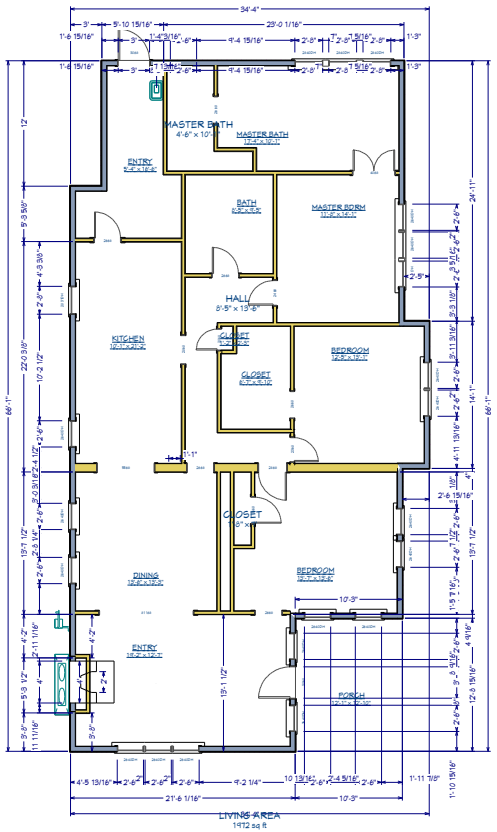
SCALE: 1" = 10'

SHEET: **A-2**



Pier and Beam Foundation Plan

1/8" = 1' One Story



645 E Park Floor Plan

1/8" = 1' One Story

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Floor Plan

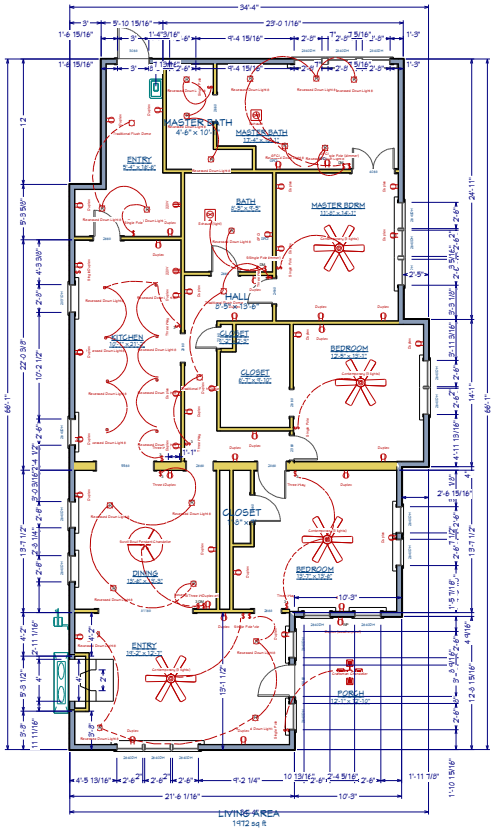
PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE INVESTMENTS

DATE: 10/01/2015

SCALE: 1/4" = 1'

SHEET: A-3

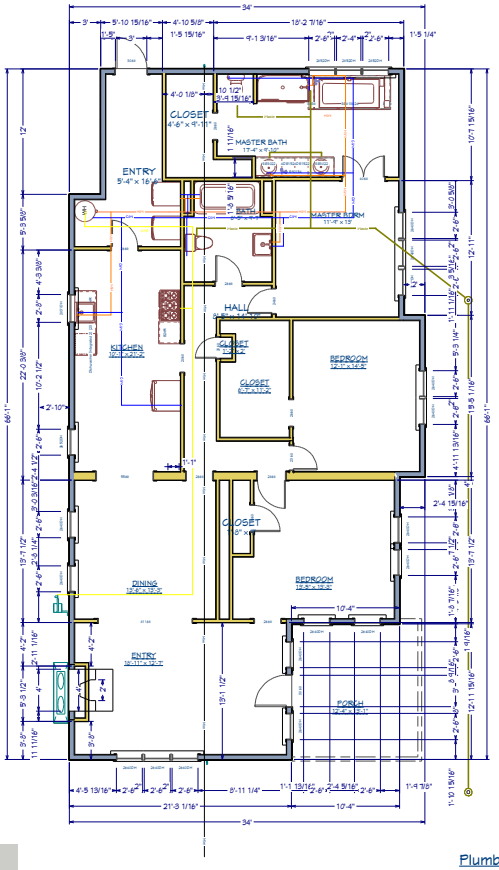


Electrical Plan

1/8" = 1' One story

Electrical Legend

- 5" Recessed Down Light
- Single Pole
- Single Pole Dimmer
- Three Way
- Duplex
- Recessed Down Light
- GFCI
- 220V
- Traditional Flush Dome
- Exhaust (Light)
- Exhaust
- Meter Box
- Craftsman Chandelier
- Three Light Fan

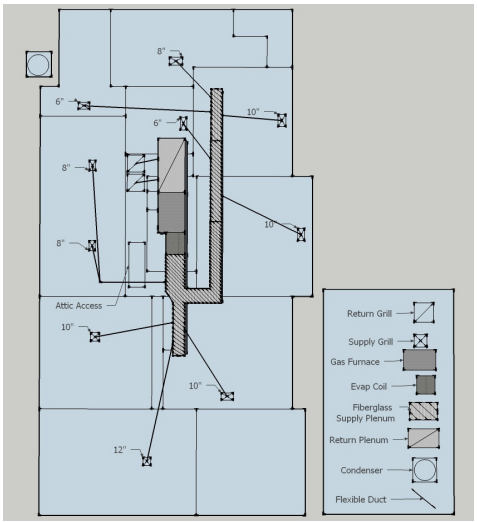


Plumbing Legend

- Waste clean out
- Waste Line
- Water from meter
- Hot Water Line
- Cold Water Line
- Gas
- Water Heater

Plumbing Plan

1/8" = 1' One Story



Mechanical Plan

Not to Scale

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: MEP Plan Overview

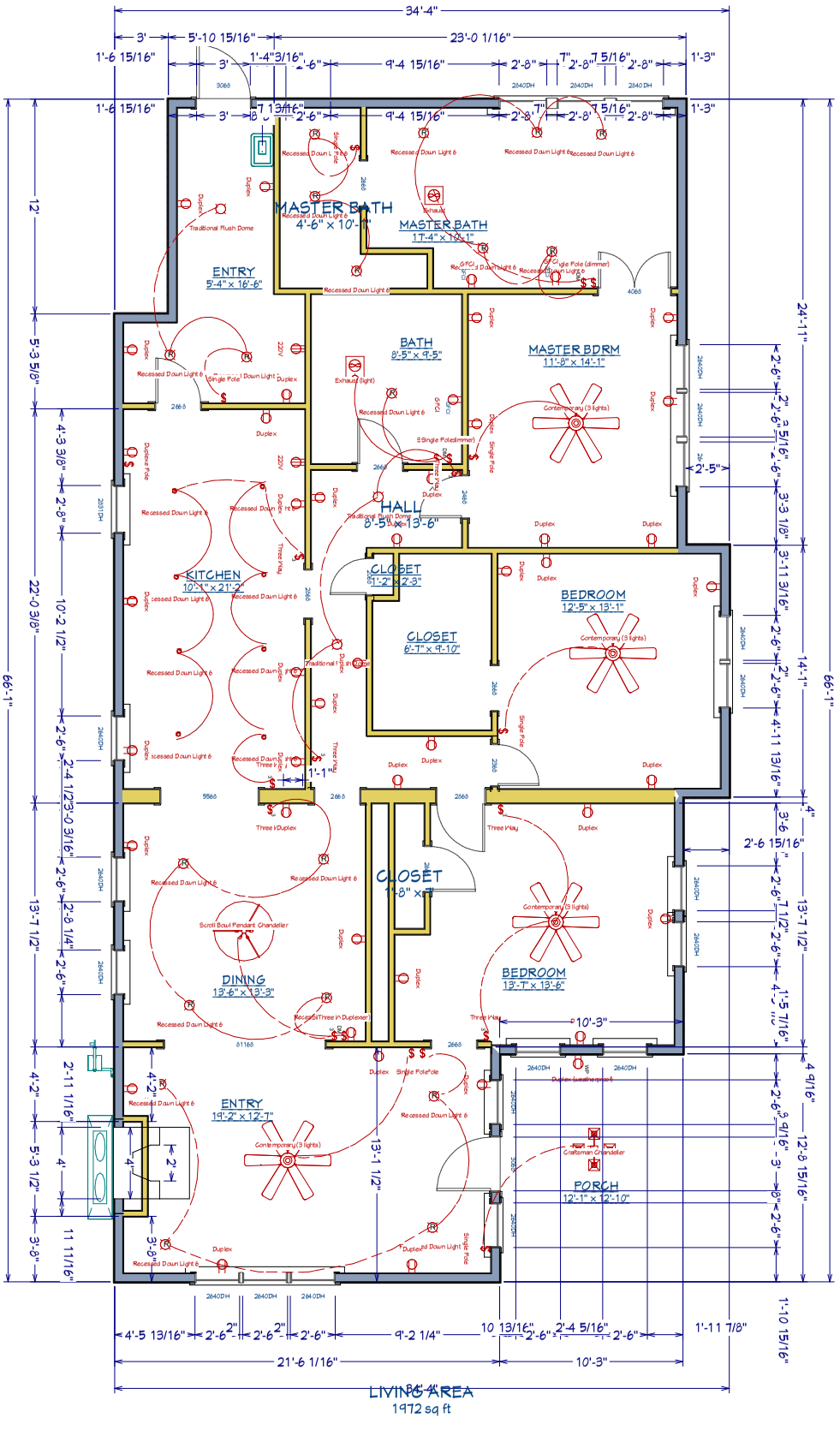
PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE Investments LLC

DATE: 10/12/2015

SCALE:

SHEET: **A-4**

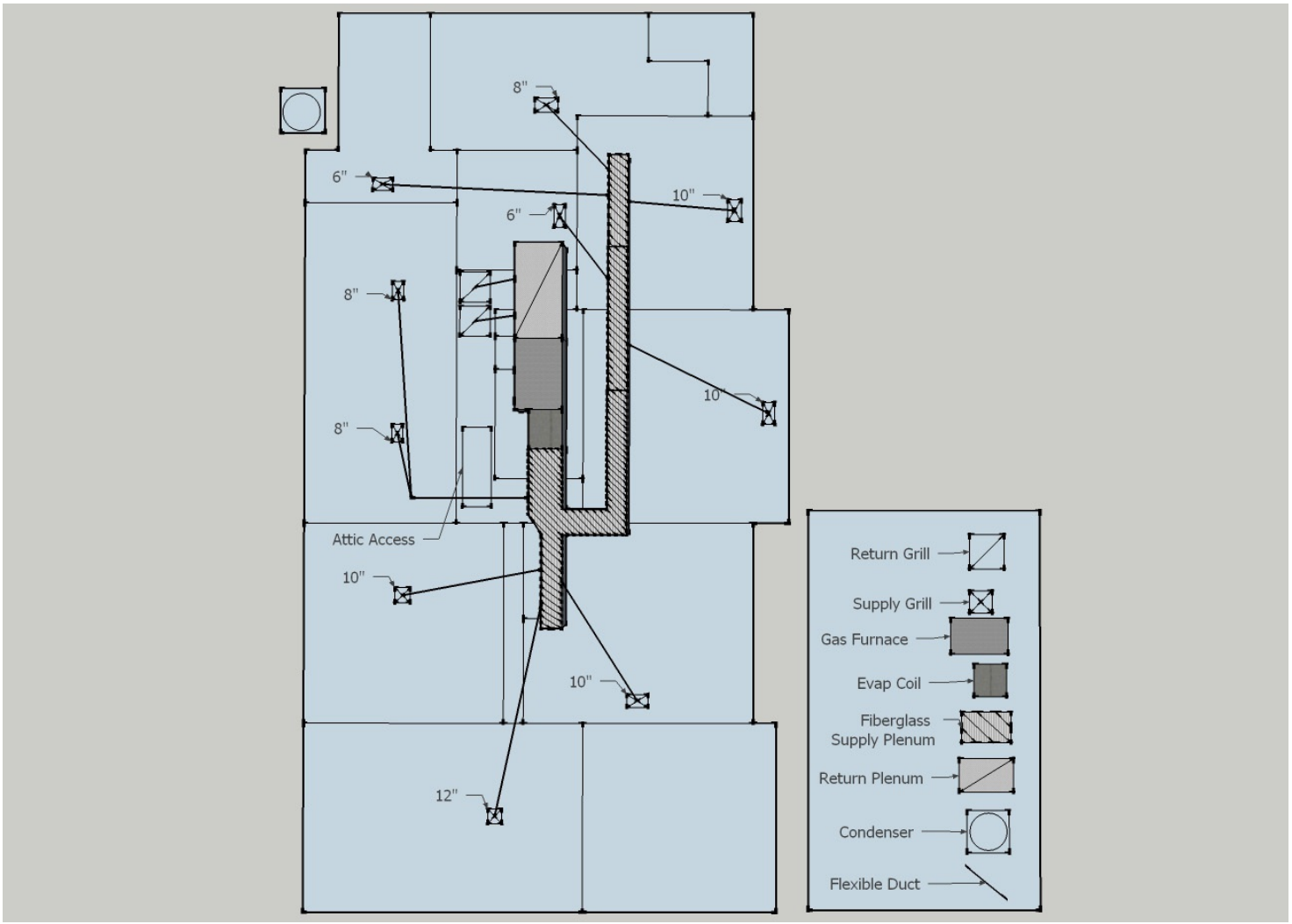


Plumbing Plan
1/8" = 1' One story

Electrical Legend

- 3" Recessed Down Light
- Single Pole
- Single Pole Dimmer
- Three Way
- Duplex
- Recessed Down Light
- GFCI
- 220V
- Traditional Flush Dome
- Exhaust (Light)
- Exhaust
- Meter Box
- Craftsman Chandelier
- Three Light Fan

SHEET: A-5	SCALE:	DATE: 10/12/2015	DRAWINGS PROVIDED BY: JSL RE Investments LLC	PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212	SHEET TITLE: MEP Electrical Plan	NO.	DESCRIPTION	BY	DATE



Mechaical Plan
1/8" = 1' One story

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: MEP Mechanical Plan

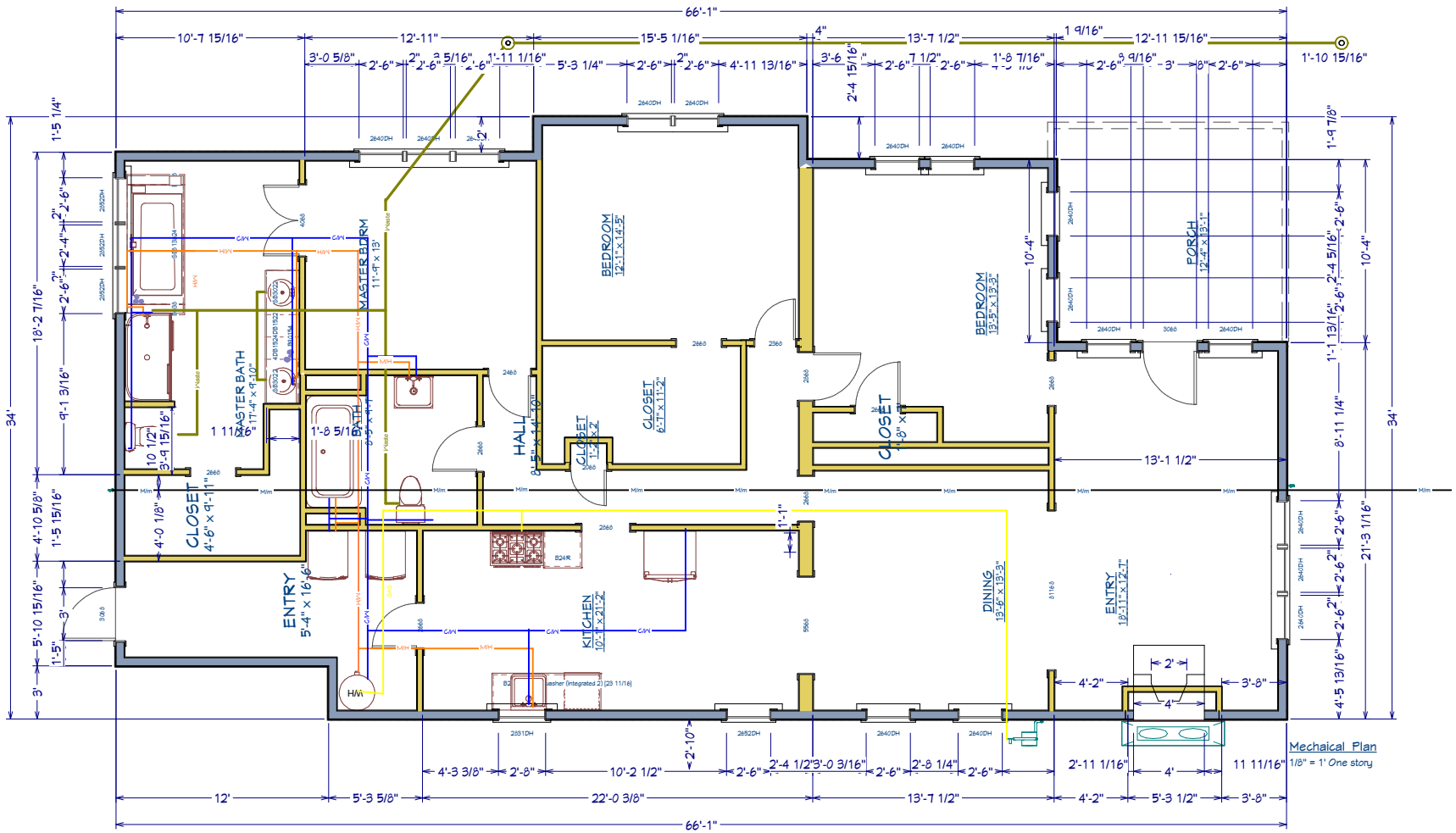
PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE Investments LLC

DATE: 10/12/2015

SCALE:

SHEET: A-6



NO.	DESCRIPTION	BY	DATE

SHEET TITLE: MEP Plumbing Plan

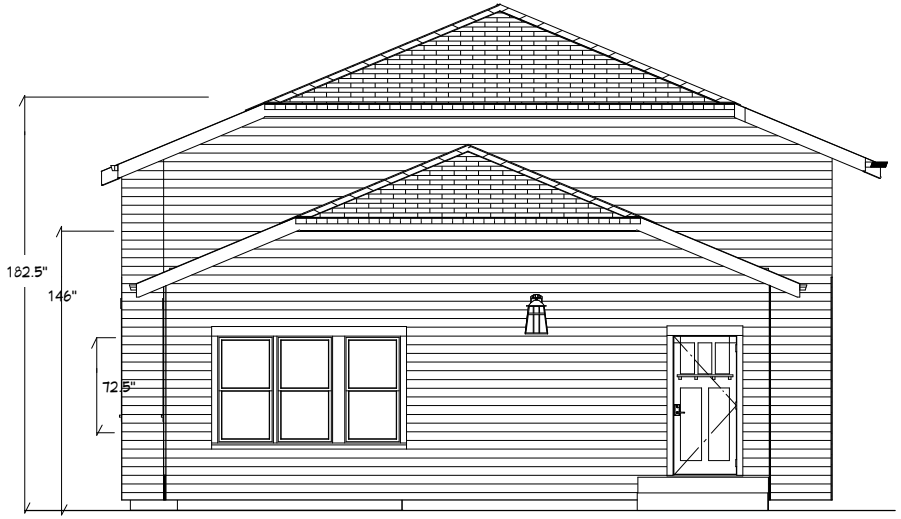
PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE Investments LLC

DATE: 10/12/2015

SCALE:

SHEET: A-7



Rear Addition Elevation View
Not to Scale One Story

Left Addition Elevation View
1/4" =1' One Story

Right Addition Elevation Plan
1/4" = 1' One story

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevationl Plan

PROJECT DESCRIPTION: 645 E Park Ave Addition San Antonio TX 78212

DRAWINGS PROVIDED BY: JSL RE Investments LLC

DATE: 10/12/2015

SCALE:

SHEET: **A-8**