

# HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 19

**HDRC CASE NO:** 2016-015  
**ADDRESS:** 234 W KINGS HWY  
**LEGAL DESCRIPTION:** NCB 3260 BLK 4 LOT E 84 FT OF 2  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** E.C. Parker  
**OWNER:** Peter & Betsy Susca  
**TYPE OF WORK:** New Rear Addition and New Hardscaping  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a one (1) story rear addition and add a section of new concrete to the existing rear driveway.

## 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.
- 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.

### 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.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 3. Landscape Design

#### B. ROCKS OR HARDSCAPE

i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### **FINDINGS:**

- a. The applicant has proposed to construct a 363 square foot addition at the rear of the primary structure at 234 W Kings Hwy. According to the Guidelines for Additions 1.A.i, new additions should be located at the rear of the building to minimize views from the street. Staff finds the applicant's proposed location appropriate and consistent with the Guidelines.
- b. In order to distinguish between old and new, the Guidelines for Additions 2.A.v. recommend using a setback, a small change in detailing or a recessed area at the seam of the historic structure. The applicant has indicated in the plans that the addition would be recessed 6 inches at the seam of the historic structure. This is consistent with the Guidelines.

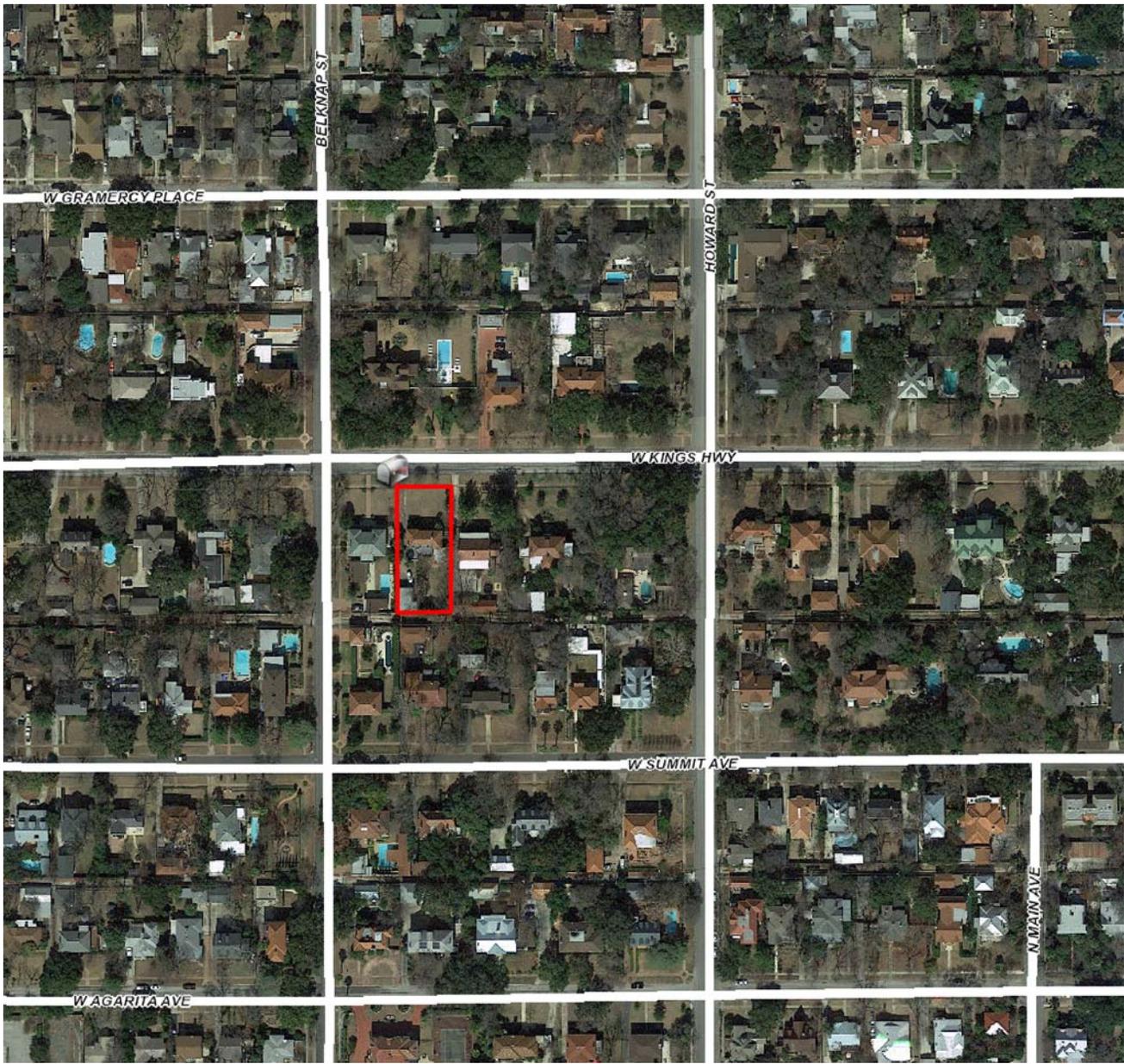
- c. As recommended by the Guidelines for Additions 3.A.i., materials that match the historic structure in type, color, and texture should be used. The proposed use of stucco and wood rafters is consistent with the Guidelines.
- d. According to the Guidelines for Additions 3.A.iii., a similar roof pitch, form and orientation should be utilized. The proposed roofline of the rear addition will feature a gentle slope to the east and west elevations. This is similar to the roofline of the rear section of the existing primary structure and is consistent with the Guidelines.
- e. The applicant has proposed to install a small rectangular section of concrete at the rear of the new addition. It will extend east of the existing concrete rear driveway and be approximately 150 square feet. The rear location of the proposed concrete is consistent with the Guidelines for Site Elements 3.B.ii.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e.

**CASE MANAGER:**

Katie Totman



**234 W Kings Hwy**

**Monte Vista**

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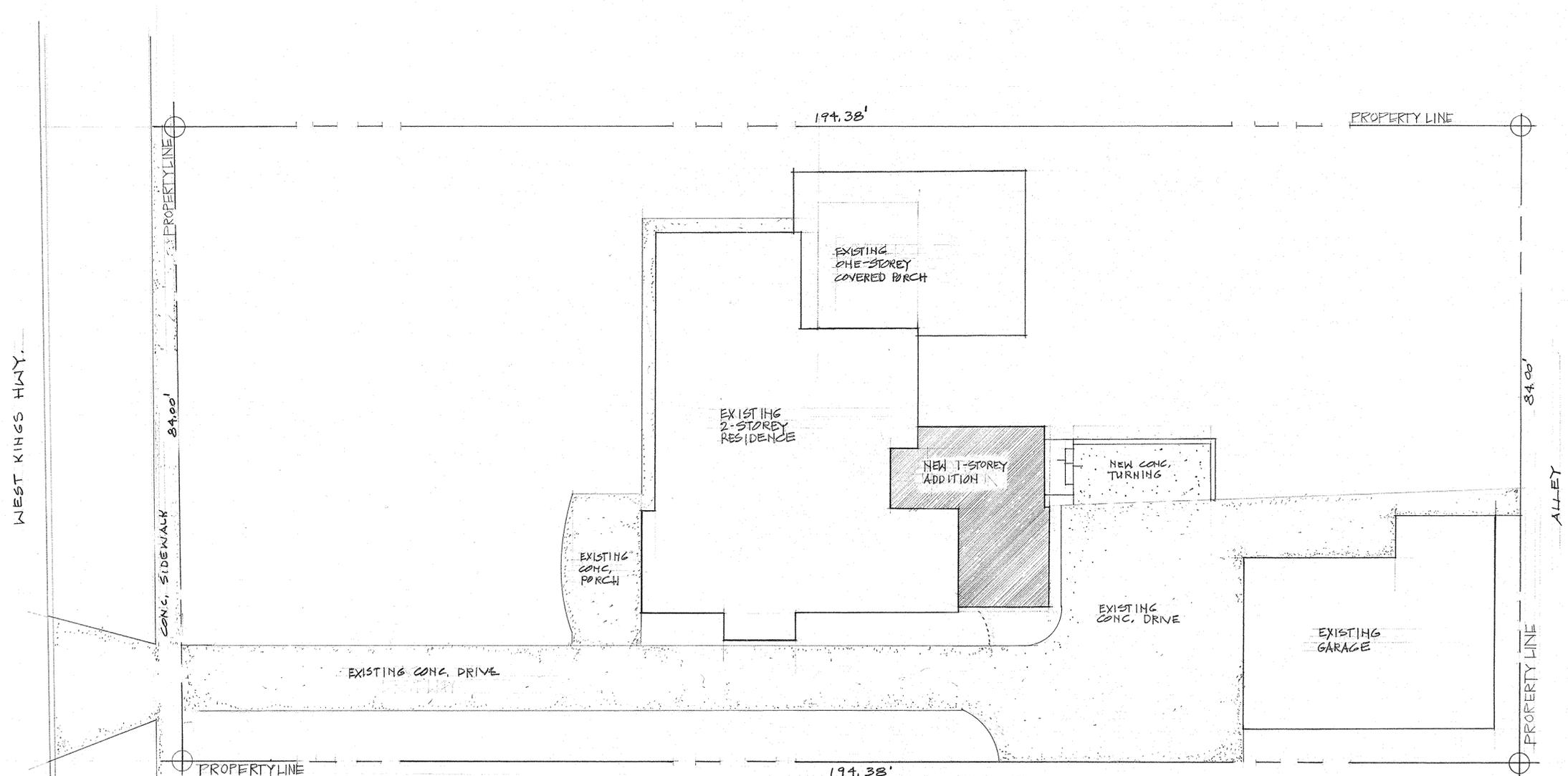












SITE PLAN SITE PLAN

SCALE: 1/8" = 1'-0"



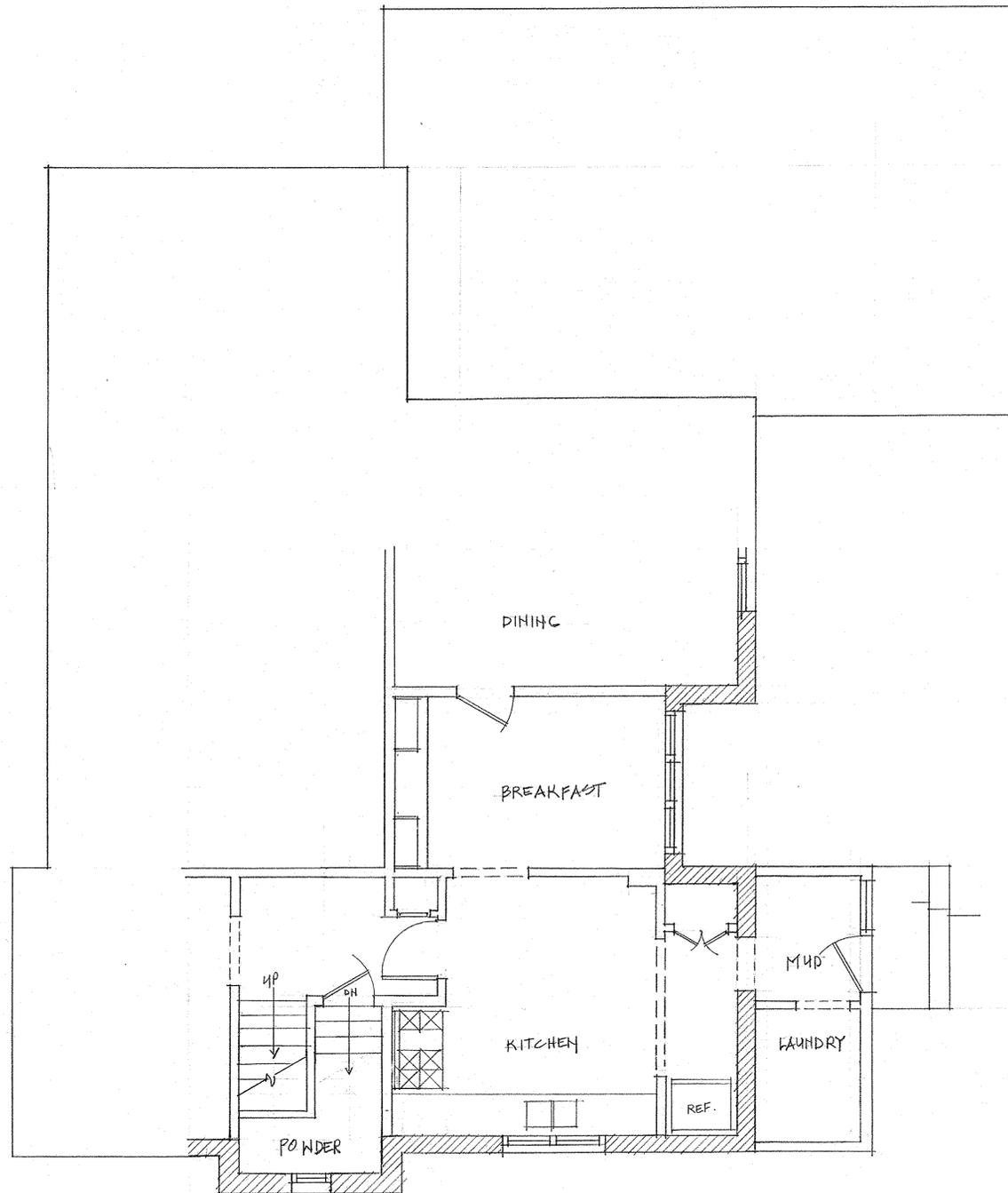
E.C. PARKER ARCHITECT  
134 WEST CARIG  
SAN ANTONIO, TEXAS 78212  
210-732-5636

NOT FOR CONSTRUCTION

SUSCA RESIDENCE ADDITION  
234 W. KINGS HWY.  
SAN ANTONIO, TEXAS

4 JAN 16

A 1.1



PARTIAL EXISTING FIRST FLOOR PLAN

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

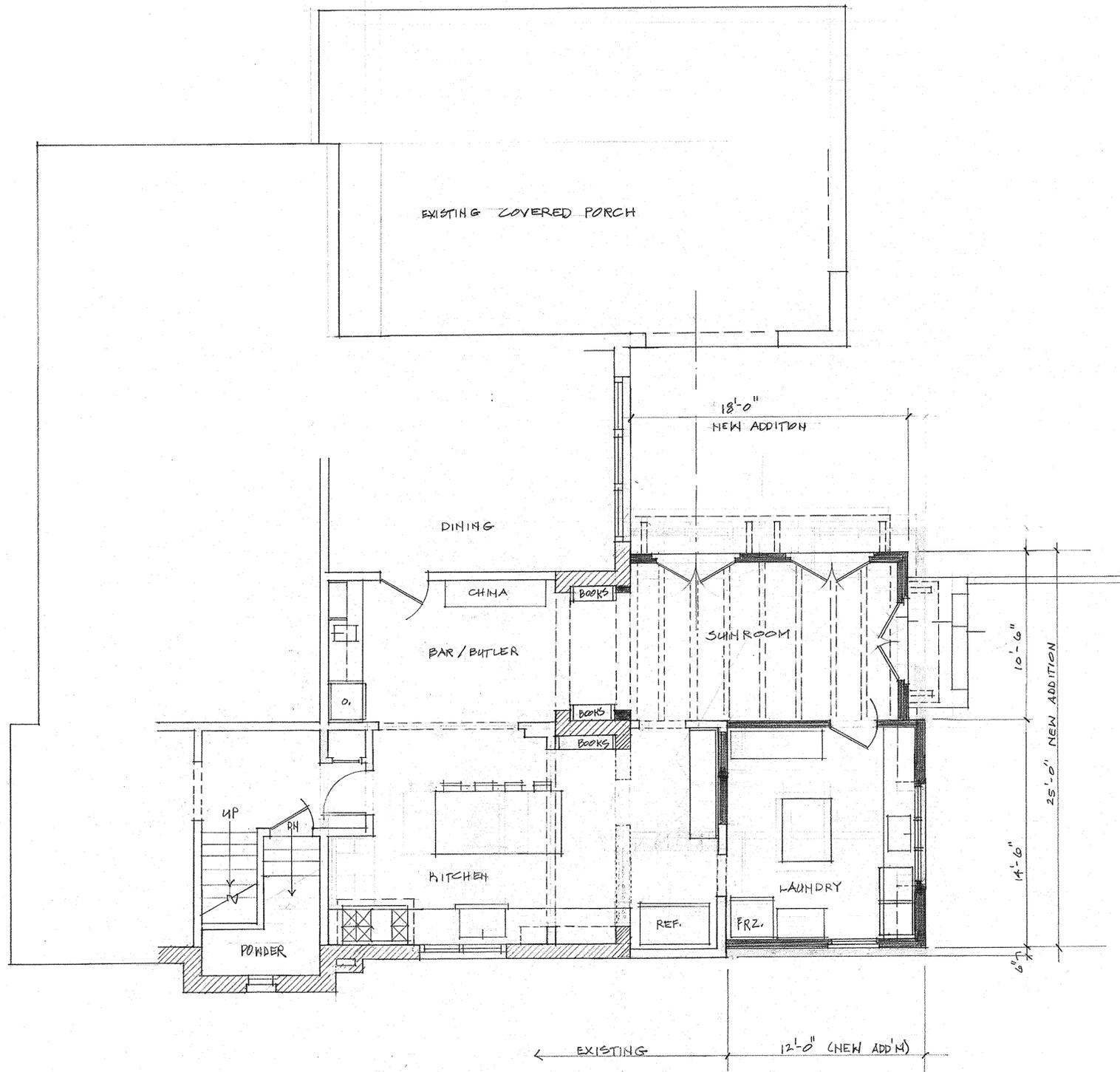


E.C. PARKER, ARCHITECT  
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 SAN ANTONIO, TX 78212  
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NOT FOR CONSTRUCTION

JESCA RESIDENCE ADDITION  
 234 WEST KINGS HWY.  
 SAN ANTONIO, TEXAS

4 JAN 16  
 D2.1



PARTIAL PROPOSED FIRST FLOOR PLAN

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

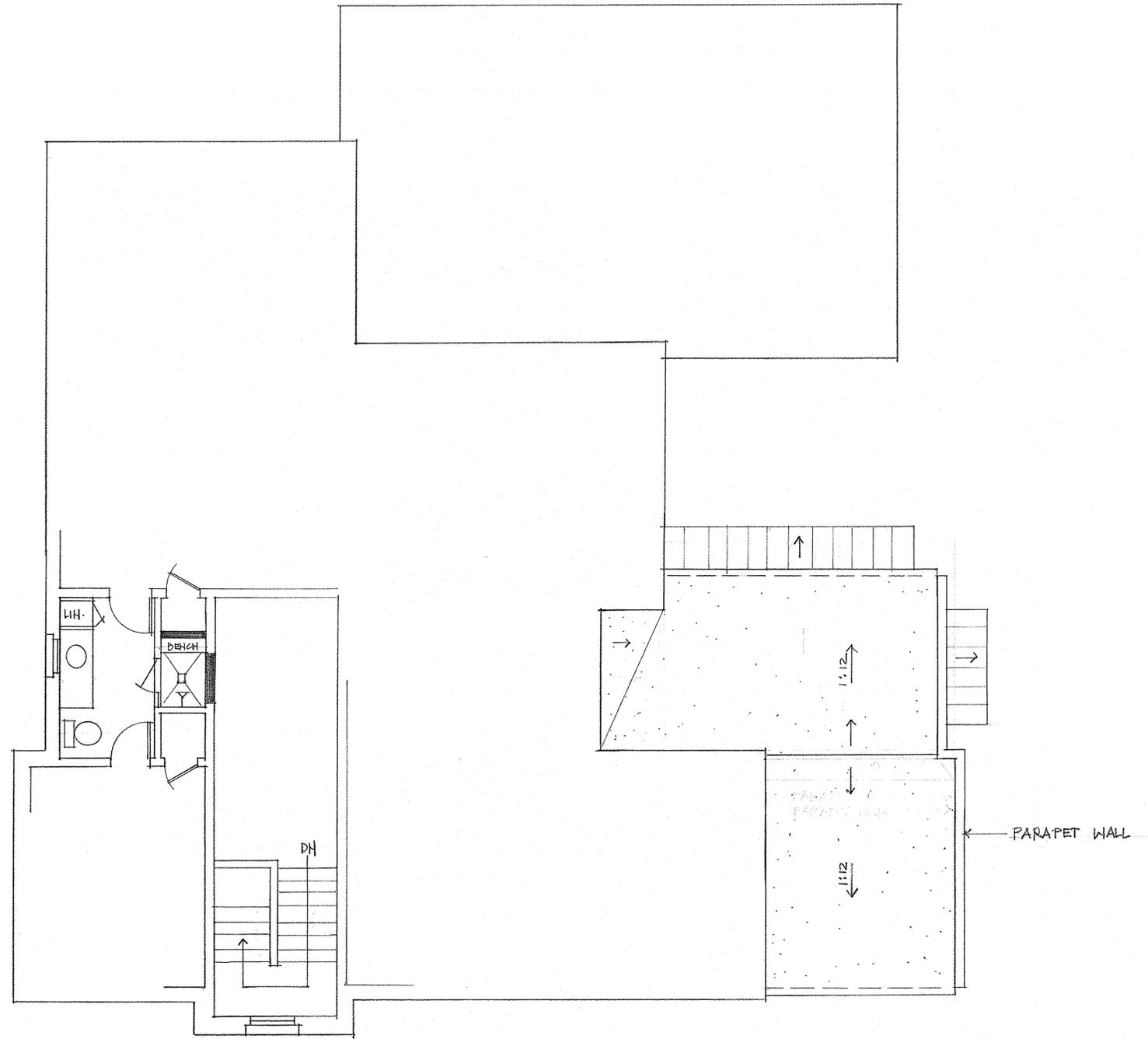


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SUSCA RESIDENCE ADDITION  
 234 WEST KINGS HWY.  
 SAN ANTONIO, TEXAS

4 JAN 16  
 A2.1



PARTIAL SECOND FLOOR PLAN

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

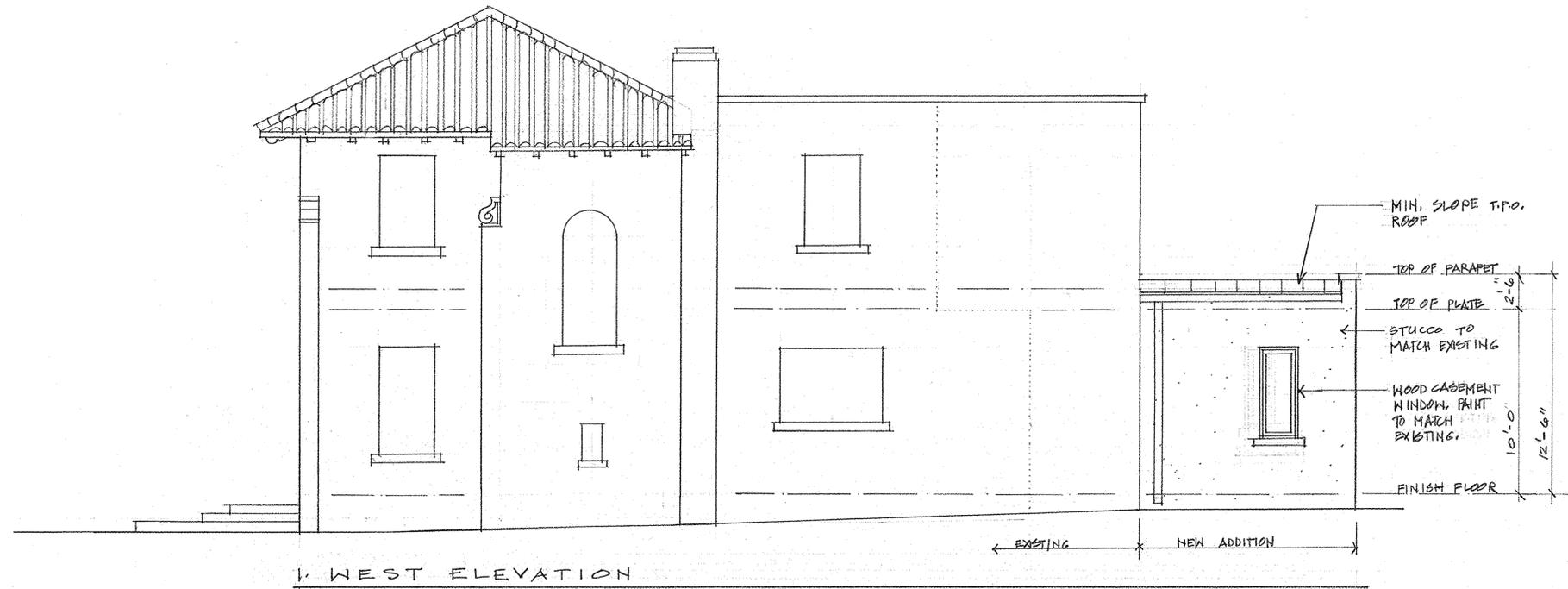


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SUSCA RESIDENCE ADDITION  
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 A2.2



1. WEST ELEVATION

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



2. SOUTH ELEVATION

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

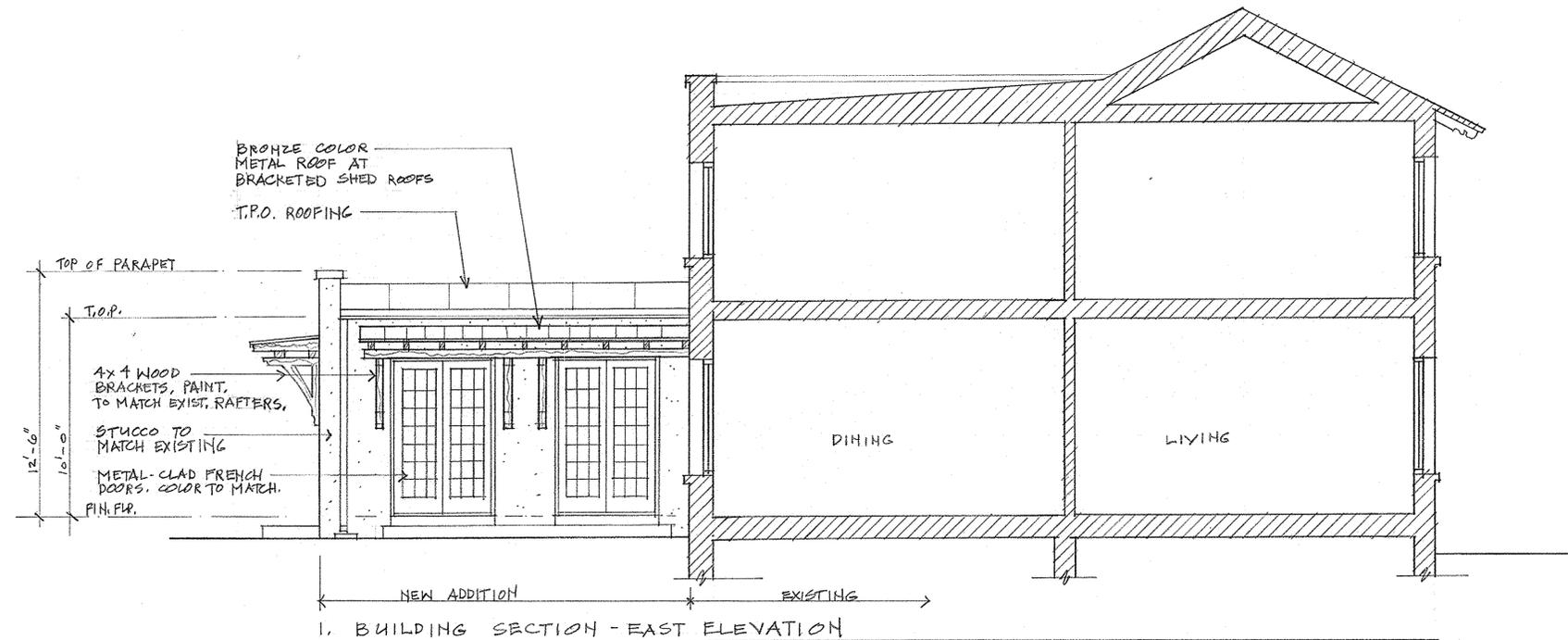
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SUSCA RESIDENCE ADDITION  
 284 WEST KINGS HWY.  
 SAN ANTONIO, TEXAS

4 JAN 16

A3.1



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SUSCA RESIDENCE ADDITION  
234 WEST KINGS HWY.  
SAN ANTONIO, TEXAS

4 JAN 16  
A3.2