

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 10

HDRC CASE NO: 2016-104
ADDRESS: 208 BUSHNELL
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT 17, E 11.2 FT OF 16 & W 38.8 FT OF 18
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ramon Torres/Turn Key Pros
OWNER: Rodolfo Vaglienty
TYPE OF WORK: Second story addition to existing rear accessory structure
REQUEST:

The applicant is requesting conceptual approval to construct a second story addition atop an existing one story accessory structure located to the rear of the lot.

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 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.

FINDINGS:

- a. Conceptual approval is the review of general design ideas and principles (such as scale and setbacks). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- a. The primary structure located at 208 Bushnell was built circa 1930. Both the primary structure and the accessory structure are on the Sanborn map dated 1935, and the footprints are the same. Additionally, both the primary and accessory structures feature materials of stucco and wood windows.
- b. The applicant has proposed to construct a new second story addition on the existing rear single story accessory structure. The footprint of the addition will match that of the existing accessory structure. The existing accessory structure is located at the rear of the property. The Guidelines for Additions 1.A.i. say to 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. The proposed addition to the existing rear accessory structure is consistent with the Guidelines.
- c. According to the Guidelines for Additions 1.B.i and v., additions, including porches and balconies, should be subordinate to the principal façade of the original structure in terms of their scale and mass, and the height of a new addition should be consistent with the height of the existing structure. In this case, the height of the new rear accessory structure addition should not be taller than the primary structure. The applicant has not indicated this in the elevations.

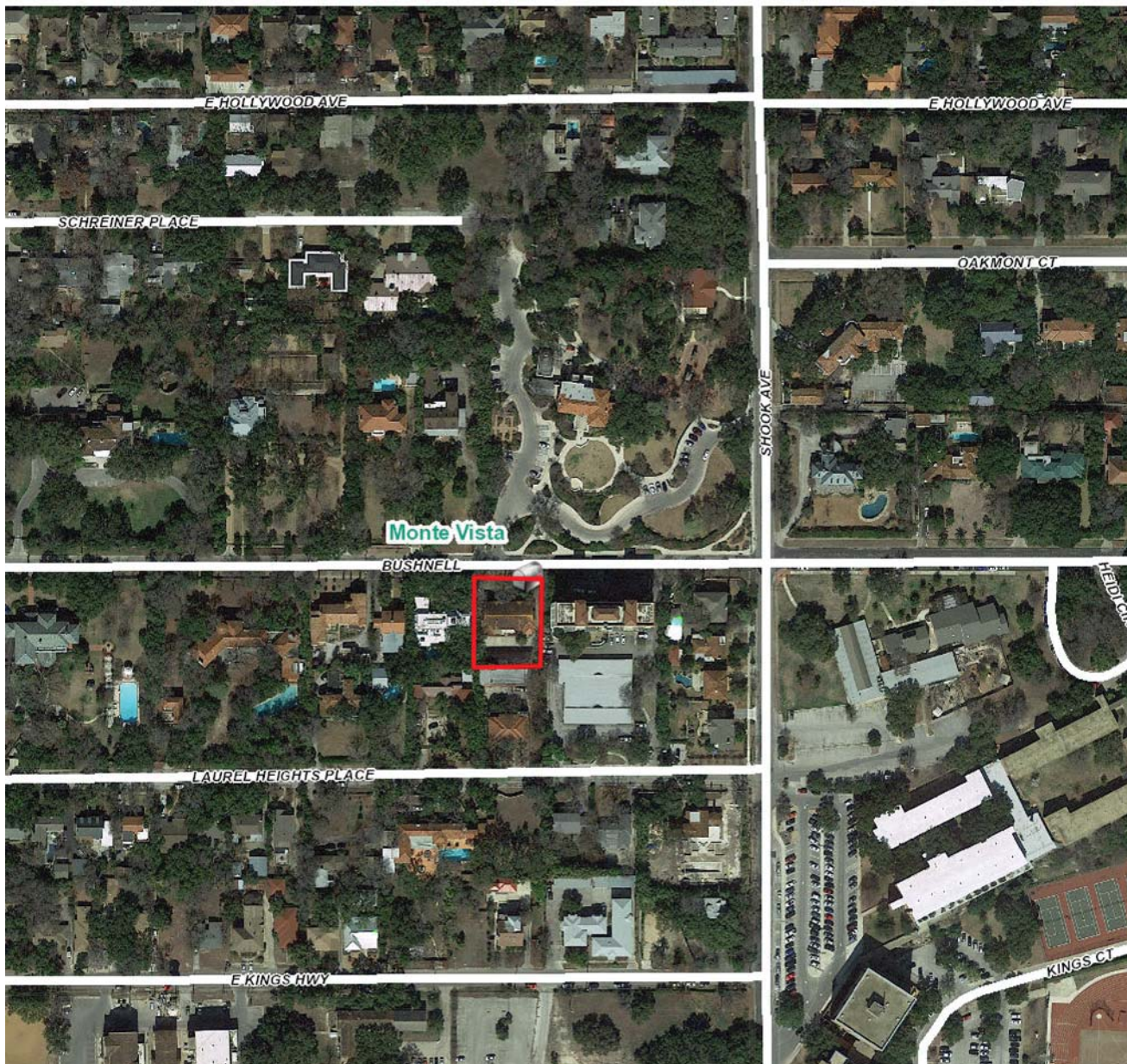
- d. The existing accessory structure is one story and has a stucco exterior. The second story addition will feature stucco exterior, a clay tile roof and wood windows. The clay tile roof will match the existing roof of the primary structure. This is consistent with the Guidelines for Additions 3A.i., which states that complementary materials should match the type, color and texture and should be compatible with the architectural style of the original structure.
- e. The new addition will feature a clay tile roof, wood windows and a stucco exterior. The Guidelines for Additions 3.A.i. states to use materials that match in type, style and texture and should be compatible with the architectural style of the original structure. The existing accessory structure has stucco walls, wood windows and a flat roof. The roof of the primary structure features clay tiles and is pitched. The proposed materials are consistent with the Guidelines.

RECOMMENDATION:

Staff recommends conceptual approval based on findings b through e with the stipulation that the height of the new addition not exceed the existing height of the primary structure.

CASE MANAGER:

Katie Totman



208 Bushnell

Monte Vista

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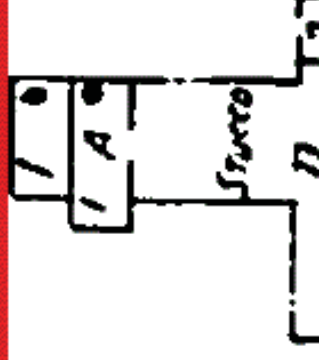
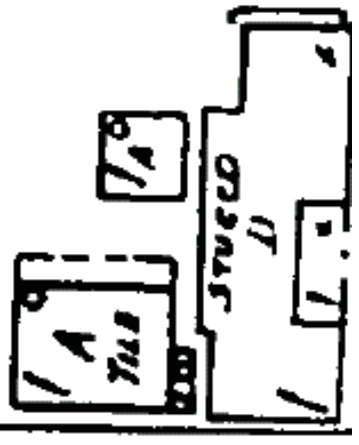
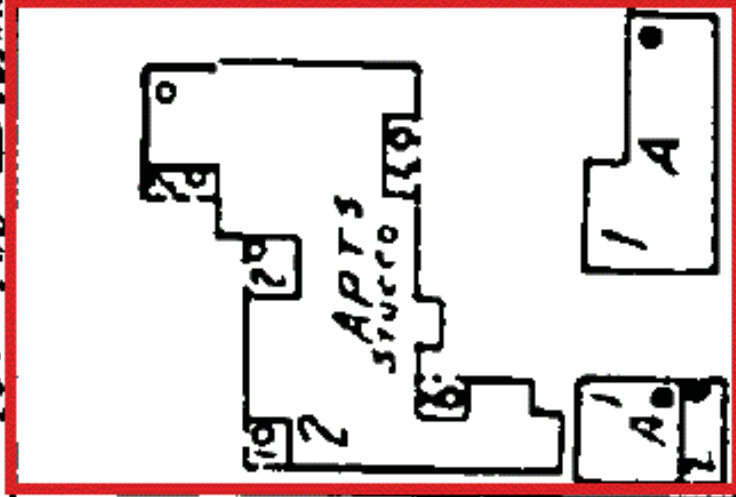
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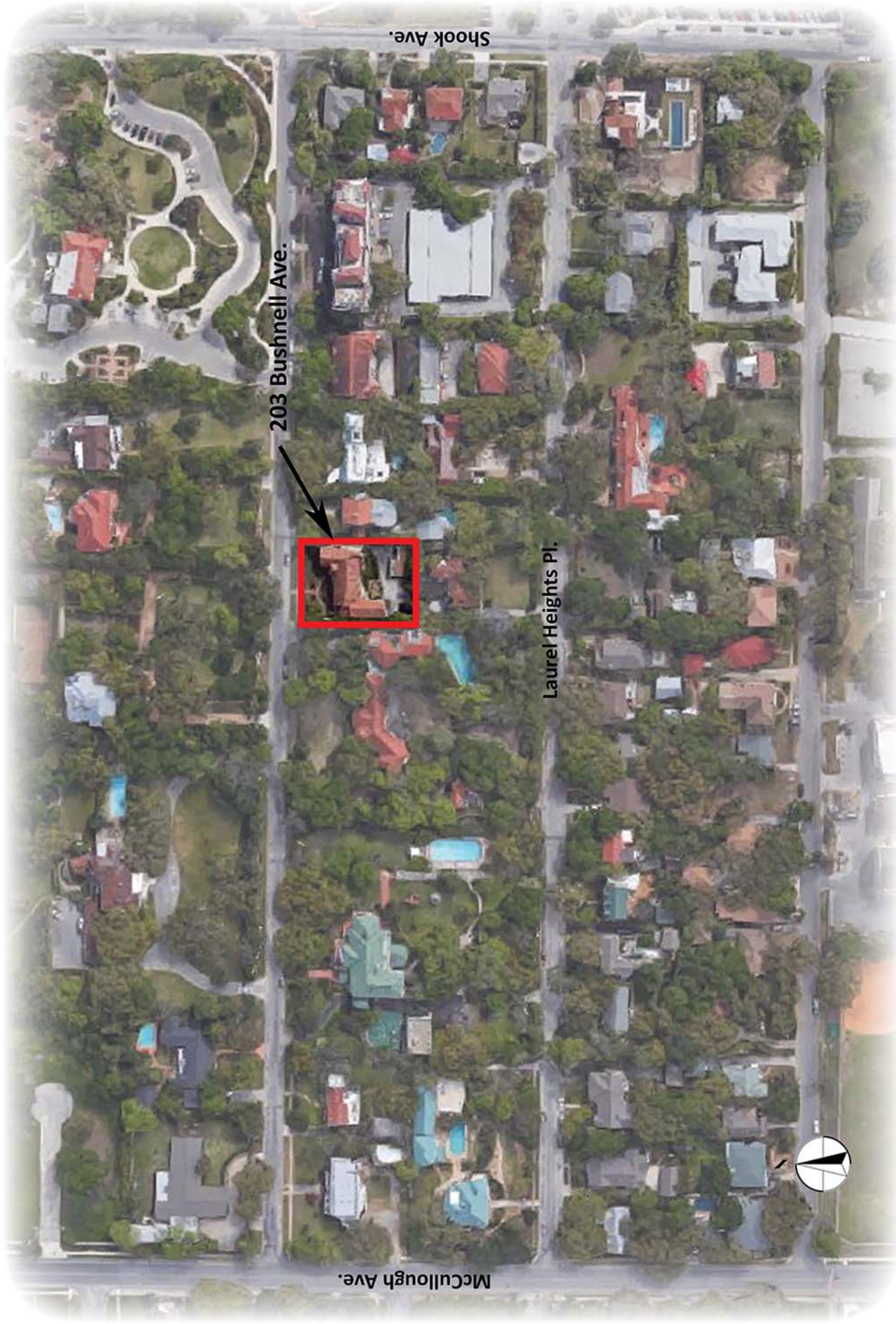
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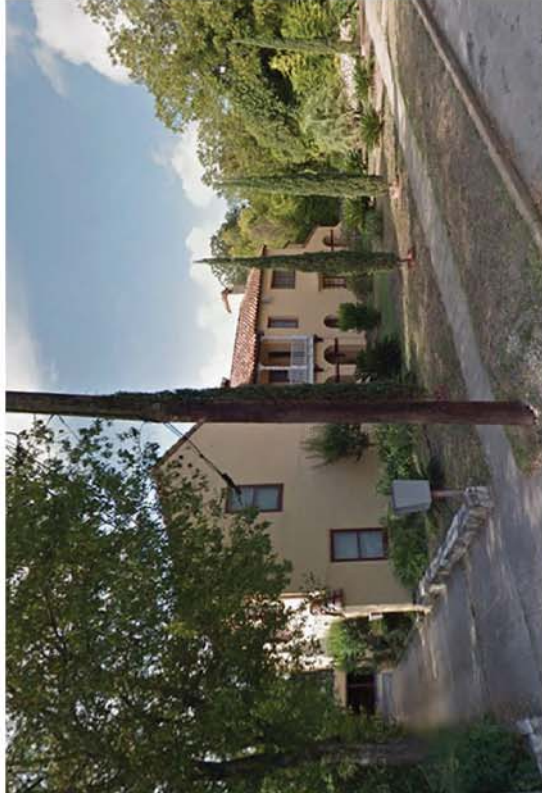


Main residence

Existing structure
to be remodel

Bushnell Ave.

OVERALL SITE VIEW



MAYG - GROUP



MAYU – GROUP



MAYU – GROUP











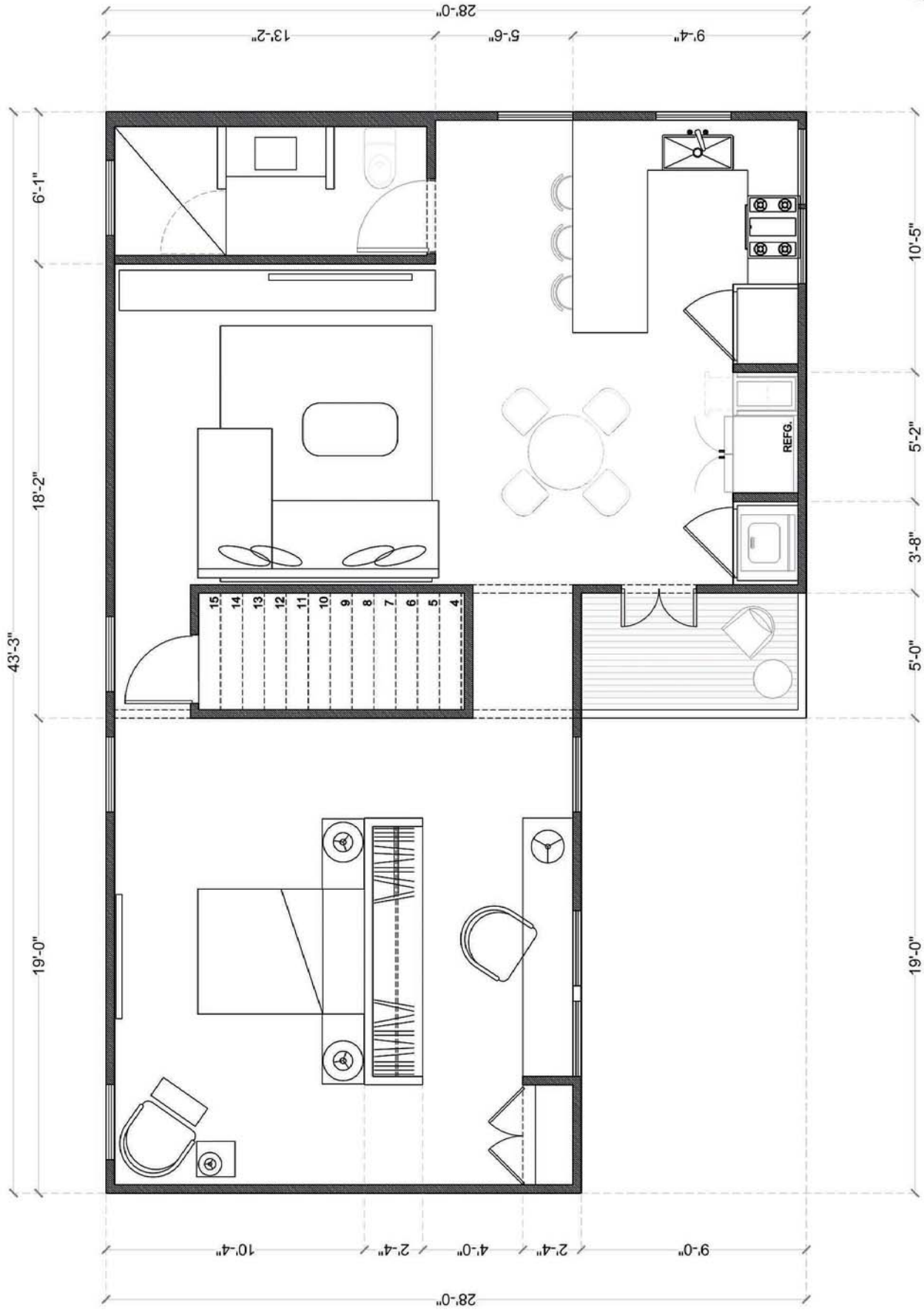


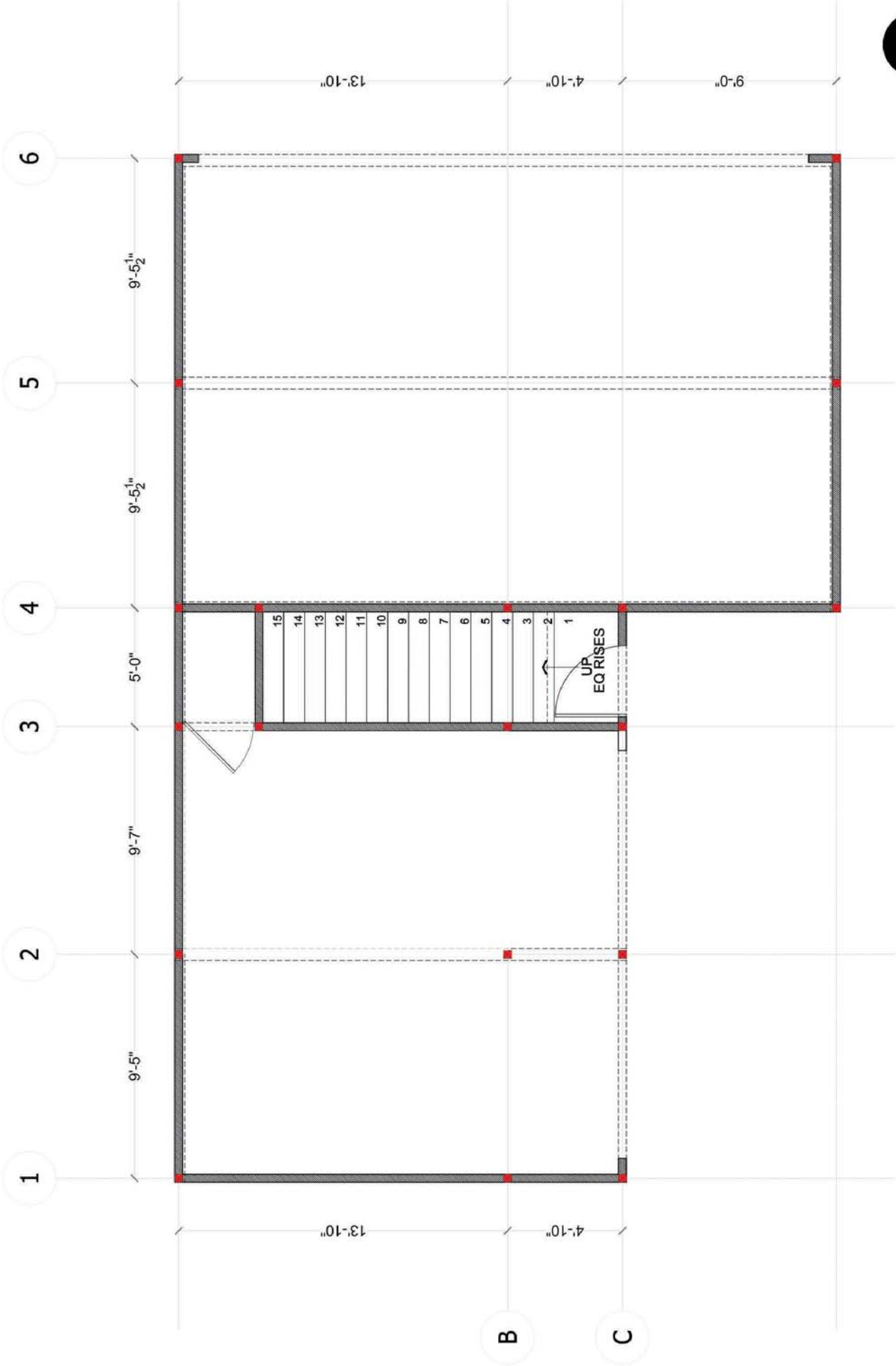


PROPOSED RENOVATION



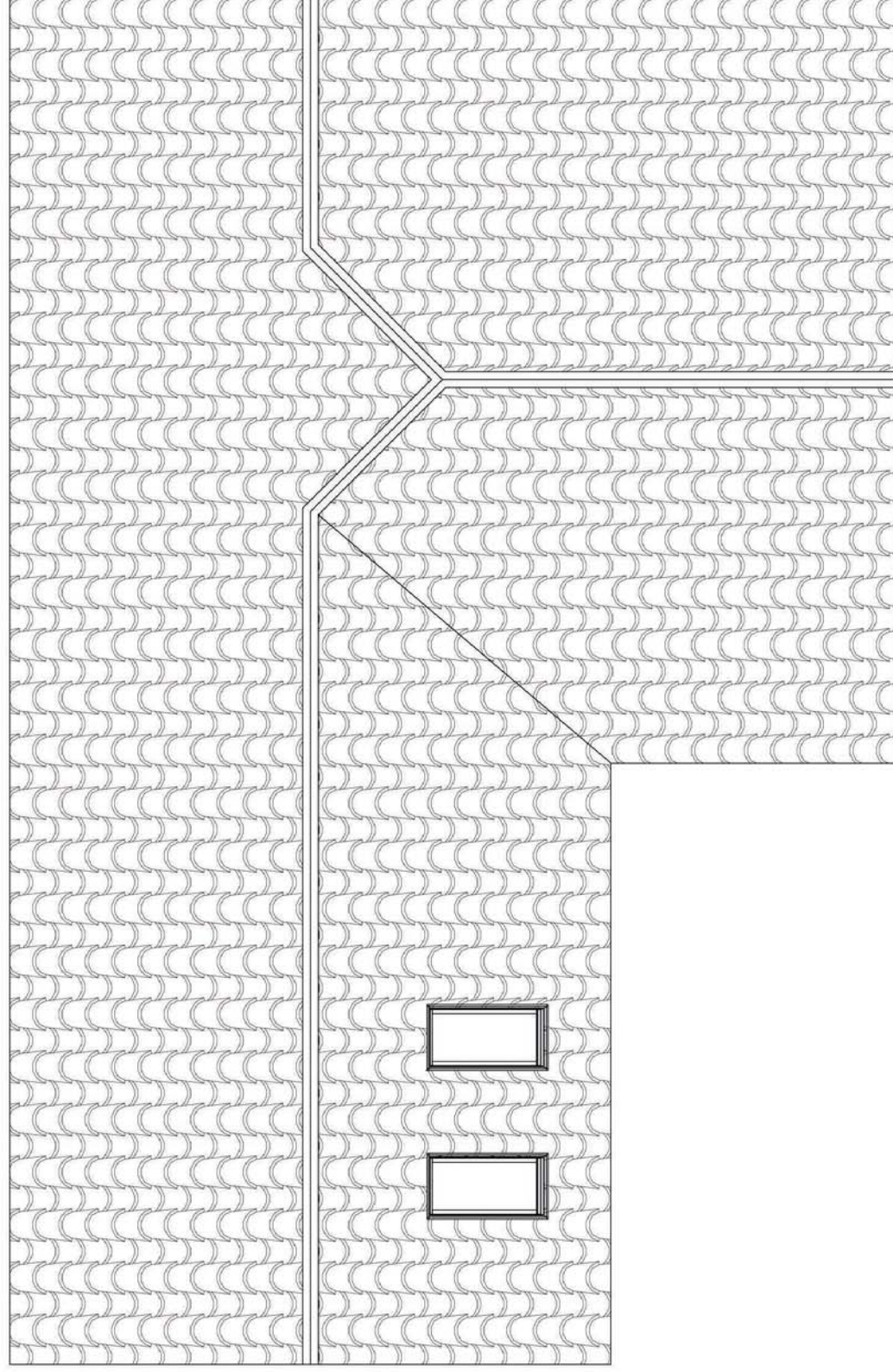
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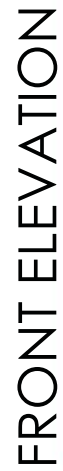
GROUND LEVEL -
 NEW STEEL FRAME -
 EXISTING WOOD FRAMING WILL REMAIN

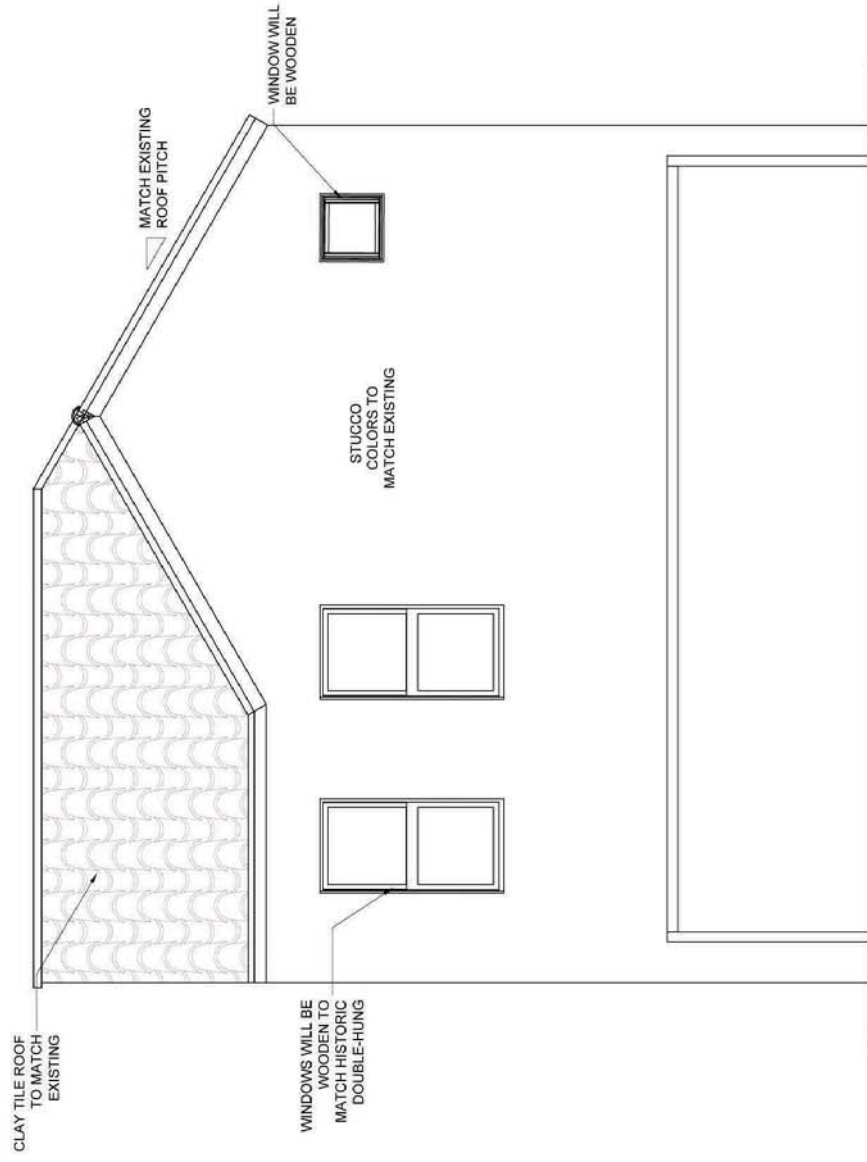




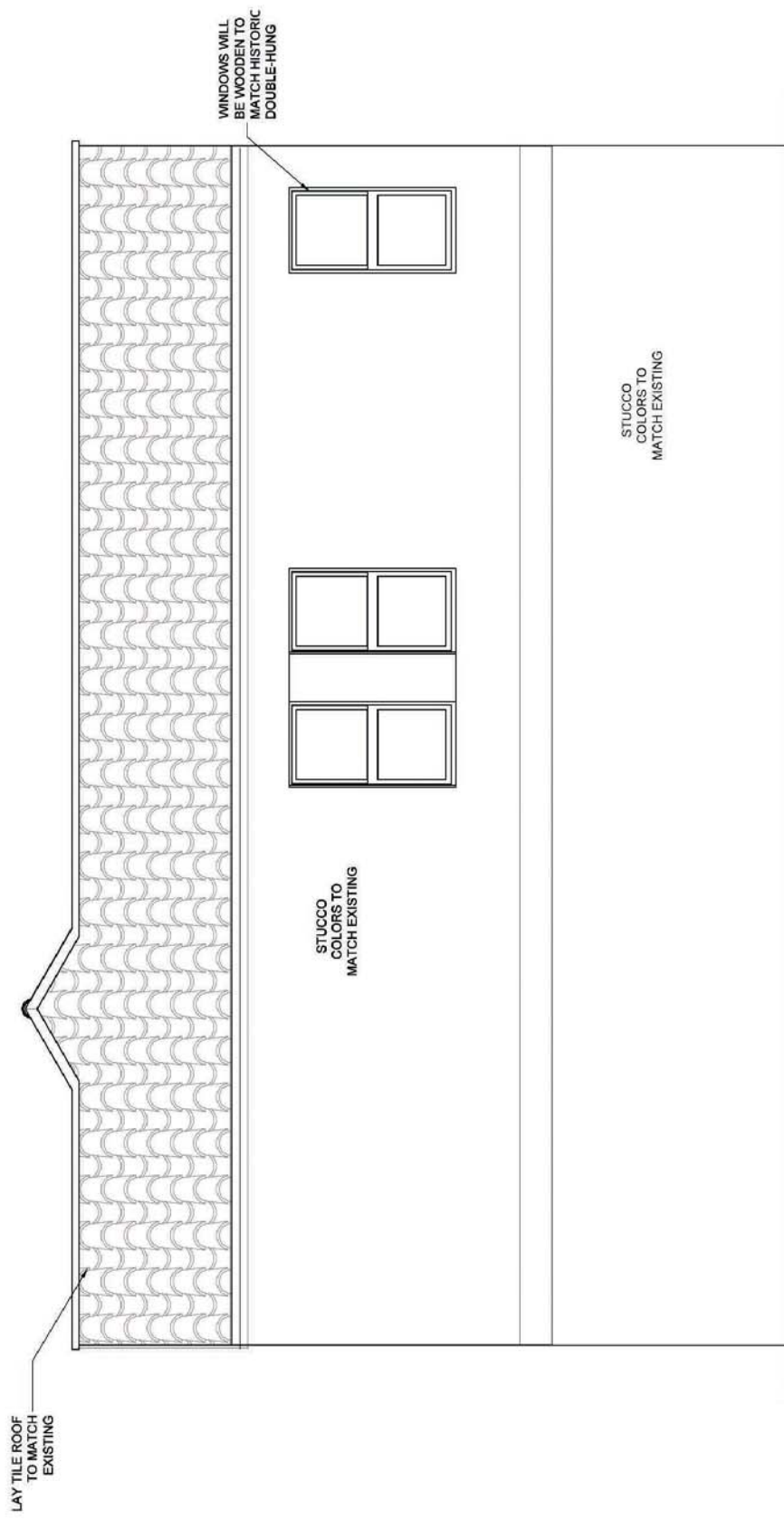
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ROOF PLAN

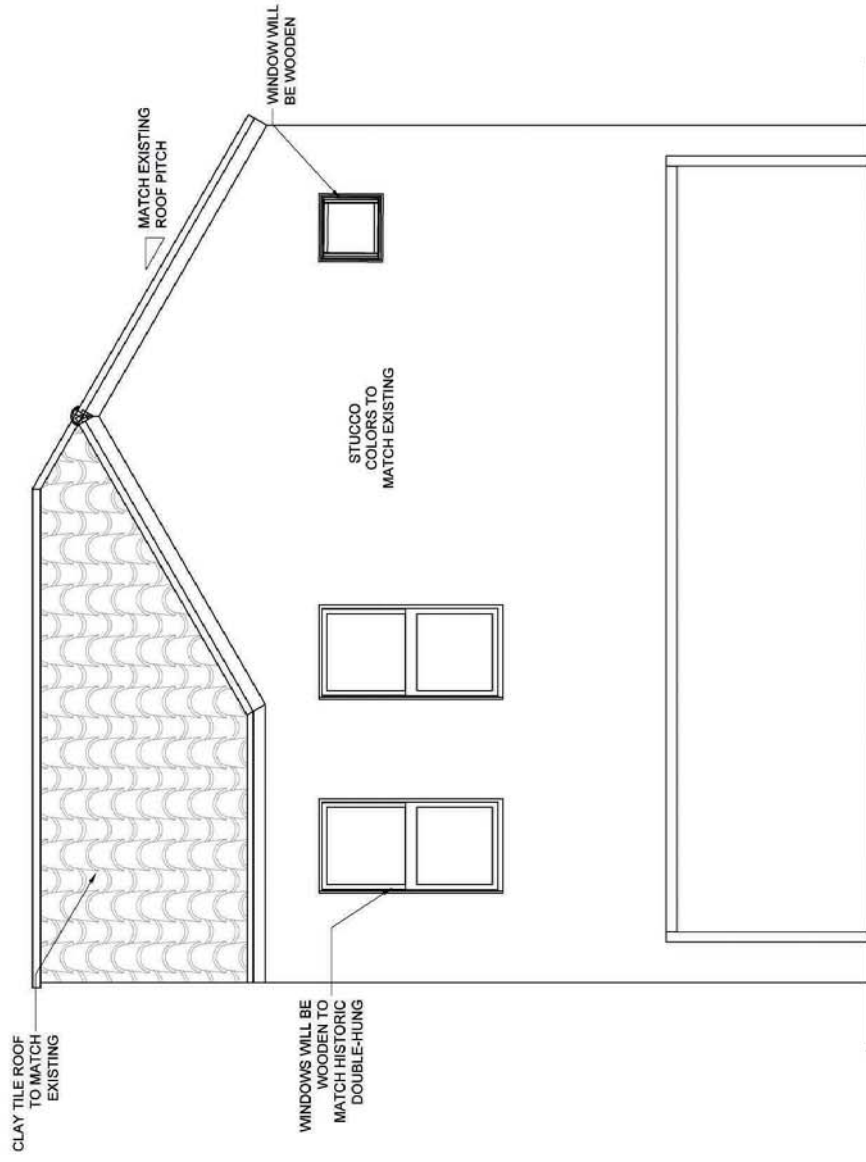




WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



MAYU – GROUP