

## HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 9

**HDRC CASE NO:** 2016-098  
**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 and Betsy Susca  
**TYPE OF WORK:** Remove a later two-story rear addition and construct one-story rear addition  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing two-story rear addition and construct a new one-story rear addition

### 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. The applicant is proposing to remove an existing two story addition located at the south elevation of the primary structure. The primary structure is found on a 1935 Sanborn map and at that time the addition had not yet been constructed. Based on this evidence, staff finds that the addition is not original.
- b. The applicant is proposing to build a single story addition that is approximately 90 square feet in place of the existing two story addition located at the rear of the primary structure. According to the Guidelines for Additions 1.A.i, additions should be sited at the rear of the primary structure to minimize visual impact. The proposed location of the addition is consistent with the Guidelines.
- c. The proposed addition is one story and the primary structure is two stories. The Guidelines for Additions 1.B.i and v. state that additions should have a comparable overall height and be subordinate to the primary structure. The proposed single story addition is consistent with the Guidelines.
- d. The proposed single story addition will have a stucco exterior to match the existing primary structure. This is consistent with the Guidelines for Additions 3.A.i.

### RECOMMENDATION:

Staff recommends approval based on findings a through d.

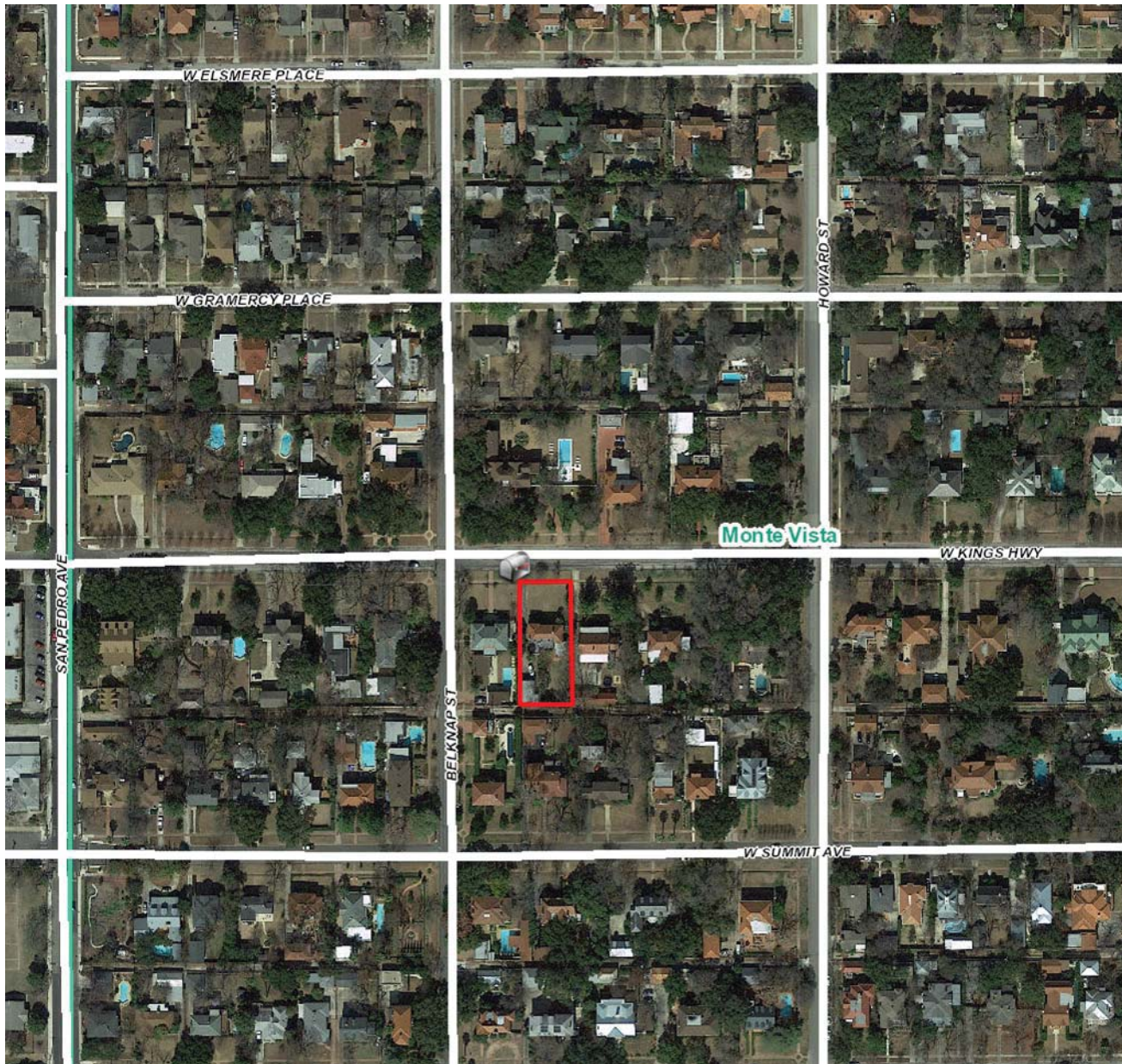
**CASE COMMENT:**

No changes have been made to previously approved HDRC case 2016-015, which granted approval for a single story rear addition.

**CASE MANAGER:**

Katie Totman





**234 W Kings Hwy**

**Monte Vista**

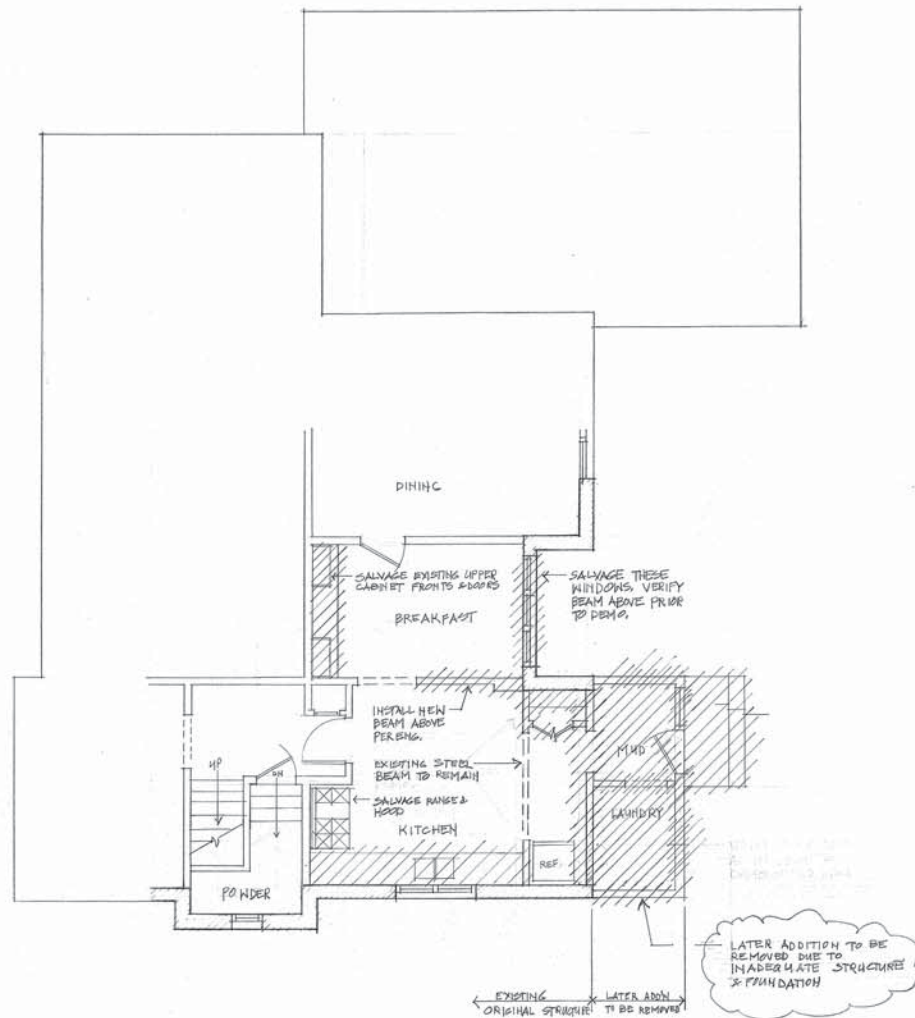
Printed: Mar 11, 2016

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PARTIAL EXISTING FIRST FLOOR PLAN-DEMO  
SCALE: 1/4" = 1'-0"



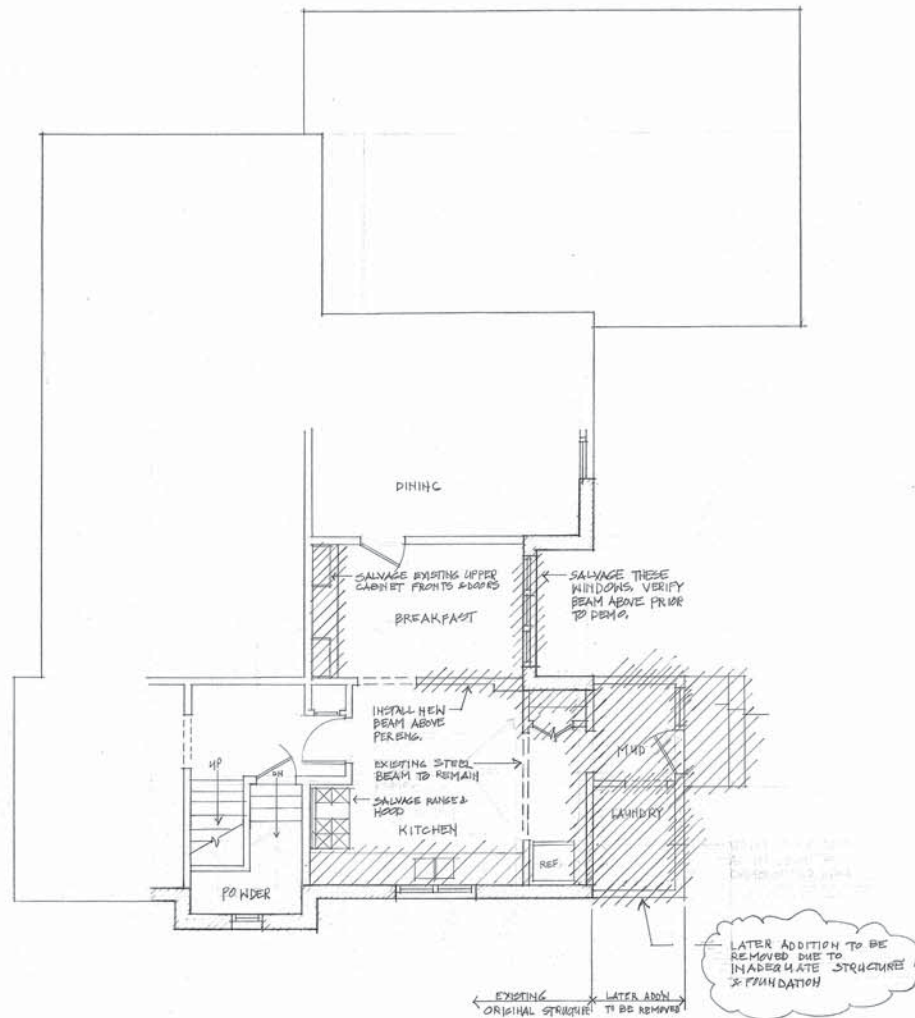
E.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
214-732-6026

NOT FOR CONSTRUCTION

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

26 FEB 16

D2.1



PARTIAL EXISTING FIRST FLOOR PLAN-DEMO  
SCALE: 1/4" = 1'-0"



E.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
214-732-6026

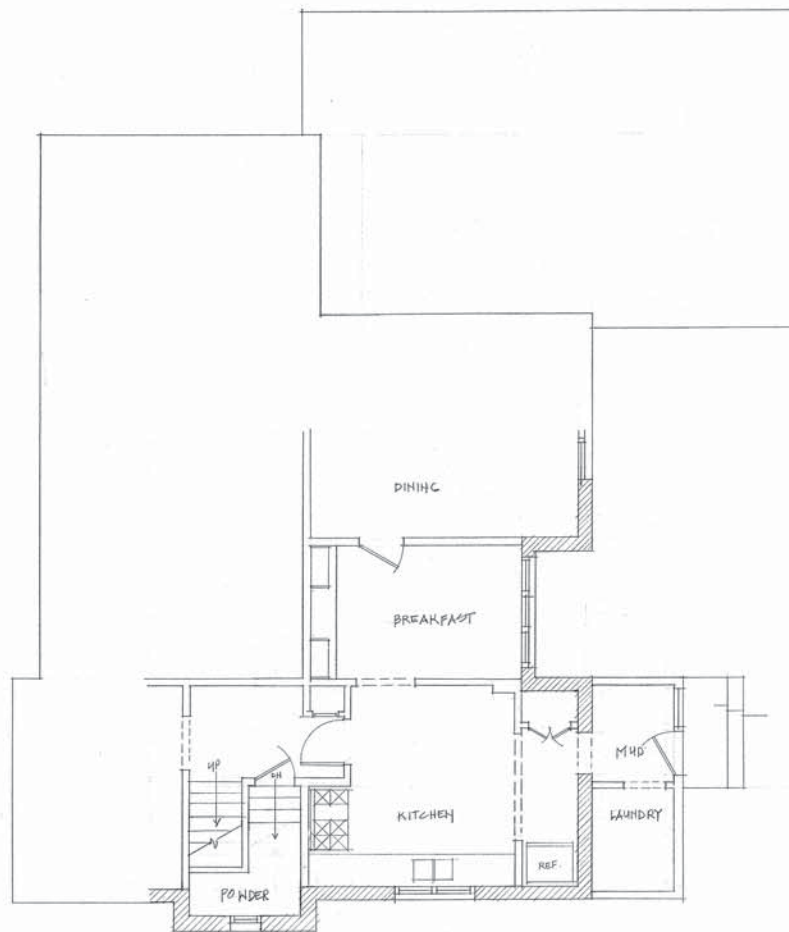
NOT FOR CONSTRUCTION

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

26 FEB 16

D2.1





PARTIAL EXISTING FIRST FLOOR PLAN

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



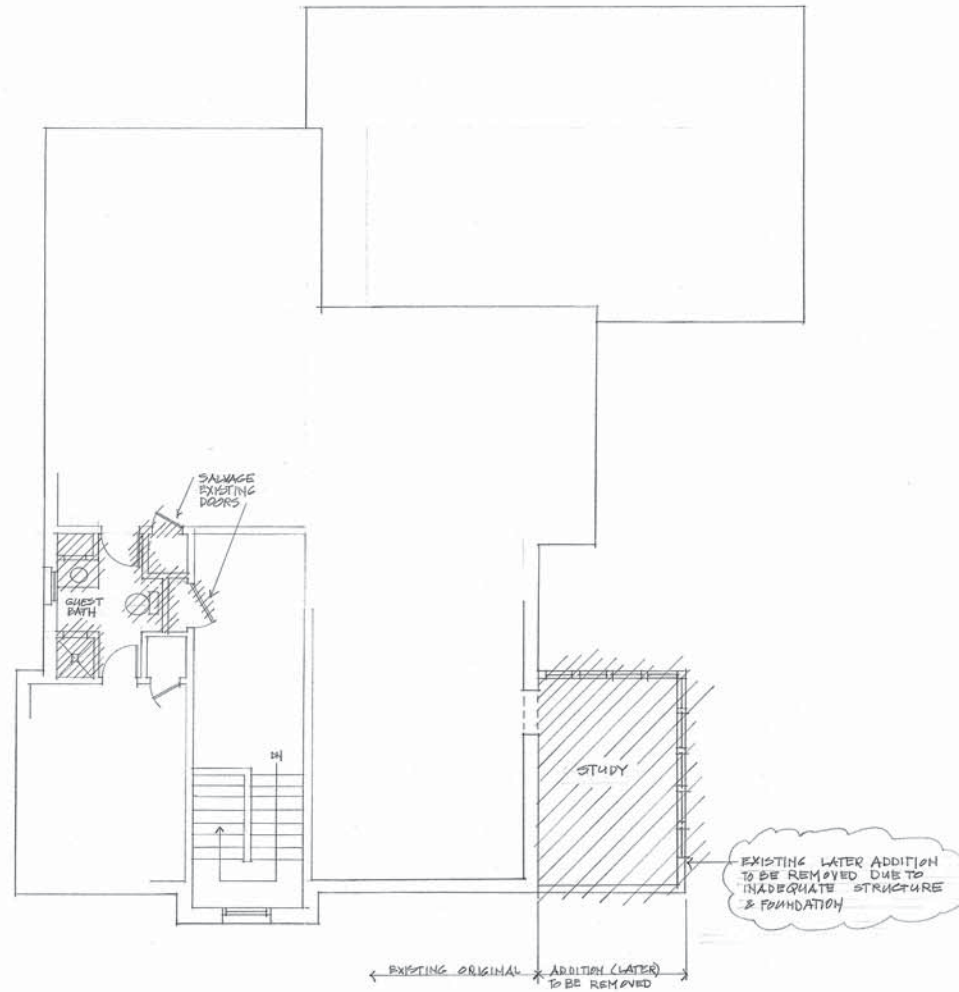
SUSCA RESIDENCE ADDITION  
234 WEST KINGS HWY.  
SAN ANTONIO, TEXAS

NOT FOR CONSTRUCTION

E.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-732-6066

4 JAN 16

D2.1



PARTIAL EXISTING SECOND FLOOR PLAN - DEMO

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



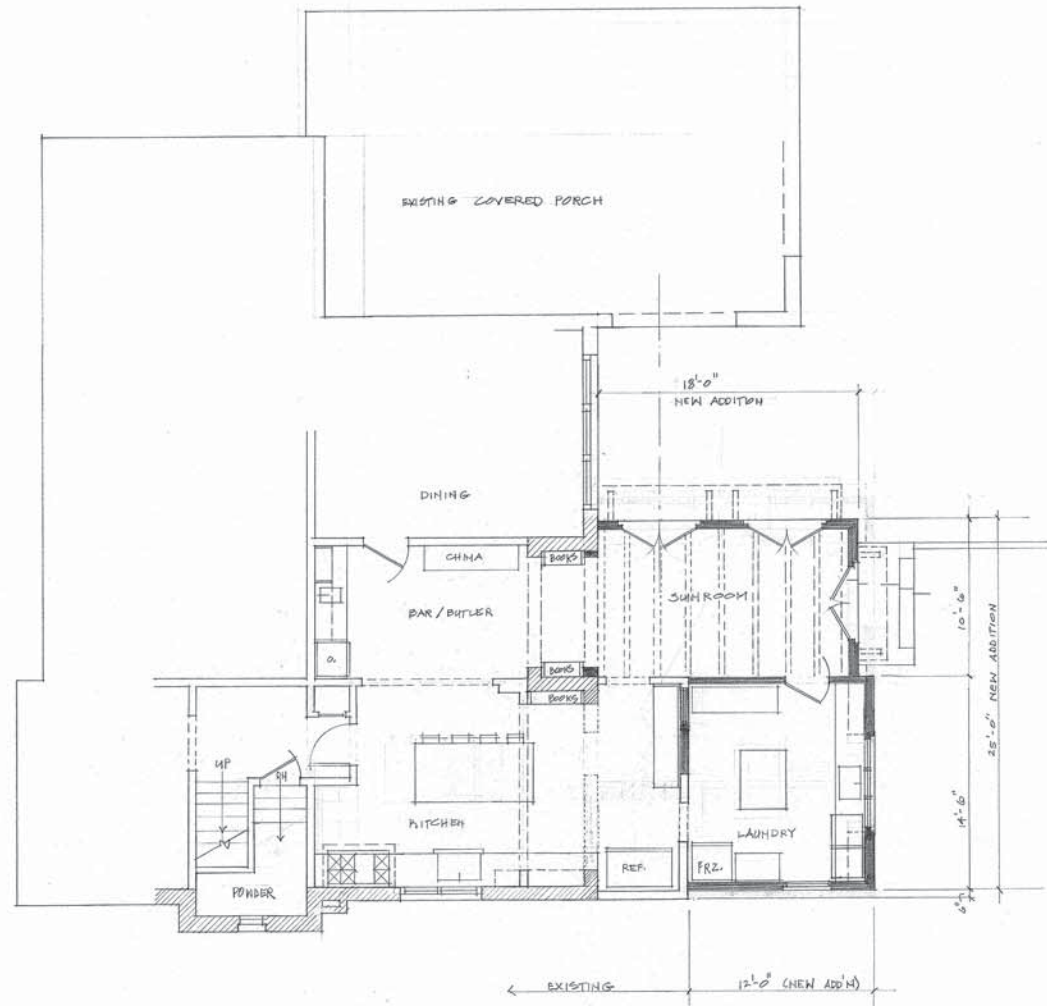
E.C. PARKER, ARCHITECT  
184 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-732-8030

NOT FOR CONSTRUCTION

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

26 FEB 16

DZ.2



PARTIAL PROPOSED FIRST FLOOR PLAN

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



E.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-752-8030

NOT FOR CONSTRUCTION

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

1 JAN 16  
A2.1







PARTIAL SECOND FLOOR PLAN

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

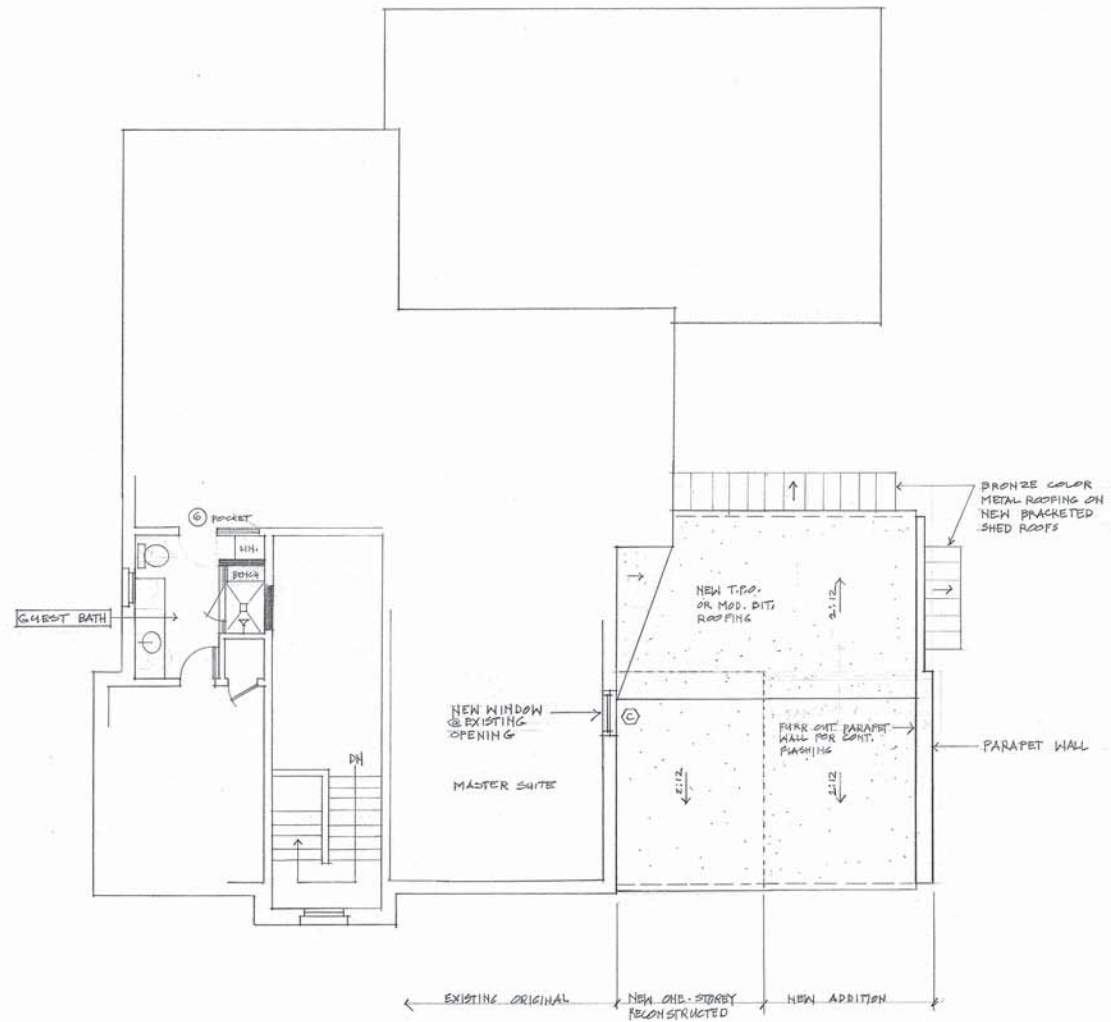


4 JAN 16  
A2.2

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

NOT FOR CONSTRUCTION

E.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-792-8036



PARTIAL SECOND FLOOR PLAN

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

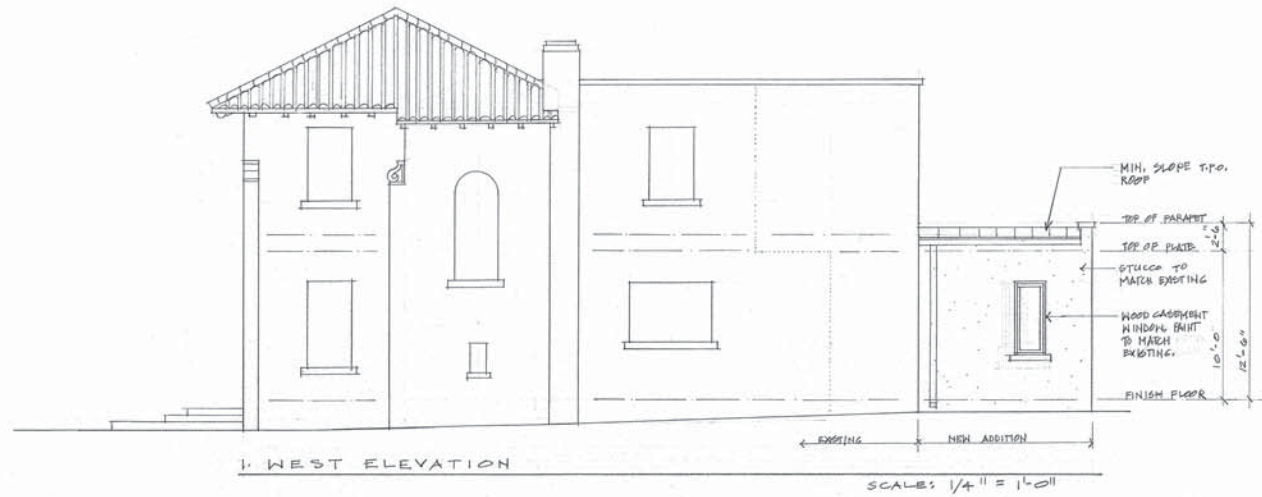
E.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-792-8036

NOT FOR CONSTRUCTION

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

26 FEB 16

A2.2



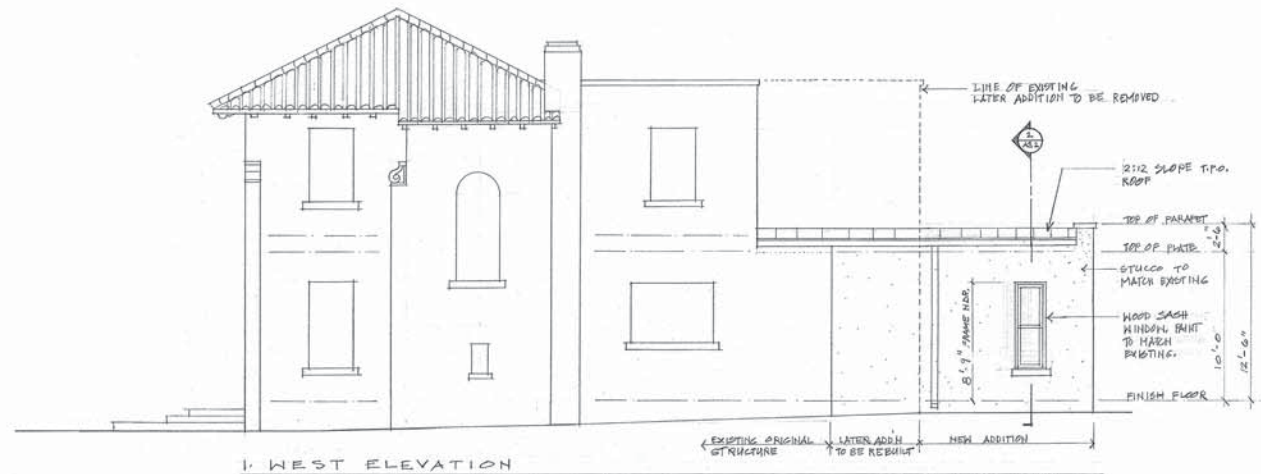
J.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-732-8050

NOT FOR CONSTRUCTION

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

4 JAN 10

A3.1



J.C. PARKER, ARCHITECT  
134 WEST CRAIG  
SAN ANTONIO, TX 78212  
210-732-8050

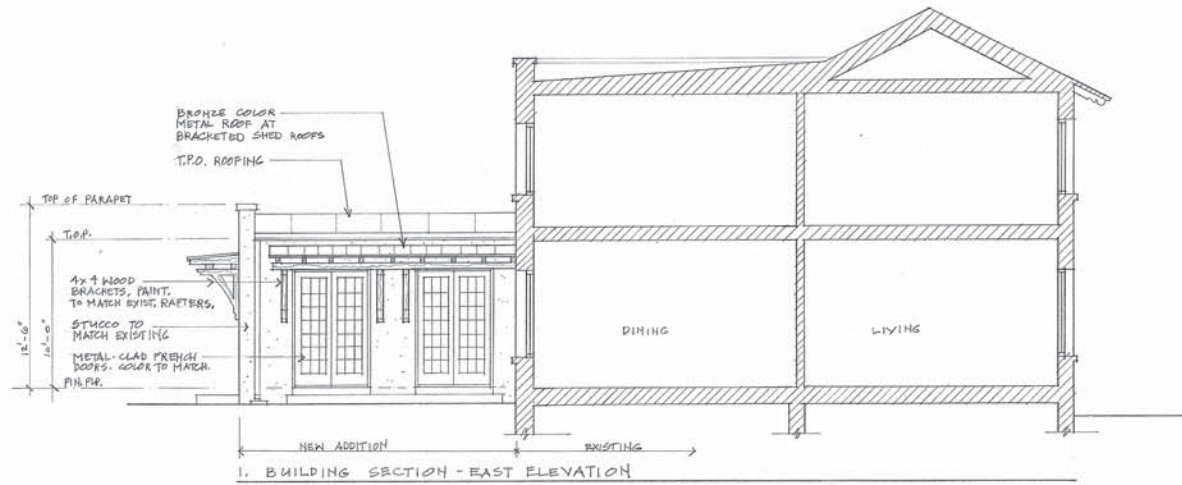
NOT FOR CONSTRUCTION

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

26 FEB 19

A3.1



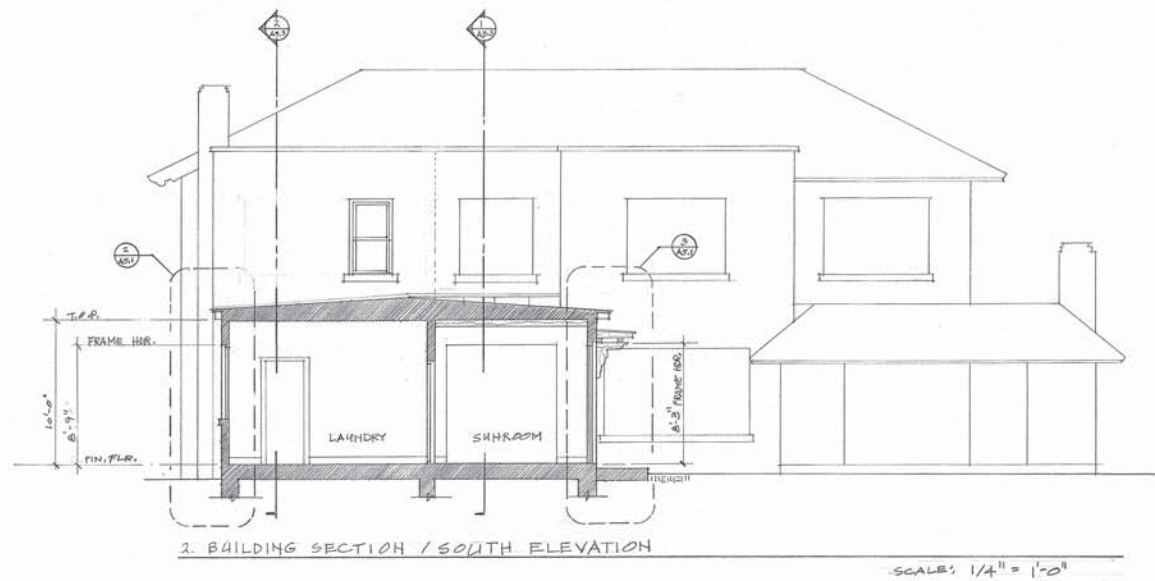
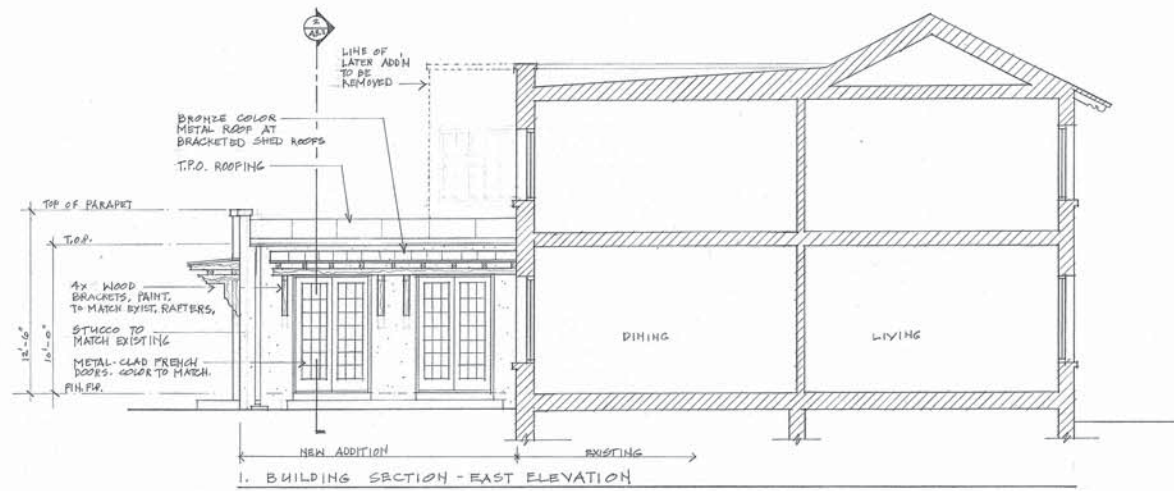


SUSCA RESIDENCE ADDITION  
 434 WEST KINGS HWY.  
 SAN ANTONIO, TEXAS

NOT FOR CONSTRUCTION

E.C. PARKER, ARCHITECT  
 134 WEST GRAE  
 SAN ANTONIO, TX 78212  
 210-732-8636

4 JAN 16  
 A3.2



E. G. PARKER, ARCHITECT  
134 WEST CRAW  
SAN ANTONIO, TX 78212  
210-732-8636

NOT FOR CONSTRUCTION

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

26 FEB 16

A3.2

[illegible]

The image contains three architectural drawings of doors, labeled A, B, and C.

- Door A:** A double door with a central mullion. Each leaf has a grid of 12 panes (2 columns by 6 rows). Diagonal lines cross each pane from bottom-left to top-right. Dimensions: width is 5'-0" (labeled 5'-0" with a double line), height is 7'-0" (labeled 7'-0" with a double line). Labels below: "ACTIVE LEAF DOOR 2L", "ACTIVE LEAF DOOR 1R 3".
- Door B:** A single door with a grid of 12 panes (2 columns by 6 rows). Labels below: "JELD-WEN FRENCH INSULATING FRENCH TRIM DIVIDED LIGHT LEAF-B".
- Door C:** A single door with a grid of 12 panes (2 columns by 6 rows). Labels below: "BRONZE SCREEN" with an arrow pointing to a shaded rectangular area on the left side of the door.

WINDOW TYPES

2'-2"

9'-0"

6'-6"

9'-0"

1

2

RED-WOOD PREMIUM WOOD  
DOUBLE-HUNG, LOW-E. PAINT.



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

January 20, 2016

**HDRC CASE NO:** 2016-015  
**ADDRESS:** 234 W KINGS HWY  
**LEGAL DESCRIPTION:** NCB 3260 BLK 4 LOT E 84 FT OF 2  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**APPLICANT:** E.C. Parker - 134 W Craig Place  
**OWNER:** Peter & Betsy Susca - 118 Rockhill Drive  
**TYPE OF WORK:** Addition, Landscaping/hardscaping/irrigation

### REQUEST:

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

### 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.

### COMMISSION ACTION:

Approved as submitted.

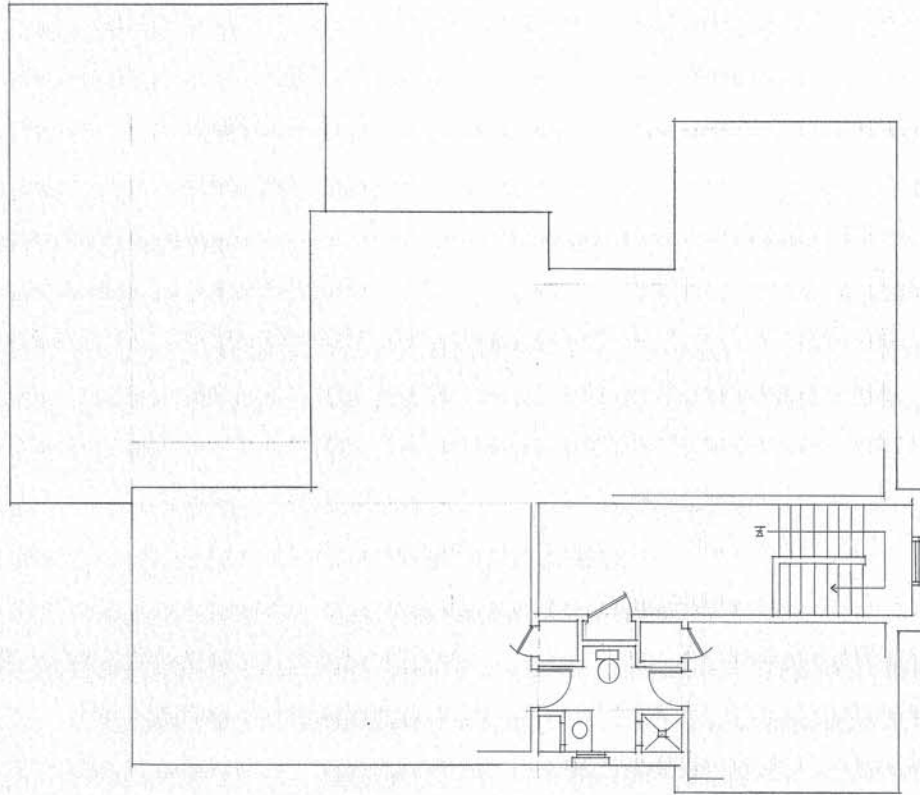


for:

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

Shanon Shea Miller  
Historic Preservation Officer

	E.C. PARKER, ARCHITECT 134 WEST CRAIG SAN ANTONIO, TX 78212 210-732-8030	NOT FOR CONSTRUCTION	SUSCA RESIDENCE ADDITION 234 WEST KINGS HWY. SAN ANTONIO, TEXAS	4 JAN 16 D2.2
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PARTIAL EXISTING SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" N















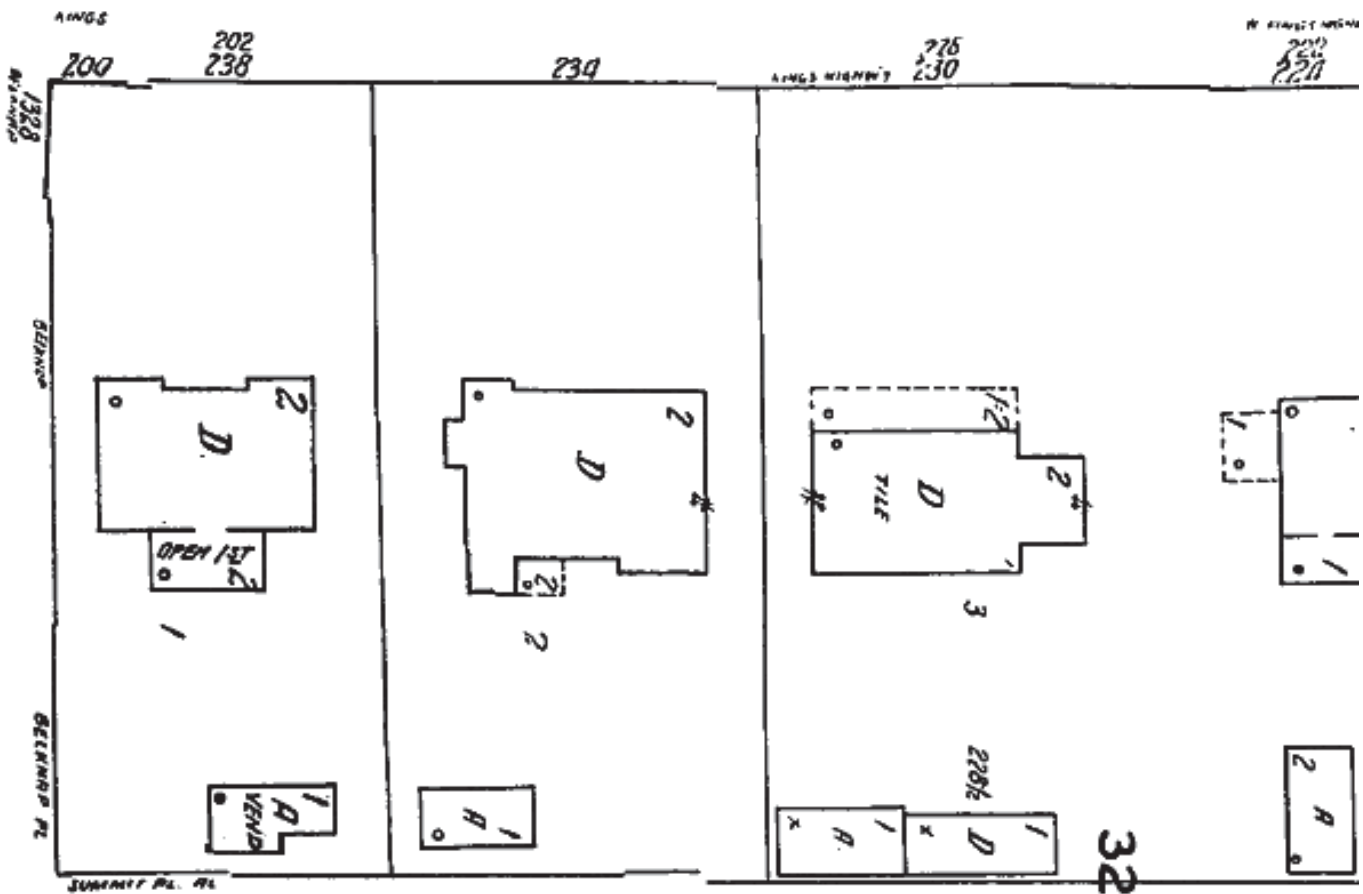




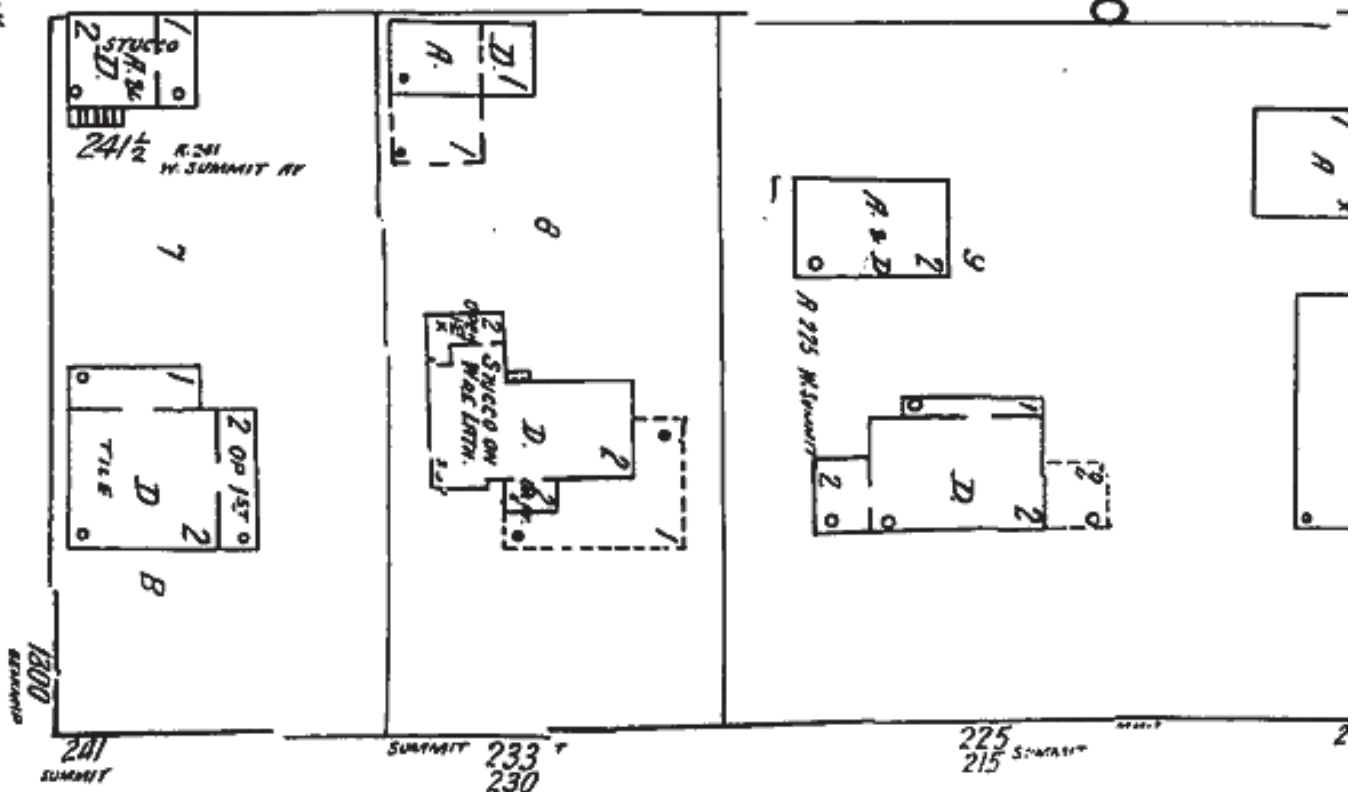




**MACADAMIZED**



3260



**PL. *MACRODROMIZED***

60'

**E. C. Parker, Architect**  
**134 West Craig Place**  
**San Antonio, Texas 78212**  
**(o) 210-732-8036 (m) 210-587-9995**  
**ecparkerarch@gmail.com**

December 19, 2015

Mr. and Mrs. Peter Susca

Betsy and Peter,

Thank you for considering me for your project. I understand the scope of work is as follows:

1. New Addition to existing Kitchen including New Laundry Room and New Sunroom, as outlined in Schematic Floor Plan of 12-18-15.
2. Remodel Guest Bath as per Troy's schematic plan

You will need the following architectural drawings for permit:

Site Plan ( please provide updates survey when available) and Roof Plan  
Partial First Floor Demolition Plan  
Partial Second Floor Demolition Plan  
Partial New First Floor Plan  
Partial New Second Floor Plan  
Exterior Elevations - West, South, and East.  
Building Sections at New Addition  
Window, Door, and Room Finish Schedules  
Wall Sections and Details  
Interior elevations at Kitchen, New Laundry, New Sunroom, and Guest Bath  
Partial First Floor Electrical Plan and Electric Schedule.

I propose to provide architectural services for this project for a fixed fee of \$10,000.00. The fee will be broken down as follows:

Schematic Design (Includes obtaining design approval from COSA.)	\$4,000.00
Construction Documents and Permit	\$4,000.00
Construction Observation	\$2,000.00

This fee will include all design development meetings with you and Troy, all meetings Monte Vista Architectural Review Committee and the City of San Antonio Office of Historic Preservation and Historic Design Review Commission, as required for permit, and all site meetings during the course of construction.

I do not provide engineering services. An engineered foundation plan will be required for permit. I will assist you in finding an engineer if you want me to. (Troy might have someone lined up for you already.)

If you request any additional work outside the scope of work outlined above, I will be happy to assist you and will bill at my hourly rate of \$100.00 per hour.

I send out statements on the 25th of each month, billing on a percentage completion basis. Printing is reimbursable.

Please let me know if you have any questions, or if this meets with your approval. I know that time is of the essence, and I will work steadily to meet your schedule. The first step will be to submit the design package for review by Office of Historic Preservation. I plan to submit this package on or before January 15 in time to be heard at the February 3 HDRC hearing.

Thank you.

Cee Parker

**E. C. Parker, Architect**  
**134 West Craig Place**  
**San Antonio, Texas 78212**  
**210-732-8036 (m) 210-587-9995**  
**[ecparkerarch@gmail.com](mailto:ecparkerarch@gmail.com)**

February 26, 2016

City of San Antonio  
Office of Historic Preservation

Re: HDRC Case No. 2016-015  
234 West Kings Highway  
Monte Vista Historic District

Addendum to Description of Work:

1. Remove existing later two-storey addition at rear of house due to inadequate structure and foundation. This will involve removing 90 square feet at the first floor and 150 square feet at the second floor. The original structure is full masonry, and the later addition is wood frame, so the line of the later addition can be clearly seen at the exterior stucco. The later addition has a very inadequate foundation with a wood beam directly on the ground.
2. Add new one-storey addition to replace the 90 square feet removed as above, then proceed with the new addition as described in the Certificate of Appropriateness dated January 20, 2016.