HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 17

HDRC CASE NO:	**2016-121**
ADDRESS:	538 LEIGH ST
LEGAL DESCRIPTION:	NCB 2739 BLK LOT W 83FT OF 4A
ZONING:	R5 H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Mark Kyle
OWNER:	Brenda Davis
TYPE OF WORK:	Rehabilitation and addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing metal roof with a new standing seam metal roof.
2. Replace the existing gutters.
3. Replace damaged fascia and wood trim.
4. Construct a rear addition.
5. Demolish and reconstruct an attached side carport.
6. Replace the existing front door.
7. Replace the existing wood windows.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the

public right-of-way.
vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)
i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. Ventilation—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. Drainage—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. Repair—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)
i. Existing outbuildings—Preserve existing historic outbuildings where they remain.
ii. Materials—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Garage doors—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. Replacement—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. Reconstruction—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 M aintenance 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

2. Fences and Walls

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS
i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. Location – Do not use privacy fences in front yards.

FINDINGS:

a. The applicant has proposed to replace the existing metal roof with a new standing seam metal roof, remove the existing metal gutters and install new metal gutters and repair any damaged woof fascia and wood trim with like materials. This is consistent with the Guidelines for Exterior Maintenance and Alterations. The applicant should ensure that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.
b. At the rear of the primary historic structure, the applicant has proposed to construct a small addition of approximately 100 square feet. Currently, the rear of the structure features three roof gables, each of which features a different profile that the applicant has proposed to eliminate. The applicant has proposed for the addition's roof to be incorporated into a new roof structure for the entire structure to mirror the single gabled roof structure of the front of the house (south elevation). According to the Guidelines for Additions 1.A., additions should utilize a similar roof form as the primary historic structure. The applicant's proposal is consistent with the

Guidelines.

c. Regarding scale, massing and form, the applicant has proposed for the addition to feature a matching roof height as that of the primary structure. This is consistent with the Guidelines for Additions 1.B.i. in regards to scale, massing and form.
d. In regards to the addition's materials, the applicant has proposed wood siding, trim and wood windows. Additionally, the applicant has proposed a vertical trim detail at the point at which the addition meets the primary historic structure. The applicant's proposed materials as well as the proposed transition between the old and new structures are consistent with the Guidelines for Additions.
e. The applicant has proposed to demolish an existing carport which is attached to the east façade of the primary historic structure and reconstruct it in place. The applicant has noted that the carport's roof will be standing seam to match the roof of the primary historic structure, however, at this time the applicant has not provided information regarding other materials.
f. The applicant has noted that the existing one over one wood windows will be replaced. According to the Guidelines for Exterior Maintenance and Alterations, 6.A.iii., historic windows should be preserved. The applicant has provided information and photos of each window which staff finds are repairable. Additionally, staff conducted a site visit on March 29, 2016, where staff found the windows to be in good condition. Windows that are not deteriorated beyond repair should be preserved. Staff recommends the applicant repair the existing wood windows.
g. The applicant has proposed to replace the existing front door which is a Craftsman style door, appropriate for the house. The proposed removal of the existing, Craftsman front door is not appropriate nor consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of items #1 through #4 with the stipulation that the new roof feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.

Staff does not recommend approval of items #5 through #7. Staff recommends the applicant provide additional information regarding construction materials for the proposed carport and that the applicant repair all existing wood windows and doors.

CASE MANAGER:

Edward Hall


538
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

Scope of planned work

Add an addition for the purpose of a second bathroom in the rear of the home demo and replace the metal roof demo and replace existing carport extend the rear of the roof to the addition replace windows replace and repair any damage siding and facia of the home paint the exterior of the home replace the front doors of the home.

Thank you
M & J remodeling and construction

DAVIS RESIDENCE

538 LEIGH ST
SAN ANTONIO, TX 78210

HISTORIC & DESIGN REVIEW SUBMISSION
SUBMITTED MARCH 11, 2016

EXISTING FRONT ELEVATIONS

1 EXISTING PHOTO
Scale: 1/16" = 1'- 0"

EXISTING CARPORT TO BE RENOVATED

2 EXISTING PHOTO
Scale: 1/16" = 1'- 0"

PHOTO EXHIBIT

DAVIS RESIDENCE

538 LEIGH ST
SAN ANTONIO, TX 78210

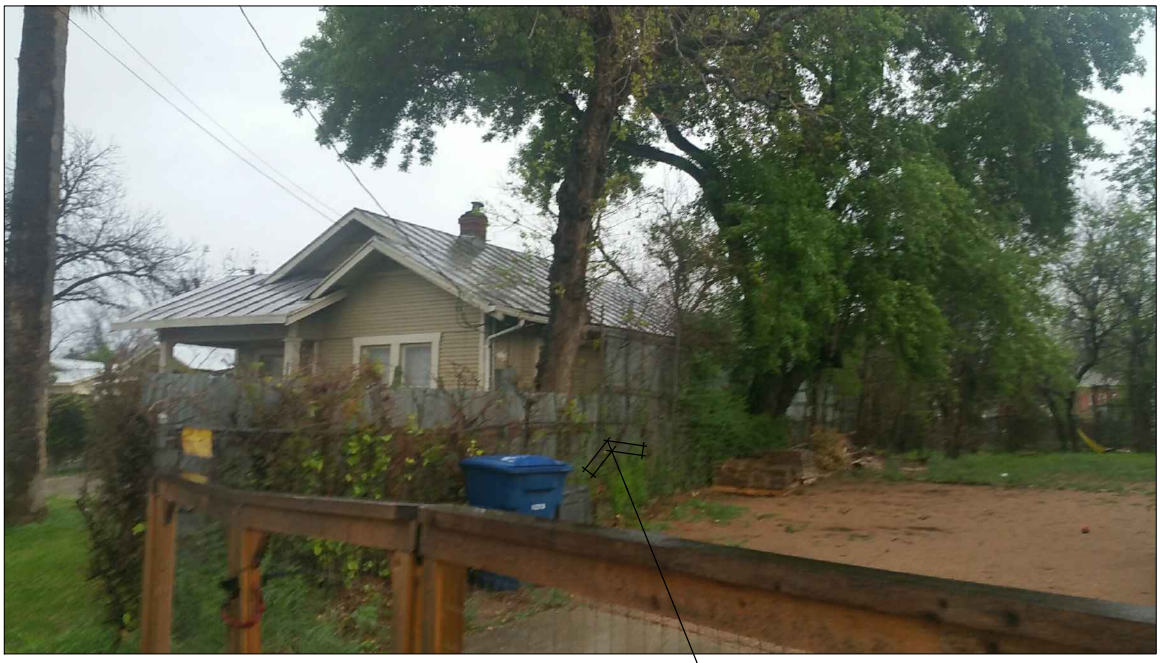
PHOTOS
EXISTING CONDITIONS

DRAWN BY: JS
DATE 03/10/2016

A-1.0

EXISTING REAR ELEVATION
LOCATION OF PROPOSED ADDITION

1 EXISTING PHOTO
Scale: 1/16" = 1'- 0"



EXISTING SIDE ELEVATIONS

2 EXISTING PHOTO
Scale: 1/16" = 1'- 0"

PHOTO EXHIBIT

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PHOTOS
EXISTING CONDITIONS

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DATE 03/10/2016

A-2.0

EXISTING SIDE ELEVATION

1 EXISTING PHOTO

Scale: 1/16" = 1'- 0"

EXISTING REAR ELEVATIONS

AREA OF PROPOSED ADDITION

2 EXISTING PHOTO

Scale: 1/16" = 1'- 0"

PHOTO EXHIBIT

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PHOTOS
EXISTING CONDITIONS

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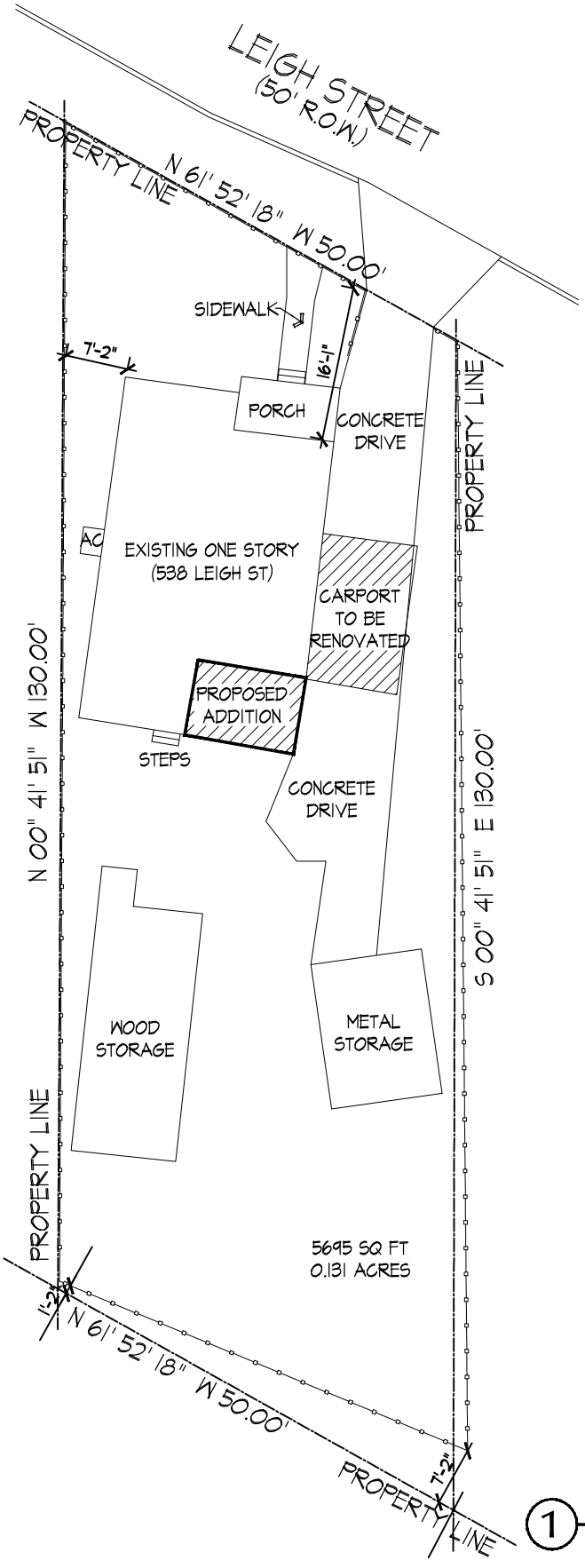
DATE 03/10/2016

A-3.0



1 SITE PLAN

Scale: 1/16" = 1'- 0"

TRUE NORTH

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PROPOSED SITE PLAN

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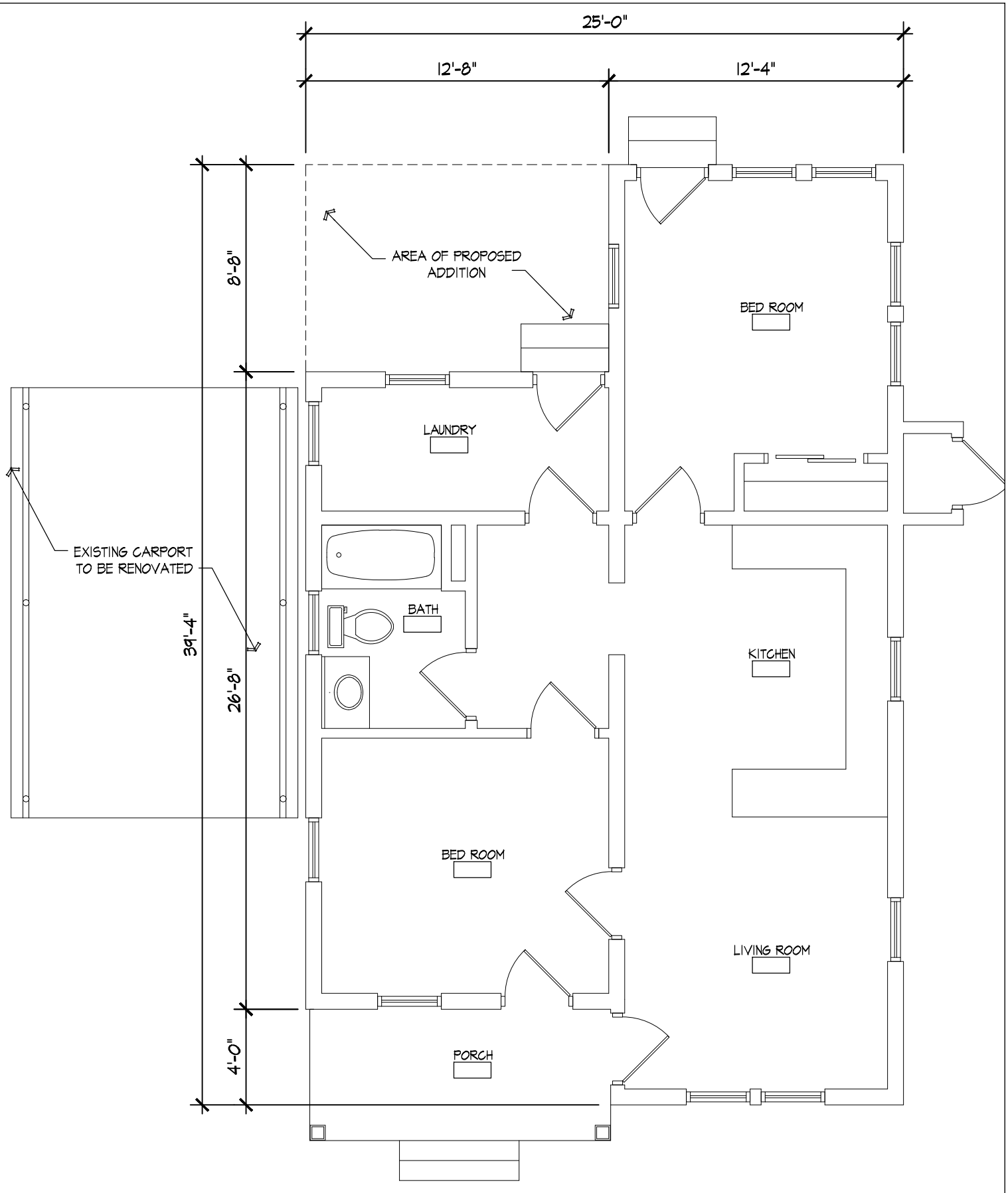
DATE 03/10/2016

A-4.0



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EXISTING FLOOR PLAN

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DATE 03/10/2016

A-5.0

1 EXISITING SOUTH ELEVATION

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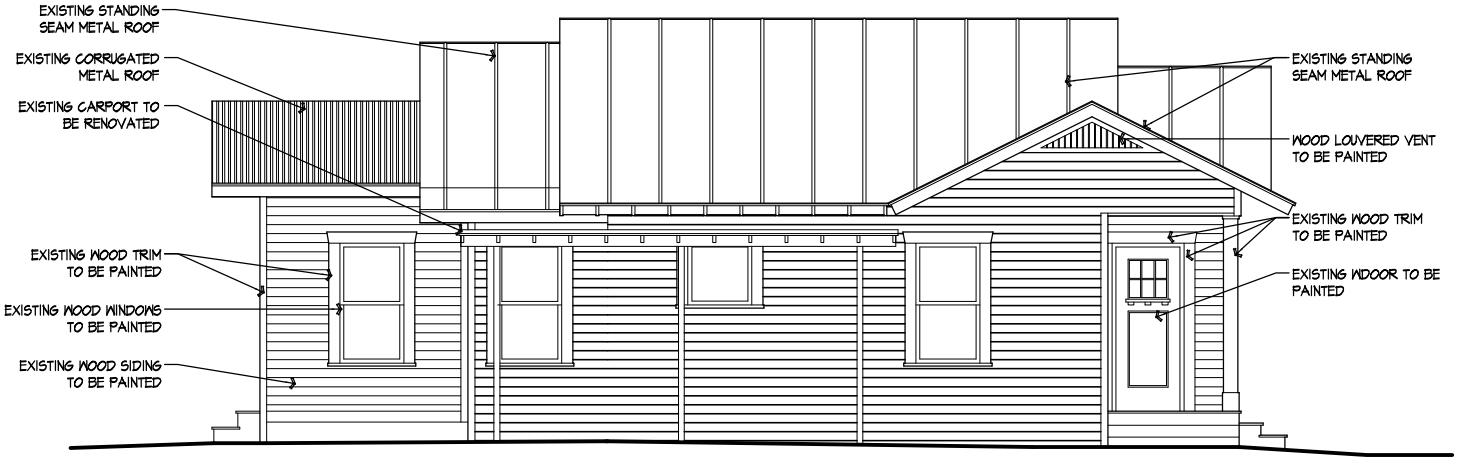

2 EXISITING EAST ELEVATION

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

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EXISTING ELEVATIONS

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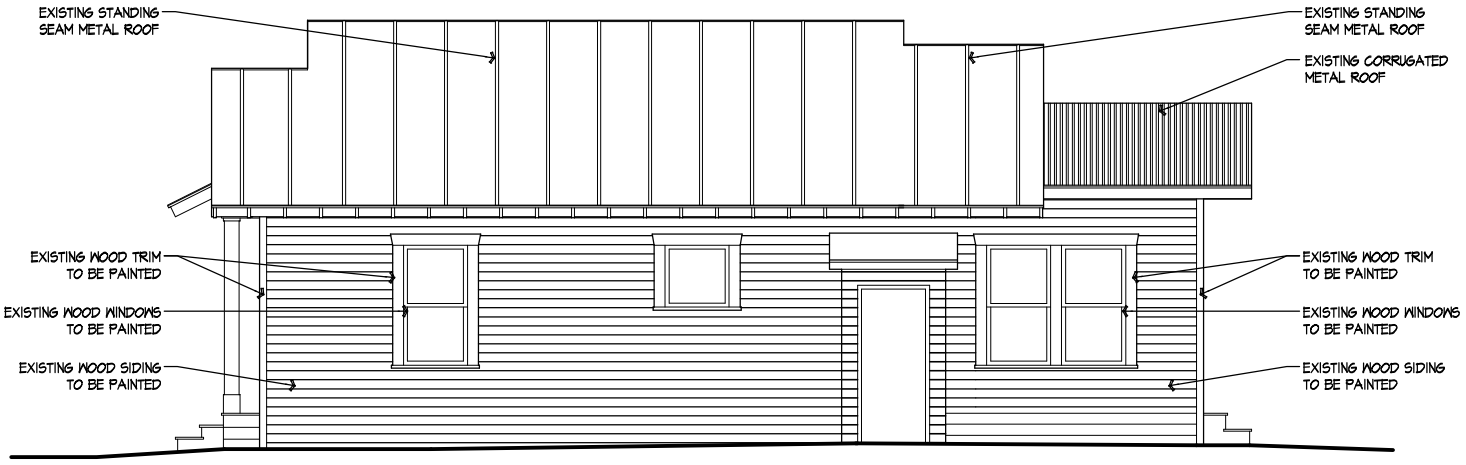
DATE 03/10/2016

A-6.0



1 EXISITING SOUTH ELEVATION

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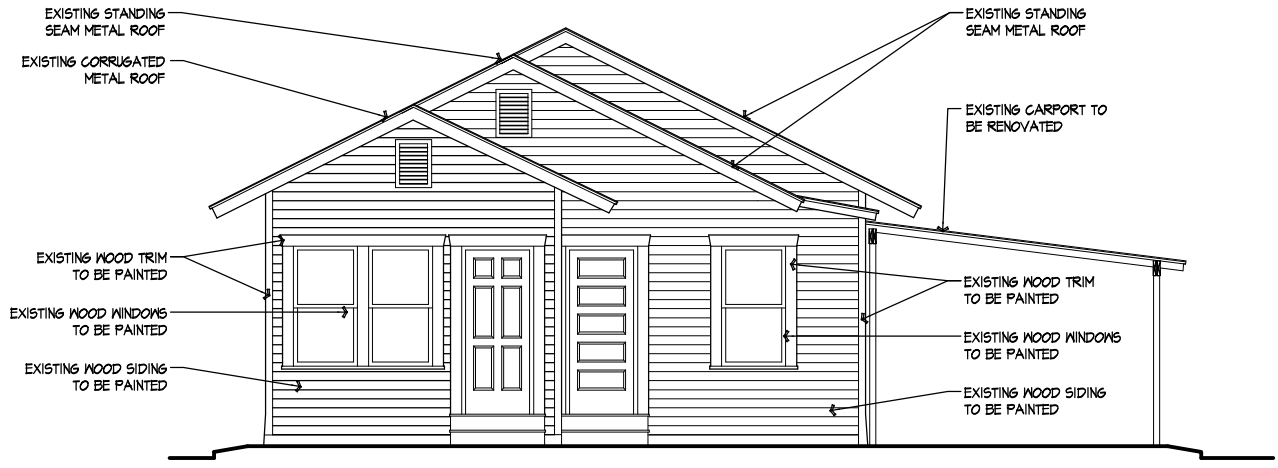

2 EXISITING EAST ELEVATION

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

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EXISTING ELEVATIONS

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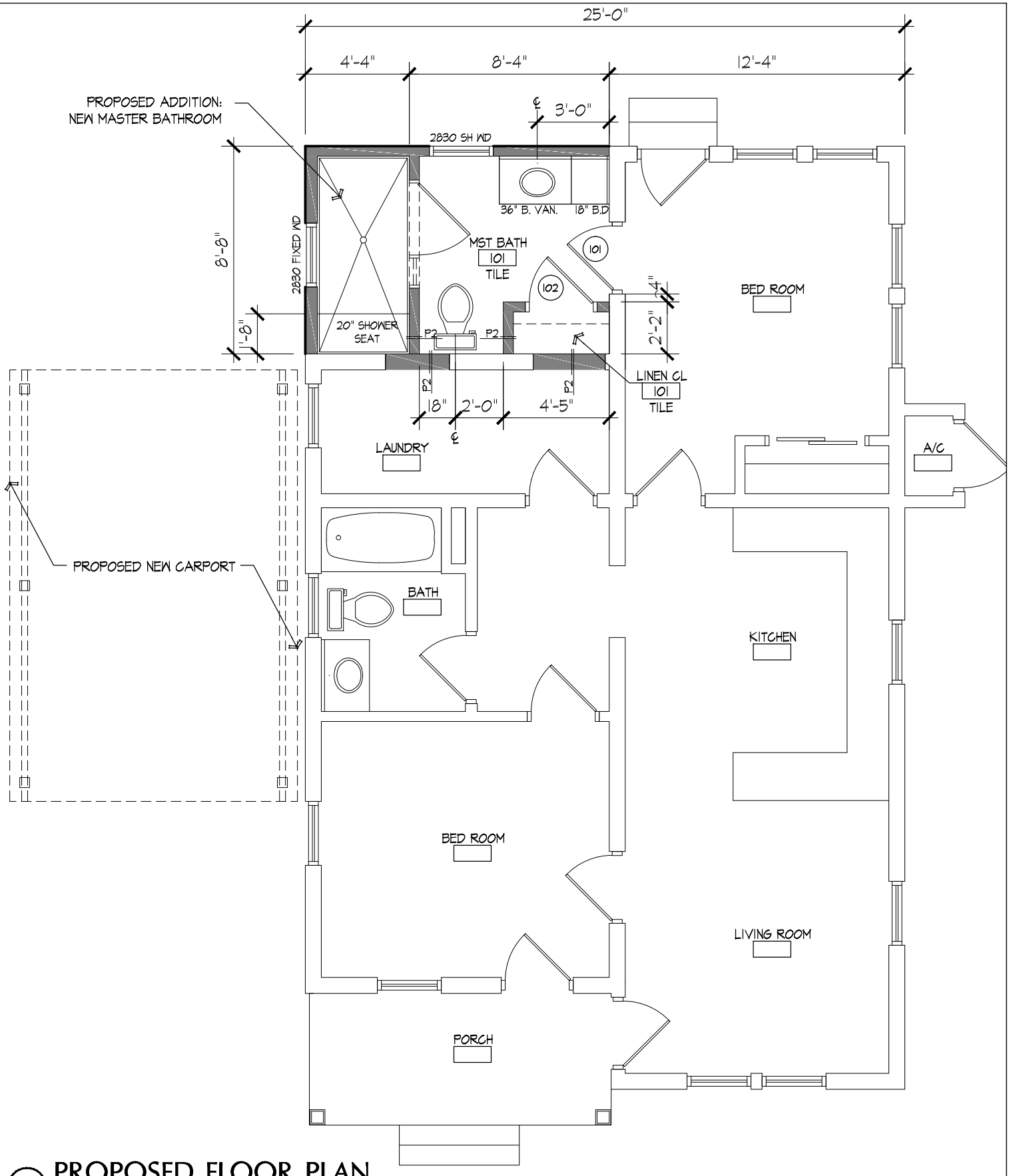
DATE 03/10/2016

A-7.0



1 PROPOSED FLOOR PLAN

Scale: 3/16" = 1'- 0"

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PROPOSED FLOOR PLANS

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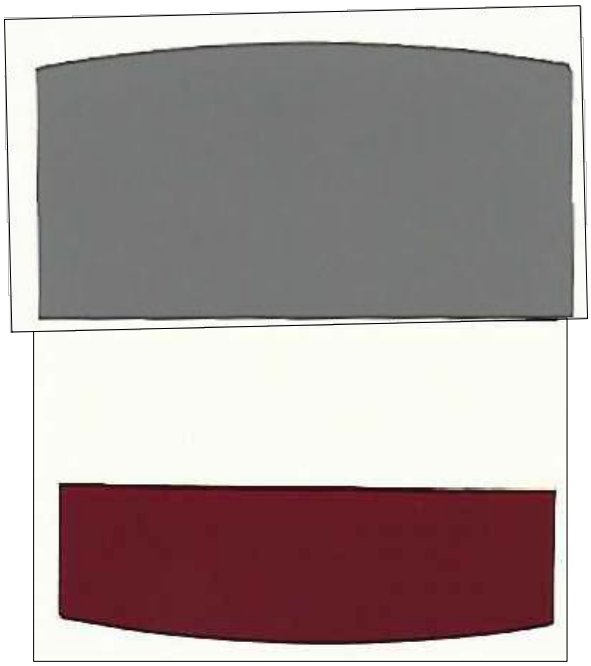
DATE 03/10/2016

A-8.0



WOOD SIDING
STORMY GRAY BXC-58

WOOD TRIM AT DOORS
AND WINDOW
MARITIME WHITE BXC-89

WOOD WINDOW SASH
WILD CHERRY BXC-90

STANDING SEAM METAL
ROOF TO MATCH EXISTING

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PROPOSED MATERIALS & FINISHES

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DATE 03/10/2016

A-9.0

1 PROPOSED SOUTH ELEVATION

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

2 PROPOSED EAST ELEVATION

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

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PROPOSED ELEVATIONS

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DATE 03/10/2016

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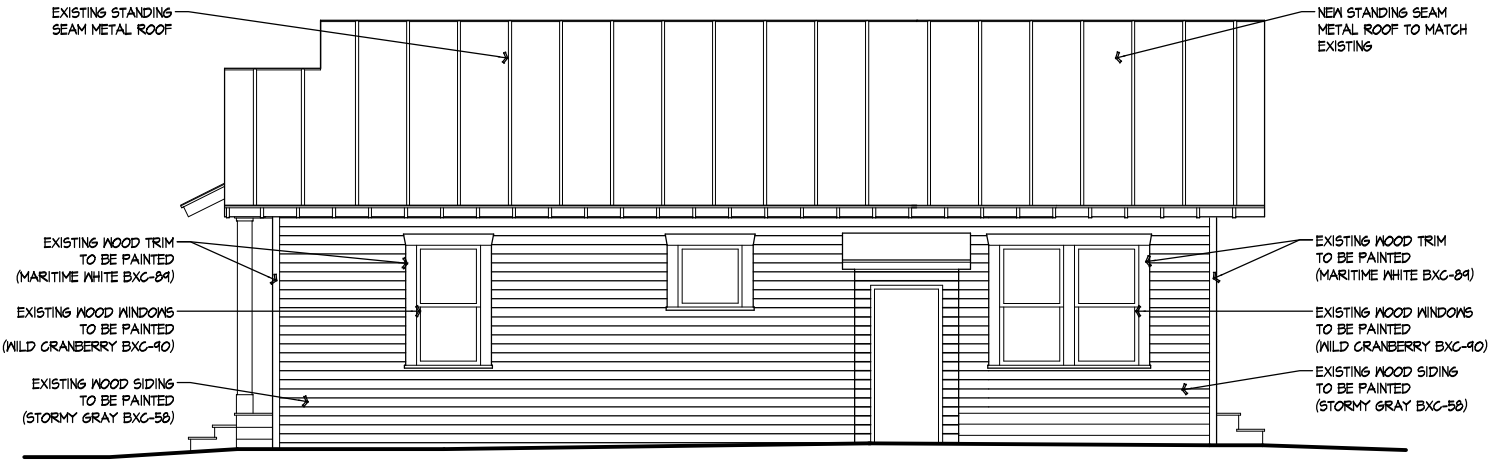

1 PROPOSED WEST ELEVATION

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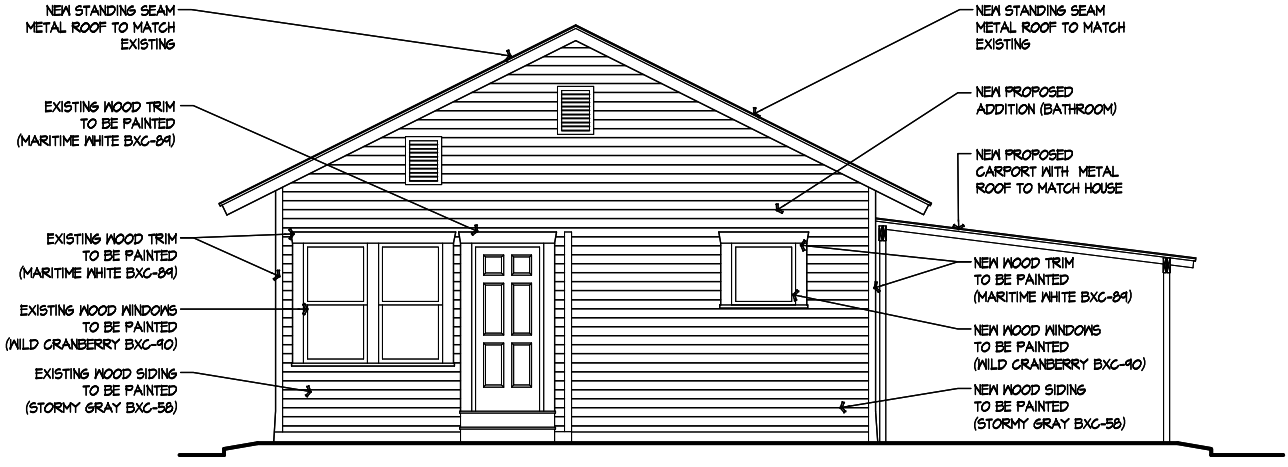

2 PROPOSED SOUTH ELEVATION

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

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PROPOSED ELEVATIONS

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DATE 03/10/2016

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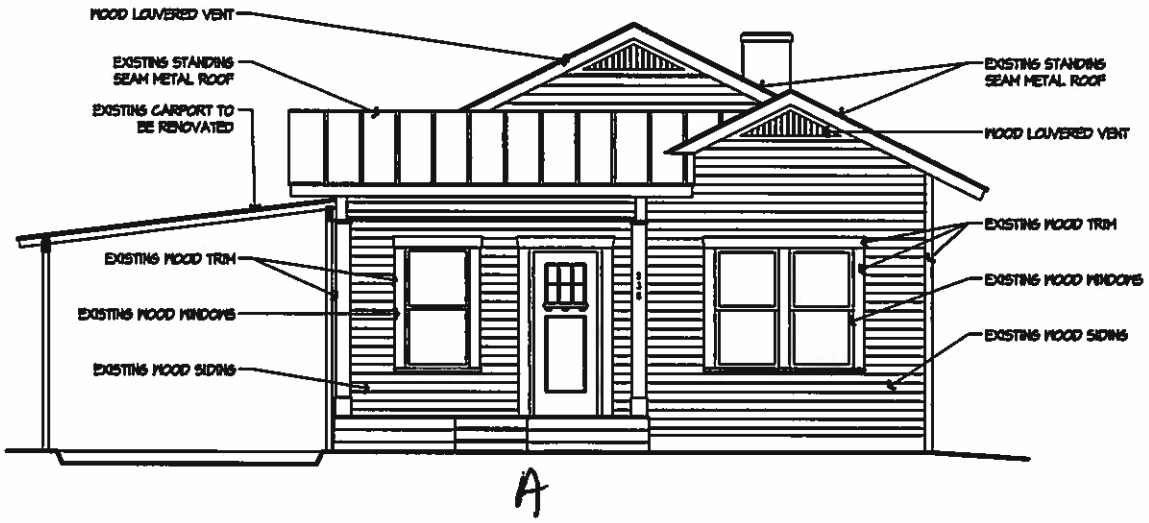

1 EXISITING SOUTH ELEVATION

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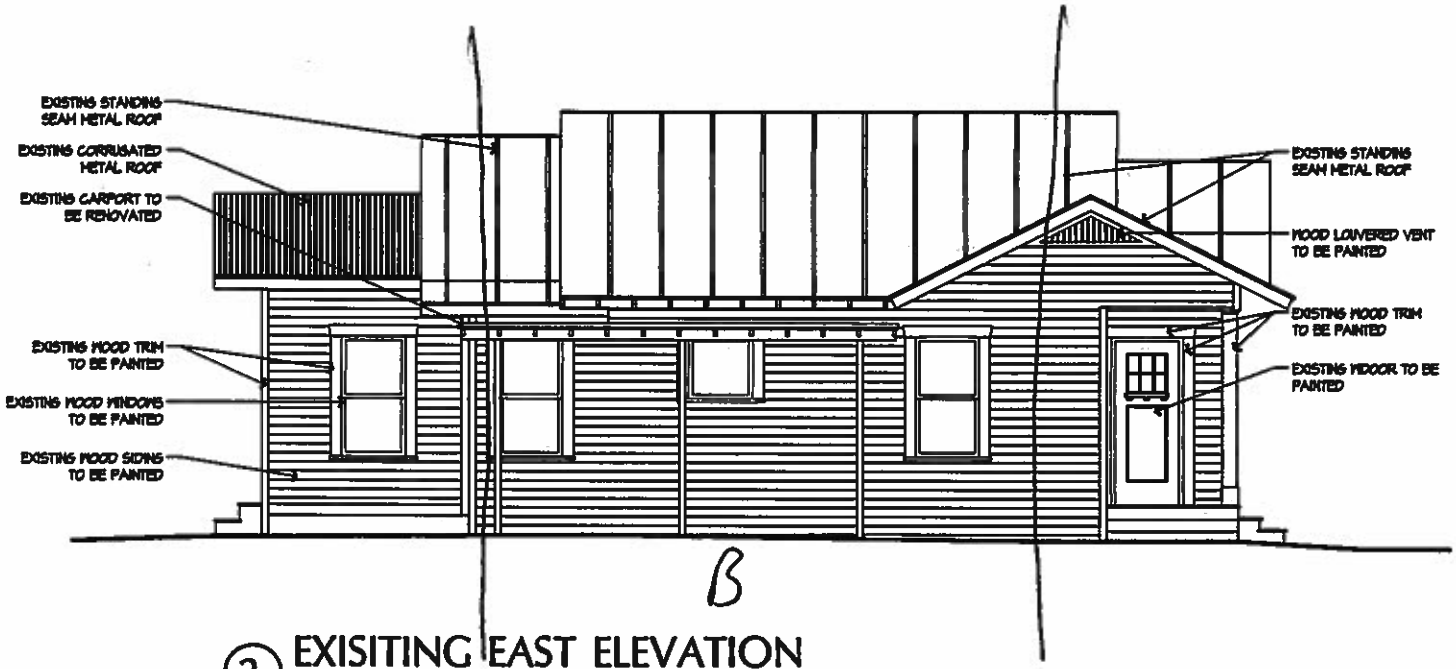

2 EXISITING EAST ELEVATION

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

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EXISTING ELEVATIONS

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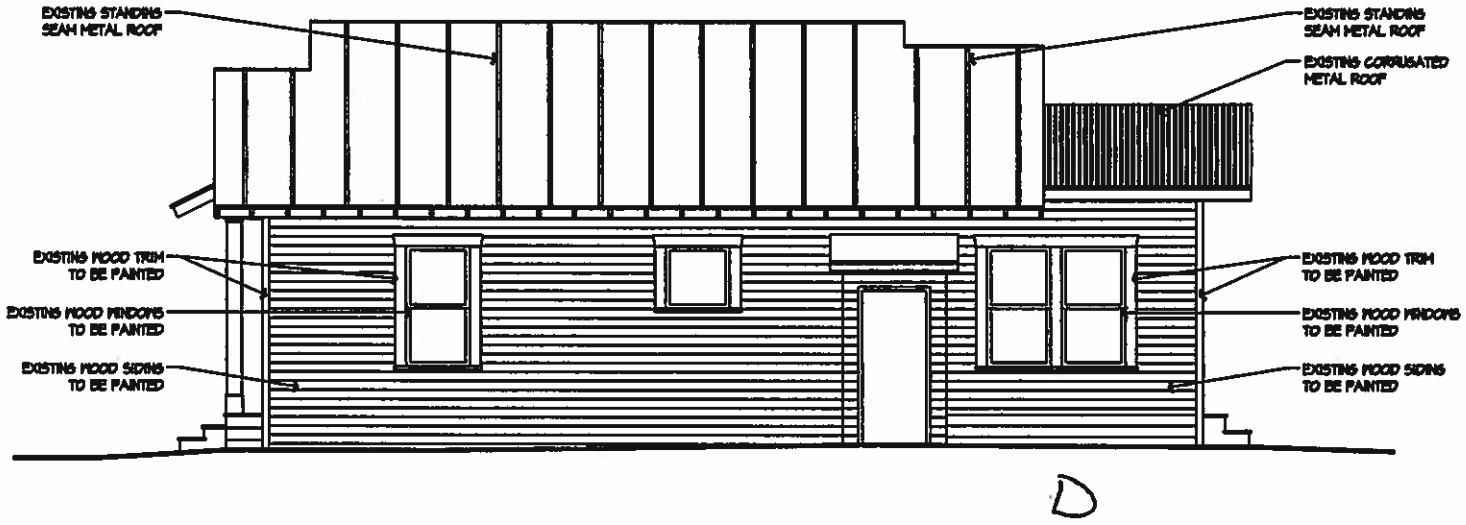
A-6.0



1 EXISITING SOUTH ELEVATION

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

2 EXISITING EAST ELEVATION

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

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EXISTING ELEVATIONS

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D


C


B


A