

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-140
ADDRESS: 217 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3969 BLK 4 LOT 14 THRU 16, E 10 FT OF 13 & W 15 FT OF 17
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Paul Franklin
OWNER: Tim Bartlett
TYPE OF WORK: Addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 175 sf addition to the NW corner of the house at 217 W Elsmere Pl. Any salvageable materials will be reused in the exterior of the addition, and new materials will match existing (stone, stucco, clay tile roof). The existing rear carport will be reduced in size at the same location in order to accommodate the 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.
 - 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

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.

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) Due to its placement at the rear of the house, the proposed addition will be minimally visible from the street consistent with the Guidelines for Additions 1.A.i.
- b) The proposed addition matches the scale of the home and is compatible with the scale and context of the block. This is consistent with the Guidelines for Additions 1.A.ii.
- c) The proposed addition utilizes a rear gable which allows the existing side gable of the house to remain intact. This is consistent with the Guidelines for Additions 1.A.iii.
- d) The proposed addition is subordinate to the main house in scale, footprint, and height consistent with the Guidelines for Additions 1.B.i. through 1.B.v.
- e) The proposed additions utilizes a clear visual transition through a change in material consistent with the Guidelines for Additions 4.A.i. Furthermore, the proposed siding material of stucco is an appropriate materials selection that is found elsewhere on the property consistent with the Guidelines for Additions 3.A.i.


RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Cory Edwards

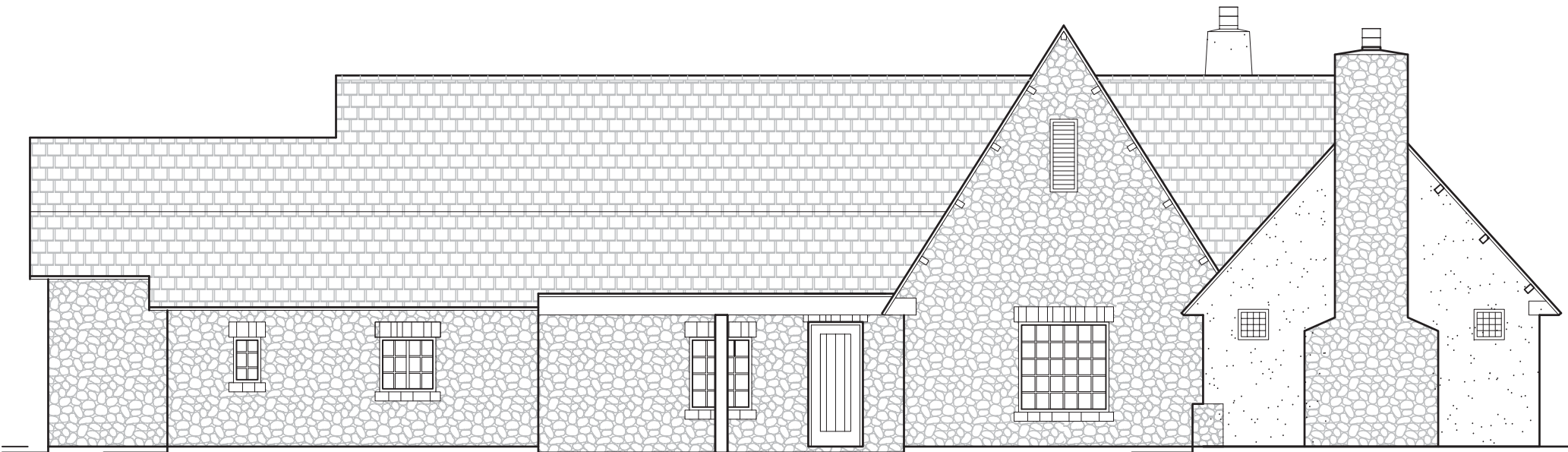




217 W Elsmere Pl

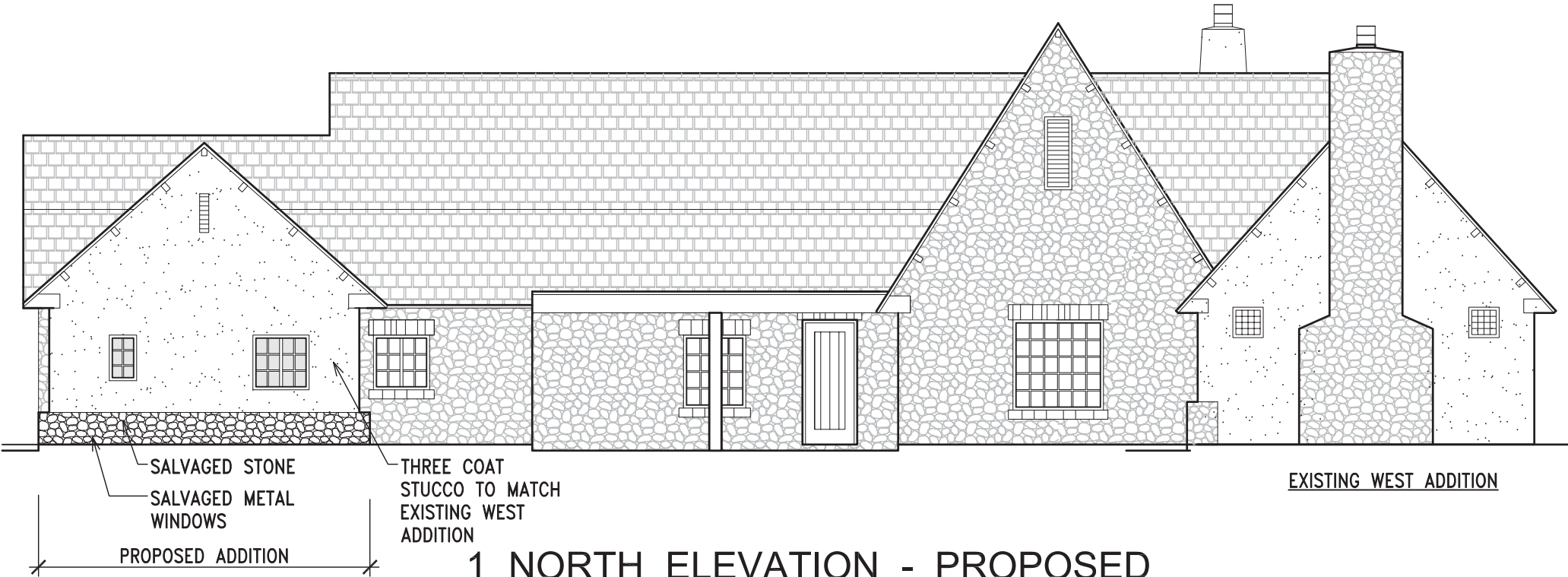
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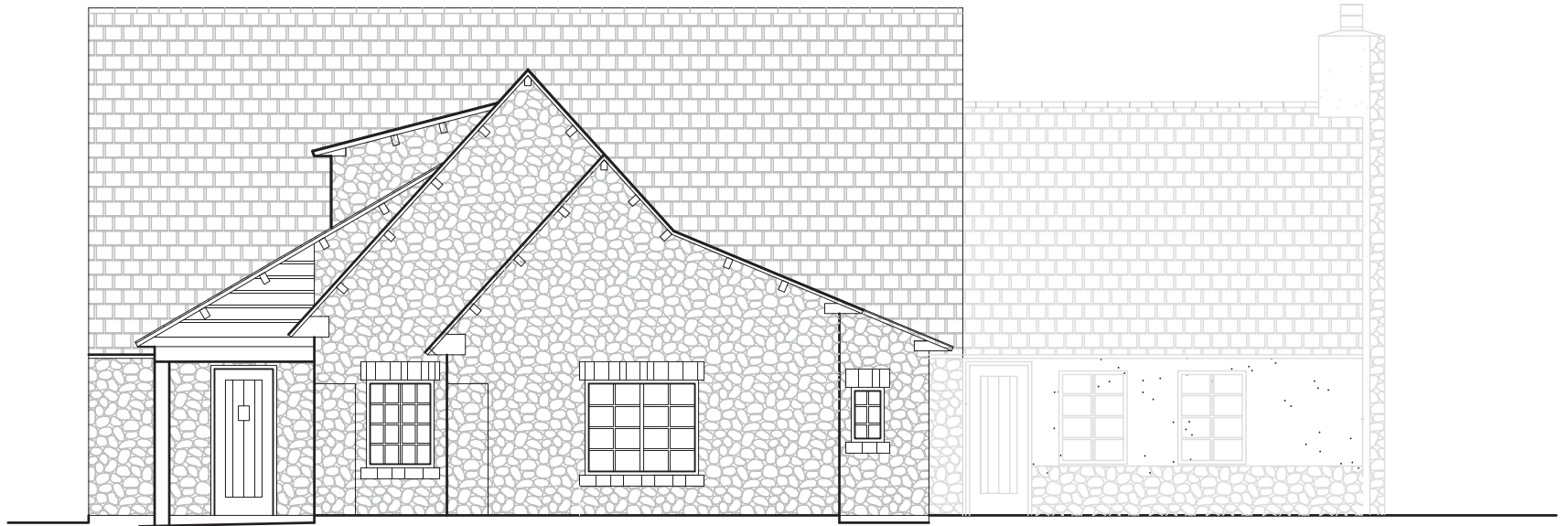


1 NORTH ELEVATION - EXISTING

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

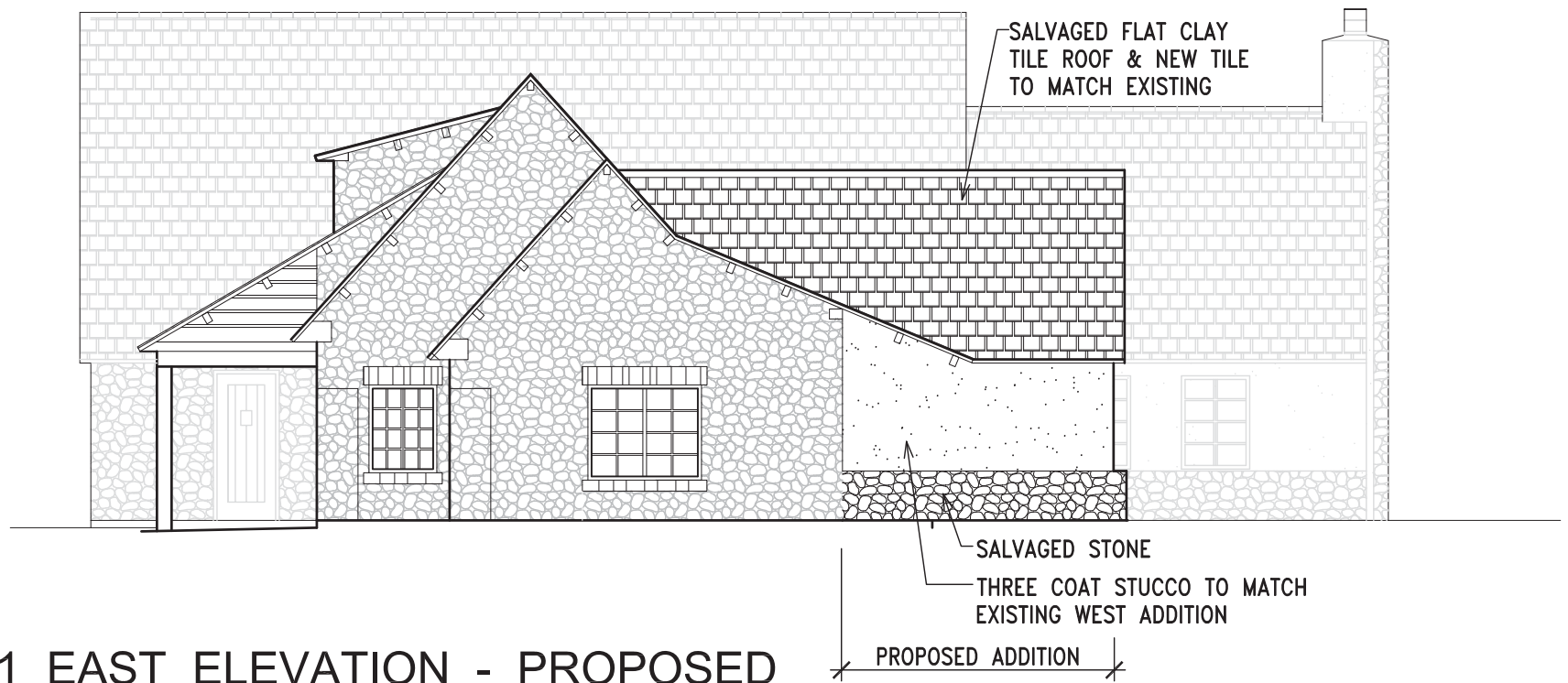


SCALE: 1/8" = 1'-0"



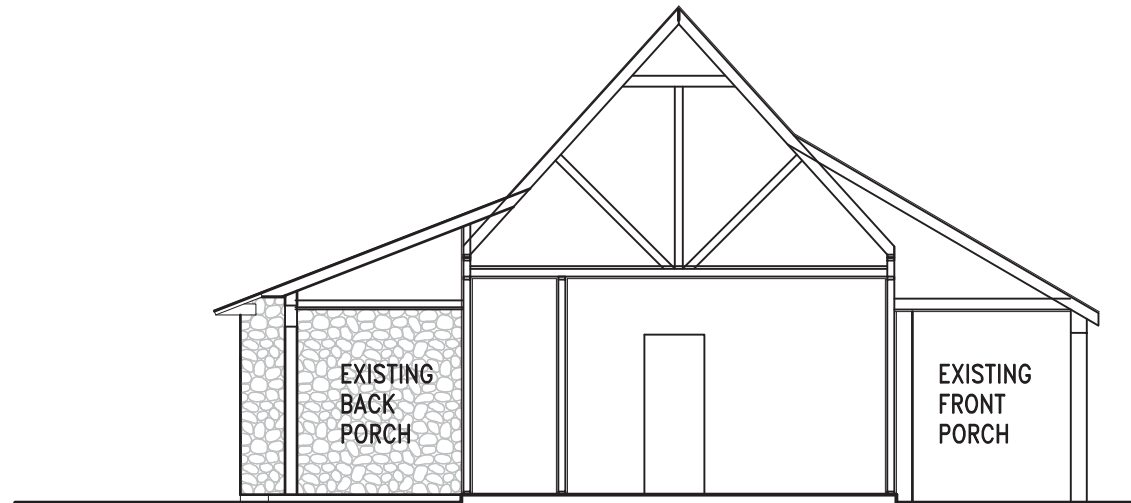
1 EAST ELEVATION - EXISTING

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



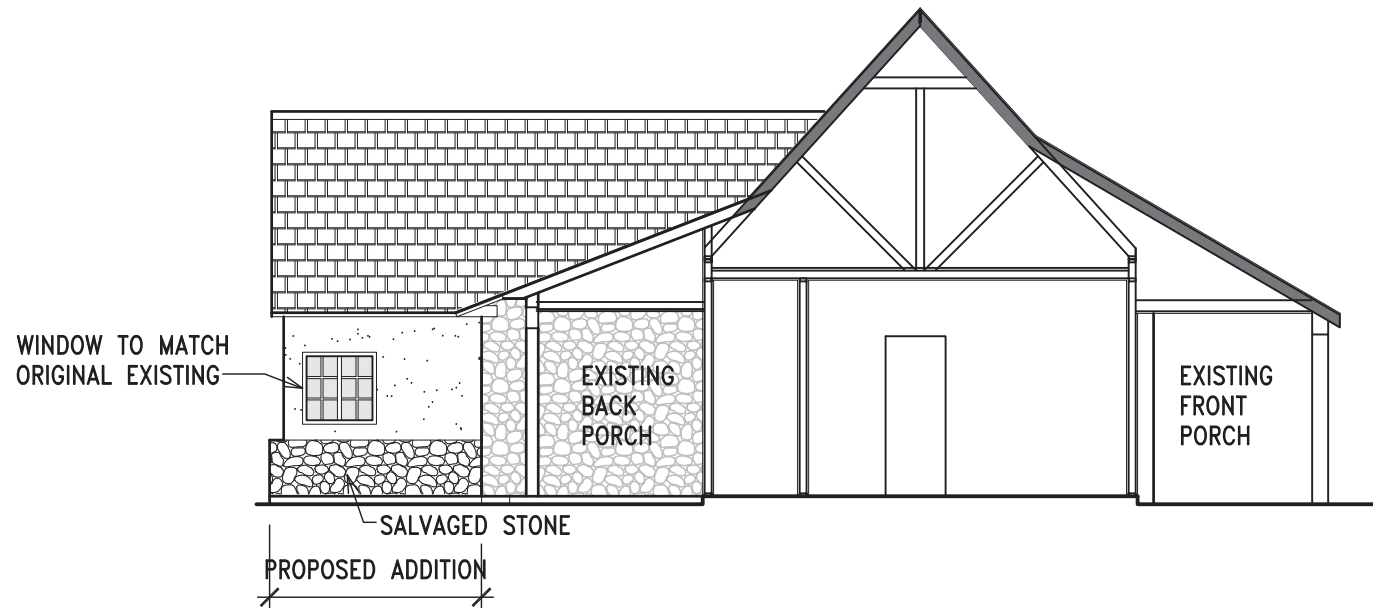
1 EAST ELEVATION - PROPOSED

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



1 WEST ELEVATION / SECTION - EXISTING

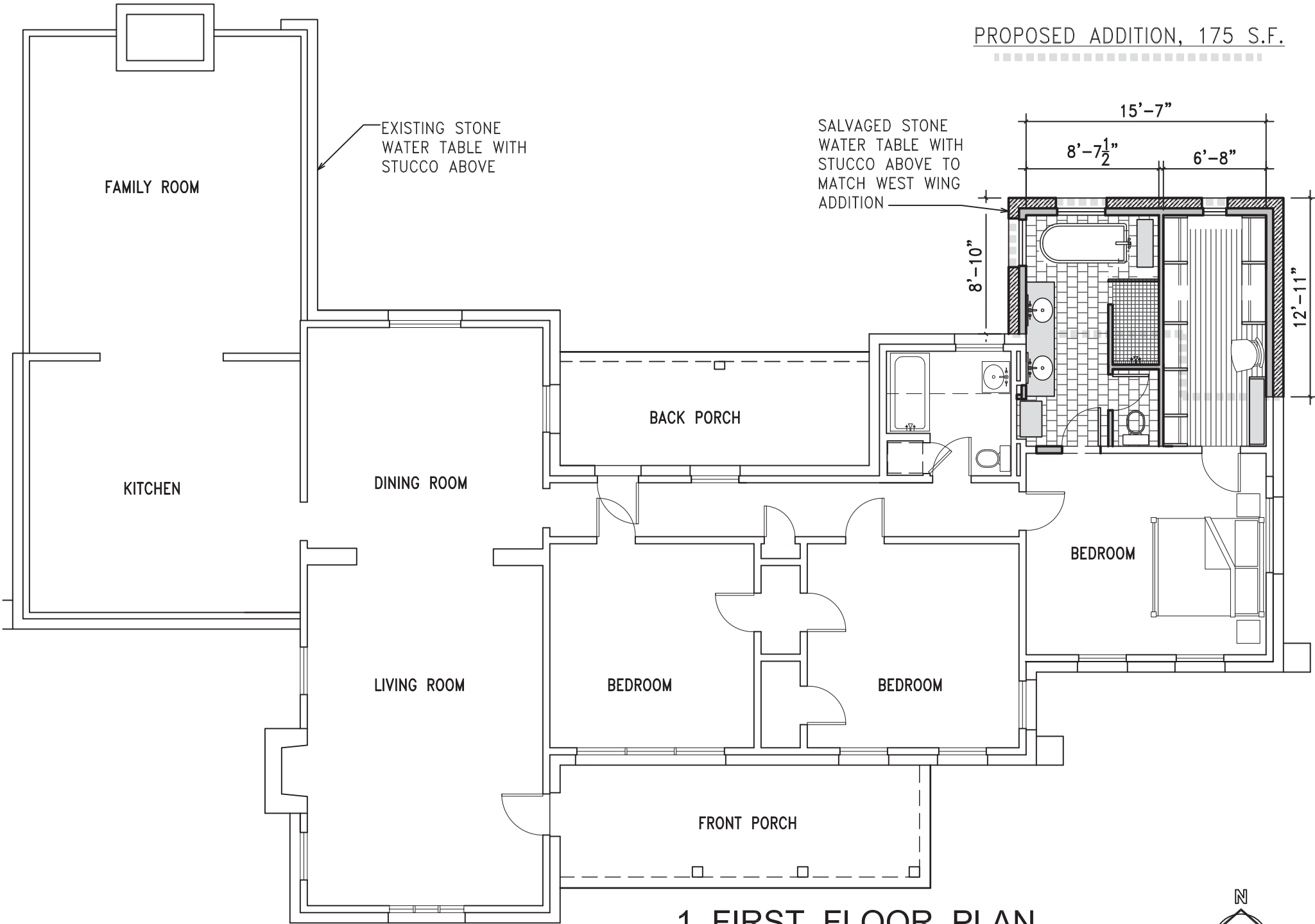
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION / SECTION - PROPOSED

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

PROPOSED ADDITION, 175 S.F.



1 FIRST FLOOR PLAN

