

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-154
ADDRESS: 211 DEVINE ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT 11
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Emily & David Tucker
OWNER: Emily & David Tucker
TYPE OF WORK: Conceptual approval of a rear addition
REQUEST:

The applicant is requesting conceptual approval to construct a rear addition to the structure at 211 Devine. The proposed addition will have a footprint of approximately 420 sf and feature matching wood siding and roofing material. Other rehabilitative work, including foundation repair, in-kind roof replacement, window repair, and general maintenance, is eligible for administrative approval.

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 proposed addition is sited at the rear of the house, is subordinate in height, and only impacts the existing rear gable. This is generally consistent with the Guidelines for Additions in terms of scale, massing, and form.
- b. The proposed addition will incorporate existing materials found on the historic house. This is consistent with the Guidelines for Additions 3.A.i. However, incorporating a furring strip or transition piece between the original house and the addition would be more appropriate and consistent with the Guidelines for Additions 1.a.iv.
- c. Based on photos submitted, the addition will necessitate the removal of at least one original window. This window should be salvaged and reused consistent with the Guidelines for Additions 3.C.i.
- d. In this application for conceptual approval, the applicant has not provided specifications regarding the proposed new windows for the addition. The proposed windows should be consistent with the window policy document and either be wood or a block frame window that is compatible in appearance.

RECOMMENDATION:

Staff recommends conceptual approval with the following stipulations:

1. That a furring strip or transition piece between the original house and the addition be incorporated onto the east elevation based on finding b;
2. That the existing rear window be salvaged and incorporated into the addition based on finding c.
3. That the applicant provide specifications for the proposed windows and trim that illustrates conformance with the windows policy document based on finding d.

CASE MANAGER:

Cory Edwards



Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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April 14, 2016

Dear HRDC,

My husband and I are seeking approval to begin the renovation of our new h
has been split up into a rental property for a number of years with minimal mainten
is in need of some TLC.

We plan to upgrade the utilities to meet code, replace rotted piers in the foun
replace the roof with a new metal roof, repaint with a historically appropriate color
and open the interior floor plan back up to a single family home. We are requestin
to add an additional bed and bath of the back of the house, which will not be visibl
street. As for the front of the house, all materials that need repair will be rehabilitat
reused, or replaced in kind. We plan to refurbish the existing historic windows, and
that the middle window on the front bay was replaced with cheap modern glass pr
purchase. We will rectify that. There will be no changes to the design of the front o
house.

We look forward to getting started on this project and are thrilled to be joinin
vibrant and caring neighborhood.

Sincerely,

Emily Tucker



Current Street View



Current Front of House



Current West Side of House



Current East Side of House



Current Back/Rear of House

211 DEVINE STREET
SAN ANTONIO, TEXAS

1. ALL MEASUREMENTS TO BE VERIFIED IN FIELD BY CONTRACTOR.
2. ALL MEP SYSTEMS TO BE UPGRADED TO MEET CURRENT MUNICIPAL CODE.

1. ORIGINAL WOOD FLOORS TO BE REPAIRED AND REFINISHED, SEE DEMO PLAN FOR LOCATION.
2. PLYWOOD FLOORS TO BE REMOVED, SEE DEMO PLAN FOR LOCATION.
3. ADDITION BEDROOM TO HAVE NEW WOOD FLOORS, SEE FLOORPLAN FOR LOCATION.
4. ALL BATHROOMS TO BE FINISHED WITH TILE FLOORING TBD. ALL FIXTURES TBD.
5. ALL DOOR TRIM, WINDOW TRIM, AND MOULDING TO BE REMOVED BY HOMEOWNER AND REUSED BY CONTRACTOR WHERE POSSIBLE.
6. EXISTING WALLS TO REMAIN TO BE STRIPPED DOWN TO SHIPLAP LAYER. SHIPLAP TO REMAIN OR TO BE REMOVED AND REUSED, TBD. DEMO WALLS TO BE STRIPPED DOWN TO SHIPLAP LAYER, SHIPLAP TO BE REMOVED AND REUSED WHERE POSSIBLE.

1. EXISTING ROOF SHEATHING AND METAL TO BE REMOVED AND REPLACED WITH NEW INSULATED METAL ROOF. ROOF ON ADDITION TO MATCH.
2. ALL ORIGINAL WINDOWS TO BE REMOVED, RESTORED, AND REPLACED WHERE POSSIBLE.
3. ALL EXTERIOR WALLS TO BE STRIPPED, PRIMED, AND REPAINTED, COLOR TBD.
4. FRONT AND REAR CONCRETE STEPS TO BE DEMOLISHED AND REPLACED, DESIGN TBD.
5. FRONT PORCH DECKING TO BE REPLACED.



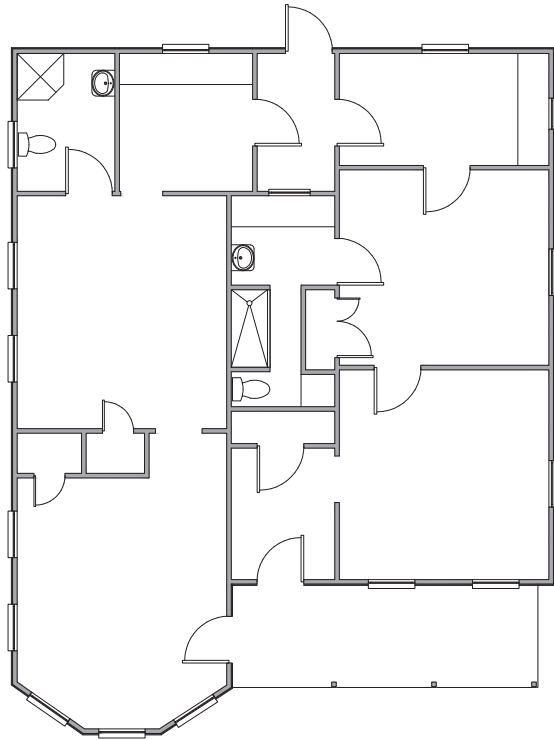
BANDIT-LAB
211 DEVINE ST.
SAN ANTONIO, TX 78210

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FFT

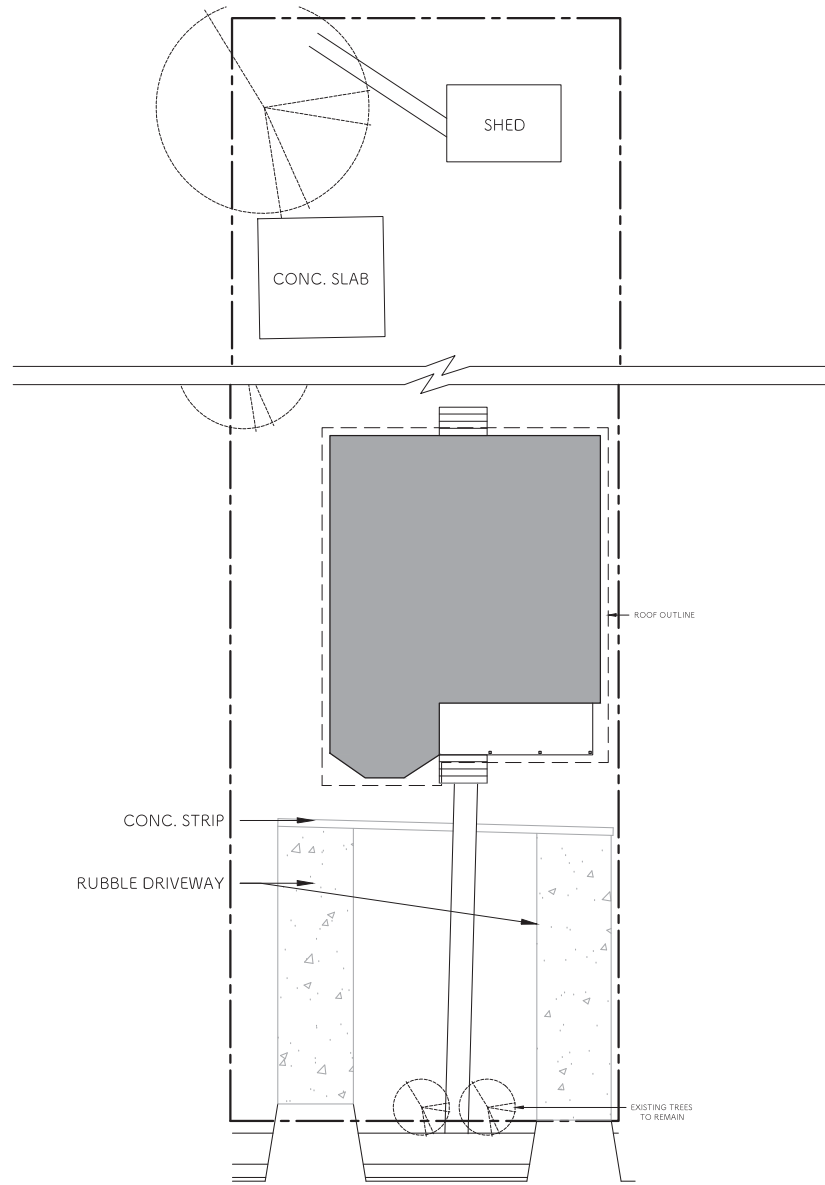
TITLE &
GENERAL NOTES
T100



02 EXISTING FLOOR PLAN

1/8"=1'

0' 2' 4' 8'



01 EXISTING SITE PLAN

1/16"=1'

0' 4' 8' 16'



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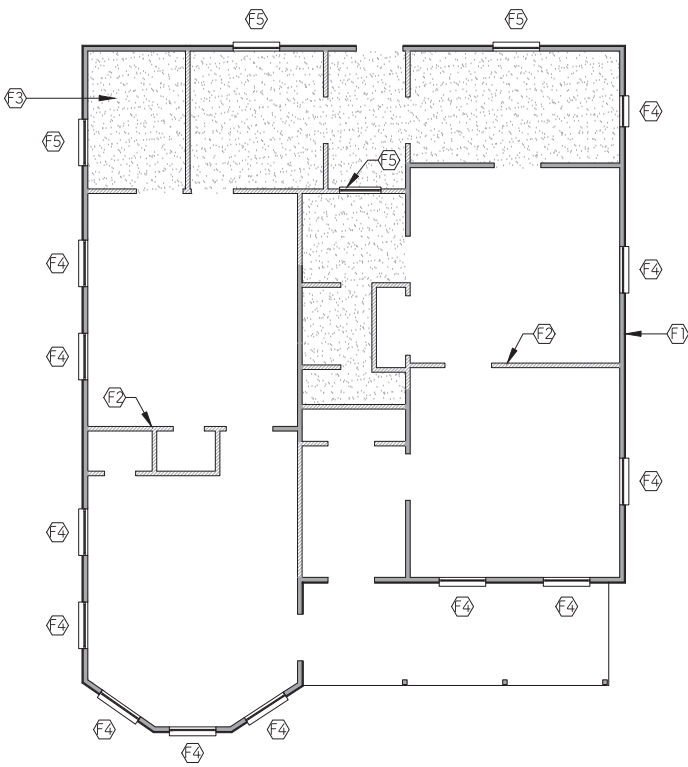
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SITE &
LANDSCAPE PLAN
A100

LEGEND		F1 EXISTING WALLS TO REMAIN
		F2 DEMO WALL
		F3 DEMO FLOOR
		F4 WINDOWS TO BE REMOVED, REPAIRED, AND REUSED
		F5 WINDOWS TO BE REMOVED



01 DEMOLITION PLAN

1/8"=1' 0' 2' 4' 8'



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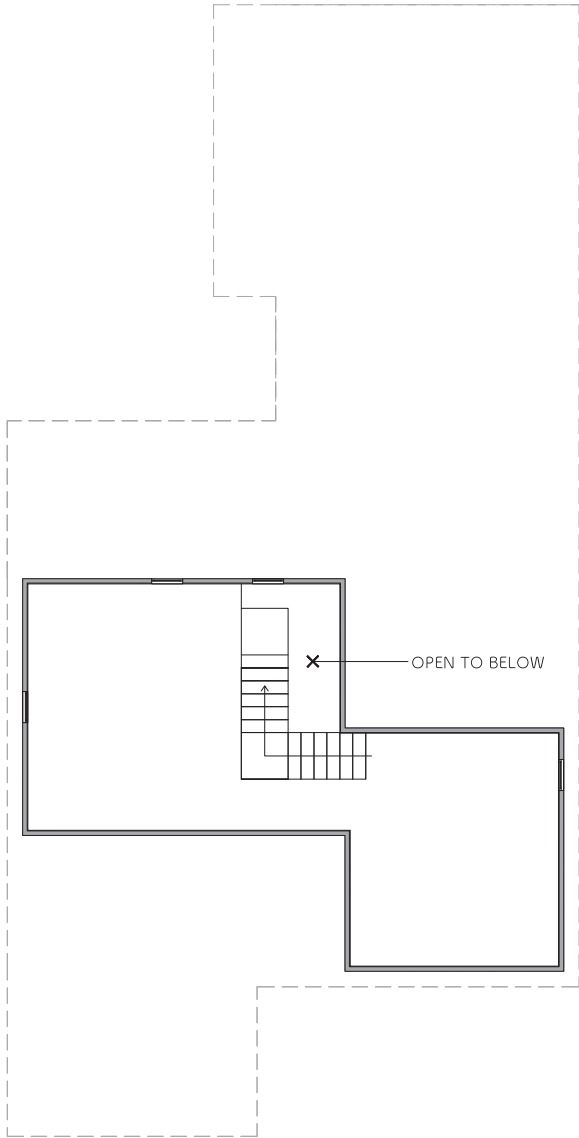
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DEMOLITION PLAN

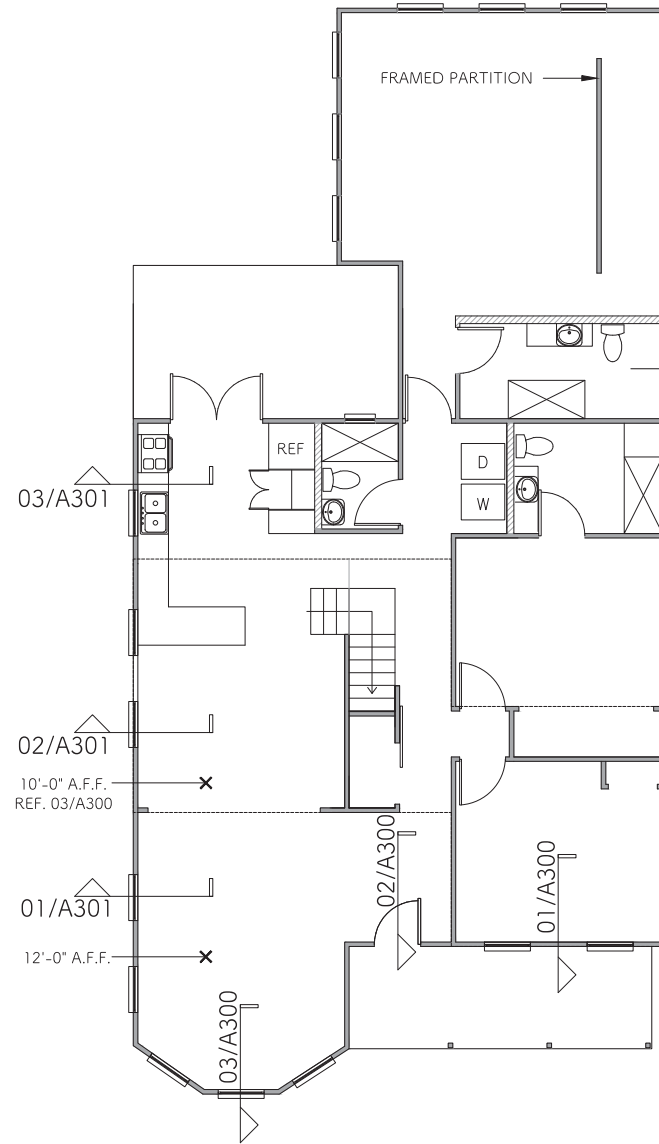
A200



02 ALTERNATE FLOOR PLAN

1/8"=1'

0' 2' 4' 8'



01 FIRST FLOOR PLAN

1/8"=1'

0' 2' 4' 8'



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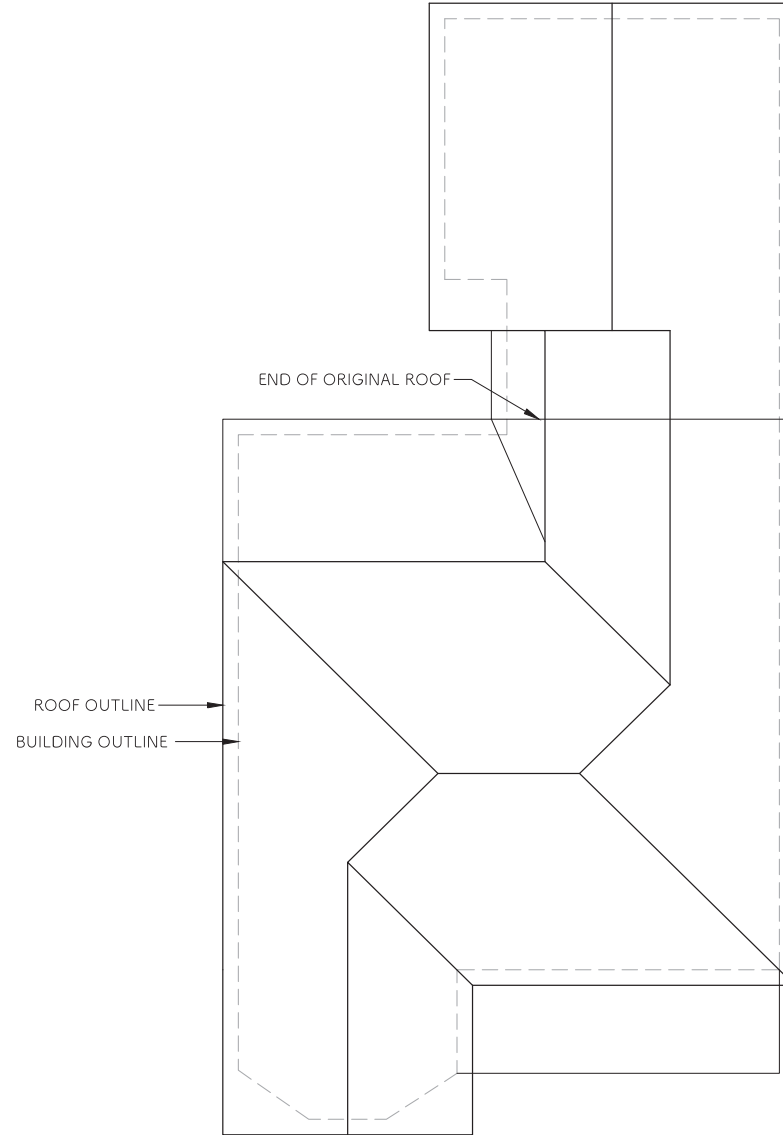
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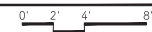
1ST FLOOR PLAN
& ALT.

A201



01 ROOF PLAN

1/8"=1'



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ROOF PLAN

A202

LEGEND	F1	NEW METAL ROOF OF SIMILAR TYPE AND STYLE
	F2	ADDITION SIDING TO MATCH EXISTING HISTORIC SIDING
	F3	NEW HARDIE PLANK SKIRT
	F4	DECORATIVE LAP SIDING TO REMAIN



02 REAR ELEVATION

1/8"=1' 0' 2' 4' 8'



01 FRONT ELEVATION

1/8"=1' 0' 2' 4' 8'

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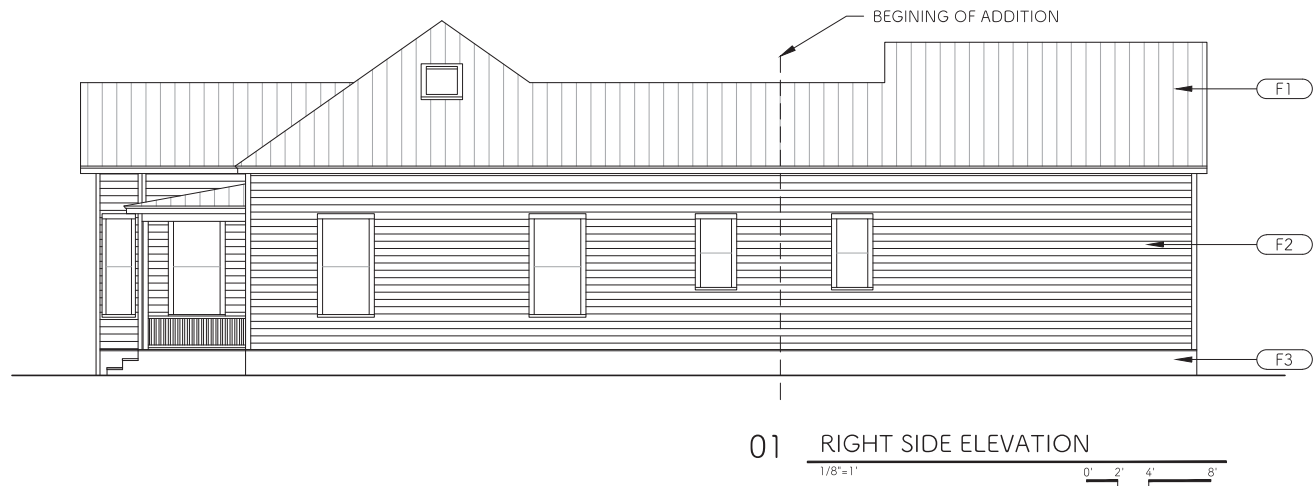
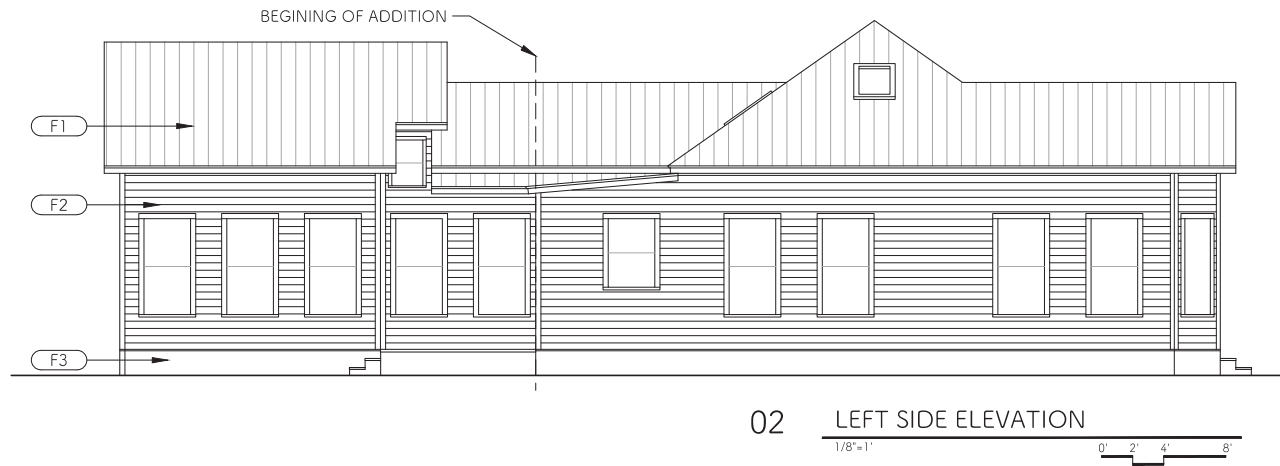
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ELEVATIONS

A302

LEGEND	F1	NEW METAL ROOF OF SIMILAR TYPE AND STYLE
	F2	ADDITION SIDING TO MATCH EXISTING HISTORIC SIDING
	F3	NEW HARDIE PLANK SKIRT
	F4	DECORATIVE LAP SIDING TO REMAIN



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ELEVATIONS

A303