

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-176
ADDRESS: 2334 W KINGS HWY
LEGAL DESCRIPTION: NCB 9076 BLK LOT E 70 FT OF 4 AND W 9 FT OF 5
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Henry Tijerina Jr
OWNER: George Galan, Rene Alfaro
TYPE OF WORK: Addition of rear covered patio
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build an approximately 560 square foot cover patio, featuring dimensional composition shingles, and four wooden columns.

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:

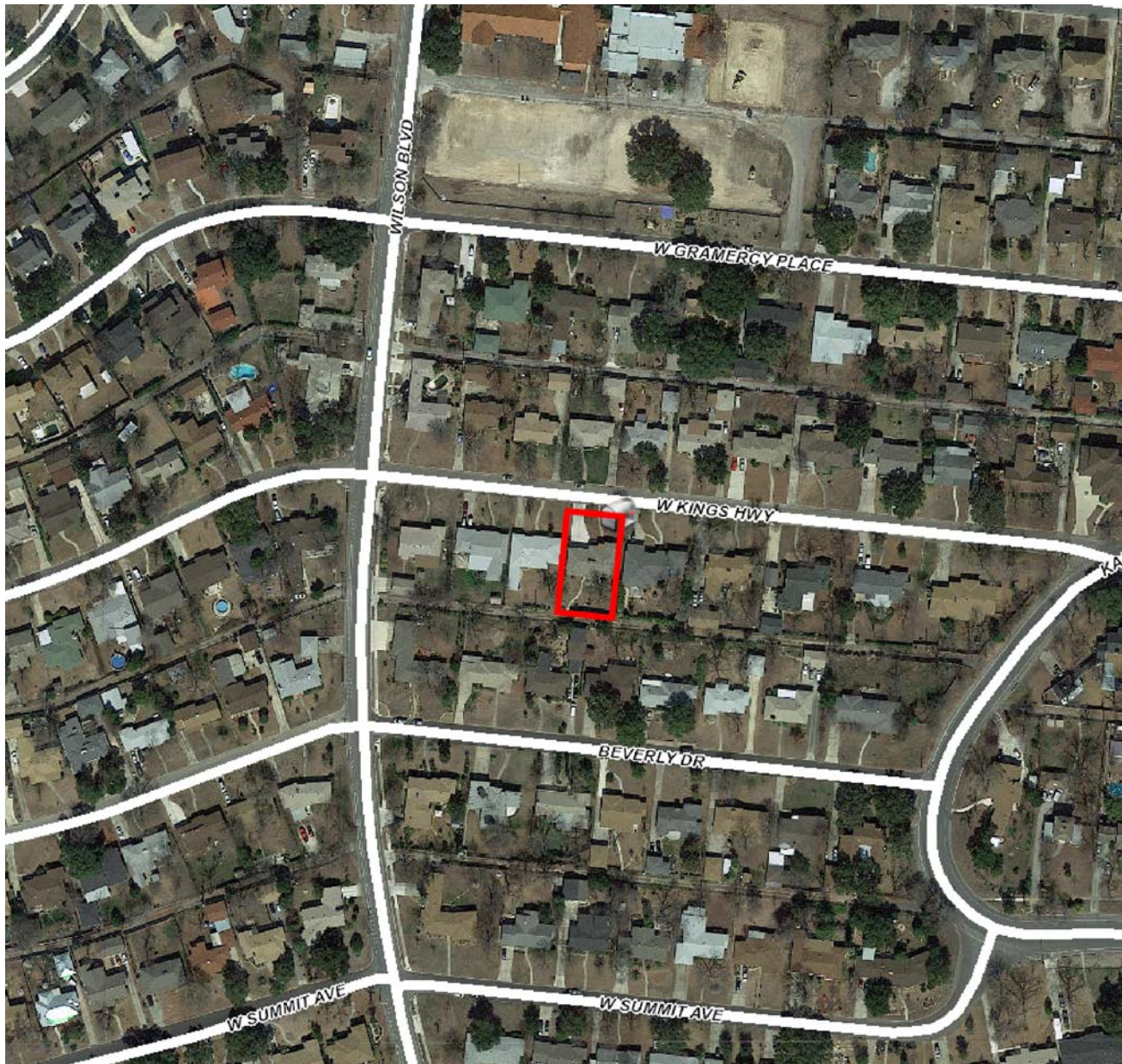
- a. **MASSING/FORM**- The applicant is proposing to construct an approximately 560 square foot cover patio to rear of the property. Regarding scale, massing and form, the applicant has proposed for the addition to be located in the rear, feature matching foundation heights and a floor to ceiling height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- b. **TRANSITION** - The Guidelines for Additions 1.A. states that additions should feature a transition between the old and the new. The proposed covered patio is open on 3 sides with four wooden posts and a hipped roof. These characteristics in combination distinguish the addition from the primary historic structure.
- c. **MATERIALS** - The applicant has proposed materials to include dimensional composition shingles to match existing, and wooden posts. This is consistent with the Guidelines for Additions 3.A., which states materials should be similar to existing and appropriate for the architectural style.
- d. **ARCHITECTURAL DETAILS** – The proposed covered patio consists of four posts, each with four cedar 2” x 2”s stained and a 3’-8” wooden decorative base to be painted to match trim of house. A roof vent with metal louvers on all four sides, stained wood frame and a 2’ x 3’ skylight in the rear pitch of the hipped roof. This is consistent with Guidelines for Additions 4.A., which says to incorporate details that are in keeping with the architectural style.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: [redacted]
REQUEST: [redacted]
HEARING DATE: [redacted] TIME: 5:00 P.M.
FOR MORE INFORMATION CONTACT
DAN DAVIS
ALL HDMC MEETINGS TAKE PLACE AT 1901 S. ALAMO





















TIJERINA CONSTRUCTION LLC

1206 W Jasper St Suite F Killen, Texas 76549
Office (254)432-5033 Fax (254)432-5017

TO: City of San Antonio

April 29, 2016

Office of Historic Preservation

1901 S. Alamo

San Antonio, Texas 78204

SUBJECT: Written Narrative

Tijerina Construction, LLC is submitting this written narrative to explain the proposed scope of work to be performed at 2334 W Kings Hwy, San Antonio, Texas

- (a) 3000psi concrete footers will be 36 inches deep to support cedar post
- (b) Beams for framing shall be 2 x 10
- (c) Joist shall be 2 x 6
- (d) Roof decking shall be radiant bearing
- (e) Roof felt shall be 30 pound
- (f) 30 year shingles shall match existing home
- (g) Sherwin Williams paint ProMar 200 exterior paint shall be used to match the house

Sincerely,

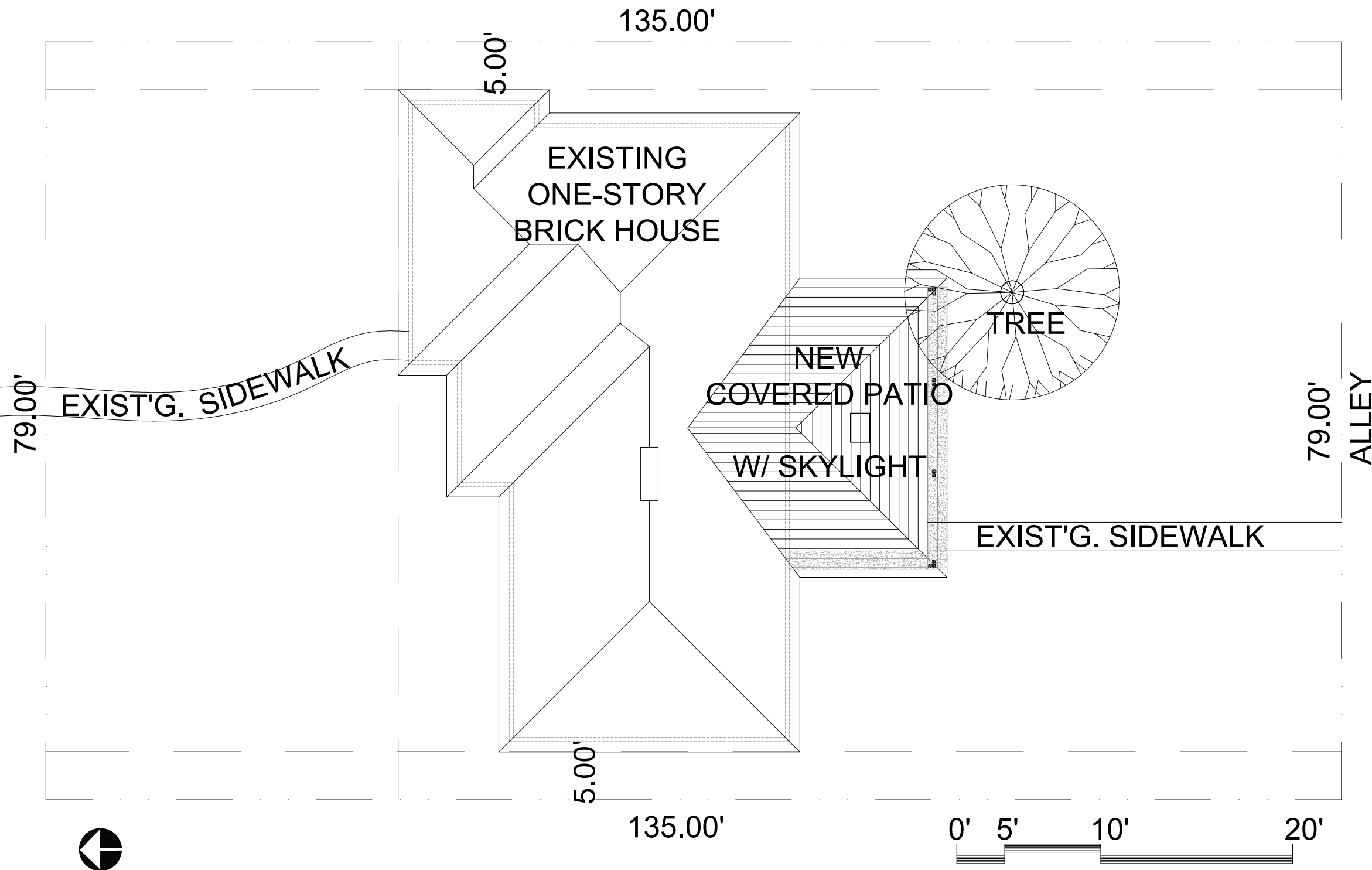
Henry Tijerina Jr.

President

Tijerina Construction, LLC

Service Disabled Veteran Owned Business

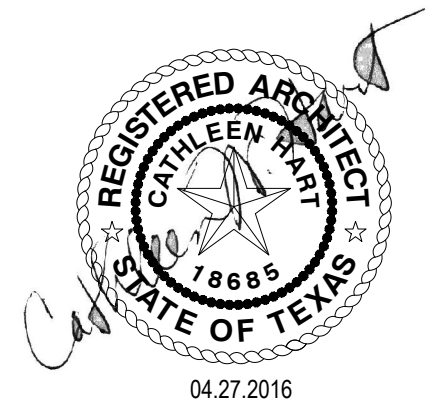
WEST KINGS HIGHWAY



| INDEX OF DRAWINGS | |
|-------------------|---------------------------------|
| A-1 | SITE PLAN |
| A-2 | FLOOR PLAN ROOF FRAMING PLAN |
| A-3 | ELEVATIONS |
| A-4 | SKYLIGHT DETAIL SECTION |

Alfaro & Galan
Residence
2334 W. Kings Hwy.
San Antonio, Texas
78201

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Architects, LLC
9611 Cafe Terrace
San Antonio, TX 78251
210-396-7219
www.chaiarchitects.com
cathleen@chaiarchitects.com



| | |
|----------------|--------------------------------|
| Project Name | ALFARO & GALAN RESIDENCE |
| Project Number | 160406 |
| CAD File Name | Projects\160406_W_KINGSHWY.dwg |
| Description | SITE PLAN |
| Scale | N.T.S. |

2334 W. Kings Hwy.
San Antonio, Texas
78201

CHAI

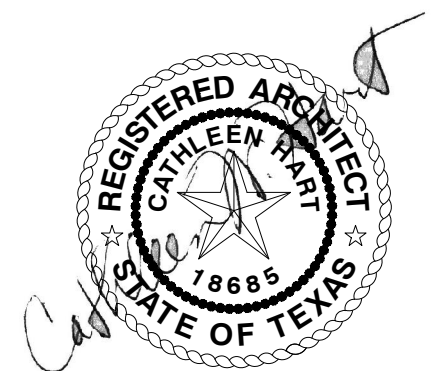
Architects, LLC

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cathleen@chaiarchitects.com



04.27.2016

Project Name
ALFARO & GALAN RESIDENCE

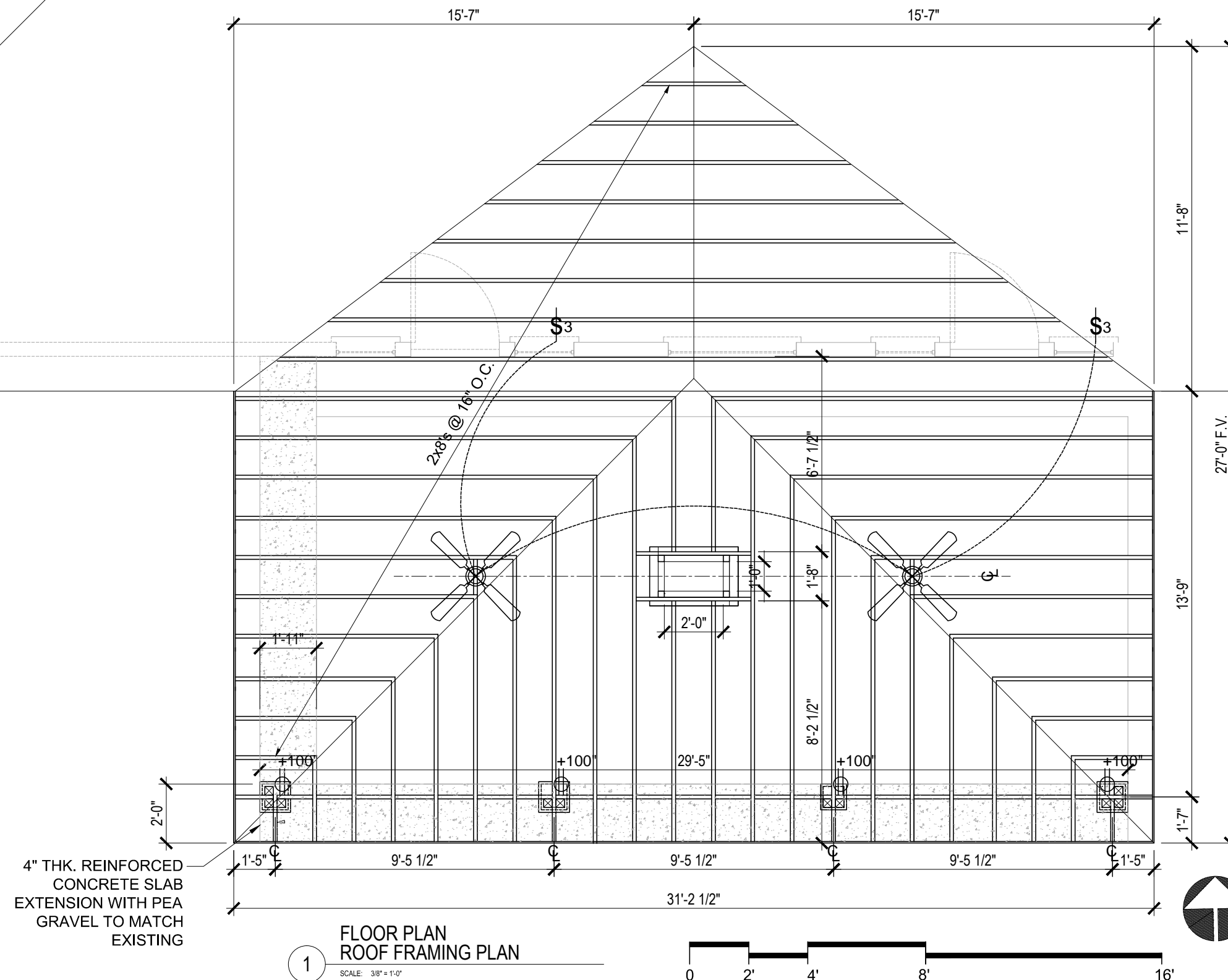
Project Number
16046

CAD File Name
Projects\160406_W_KINGSHWY.dwg

| Description |
|---------------------------|
| FLOOR PLAN & ROOF FRAMING |

Scale
3/8" = 1'-0"

A-2



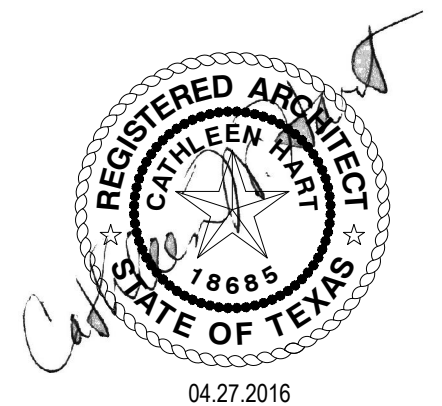
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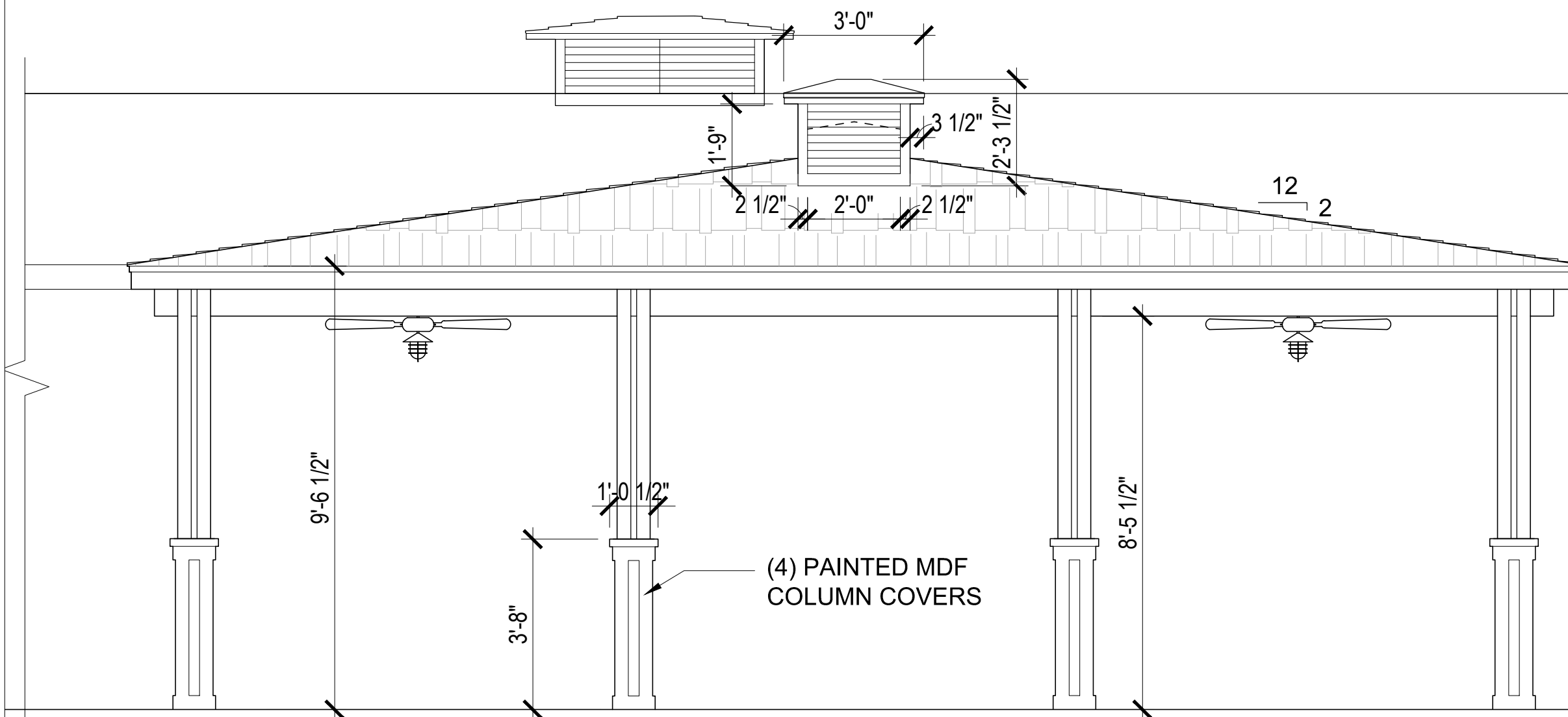
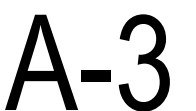
Project Number
16046

CAD File Name
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| Description | ELEVATIONS |
|-------------|------------|
| | |

Scale

3/8" = 1'-0"



1

REAR ELEVATION

SCALE: 3/8" = 1'-0"

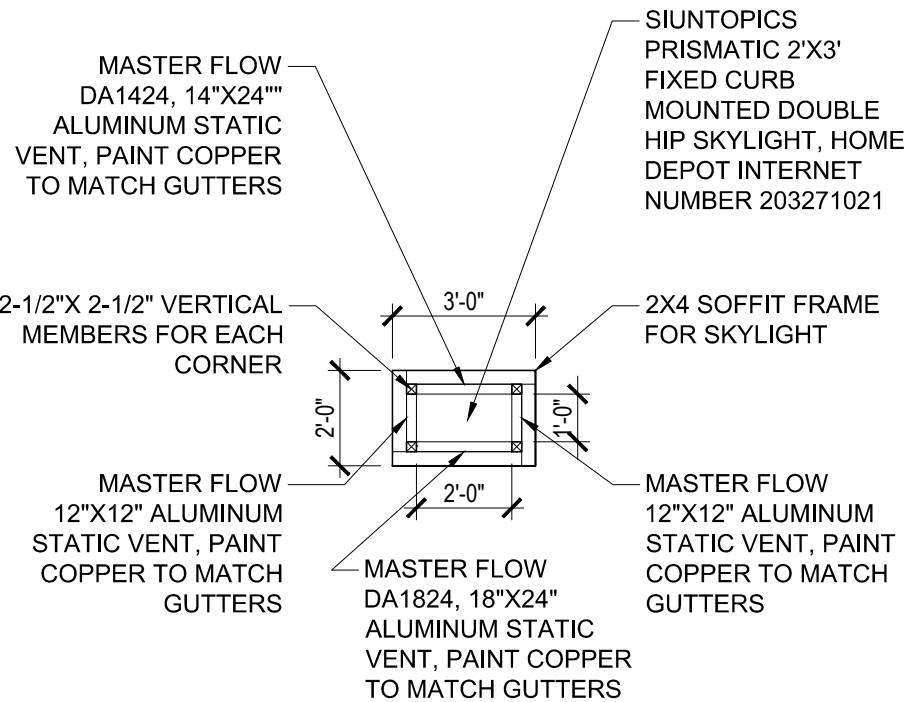
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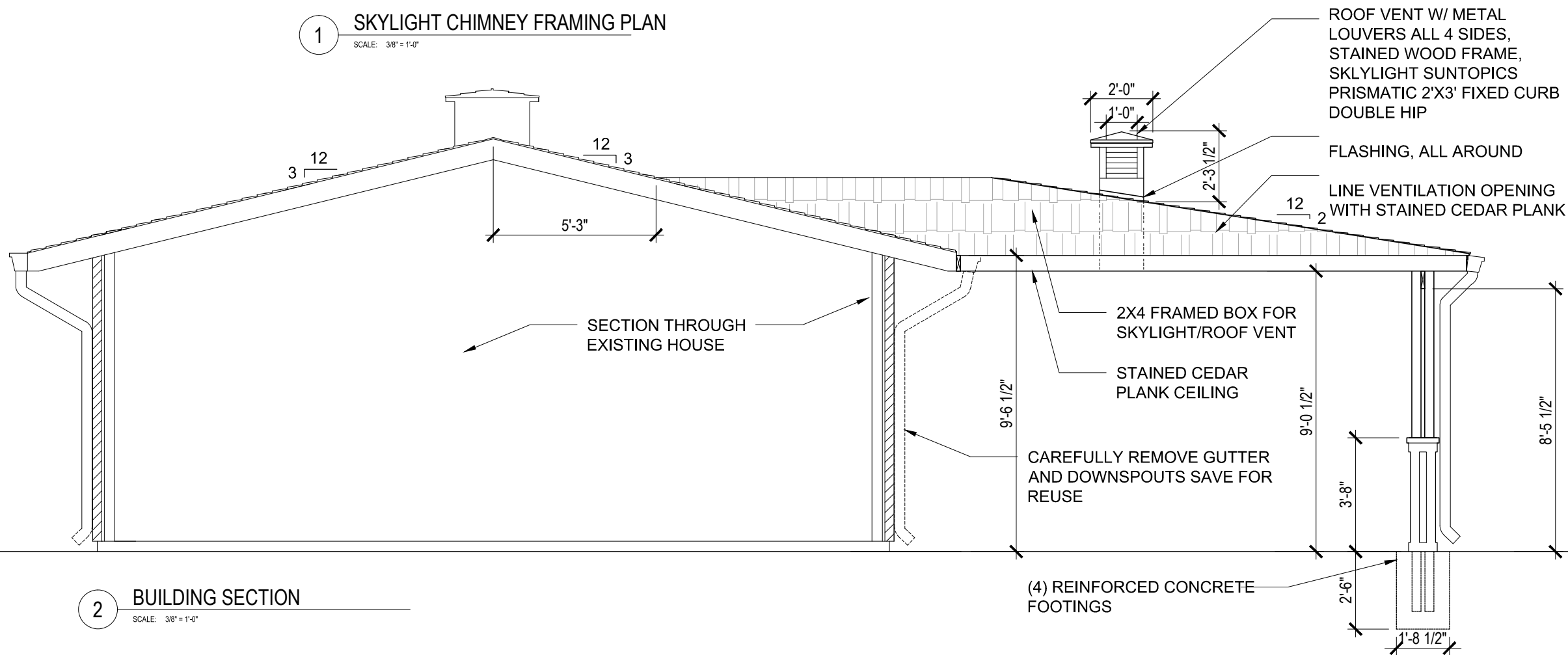


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|----------------|--------------------------------|
| Project Name | ALFARO & GALAN RESIDENCE |
| Project Number | 16046 |
| CAD File Name | Projects\160406_W_KINGSHWY.dwg |
| Description | ELEVATION & SKYLIGHT DETAIL |
| Scale | 3/8" = 1'-0" |

A-4



1 SKYLIGHT CHIMNEY FRAMING PLAN
SCALE: 3/8" = 1'-0"



2 BUILDING SECTION
SCALE: 3/8" = 1'-0"

