

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 10

HDRC CASE NO: 2016-085
ADDRESS: 410 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 9
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Patrick Moore
OWNER: Patrick Moore
TYPE OF WORK: Addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story addition at the rear of the primary historic structure.

APPLICABLE CITATIONS:

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

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.

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 Alterations 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 has previously received administrative approval to restore and paint the existing, original wood windows as well as paint the exterior of the primary historic structure to match the existing colors.
- b. Toward the rear of the primary historic structure, the applicant has proposed to construct a rear addition of approximately 620 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The

applicant has proposed a low pitch shed roof to match that of the primary historic structure and has proposed for the addition to feature different ridgelines than that of the primary historic structure, serving as a transition between the two. Staff finds this appropriate and consistent with the Guidelines.

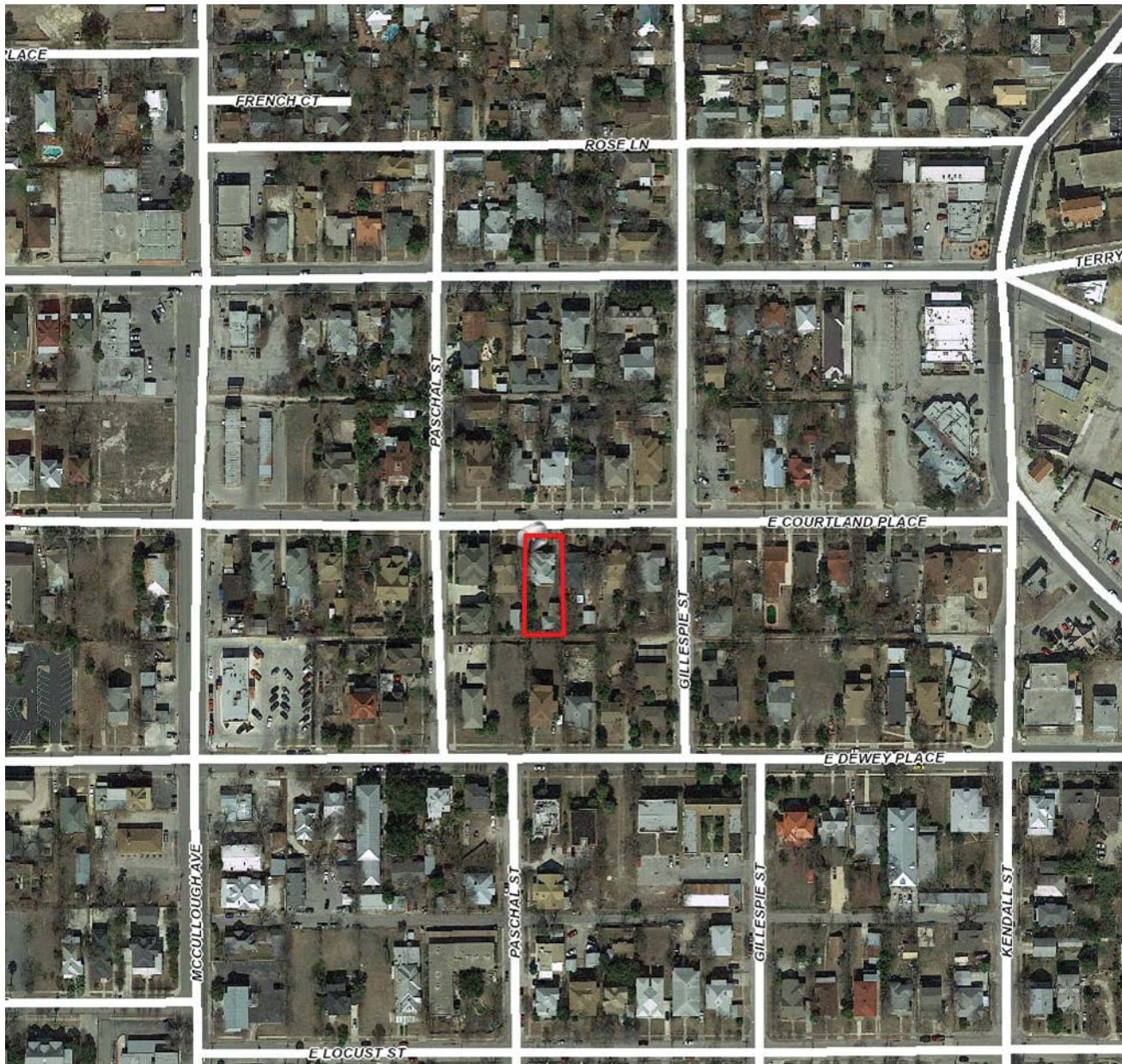
- c. Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. Removed from the lower level addition, the applicant has proposed a second level addition to feature an overall ceiling height of seven feet in comparison to the first floor heights of nine feet. Overall, the applicant has proposed the second floor height of the addition to be approximately three feet taller than the overall height of the primary historic structure. The applicant has provided a line of sight diagram noting that the addition's ridgeline will not be seen from the public right of way when viewing the primary historic structure's front façade.
- d. The applicant has provided various architectural documents which note that the proposed addition is generally consistent with the Guidelines for Additions, however, the applicant has not provided staff with a west elevation. Staff recommends the applicant provide a west elevation prior to receiving a Certificate of Appropriateness.
- e. The applicant has noted that materials for the proposed addition will include wood siding to match that of the primary historic structure, wood windows, a cement stucco foundation skirting and an asphalt shingle roof. This materials are appropriate and consistent with the Guidelines for Additions 3.A.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the stipulation that the applicant provide a west elevation to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Edward Hall



410 E Courtland Pl

Monte Vista

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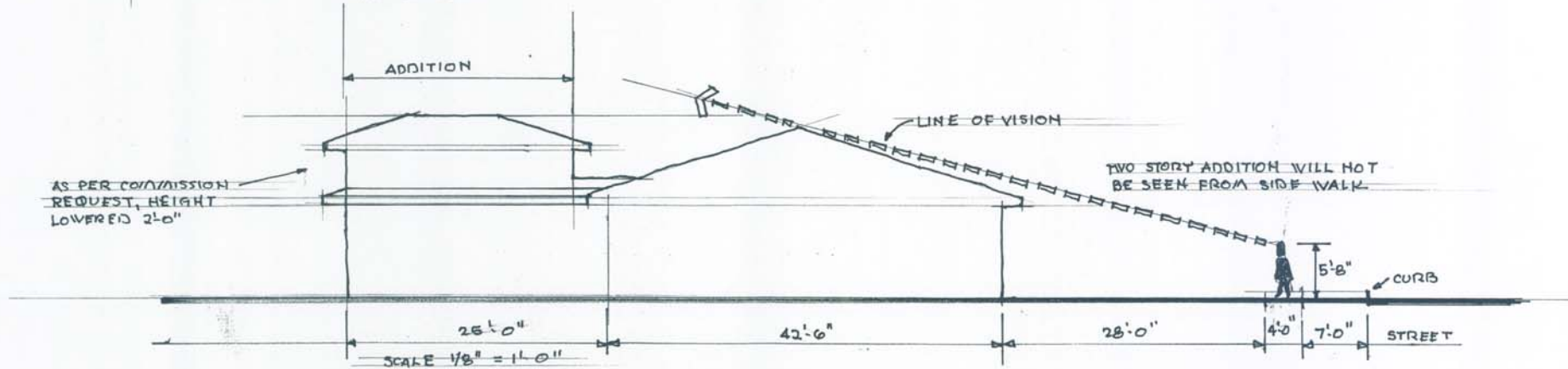
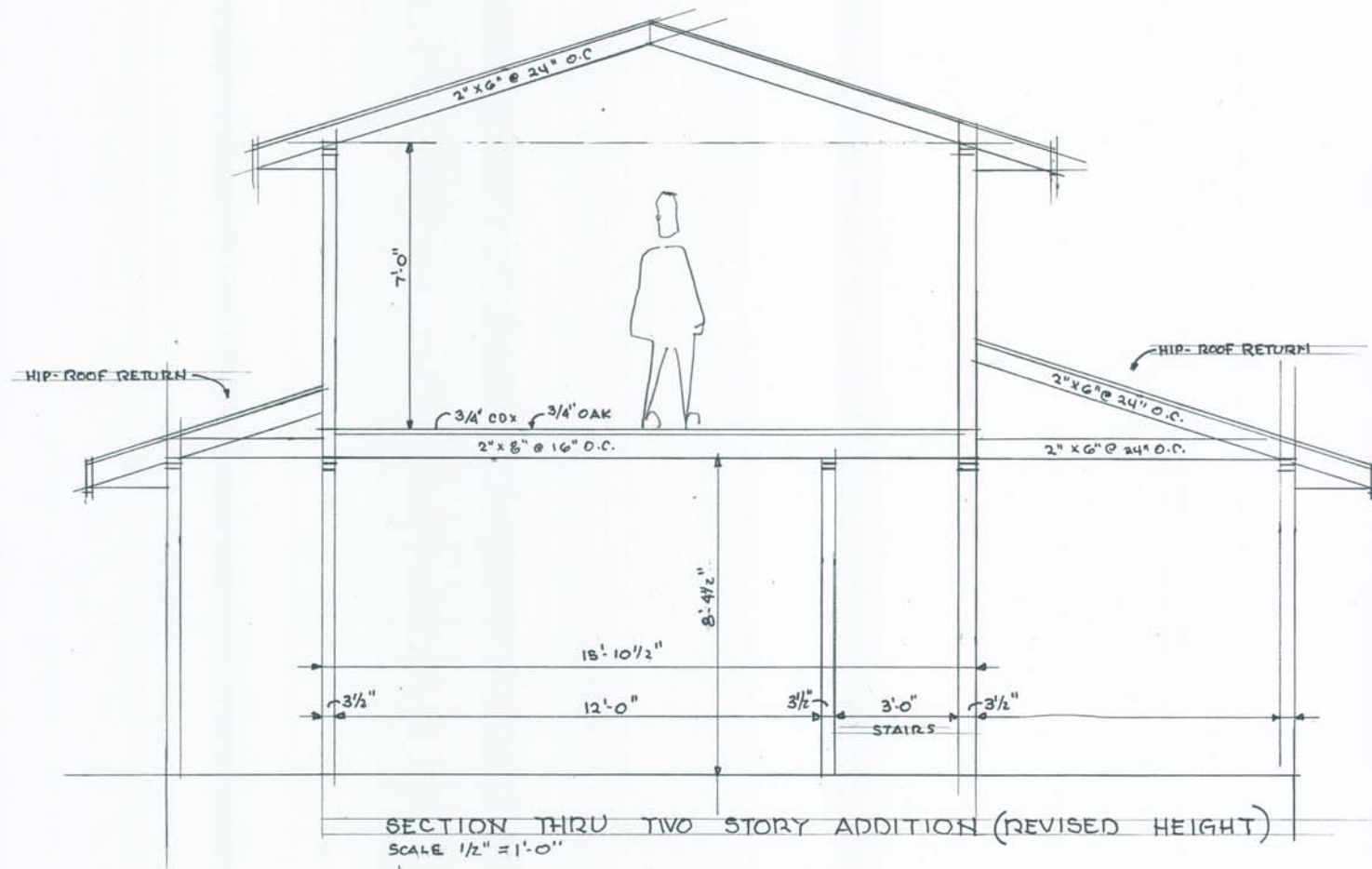
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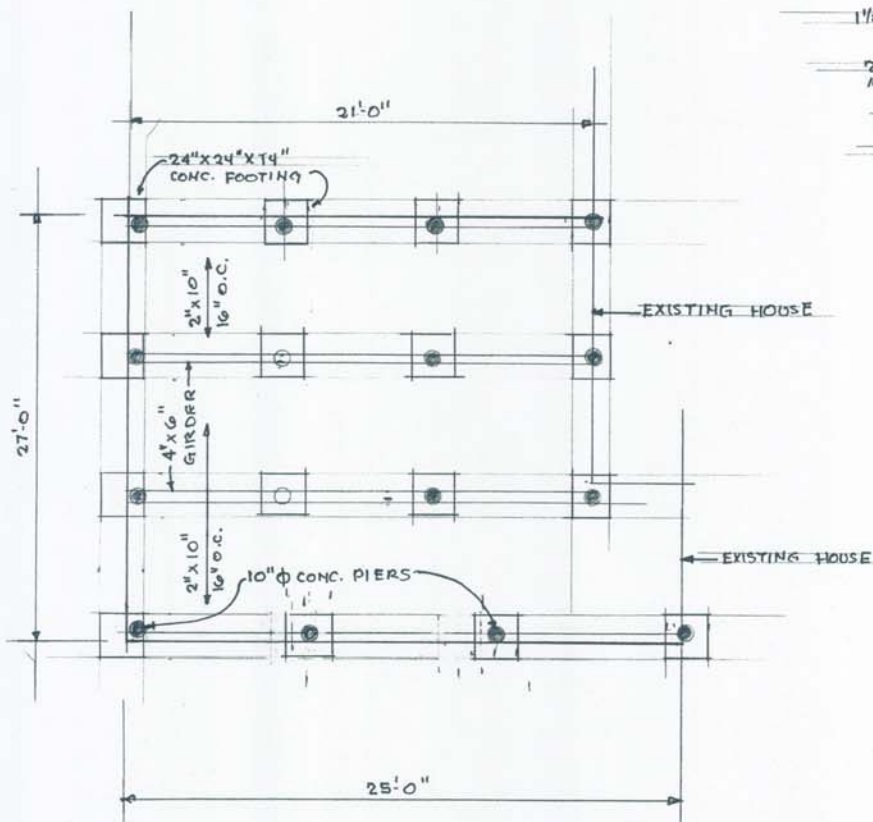




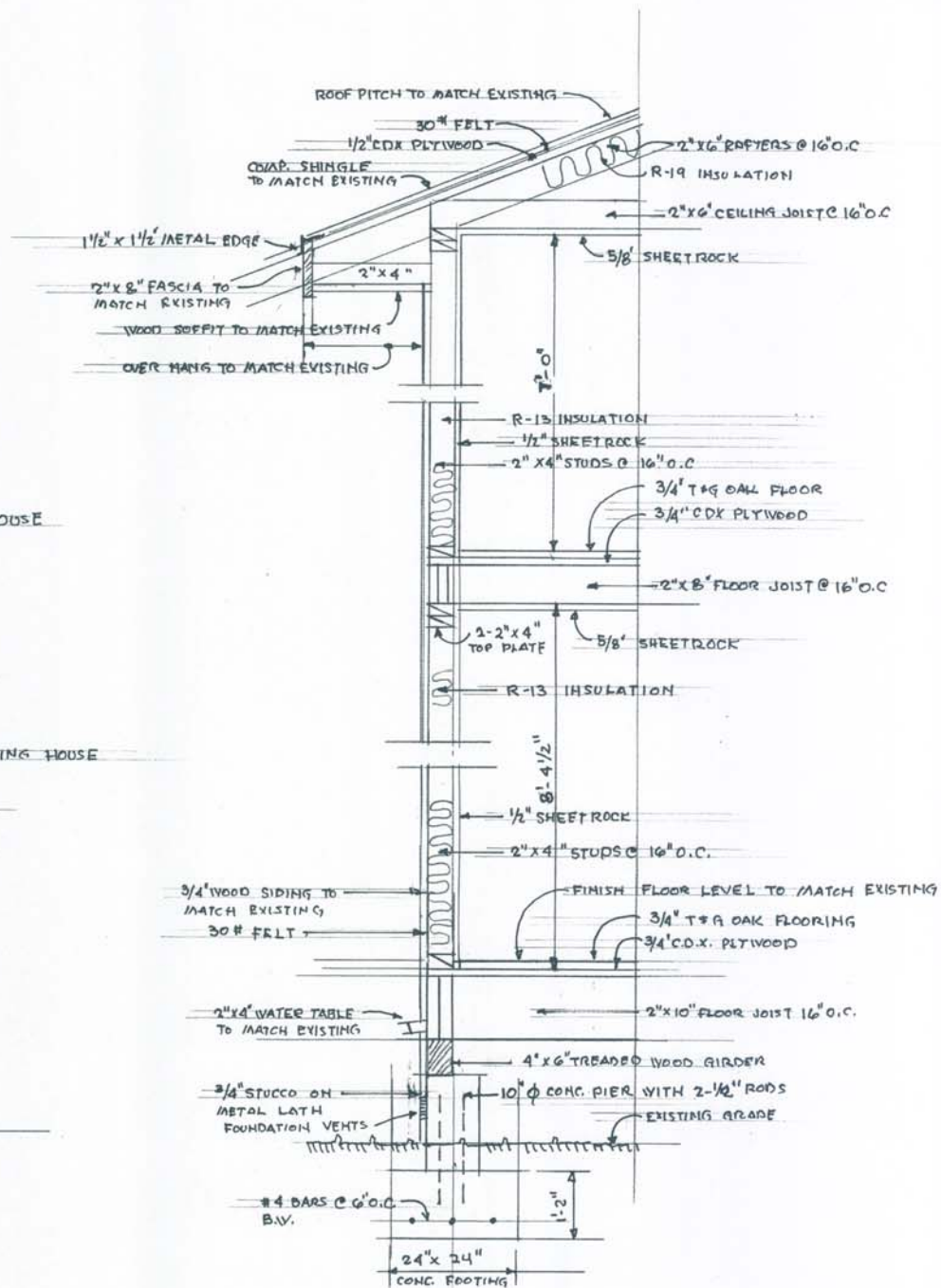








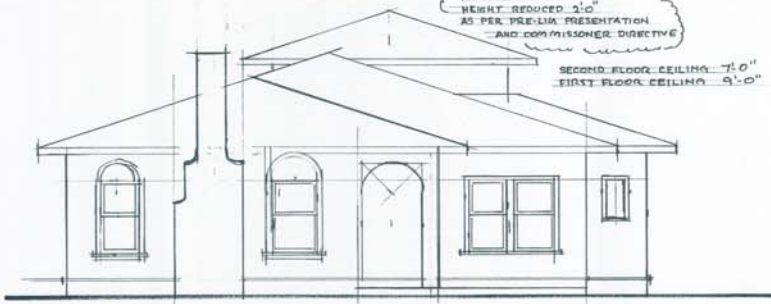
FOUNDATION PLAN 1/4" = 1'-0" SCALE



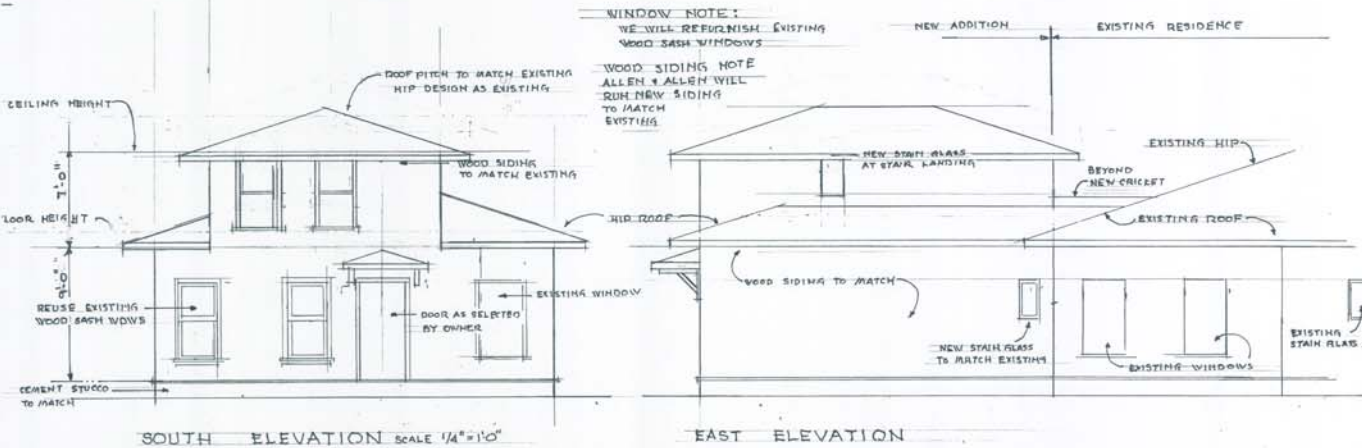
WALL SECTION 3/4" = 1'-0" SCALE

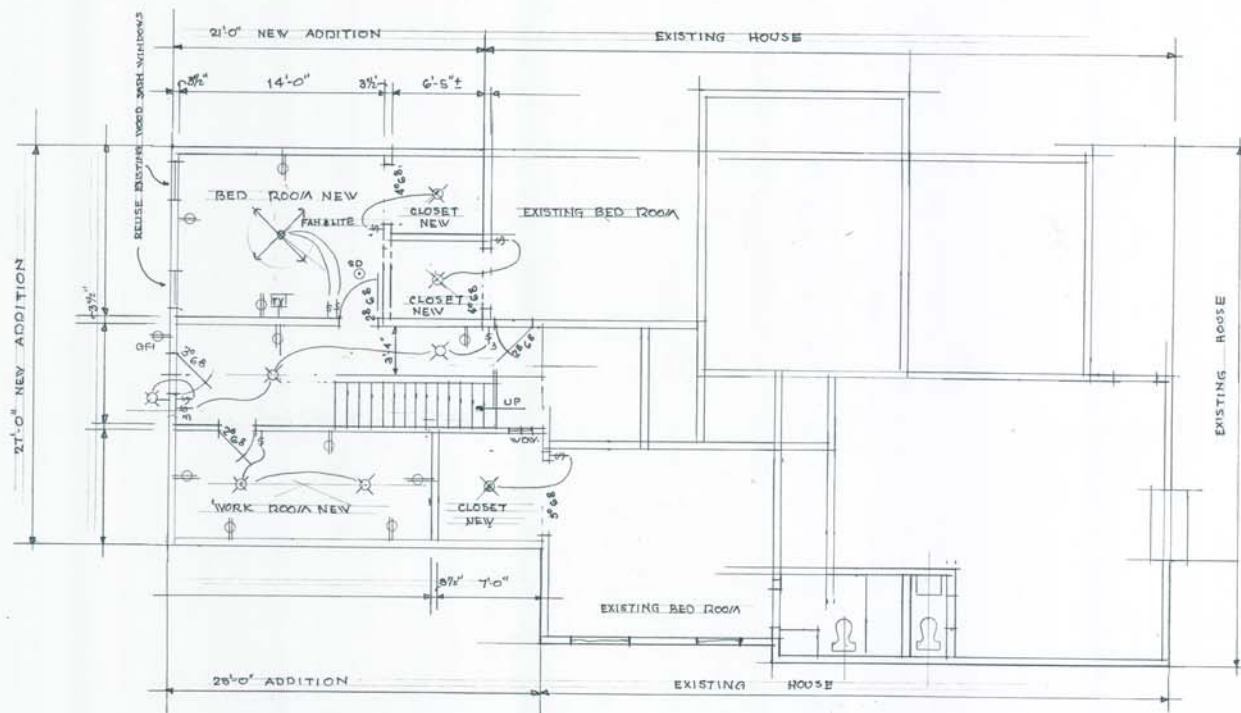
NOTE
HEIGHT REDUCED 2'-0"
AS PER PRE-LIA PRESENTATION
AND COMMISSIONER DIRECTIVE

SECOND FLOOR CEILING 7'-0"
FIRST FLOOR CEILING 9'-0"



NORTH FRONT ELEVATION





FIRST FLOOR PLAN SCALE 1/4" = 1'-0"

MR. & MRS. PATRICK MOORE RESIDENCE
410 E. COUNTRYLAND