

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 13

HDRC CASE NO: 2016-170
ADDRESS: 2220 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 6828 BLK 0 LOT W 30 FT OF 19 E 30 FT OF 20
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: David McKay/Painting N Moore
OWNER: David McKay/Painting N Moore
TYPE OF WORK: Addition, alter front facade
REQUEST:

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

1. Construct an 342 square foot one-story addition
2. Install gable roof on existing garage
3. Install garage door on existing garage
4. Install front gable and columns on front façade of main structure
5. Replace wood siding with hardie siding as necessary on main and accessory structures
6. Replace existing wood and aluminum windows

APPLICABLE CITATIONS:

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

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.

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

- vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars—Install security bars only on the interior of windows and doors.
- ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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. *Roof top 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. **PROPOSAL** - At the rear of the primary historic structure, the applicant is requesting to build at 342 square foot one-story addition at 2220 W Huisache.
- b. **EXISTING** - The existing main structure is a minimal traditional home in Monticello Park Historic District. It has wood siding, composition shingle roof, two sets of wooden double windows, with a side and rear gabled roof and

two front steps to the front entrance.

- c. **MASSING** - Guidelines for Additions recommend additions be subordinate to the historic structure. 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.
- d. **ROOF FORM** - The existing structure is side-gabled, with an additional rear gable. The applicant is proposing to extend the rear gable, keeping the existing ridge height rear gable, keeping the existing rear gable intact. This is consistent with the Guidelines for Additions 1.A.iii. Staff has requested a roof form plan from the applicant, however it has not been submitted at this time.
- e. **TRANSITION** - A transition between the primary historic structure and the addition is needed in order to differentiate the addition from the existing structure. The applicant is proposing to create a vertical line with a 1" x 4" on both facades. This is consistent with the Guidelines.
- f. **FENESTRATION** – The applicant is proposing to add a door and a small one over one 2'x1' window on the left façade of the addition and two one over one windows. These windows match the proportions of existing windows. No openings are being proposed on the right elevation of the addition. This is consistent with Guidelines for Additions 4.
- g. **MATERIALS** – The proposed siding material of hardie board to match the dimensions of the existing wood siding that is consistent with the Guidelines for Additions 3.A.i.
- h. **GARAGE ROOF** – There is an existing un-finished garage at the rear of the property with no roof, wood siding, garage door opening and an aluminum window on the left elevation. The proposed gable roof with composition shingle roof is consistent with the Guidelines for New Construction 5.A.iii, that indicates new garages should relate to the primary structure.
- i. **GARAGE** - The applicant has proposed to enclose the existing window opening and install a new garage door with now window lites, however one façade drawing and garage door specifications are missing. Staff has requested this elevation drawing from the applicant, however it has not been submitted at this time.
- j. **FRONT ALTERATIONS** – The applicant is proposing to add a covered front porch with a small gabled cover and two columns. The Guidelines for Additions 4.A.ii that says to incorporate details that are in keeping with the architectural style of the original structure. Per the December 1939 Sanborn, the home did not have a front stoop. Staff made a site visit on May 9, 2016, and found that there are other side-gabled minimal traditional homes in the district, that have front stoops with shed roofs and minimal columns. Staff finds the proposed the gabled stoop and round columns inappropriate for the architectural style and the block.
- k. **SIDING REPLACEMENT** – The applicant is requesting to repair and replace wood siding with hardie of the same dimensions as the existing. This is not consistent with the Guidelines for Exterior Alterations and Maintenance that says to avoid introducing modern materials.
- l. **WINDOW REPLACEMENT** – The applicant is requesting to replace all existing wood and metal windows with new windows. Window details or a window schedule have not been provided. Guidelines state that windows should be deteriorated beyond repair for replacement to be appropriate. Staff made a site visit but the windows were covered by plywood. Staff requested photos of existing windows but has not received them from the applicant. Staff recommends that the existing wood windows be repaired and that the applicant replace existing metal windows with one over one wood windows.
- m. **WINDOW REPLACEMENT** – The drawings indicate window proportions different that what is existing. Staff recommends that the existing wood windows be repair. If deteriorated beyond repair, staff recommends that the windows be replaced with wood windows of the same dimensions as existing.
- n. **EXTERIOR ALTERATIONS** – The proposed front gable and columns are consistent with the architectural style of the structure. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6. Staff made a site visit and found similar stoops on other minimal traditional homes in the district.
- o. **LANDSCAPING** – No landscaping is being proposed at this time. The applicant is responsible for complying with the Guidelines for Site Elements 3, for Landscape Design.
- p. **MECHANICAL EQUIPMENT** – No new equipment is being proposed at this time. The applicant is responsible for complying with the Guidelines for Additions 5, that states equipment should be screened and view from the public right-of-way minimized.

RECOMMENDATION:

Staff recommends approval of the items #1 through #3 based on findings a through i with the following stipulations:

1. That the applicant install a wooden garage door and provide details to staff before receiving a Certificate of

appropriateness.

2. That the applicant provide the missing side façade elevation of the garage to staff.
3. That the applicant provide a roof form plan.

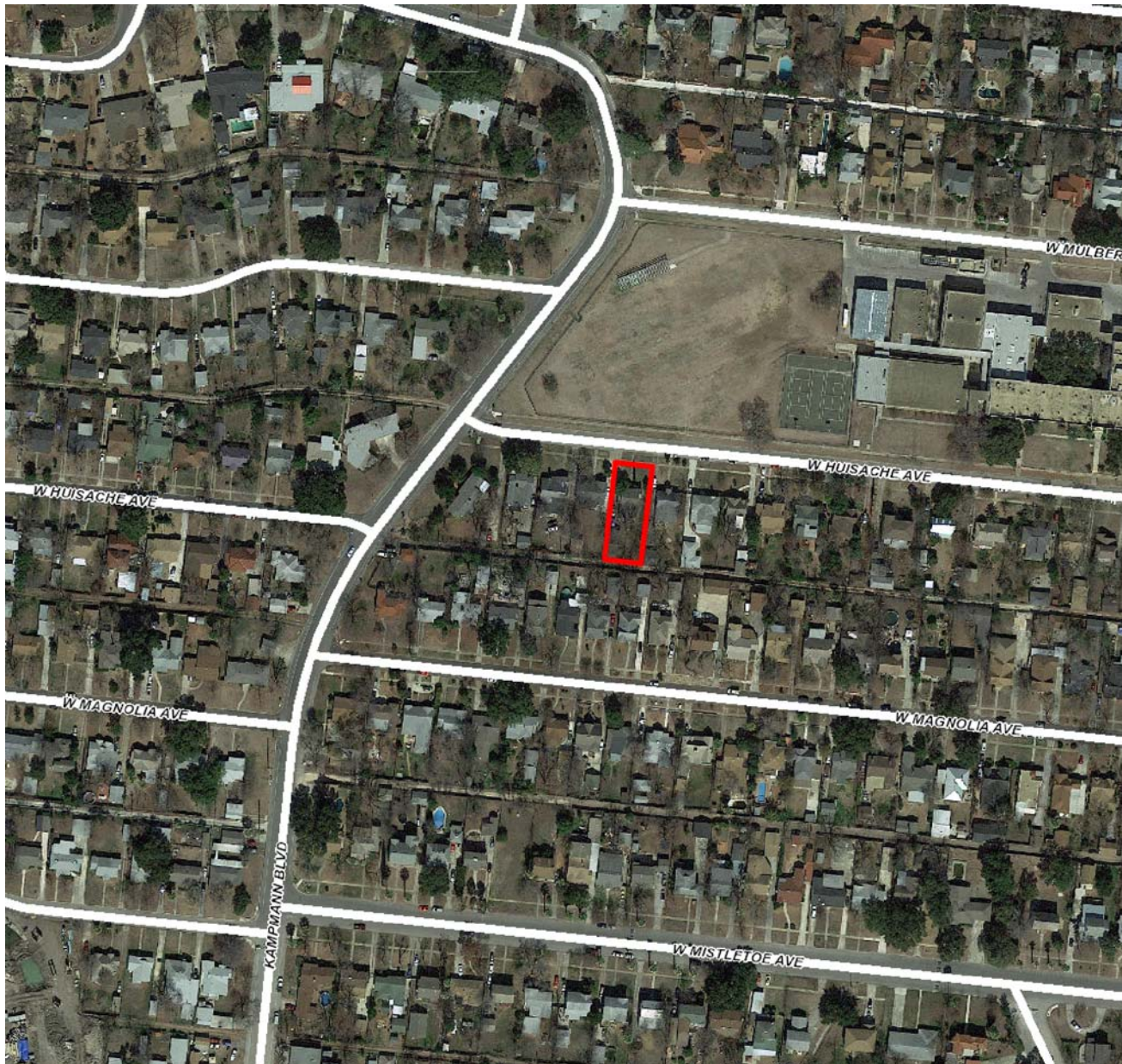
Staff does not recommend approval of items #4 and #6 based on findings j through l. Staff recommends that the applicant replace wood siding as necessary with wood siding to match existing material and dimensions, and that the existing wood windows be repaired and that the applicant replace existing metal windows with wood windows. If replacement windows are approved, staff recommends they be approved with the stipulations that the original dimension and profile (recessed one to two inches) be maintained, feature clear glass, and trim and sill detail be maintained.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

A stop work order was issued in regards to foundation and siding work. The application fee was paid and an Administrative approval issued for foundation and siding repair, and to temporarily cover the windows with plywood during repairs.



Flex Viewer

Powered by ArcGIS Server

Printed: May 10, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



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

ADDRESS: 2340 W. BRUCE AVE

REQUEST: HISTORIC EXTERIOR IMPROVEMENTS

HEARING DATE: 05-08-2018 2:00 PM

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
CITY 315-5274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO









Front



Right



SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com

2220 W Huisache Ave



Rear



Left



SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com

2220 W Huisache Ave



Front-Left



Garage



SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com

2220 W Huisache Ave

GOOGLE - FEB 2015

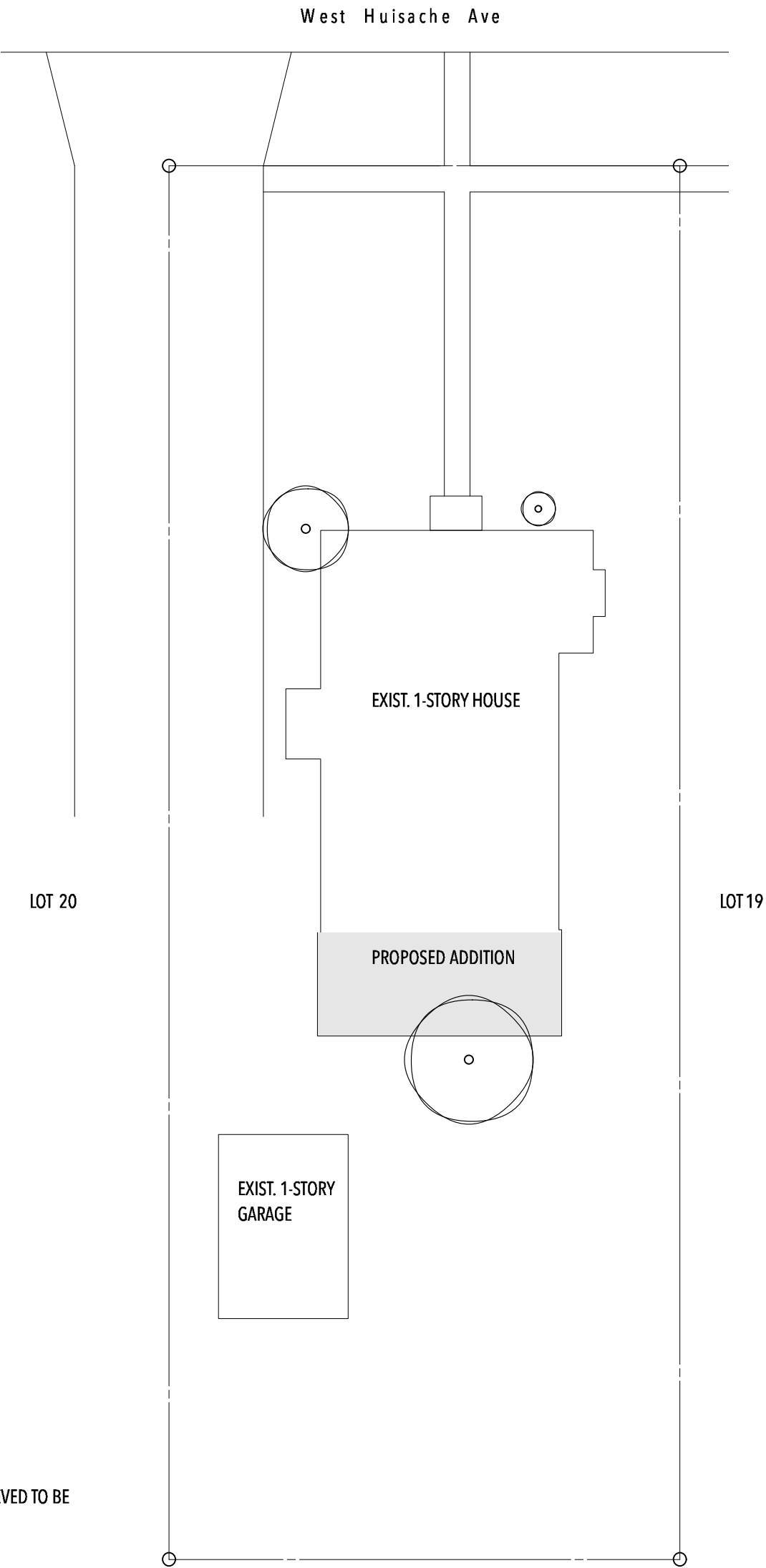


GOOGLE - FEB 2015



GOOGLE - NOV 2011





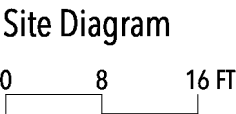
2220 W. Huisache
Woodlawn Terrace
NCB 6828, Block 0
Lot W 30' of 19, E 30' of 20

SITE DAIGRAM IS BASED ON INFORMATION BELIEVED TO BE
RELAIBLE, BUT NOT GUARANTEED.

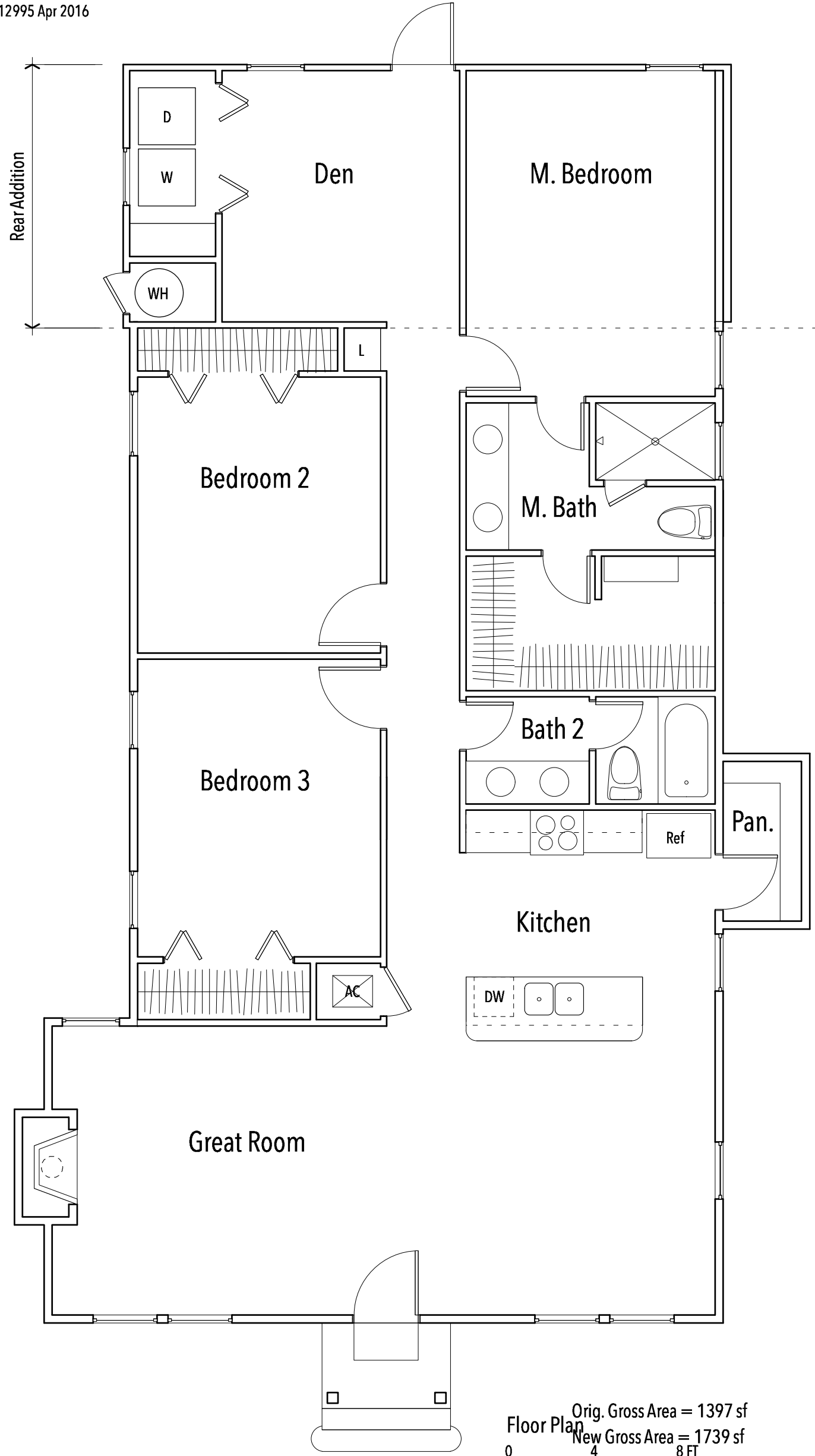


SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com



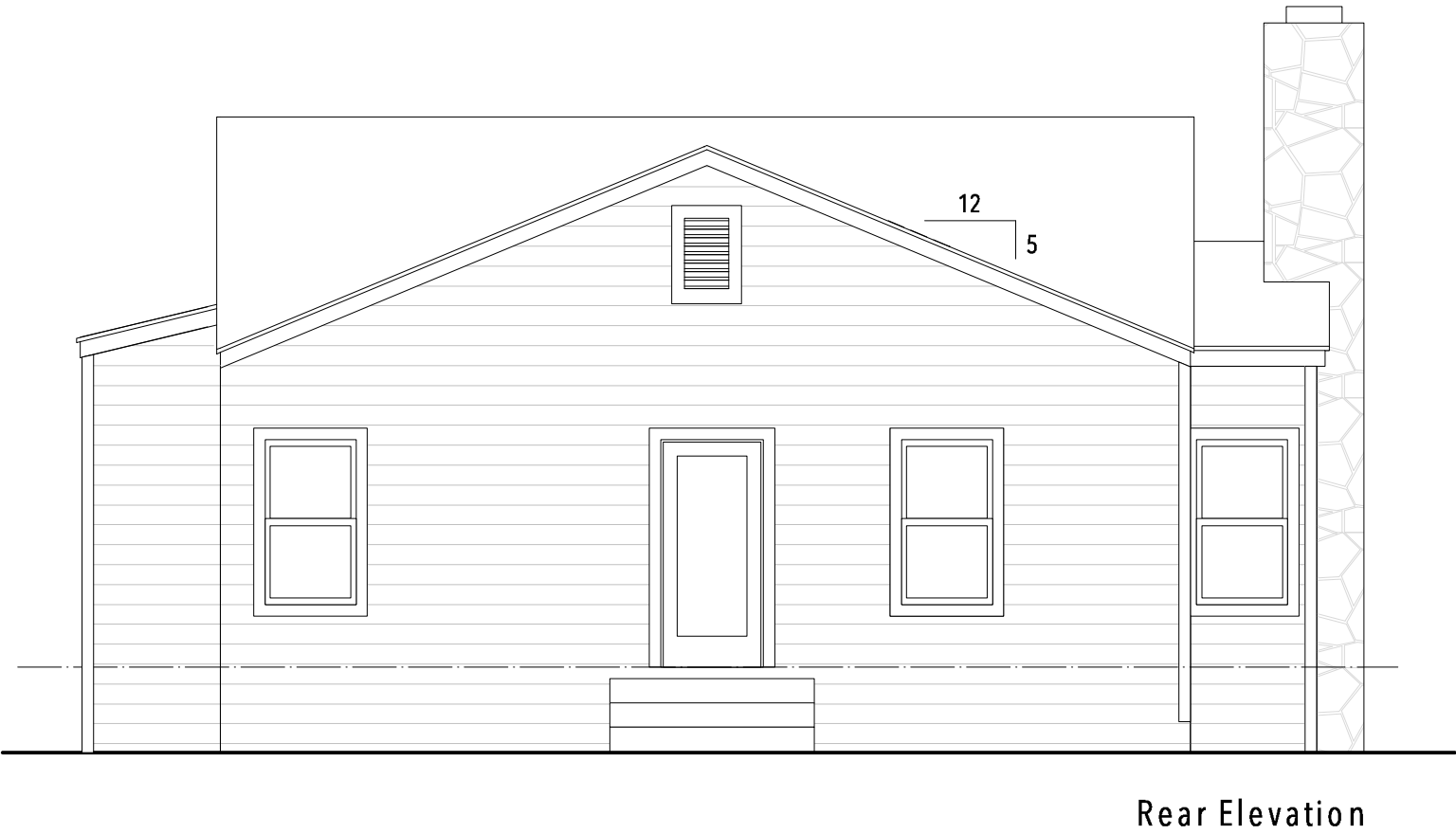
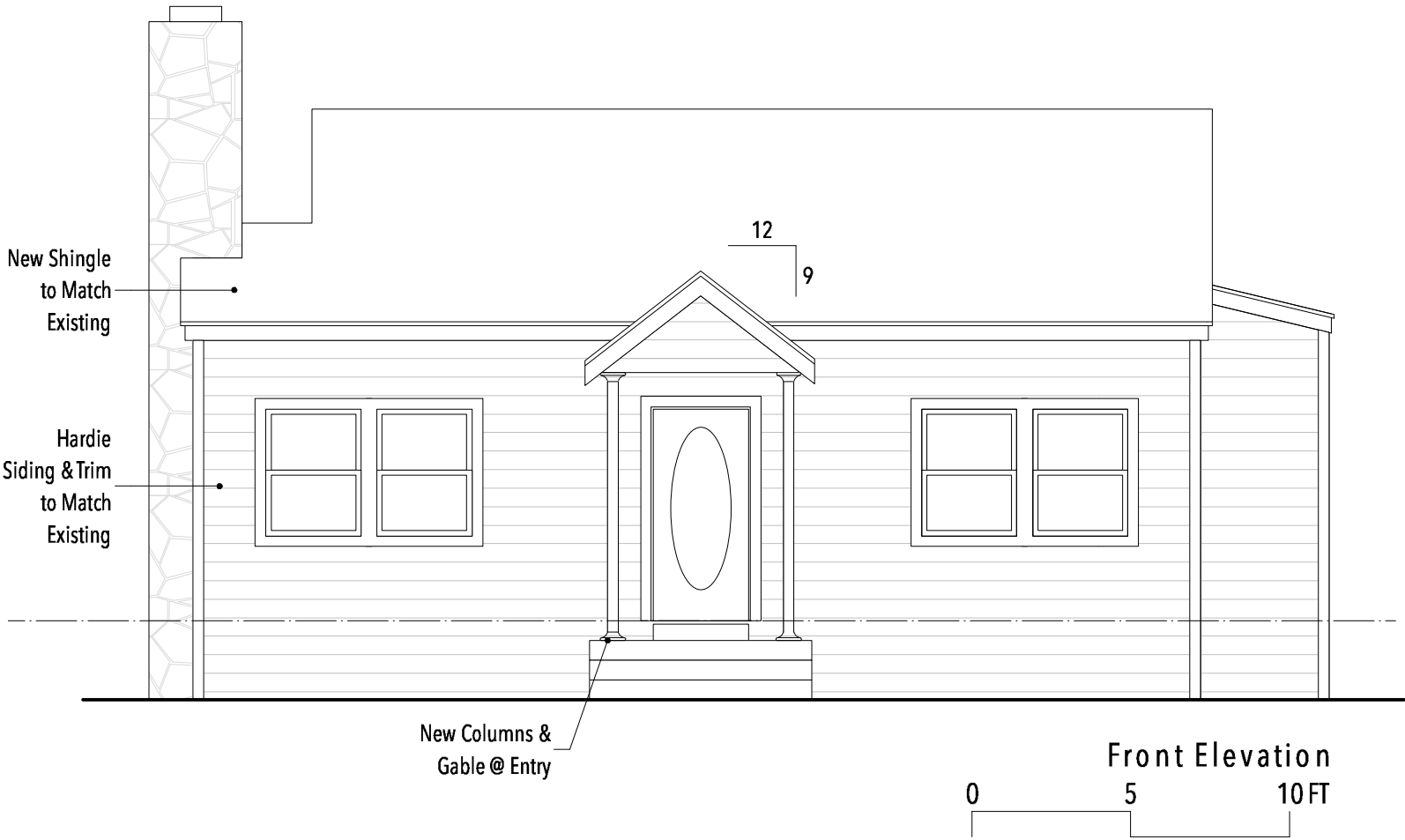
2220 W Huisache Ave



SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com

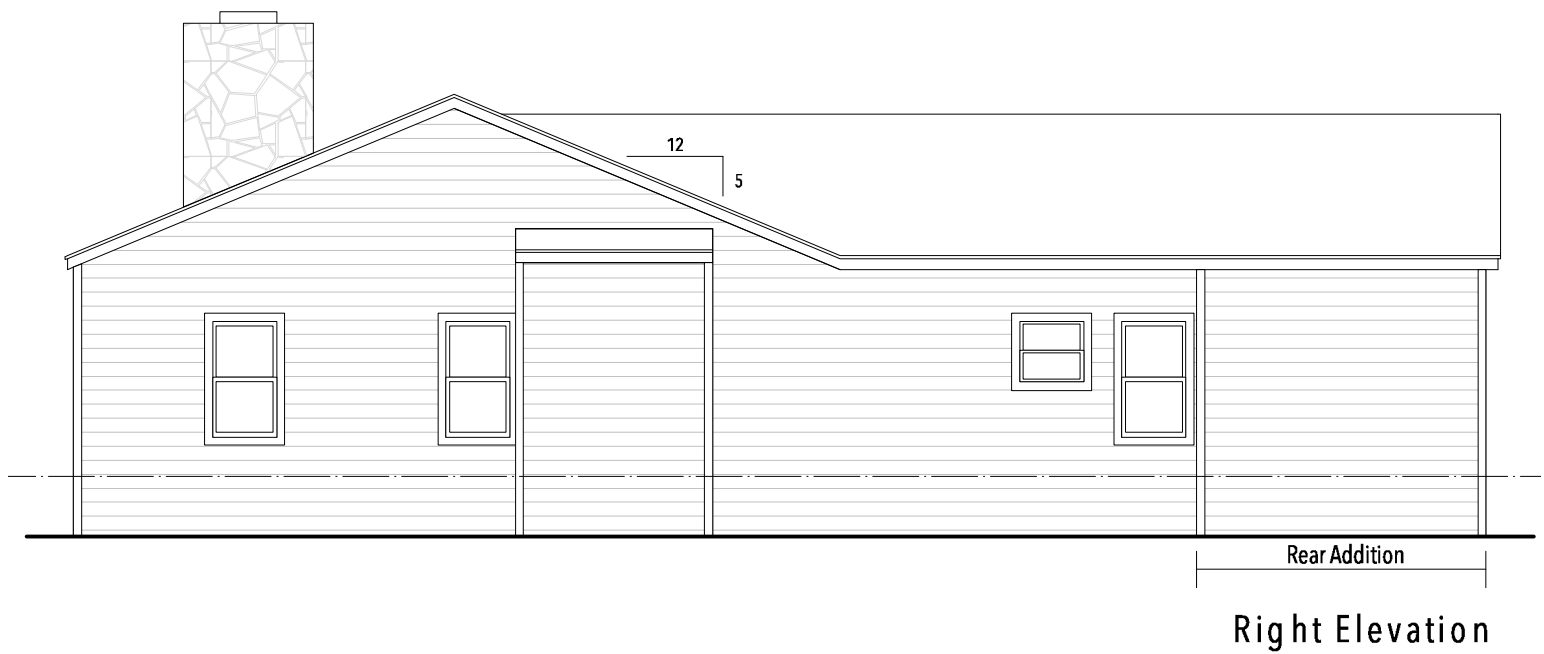
2220 W Huisache Ave



SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com

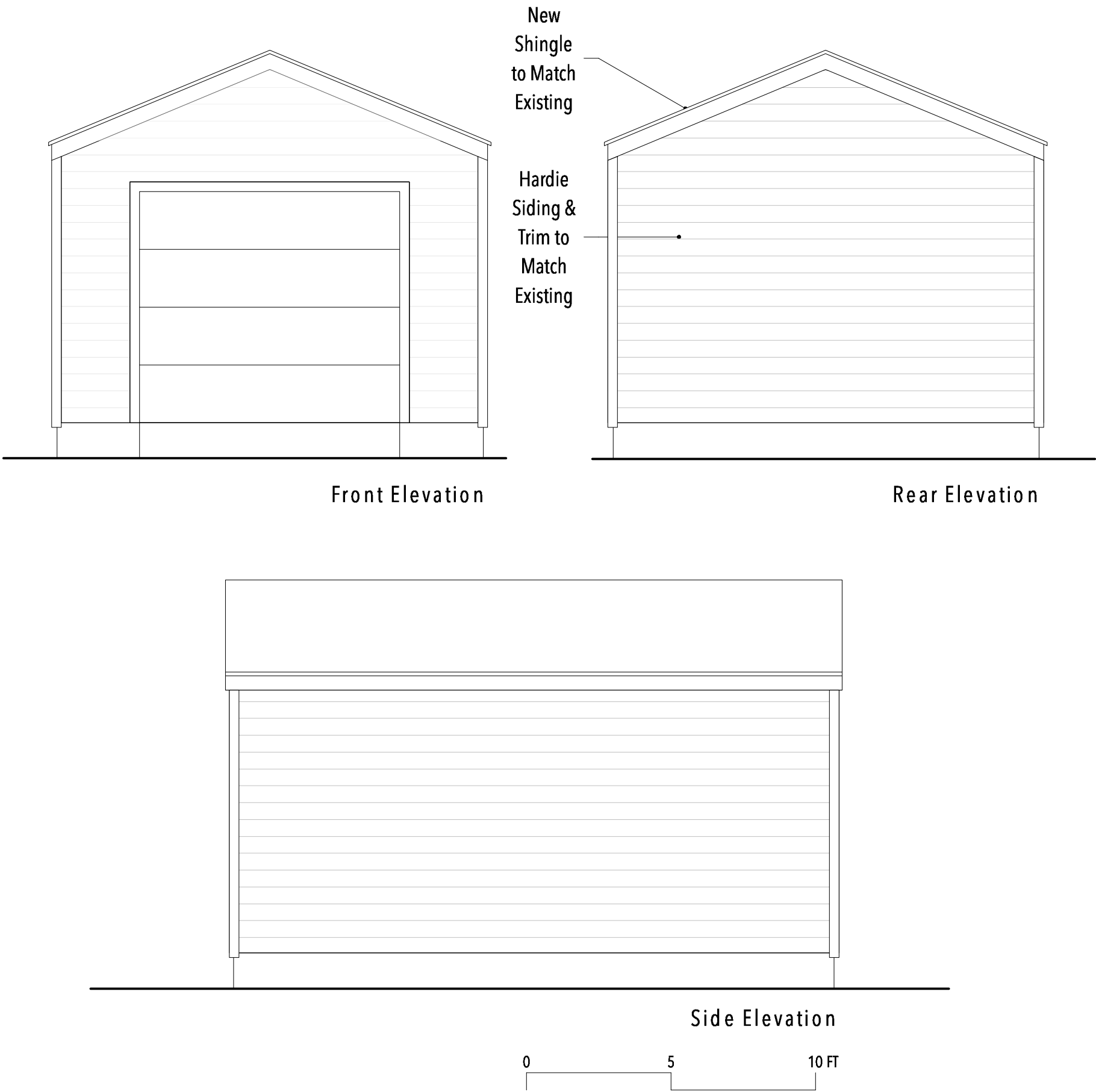
2220 W Huisache Ave



SEIDEL + ASSOCIATES, INC.

ARCHITECTURE INTERIORS PLANNING
427 Greenwich Blvd. San Antonio, Tx. 78209.3919
210.785.9600 seidel-inc.com

2220 W Huisache Ave



Existing Deatched Garage



SEIDEL + ASSOCIATES, INC.

2220 W Huisache Ave

TEX 041



SELECTING AN APPROPRIATE REPLACEMENT

6.B.iv. 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.



Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR NEW BUILDINGS

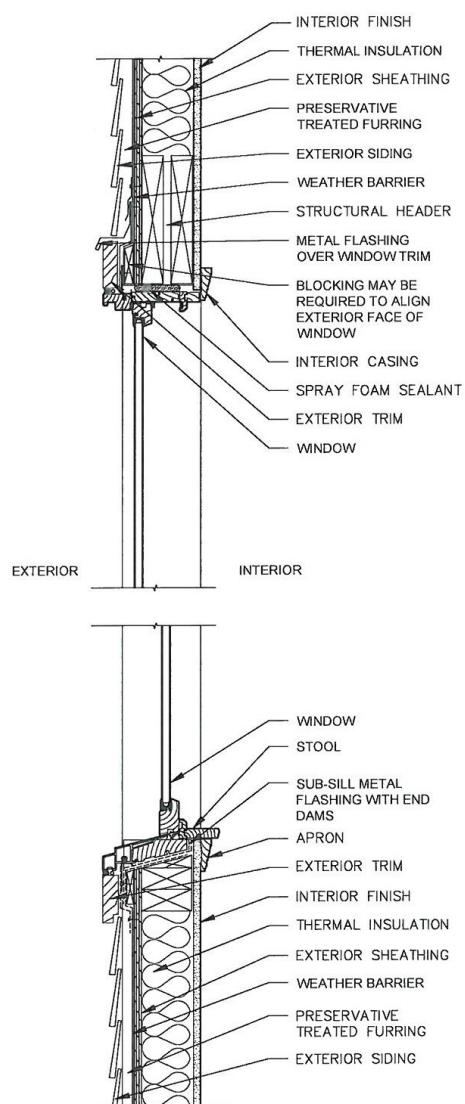
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

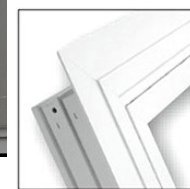
Examples in New Construction:



Block Frame



(not recommended)



Flush Flange