

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 4

HDRC CASE NO: 2016-207
ADDRESS: 414 ATLANTA AVE
LEGAL DESCRIPTION: NCB 855 BLK 21 N 50 FT OF 6 & 7 ARB A12
ZONING: FBZ T4-1 HL
CITY COUNCIL DIST.: 1
LANDMARK: Null
APPLICANT: Juan Garcia Jr
OWNER: Juan Garcia Jr
TYPE OF WORK: Addition, roof replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Build a 367 square foot addition
2. Remove existing rear covered porch

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- 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.

FINDINGS:

- a. **BACKGROUND** – This home is an individually designated local landmark. The home is a bungalow style that exhibits craftsman features, with wood siding, composition shingle roof, hipped roof with front dormer, side front porch.
- b. **MASSING/SCALE** - At the rear of the primary historic structure, the applicant is proposing to construct an addition of 367 square feet with wood siding and a flat roof. Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way and be subordinate to the historic structure. Staff finds the construction of the addition to the rear and with a hipped roof, which matches the roof form of the existing structure, will not impact the public right-of-way.
- c. **ROOF FORM** – Guidelines for Additions recommend additions and feature a roof form comparable to that of the primary historic structure. The existing structure has a hipped roof, and the proposed roof of the addition add another hipped roof. This is consistent with the Guidelines.
- d. **MATERIALS** – The proposed wood siding is consistent with the Guidelines for Additions 3.A.i., which states the materials should complement existing.
- 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 install a gray vertical trim piece where the addition meets the existing property. Staff finds the vertical line consistent with the Guidelines for Additions, but recommends it be painted a different color than the trim along the cornice.

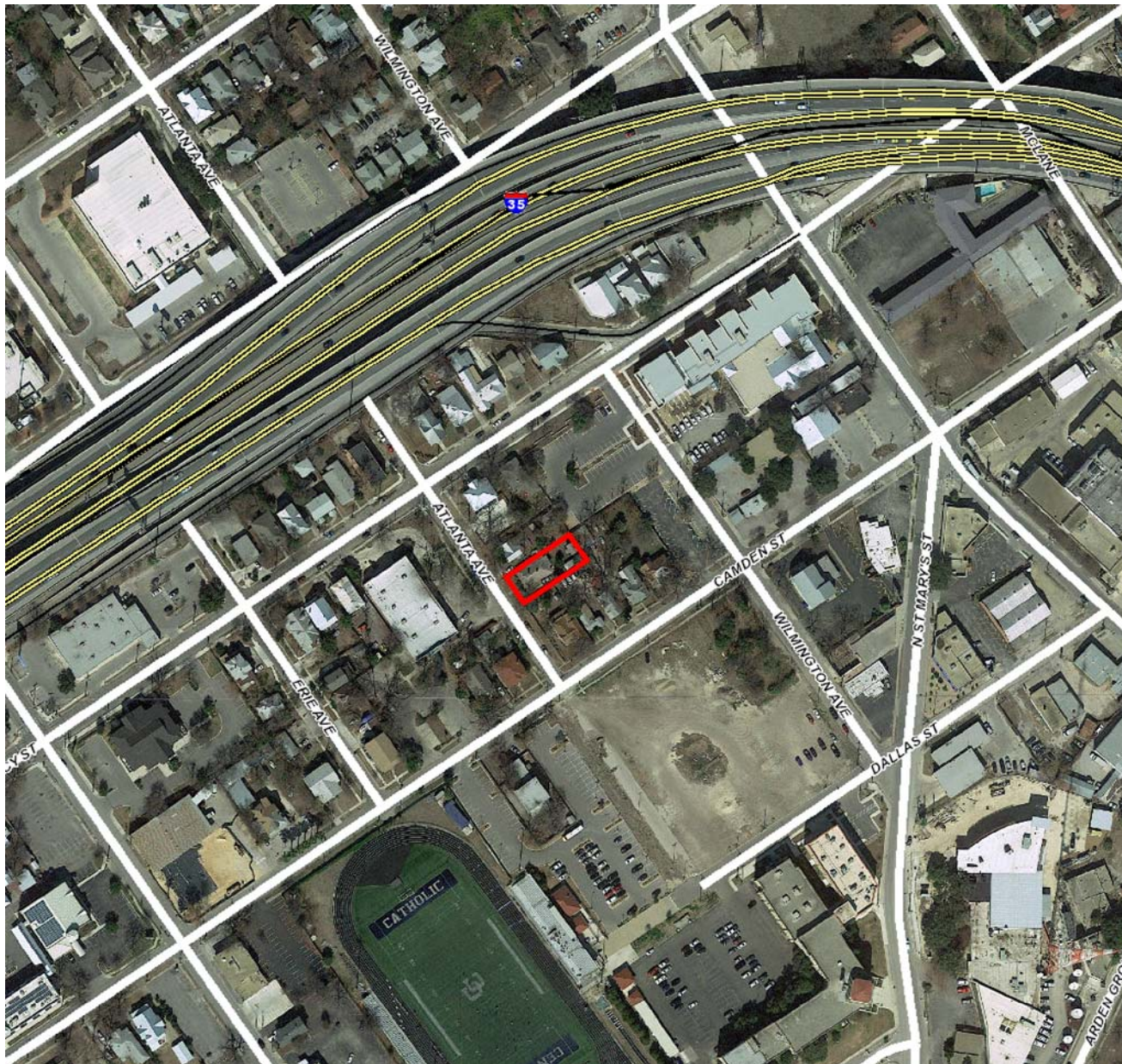
- f. **ARCHITECTURAL DETAILS** – The applicant is proposing to install four one over one wood double-hung windows with wooden one over one black window screens and reinstall the salvaged rear door. The windows proposed are of the same size or proportion as existing windows, which are both wood one over one and wood thirty-six over one. In building the addition, the exterior wall to be demolished includes a door and two windows. The Guidelines for Additions 3 states that materials should be salvaged and new materials should be complementary. Staff finds the proposed windows appropriate, but recommends that the salvaged windows be used.
- g. **MECHANICAL EQUIPMENT** – The applicant has noted that the proposed mechanical equipment will be located to the rear of the property and screened from the right-of-way, which is consistent with the Guidelines for Additions 5.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through g with the stipulation that the existing windows on the rear be salvaged and repaired if possible and used in the addition.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 03, 2016

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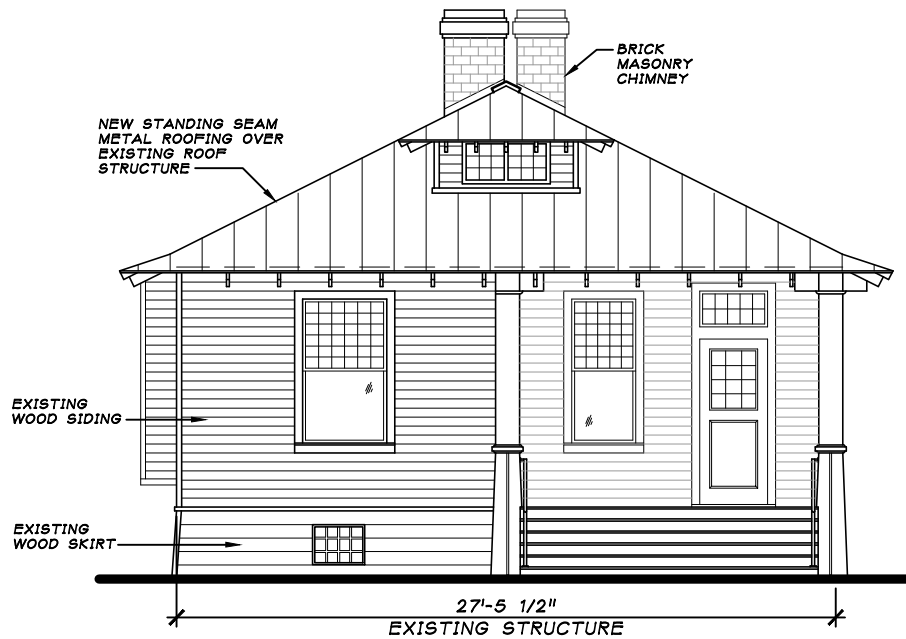






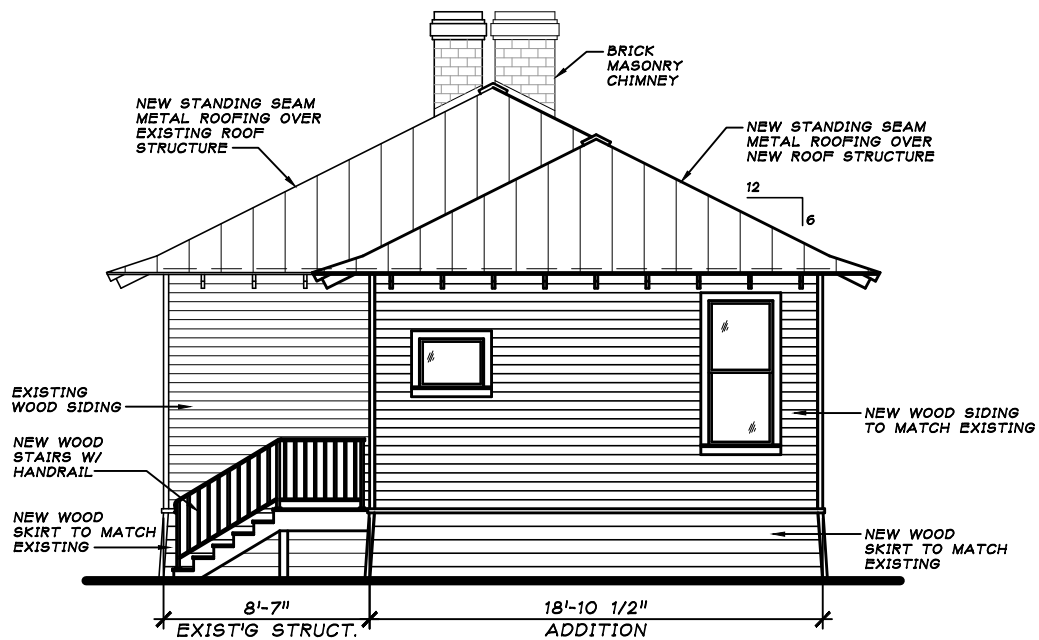






6 EXTERIOR ELEVATION - WEST

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



7 EXTERIOR ELEVATION - EAST

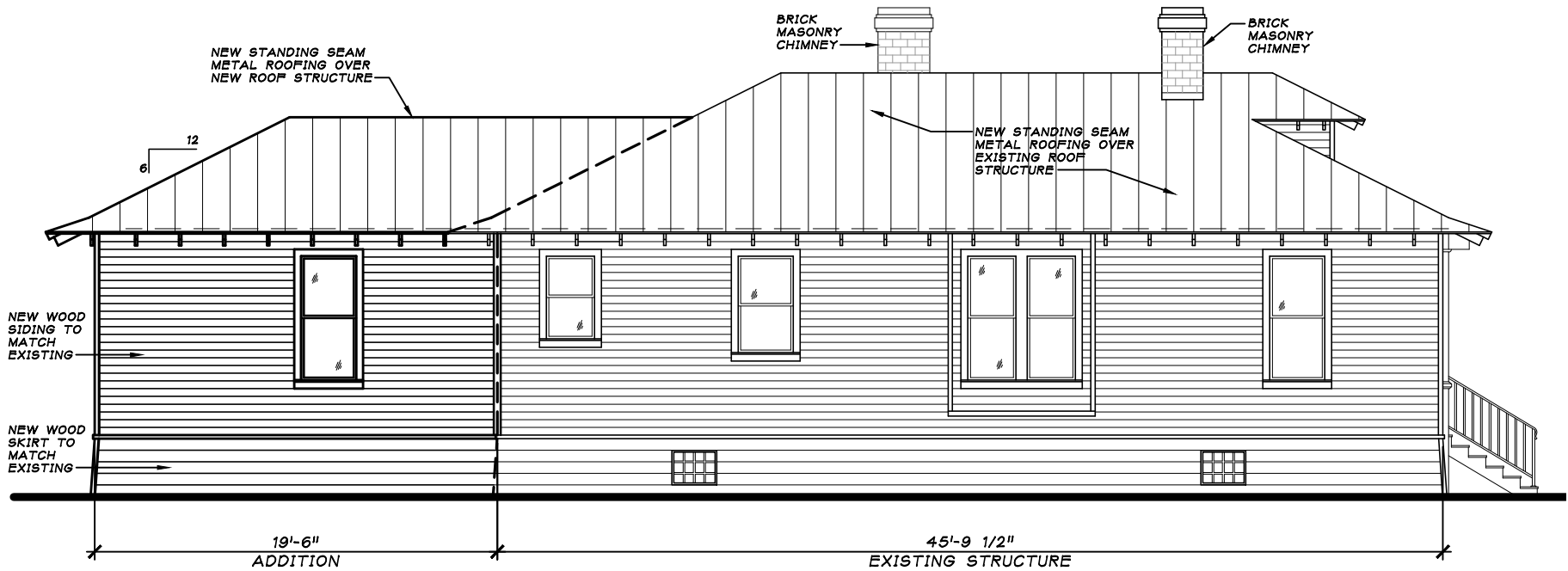
SCALE: 1/8" = 1'-0"

TITLE

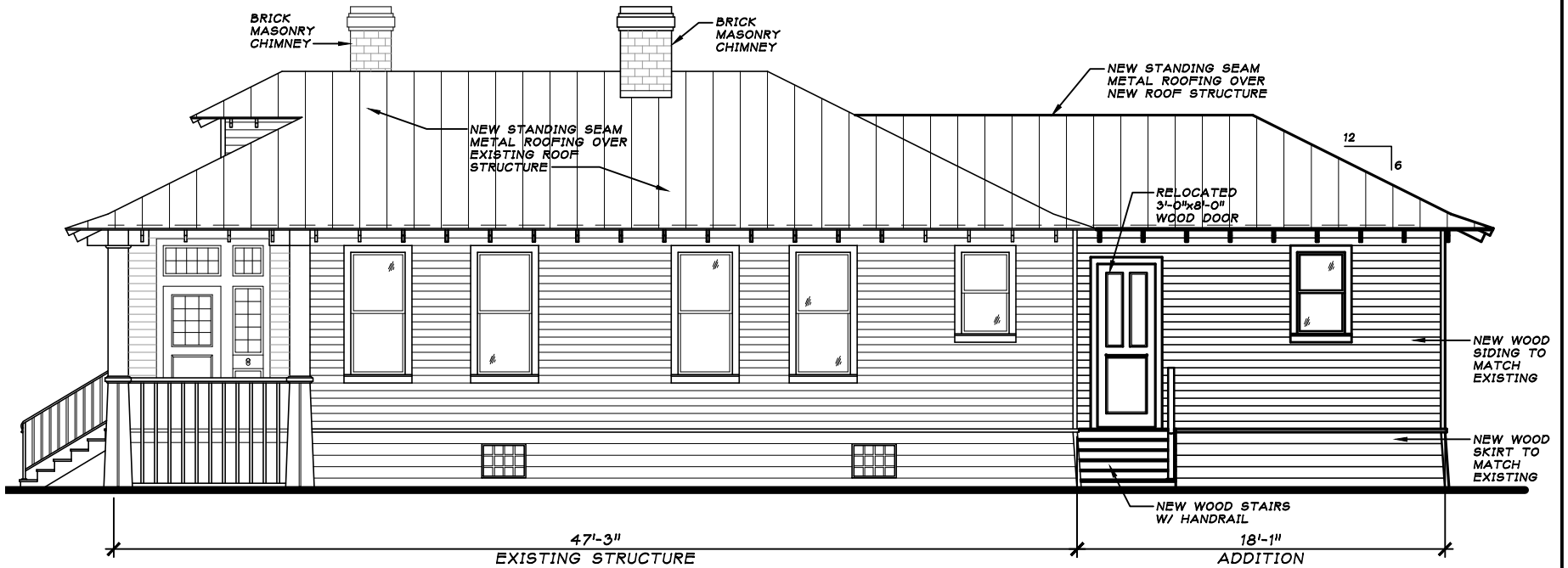
PROPOSED ADDITION TO RESIDENCE AT 414 ATLANTA

DATE

05/25/16

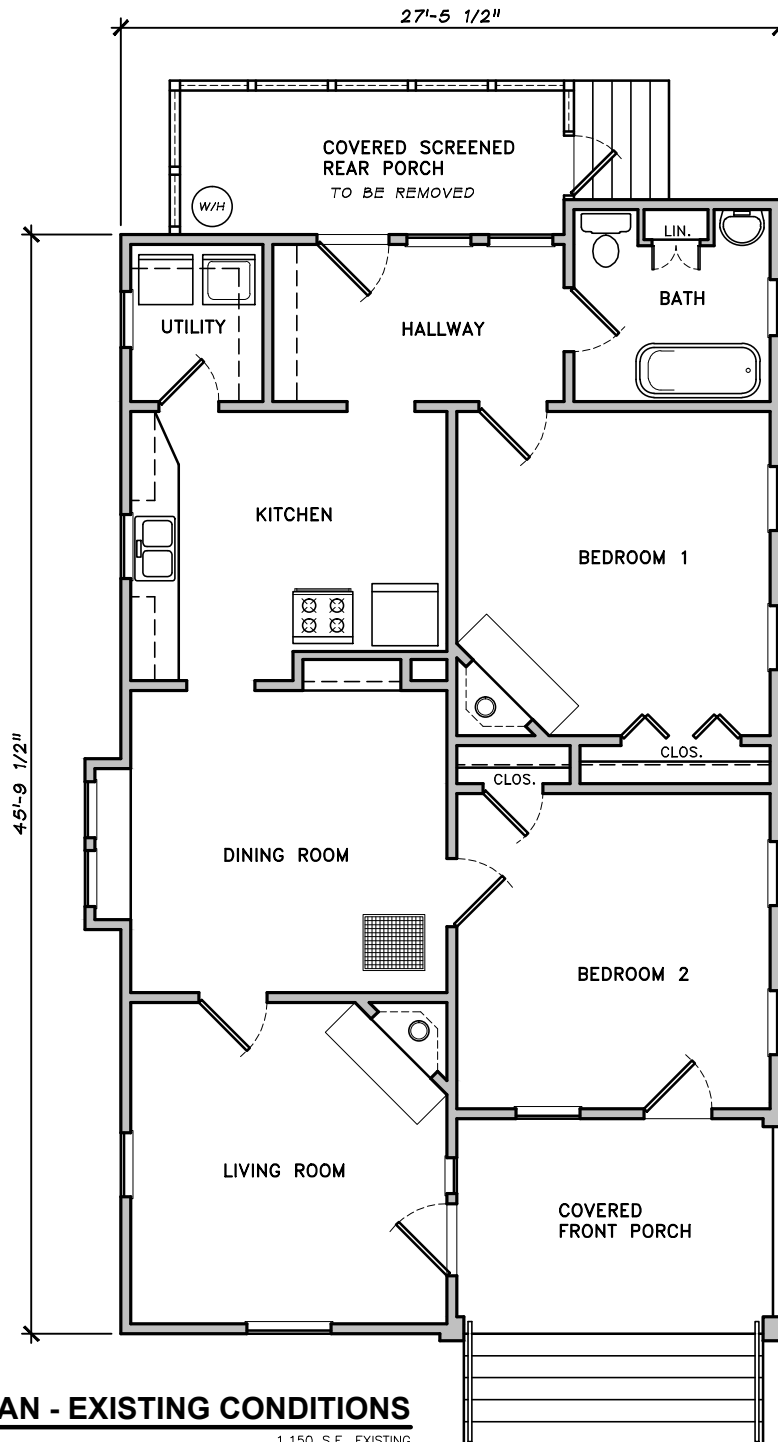


8 **EXTERIOR ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"



9 EXTERIOR ELEVATION - SOUTH

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



2 FLOOR PLAN - EXISTING CONDITIONS

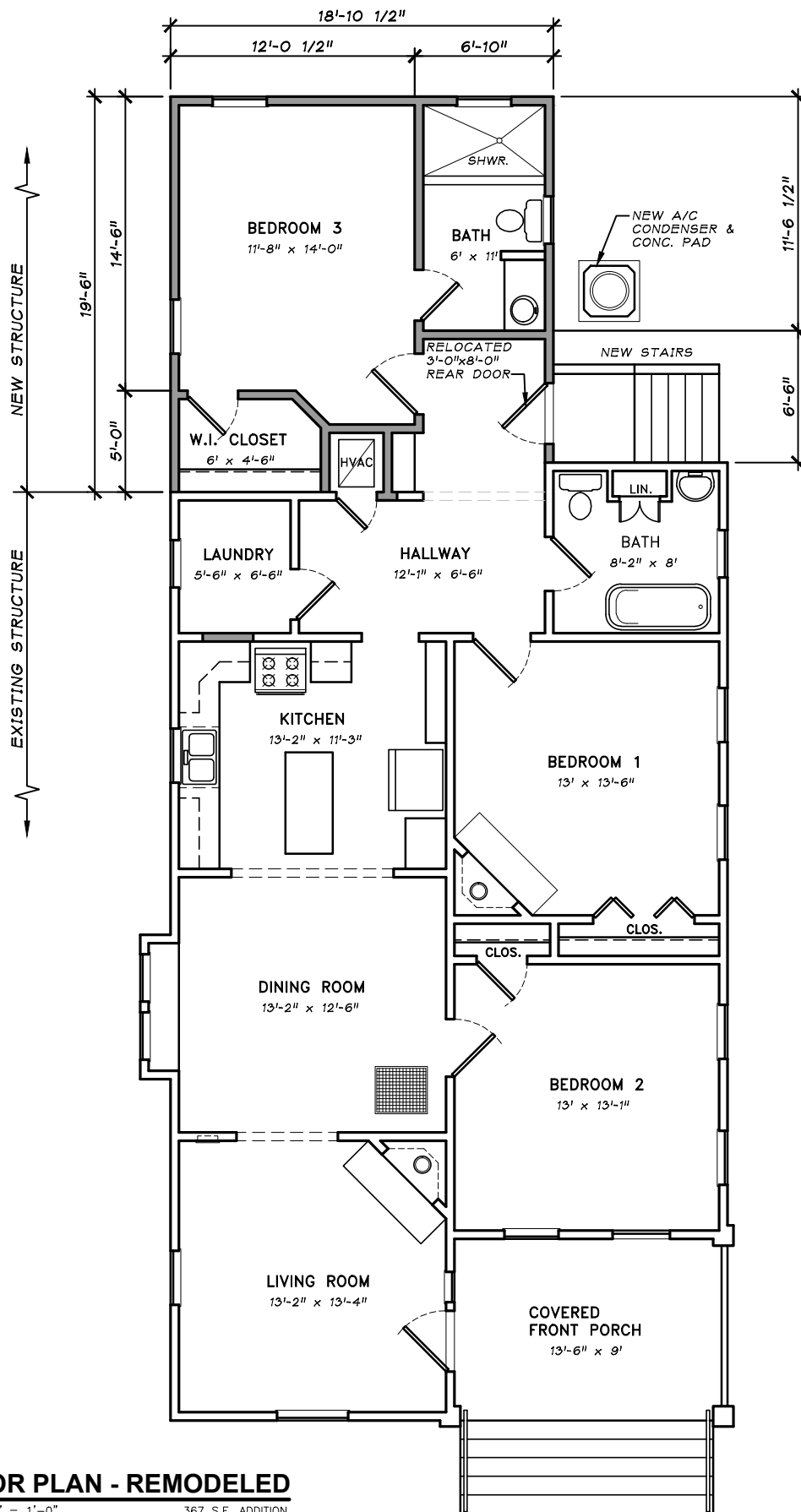
SCALE: 1/8" = 1'-0"

TITLE

PROPOSED ADDITION TO RESIDENCE AT 414 ATLANTA

DATE

05/25/16



3 FLOOR PLAN - REMODELED

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

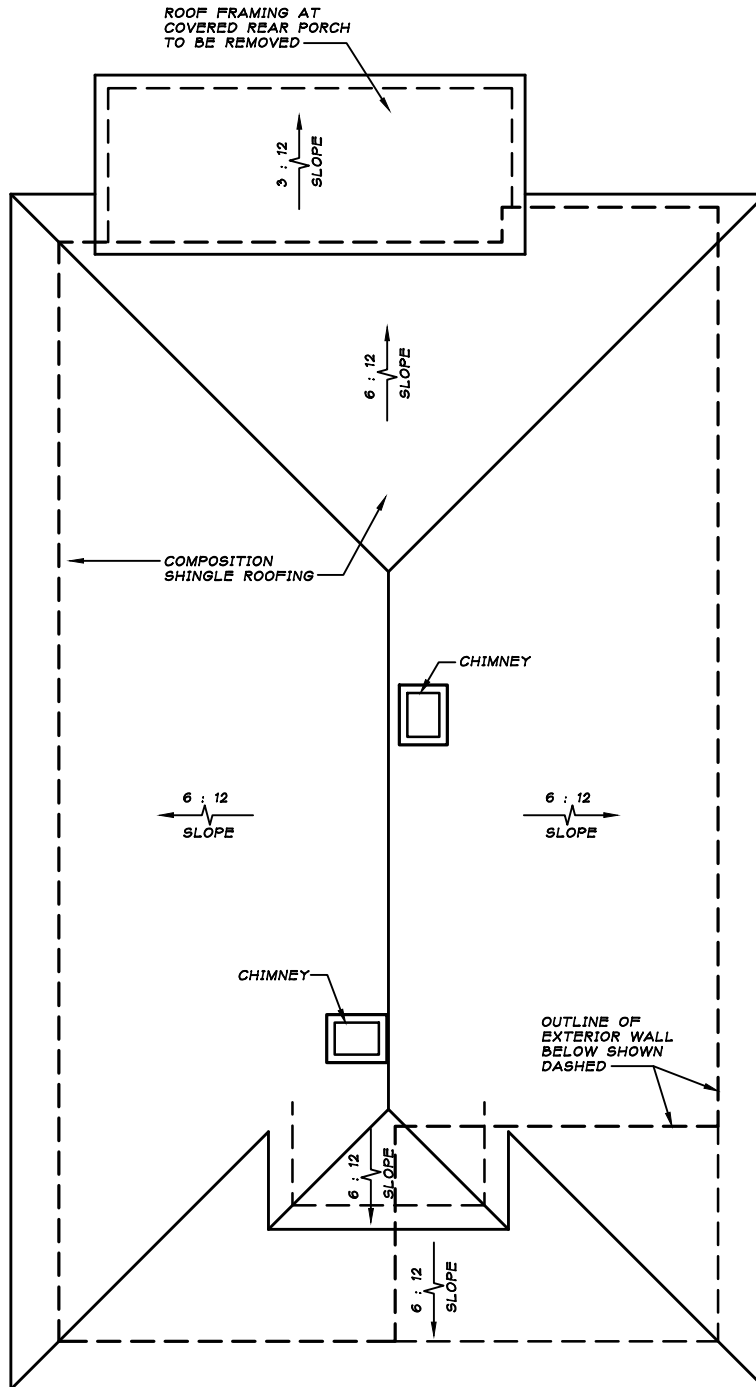
367 S.F. ADDITION

TITLE

PROPOSED ADDITION TO RESIDENCE AT 414 ATLANTA

DATE

05/25/16



4 ROOF PLAN - EXISTING

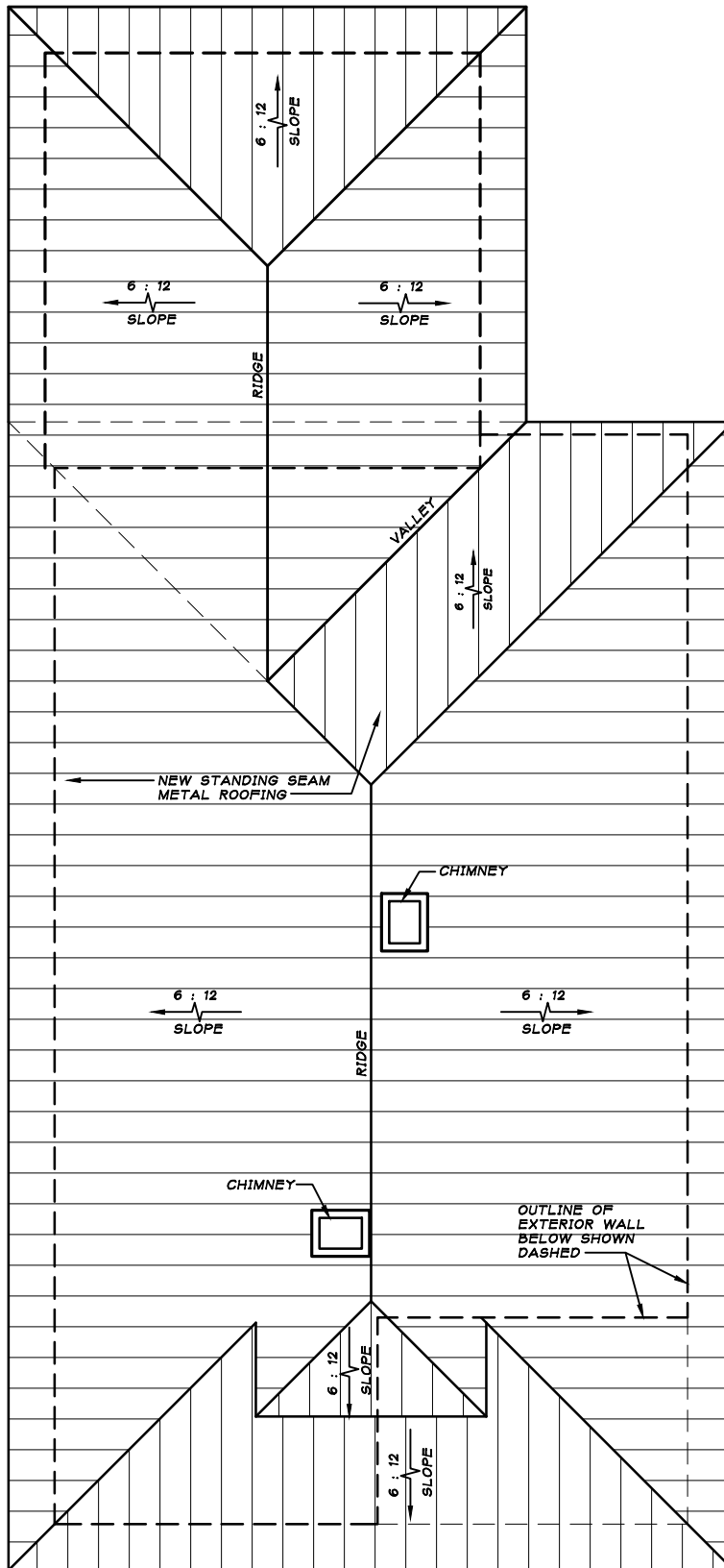
SCALE: 1/8" = 1'-0"

TITLE

PROPOSED ADDITION TO RESIDENCE AT 414 ATLANTA

DATE

05/25/16



5 ROOF PLAN - REMODELED

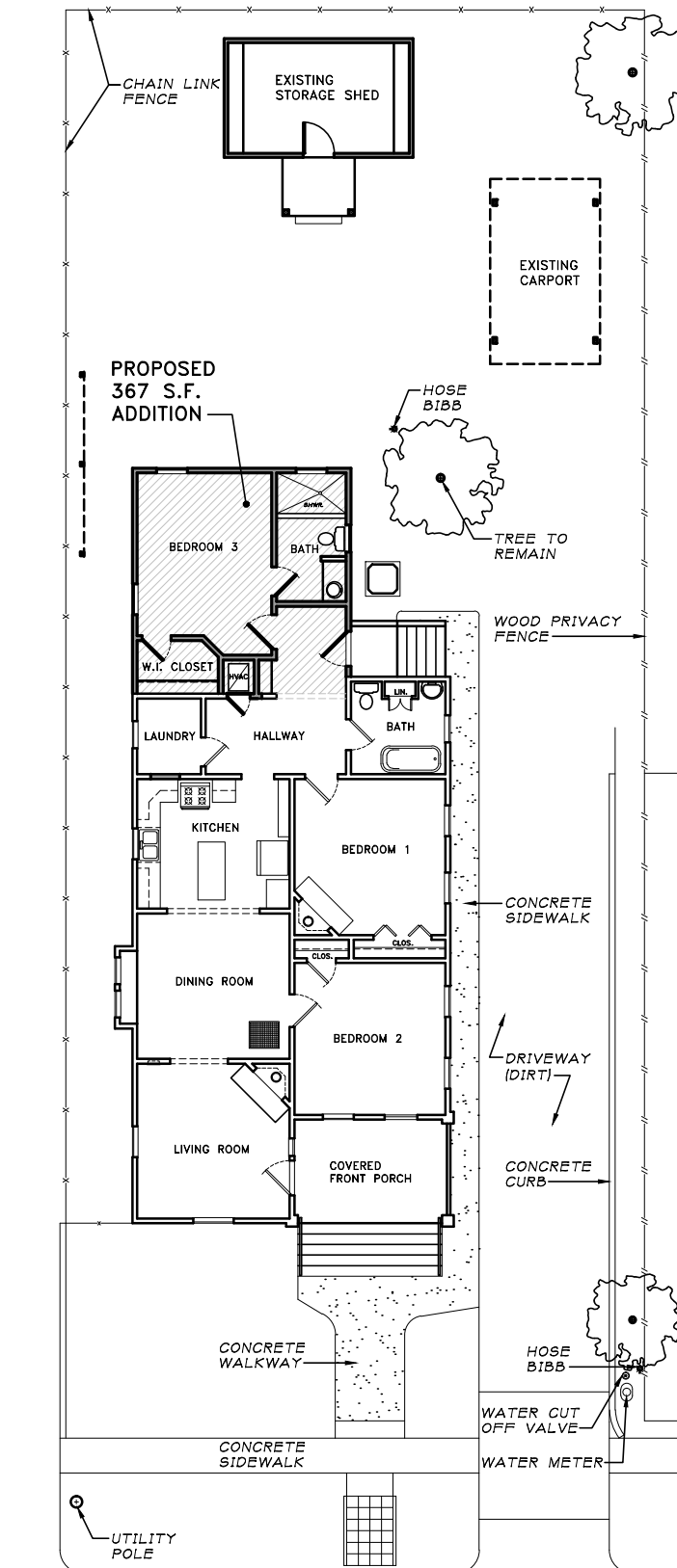
SCALE: 1/8" = 1'-0"

TITLE

PROPOSED ADDITION TO RESIDENCE AT 414 ATLANTA

DATE

05/25/16



ATLANTA

1 SITE PLAN - WITH PROPOSED ADDITION

SCALE: 1/16" = 1'-0"

TITLE

PROPOSED ADDITION TO RESIDENCE AT 414 ATLANTA

DATE

05/25/16

MATERIAL SAMPLES

WOOD SIDING AT EXTERIOR WALL(1x6 - 117 SIDING)



WOOD SIDING AT FOUNDATION SKIRT (1x8 SIDING)

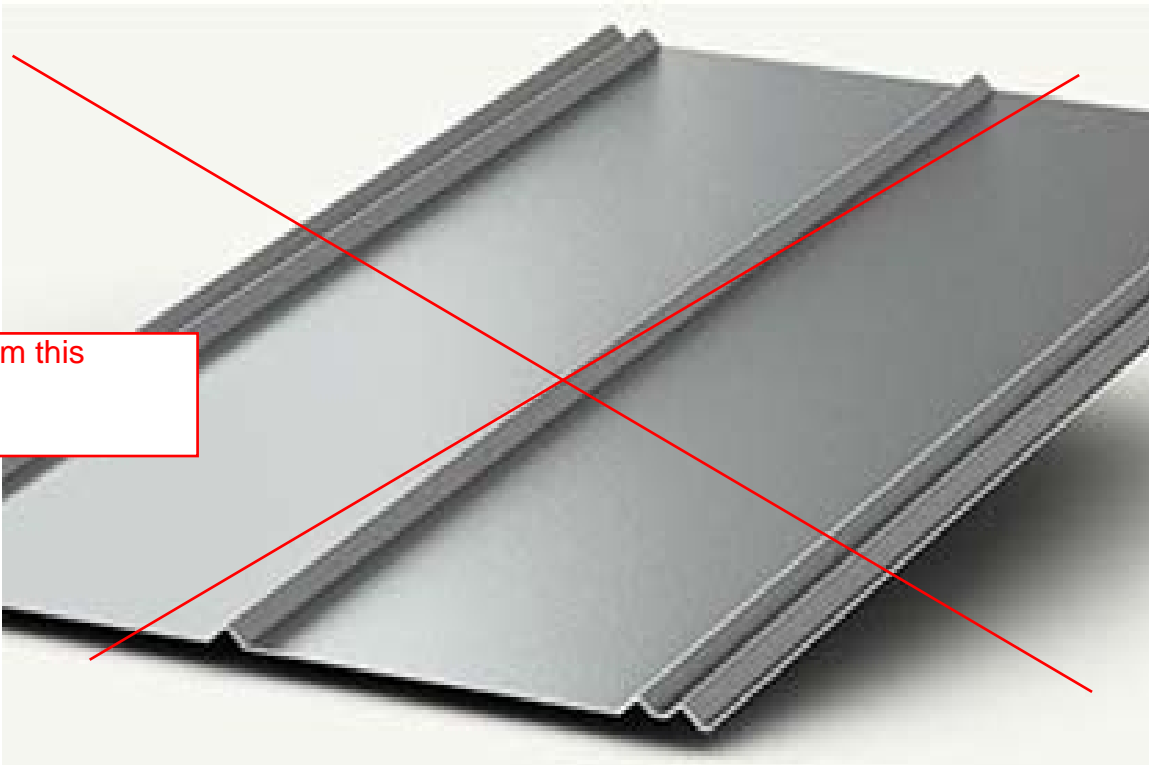


MATERIAL SAMPLES

WOOD TRIM AT WINDOW FRAME (1x4 AND 1x6)



~~STANDING SEAM METAL ROOFING (COLOR TO BE SELECTED)~~



Omitted from this
request

BRIEF FORM SPECIFICATIONS

PROJECT: Proposed Addition for Garcia Residence

LOCATION: 414 Atlanta
San Antonio, Texas

DATE: May 27, 2016

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Revisions submitted by applicant 6.6.16

1. Exterior siding color: Sherwin-Williams - HGSW1462 (Web Gray)
2. Exterior trim color: Sherwin-Williams - SW7005 (White)
3. Exterior transition trim: Sherwin-Williams - HGSW1464 (Flannel Gray)
4. Exterior window screen: Sherwin-Williams - SW6528 (Black)

FOUNDATION:

Concrete Mix: 3000 PSI min

Pier and Beam Support: Concrete cylinders blocks and base pad, as specified by Arredondo Group

ROUGH CARPENTRY & FRAMING:

Wood Siding: 1x6 117 siding
Sill Plates: 2x4 treated fir or SYP, #2 or Btr
Sill Anchors: ½" anchor bolts at 4'-0" o.c. max.
Studs: 2x4 Stud Grade Douglas fir or white pine, 16" o.c.
Ceiling Joists: No. 2 KD southern yellow pine, 2x6 min. or larger as required for span, spaced 16" o.c.
Roof Rafters: No. 2 KD southern yellow pine, 2x8 min. or larger as required for span, spaced 16" o.c.
Floor Joists: 2x6 joists, depth, span, and o.c. spacing to match existing structure
Attic Decking: ½" CDX plywood, glued and nailed to ceiling joists
Floor Decking: ¾" CDX tongue & groove plywood, nailed to sound-deadening board
Sheathing: ½" thick gypsum sheathing board
Roof Decking: 5/8" CDX plywood
Misc. Blocking: No. 2 KD SYP

INSULATION:

Walls: R-13 kraft-faced blankets at 2x4 interior walls
Ceiling/Attic: R-30 kraft-faced blankets at flat and sloped ceilings

METAL ROOFING & SHEETMETAL:

Roofing Material: Machine rolled double lock Standing Seam metal roof with 1" high seams,
18" o.c. Roof to be 24 guage, prefinished metal, color selected by Owner.
Flashing Material: 26 gauge galvanized iron
Underlayment: 30# asphalt saturated fiberglass felt
Sealant: Silicone 1300 or approved equal
Gutters & Downspouts: Pre-finished aluminum, color selected by Owner. Gutters as indicated on
roof plans; downspouts per Owner direction

Remarks: 1) Provide continuous ridge vents as required.

CAULKING & SEALANTS:

Air Infiltr.: "Insta-Seal" or equal foam sealant at perimeter space around exterior doors and
Caulking: Acrylic latex at interior woodwork joints, baseboards, etc.
Sealant: Silicone at exterior masonry control joints, door and window perimeters
Remarks: All caulking products to have minimum 35-year warranty

WINDOWS

Material: ~~Vinyl~~
Type: ~~single hung~~ and fixed glass windows
~~Finish: Color selected by Owner~~
Glazing: ½" thick, Insulated, tinted, with Low-E glazing
Screens: Standard fibermesh ½ screens, finish to match existing structure
Remarks: 1) Refer to Building Elevations for configuration.

Wooden, double hung windows for addition,
4 units; see wall section for drawing and
details

wood screens to match
existing

DRYWALL:

Walls: ½" Gypsum wallboard
Ceilings: 5/8" Gypsum wallboard
Attachment: Nails
Accessories: Metal rounded corner trim at **all** interior outside corners
Sound-Board: ½" thick sound-deadening board, 48" x 96", sound-rated organic fiber board with
a 15-18 pcf density. Provide and install at all floor trusses as detailed
Finish: Tape, float, with texture at all walls and ceilings, approved by Owner

TILE WORK:

Ceramic Tile Installation:
Baths/Showers: Full cement mortar bed over metal lath. Tile material selected by Owner.
Remarks: 1) Provide "Chloraloy" or equal 40-mil CPE shower pan
2) Install ALL tile with minimum grout width; color as selected by Owner.

FLOORING:

Wood Flooring: Wood flooring to match existing structure, as selected by Owner

PAINTING:

Exterior Walls, Trim: Primer + 2 coats Alkyd house paint
Interior Walls: Texture + 2 coats satin finish latex wall paint
Interior Ceilings: Texture + 2 coats satin finish latex wall paint
Interior Trim: Prime + 2 coats latex enamel, satin finish

PLUMBING:

Pipe Materials:

Exterior Sewer: Schedule 40 PVC
Soil & Waste (int.): Schedule 40 PVC
Vent: Schedule 40 PVC
Water: Type "L" copper

ELECTRICAL:

Service Type: 120/240 volt
Wiring Type/Material: 3-conductor copper, "Romex" type.
Duplex Outlets: 12" AFF to centerline of box, unless otherwise indicated.
Wire Size: Minimum 12 AWG
TV Prewire: 75-ohm shielded coaxial cable compatible with local cable TV utility.
Ceiling Fans: selected by Owner.
Exhaust Fans / Heaters / Lights: Master Bath - Heat-Vent Model, 500w double-bulb heater with 70 CFM
Remarks: 1) All wiring to television outlets, phones, and data outlets to be in 3/4" conduit, and run to accessible space in attic

(END OF BRIEF FORM SPECIFICATIONS)

STANDING SEAM METAL ROOF -
COLOR AS SELECTED BY OWNER
(MATCH EXISTING ROOF SLOPE)

PLYWOOD DECKING W/ 15#
FELT PAPER - MATCH
EXISTING WIDTH

12

6

2x WOOD RAFTER
FRAMING

GYP. BOARD

MATCH EXISTING
OVERHANG

2"

WOOD DOUBLE HUNG
WINDOWS W/ 2x WOOD
FRAMED SCREENS -
TO MATCH EXISTING

WINDOW WOOD TRIM
TO MATCH EXISTING

GYP. BOARD

WOOD BASE W/
QUARTER ROUND

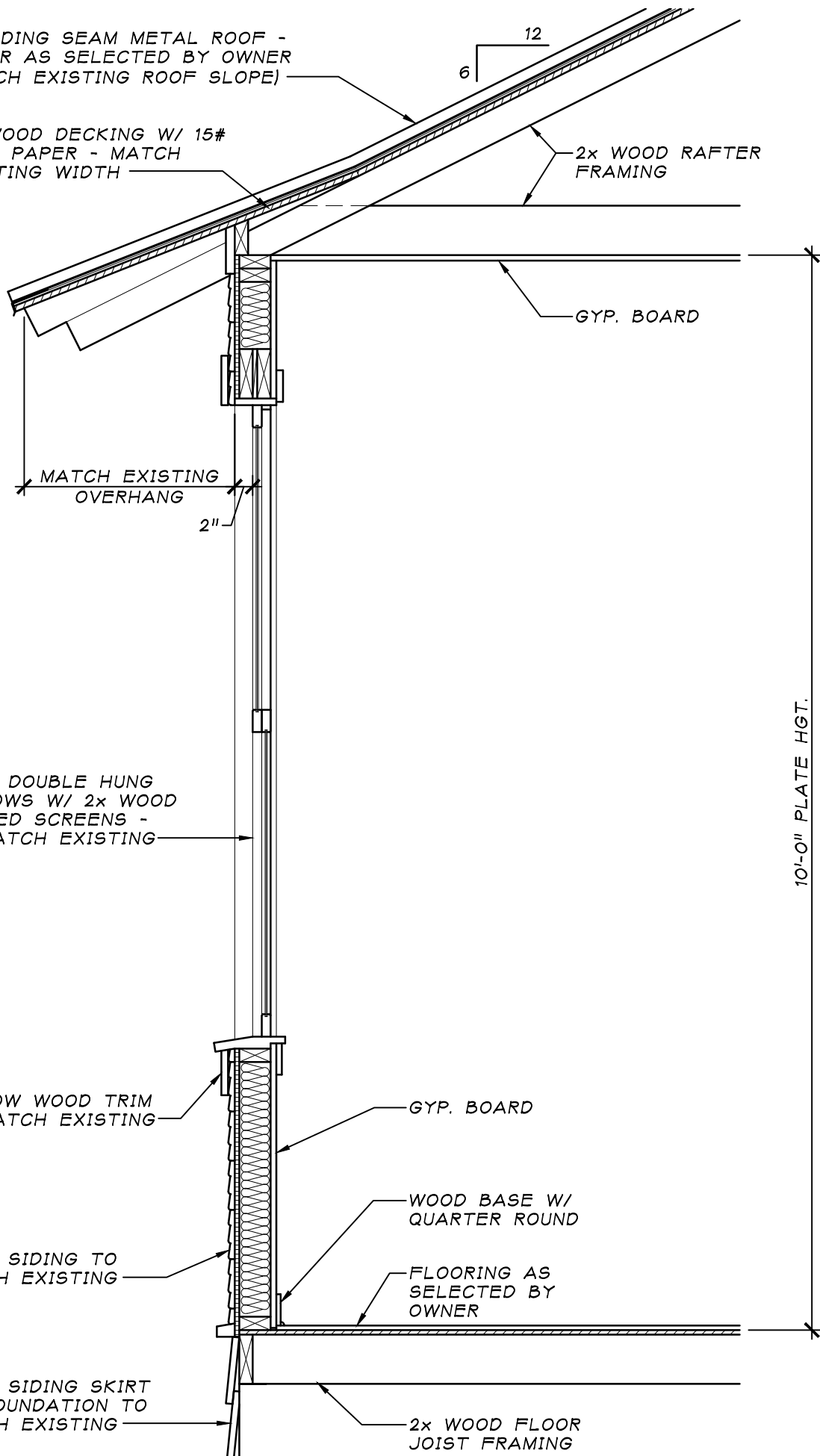
WOOD SIDING TO
MATCH EXISTING

FLOORING AS
SELECTED BY
OWNER

WOOD SIDING SKIRT
AT FOUNDATION TO
MATCH EXISTING

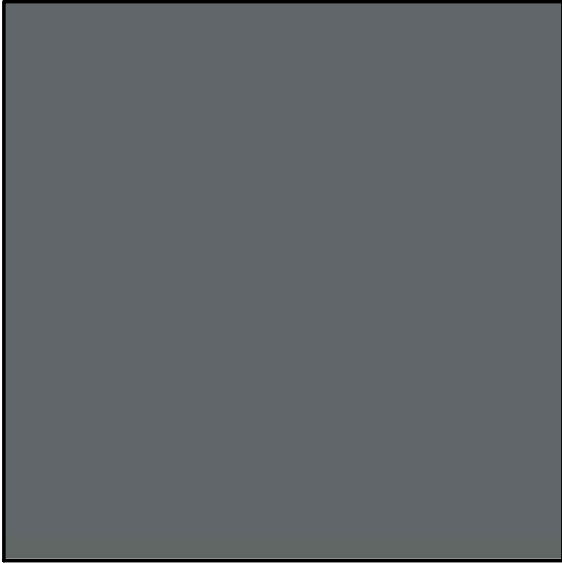
2x WOOD FLOOR
JOIST FRAMING

10'-0" PLATE HGT.



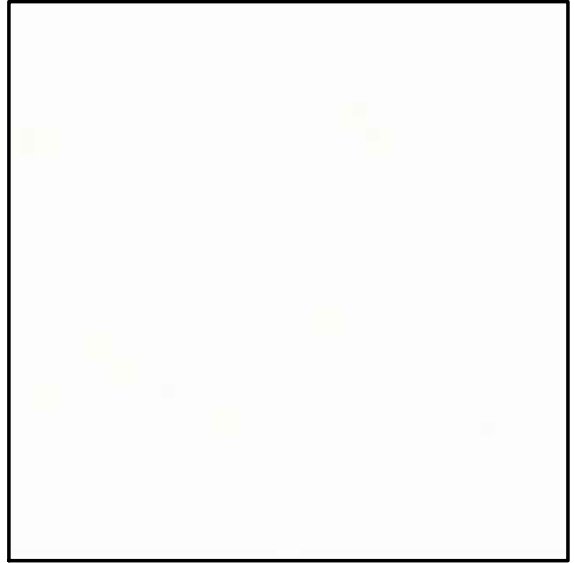
414 ATLANTA - COLOR SAMPLE

PRIMARY COLOR - SIDING



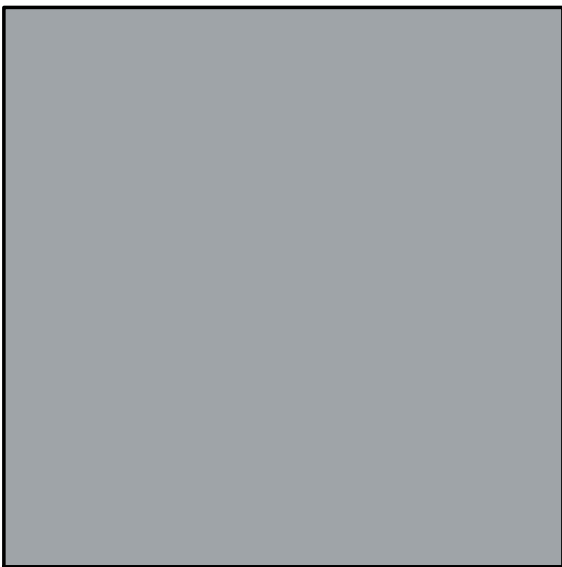
WEB GRAY - SW1462

SECONDARY COLOR - TRIM



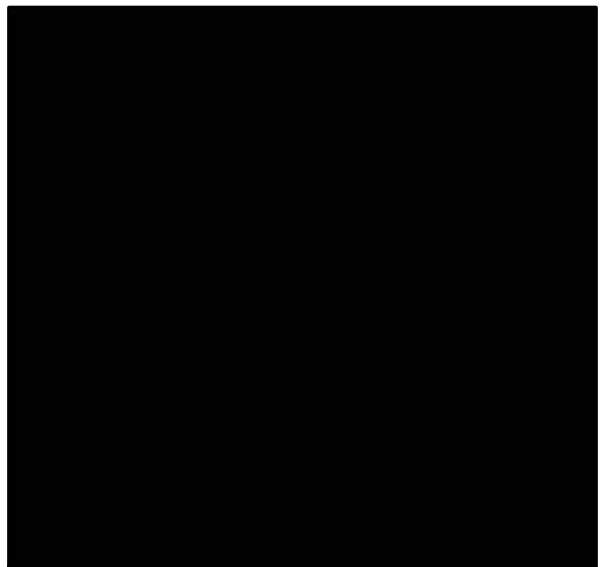
WHITE - SW7005

TRANSITION TRIM COLOR

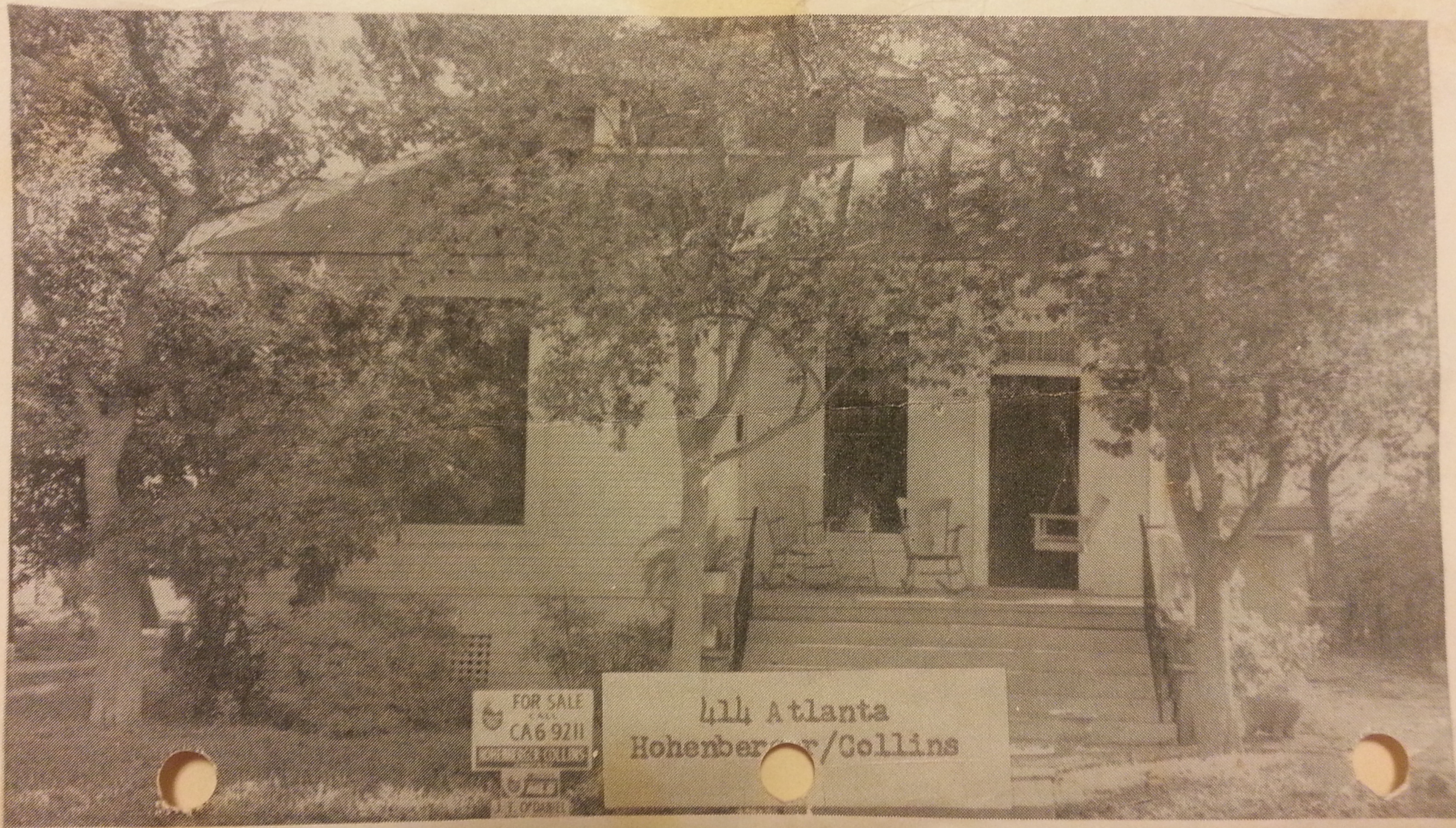


FLANNEL GRAY - SW1464

WOOD SCREEN FRAME COLOR



BLACK - SW6528



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