

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 37

HDRC CASE NO: 2016-236
ADDRESS: 103 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT 18 & E 12.5 FT OF 17
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: E.C. Parker
OWNER: Troy Jesse
TYPE OF WORK: Addition, driveway, fence, exterior modifications
REQUEST:

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

1. Construct an 144 square foot addition to existing garage
2. Modify south openings on existing garage
3. Install new concrete driveway and walkway
4. Install a 4' front yard fence that includes 3' iron on a 1' stone base and a 4' tall iron driveway gate

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. **EXISTING** – Currently, the two-story carriage house has wood siding, a standing seam metal roof and sliding garage doors on the south elevation. The main structure is a two-story craftsman style home built circa 1920. The carriage house was identified in the 1998 survey as contributing.
- b. **SCALE/MASSING** – On the right of the existing two-story garage, the applicant is proposing to construct a one-story addition of 144 square feet with wood siding and a shed 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 interior of the lot, only one-story and with a shed roof will not impact the public right-of-way, therefore is consistent with the Guidelines for Additions 1.A. No trees will be removed as part of this request.
- c. **ROOF FORM** - Guidelines for Additions recommend additions and feature a roof form comparable to that of the primary historic structure. The existing garage structure has a hipped roof. Staff finds the slope of the shed roof comparable to that of the existing structure and consistent with the Guidelines.
- d. **MATERIALS** - The existing garage has wood siding. 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 proposed addition is distinct as it recessed from the existing corners of the garage, 1' on either side. This is consistent with the Guidelines for Additions.
- f. **ARCHITECTURAL DETAILS** – Currently, there is a deteriorated staircase on the east elevation and a door at the top of the staircase. The applicant is proposing to remove the door and partially cover with the new shed roof of the new addition and siding to match existing. Staff finds the removal of this opening necessary with the addition and appropriate.
- g. **ARCHITECTURAL DETAILS** - Currently, there are sliding garage doors 8' wide x 9' tall that the applicant is proposing to salvage and re-install. On the addition's east facing façade, the applicant is proposing to install a new 12' wide paneled wood garage door. The north and south elevations of the addition would not have any fenestration. According to the Guidelines for Additions 4.A.ii., architectural details that are in keeping with the historic structure should be featured throughout the addition. Staff finds the new paneled garage door corresponds with the craftsman style of the existing garage and is consistent with the Guidelines.
- h. **ARCHITECTURAL DETAILS** - Currently, there are sliding garage doors on the existing garage door that the applicant is proposing to relocate 5' to the right and repair. The applicant is also proposing to move the existing pedestrian door opening from the right of the existing sliding doors to the left to provide access to the new interior stair up to existing studio, and install an exterior door to match the front door on the main house. While staff finds the style of the door consistent with the Guidelines, according to Guidelines for Exterior Maintenance and

Alterations 6.A.i. states that existing openings should be preserved. Staff finds the request to alter the openings not consistent with the Guidelines.

- i. DRIVEWAY – The existing driveway is 10’ wide and gravel with a concrete approach, on the west side of the property, entering from W Agarita. The applicant is proposing to add a new driveway and approach from rear alley, to be 448 square feet, and 16’ feet wide at the approach. According to the Guidelines for Site Elements 5.B. driveways should incorporate driveway configurations that would be historically found on the site. Staff made a site visit on June 21, 2016, and found that there are garages and driveways with alley access. Staff finds the proposal consistent with the Guidelines as garages historically would have alley access.
- j. WALKWAY – Currently, there is a walkway along the rear façade of the main structure that terminates at N Main Avenue. The applicant is requesting to replace that in-kind. Currently, there is also a curved walkway that connects an existing side stoop and rear walkway. The applicant is proposing to remove that curved walkway, and install a walkway from the stoop straight to terminate at N Main Avenue. Also, stone pavers are to be installed parallel to east fence line and terminate at rear walkway.
- k. WALKWAY – According to the Guidelines for Site Elements 5.A. walkways should incorporate configurations that would be historically found. Staff found that the new walkway from the stoop to N Main Ave parallels the existing rear walkway alignment and is consistent with the Guidelines.
- l. WALKWAY – According to the Guidelines for Site Elements 3.B.ii, new pervious and semi-pervious surfaces should be limited to where they are not highly visible. Staff finds the small walkway pavers are minimal and will not be seen by the proposed fence, therefore are consistent with the Guidelines.
- m. FENCE – Currently, there is no fence where the 4’ iron and stone fence is proposed but heavy vegetation. The applicant is proposing a 4’ fence, made of a 1’ high x 1’ deep rough cut stone wall and 3’ iron fence behind the front façade, long the east and rear property line, terminating at the existing garage. Across the proposed new driveway approach, there would be a 4’ high iron security gate of the same design; across the new stone and new concrete pathways, there will be pedestrian gates of 4’ tall iron. According to the Guidelines for Site Elements 2, new fences should appear similar to those used historically within the district in relation to design, location, and height. Staff made a site visit June 21, 2016, and found fences of similar design, location, and height; however found brick is a more appropriate 1’ base as the porch columns are made of brick. The design, location and height of the proposed fence is consistent with the Guidelines, but staff recommends the applicant propose a fence that is 4’ iron or have a base made of materials to match house materials.
- n. Staff visited the site June 21, 2016 and found the porch columns made of brick, and homes with historic rear walls and fences.

RECOMMENDATION:

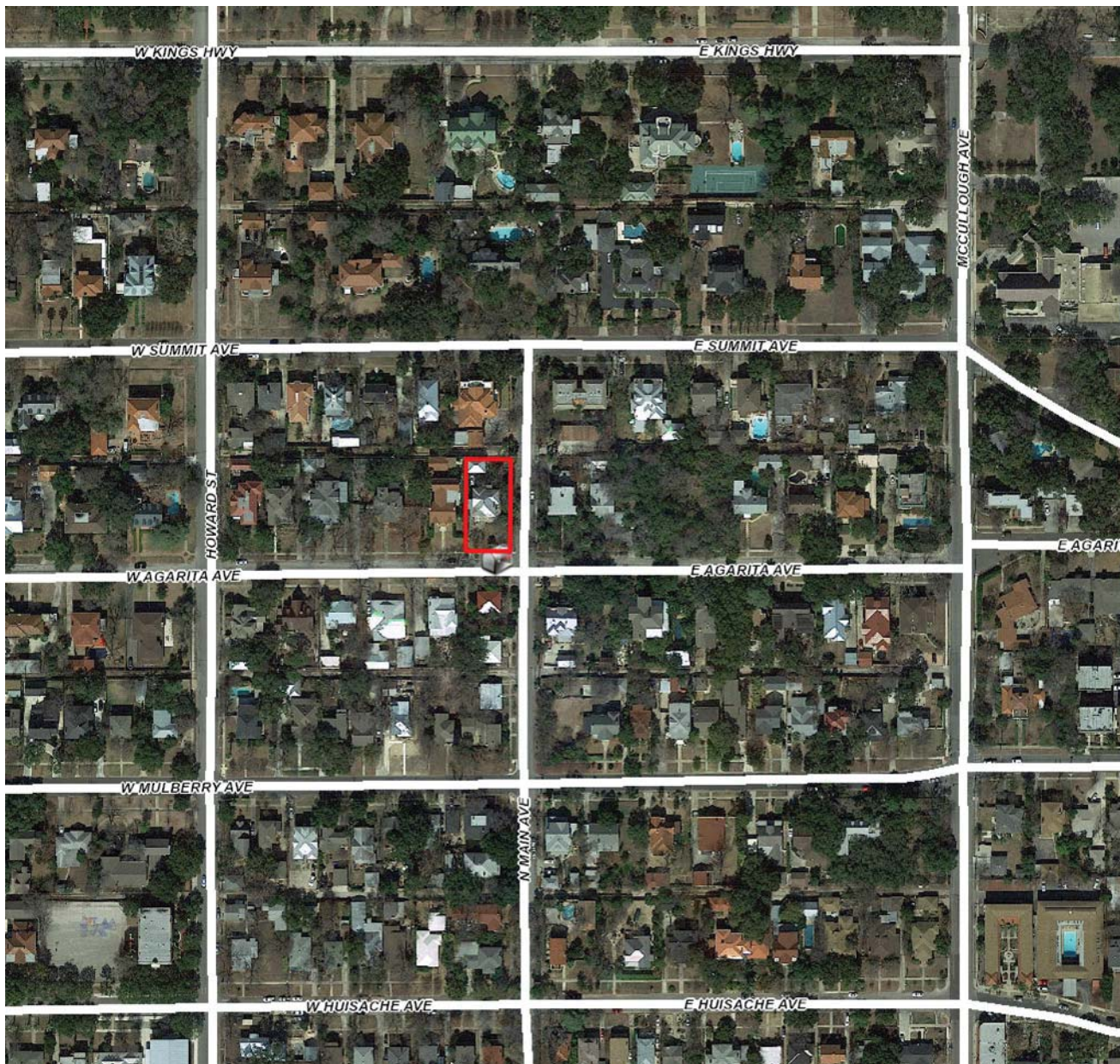
Staff recommends approval of items #1, 3 and 4 based on findings a through n with the following stipulations:

1. That the applicant build the fence wall made out of materials to match main structure, such as brick.

Staff recommends denial of item #2 based on finding h. Staff recommends that the applicant retain the existing garage and pedestrian openings.

CASE MANAGER:

Lauren Sage



103 W Agarita

Monte Vista

Printed: Feb 16, 2016

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103 W

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June 8, 2016

Office of Historic Preservation
City of San Antonio

Re: HDRC Case No. 2016-091
Jessee Residence Addition and Renovation
103 West Agarita
San Antonio, TX

PROPOSED REVISED DESCRIPTION OF WORK AT GARAGE

The CofA issued on March 2, 2016, approved the renovation of the existing two-storey garage.

The owners would like to request the following:

3. New 144 square foot one-storey addition at east side of existing garage. New 12 foot wide paneled wood garage door at new addition. New concrete drive from alley. Salvage and relocate existing sliding doors at south elevation and add new pedestrian door at South elevation to provide access to new interior stair up to existing Studio. Existing windows to be restored. Paint colors as approved previously. New addition to have metal roof to match existing.
4. New automatic security gate at new concrete drive from alley. New decorative iron fence on low stone wall (4 feet high total) at East Property line, terminating at front porch set back.

W Summit Ave

E Summit Ave

E Summit Ave

N Main Ave

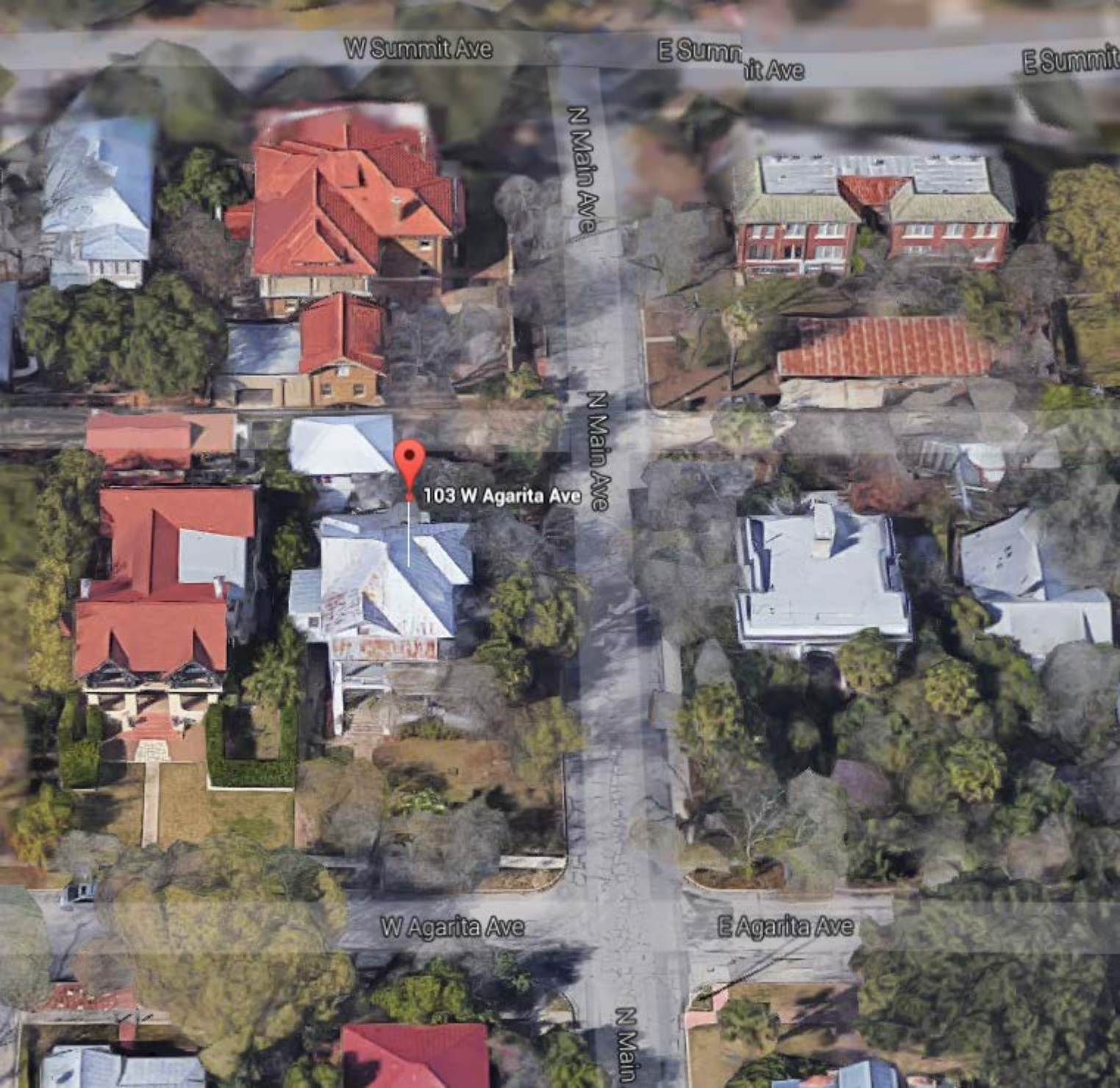
N Main Ave

103 W Agarita Ave

W Agarita Ave

E Agarita Ave

N Main Ave





103 W Agarita Ave

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ConceptsAir.com

123























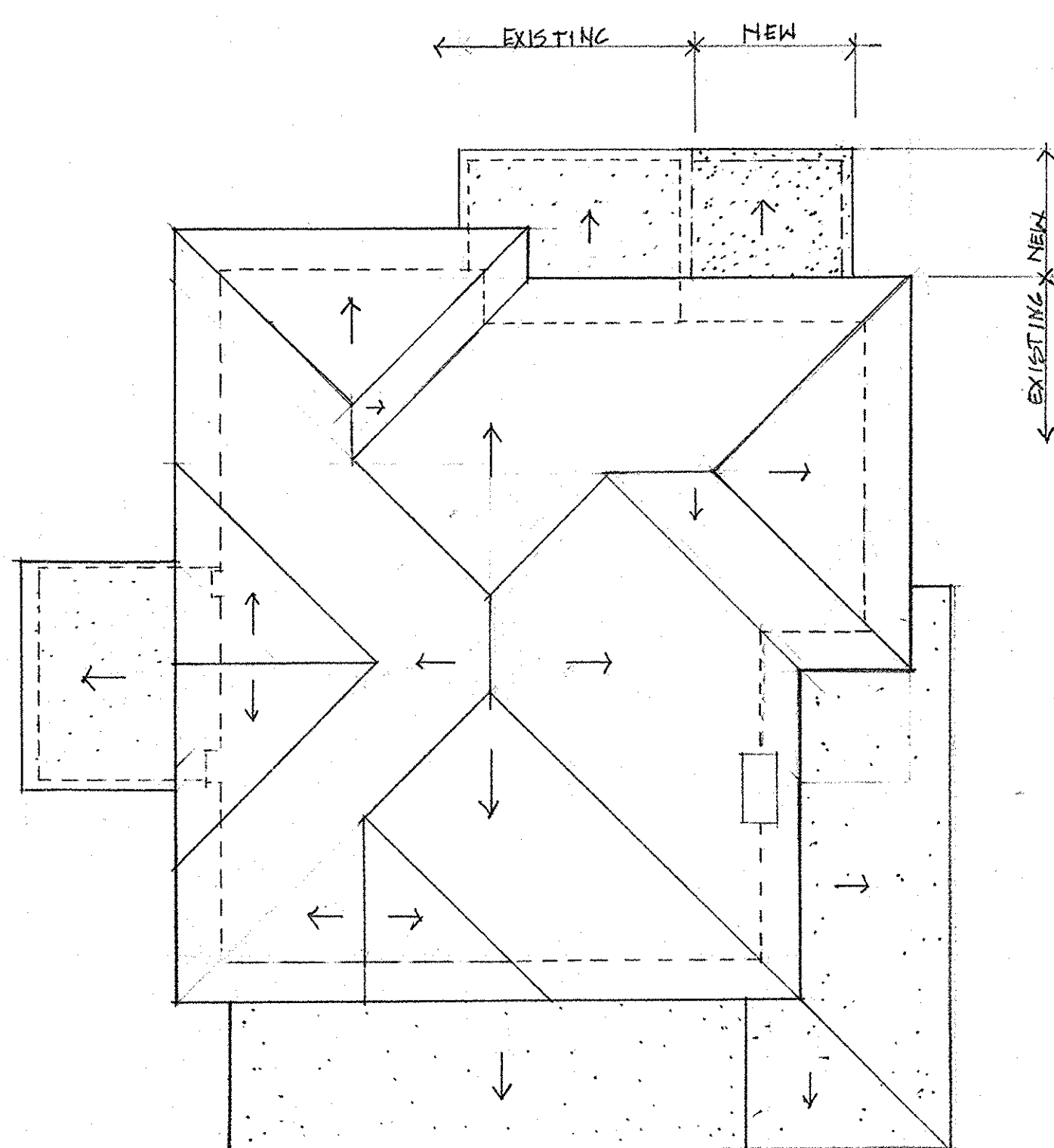






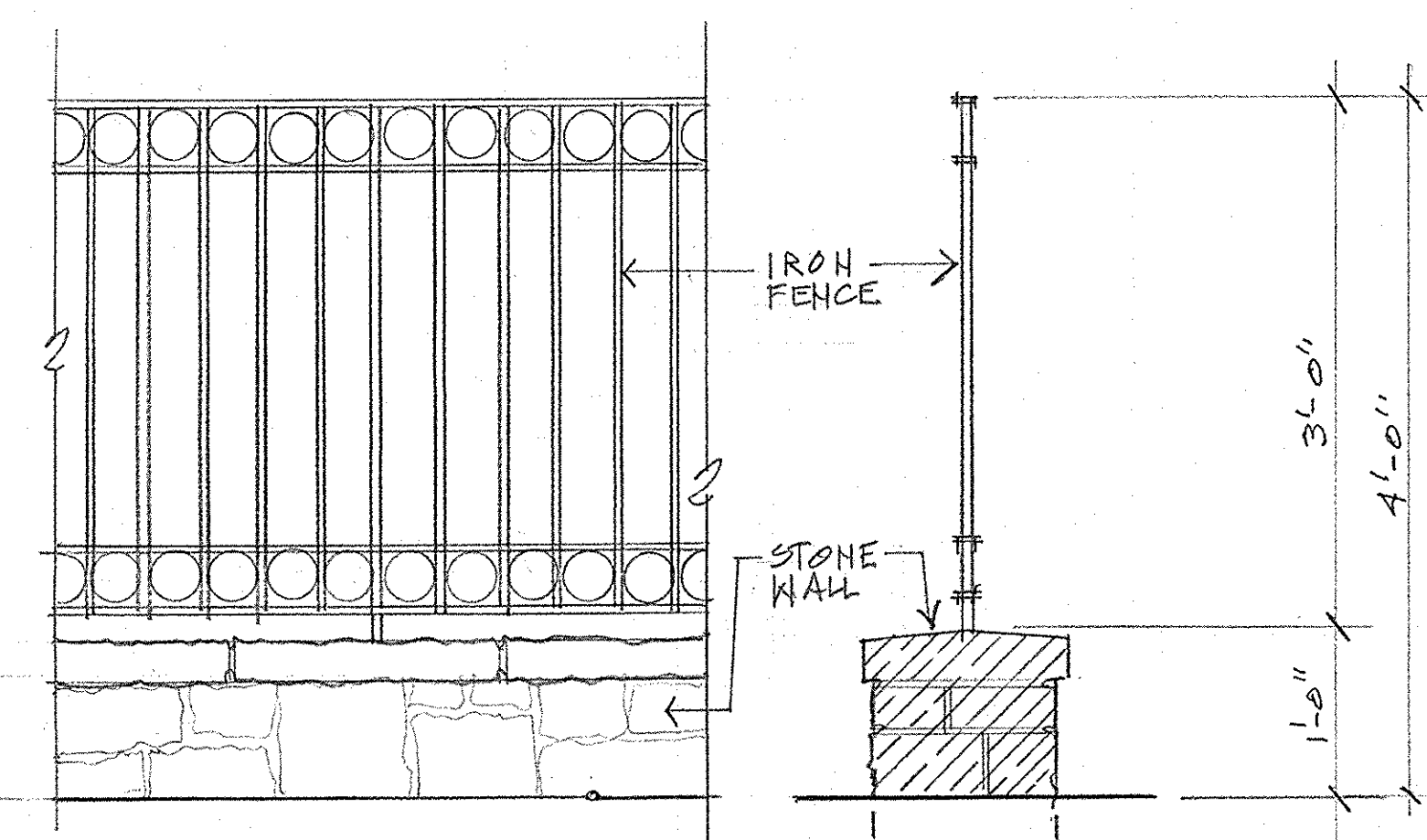






ROOF PLAN

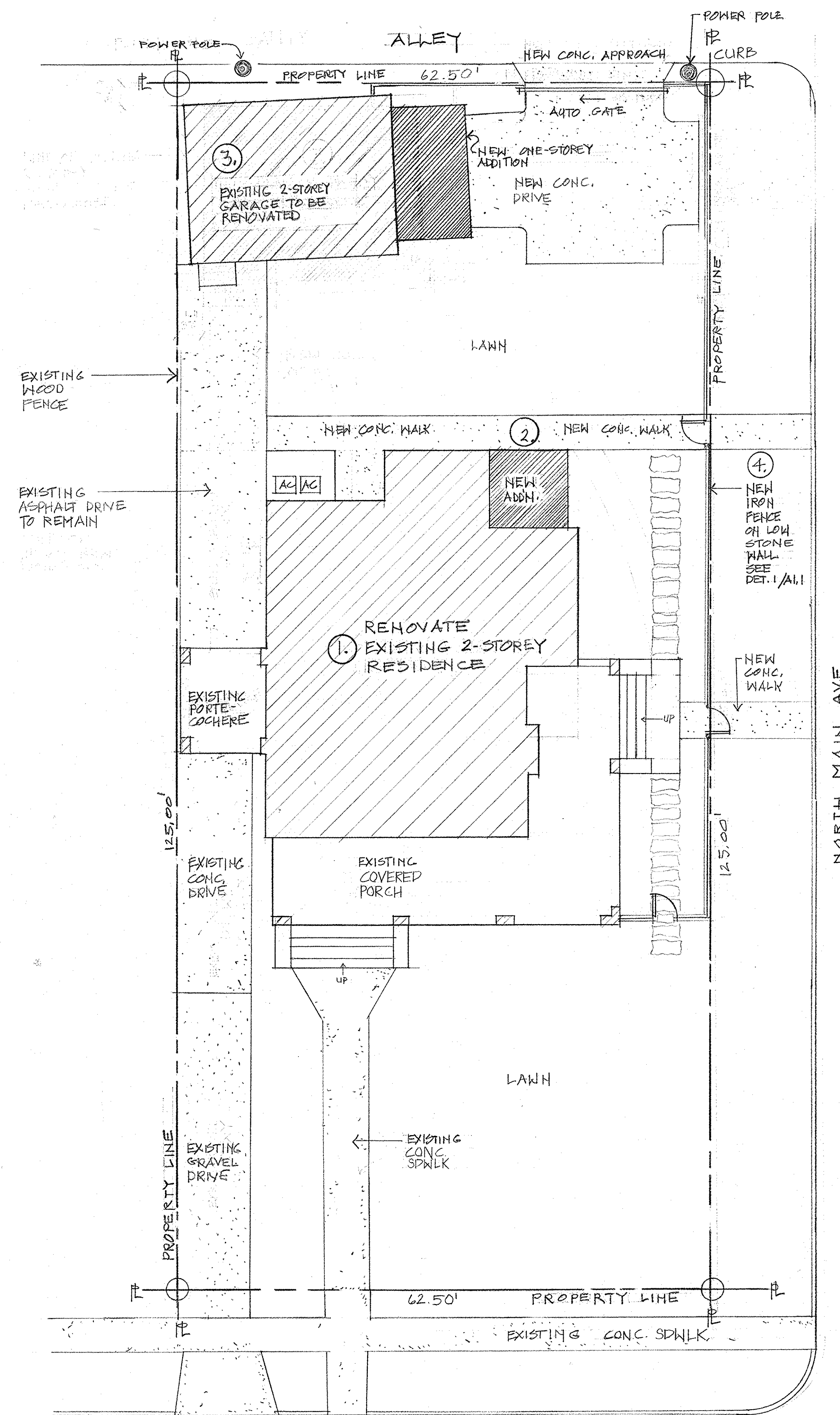
SCALE: $1/8" = 1'-0"$



1. FENCE ELEVATION

2. SECTION

SCALE: $1'' = 1'-0''$



SITE PLAN

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

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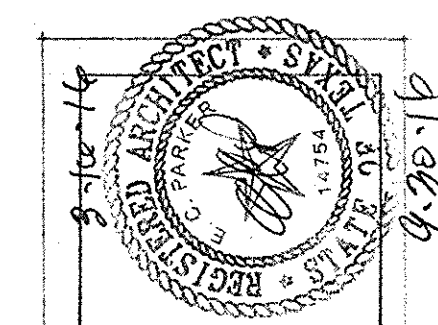
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D2.2	SECOND FLOOR DEMO PLAN
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A2.2	SECOND FLOOR PLAN
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A3.2	BUILDING ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	SCHEDULES
A5.1	WALL SECTIONS

E2.1	FIRST FLOOR ELECTRIC PLAN
E2.2	SECOND FLOOR ELECTRIC PLAN

PREVIOUSLY APPROVED BY HDRC

SCOPE OF WORK

1. RENOVATE EXISTING RESIDENCE.
SEE SHEETS A.2.1 & A.2.2,
2. NEW 2-STORY ADDITION TO ACCOMMODATE
NEW LAUNDRY ROOM & BACK STAIR. SEE A.2.2,
3. RENOVATE EXISTING 2-STORY GARAGE.
NEW ONE-STORY ADDITION AT EAST ELEVATION,
NEW CONC. DRIVE FROM ALLEY.
4. NEW 3' HIGH IRON FENCE ON 1' HIGH
STONE WALL. SEE DETAIL 1/A.1.1



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REVISED		
1	3-30-16	GARAGE & FENCE
2	4-13-16	ENGINEER'S NOTES A21 & A51
3	4-16-16	REV GARAGE & DRIVE
4	6-7-16	RENOVATE EXISTING GARAGE

JESSEE RESIDENCE ADDITION & RENOVATION
103 W. AGARTTA AVE.
SAN ANTONIO, TEXAS

16 MAR 16

A. I.

ALLEY

PROPERTY LINE

62.50'

NEW CONC. APPROACH

AUTO. GATE

NEW ONE-STORY
ADDITION

NEW CONC.
DRIVE

EXISTING 2-STORY
GARAGE TO BE
RENOVATED

3.

LAWN

NEW CONC. WALK

2.

NEW CONC. WALK

AC AC

NEW
ADDN.

4.

NEW
IRON

PROPERTY LINE

4'-0"

12'-0"

4'-0"

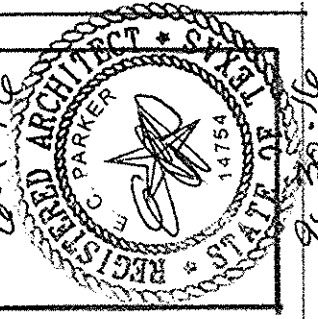
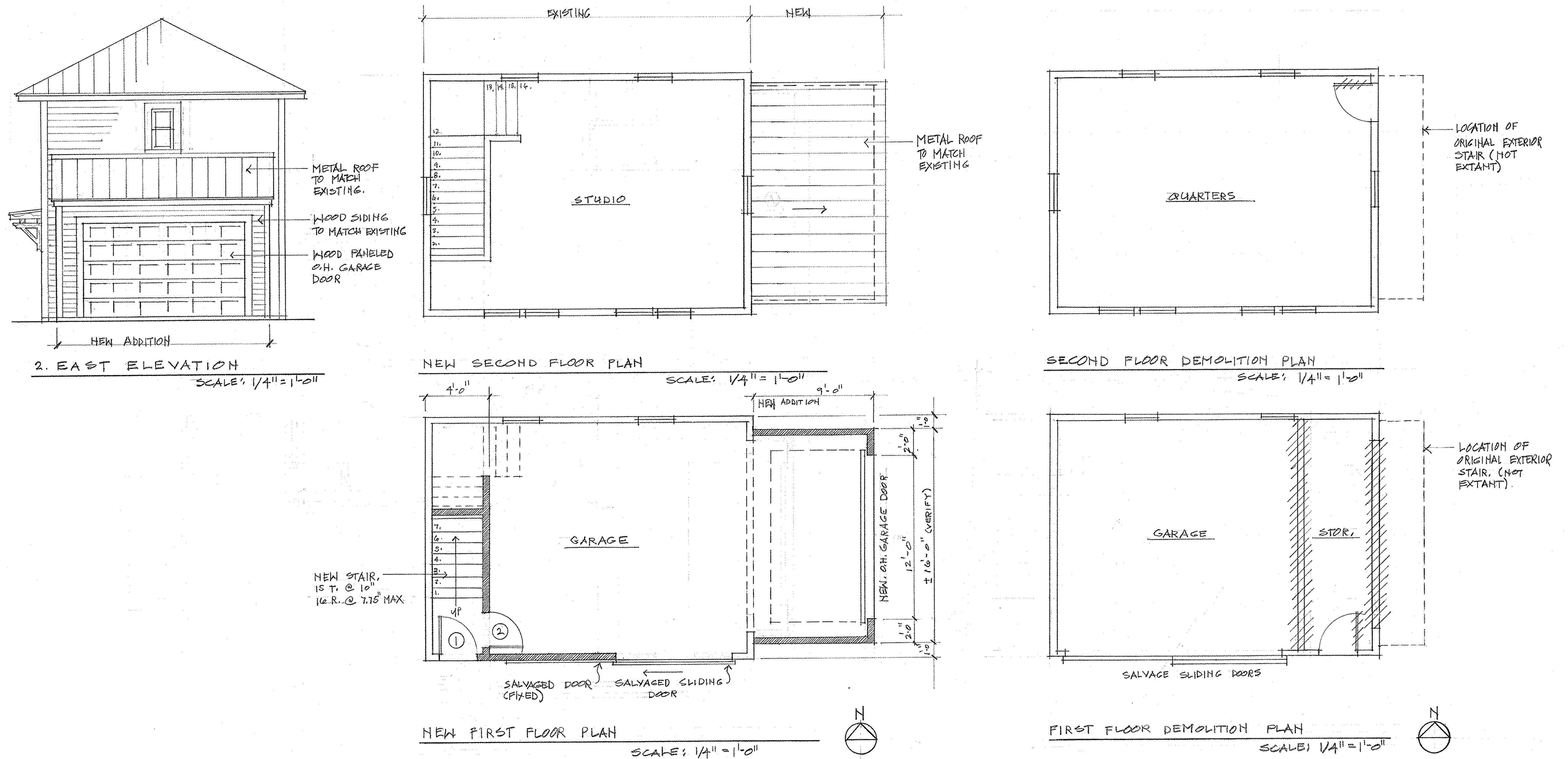
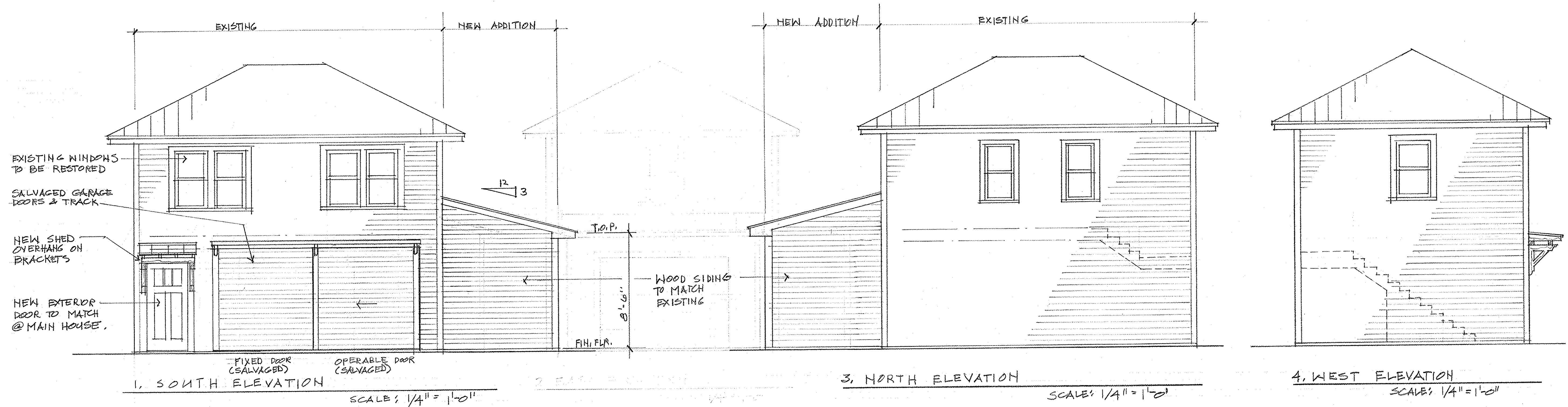
20'-0"

4'-0"

POWER POLE

POWER POLE

CURB

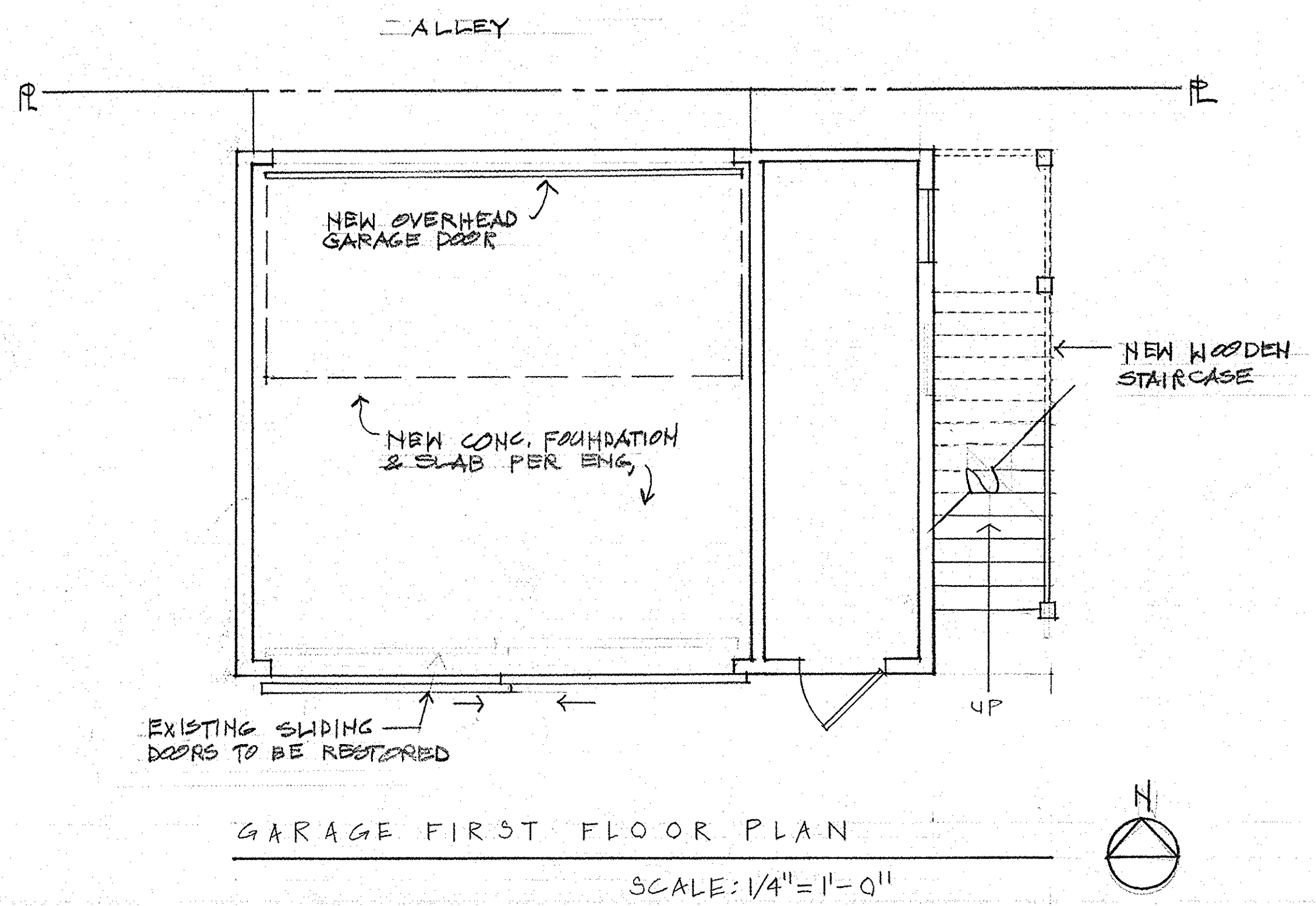
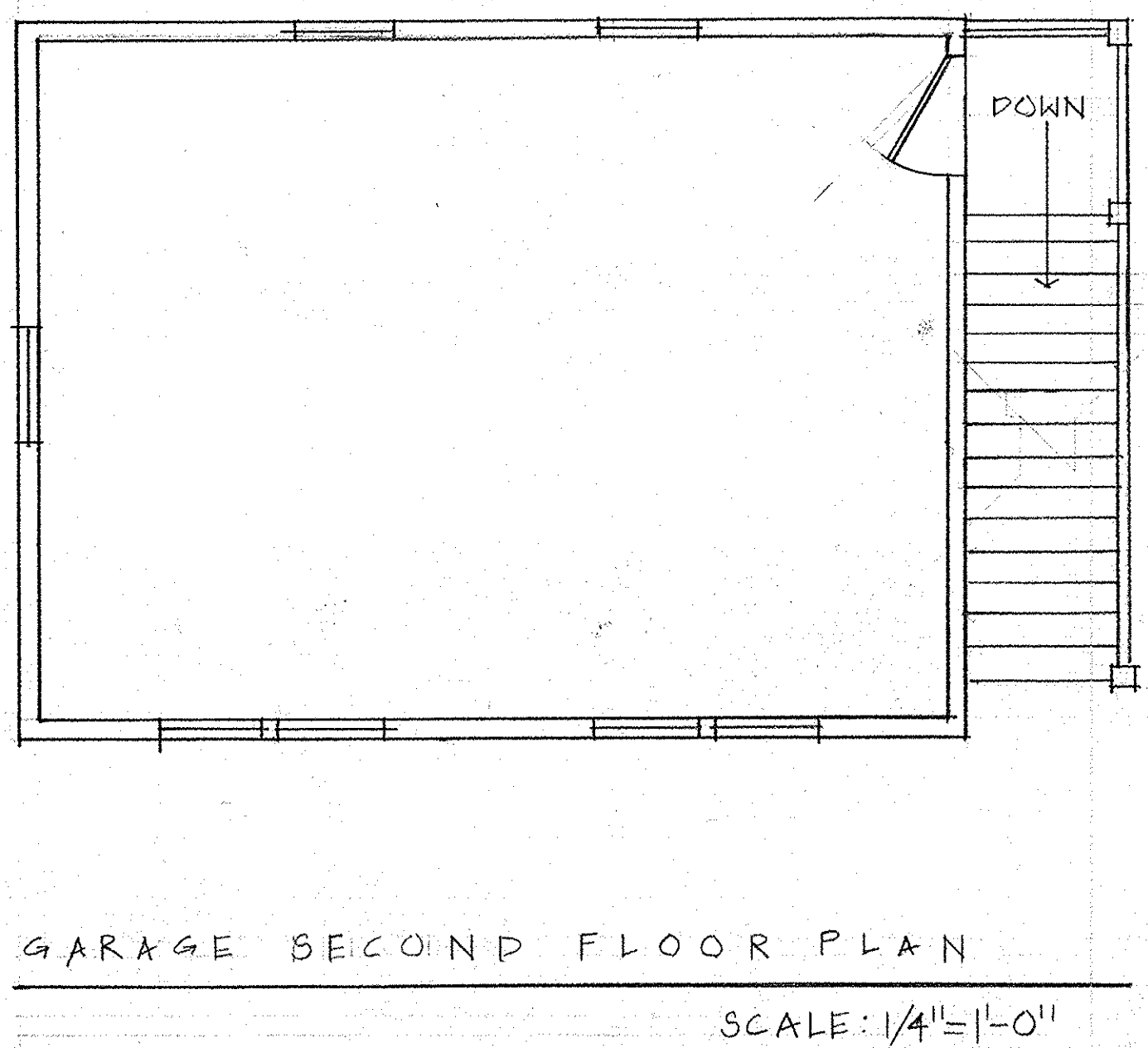
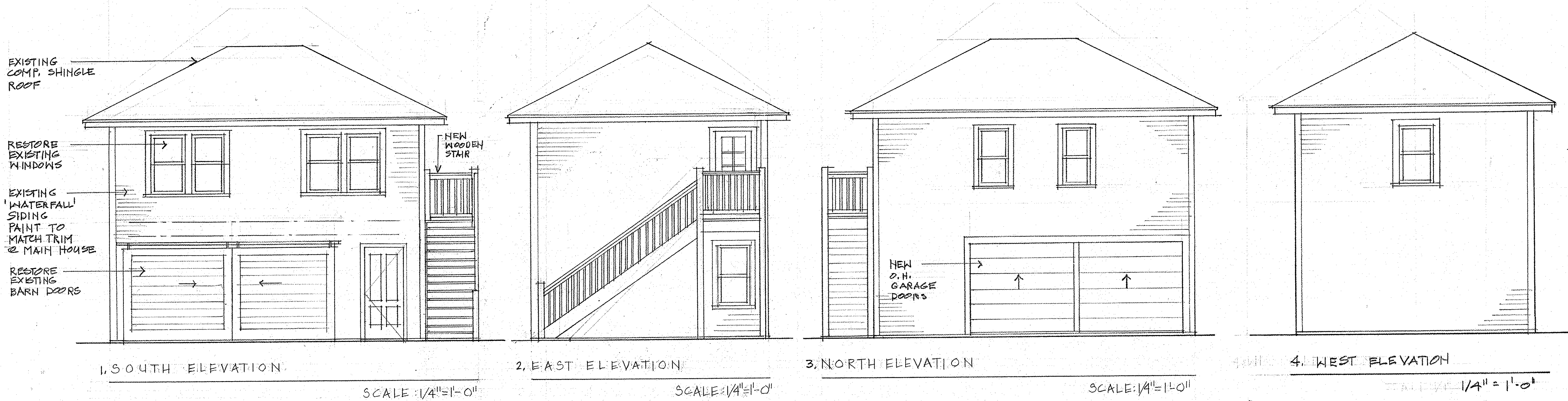


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REVISIONS
1 6-7-16 ADDITION

JESSEE RESIDENCE ADDITION & RENOVATION
103 WEST AGARITA
SAN ANTONIO, TEXAS

16 MAR 16
A1.2



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NOT FOR CONSTRUCTION

JESSEE RESIDENCE ADDITION & RENOVATION
105 AGARITA AVE.
SAN ANTONIO, TEXAS

1st FEB 16
A1.2

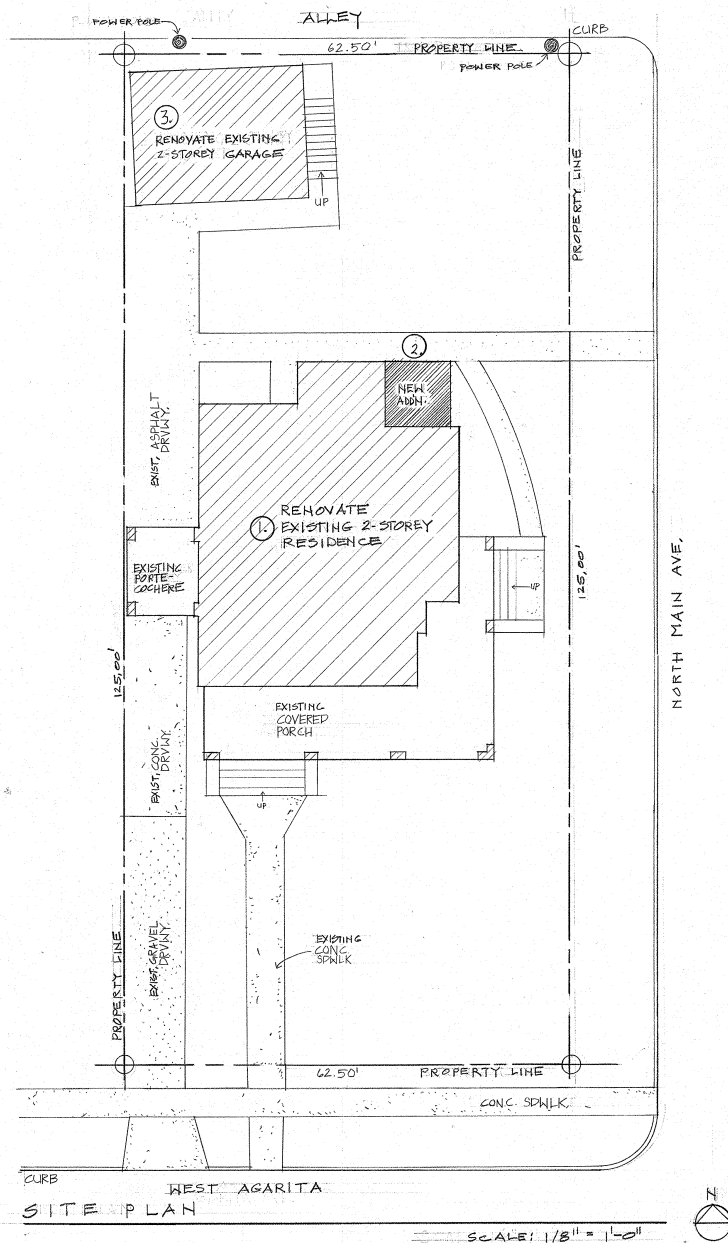
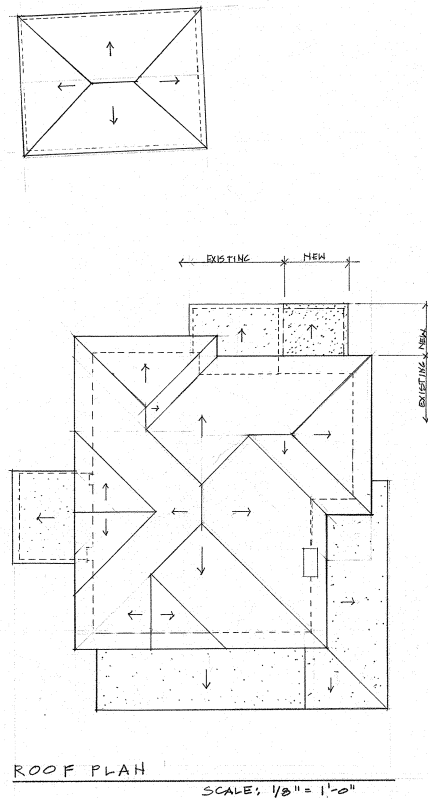


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A4.1	SCHEDULES
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SCOPE OF WORK	
①	RENOVATE EXISTING RESIDENCE. SEE SHEETS A2.1 & A2.2.
②	NEW 2-STORY ADDITION TO ACCOMMODATE NEW LAUNDRY ROOM & BACK STAIRS. SEE A2.2.
③	RENOVATE EXISTING 2-STORY GARAGE. SEE SHEET A1.2.

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NOT FOR CONSTRUCTION

JESSEE RESIDENCE ADDITION & RENOVATION
103 W. AGARITA AVE.
SAN ANTONIO, TEXAS

10 FEB 16
A1.1

