

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 34

HDRC CASE NO: 2016-255
ADDRESS: 431 QUEENS CRESCENT
LEGAL DESCRIPTION: NCB 3089 BLK 5 LOT E IRR 120 FT OF 9 & E TRI 1 FT OF S 70 FT OF 10
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert Murray, AIA
OWNER: Pursuant Ventures Development, LLC
TYPE OF WORK: Carport, Driveway, Front Entrance modification, Addition
REQUEST:

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

1. Construct a 259 square foot addition
2. Construct a 219 square foot wood deck
3. Modify front entry and porch to convert duplex into single family residence
4. Construct 40 square foot carport
5. Replace asphalt driveway with 8' concrete ribbon and crushed granite
6. Replace non-historic front door with new front door
7. Fill in window openings on rear and side elevations

APPLICABLE CITATIONS:

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

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.

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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic

character of the building. Do not add new elements and details that create a false historic appearance.

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 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 principal 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

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. **BACKGROUND**—This structure at 431 Queens Crescent is a craftsman style one-story home, with composition shingle roof. The front roof line at the entrance includes two brow arches each supported by two round columns. The home is located in Monte Vista Historic District.
- b. The request was heard by the Design Review Committee on June 22, 2016. The commissioners present expressed comments and concerns regarding replacing windows, re-using windows, facades that could be modified, retaining the front façade, and the way the building addresses the side property lines.

- c. **MASSING/SCALE** - At the rear of the primary historic structure, the applicant is proposing to construct an addition of 259 square feet with wood siding and a gable 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 rear facing gable, which matches the roof form of the existing structure, will not impact the public right-of-way.
- d. **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 side and rear gable, and the proposed roof of the addition adds another rear gable. This is consistent with the Guidelines.
- e. **MATERIALS** – The proposed wood siding and composition shingle roof are consistent with the Guidelines for Additions 3.A.i., which states the materials should complement existing.
- f. **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 recessed from the corners, creating a distinction between the old and new. Staff finds this floor plan consistent with the Guidelines.
- g. **ARCHITECTURAL DETAILS** – The applicant is proposing to install a double window with two one over one wood windows and a French door with two flanking tall fixed wood windows in the addition and three fixed windows on the left elevation, some of which are relocated, salvaged windows. The windows proposed are of the same size or proportion as existing windows, which are both wood one over one. Staff finds the proposed windows on the addition consistent with the Guidelines for Additions, which state to incorporate architectural details that are in keeping with the architectural style of the original structure.
- h. **DECK** – Currently, there is lawn to the rear of the existing structure. The applicant is proposing to construct a 12’-8” x 14’-4”, including steps, along the rear of the existing house and proposed addition. Staff finds the deck will not be seen from the public right-of-way, subordinate to the historic structure, and will not impact or cause damage to the historic structure.
- i. **FRONT PORCH** - Currently, there are two individual concrete front porches with two browed arches, each with two rounded column supports and two front doors. The applicant is proposing to remove the right front door and install a wood one over one window. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window and door openings should be preserved. The proposal to alter window openings is not consistent with the Guidelines. Staff recommends that the existing window opening be preserved.
- j. **FRONT PORCH** – Additionally, the applicant is proposing to connect the two existing concrete porches and create one long porch with wood decking, steel and wood trellis connecting the arches, and installing 36” decorative wood railing around the porch. The four round columns will remain and connected with simple railing where needed. According to the Guidelines for Exterior Maintenance and Alteration 7.B., design replacement elements to be simple and to not distract from the historic character of the building. Staff finds the proposed design of the trellis simple and appropriate for the architectural style of the building, therefore is consistent with the Guidelines.
- k. **CARPORT** – Currently, the existing driveway terminates into the existing rear lawn. The applicant is proposing to construct a 20’ x 20’ x 16’-2” tall, with a hip on gable roof form, composition shingles, wood siding on front gable, and wood louvers at back wall of carport. The clearance height is 8’ tall.
- l. **CARPORT MASS/FORM** – According to the Guidelines for New Construction 5.A., new outbuilding should be visually subordinate to the principal structure. Staff finds that the carport’s location in the rear minimizes the visibility from the public right-of-way, therefore consistent with the Guidelines.
- m. **CARPORT MATERIALS** – According to the Guidelines for New Construction 5.A., new outbuilding should incorporate materials that are traditionally found in the district. Staff finds the use of wood siding and supports, and composition shingle roof are consistent with the Guidelines.
- n. **CARPORT CHARACTER** – According to the Guidelines for New Construction 5.A.iii., new outbuilding should relate to the period of construction. Staff finds the proposed garage has craftsman style features and the proposed hip on gable roof relates to that of the main structure, thus is consistent with the Guidelines.
- o. **CARPORT ORIENTATION/SETBACK** – According to the Guidelines for New Construction 5.A., new outbuildings should match the setback and orientation found along the block. Staff made a site visit on June 21, 2016, and found that historically garages are set in the rear and face the primary street, therefore the proposal is consistent with the Guidelines.
- p. **DRIVEWAY** - Currently, there is a 8’ to 9’ deteriorated asphalt driveway and concrete apron that abuts the neighbor’s concrete ribbon driveway. The asphalt driveway terminates at the rear of the house. The applicant is proposing to install a concrete ribbon driveway, 8’ wide at the sidewalk up to the gate. The driveway beyond the gate would then be made of decomposed granite and be 21’ wide at the carport. According to the Guidelines for

Site Elements 5.B.i., historic driveways are typically no wider than 10 feet wide and to retain similar driveway configurations at those found on the site. Staff finds the replacement of the driveway consistent as the proposed driveway is below 8' wide along the house until it reaches the rear. Staff also finds the ribbon driveway configuration consistent with the Guidelines, as ribbon driveways are historically found in the district.

- q. DRIVEWAY – Staff found that with the addition, the deck, the carport, and a driveway, that the lot coverage is significantly increased. According to the Guidelines for Site Elements 5.B.i., pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds the pervious driveway consistent with the Guidelines.
- r. FRONT DOOR – Currently, there are two white solid paneled front doors with door screens. The applicant is proposing to replace both front doors with wooden craftsman styled doors both with three lights. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6, which states non-historic doors should be replaced with doors that would be typical for the architectural style of the building.
- s. WINDOW OPENINGS - The applicant is proposing to remove two doors and two windows, and alter two windows on the rear elevation, remove one window on the south elevation, and alter 3 window openings on the north elevation. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window and door openings should be preserved. Staff finds the removal of the windows where the addition to be located appropriate, but finds the removal of the two door and altering of the window openings not consistent with the Guidelines. Staff recommends that the existing window and door openings be preserved.
- t. Staff visited the site June 21, 2016, and found that the home is set near the street and that other historic properties had garages facing the street, set in the rear of the property.

RECOMMENDATION:

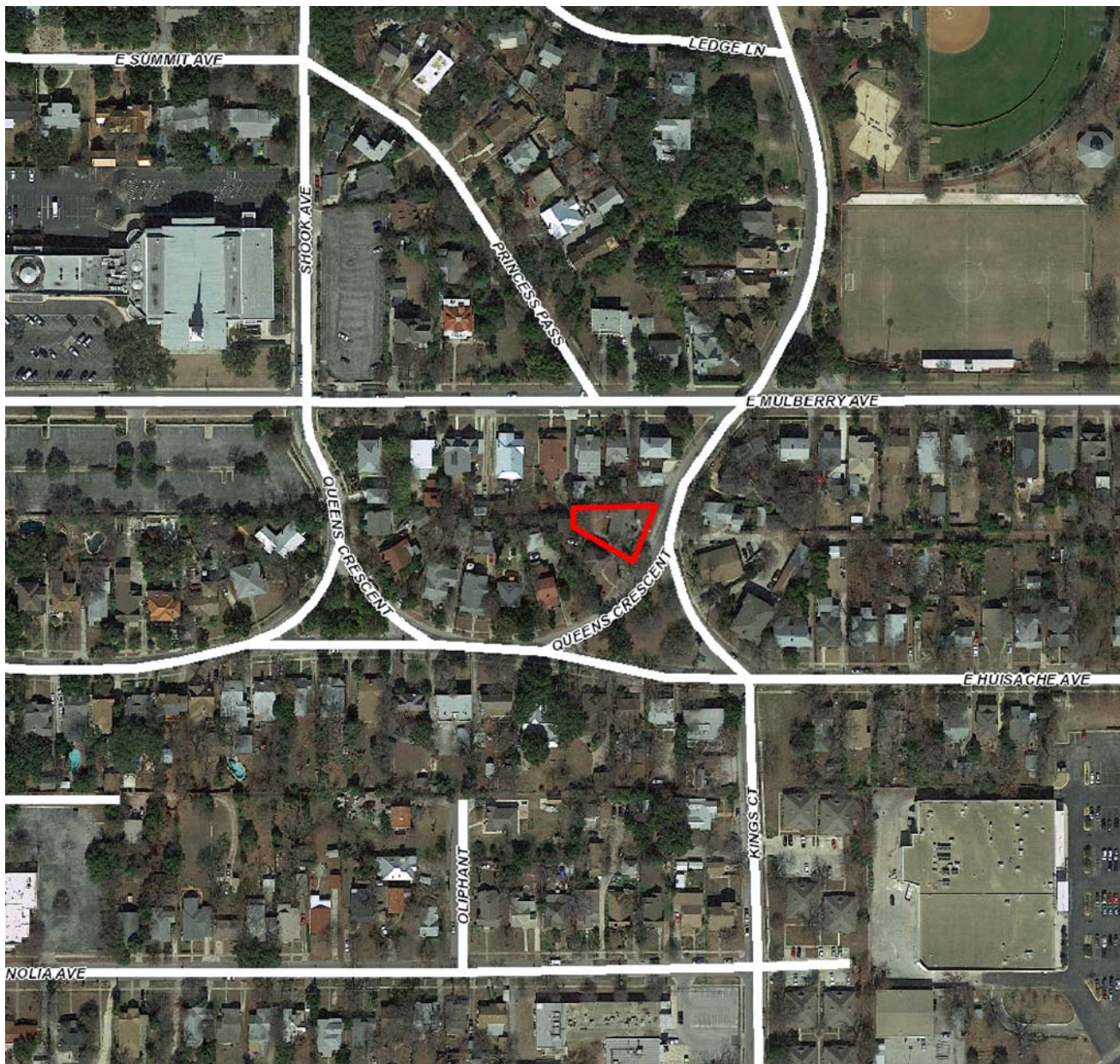
Staff recommends approval of items #1 through #6 based on findings a through r, and u with the following stipulations:

- 1. That the front door openings be retained.
- 2. That the dimensions of the ribbon strips be submitted to staff prior to receiving a Certificate of Appropriateness.

Staff recommends denial of item #7 based on finding s.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 20, 2016

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4275

431

433



431

433



43





E Mulberry Ave

E Mulberry Ave

E Mulberry Ave



431 Queens Crescent St

Kings Ct

Woody
Tucker Park

E Hulsache Ave

Kings Ct



431 Queens Crescent St

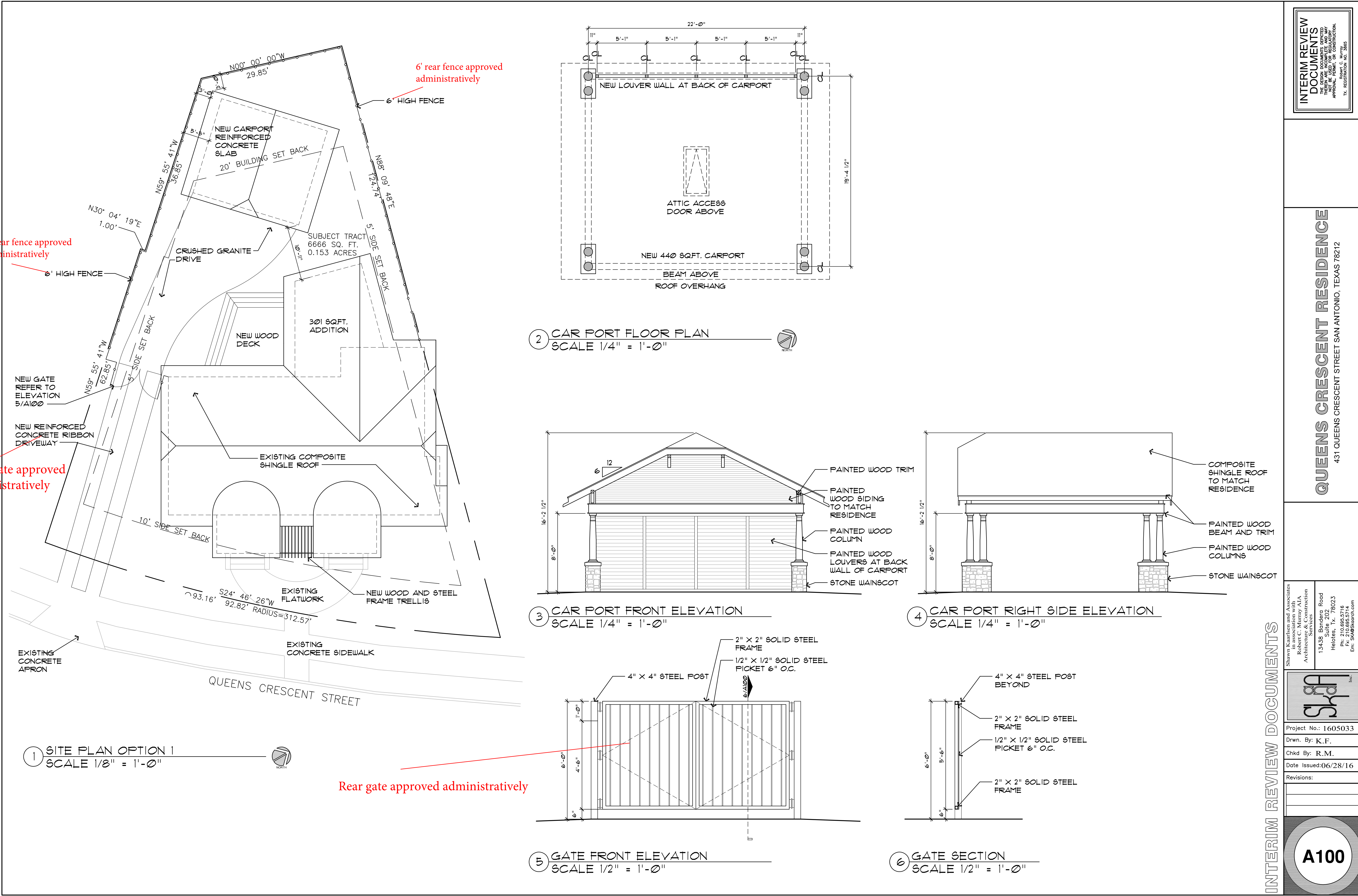
E Mulberry Ave

E Mulberry Ave

Kings Ct

Kings Ct

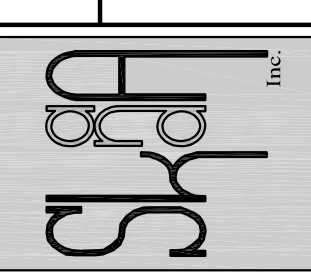
Woody
Tucker Park



INTERIM REVIEW
DOCUMENTS
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Robert C. Murray
T.E. REGISTRATION NO. 3865

QUEENS CRESCENT RESIDENCE
431 QUEENS CRESCENT STREET SAN ANTONIO, TEXAS 78212

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Project No.: 1605033
Drwn. By: K.F.
Chkd By: R.M.
Date Issued: 06/28/16
Revisions:

[illegible]

① DEMO FLOOR PLAN
SCALE 1/4" = 1'-0"

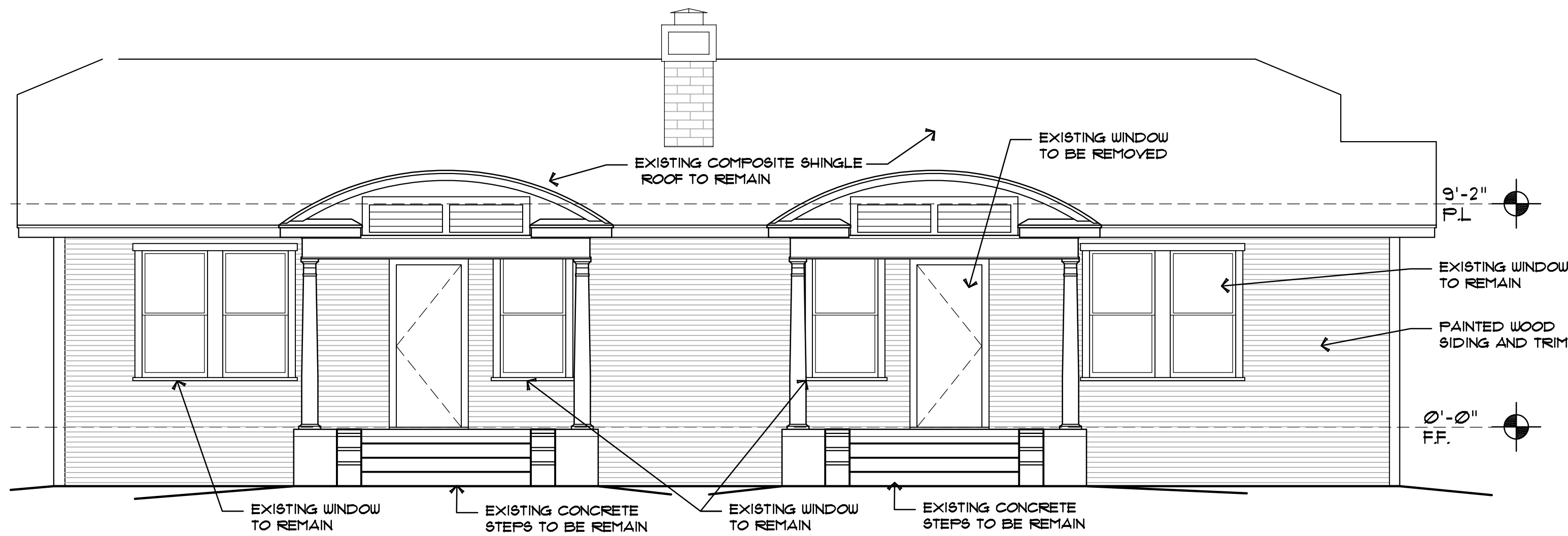


② NEW FLOOR PLAN
SCALE 1/4" = 1'-0"

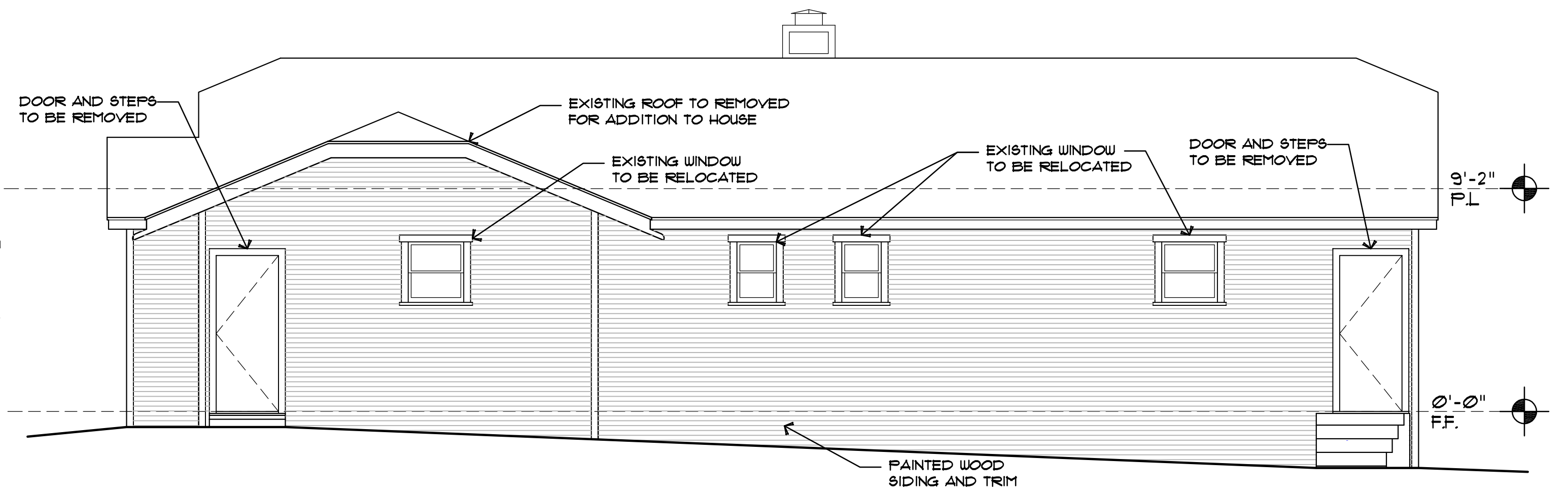


A200

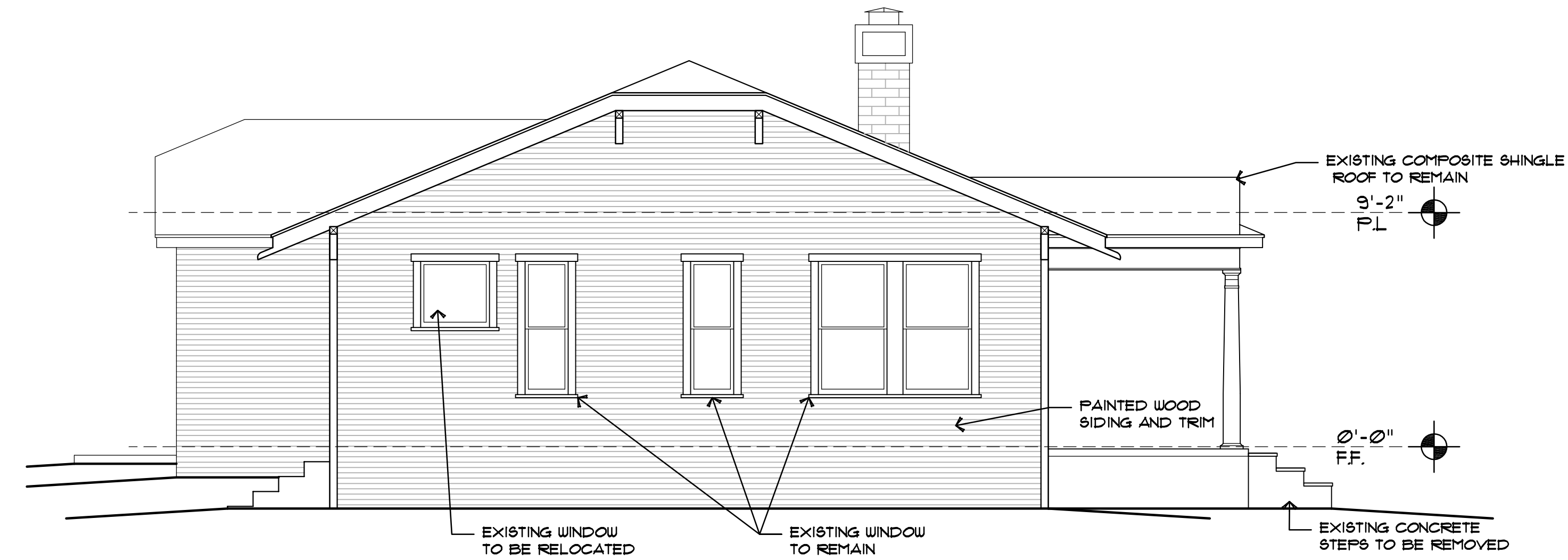
INTERIM REVIEW DOCUMENTS



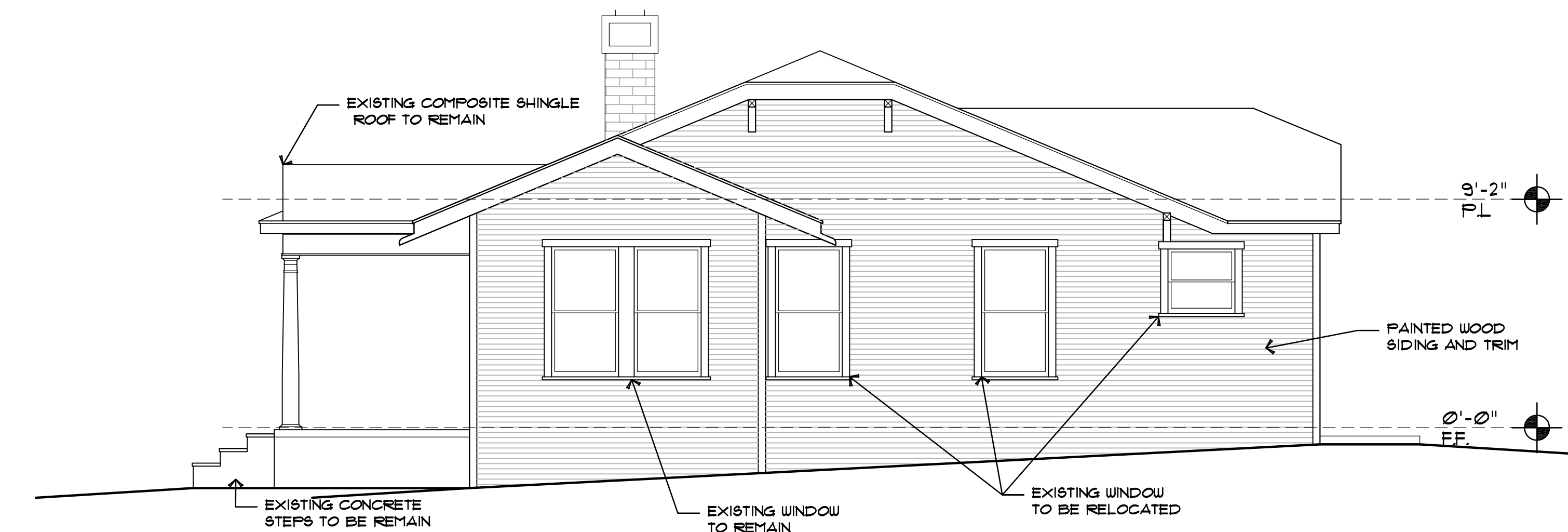
1 EXISTING FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"



2 EXISTING BACK ELEVATION (WEST)
SCALE 1/4" = 1'-0"

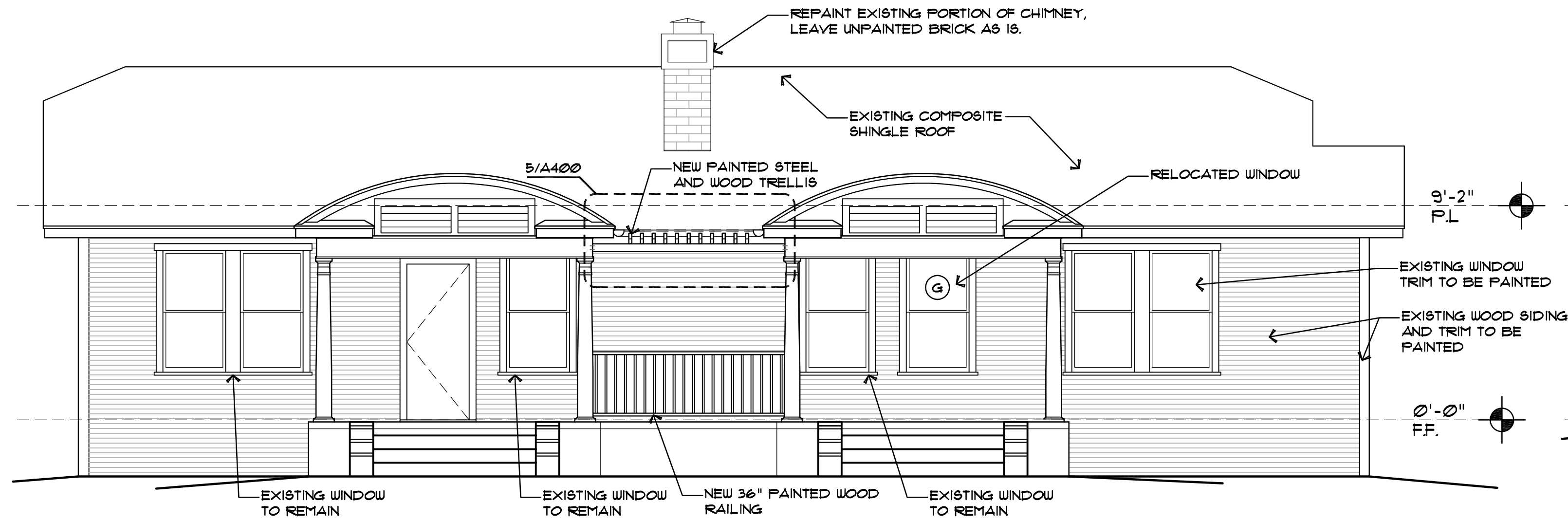


3 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

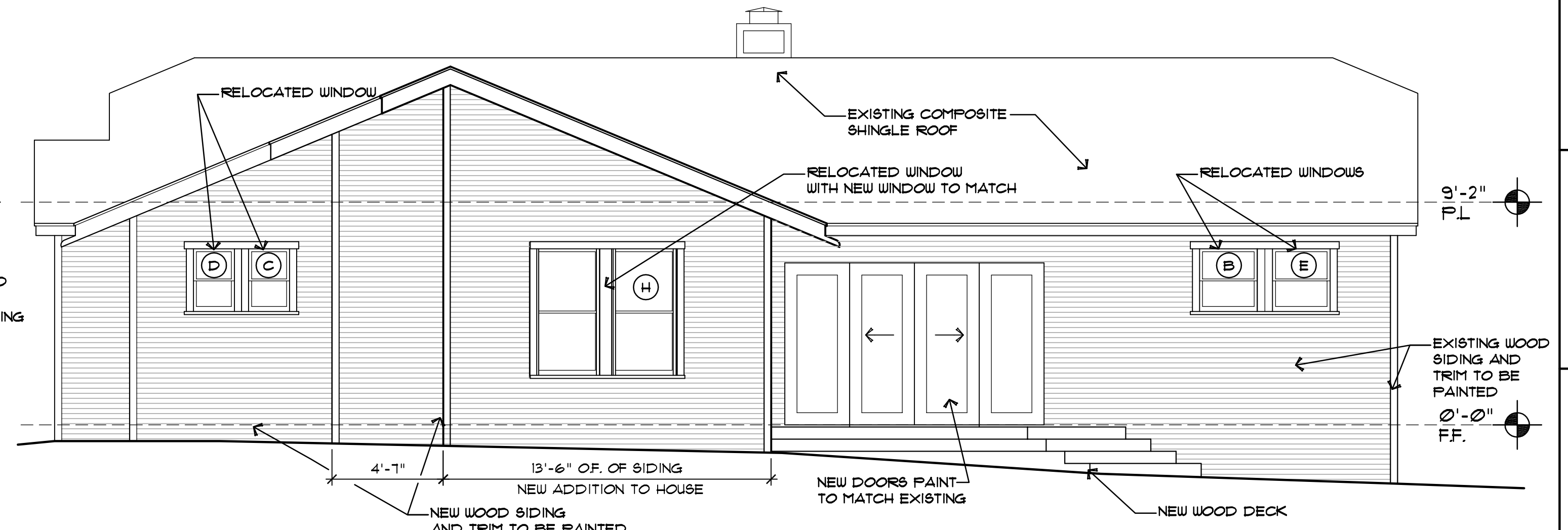


4 EXISTING NORTH ELEVATION
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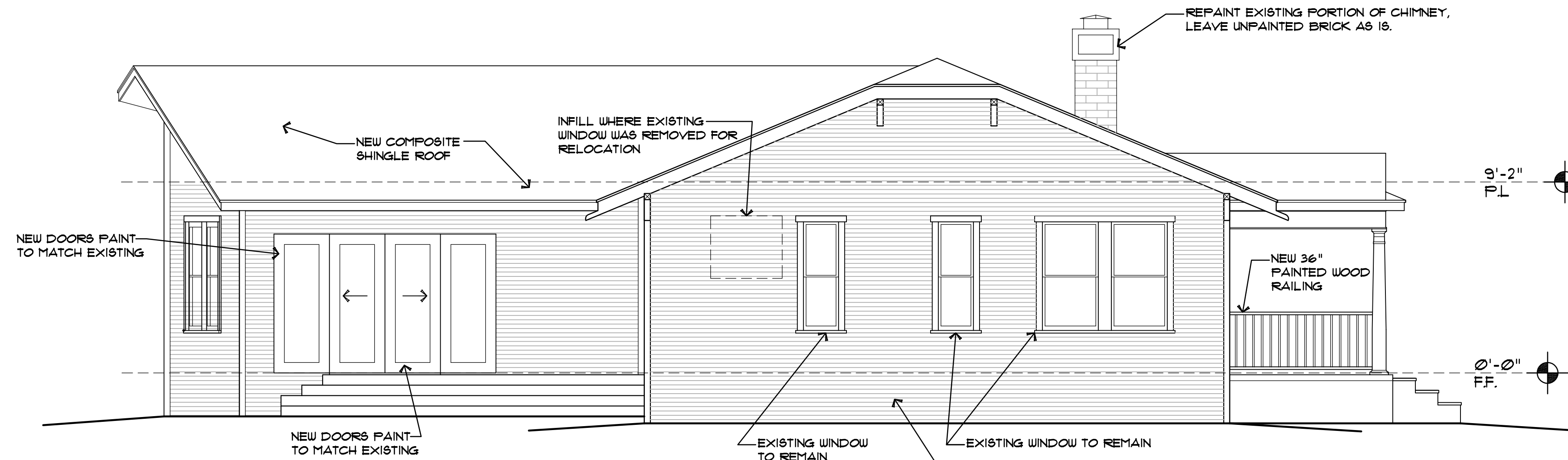
NOTE:
1. PROVIDE NEW PAINT FINISH AT ALL NEW EXTERIOR SIDING, TRIM, AND WINDOWS



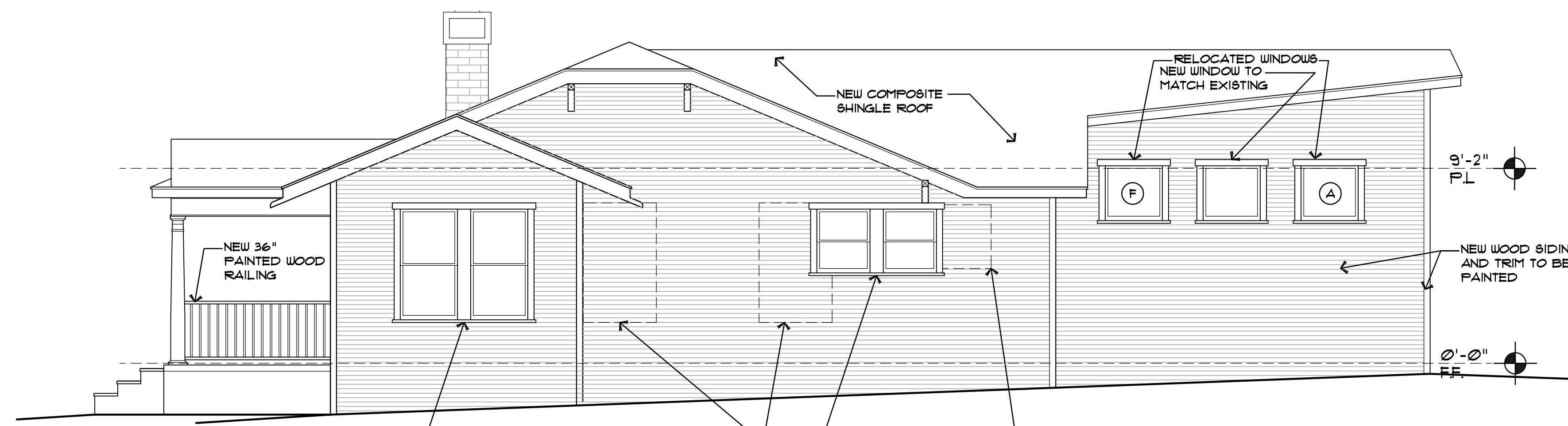
1 PROPOSED FRONT ELEVATION (EAST)
SCALE 1/4" = 1'-0"



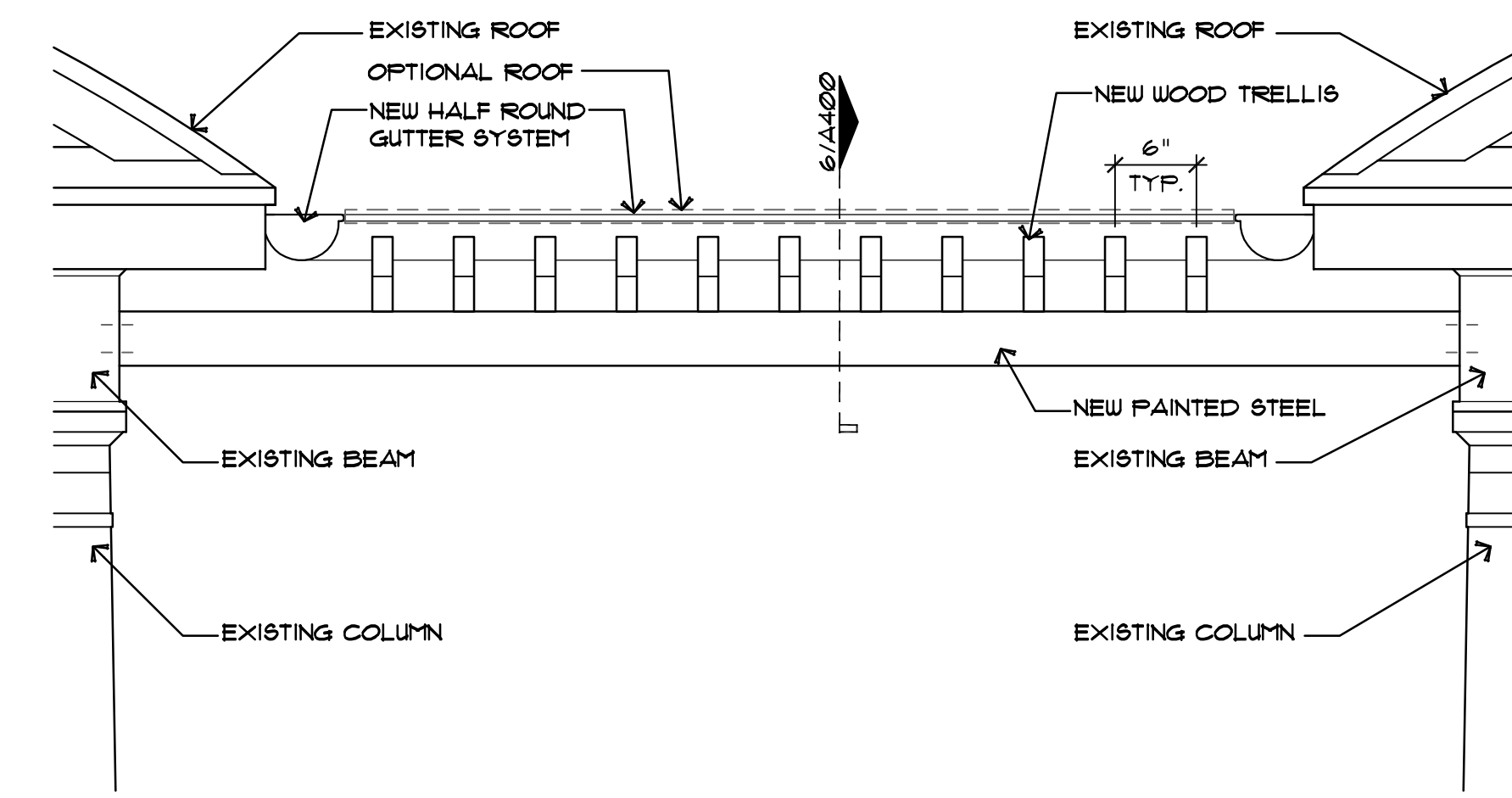
2 PROPOSED BACK ELEVATION (WEST)
SCALE 1/4" = 1'-0"



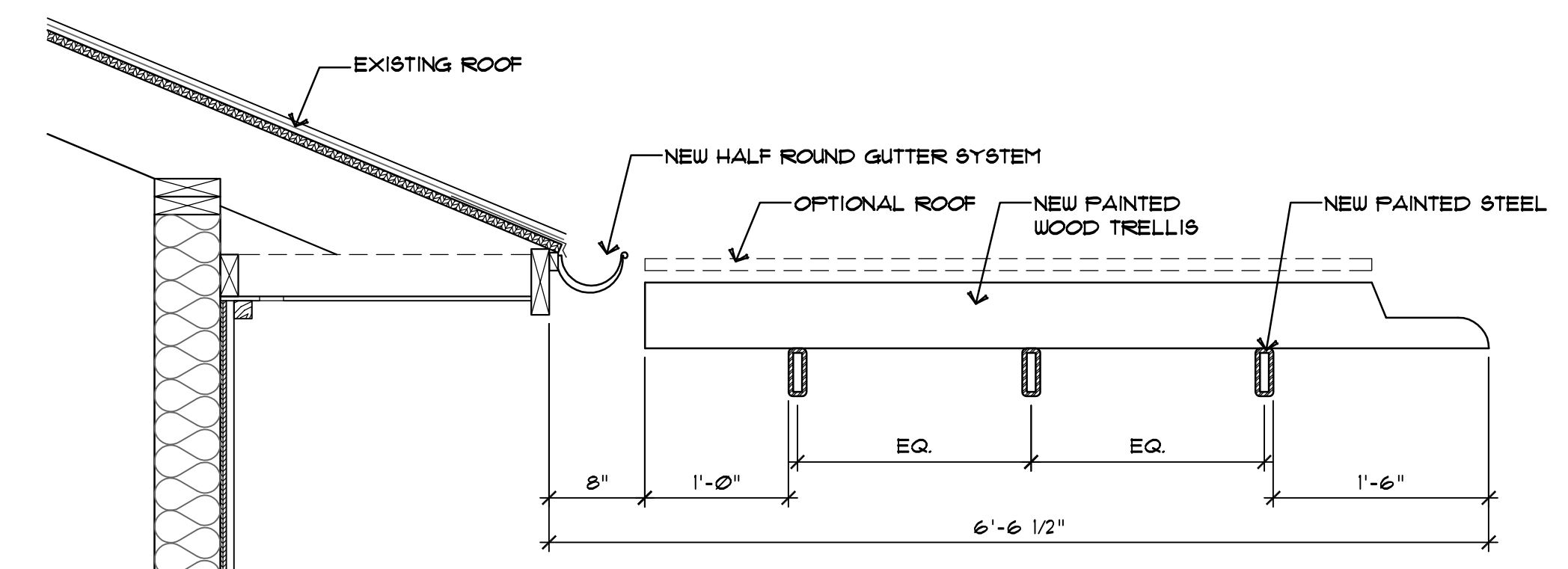
3 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



5 FRONT ELEVATION ENLARGED
SCALE 1" = 1'-0"



6 TRELLIS SECTION DETAIL
SCALE 1" = 1'-0"

INTERIM REVIEW
DOCUMENTS
NOT BE USED FOR
CONSTRUCTION
APPROVAL
Robert C. Murray
TX. REGISTRATION NO. 3865

QUEENS CRESCENT RESIDENCE
431 QUEENS CRESCENT STREET SAN ANTONIO, TEXAS 78212

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SKA
INC.

Project No.: 1605033
Drwn. By: K.F.
Chkd By: R.M.
Date Issued: 06/28/16
Revisions:

A400

INTERIM REVIEW DOCUMENTS



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JUNE 21, 2016

HDRC Case# 2016-255

ADDRESS: 431 QUEENS CRESCENT

Meeting Location: 1901 SALADO

APPLICANT: BOB MURRAY

DRC Members present: Feldman, Grube, Garza

Staff present: Lauren Sage

Others present: _____

REQUEST: Addition, deck, new carport, driveway,
revisions to front

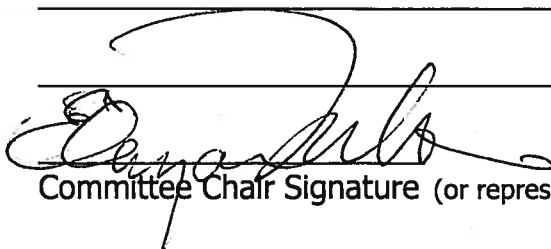
COMMENTS/CONCERNS: AMG: questions regarding details on
front. BF: Questions regarding roof line. EG: questions
regarding property line. BF: concerns regarding lot
coverage. AMG: Height of gate? Transparent?
BF: Ques regarding existing window material. BF: Can
you salvage windows and re-use? EG: like gate where
proposed. AMG: Against removing windows. BF: Reuse
all windows. Questions if will see right elevation at all. E..]

COMMITTEE RECOMMENDATION:

APPROVE []

DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

06-22-2016
Date

BF: OKAY with high windows because not facade is not seen.

BF: Not okay with removing left back door.

Suggests moving left windows and put on addition and create one to match.

AMG: come with details of new and reused windows.

BF: Show case for why it's appropriate to change, since ~~or~~ not visible from the street.

EG: How front facade presents itself is important. Front symmetry should be maintained. Keeping integrity.

BF: Railing without circle/detail, simpler design.