

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-265
ADDRESS: 419 DONALDSON AVE
LEGAL DESCRIPTION: NCB 6695 BLK 4 LOT 5
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Ronald Catlett
OWNER: Raul Ruiz
REQUEST:

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

1. Install three 4"x6" cedar posts on front porch
2. Raise rear shed roof line from 8' to 10 foot plate
3. Remove existing fixed aluminum window on rear and install a triple window with 3 aluminum one over one windows
4. Cap damaged chimney above roof line

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- 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.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

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.

FINDINGS:

- a. The home at 419 Donaldson Ave is in the Monticello Park Historic District, designated March 23, 1995. The home is a Tudor with stone facades.
- b. Existing, the front porch has a concrete floor with one corner wrought iron decorative post. The applicant is proposing to remove the wrought iron post and install three 4"x6" cedar posts, two along the front and the other along the side of the porch. According to the Guidelines for Exterior Maintenance and Alteration 7.B.v., porch elements should be based on the architectural style of the building. Staff finds cedar posts and configuration appropriate for the Tudor style house, thus consistent with the Guidelines.
- c. Existing, there is a rear addition with a shed roof with an 8' plate. The applicant is proposing to increase the slope of the shed roof line and increase the height of the addition façade to 10' without altering the square footage and installing composition shingles to match existing. According to the Guidelines for Additions 1.A.i., additions should not be seen from the public right of way. Staff finds the increased height of the shed roof is not visible from the right of way and is consistent with the Guidelines.
- d. There is an existing aluminum fixed window on the rear façade of the addition. The windows on the front and side facades are aluminum one over one with wood screens. The applicant is proposing to remove the rear window and install a triple window with 3 one over one aluminum windows. According to the Guidelines for Exterior Maintenance and Alterations, windows should match the proportion of those existing. Staff finds the existing opening non-original and finds the removal and replacement triple windows consistent with the Guidelines.
- e. When repairing the foundation, the chimney at the front left elevation collapsed. The collapsed chimney is an exterior chimney on the left façade that matched a secondary chimney on the same façade in height, material and design. The applicant is not proposing to rebuild the chimney at this time but is proposing to cap the collapsed chimney above the roof line. Staff finds the chimney an architectural defining feature. If the chimney cannot be rebuilt, staff finds capping the chimney appropriate. Staff also finds the method of capping above the roof line appropriate as indicates the presence of the chimney.
- f. Staff made a site visit July 13, 2016.

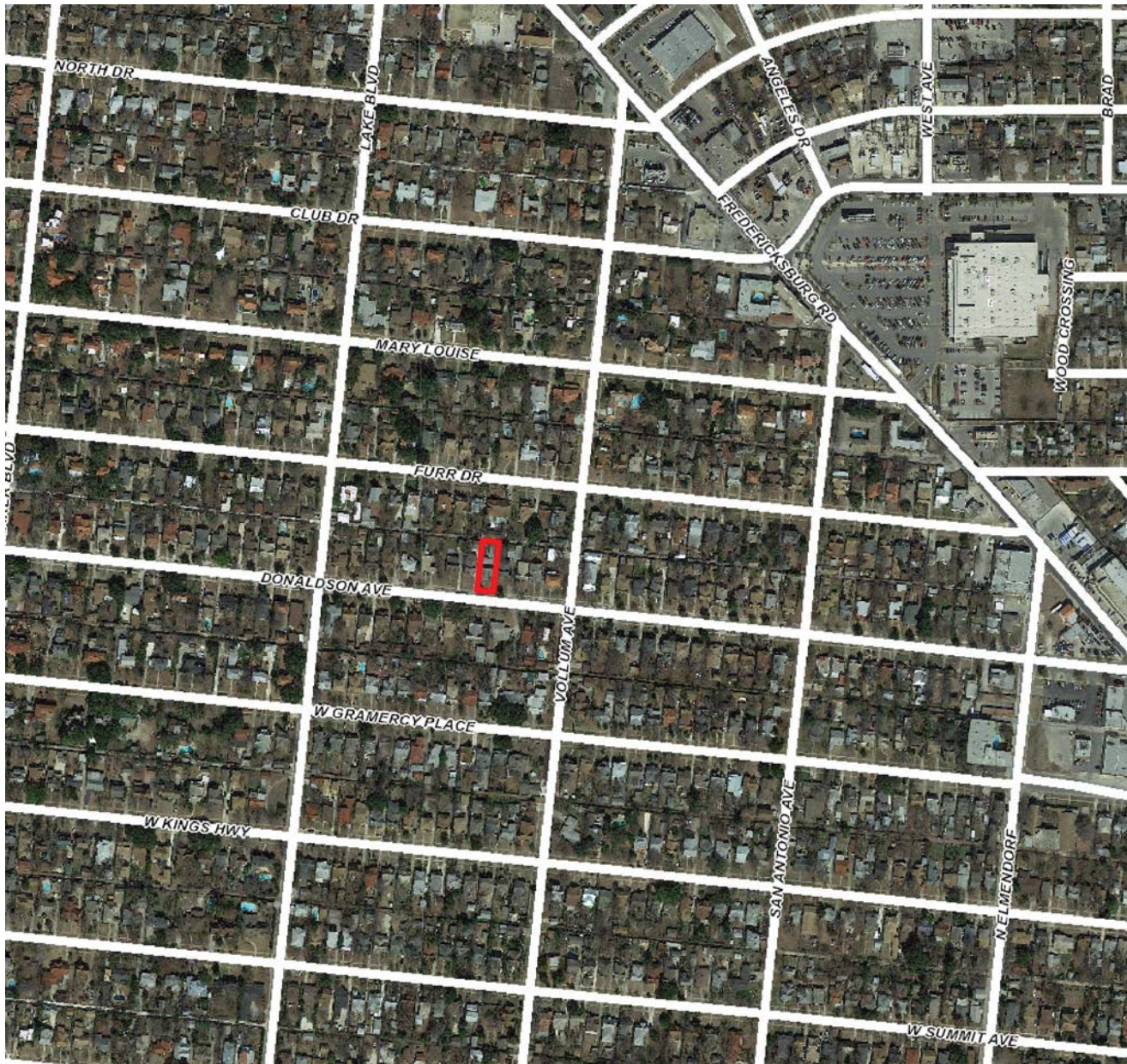
RECOMMENDATION:

Staff recommends approval of item #1 through #4 based on findings b through f with the following stipulations:

1. That the windows feature clear glass, and be inset 2 inches.
2. That the applicant provide measurements and details of the chimney cap.
3. That chimney be capped with the help of a professional to ensure that the masonry units are not damaged in the process and that the applicant use mortar that matches the original in color, profile and composition.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

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Proposed Work
For 419 Donaldson Ave
San Antonio Texas 78201

Narrative:

We propose to raise the roof line at the back of the residence. That portion of the dwelling is currently a Master Suite. We would propose to raise the roof line to a 16' elevation to a 10' Plate height.

We propose to replace the fiberglass siding with a new hardiplank material.

We propose to replace the roof with shingles matching the rest of the roof.

We propose to add insulated windows to the rear of the structure.

We propose to paint the new siding to match the existing painted areas.

Thank you for your consideration,

Ronald Catlett

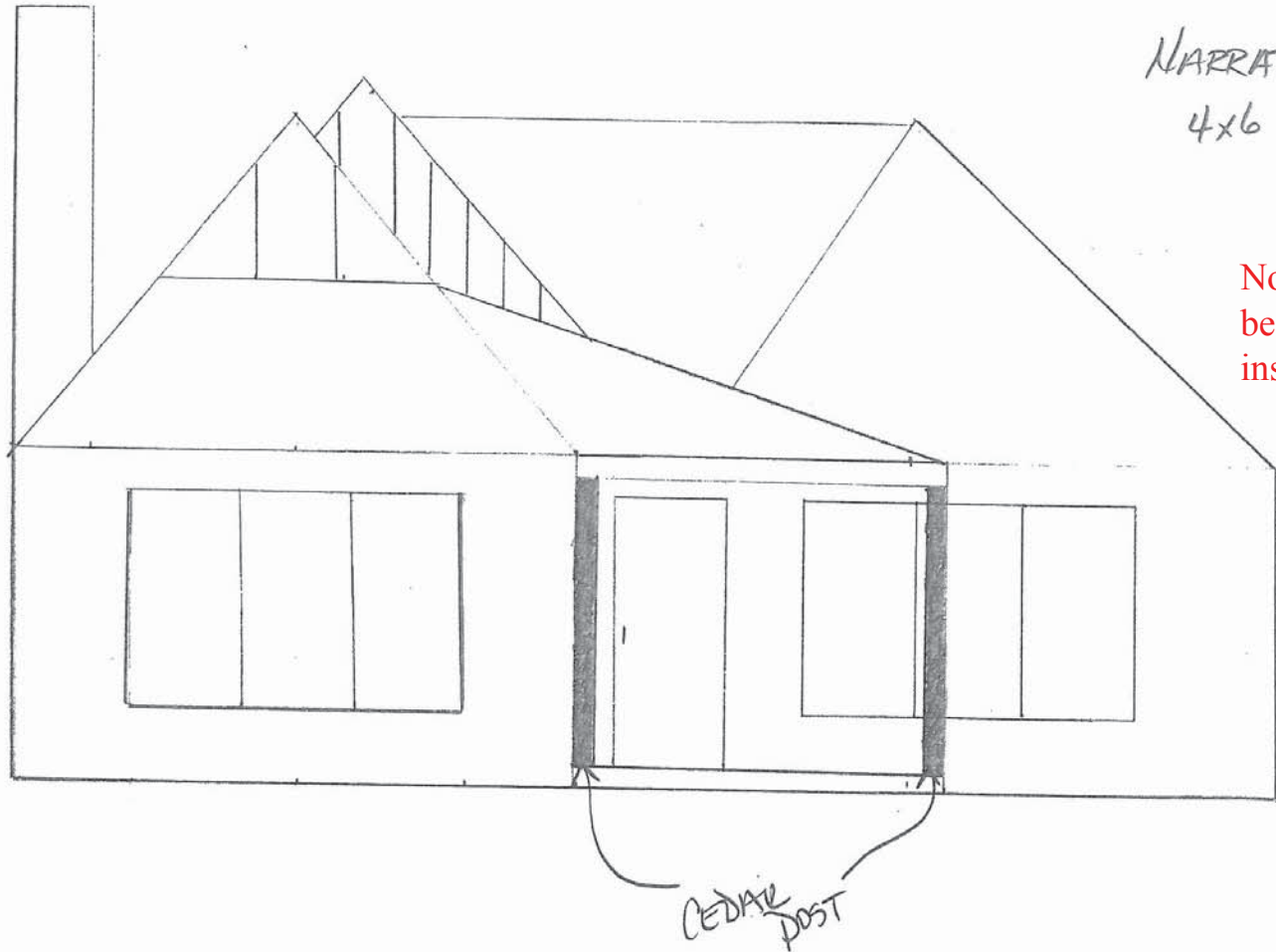
419 Donaldson
San Antonio, Texas
78201

<u>Material</u>	<u>Dimensions</u>
Cedar Post	4X6
Hardiplank siding	12"
Insulated Glass	2' x 2' Quantity 2
Aluminum Bronze Trim	2' x 6' Quantity 1
	2' x 8' Quantity 1
25 year (minimum specs) shingle roof	Repair and Replace

417 DUNHAM
SAN ANTONIO TX.
78201

FRONT ELEVATION

NARRATIVE
4x6 CEDAR POST

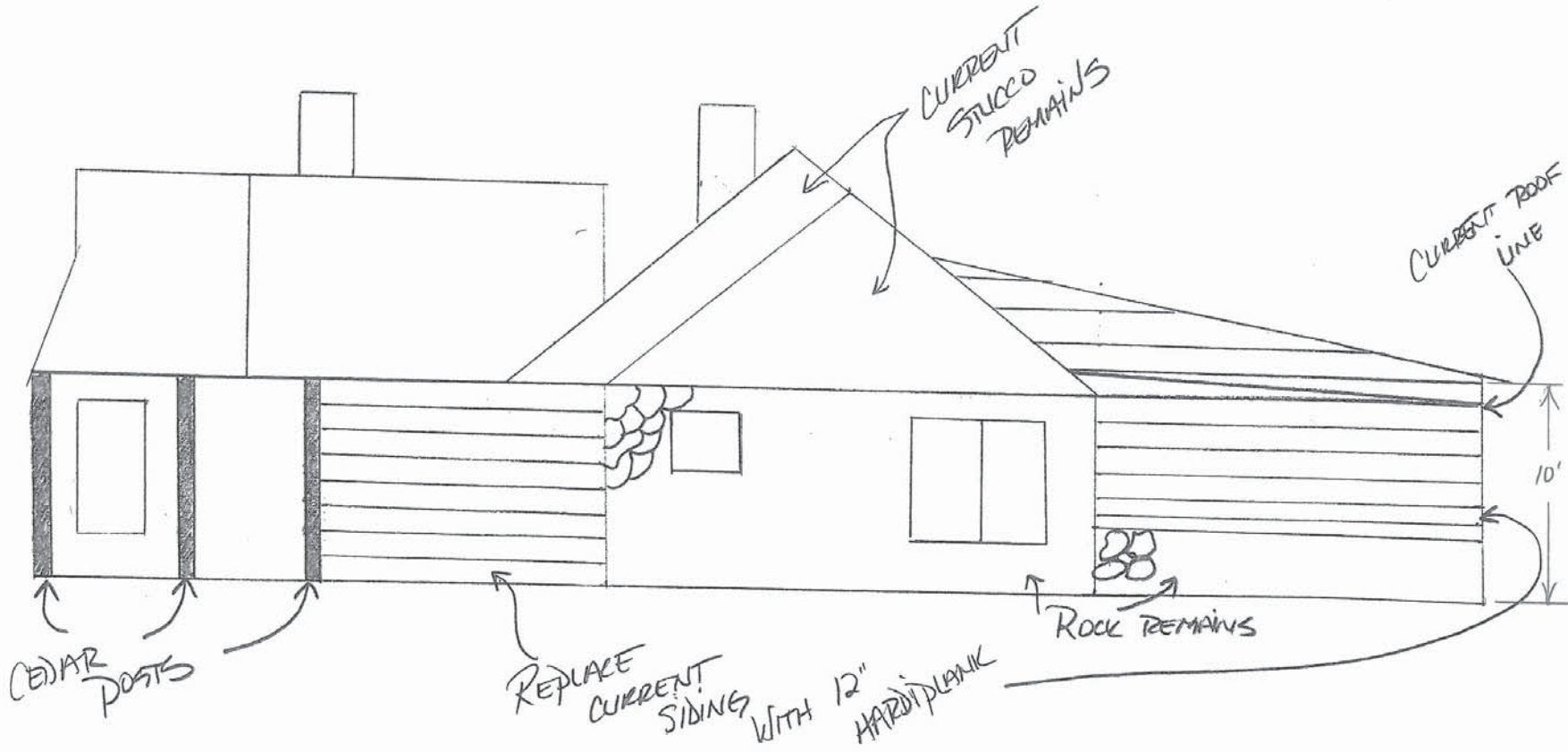


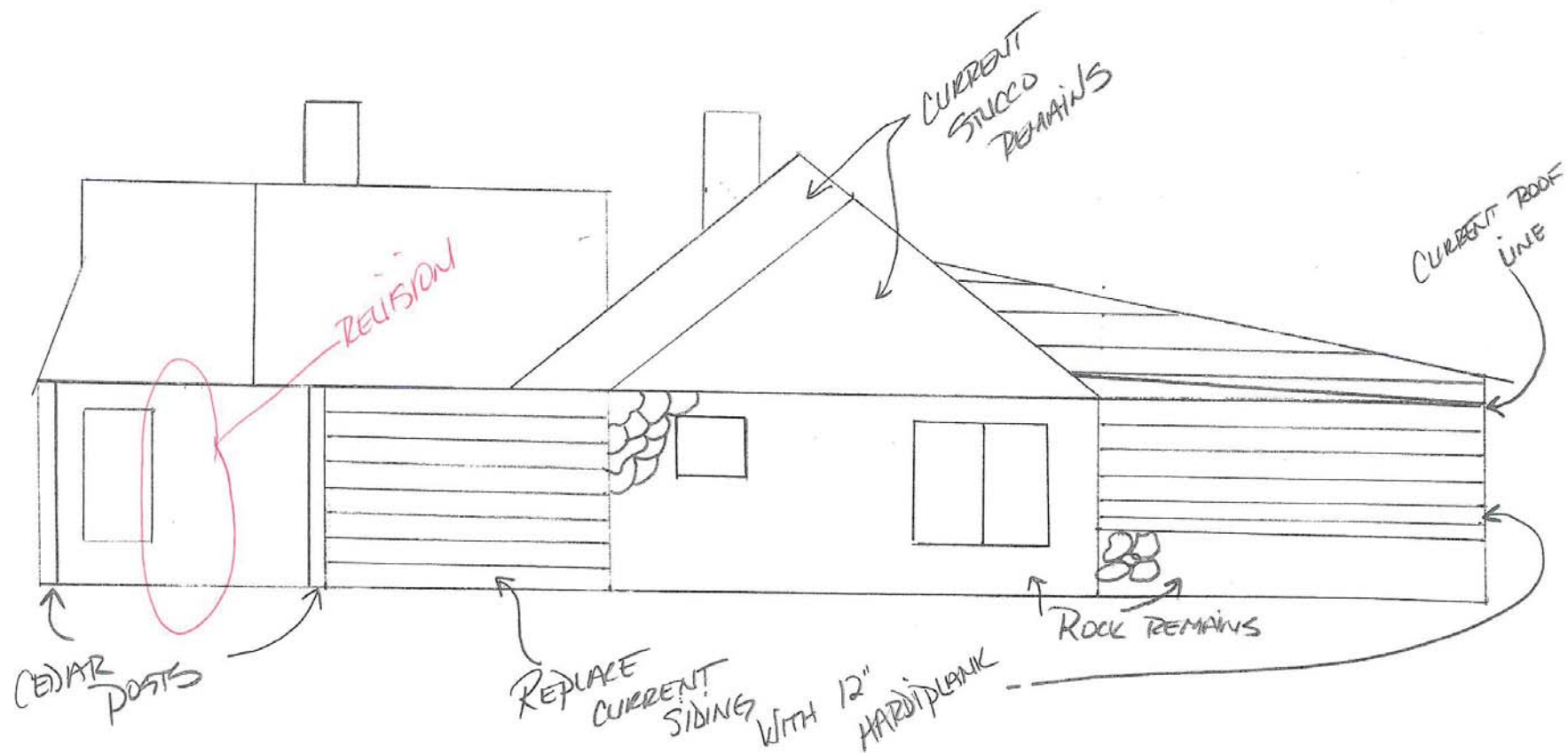
No other modifications are
being requested beyond
installing the cedar posts

SAN ANTONIO TX.
78201

SIDE ELEVATION

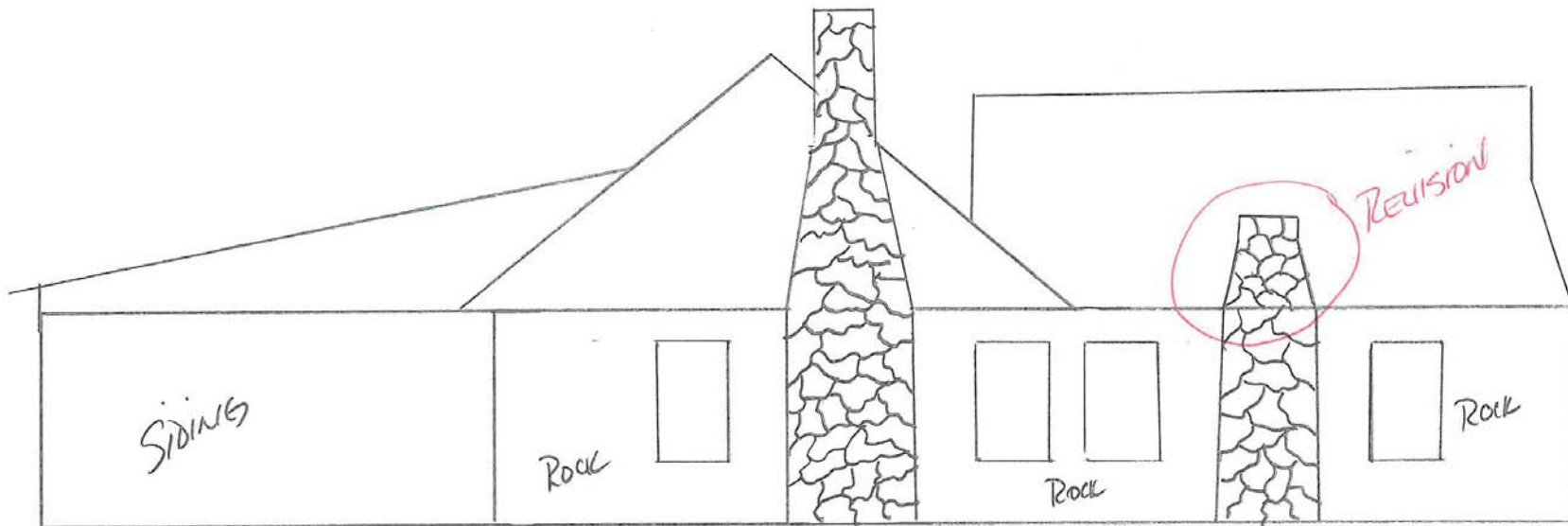
- NARRATIVE
- a) 4x6 CEDAR POST
 - b) 12" HARD PLANK SIDING
 - c) 10' PLATE

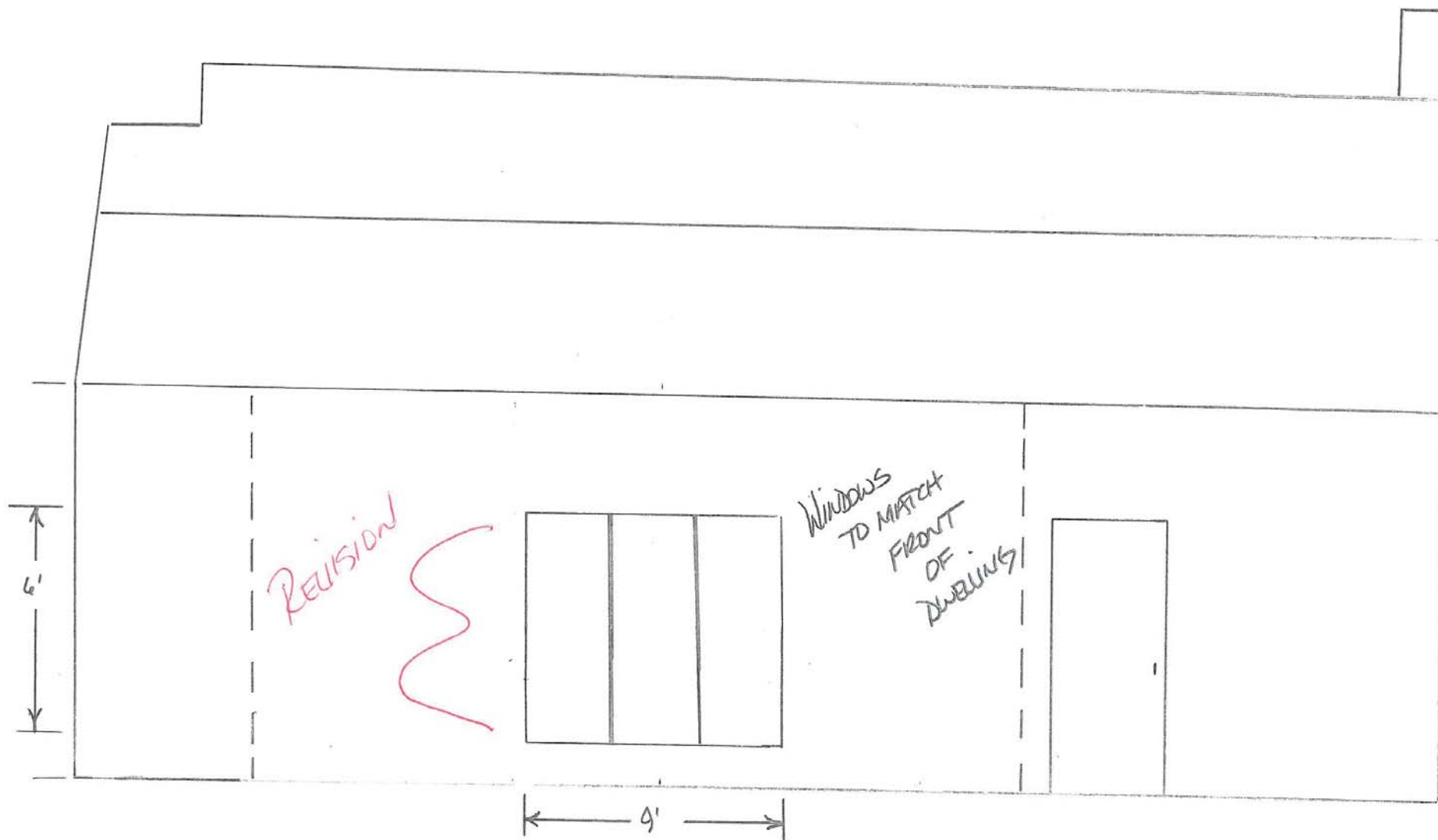




NORTH ELEVATION
419 DONALDSON AVE

Proposed chimney cap



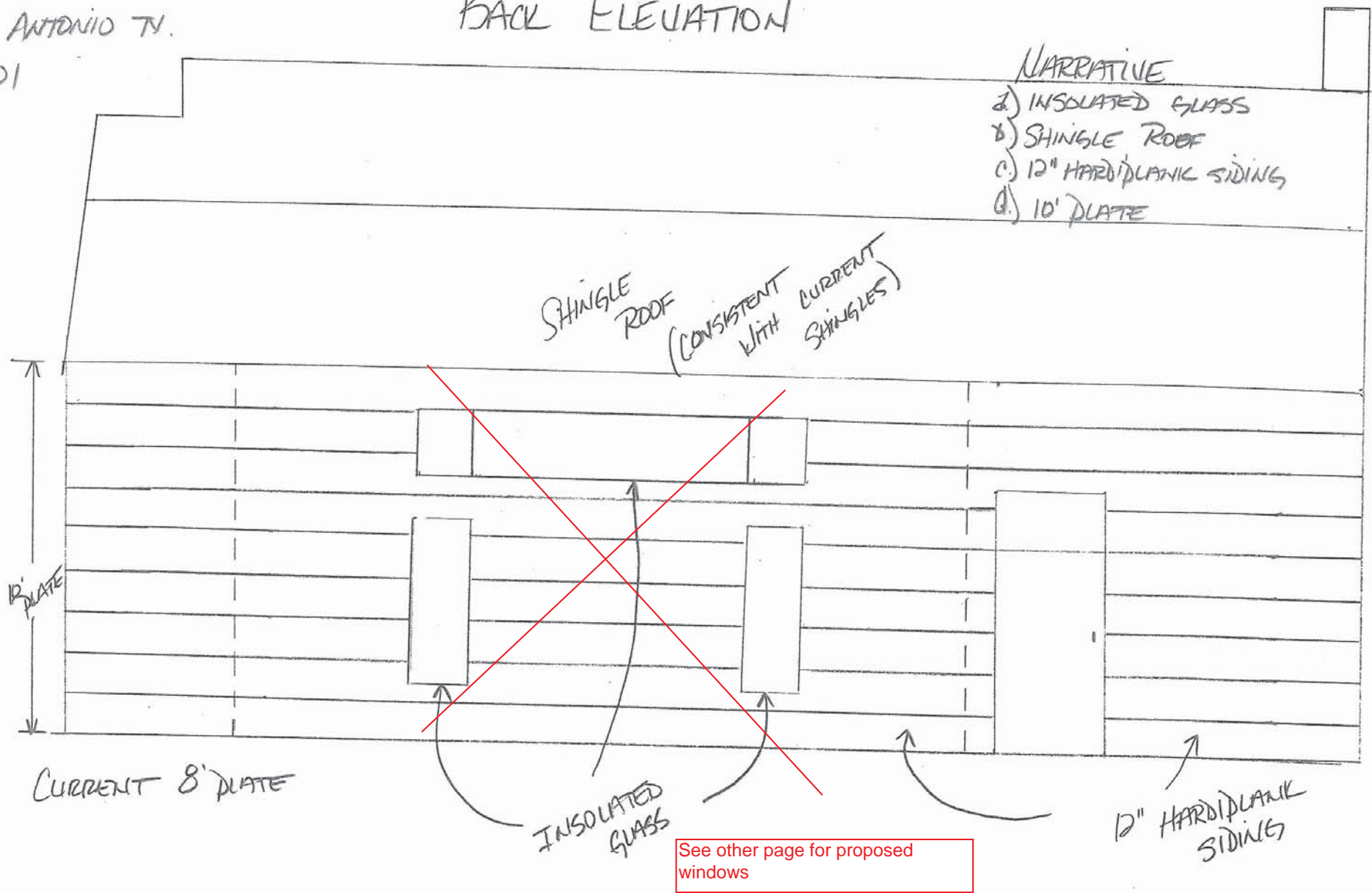


Triple, aluminum one over one windows to match front windows on main structure

SAN ANTONIO TX.
78201

BACK ELEVATION

- NARRATIVE
- a) INSULATED GLASS
 - b) SHINGLE ROOF
 - c) 12" HARDPLANK SIDING
 - d) 10' PLATE















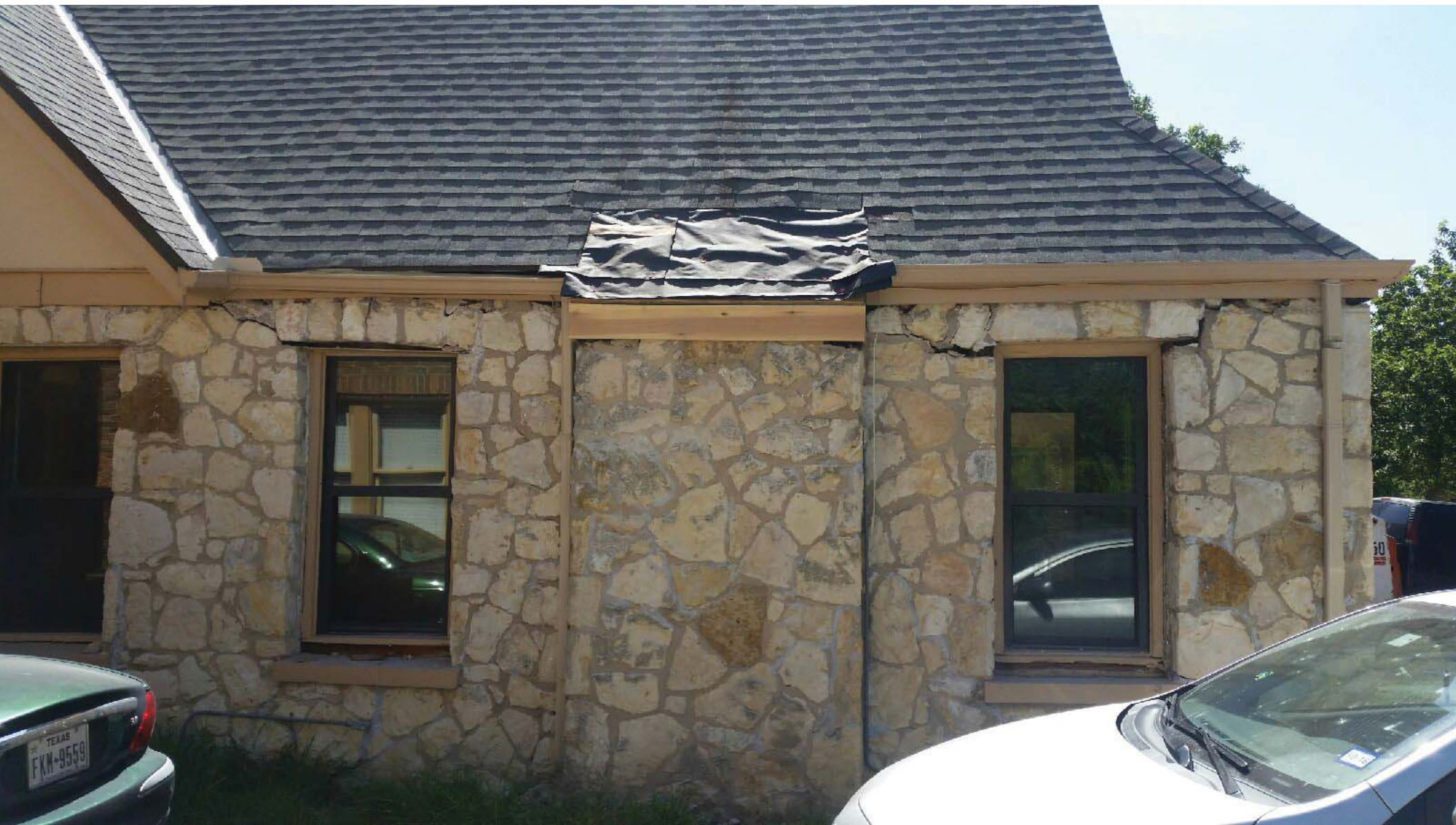


















WINDOW 21

WINDOW 20

158

believe
THE ART OF LIVING



WINDOW 15 TO REMAIN

WINDOW 21, AND WINDOW 20

22

23

1

2

3







2





4





7

5

DOOR

6











10



11



12

13

14

12















15

WINDOW 15- TO REMAIN

16



17



18



MADE IN USA
1-800-648-6899
L. P. LAMINATED
WOOD
THIS SIDE DOWN
EST. 1900 ADAPT
OF 2011 EN BESSUS
1/4" INCH AT ENDS
SPACE PANELED
253-620-7400
L. P. LAMINATED
WOOD
FOR FURTHER
INFORMATION
2015 B
MAY 21
1/4" INCH

LP
ASBESTOS
FREE
APA
L. P. LAMINATED
WOOD
2015 B
MAY 21
1/4" INCH

1-800-648-6899
L. P. LAMINATED
WOOD





Existing Front Elevation. Windows are not visible due to muntins (sun screens)





20

21



A photograph of a stone wall with a red-framed window. The wall is constructed from light-colored, irregularly shaped stones. The window has a dark red frame and is divided into two panes. The number 22 is overlaid in red text on the upper right corner of the window frame. The scene is brightly lit, with shadows cast across the stone surface.

22



DOOR



24



25









28

27

15



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