

## HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 6

**HDRC CASE NO:** 2016-294  
**ADDRESS:** 626 AVENUE E  
**LEGAL DESCRIPTION:** NCB 443 BLK 5 LOT 1  
**ZONING:** FBZ T4-2 HS  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Schiebel / Richardson House #1  
**APPLICANT:** John Speegle/Speegle & Kim-Davis Architecture  
**OWNER:** John Speegle/Speegle & Kim-Davis Architecture  
**TYPE OF WORK:** Conceptual approval of a rear addition  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Demolish an existing, non-contributing addition constructed in 1983.
2. Construct a two story addition at the rear of the primary historic structure.
3. Construct a detached garage.
4. Construct a covered patio to connect the detached garage from the proposed addition.

### APPLICABLE CITATIONS:

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 facade 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 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. The structure at 626 Avenue E is an individually landmarked historic structure currently zoned FBZ and HS. This structure is commonly known as the Schiebel-Richardson House, was constructed c. 1825 and features a side gable roof, a full width front porch, features a façade of “Austin-chalk”, a standing seam metal roof and square front porch columns. At the rear of the primary historic structure, the applicant has proposed to demolish a non-contributing addition constructed in 1983. Staff finds the removal of the non-historic addition appropriate.
- b. **ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a new addition that is to feature two stories. The overall dimensions of the proposed addition are approximately twenty-seven (27) feet in depth, thirty-three (33) feet in width and approximately thirty-five (35) feet in height. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new.
- c. **ADDITION** – In the immediate vicinity of 626 Avenue E, there are few historic structures that feature a similar architectural style and massing as the original structure. Additionally, this structure is located surrounded by commercial and industrial structures. The applicant has provided a line of sight study noting that the proposed addition will not be seen from the sidewalk at the public right of way on Avenue E. Staff finds the request for a two-story addition appropriate in regards to the context of the block. The applicant has proposed for the addition to feature 1x6 inch stained vertical siding. The applicant’s proposal is consistent with the Guidelines for Additions 1.A.
- d. **SCALE, MASSING & FORM** – Regarding scale, massing and form, the applicant has proposed for the addition to feature comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- e. **MATERIALS** – The applicant has proposed materials consisting of vertical wood siding, wood soffits, a standing seam metal roof to match that of the primary historic structure, double hung wood windows and wood doors. The applicant’s materials are consistent with the Guidelines.
- f. **WINDOWS** – At this time, the applicant has not specified window materials. Staff recommends the applicant install wood windows that are inset two to three inches within each wall. The applicant should refer to the Historic Design Guidelines, Window Policy Document for reference.
- g. **GARAGE** – At the rear of the property, the applicant has proposed to construct a garage to accommodate parking for two automobiles. The applicant has proposed for the garage to feature materials matching those of the proposed addition. Regarding the location of an accessory structure, the applicant has located the proposed garage in an appropriate location and has proposed an appropriate massing. This is consistent with the Guidelines for New Construction.
- h. **COVERED PATIO** – To connect the proposed garage to the proposed addition, the applicant has proposed to construct a covered patio to feature an overall height less than that of the proposed garage. Additionally, the applicant has proposed massing that does not present domination on the lot. Staff finds the proposed covered patio appropriate and consistent with the Guidelines.
- i. **ARCHAEOLOGY**- Historic archival maps of the project area show that the modern eastern property line is likely a portion of the Acequia del Alamo, a Local Historic Landmark and National Historic Civil Engineering Landmark. Archaeological investigations shall be required for new construction within the property that is in close proximity to this historic feature. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through h with the stipulations:

- i. That the applicant provide additional information prior to returning for final approval regarding window materials and inset each window two to three inches within walls.
- ii. Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts. The development project shall

comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

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Grace Lutheran



McGuire

Burnet St

Taco Bar

Brooklyn Ave

Austin St

141B

Air Equipment & Repair



6th St



626 Avenue E

Elm St

Ave E

Ace Bolt & Screw



Tony's Bar



Spring Garden  
Flower Shop



Alamo Funeral Chapel



Brooklyn Ave

Molina's San Antonio  
Country Store



Shell

Brooklyn Ave

Ave E









Avenue E

Brooklyn

STOP



# speegle & **KIM**-davis: Architecture

15 July 2016

SKDA Project #: 16029

## **“Addition to Schiebel-Richardson” Residence** **626 Avenue E, San Antonio, Texas 78215**

### **DESCRIPTION OF THE SCOPE OF WORK**

The owner wants to demolish a 1983 one-story rear addition to the historic “Schiebel-Richardson” Residence. They are proposing a two-story addition in its place, along with a one-story covered patio, and a one-story garage.

The “Irish-Flats” residence was constructed (approximately) in 1825. The residence was renovated in the 1950’s and then it fell into major disrepair until it was renovated in 1983. The structure has original “limestone” and “Austin-chalk” walls, with wood roof-framing. A standing seam metal roof was installed in 1983..

In 1993, the structure was purchased by “speegle & Kim-davis: architecture” firm which has been headquartered there since then. The addition will allow the firm to expand the square-footage of their offices, along with covered parking and additional storage space.

The property is “form-based” zoning with a “historical-significant” classification. It has a 12’ front property set-back and no side or rear setbacks required. No parking is required, although provided.

### **SPECIFICATIONS OF THE PROJECT**

The structural of the addition, patio covered, and garage will be wood-framed with a concrete foundation. The exterior will be stained 1x6 vertical patterned wood boards. The upper level of the addition will be highlighted by offsetting the pattern by a “half board width.” Exterior floor of the patio will be clear, sealed concrete.

Exterior wood soffits will be stained wood boards.

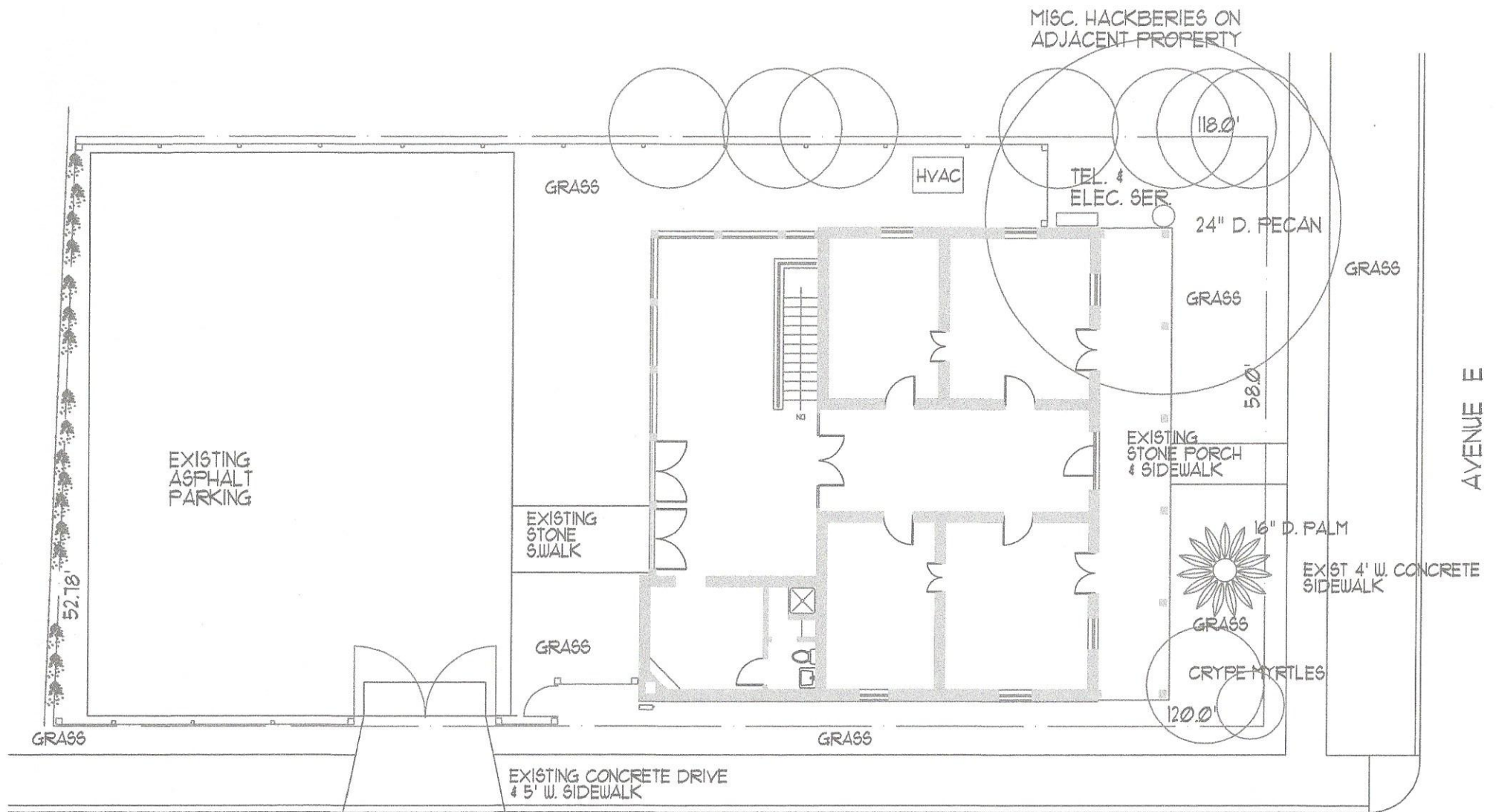
Roof will be a matching double-seam metal roof.

The first floor will be stained concrete finish. The second floor will be stained oak. Walls will be painted gypsum board. Windows will be double-hung with interior screens. Doors will be paired double doors with single panes of glass.

Existing residence is 2,000 sq. ft. The first floor addition of 592 sq. ft. and the second floor addition of 962 sq. ft., will create a total building square footage of 3,347 sq. ft.

The proposed garage is 587 gross sq. ft. with patio covered being 311 sq. ft.



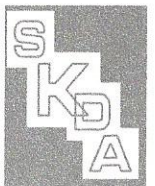
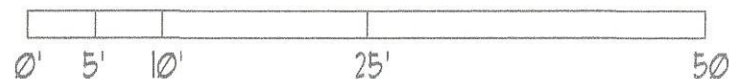


BROOKLYN

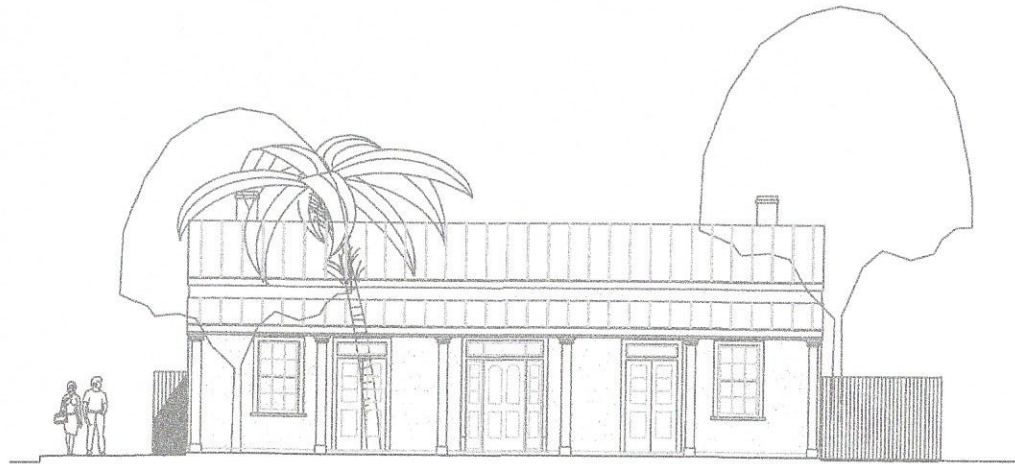
PROJECT NORTH

# EXISTING SITE PLAN

speegle & KIM-davis: Architecture  
210 228 - 9921





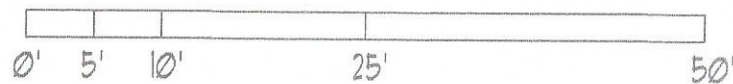


WEST



NORTH

EXISTING ELEVATIONS



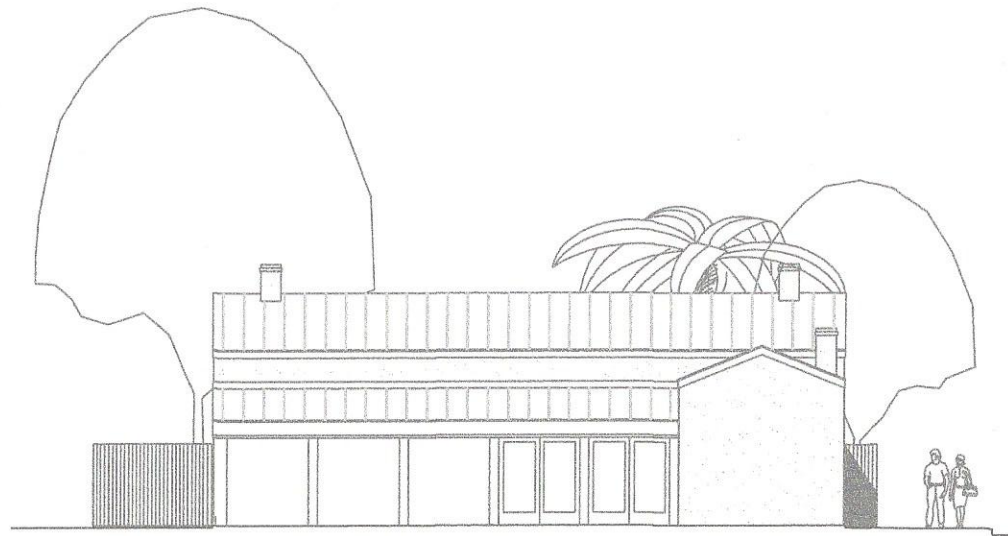
speegle & KIM-davis: Architecture

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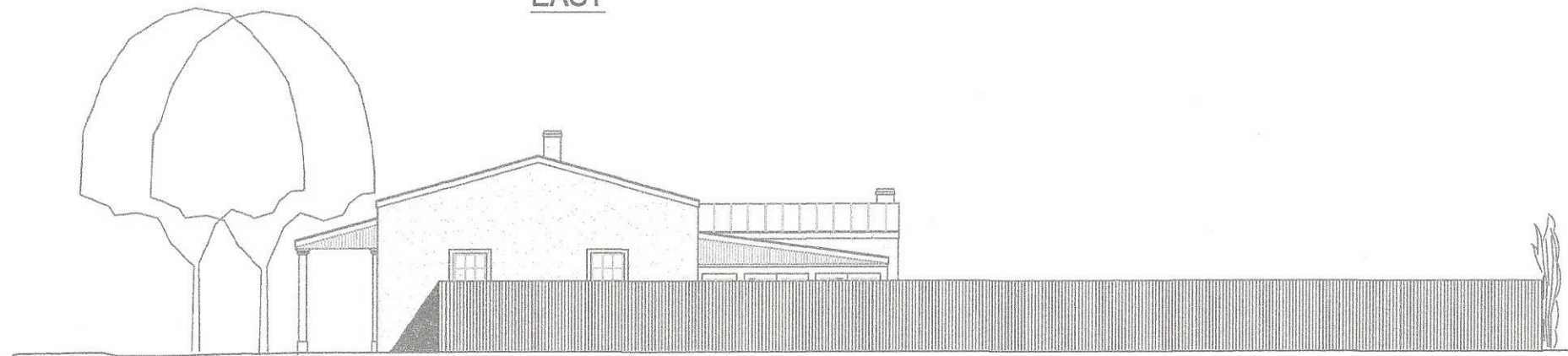
15 JULY 2016





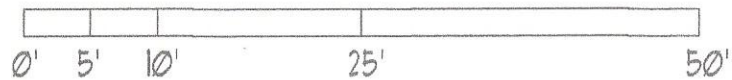


EAST



SOUTH

EXISTING ELEVATIONS



speegle & KIM-davis: Architecture

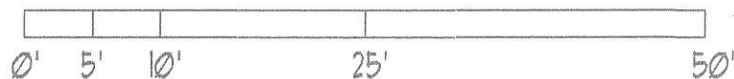
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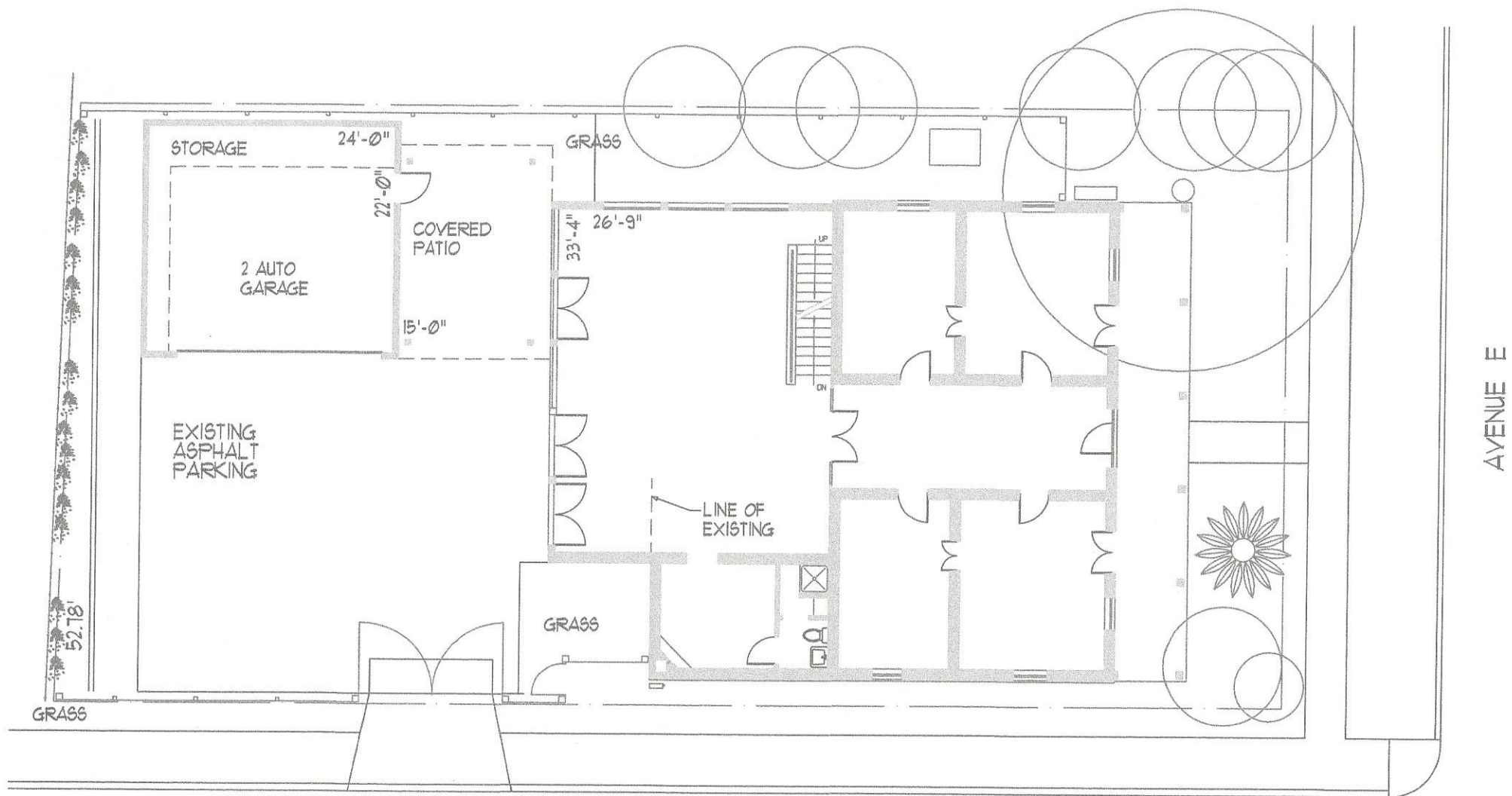
# EXISTING & PROPOSED CROSS-SECTIONS



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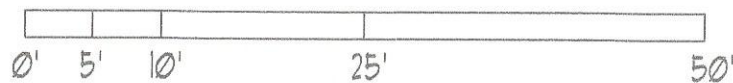




BROOKLYN

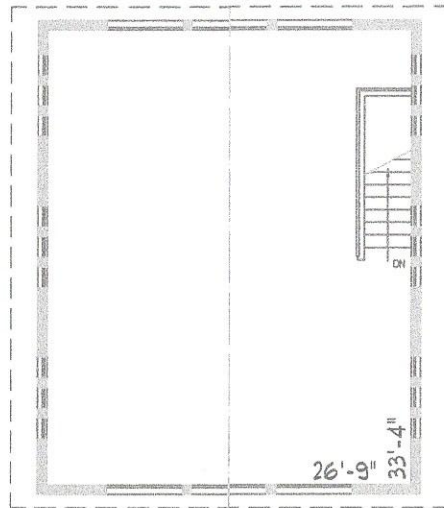
PROJECT NORTH

# PROPOSED SITE PLAN

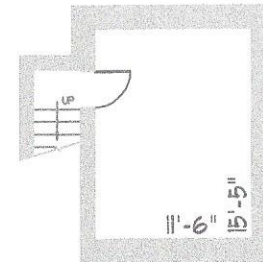


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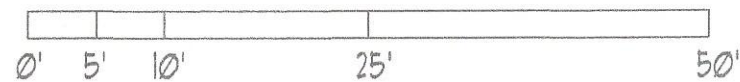
PROPOSED SECOND FLOOR



BASEMENT



PROPOSED SECOND FLOOR  
& EXISTING BASEMENT



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15 JULY 2016





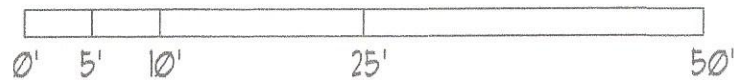


WEST



NORTH

PROPOSED ELEVATIONS



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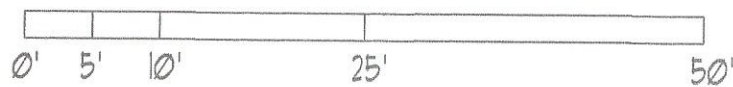


EAST



SOUTH

PROPOSED ELEVATIONS



speegle & KIM-davis: Architecture

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