

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-291
ADDRESS: 507 E LOCUST
LEGAL DESCRIPTION: NCB 1736 BLK 10 LOT 2
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Jeff Cryer
OWNER: Curtis Cryer
TYPE OF WORK: Rehabilitation and a rear addition
REQUEST:

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

1. Construct a rear addition to feature 240 square feet of interior space.
2. Construct a covered screened porch featuring 300 square feet.
3. Perform exterior modifications.

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

- 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.

FINDINGS:

- a. The historic structure at 507 E Locust was constructed circa 1930 and features Craftsman style elements. The structure currently features a non-historic addition at the rear with a shed roof which the applicant has proposed to modify and incorporate into the proposed new addition.
- b. ADDITION – At the rear of the primary historic structure, the applicant has proposed to incorporate an existing addition which features a shed roof into the proposed new addition. The applicant has proposed a total of 540 square feet to be constructed at the rear of the primary historic structure. According to the Guidelines for Additions 1.A., 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. The applicant has proposed for the rear addition to feature a gabled roof to match that of the primary historic structures. To maintain a transition between the old and the new, the applicant has proposed for the addition to feature setbacks as well lap siding; the primary historic structure features primarily asbestos siding. This is consistent with the Guidelines.
- c. SCALE, MASSING & FORM – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- d. MATERIALS – The applicant has noted that materials for the proposed addition will include wood siding and trim, wood siding, wood doors, double hung wood windows and a standing seam metal roof. These materials are consistent with the Guidelines for Addition.

- e. HISTORIC TAX CERTIFICATION – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

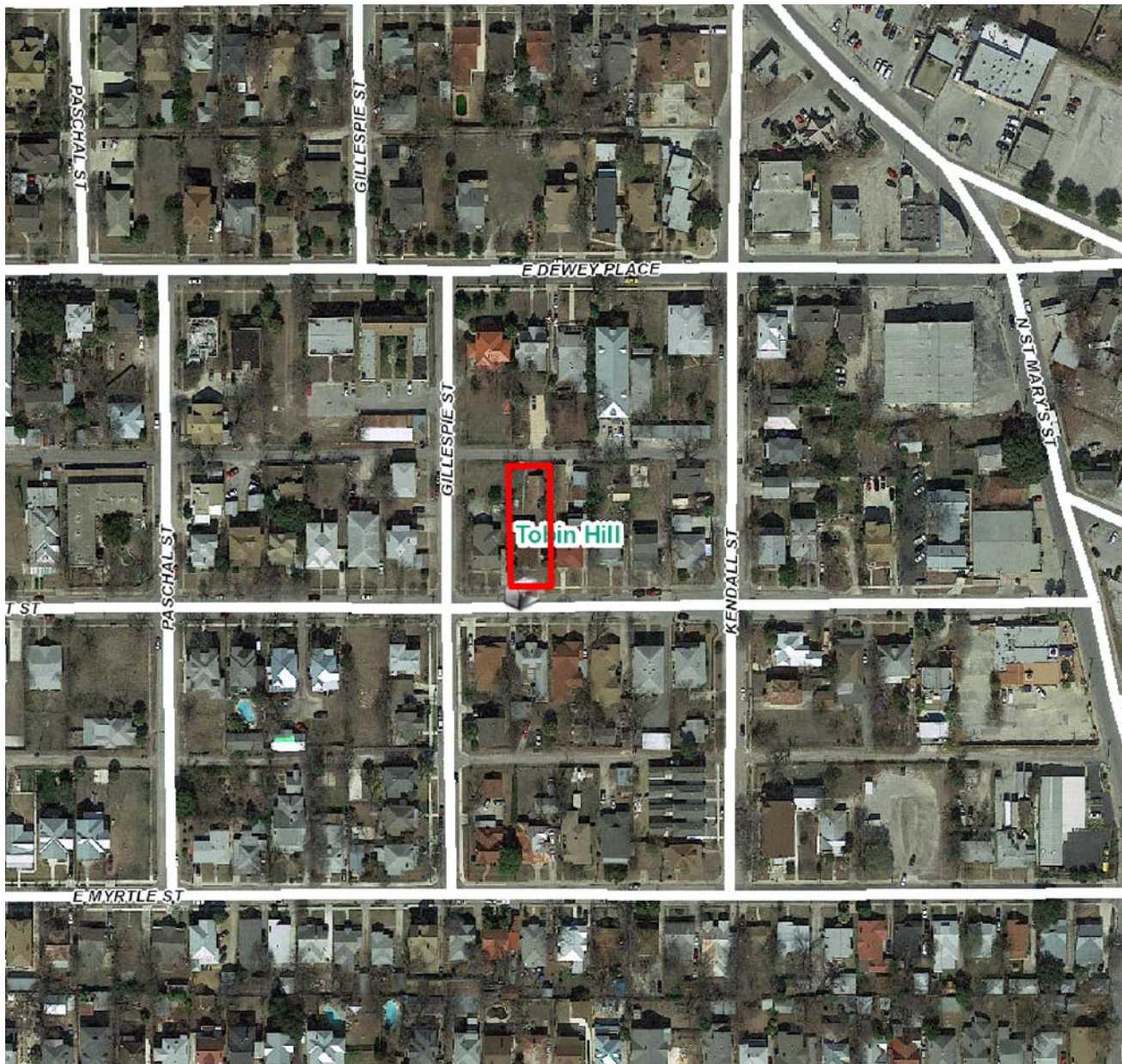
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

If the applicant is considering the rehabilitation of the primary historic structure, staff recommends the applicant apply for Historic Tax Certification.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



507 East Locust Street

Gillespie St

E Locust St

Gillespie St

E Locust St

E Locust St

E Locust St

Renovation to 507 E Locust St, San Antonio, 78212
Tobin Hill District

July 13, 2016

Scope of renovation:

The proposed construction will include the redesign of a low ceiling add on, add 240 sq. ft. of indoor living space and 300 sq. ft. of covered screen porch. Added rooms are to the rear of the existing dwelling (towards the north) and will be mostly obscured from street view by current house and foliage.

Our existing home is two bedroom, one bath with lean-to laundry and enclosed porch.

House with renovation will be three bedroom, two and a half bath home, with a master suite, screen porch, and laundry.

Roof line:

A lean-to style porch roof on rear of home will be redesigned to match the main house gable and extended towards north of property. This gable extension will replace eighteen feet of the existing roof and lean-to and nineteen feet for the new addition.

Floor and ceiling elevations:

The house has a nine foot-three floor to ceiling height. We intend to extend the existing main floor level throughout with similar ceiling height for the renovation and new addition.

Materials:

Like materials will be used for construction; pine lap siding, wooden dumb weight windows, two panel solid wood doors, fifteen light French doors, and six inch trimmings. The current exterior construction is pine lap siding (similar to pattern 117), we would like to continue this look and feel onto the addition. New windows will be double hung, clear sash, wooden windows similar in look however new dimensions must be considered.

Contact:

Curtis Cryer
210.216.9287









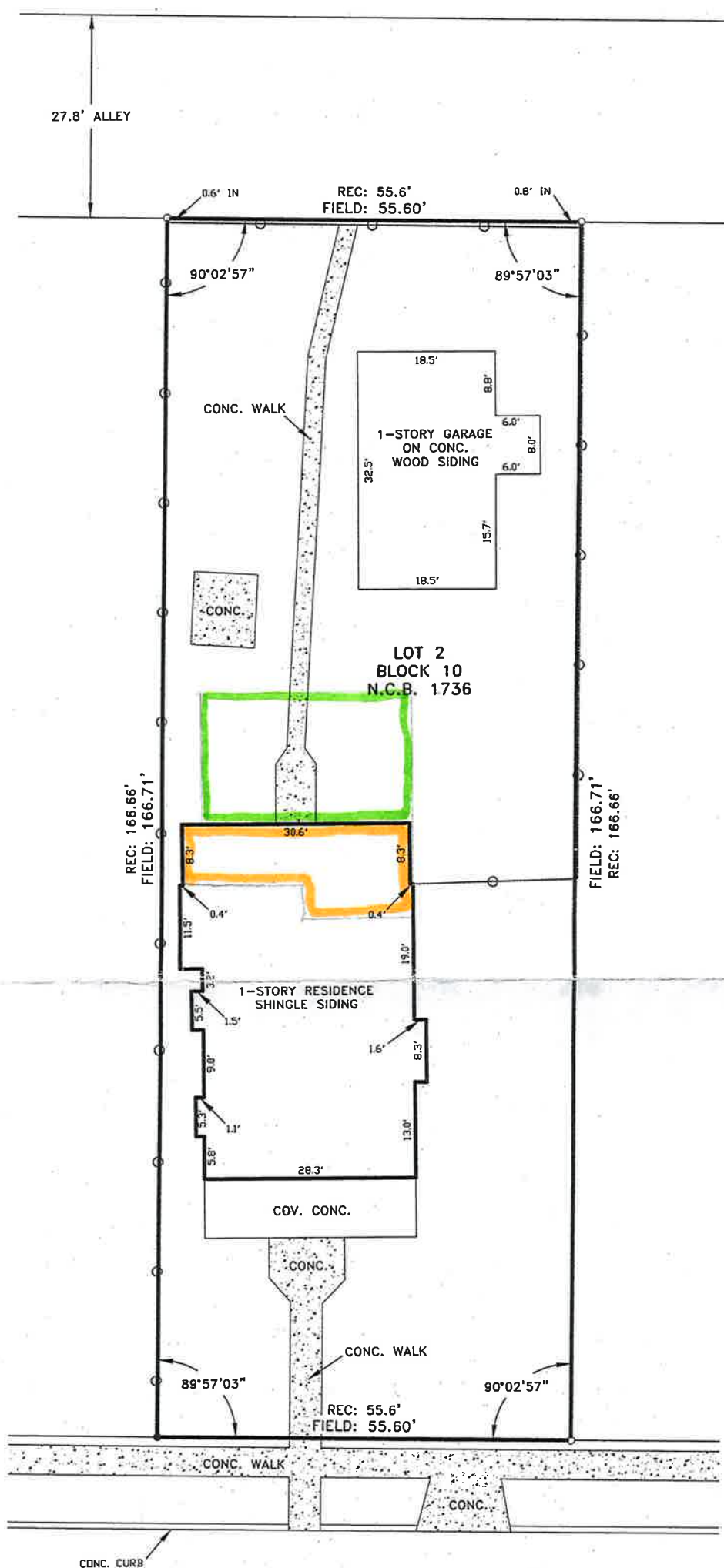












E. LOCUST ST.

PLAT LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- DENOTES FENCE POST
- ⊖ DENOTES CHAIN-LINK FENCE LINE

BUYER: NORMA A. GARCIA

LOT 2 BLOCK 10 NEW CITY BLOCK 1736

ADDRESS: 507 E. LOCUST ST. CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TITLE INFORMATION PROVIDED BY: FIRST AMERICAN TITLE . (G.F.) REFERENCE: TX04-472758-SA14

TITLE INFORMATION PROVIDED BY: FIRST AMERICAN TITLE - (G.F.) REFERENCE:
I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments on the buildings on adjoining property, and that all buildings are lawfully located on this property except as shown on this plat. No buildings are located or visible above on the date on this plat. Survey is not for architectural, landscaping or other engineering purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 1ST day of DECEMBER, 20 04 A.D.

D.B. R.M.A.
S.B. D.R./V.A.

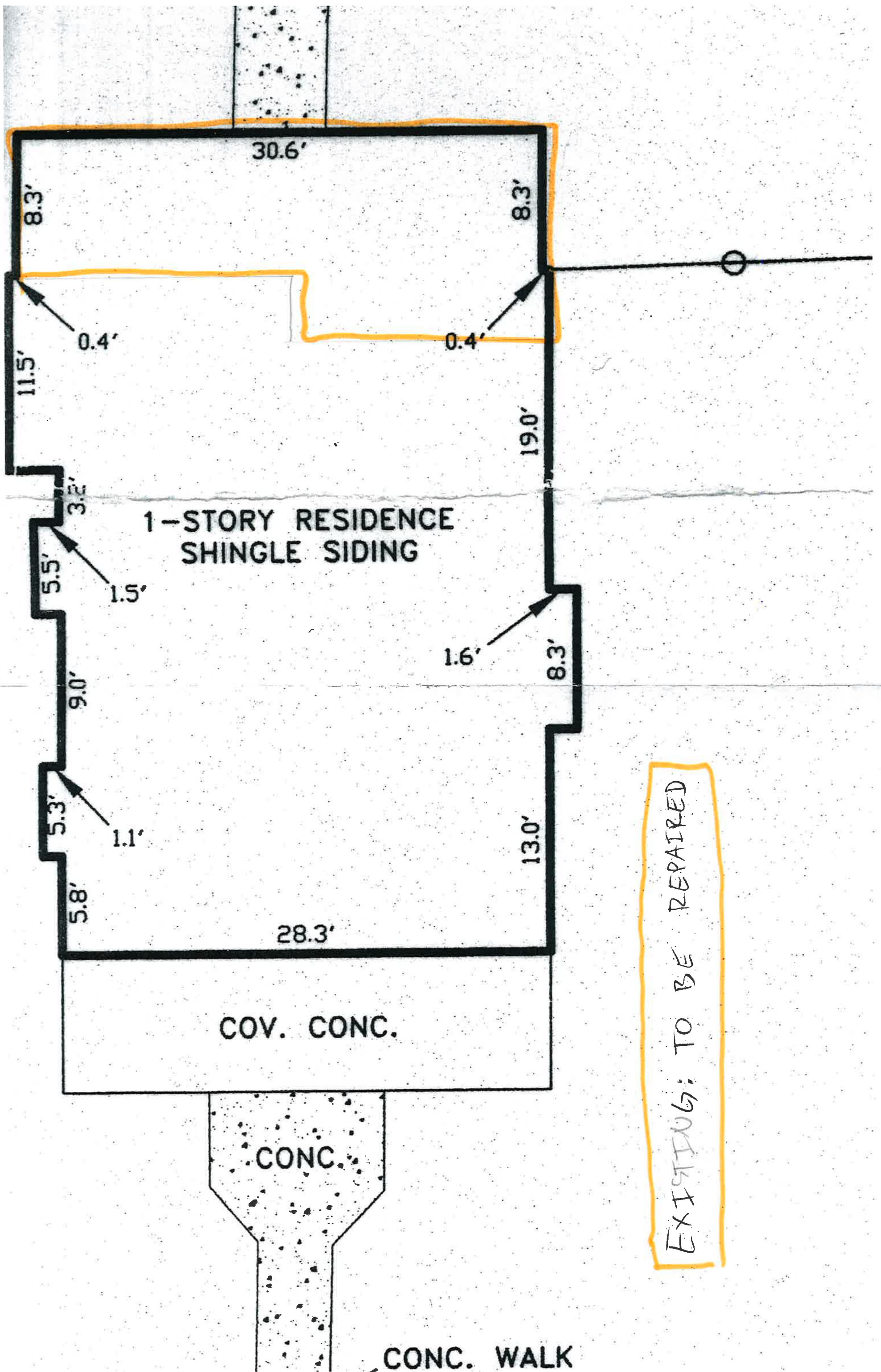


Survey Associates

2544 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102

REYNALDO MARTINEZ, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
COPYRIGHT © 2004 SURVEY ASSOCIATES ALL RIGHTS RESERVED

WORK ORDER No. 04-11-14D



N ↗

CLOSET

GRILL

Master Bedroom

SCREEN PORCH

PAD

UP
↓

DRIVEWAY

WH

Powder

Laundry

W/D

SOFT

CLOSET

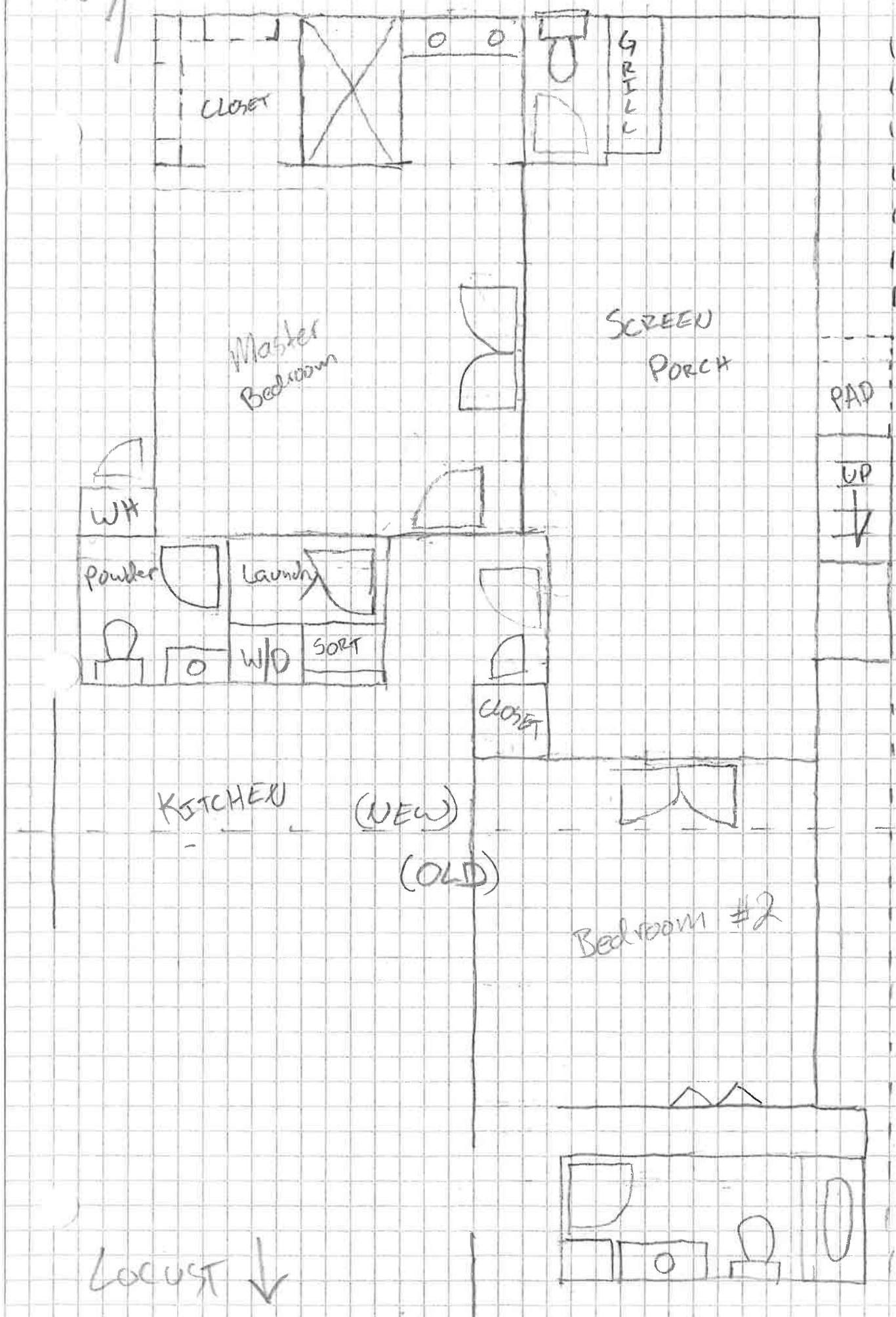
KITCHEN

(NEW)

(OLD)

Bedroom #2

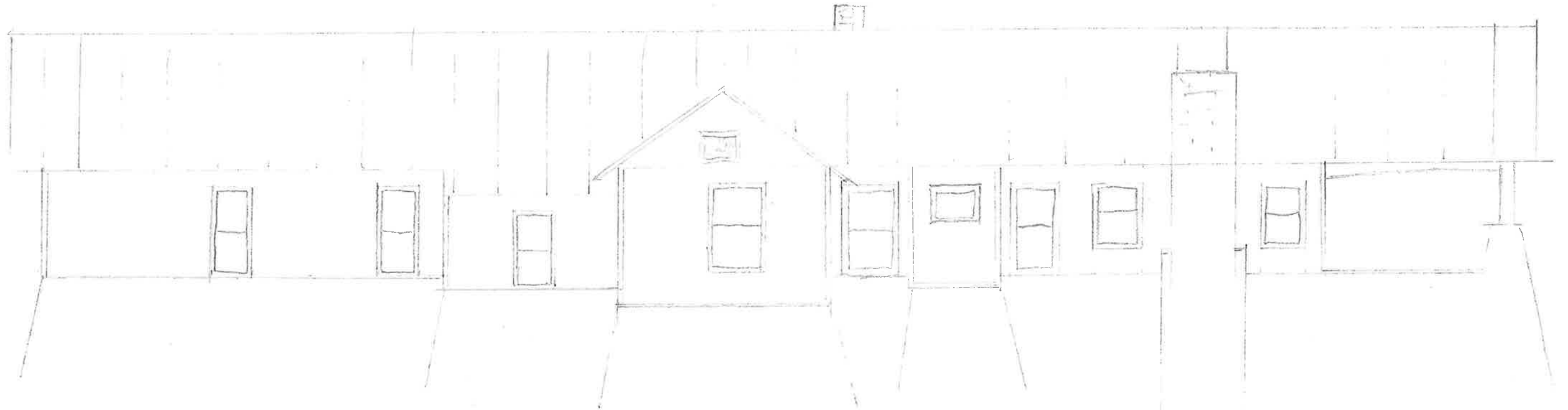
Locust ↓



507 E LOCUST ST

FACING EAST

FRONT PORCH ON RIGHT

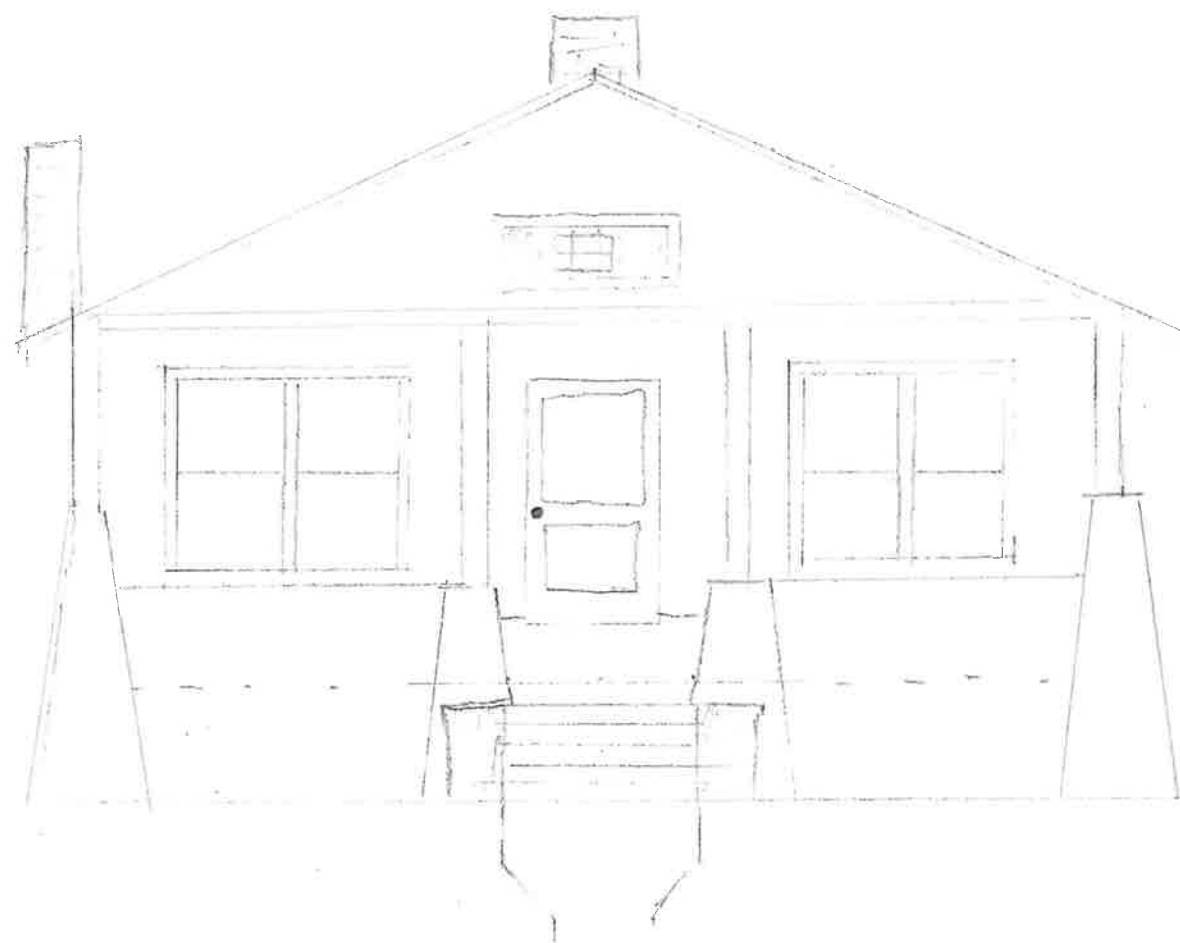


507 E LOCUST

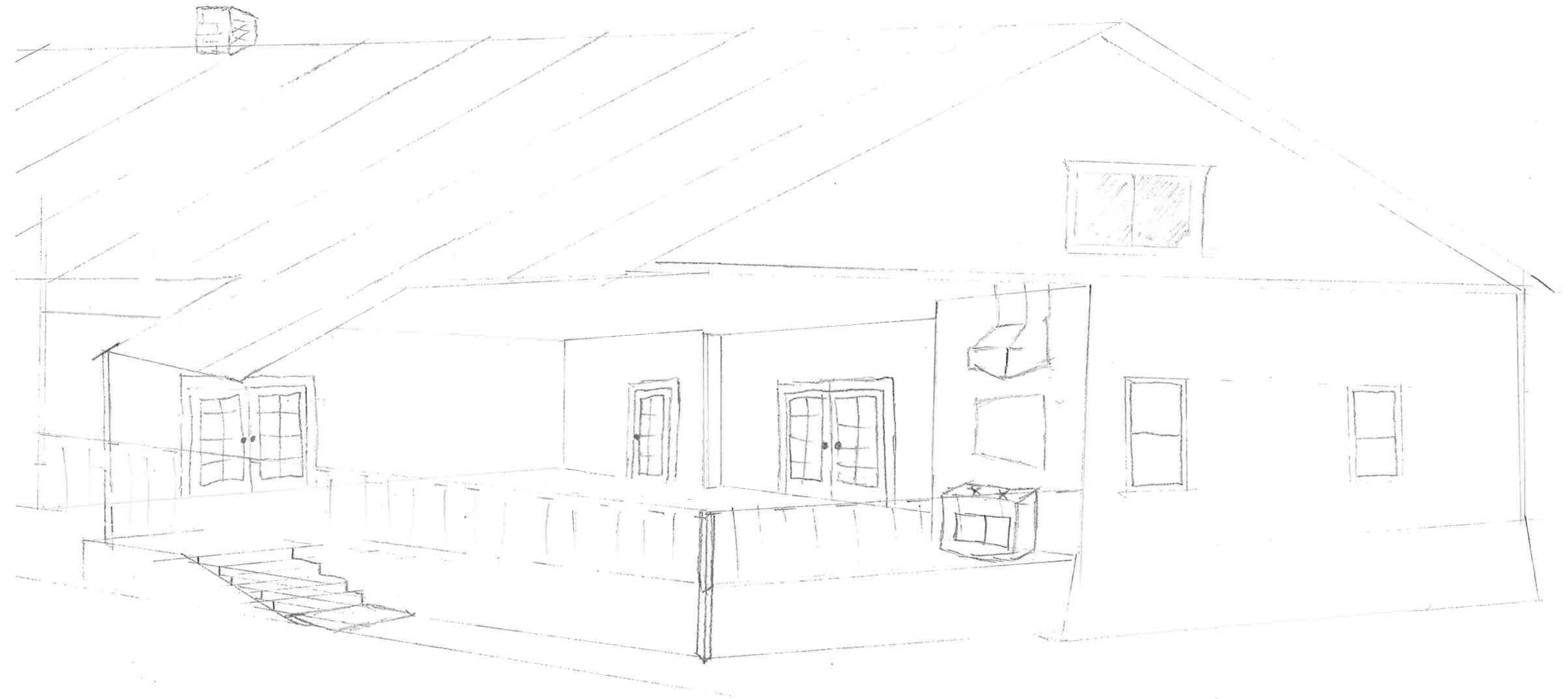
SOUTH SIDE OF HOME

FACING NORTH WITH

BACK TOWARDS LOCUST ST



507 E LOCUST
FACING SOUTH WEST
THIS IS REAR OF HOUSE
WITH LOCUST ST DOWN THE LEFT



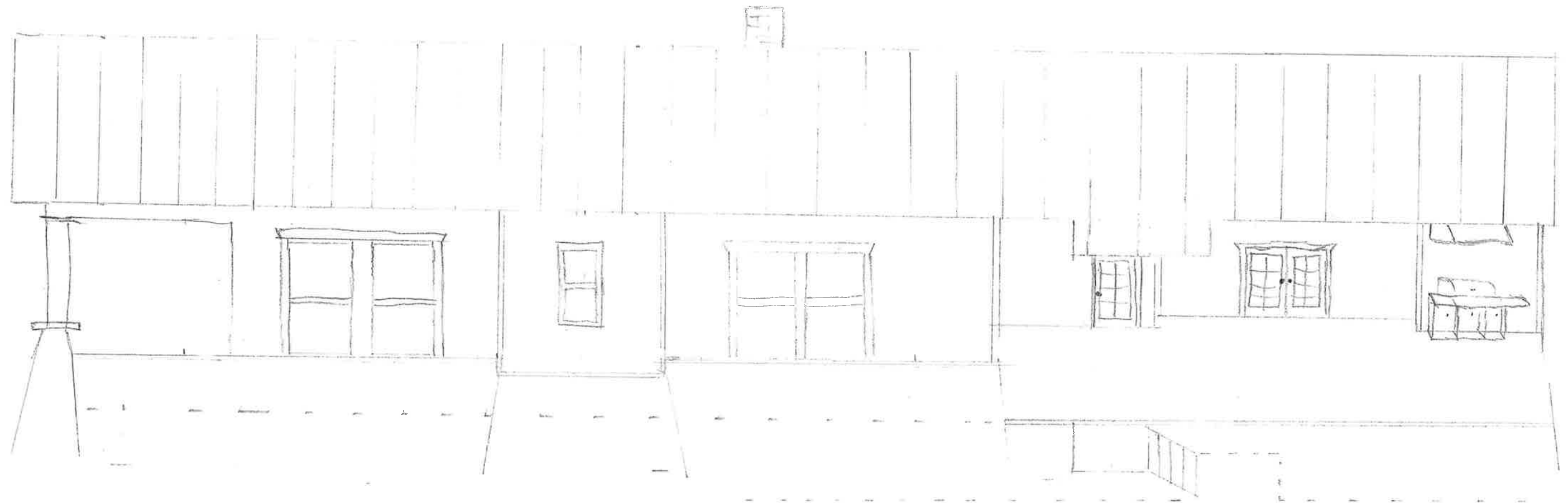
DEWEY

507 E LOCUST

BACK TOWARDS EAST

FACING WEST

FRONT PORCH ON LEFT



Home > Doors & Windows > Windows > Double Hung Windows

Andersen | Model # WWDHI2854 | Internet # 206781355

27.75 in. x 53.5 in. 400 Series Woodwright Double Hung Wood Window

★★★★★ | [Write the First Review +](#) | [Ask the first question +](#)



[Open Expanded View +](#)

[Click Image to Zoom](#)



\$628.72 /each

- Beauty and warmth of wood interior
- Low-maintenance exterior never needs painting
- Sash tilt in for easy cleaning from the inside of your home



Ship to Home **FREE**
Estimated Arrival: **AUG 24 - AUG 26**
[See Shipping Options +](#)



Ship to Store **FREE**
Available for Pick Up: **AUG 25 - AUG 30**

1

ADD TO CART

SAVE TO MY LIST

OR [Buy now with PayPal](#)

Item cannot be shipped to the following state(s): AK, GU, HI, PR, VI

PRODUCT NOT SOLD IN STORES

Feedback



Go Build Something®

Sign In or Sign Up | Cart | Promotions

Search



Your Store: San Marcos, TX

Change Store | Gift Cards

BROWSE PRODUCTS ▾

PRO SERVICES

FIND A CONTRACTOR

FARM & RANCH

DIY IDEAS

SAVINGS

My Cart/Project List

0 items. \$0.00

My Home Store

San Marcos

Show Products:

- ☒ Sold at this store
- ☐ Sold within miles of 78666 as well

Recently Viewed



1"x6"x12' #2 Southern Pine 117 Siding

Home » Building Materials » Siding » Siding » 1"x6"x12' #2 Southern Pine 117 Siding

1"x6"x12' #2 Southern Pine 117 Siding

McCoy's Part #: 01176003



\$7.79

+ Add to Order

Product is Available at San Marcos

★★★★★

Be the first to review this product

6 questions and 6 answers for this product

Write a review

Ask a question

Product Information ▾ | Features ▾ | Specifications ▾ | Reviews ▾ | Questions ▾

Product Information

[return to top](#) ▲

With favorable growing conditions, wise forest management, and efficient manufacturing ensure a continuous supply of high-quality Southern Pine products for future generations. It is the preferred choice for today's design/build professionals. It still remains the most cost-effected building material in the market today. McCoy's proudly carries iLevel by Weyerhaeuser products in many locations. Brands vary by location. For more details, please contact your store team.



400 SERIES

Frenchwood® Hinged Patio Door



Time-Tested, Classic Wood Craftsmanship

- Andersen's **best-selling** hinged patio door
- **Traditional French door styling**
- Energy efficient, weathertight seal that helps provide a **barrier against dust, wind and water.**
- Mortise-and-tenon dowel joints and adjustable hinges for **smooth operation**
- **Inswing and outswing** models available

Learn more about [Andersen® 400 Series Products](#)

[View our 400/200 Series Brochure](#)

[Schedule an Appointment](#)



Print



Email

[Choose a Different Door](#) ➔

Feedback