

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 9

HDRC CASE NO: 2016-327
ADDRESS: 1935 W WOODLAWN
LEGAL DESCRIPTION: NCB 1964 BLK 2 LOT 8
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Mary Valenzuela
OWNER: Mary Valenzuela
TYPE OF WORK: Addition
REQUEST:

The applicant is requesting conceptual approval to construct a 380 square foot addition in the rear.

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 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.

FINDINGS:

- a. **CONCEPTUAL REVIEW** - Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- b. The existing home is in the Monticello Park Historic District, designated with Phase on 5/16/2016. The home is a minimal traditional home with a cross-gabled roof with composition shingles, a front porch with wrought iron posts and a rear carport and detached garage.
- c. **TRANSITION** – The existing structure is has a front gable on a side gable roof, and wood siding and composition shingles. The applicant is proposing to construct an addition at the rear of the original structure. The applicant is proposing to have the addition flush with the existing structure on the left and right sides. According to the Guidelines for Additions 1.A.iv., additions should feature a transition between the old and the new. The applicant has not proposed to have a reveal, inset or vertical trim indicating the transition from the old to the new. Staff finds this transition consistent with the Guidelines.
- d. **SCALE, MASSING, FORM** – On the rear, there is a side gabled roof and there is an existing detached garage. The proposed addition has a rear facing gable and appears to be below the existing ridge line in the provided renderings. According to the Guidelines for Additions 1.A., additions should be sited to minimize visual impact from the public right of way, utilize a similar roof form, and have a height consistent with the primary structure. Staff finds the proposed addition will not negatively impact the public right-of-way, and the proposed height, scale and form are consistent with the Guidelines, however staff recommends that the ridge height of the addition be below the existing ridge and be detailed in the drawings when the applicant come back for final approval.
- e. **MATERIALS** – The main structure has composition shingles and asbestos siding. The applicant is proposing to use hardiboard siding and composition shingles. According to the Guidelines for Additions 3.A.i., materials should be compatible with the materials of the original structure. Staff finds the proposal consistent with the Guidelines and recommends the applicant submit photos and details of the hardiboard to be installed.
- f. **ARCHITECTURAL DETAILS** – The existing structure has minimal architectural details. The porch has wrought iron columns, steel casement windows and simple trim around the windows. According to the Guidelines for Additions 4.A.ii., details should be in keeping with the architectural style of the original structure but simple in design. Staff recommends the applicant provide construction details when submitting for final approval.
- g. **WINDOWS** – The existing structure has steel casement windows. The applicant has noted the installation of 4 vinyl windows with false divided lights. According to Guidelines for Additions 4.A., window details should correspond with the architectural style of the original structure. Staff finds the proposed windows match the

proportions of the existing but do match the existing material or configuration. The proposal is not consistent with the Guidelines. Staff recommends that the applicant salvage the two existing rear windows and use them in the proposed addition and install windows that block frame windows with traditional dimension and profiles and be recessed within the window frame.

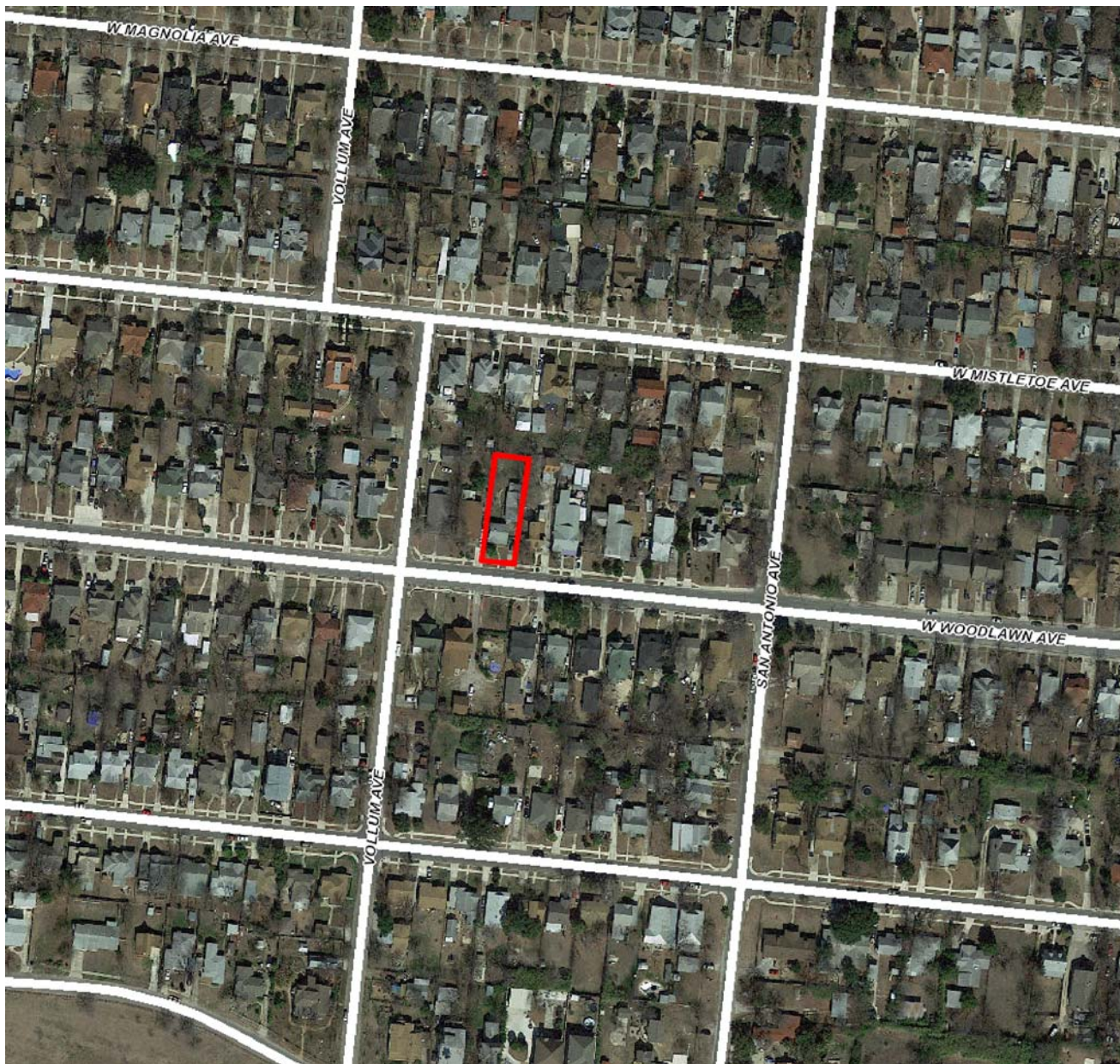
RECOMMENDATION:

Staff recommends conceptual approval based on findings a through ___ with the following stipulations:

1. That the applicant show details of a transition between the old and the new in the final approval application.
2. That the ridge height of the addition be below the existing ridge and be detailed in the drawings in the final approval application.
3. That the applicant submit photos and details of the hardiboard to be installed with the final approval application.
4. That the existing rear windows be salvaged and used in the addition and that the additional windows to be installed have a traditional dimension and profile, be recessed in the window frame and not have false divided lights.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

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RED SIGN WITH WHITE TEXT, likely a real estate listing or 'For Sale' sign.

1935



1935

1935





JUNE 11, 2016

MARY E. VALENZUELA

1935 W. WOODLAWN

SAN ANTONIO, TEXAS 78201

HELLO

MY HOUSE HAS ONLY ONE BED ROOM SMALL 18 X15 INCLUDING WITH CLOSET. I
WOULD LIKE TO HAD A 2 BEDROOM A 20X19 WITH A GOOD SIZE RESTROOM.











107 Woodhurst
STREET

sidewalk

FENCE

BP

RR

Living
Room

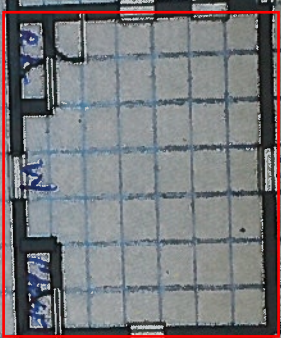
Kitchen

Drive Way

FENCE

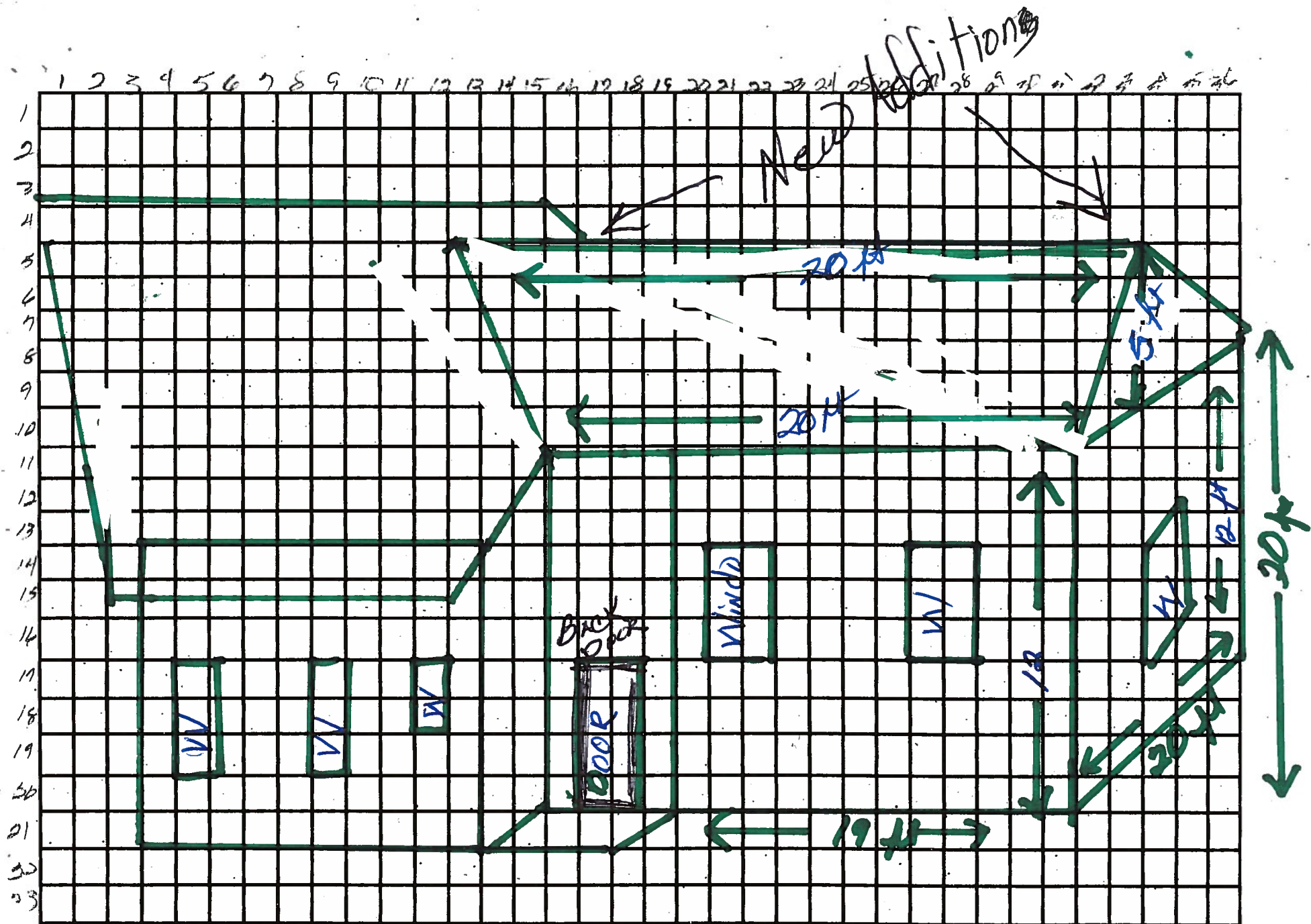
New
20x10

addition>

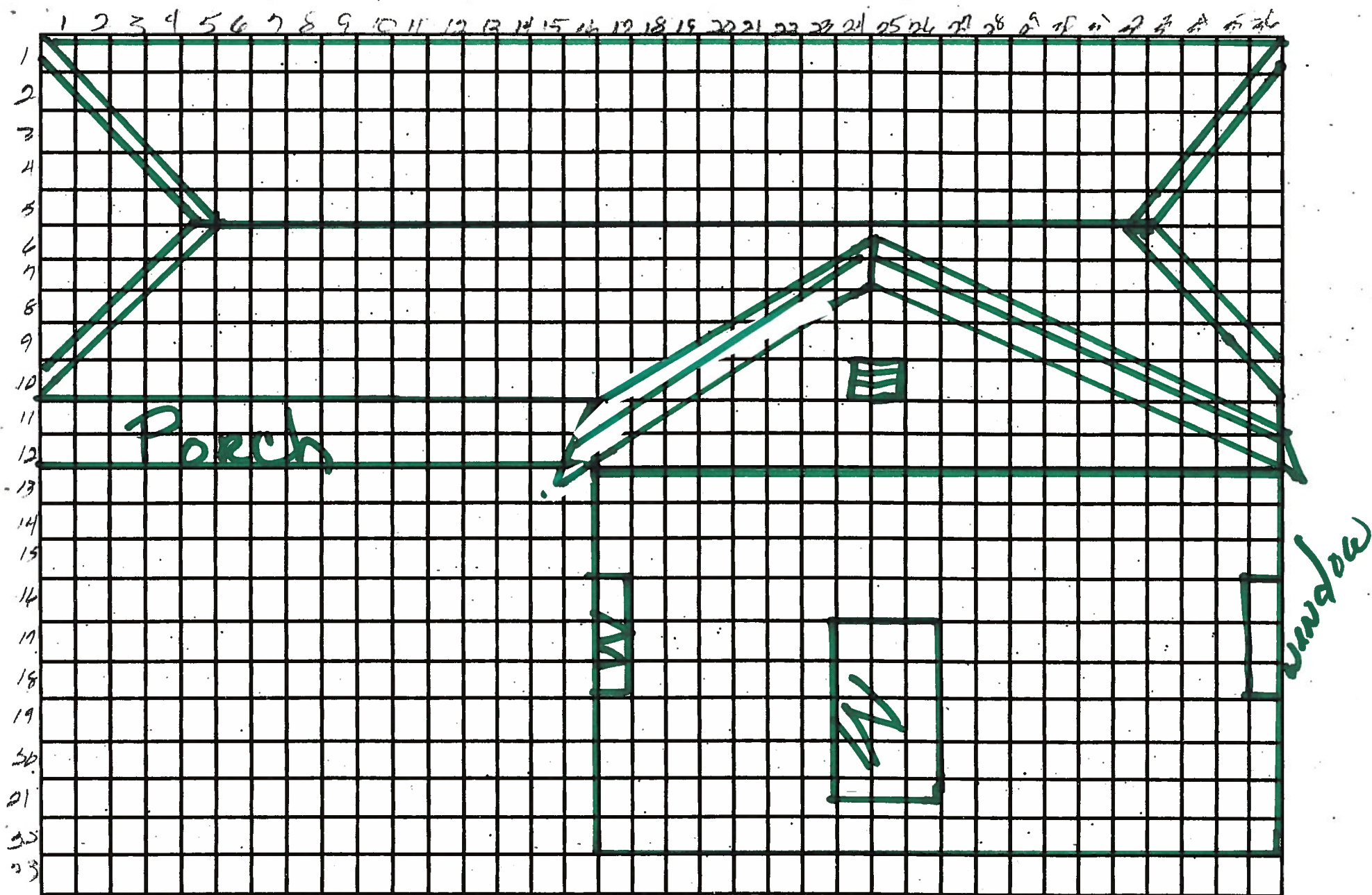


Garage

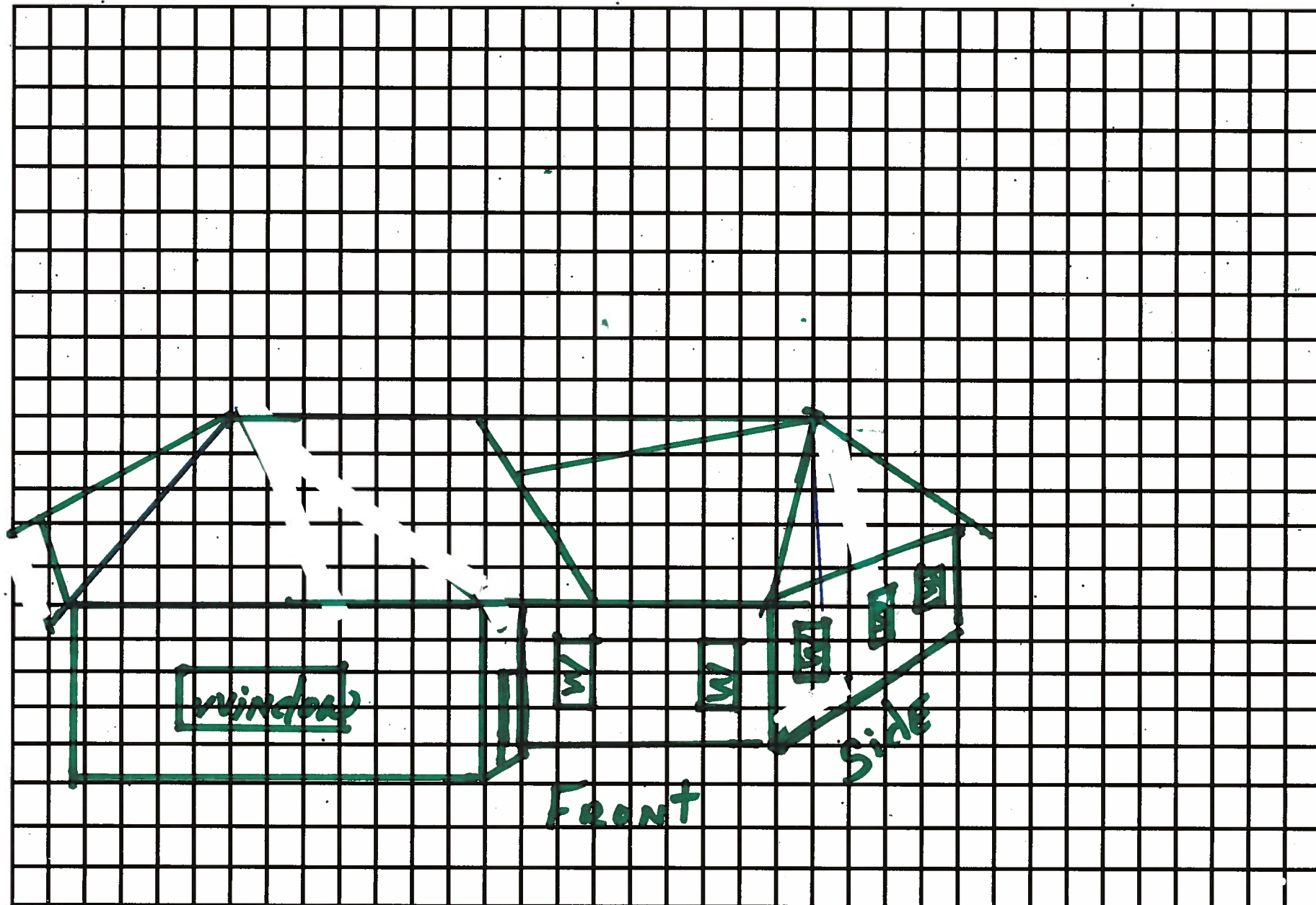
< existing garage

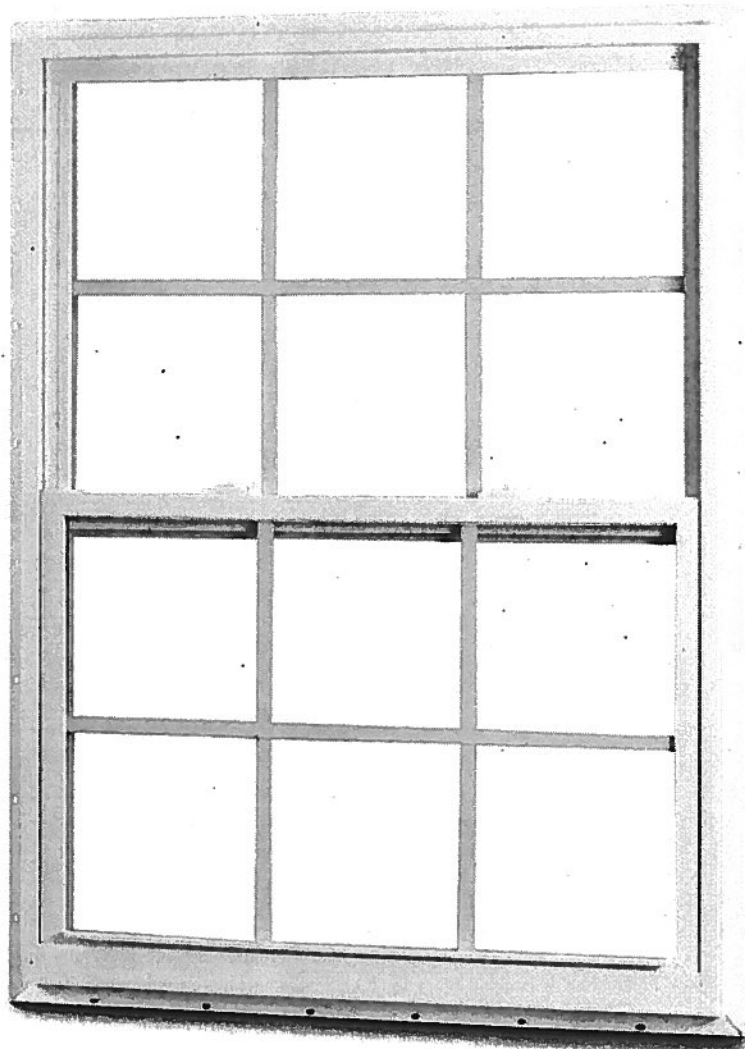


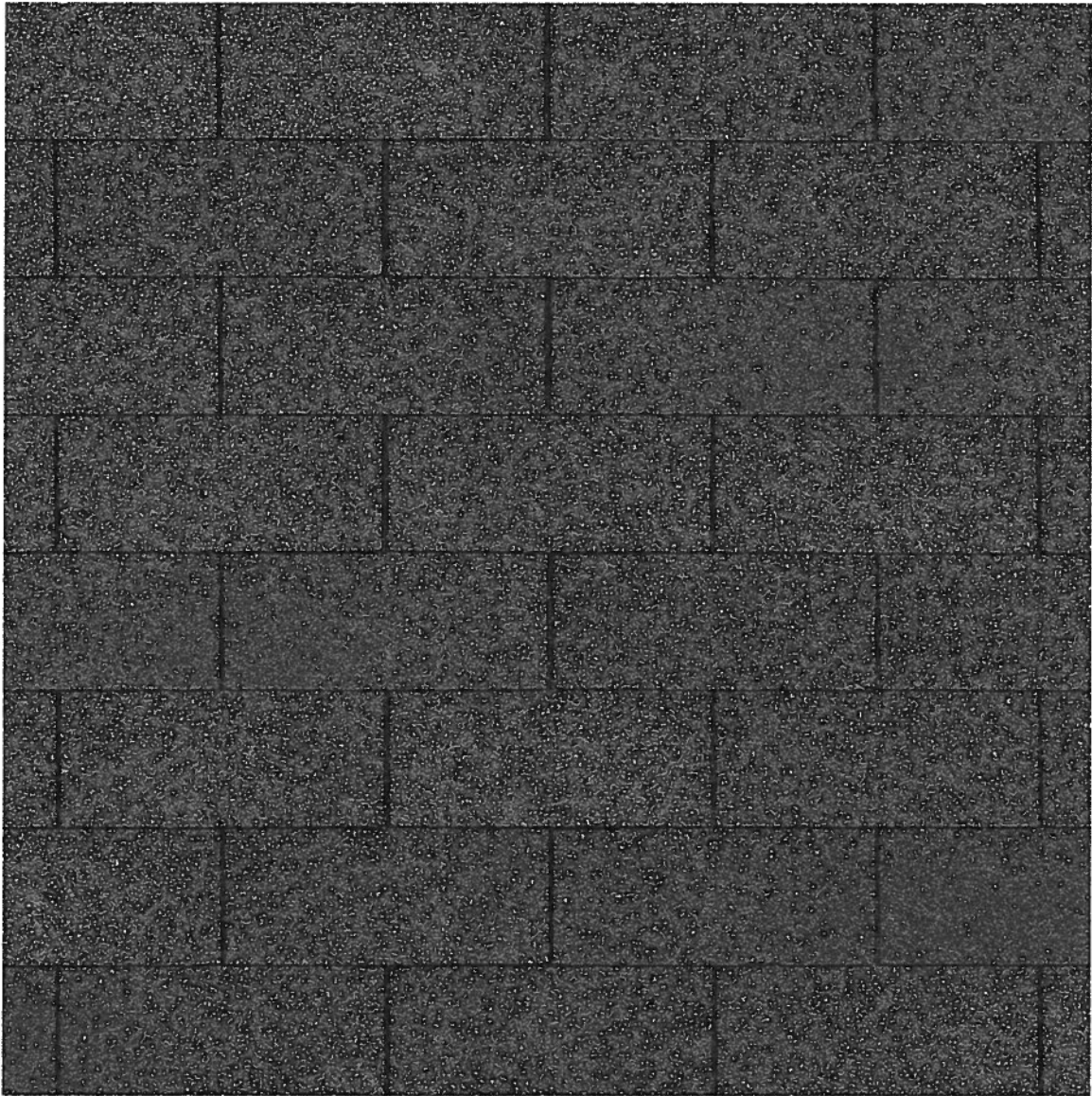
BACK 20x19x20



Back



















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 Your Store
Cambray Hello
mary

99+

Item	How To Get It	Unit Price	Qty	Item Total
 2 in. x 6 in. x 12 ft. #2 and Better Kiln-Dried Heat Treated Spruce-Pine-Fir Lumber Model # 161756	 Pick Up In Store Today FREE 286 in stock today at: Cambray #0581 San Antonio, TX 78229 change store	\$7.23	25	\$180.75
	 Express Delivery from Store			
			Add to List Remove	
 2 in. x 4 in. x 10 ft. Standard and Better Kiln-Dried Heat Treated Spruce-Pine-Fir Lumber Model # 161659	 Pick Up In Store Today FREE 744 in stock today at: Cambray #0581 San Antonio, TX 78229 change store	\$3.89	100	\$389.00
	 Express Delivery from Store			
			Add to List Remove	
 WeatherShield 6 in. x 6 in. x 8 ft. #2 Pressure-Treated Timber Model # 260691	 Pick Up In Store Today FREE 43 in stock today at: Cambray #0581 San Antonio, TX 78229 change store	\$20.37	20	\$407.40
	 Express Delivery from Store			
			Add to List Remove	
 Quikrete 80 lb. Concrete Mix Model # 110180	 Pick Up In Store Today FREE 556 in stock today at: Cambray #0581 San Antonio, TX 78229 change store	\$2.88 \$3.40 Save 15% <small>Price Valid: 06/29/2016 -07/06/2016</small>	60	\$172.80
	 Express Delivery from Store			
Get Bulk Pricing of \$2.30 on this item when you purchase at least 84.0 units.			Add to List Remove	

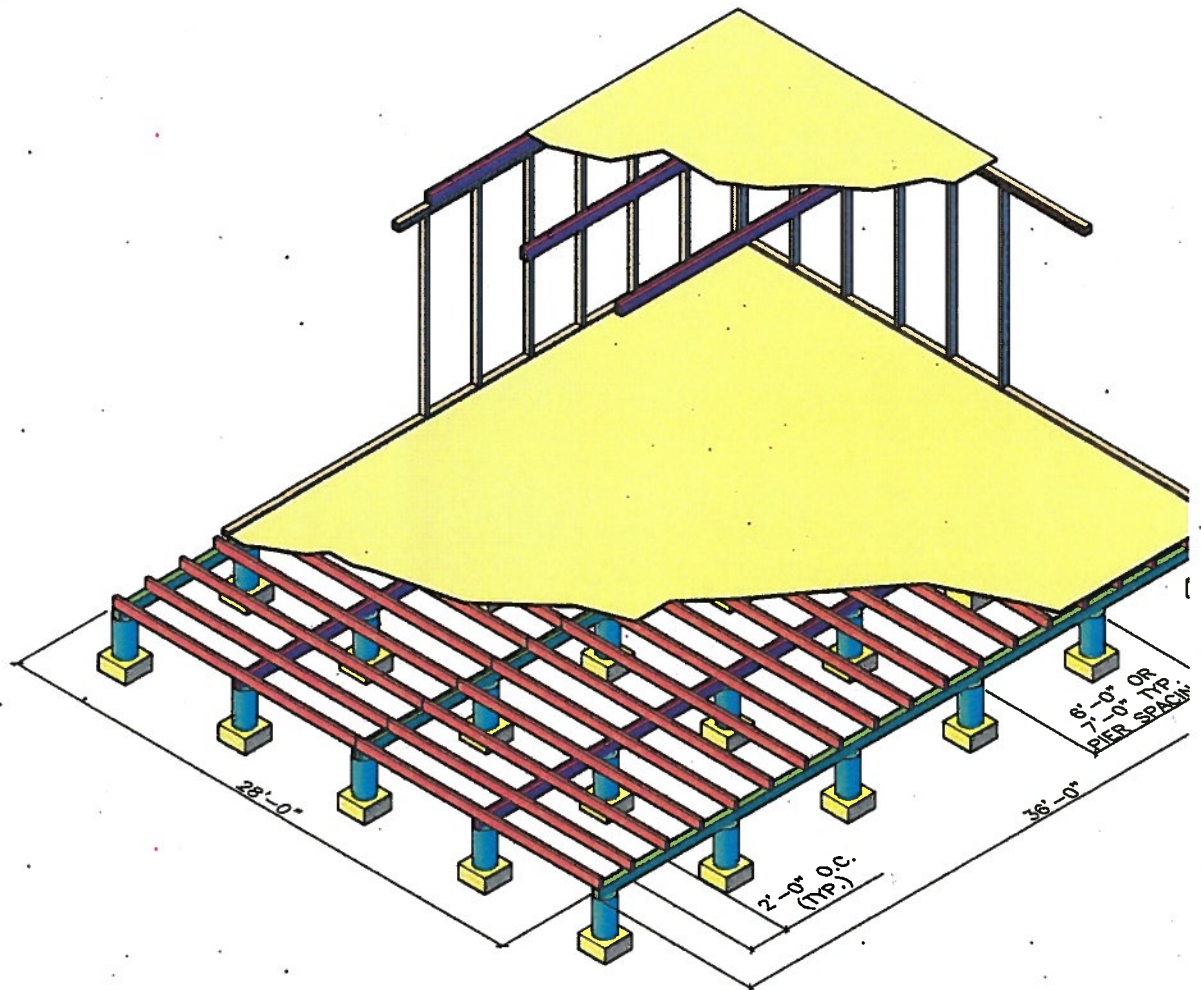
Questions? We can help.

See our [online FAQs](#) if you have questions

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Sales Tax (determined in later step)	----
Estimated Subtotal	\$1,149.95
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Pier & Beam

SELECTING AN APPROPRIATE REPLACEMENT

6.B.iv. 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.



Recommended stipulations for replacement:

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Details to avoid:



- Vinyl product changes the material
- Window is not recessed within frame
- Sash components do not feature traditional dimensions



- Track insert alters profile
- Meeting rails thicker than original
- Low-e coating alters hue and reflectivity



- Window trim and sill detail not consistent with original

SELECTING WINDOWS FOR NEW BUILDINGS

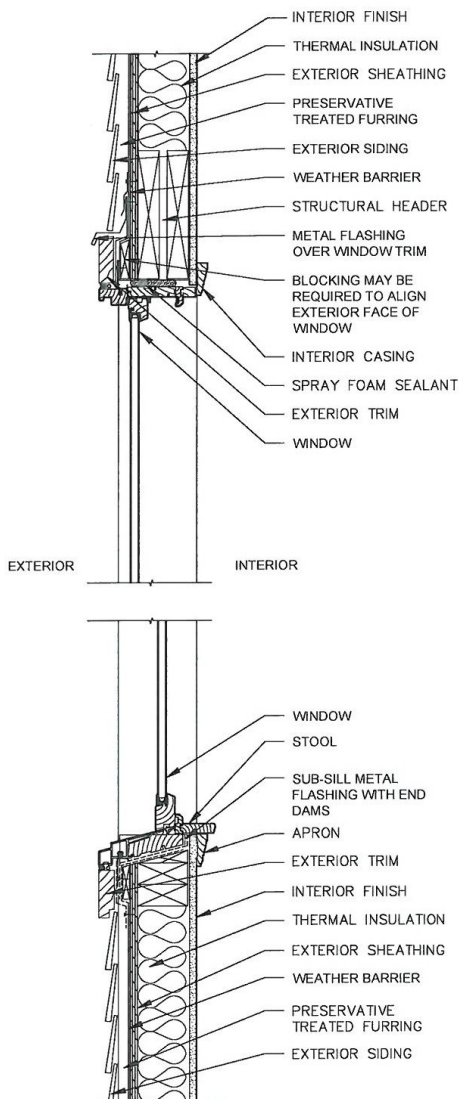
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

Examples in New Construction:



Block Frame



(not recommended)



Flush Flange