

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 11

HDRC CASE NO: 2016-522
ADDRESS: 841 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2917 BLK 6 LOT E IRR 67 FT OF S 43.43 FT OF 11
ZONING: RM-4,H,RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Carlos Villarreal
OWNER: Carlos Villarreal
TYPE OF WORK: Exterior modifications, hardscaping, addition
REQUEST:

The applicant is requesting conceptual approval to perform exterior modifications to the primary historic structure including altering each elevation, the height and roof form.

APPLICABLE CITATIONS:

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

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.
- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

FINDINGS:

- a. The structure at 841 E Guenther was constructed circa 1948 and features traditional architectural elements

including a side gabled roof, a shed front porch roof and front porch columns. The structure features many modifications as well as construction materials that are indicative of its age, including walls consisting primarily of concrete masonry units.

- b. 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.
- c. This case was reviewed by the Design Review Committee on September 27, 2016. At that meeting, committee members asked questions regarding the existing structure's condition, asked questions regarding existing site conditions, noted that the proposed modifications would bring a large change to the structure's massing and that the proposed modifications seemed to have a random aspect to them; that they seemed disconnected from each other. This case was reviewed by the DRC a second time on October 26, 2016. At that meeting, committee members noted that the proposed roof structure was unbalanced, that there appeared to be too much roofing, that the proposed dormers were creating elevations that are architecturally inappropriate and noted that the installation of wood windows is appropriate. This case was reviewed a third time by the DRC on November 9, 2016. At that meeting, committee members noted that the proposed carport should be appropriately scaled, that the front elevation should be retained as it currently exists, that new roof should not be tied to the historic roof structure, that the proposed balcony should not be tied to the historic roof structure and that the addition of a third dormer is not appropriate. This case was reviewed a fourth time by the DRC on January 10, 2017, where commissioners noted that the proposed new design is significantly improved over the previous design and noted that all columns needed definition including capitals and bases.
- d. **HEIGHT, DORMER AND ROOFING MODIFICATIONS** – The applicant has proposed to alter the existing roof form by removing the existing roof's dormers and increase the ridge height to 26' – 5". The applicant has proposed to maintain the side gable as well as front shed roof forms and the massing of the structure's first floor. While the applicant is modifying the structure's height and partially modifying the structure's form, staff finds the proposed new massing and roof forms appropriate.
- e. **BALCONY CONSTRUCTION** – The applicant has proposed to remove the existing balcony on the southeast façade and construct a balcony that wraps from the southeast façade to the west façade. The applicant has also proposed to construct a double height front porch to feature massing similar to the wrap around balconies on the front façade. The proposed balcony and porch massing are generally consistent with historic architectural forms found in the King William Historic District. Staff finds the proposed alterations appropriate.
- f. **ADDITION** – To the side of the existing structure, the applicant has proposed to construct an addition to feature a mudroom and storage closet. The applicant has proposed for the addition to feature a setback from the primary façade of the structure. The Guidelines for Additions state that additions should be sited at the side or rear of the building whenever possible to minimize view of the addition from the public right of way. The applicant has noted that due site constraints, the proposed addition must exist at this location. Staff finds that the applicant's proposed location appropriate given the proposed setback from the primary façade as well as the subordinate massing of the addition.
- g. **EXTERIOR MODIFICATION** – The applicant has proposed to modify many of the structure's original window openings including the relocation of some openings and the resizing of others. The applicant has proposed openings that generally are comparable to those found throughout the King William Historic District. Staff finds the proposed openings generally appropriate.
- h. **MATERIALS** – The applicant has proposed materials that are generally appropriate and consistent with the Guidelines. These materials include a standing seam metal roof, wood windows and doors.
- i. **DRIVEWAY** – The applicant has proposed a new driveway on the west side of the lot to feature a ribbon strip driveway. The proposed design of the driveway does not lead to a parking location at the side or rear of the property. Staff finds that the installation of a driveway at this location facilitates front yard parking, which is inconsistent with the Guidelines.

RECOMMENDATION:

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

- i. That the applicant proposed an alternative parking location that will not result in front yard parking.
- ii. That the applicant provide a detailed landscaping plan prior to returning to the HDRC for final approval.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2016

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San Antonio River

E Guenther St

841 East Guenther Street

San Antonio River
Eagleland

E Guenther St

Eagleland Dr

Wicks St



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

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

DATE: SEPTEMBER 27, 2016

HDRC Case#

ADDRESS: 841 E GUENTHER

Meeting Location: 1401 S ALAMO

APPLICANT: CARLOS VILLARREAL

DRC Members present: MICHAEL GUARINO, DESIREE SALMON, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present:

REQUEST: EXTERIOR MODIFICATIONS, MASSING MODIFICATIONS

COMMENTS/CONCERNS: ALL QUESTIONS REGARDING EXISTING STRUCTURE'S
CONDITION, QUESTIONS REGARDING EXISTING SITE CONDITIONS, FRONT
PARKING MAY BE ACCEPTABLE; VARIANCE MAY BE NEEDED, BUT ONLY
IF NO OTHER PARKING IS AVAILABLE, CAN EXISTING CURB LOT BE
UTILIZED? PROPOSED MODIFICATIONS BRING A BIG CHANGE TO THE EXISTING
ELEVATIONS. THE PORCH EXTENSION HEAVILY MODIFIES THE EXISTING
MASSING. WHAT IS THE OVERALL HEIGHT THAT THE ROOF RINGE WILL

BE RAISED/CHANGED? AMG: ALL PROPOSED MODIFICATIONS SHOULD BE
CLEARLY NOTED/SHOWN, A MATERIALS PAGE SHOULD BE PROVIDED.

COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐

APPROVE WITH COMMENTS/STIPULATIONS:

NO ACTION TAKEN

Anticipating Non contributing STATUS

[Signature]
Committee Chair Signature (or representative)

9/27/16
Date

AMG: ADDITIONAL DRC SESSIONS SHOULD BE CONSIDERED AS APPROACHING FINAL APPROVAL.

MG: THE PROPOSED MODIFICATIONS SEEM TO HAVE A RANDOM ASPECT-- THEY SEEM DISCONNECTED FROM EACH OTHER.



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

Historic and Design Review Commission
~~Demolition and Designation Committee~~
DESIGN REVIEW COMMITTEE

DATE: OCTOBER 26, 2016

HDRC Case#

ADDRESS: 841 E GWENTHER

Meeting Location: 1901 S ALAMO

APPLICANT: CARLOS VILLARREAL

HDRC Members present: DESIREE SALMON, DANIEL LAZARINE

Staff present: EDWARD HALL

Others present:

REQUEST: EXTERIOR MODIFICATIONS, LANDSCAPING

COMMENTS/CONCERNS: AL: QUESTIONS REGARDING THE EXISTING FOUNDATION,
AS: SUGGESTIONS ON THE LAYOUT OF PRESENTATION DOCUMENTS. AL: THE
PROPOSED ROOF IS ~~OVERHANGING~~ OFF BALANCE; THERE APPEARS TO
BE TOO MUCH ROOF. QUESTIONS REGARDING SQUARE FOOTAGE. THE
VARIOUS BANNER ELEMENTS ARE CREATING ELEVATIONS THAT ARE
ARCHITECTURALLY INAPPROPRIATE. QUESTIONS REGARDING WINDOW
MATERIALS -- WOOD WINDOWS ARE APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

DESIREE SALMON

Committee Chair Signature (or representative)

10.26.2016

Date



DATE: NOVEMBER 9, 2016

ADDRESS: 841 E GVENTHER

APPLICANT: CARLOS VILLAREAL

DRC Members present: TIM CONE

Staff present: EDUARDA HALL

Others present:

REQUEST: EXTERIOR MODIFICATIONS, ADDITION

COMMENTS/CONCERNS: IL QUESTIONS REGARDING PROPOSED MODIFICATIONS TO THE EXISTING FLOORPLAN. CARPORT STRUCTURE SHOULD BE SEPARATELY SCALE/MASSED - SET BACK FROM FRONT FACADE. MAIN ELEVATION SHOULD BE RETAINED, ADD MASSING AT ~~REAR~~ EACH SIDE. NEW ROOFS SHOULD NOT BE TIED TO THE HISTORIC ROOF, BALCONY SHOULD NOT BE TIED TO THE HISTORIC ROOF. THE ADDITION OF A THIRD DORMER IS ~~NOT~~ NOT APPROPRIATE WITHIN A HISTORIC DISTRICT.

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

Date _____



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

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

DATE: JANUARY 10, 2017 HDRC Case# _____

ADDRESS: 841 E GUENTHER Meeting Location: 1901 S ALAMO

APPLICANT: ~~XXXX~~ CARLOS VILLARREAL

DRC Members present: MICHAEL GUARINO, JOHN LAFFOON

Staff present: EDWARD HALL

Others present: _____

REQUEST: EXTERIOR MODIFICATIONS, ADDITION

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING PROPOSED MATERIALS.

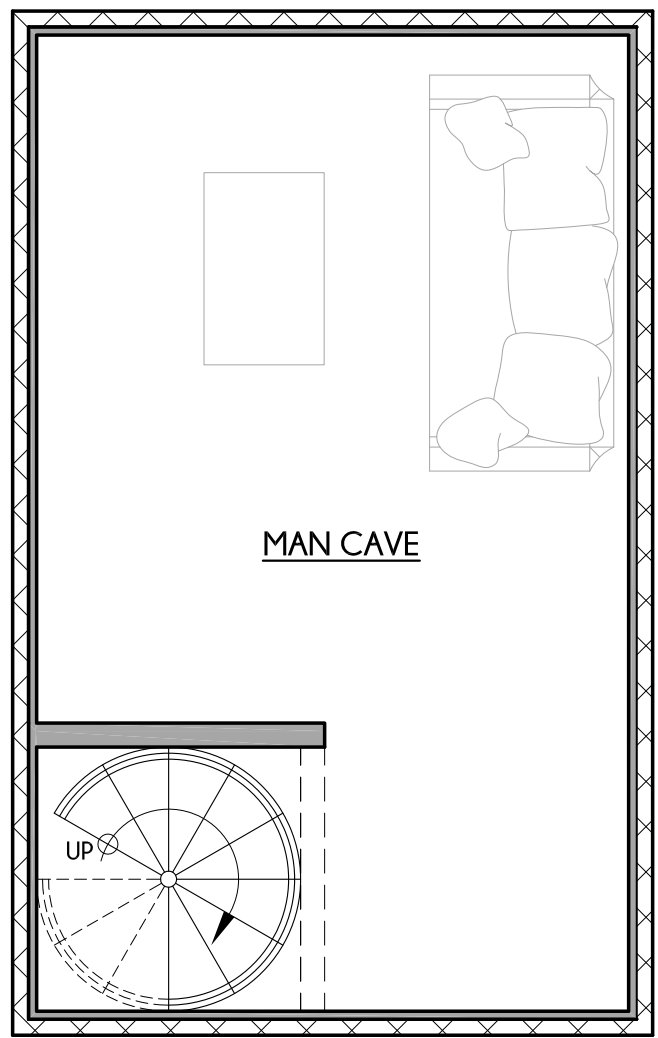
MG: IN THE PREVIOUS DESIGN, CONCERN WAS WITH THE PROPOSED MODIFIED
~~ROOF~~ DORMERS. THE CURRENT DESIGN DOES NOT FEATURE THIS ISSUE.

JL: THE PROPOSED NEW DESIGN IS SIGNIFICANTLY IMPROVED OVER THE
PREVIOUS DESIGN. MG: ALL COLUMNS NEED SOME DEFINITION; CAPITALS
AND BASES ARE NEEDED - 6x6 DIMENSION IS APPROPRIATE.

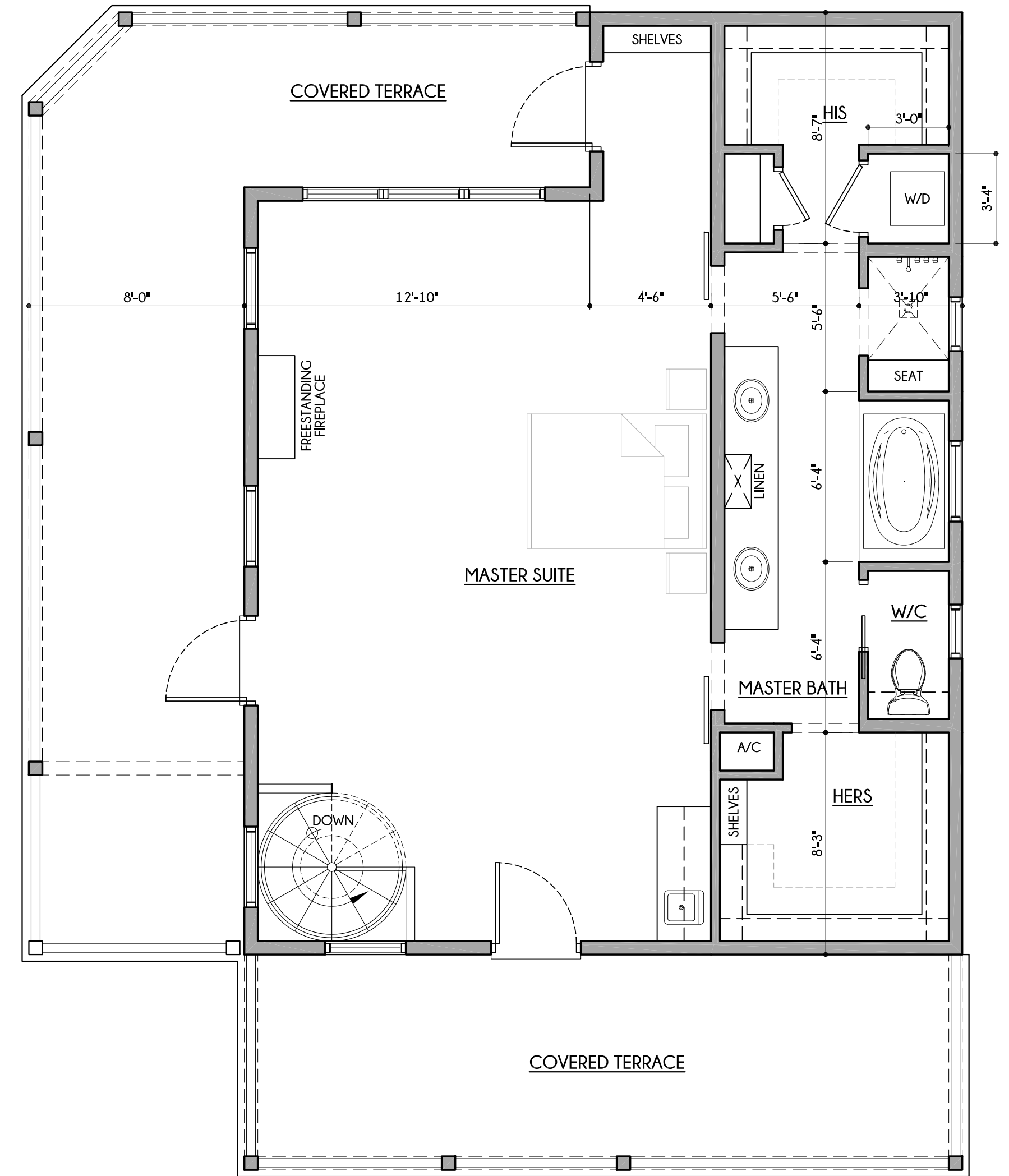
COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

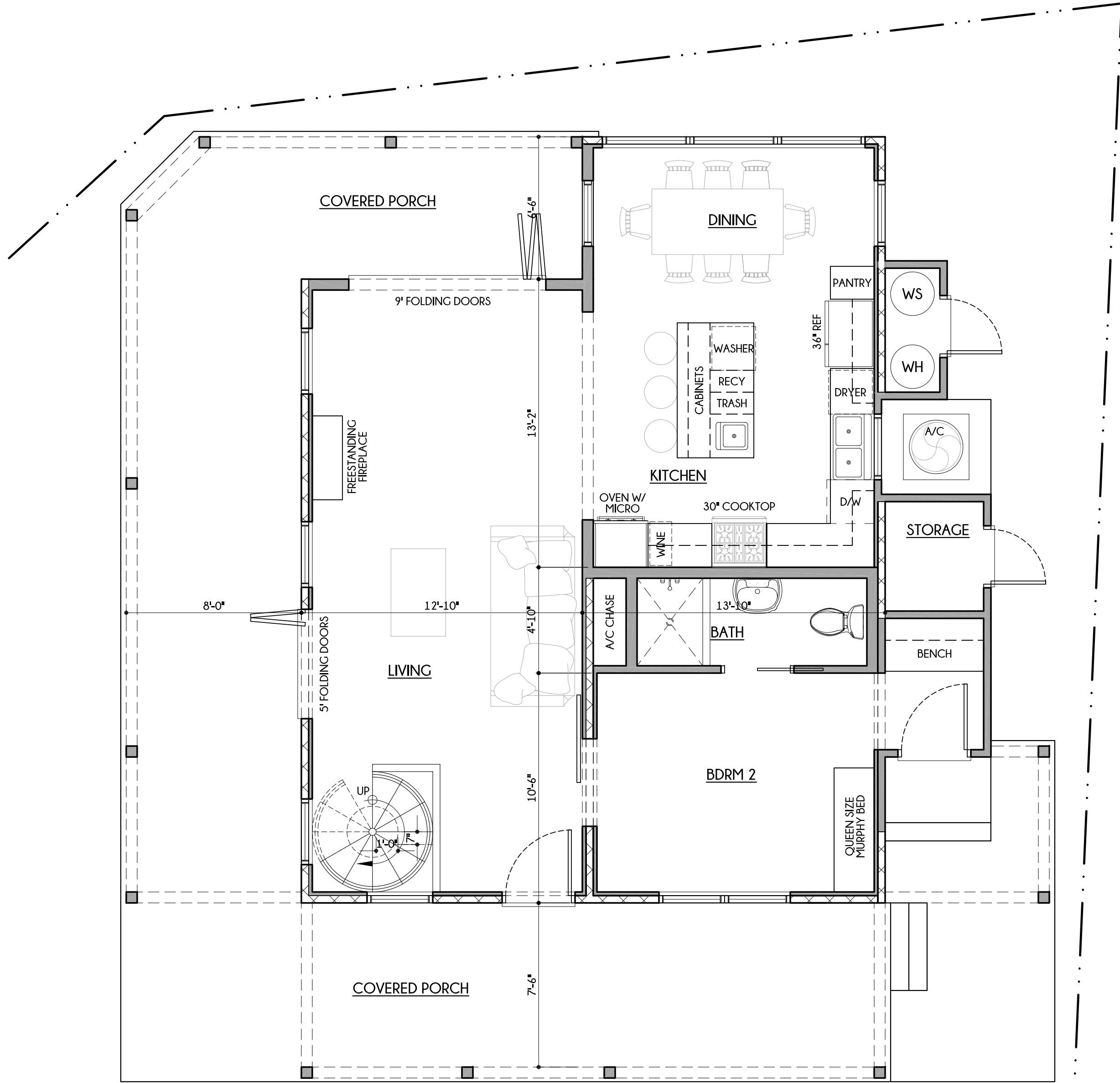
1/10/17
Date



3 BASEMENT PLAN
1/4"=1'-0"



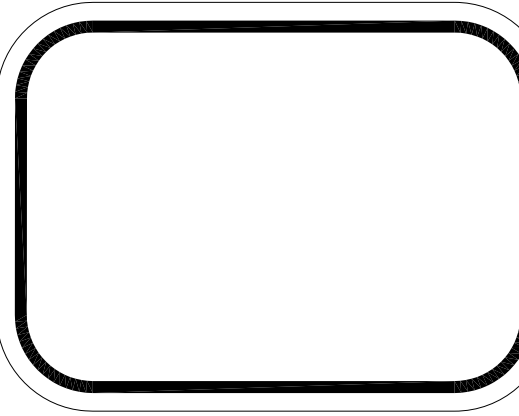
2 SECOND FLOOR PLAN
1/4"=1'-0"



1 FIRST FLOOR PLAN
1/4"=1'-0"

ADDITIONS AND RENOVATIONS TO THE
VILLARREAL - BARRERA
RESIDENCE
841 E. GUENTHER
SAN ANTONIO
TEXAS

| | |
|-------------|---------|
| DATE: | 1-19-17 |
| DRAWN BY: | JZ |
| CHECKED BY: | JZ |
| REVIEWED: | |
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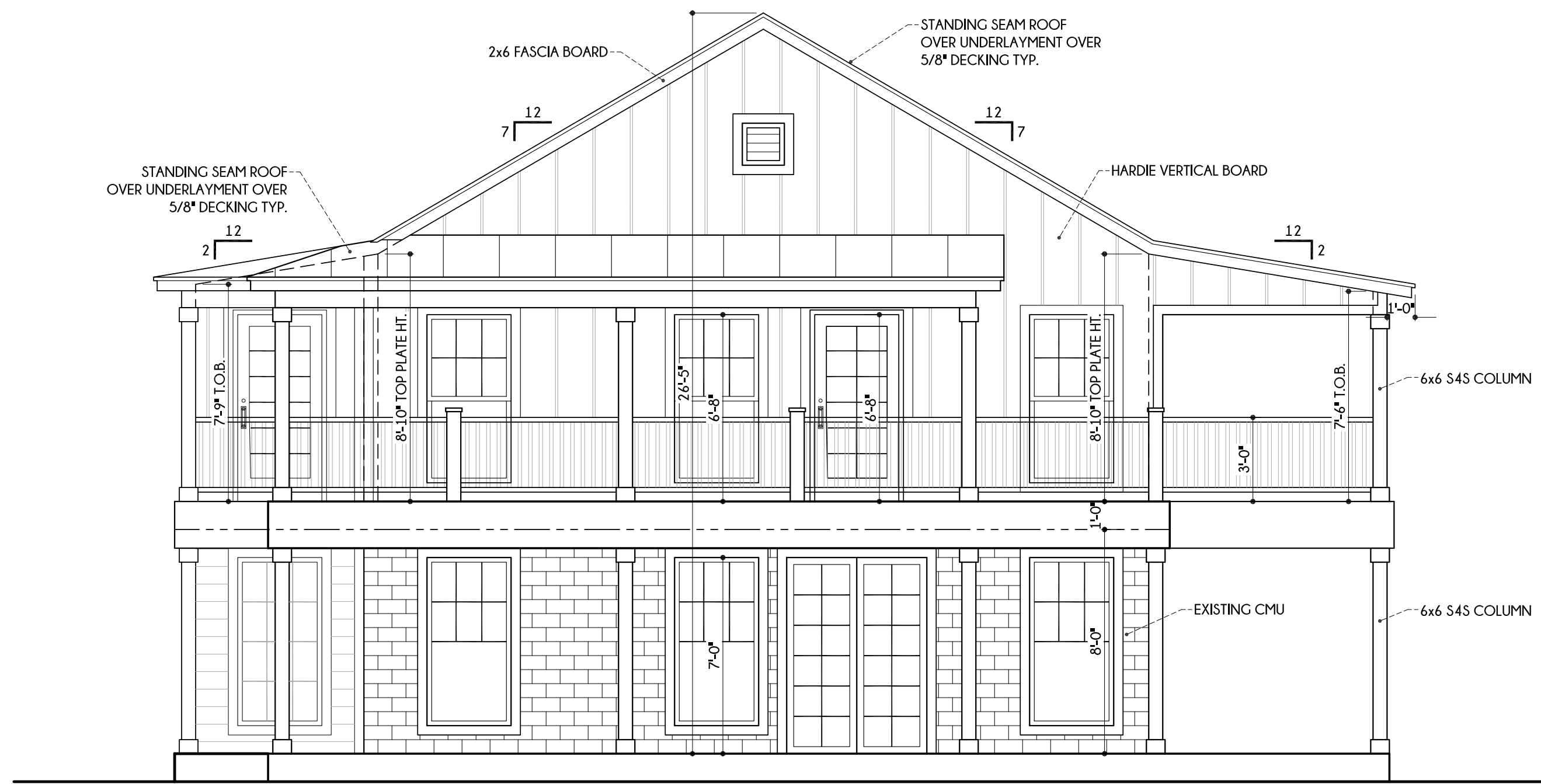
SHEET NO:
A1
FLOOR PLANS
1 OF -- SHEETS



SILAS LACEY
DESIGN & CONSTRUCTION
ADMINISTRATION

PHONE: (210) 601.2391
EMAIL: info@silaslacey.com
WEBSITE: silaslacey.com

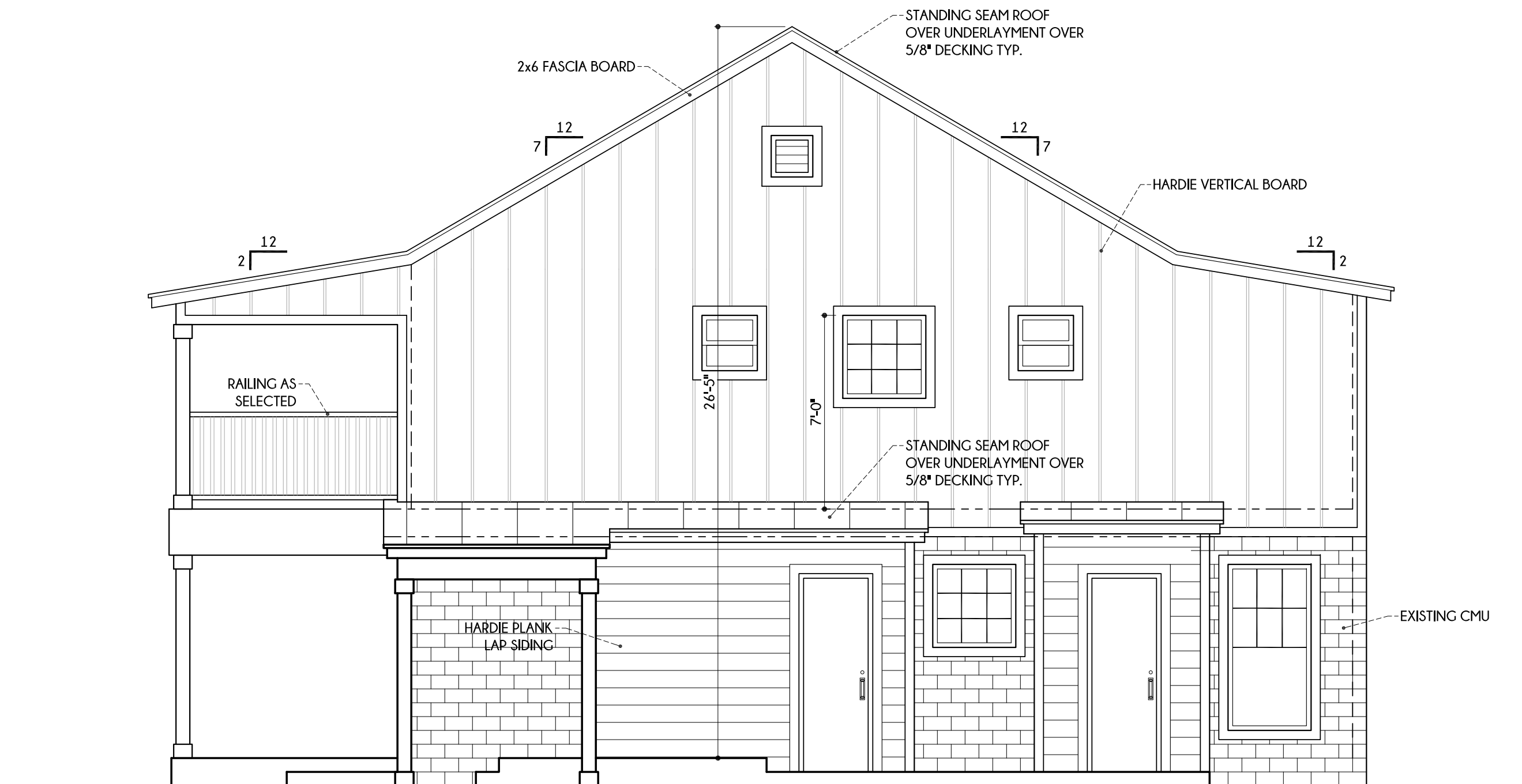
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3 LEFT ELEVATION
1/4"=1'-0"



1 FRONT ELEVATION
1/4"=1'-0"



4 RIGHT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"

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ADDITIONS AND RENOVATIONS TO THE
VILLARREAL - BARRERA
RESIDENCE
841 E. GUENTHER
SAN ANTONIO TEXAS

DATE: 1-19-17
DRAWN BY: JZ
CHECKED BY: JZ
REVIEWED:

SHEET NO:
A2
PROPOSED ELEVATIONS
2 OF -- SHEETS



3 EXISTING LEFT ELEVATION
1/4"=1'-0"



1 EXISTING FRONT ELEVATION
1/4"=1'-0"



4 EXISTING RIGHT ELEVATION
1/4"=1'-0"



2 EXISTING REAR ELEVATION
1/4"=1'-0"

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VILLARREAL - BARRERA
RESIDENCE
841 E. GUENTHER
SAN ANTONIO TEXAS

DATE: 1-19-17

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CHECKED BY: JZ

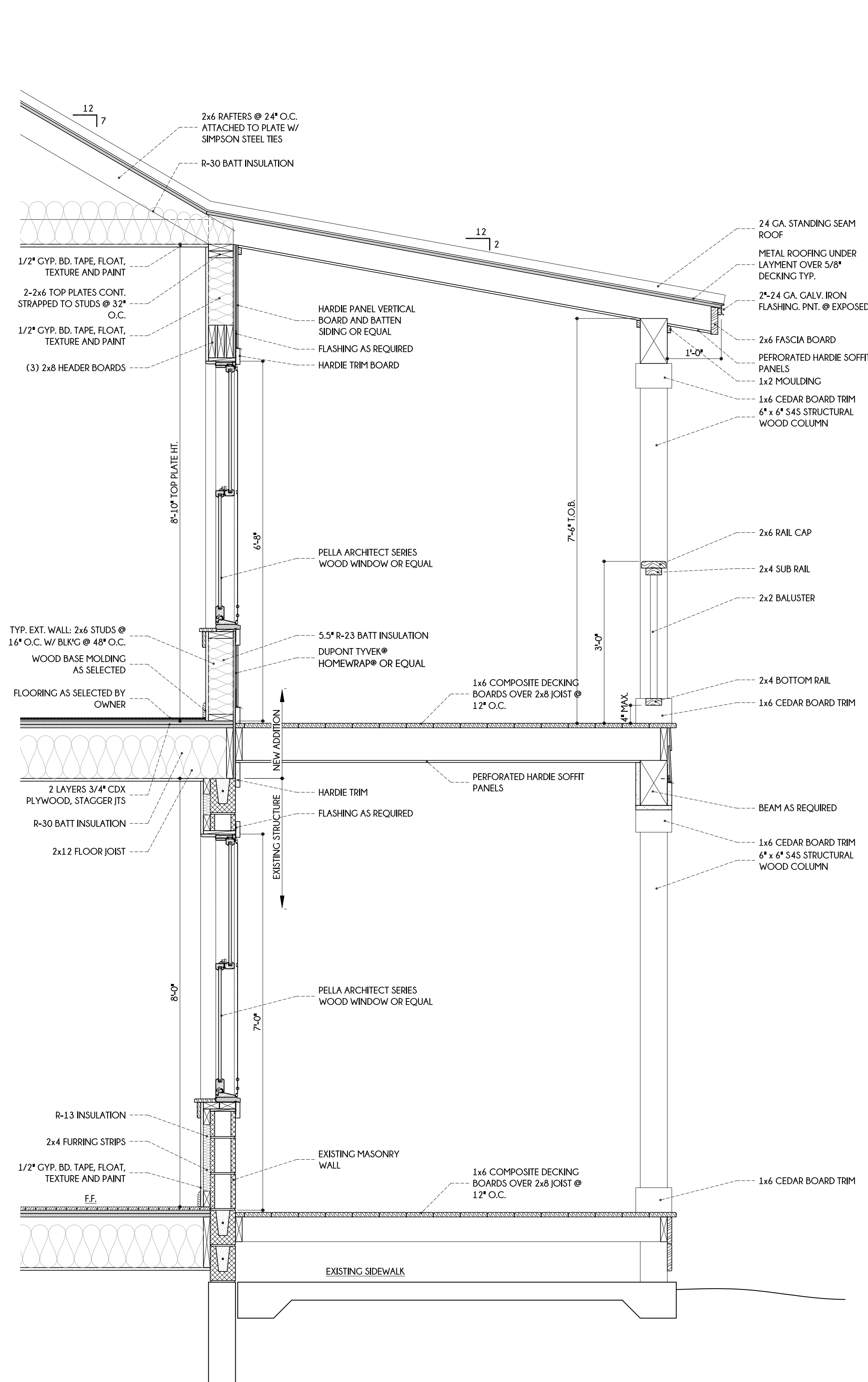
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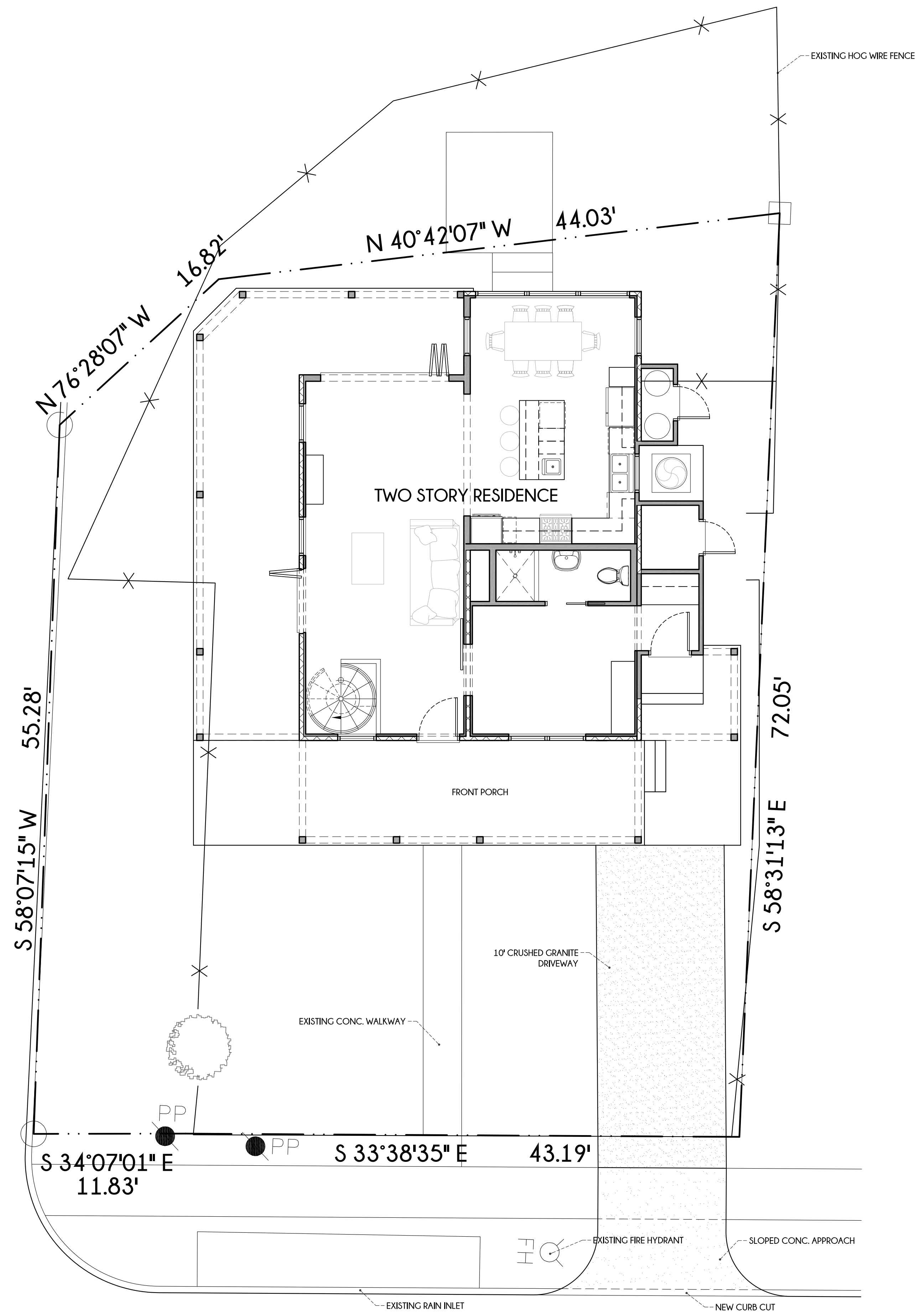
A3

EXISTING ELEVATIONS

3 OF -- SHEETS



2 SECTION THROUGH FRONT PORCH
3/4"=1'-0"



1 PROPOSED SITE PLAN
3/16"=1'-0"

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VILLARREAL - BARRERA
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| CHECKED BY: | JZ |
| REVIEWED: | |

SHEET NO:
A4
SITE PLAN
4 OF -- SHEETS

Front Elevation



Front Elevation



Front Elevation



Front Elevation



Rear Elevation



Rear Elevation



Rear Elevation



Rear Elevation



Left Elevation (Facing Eagleland)



Left Elevation (Facing Eagleland)



Left Elevation (Facing Eagleland)



Left Elevation (Facing Eagleland)



Right Elevation (Facing 837 E. Guenther)



Right Elevation (Facing 837 E. Guenther)



Right Elevation (Facing 837 E. Guenther)



Right Elevation (Facing 837 E. Guenther)

