HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2017

HDRC CASE NO:	**2017-091**
ADDRESS:	326 DONALDSON AVE
LEGAL DESCRIPTION:	NCB 1931 BLK 38 LOT 21
ZONING:	R-6
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	James Winterle
OWNER:	James Winterle
TYPE OF WORK:	Add rear deck off second floor

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to add a rear deck addition off 2nd story (approx. 250 sq ft).

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.
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:

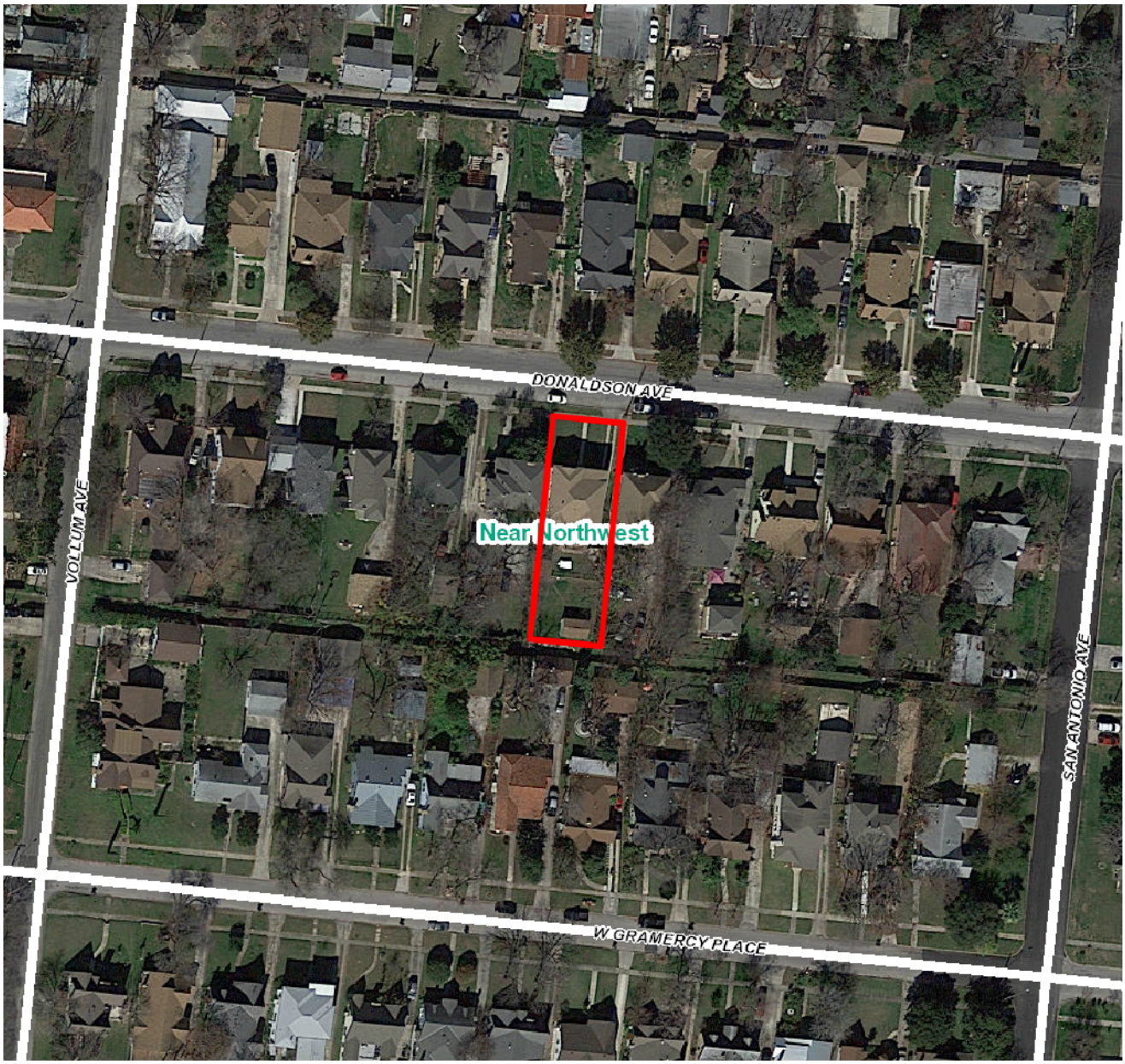
a. The structure at 326 Donaldson is a two-story Spanish Eclectic house located within the Monticello Park Historic District. The applicant is requesting approval to construct a second story wood deck with metal spiral staircase at the rear of the house.
b. According to the Historic Design Guidelines for Additions, the deck should be minimally seen from the public right-of-way. The porch should also be subordinate to the existing structure with a footprint that responds to the conditions of the lot. The rear deck addition will not be seen from the public right-of-way and is proportionally appropriate. Staff finds the proposal to be consistent with the guidelines.
c. Guideline 4.A.ii stipulates that architectural features be incorporated that keep with the architectural style of the original structure. The proposed rear addition incorporates similar materials found on the home without drawing undue attention and is consistent with the guidelines.
d. The addition of a rear second story deck is common within the context of the block. Staff finds the proposal acceptable.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

Powered by ArcGIS Server

Printed:Mar 01, 2017

Plans for Proposed Rear Deck Project to be Constructed at

326 Donaldson Ave
San Antonio, TX 78201

Parcel ID: NCB 1931, Block 38, Lot 21

Located within Monticello Park Historic District

Owner Contact:
James Winterle
210-240-9421
jimw1960@yahoo.com

Views of rear decks and landings on nearby neighboring properties.

Two houses west

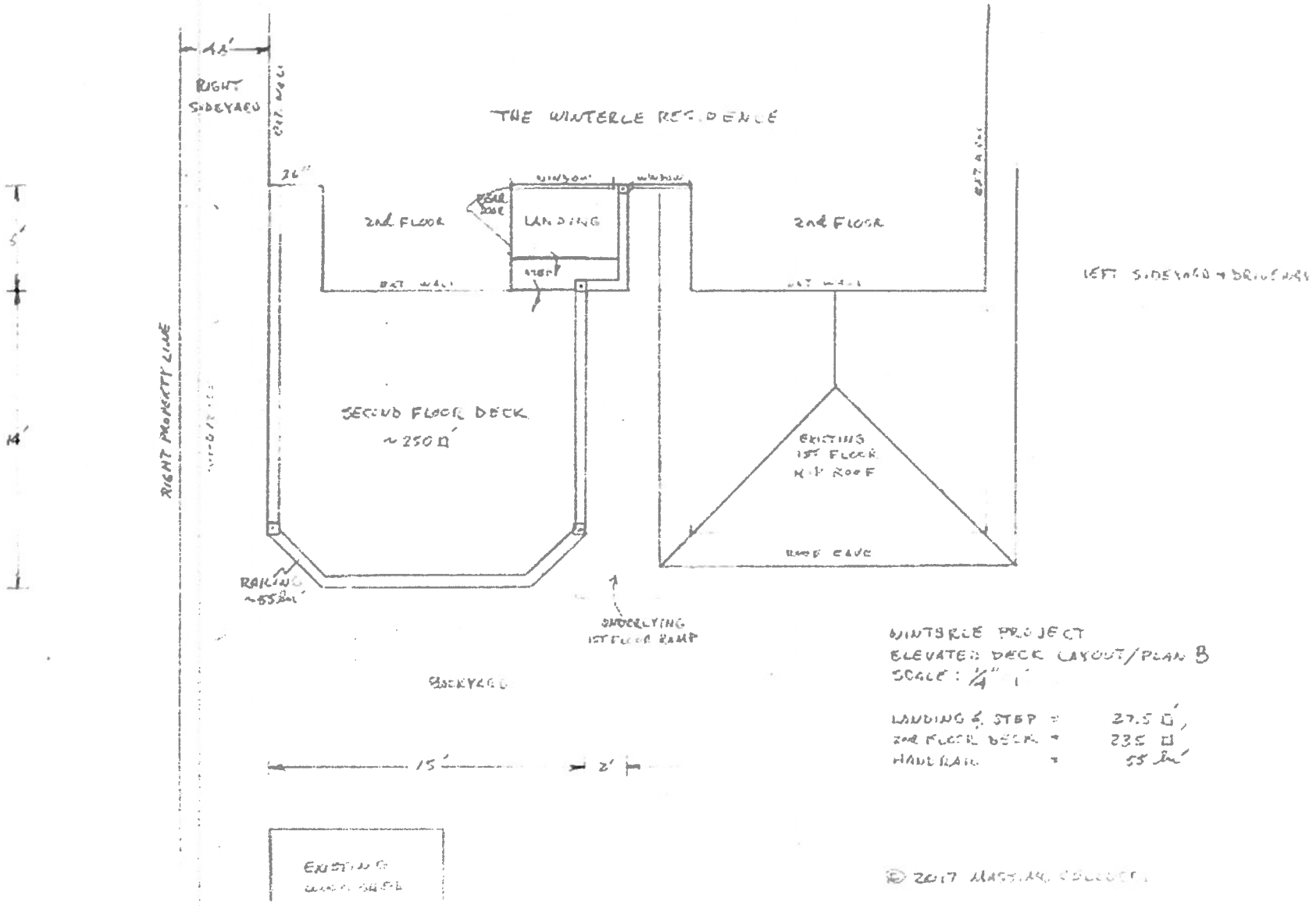
Neighbor on west side

Two houses east

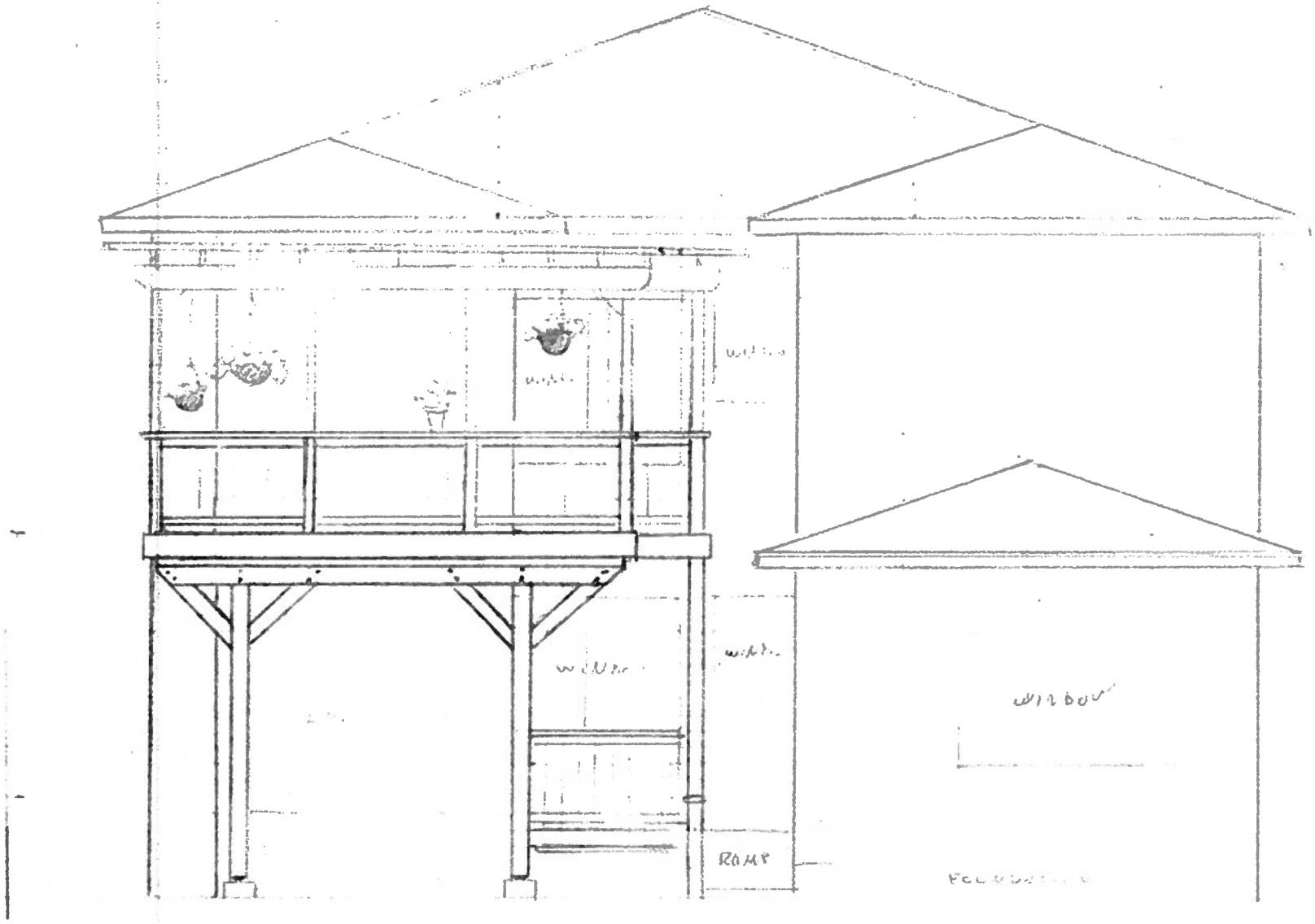
Additional views of rear of house
showing approximate height of deck

Original house design must have included some type of rear landing or balcony based on the stranded rear doorway and indications on stone façade where a previous structure had been mounted.

Rear deck design will include stained wood rails with round metal balusters consistent with upper porch on front of house

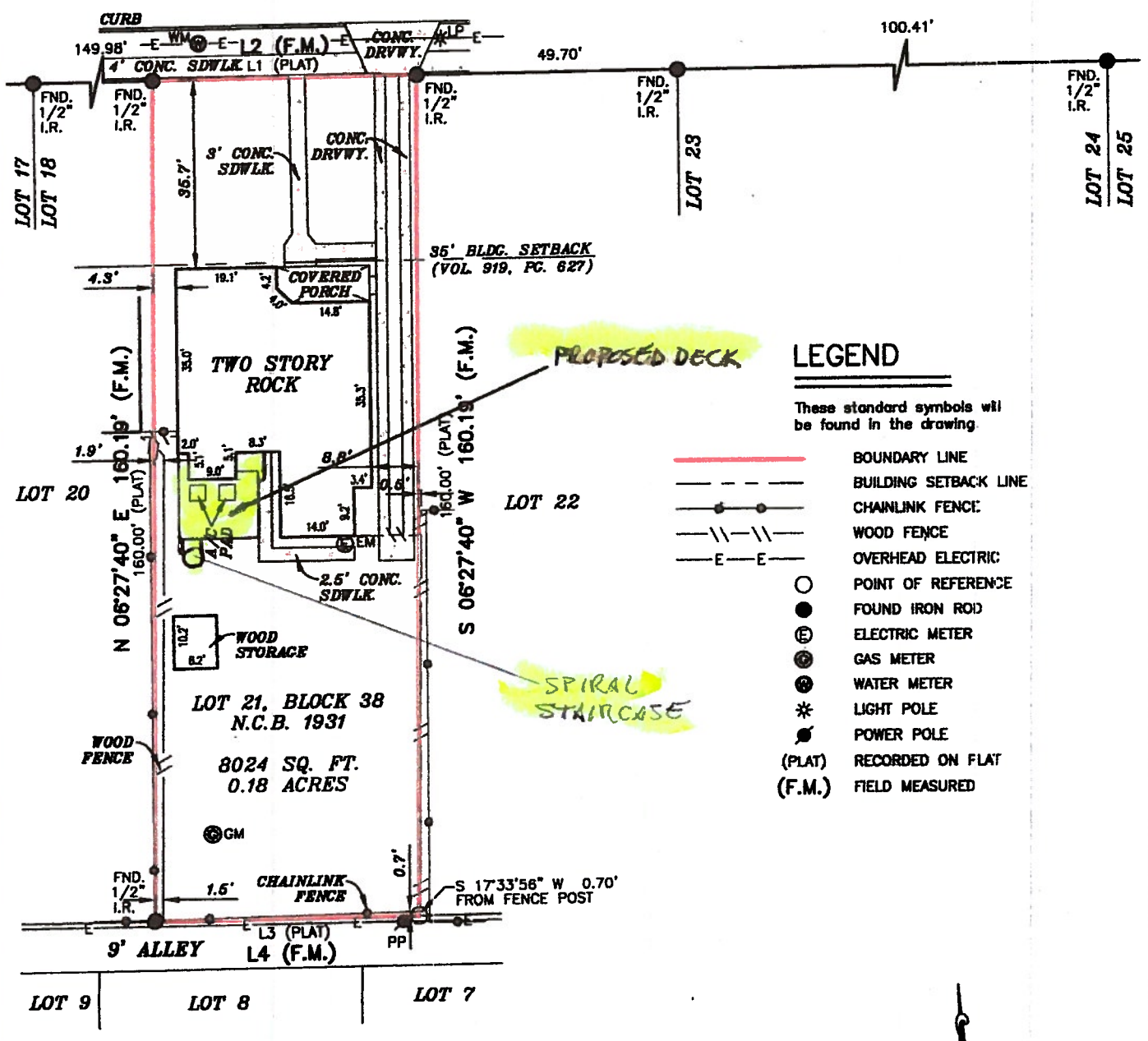


Plan view and dimensions of proposed deck, drawn to scale.



Elevation view of proposed deck project drawn to scale.

LINE	BEARING	DISTANCE
L1	--	50.00'
L2	S 84°07'22" E	50.09'
L3	--	50.00'
L4	N 84°07'22" W	50.09'



LEGEND

These standard symbols will be found in the drawing

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- POINT OF REFERENCE
- FOUND IRON ROD
- (E) ELECTRIC METER
- GAS METER
- WATER METER
- LIGHT POLE
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0385 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

I, DAVID N. DEIBEL, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PRESIDIO TITLE and SENTE MORTGAGE INC. that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JAMES R. WINTERLE AND FLORDELIS NUNO-WINTERLE
Address: 326 DONALDSON AVE. GF No. 2-142584

Legal Description of the Land:
Lot 21, Block 38, New City Block 1931, WOODLAWN TERRACE, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 642, Page 130, Deed and Plat Records of Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 642, PAGE 130, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS VOLUME 919, PAGE 627, DEED RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

AMERISURVEYORS L.L.C
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258
Phone: (210) 347-2200 Fax: (210) 320-1043

FINAL "AS-BUILT" SURVEY

JOB NO.:	1501025570	NO.	REVISION	DATE
DATE:	01/19/15			
DRAWN BY:	MN/DA/GC			
APPROVED BY:	DND			

STATE OF TEXAS REGISTERED DAVID N. DEIBEL 6328 PROFESSIONAL LAND SURVEYOR

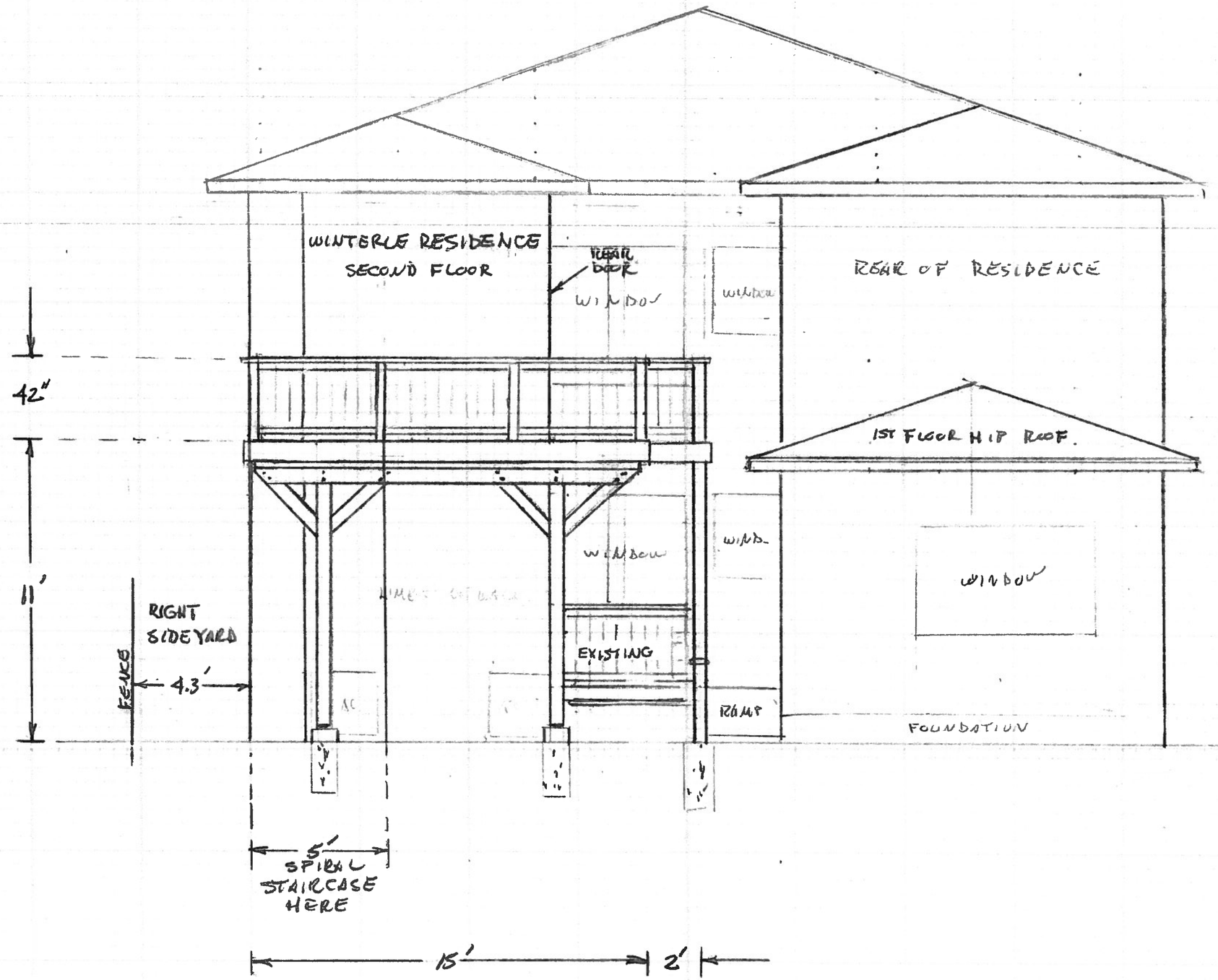
DAVID N. DEIBEL, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6328

WINTERLE PROJECT

SECOND FLOOR DECK REAR ELEVATION C. SHOWING LOCATION OF SPIRAL STAIRCASE

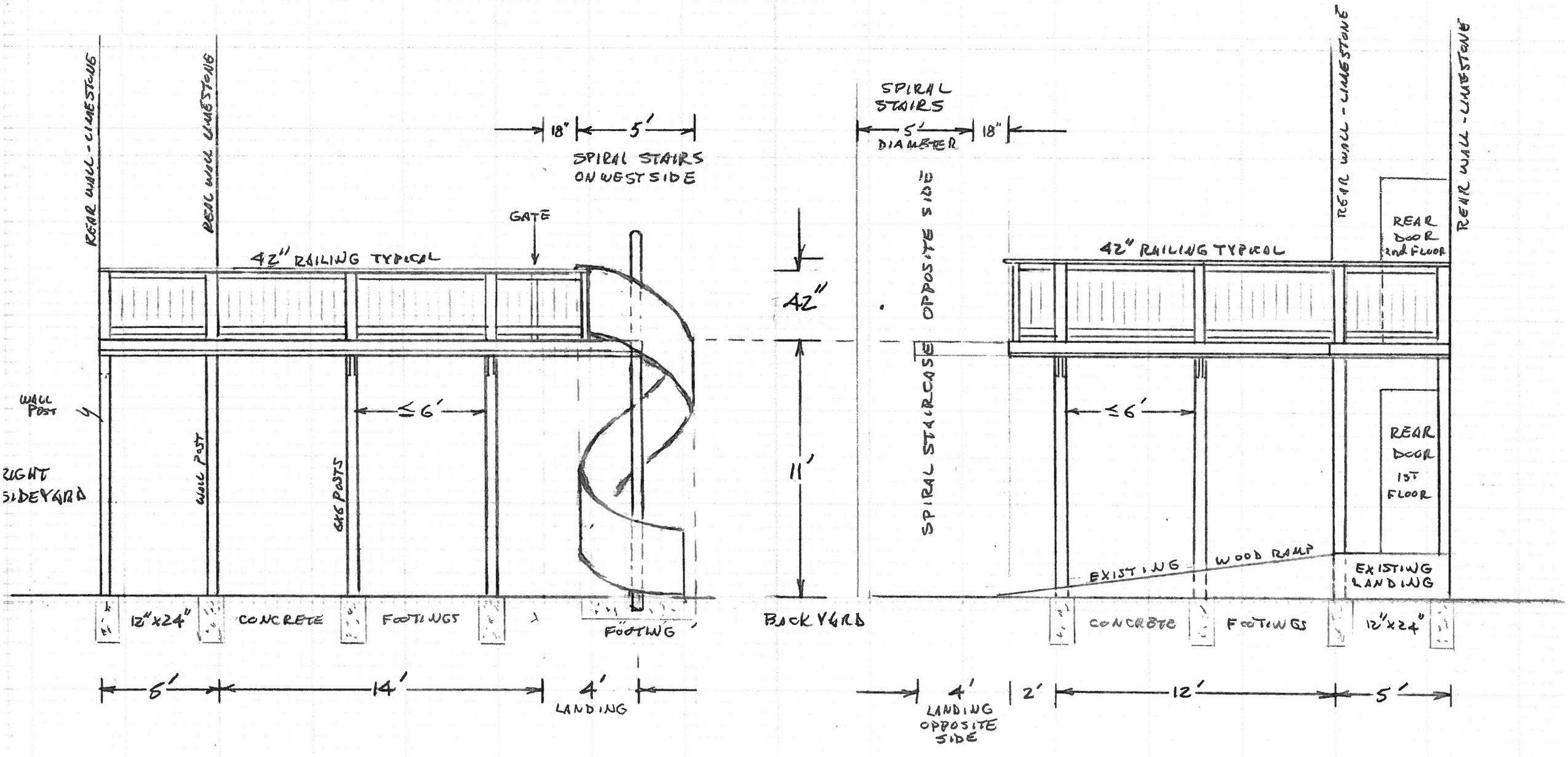
SCALE: 1/4" = 1'

DECK HEIGHT = 11' RAILING = 42" h



WINTERLE PROJECT
SECOND FLOOR DECK WEST ELEVATION C.
SCALE : 1/4" = 1'
WITH GATED LANDING TO SPIRAL STAIRCASE
DECK HEIGHT = 11' RAILING = 42" h

SECOND FLOOR DECK EASTSIDE ELEVATION C.
SCALE : 1/4" = 1'
GATED LANDING TO SPIRAL STAIR CASE NOT SHOWN



THE WINTERLE RESIDENCE

RIGHT SIDEYARD

4.3'

2nd FLOOR

2nd FLOOR

WINDOW

WIND.

DOOR

ENTRYWAY

11.5

EXT. REAR WALL

EXTERIOR WALL

5'

14'

4'

SECOND FLOOR DECK
270 □'

270

1ST FLOOR ROOF
- EXISTING -

NORTH

RAILING

GATE

2'-

LANDING
4'x5'

SPIRAL STAIRCASE

UNDERLYING 1ST FLOOR RAMP FROM BACKDOOR.

BACKYARD

5'

15'

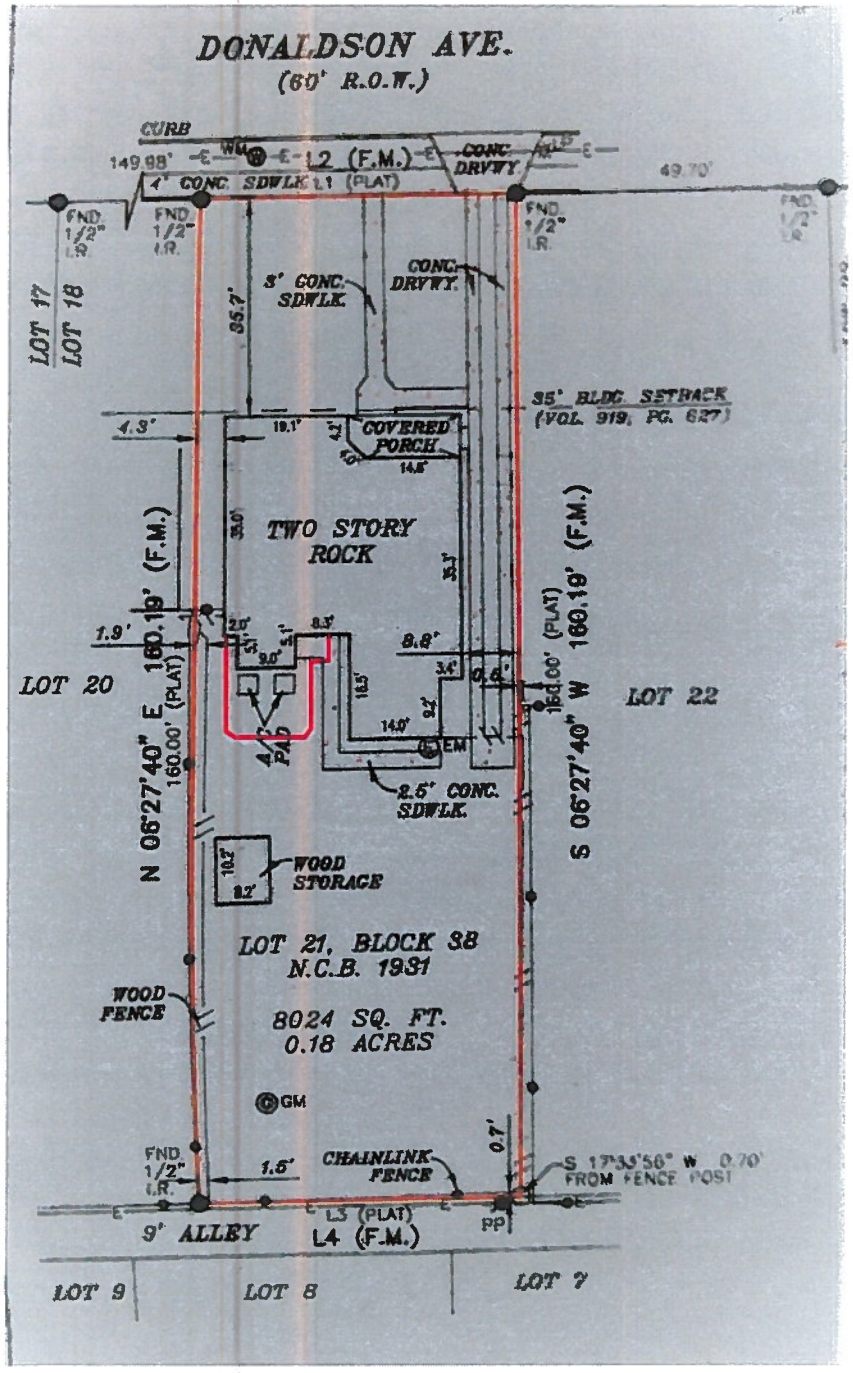
2'

RIGHT PROPERTY LINE

EXISTING SHED

WINTERLE PROJECT
SECOND FLOOR DECK LAYOUT/PLAN C.
SCALE: ¼" = 1'
WITH SPIRAL STAIRCASE & GATED LANDING

DECK = 270 □' RAILING = 63 lin'
SPIRAL STAIRCASE = 5' DIAMETER; 11'h
13 STEPS
GATE = 5'



Site Plan

Shown at left is a lot survey with footprint of proposed deck shown with bright red lines. Project will include landing off or rear entry door connected to a ~250 sq. ft. deck.

Deck will sit above the two A/C compressor units, partially concealing them from view.

My Deck and Patio
6703 Ashley Wood
Live Oak, TX 78233
Phone: 210-875-4774
www.mydeckandpatio.com

Construction Agreement
Prepared March 1, 2017

Homeowners: **Jim & Flora Winterle** **Phone: 210-240-9421**
Address: **326 Donaldson Ave.** **Alt.:**
San Antonio, TX 78201

Project Description

Deck Work: Construct a second-floor deck at rear of residence, as shown on approved layout/plan C. The deck frame will consist of grade #1, MCA-treated southern yellow pine (TP). Support posts are 4x6s and 6x6s set in concrete footings or anchored to footings using ½" steel wedge anchors on galvanized or composite post bases. These posts may be configured to provide rail support. Beams are double 2x10s set on 6ft-centers or less. Beams are mounted on to notched posts and bolted through with ½"carriage bolts. Beam posts are 6x6 boards. Deck bands and legers are 2x10s; floor joists and are 2x8s set on 16" centers. Ledgers are mounted to house slab with ½" x 5 ½" steel wedge anchors at 32" centers and/ or ½" hot dipped galvanized lag screws attaching to house frame. Galvanized joist hangers support joists on band and ledger. Hot-dipped, galvanized ring shank nails are used in framing. Floor boards are 2x6. Western Red Cedar. Coated screws will be used to fasten deck boards to frame. Band fascia (2x6) is included.
The dimensions of the deck are: 270 □' SEE PLAN C.

Spiral Staircase: A metal spiral staircase with handrails will access the deck to the backyard. Stairway will be built as shown on the approved layout/ plan C. The stop of the stairs will have a 4'x 5' landing. The bottom will be anchored in a reinforced concrete foundation 12" deep and 5' wide and long. Reinforcement is with ½" rebar and 6-gauge steel fabric. See pictures for type of spiral stairs to be used. See attached diagram for typical rail elevations.

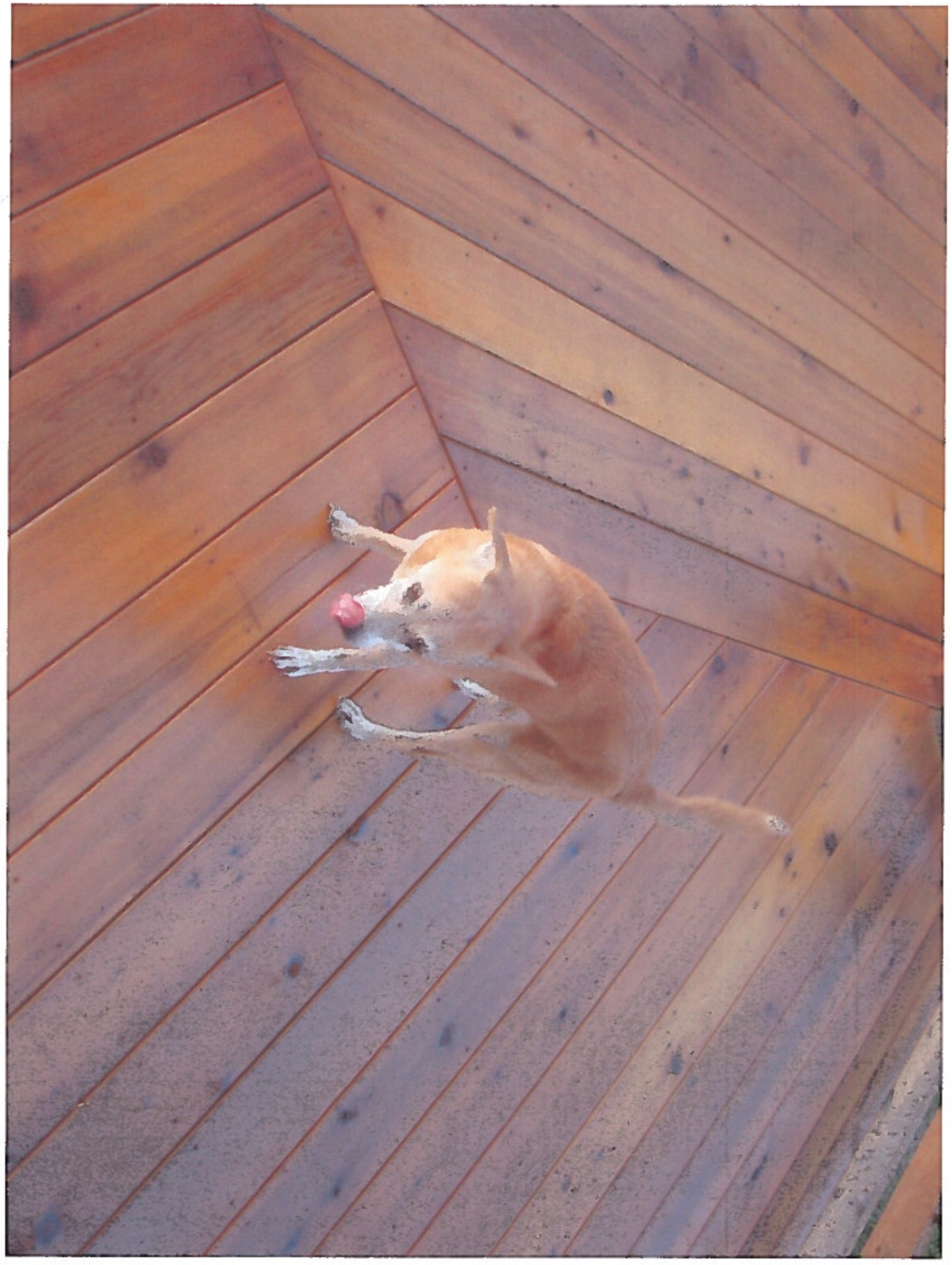
Deck Railings: Construct deck rails (42" tall) in locations shown on attached layout/plan. Rail posts are 4x4s mounted in frame. Rail guards are 2x4s and rail cap will be match floor boards. Balusters are ***choice*** of ~~(1) wood or~~ (2) metal tubes (black) mounted in guards with 4" gaps or less between them.

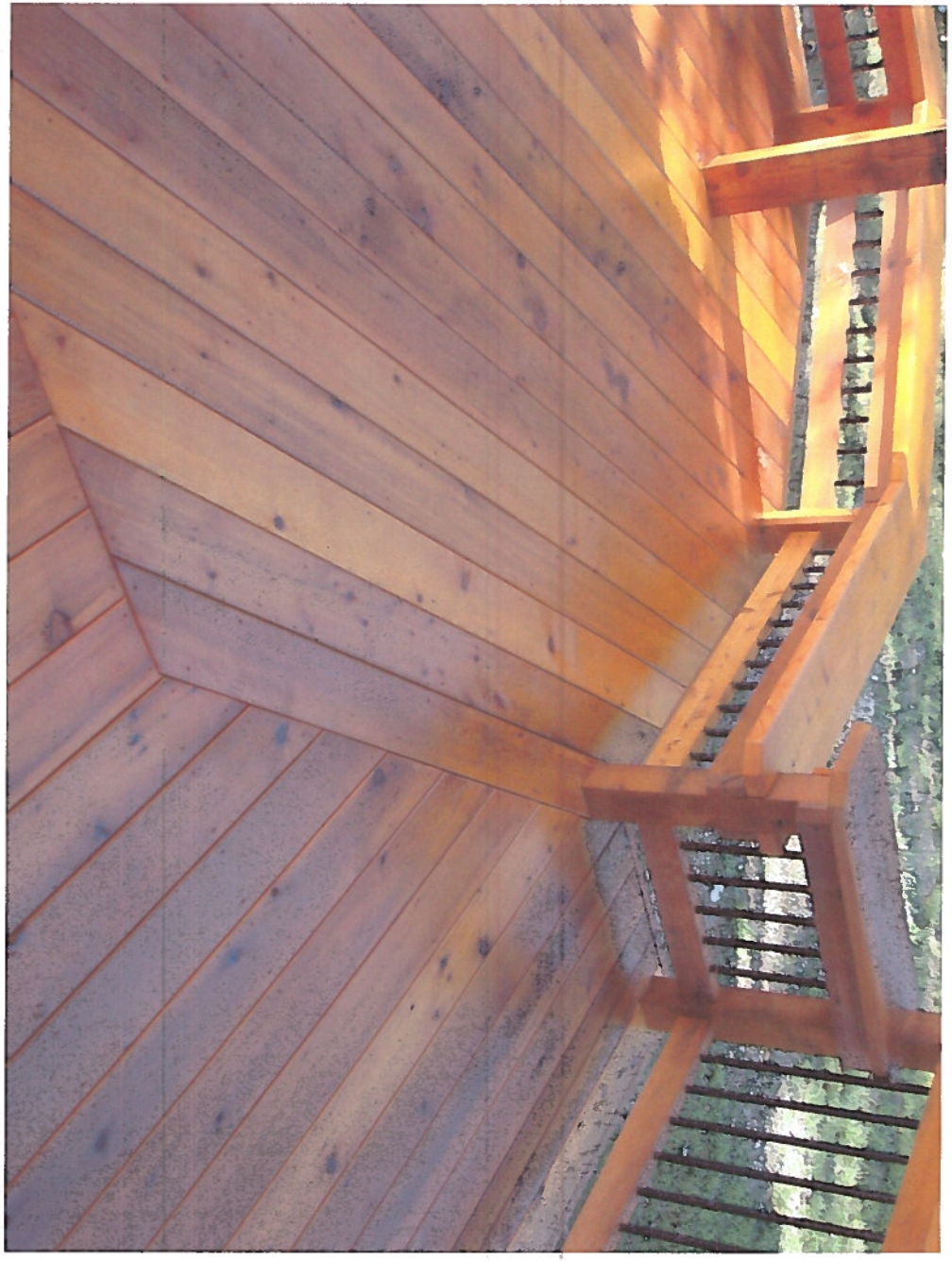
Painting/ Staining: Clean, prep and stain is $2.00/ sqft per coat plus cost of paint or stain.

Electrical and Lighting: To be determined.

Additional (write in):

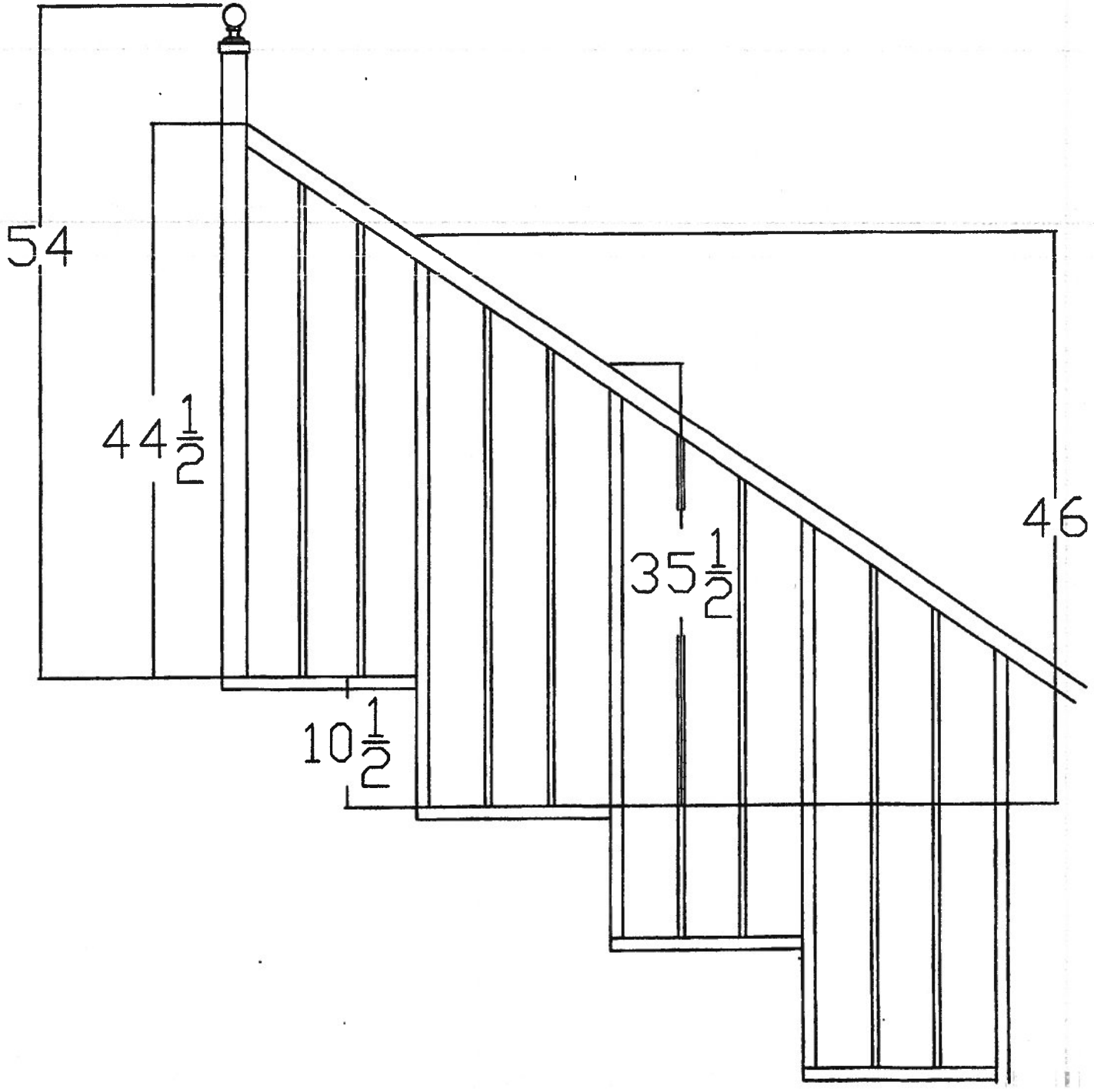
Example of Deck material & stain





Example of staircase design and wood materials

TYPICAL RAILING ELEVATIONS - SPIRAL STAIRCASE



Google Earth™ View