HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO:	**2017-119**
ADDRESS:	225 W GRAMERCY PLACE
LEGAL DESCRIPTION:	NCB 3970 BLK D LOT 28
ZONING:	R-5
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Robert Murray, AIA
OWNER:	Mark and Deborah Miller
TYPE OF WORK:	Removal of existing addition, construction of new addition

REQUEST:

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

1) Remove an existing single story rear addition.
2) Construct a new two (2) story wood frame rear addition.
3) Replace existing reddish brown composite shingle roof with new dark gray dimensional type composite shingle roof.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs
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.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size,

scale, shape, proportion, material, and massing with historic entrances.
iv. *Window design*—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.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility

from the public right-of-way will be minimized.

FINDINGS:

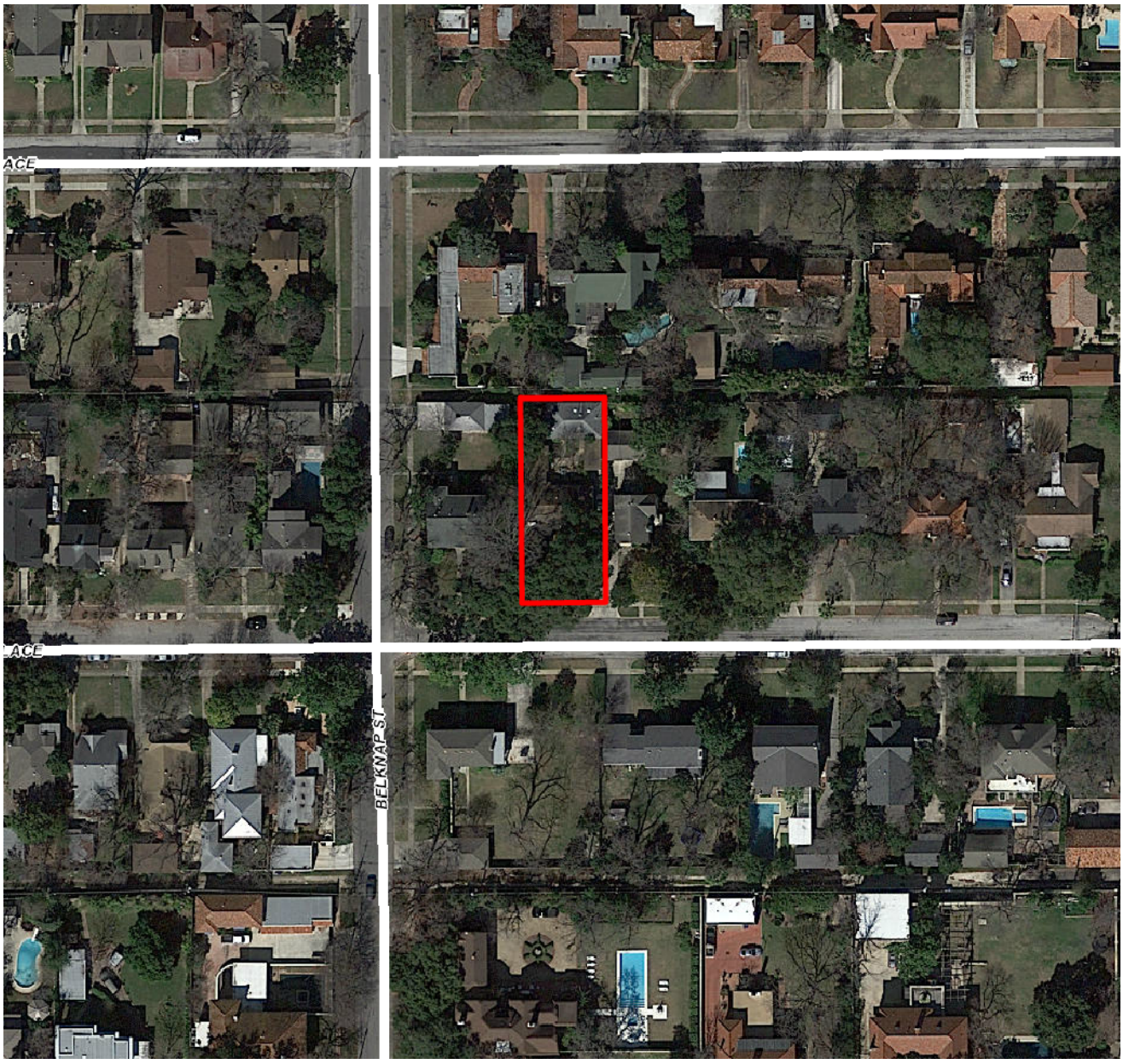
a. The primary structure at 225 W Gramercy Pl was constructed in 1945 in the Ranch style and is a contributing property in the Monte Vista Historic District. The applicant has requested approval to remove a non-original single story rear addition and construct a new two story addition in its place.
b. EXISTING ADDITION REMOVAL – The existing rear addition is a single-story wood frame with a flat roof, asbestos shingle siding, and aluminum frame windows. The addition features materials that are incompatible with the primary structure as well as the historic district. Staff finds its removal acceptable.
c. NEW ADDITION FOOTPRINT – The footprint of the proposed new addition is approximately a third of the size of the existing footprint. Staff finds this element of the proposal consistent with the guidelines.
d. NEW ADDITION MASSING AND SCALE – According to the Historic Design Guidelines for Additions, guideline 1.B.v stipulates that the height of new additions should be consistent with the height of the existing structure, and the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. As demonstrated by the provided line-of-sight study, the addition will be minimally visible from the street, as well as from the opposite sidewalk. The guidelines also stipulate that the height of an addition should never be so contrasting as to overwhelm or distract from the existing structure. The proposed addition does not overwhelm the existing structure. Additionally, the house is surrounded by two story structures, which are characteristic of the street. Staff finds the proposed addition acceptable in terms of massing and scale.
e. NEW ADDITION MATERIALS – Additions should utilize complementary materials that do not distract from or compete with the original structure. The use of stucco is common in the district and is a compatible material for an addition to this home. Staff also finds the use of
f. ROOF REPLACEMENT ON PRIMARY STRUCTURE – According to the Historic Design Guidelines for roof alterations or replacement, new roofing materials should match 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. The proposed use of dimensional style composite shingles is consistent with these guidelines.

RECOMMENDATION:

1. Staff recommends approval to remove existing non-original addition based on finding b.
2. Staff recommends approval of the construction of a new two-story addition based on findings c through e.
3. Staff recommends approval of the roof replacement based on finding f.

CASE MANAGER:

Stephanie Phillips



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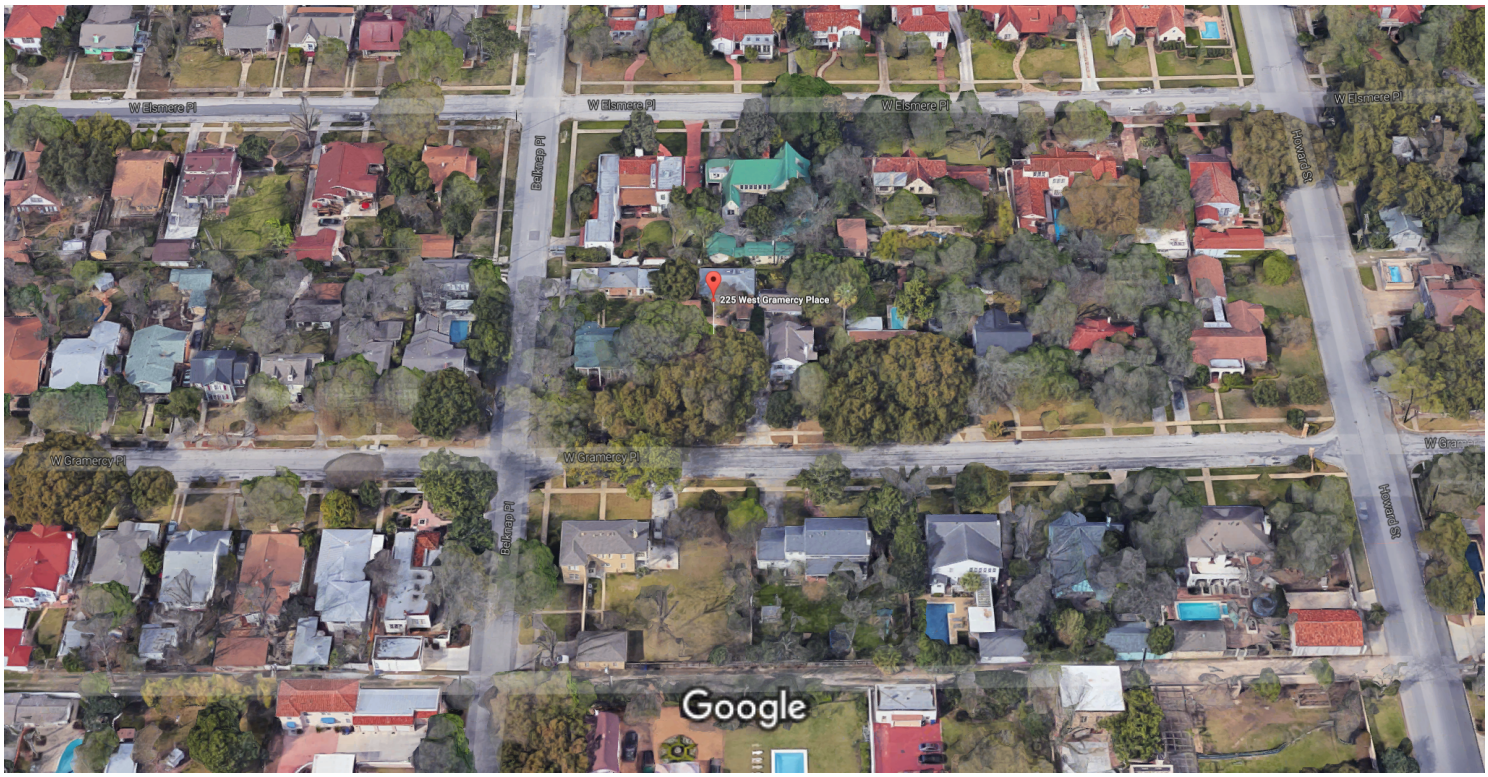
Flex Viewer

Powered by ArcGIS Server

Printed:Mar 13, 2017

Google Maps 225 W Gramercy Pl



Imagery ©2017 Google, Map data ©2017 Google 10 m

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Project Description:

225 W. Gramercy
03/01/2017

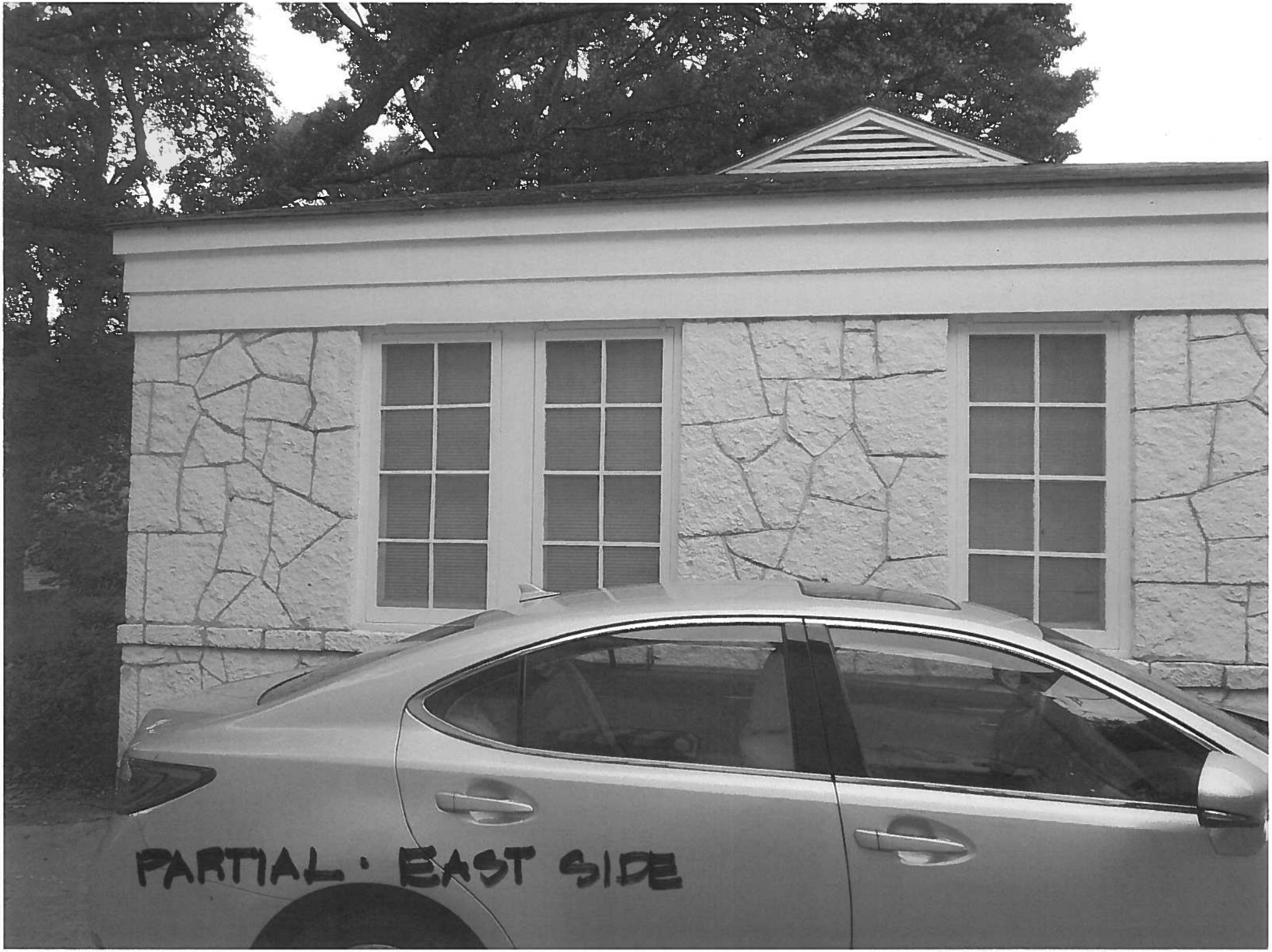
Project involves the removal of a single story wood frame, flat roof addition with asbestos shingle siding and aluminum frame windows and the construction of a new 2-story wood frame addition with hip type sloped composition shingle roof to match the existing residence, stone (to match existing residence) and stucco exterior wall finish, painted wood trip and new painted wood frame doors and windows to match the existing windows at the residence. New construction to include a new spiral stone and tile exterior access stairs, a balcony at the second floor modifications to the existing tile patio area, and a new composition shingle roof at the existing residence.


FRONT (SOUTH) ELEVATION


FRONT VIEW TO WEST


FRONT VIEW TO EAST


1 EAST SIDE OF RESIDENCE


PARTIAL · EAST SIDE

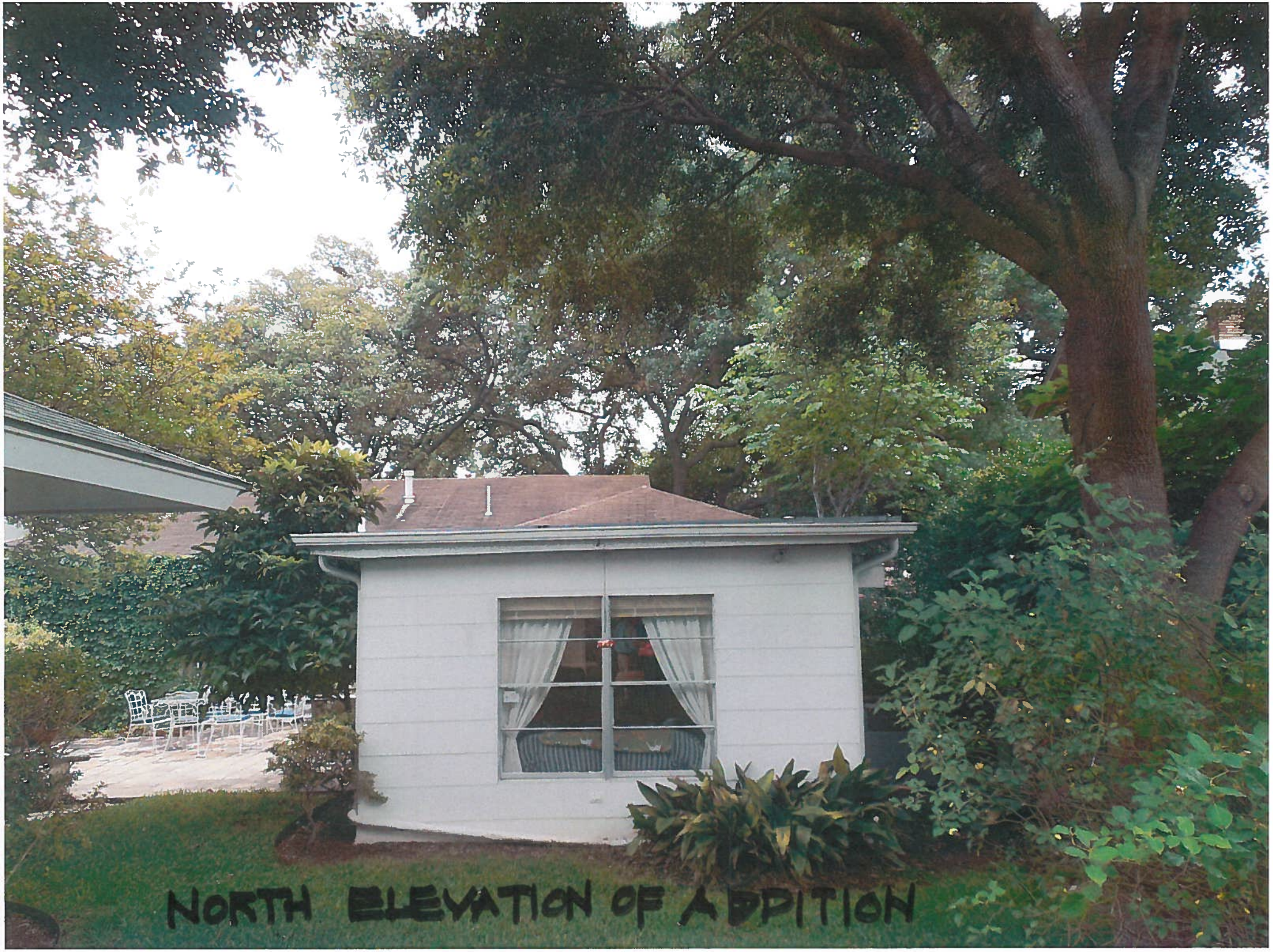

PARTIAL - EAST SIDE


PARTIAL - NORTH SIDE

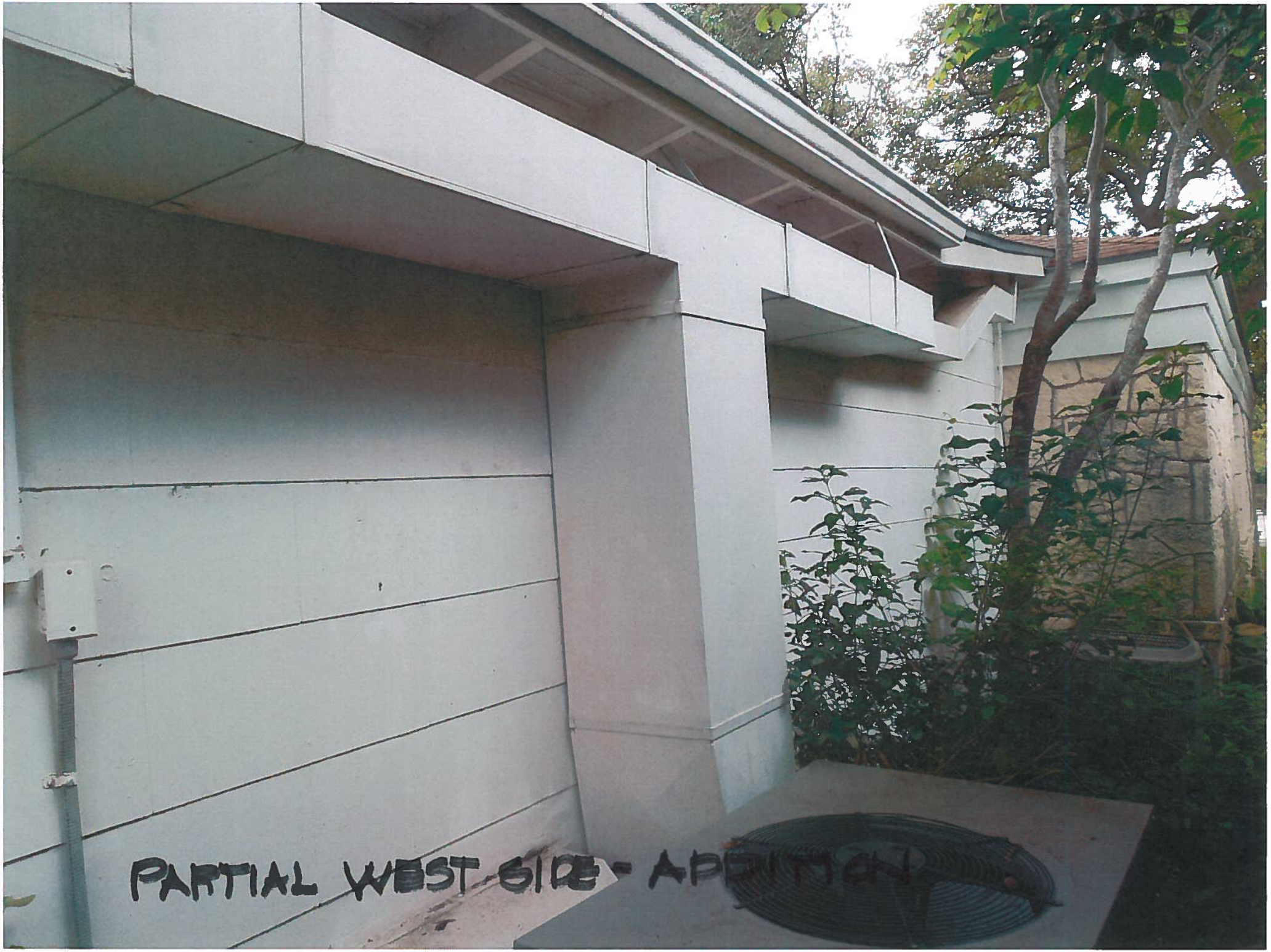

PARTIAL NORTH SIDE


EXIST.
ADDITION
PARTIAL EAST SIDE


PARTIAL- EAST SIDE OF ADDITION

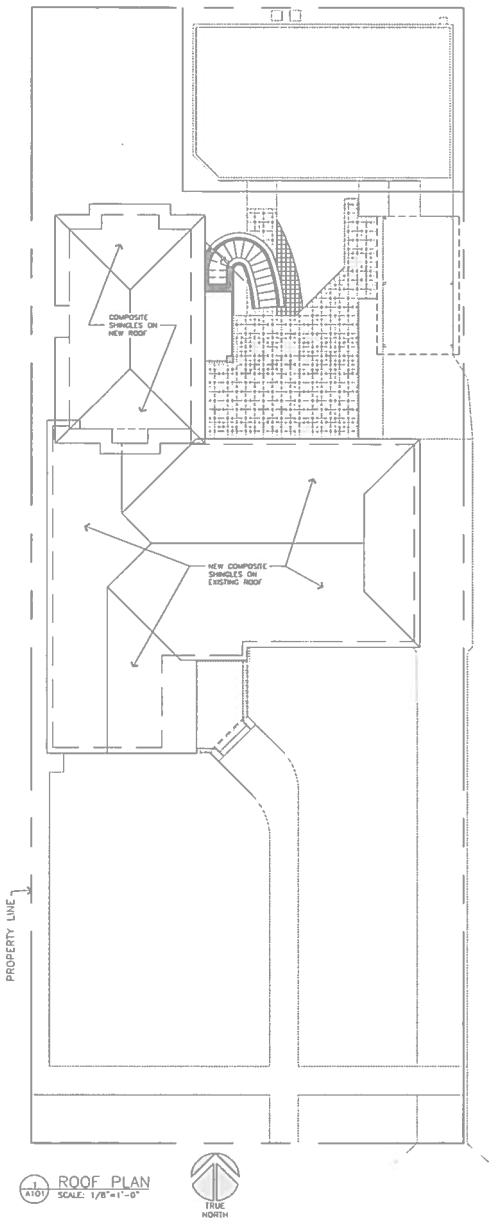

NORTH ELEVATION OF ADDITION


PARTIAL: WEST SIDE


PARTIAL WEST SIDE - APPROACH


SOUTH SIDE ACCESSORY BUILDING

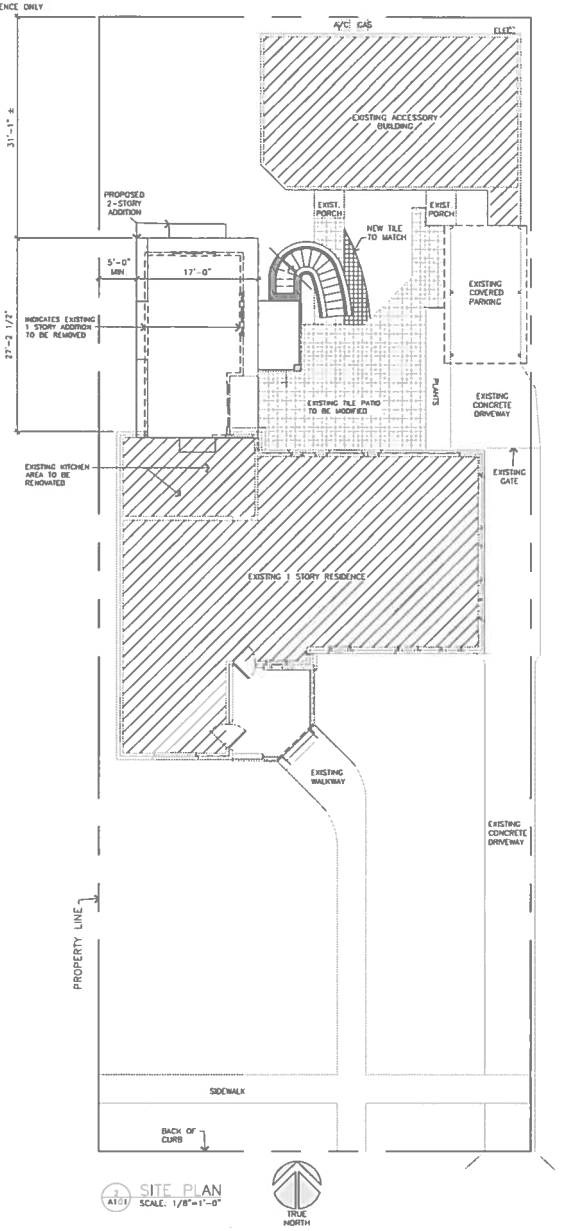

CARPORT



1/A101 ROOF PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. EXISTING SITE PLAN SHOWN FOR REFERENCE ONLY



2/A101 SITE PLAN
SCALE: 1/8"=1'-0"

INTERIM REVIEW DOCUMENTS

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These documents are incomplete and are released for review purposes only. They are not to be used for regulatory approval, permitting or construction.

LARGE MILLER RESIDENCE ADDITION & RENOVATION

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SAN ANTONIO, TX 78212

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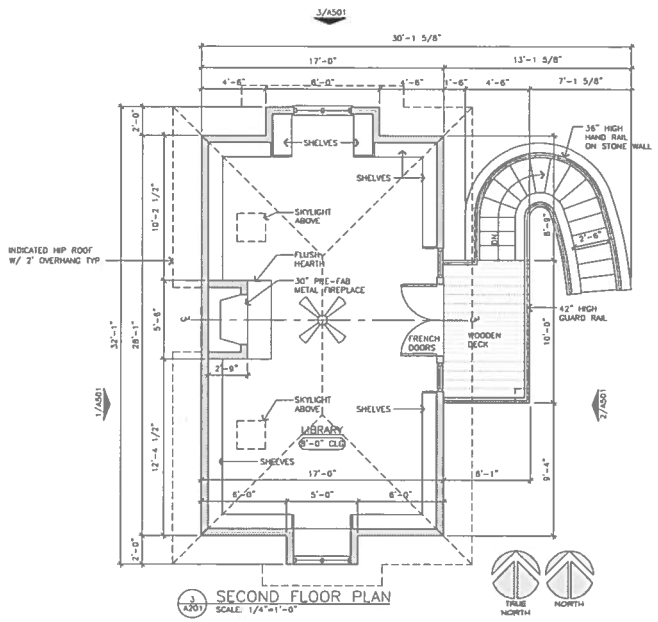
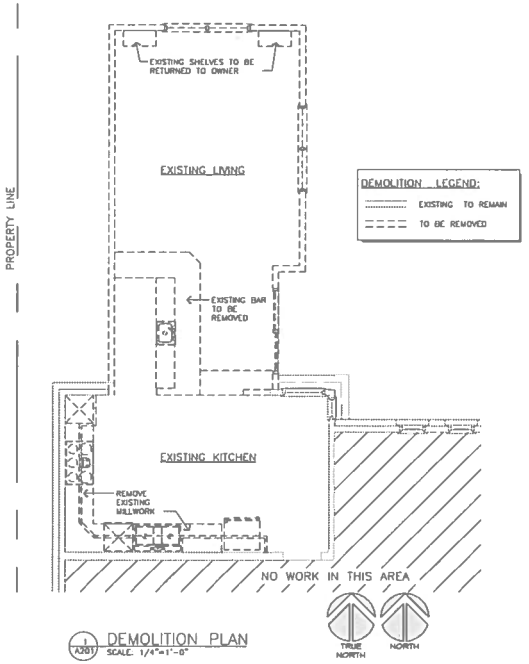
Project No. 1605030
Drawn By: M.R.H.
Chkd By: R.C.M.
Date Issued: 02/27/17
Revisions:

A101



3 A201 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

TRUE NORTH NORTH



1 A201 DEMOLITION PLAN
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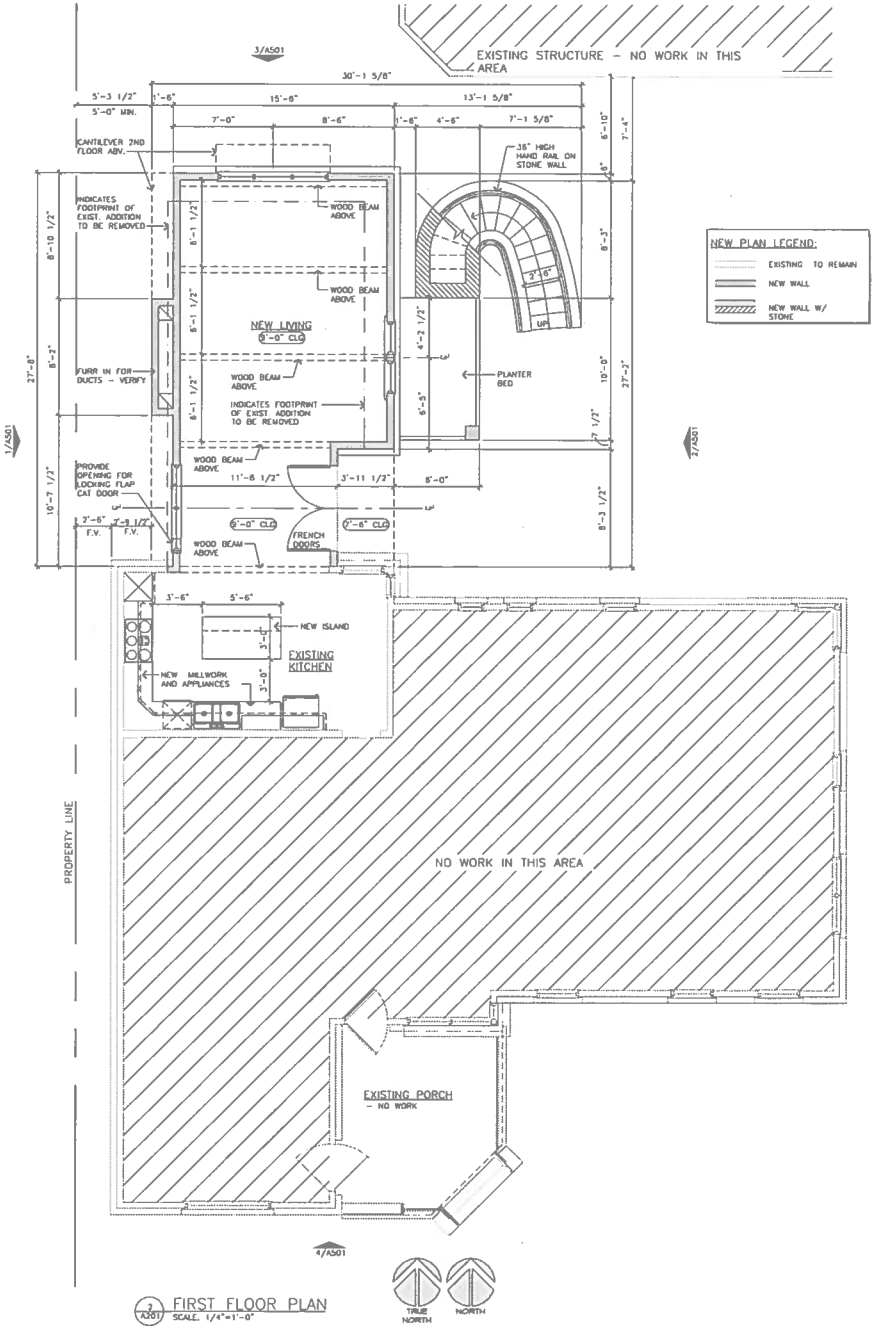
TRUE NORTH NORTH



2 A201 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

TRUE NORTH NORTH

INTERIM REVIEW DOCUMENTS

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This set is incomplete and is released for review purposes only under the authority of Robert C. Harvey, AIA, registered architect, State of Texas. It is not to be used for bidding, permit, or construction purposes.
Robert C. Harvey
Texas Registration No. 20xx

LARGE MILLER RESIDENCE ADDITION & RENOVATION

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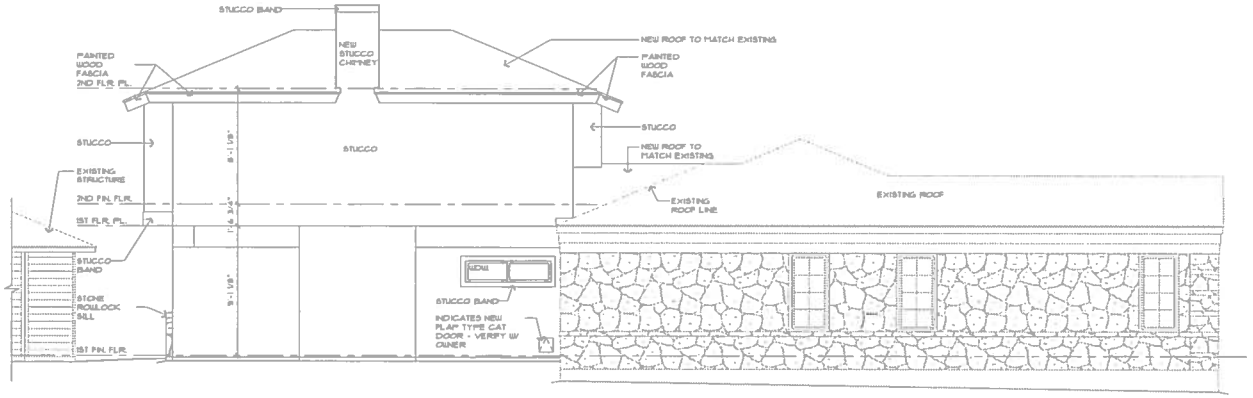
Chkd By: R.C.M.
Date Issued: 02/27/17
Revisions:

A201



1 / A301 WEST ELEVATION
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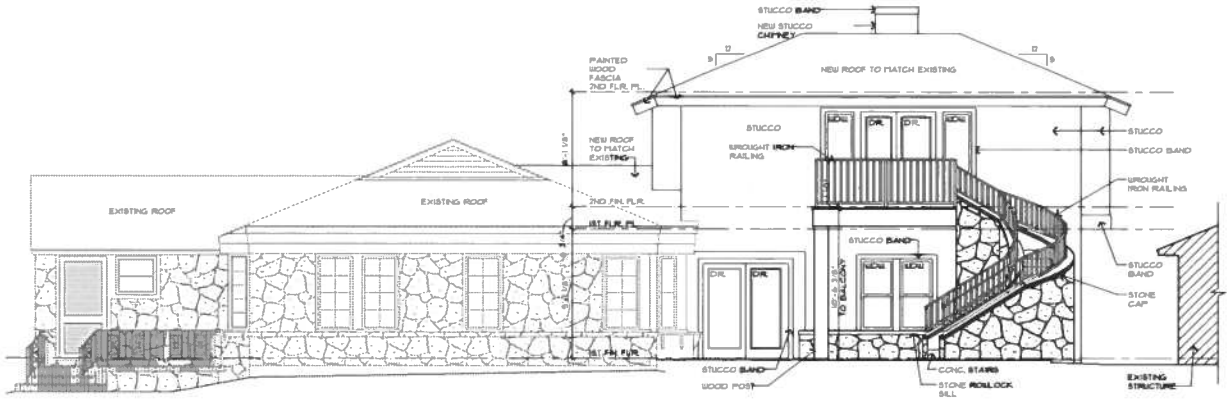

2 / A301 EAST ELEVATION
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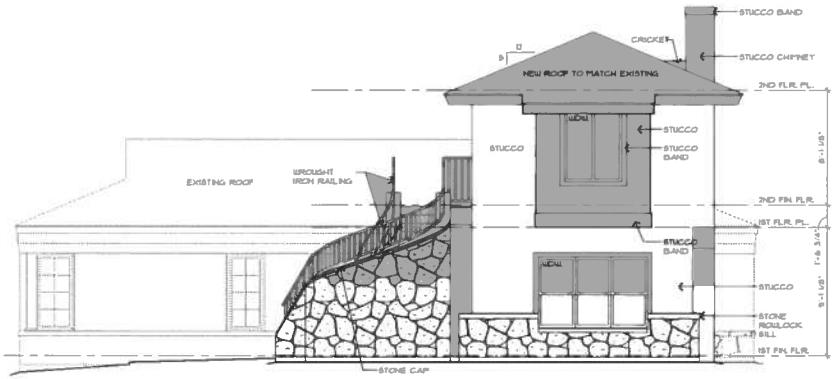

3 / A301 NORTH ELEVATION
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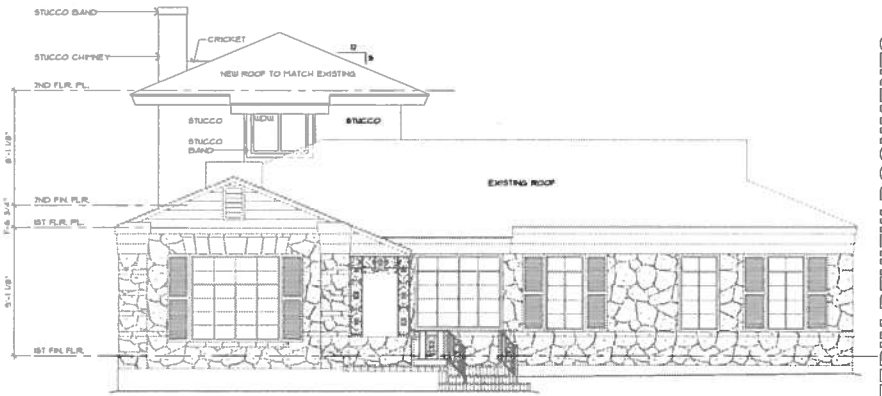

4 / A301 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

INTERIM REVIEW DOCUMENTS

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Not for regulatory approval, permitting or construction.
It is a violation of law for any person, unless acting under the direction of a licensed architect, engineer, or interior designer, to alter in any way a design or drawing prepared by a licensed architect, engineer, or interior designer.
TX REGISTRATION NO. 7344

LARGE MILLER RESIDENCE ADDITION & RENOVATION

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Project No.: 1605030
Drwn. By: M.R.H.
Chkd By: R.C.M.
Date Issued: 02/27/17
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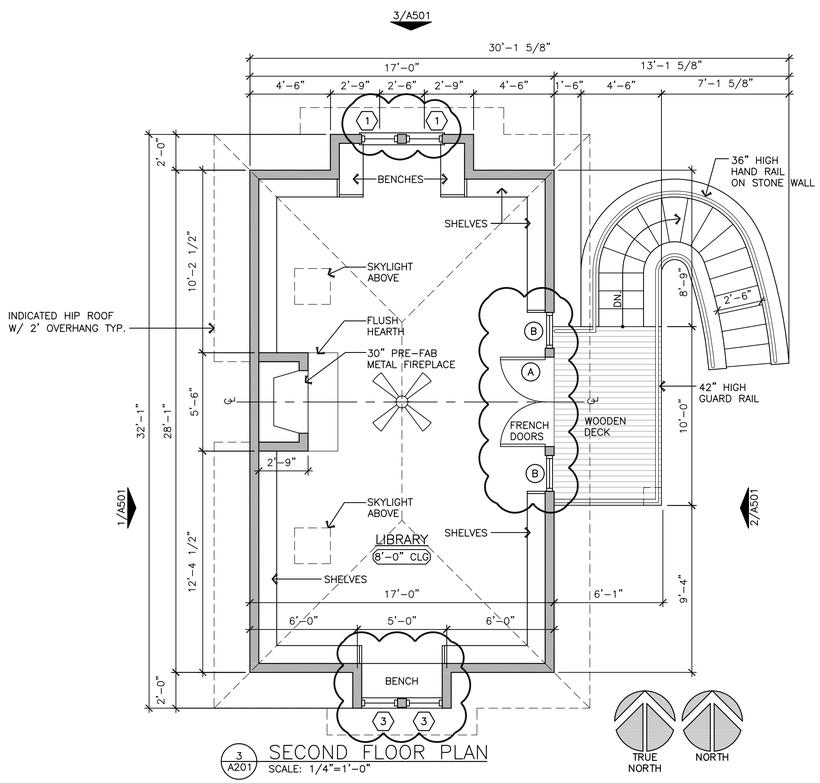
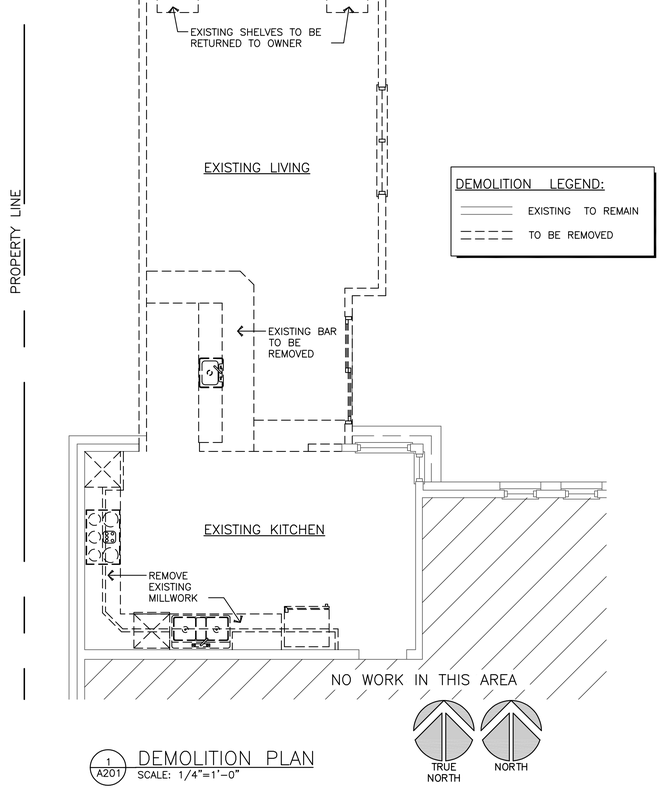
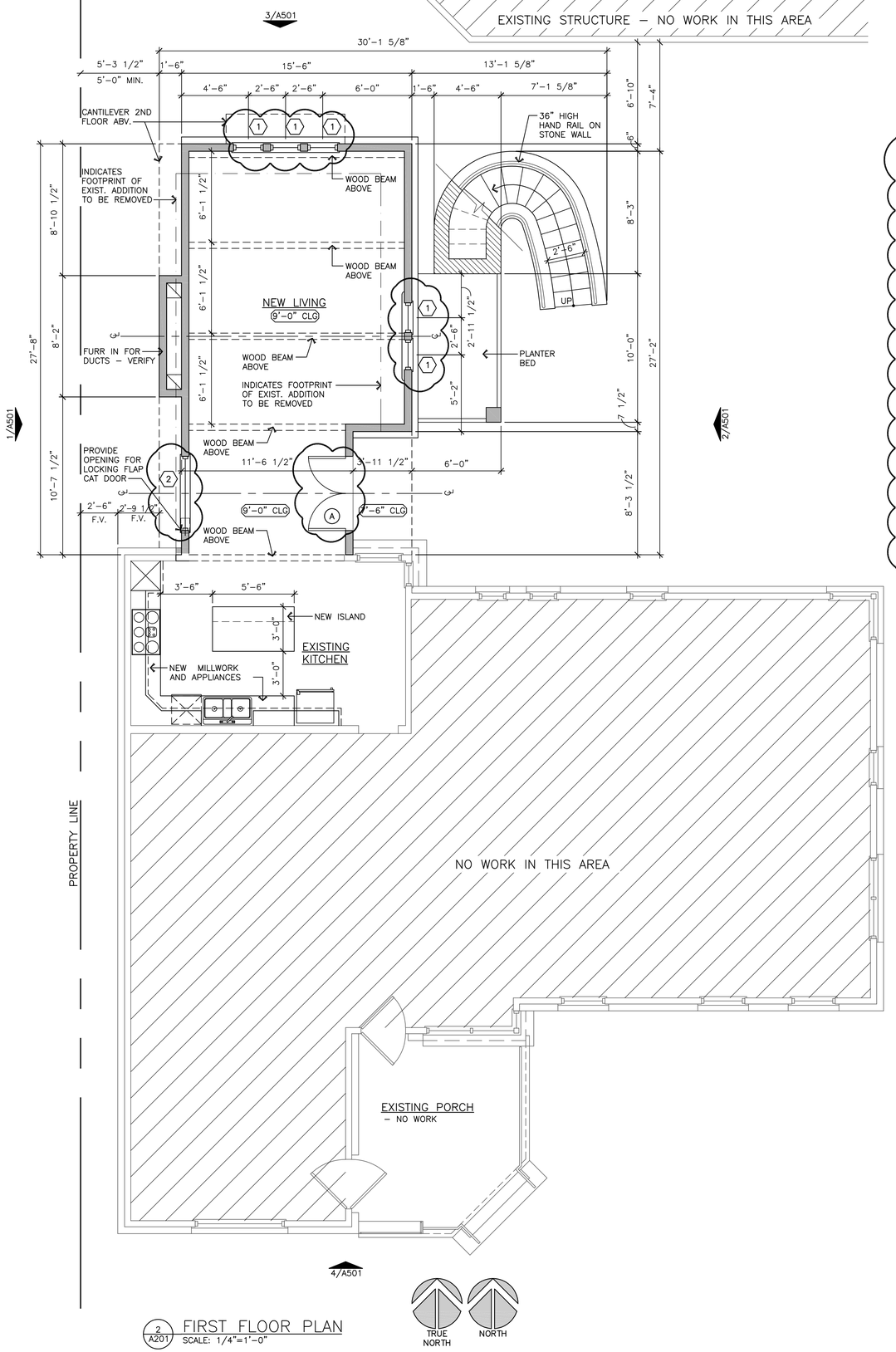
A501







NEW PLAN LEGEND:

- EXISTING TO REMAIN
- NEW WALL
- NEW WALL W/ STONE

WINDOW SCHEDULE		
#	SIZE	TYPE
1	$2^0 \times 5^0$	DBL HUNG SINGLE LIGHT WOOD FRAME WINDOW WITH LOW E INSULATED GLASS
2	$5^0 \times 1^6$	FIXED SINGLE LIGHT WOOD FRAME WINDOW WITH LOW E INSULATED GLASS
3	$2^0 \times 3^0$	DBL HUNG SINGLE LIGHT WOOD FRAME WINDOW WITH LOW E INSULATED GLASS

NOTES:

1. ALL NEW WINDOWS TO BE PELLA, ARCHITECT SERIES TRADITIONAL STYLE, ALL WOOD TO RECEIVE A PAINT FINISH.
2. SIZE INDICATED FOR TYPE (1) WINDOW ARE NOMINAL AND ACTUAL SIZE IS TO MATCH EXISTING DOUBLE HUNG WOOD WINDOWS AT NORTH ELEVATION OF EXISTING RESIDENCE.
3. ALL FRAMES, JAMBS & TRIM TO BE PAINTED WOOD.

DOOR SCHEDULE		
#	SIZE	TYPE
A	$5^0 \times 6^8$	SINGLE LIGHT WOOD FRAME "FINISH" TYPE DOORS WITH LOW E INSULATED GLASS.
B	$2^0 \times 6^8$	SINGLE LIGHT WOOD FRAME SIDE LIGHTS WITH LOW E INSULATED GLASS.

NOTES:

1. ALL NEW DOORS & SIDEWALKS TO BE PELLA ARCHITECT SERIES TRADITIONAL STYLE, ALL WOOD TO RECEIVE A PAINT FINISH.
2. ALL FRAMES, JAMBS & TRIM TO BE PAINTED WOOD.

INTERIM REVIEW DOCUMENTS
THE DESIGN DOCUMENTS DEPICTED THEREIN ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
Robert C. Murray
TX. REGISTRATION NO. 26565

LARGE MILLER RESIDENCE ADDITION & RENOVATION

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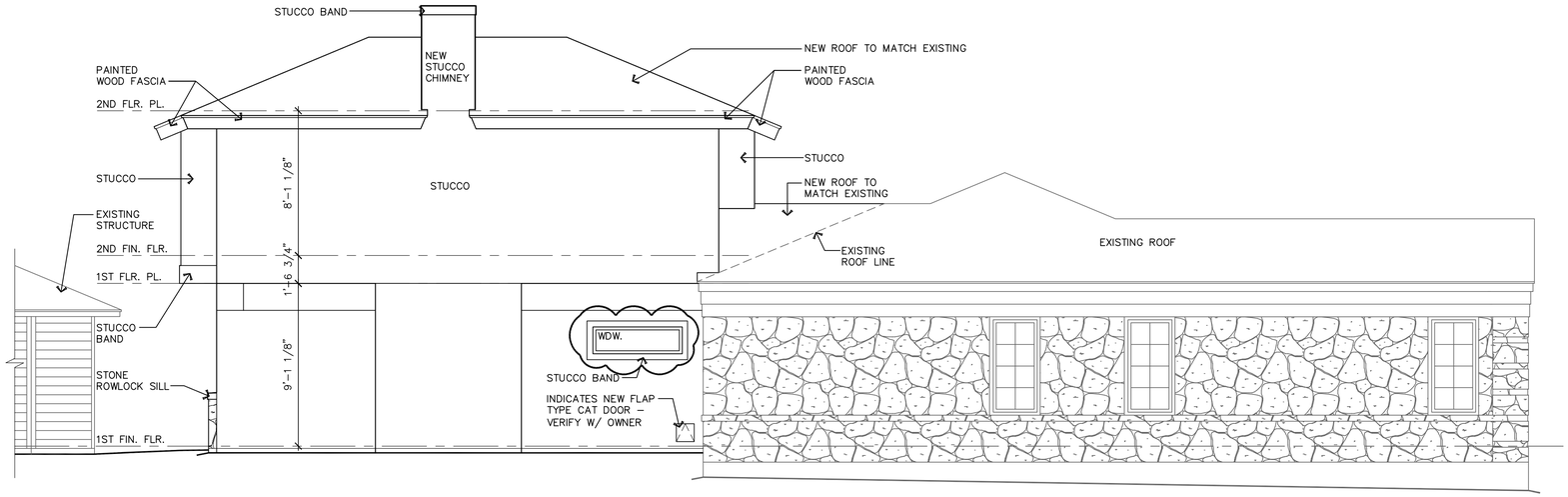
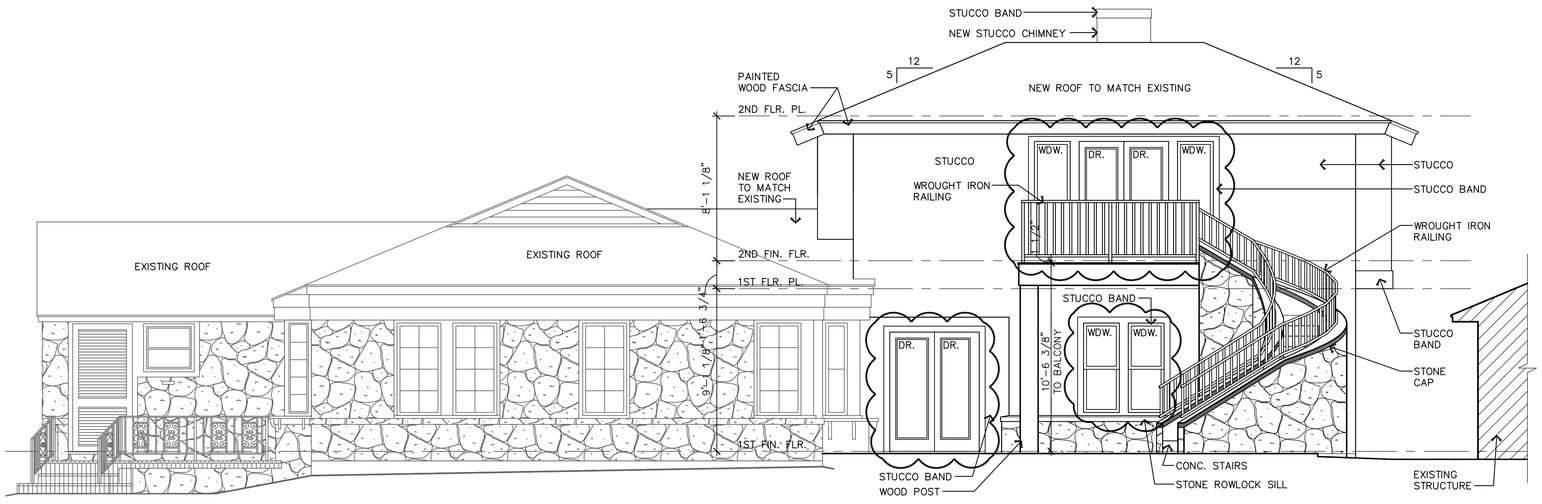
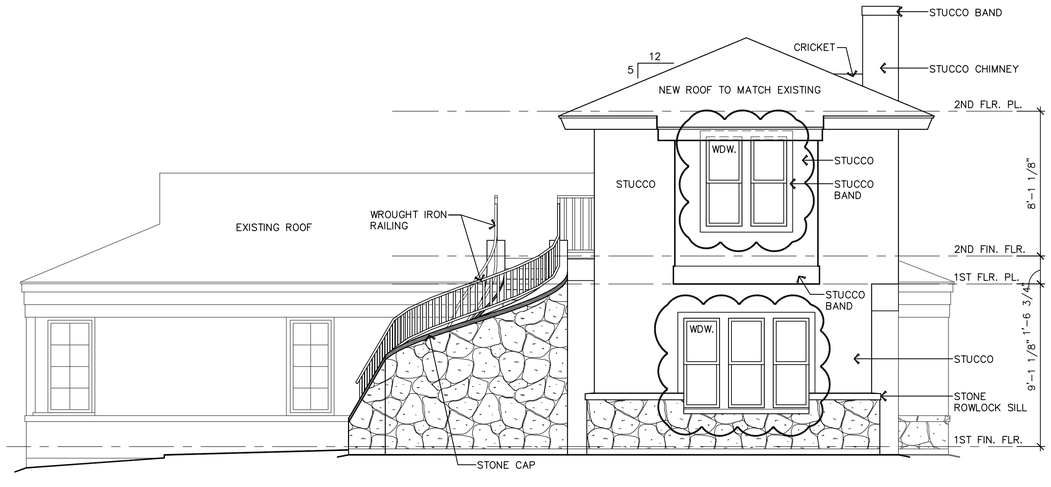


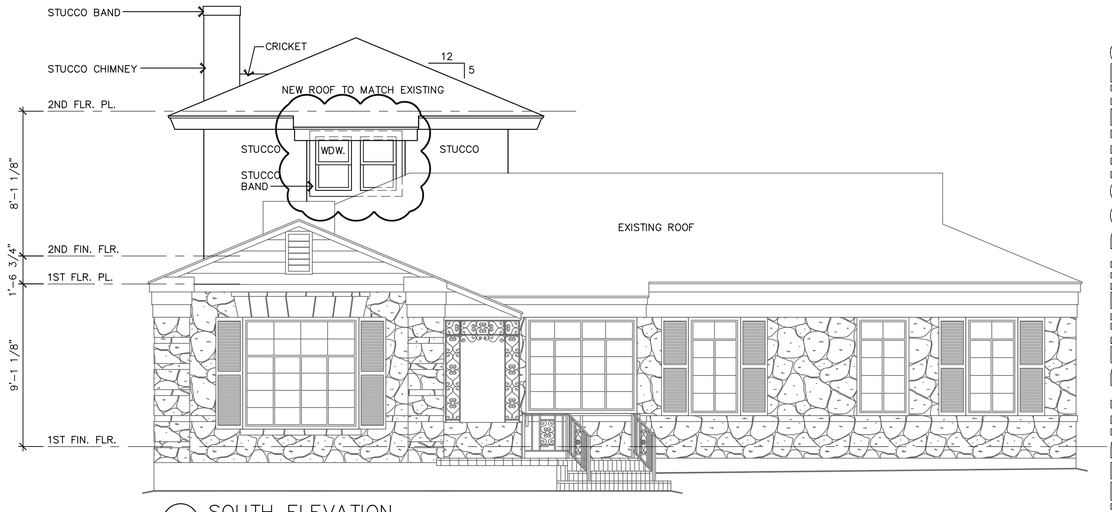
1 A201 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 A201 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 A201 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 A201 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

INTERIM REVIEW DOCUMENTS

THE DESIGN DOCUMENTS DEPICTED THEREIN ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

Robert C. Murray
TX. REGISTRATION NO. 38565

LARGE MILLER RESIDENCE
ADDITION & RENOVATION

225 W. GRAMERCY
SAN ANTONIO, TX 78212

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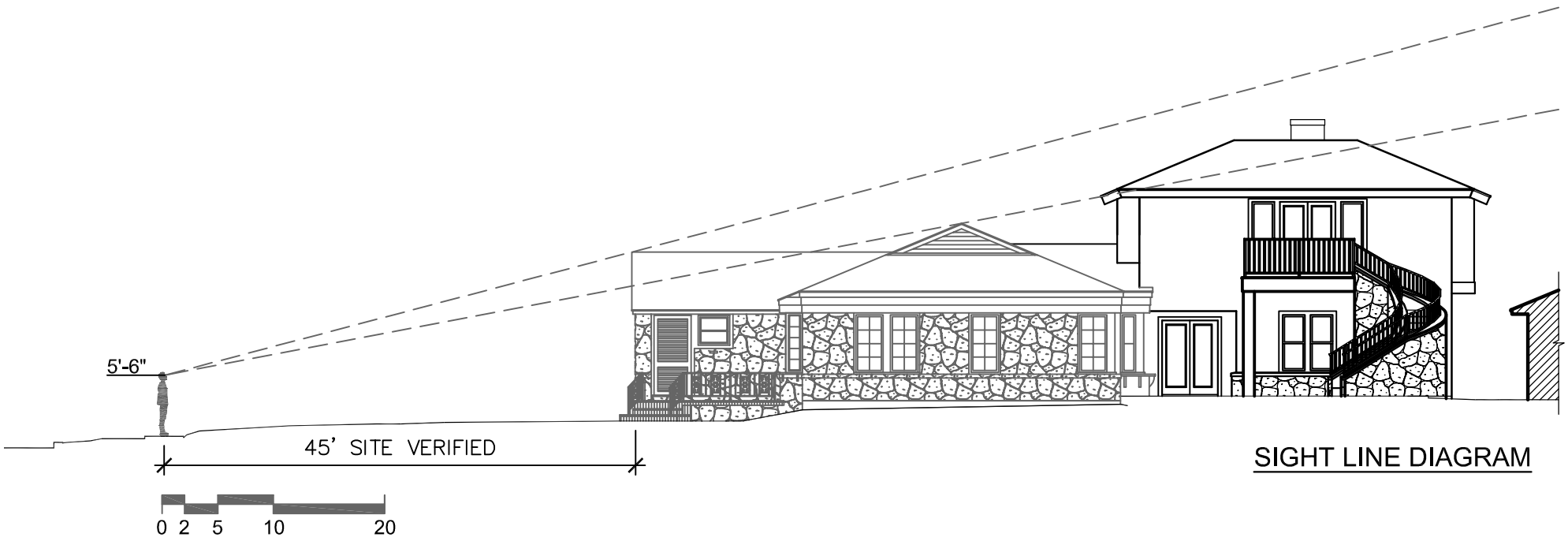
Project No.: 1605030
Drwn. By: M.R.H.
Chkd By: R.C.M.
Date Issued: 03/24/17
Revisions:

A501

INTERIM REVIEW DOCUMENTS



SIGHT LINE DIAGRAM

LARGE-MILLER RESIDENCE ADDITION & RENOVATION

225 W. GRAMERCY PL SAN ANTONIO, TX 78212

03.24.17

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