

## HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

**HDRC CASE NO:** 2017-203  
**ADDRESS:** 2119 N IH 35  
**LEGAL DESCRIPTION:** NCB 1274 BLK 6 LOT 6  
**ZONING:** C-1, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**TYPE OF WORK:** Patio extension and foundation skirting replacement  
**REQUEST:**

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

1. Extend an existing side deck and ADA ramp.
2. Replace the existing wood foundation skirting with a metal foundation skirting.

### APPLICABLE CITATIONS:

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

#### 8. Architectural Features: Foundations

##### A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 2. Massing and Form of Non-Residential and Mixed-Use Additions

##### A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and

new addition to provide a clear visual distinction between old and new building forms.

**FINDINGS:**

- a. The historic structure at 2119 IH 35 was constructed circa 1910 and is located within the Government Hill Historic District. The structure over time has witnessed multiple additions and alterations that include a front covered patio area, a side covered patio area, a side addition, a rear deck, a rear drive through window and a side ADA ramp. At the time, the applicant has proposed to extend the side deck and ADA ramp as well as to install a metal foundation skirting around the house and existing addition.
- b. DECK EXTENSION – The applicant has proposed to extend the side, rear ADA ramp and decking to share the same setback as the existing side addition. The applicant has noted that the proposed side deck extension will not be covered and will feature wood materials. Staff finds the proposed location of the extension appropriate.
- c. FOUNDATION SKIRTING – The applicant has proposed to replace the existing, composite foundation skirting with new sheet metal foundation skirting. Per the Guidelines for Exterior Maintenance and Alterations 8.B.i., replacement skirting should consist of durable, proven materials and should either match the existing siding or be applied to have minimal visual impact. Staff finds the proposed metal skirting inappropriate. Staff recommends the applicant install a composite foundation skirting to be profiled similar to wood foundation skirting.

**RECOMMENDATION:**

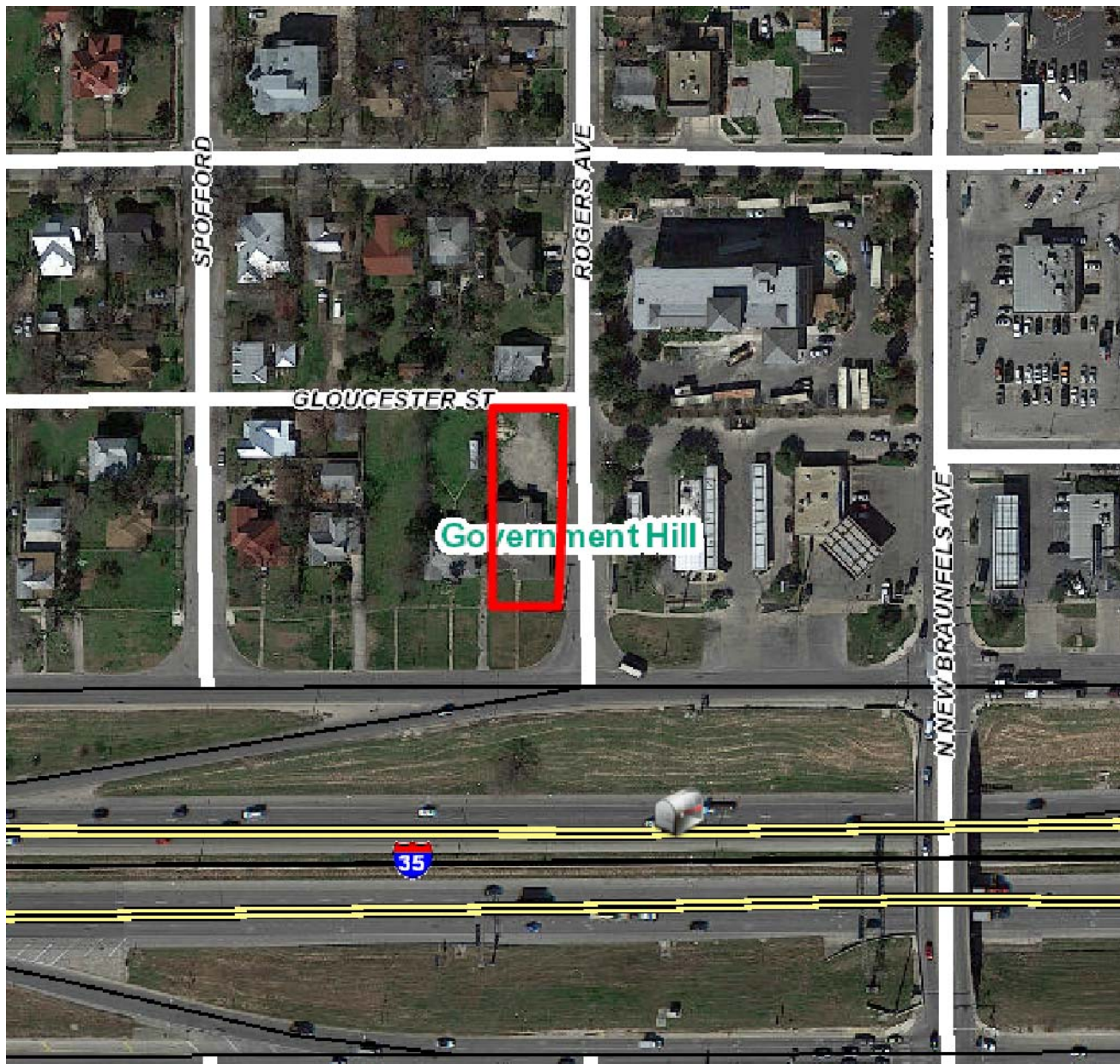
Staff recommends approval of item #1 based on finding b with following stipulations:

- i. That the applicant match the foundation height of the existing covered patio and that the deck not extend past the boundary of the existing patio.
- ii. That the applicant provide staff with a dimensioned elevation drawing of the proposed extension.

Staff does not recommend approval of item #2 based on finding c. Staff recommends the applicant install a composite foundation skirting to be profiled similar to wood foundation skirting.

**CASE MANAGER:**

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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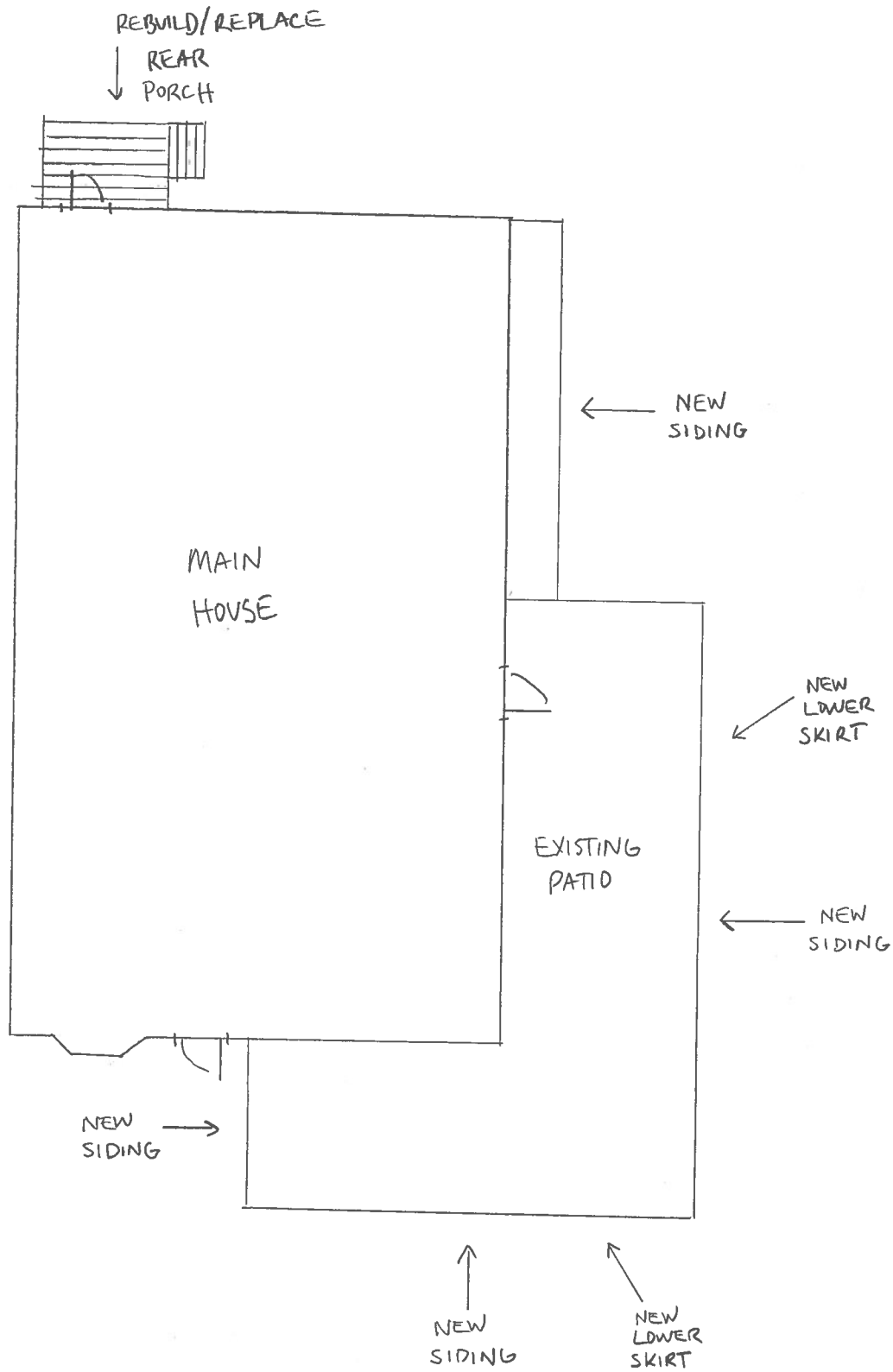






**Description of project:**

The front porch and stairs on IH 35 need to be rebuild and replaced with like materials as seen in all decking pictures. The entrance on the side of the building, leading inside from the parking lot, needs to be expanded to allow ADA accessibility. After the ramp is expanded, an extension of the existing patio will be built out to improve the main entrance and curb appeal. This will also be done with like materials as seen in all decking pictures.



ROGERS RD

South Elevation - facing I 35

EXISTING  
COVERED  
PATIO

REBUILD/REPLACE  
EXISTING  
FRONT PORCH

MAIN  
HOUSE

PATIO  
EXTENSION  
↓ (NOT COVERED)  
DECK ONLY

NEW ADA  
RAMP



























