

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-249
ADDRESS: 445 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 12
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Mauricio Namé
OWNER: Carlos Namé
TYPE OF WORK: Construction of a rear addition, exterior modifications, new 2-story rear accessory structure, hardscaping

REQUEST:

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

1. Construct a rear addition and covered patio to the primary structure.
2. Replace the existing standing seam metal roof with a new roof of the same material to be continued on the addition.
3. Replace all existing wood windows with new vinyl windows to match existing opening profiles.
4. Remove five existing one over one wood windows a wood door from the rear of the primary structure to accommodate the addition.
5. Enclose one of two front doors with siding to match existing.
6. Add one side door to the west elevation of the primary structure.
7. Construct new stairs and railing on the west elevation and add railings to the existing front porch and porch steps.
8. Construct a new 2-story rear accessory structure.
9. Add additional hardscaping to the side and rear of the lot.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.

iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in

profile, dimensions, material, and finish, when beyond repair.

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.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- 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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

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. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages

or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

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.

7. 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.

OHP Window Policy Document

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.

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.

FINDINGS:

- a. The property located at 445 Devine is a one-story single family home constructed in the Craftsman style. The house features two front gables with decorative bracketing, wide overhanging eaves, and square brick porch columns. The house is a contributing structure in the Lavaca Historic District. The applicant is proposing to construct rear addition to be approximately 790 square feet plus rear patio, replace the existing shingle roof with a standing seam metal roof to be continued on the addition, remove four rear windows and one rear door to accommodate the addition, add a side door and stairway with railing to the west façade of the primary structure, enclose one existing front door, construct a new 2-story rear accessory structure with a footprint of approximately 576 square feet plus second floor balcony, and modify the site to include new hardscaping, grass, and landscaping.
- b. The applicant met with the Design Review Committee (DRC) on May 30, 2017. The DRC commended the applicant on his approach to the treatment of the addition in terms of scale, materiality, and size. The DRC did not not recommend approval of the proposed window replacement. The DRC requested that the applicant explore ways to reduce impervious coverage, and requested that a final detailed site plan be submitted if the applicant seeks final approval of the entire site. The DRC requested that the applicant reduce the overall height of the rear accessory structure and provide exhibits and renderings from the right-of-way that may help reduce the overall imposing nature of a two-story structure in this context. They also recommended that the applicant furnish evidence of the surrounding context of the district that qualifies a modern design on this particular lot. The applicant elucidated on material choices for the rear accessory structure, and the DRC requested that they submit rendered elevations to convey these choices. Staff has not received these updated drawings at the time of this recommendation.

Findings for primary structure, items #1 through #6:

- c. **MASSING & FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. The addition is approximately 70% the overall size of the existing home. Staff finds the proposal consistent with the Guidelines.
- d. **ROOF FORM** – The applicant has proposed to reduce the height of the roof slightly for the new addition. The roof will follow the same pitch as the existing structure. Generally, the height of new additions should be consistent with the height of the existing structure. According to the Guidelines for Additions, 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. Staff finds the proposal consistent with the Guidelines.
- e. **ROOF MATERIAL** – The applicant has proposed to replace the existing standing seam metal roof with a new roof of the same material. Staff finds the proposal consistent with the Guidelines.
- f. **WINDOW REPLACEMENT** – The applicant has proposed to replace all existing windows with new energy efficient vinyl windows. All windows are wood and one over one. The applicant has indicated that many windows have been exposed to the elements, improperly maintained, and have instances of broken glass panes. However, based on the images submitted in the application, the windows appear to be in salvageable condition. The windows do not visibly exhibit joint separation or severe checking of the exterior wood. They are of high quality material and craftsmanship and can be restored. According to the Guidelines for Exterior Maintenance and Alterations 6.B.iv., windows should only be replaced if approximately 50% or more of the assembly is deteriorated beyond repair. Staff has not yet received demonstrable evidence that the windows are unable to be restored. Staff has also not received manufacturer specification for the proposed new windows. Staff finds the proposal inconsistent with the Guidelines.
- g. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of four one over one wood windows and one rear door. Guideline 3.C.i in the Historic Design Guidelines for Additions encourages the salvage and reuse of historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the proposal acceptable with the stipulations included in staff's recommendations.
- h. **NEW SIDE DOOR** – The applicant has proposed to add a new side door on the west elevation of the primary structure. The door will provide access to the side and rear of the house without requiring that an occupant walk

through the new master bedroom to access the proposed rear patio. The new door will not require the removal of any existing openings and will be installed between existing window openings. According to guideline 6.B.ii, new entrances should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. The plans and elevations indicate that the new door will be compatible to those existing on the historic home. Staff finds the proposal consistent with the Guidelines.

- i. **NEW RAILINGS AND STAIRCASE** – The applicant has proposed to construct two new railings: one on the front patio, and one at the location of a new proposed doorway on the west elevation. The railings will be made of wood and feature simple posts with flat top and bottom rails. The railing on the front elevation will include a stair rail along existing concrete steps. The railing on the west elevation will align with a new proposed stairway to accommodate the foundation height of the existing home. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, added porch elements, such as stairs and railings, should be simple as to not distract from the historic character of the building. The proposed railings on both the front and west sides of the structure are compatible with the style and materiality of the home without detracting from its historic character. Staff finds the proposal consistent with the Guidelines.
- j. **FRONT DOOR REMOVAL** – The applicant has proposed to enclose one of two existing front doors with siding to match the material and profile of existing. According to Guideline 6.A.i for Exterior Maintenance and Alterations, historic openings should be preserved. Staff finds the proposal inconsistent with the guidelines.
- k. **NEW WINDOWS: SIZE AND PROPORTION** – The applicant has proposed to install windows that are similar to the profile, size, proportions, and inset as those on the existing structure, which is consistent with Guideline 6.B.iv for Exterior Maintenance and Alterations.
- l. **MATERIALS: WINDOWS & DOORS** – The applicant has not specified window or door materials; however, per the provided application documents, the applicant has proposed windows and doors that are consistent with those found on historic structures. Staff finds wood windows and doors to be appropriate for an addition to a historic Craftsman home.
- m. **MATERIALS: FAÇADE** – The applicant has proposed to use the same profile and dimension of the existing wood lap siding on the façade of the new addition. The proposal includes the installation of a vertical trim piece at the joint of the original structure and the new addition. According to guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines and appropriate for this particular addition given the integrated nature of the addition's roof form and the character defining nature of woodlap siding on Craftsman Bungalow homes.
- n. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

Findings for rear accessory structure, item #7:

- o. **FOOTPRINT** – The applicant as proposed to construct a new 2-story accessory structure in the rear of the lot. The proposed first floor footprint is approximately 576 square feet. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
- p. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure towards the street. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines.
- q. **SCALE & MASS** – The applicant has proposed a two-story accessory structure with a sloped roof. According to the dimensions on the submitted elevations, the lowest point of the roof measures 21'-6" and the highest point measures 31'-3", both which are viewable from the public right-of-way. The first floor height measures 12'-0" and the second floor height measures 9'-6" up to approximately 18'-6" following the roof slope. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. The ridge height of the primary gable of the existing historic home appears to measure approximately 20'-0" from the ground. In an elevation submitted by the applicant that indicates the height of the proposed accessory structure relative to the existing home, the new structure appears to eclipse the existing home's ridge height by over 10'-0" at its highest point. Additionally, the stairway on the side of the structure, which is viewable in full from the driveway, is almost the same height as the subordinate gable on the existing historic home. The height of the proposed structure would not only impact the view from the public right-of-way of the existing structure, but also affect the viewshed of the one and 1.5 story single family homes behind the lot

on Leigh St. Staff does not find the height of the proposed accessory structure consistent with the Guidelines or appropriate for the lot or the district.

- r. **ROOF FORM** – The applicant has proposed a two-story accessory structure with a sloped roof. The lowest point of the roof measures 21’-6” and the highest point measures 31’-3”. The roof is proposed to be standing seam metal. The guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structure. Staff finds the use of a sloping roof incompatible with the historic district, which is comprised of a high concentration of front and side gables or hipped roofs, especially within the immediate context of the lot. While similar roof styles can be found immediately adjacent to the Lavaca Historic District, there is no precedent for its use on a 2-story rear accessory structure within the district, especially in an area that is surrounded by one story single-family homes. Staff finds the proposal inconsistent with the Guidelines.
- s. **WINDOW & DOOR OPENINGS** – The applicant has proposed to install nine longitudinal rectangular fixed windows, five larger rectangular fixed windows with single muntins, and two large windows that follow the sloped roof pitch on the northeast and northwest elevations. According to the OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds the windows inconsistent with the Guidelines.
- t. **MATERIALS: FAÇADE** – The applicant has proposed the use ICF concrete as the façade and structural material. The applicant has stated that the intention is to make the structure tornado-proof by utilizing this modern material. According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. Structures made exclusively of concrete are not characteristic of the district or surrounding context. Additionally, the elevations and renderings indicate multiple façade colors, but staff has not received material specifications that are tied to these delineations. Staff finds the proposal inconsistent with the Guidelines.
- u. **MATERIALS: WINDOWS & DOORS** – The applicant has not specified window materials; however, per the provided application documents, the applicant has proposed window that lack profiles that are consistent with those found on historic structures. The applicant should refer to the Historic Design Guidelines and the OHP Window Policy document to ensure that appropriate window materials and an appropriate framing depth is used.
- v. **ARCHITECTURAL DETAILS** – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. New outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. While the applicant’s proposal is reflective of its time, the architectural details are not consistent with the Craftsman elements of the primary structure or the character of the Lavaca Historic District.

Findings for site modifications, item #8:

- w. **HARDSCAPING** – The applicant has proposed to extend the existing concrete driveway to the rear of the lot. The existing 11’-4” width will be maintained through the length of the existing house and the proposed addition, but will curve slightly and widen to a rectangular pad that terminates approximately 6’ from the side property lines. The pad will terminate between 5’ and 8’-3” from the rear property line, which is angled. The hardscape will give access to the proposed rear accessory structure, which contains a two car garage. Currently, the rear lot is primary grass with a thin concrete walkway with an angular path through the lot. According to guideline 3.B.i for Site Elements, large pavers, asphalt, or other impervious surfaces should not be introduced where they were not historically located. Staff finds the installation of the hardscape inconsistent with the Guidelines, and has yet to receive confirmation on all final dimensions from the applicant.
- x. **SIDE WALKWAY** – The applicant has proposed to install a walkway on the northwest side of the property. The walkway will lead from the proposed new door and staircase towards the rear of the lot. According to the Historic Design Guidelines for Site Elements, new walkways should follow the historic alignment, configuration, and width of the property and district. Staff finds the width and location indicated on the submitted site plan generally consistent with the Guidelines at a conceptual level, but the applicant has not confirmed the material or specific dimensions at this time.

RECOMMENDATION:

Item 1, Staff recommends approval of the rear addition based on findings a through m with the following stipulations:

- i. That the applicant lower the ridgeline of the addition to be below that of the primary structure, per one of two potential design approaches submitted.

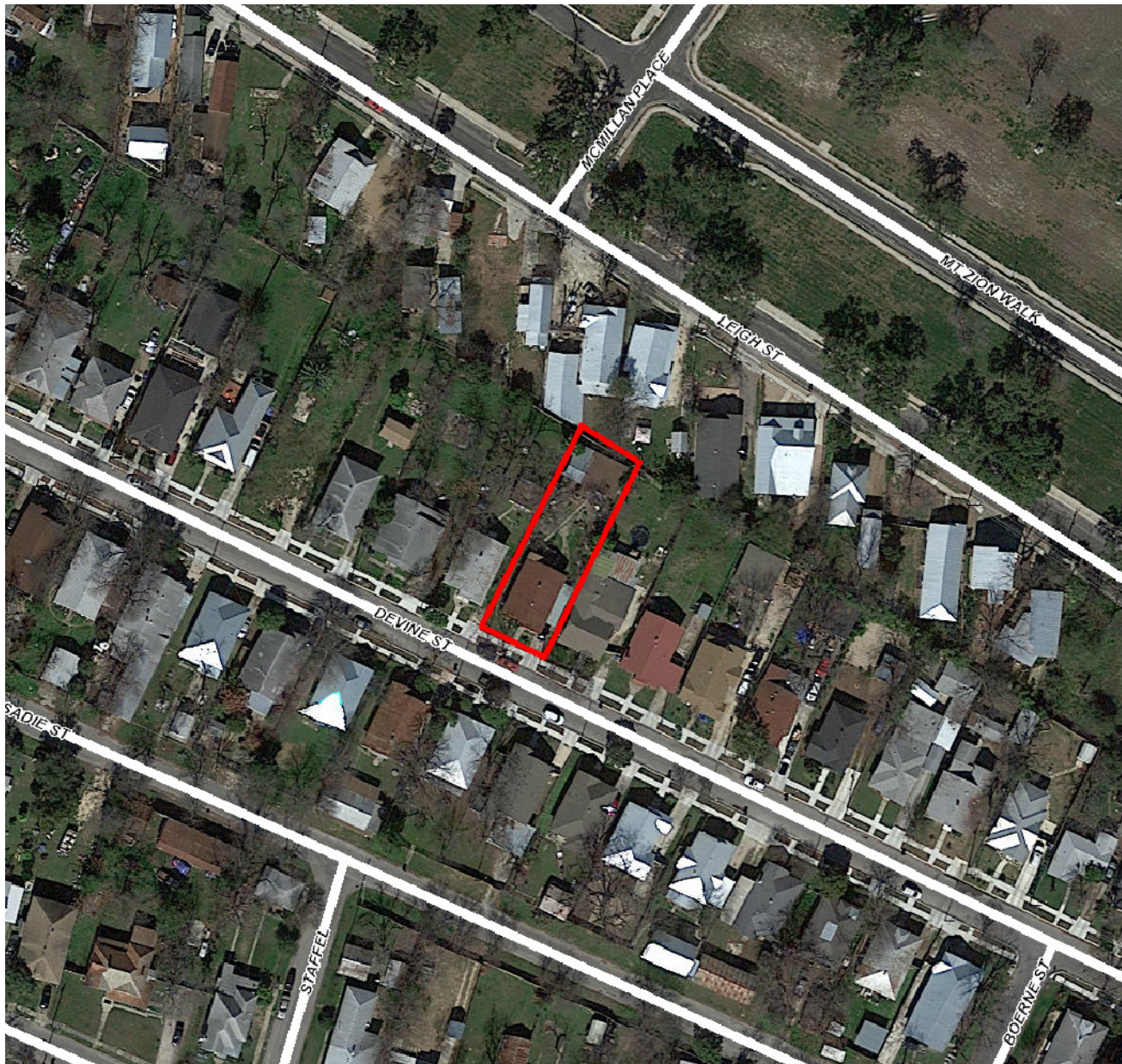
- ii. That the applicant submits new window and door specifications for both the primary structure and the new addition to staff for final approval. The applicant should refer to the OHP Window Policy Document for guidance on windows that are appropriate.
 - iii. That the applicant submits final plan drawings that indicate where the new condensing unit will be located on the property.
- Item 2, Staff recommends approval of the roof replacement based on finding e with the following stipulation:
- i. That the applicant comply with the Checklist for Metal Roofs in the Historic Design Guidelines. The roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap. In lieu of the standard galvalume finish, staff recommends that the applicant match the red color of the existing roof as closely as possible to maintain the color scheme of the original home's design.
- Item 3, Staff does not recommend approval of the window replacement based on finding f.
- Item 4, Staff recommends approval of the removal of existing rear openings based on finding e with the following stipulation:
- i. That the applicant salvages the wood windows for reuse on the addition where feasible. As indicated in recommendation #1, the applicant must submit a final window schedule to staff prior to receiving a Certificate of Appropriateness. If any existing windows are deteriorated beyond repair or otherwise unsalvageable for reuse, the applicant must furnish evidence to that effect to staff.
- Item 5, Staff does not recommend approval of the removal of an existing front door based on finding i.
- Item 6, Staff recommends approval of the new side door based on finding g.
- Item 7, Staff recommends approval of the two porch railings and side staircase based on finding g and h.
- Item 8, Staff does not recommend approval of the 2-story rear accessory structure based on findings n through v. The application should address the following inconsistencies with the Guidelines if they wish to return with a new design proposal:
- i. That the applicant explores overall massing similar to historic structures and historic accessory structures in the vicinity as noted in finding p.
 - ii. That the applicant reconfigures the roof form to be more consistent with the roof forms of the Lavaca Historic District as noted in finding q.
 - iii. That the applicant integrates window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Lavaca Historic District as noted in finding r.
 - iv. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in finding t.
 - v. That the applicant incorporates architectural details and materials that are representative of the historic context of the district as noted in findings q through u.
- Item 9, Staff does not recommend approval of the hardscaping additions and modifications based on findings w and x. The applicant should address the following items if they wish to return with a new proposal:
- a. That the applicant reduces hardscaping where feasible to minimize the reduction of the presence of natural grass and plantings.
 - b. That the applicant produce a final site plan that indicates all material choices, exact dimensions, and planting palette for approval.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on May 30, 2017. The discussion is outlined in finding b.



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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 1415 LEVINE
REQUEST: CONSTRUCTION OF A HOME ADULTORY WITH TWO STORY BEDS
HEARING DATE: JUNE 7, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL IDRC MEETINGS TAKE PLACE AT 191 S. ALAMO



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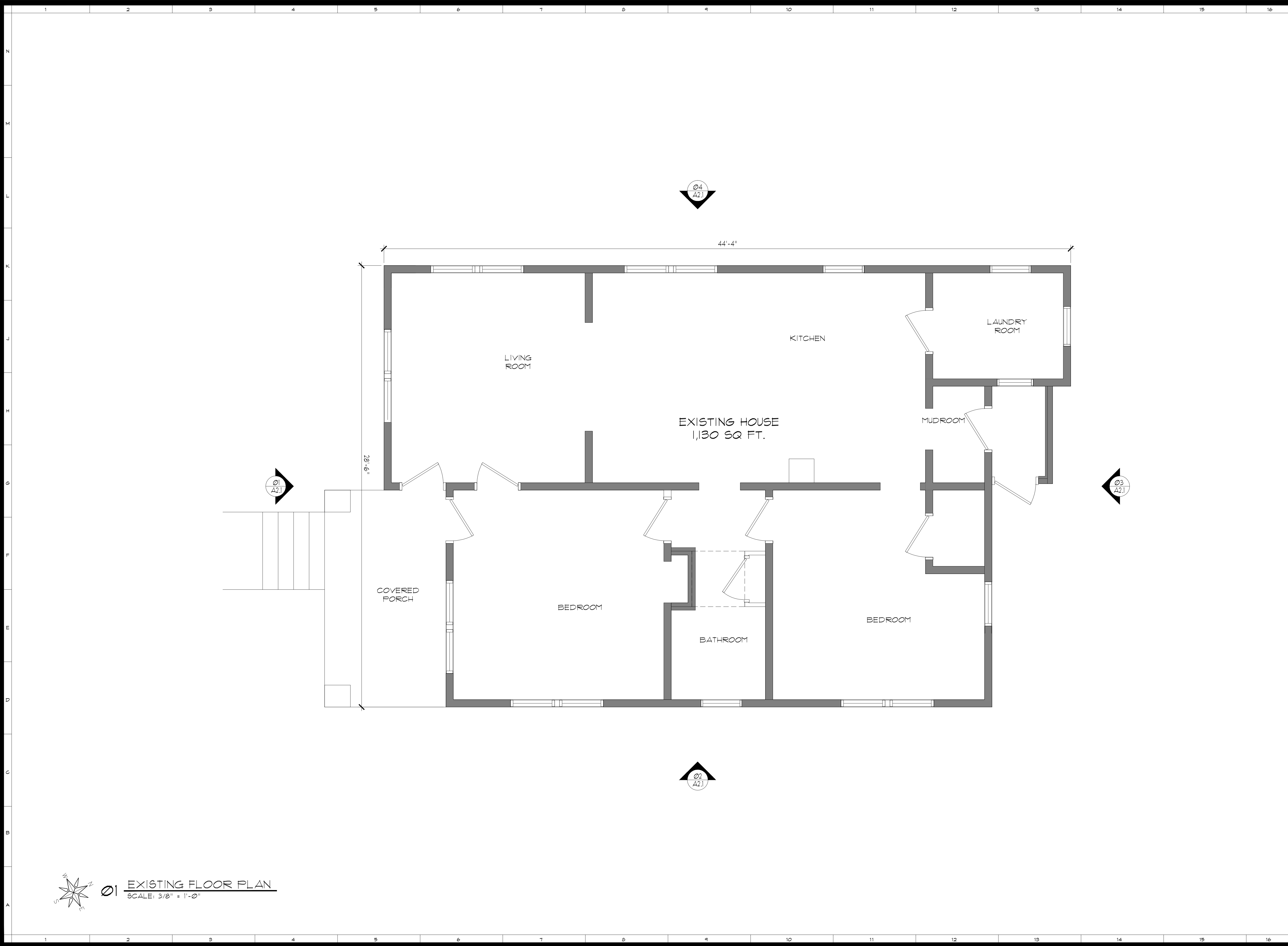


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Ø1 EXISTING FLOOR PLAN
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HISTORIC HOUSE REMODEL & ADDITION FOR
M.M.C.C.
CONSTRUCTION & REMODELING
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SAN ANTONIO, TEXAS 78210

JOB NUMBER: 17-009

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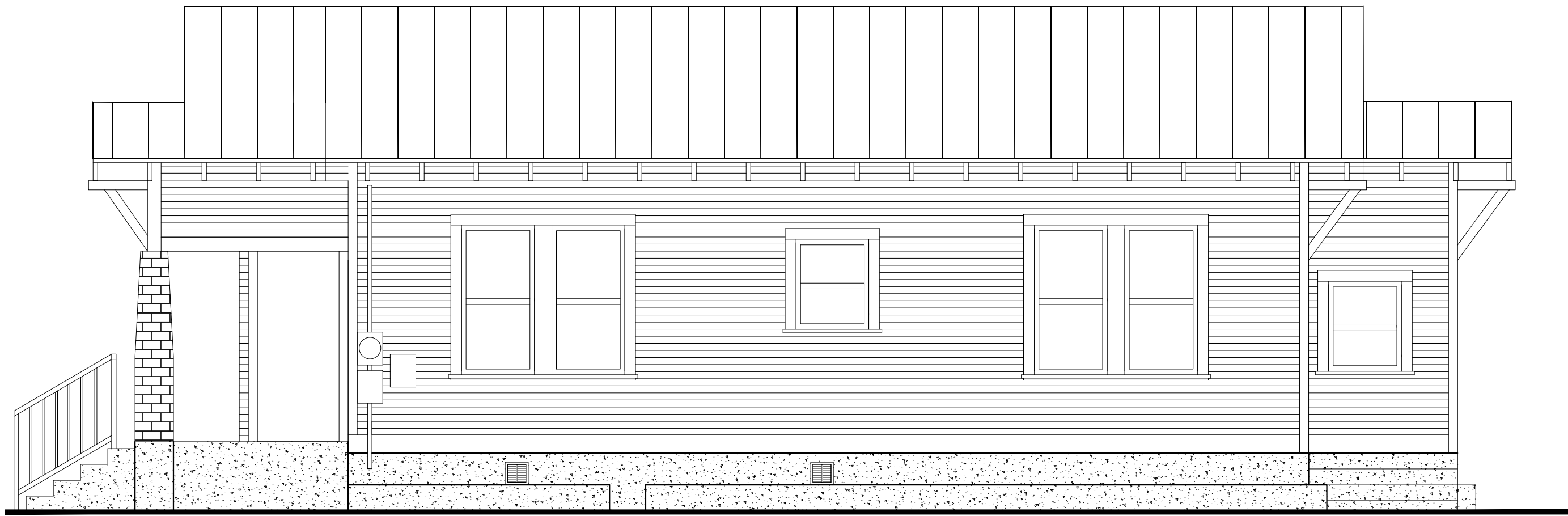
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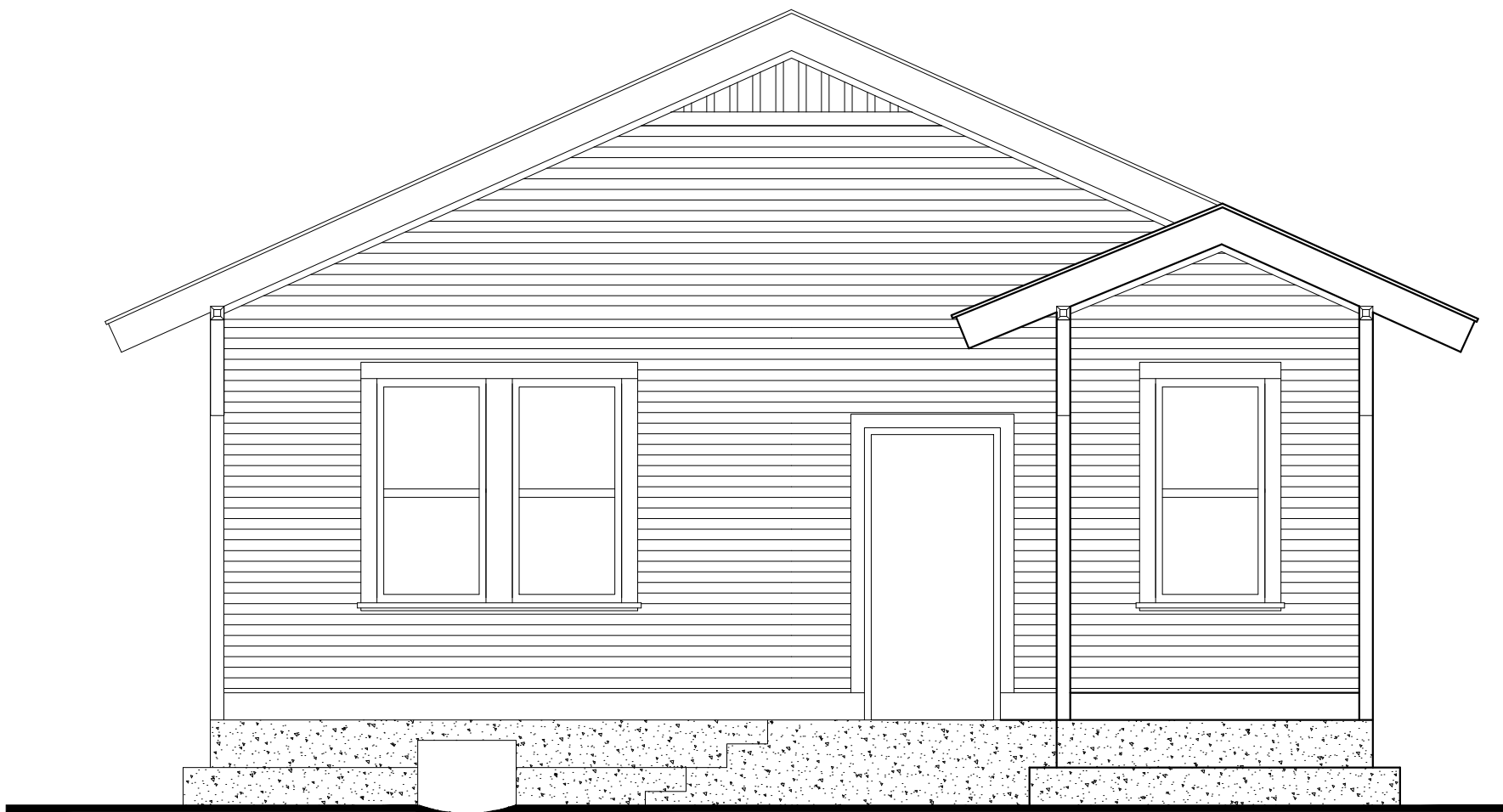
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Ø1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Ø2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Ø3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



Ø4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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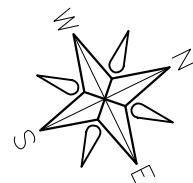
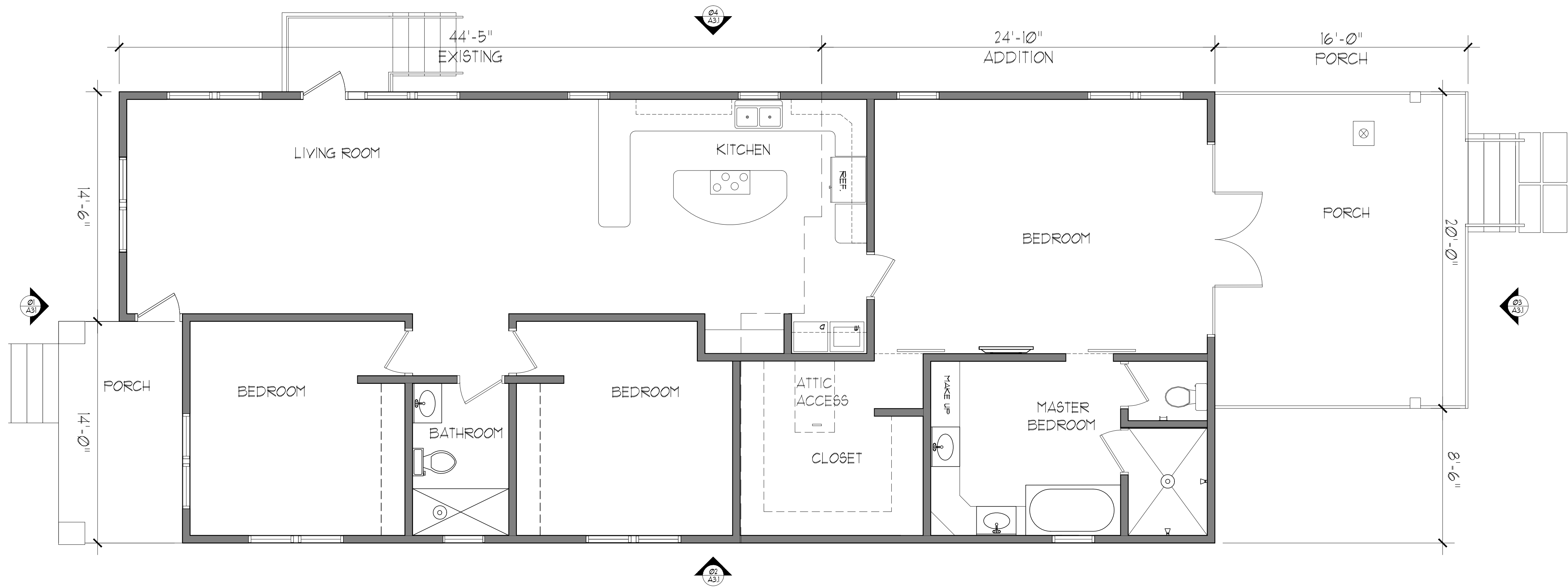
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01 PROPOSED FLOOR PLAN
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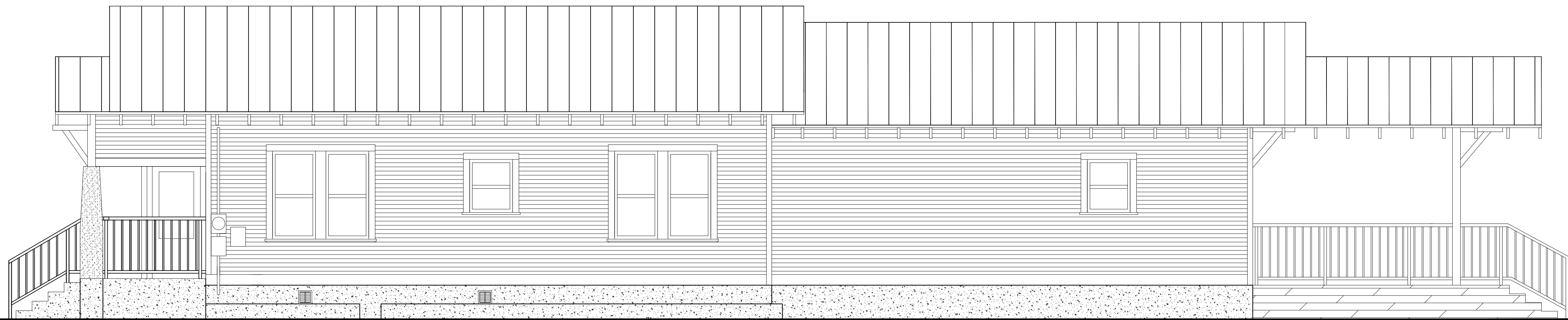
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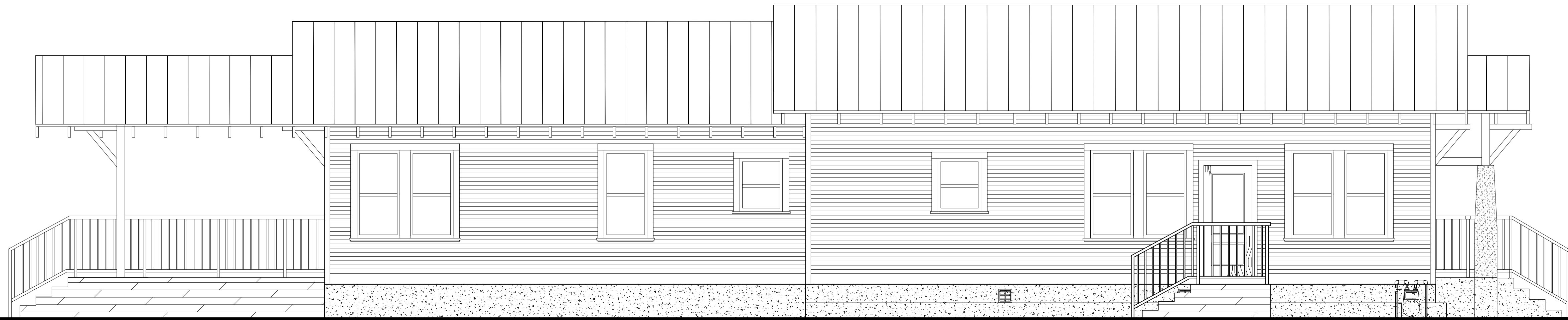
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Ø2 REAR ELEVATION
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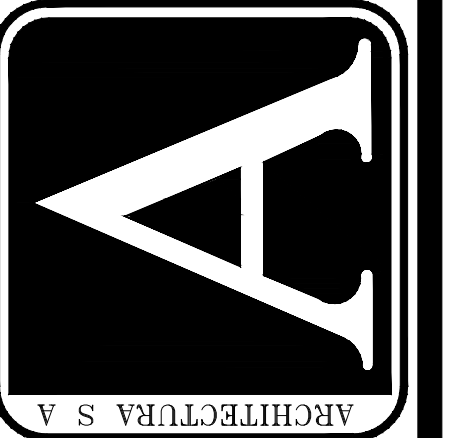


Ø3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Ø4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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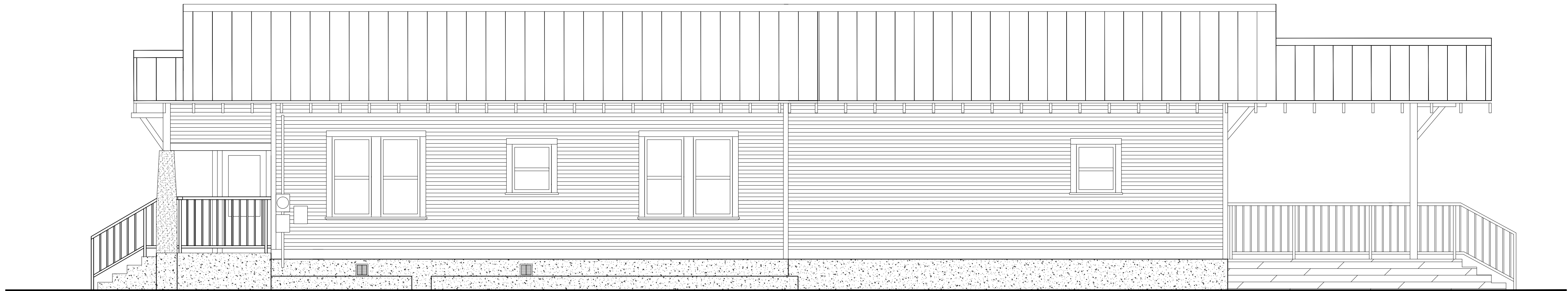
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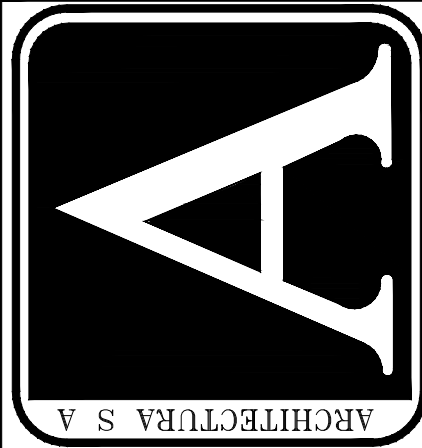


Ø3 SIDE ELEVATION
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Ø4 SIDE ELEVATION
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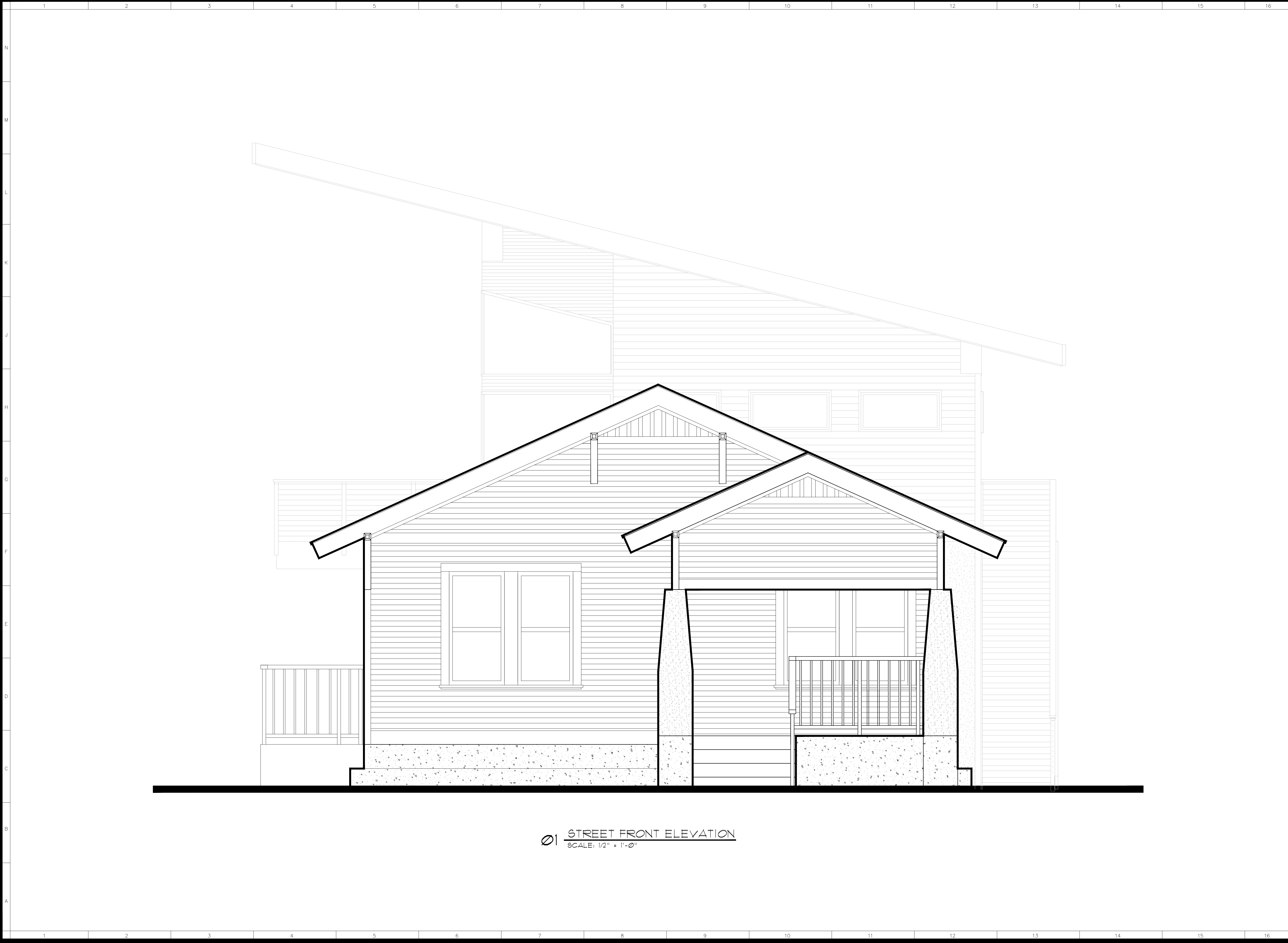
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Ø1 STREET FRONT ELEVATION
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STREET
FRONT ELEVATION

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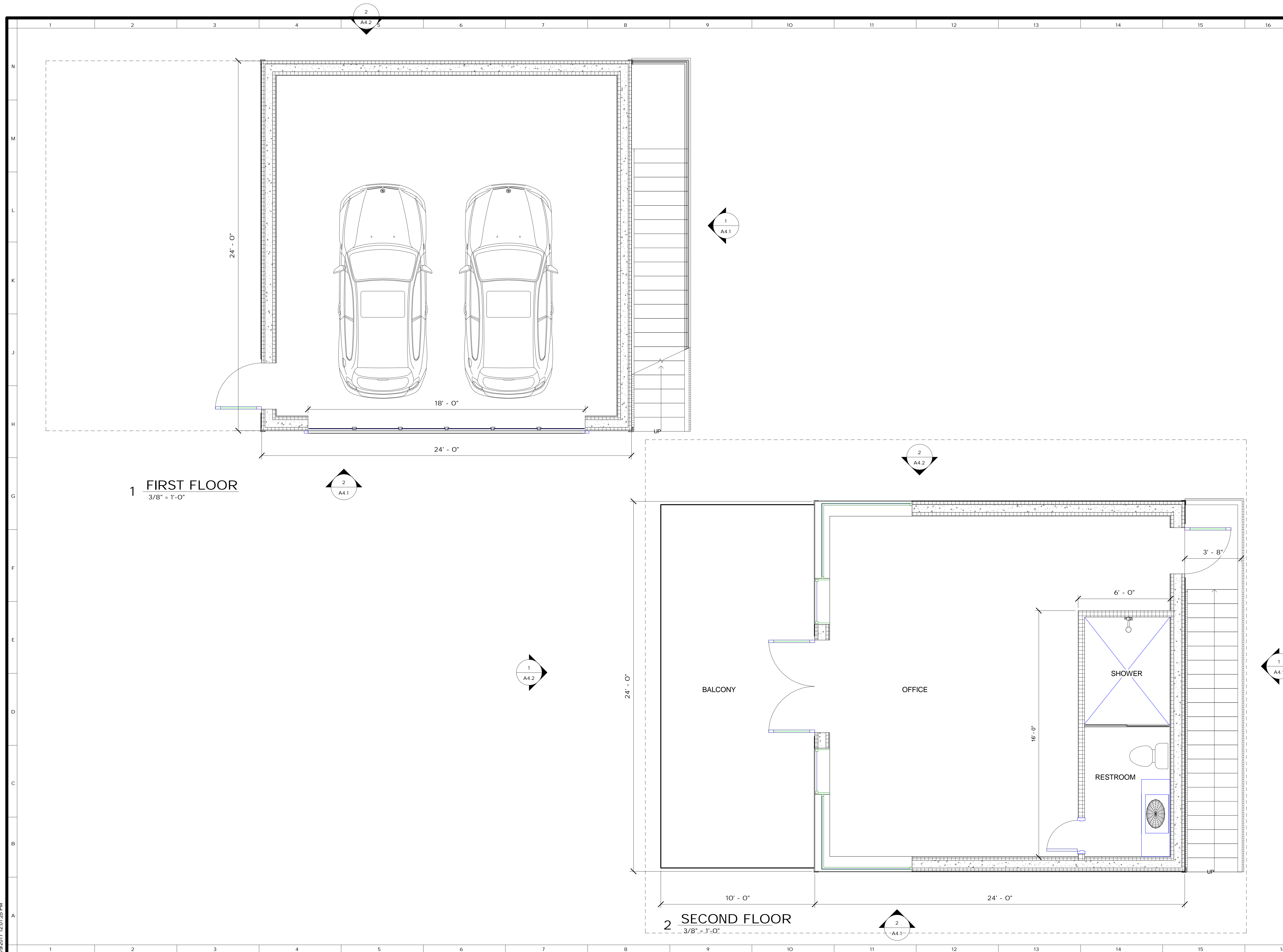
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FLOOR PLAN

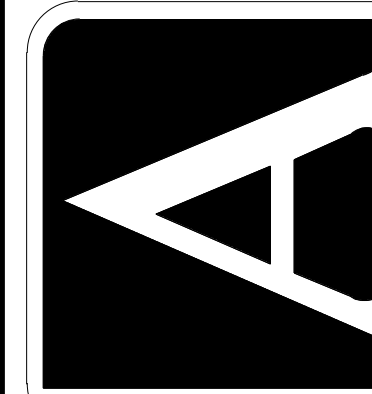
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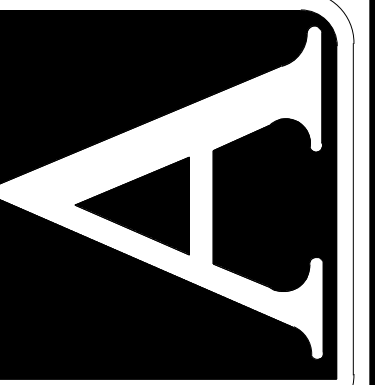
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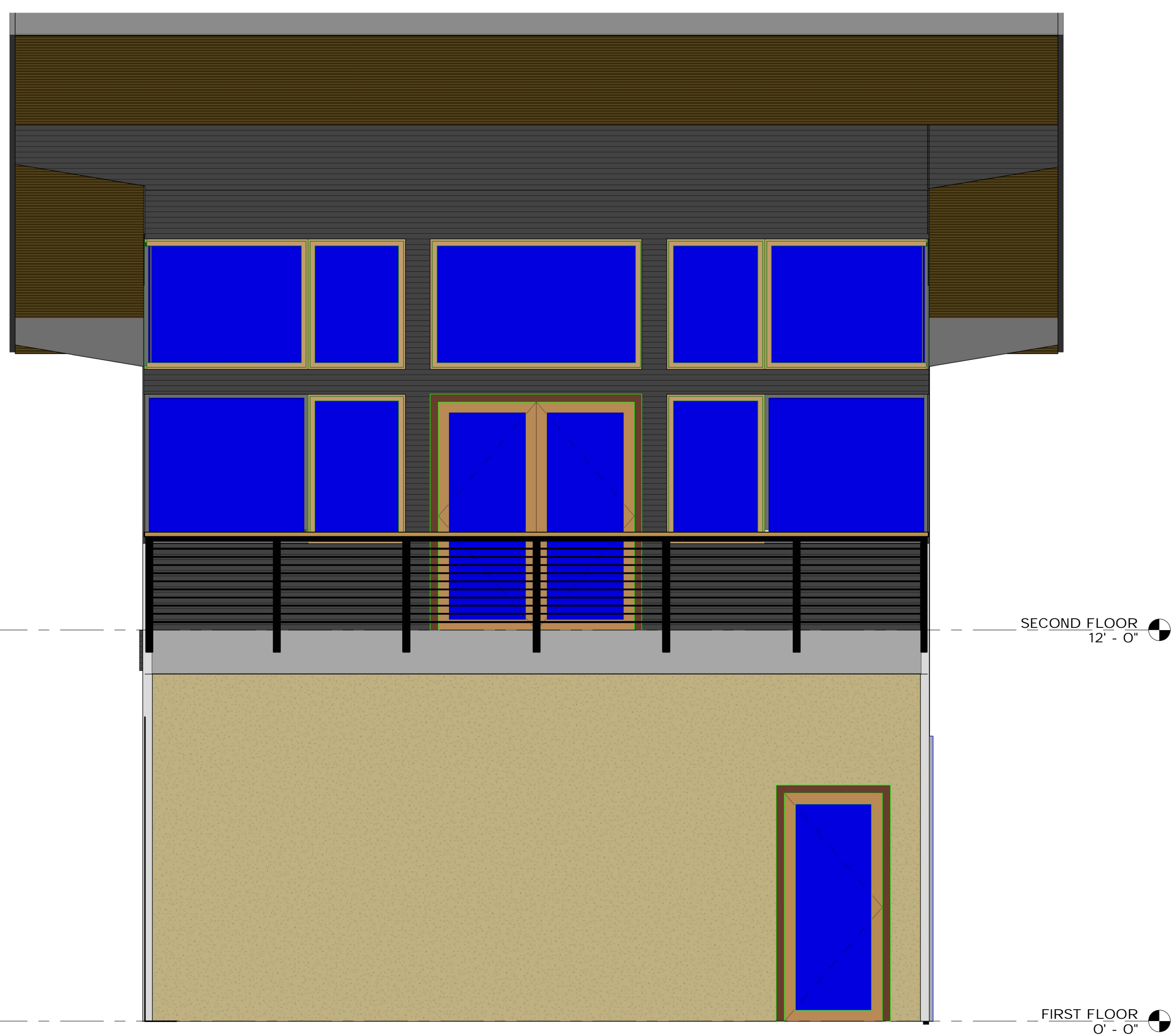
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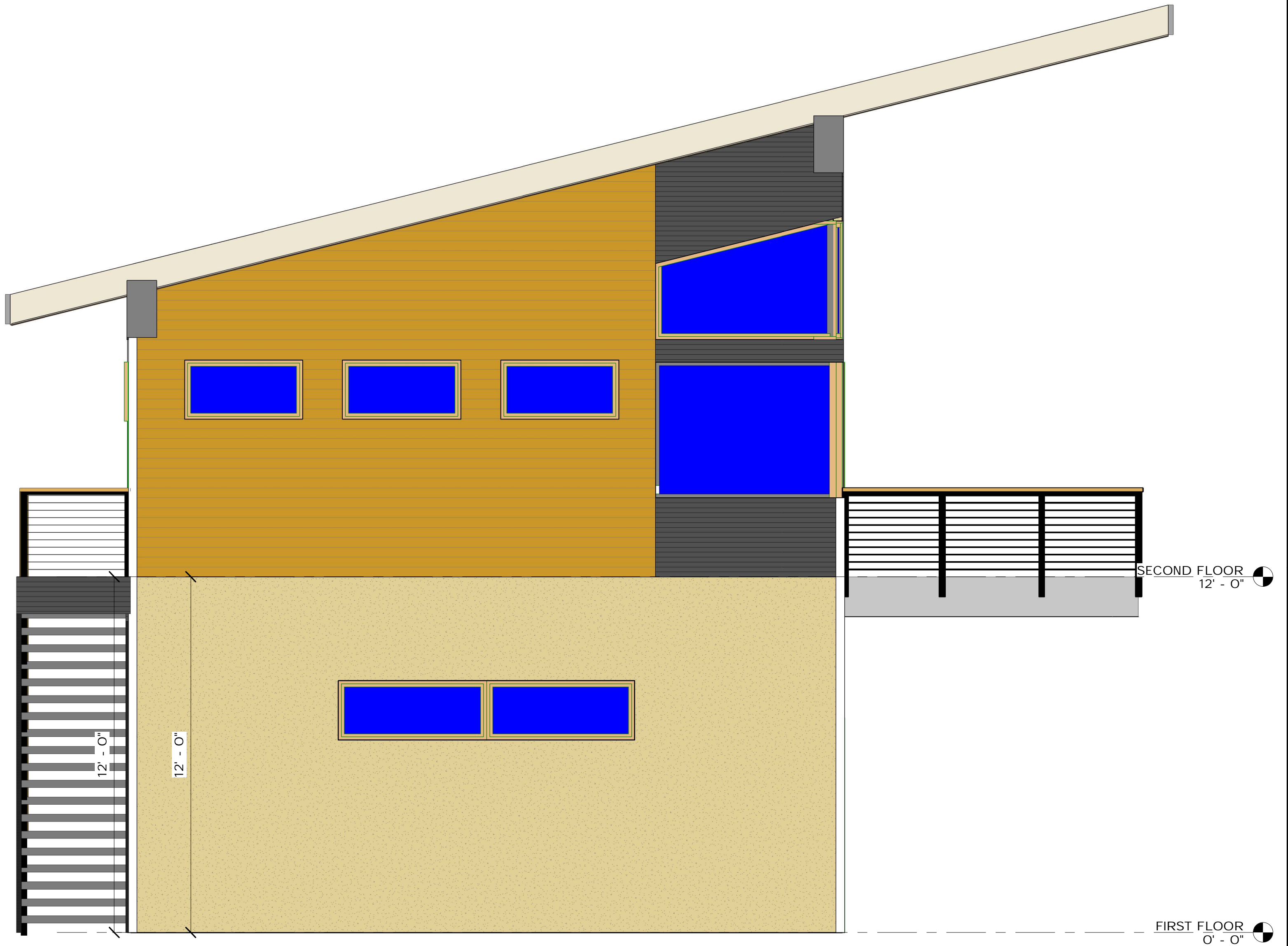
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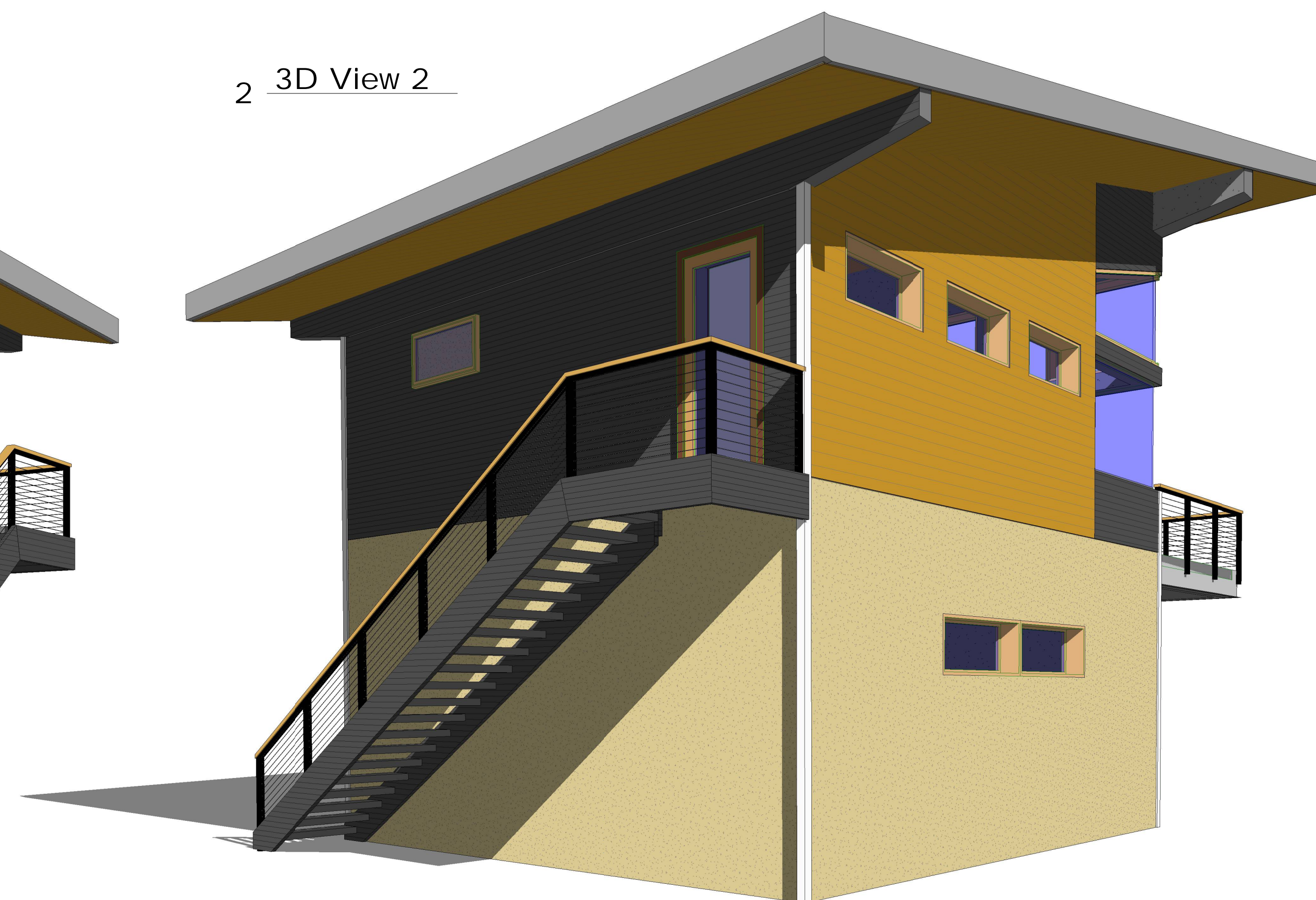
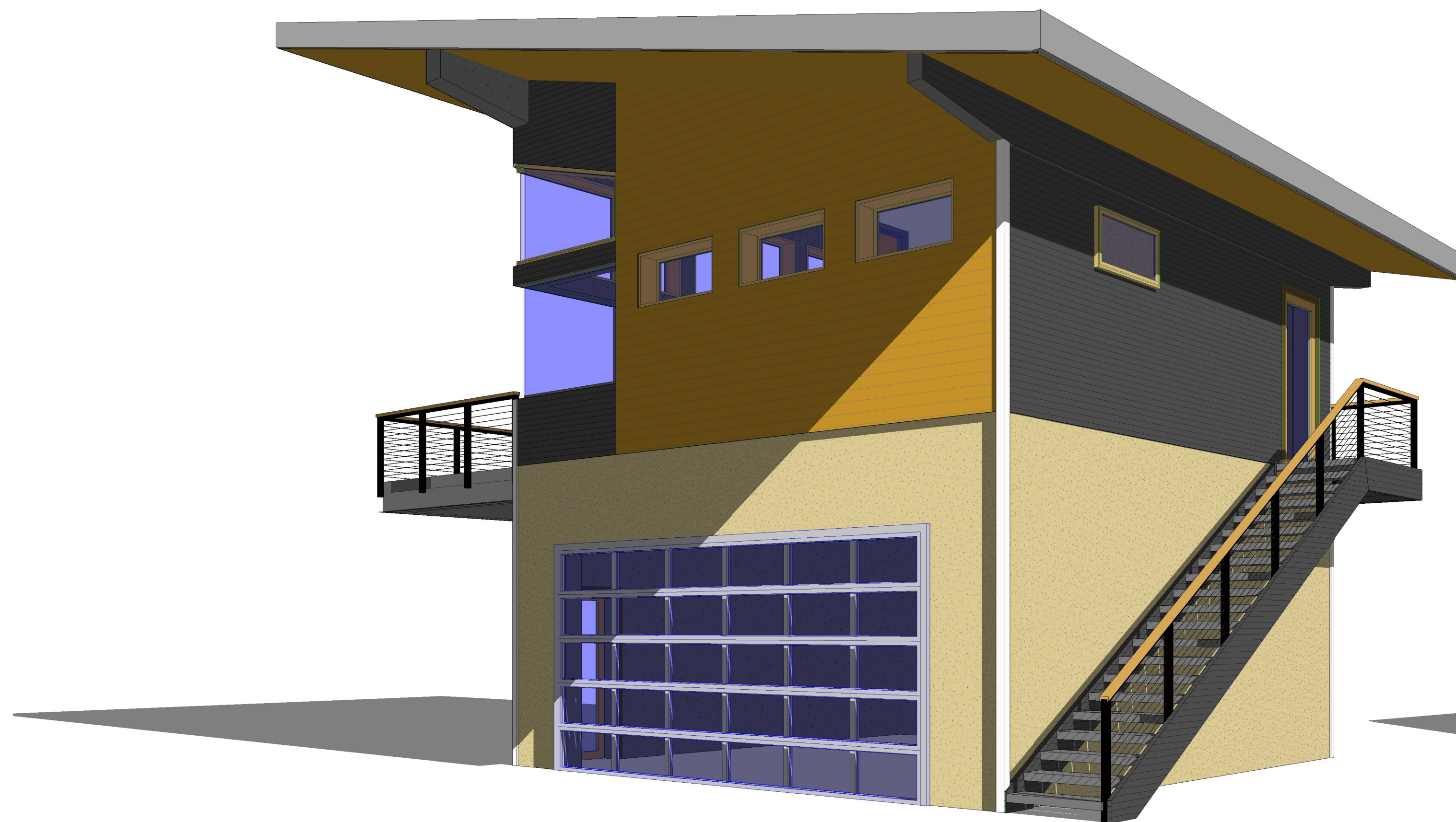
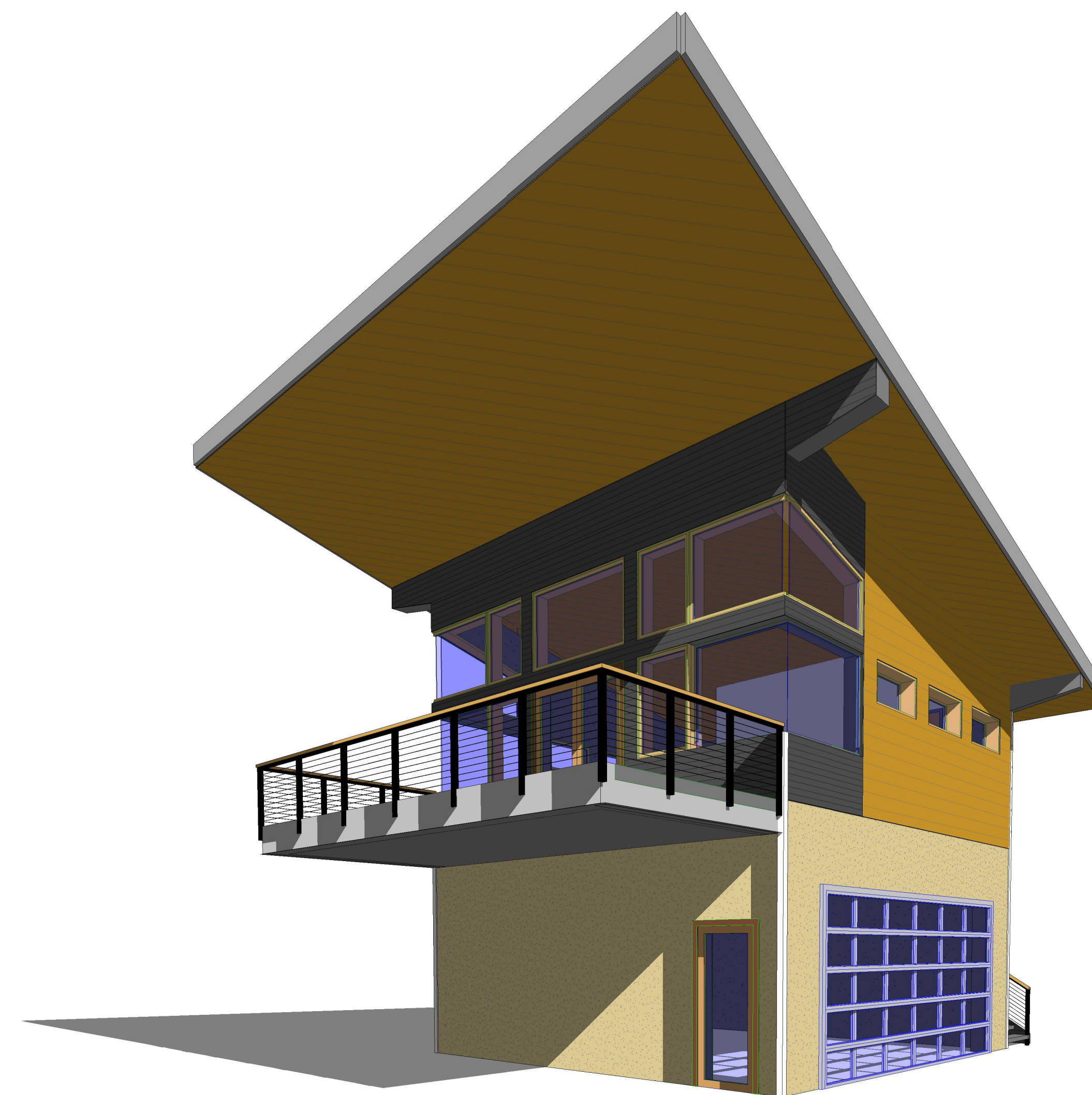
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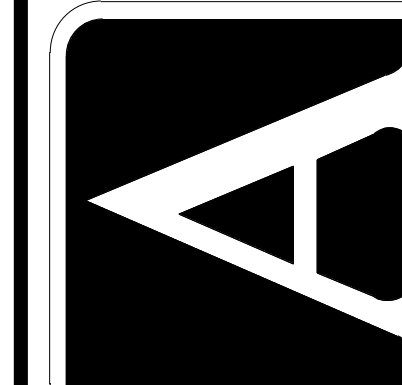
1 NORTH WEST ELEVATION
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2 NORTH EAST ELEVATION
3/8" = 1'-0"



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VIEWS

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