

HISTORIC AND DESIGN REVIEW COMMISSION

September 6, 2017

HDRC CASE NO: 2017-429
ADDRESS: 609 BARBE ST
LEGAL DESCRIPTION: NCB 136512 BLK 2 LOT 16
ZONING: RM-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Evan Morris
OWNER: Evan Morris and Courtney Miller
TYPE OF WORK: Addition, Renovation

REQUEST:

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

1. Perform foundation repairs
2. Install new salvaged windows to match existing in two locations.
3. Construct a 218 sf rear addition including a screened porch.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- 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.
- 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.
- 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.
- Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- 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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

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. *Roof top 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.

FINDINGS:

- a. The structure at 609 Barbe was constructed circa 1930 in the Craftsman style and is a contributing structure to the King William Historic District. The structure features gable and valley roofs with standing seam metal as roofing material, wood windows, wood siding with brick masonry elements, a front porch, and a non-original rear porch.
- b. **NEW WINDOW INSTALLATION** – Staff finds that existing windows are historic double-hung wood windows of various sizes. The applicant proposed to install salvaged historic windows in two locations where there are currently no windows in order to conform to the proposed interior modifications and exterior expansion. The Guidelines for Exterior Maintenance and Alterations *6.B.ii* notes that new windows are 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. Staff finds the applicants proposal for installing salvaged historic wood windows into two new locations appropriate provided that they match the existing windows. The applicant is to submit the windows to staff for approval prior to installation.
- c. **REAR ADDITION** — The applicant proposed to expand the rear of the structure by 43 square feet. The applicant proposes the addition to be installed by keeping the northwest-facing rear façade intact and move it forward, while installing a new north-facing side façade. The applicant proposed that the new side façade will use wood siding that matches the existing side in color and material. The applicant also proposes installing a salvaged historic window on the new side façade (addressed by staff in Finding *b*). The Guidelines for Additions *1.A.i* notes [applicants should] 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. The Guidelines for Materials *3.C.i* notes Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.
- d. **REAR ADDITION**— The Guidelines for Additions *1.A.* notes that roof forms of rear additions should be similar to that of the historic structure and that a transition between the historic structure and addition should be incorporated. The applicant proposed a setback on both facades from the wall planes of the primary historic structure and a shed roof. While the shed roof is not consistent with the historic structure’s gabled roofs, staff finds it minimal in massing and appropriate for the Craftsman style.
- e. **DECK ADDITION**— At the rear of the primary historic structure, the applicant proposed to construct a rear addition of approximately 175 square feet. The proposed addition will feature a screened porch and be located at the location of an existing, rear deck. The removal of the rear deck is appropriate and eligible for administrative approval. The Guidelines for Architectural Features: Porches *7.B.ii* notes that the additions should refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony; original architectural details should not be obscured by any screening or enclosure materials; alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds that because the existing porch is not original to the structure, nor is attached to a front or side porch, and that the new porch is on the rear of the structure, the proposed plan is appropriate. The Guidelines for Architecture Features: Porches *7.B.iv* also notes that design replacement elements, such as stairs, are to be simple so as to not distract from the historic character of the building or create a false historic appearance.

RECOMMENDATION:

Staff recommends approval as submitted based on the findings.

CASE MANAGER:

Huy Pham



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 01, 2017

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609 Barbe Street

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Barbe St

Barbe St

Barbe St

Cedar St

Cedar St

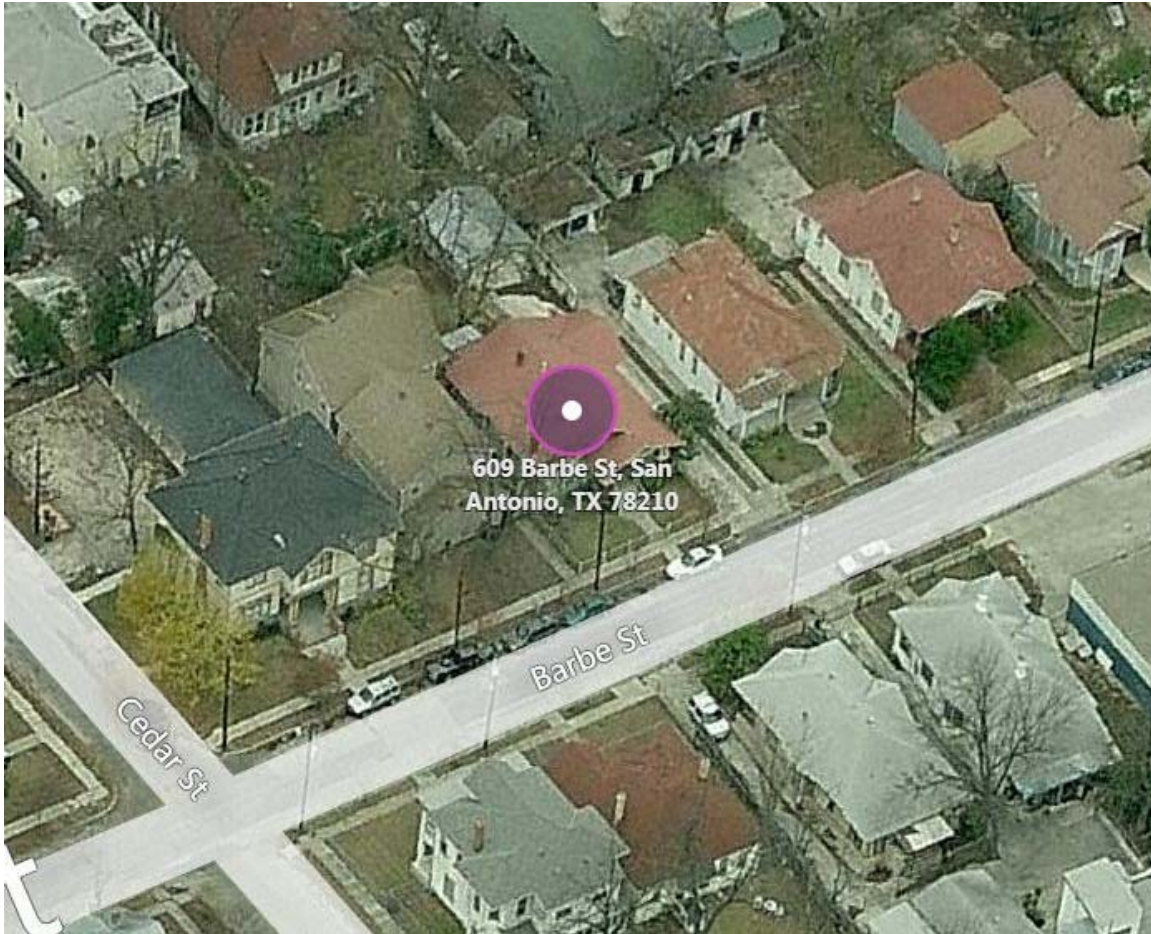
609

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 609 BACEE
REQUEST: CONSTRUCTION OF REAR ADDITION, EXTERIOR MODIFICATION
HEARING DATE: SEPT 6 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

1951 SANBORN MAP



609 BARBE ST



PROJECT DESCRIPTION:

RENOVATION AND ADDITION OF AN EXISTING 1181 SF SINGLE STORY HISTORIC HOUSE BUILT IN 1930.

EXTERIOR RESTORATIONS AND IMPROVEMENTS INCLUDE:

- NEW CONCRETE FOUNDATION PIERS THROUGHOUT
- NEW SALVAGED HISTORIC WINDOWS TO MATCH EXISTING IN TWO LOCATION (SEE ELEVATIONS)
- 43 SF ADDITION TO THE REAR OF HOUSE FOR EXPANDED UTILITY AND BATH
- 175 SF SCREEN PORCH ADDITION TO REAR OF HOUSE

609 BARBE ST

EVAN MORRIS

A010

2017.08.11



609 BARBE ST

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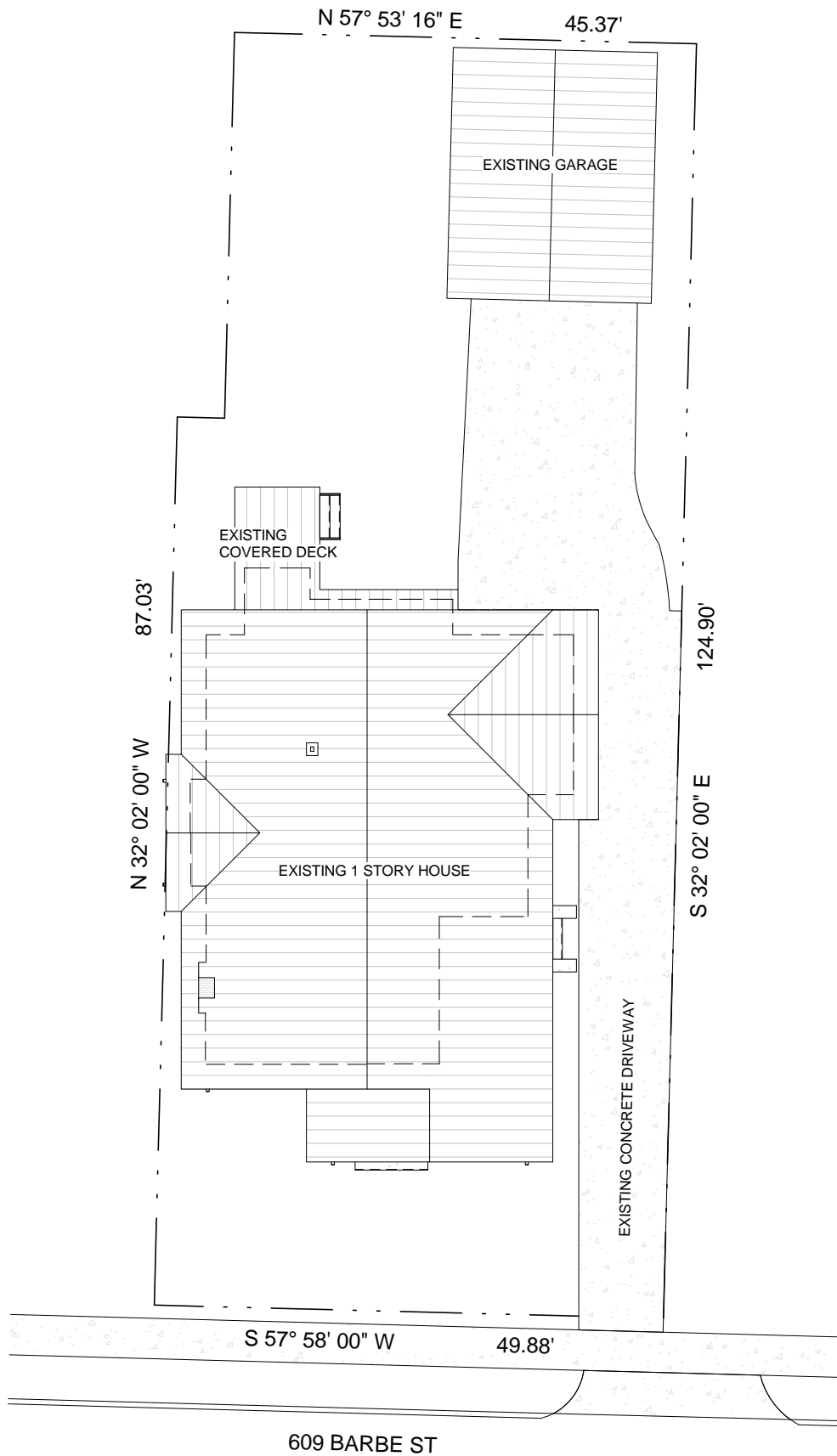


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2

SITE PLAN - EXISTING

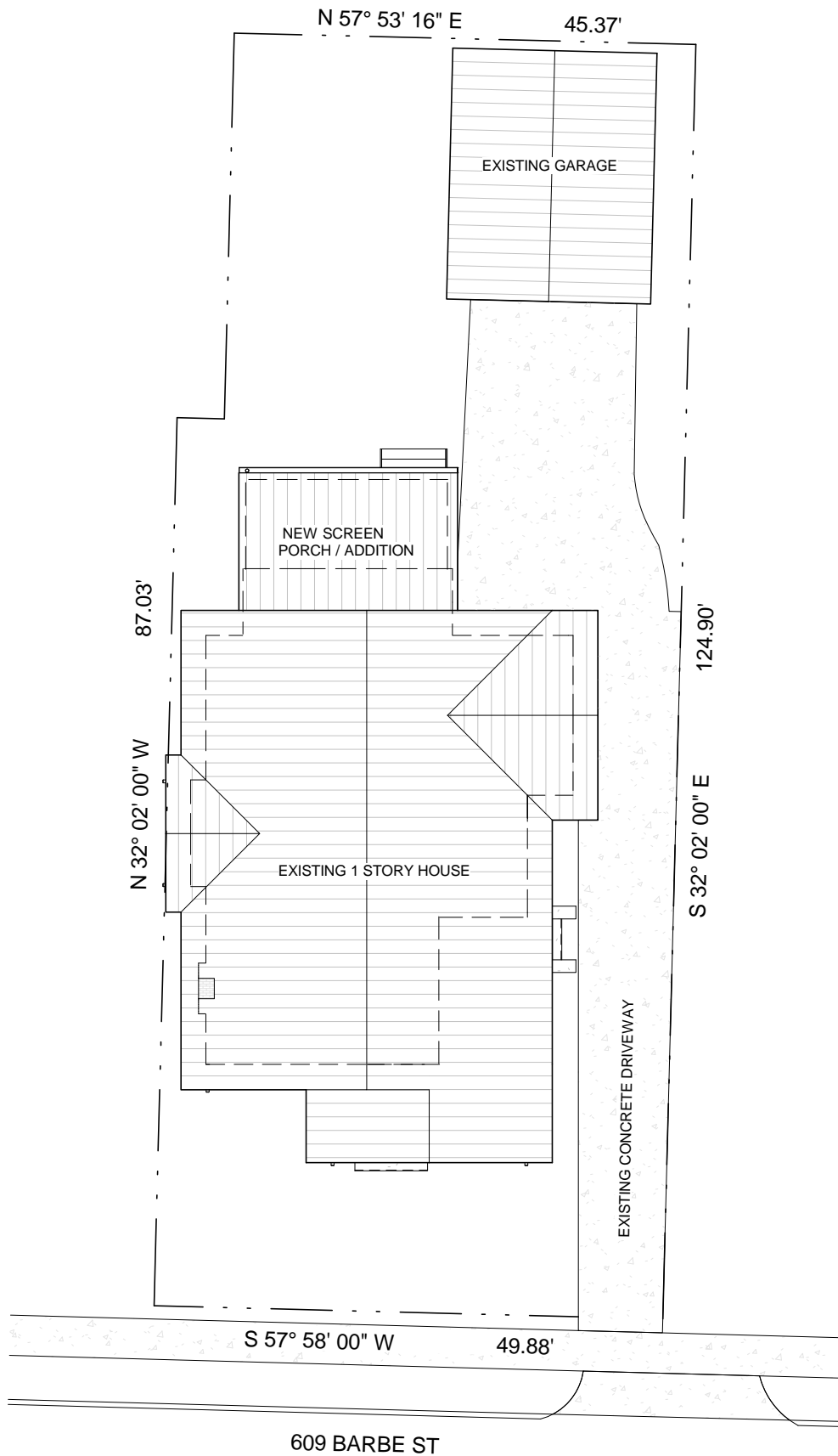
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1 SITE PLAN - PROPOSED

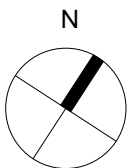
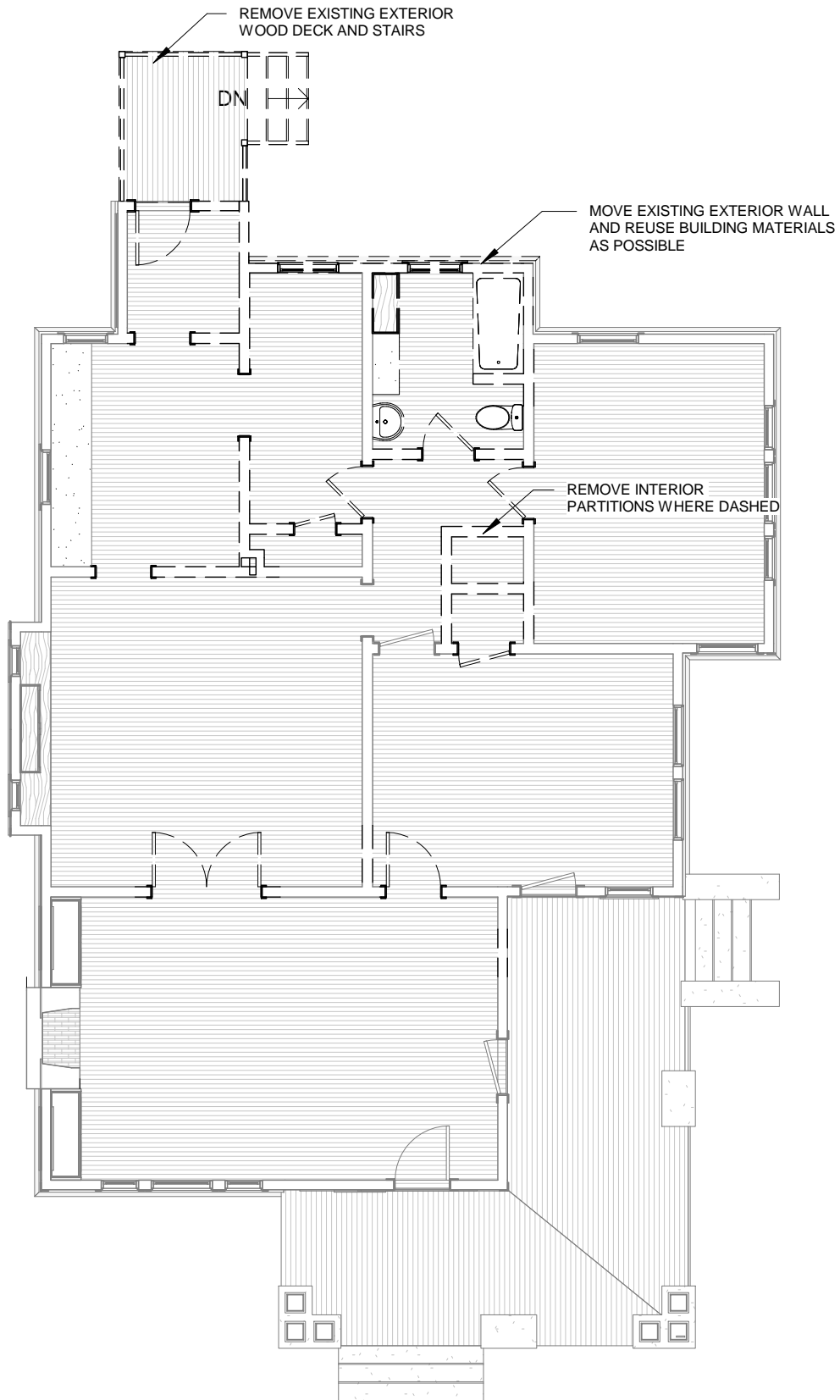
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1

DEMOLITION PLAN

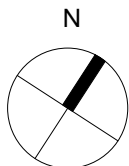
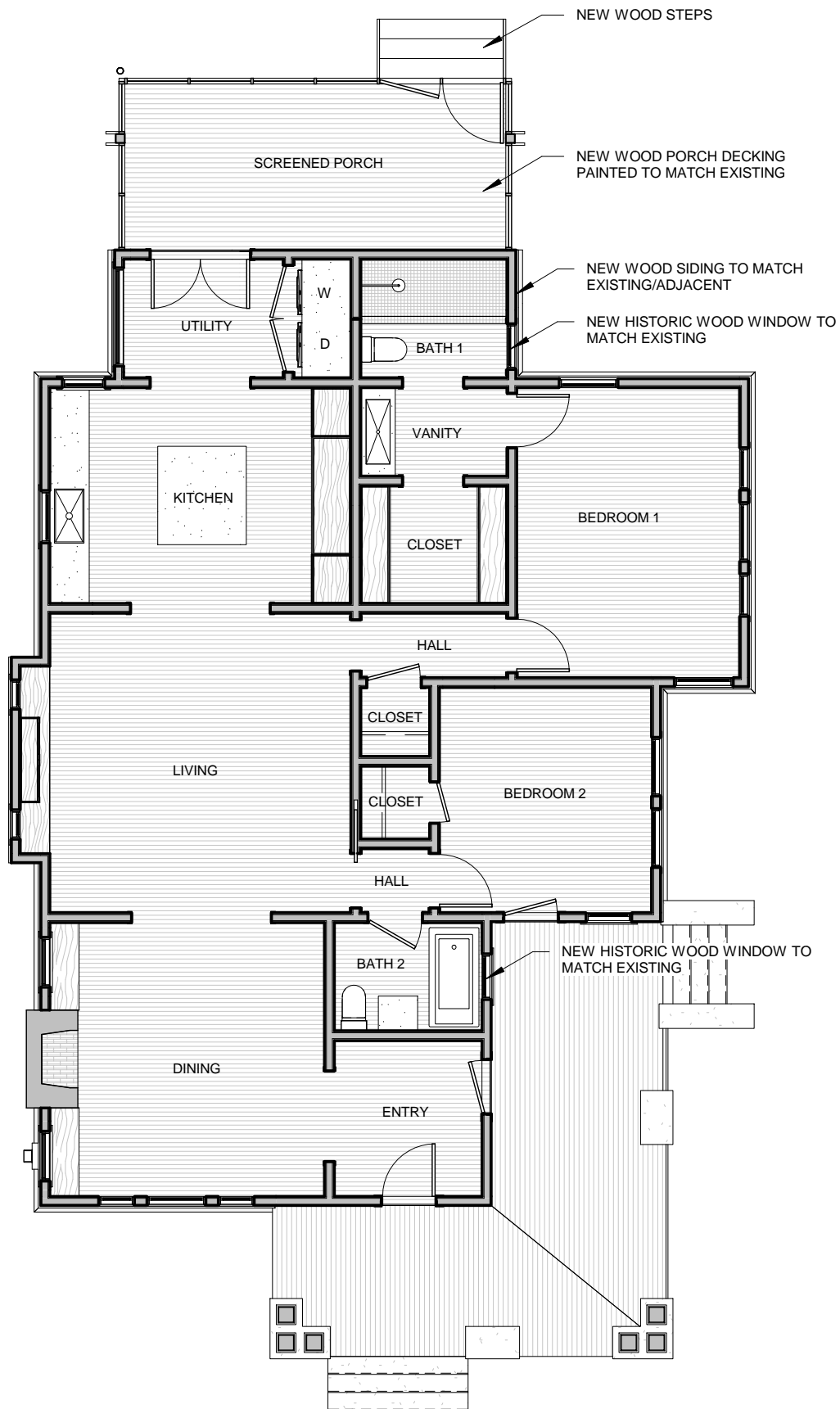
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1

FLOOR PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

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1 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



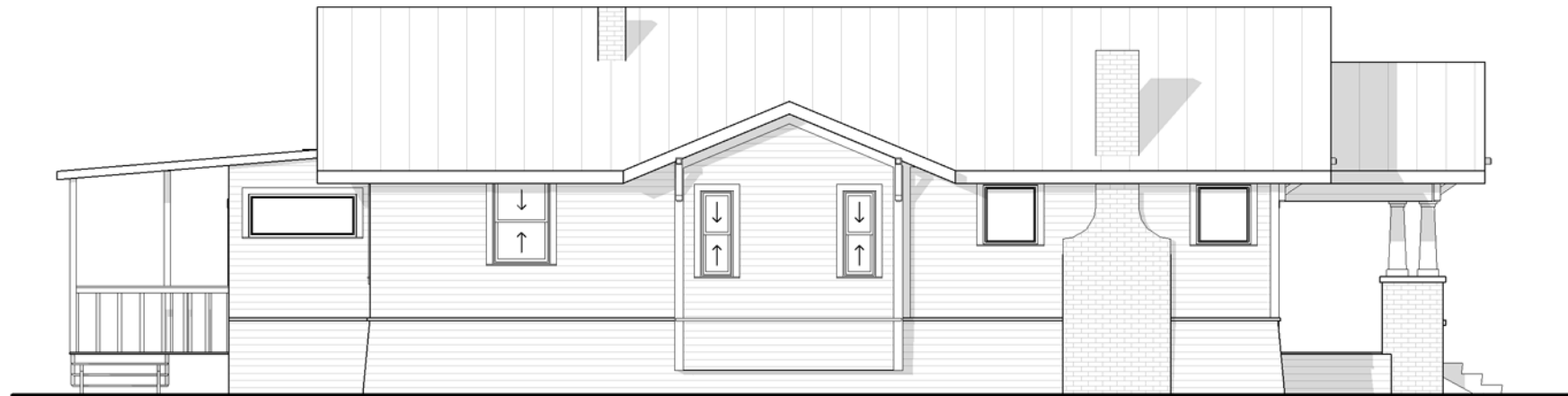
2 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

609 BARBE ST	
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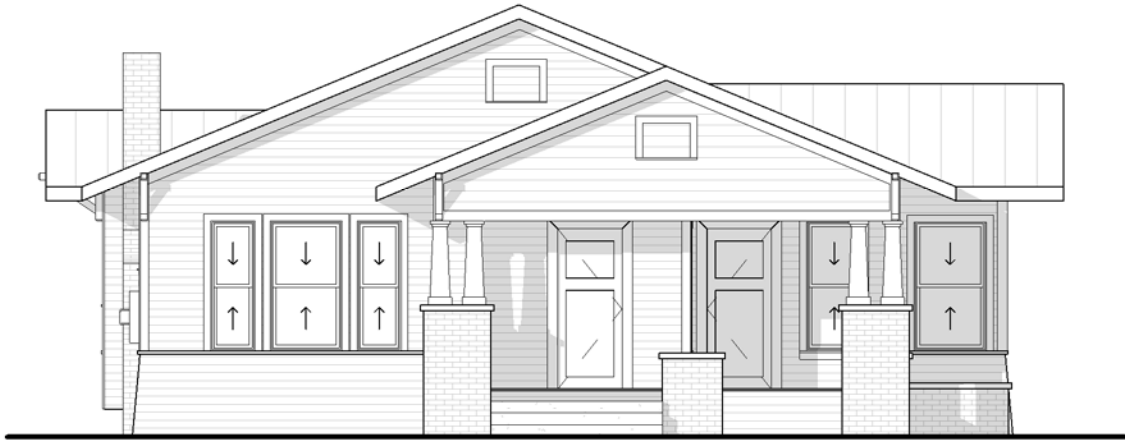
1 EAST ELEVATION - EXISTING

1/8" = 1'-0"



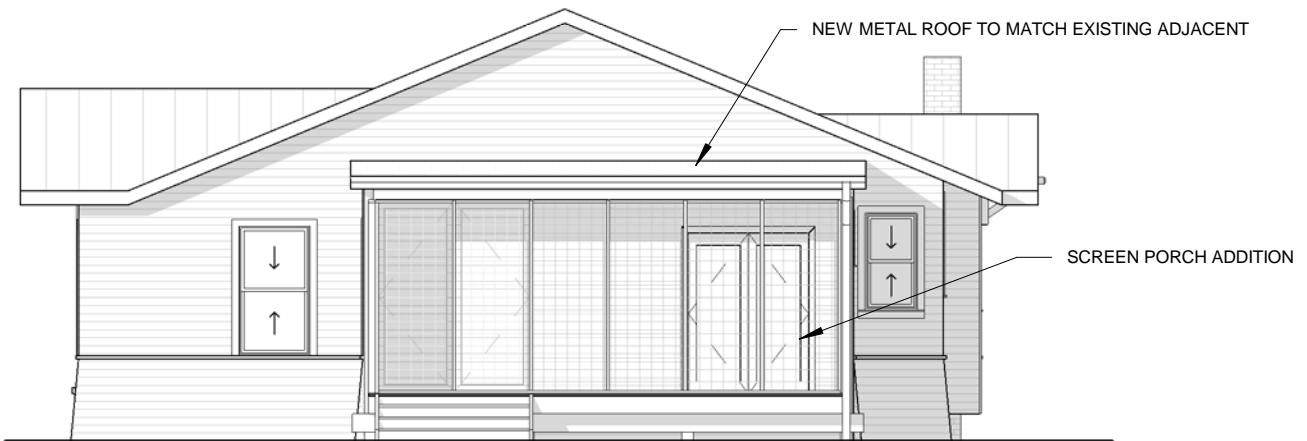
2 WEST ELEVATION - EXISTING

1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

609 BARBE ST

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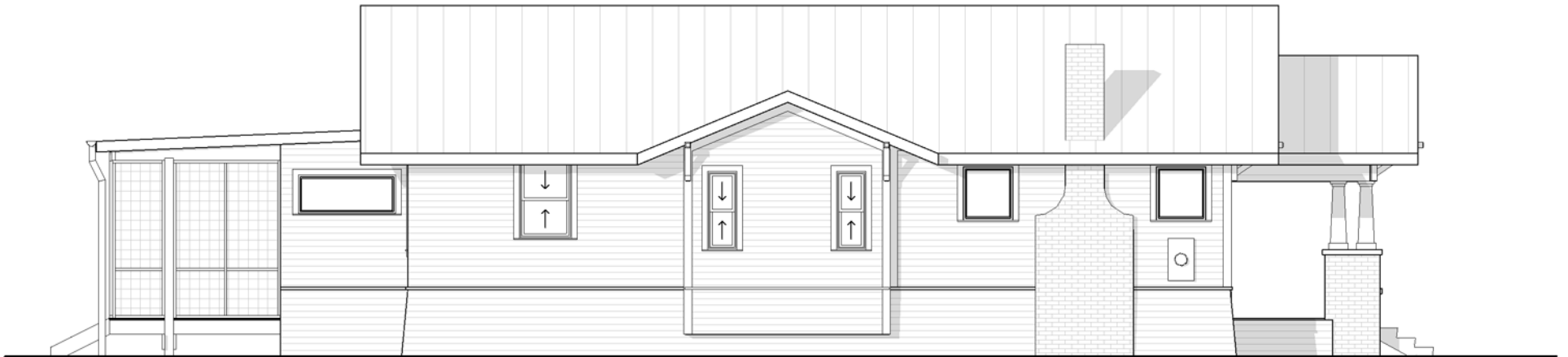
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1 EAST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

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A403

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