

## HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-451  
**ADDRESS:** 117 BUFORD  
**LEGAL DESCRIPTION:** NCB 1369 BLK 6 LOT S 79.1 FT OF 3  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Thelma Pena  
**OWNER:** Larry Kirk  
**TYPE OF WORK:** Construction of a rear addition  
**REQUEST:**

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

1. Construct a rear addition to feature approximately 729 square feet.
2. Construct a water closet addition on the west elevation.

### APPLICABLE CITATIONS:

#### 3. Guidelines for Additions

##### 1. Massing and Form of Residential Additions

###### A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

###### B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

#### 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.

**FINDINGS:**

- a. The structure at 117 Buford was constructed circa 1920 in a vernacular style and is a contributing structure to the Dignowity Hill Historic District. The structure features a gable roof and wood siding with a covered front porch to match. The structure features approximately 780 square feet.
- b. REAR ADDITION – The applicant proposed to construct a 27 feet wide by 27 feet long addition to the rear of the historic structure to match its width. The proposed addition would add 729 square feet to the current 780 square feet structure. The addition would maintain an 11 feet setback to the rear property line. The Guidelines for Additions 3.1.B.iv. notes that an appropriate yard to building ratio should be maintained for consistency within historic districts and that residential additions should not be so large as to double the existing building footprint regardless of size. Staff finds the massing and scale of the rear addition appropriate.
- c. MATERIALS - The applicant proposed to install wood siding to feature a six inch exposure and corner trim that matches the existing structure. The applicant has also proposed to paint the exterior addition the same color as the existing structure. The Guidelines for Additions 3.3.A.i notes that using materials that match in type, color, and texture should include an offset or reveal to distinguish the addition from the historic structure whenever possible. Staff finds the proposed materials for the addition appropriate, provided the applicant also includes a vertical trim piece on each side elevation distinguishing between the existing structure and the addition.
- d. ROOF FORM – The applicant proposed to construct a roof for the addition that matches the form (gable) and materials (shingle) of the existing roof. Staff finds the proposal for the roof of the addition appropriate and in compliance with the Guidelines for Additions 3.1.A.iii regarding a similar roof form and 3.3.A.i. regarding complementary materials.
- e. WINDOWS & DOORS – The applicant proposed to install two windows on each side façade and one door on the rear façade. The applicant proposed to install white, aluminum frame, double pane windows to match the existing windows installed in the primary historic structure. While staff finds the window materials to be inconsistent with the Guidelines, staff finds their installation appropriate given the installation of aluminum windows in the existing addition. Staff finds that the proposed aluminum windows should feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds the proposed color of white appropriate given the color of the existing windows in the historic structure.
- f. UTILITY CLOSET –The applicant proposed to construct a utility closet addition on the west elevation of the structure. Staff finds this location and construction to be appropriately placed and scaled, consistent with examples found throughout the district.

**RECOMMENDATION:**

Staff recommends conceptual approval based on findings b through f with the following stipulations:

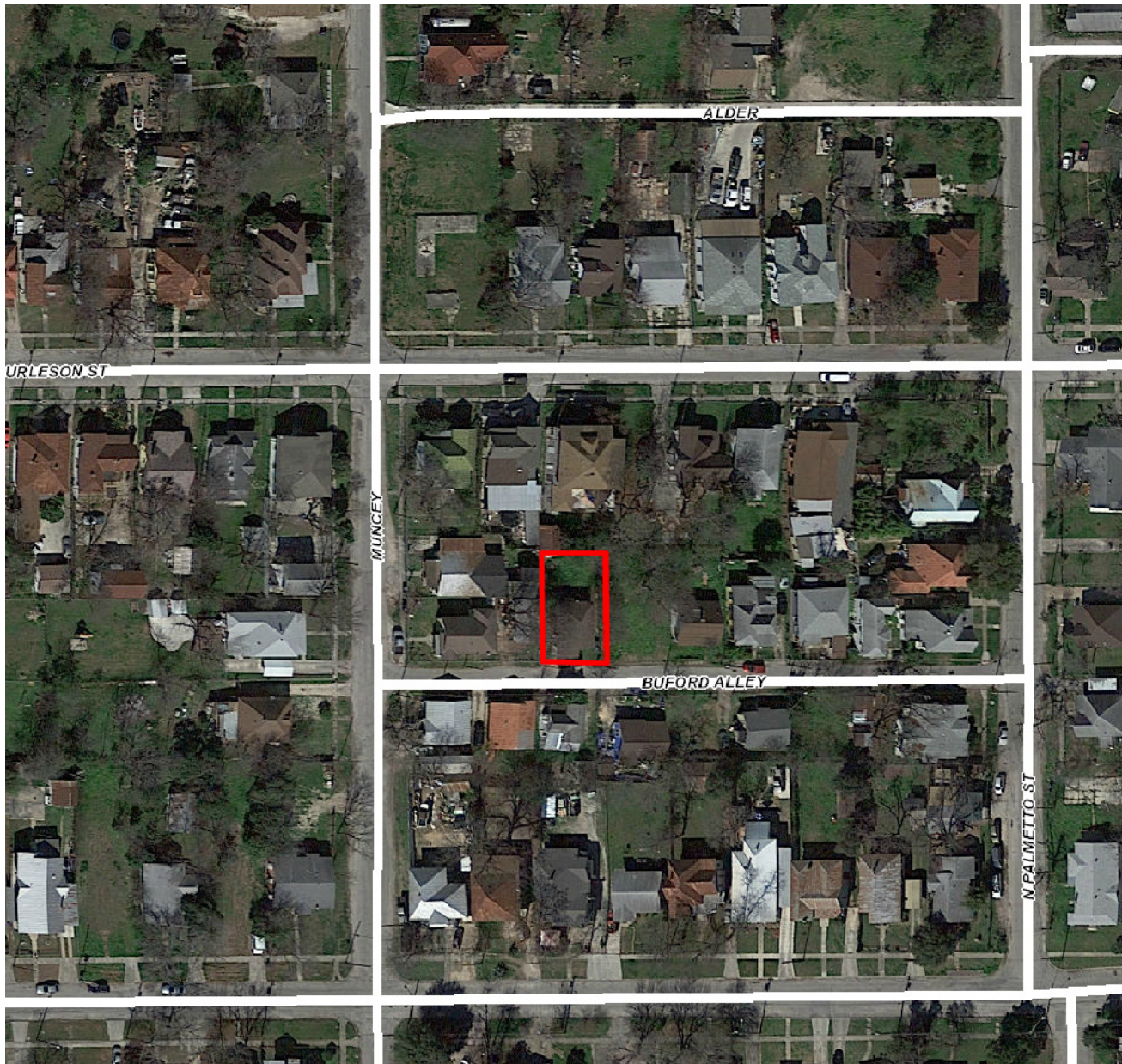
- 1) The applicant installs a vertical trim piece on each of the side facades that distinguishes between the existing structure and the new addition as mentioned in finding c.
- 2) That the proposed windows in the addition feature an installation that is consistent with those of the primary historic structure and matches the details noted in finding d.

**CASE MANAGER:**

Huy Pham

**CASE COMMENT:**

A stop work order was issued on 8/21/2017 for the construction of a rear addition prior to the issuance of a Certificate of Appropriateness or permits.



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 01, 2017

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## **Background Information**

The home located at 117 Buford Alley is listed as being built in 1920.

I purchased the property in 2009. Sometime prior to this time the house had been totally modernized.

The wiring had been updated, pvc pipes had been installed, a smoke detection system had been installed. Modern aluminum window had been installed, sinks, cabinets, tub/shower had been updated, a single tab roof was in place. The home had been sheetrocked inside. I did minor repairs, and repainted the interior.

I sold the home under a general warranty deed in 2011. The current residents were unaware that a permit was needed to complete an addition.

Their family has grown, and they require additional square footage. They want to continue to live in their residence as relatives live on the same street.

I inspected the property on 07/19/2017. The addition looks professional and follows the contours of the original house.

The family and I are committed to obtaining the necessary permits and approvals needed to expand their living space.



## **Scope of Work**

The rear addition to the property is approximately 27 feet wide by 27 feet long. This will result in an additional 729 square feet.

## **Materials to be Used**

- Concrete Pier were installed 3 ½ under the ground
- Plywood flooring – 11/32 x 4 x 8, Southern Yellow Pine
- 2x4 Framing was used for the internal and external walls
- Exterior wall material is
- Siding to be installed will be 1 inch x 6 inch x 8 feet siding board
- Exterior color will match current exterior color – UL120-23  
Chipotle Paste Interior/Exterior Paint Behr Premium Plus Ultra
- Windows will be 24x60 aluminum frame double pane windows, white that will match the current window type - 2 windows for each room.
- The rear door will be installed in the center of the addition and will be a pre-hung primed steel framed 32x80.
- Matching shingles will be installed on the addition, 32.8 square feet of Owens Corning Oakridge Brownwood dimensional.



07/29/2017

117 Buford

San Antonio, TX 78202

Work Proposal:

The property was purchased in January of 2009.

At that time the property had already been totally updated, I assume by the prior owner. The wiring was new, all the plumbing was new, new modern windows were already installed, a single tab roof was in place, modern sheetrock was in all rooms, updated sinks, tubs, and faucets were already present.

In 2011 I sold the home under a general warranty deed.

The house is extremely small at 780 square feet. The current family that originally bought the house needed to expand, due to their growing family.

They would like to add another 700 feet to the property to expand it to approximately 1480 square feet.

The proposal is to follow the original lines of the house on each side – this would be an addition of 27 feet back and 27 feet across

Four small bedrooms would be added, a bathroom, and a laundry room.



The construction would be of similar material. A pier foundation, plywood flooring, siding, a single tab roof shingle.

If any further details are required please contact me.

Larry Kirk



# Bexar CAD

Property Search > 114500 KIRK LARRY E for Year 2017 Tax Year: 2017

## Property

### Account

Property ID: 114500  
Geographic ID: 01369-006-0031  
Type: Real  
Property Use Code: 001  
Property Use Description: Single Family

Legal Description: NCB 1369 BLK 6 LOT S 79.1 FT OF 3  
Zoning: R-4  
Agent Code:

### Protest

Protest Status:  
Informal Date:  
Formal Date:

### Location

Address: 117 BUFORD  
SAN ANTONIO, TX 78202  
Neighborhood: DIGNOWITY HILL HIST DIST  
Neighborhood CD: 57069

Mapsc0: 617B4  
Map ID:

### Owner

Name: KIRK LARRY E  
Mailing Address: 2909 GREENSHIRE DR  
SCHERTZ, TX 78154-3706

Owner ID: 2730084  
% Ownership: 100.000000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$30,700	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$27,690	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$58,390
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$58,390
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$58,390
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## Taxing Jurisdiction



Owner: KIRK LARRY E  
 % Ownership: 100.000000000000%  
 Total Value: \$58,390

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$58,390	\$58,390	\$9.17
08	SA RIVER AUTH	0.017290	\$58,390	\$58,390	\$10.10
09	ALAMO COM COLLEGE	0.149150	\$58,390	\$58,390	\$87.09
10	UNIV HEALTH SYSTEM	0.276235	\$58,390	\$58,390	\$161.29
11	BEXAR COUNTY	0.293250	\$58,390	\$58,390	\$171.23
21	CITY OF SAN ANTONIO	0.558270	\$58,390	\$58,390	\$325.97
57	SAN ANTONIO ISD	1.512600	\$58,390	\$58,390	\$883.20
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$58,390	\$58,390	\$0.00
Total Tax Rate:		2.822495			
Taxes w/Current Exemptions:					\$1,648.05
Taxes w/o Exemptions:					\$1,648.05

### Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	780.0 sqft	Value: \$30,700
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1920	780.0
OP	Attached Open Porch	F - NO		1920	72.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.0834	3634.00	46.00	79.00	\$27,690	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$30,700	\$27,690	0	58,390	\$0	\$58,390
2016	\$27,850	\$8,870	0	36,720	\$0	\$36,720
2015	\$25,970	\$15,700	0	41,670	\$0	\$41,670
2014	\$18,320	\$7,120	0	25,440	\$0	\$25,440
2013	\$17,070	\$7,120	0	24,190	\$0	\$24,190
2012	\$16,800	\$7,120	0	23,920	\$0	\$23,920

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/26/2010	WD	Warranty Deed	KIRK GUADALUPE	KIRK LARRY E	14621	1539	20100155687
2	1/13/2009	SWD	Special Warranty Deed	CREDIT SUSSIE FIRST BOSTON HEAT 2005-6	KIRK GUADALUPE	13878	1180	20090035867



**2017 data current as of Jul 17 2017 12:30AM.**

**2016 and prior year data current as of Jul 14 2017 8:22AM**

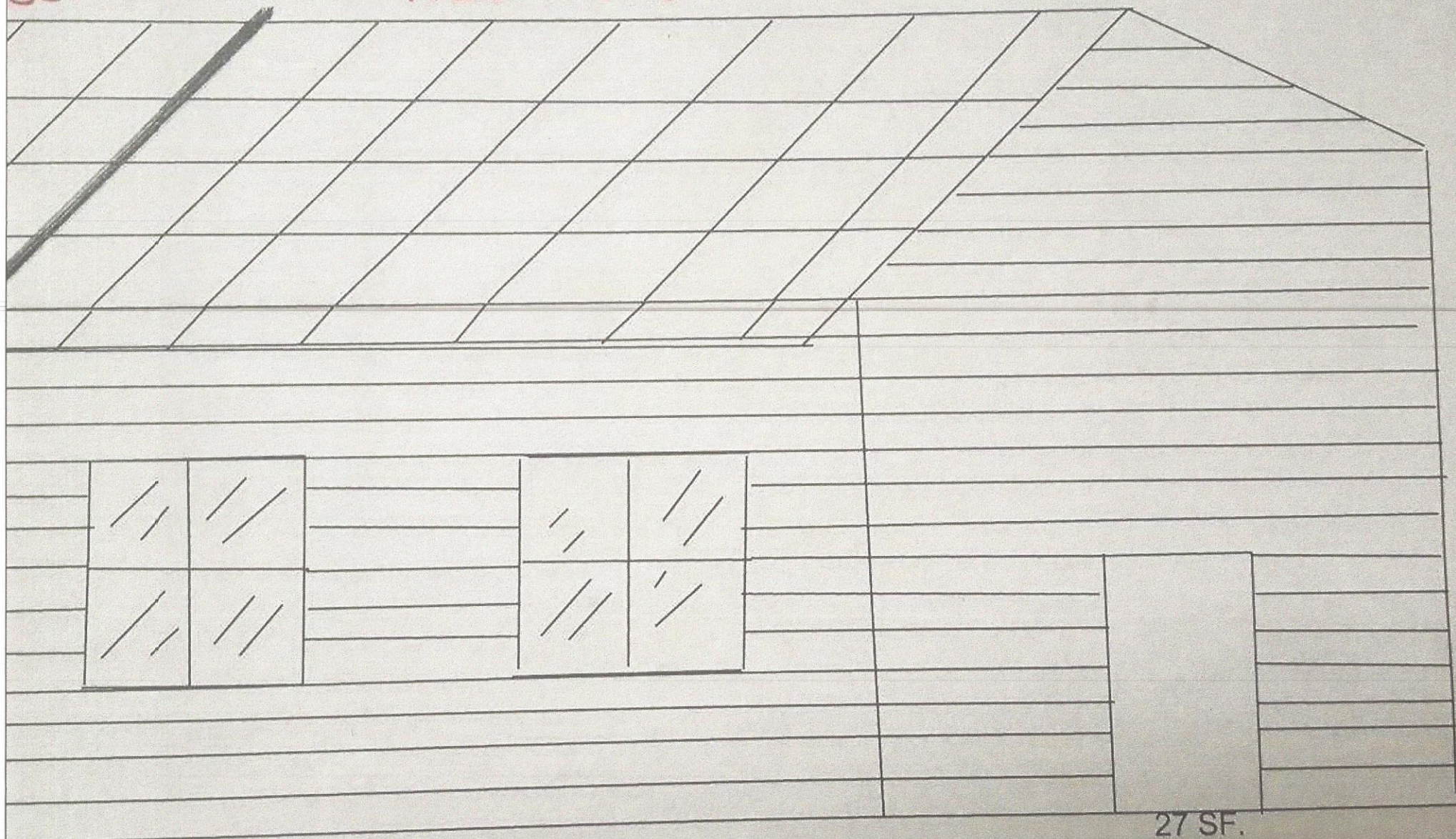
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**



se.

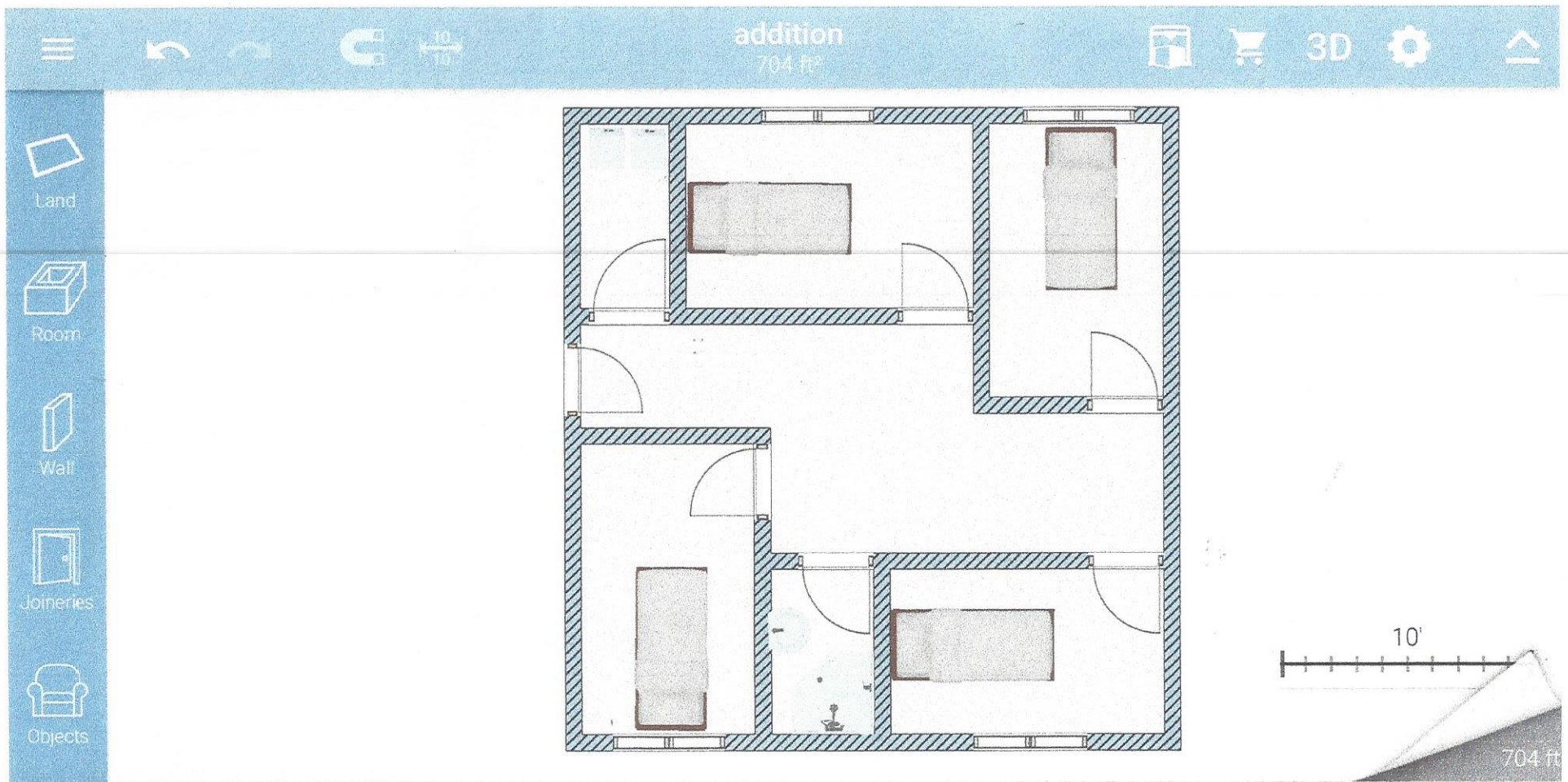
Addition.



27 SF.

27 SF.





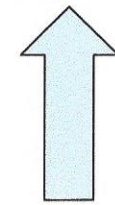
Josco Plumbing  
Showroom



Beautiful Toto Fixtures. Visit Our Kitchen & Bath Showroom!  
[joscoshowroom.com](http://joscoshowroom.com)



**PLOT SITE PLAN 117 BUFORD**  
**Lot 5, block 6, NCB 1369**

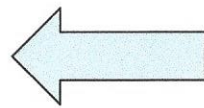


11 feet to  
rear of  
property line

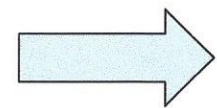
Addition

27ft x 27ft - 729 square feet

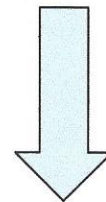
Original structure  
780 sf



Ten feet to  
property line



Ten feet to  
property  
line



Front of Property

Five Feet to street

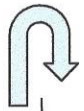


# 117 BUFORD - SOUTH ELEVATION

1

No changes to South elevation of property,

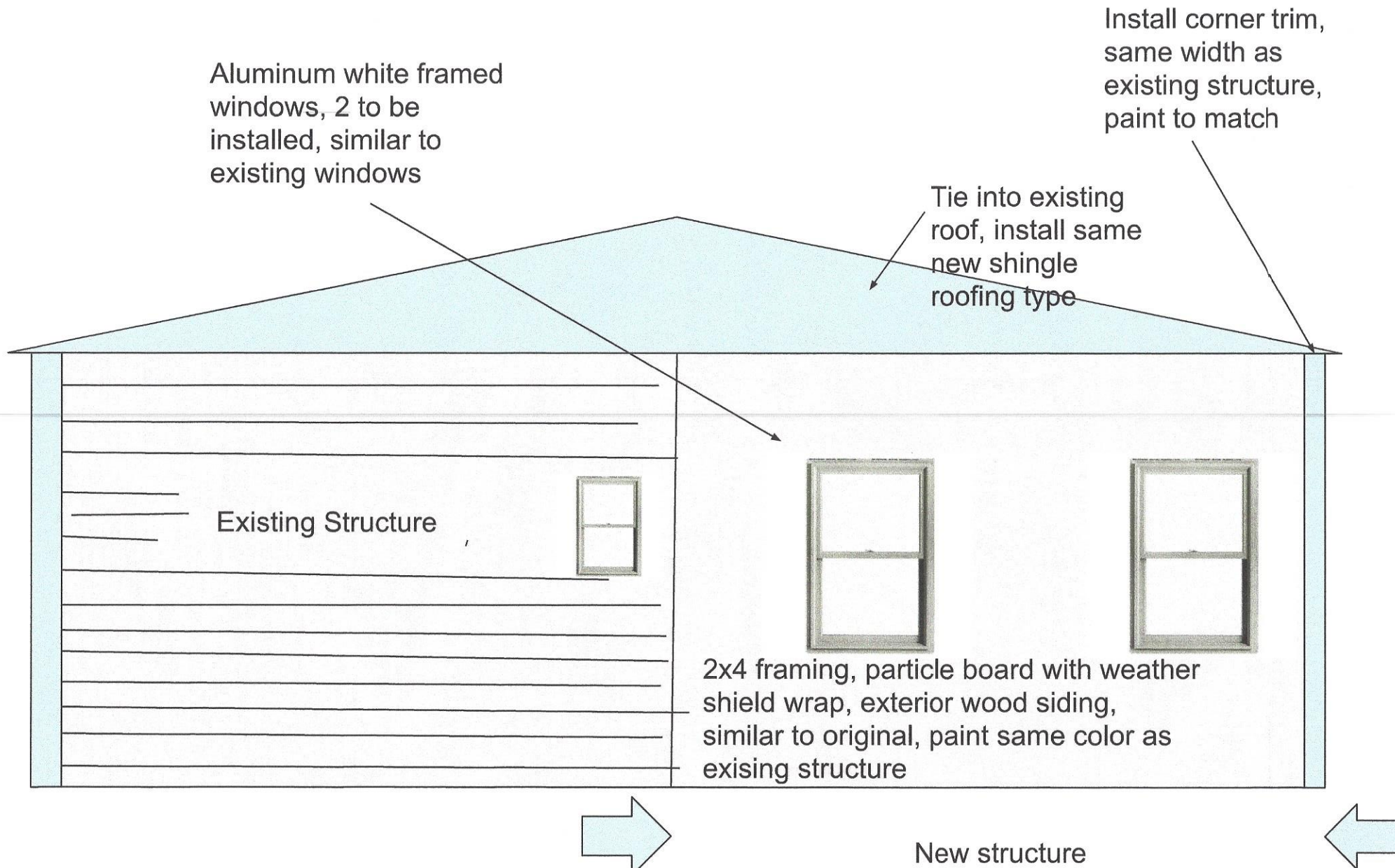
Existing  
fence





# 117 BUFORD - NORTH ELEVATION

2





# 117 BUFORD - EAST ELEVATION

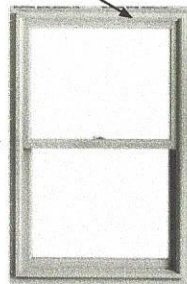
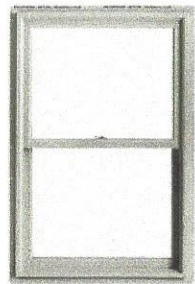
3

Aluminum white framed windows, 2 to be installed, similar to existing windows

Install corner trim, same width as existing structure, paint to match

Tie into existing roof, install same new shingle roofing type

Existing Structure

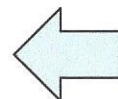
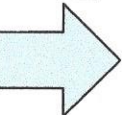


2x4 framing, particle board with weather shield wrap, exterior wood siding, similar to original, paint same color as existing structure

Water closet

Relocate water heater from west side to east, construction 2x4 plywood with wood siding similar to original structure

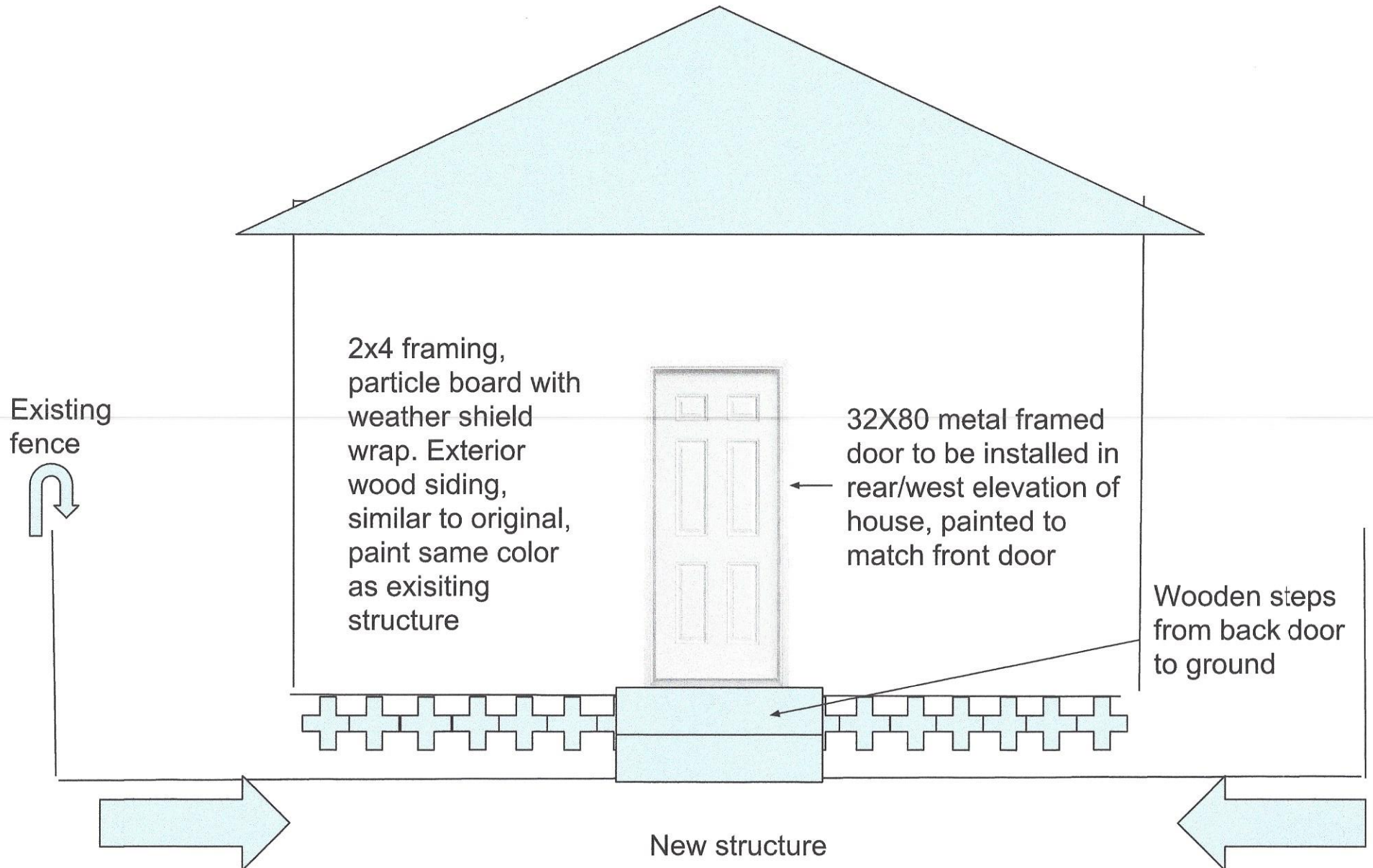
New structure





# 117 BUFORD - WEST ELEVATION

4



















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