

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-477
ADDRESS: 104 FIR
LEGAL DESCRIPTION: NCB 2967 BLK 2 LOT 8 W 37 FT OF 7
ZONING: RM-4, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Heiligman, MW - House
APPLICANT: Jim Poteet/Poteet Architects
OWNER: Marilyn Adams
TYPE OF WORK: Driveway and curb cut installation, deck expansion, fencing
REQUEST:

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

1. Install a curb cut, driveway and rear parking area of decomposed granite on the east side of the historic structure.
2. Construct a rear wood privacy fence to feature six (6) feet in height.
3. Amend the size of a previously approved rear deck.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- 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.
- 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.
- 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.
- 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

- 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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. The historic structure at 104 Fir was constructed circa 1905 and is of the Folk Victorian style. The historic structure features a modified L-plan and a wraparound front porch which features Doric columns.
- b. At the January 18, 2017, Historic and Design Review Commission hearing, the applicant received approval to repair various historic architectural elements, install foundation skirting, new wood windows, construct a rear addition of approximately 97 square feet, install a decomposed granite driveway and received Historic Tax Certification. At this time, the applicant has proposed to modify the location of the previously approved driveway,

increase the size of the rear deck portion of the previously approved rear addition and to construct a rear privacy fence.

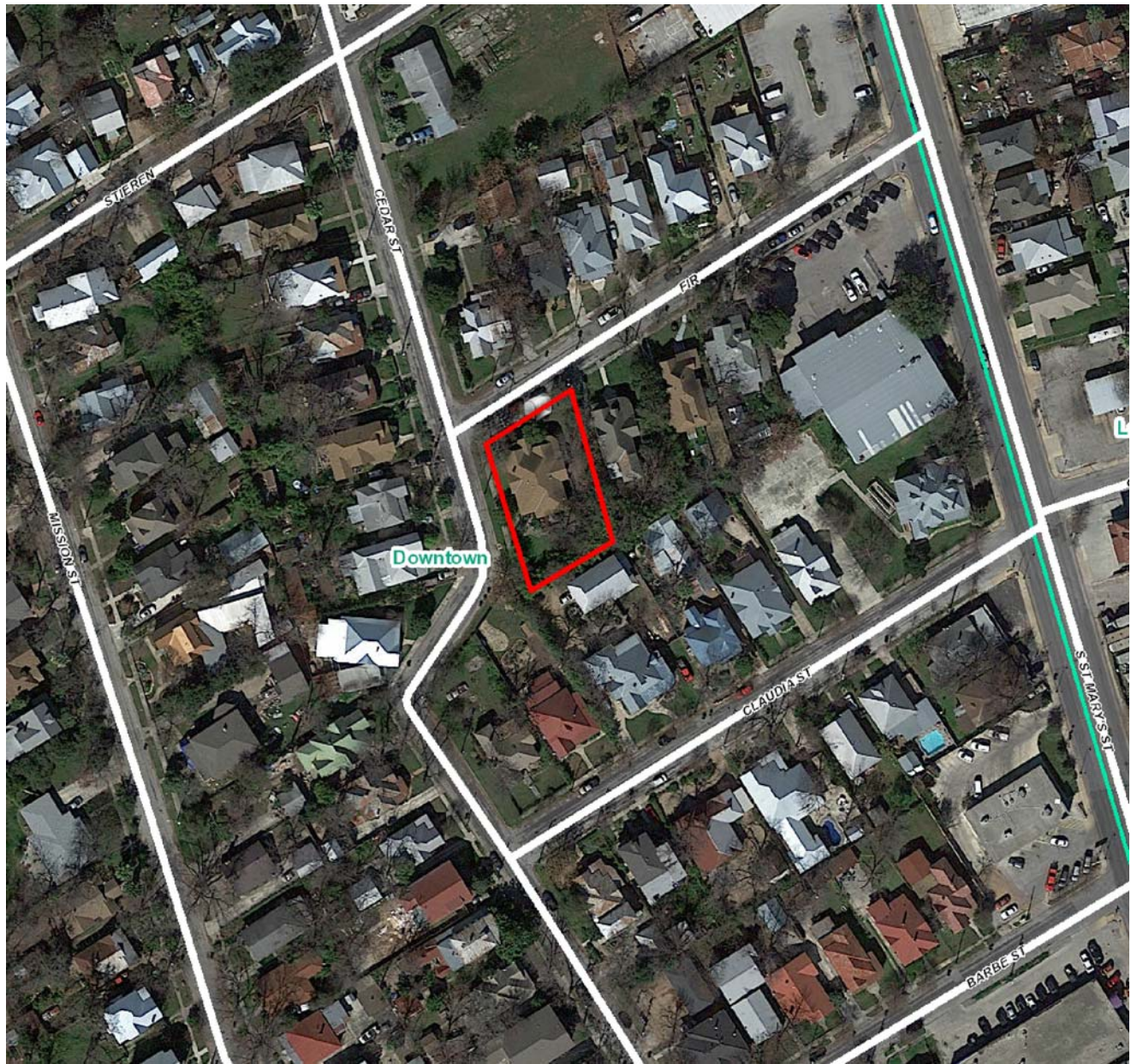
- c. CURB CUT, DRIVEWAY & PARKING – On the east side of the historic structure, the applicant has proposed to install a curb cut, driveway and rear parking location. Both the curb cut and driveway are to feature ten (10) feet in width. The proposed driveway and parking location, located toward the rear of the primary historic structure will feature decomposed granite. The Guidelines for Site Elements 5.B. notes that new driveways and curb cuts should not exceed ten (10) feet in width and should maintain the width and configuration found consistently in the district. Staff finds the proposed, amended location to be appropriate and consistent with the Guidelines.
- d. REAR DECK – At the rear of the primary historic structure, the applicant previously received a Certificate of Appropriateness for approval to construct a rear addition and an attached rear deck. At this time, the applicant has proposed to increase the overall size of the rear deck to extend an additional ten (10) feet further than previously approved. Staff finds the proposed amendment to be appropriate.
- e. FENCING – The applicant has proposed to construct a rear privacy fence to enclose the rear portion of the lot. The proposed privacy fence is to feature six (6) feet in height, 1x4 and 1x2 smooth cedar, horizontal fence boards. Staff finds the proposed fence to be appropriate in regards to height and material.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 05, 2017

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104 Fir Street



104 Fir Street

Fir St

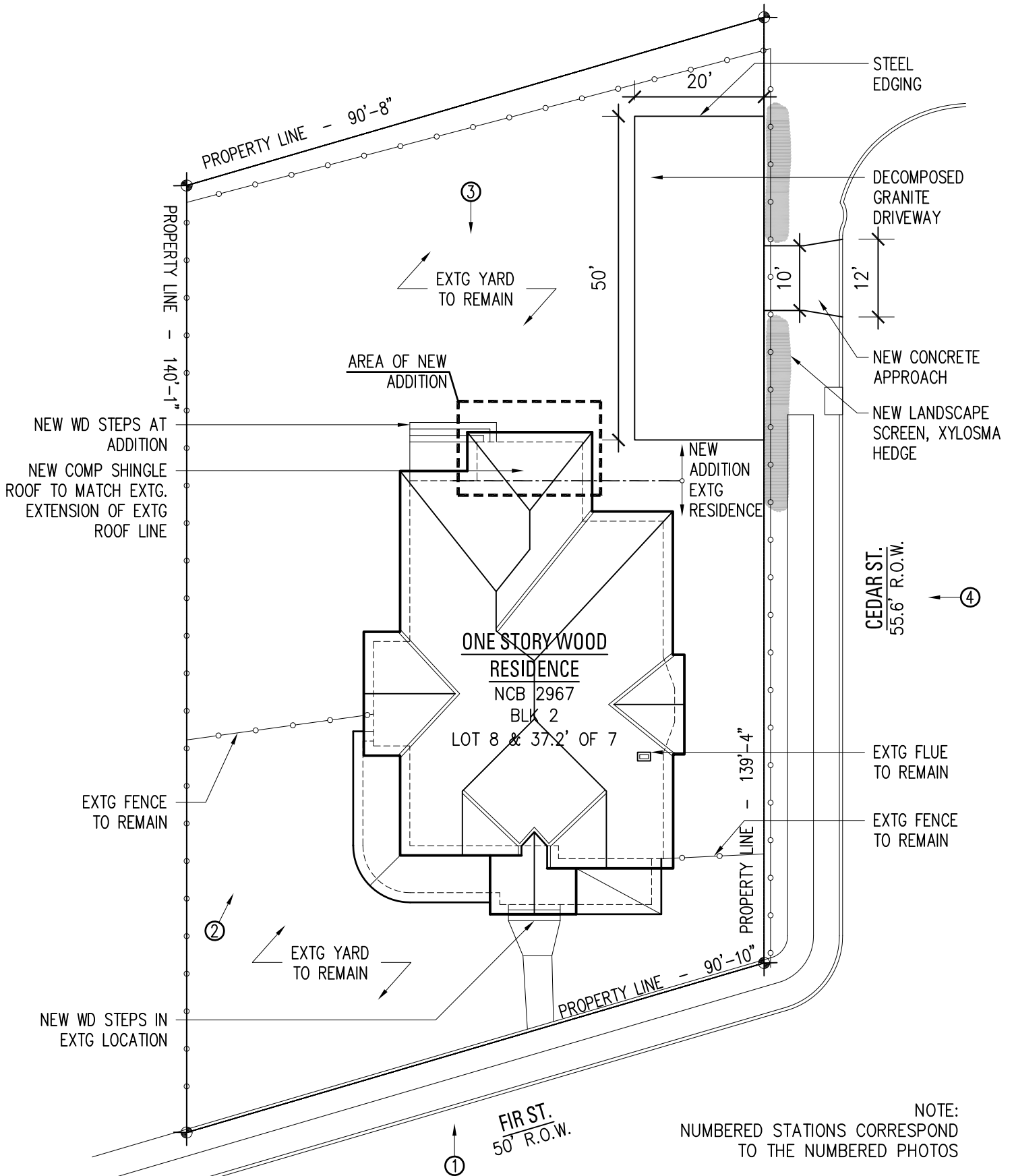
Fir St

Fir St

Cedar St

Cedar St

Cedar St

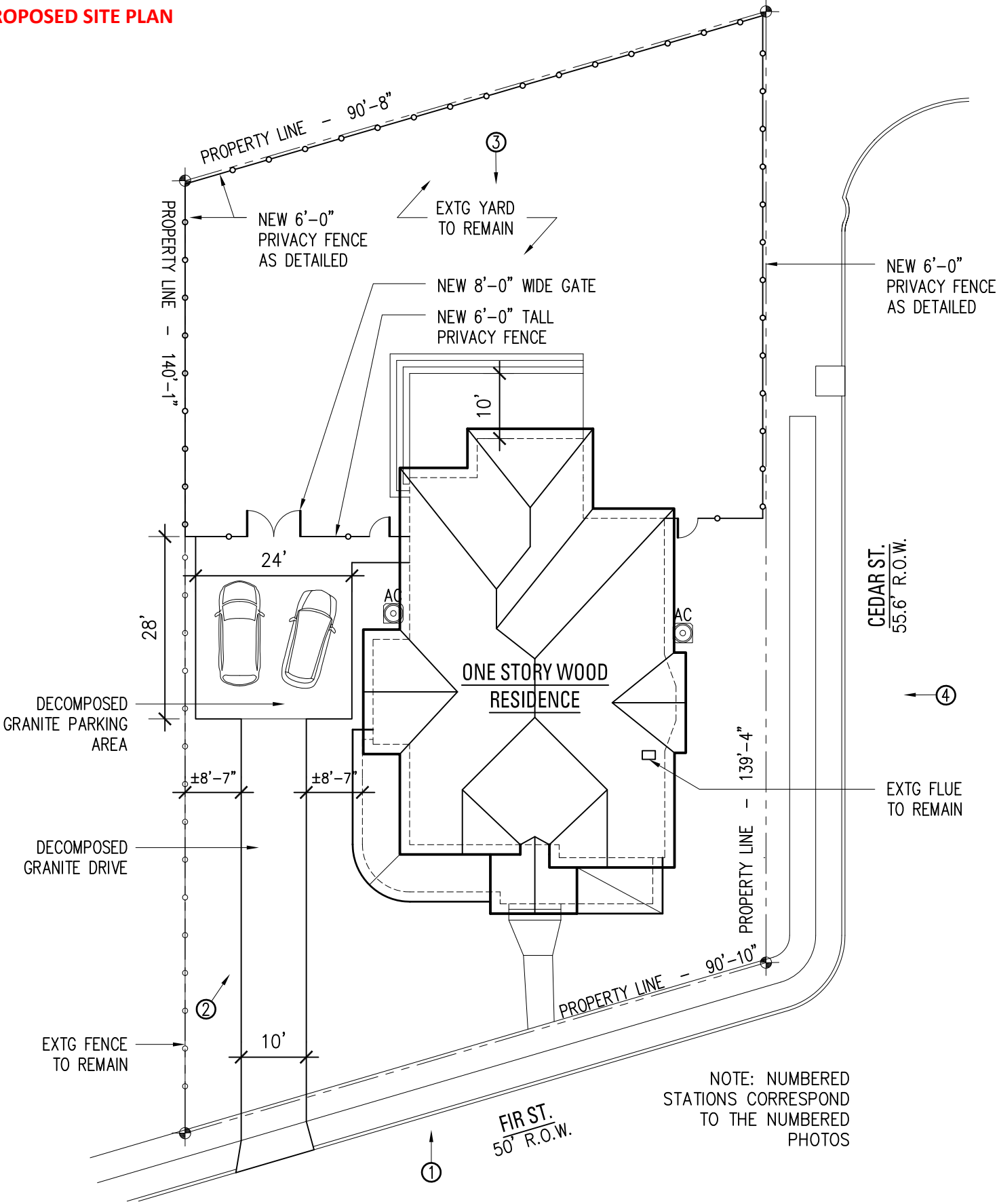


SITE PLAN: PROPOSED

SCALE: 1" = 20'-0"

104 FIR STREET	A0.1 SHT 1 OF 6
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	

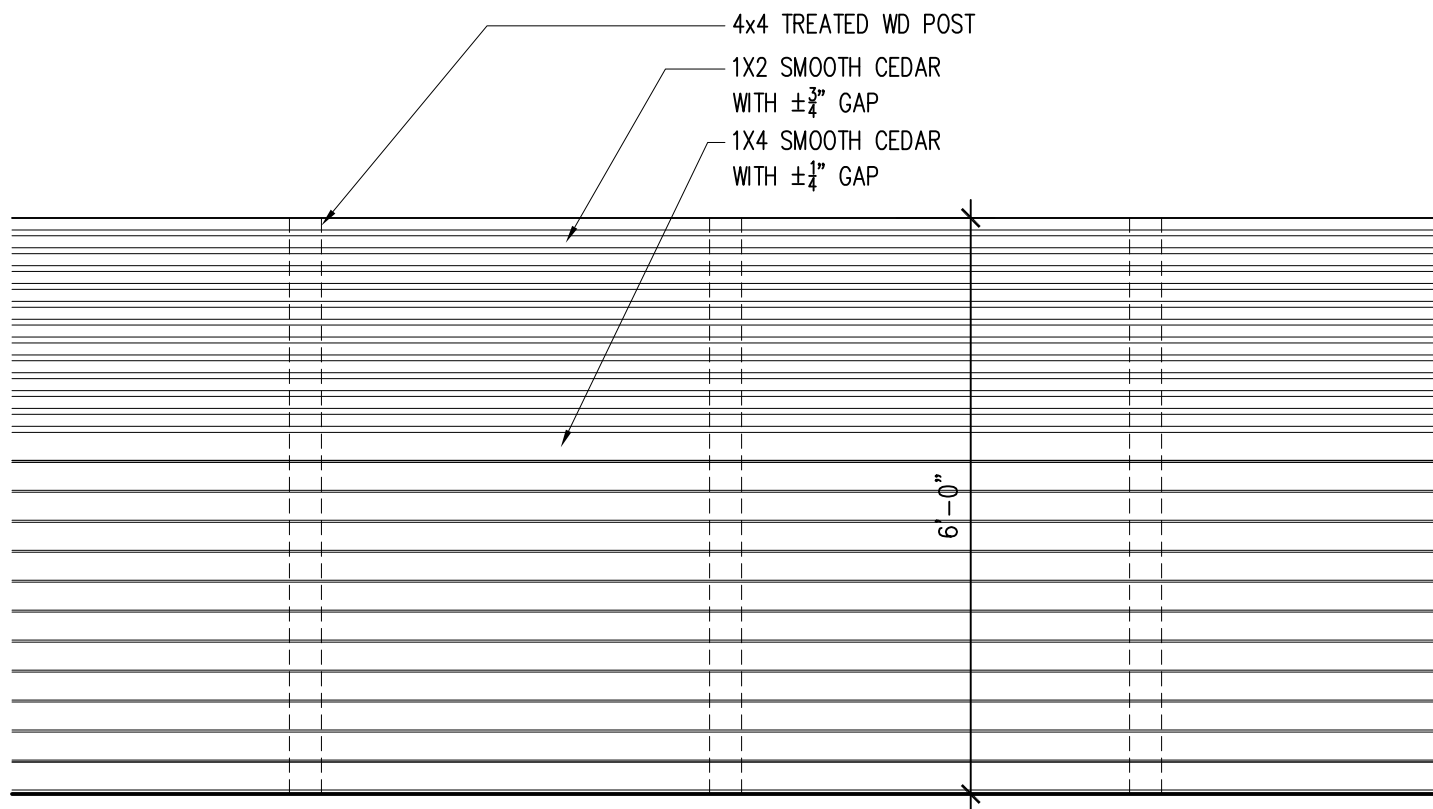
PROPOSED SITE PLAN



SITE PLAN: PROPOSED
SCALE: 1" = 20'-0"



104 FIR STREET	A0.1 SHT 1 OF 1
DATE: SEPTEMBER 1, 2017	
POTEET ARCHITECTS, LP	



ELEVATION: FENCE

SCALE: 1/2" = 1'-0"



① 104 FIR ST
View looking south

415 104 FIR ST

DATE: SEPTEMBER 1, 2017

POTEET ARCHITECTS

VIEW

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② 104 FIR ST
View looking west

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POTEET ARCHITECTS	



③ 104 FIR ST
View looking north



④ 104 FIR ST
View looking east

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EXISTING PRIVACY FENCE EXAMPLE ALONG CEDAR STREET

EXISTING PRIVACY FENCE EXAMPLE ALONG CEDAR

