

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-517
ADDRESS: 223 W HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6459 BLK 10 LOT 10, 11 & E 12.5 FT OF 9
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Bernice Beck
OWNER: Bernice Beck
TYPE OF WORK: Construction of a 1-story rear accessory structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure to measure approximately 240 square feet.

APPLICABLE CITATIONS:

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.

OHP Window Policy Document

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:

- i. The primary structure located at 223 W Hollywood Ave is a 1-story single family home constructed in 1925 in the Spanish Eclectic style. The house was designed by architects Carvel and Frost, who were prolific along Hollywood Ave. The house is a contributing structure in the Monte Vista Historic District. The applicant has proposed to construct a new storage shed in the rear of the property to measure approximately 240 square feet.
- ii. **CASE HISTORY** – A former representative of the homeowner submitted alternative rear accessory proposals in March and April of 2017. A structure with a sloping shed roof was denied by the HDRC on April 19, 2017. A modified proposal with a gable roof was reviewed by the Design Review Committee (DRC) on April 25, 2017. The DRC responded favorably to the roof configuration change, which is common for rear accessory structures along W Hollywood Ave and in the district as whole. The DRC also supported the use of hardi siding on all four facades of the structure as a modern element that distinguishes the time of construction without detracting from the primary structure or the common materials used historically in the district. The representative withdrew the application prior to the May 17, 2017, hearing.
- iii. **HEIGHT, MASSING, AND FORM** – According to the Historic Design Guidelines for New Construction, new outbuildings should be visually subordinate to the historic structure in terms of height, massing, and form, and should be no longer than 40 percent of the existing structure’s footprint. The proposal is a modest design that will not detract from the primary structure on the property. Staff finds the proposal consistent with the Guidelines.
- iv. **FAÇADE MATERIALS** – The applicant has proposed to install hardi board siding. Per the Historic Design Guidelines, new outbuilding should relate to the period of construction of the primary structure through use of complementary materials and simplified details. Materials should also not be so dissimilar as to distract from the historic interpretation of the district. There is evidence of rear accessory structures with lap siding behind historic houses constructed of stucco in the district. Additionally, lap siding is common on W Hollywood and within the district for rear accessory structures. Staff finds the proposal appropriate with the stipulations listed in the Guidelines.
- v. **WINDOW & DOORS: SIZE AND PROPORTION** – 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 proposed windows and doors generally consistent with proportions and sizes found in the district.
- vi. **WINDOW & DOORS: MATERIALS** – The applicant has proposed to install fiberglass windows and doors. According to the Historic Design Guidelines and OHP Window Policy Document, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff does not find the use of fiberglass consistent with the Guidelines.
- vii. **ROOF** – The applicant has proposed a gable roof form with composite shingles to closely match the terracotta color of the barrel tiles found on the primary structure. The Guidelines state that materials should complement the type, color, and texture of materials traditionally found in the district. Staff finds the proposal of using modern shingles in a terracotta red color complementary to the primary structure and consistent with the Guidelines.
- viii. **ARCHITECTURAL DETAILS** – 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 structures. Staff finds the proposal consistent with the Guidelines.

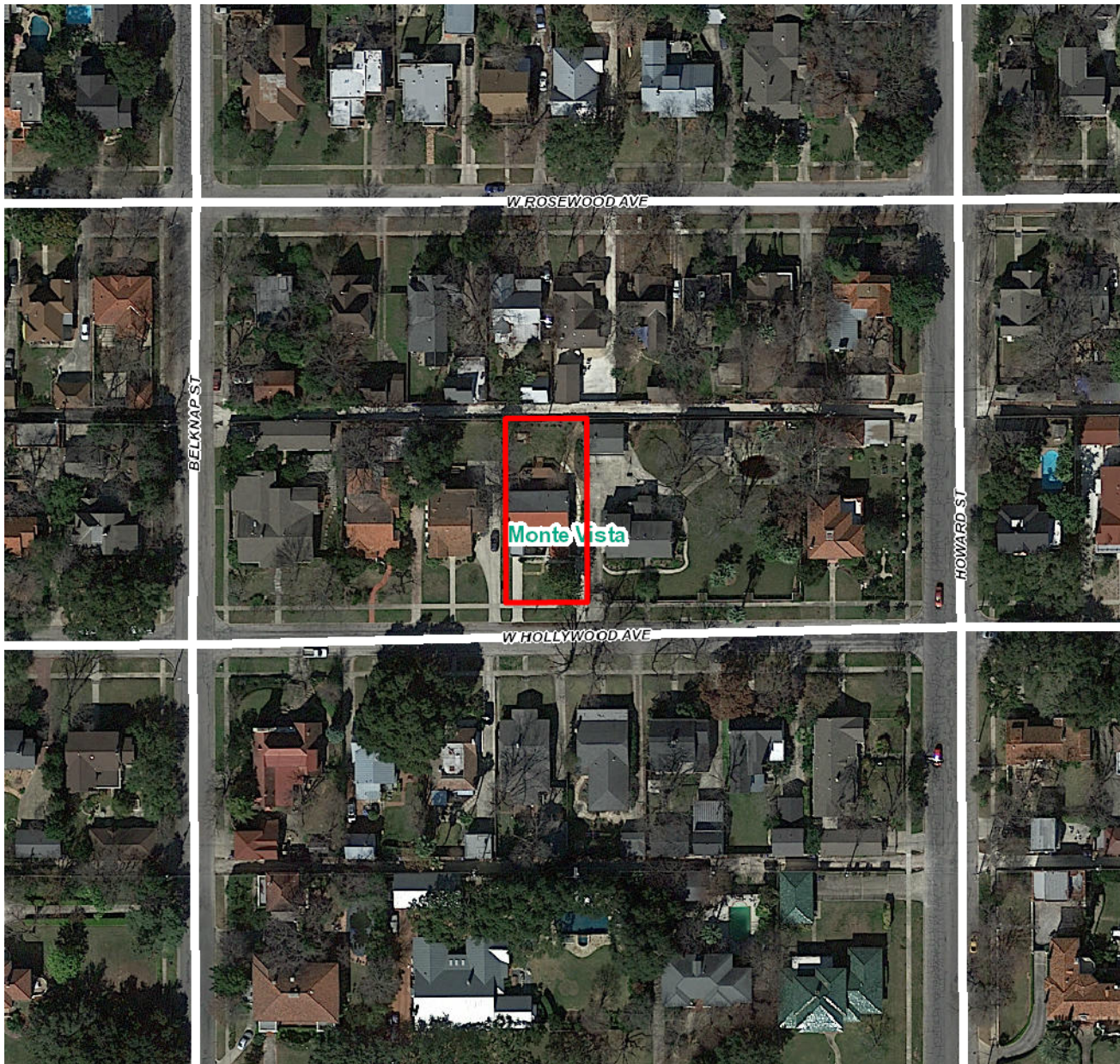
RECOMMENDATION:

Sufficient documentation for final approval has not been provided to staff. Staff recommends conceptual approval based on findings a through h with the following stipulations:

- i. That the applicant installs smooth hardi board siding with a maximum reveal of 4 inches.
- ii. That the applicant installs wood windows and doors as noted in finding e. The applicant must submit manufacturer information for the proposed windows and roof shingles to staff for final approval prior to receiving a Certificate of Appropriateness.
- iii. That the applicant submits final drawings that indicate all dimensions to staff for review and approval.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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714.555.1234

DESCRIPTION OF PROJECT

The Accessory Structure will measure 12' by 22' and will be a one-story building. It will be constructed on a concrete slab meeting all engineering design requirements. The exterior will be covered with HardiePlank Lap Siding, consistent with most of the accessory structures in the neighborhood. The exterior will be painted the same color as the exterior of the main house. The roof will be an open gable and covered with asphalt shingles that match the color of the shingles on the back side of the main house. The roof will have an overhang of no more than 6 inches. A window will be placed in the end of the building facing the south, to measure either 2' by 2' or 3' by 2'. The window will be a single-hung window, designed to meet the specifications of Historic Design Guidelines. Above the window will be a clay tile overhang to match the clay tile on the front of the house (refer to Photo No. 9). The side of the Structure facing west will have a set of French swing patio doors, meeting the specifications of Historic Design Guidelines. The north side of the Structure, facing the alley, will have a 36-inch solid exterior door, to be used in the case of an emergency. A Spanish-style exterior light will be installed on the wall facing the alley, and the wall facing the west.

The material of the window, French doors, and the solid door is proposed to be made of Fiberglass which will be stained and painted to look and feel like wood. Fiberglass doors and windows are textured with a wood grain texture molded on the exterior, making it feel and look like genuine wood. Refer to Attachment No. 10 for a discussion describing the look and feel of this material.

The Structure will be oriented lengthwise parallel to the east property line (close to the neighbor's structure). The north facing wall will be in line with the back property line bordering the alley. The Structure's side setback will be 3 feet from the east property line as permitted when using materials that meet a fire rating of at least 1 hour.

ATTACHMENTS

Nos. 1 – 4: Drawings depicting the four sides of the Structure

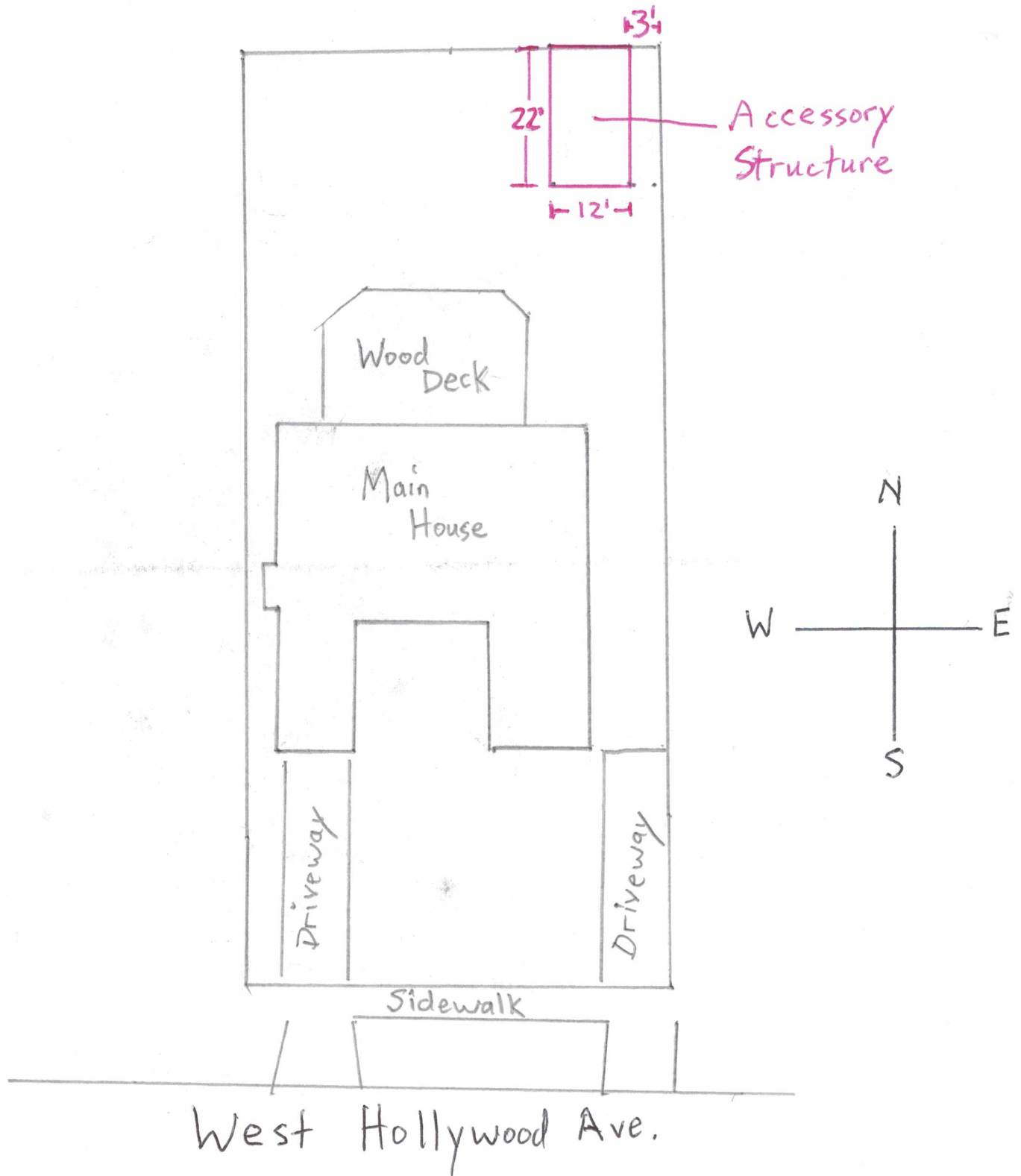
No. 5: Site Plan

Nos. 6 – 8: Photographs of proposed location in yard, back of house, and front of house

No. 9: Photograph of Clay Tile Overhang

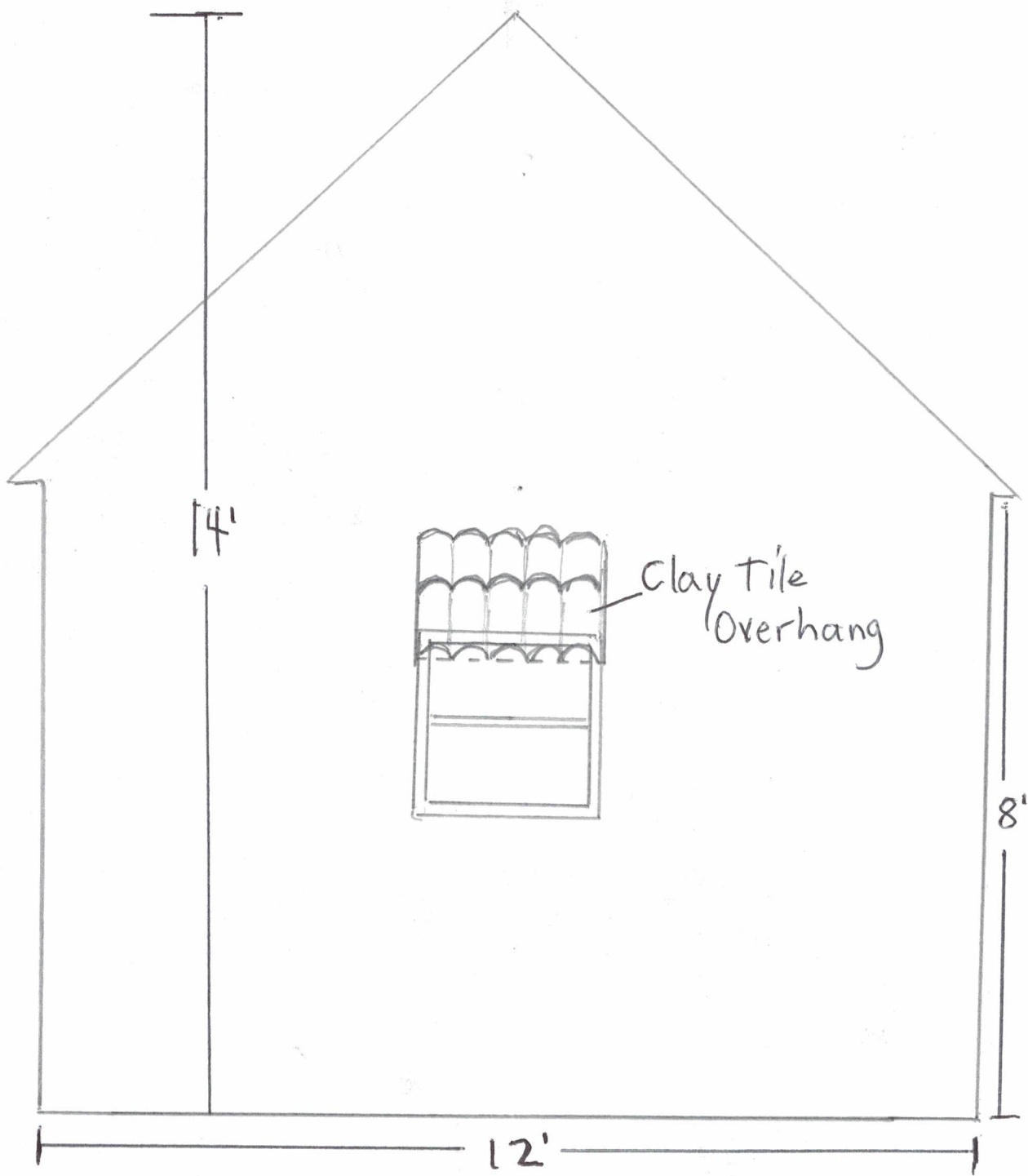
No. 10: Description of how Fiberglass doors look and feel like Wood

Alley

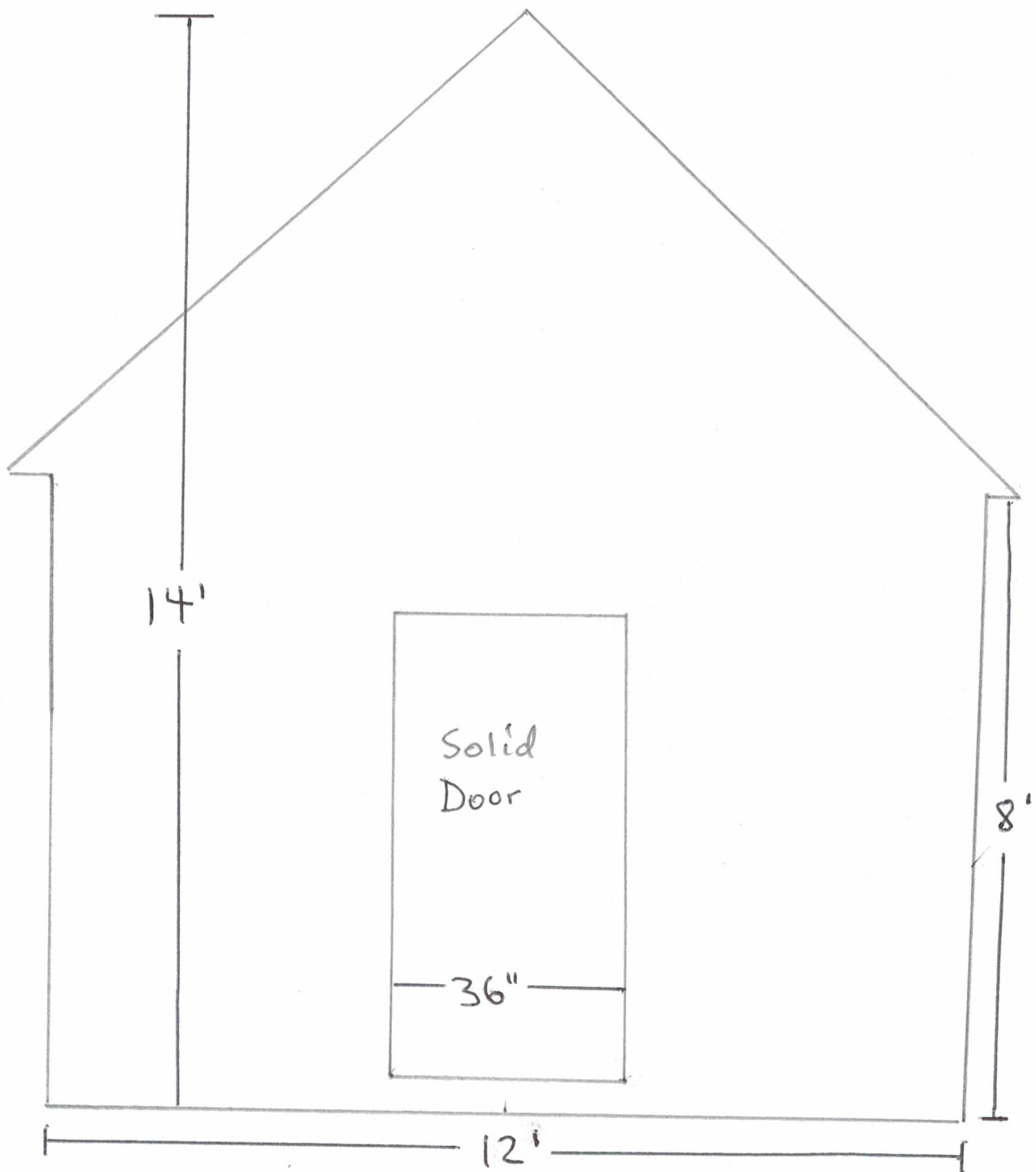


- Site Plan -

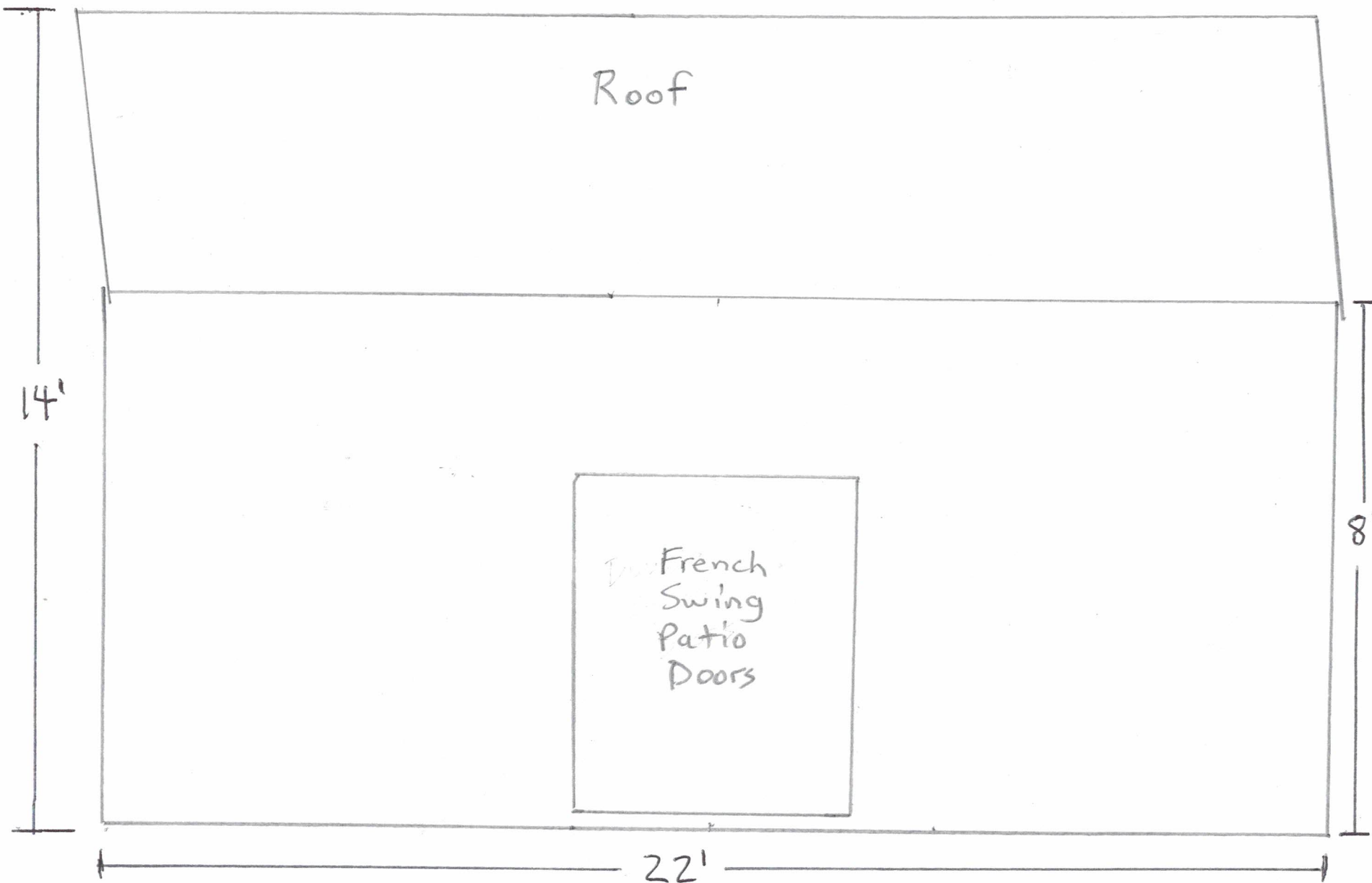
Attachment No. 5



Wall facing south



Wall facing north (alley)



Roof

14'

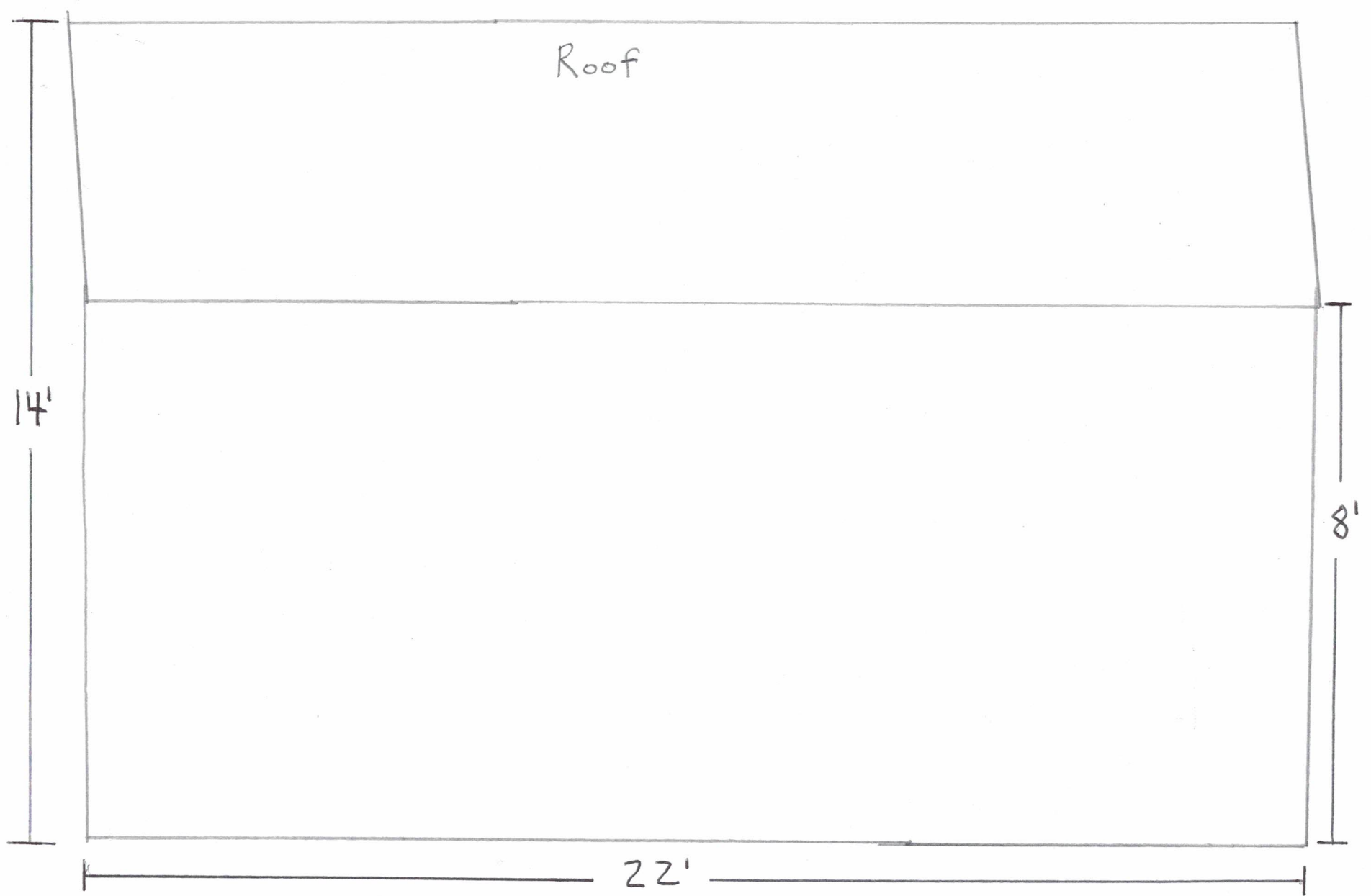
8'

22'

French
Swing
Patio
Doors

Wall facing west

Attachment
No. 3



Wall facing east (side by neighbor's)

Attachment
No. 4



Proposed Location
of Structure

Attachment No. 6



Rear of Main House

Attachment No. 7



Front of Main House

Attachment No. 8



Clay Tile Overhang

Attachment No. 9

Do Fiberglass Entry Doors Look Like Wood?

Not only do top end Fiberglass Entry Doors look like wood, they even have the feel and heft of wood.

Simply stated:

The exterior surface of a fiberglass door, known as the 'skin' comes with a 'textured' option.

This is a big advantage over steel doors that come only with a smooth surface.

The textured skin on Fiberglass Doors mimics popular wood species (also known as wood grain).

Here are some popular skins in fiberglass:

- Mahogany,
- Fir,
- Knotty Alder,
- Oak,
- Teak and
- Cherry

Attachment No. 10
Page 1 of 3

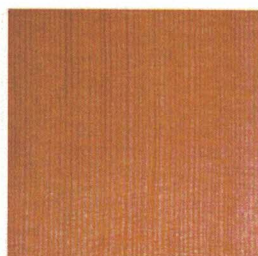
Skin Type (Grain) Options



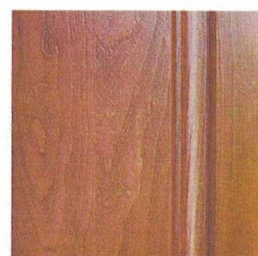
Mahogany



Oak



Fir



Cherry



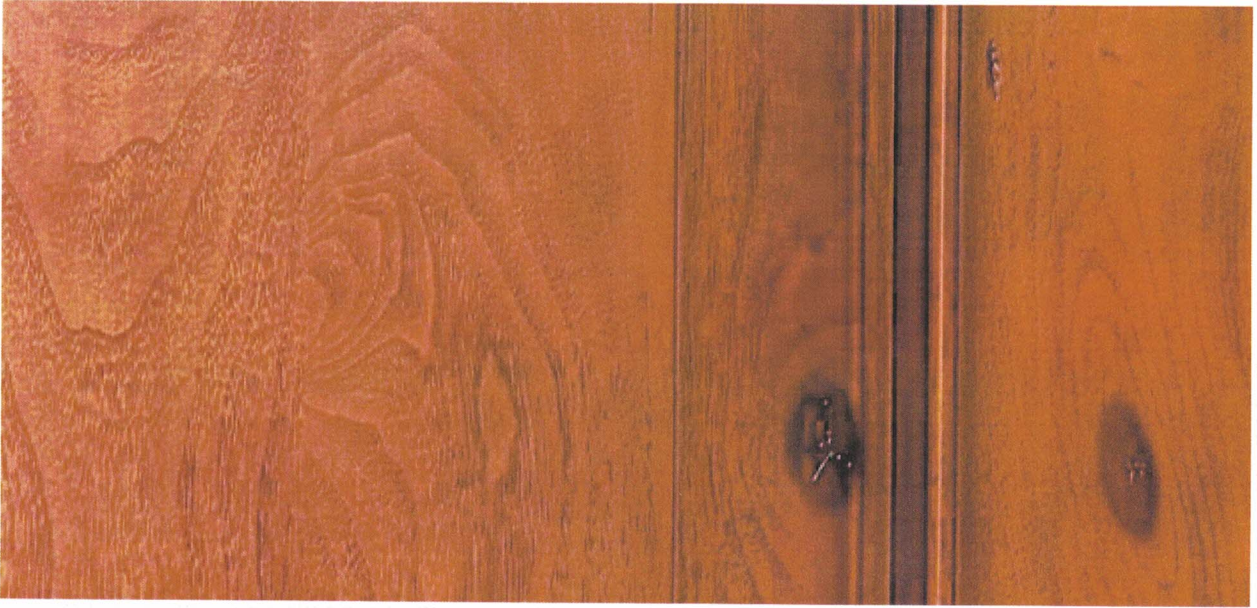
Knotty-Alder

Note: Colors and appearance shown here are for display purposes only and may vary depending by device and screen settings. Actual results may vary in grain, color, and shade. Grain patterns not available on all doors.

Premium fiberglass doors even go a step further:

They'll include a 'distressed' texture:

That's a weathered and worn look – with wormholes and character marks.



All wood skin fiberglass doors sold by us will look like wood from afar.

A premium fiberglass door like the Jeld-wen Aurora, will be indistinguishable from wood.

Seasoned carpenters cannot tell the difference.