

# HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

**HDRC CASE NO:** 2017-512  
**ADDRESS:** 1128 VIRGINIA BLVD  
**LEGAL DESCRIPTION:** NCB 3887 BLK 3 LOT 7&8  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Andrew Hernandez  
**OWNER:** Andrew Hernandez  
**TYPE OF WORK:** Construction of a rear addition, Historic Tax Certification  
**REQUEST:**

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

1. Construct a rear addition.
2. Receive Historic Tax Certification.

## 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.
- 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.
- 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.

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

#### A. GENERAL

- Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions,

particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 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.

## **FINDINGS:**

- a. The primary structure located at 1128 Virginia Blvd is a 2-story single family home constructed circa 1911 in the Foursquare style. The structure first appears on a 1911-1924 Sanborn Map. The home features several quintessential features of the Foursquare style, including a low-pitched hipped roof with widely overhanging eaves, full double height porches on the front and east facades, and an asymmetrical front entrance. The home is a contributing structure in the Knob Hill Historic District. The applicant is requesting approval to construct a 1-story rear addition.
- b. **PREVIOUS ADDITION** – The applicant received administrative approval to remove a 1-story rear addition that was not original to the structure. The addition totaled approximately 410 square feet. According to the 1911-1924 and 1911-1951 Sanborn Maps, the home originally featured a 1-story open porch in a similar footprint.
- c. **MASSING AND FOOTPRINT** – The applicant is requesting approval to construct a new 1-story rear addition. The addition will total approximately 150 square feet and will be confined to the southwest corner of the structure. A new 260 square foot porch will extend to the east and terminate at the east façade of the primary historic structure. Staff finds the proposed footprint appropriate. However, the applicant has not indicated the height on the submitted elevations.
- d. **ROOF** – Per the submitted drawings, the proposed rear addition and covered porch will feature a low-sloping shed roof. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the use of a simple shed roof compatible with the primary structure given its location.
- e. **ROOF MATERIAL** – The applicant has not indicated a roof material in their submitted documentation. The Historic Design Guidelines state that roofs on additions should match original roofs in terms of materials. Staff finds composition shingles to closely match those on the historic structure appropriate.
- f. **WINDOWS AND DOORS: SIZE AND PROPORTION** – The proposed addition will contain two doors. The addition proposal does not include the installation of any windows. Given the small footprint of the proposed addition, and the open nature of the proposed porch, staff finds the absence of windows acceptable. The applicant has proposed doors that generally appear consistent with appropriate proportions.
- g. **WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install metal doors. According to the Historic Design Guidelines, materials that match those used in the structure historically should be used. Staff finds metal doors inconsistent with the Guidelines as well as the style and era of the home.
- h. **FAÇADE MATERIALS** – The applicant has proposed to install stucco on the addition that matches the existing stucco on the historic structure as closely as possible. Staff finds the proposed use of stucco to be appropriate for the structure and consistent with the Guidelines.
- i. **TRANSITIONS BETWEEN OLD AND NEW** – According to Guideline 2.A.v for Additions, 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. The proposed addition is minimal in footprint and a full story shorter than the primary structure. The porch also provides a large inset from the east façade of the historic home. Staff finds that the proposal meets this Guideline.
- j. **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 Foursquare style of the historic home without detracting from its significance nor competing with historic elements. The proposed porch features 6x6 inch wooden posts and a simple railing. Staff finds the proposal consistent with the Guidelines.
- k. **HISTORIC TAX CERTIFICATION** – The applicant has requested Historic Tax Certification. The applicant has received administrative approval to install new roof shingles and demolish the non-original rear addition. Per UDC Section 35-618, the applicant has met application the documentation requirements for projected project timeline and estimated list of costs; however, the applicant has not yet met the requirement for a complete set of plans for restoration.

## **RECOMMENDATION:**

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

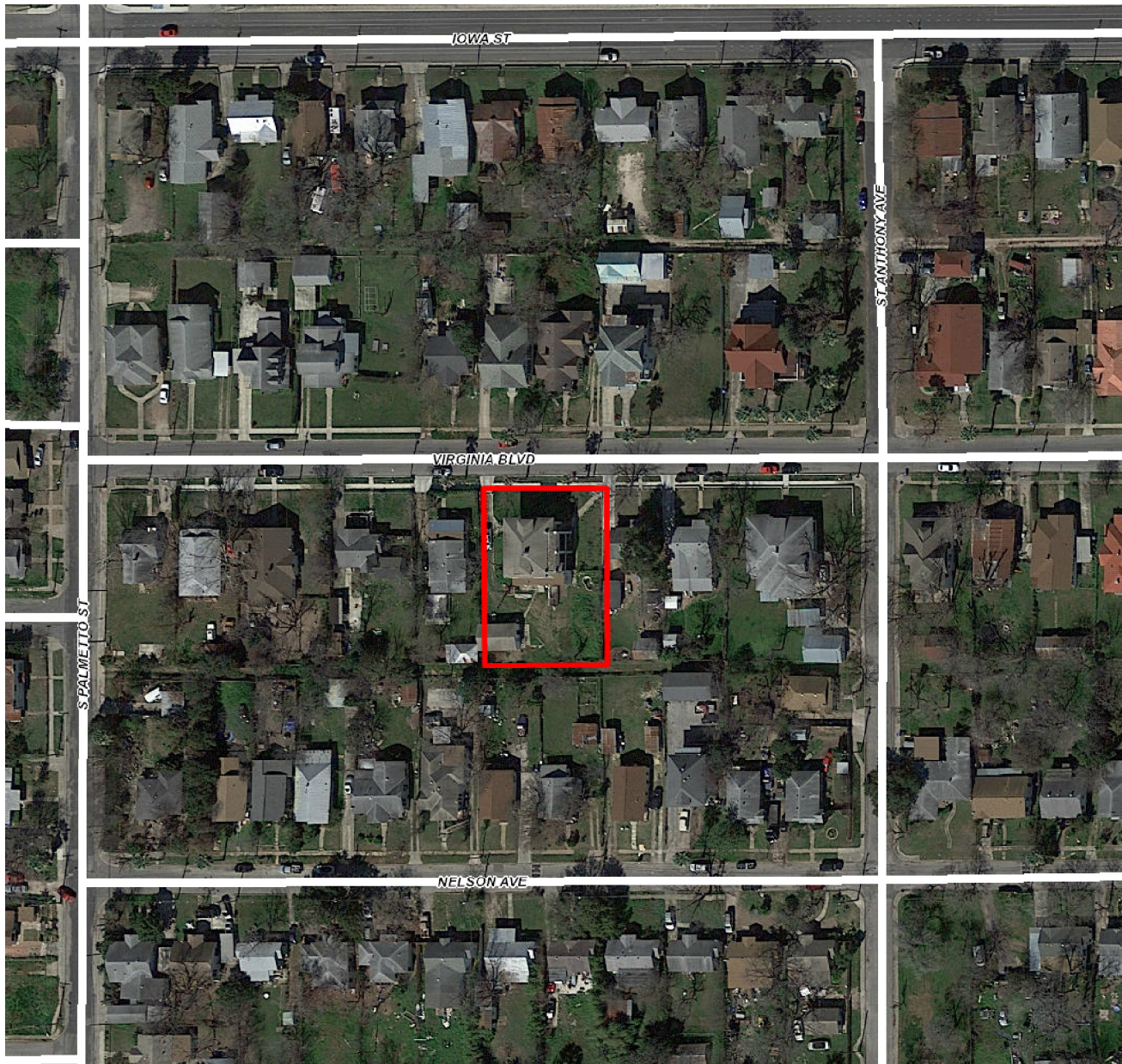
- i. That the applicant submits final drawings that indicate all dimensions, including height of the full structure, foundation height, railing height, door locations, and roof thickness.
- ii. That the applicant installs wood doors in lieu of the proposed metal doors. The applicant must submit final door specifications to staff.
- iii. That the applicant submits all final material specifications to staff for review and approval, including roof material, porch decking, and skirting.

Staff recommends that Historic Tax Certification be awarded upon final approval of the full scope of work and proposed replacement plans.

**CASE MANAGER:**

Stephanie Phillips





## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 02, 2017

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287 NEBRASKA ST.



CITY GRAPED PL. STUND

0

NO EXPOSURE

281

SANDERS ST.

ELIZABETH ST.

VIRGINIA ST.

282

S. PALMETTO AV.

3885

3887

3889

IOWA GRAVELLED

VIRGINIA GRAVELLED

NELSON AV. GRAVELLED

288

AV. GRAVELLED

ST. ANTHONY

ST. ANTHONY

289

Scale of Feet

NELSON AV. GRAVELLED









































# PLANT & COMMUNITY DEVELOPMENT DEPARTMENT FOR BUILDING PERMITS

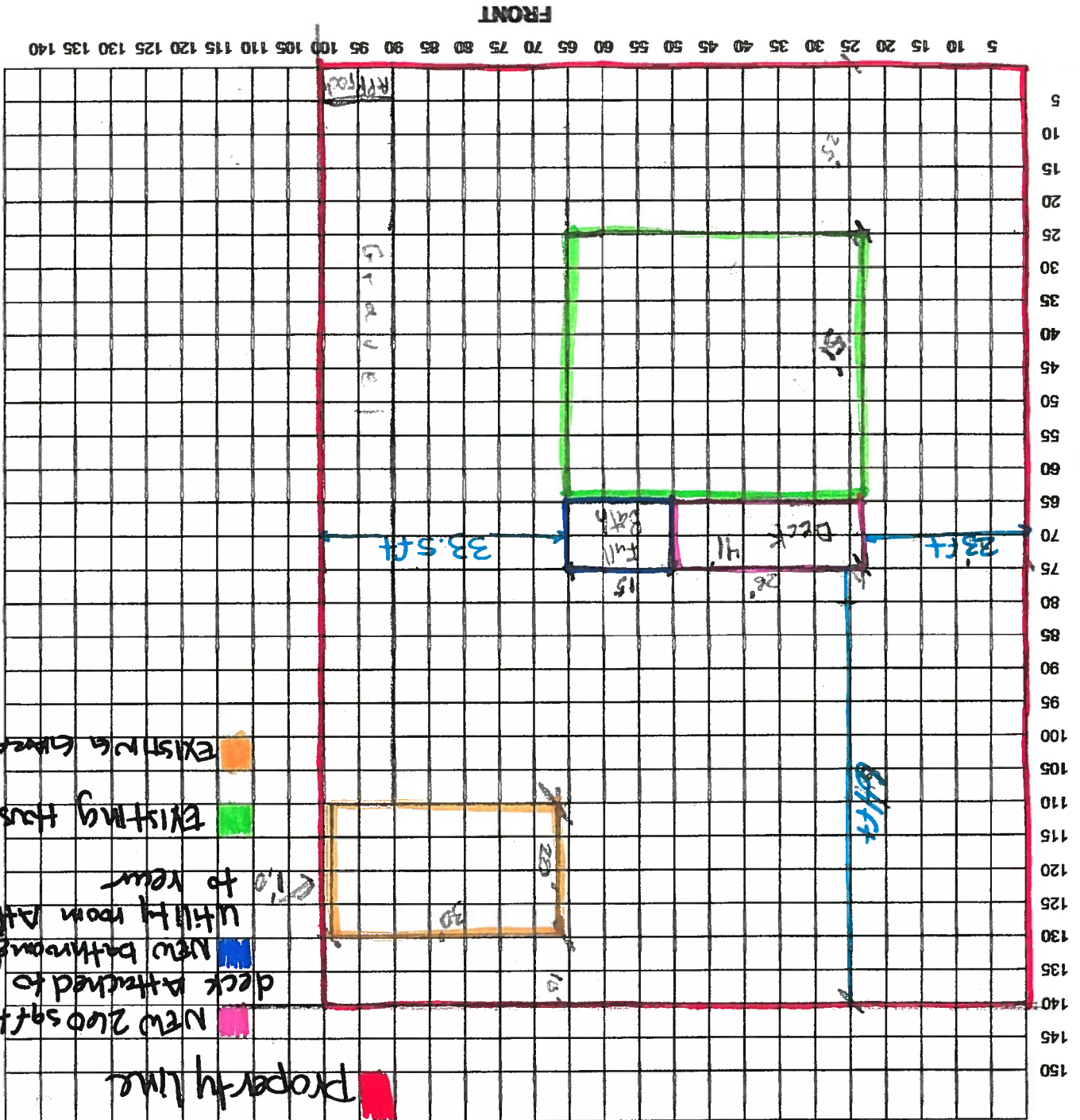
2017 SEP 28 PM 12:55 NCB

Address: 1128 Virginia Blvd.

Lot:

Block:

REAR



Property line

NEW 260 sqft

deck attached to rear

NEW BATHROOM

UTILITY ROOM ATTACHED

C/O to rear

EXISTING HOUSE

EXISTING GARAGE

FRONT

I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 9-25-17

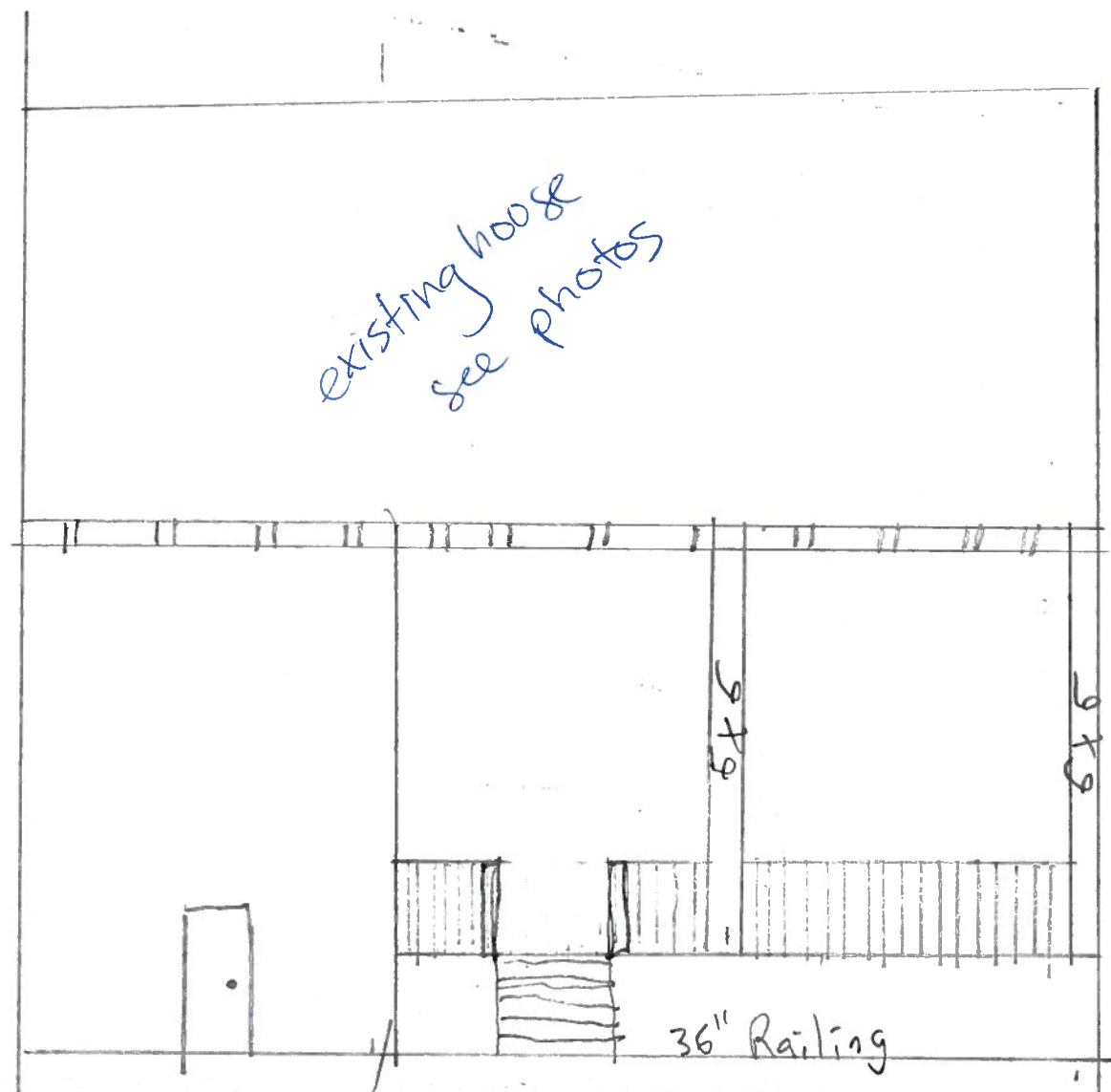
Signature of Applicant

*Anna J. Henry*

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

2017 SEP 26 PM 12:59

steps  
stucco  
metal  
door



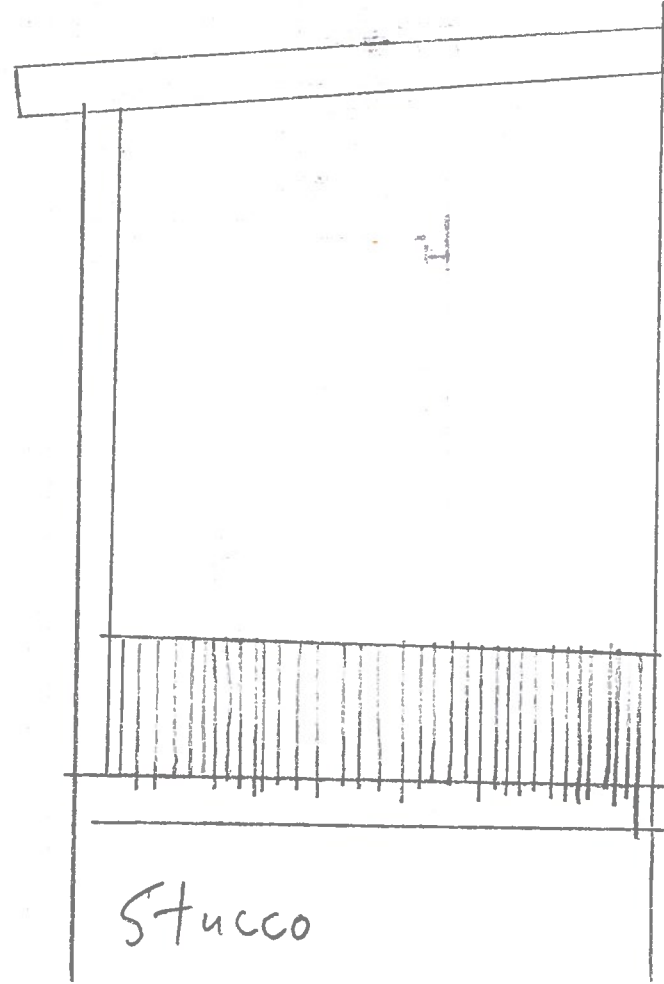
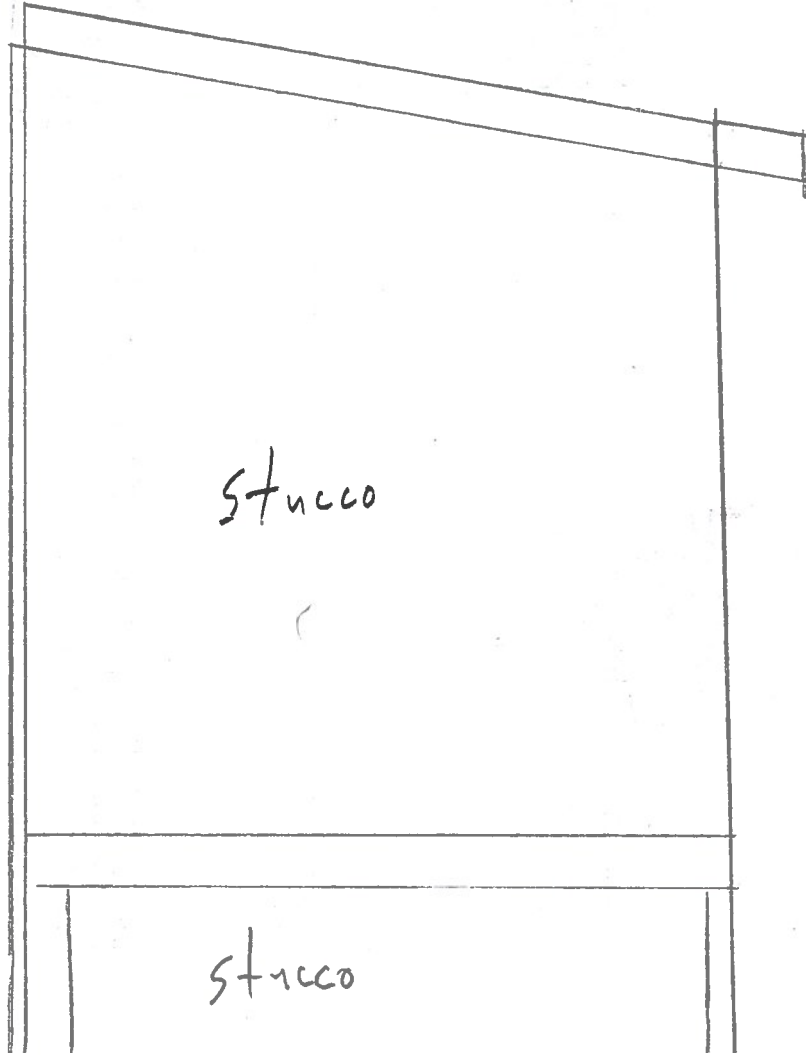


existing house

1x4 Trim

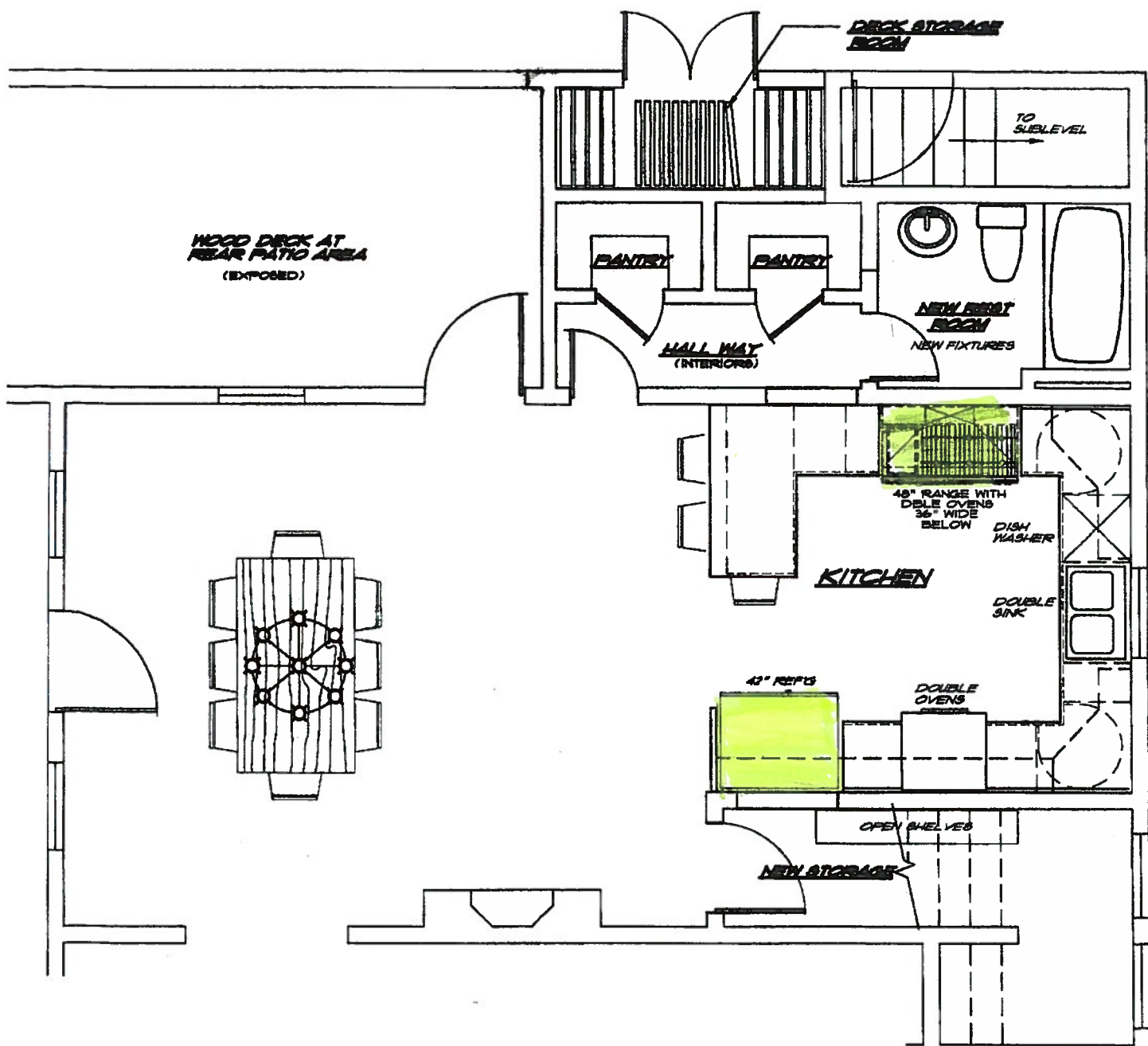
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DEVELOPMENT DEPARTMENT

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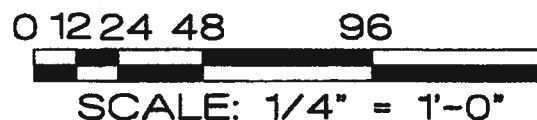
existing house

Floor plan of a residential unit. The plan shows a living area with two circular tables, a kitchen area with a stove and sink, a bathroom with a toilet and sink, and a staircase labeled 'UP'. Dimensions are provided for various sections: 15'-2" for the main living area, 15'-5" for the kitchen area, 11'-7 15/16" for the kitchen area, and 5'-1 1/2" for the entry area. The plan is oriented with a north arrow pointing towards the top right.



# **EXISTING KITCHEN - OPTION "A"**

SCALE: 1/4" = 1'-0"



## **IMPROVEMENTS AT 1128 VIRGINIA BLVD.**

NEW ROOF	\$8,500.00
PRIVACY FENCE	\$6,000
RESTORE ORIGINAL WOOD FLOORS	\$6,000
INTERIOR PAINT	\$4,000
EXTERIOR PAINT	\$4,000
ELECTRICAL	\$8,000
PLUMBING	\$5,000
HVAC SYSTEM	\$5,500
DRYWALL	\$5,000
DEMOLISH & REBUILT A FULL BATH & UTILITY ROOM FOR A TOTAL OF 260 SQ FT AT REAR OF HOME	\$15,000
REPAIRS TO BE COMPLETED MARCH 30, 2018	

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