

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-548
ADDRESS: 423 E FRENCH PLACE
LEGAL DESCRIPTION: NCB 6518 BLK LOT 4
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: E French Place Historic District
APPLICANT: Preston Granger
OWNER: Preston Granger
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: October 27, 2017
60-DAY REVIEW: December 26, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition to measure approximately 350 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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. *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.
- 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.

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

A. GENERAL

- i. *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.
- ii. *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.
- iii. *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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 423 E French Place is a 1-story single family home constructed circa 1922 by H. C. Thorman. The home is designed in the Craftsman Bungalow style and features a side-gabled roof, symmetrical façade with a shallow gabled porch with brackets and overhanging eaves, and a pair of three ganged one over one wood windows. A few windows on the structure feature original nine over one wood screens. The home is a contributing structure in the E French Place Historic District, designated in 2017. The applicant is requesting approval to construct a rear addition measuring approximately 350 square feet.
- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a 1-story rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. Staff finds the massing and footprint consistent with the Guidelines.
- c. **ROOF** – The proposed addition is 1-story in height and is subordinate in height to the existing roofline of the

primary structure. The proposed addition will feature a gable ridgeline with a hipped roof on the rear elevation. 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 proposed roof form consistent with the Guidelines

- d. **ROOF MATERIAL** – The existing roofing material on the primary structure is composition shingles. The applicant has proposed to install composition shingles to match the existing structure as closely as possible. Staff finds the proposal consistent with the Guidelines.
- e. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of existing windows and/or doors. Though unclear from the submitted drawings and photographs, it appears that a set of French doors and a wood window will be removed. According to Guideline 6.A.i, filling in historic openings should be avoided, especially when viewable from the public right-of-way. These elements are not visible from the public right-of-way. Staff finds the proposal acceptable given the rear location of the addition, and encourages the applicant to salvage or reuse the existing elements.
- f. **NEW WINDOWS AND DOORS: PLACEMENT** – The applicant has proposed to install two windows on the east elevation of the addition. The north and west elevations are void of fenestration. According to the Historic Design Guidelines, additions should incorporate architectural details, including openings, that are compatible with the historic structure and the fenestration patterns found in the historic district. Blank elevations should be avoided. Staff finds the proposed east elevation consistent, but finds the lack of fenestration on the north and west elevations inconsistent with the Guidelines.
- g. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – Based on the submitted drawings, the windows will be single or double hung with 9 over 9 lites. Guideline 7.A.ii stipulates that architectural details, including windows, should complement the character of the original structure. Staff finds the proposal appropriate for the style of the home, but has yet to see a final window specification or installation method.
- h. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has indicated in the application that the new windows will be double pane, but has not indicated the material of the windows. The Historic Design Guidelines and OHP Window Policy Document stipulate that wood windows should be installed.
- i. **FAÇADE MATERIALS** – The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. Staff finds the proposed use of woodlap siding to be appropriate for the structure and consistent with the Guidelines.
- j. **TRANSITIONS BETWEEN OLD AND NEW** – The proposed addition will be inset from the west on the north façade by approximately two feet. 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 proposal meets this Guideline.
- k. **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 Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

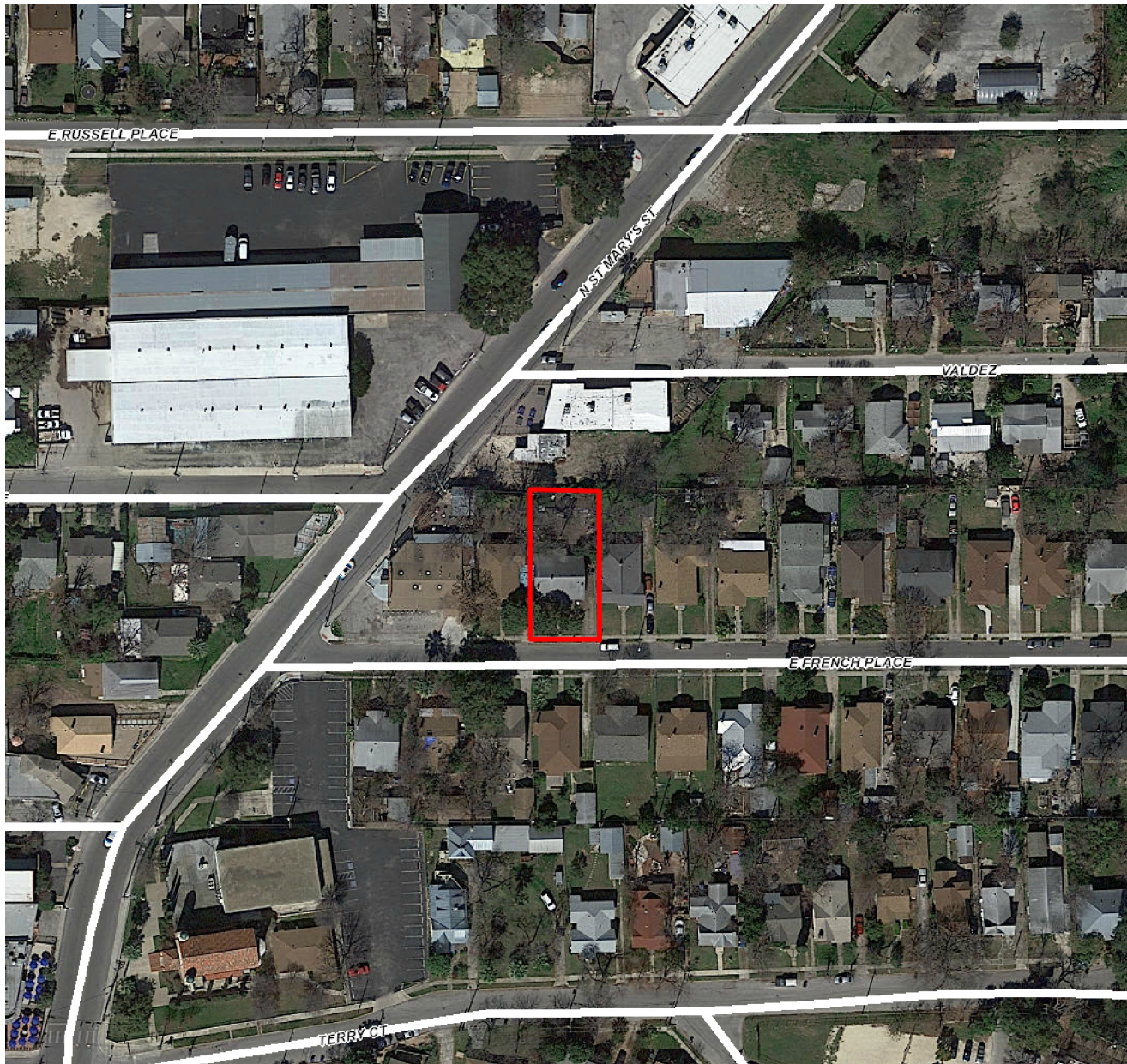
Staff recommends approval based on findings a through k with the following stipulations:

- i. That the applicant installs windows or doors on the north and west elevations of the addition as noted in finding f. The applicant must submit final drawings to staff for review and approval prior to receiving a Certificate of Appropriateness. The final drawings should accurately indicate the existing window pattern on the historic structure on all elevations.
- ii. That the applicant installs wood windows as noted in finding h. Final window manufacturer specifications must be submitted to staff for review and approval. Meeting rails must be 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 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.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





















Proposed Work – 423 E French Pl, 78212

The house currently is a 2 bedroom 1 bath. We are looking to add 345sqft to the BACK of the home for the purpose of a Master bedroom, Master Bathroom and Closet. There will be no impact to the trees or the appearance of the home from the front. We will tie in a new gable running north to south from the existing structure.

The foundation will be concrete piers with 4x6 beams.

Materials to Be Used – 423 E French Pl, 78212

The new structure will sit on a new pier and beam foundation. 10" Concrete piers will hold the 4x6 pressure treated beams.

Siding 1x6-'105 Lap Siding', Yellow pine

Roof- 30yr composite shingle

Fascia 1x6 – Yellow Pine

Skirting- 1x6-'105 Lap Siding', Yellow pine

The addition consists of Master Bedroom, Master Bathroom and Closet. Bedroom and Closet will have wood floors. Bathroom will have white subway tile shower surround with 6"x24" tile. All light and plumbing fixtures will be brushed nickel. 5.25" base boards, 6" crown moulding.

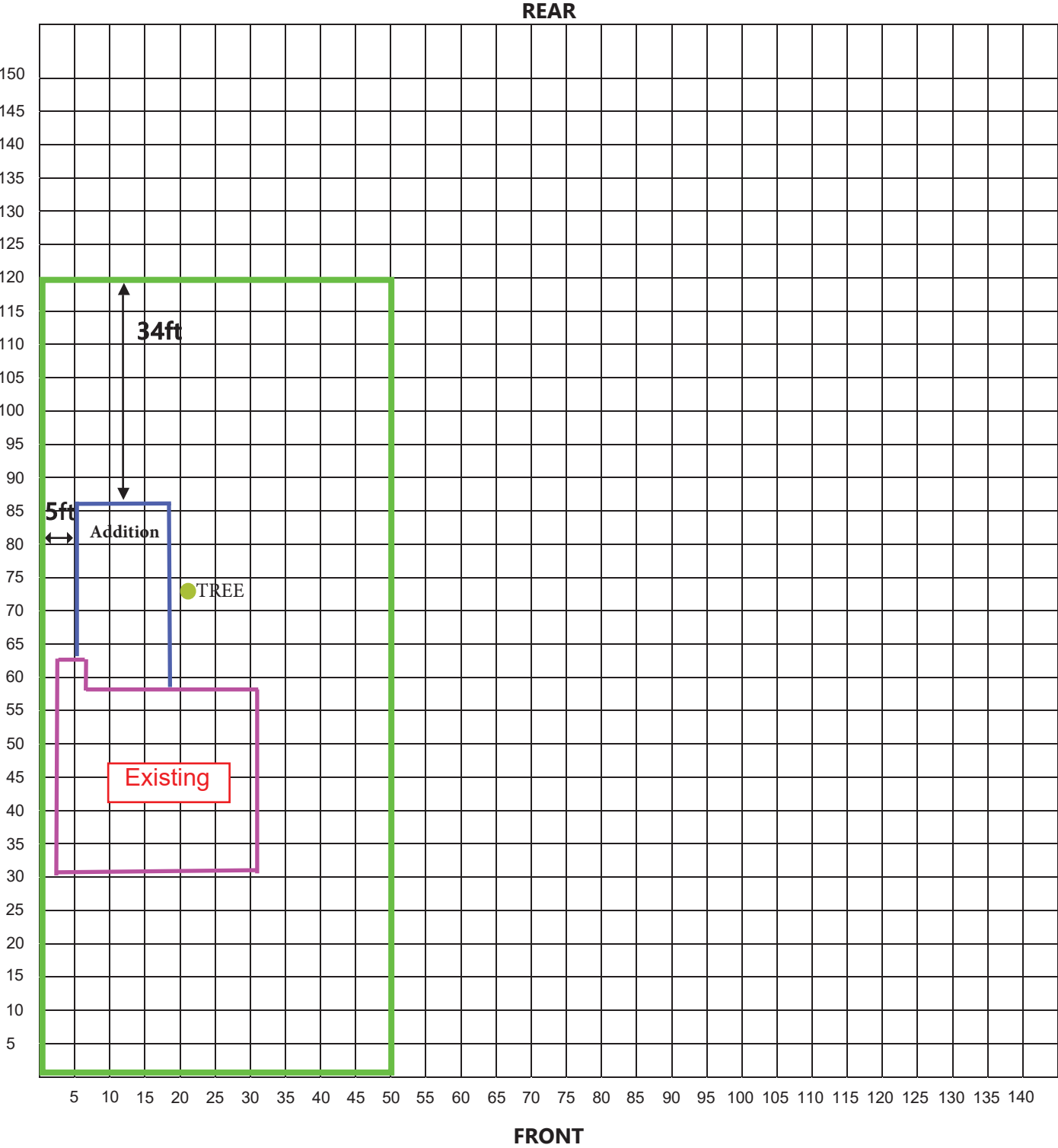
PLOT (SITE) PLAN

Address: 423 E French Pl, San Antonio, Tx 78212

Lot: 4

Block:

NCB: 6518



BACK OF HOUSE

13

Floorplan

423 E French Pl, 78212

Closet

8x5

6ft vanity

3x5
Walk
Shower

Master Bedroom

16x13

ADDITION

36R Door

27'

Proposed 1520sqft

Utility Room
5x4

Breakfast Room

10x8

Pantry
5x4

60" French door

19'

Bedroom 2

12'3x12'9

Dining room

Kitchen

24'

Bath #1

Closet
4x3

Closet
4x3

29'

Living Room

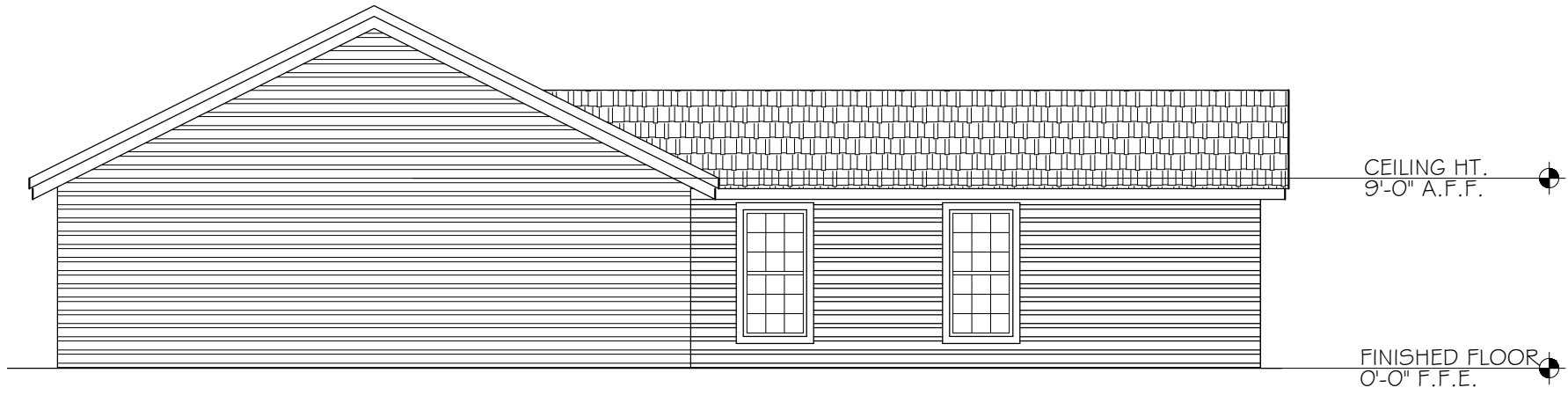
Bedroom 1

13'1 10'2

Front Door

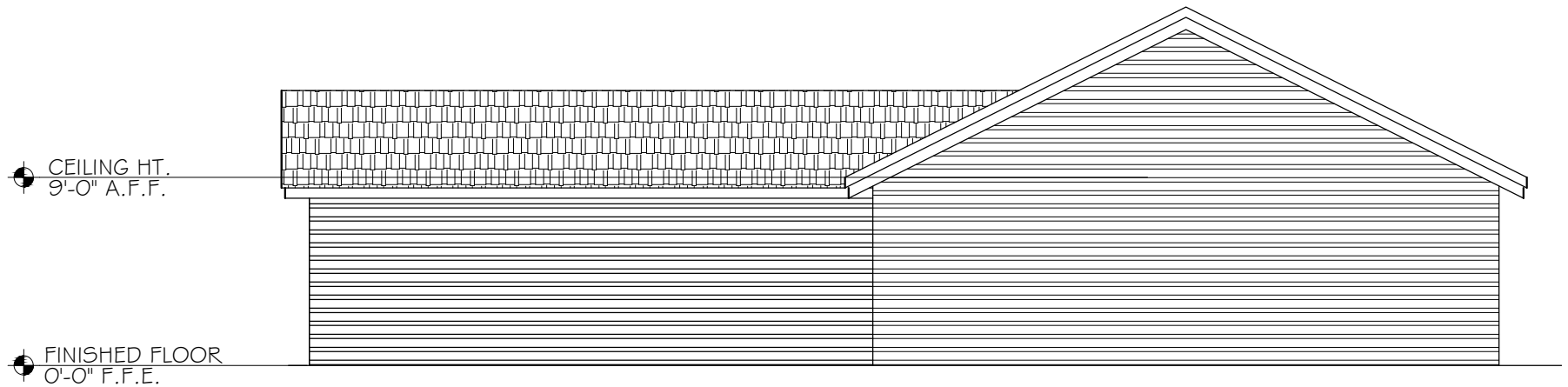
35'

FRONT



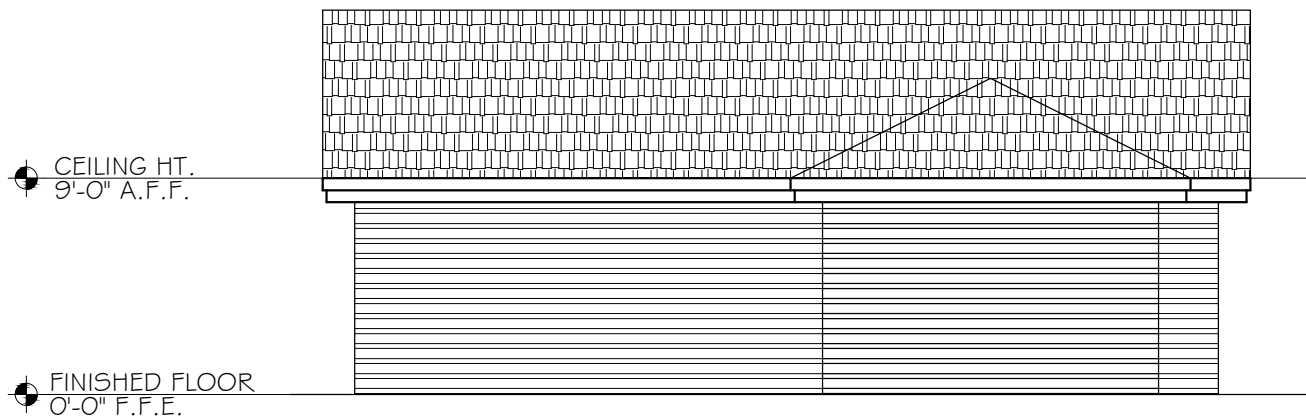
02 SIDE ELEVATION

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



03 SIDE ELEVATION

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



01 REAR ELEVATION

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