HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO:	**2017-595**
ADDRESS:	205 OSTROM
LEGAL DESCRIPTION:	NCB 6938 BLK LOT 1&2
ZONING:	R-4 CD, H, RIO-1
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Tobias Stapleton
OWNER:	Tobias Stapleton
TYPE OF WORK:	Construction of a two story, rear accessory structure and rehabilitation of the historic structure
APPLICATION RECEIVED:	November 3, 2017
60-DAY REVIEW:	January 2, 2017

REQUEST:

The applicant is requesting conceptual approval to construct a two story, rear accessory structure. The existing, one-story residence on the property will be retained and rehabilitation plans submitted at a future date.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window

openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic

patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. Ventilation—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. Drainage—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. Repair—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Replacement features—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. Alternative materials—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. Shoring—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. New utilities—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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 principle 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.

FINDINGS:

a. The structure located at 205 Ostrom was constructed circa 1935 and is located within the River Road Historic District. The structure features architectural elements that are indicative of the Minimal Traditional Style that can be found in the district. The house features many of its original materials including wood siding and wood windows. However, modifications to the form of the historic structure have resulted in the removal and enclosing

of the front porch, which now presents itself as a screened porch. Despite these modifications, staff finds the house to be a contributing resource within the River Road Historic District due to its construction date and architectural style.

b. A request to demolish the primary historic structure and construct four new structures on the lots was denied by the Historic and Design Review Commission at the November 1, 2017, HDRC hearing. At this time, the applicant has proposed to construct a two story, rear accessory structure at the rear of the lot with plans to rehabilitate the primary historic structure on the lot.
c. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
d. REHABILITATION – The applicant has noted in the provided written narrative that an attempt will be made to rehabilitate the historic structure on the site. No specifics to the rehabilitation have been provided to staff at this time. Staff finds that the applicant should adhere to the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations. Many rehabilitative scopes of work are eligible for Administrative Approval. Through substantial rehabilitation, the structure would become eligible for a local tax incentive.
e. ACCESSORY STRUCTURE – The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to the primary historic structure on the lot, should be no larger than 40 percent of the primary historic structure's footprint, should relate to the construction period and architecture of the primary historic structure and should feature windows and doors similar to those of the primary historic structure. The Guidelines for New Construction 5.B. notes that the prominent garage orientation of the block and the historic setback of accessory structures should be matched.
f. ACCESSORY STRUCTURE – To the rear (northwest) of the primary historic structure, the applicant has proposed to construct a two story accessory structure to accommodate vehicular parking as well as a second level dwelling unit. The proposed accessory structure features an overall profile and massing that is greater than that of the primary historic structure, which features one story; however, staff finds that the proposed structure is appropriate given the proposed roof form and architectural details, which not only reduce its perceived massing, but also relate it to historic structures found throughout the district.
g. LOT LAYOUT – The lot at 205 Ostrom features an irregular shape and layout, inconsistent with the primary development pattern found in the district. The applicant has proposed to locate the accessory structure at the western portion of the site, to the side and rear of the primary historic structure, similar to the location of accessory structures found elsewhere in the district. While the general orientation of the accessory structure is skewed, staff finds the placement appropriate.
h. SETBACKS & ORIENTATION – Staff finds the proposed setbacks and orientation of the accessory structure to be appropriate. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
i. MATERIALS – Regarding materials, the applicant has proposed materials that consist of an asphalt shingle roof, double hung wood windows, wood or Hardi board siding. Staff finds the proposed materials appropriate; however the proposed siding should feature an exposure of four inches and a smooth finish to remain consistent with the Historic Design Guidelines.
j. TREE SURVEY – The applicant has provided staff with a tree survey noting the location of existing, significant trees. Per the application documents, none of the existing, significant trees will be impacted by the proposed new construction.
k. ARCHAEOLOGY- The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia crossing the property. Therefore, Archaeological investigations may be required.

RECOMMENDATION:

Staff recommends conceptual approval of the proposed accessory based on findings a through i with the following stipulations:

i. That the applicant install wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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.

ii. That the single garage door be eliminated and a two-stall configuration with two separate door be used instead. The doors must feature materials and a profile consistent with historic examples found in the district.

iii. That a detailed plan for rehabilitation be submitted to staff prior to final approval of the proposed new construction.

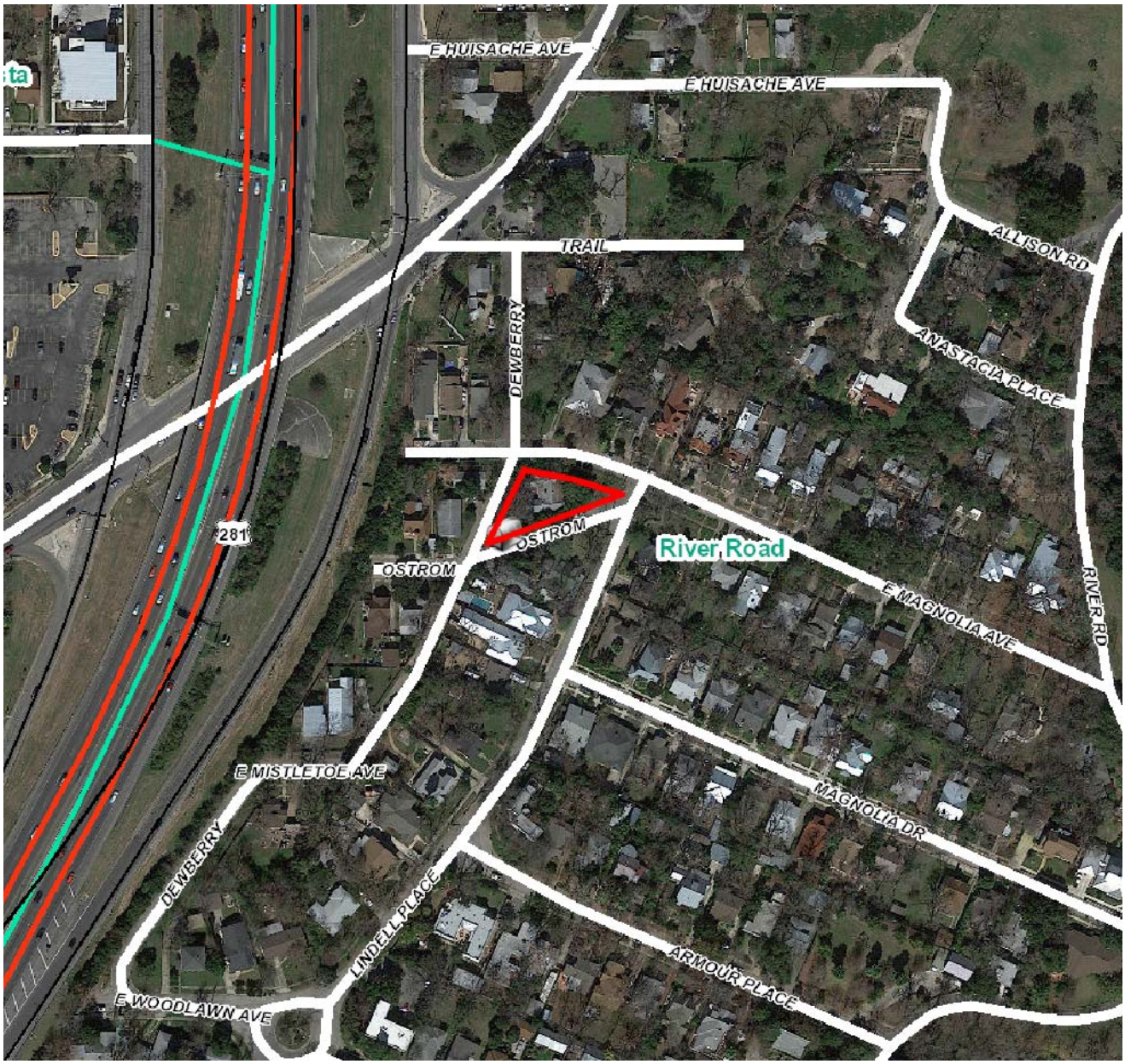
iv. ARCHAEOLOGY- Archaeological investigations may be required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The applicant has also submitted an application for the December 18, 2017, Board of Adjustment hearing to appeal the previous decision to deny a request for demolition of a structure.



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Flex Viewer

Powered by ArcGIS Server

Printed:May 11, 2017

Toby & Mai
Stapleton

205 Ostrom Drive
San Antonio
TX 78212
425-305-8044
11/3/17

Written Narrative 205 Ostrom Drive Accessory Building

Dear Sir/Madam
In relation to the proposed dwellings at 205 Ostrom Drive please find below our written narrative to **construct an accessory building on Lot 1 with the intent to live on the lot and attempt to renovate the existing abandoned structure onsite.** Proposed works, upon receipt of permission of the various departments in the City of San Antonio.

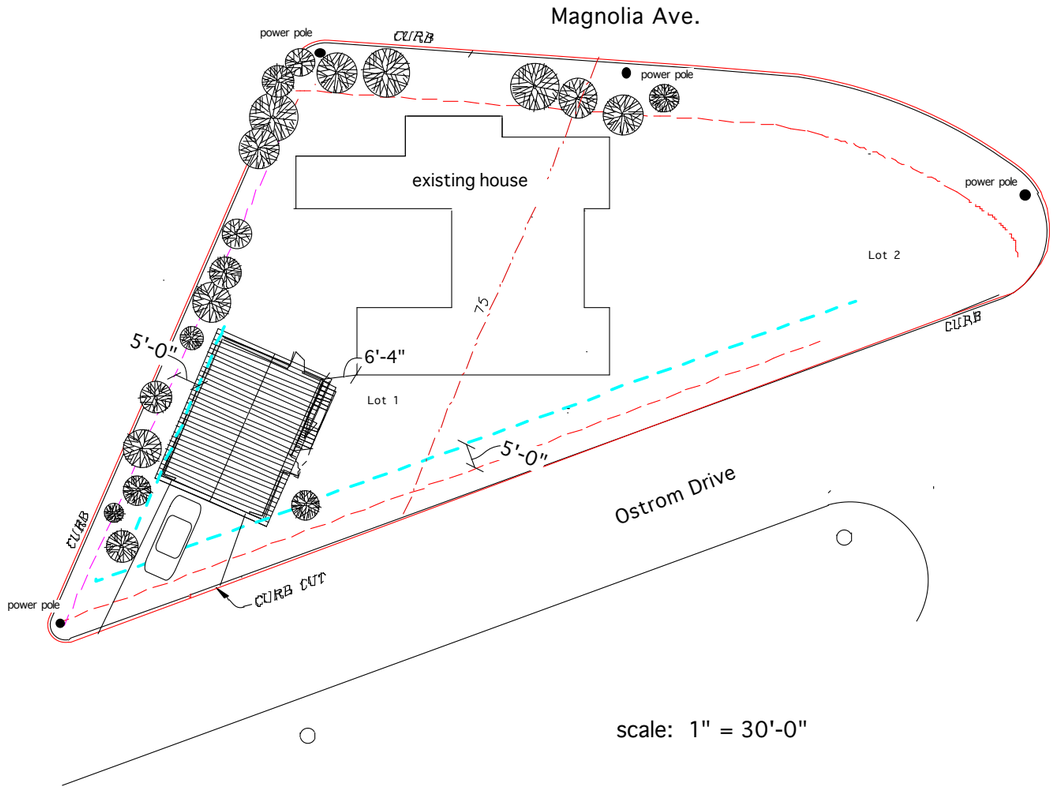
1. Construction of a one dwelling an accessory building on Lot 1
    a. We have included in this submission a site plan to show the existing dwelling and the proposed accessory building
    b. We have included in this submission roof material and window details
    c. We have complied and adjusted the design around certain parameters requested by the HDRC in former applications for this site.
    d. Siding will comply with the request from a previous proposal and other elements and stipulations suggested by staff at the HDRC
2. Existing Lots 1 & 2 are zoned for conditional use for 1 Dwelling Unit & accessory building on each lot. Making a total of 4 units.
    a. We have had a joint meeting with Zoning and the HDRC to clarify this.
    b. At this time, we are proposing what is shown in the plans on this application

3. Proposed Construction
    a. Lot 1 we have included in this submission Elevations & Plans of the proposed dwellings design.

4. Design Review with HDRC Staff members
    a. We have not had a design review on this new application
        i. We attended a zoning clarification meeting with HDRC Staff and Catherine Hernandez of the zoning dept. in relation to another application and we feel this should also comply with zonings findings.

We would like to thank the HDRC Board members, Edward Hall and the associated staff at the HDRC & Zoning for their extensive and positive approach to the process thus far.

Warm regards,
Toby & Mai Stapleton

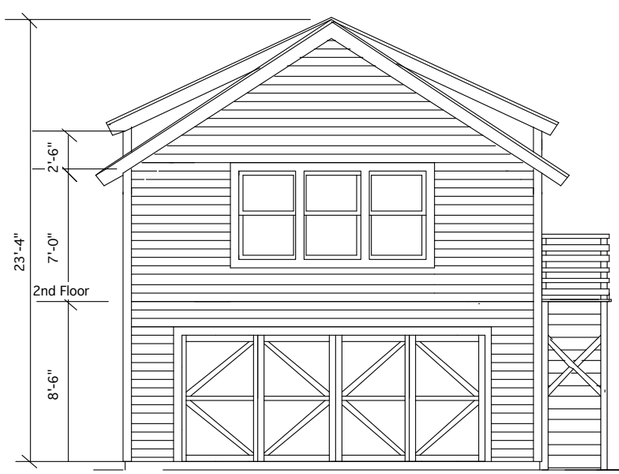


indicates property line

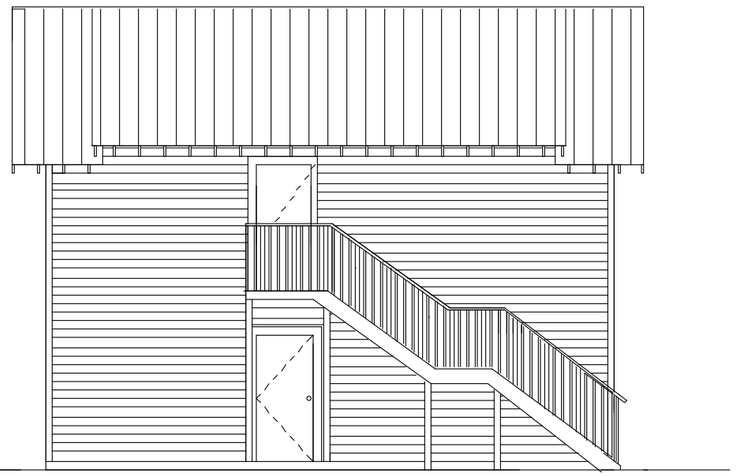
scale: 1" = 30'-0"

Proposed Auxilary Structure
660 sq. ft. apartment over
460 sq. ft. garage and
200 sq. ft. storeroom

STAPLETON RESIDENCE 205 OSTROM SAN ANTONIO 78212
LARCADE LARCADE / ARCHITECTS INTERIORS COLOR
11/3/2017



Front Elevation scale: 1/8" = 1' - 0"



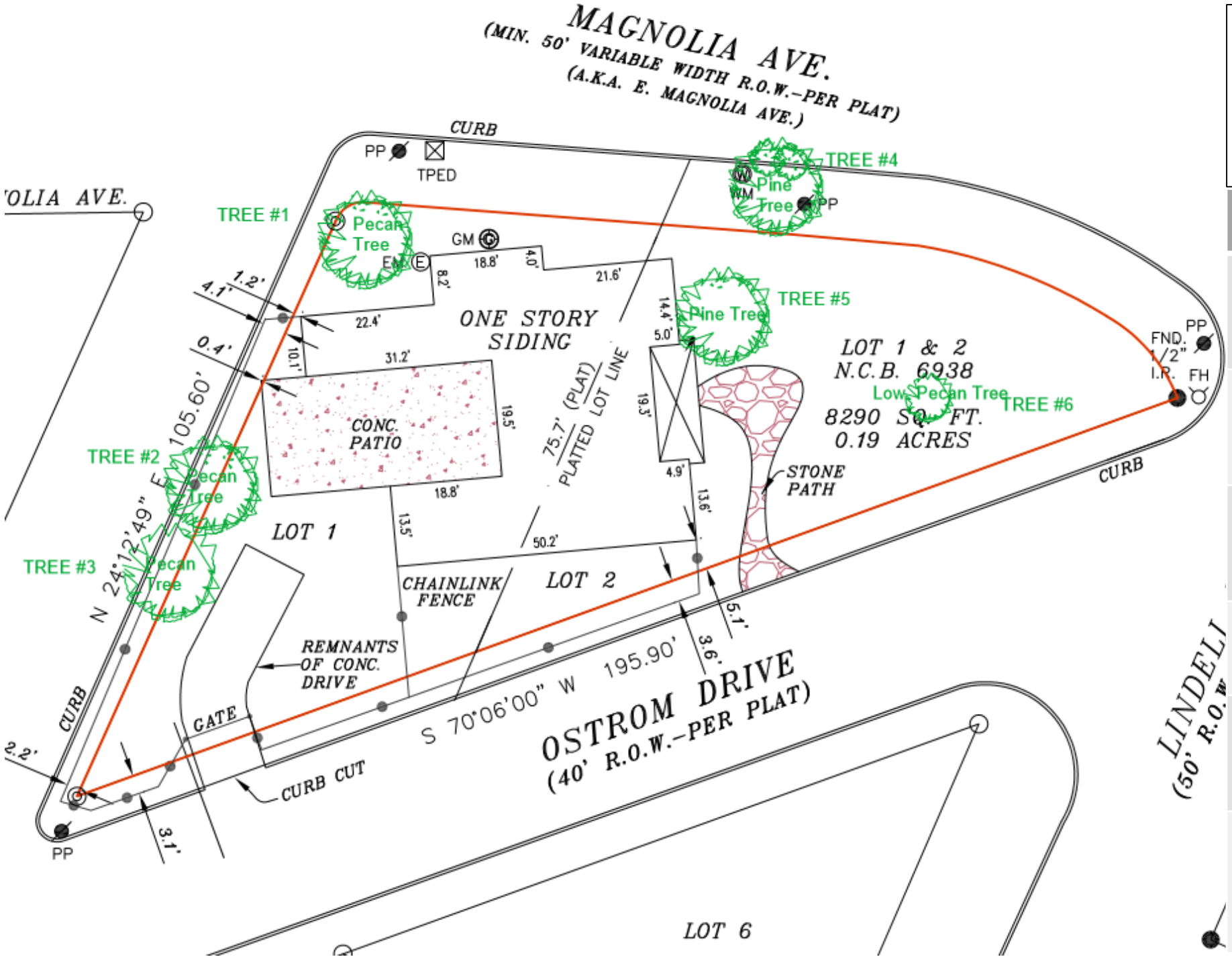
Side Elevation scale: 1/8" = 1' - 0"

10/30/2017

STAPLETON RESIDENCE 205 OSTROM SAN ANTONIO 78212
LARCADE LARCADE / ARCHITECTS INTERIORS COLOR
10/30/2017

Tree Survey

205 Ostrom Drive
San Antonio
TX 78212



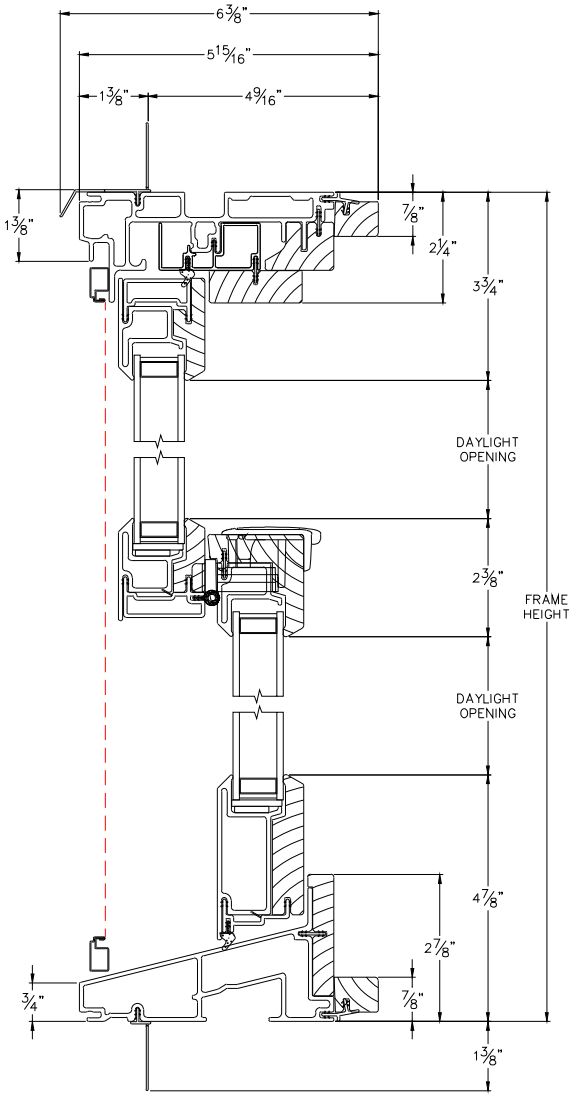
Tree Number	Description	Comments
Tree #1	Pecan 36” Diameter	Not affected by Construction, Some trimming needed
Tree #2	Pecan 22” Diameter	Not affected by Construction, Some trimming needed
Tree #3	Pecan 24” Diameter	Not affected by Construction, Some trimming needed
Tree #4	Pine 15” Diameter	**Tree is Dead**, needs to be removed.
Tree #5	Pine 18” Diameter	**Tree is Dead**, needs to be removed for Construction
Tree #6	Pecan Tree 20” Diameter	Not affected by Construction, Tree showing signs of decay, possible removal needed

Cross Section Drawing

Essence Double Hung Window
1 3/8" Fin Setback, 4 9/16" Wall Condition

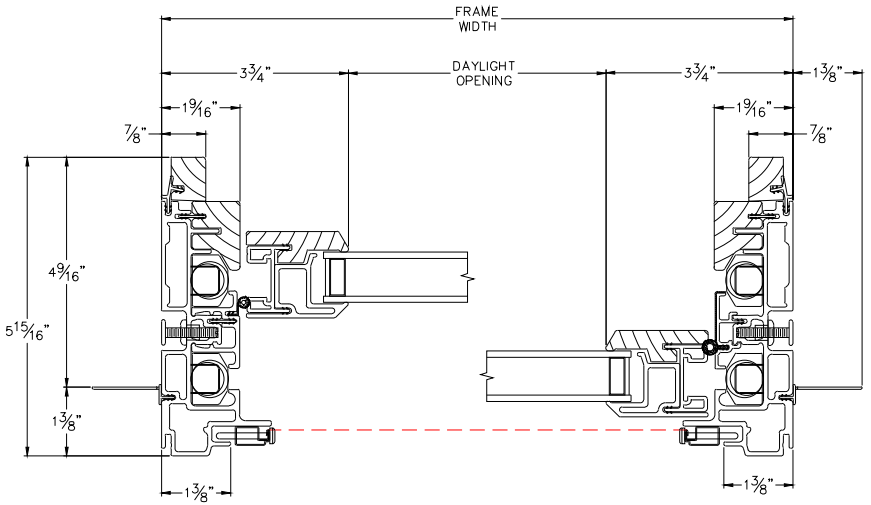
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	9200-01E-03 DH	Inch

More Technical Documents can be found at **milgard.com/professionals**



HEAD & SILL

DOUBLE HUNG
SERIES 9200



We are proposing this style windows that are inline with the HDRC window guidelines for new construction, These windows have been used in the following locations within Historic Districts with no objection.
Howl & Moon on the River Walk
111 W Crockett St, San Antonio, Tx 78205

JAMBS

Oakridge® Color Availability

This Color for 205 Ostrom Drive

Estate Gray†

Color Availability Map

205 Ostrom Drive
Photo from Dewberry and Magnolia Intersection

205 Ostrom Drive
Photo from Magnolia & Lindell Intersection

205 Ostrom Drive
Photo from Ostrom & Dewberry Intersection

Accessory Building would be located behind this corner.