

## HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

**HDRC CASE NO:** 2017-625  
**ADDRESS:** 534 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 2739 BLK LOT W 83FT OF 4A  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Nate Manfred/French & Michigan  
**OWNER:** Harvey and Sylvia Mireles  
**TYPE OF WORK:** Driveway; Rear accessory structure  
**APPLICATION RECEIVED:** December 01, 2017  
**60-DAY REVIEW:** January 30, 2018

### REQUEST:

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

1. Construct a 535 square foot addition to the rear of the existing, historic structure.
2. Construct a detached accessory structure to feature 430 square feet in size.
3. Wide the existing driveway approach to fifteen feet in width and pave the proposed driveway and parking area with flagstone.
4. Install a six (6) foot tall privacy fence.

### 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.

### 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.

### 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 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.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### 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 534 Leigh Street was constructed circa 1912 and features traditional architectural elements including a front facing gabled roof and a protruding window bay. At this time, the applicant has proposed to construct both a rear addition and detached accessory structure.
- b. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed the addition in a manner that features a separated massing from the primary historic structure, side gabled roof and an overall height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines. Staff finds that the rear addition has been proposed in a manner that has low impact to the historic structure.
- c. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure. As noted in finding b, the proposed addition’s massing is subordinate to that of the primary historic structure. This is consistent with the Guidelines.
- d. MATERIALS – The applicant has proposed materials that include a standing seam metal roof, cementitious panel siding with cedar battens and clad wood windows and doors. Staff finds the proposed materials appropriate; however, the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The proposed board and batten siding should feature boards that are 12 inches wide and battens that are 1 – ½ inches wide.
- e. MATERIALS – Staff finds the installation of clad windows and doors to be appropriate. 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. Final selections should be submitted to staff for review and approval.
- f. ARCHITECTURAL DETAILS – Generally, the applicant has proposed a rear addition that staff finds to be appropriate for the simplified architectural detailing of the primary historic structure.
- g. ACCESSORY STRUCTURE – At the rear of the property, the applicant has proposed to construct an accessory structure to feature a total of 430 square feet. The Guidelines for New Construction 5.A. note that new accessory structures should be constructed to be visually subordinate to the primary historic structure in regards to their height, massing and form, should be no larger than forty percent of the footprint of the primary historic structure, should relate in design to the primary historic structure and should feature windows and doors similar to those found in the primary historic structure. Staff finds that the proposed accessory structure is appropriate and consistent with the Guidelines.
- h. ACCESSORY STRUCTURE – The applicant has proposed to construct the proposed accessory structure near the rear cover of the lot. The general location and setbacks of the proposed accessory structure are appropriate.
- i. DRIVEWAY – The applicant has requested to widen the existing driveway approach to fifteen (15) feet in width and to pave the proposed driveway and parking area with a light colored flagstone. Historic structures on this block of Leigh street feature varying driveway widths, configurations and paving materials. Staff finds that given the irregular shape of the lot and the inconsistency of existing driveway profiles on this block of Leigh, the proposed driveway configuration is appropriate.

- j. FENCING – The applicant has proposed to construct a privacy fence to feature six (6) feet in height toward the rear of the primary historic structure. Staff finds this installation to be appropriate. The applicant is to submit final fencing details to staff.

**RECOMMENDATION:**

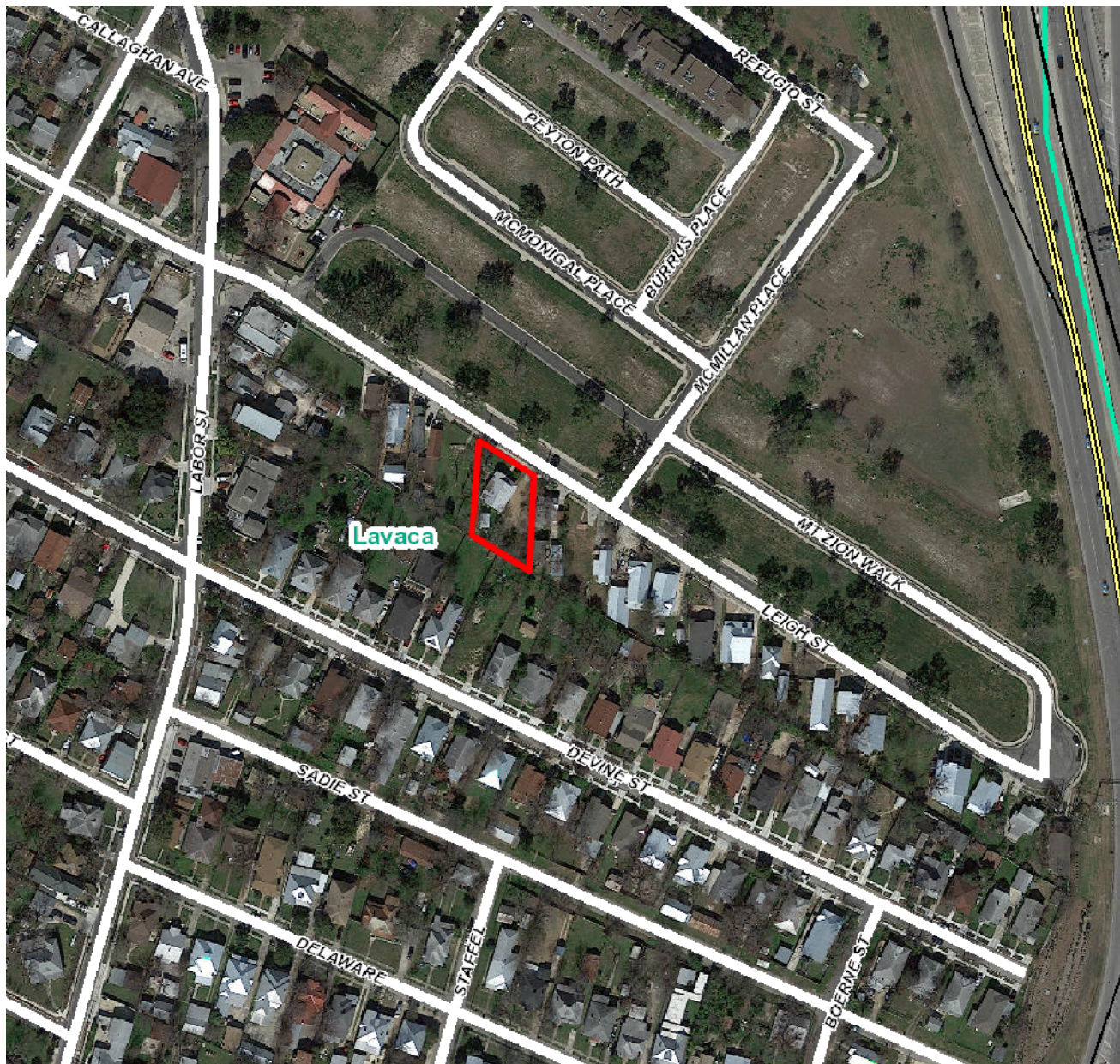
Staff recommends approval of items #1 through #4 based on findings a through j with the following stipulations:

- i. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. The proposed board and batten siding should feature boards that are 12 inches wide and battens that are 1 – ½ inches wide as noted in finding d.
- ii. That the proposed windows adhere to the window specifications noted in finding e.
- iii. That a fencing detail of the proposed privacy fence be submitted to staff as noted in finding j.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Dec 07, 2017

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534 Leigh Street

Leigh St

Leigh St

Mt Zion Walk

Mt Zion

Leigh St





534 Leigh Street



## 534 Leigh St – Master Suite Addition & New Casita

### Project Description

The proposed project at 534 Leigh Street will include a new 535 s.f. Master Suite addition to the rear of the existing 1,100 s.f. single story single family home.

The project also includes a 430 s.f. detached dwelling unit “Casita”

The exterior materials for the Addition, Master Suite, and Casita will all consist of cementitious panel siding with cedar batts 12” o.c. The skirting will be 8” cementitious planks and all corner and window trim will also be cementitious trim.

Windows and doors will be clad wood windows and doors. Exterior doors will be full lite doors and French doors.

Most of the roofing will be standing seam metal roofing except for the “flat roof” over the connecting hallway for the Master Suite addition - that roof will be TPO.

All of the addition and new structures are designed to allow the existing main home to remain the prominent feature, and all are located behind a proposed 6’ tall wood privacy fence set almost at the rear corners of the existing house.

Due to an irregular lot shape and size the home owner is also requesting to widen the driveway approach to 15’ wide and pave the proposed driveway and parking area with a light colored flagstone.

534 Leigh St – Master Suite Addition & Casita  
Existing Exterior Photos



Front of House (Facing Leigh St.)

534 Leigh St.



Side of House (East Facing Side)



534 Leigh St.



Rear of House (South Facing Side)

534 Leigh St.



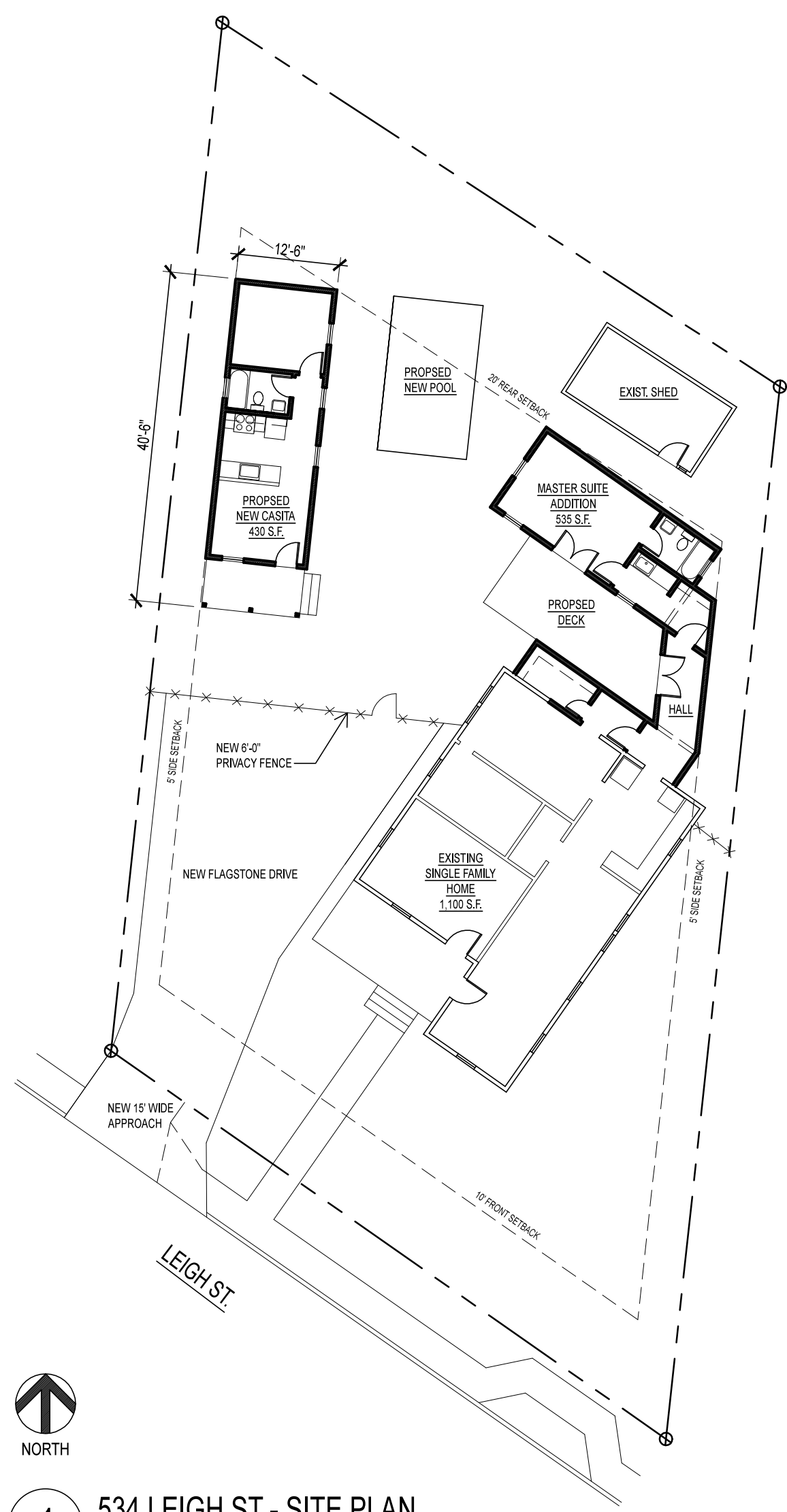
Side of House (West Facing Side)



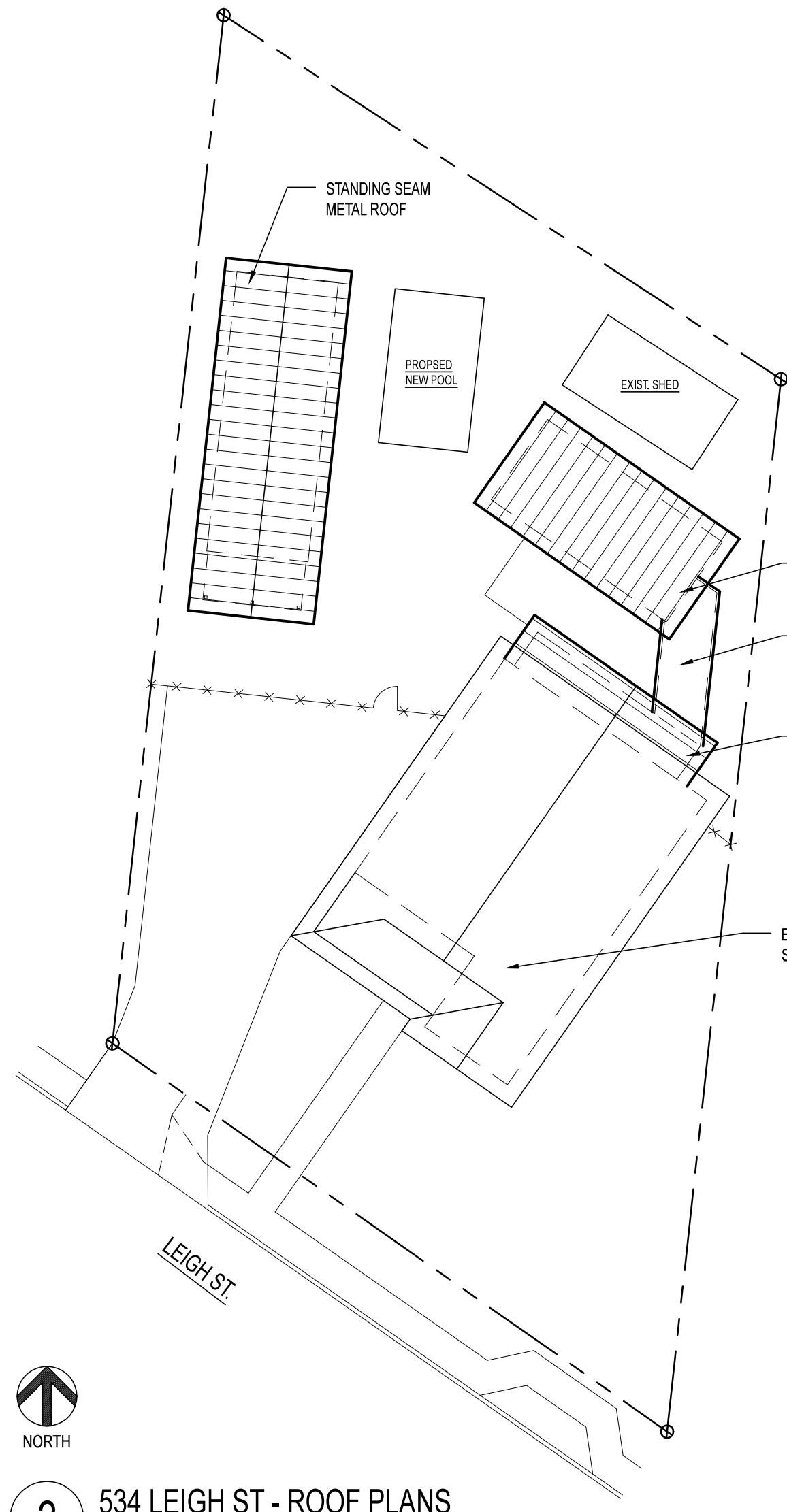
534 Leigh St.



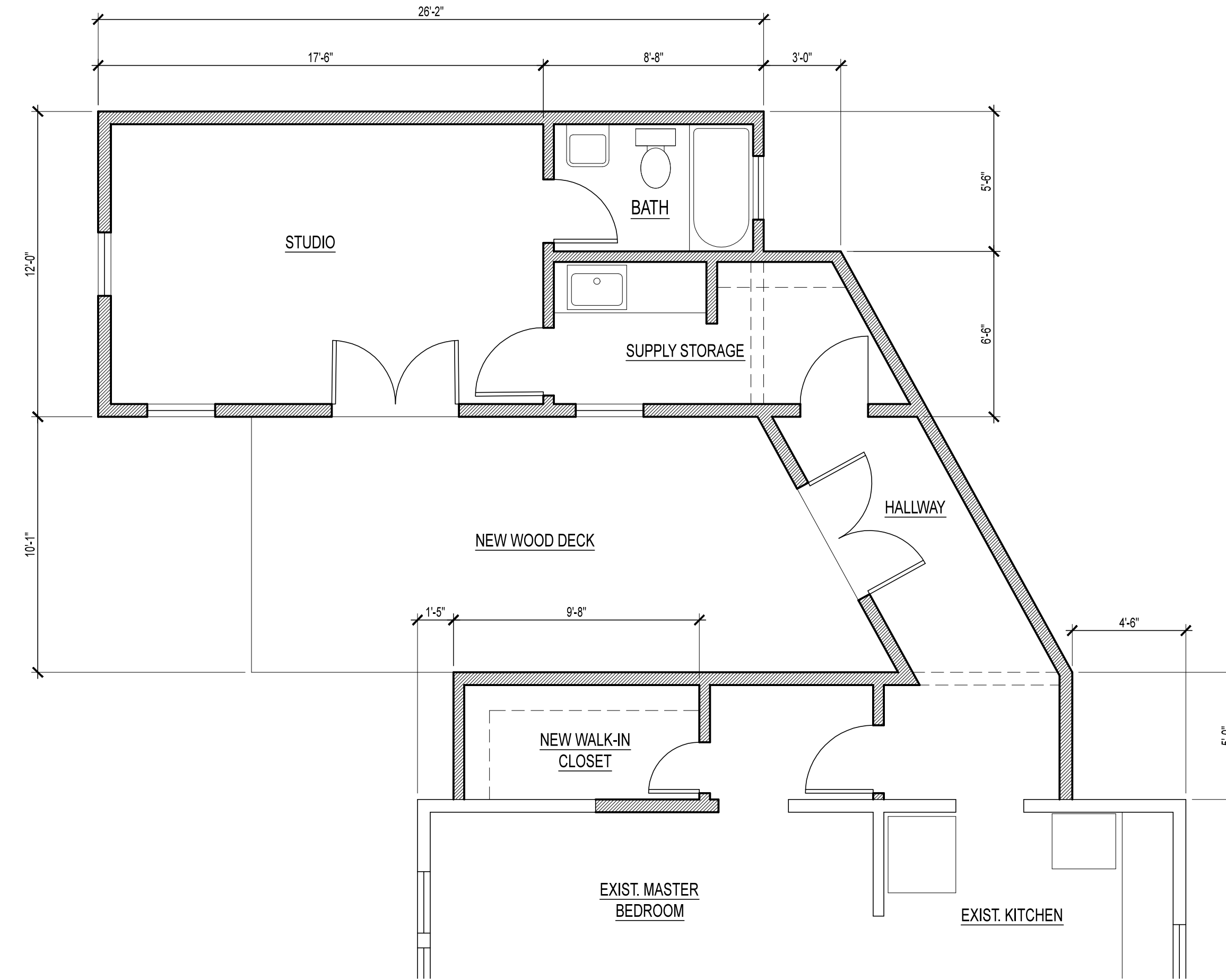
Existing Utility Shed



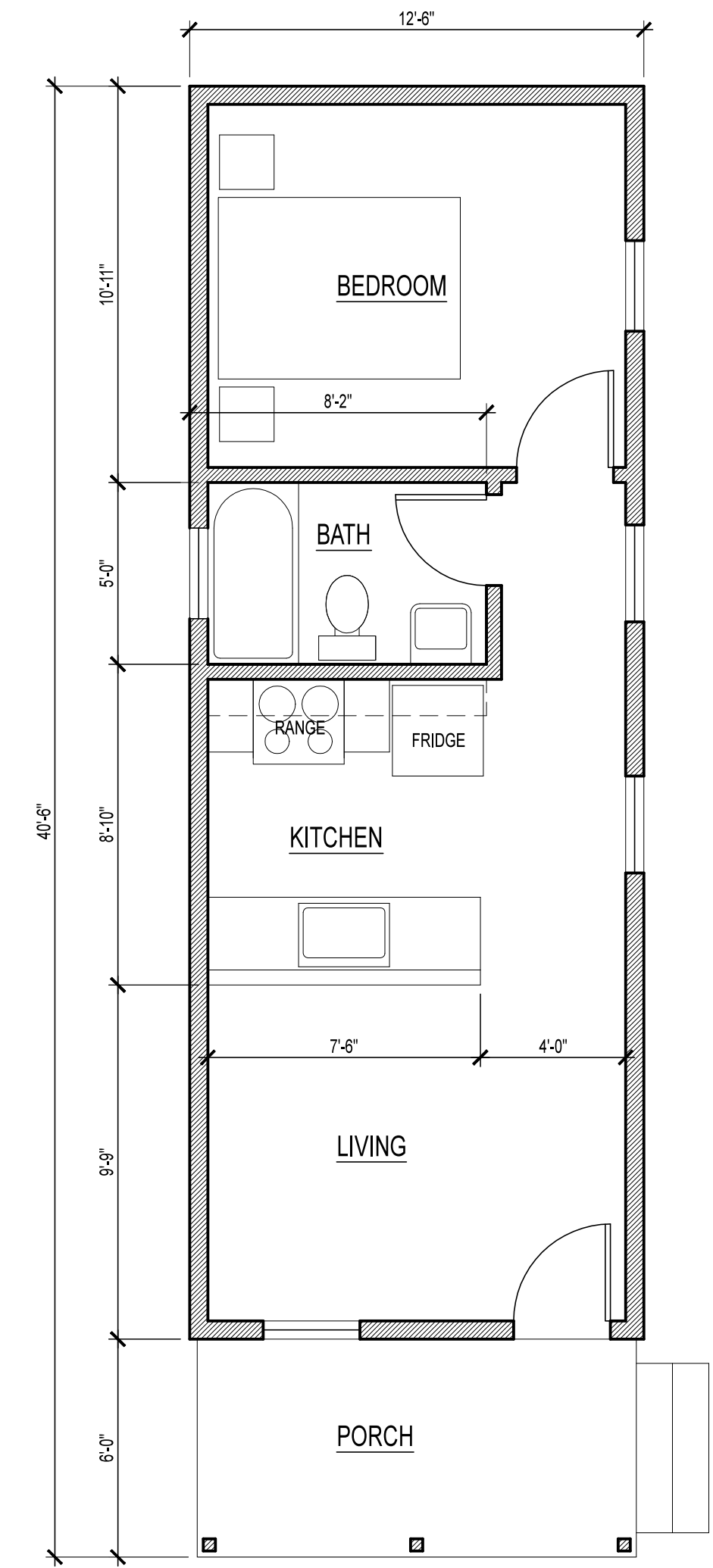
1 534 LEIGH ST - SITE PLAN  
SCALE: 1/16" = 1'-0"



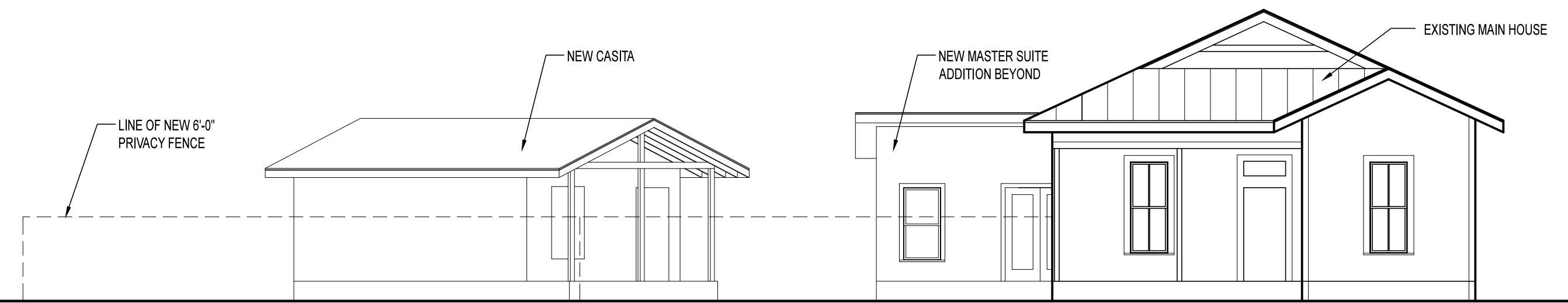
2 534 LEIGH ST - ROOF PLANS  
SCALE: 1/16" = 1'-0"



3 MASTER SUITE ADDITION PLAN  
SCALE: 1/4" = 1'-0" AREA = 535 SQ. FT.



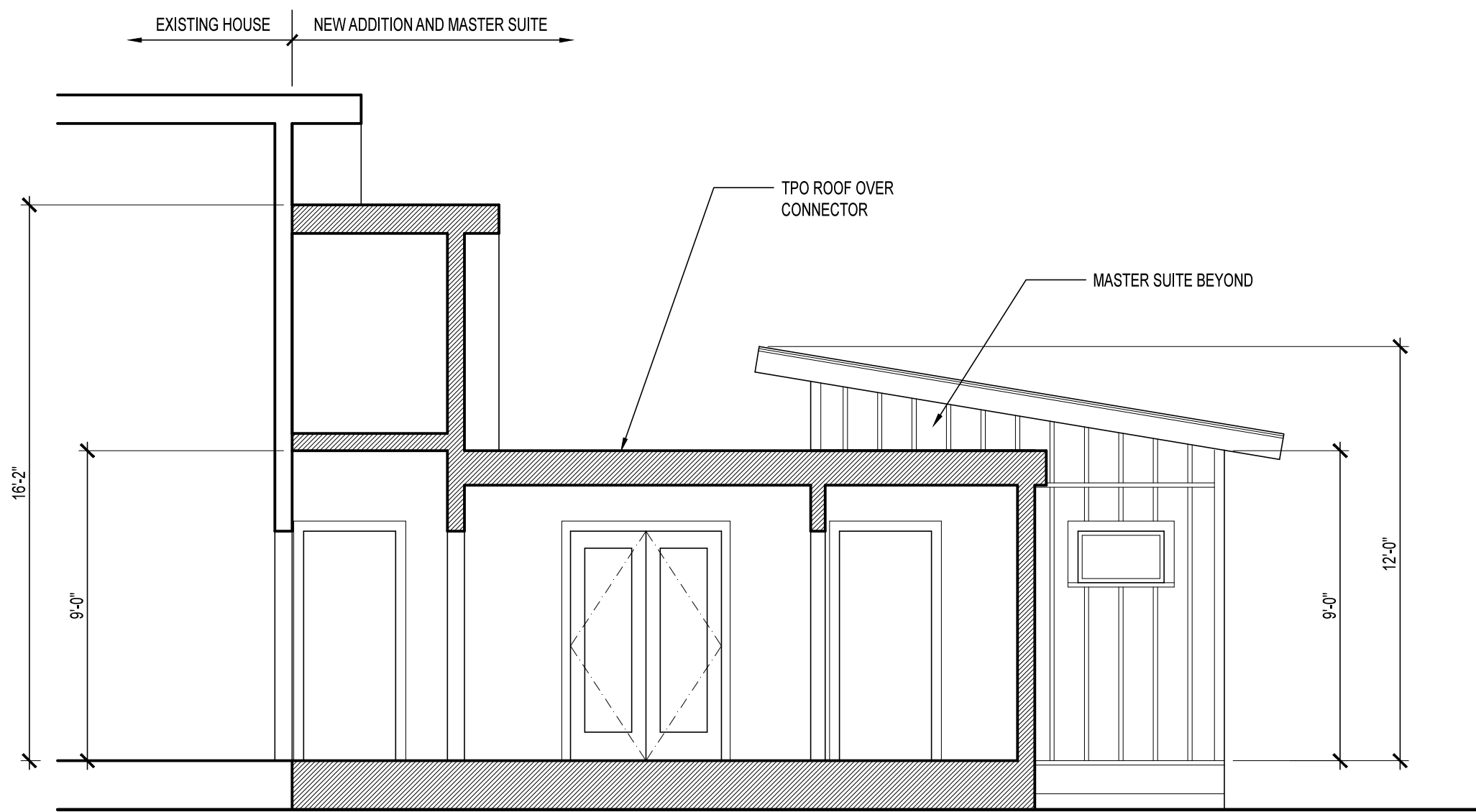
4 CASITA PLAN  
SCALE: 1/4" = 1'-0" AREA = 430 SQ. FT.



5 ELEVATION FROM STREET - SCALE RELATIONSHIP  
SCALE: 1/8" = 1'-0"



6 NORTH ELEVATION OF EXISTING MAIN HOUSE  
SCALE: 1/4" = 1'-0"



7 SECTION THRU ADDITION AND CONNECTOR  
SCALE: 1/4" = 1'-0"

## 534 LEIGH STREET: MASTER SUITE ADDITION & NEW CASITA

### PROJECT INFORMATION

**CLIENT**  
Harvey & Sylvia Mireles  
534 Leigh St.  
San Antonio, Texas 78210

**PARCEL**  
Address: 534 Leigh St., San Antonio, Texas 78210  
Legal Description: NCB 2739 BLK -West 83' of Lot 4  
Property ID: 134664  
Geographic ID: 02739-000-0150  
Zoning: R-5 H HS  
Property Type: real  
Property Use: single family  
Construction Type: V-B  
Year Built: 1927  
New Footprint: 2,065 sf  
Lot Size: .256 acres (11,180 sf)

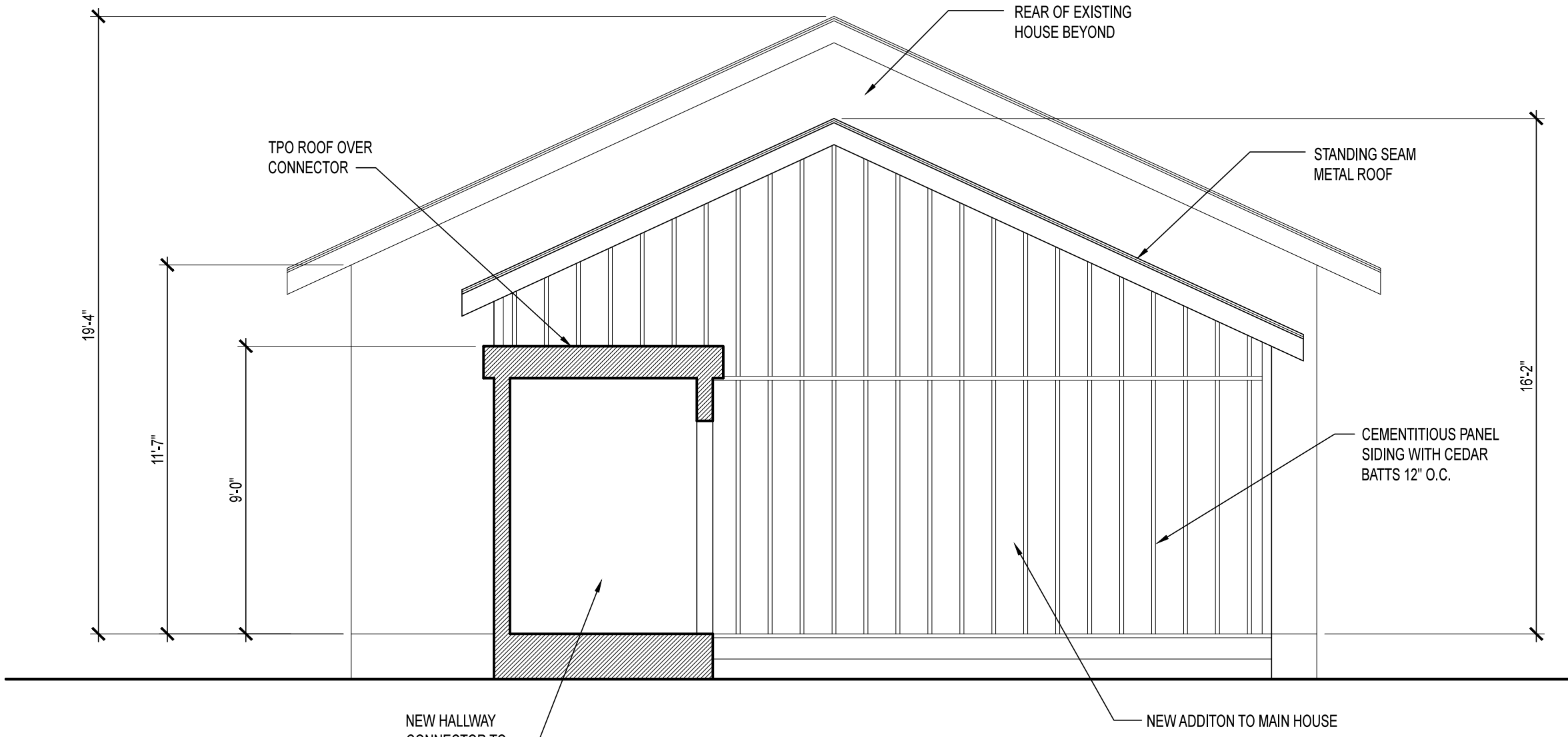
### DESCRIPTION OF WORK

New 535 s.f. Master Suite Addition to existing single family home, new 430 s.f. detached dwelling unit, and exterior pavement improvements.

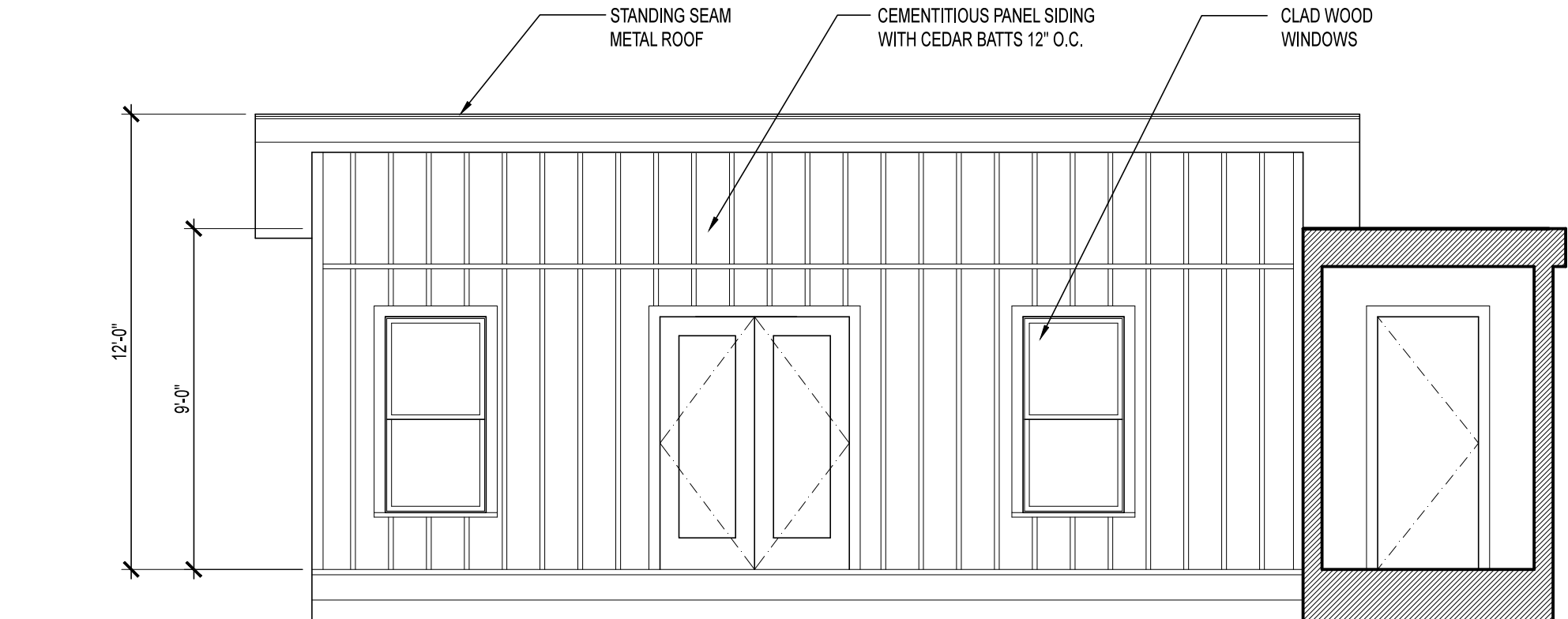
### A-100 SITE PLAN FLOOR PLANS ROOF PLAN ELEVATIONS

date: 2017 / 12 / 01

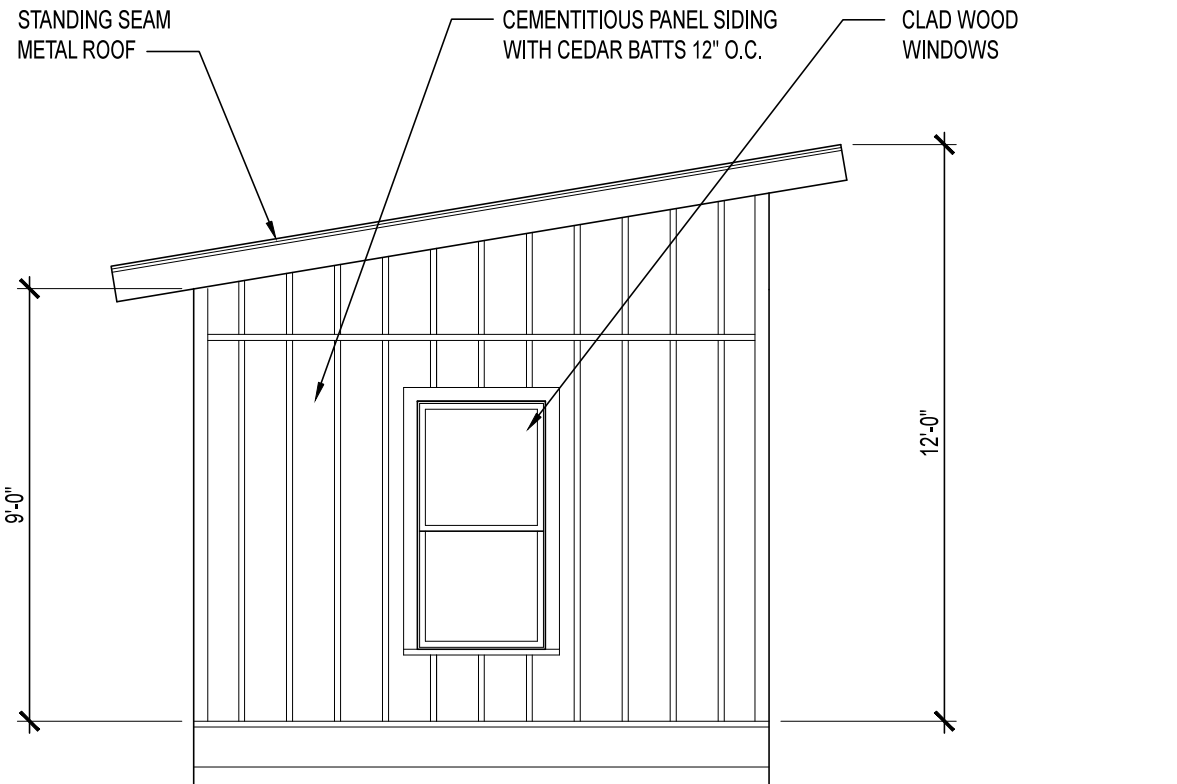
FRENCH & MICHIGAN



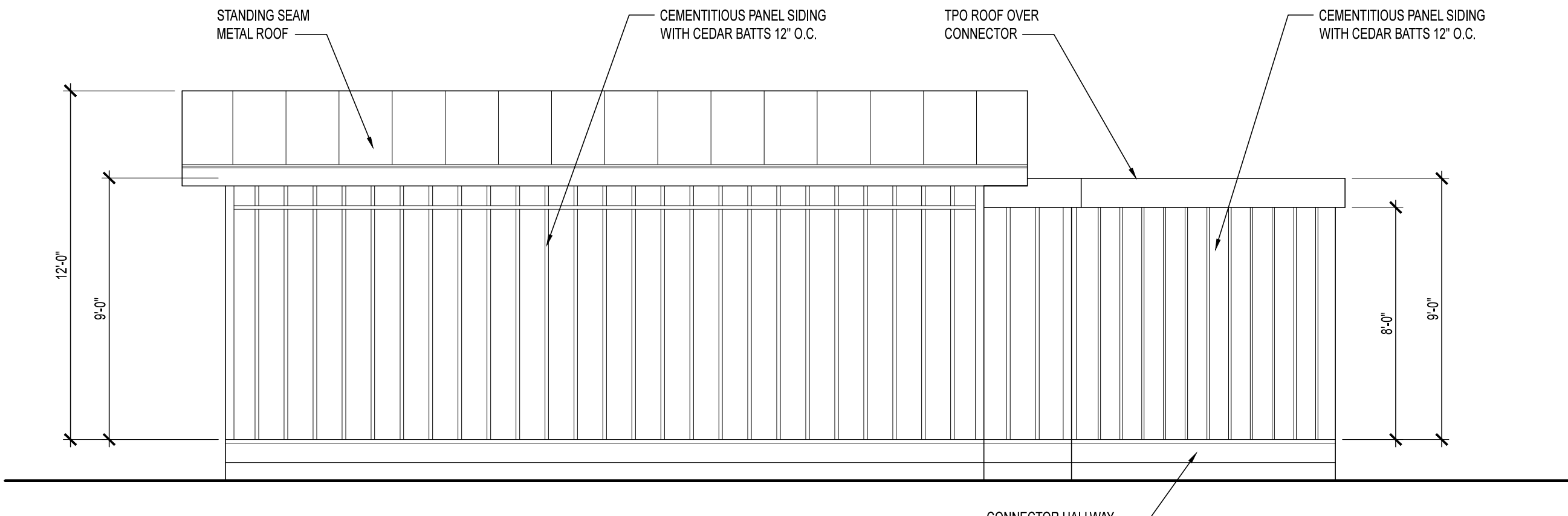
1 REAR HOUSE ADDITION ELEVATION  
SCALE: 1/4" = 1'-0"



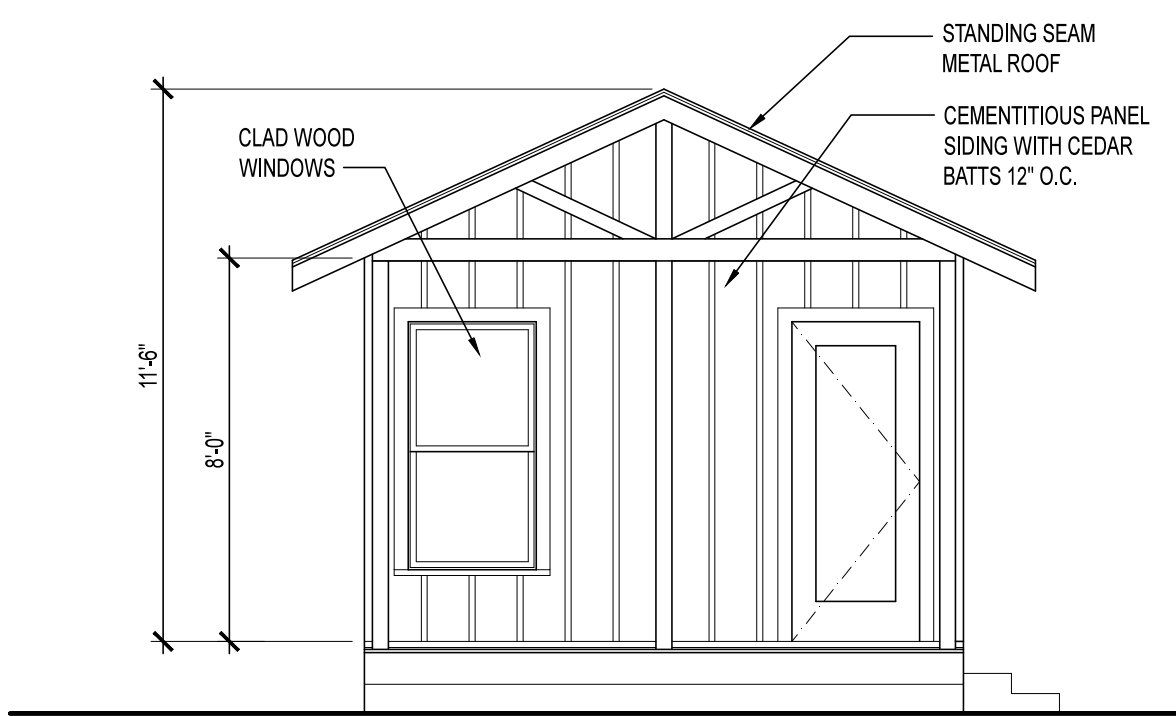
2 MASTER SUITE - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



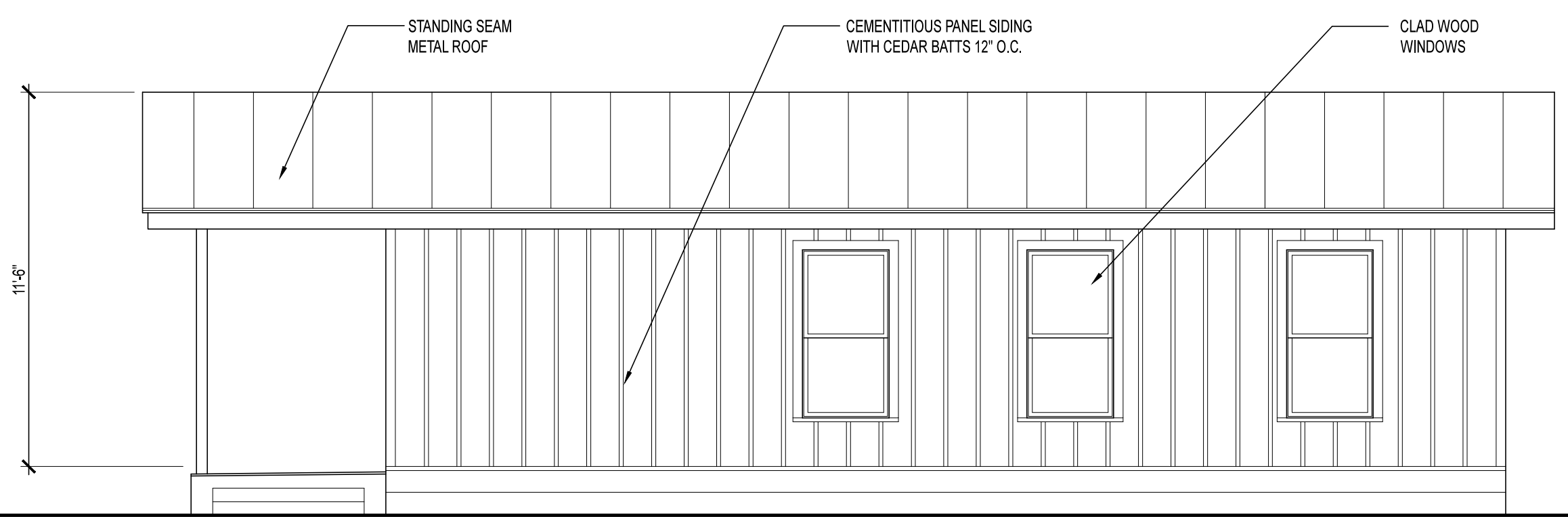
3 MASTER SUITE - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



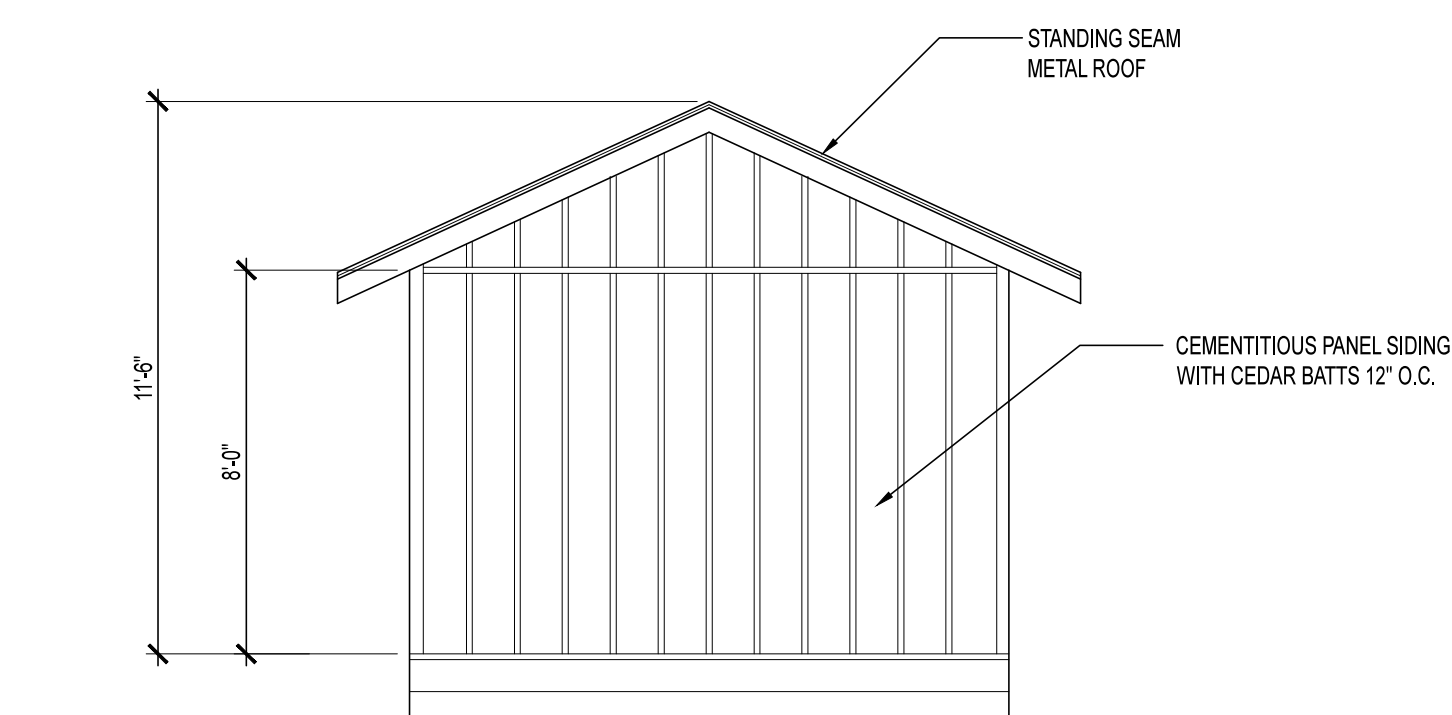
4 MASTER SUITE - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



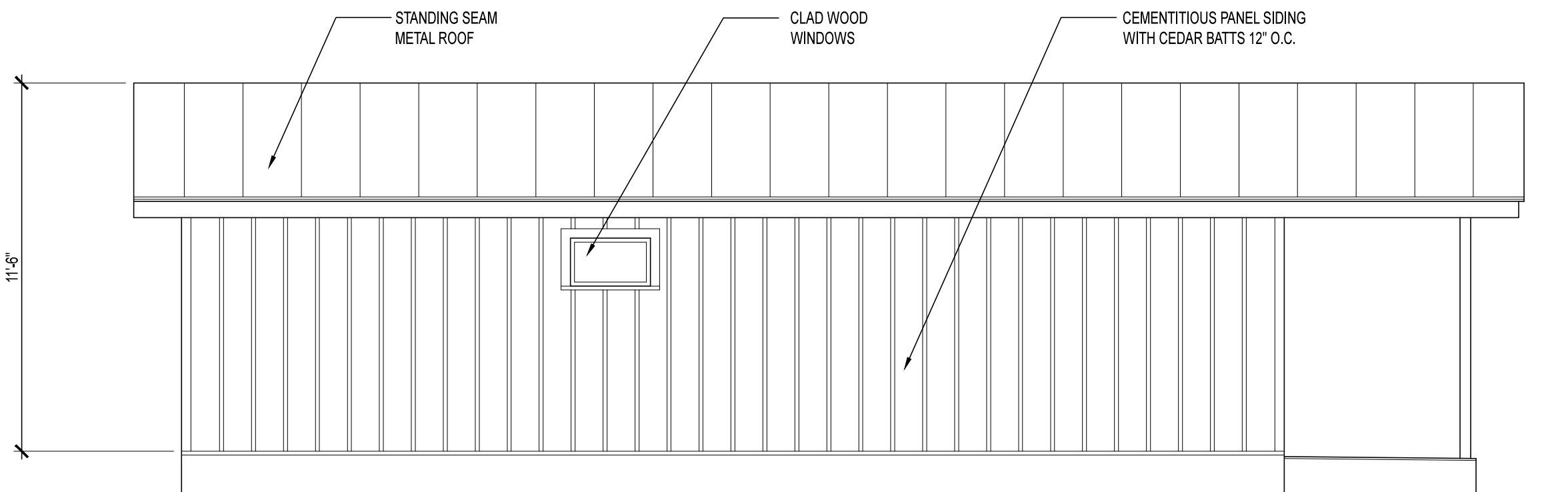
5 CASITA - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



6 CASITA - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



7 CASITA - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



8 CASITA - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**534 LEIGH STREET:  
MASTER SUITE ADDITION &  
NEW CASITA**

**PROJECT INFORMATION**

**CLIENT**  
Harvey & Sylvia Mireles  
534 Leigh St.  
San Antonio, Texas 78210

**A-101 ELEVATIONS**

date: 2017 / 12 / 01

**FRENCH & MICHIGAN**







