

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-550
ADDRESS: 213 SWEET
LEGAL DESCRIPTION: NCB 2558 BLK E LOT 12
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
APPLICANT: Sylvia Trevino
OWNER: Cristela Canales
TYPE OF WORK: Rehabilitation and New Addition
APPLICATION RECEIVED: October 27, 2017
60-DAY REVIEW: December 26, 2018

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a two story, rear addition to the historic structure located at 213 Sweet Street in the Nathan Historic District.
2. Demolish an existing, rear accessory structure.

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.

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.

FINDINGS:

- a. The structure at 213 Sweet Street was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements including a side gabled roof and a shallow hipped porch roof. The applicant has proposed to construct a two story, rear addition to feature a footprint of 503 square feet. The historic structure features a footprint of 738 square feet.
- b. DESIGN REVIEW COMMITTEE – This case was originally heard at the November 15, 2017, Historic and Design Review Commission hearing where it was referred to the Design Review Committee. At that meeting, the DRC noted that there was no concern regarding the proposed rear addition.
- c. REAR ACCESSORY STRUCTURE – The lot at 213 Sweet features a rear accessory structure, which in its current location matches the location of an accessory structure found on the 1952 Sanborn Map. The applicant has proposed to demolish this rear structure. The structure features materials that are historic to the district such as wood board and batten siding and an original standing seam metal roof. Staff finds the structure to be contributing to the site and does not recommend approval of its removal.
- d. 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. Per the application documents, the applicant has proposed a width that is subordinate to that of the historic structure and insets on both sides. As noted in finding a, the rear addition is to feature two stories with an overall height that exceeds that of the historic structure by approximately five (5) feet.
- e. ROOF FORM – The applicant has proposed a hipped roof facing Sweet Street, complementary of that of the historic structure's porch and a rear gabled roof facing the rear alley. Staff finds the overall proportion and form of both roof forms to be architecturally appropriate and consistent with the Guidelines 1.A.
- f. TRANSITION – The Guidelines note that all additions should feature a transition between the old and the new.

The applicant has proposed transitions that include insets from the wall planes of the historic structure and variations in siding materials. This is consistent with the Guidelines for Additions 1.A.

- g. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed an addition that features a footprint that is 68 percent of the footprint of the historic structure and features two stories whereas the historic structure only features one. While the proposed footprint and height are not consistent with the Guidelines, staff finds that application documents provided by the applicant such as perspectives note that the proposed addition will not necessarily overwhelm the historic structure. Staff finds that the separation between the two structures should be increased to further reduce the perceived massing of the addition if a complete separation was proposed between the second story of the addition and the rear slope of the historic side gable. The roof structure that connects to the rear slope of the historic structure’s side gable should be reduced in height to be subordinate to the height of the historic structure’s ridge line and the east wall of the proposed second story should start clear of the rear of the historic, side facing gable.
- h. **MATERIALS** – The applicant has proposed materials that include a standing seam metal roof, fiber cement lap siding, fiber cement shingle siding, fiberglass doors, and two over two windows of which a material has not been specified. The proposed siding should feature a smooth finish and a four inch profile. 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 galvalume finish.
- i. **WINDOW MATERIALS** – The applicant at this time has not specified window materials. Staff finds that 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.

RECOMMENDATION:

Staff recommends conceptual approval based on findings b through h with the following stipulations:

- i. That the separation between the proposed addition and historic structure be increased to further reduce the perceived massing of the addition through a complete separation between the second story of the addition and the rear slope of the historic roof. The roof ridge height of the new structure that connects to the rear slope of the historic roof to the addition should be reduced to be subordinate to the historic structure’s ridge line. The east wall of the proposed second story should not interrupt the roof line of the historic structure.
- ii. That the fiber cement siding feature a smooth finish and a four inch profile and that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a galvalume finish.
- iii. That 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.
- iv. That every attempt be made to preserve the historic accessory in place. If the HDRC approves its removal, then the materials should be salvaged and reused where possible.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 06, 2017

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213 SWEET



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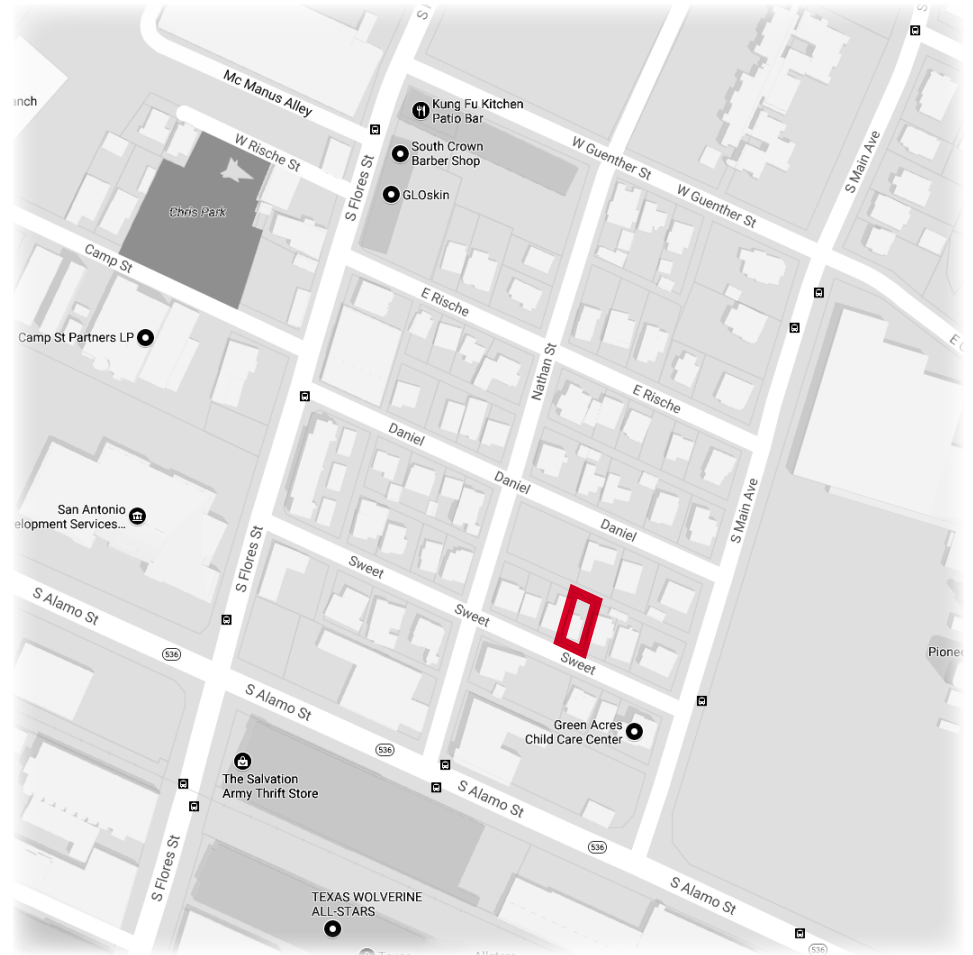
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213 Sweet has been in our family for over three generations and we hope to maintain the home's character for many more generations to come. Some of our family members grew up together while some even married within the neighborhood. Our family continues to live and will remain in the neighborhood for many years to come. This restoration and its proposed addition have been in the planning process for years. 213 Sweet represents a home in which my mother lived in for years and it fundamentally represents a different way of living. I would like nothing more than to respect her legacy while at the same time adapting the property to a contemporary home for my growing family. We have meaningful history here and we hope to stay and thrive within the neighborhood we love and cherish.

After careful review of the design guidelines for historic districts we believe we have achieved a design that is appropriate and aesthetically sensitive to the original house and the period in which it was originally constructed. That sensitivity has been applied to minimize the visual appearance of this addition to the existing streetscape of Sweet Street. It will borrow material elements from the original home with the use of lap siding, shingles, and a metal roof. The addition will differentiate itself from the original house with simpler detailing and a subdued color palette.

PROJECT DESCRIPTION

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
OCTOBER 27, 2017



PROJECT SITE

213 SWEET
 NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 OCTOBER 27, 2017



LOOKING NORTH



LOOKING SOUTH



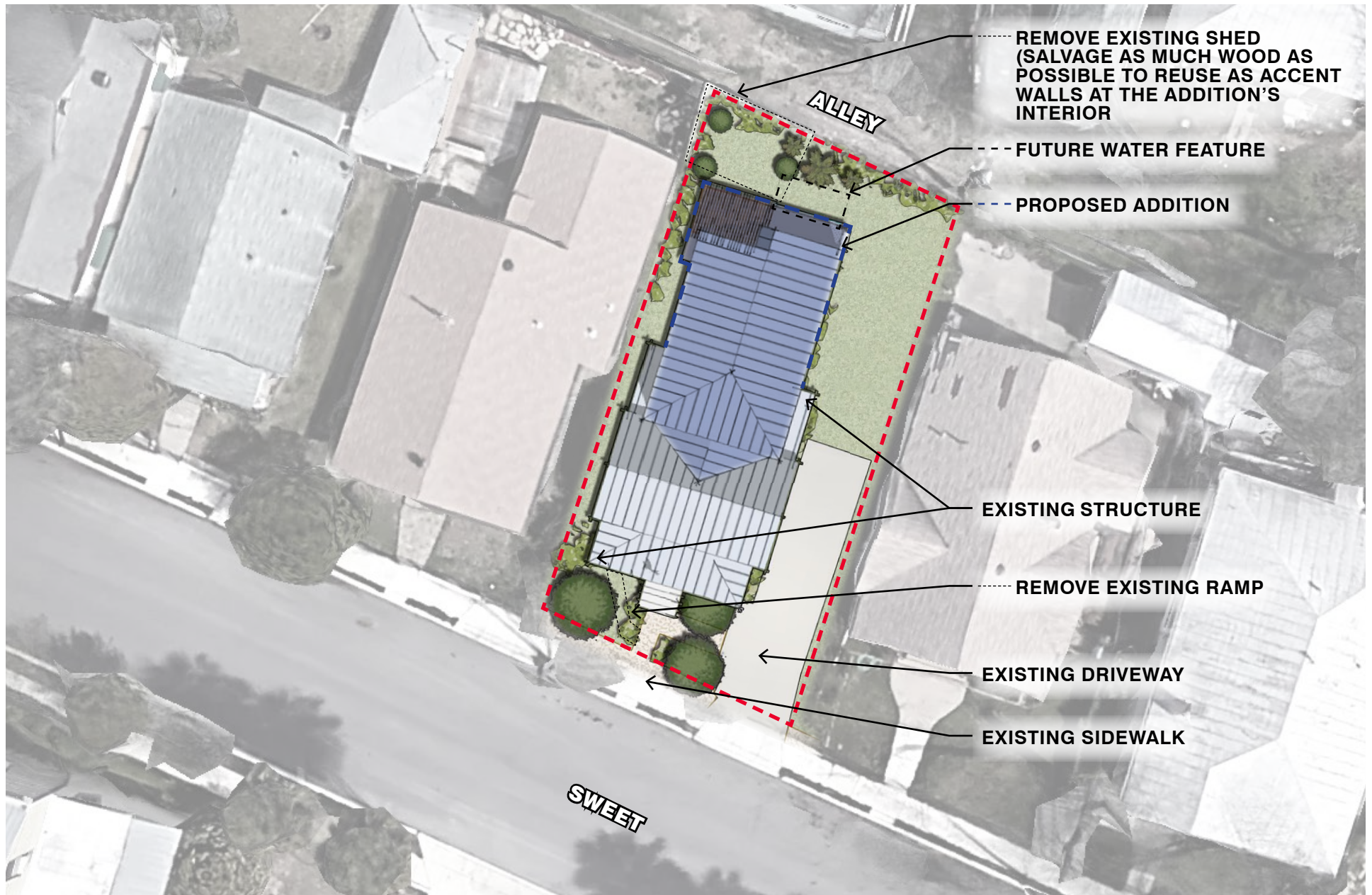
LOOKING EAST



LOOKING WEST

EXISTING SITE PHOTOS

213 SWEET
 NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 OCTOBER 27, 2017



SITE PLAN

213 SWEET

NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS

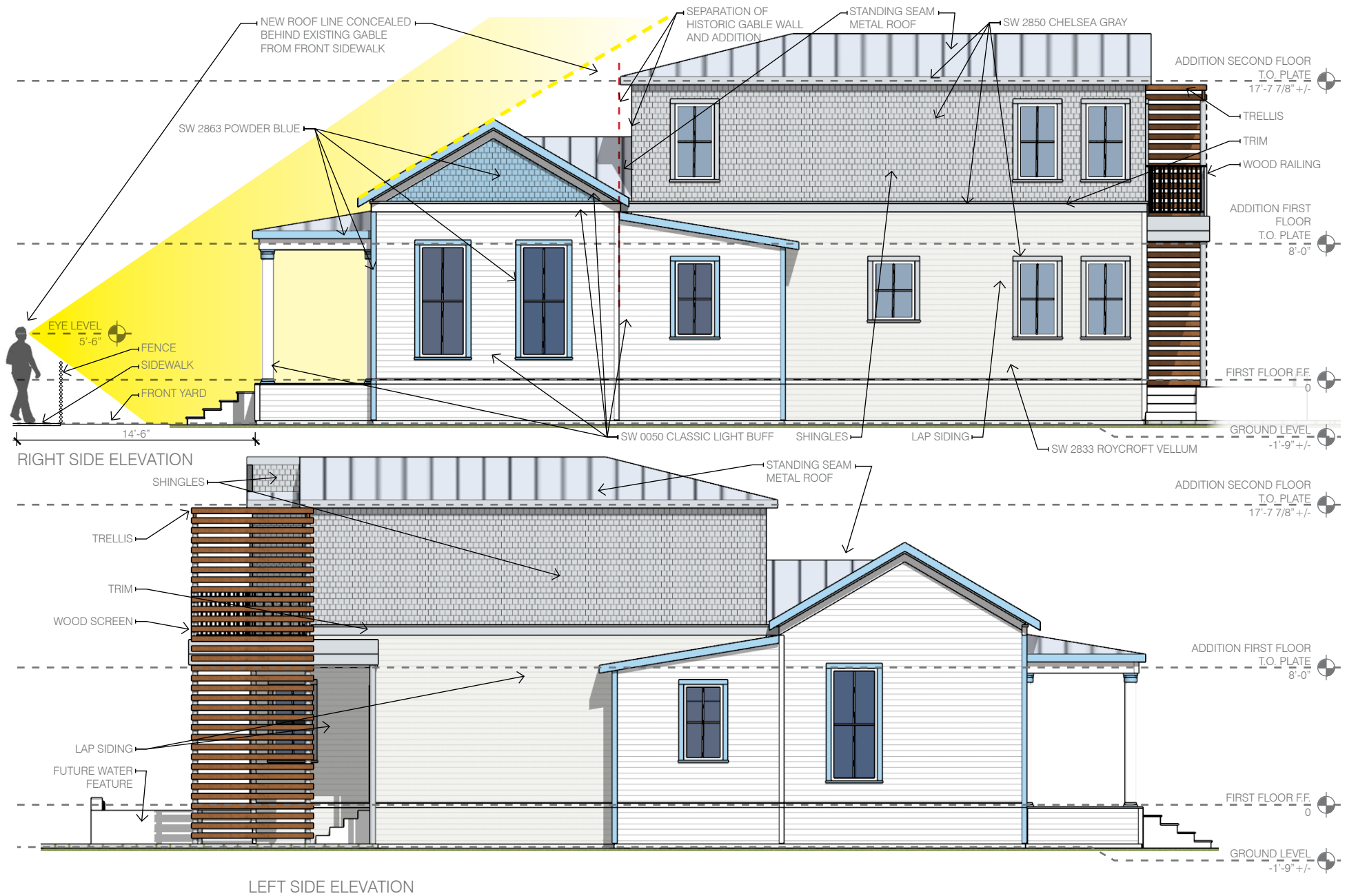
UPDATED NOVEMBER 14, 2017



--- PROPERTY LINE

0 10' 20' 40'

1" = 20'-0"

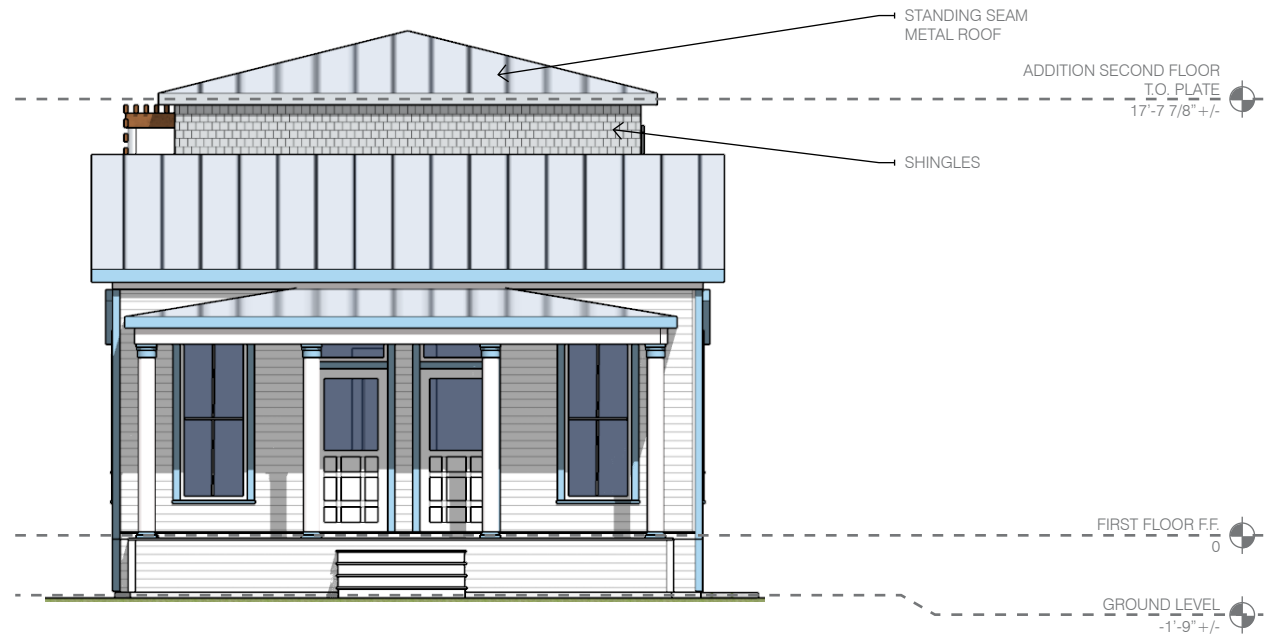


ELEVATIONS

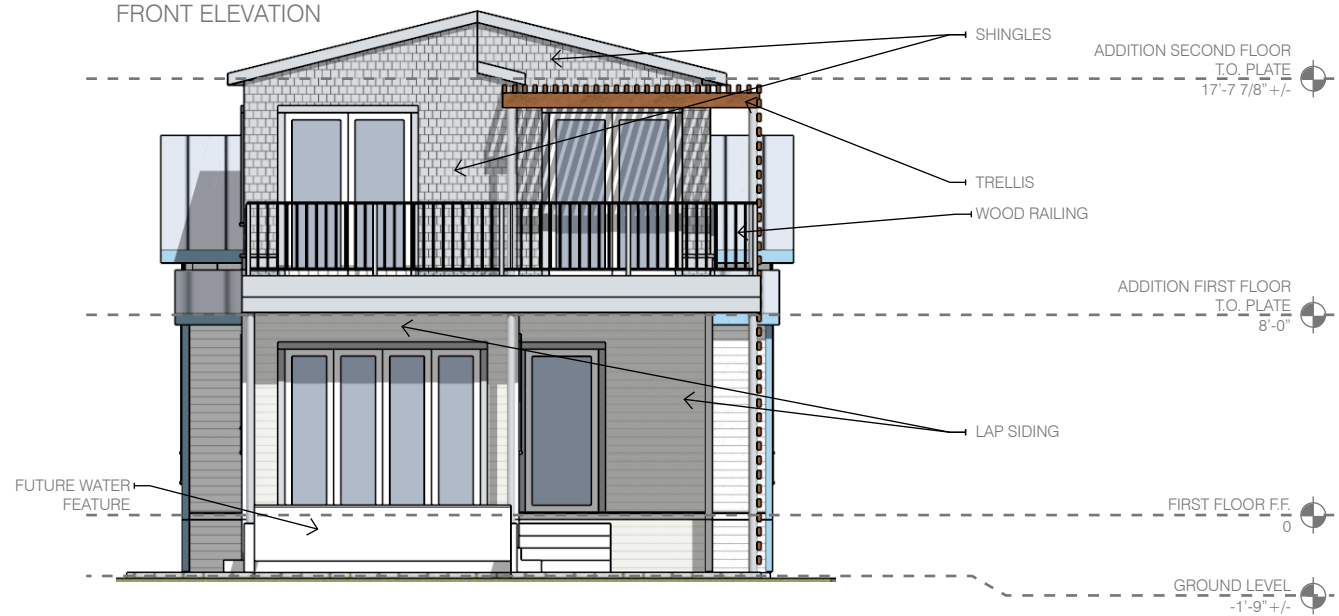
213 SWEET

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FRONT ELEVATION



REAR ELEVATION

ELEVATIONS

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PERSPECTIVE - LOOKING EAST

213 SWEET

NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS

UPDATED NOVEMBER 14, 2017

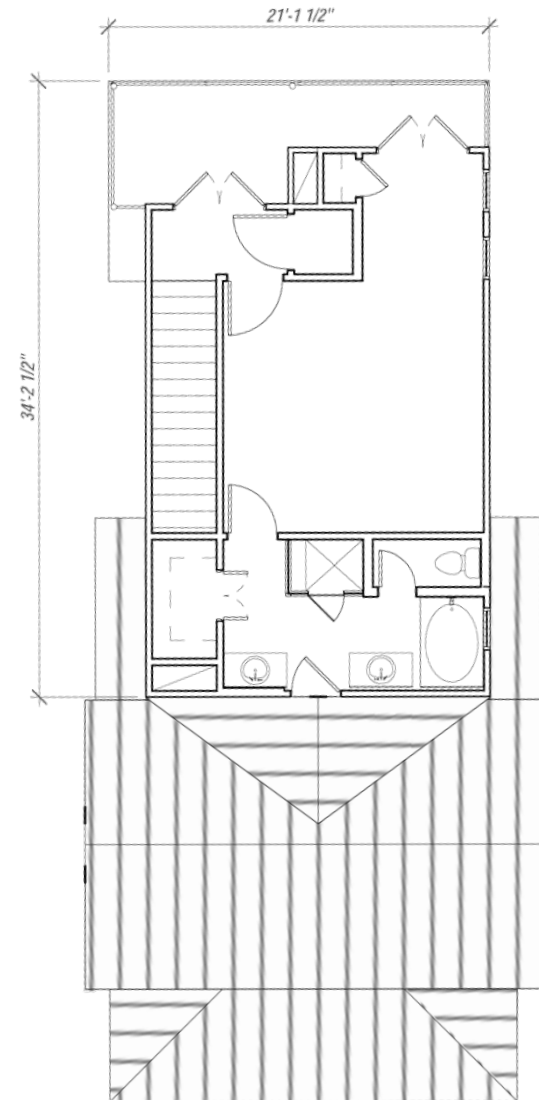
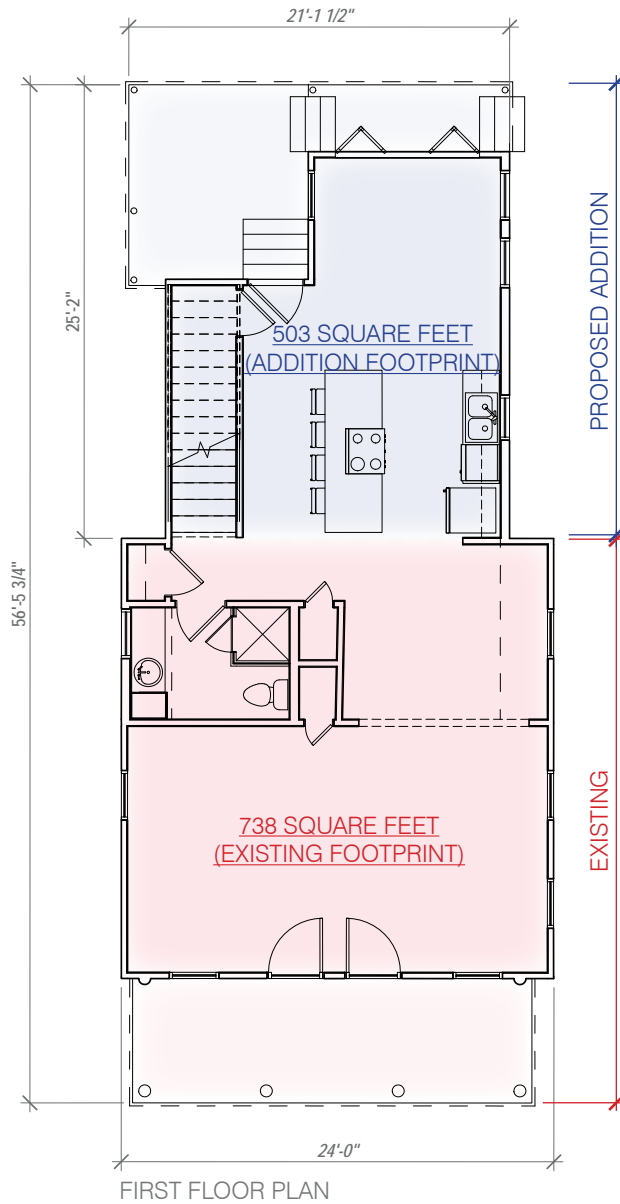


PERSPECTIVE - LOOKING WEST

213 SWEET

NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS

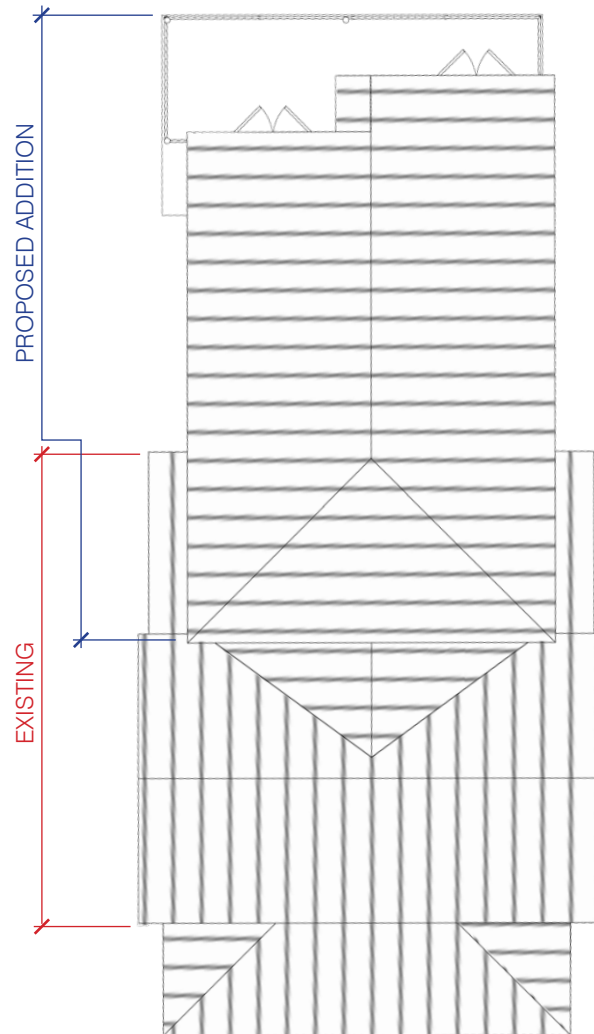
UPDATED NOVEMBER 14, 2017



FLOOR PLANS

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ROOF PLAN

213 SWEET

NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS

UPDATED NOVEMBER 14, 2017



STANDING SEAM METAL ROOF
 COLOR: GALVALUM
 (PANELS - 18"-21" WIDE, SEAMS 1"-2" IN
 HEIGHT, CRIMPED RIDGE SEAM)



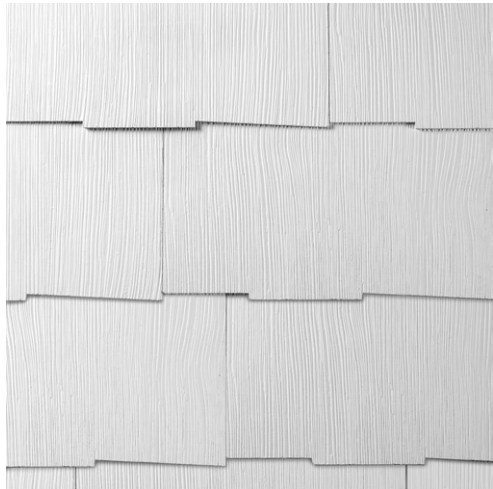
PELLA
 DESIGN SERIES WINDOWS
 COLOR: TO MATCH SW -
 CHELSEA GRAY



PELLA
 FIBERGLASS DOORS
 COLOR: TO MATCH SW -
 CHELSEA GRAY



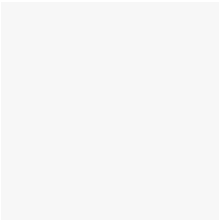
FIBER CEMENT LAP SIDING SMOOTH -
 4" REVEAL
 (ACTUAL COLOR NOT REPRESENTED)



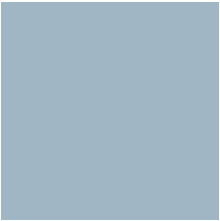
FIBER CEMENT SHINGLE SIDING
 (ACTUAL COLOR NOT REPRESENTED)

EXTERIOR PAINT COLORS

(COLORS FOR ORIGINAL HOME)

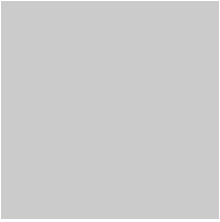


SW 0050 - CLASSIC LIGHT BUFF

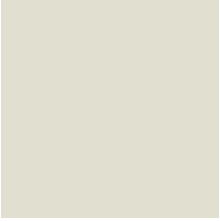


SW 2863 - POWDER BLUE

(COLORS FOR ADDITION)



SW 2850 - CHELSEA GRAY



SW 2833 - ROYCROFT VELLUM

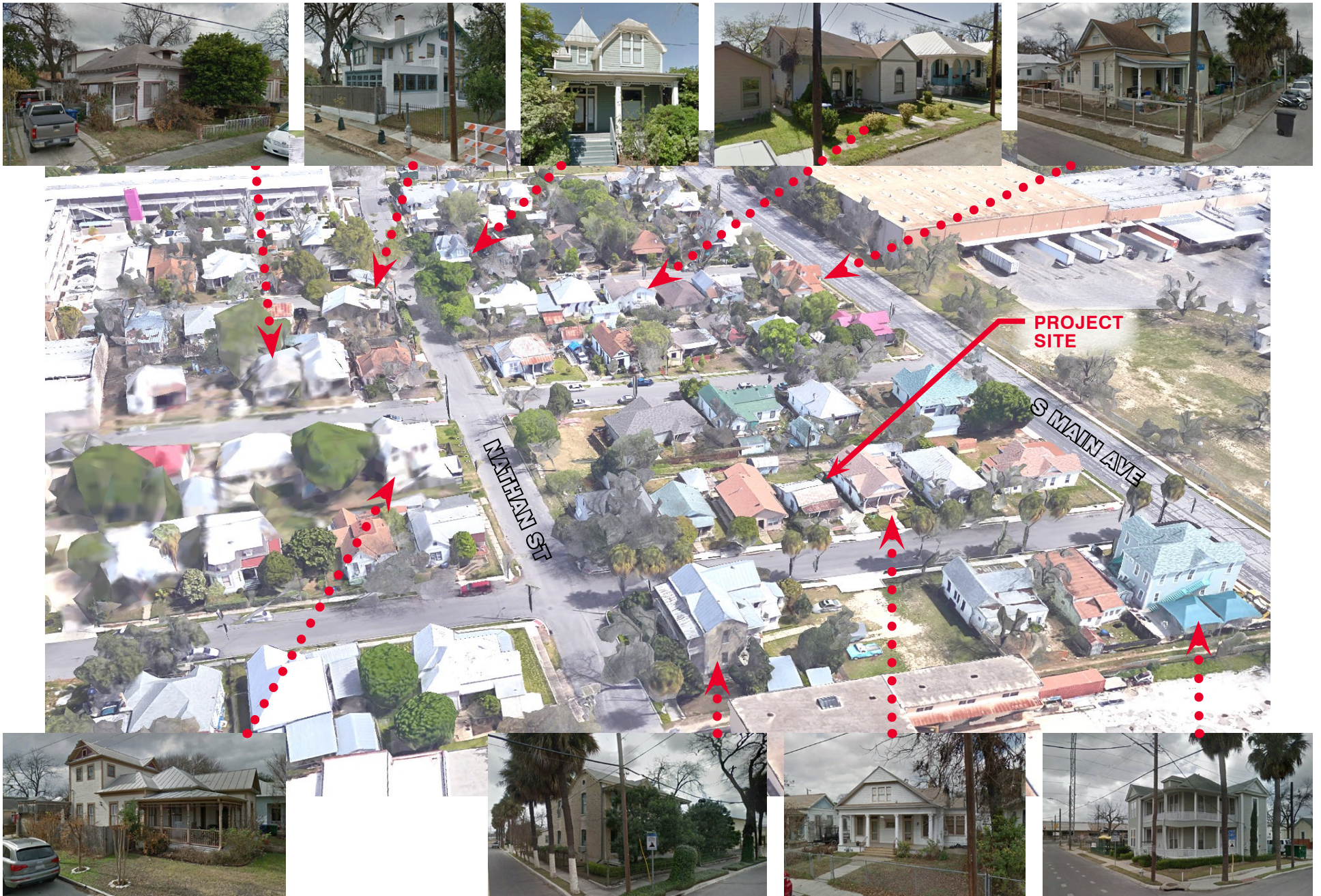
MATERIALS

213 SWEET
 NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 UPDATED NOVEMBER 14, 2017



LOT COVERAGE - DENSITY COMPARISON

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
OCTOBER 27, 2017



CONTEXT - EXISTING 2-STORY STRUCTURES

213 SWEET
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