

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-604
ADDRESS: 212 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6728 BLK 4 LOT 6 7 AND 8
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Vernon Bryant/BRC Remodeling Group
OWNER: Deborah Sheppard
TYPE OF WORK: Partial demolition, rear accessory structure modifications and addition
APPLICATION RECEIVED: November 17, 2017
60-DAY REVIEW: January 18, 2018
REQUEST:

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

1. Remove an existing non-original carport structure.
2. Construct a porch canopy on existing rear accessory structure.
3. Remove the existing woodlap siding on the rear accessory structure and install smooth Hardie plank siding.
4. Modify the existing roofline of the rear accessory structure to accommodate a new addition in the same approximate location and footprint of the non-original carport to be removed.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, 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 stripping 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. *Facade 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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 primary structure located at 212 E Rosewood Ave is a 1-story single family home constructed in 1930 in the Tudor style. The home is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure, formerly a maid's quarters, constructed circa 1930. The structure appears on the 1911-1955 Sanborn Map in the same location and footprint. The structure features a non-original metal carport structure on the north façade. The original portion of the structure is contributing to the Monte Vista Historic District.
- b. CARPORT REMOVAL - The applicant has proposed to remove a non-original metal carport on the north façade of the rear accessory structure. The carport is constructed of incompatible materials. Staff finds its removal appropriate.
- c. NEW PORCH STRUCTURE – The applicant has proposed to construct a new porch structure on the south and west façades of the rear accessory structure. The proposal will replace an existing pergola. The porch will feature a low-sloped roofline and simple wooden posts. According to the Historic Design Guidelines, new porch elements should be simple and compatible in design as to not compete with the historic structure. Staff finds the proposal consistent with the Guidelines.
- d. SIDING REPLACEMENT – The applicant has proposed to remove the existing woodlap siding on the rear accessory structure and install smooth Hardie board siding. According to the Historic Design Guidelines, historic wood siding should be preserved. When deteriorated beyond repair, new wood siding should be installed to match the profile, dimensions, material, and finish. The existing siding is in good condition and features a profile and dimensions commonly found on historic structures in the district. Staff does not find the proposed removal and replacement with Hardie siding consistent with the Guidelines.
- e. ROOFLINE MODIFICATIONS - The applicant has proposed to modify the north roofline of the existing rear accessory structure to accommodate a new addition. The roofline north of the ridge line will be modified to include a lower pitch that extends over the length of the new addition. According to the Historic Design Guidelines, existing garages and outbuildings should be preserved, and their distinctive features should remain. The proposed design will significantly alter the original configuration of the historic structure. Staff does not find the roofline modification consistent with the Guidelines.
- f. ADDITION: FOOTPRINT – The applicant has proposed to construct a new addition in the same general location and footprint of the non-original carport to be removed. Based on the existing context of the site and the block, staff finds the proposed footprint generally consistent with the Guidelines.
- g. ADDITION: MATERIALS – The applicant has proposed to install composition shingle roofing to match the existing accessory structure and smooth Hardie plank siding. According to the Historic Design Guidelines, 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.
- h. ADDITION: GARAGE DOORS – The applicant has proposed to install three overhead metal panel garage doors. The doors will face E Hollywood Ave. According to the Historic Design Guidelines, garage doors should be compatible with those found on historic garages in the district. E Hollywood Ave is a secondary street which features a streetscape of carports and both attached and detached garages. There are no primary facades facing this street. Additionally, there are several overhead metal panel garage doors directly facing the street. Staff finds the proposal acceptable based exclusively on the existing context of this portion of E Hollywood Ave as bounded by McCullough to the west and Shook Ave to the east.

RECOMMENDATION:

Item 1, Staff recommends removal of the non-original carport based on finding b.

Item 2, Staff recommends approval of the new porch structure based on finding c with the stipulation that the applicant submits final drawings that indicate all dimensions, including the location and size of the columns.

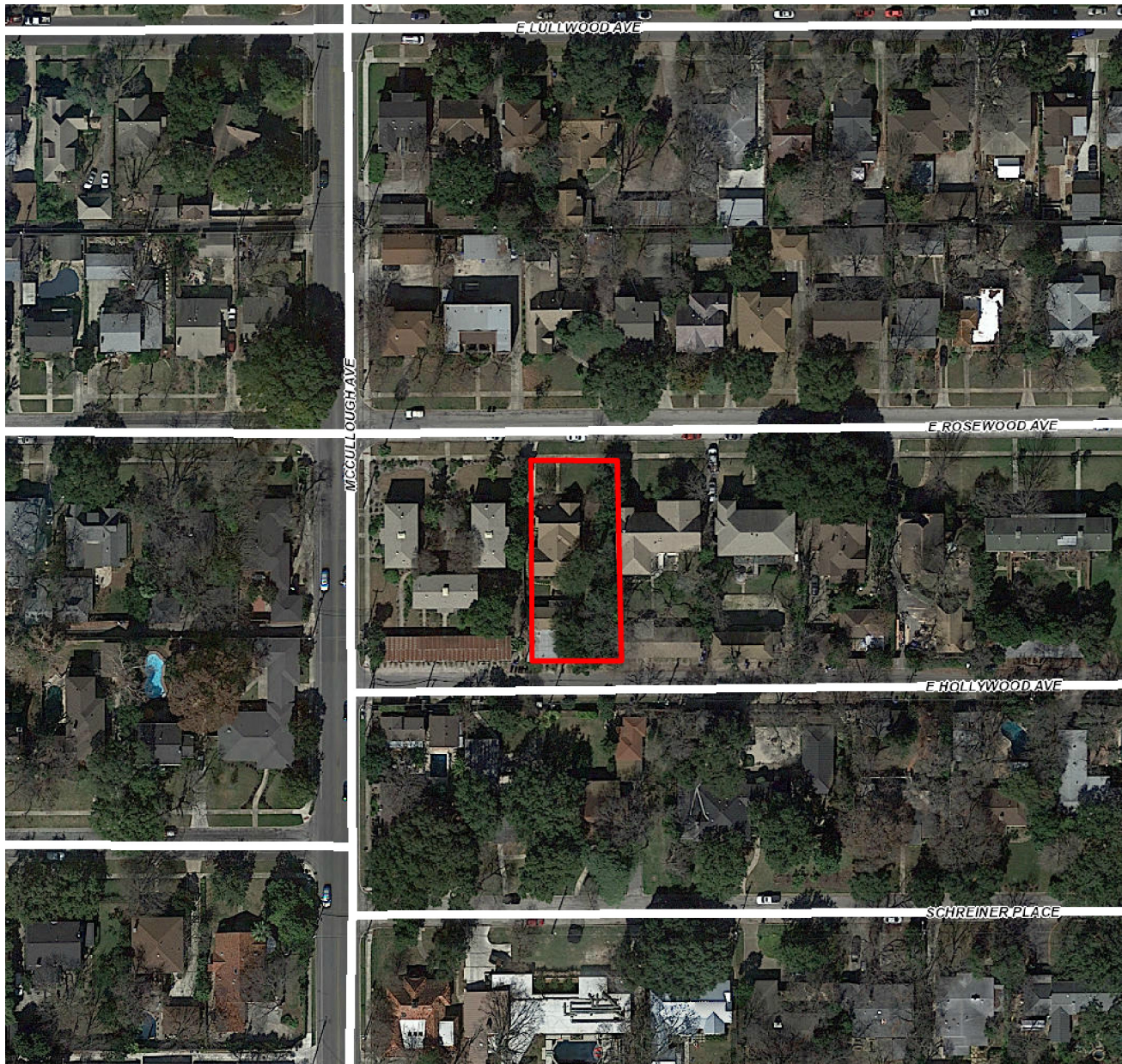
Item 3, Staff does not recommend approval of the removal of the existing woodlap siding and installation of new Hardie siding based on finding e. Staff recommends that the woodlap siding be preserved and that matching siding be utilized on the addition.

Item 4, Staff does not recommend approval of the roofline modifications and new addition based on finding d. Staff

recommends that the applicant proposes an addition that has a roofline that is subordinate to the rear accessory structure.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 17, 2017

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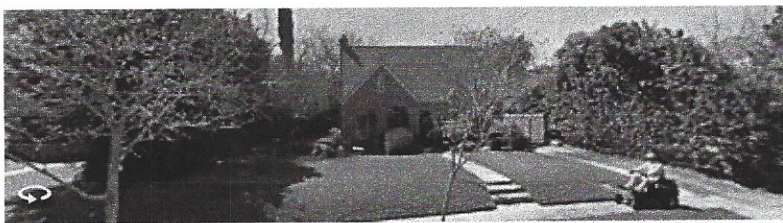
- BUILD COVERED AWNING AROUND FRONT AND LEFT SIDE OF APARTMENT
- RAISE PITCH ON EXISTING CARPORT ROOF / CHANGE COVERING FROM TIN TO SHINGLE
- CLOSE-IN EXISTING CARPORT < WALLS, DOORS > / SAME FOOTPRINT
- INSTALL 8" HARDIE SIDING AROUND ENTIRE APARTMENT / GARAGE
- PAINT EXTERIOR OF APARTMENT

Google Maps 212 E Rosewood Ave



212 E Rosewood Ave

San Antonio, TX 78212





















EXISTING
APT.

↑ MAIN
HOUSE
20'

18'

28'

OPEN

EXISTING
CARPORT

* TO BE DEMOED AND REBUILT
AS GARAGE

* WILL USE EXISTING FOOTPRINT (35'x26')

SET-BACK ↓ 20'

26'

35'

10'

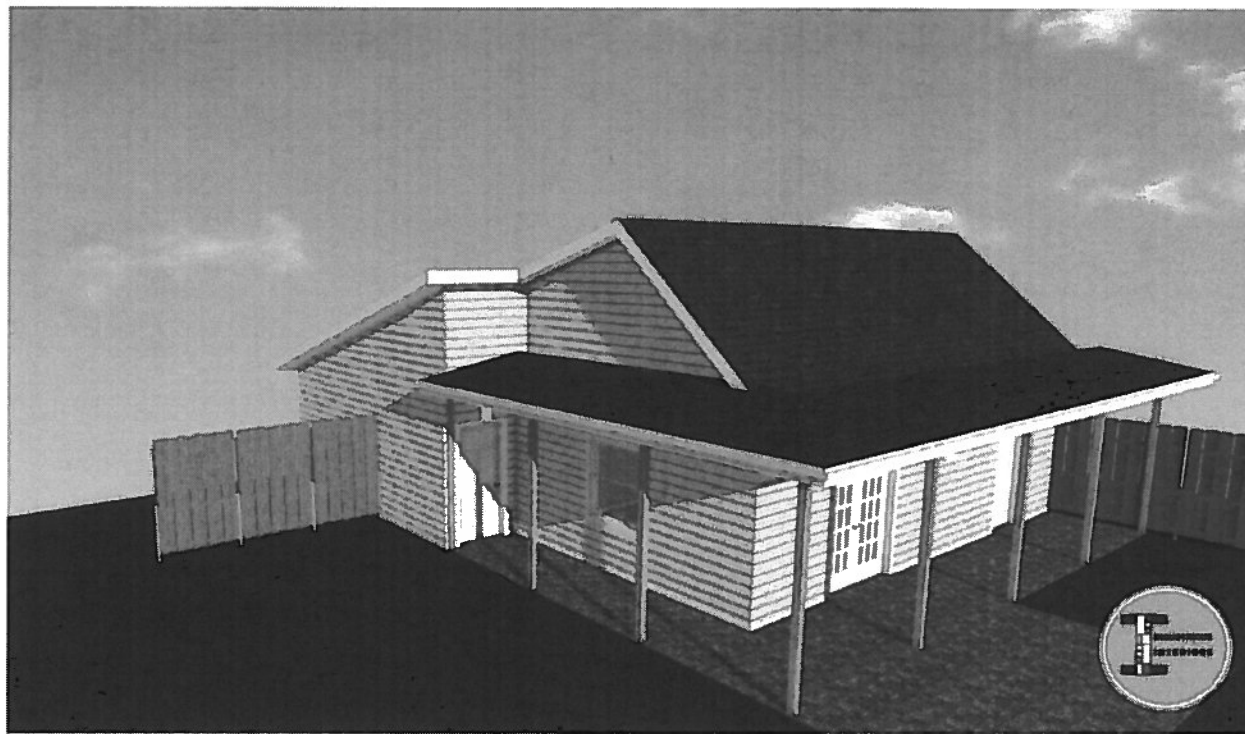
← SETBACK
2'

ALLEY



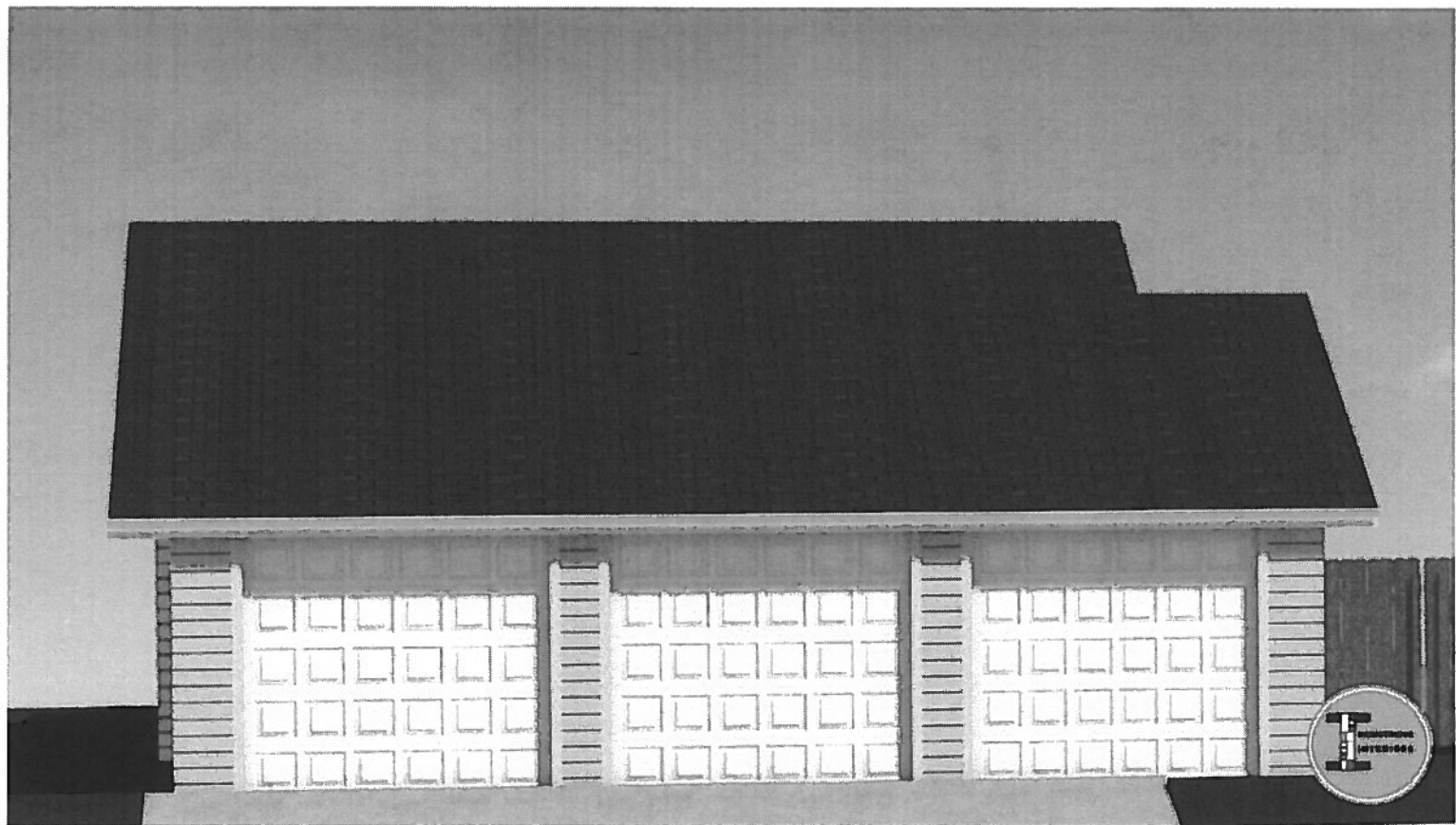
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City of San Antonio
ORGANIC MATERIAL





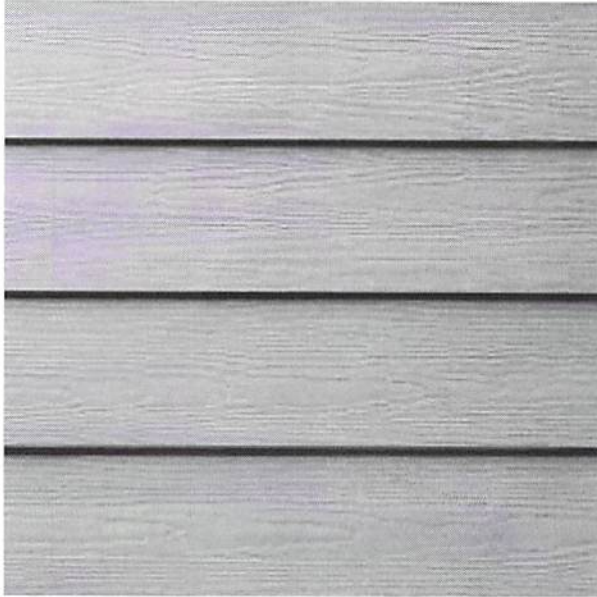




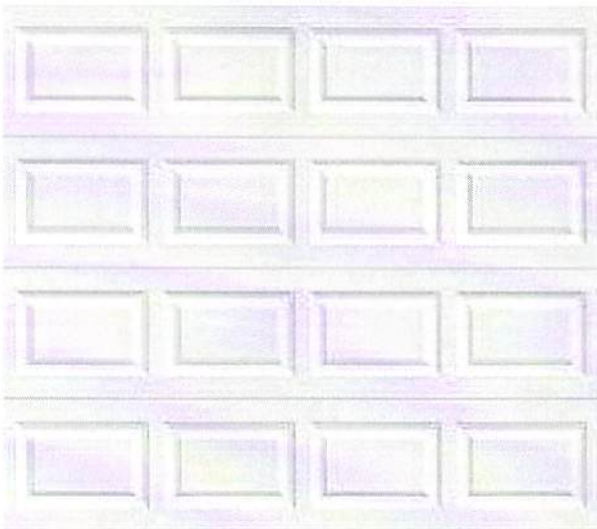
212 E. Rosewood

"Description of Materials List"

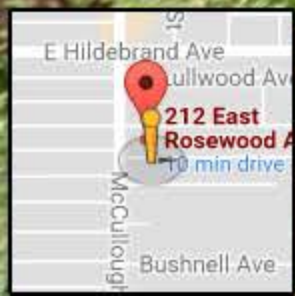
***8.25" Hardie Siding / To Be Painted**



***8' / Metal Garage Doors / No Windows / To Be Painted**



***Facia / Soffit To Match Existing House**




E HOLLYWOOD AVE CONTEXT PHOTO

 Street View - Mar 2016

212 East
Rosewood A
10 min drive

Bushnell Ave

+



Google



E HOLLYWOOD AVE CONTEXT PHOTO

San Antonio, Texas

Google, Inc.

Street View - Mar 2016



Google

E HOLLYWOOD AVE CONTEXT PHOTO





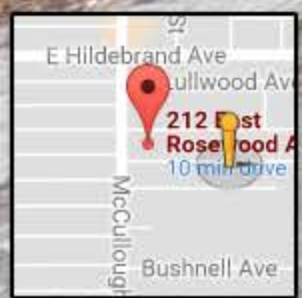
201 E Hollywood Ave
San Antonio, Texas
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Street View - Mar 2016

E Hollywood



E HOLLYWOOD AVE CONTEXT PHOTO

Google



E HOLLYWOOD AVE CONTEXT PHOTO