HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO:	**2018-055**
ADDRESS:	226 DONALDSON AVE
LEGAL DESCRIPTION:	NCB 1930 BLK 37 LOT U
ZONING:	R-6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Robert Dean
OWNER:	R and L Dean Holdings, LLC
TYPE OF WORK:	Construction of a rear addition, demolition of rear accessory structure
APPLICATION RECEIVED:	January 19, 2018
60-DAY REVIEW:	March 20, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two rear additions to the primary structure. One addition will total 16 square feet and another will measure approximately 308 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.

OHP Window Policy Document
Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:
- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

a. The primary structure located at 226 Donaldson is a 1-story single family home constructed in approximately 1930 in the Spanish Eclectic style. The home features a low-sloped cross gable roof with terra cotta tiles, an arched entryway and arched principle windows, and a stucco façade. The home is contributing to the Monticello Park Historic District. The property also features a rear accessory structure constructed in approximately 1930 with Spanish Eclectic details. The structure features a non-contributing side addition. Overall, the structure is contributing to the Monticello Park Historic District.

Findings for the rear addition, item #1:

b. MASSING AND FOOTPRINT – The applicant has proposed to construct two additions to the primary structure measuring approximately 16 and 308 square feet respectively. According to the Historic Design Guidelines, additions should not double the size of the primary structure and should be subordinate to the existing structure. Staff finds the square footage and overall massing appropriate.
c. ROOF –The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. The addition should be subordinate to the primary structure and should never be so contrasting as to overwhelm or distract from the existing structure. The proposal extends the existing rear flat roof, which is slightly shorter than the existing structure's primary gable ridgeline on the front facade. Staff finds the proposal appropriate.
d. ROOF MATERIAL – The applicant has proposed to install a flat roof with drip flashing. The plan will match existing roof drainage direction. The existing roof does not feature a true parapet. Staff finds the proposal

appropriate.

e. WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install several windows in the new addition. Two windows will be relocated from the existing rear façade to the right elevation of the addition. The left façade will have no windows, and the ear elevation will have fixed square windows. According to the Historic Design Guidelines, new windows and openings should respond to the proportions that exist on the primary structure. Staff finds the reuse of the double hung wood windows appropriate on the right elevation, but finds that the lack of windows on the left elevation of the 16 square foot addition is inconsistent. Staff also finds the square fixed windows to be inconsistent in terms of proportion and configuration. Staff finds double hung windows, or the casement found on the existing rear elevation, to be appropriate.
f. WINDOWS AND DOORS: MATERIALS – The applicant has proposed to salvage four existing windows for reuse on the new addition and to install new wood windows to match the existing in terms of material on the historic structure. Staff finds the material choice appropriate with the stipulations listed in the recommendation.
g. FAÇADE – The applicant has proposed to install new vertical Hardie panel siding with a stucco finish. The finish is faux and meant to mimic the overall general look of stucco texture. According to the Historic Design Guidelines, new materials should be compatible with the historic structure. 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 should be avoided. Staff does not find the faux stucco texture to be appropriate. Staff finds smooth Hardie panels with battens installed at panel intersections to be more appropriate.
h. TRANSITIONS BETWEEN OLD AND NEW –According to Guideline 2.A.v for Additions, additions should provide a clear visual distinction between old and new building forms through materials, an inset in footprint, and/or design details. Staff finds the use of a different material on the addition consistent, but finds smooth Hardie panels with battens installed at panel intersections to be more appropriate as noted in finding g.
i. 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 incorporates and retains similar architectural detailing as the existing structure and is consistent with the Guidelines.

Findings for the rear accessory structure, item #2:

j. DEMOLITION – The applicant is requesting approval for the demolition of the rear accessory structure only. There are not replacement plans proposed at this time. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
k. CONTRIBUTING STATUS – The rear accessory structure was deemed to be contributing by staff in January 2018. The structure is a one story, single bay auto structure constructed in approximately 1930. The structure appears on the 1951 Sanborn Map in a modified configuration. However, the existing structure still retains much of the original footprint, despite the front bay being lost over time. The structure also has a non-contributing side addition to the west. While several original materials exist, the structure has undergone several ill-executed modifications over the years, including a side addition and opening adjustments that are causing the structure to separate or collapse in various places. While staff finds that the structure is rapidly deteriorating, the structure is still contributing to the district.
l. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to its condition. The applicant indicated that he attempted to collect reasonable costs for repair and restoration. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
m. LOSS OF SIGNIFICANCE –In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to the modifications and substantial deterioration of original materials.

RECOMMENDATION:

Item 1, Staff recommends approval of the construction of a rear addition based on findings a through i with the following stipulations:

i. That the applicant installs windows on the left elevation of the smaller addition and modifies the windows on the rear elevation to be more consistent with the Historic Design Guidelines and window proportions on the historic structure and in the district as noted in finding e. The applicant must submit updated dimensioned elevation drawings and a material specification to staff prior to receiving a Certificate of Appropriateness. 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.

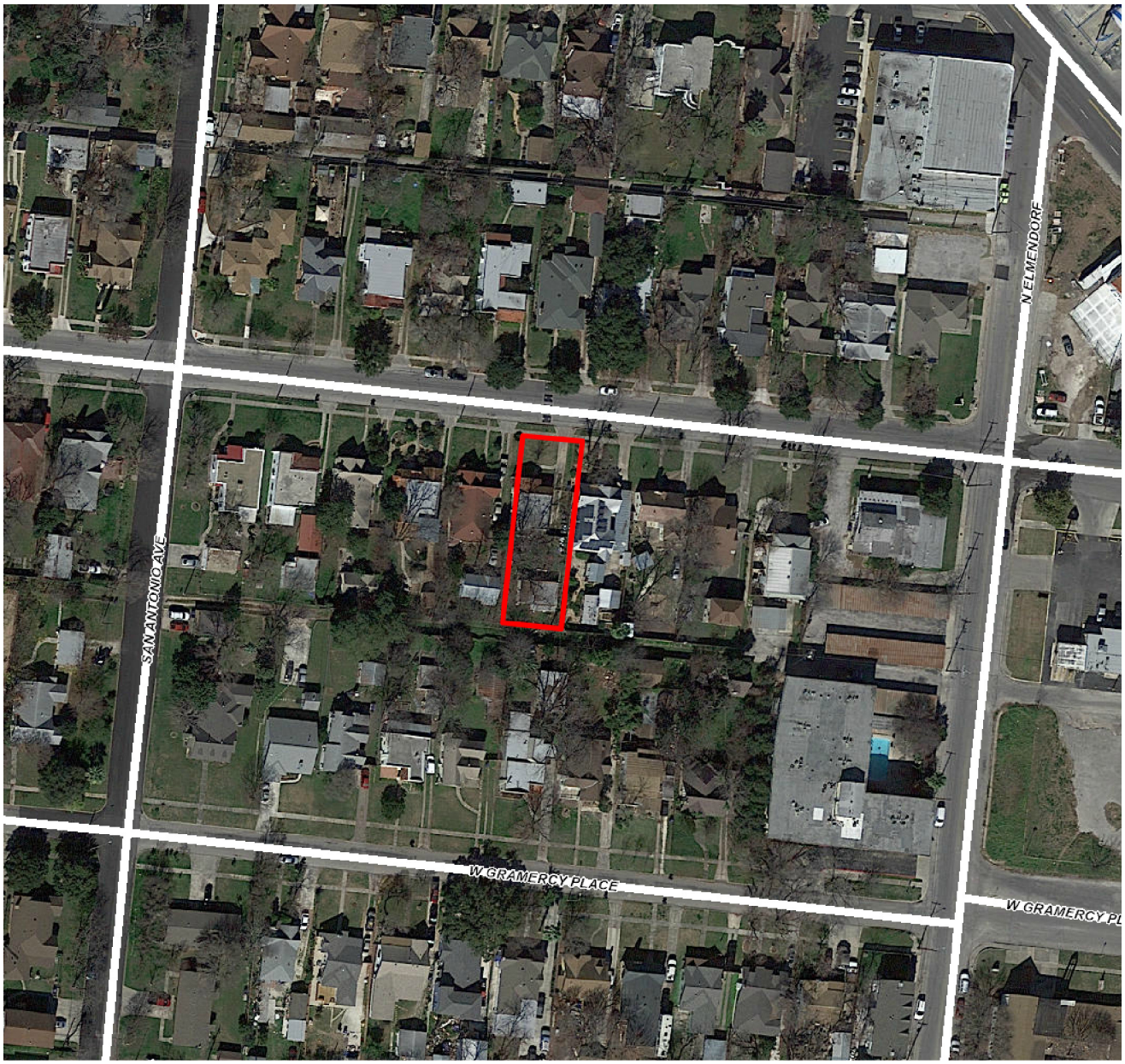
ii. That the applicant installs smooth hardie paneling in lieu of the proposed faux stucco textured panels and installs battens at the meeting points of the panels as noted in findings g and h.

Item 2, Staff recommends approval of the rear addition based on findings j through m with the following stipulations:

i. That materials from the historic accessory structure including salvageable barrel tiles, wood doors, and wood windows be salvaged and stored for use on site in future construction.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

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Printed:Feb 01, 2018


226


Property of
City of San Antonio

226 Donaldson Ave. – Narrative

This is a request for approval to add rear additions to this home in the Monticello Park historic area of San Antonio. The intent of the additions is to create a master bedroom with closet and bathroom, thus turning a two bedroom, one bath home into a three bedroom, two bath. Also, a small extension is being added to the small kitchen, allowing for a breakfast nook and a back door to replace the door being repurposed as the entry into the new bedroom.

The proposal is for the additions to be flush with current east and west sides of the house to take advantage of the limited width of the existing structure while also limiting impact and visibility from the street area. The additions will have flat roofs, matching and attaching to the primary roof of the existing structure. Wood frame windows are proposed to match those in the existing house. Hardy stucco-finished fiber cement siding is proposed to keep the stucco-like finish on the exterior of the additions while reducing the problems of cracking and separating noted on the exterior of the current structure.

To distinguish between the existing side walls and the addition walls, a trim piece of eight inches in width will be placed on each side, covering the junction of the walls. The piece will be painted to match the trim color of the existing structure.

Four existing wood windows will be removed from the rear of the house to be re-used in the extensions.

It should be noted that the existing structure is under renovation, and the foundation work has now been completed, following approval from the Office of Historical Preservation and acquisition of a permit from the city. Repair and revitalization of the exterior of the home will be accomplished to bring it back into form as it was originally constructed and finished. No decision has yet been made as to the disposition of the crumbling outbuilding in the rear of the property. HDRC permissions will be sought before anything is done to this garage/workshop/apartment structure.

226 Donaldson Materials List:

Foundation Materials (See drawings for location of piers/beams)

Rebar-reinforced concrete piers with 24" bases, 10" columns

4"X 6" wooden beams

2" X 6" floor joists

¾" APA approved sub-floor panels with R-19 sub0-floor insulation

Walls (See drawings)

2" X 4" stud framing, 16" on center

½" exterior sheathing with Tyvek barrier material for drainage plane

2" X 8" roof rafters, 24" on center

2" X 4" roof framing and braces

R-38 insulation in attic

OSB decking, with asphalt roll roof covering material

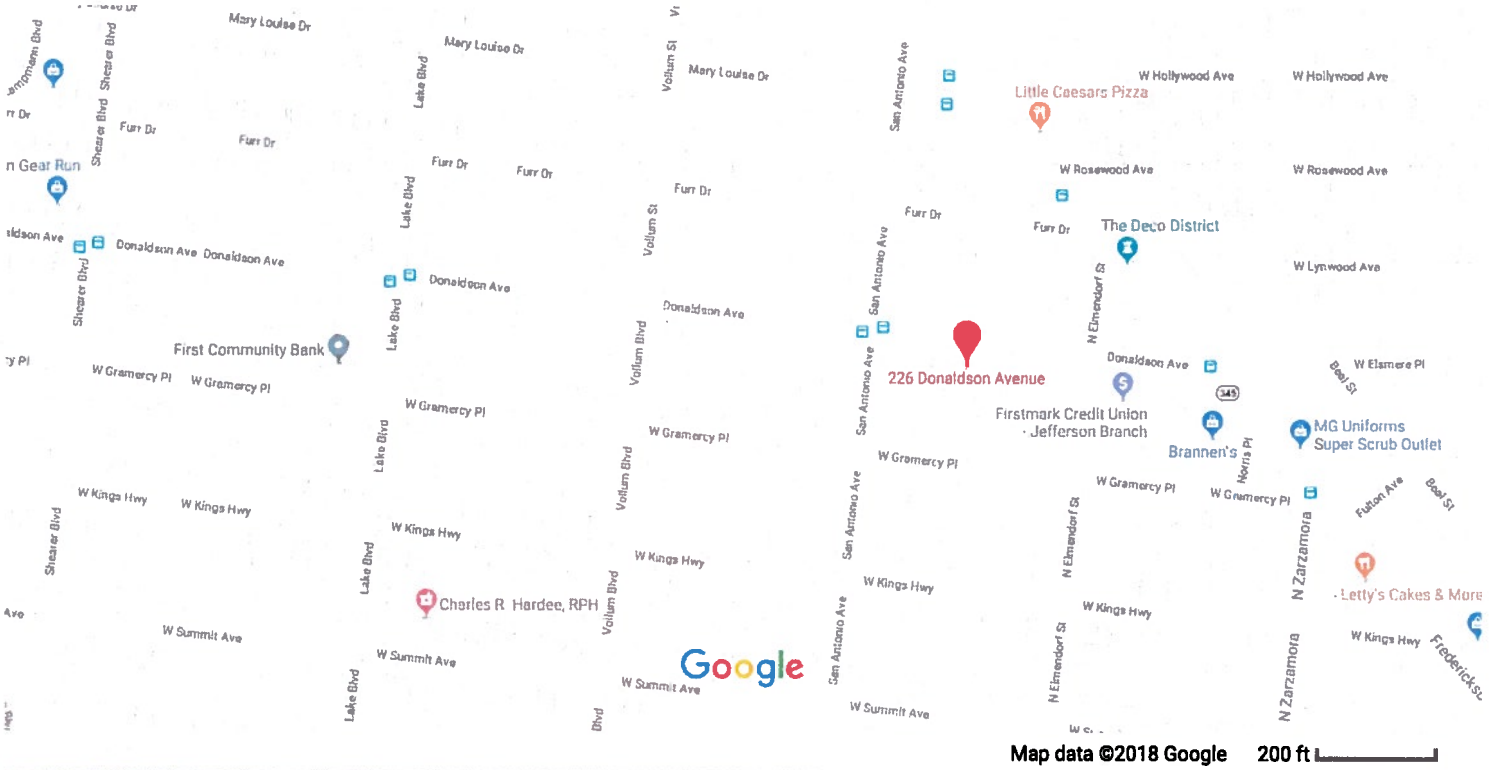
2" X 6" ceiling joists

Cladding

Hardy fiber cement exterior siding with stucco-appearance, painted to march color of existing structure wall.

*Electrical and plumbing materials and configuration to comply with city code.

Google Maps 226 Donaldson Ave



226 Donaldson Ave

San Antonio, TX 78201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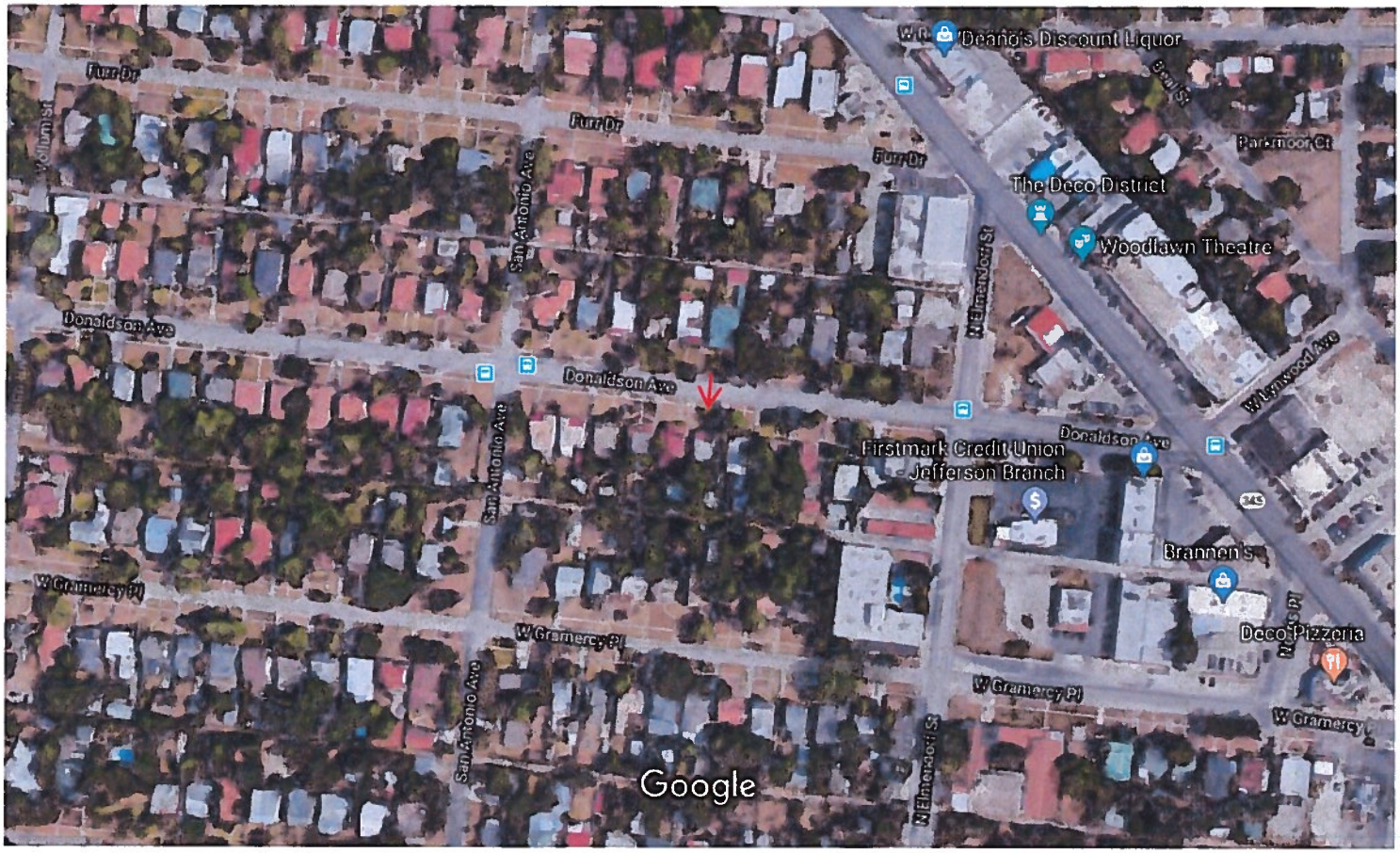
Google Maps 226 Donaldson Ave

Imagery ©2018 Google, Map data ©2018 Google 20 ft

226 Donaldson Ave

San Antonio, TX 78201

Google Maps



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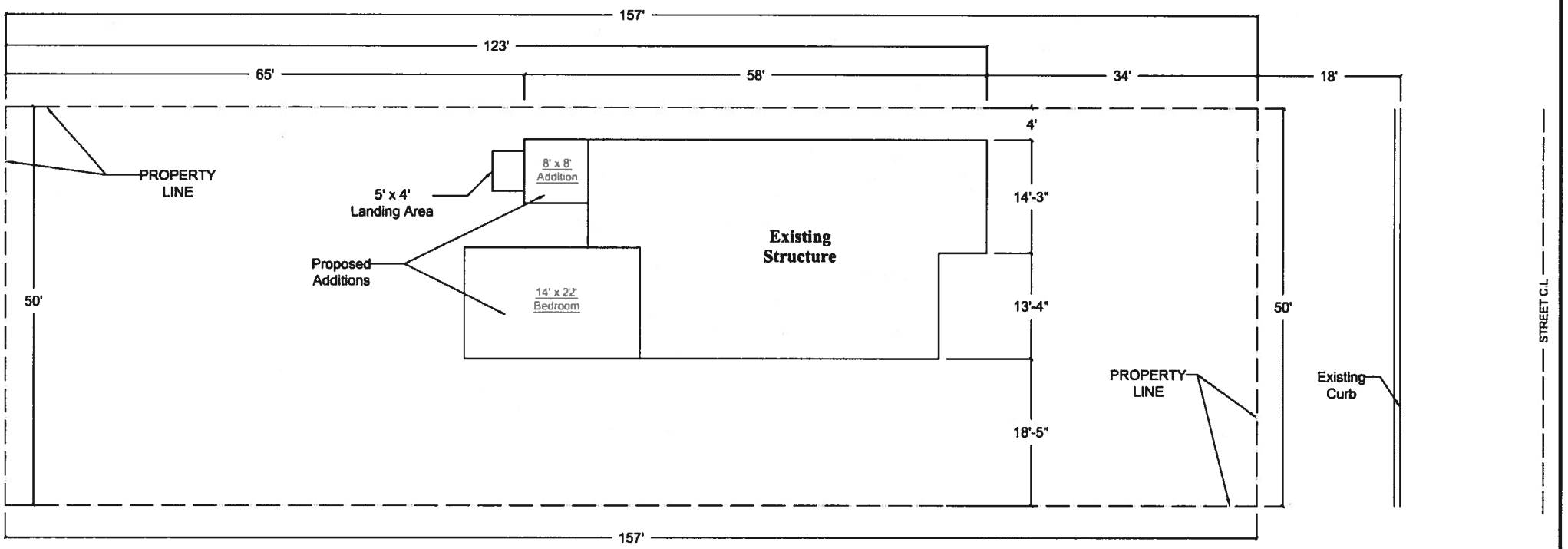

226 DONALDSON AVE
SAN ANTONIO, TEXAS 78201
NCB 1930 BLK37 LOT U

REVISIONS:			
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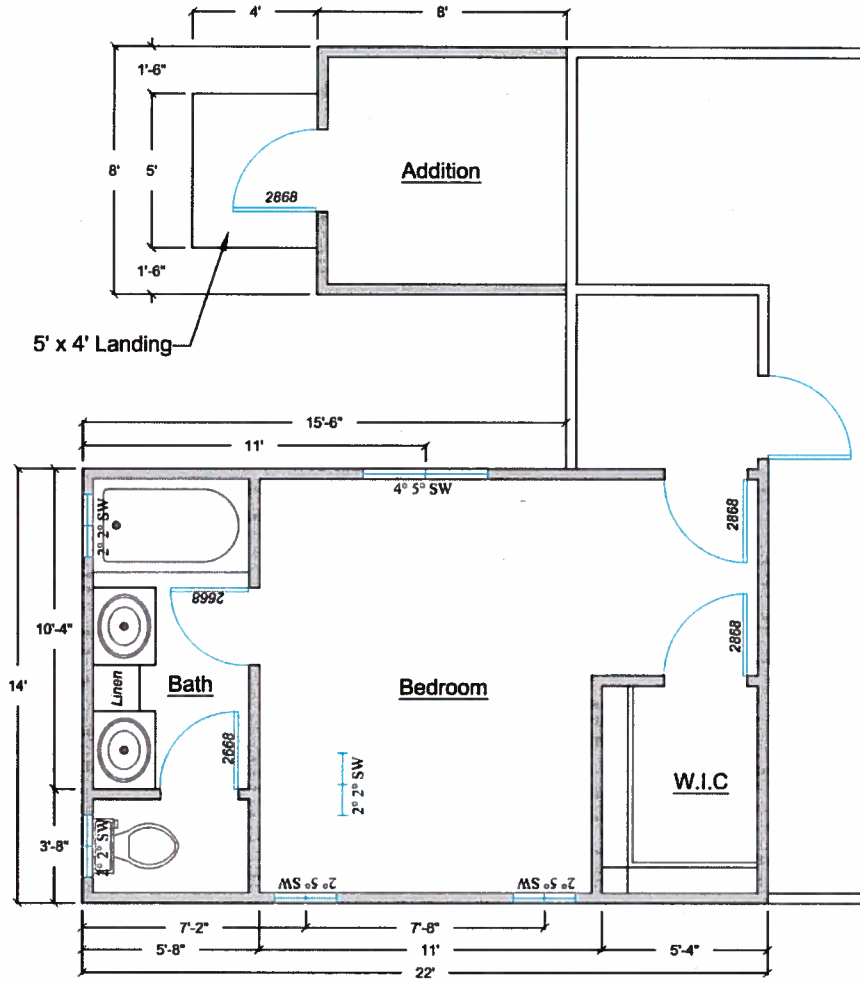

Existing Structure

REVISIONS: 1	PROJECT: 226 Donaldson	TITLE: Floorplan	SHEET: 2
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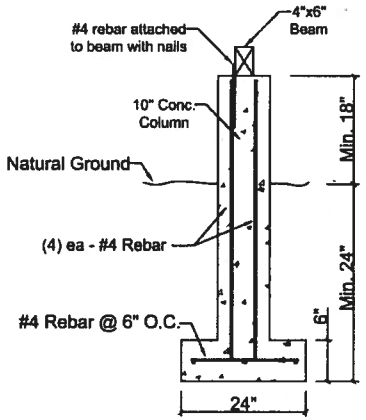
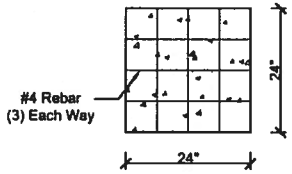
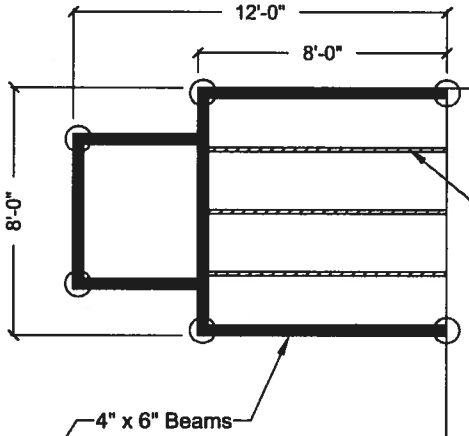


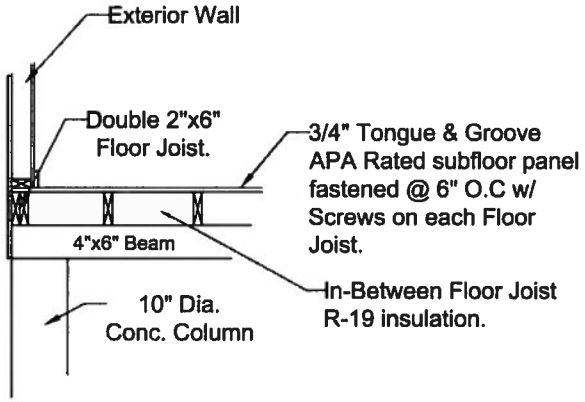
Conc. Column & Foundation Detail

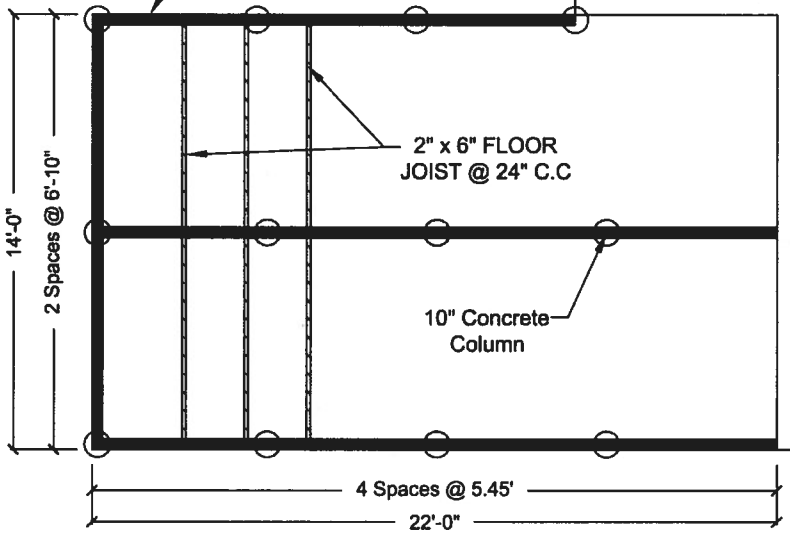


Conc. Foundation Detail



Existing Structure





F-13536

Jaime Gonzalez Serna, P.E
4907 Belle Ellen Dr
San Antonio, TX 78229
210.632.0329

REVISIONS:

1

PROJECT: 226 Donalson		TITLE: Foundation Layout	SHEET: 2
LOCATION: 226 Donaldson Ave. San Antonio, TX 78201		DATE: 2018	
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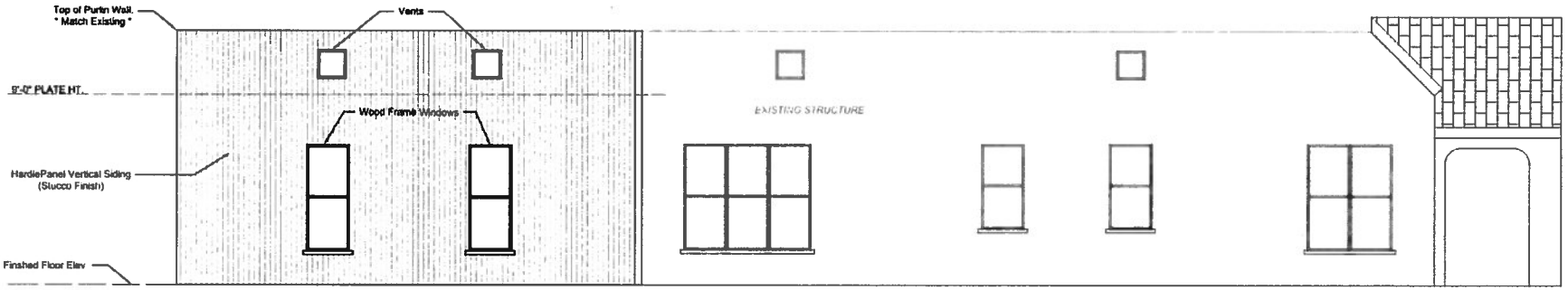
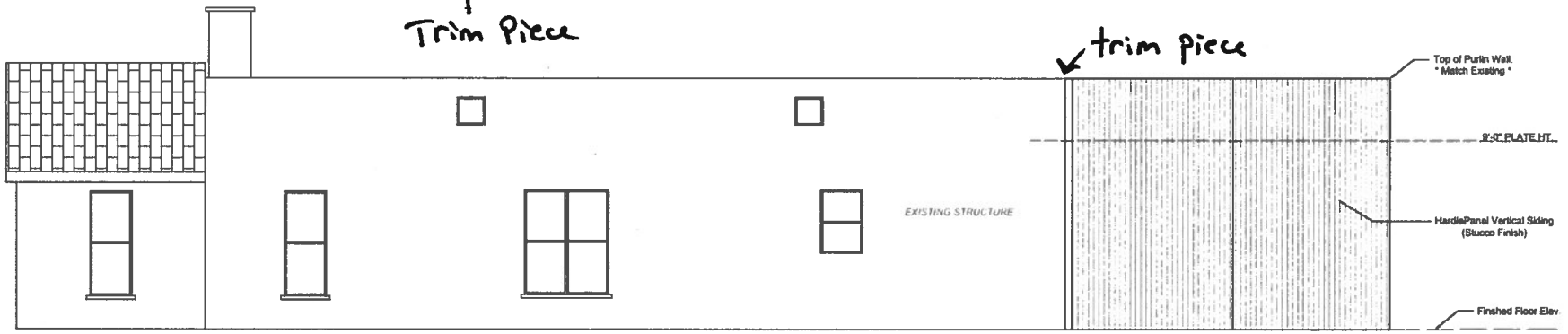
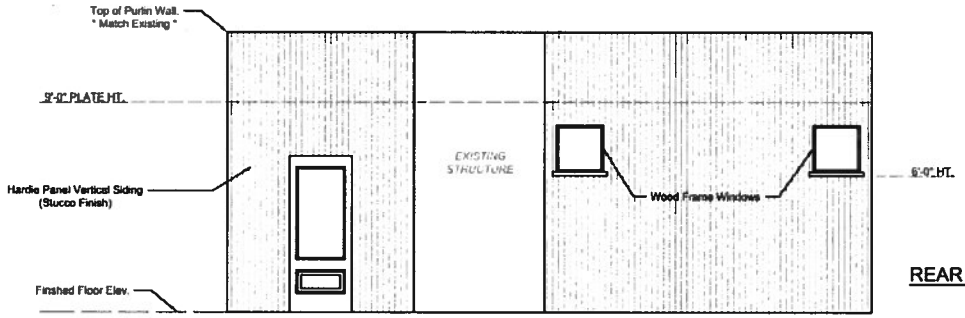
DESIGNER:			



RIGHT ELEVATION



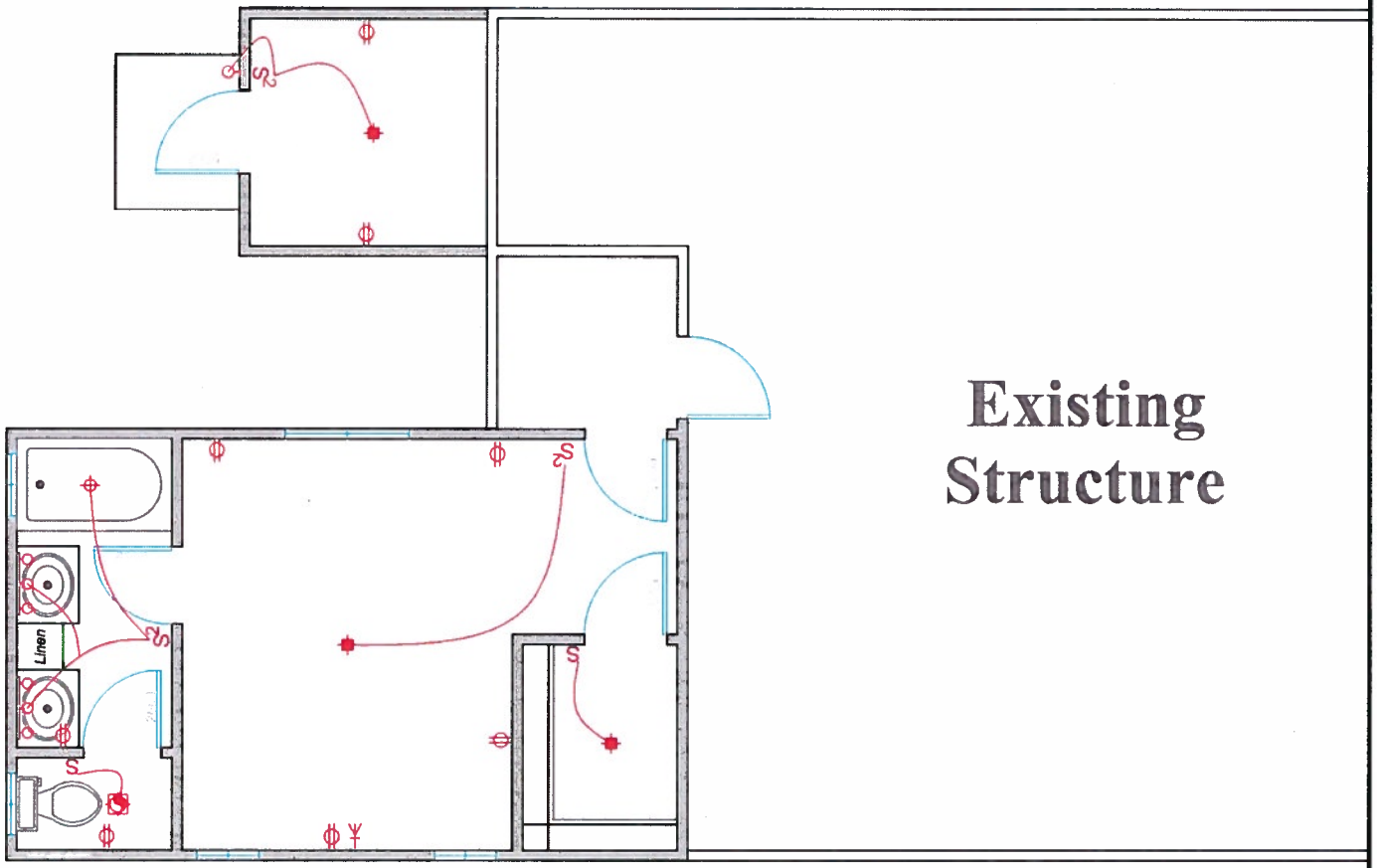
LEFT ELEVATION



REAR ELEVATION

REVISIONS: 1	***PROJECT:*** 226 Donaldson	***TITLE:*** Right, Left, & Rear Exterior Elevations	SHEET: 5
	LOCATION: 226 Donaldson Ave. San Antonio, TX 78201	***DATE:*** 2018	
		SCALE: 3/16" = 1'-0"	
	DESIGNER:		

- TELEVISION JACK/CABLE
- WALL MOUNTED MAKE-UP LIGHTS
- S^2 TWO-WAY LIGHT SWITCH
- S LIGHT SWITCH
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ELECTRICAL OUTLET IN WATERPROOF ENCLOSURE
- RECESSED INCANDESCENT LIGHT & EXHAUST
- ELECTRICAL OUTLET
- SMOKE DETECTOR
- RECESSED INCANDESCENT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE



Existing Structure

ELECTRICAL NOTES:

1. ALL GARAGE AND EXTERIOR PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
2. ALL KITCHEN PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
3. PROVIDE A SEPARATE CIRCUIT FOR MICROWAVE OWNER VERIFYED.
4. PROVIDE A SEPARATE CIRCUIT FOR PERSONAL COMPUTER.VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER.
5. VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER.
6. EXTERIOR SPOTLIGHTS TO BE ON PHOTO-ELECTRIC CELL W/ TIMER.
7. ALL RECESSED LIGHTS TO EXTERIOR CEILINGS TO BE INDULATED COVER RATED.
8. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON RECEPTACLE, SWITCH, AND ANY OTHER BOXES IN EXTERIOR WALL.
9. ALL FANS TO VENT TO OUTSIDE AIR. ALL FAN DUCTS TO HAVE AUTOMATIC DAMPERS.
10. HOT WATER TANKS TO BE INSULATED TO R-11 MINIMUM.
11. INSULATE ALL HOT WATER LINES TO R-4 MINIMUM. PROVIDE AN ALTERNATE BID TO INSULATE ALL PIPES FOR NOISE CONTROL.

REVISIONS:			
1	**PROJECT:** 226 Donaldson	**TITLE:** Electrical Layout	SHEET: 6
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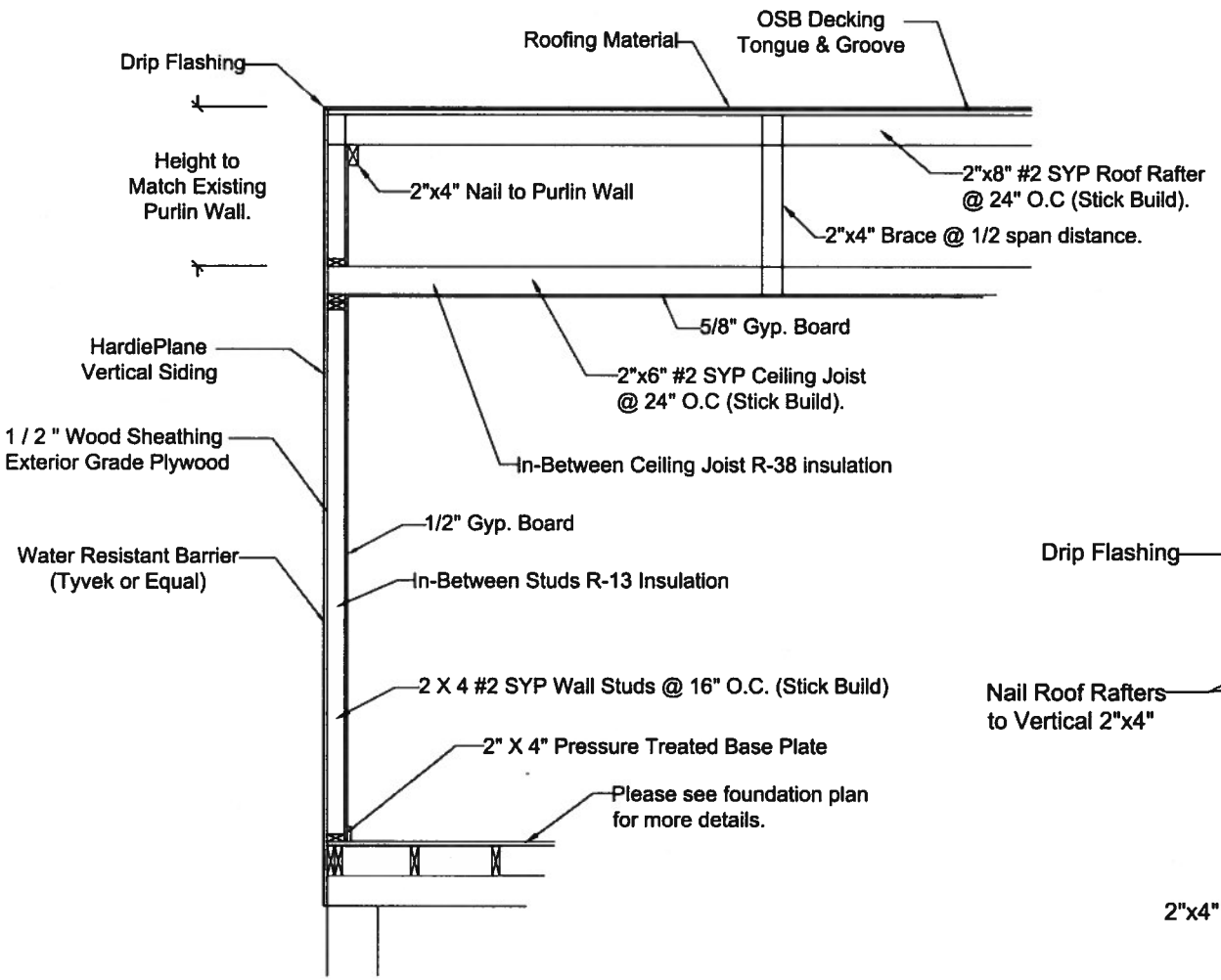
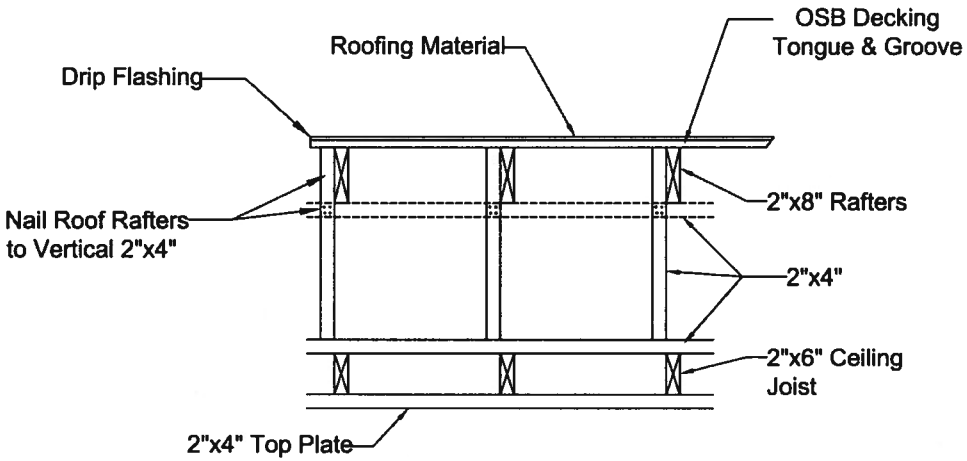


- Flat Roof Slope - Min. 1 $\frac{1}{2}$" / 10' "Match existing roof drainage direction".
- Brace Purlin Wall / Rafter w/ Angled 2"x4" both ways.



Wall Detail

REVISIONS:				SHEET:
1	**PROJECT:** 226 Donalson	**TITLE:** Wall Section		4
	LOCATION: 226 Donaldson Ave. San Antonio, TX 78201	**DATE:** 2018		
		SCALE: 1/4" = 1'-0"		
	DESIGNER:			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