

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-086
ADDRESS: 112 PARKVIEW DR
LEGAL DESCRIPTION: NCB 6919 BLK LOT 11 & E 12.5 FT OF 10
ZONING: R-5, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Mary & Jaime Ramirez
OWNER: Mary & Jaime Ramirez
TYPE OF WORK: Construction of a rear addition
APPLICATION RECEIVED: February 12, 2018
60-DAY REVIEW: April 13, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one story, rear addition.

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.

FINDINGS:

- a. The historic structure located at 112 Parkview Drive is located within the Mission Historic District. At this time, the applicant has proposed to construct a rear addition to feature approximately 930 square feet.
- b. REAR ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature approximately 930 square feet. 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 a roof form to match that of the primary historic structure and has proposed setbacks in wall plans to differentiate from the primary structure. This is consistent with the Guidelines.
- c. SCALE, MASS & FORM – The applicant has proposed an overall scale that is consistent with the Guidelines; however, the proposed footprint exceeds that of the original structure. While inconsistent with the Guidelines, given the size of the lot and the small size of the original structure (approximately 520 square feet), staff finds the proposed rear addition to be appropriate.
- d. MATERIALS – The applicant has proposed materials that include stucco facades and vinyl windows. Stucco is a material found in the vicinity of this structure.
- e. ARCHITECTURAL DETAILS – Generally, the proposed addition features a form and architectural massing that is comparable to that of the existing structure.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Construction of the proposed rear addition began prior to receiving a Certificate of Appropriateness or permits from Development Services Department.



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 16, 2018

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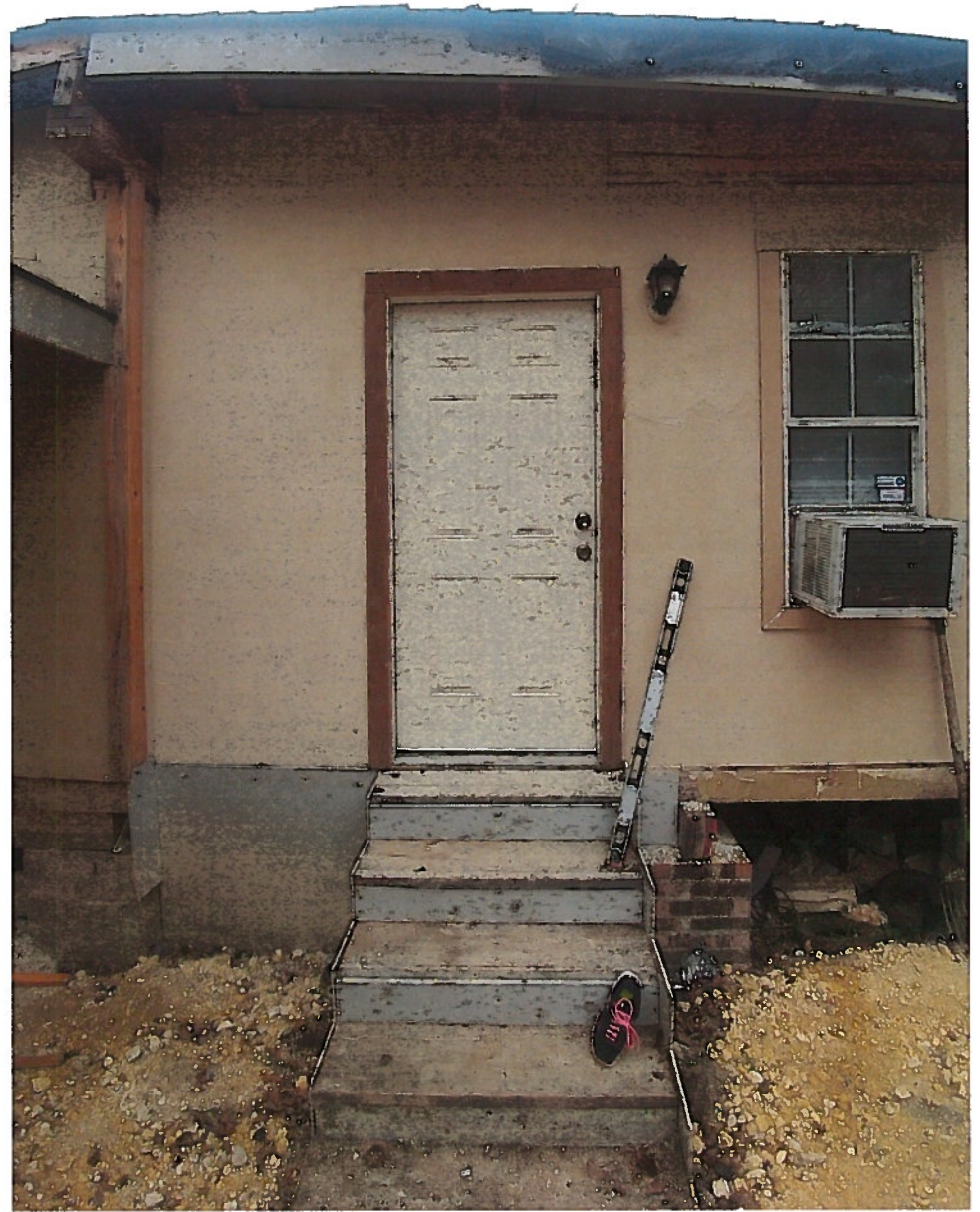




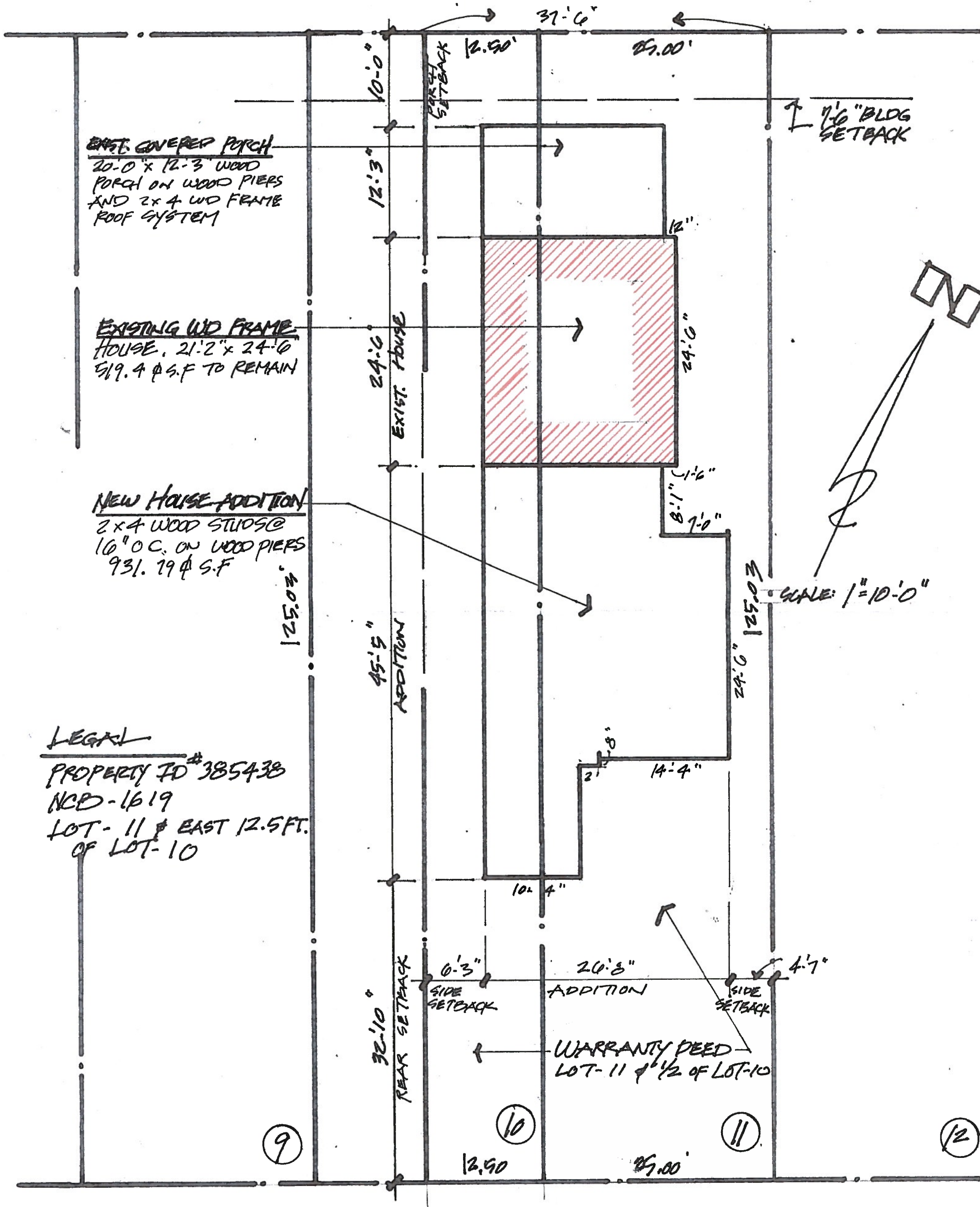








PARK VIEW DRIVE



Materials use

New Windows

New door

New door frame

2/4 board

2/6 board

3/4 Plywood for floor

1/2 Plywood for ceiling

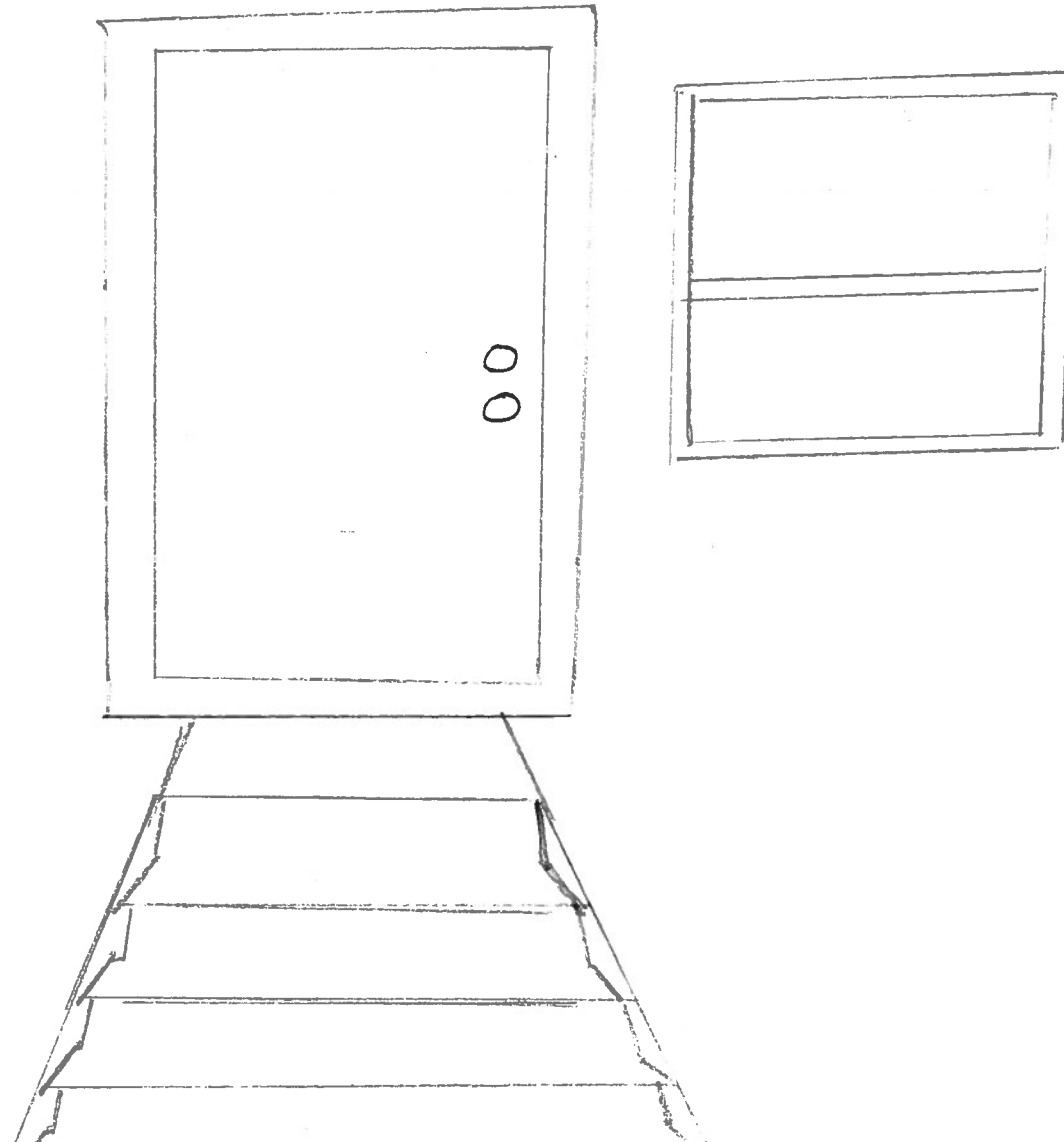
1/2 Sheetrock for walls and ceiling

Roofing use Shingles

Insulation for the walls and ceiling

6/12 beam for floor

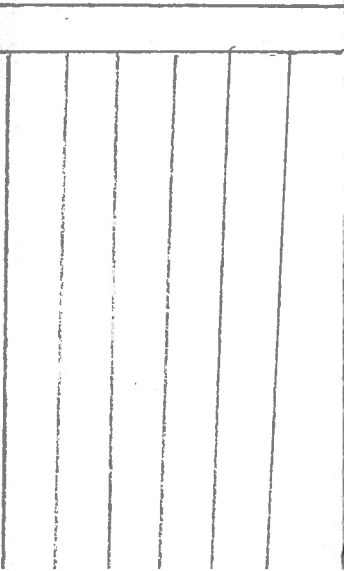
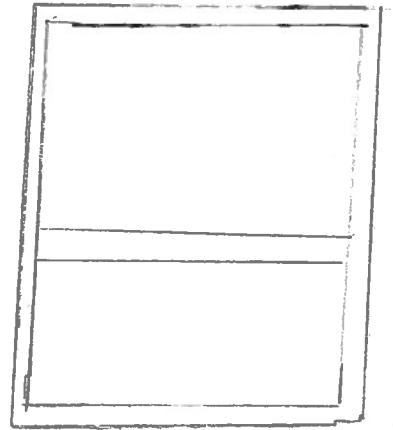
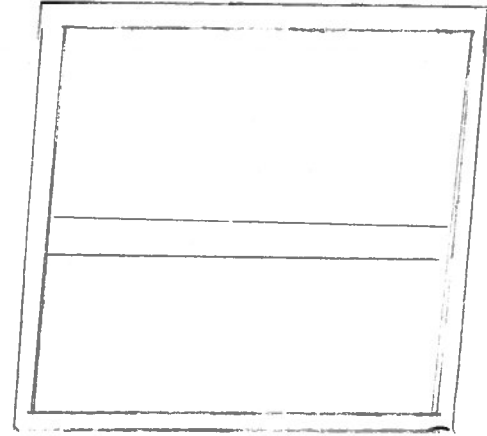
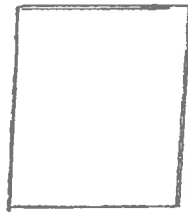
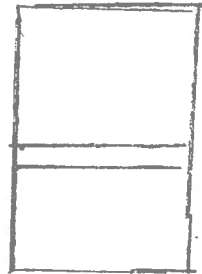
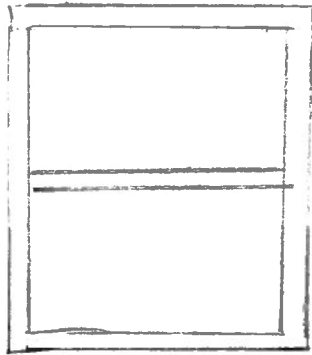
Back



West

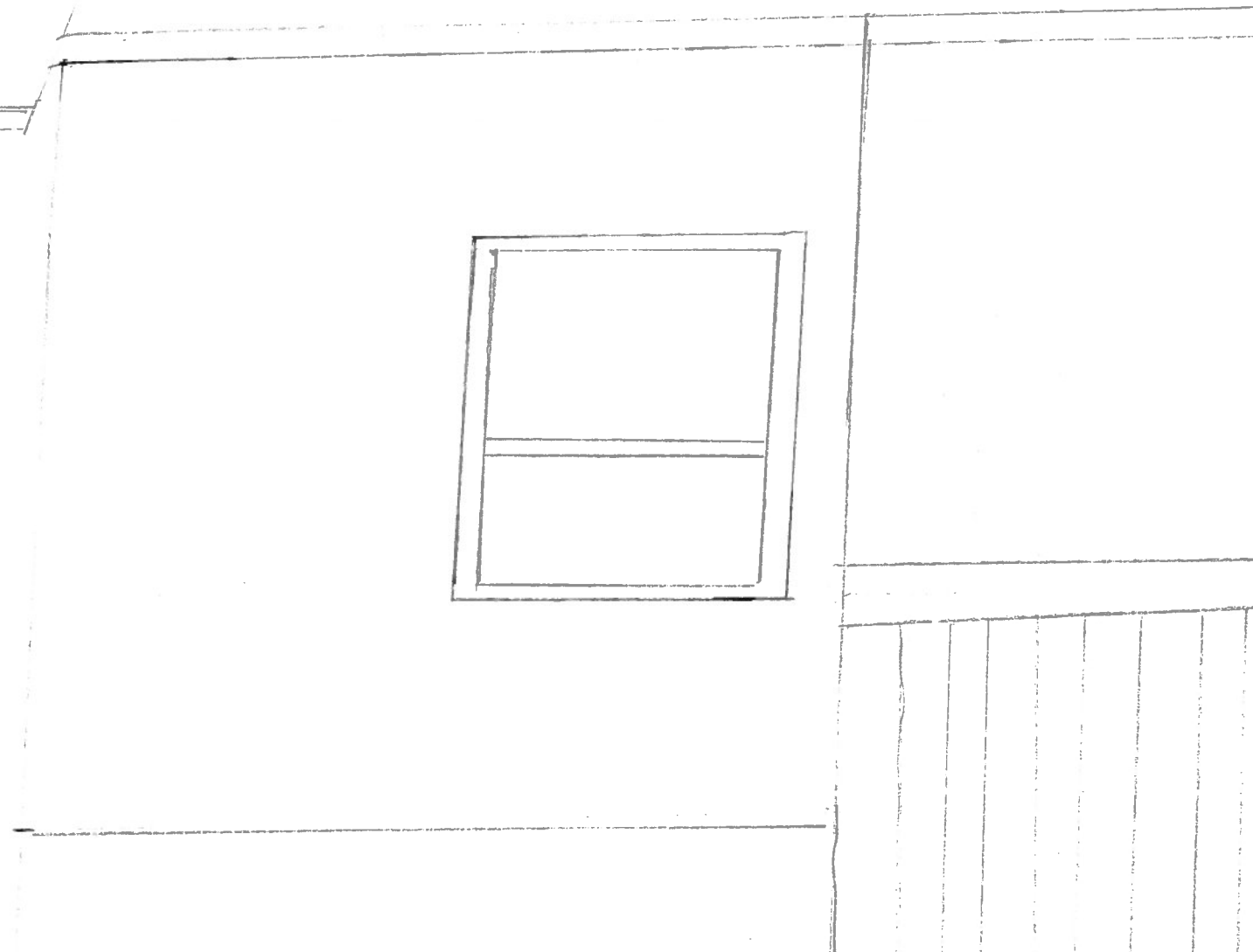
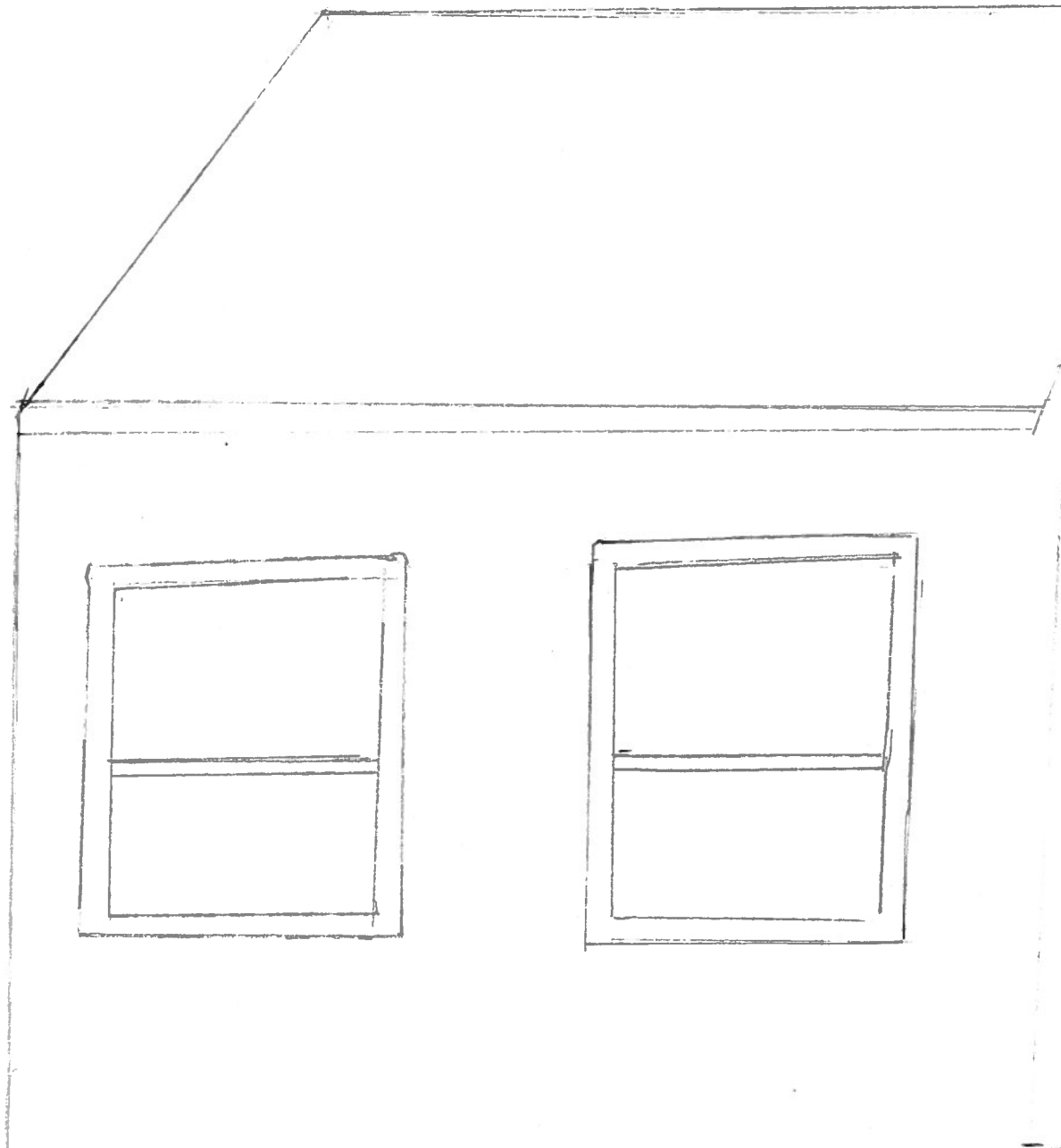
Proposed

Existing



Proposed

Existing



East