

# HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

**HDRC CASE NO:** 2018-101  
**ADDRESS:** 138 E HOLLYWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6388 BLK 8 LOT 52, 53, 54, W 10 FT OF 51 & E 15 FT OF 55  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** David Ramos  
**OWNER:** John Hayes  
**TYPE OF WORK:** Construction of a 2-story rear addition  
**APPLICATION RECEIVED:** March 02, 2018  
**60-DAY REVIEW:** May 01, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a second story 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.

### 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 138 E Hollywood Ave is a 2-story single family home constructed circa 1925 and designed by architect Will N. Noonan in the Colonial Revival style. The home features a side gable configuration, brick first floor, and a prominent front entry framed by round Doric Columns with square capitals and a pedimented cornice. The structure is contributing to the Monte Vista Historic District.
- b. **MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition to the second story of the primary structure. The addition will be constructed atop an existing outdoor patio in the same footprint. According to the Historic Design Guidelines, additions should be located at the side or rear of the property whenever possible and should not detract from or overwhelm the existing historic structure. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The addition utilizes an existing footprint. While the addition is located at the side of the structure and will be visible from the public right-of-way, staff finds the scale and mass of the addition appropriate for the existing 2-story structure in conjunction with the careful compatible treatment of its design.
- c. **NEW ROOF FORM** –The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. The applicant has proposed a gable facing east, which is appropriate for the style of the home. The roof also does not exceed the height of the existing primary ridgeline of the primary structure. Staff finds the proposed roof form consistent with the Guidelines.
- d. **EXTENSION OF EXISTING FIRST STORY ROOFLINE** – The applicant has proposed to extend the existing first story roofline detail. The extension will match the existing eave detailing, dimensions, curvature, and shingles, but will require concealing the current roofline as designed. According to the Historic Design

Guidelines, additions should be distinguished as new without distracting from the original structure or implying a sense of false historicism. 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. Staff finds that the extension of the first story roofline, in conjunction with the proposed façade materials, roofline, and windows, results in a visual interpretation that the addition was originally part of the historic structure. Staff finds that the existing roofline should remain and should not be extended in order to provide a visual distinction between the historic structure and the addition.

- e. EXISTING OPENINGS – The proposed addition will require the covering of two existing wood doors. Guideline 3.C.i in the Historic Design Guidelines for Additions encourages the salvage and reuse of historic materials, where possible, that will be covered or removed as a result of an addition. Based on the submitted floor plan, these door openings will remain. Staff finds that the doors should be retained.
- f. CHIMNEY – The proposed addition will partially conceal an existing brick chimney. However, the chimney will be retained in the design. Staff finds the proposal appropriate.
- g. NEW FENESTRATION – The applicant has proposed to install new wood windows on the addition that match those existing on the historic structure in proportion, configuration, inset, design, and material. Staff finds the proposed fenestration generally consistent with the Guidelines, but has not yet received a window specification.
- h. FAÇADE MATERIAL – The applicant has proposed to incorporate textured stucco to match the color and finish of the existing structure. Staff finds the proposal generally appropriate with the stipulations listed in the recommendation, which help achieve a visual distinction between old and new elements.
- i. TRANSITIONS BETWEEN OLD AND NEW –According to Guideline 2.A.v for Additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. As noted in finding d, the addition as proposed does not meet this Guideline.

## **RECOMMENDATION:**

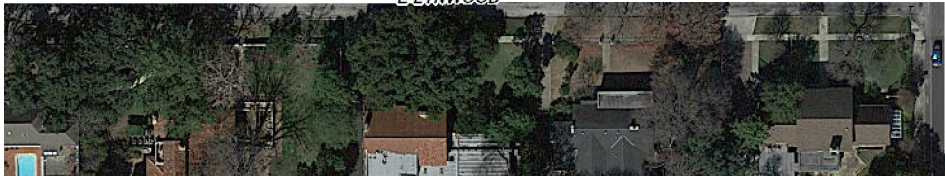
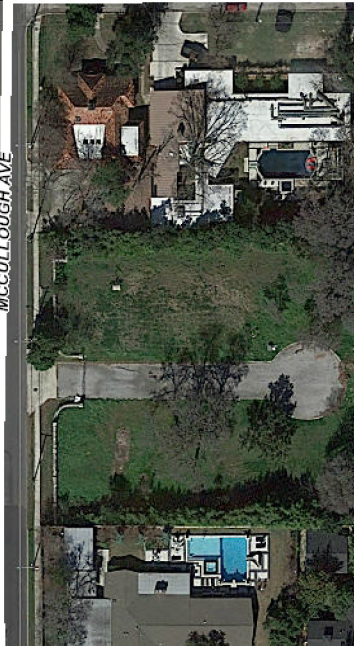
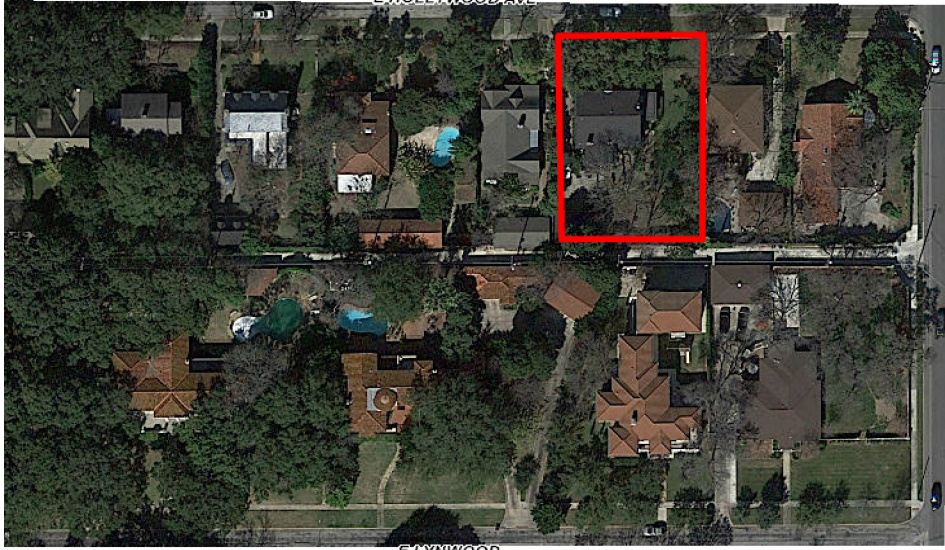
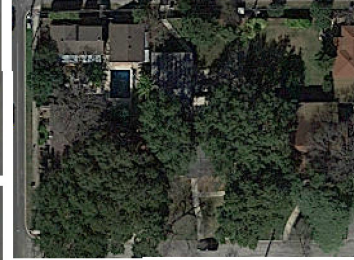
Staff recommends approval of the proposed addition based on findings a through i with the following stipulations:

- i. That the applicant retains the existing first story roofline detail and eliminates the proposed extension as noted in finding d. The applicant must submit updating drawings that reflect this design change to staff prior to receiving a Certificate of Appropriateness.
- ii. That the applicant submits a final window specification to staff for review and approval. 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iii. That the applicant retains the two existing doors as noted in finding e.

## **CASE MANAGER:**

Stephanie Phillips





## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 10, 2018

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## DRAM CONSTRUCTION

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[dramconstruction@gmail.com](mailto:dramconstruction@gmail.com)

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### DESCRIPTION OF WORK

Client has commissioned DRAM to construct an addition to his dwelling on the second floor as per documents attached. Due to the limited space in the Historical dwelling our client wishes to gain additional space for his dwelling whilst maintaining the Historical significance and grandiose detail. Construction of addition will meet all HDRC regulations as per provided literature by the City of San Antonio Historical Revision Committee. Proposed work is to be done in congruency with existing home architectural detail, facade, colors, and textures. Copious conceptual have been entertained prior to presenting to the HDRC. Please see attached. Thank you.

Propose second story office addition, meeting all existing architectural components of dwelling, as per existing stucco, existing roof shingles, existing windows and existing mansard roof details, congruent to existing home elevations. Please refer to provided 2D elevations.

### MATERIALS

- Exterior wall: existing white corse stucco.
- Roof: existing black shingles.
- Soffit and trim : painted wood as per existing home paint selection.
- Windows: Double hung as per existing window installation.



# DRAM CONSTRUCTION

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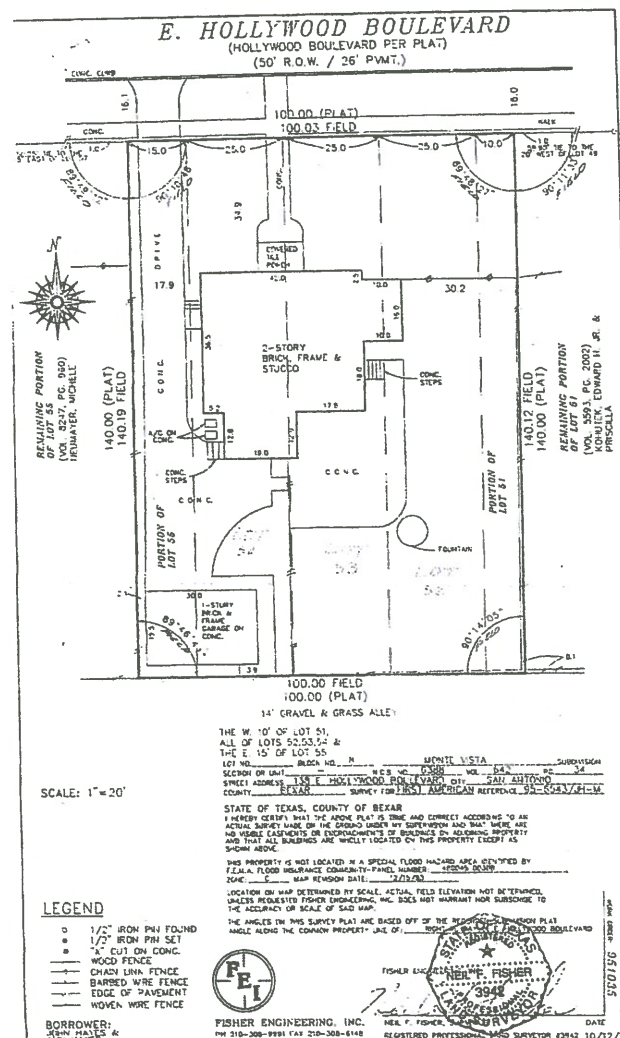
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## 138 E. Hollywood Office Addition

Prepared by: David Ramos, Contractor / Owner

February 28, 2018

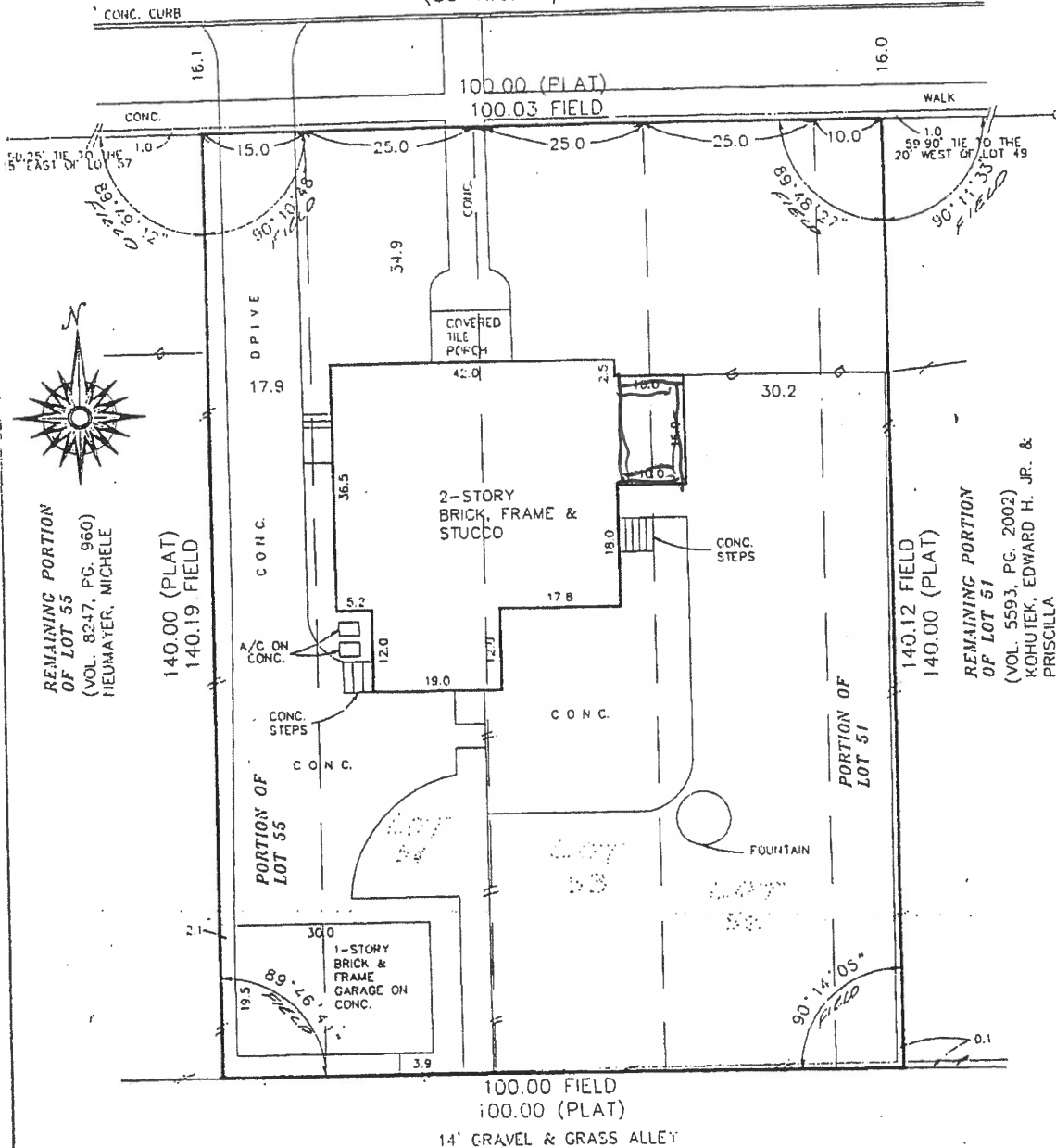




# E. HOLLYWOOD BOULEVARD

(HOLLYWOOD BOULEVARD PER PLAT)

(50' R.O.W. / 26' PVMT.)



SCALE: 1"=20'

## LEGEND

- o 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- x CUT ON CONC.
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EDGE OF PAVEMENT
- WOVEN WIRE FENCE

BORROWER:  
JOHN HAYES &



FISHER ENGINEERING, INC.  
PH 210-308-9991 FAX 210-308-6148

THE W. 10' OF LOT 51,  
ALL OF LOTS 52, 53, 54 &  
THE E. 15' OF LOT 55

LOT NO. BLOCK NO. R MONTE VISTA SUBDIVISION  
SECTION OR UNIT N.C.B. NO. 6388 VOL. 642 PG. 34  
STREET ADDRESS 138 E. HOLLYWOOD BOULEVARD CITY SAN ANTONIO  
COUNTY BEXAR SURVEY FOR FIRST AMERICAN REFERENCE 95-6543/JH-M

## STATE OF TEXAS, COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY F.E.M.A. FLOOD INSURANCE COMMUNITY-PANEL NUMBER 480045 00308  
ZONE: C MAP REVISION DATE: 12/15/93

LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED. UNLESS REQUESTED FISHER ENGINEERING, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.

THE ANGLES ON THIS SURVEY PLAT ARE BASED OFF OF THE RECORD SUBMISSION PLAT RIGHT-OF-WAY PLAT ALONG THE COMMON PROPERTY LINE OF: E. HOLLYWOOD BOULEVARD

FISHER ENGINEERING, INC.

NEIL F. FISHER

3942

REGISTERED PROFESSIONAL LAND SURVEYOR

NEIL F. FISHER, SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR #3942 10/12/95

WORK ORDER: 951035

DATE



Hayes House  
The Hayes Family  
138 East Hollywood

Proposed sat 3.2.16

2nd Floor Proposed Addition

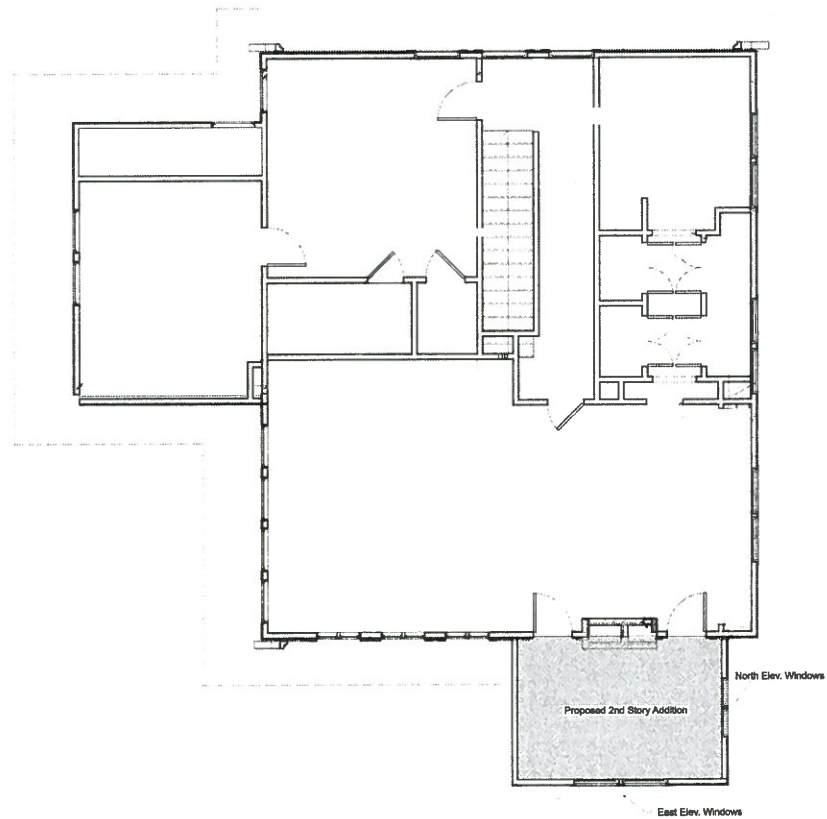
2nd Floor Plan -  
Renovation

Project number PC-171662  
Date 06-16-2017  
Drawn by FR  
Created by ER

A-104

Scale As Indicated

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2nd Floor - Proposed Addition  
1/4" = 1'-0"

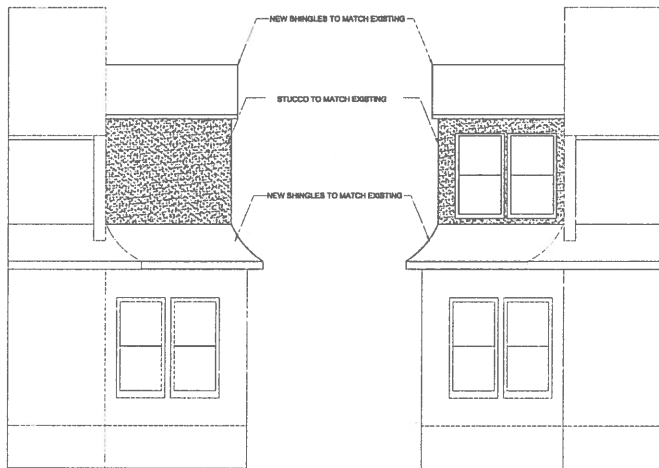
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CITY OF LOS ANGELES  
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① EAST ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"

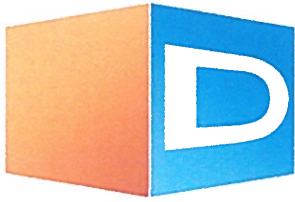
③ NORTH ELEVATION  
1/4" = 1'-0"

Hayes House  
The Hayes Family  
136 East Hollywood

For Construction

ELEVATIONS

Project Number	
Date	
Drawn by	
Checked by	
Scale	1/4" = 1'-0"



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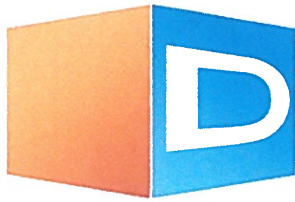
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**Roof Shingles**





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**Soffit and trim**





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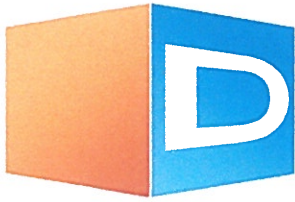
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**East Elevation**





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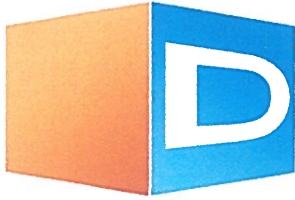
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**East Elevation**





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**South Elevation**





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**302 W. Hollywood, 78212**

Example of similar work in same Historical District

2018 MAR -6 PM 3:12





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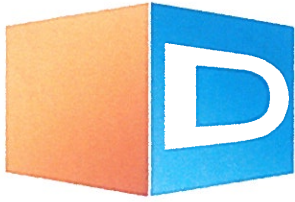
**302 W. Hollywood, 78212**

Example of similar work in same Historical District

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT





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**302 W. Hollywood, 78212**

Example of similar work in same Historical District

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