

HISTORIC AND DESIGN REVIEW COMMISSION

April 18, 2018

HDRC CASE NO: 2018-152
ADDRESS: 210 NATHAN
LEGAL DESCRIPTION: NCB 2973 BLK 5 LOT 1
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
LANDMARK: House
APPLICANT: Robert Murray
OWNER: Robert Murray
TYPE OF WORK: Amendment to previously approved roof design
APPLICATION RECEIVED: March 30, 2018
60-DAY REVIEW: May 29, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend the roof design of a previously approved 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 at 210 Nathan was constructed circa 1910 in the Folk Victorian Shotgun style. The structure appears on the 1910 Sanborn Map oriented toward W Guenther; however, the structure is reoriented on the 1951 Sanborn Map to address Nathan Street. At the November 15, 2017, Historic and Design Review Commission hearing, the applicant received approval to construct a side addition to the existing shotgun structure. At this time, the applicant has proposed to amend the previous design to feature a roof form that is comparable to that of the primary structure.
- b. ROOF DESIGN – The previously approved roof design features a shed roof and an overall height of approximately eight feet. At this time, the applicant has proposed to raise the ceiling height of the proposed addition and modify the roof form from a shed to a gabled roof. The Guidelines for Additions 1.A.iii. notes that a similar roof form and roof pitch should be incorporated into additions. Additionally, the Guidelines for Additions 1.B.i. notes that additions should be subordinate to the primary historic structure in terms on height and massing.
- c. ROOF DESIGN – Staff finds the proposed amendment to be appropriate in regards to form; however, the proposed roof form should be lowered in height to be subordinate in height to the historic structure.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the following stipulation:

- i. That the proposed roof form be lowered in height to be subordinate in height to the historic structure.

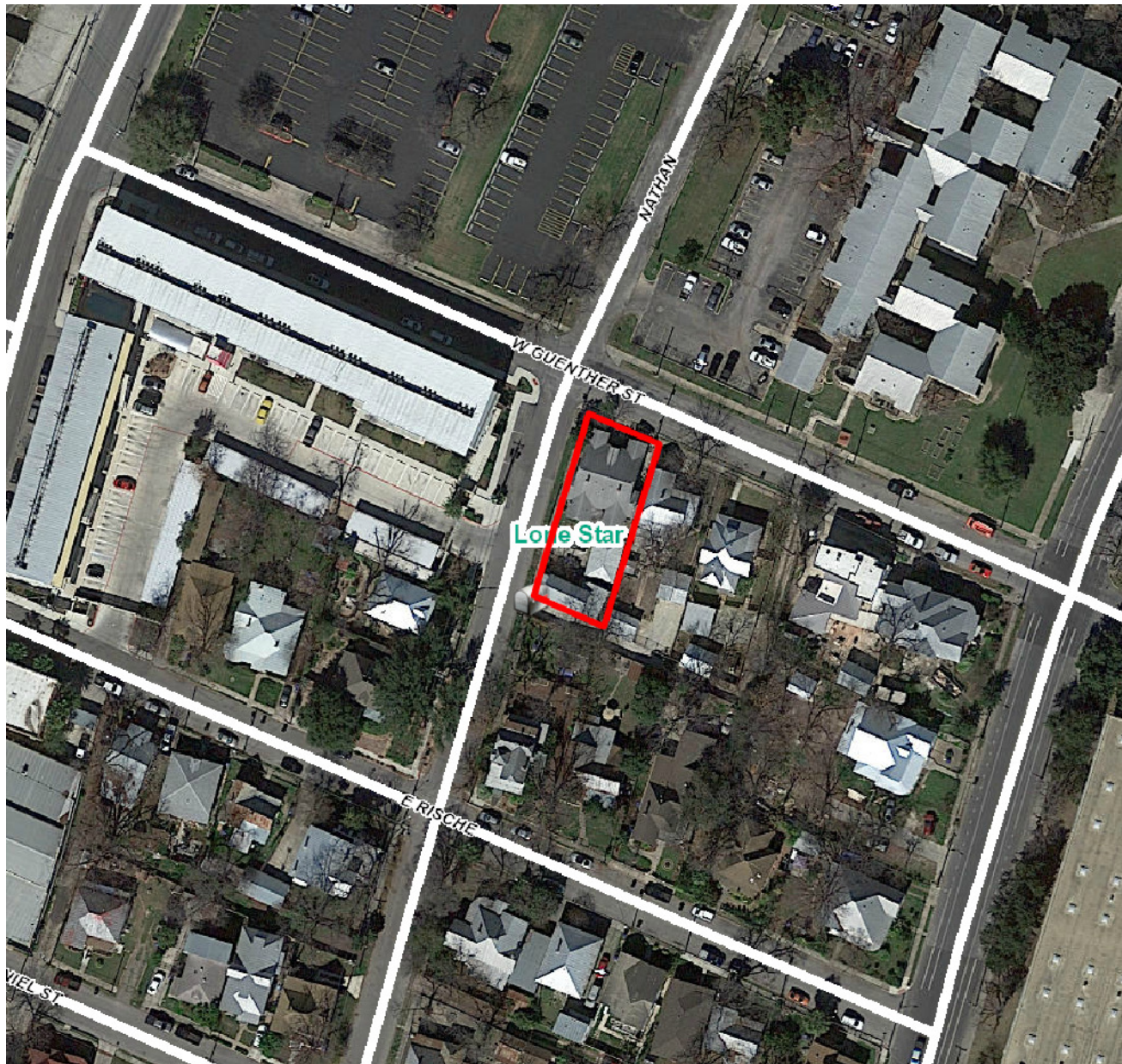
CASE MANAGER:

Edward Hall



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CITY OF SAN ANTONIO
NOTICE OF HEARING
ADDRESS: 218 NATHAN
REQUEST: [illegible]
HEARING DATE: April 25, 2018 at 1:00 PM
SEE HOW SETTING THIS PLACE AT RISK AFFECTS YOU



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 10, 2018

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210 Nathan Street

W Greiner St

Nathan St

Nathan St

Nathan St

Nathan St

Erische

355

353

354



181

376

356

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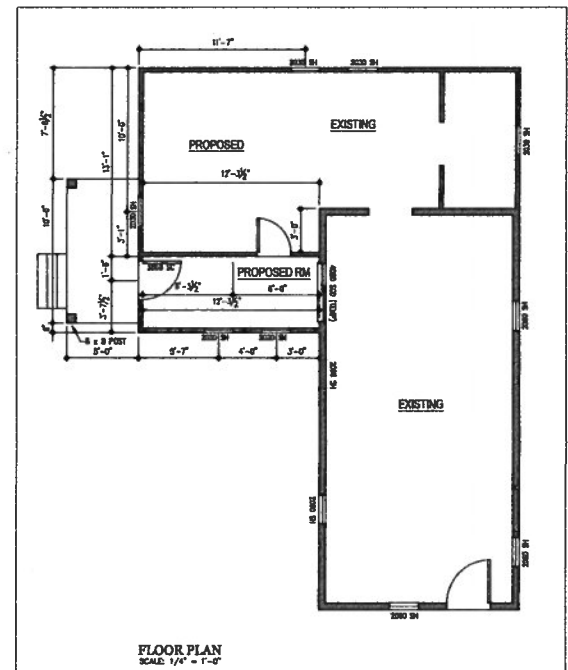
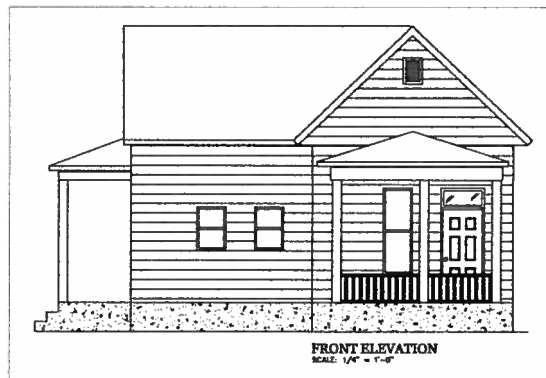
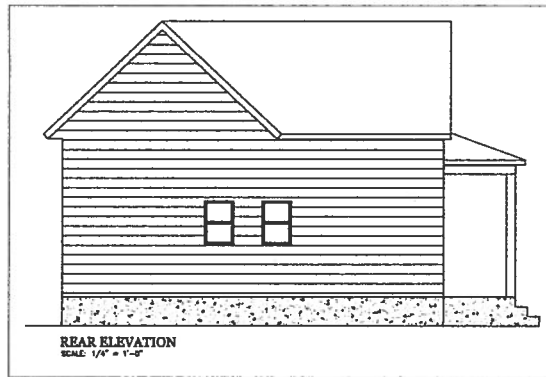
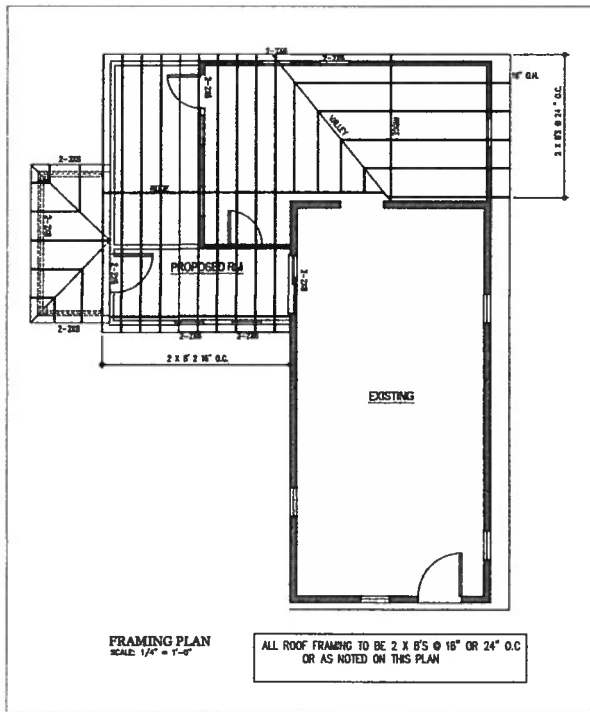
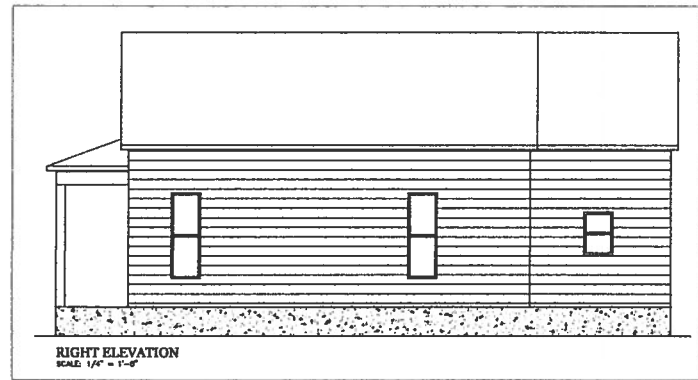
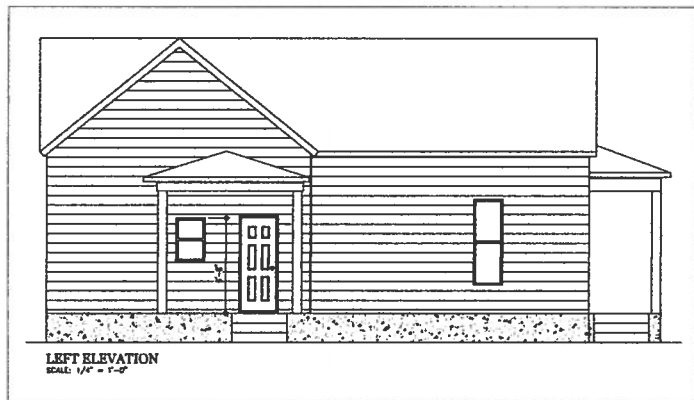
S. ALAMO

Scale of Feet.









CUSTOMER:
BOB MURRAY

PROJECT: HOME ADDITION
FLOOR, ELEVATIONS
AND FRAMING PLANS

A & E DESIGN
ARCHITECTURAL CAD SERVICES
TOMMY CANTRELL
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3304 TERRA VISION
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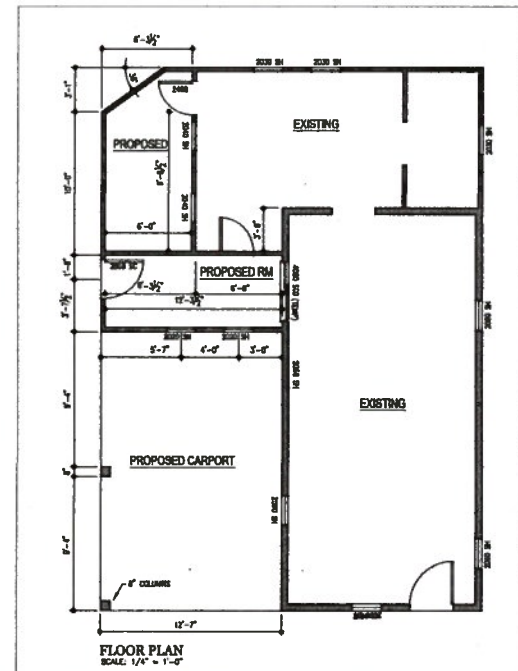
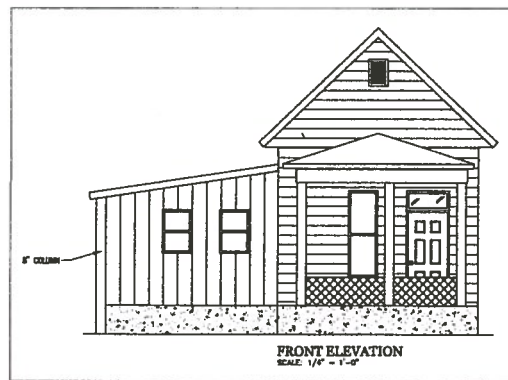
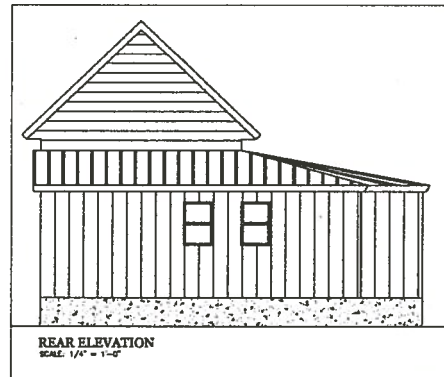
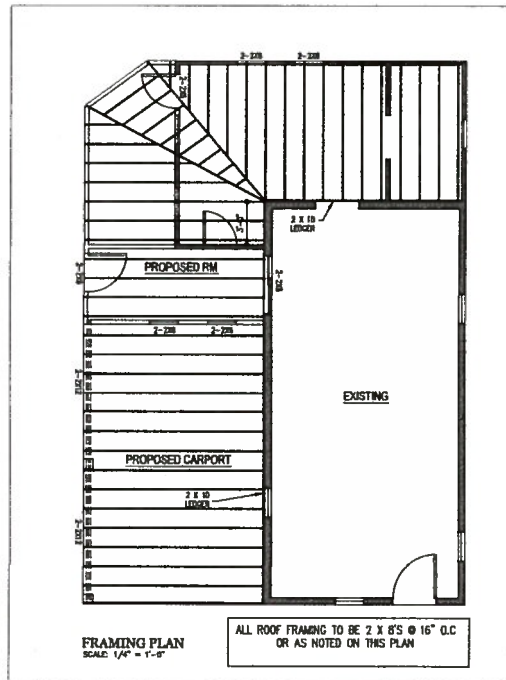
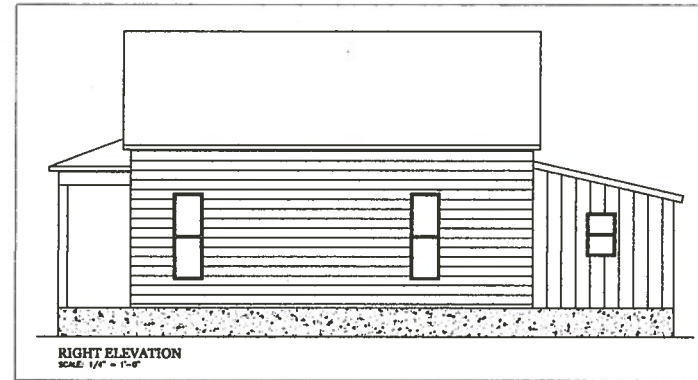
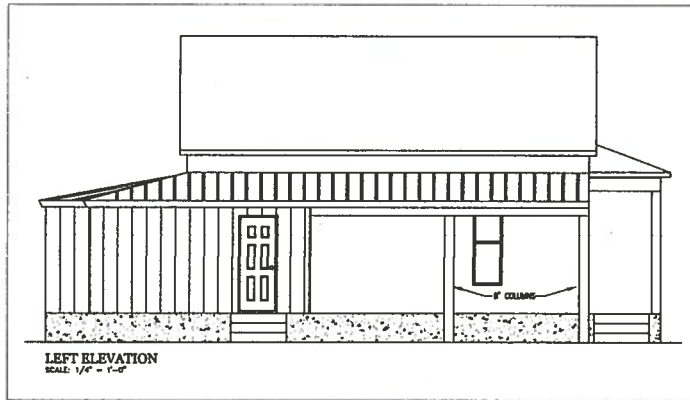
DRAWN BY: AD
DATE: 10-19-2017

ISSUE DATE:
REVISIONS
1-05-2018
3-27-2018

SHEET #
1

PREVIOUSLY APPROVED DESIGN

210 Nathan Proposed addition S



CUSTOMER:
BOB MURRAY

PROJECT: HOME ADDITION
FLOOR AND ELEVATIONS

A & E DESIGN
ARCHITECTURAL CAD SERVICES
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DRAWN BY: AD
DATE: 10-18-2017
ISSUE DATE:
REVISIONS:

SHEET #
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