HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO:	**2018-254**
ADDRESS:	205 OSTROM
LEGAL DESCRIPTION:	NCB 6938 BLK LOT 1&2
ZONING:	R-4, CD, H, RIO-1
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Tobias Stapleton
OWNER:	Tobias Stapleton
TYPE OF WORK:	Construction of a rear addition and a two story accessory structure
APPLICATION RECEIVED:	May 09, 2018
60-DAY REVIEW:	July 08, 2018

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a rear, two story addition and perform exterior modifications to the primary historic structure.
2. Construct a rear, two story, accessory structure.

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. The structure located at 205 Ostrom was constructed circa 1935 and is located within the River Road Historic District. The structure features architectural elements that are indicative of the Minimal Traditional Style that can be found in the district. The house features many of its original materials including wood siding and wood windows. However, modifications to the form of the historic structure have resulted in the removal and enclosing of the front porch, which now presents itself as a screened porch. Despite these modifications, staff finds the house to be a contributing resource within the River Road Historic District due to its construction date and architectural style. At this time, the applicant is requesting conceptual approval to construct a rear addition and a two story, rear accessory structure.
b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on May 3, 2018, where committee members noted that fenestration on the second story should be comparable to that on the first floor, that the roof form of the original structure should remain as is, that windows should feature profiles that match those found in the district, and that additional fenestration details should be provided. This request was reviewed a second time by the DRC on May 23, 2018. At that meeting, committee members noted that the updates met previous committee recommendations and that trees should be shown on the site plan. The applicant made changes based on the feedback, including location and detailing of windows and architectural details.
c. ADDITION – 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 sited the proposed addition at the rear of the primary historic structure and has proposed a width that is subordinate to that of the primary historic structure.
d. ROOF FORM – The applicant has proposed for the rear addition to feature side gabled roofs, consistent with the roof form found on the historic structure and throughout the district. This is consistent with the Guidelines.
e. TRANSITION – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure. This is consistent with the Guidelines for Additions 1.A.
f. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that features two stories in height. While the primary historic structure on the lot features one story in height, the applicant has positioned the proposed addition toward the rear of the lot away from the block face of adjacent streets. Staff finds that the proposed height will not interrupt the block face or perceived massing found along adjacent blocks. The applicant has provided a line of sign diagram providing sight references from various points in front of the primary historic structure.
g. ARCHTIECTURAL DETAILS – Generally, the proposed addition features architectural details that are consistent with those of the original structure which was constructed in the Minimal Traditional style. To provide additional façade depth, staff finds that shed roofs or small traditionally detailed awnings could be added above doors on the proposed addition which would be consistent with the style of the house.
h. MATERIALS – The applicant has proposed materials that include wood siding, refurbished wood windows and an asphalt shingle roof. Generally, the proposed materials are appropriate. When returning for final approval, the applicant should provide specifics regarding siding material and windows.
i. WINDOW MATERIALS – The applicant has noted the use of repaired windows. Regarding new windows, Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 an 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.
j. ACCESSORY STRUCTURE – To the west of the primary historic structure, the applicant has proposed to construct a two story, rear accessory structure. The proposed accessory structure feature an overall profile and massing that is subordinate to the proposed addition, features appropriately detailed garage doors and features architectural detailing that’s consistent with the historic examples found throughout the River Road Historic District. Staff finds the proposed accessory structure appropriate and consistent with the Guidelines.
k. DRIVEWAYS – The applicant has proposed to introduce one new curb cut on the property to exist with an

existing curb cut that is located on Ostrom Drive. The Guidelines for Site Elements note that historic profiles are to be used for the creation of curb cuts and that typical driveway widths are to be used, typically no wider than ten feet in historic districts; however, there are examples in the immediate area of curb cut and driveway widths that are wider than ten feet in width. Staff finds that the proposed driveway location is appropriate.

l. ARCHAEOLOGY- The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia crossing the property. Therefore, Archaeological investigations may be required.

RECOMMENDATION:

Staff recommends conceptual approval of items #1 and #2 based on findings a through l with the following stipulations:

i. That the applicant provide additional information regarding new windows when returning for final approval. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. 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 an 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.

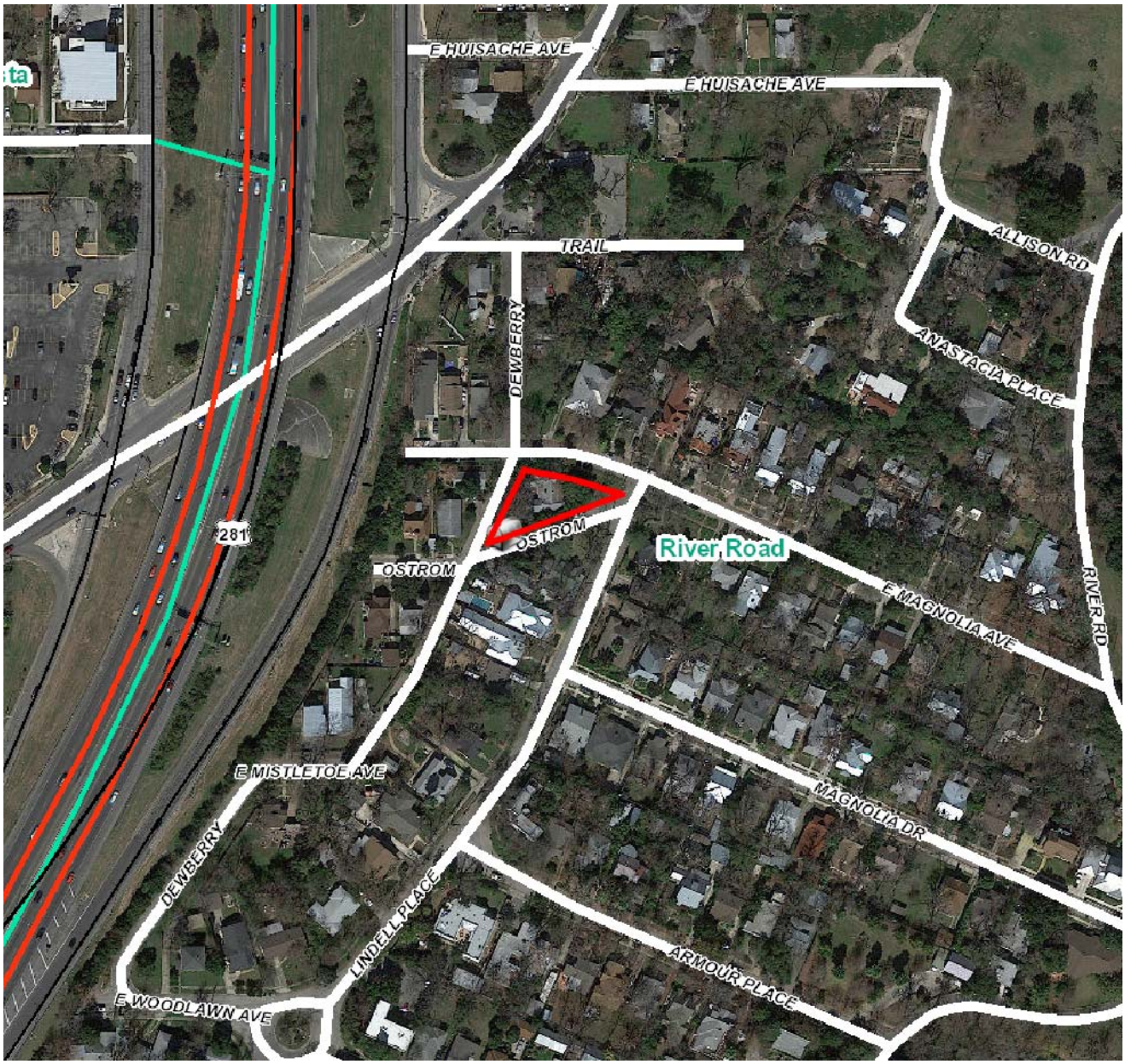
ii. That shed roofs or small traditionally detailed awnings could be added above doors on the proposed addition.

iii. That an up-to-date site plan be provided which demonstrates tree preservation on the site.

iv. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



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Printed:May 11, 2017

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: MAY 3, 2018 HDRC Case# ———

ADDRESS: 205 OSTROM Meeting Location: 1901 S ALAMO

APPLICANT: TOBY STAPLETON

DRC Members present: MICHAEL GUARINO, DANIEL LAZARINE, CURTIS FISH

Staff present: EDWARD HALL

Others present:

REQUEST: CONSTRUCTION OF A REAR ADDITION AND REAR ACCESSORY STRUCTURE AT 205 OSTROM

COMMENTS/CONCERNS: IS: OVERVIEW OF PROPOSED ADDITION - GENERAL QUESTION FOR COMMITTEE MEMBERS. CF: QUESTIONS REGARDING INTERIOR DESIGN [HAS PLAN BEEN DEVELOPED?]. IS: NO. AL: FENESTRATION ON PROPOSED SECOND STORY FRONT FACADE SHOULD BE COMPARABLE TO THOSE FOUND ON GROUND FLOOR OF HISTORIC STRUCTURE. CF: PLANE OF ADDITION SHOULD BE INSET. ALL: GABLE/ROOF FORM OF ORIGINAL STRUCTURE SHOULD REMAIN AS IS. CF: HOW WILL MASS AS VIEWED FROM SIDE STREETS BE DEVELOPED? IS: THERE WILL BE INSETS.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 5/3/18 Date

CF: OUTLINE DETAILS / MATERIALS IN NARRATIVE.

MG: CONCERNS REGARDING PROFILE OF TWO SIDE WINDOWS ON PROPOSED ACCESSORY STRUCTURE; WINDOWS SHOULD FEATURE PROFILE THAT MATCHES THOSE FOUND IN DISTRICT.

NL: CONTINUE TO USE WINDOW PROPORTIONS FOUND ON FRONT OF ACCESSORY THROUGHOUT.

CF: REVISE REAR ELEVATION OR PROVIDE CLARIFICATION ON DESIGN SOLUTION.

NL: PROVIDE DETAIL OF PROPOSED DOORS IN EXISTING ADDITION LOCATION.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 5/23/18 HDRC Case#

ADDRESS: 205 Ostrom Meeting Location:

APPLICANT: Toby Stapleton

DRC Members present: Michael Guarino, Daniel Lazarine

Staff present: Cory Edwards

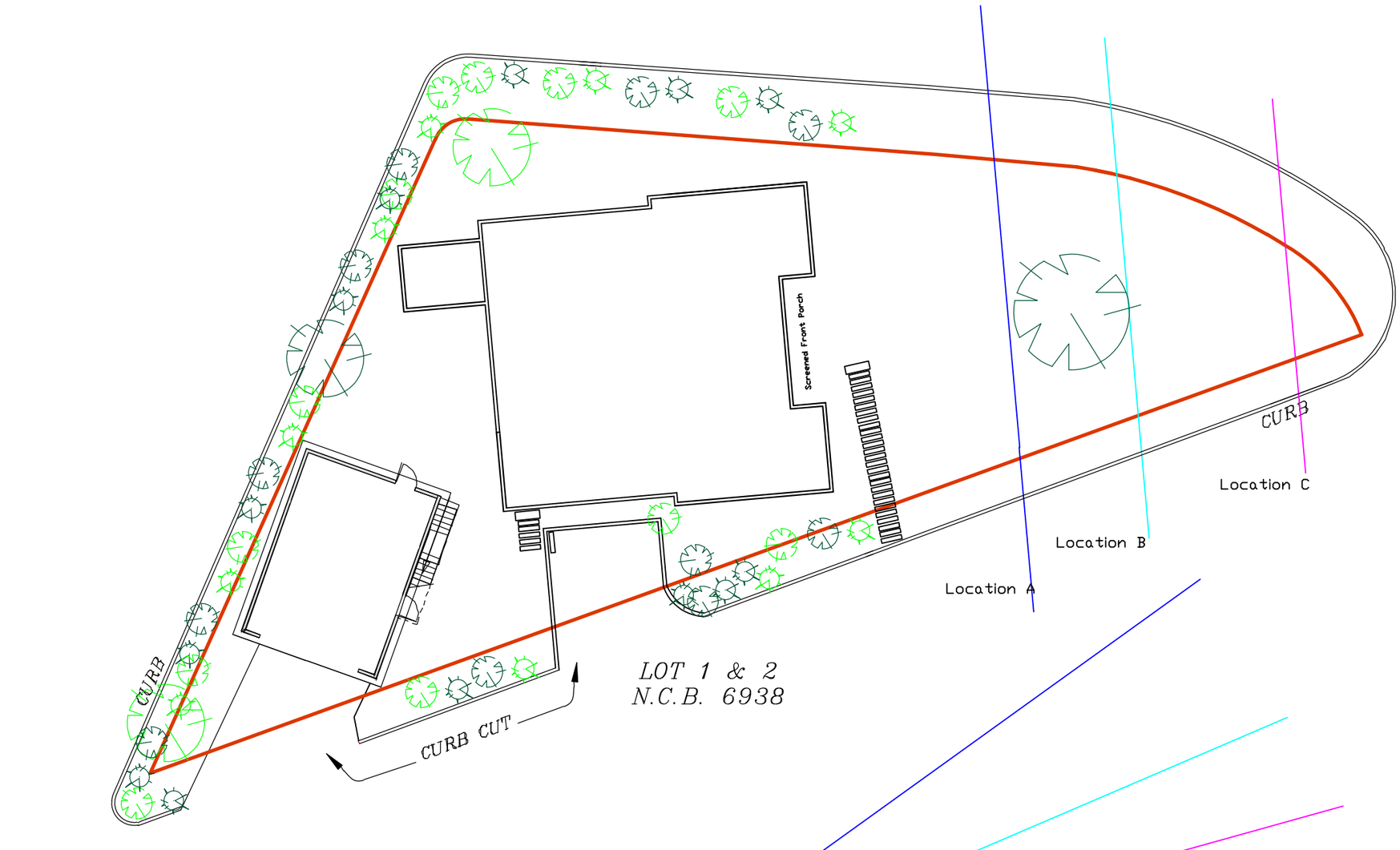
Others present: Barbara Wilke-Howell

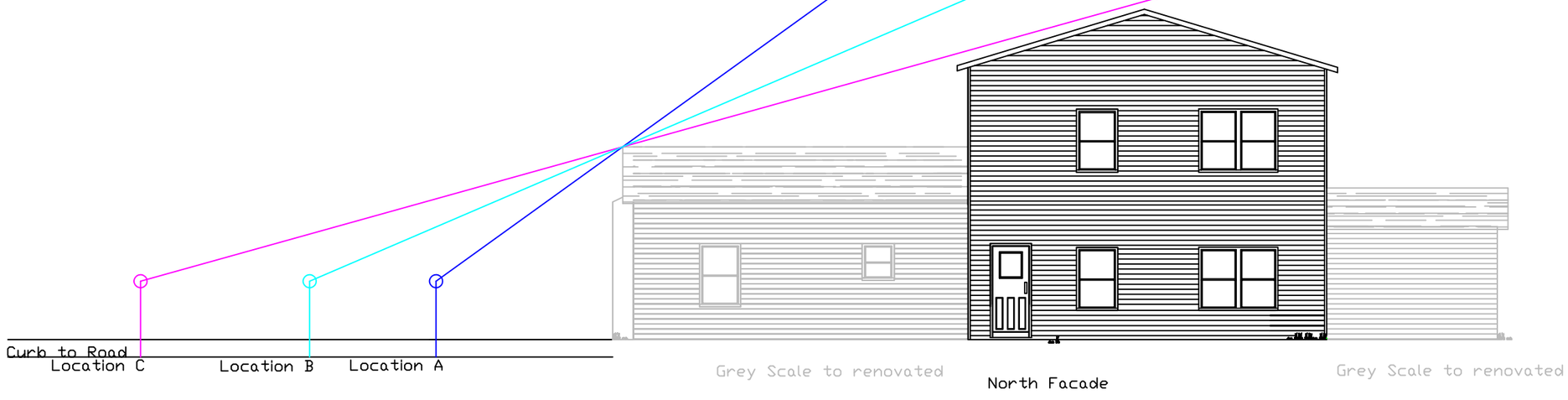
REQUEST: 2-story addition / selective demolition.

COMMENTS/CONCERNS: Revised proposal based on previous feedback. Discussion about window groupings. Check with Zoning re: parking requirements. Has met previous recommendations. Architectural details should provide more depth on facade. Intends to match details in existing residence. Show preserved trees on site plan.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date





House and Accessory Building 34.12% massing on lots

Add 4% for driveways

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

Design Team

Design TS
Drawn TS
Checked MN
Date May 2018 10:38:59 AM
Design Project No. TARR
S1780 Project No. USSA205

Approvals

CUSTOMER Date
Mai & Toby
Mechanical Engineer Date
Civil/Structural Engineer
Electrical Engineer
Engineering Manager
Security Manager
CSA
PROJECT MANAGEMENT
Project Planner Date
Project Manager
Senior Project Manager
Development Manager
Project Manager
Quality Control Reviewer
Quality Control FF&E

Revisions

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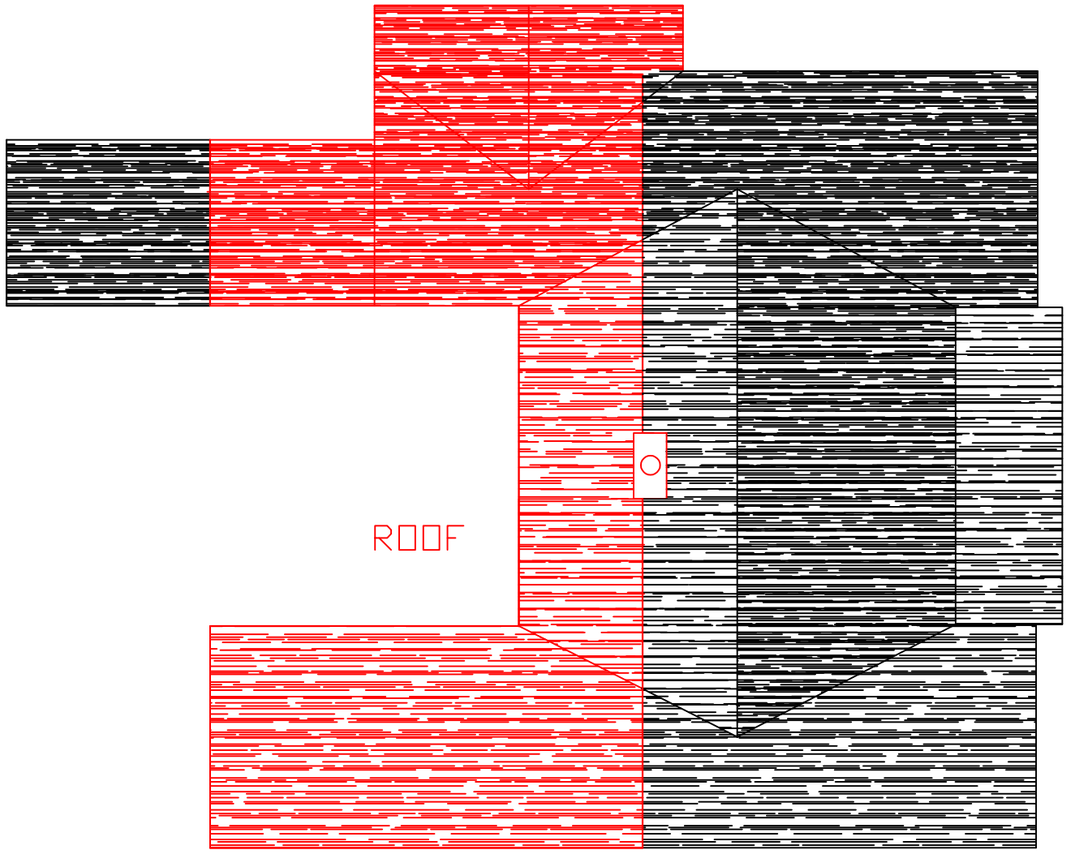
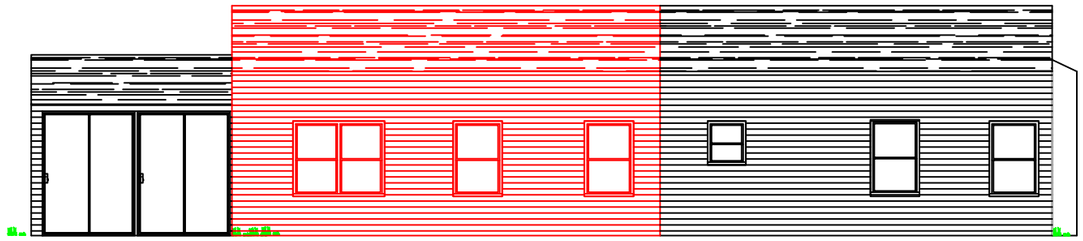
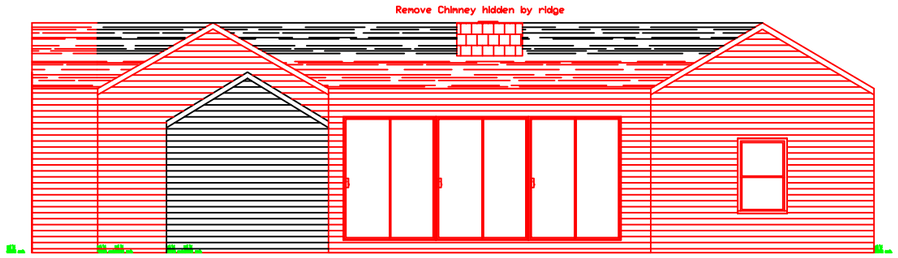
Sight Lines
From Curb

EB-101

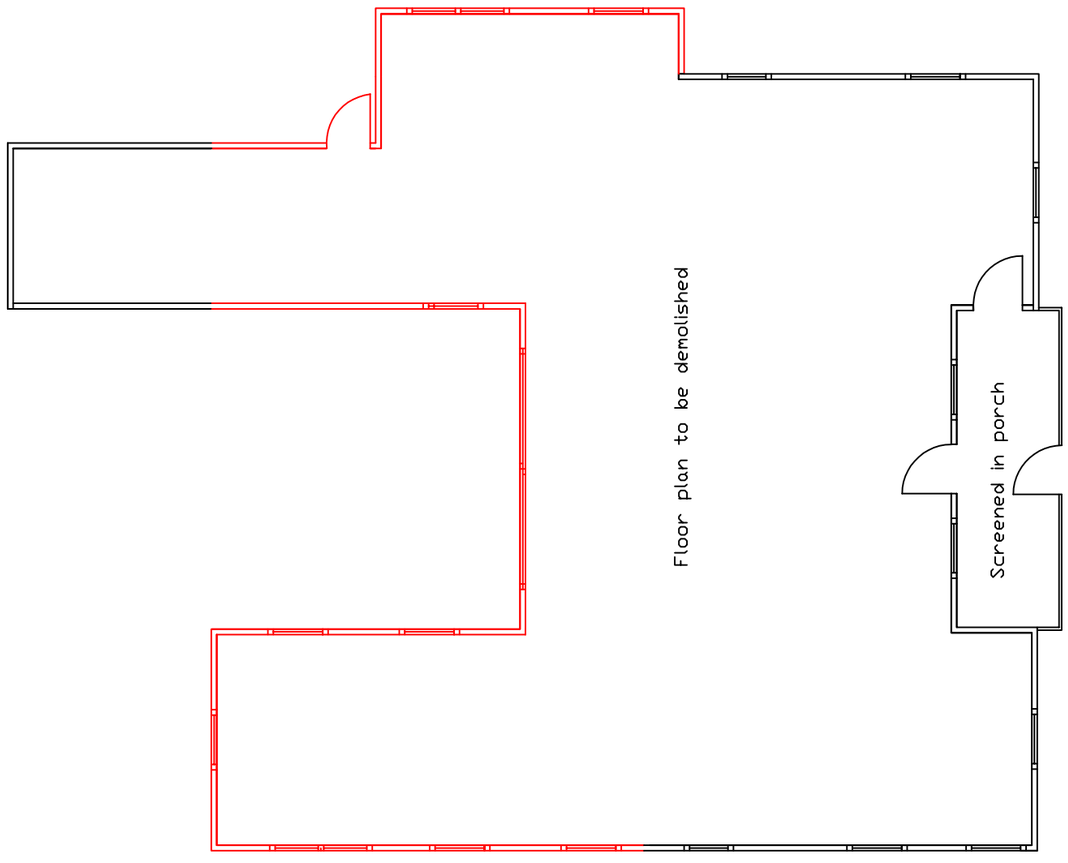


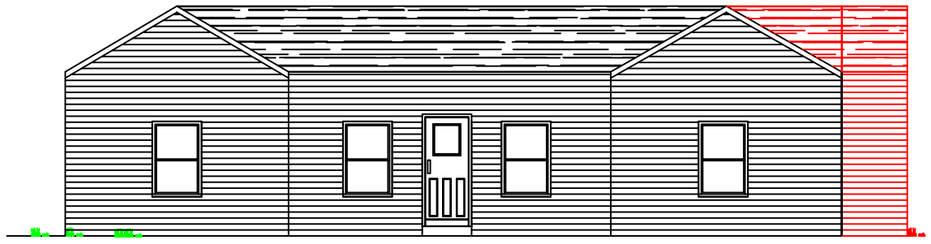


South Facade

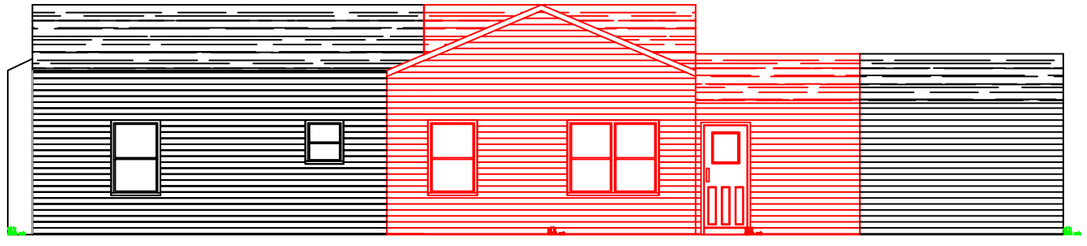


West Facade / Rear of House





East Facade Front Facing



North Facade
SELECTIVE DEMO IN RED

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checkad	MN
Date	May 2018 10:38:59 AM
Design Project No. TAMR	
51780 Project No. USSA205	

Approvals

CUSTOMER	Date
Mai & Toby	
Mechanical Engineer	Date
Civil/Structural Engineer	
Electrical Engineer	
Engineering Manager	
Security Manager	
CBA	

PROJECT MANAGEMENT

Project Planner	Date
Project Manager	
Senior Project Manager	
Development Manager	
Project Manager	
Quality Control Reviewer	
Quality Control FF&E	

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Existing Building

SELECTIVE DEMOLITION

EB-101

Grey Scale to remain

West Facade Rear Facing

Grey Scale to remain

East Facade Front Facing

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	MN
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Project Planner	Date
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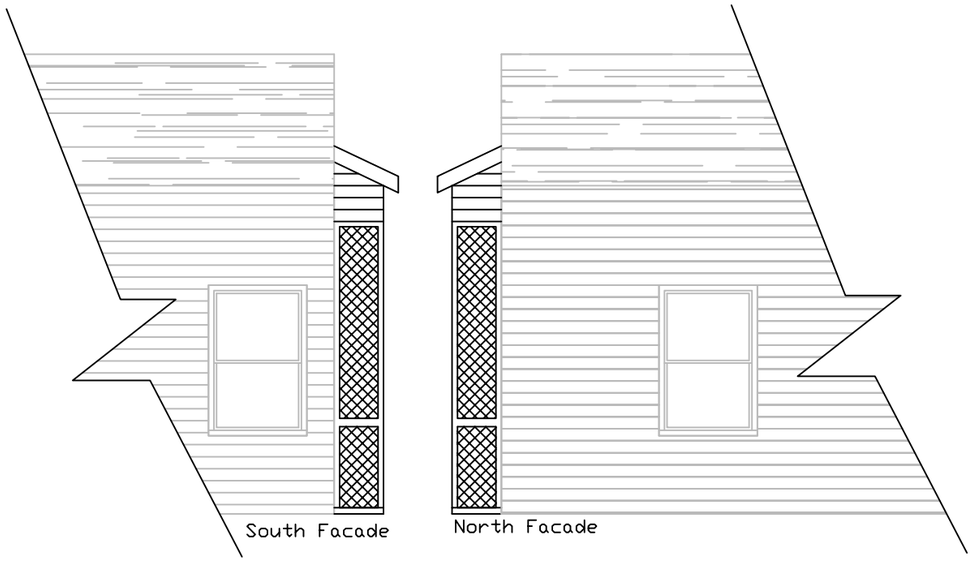
Elevations

North & South

EL-101

Grey Scale to renovate

East Facade Front Facing
Screened in Porch Replacement



The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

Design Team

Design TS
Drawn TS
Checkad MN
Date May/2018 10:38:09 AM
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S1780 Project No.
USSA205

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CUSTOMER Date
Mai & Toby
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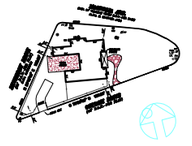

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Screened in Porch
Details

SP-104

South Facade facing Ostrom Dr.

North Facade facing Magnolia

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checkad	MN
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Design Project No. TAWR	
51780 Project No. USSA205	

Approvals

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Mai & Toby	
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Engineering Manager	
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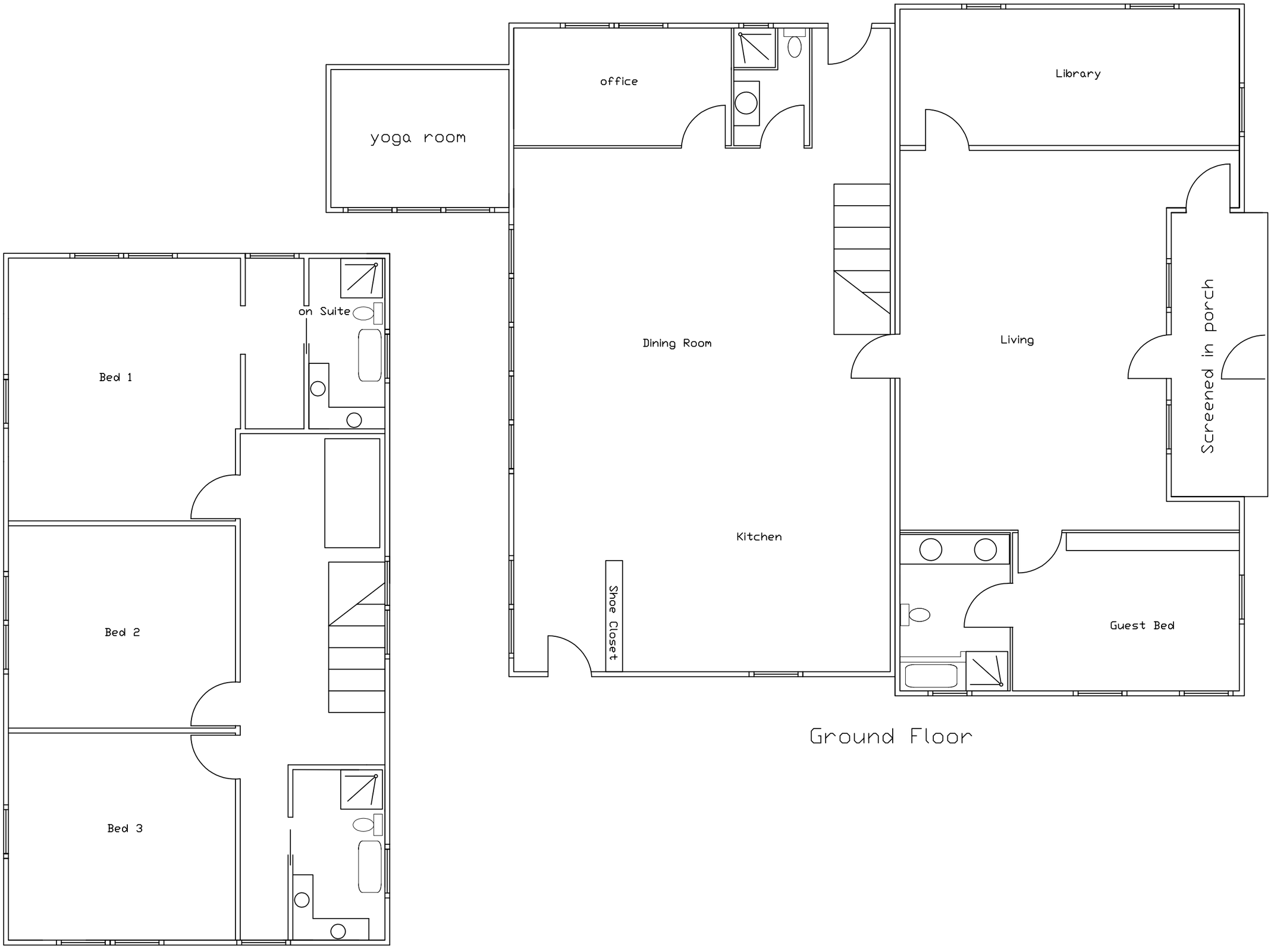
Elevations

North & South

EL-102



Ground Floor

First Floor

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
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51780 Project No. USSA205	

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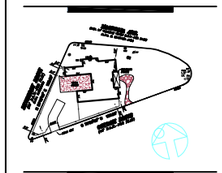

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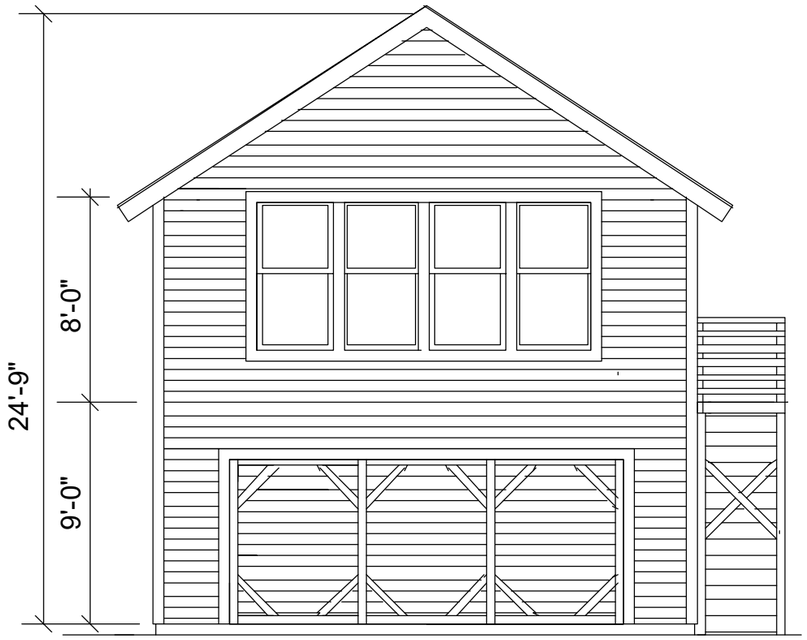
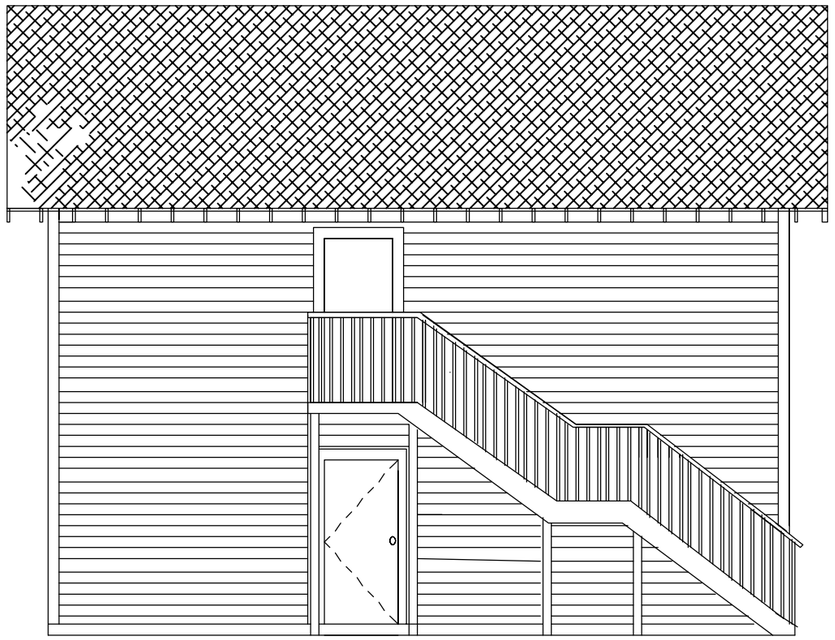
Plans

GF & FF

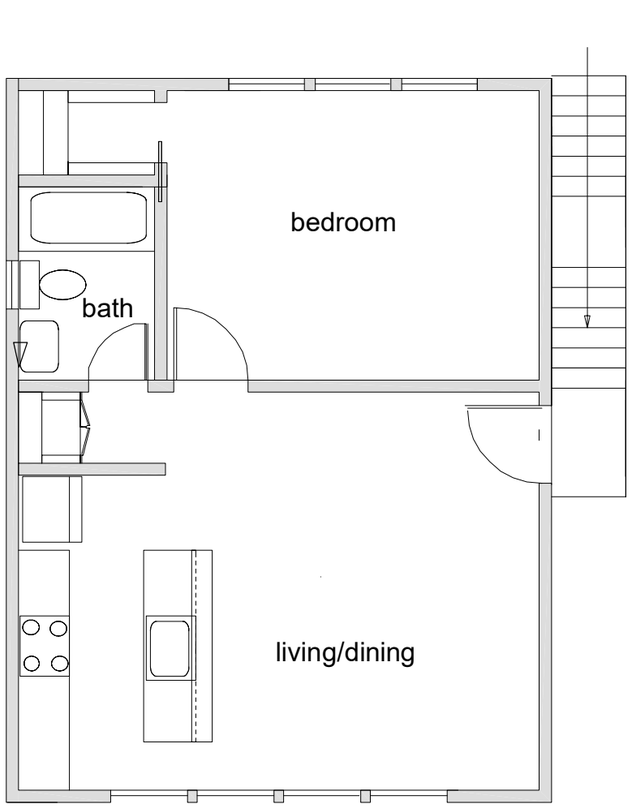
PL-121



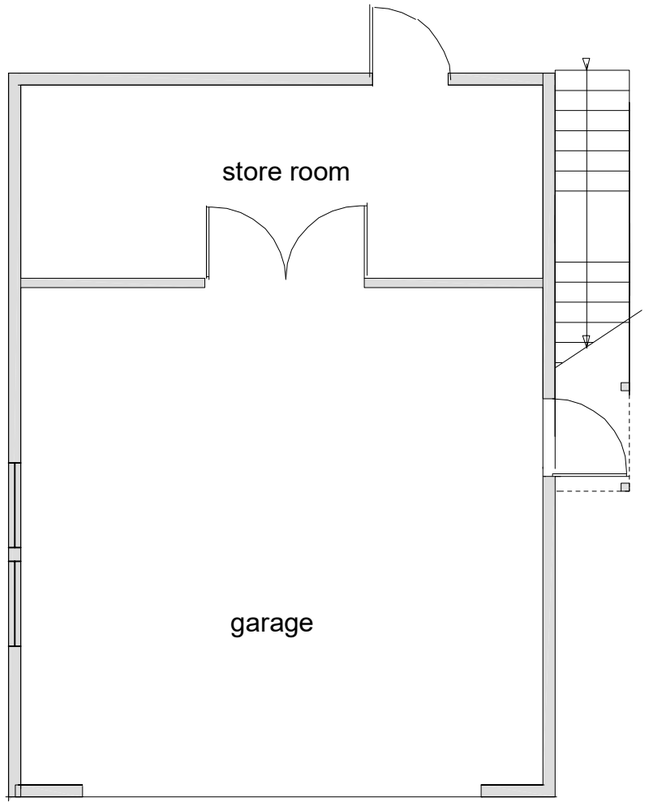
Front Elevation Facing OStrom



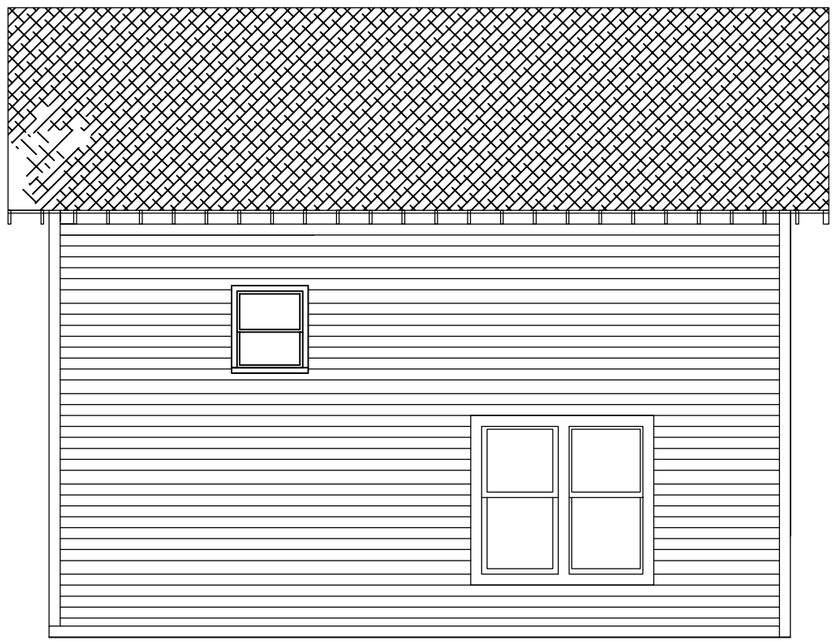
Side Elevation Facing rear of House



First Floor Accessory Building



Ground Floor Accessory Building



Side Elevation Facing Dewberry

205 Ostrom Drive San Antonio, TX 78212
T: 425-305-8044 C: 210-300-5385

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

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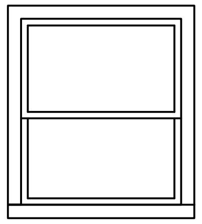
Bar Code

Sheet Title/Number

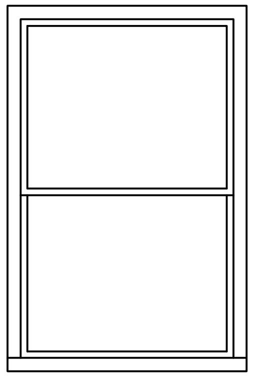
Issued for Design App

Accessory Building

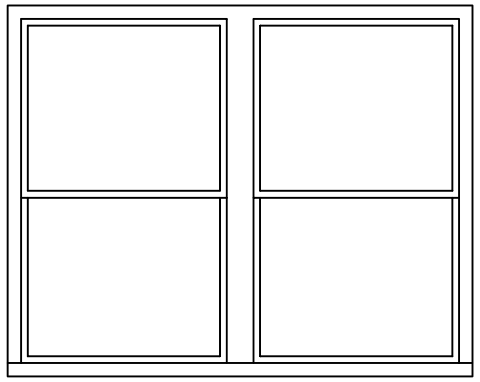
NC-103



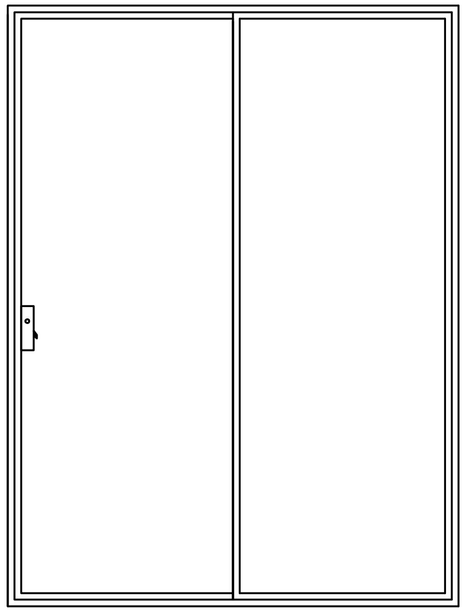
□□pi□□l B□throo□ Window
Found □hrou□hou□□he e□is□in□ buildin□



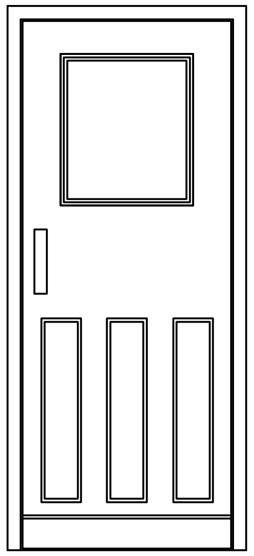
□□pi□□l Sin□le Window
Found □hrou□hou□□he e□is□in□ buildin□



□□pi□□l Double Window
Found □hrou□hou□□he e□is□in□ buildin□



S□□nd□rd Slidin□ □l□ss Door
Wi□h Wood □ri□ □Lo□□ed re□r □□rd wi□h
no □isibili□□ fro□ □he s□ree□



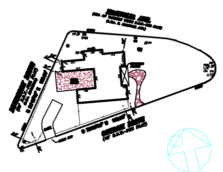
Wood Door in □eepin□ wi□h His□ori□ Desi□n for
□□□□-□□s houses

Refurbish windows when possible

The Island
River Road

205 Ostrom Drive
SAN ANTONIO, TEXAS 78212

01 ISSUE FOR REVIEW



Door □
Window S□hedule

WS-□□□