

# HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

**HDRC CASE NO:** 2018-275  
**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:** Roof modifications to existing addition  
**APPLICATION RECEIVED:** May 25, 2018  
**60-DAY REVIEW:** July 24, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to raise the ridgeline of an existing, rear addition to match that of the primary historic structure and install a side gabled roof on the proposed addition to be subordinate to that of the primary historic 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.

#### **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 raise the ridgeline of an existing, rear addition to match that of the primary historic structure and install a side gabled roof on the proposed addition to be subordinate to that of the primary historic structure.
- b. **ROOF DESIGN** – The previously approved roof design features a shed roof and an overall height of approximately eight (8) feet. At this time, the applicant has proposed to raise the ridge line of the existing addition while installing a side gabled roof to feature a ridgeline that is subordinate to that of the primary historic structure. 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. **RIDGE HEIGHT** – Staff finds the subordinate ridge height of the proposed addition to be appropriate; however, staff finds that the applicant should reduce the new height of the existing addition’s ridgeline, rather than match that of the historic structure. The reduced height does not need to match the proposed height of the side gable.

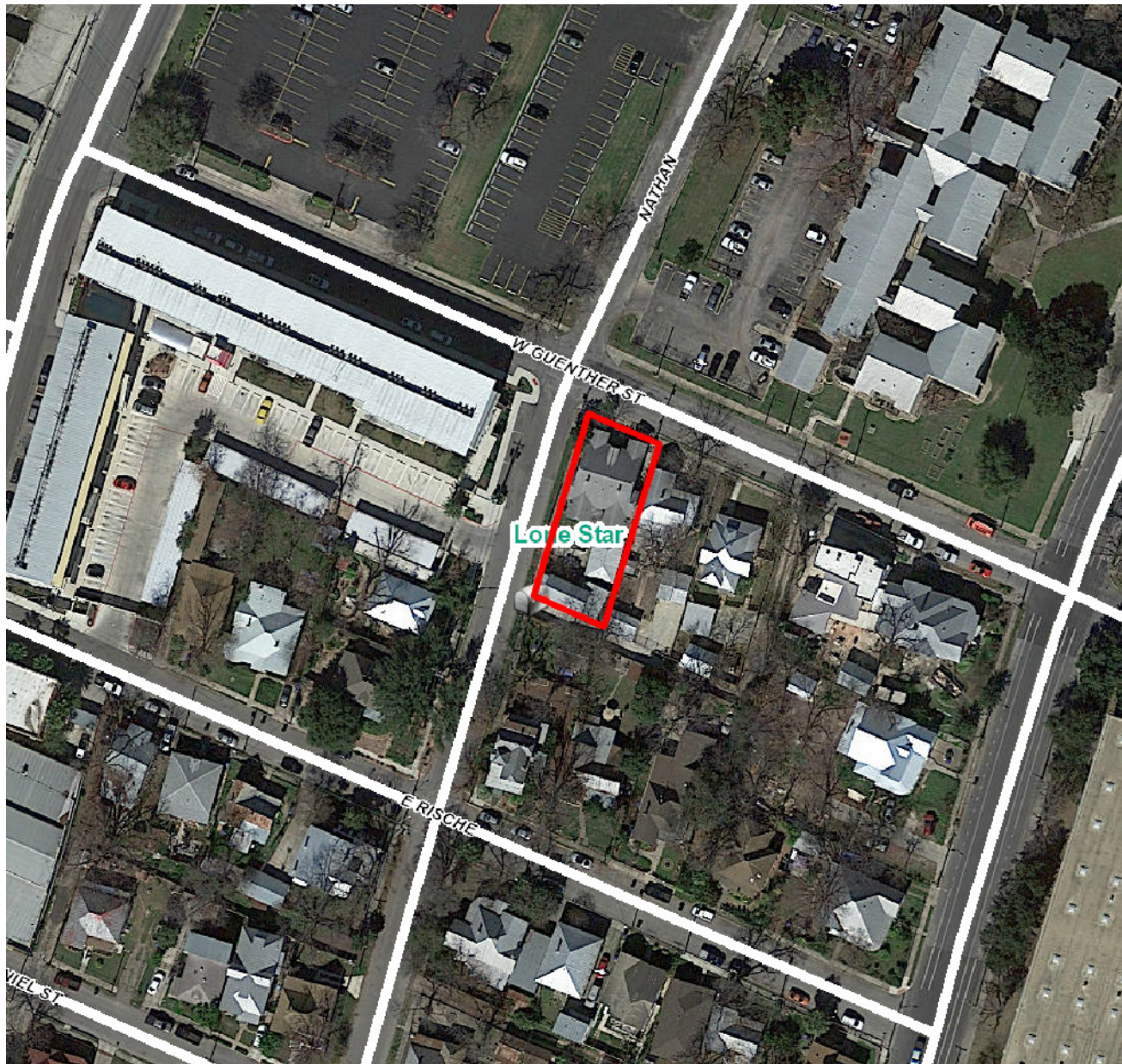
#### **RECOMMENDATION:**

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



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 10, 2018

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210 Nathan Street

W Gretna St

Nathan St

Nathan St

Nathan St

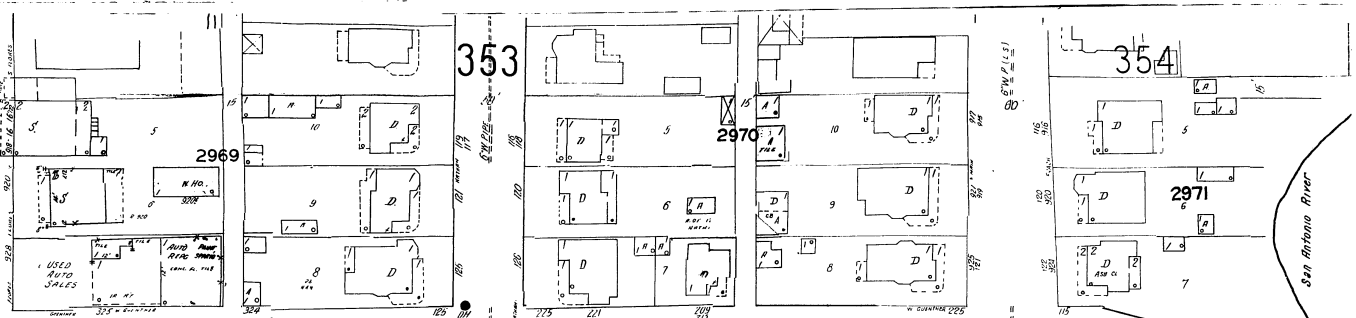
Nathan St

E Rische

355

353

354



W. GUENTHER

MICROFILMED

S. MAIN AV.



376

S. FLORES

E. RISCHE

NATHAN

(FRASCH)

356



DANIEL

MICROFILMED

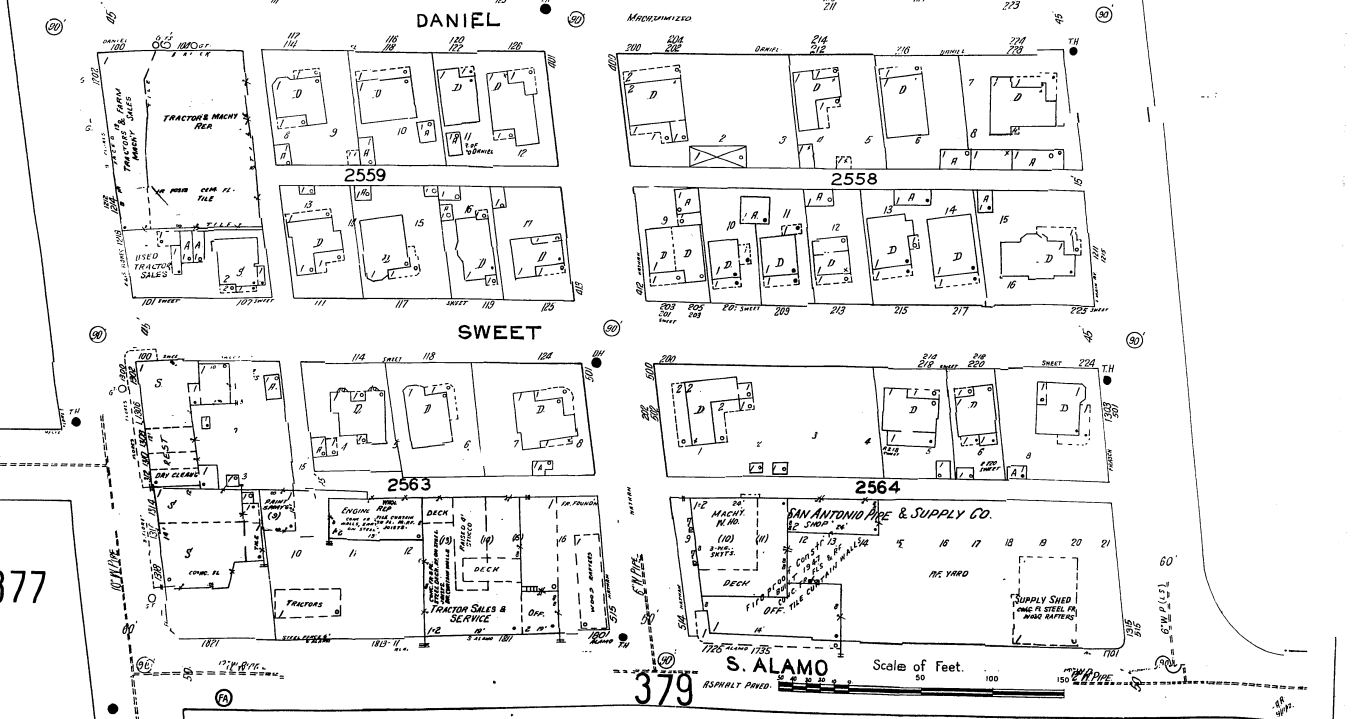
SWEET

S. ALAMO

Scale of Feet.

379

377

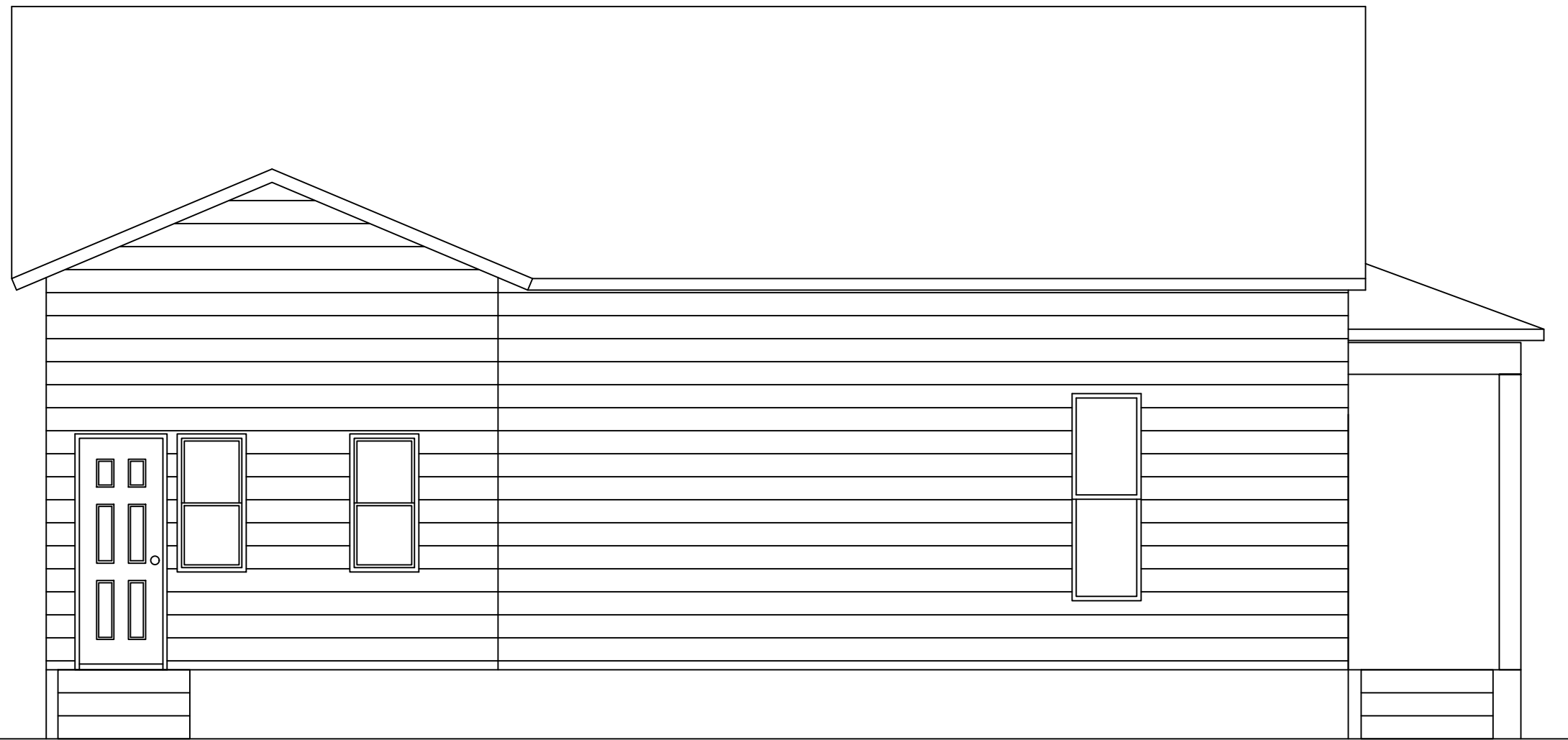






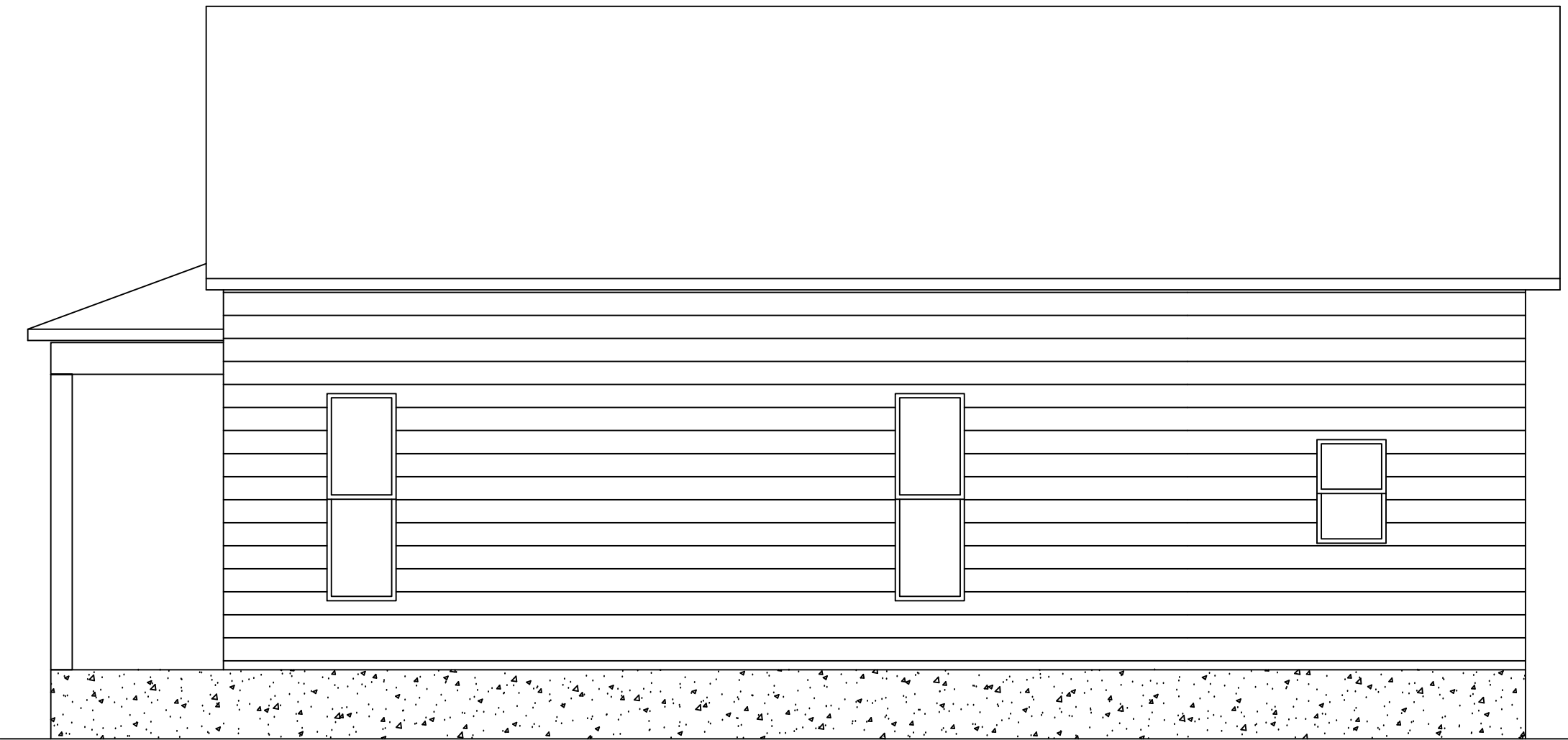




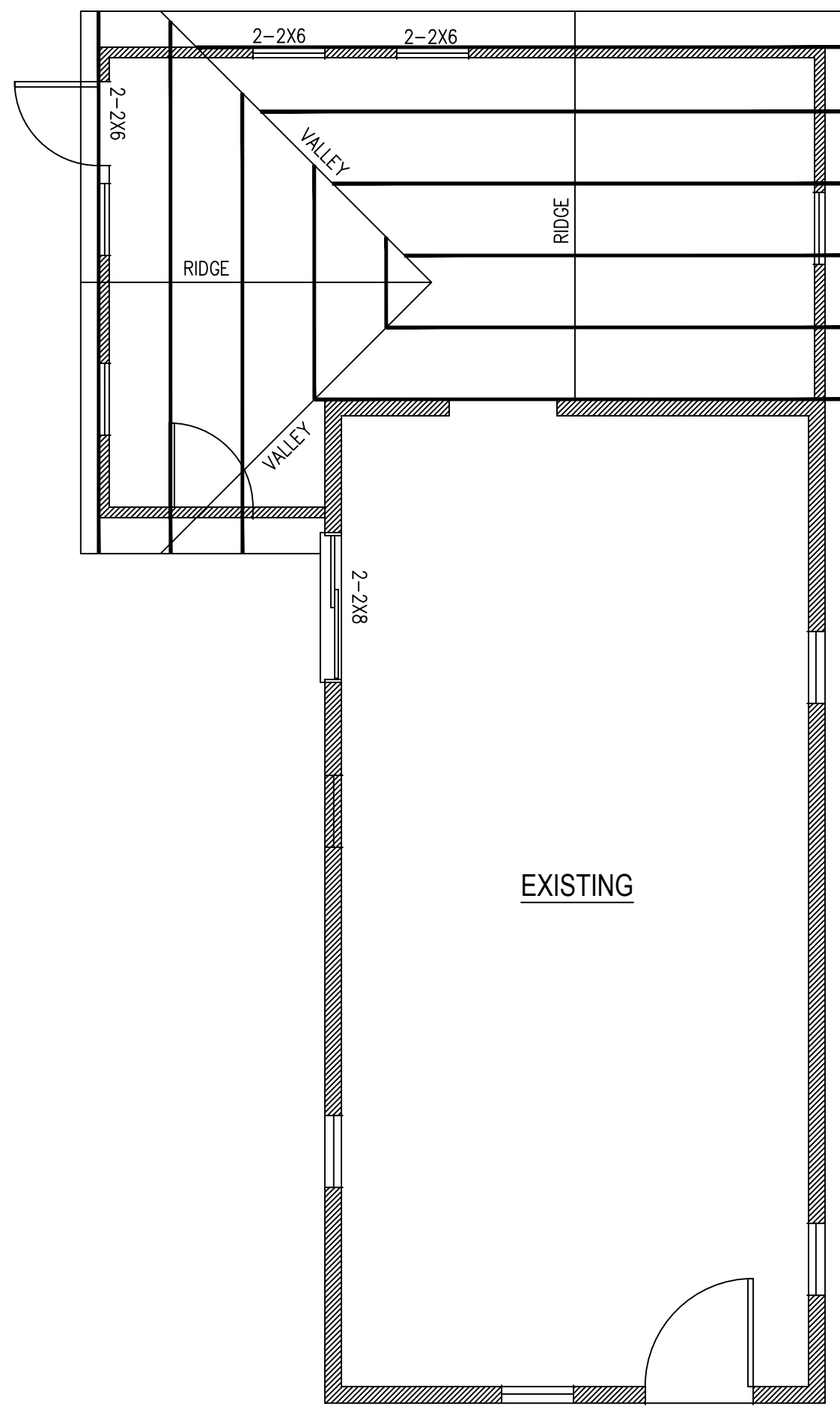


LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

REVISED DESIGN



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



FRAMING PLAN  
SCALE: 1/4" = 1'-0"

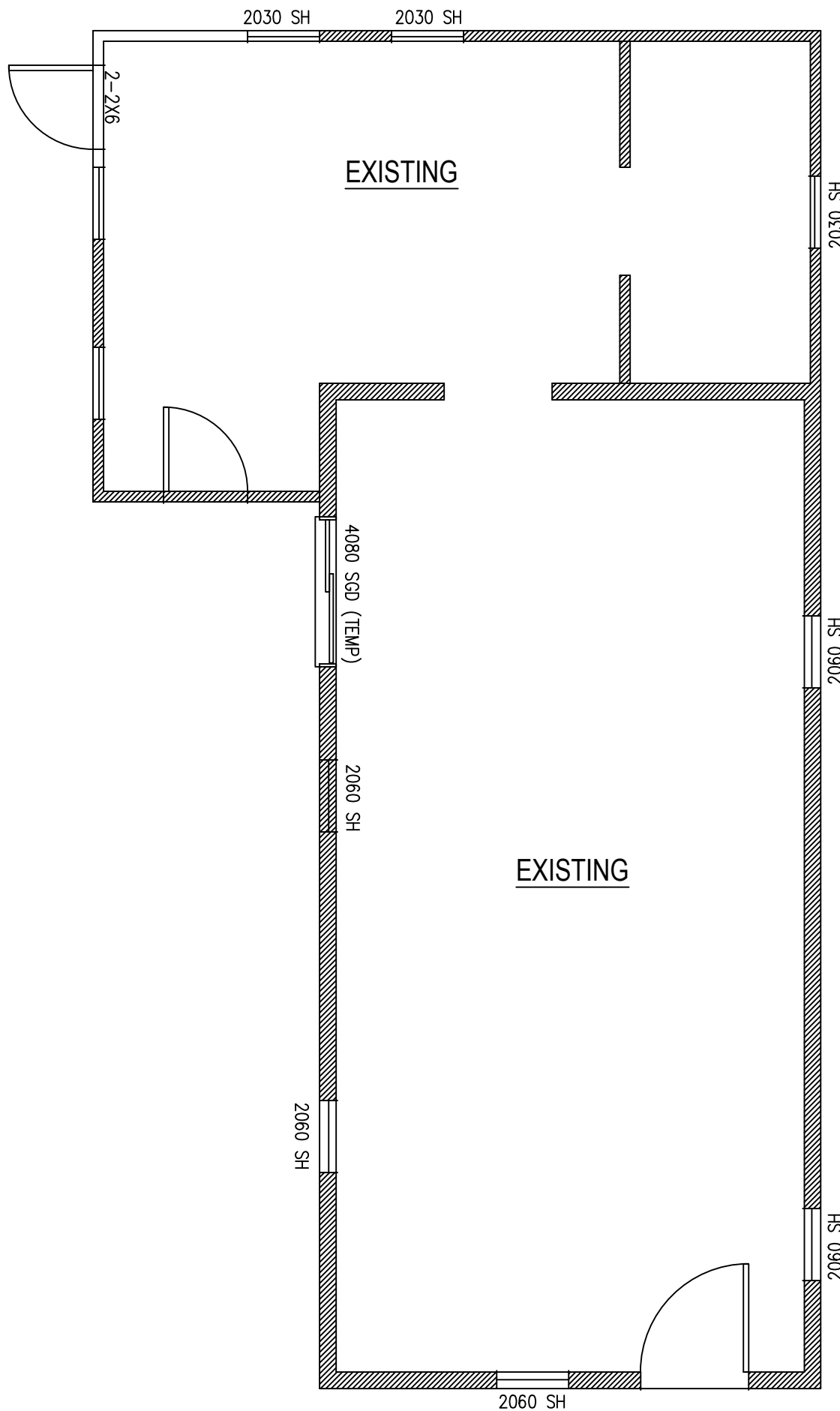
ALL ROOF FRAMING TO BE 2 X 8'S @ 24" O.C.  
OR AS NOTED ON THIS PLAN



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CUSTOMER:  
BOB MURRAY

PROJECT: HOME ADDITION  
FLOOR, ELEVATIONS  
AND FRAMING PLANS

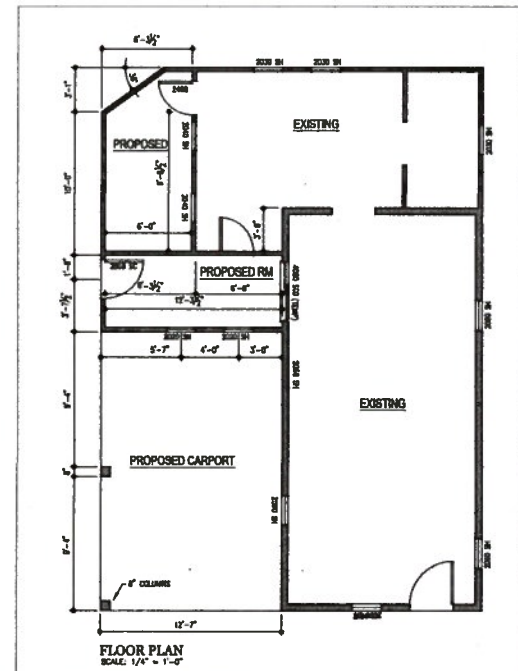
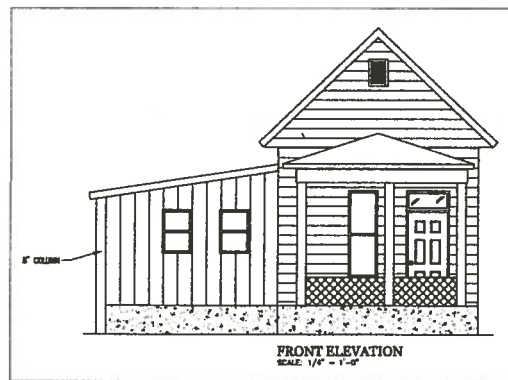
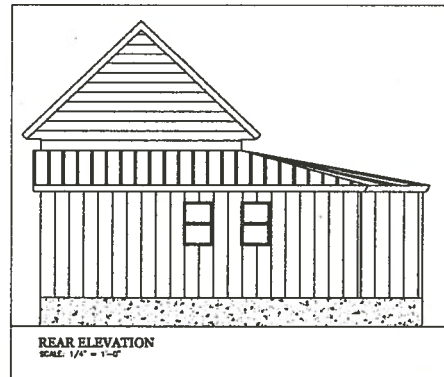
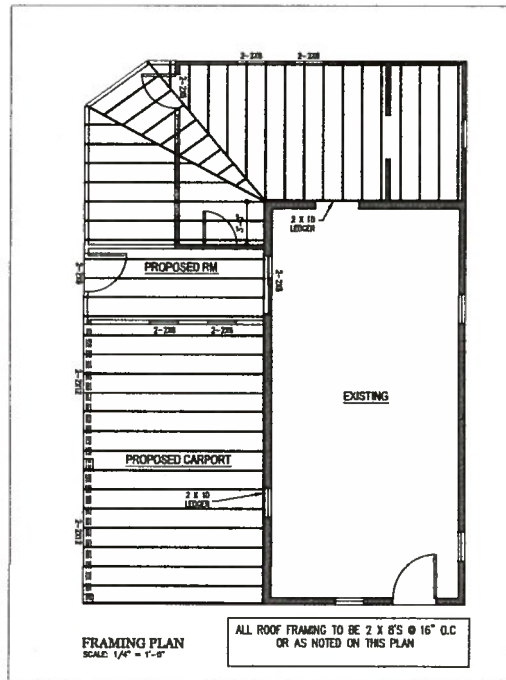
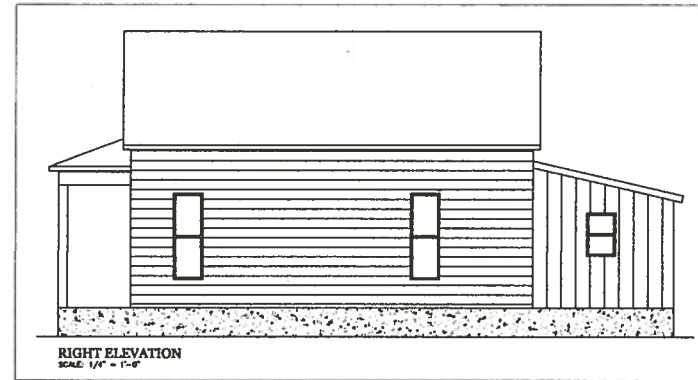
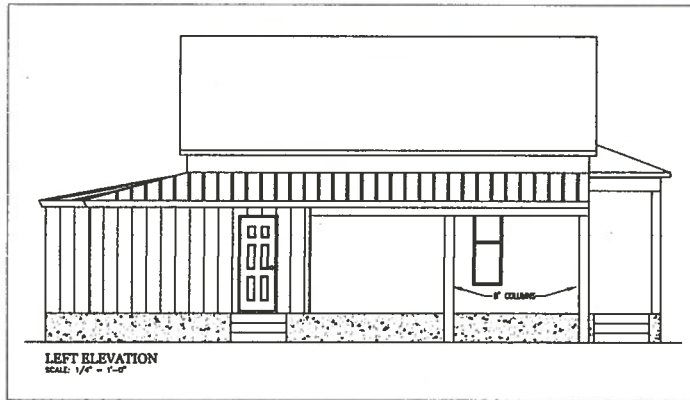
A & E DESIGN  
ARCHITECTURAL CAD SERVICES  
TONY ONTIVEROS  
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EL PASO, TX 79908  
OURX2@ME.COM

DRAWN BY: AO  
DATE: 10-18-2017  
ISSUE DATE:  
REVISIONS  
1-10-2018  
3-27-2018  
5-25-2018

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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