

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-582
ADDRESS: 622 S FLORES ST
LEGAL DESCRIPTION: NCB 929 (ARSENAL(REPLAT)), BLOCK 3 LOT 5
ZONING: D
CITY COUNCIL DIST.: 1
DISTRICT: Arsenal Historic District
APPLICANT: John Speegle/SKD Architecture
OWNER: City of San Antonio, Parks and Recreation
TYPE OF WORK: Construction of a side addition
APPLICATION RECEIVED: November 16, 2018
60-DAY REVIEW: January 15, 2019
REQUEST:

The applicant is requesting conceptual approval to:

1. Remove the existing screened porch and construct a new side addition.
2. Construct a deck to be attached to the proposed side addition to be enclosed by a wood fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- 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.
- 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.
- 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.
- 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 622 S Flores was constructed in 1883 and is commonly known the Commander's House. The structure features a stone façade and a wraparound porch. The structure features a modified screen porch that currently serves as a storage room. The original materials from the screened porch have been removed and it features a wood lattice and plexi-glass screen.
- b. ADDITION – The applicant has proposed to construct an addition to feature approximately 240 square feet. The proposed addition will be constructed on the historic structure's north elevation, to the immediate rear of a side window bay. 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. Per the construction documents, the proposed addition will feature a hipped roof to match that of the existing screened porch. Staff finds that the addition should not extend past the northern most portion of the original window bay.
- c. ROOF FORM – As noted in finding b, the applicant has proposed for the addition to feature a hipped roof. The exiting screened porch features a very shallow sloped hipped roof. The proposed roof form is appropriate and consistent with the Guidelines.
- d. MATERIALS – The applicant has proposed materials that include wood siding and salvaged columns and railings from the existing structure. The roof will feature metal materials. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- e. ARCHITECTURAL DETAILS – Generally, staff finds the proposed massing and form of the proposed addition to be appropriate; however, staff finds that a detached addition would be most appropriate. Since a detached, freestanding addition is not possible, staff finds that the proposed addition should not be visible from the primary facades and should not extend past the side bay.

- f. DECK – To the north of the proposed addition, the applicant has proposed to construct a concrete deck with fencing to screen service equipment as well as provide a ramp to facilitate access to the kitchen. The applicant has noted horizontal wood pickets for the proposed fence. Staff finds that a more traditional profile for the proposed fence would be most appropriate given the integrity of the historic structure.

RECOMMENDATION:

Staff recommends approval of item #1, the construction of a side addition with the following stipulations:

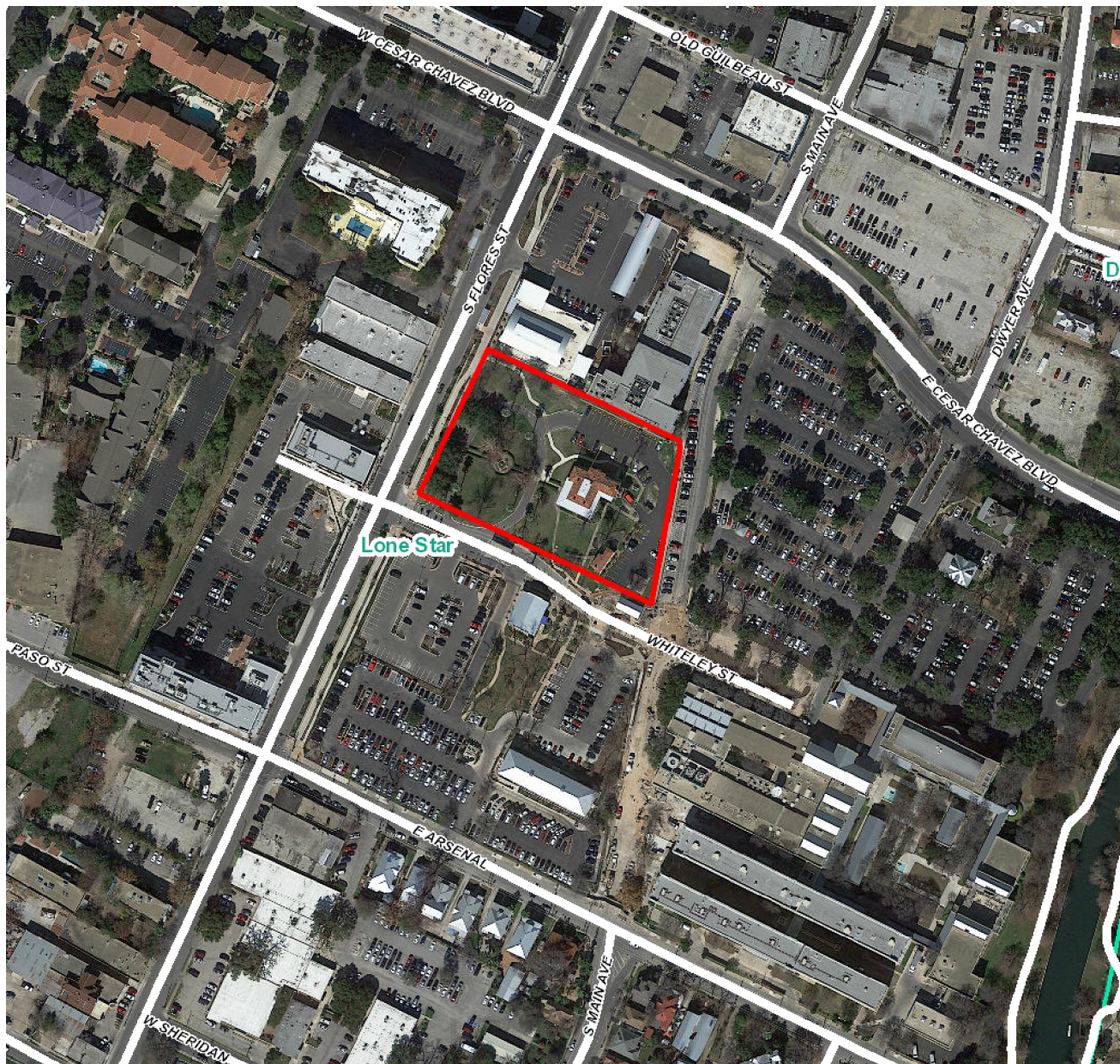
- i. That the proposed addition be reduced in depth to feature a profile that does not extend past the historic structure's window bay.
- ii. That the standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- iii. That updated elevations drawings be submitted to staff for review that note that the proposed addition does not extend past the historic window bay.

Staff recommends approval of item #2, the construction of a deck attached to the proposed addition with the following stipulations:

- i. That the proposed screening fence feature vertical pickets with a traditional design.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 29, 2018

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KITCHEN ACCESS
FOR
EMPLOYEES & LUNCH
SERVICES ONLY
ENTRANCE NOT
PERMITTED
11TH OUT, AIR NET



speegle & KIM-davis: Architecture

16 November 2018

Historic, Design & Review Commission
SKDA Project # 18033

Applicant's Project:

Addition to the Commander's House and Demolition Request

Scope of Work

The property owner, the City of San Antonio Parks & Recreation Department (COSAPR) has contracted the firm of **speegle & KIM-davis Architecture** to provide design services.

COSAPR requesting approval from the HDRC to demolish the existing side porch addition and to construct a larger room.

The current structure, circa 1883, is a two-story stone building located at the western edge of the "old Arsenal Historic District." The building was used as the Officer's Quarters by the Commander of the Arsenal Complex up until 1930. In 1978, the House was conveyed to the City of San Antonio and renovated into a "Senior Citizen Center," which is still in operation.

The Home has a "Historic American Building Survey" (HABS TX-3175-A) performed around 1933. Photographs of that time, indicates the addition was a screened-in porch off the kitchen of the House. Over time, the porch screen was removed and enclosed with wood framing, lattice work and plexi-glass panels. The existing addition has been used for a storage and place for keeping individual refrigerators and freezers units for the HEB-operated kitchen. The existing kitchen area does not have enough room to properly serve the senior-citizens who eat there.

The addition is settling away from the building and has roof leaks between its existing metal roof and the stone wall. The room is not large enough to provide proper clearance between the refrigeration units and the walls of the existing room. The addition will be 4'-4" foot deeper, but maintaining the same width as existing.

The inside of the proposed addition will have a walk-in cooler/freezer unit and an area for storage. A concrete deck is also proposed with the same finish floor elevation as the addition with steps and a dock ramp. A wood fence is proposed on the exterior of the deck to contain the kitchen's miscellaneous equipment and carts and their trash and recycling containers.

The proposed design of the addition will be constructed with 2 x 4 wood studs, and the existing wood columns and handrails installed across the elevations. Between the columns will be painted horizontal 1 x 8 lap wood siding. The existing wood cornice on the north elevation will be removed and re-installed on the new north wall.

The existing metal roof will be replaced with a standing seam "Galvalume" (standard finish) metal roof with panels 18" to 21" wide, and raised vertical seams 1" to 2" tall.

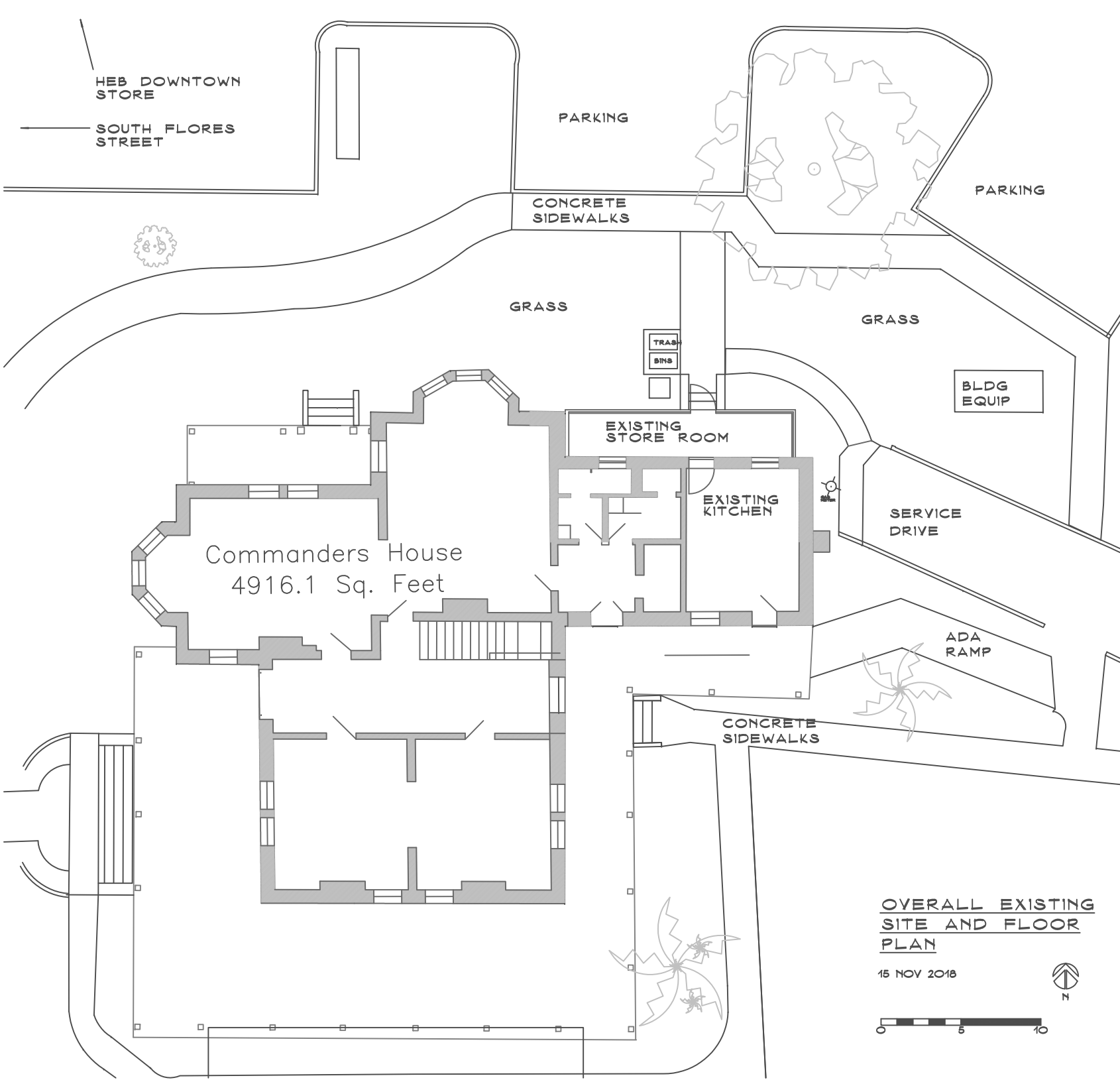
The proposed deck will be textured concrete and sloped to drain. The deck will be enclosed with painted wood fence, up to 42" above the deck. The smooth finish horizontal wood boards will consist of alternating 2x8's and 2x4's, painted to match the existing off-white of the main house color. The proposed wood siding will also match the same color.

Prepared by,



John J. Speegle

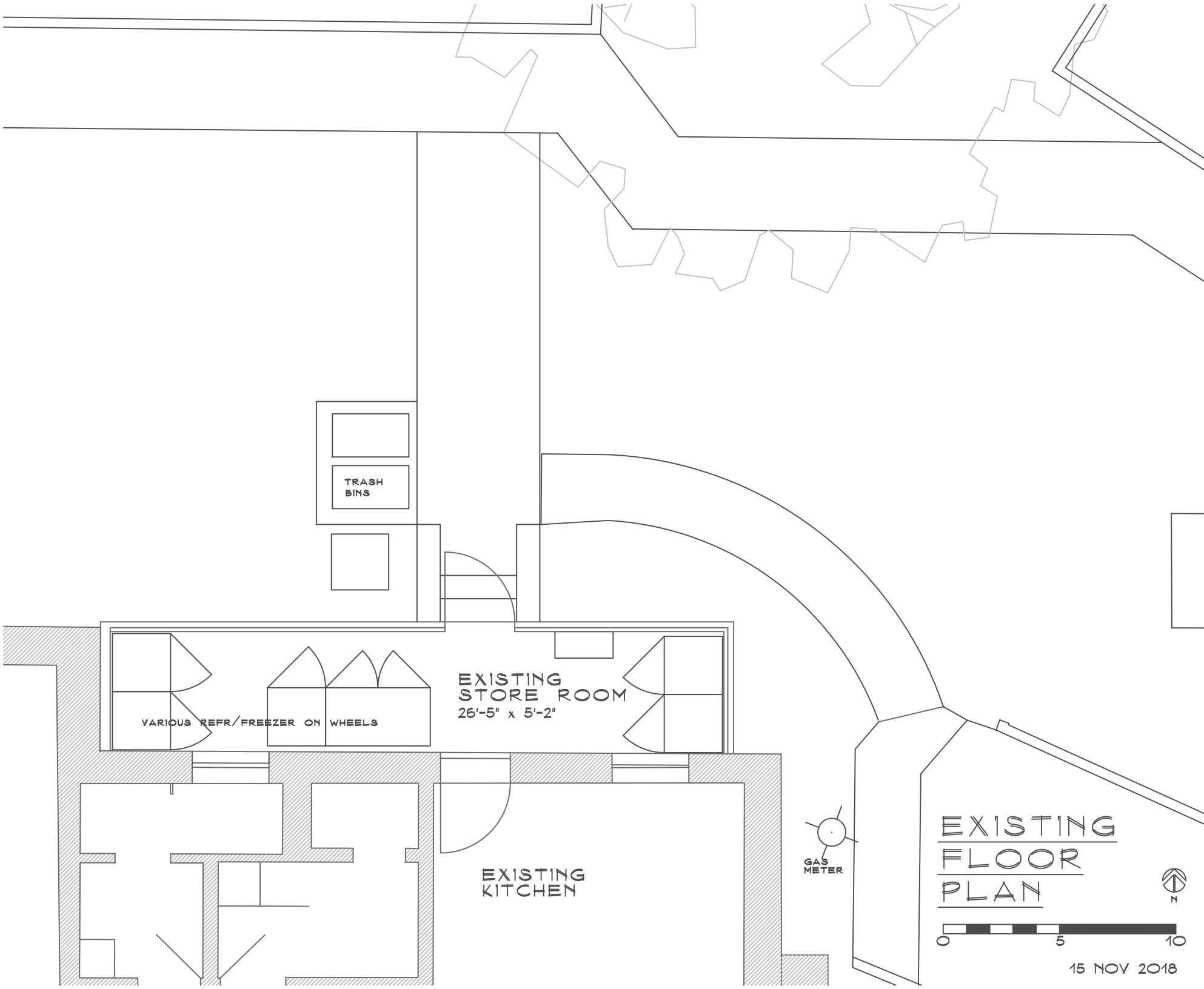
Architect-of-record, #7751 Texas



OVERALL EXISTING
SITE AND FLOOR
PLAN

15 NOV 2018





EXISTING
STORE ROOM
26'-5" x 5'-2"

VARIOUS REFR/FREEZER ON WHEELS

TRASH
BINS

EXISTING
KITCHEN

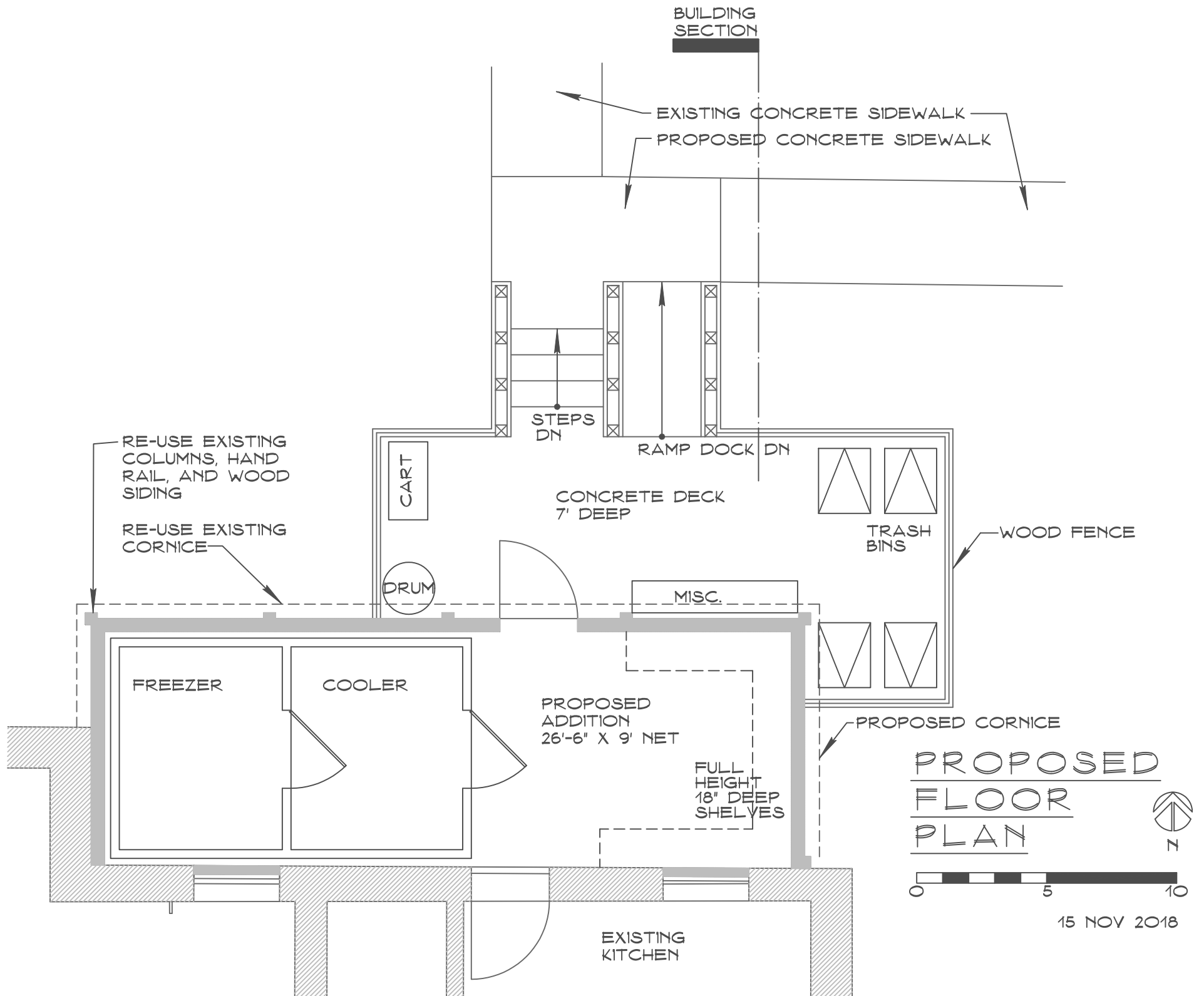


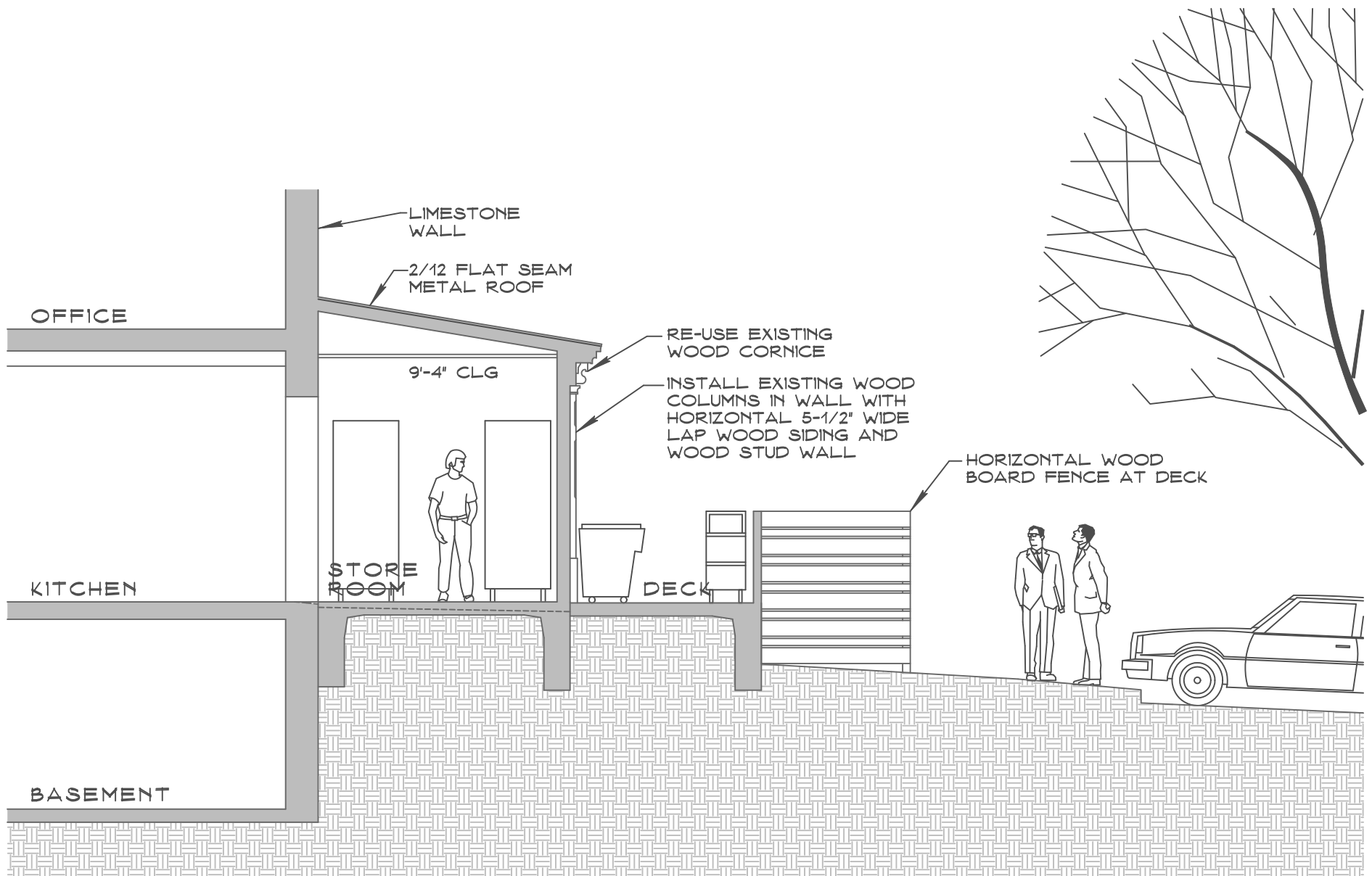
EXISTING
FLOOR
PLAN



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PROPOSED BUILDING SECTION



15 NOV 2018



PROPOSED NORTH ELEVATION



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PROPOSED EAST ELEVATION



15 NOV 2018







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