

# HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

**HDRC CASE NO:** 2019-291  
**ADDRESS:** 307 DELAWARE  
**LEGAL DESCRIPTION:** NCB 3005 BLK 3 LOT S 125.69 FT OF 2  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** ELIZONDO ROBERT V III  
**OWNER:** ELIZONDO ROBERT V III  
**TYPE OF WORK:** Construction of a rear addition, porch modifications, fenestration modifications  
**APPLICATION RECEIVED:** May 14, 2019  
**60-DAY REVIEW:** July 13, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Enclose an original front door with siding.
2. Enclose two existing window openings on the east facades with siding.
3. Install a small rectangular window measuring approximately 1x2 feet on the east façade.
4. Modify the front porch columns and remove an original decorative column detail.
5. Construct a rear addition totaling approximately 228 square feet.

## 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 307 Delaware is a 1-story single family structure constructed in approximately 1920 in the Craftsman style. The home features a standing seam metal roof with a front jerkinhead detail, woodlap siding, original one over one wood windows, and an asymmetrical front porch. The home is contributing to the Lavaca Historic District.
- b. **FRONT DOOR REMOVAL** – The applicant has proposed to enclose one of two existing front doors with siding to match the material and profile of existing. The requested work has been completed prior to approval. According to Guideline 6.A.i for Exterior Maintenance and Alterations, historic openings should be preserved. Two front doors are character defining features of homes of this era, as they facilitated air circulation prior to the implementation of air condition. Staff finds the proposal inconsistent with the guidelines.
- c. **WINDOW ENCLOSURE** – The applicant has proposed to enclose two existing one over one windows with siding. Both windows are located on the eastern portion of the structure, with one facing directly east and the other facing south towards Delaware. Both windows are visible from the public right-of-way. The window opening facing east may have had its sill height modified based on other openings on the property; however, both openings appear to be original in location and materiality. The requested work has been completed prior to

approval. According to the Historic Design Guidelines, existing openings should be preserved. Staff does not find the proposal consistent with the Guidelines.

- d. **NEW WINDOW** – The applicant has proposed to install a small rectangular window on the east façade. The window measures approximately 1 by 2 inches and the material has not been indicated. The requested work has been completed prior to approval. Staff does not find the proposal consistent with the Guidelines and OHP Window Policy Document.
- e. **PORCH MODIFICATIONS** – The applicant has proposed to modify the existing front porch columns. Originally, the porch featured two paired columns on either side of the porch with a decorative wooden detail between. The requested modifications include removing the decorative detailing, widening the space between the two westernmost columns, removing one column on the west, and installing a new column flanking the staircase near the central axis of the porch. The requested work has been completed prior to approval. According to the Historic Design Guidelines, existing porch designs should be preserved. Staff does not find the proposed modifications consistent with the Guidelines.
- f. **REAR ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure to measure approximately 228 square feet. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. Staff finds the proposal consistent with the Guidelines.
- g. **REAR ADDITION: ROOF** – The proposed addition is 1-story in height and is subordinate to the existing roofline of the primary structure. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the proposed roof form consistent with the Guidelines.
- h. **REAR ADDITION: ROOF MATERIAL** – The existing roofing material on the primary structure is standing seam metal. The applicant has proposed to install standing seam metal on the addition to match. Staff finds the proposal consistent with the Guidelines.
- i. **REAR ADDITION: WINDOWS AND DOORS**–Guideline 4.A.iii for Additions states that contemporary interpretations of traditional designs and details should be considered. Additionally, Guideline 7.A.ii stipulates that architectural details should be simple in design and compliment the character of the original structure. Staff finds the proposal consistent with these Guidelines and appropriate for the structure.
- j. **REAR ADDITION: FAÇADE MATERIALS** – The applicant has proposed to woodlap siding on the addition that matches the existing siding on the historic structure as closely as possible. According to Guideline 2.A.v for additions, 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. Staff finds the proposal consistent.
- k. **REAR ADDITION: ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

## **RECOMMENDATION:**

Item 1, Staff does not recommend approval of the removal of an existing front door based on finding b. Staff recommends that the door and trim be reinstalled to match the original configuration.

Item 2, Staff does not recommend approval of the removal of two existing window openings based on finding c. Staff recommends that the windows and trim be reinstalled to match the original configuration.

Item 3, Staff does not recommend approval of the installation of a small rectangular window on the east façade based on finding d. Staff recommends that the opening be removed and the original fenestration configuration be reinstalled as noted in Item 2 above.

Item 4, Staff does not recommend approval of the porch column modifications based on finding e. Staff recommends that the porch columns and architectural detailing be reinstalled.

Item 5, Staff recommends approval of the rear addition based on findings f through k. A Certificate of Appropriateness for the addition will not be issued until the outstanding violations have been resolved.

**CASE COMMENTS:**

VIOLATION – The applicant submitted an application for a rear addition to be heard at the June 5, 2019, HDRC hearing. Upon review of the property's existing condition, it was discovered that the removal of the front door, enclosure of existing windows, installation of a new window, and front porch modifications were performed without receiving a Certificate of Appropriateness or applicable permits. Post-work application fees have not been paid.



# City of San Antonio One Stop



May 29, 2019

— User drawn lines

1:1,000

0 0.01 0.02 0.04 mi  
0 0.0175 0.035 0.07 km






**MARCH 2019 STREET VIEW**

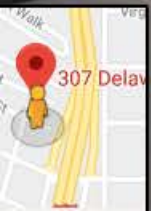


Street View - Jun 2016



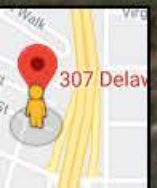
Currently shown: Jun 2016

2007 2019



JUNE 2016 STREET VIEW





MAY 2014 STREET VIEW



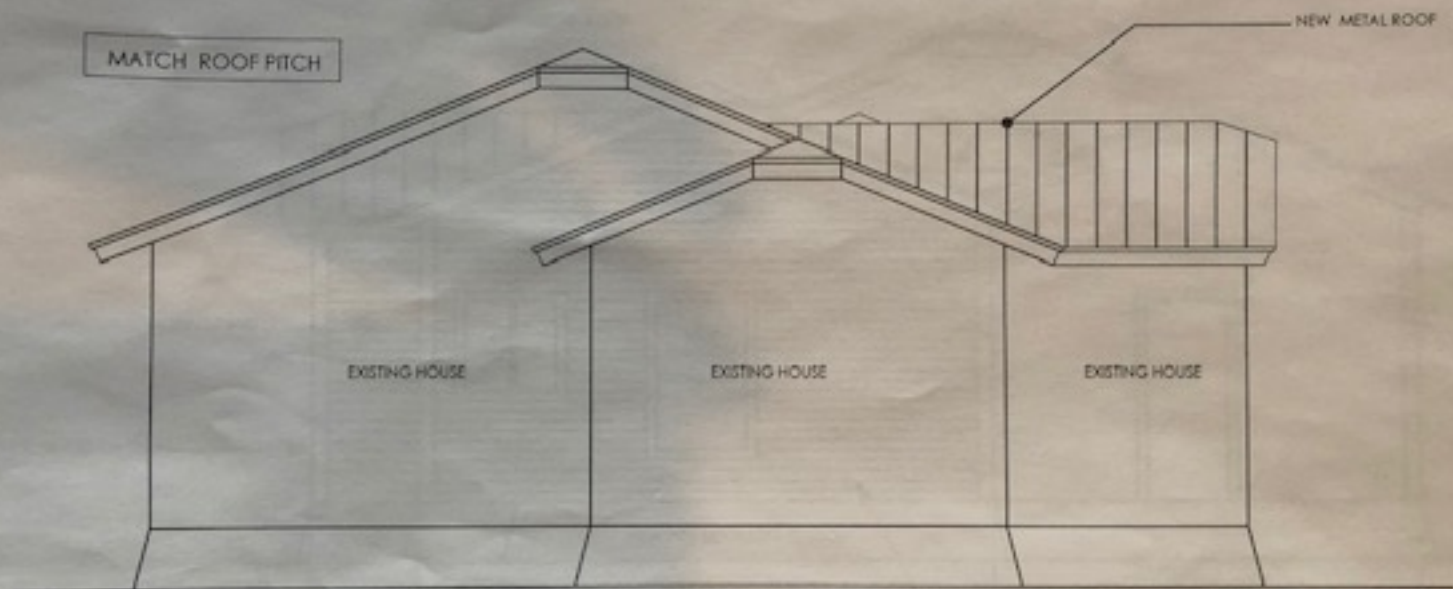






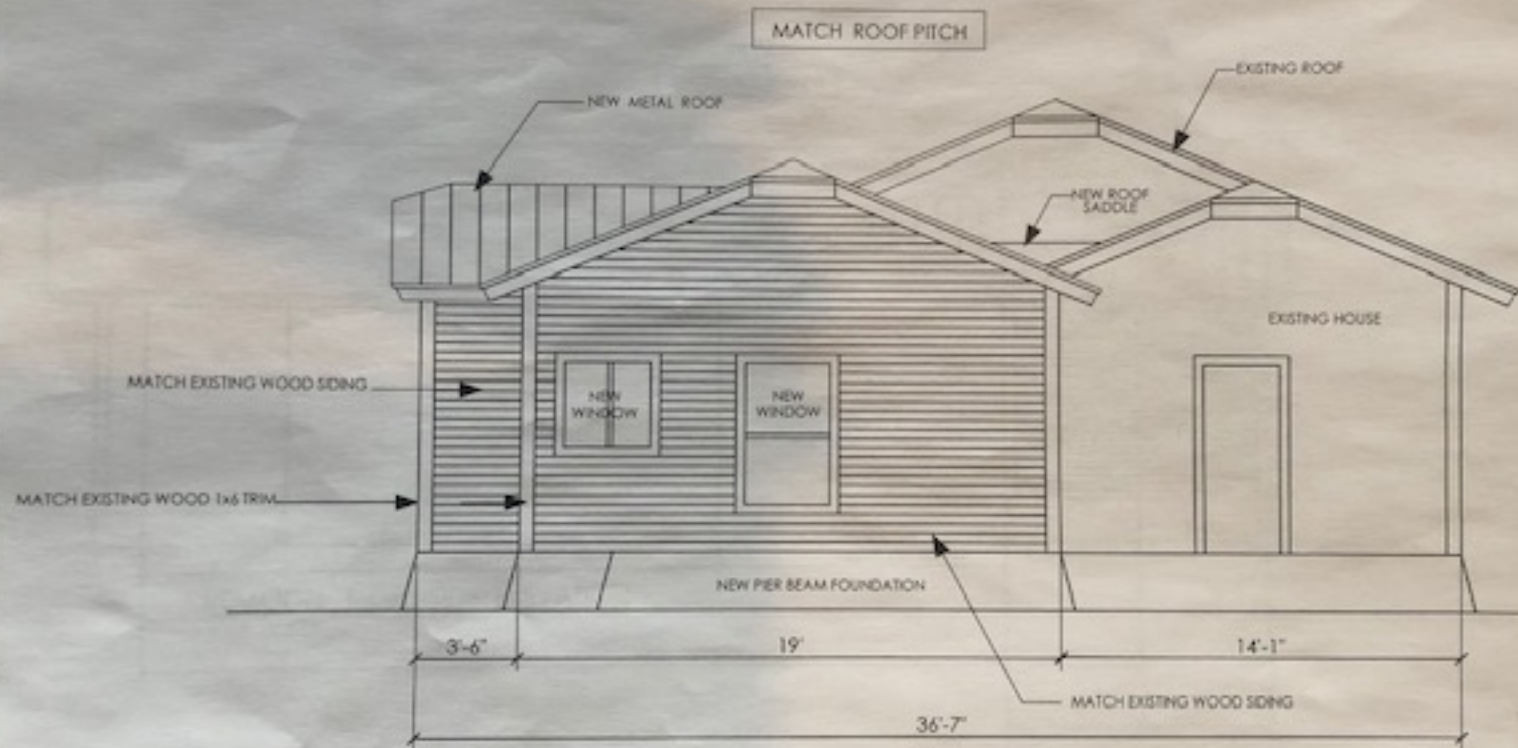






# REMODEL FRONT ELEVATION

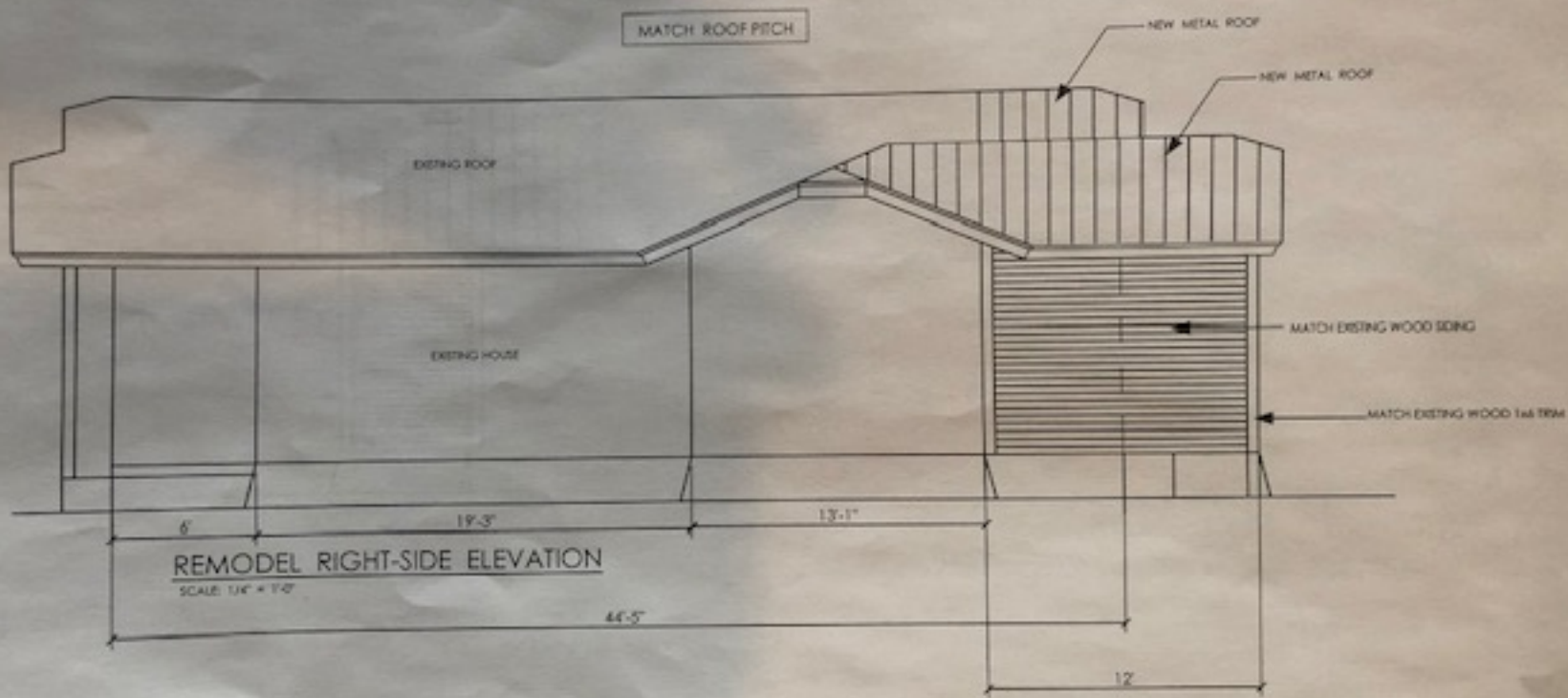
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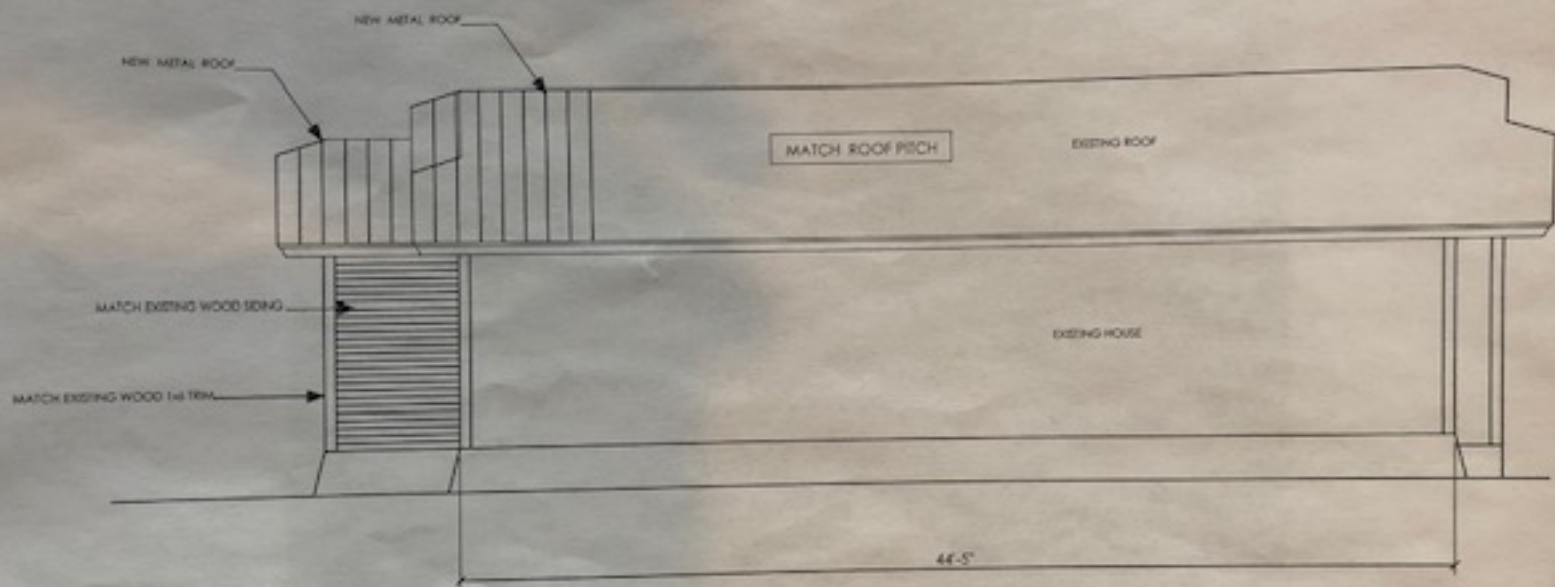


### EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



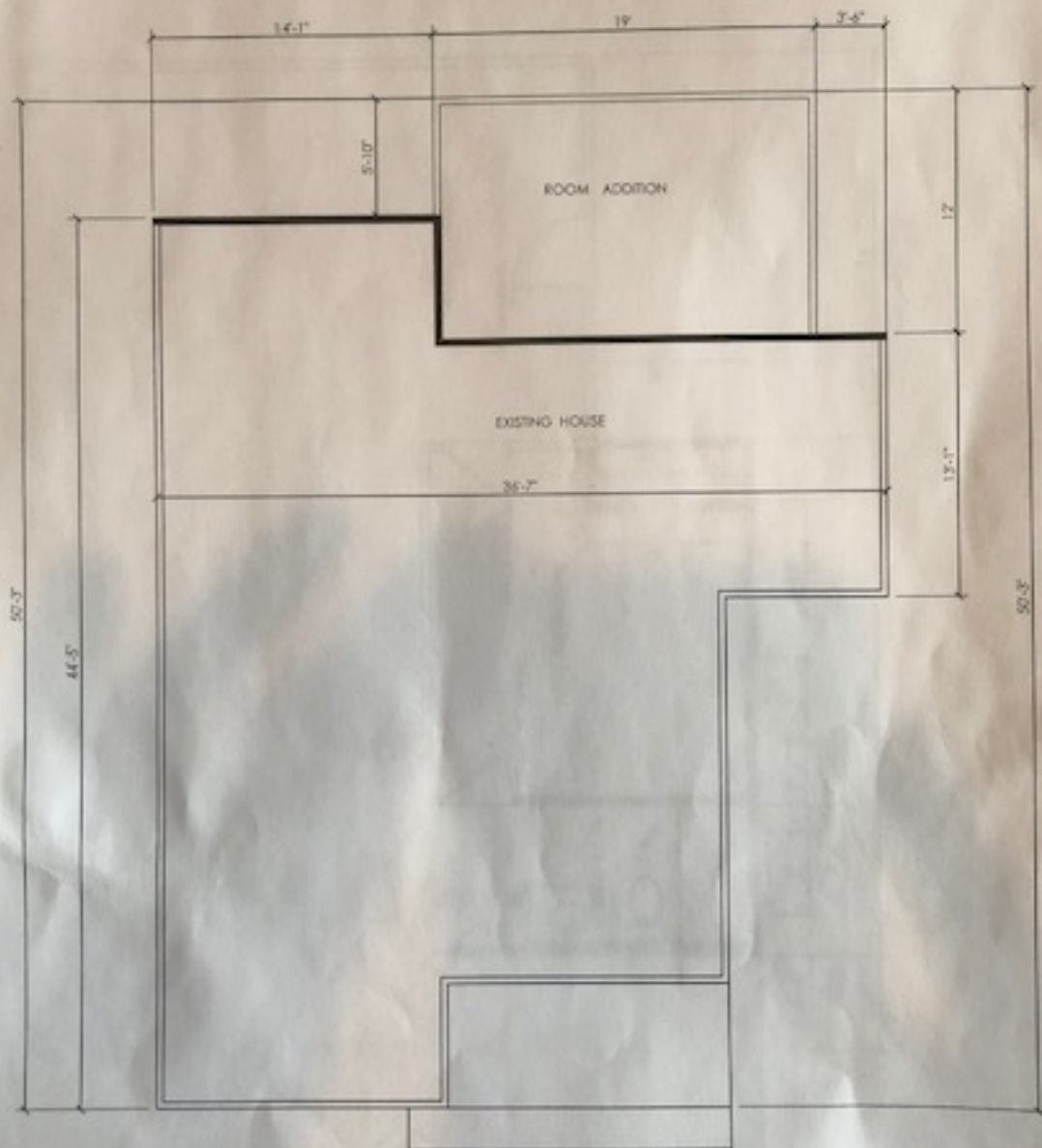




REMODEL LEFT-SIDE ELEVATION

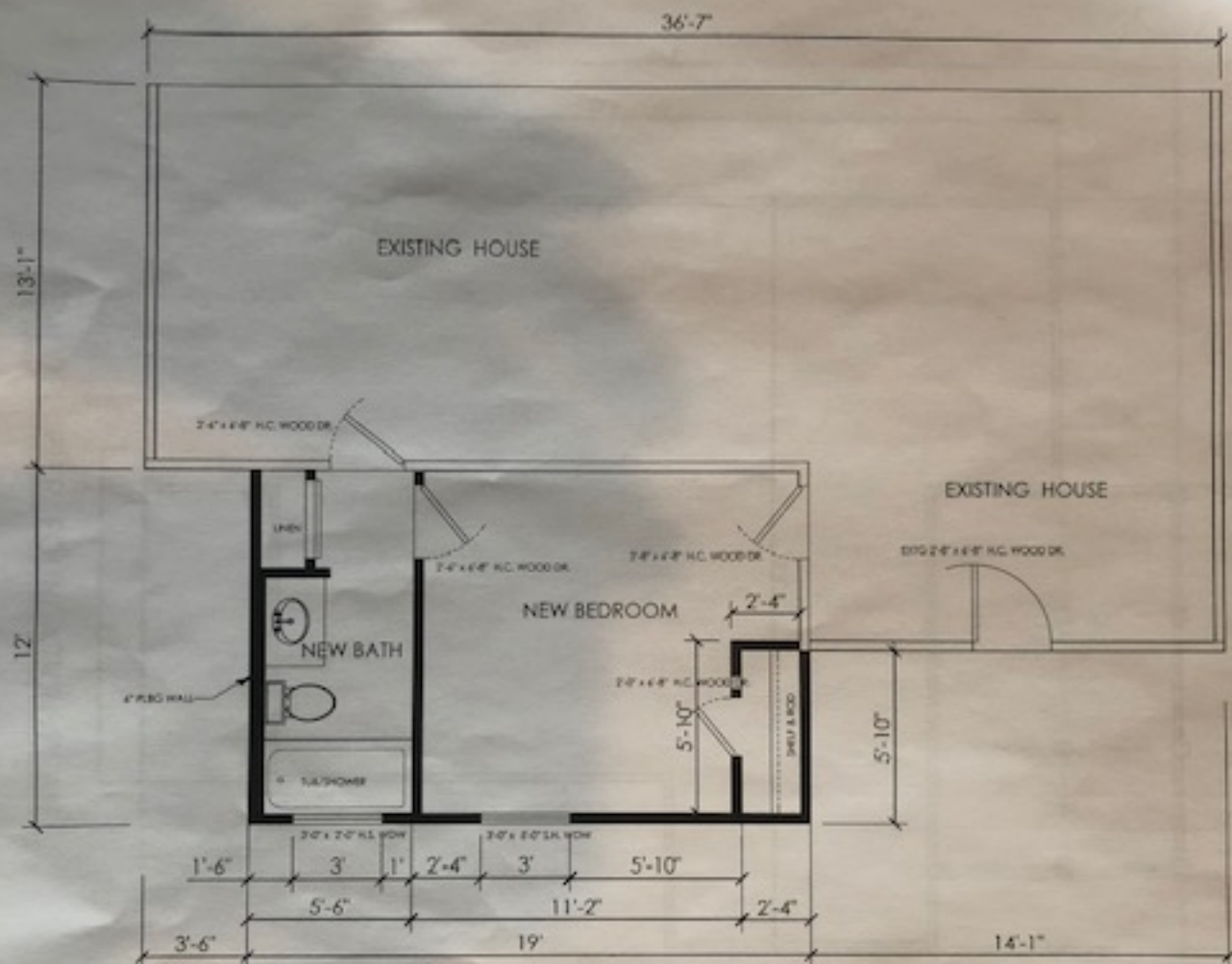
SCALE: 1/4" = 1'-0"





# REMODEL FLOOR PLAN

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



EXISTING HOUSE

2-4" x 4-8" H.C. WOOD (B)

1948-

NEW BATH

470 JOURNAL OF MANAGEMENT INQUIRY / December 2004

5.4/24/2008

NEW BEDROOM

74" x 64" = 4,704 sq. in.

EXISTING HOUSE

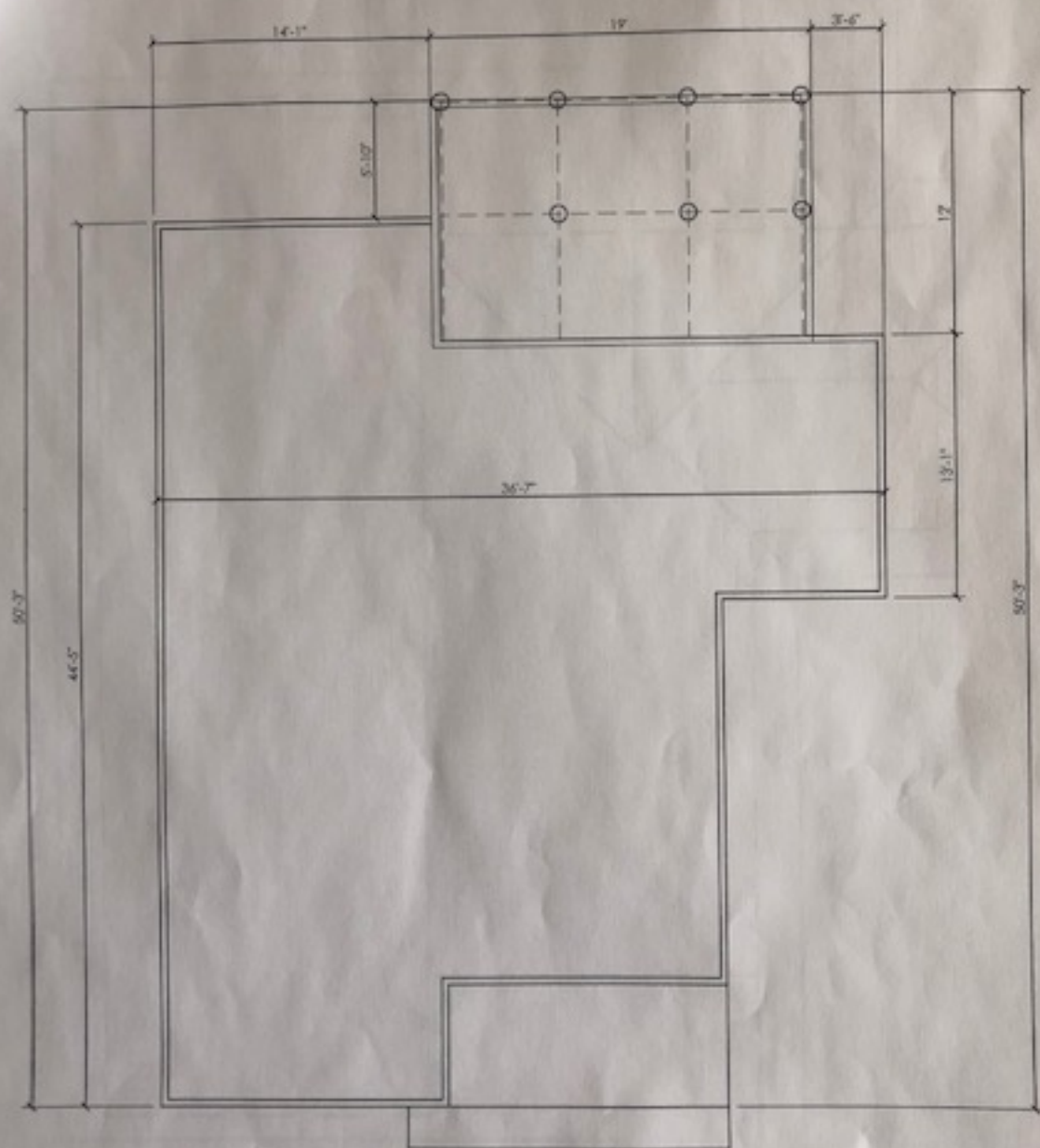
100 2-4" x 4-6" H.C. WOOD DR.

ROOM ADDITION AT  
307 DELAWARE STREET  
SAN ANTONIO, TEXAS 78210

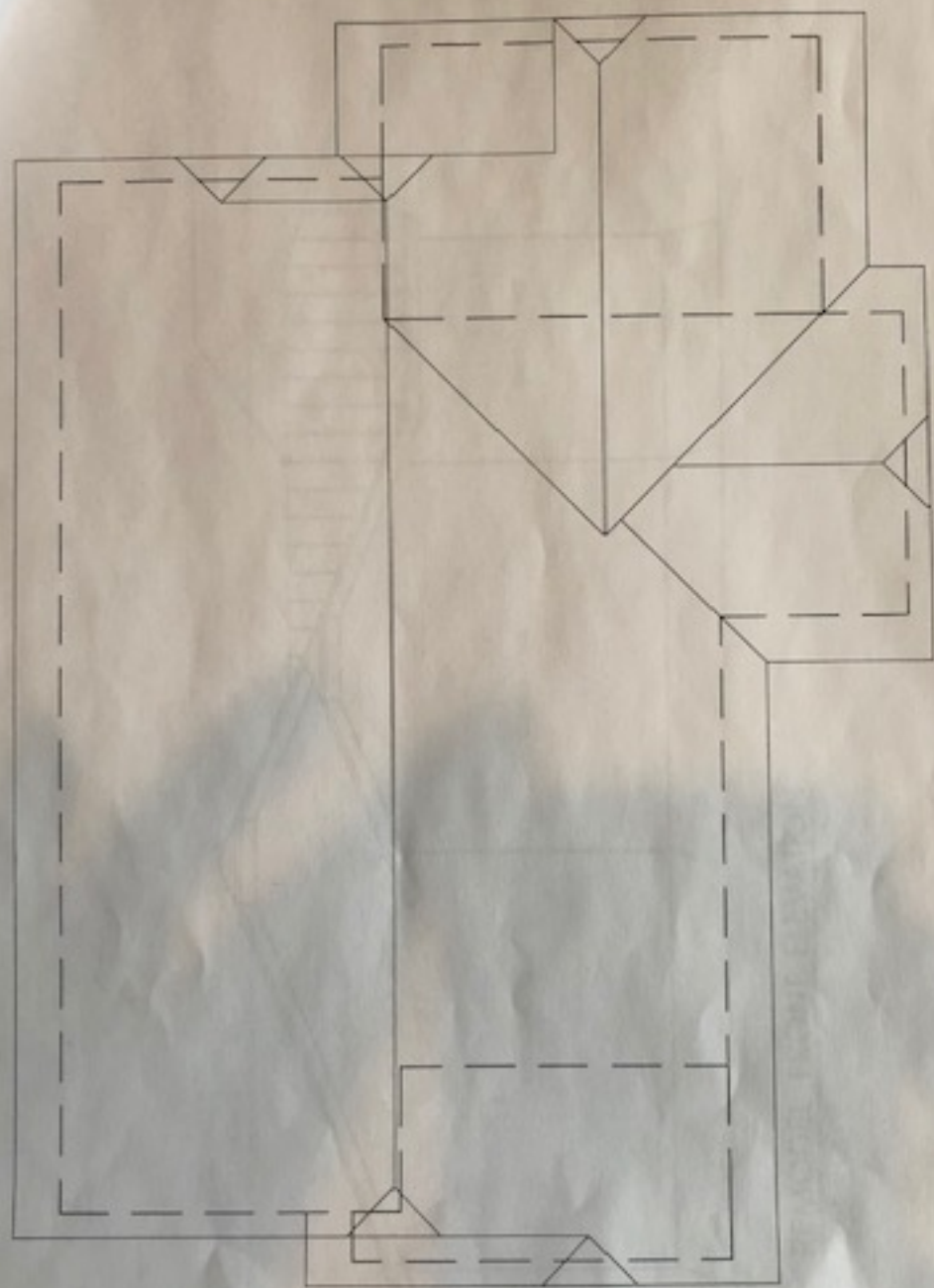
### PARTIAL FLOOR PLAN

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





REMODEL PIER FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



REMODEL ROOF PLAN

SCALE: 1/8" = 1'-0"