**HISTORIC AND DESIGN REVIEW COMMISSION**
**July 17, 2019**

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| **HDRC CASE NO:** | **2019-351** |
| **ADDRESS:** | 9338 ESPADA RD |
| **LEGAL DESCRIPTION:** | NCB 11173 BLK LOT N IRRG PT OF H1 |
| **ZONING:** | R-6 |
| **CITY COUNCIL DIST.:** | 3 |
| **DISTRICT:** | Mission Historic District |
| **APPLICANT:** | Veronica Santellan |
| **OWNER:** | Veronica Santellan |
| **TYPE OF WORK:** | Construction of a rear addition |
| **APPLICATION RECEIVED:** | June 12, 2019 |
| **60-DAY REVIEW:** | August 11, 2019 |
| **CASE MANAGER:** | Edward Hall |

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a side 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.

*Mission Historic District Design Manual, Section 2, Guidelines for Exterior Alterations and Additions*

A. EXTERIOR ALTERATIONS IN GENERAL
*i. Non-contributing structures* — Where a determination of non-contributing status has been provided for a structure, more flexibility may be considered in regards to facade alterations provided that overall design and architectural styles introduced remain respectful of the immediate historic context of the block and surrounding residential structures.

B. ADDITIONS
*i. Minimize visual impact* — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.
*ii. Alternative locations* — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.

C. SIDE ADDITIONS
*i. Setbacks* — Side additions must be set back from the front façade by at least 50% of the total side façade length. A greater setback is encouraged where feasible.
*ii. Width* — Side additions must not be greater than 30% of the width of the front façade of the primary structure.
*iii. Roof form* — Side additions must feature a subordinate roofline in height, while maintaining the original roof form (front or side gabled, hipped, etc.). Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis, especially if ridge line continuity is a paramount feature of a particular historic style. The applicant must demonstrate the appropriateness of a matching ridge line in their application.

**FINDINGS:**

a. The existing structure at 9338 Espada Road was constructed circa 1960, and first appears on historic aerial imagery in 1986. The structure features traditional architectural elements, including a side gabled roof and board and batten siding. The structure features a footprint of approximately 625 square feet.
b. REAR ADDITION – The applicant has proposed to construct a rear addition to feature a footprint of approximately 1,000 square feet. Per the Mission Historic District Design Manual, additions should be located at the rear of existing structures. Where rear additions are not feasible due to site restrictions, side additions should feature a setback from the front façade of at least fifty (50) percent, should not be greater than thirty (30) percent of the width of the front façade of the front façade, and should feature a roof height that is subordinate to that of

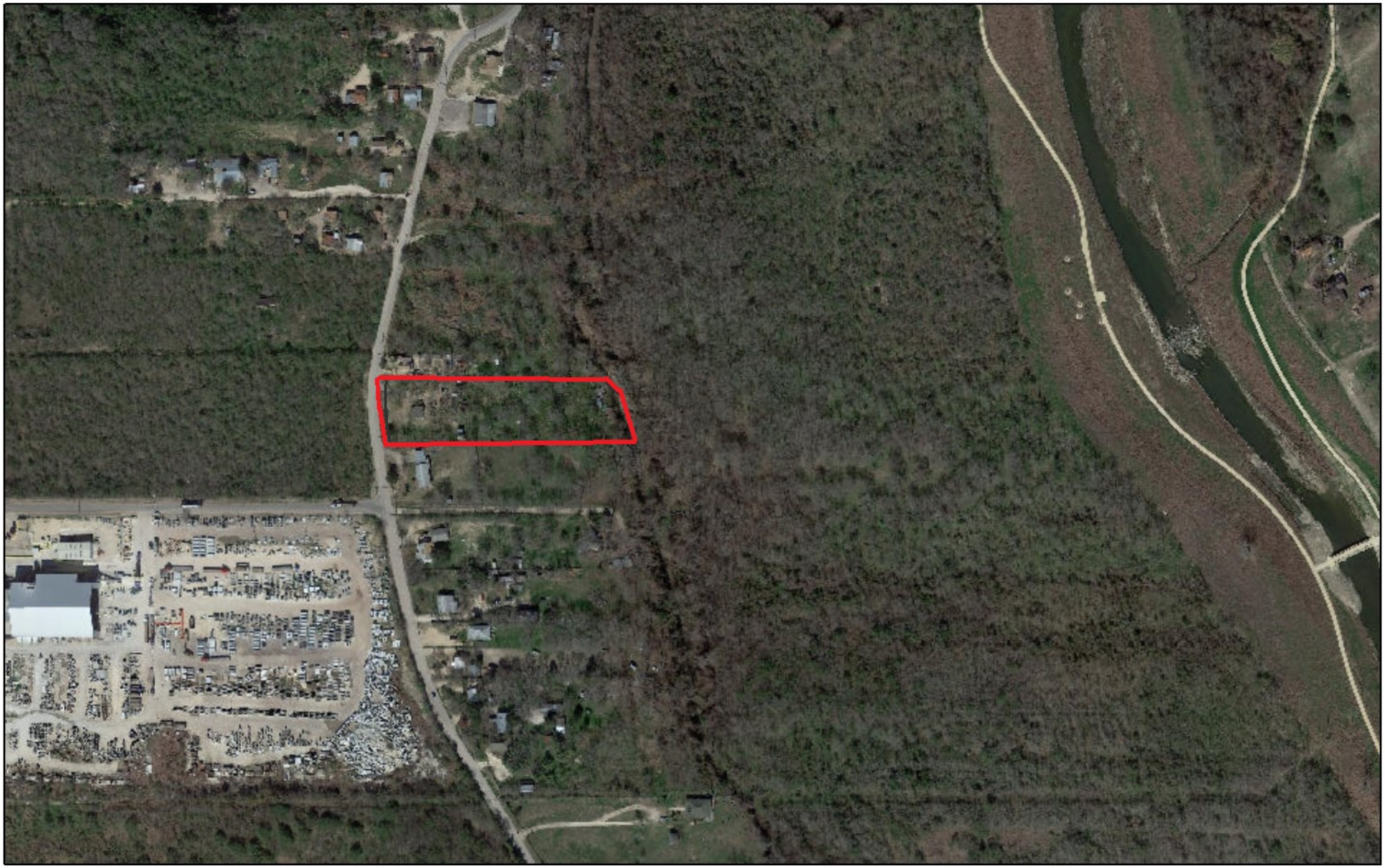
the existing structure. Staff finds that the proposed addition is not consistent with the Mission Historic District Design Manual in regards to side additions. Additionally, staff finds that per the submitted site plan, a site condition to eliminate the possibility of a rear addition does not exist. Staff finds that the proposed addition should be redesigned to be located at the rear of the existing structure. Furthermore, as sited, the proposed addition results in a residential building configuration that is not typical within the Mission Historic District. The proposed gabled mass is oriented toward the street but reads as the side of the house. Staff finds that reorienting the addition would better emphasize a traditional front entrance and result in a residential building configuration that is more typical of the Mission Historic District.

c. SIZE & MASSING – The Guidelines for Additions notes that rear additions should be designed as to not feature a size that overwhelms the historic structure. As proposed, to the side of the existing structure, staff finds the proposed addition to be inconsistent with the Guidelines.
d. MATERIALS – The applicant has proposed materials that includes T-111 siding and a v-rib metal roof, The applicant has not specified window materials. Staff finds the proposed T-111 siding to be inappropriate for the Mission Historic District. Staff finds that board and batten siding would be a more appropriate solution. Additionally, staff finds that a standing seam metal roof should be installed. The proposed roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
e. WINDOW MATERIALS – As noted in finding d, the applicant has not specified window materials. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be 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 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.
f. ARCHITECTURAL DETAILS – Generally, staff finds the architectural details, massing and materials to be inconsistent with both the Guidelines for Additions and the Mission Historic District Design Manual.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through f. Staff recommends that the applicant redesign the addition to better represent traditional residential building configurations and styles found within the region.

# City of San Antonio One Stop



July 5, 2019

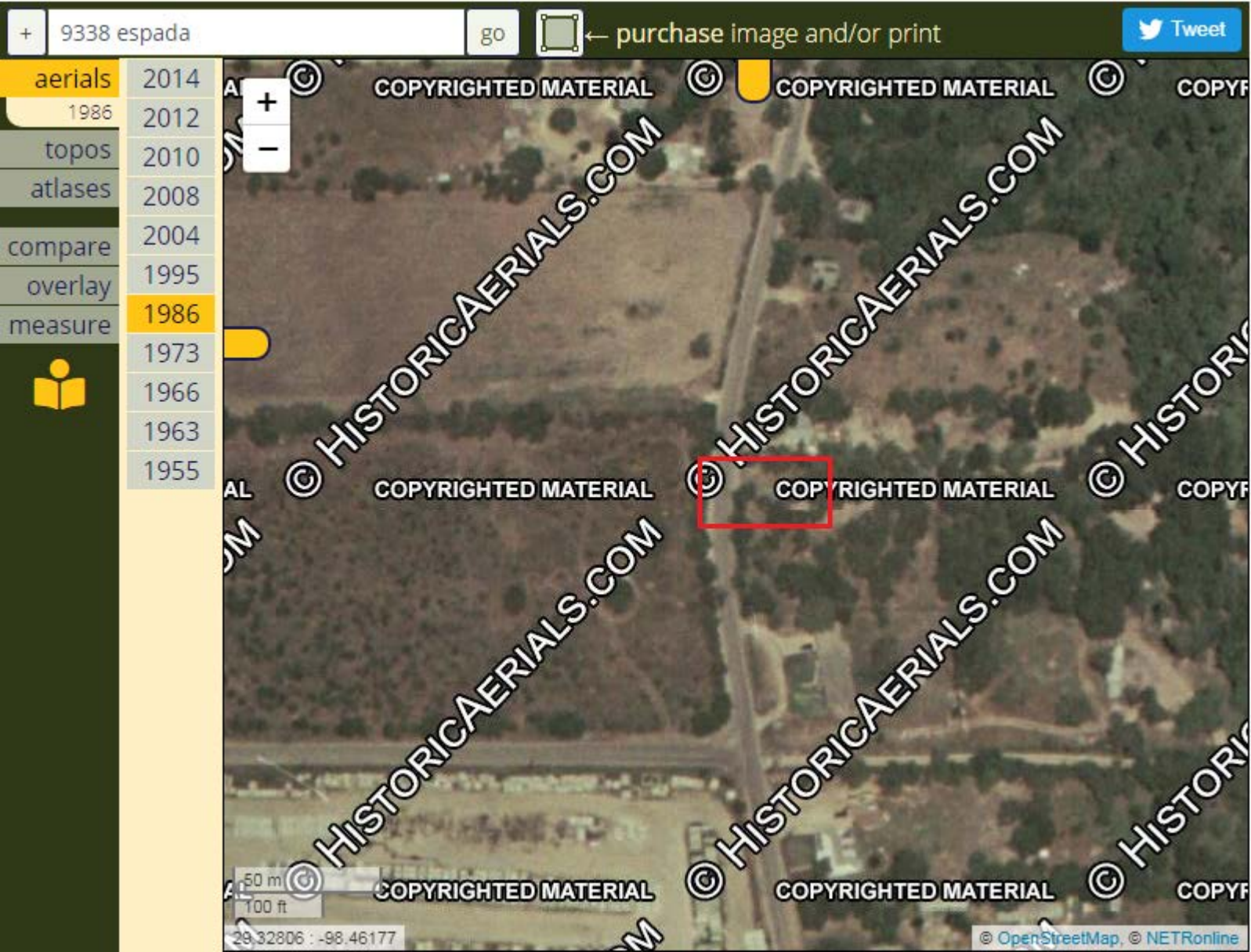
User drawn lines

1:4,000

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km


9338 Espada Rd
Riling Rd
Espada Rd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ORKS INC.
ER · VIDEO
4747


9338

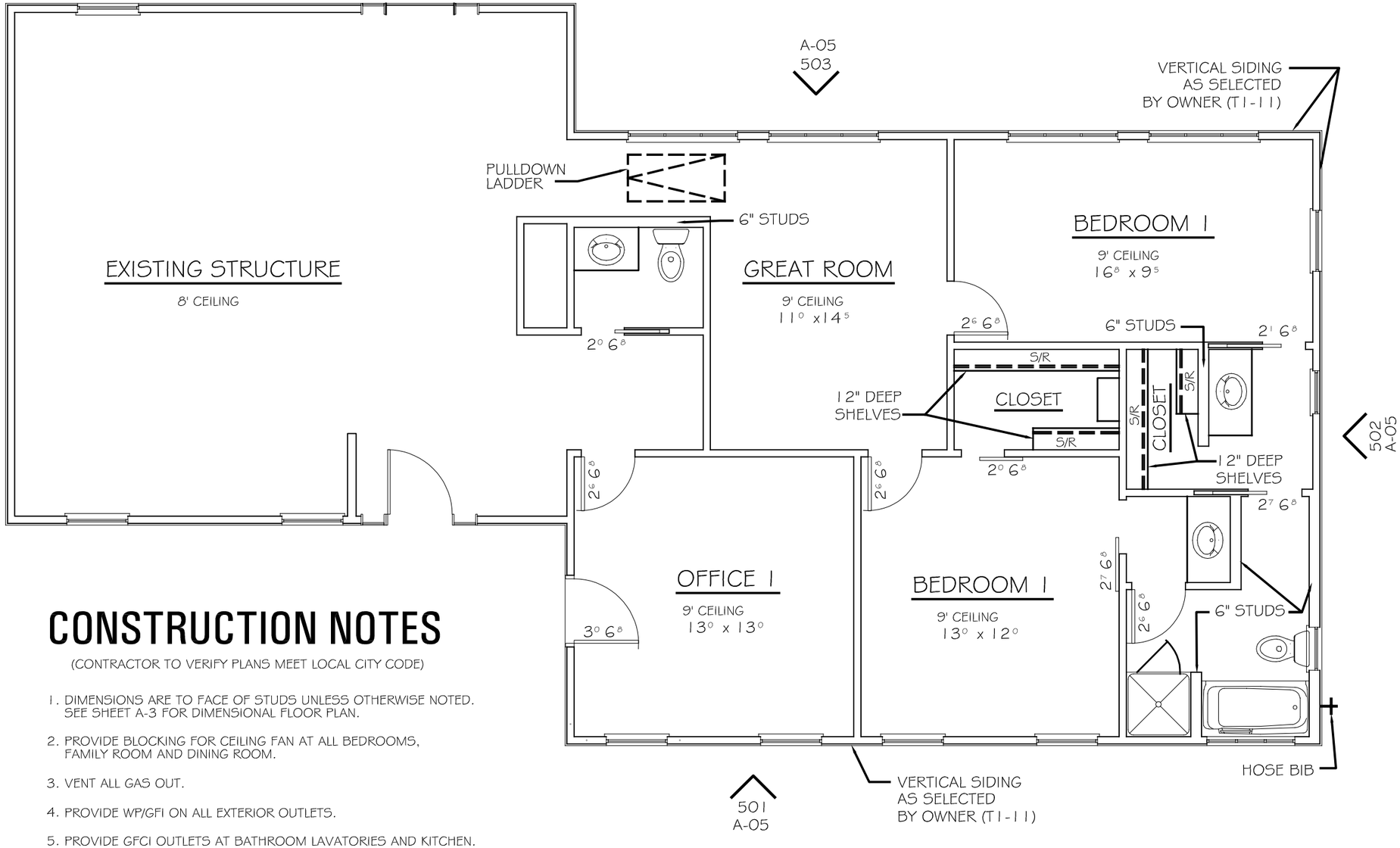

# SANTELLAN RESIDENCE / HOUSE EXPANSION

9338 ESPADA RD. ■ SAN ANTONIO, TX 78214

0 5' 10' 20' 40'

SCALE: 1" = 20'- 0"

OVERALL SITE PLAN ■ A-01

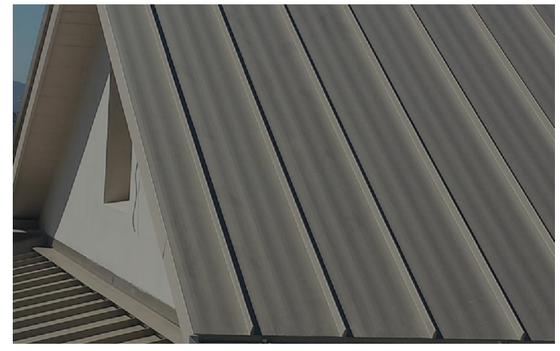



# CONSTRUCTION NOTES

(CONTRACTOR TO VERIFY PLANS MEET LOCAL CITY CODE)

1. DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. SEE SHEET A-3 FOR DIMENSIONAL FLOOR PLAN.
2. PROVIDE BLOCKING FOR CEILING FAN AT ALL BEDROOMS, FAMILY ROOM AND DINING ROOM.
3. VENT ALL GAS OUT.
4. PROVIDE WP/GFI ON ALL EXTERIOR OUTLETS.
5. PROVIDE GFCI OUTLETS AT BATHROOM LAVATORIES AND KITCHEN.
6. PROVIDE ATTIC VENTILATION.
7. LOCATE ATTIC HVAC UNITS WITHIN 20 FT. OF SERVICE OPENING.
8. PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING AREA, CENTRALLY LOCATE ONE IN EACH CORRIDOR/HALL LEADING TO SLEEPING AREAS.
9. MECHANICAL COMPONENTS IN ATTIC AS DIRECTED BY OWNER.

VERTICAL SIDING (T1-11)
COLOR: WHITE

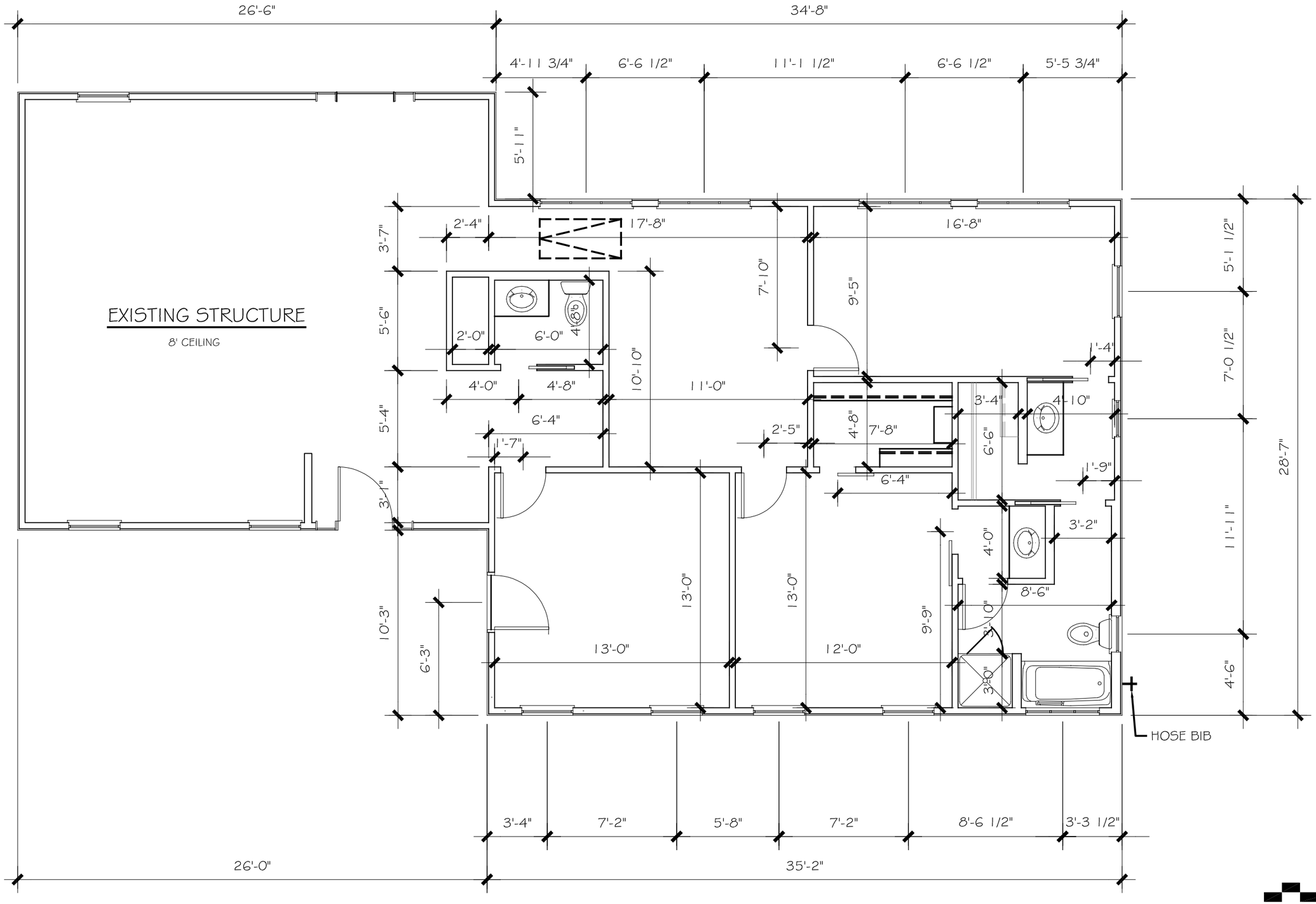


METAL ROOF WITH V-RIBS
COLOR: SILVER

# SANTELLAN RESIDENCE / HOUSE EXPANSION

9338 ESPADA RD. ■ SAN ANTONIO, TX 78214

0 1' 2' 4' 8'
SCALE: 3/16" = 1'-0"



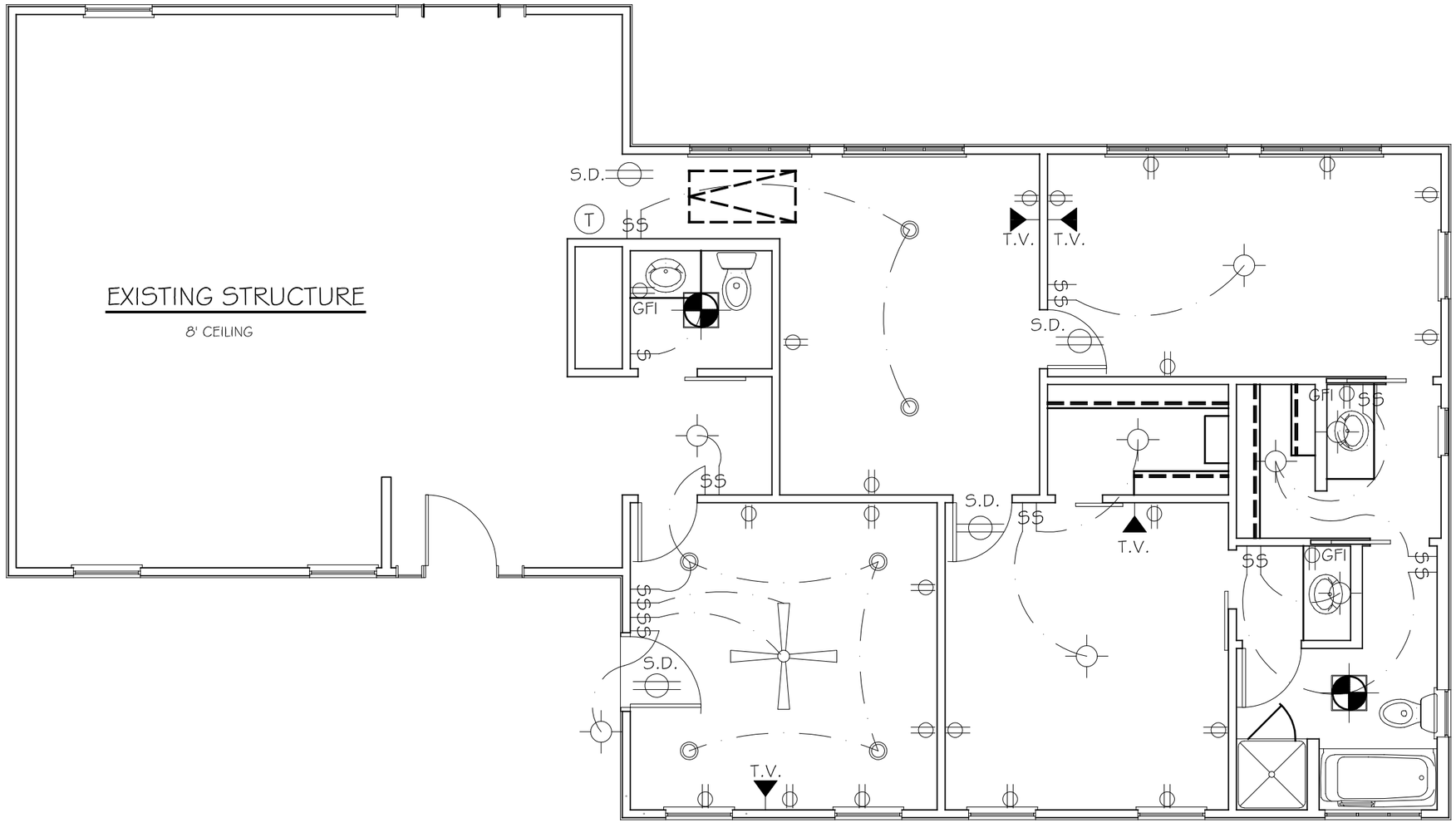

# SANTELLAN RESIDENCE / HOUSE EXPANSION

9338 ESPADA RD. ■ SAN ANTONIO, TX 78214

0 1' 2' 4' 8'

SCALE: 3/16" = 1'-0"

DIMENSION FLOOR PLAN ■ A-03




## LEGEND:

- CEILING FAN W/ LIGHT KIT
- INCANDESCENT LIGHT FIXTURE
- 110 VOLT OUTLET
- SMOKE DETECTOR
- LIGHT SWITCH
- VENT & LIGHT
- TELEPHONE JACK
- CABLE JACK (TV)
- RECESSED DOWN LIGHTING

## GENERAL NOTES

1. PROVIDE ELECTRICAL AND/OR GAS AS REQUIRED FOR HOT WATER HEATERS, POWER VENTS & HVAC IN ATTIC.
2. PROVIDE ELECTRICAL FOR HVAC CONDENSERS - VERIFY LOCATION.
3. ALL SLEEPING AREAS TO BE PROTECTED WITH UL APPROVED SMOKE DETECTORS. POWER TO 110 VOLT HOUSE ELECTRICAL POWER SOURCE AND PROVIDED WITH A BATTERY BACK-UP, CABO SECTION R-215 AND MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268. THEY SHALL BE INSTALLED NO FURTHER THAN 10 FEET FROM ANY SLEEPING ROOMS, IN EACH SLEEPING ROOM AND NO CLOSER THAN 6" FROM WALL OR FROM CEILING DEPENDING ON WHERE MOUNTED.
4. PROVIDE ELECTRICAL OUTLETS AT SOFFITS - VERIFY QUANTITY & LOCATION WITH OWNER.

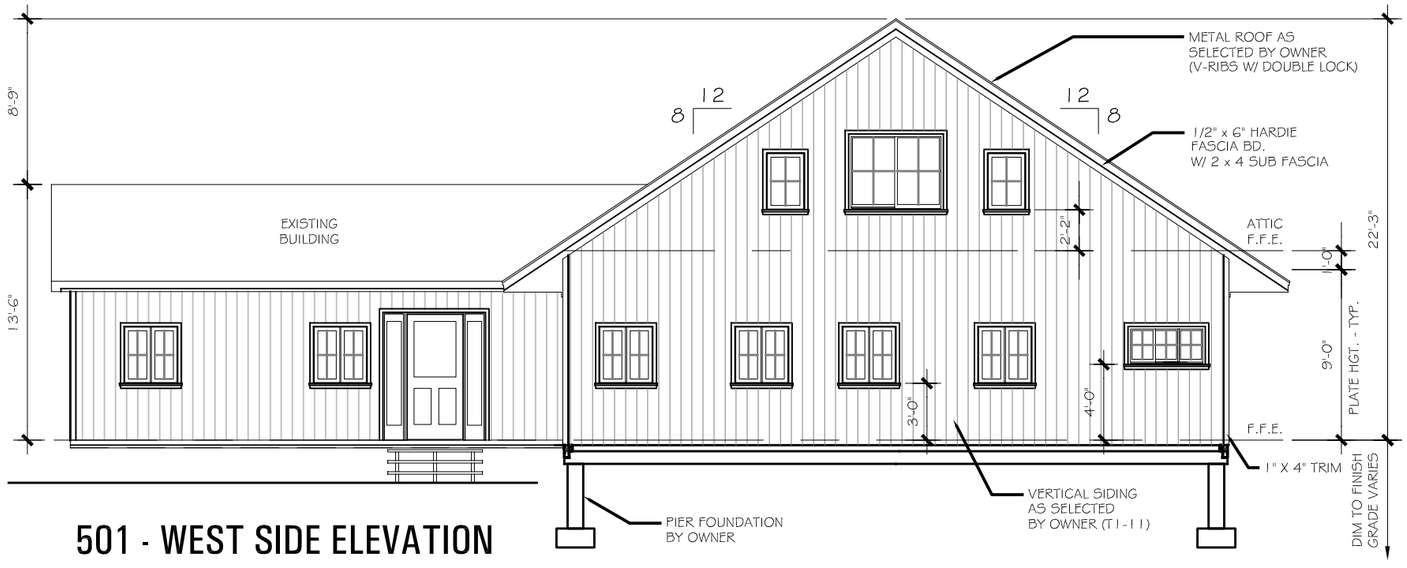
0 1' 2' 4' 8'

SCALE: 3/16" = 1'-0"

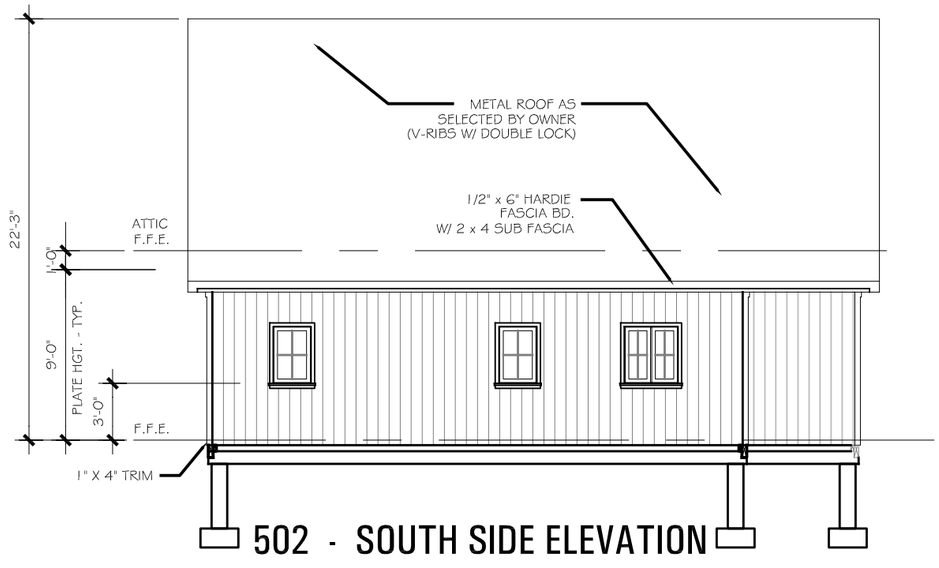
# SANTELLAN RESIDENCE / HOUSE EXPANSION

9338 ESPADA RD. ■ SAN ANTONIO, TX 78214

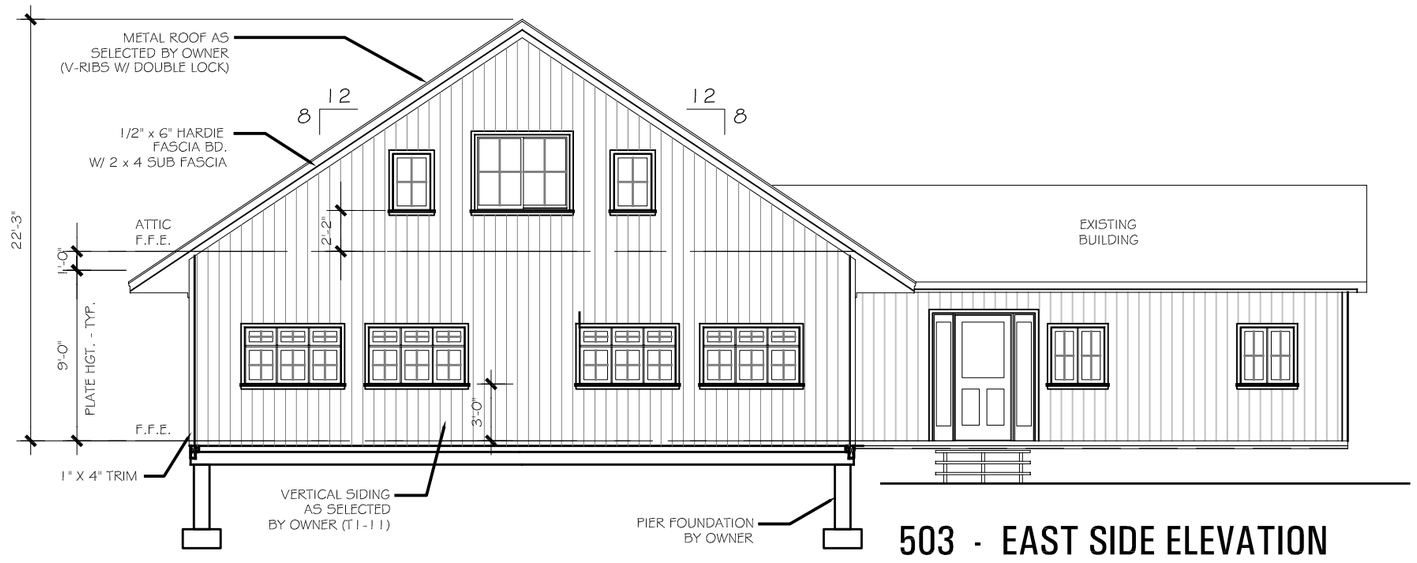
ELECTRIC FLOOR PLAN ■ A-04




## 501 - WEST SIDE ELEVATION




## 502 - SOUTH SIDE ELEVATION




## 503 - EAST SIDE ELEVATION

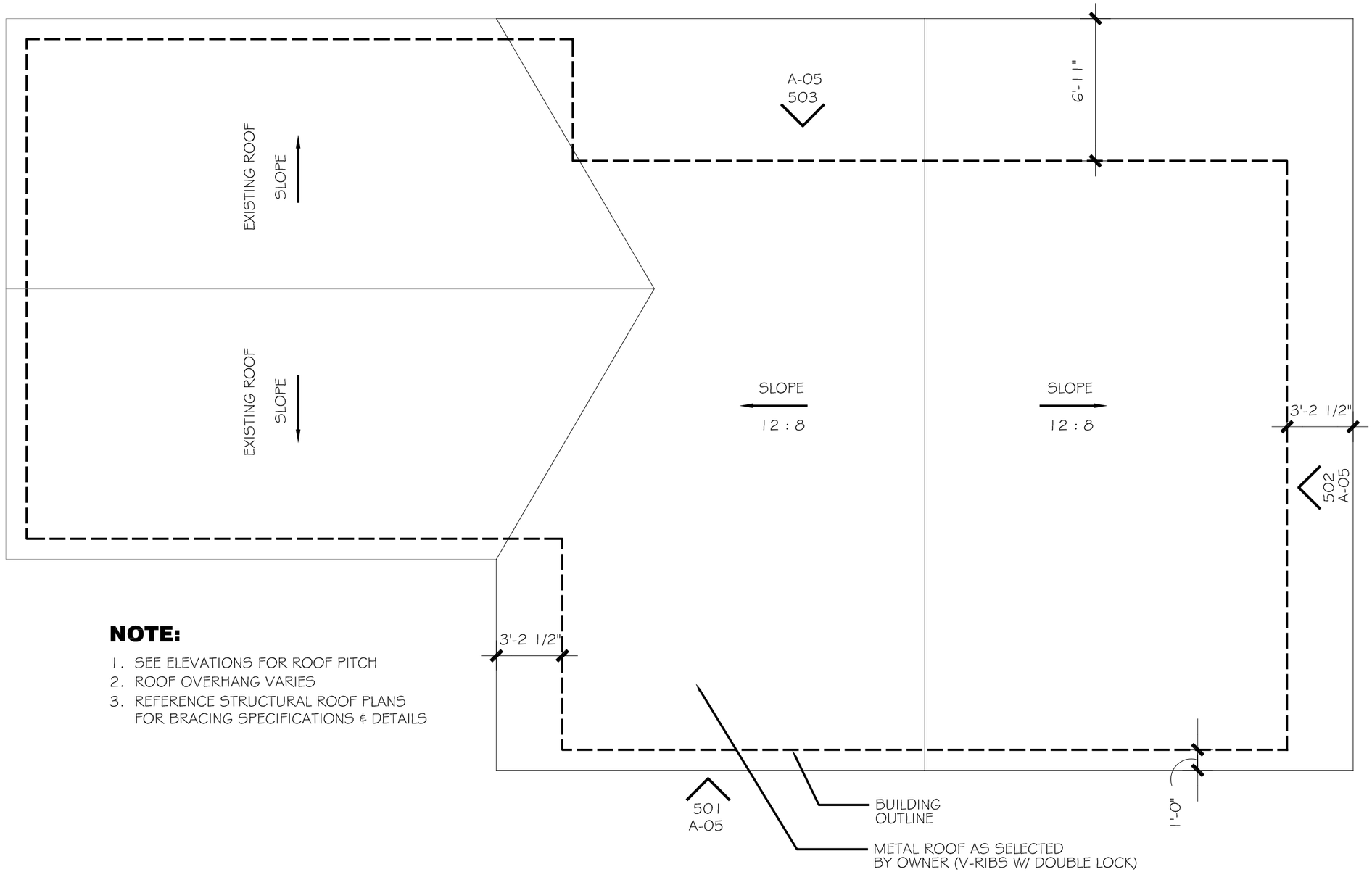
# SANTELLAN RESIDENCE / HOUSE EXPANSION

9338 ESPADA RD. ■ SAN ANTONIO, TX 78214

0 2' 4' 8' 16'

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

ELEVATION PLAN ■ A-05




**NOTE:**

1. SEE ELEVATIONS FOR ROOF PITCH
2. ROOF OVERHANG VARIES
3. REFERENCE STRUCTURAL ROOF PLANS FOR BRACING SPECIFICATIONS & DETAILS

# SANTELLAN RESIDENCE / HOUSE EXPANSION

9338 ESPADA RD. ■ SAN ANTONIO, TX 78214

0 1' 2' 4' 8'

SCALE: 3/16" = 1'-0"

ROOF PLAN ■ A-06