

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-388
ADDRESS: 314 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 7&8
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Pam Carpenter/Seventh Generation Design, Inc.
OWNER: Clay & Kimberly Cauthorn/CAUTHORN KIMBERLY KLEIN & VIRGIL CLAY
TYPE OF WORK: Construction of an addition to an existing accessory structure
APPLICATION RECEIVED: June 28, 2019
60-DAY REVIEW: August 27, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a 1-story carport with storage space at the rear of the primary historic structure.
2. Perform exterior modifications to the existing garage structure and construct a second story addition.
3. Perform site and landscaping improvements to the driveway and site for vehicular access, draining and landscaping.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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 facade 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 Alterations 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 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

FINDINGS:

- a. The historic structure at 314 W Elsmere Place was constructed circa 1930 in the Craftsman style and is contributing to the Monte Vista Historic District. The historic structure features two stories in height and a stucco façade. The property features a rear accessory structure, which the applicant has proposed to modify as part of this application. The rear accessory structure is found on the 1951 Sanborn Map, and is contributing to the property.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was heard by the Design Review Committee on July 9, 2019. At that meeting, Committee members commented on the proposed modifications by noting that fenestration patterns should be similar to that of the primary historic structure, that the carport and accessory structure should feature separate wall planes, that the garage door should be maintained and that additional context drawings should be provided.
- d. CARPORT – On the rear (southern) property line, the applicant has proposed to construct a carport to feature parking for two automobiles. The proposed carport is to feature an overall footprint of 528 square feet and an overall height of approximately twelve (12) feet in height.
- e. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has proposed to locate the carport on the rear (southern) property line. This location is consistent with the historic examples found both on this property and throughout the Monte Vista Historic District; however, the applicant is responsible for acquiring any variances from the Board of Adjustment in regards to rear setback regulations.
- f. MASSING & BUILDING SIZE – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. Additionally, the Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. As noted in finding d, the applicant has proposed an overall footprint of approximately 528 square feet and an overall height of approximately twelve (12) feet in height. Staff finds this to be appropriate and consistent with the Guidelines.
- g. CHARACTER – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed a flat roof, painted wood members, a low sloped metal roof, as well as Craftsman details including columns and rafter tails. Generally, staff finds the proposed character and architectural details to be appropriate and consistent with the Guidelines. The proposed standing seam metal roof should feature panels that are 18 – 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- h. EXISTING ACCESSORY STRUCTURE – The rear of the property currently features an existing accessory structure. The Guidelines for Exterior Maintenance and Alterations notes that accessory structures should be preserved where they remain.
- i. GARAGE ADDITION – The applicant has proposed to construct a second story addition on top of the existing, rear garage. 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. Additionally, the Guidelines for Additions 1.B. notes that rooftop additions should be limited to rear facades to preserve the historic scale and form of the building from the street level, and to minimize visibility from the public right of way. Given that the proposed addition is to a rear accessory structure, staff finds the proposed second story addition to be appropriate; however, staff finds that the applicant should submit a line of sight study to confirm that the proposed accessory structure's increased height will not be visible from the right of way on W Elsmere.
- j. ARCHITECTURAL DETAILS (Addition) – The applicant has proposed a number of architectural details for the proposed addition that are generally in keeping with the Guidelines, and complement the architecture of the historic primary historic structure. The structure currently features a clipped gable roof. The applicant has proposed a hipped roof with an eyebrow shed feature that faces toward the front of the property.
- k. MATERIALS – The applicant has proposed materials that include a plaster walls, wood windows and a

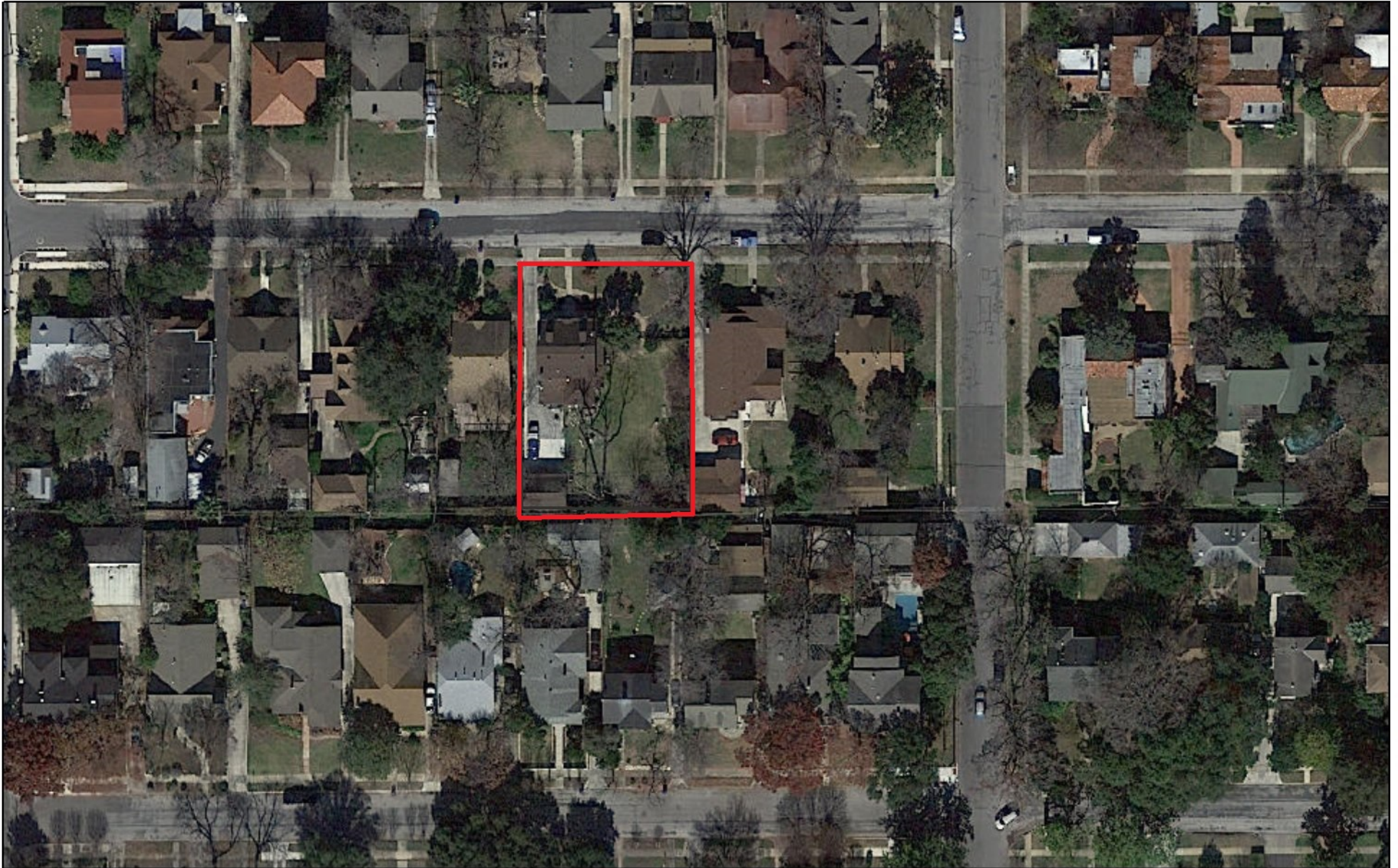
composition shingle roof. Generally, staff finds the proposed materials to be appropriate. When returning for final approval, the applicant should provide specifications for all materials.

- l. WINDOW MATERIALS – As noted in finding k, the applicant has proposed to install wood windows. Staff finds the proposed materials to be appropriate. 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.
- m. SITE WORK – The applicant has proposed site work to include improvements to the existing driveway in the vicinity of the garage and proposed carport for vehicular maneuvering, draining and landscaping. Staff finds the proposed site work to be appropriate.

RECOMMENDATION:

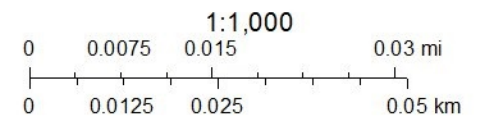
1. Staff recommends conceptual approval of item #1, the construction of a carport with the following stipulations:
 - i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
2. Staff recommends conceptual approval of item #2, exterior modifications and construction of an addition to a historic accessory structure with the following stipulations:
 - i. That the applicant should submit a line of sign study to confirm that the proposed accessory structure’s increased height will not be visible from the right of way on W Elsmere.
 - ii. That the proposed windows feature 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.
 - iii. That the proposed plaster match that of the historic structure.
3. Staff recommends conceptual approval of item #3 as submitted.

City of San Antonio One Stop



July 5, 2019

— User drawn lines





314 W Elsmere Pl

W Camerly Pl

W Elsmere Pl



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JULY 9, 2019

HDRC Case# _____

ADDRESS: 314 W ELSMERE

Meeting Location: OHP

APPLICANT: PAM CARPENTER / SEVENTH GENERATION DESIGN

DRC Members present: FETZER, GRUBE

Staff present: STEPHANIE PHILLIPS

Others present: HOMEDOWNERS INC

REQUEST: REAR ACCESSORY STRUCTURE MODIFICATIONS
& ADDITION

COMMENTS/CONCERNS:

AG: MAP SHOWING 2-STORY ACCESSORIES FOR
CONTEXT

BOTH: ALL STUCCO WOULD BE VERY OVERWHELMING -
GOOD WITH DIFFERENT MATERIALS, ADD WINDOWS
TO BREAK UP MASS - IS THIS FEASIBLE?

AG: USE FAMILIAR WINDOW PATTERNS / SIZING.

JF: OFFSET OPTION IS SIMILAR TO MAIN HOUSE, →

COMMITTEE RECOMMENDATION:

APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

7/8/19
Date

WHICH IS A GOOD PRECEDENT. 3 WINDOWS
IN EYEBROW DORMER IS SIMILAR TO HOUSE
BUT OF ITS TIME.

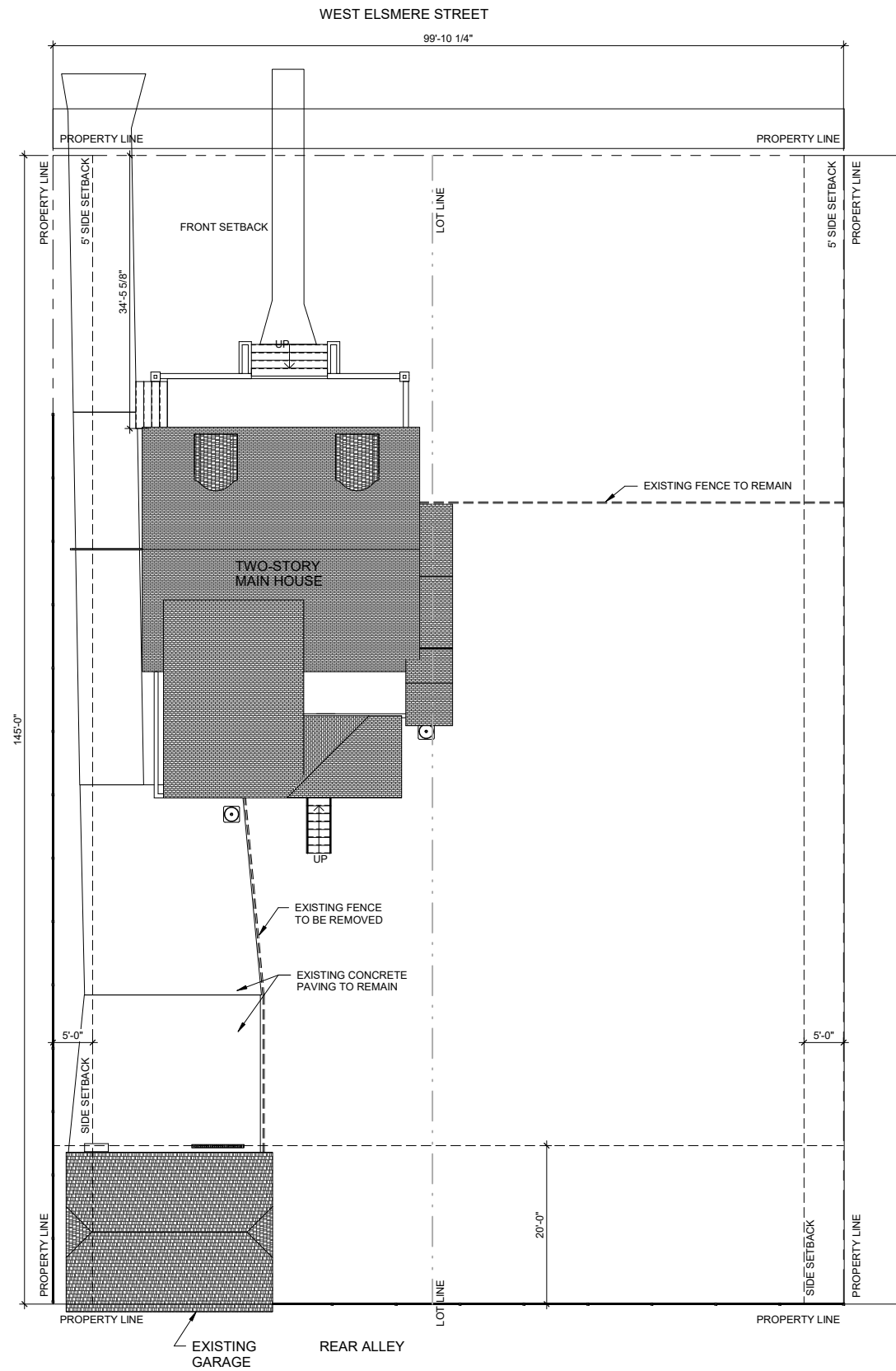
APC: EXPLORING EXTERIOR STAIR & REINTRODUCING
CARRIAGE DOORS ON SITE. ~~CARRIAGE~~ CLIPPED
GABLE WOULD BE LOST IN THAT SCHEME.

JF: KEEP CARPORT & GARAGE PLANE SEPARATE.

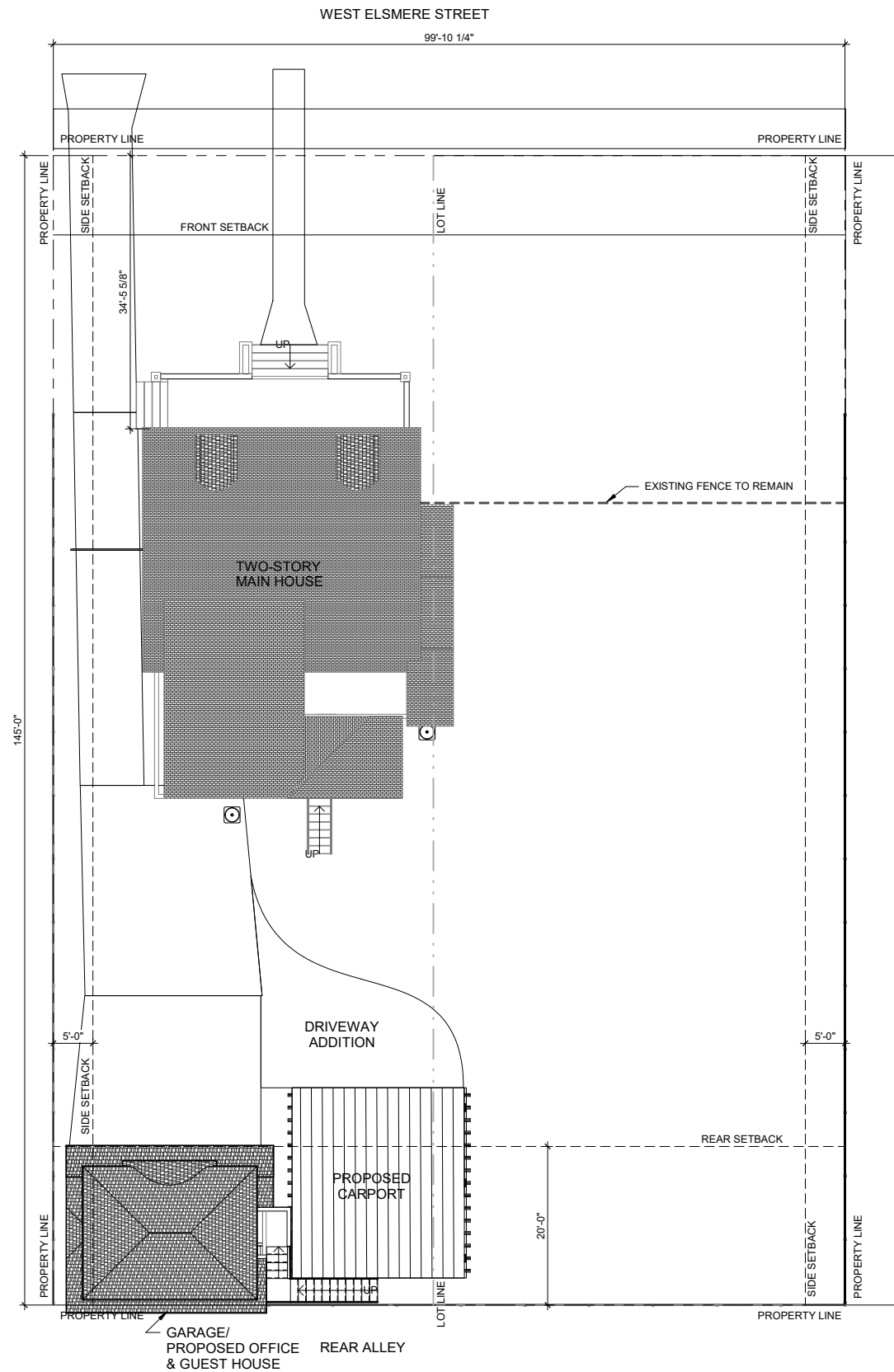
AG: KEEP CARRIAGE DOOR TO MAINTAIN REFLECTION
OF GARAGE.

SHOW US ITERATIONS FOR CONCEPTUAL APPROVAL, AND
INCLUDE ITEMS THAT ZONING/BIA WOULD HAVE TO
OR CONSIDER.

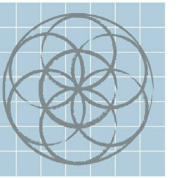
7/26/2019 11:39:06 AM



1 EXISTING SITE PLAN
1" = 10'-0"



2 PROPOSED SITE PLAN
1" = 10'-0"



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 973-7307

Cauthorn Residence

314 West Elsmere
San Antonio, Texas 78212

No.	Date	Description
1		CONCEPT DESIGN

OPTION 4.2 SITE PLAN

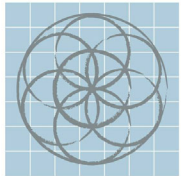
PRELIMINARY
*Not for regulatory
approval, permit or
construction.*

7/19/2019

Project number 1020.00
Date 7/19/2019
Drawn by PJC
Checked by PJC

A2.00

Scale 1" = 10'-0"



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No.	Date	Description
1		CONCEPT DESIGN

OPTION 4.2 FIRST & SECOND FLOOR PLANS

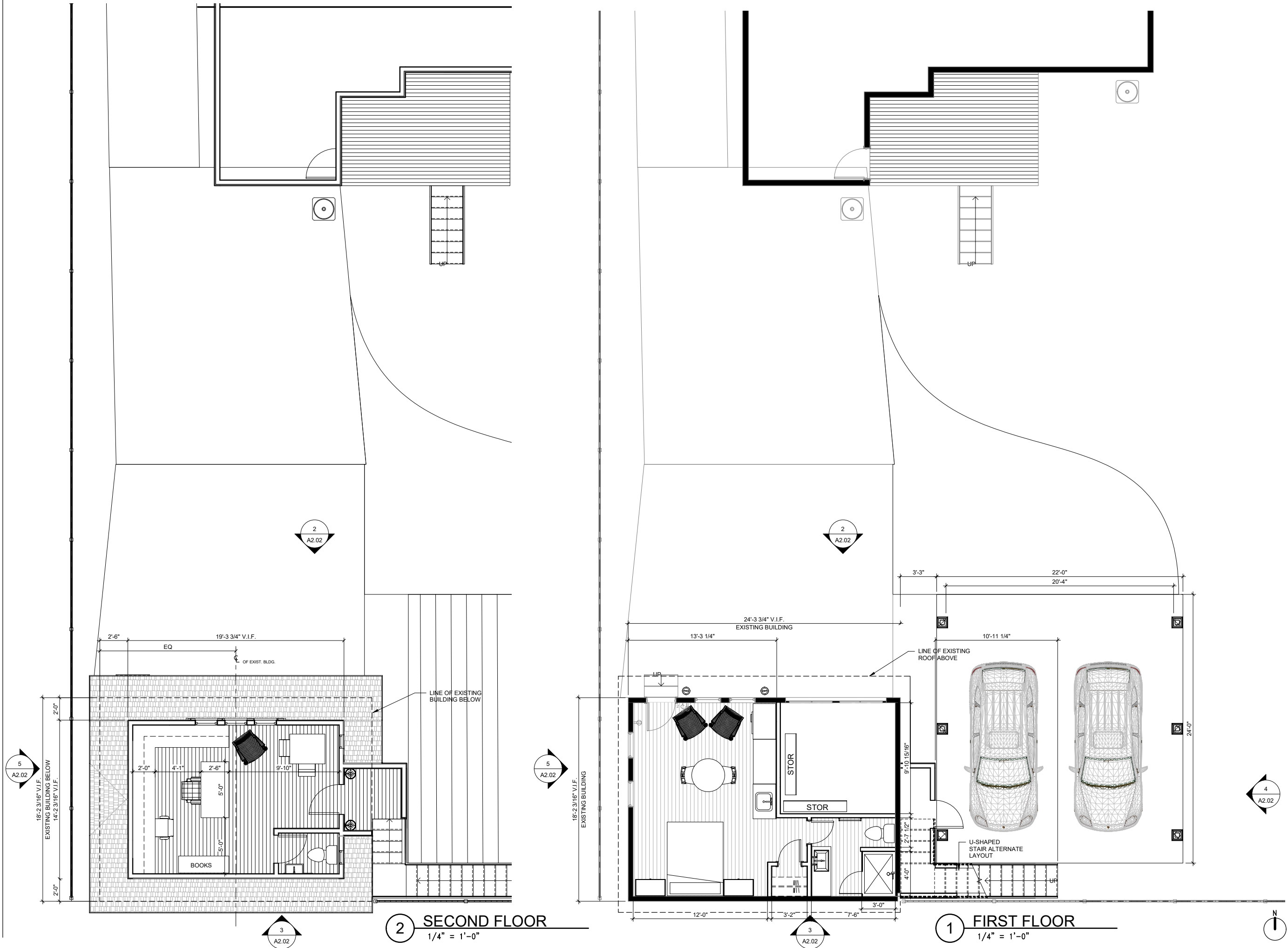
PRELIMINARY
Not for regulatory
approval, permit or
construction.

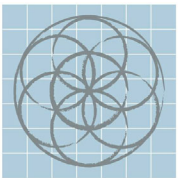
7/19/2019

Project number 1020.00
Date 7/19/2019
Drawn by PJC
Checked by PJC

A2.01

Scale 1/4" = 1'-0"





SEVENTH
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Cauthorn Residence

314 West Elsmere
San Antonio, Texas 78212

No.	Date	Description
1		CONCEPT DESIGN

OPTION 4.2 CONCEPTUAL VIEWS

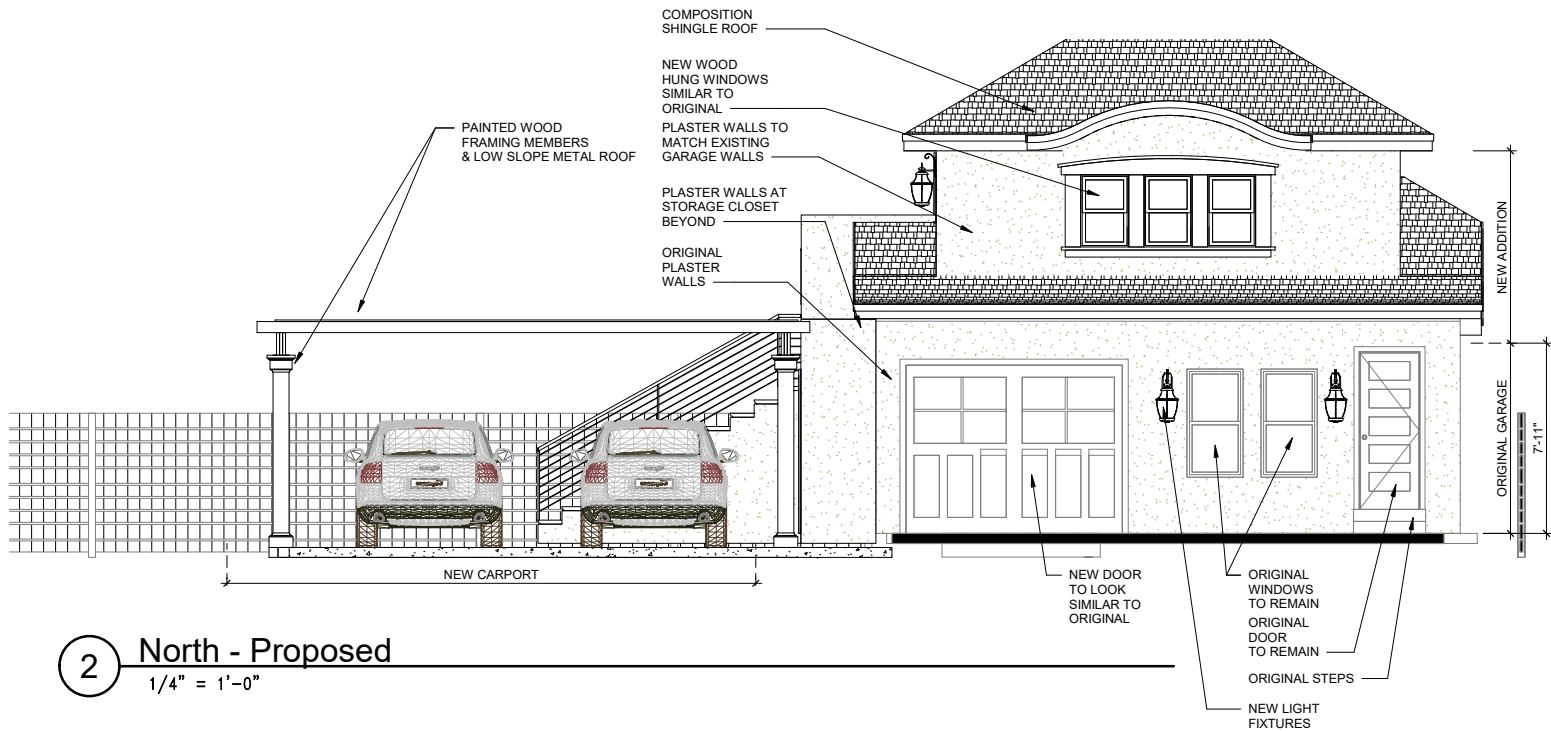
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construction.

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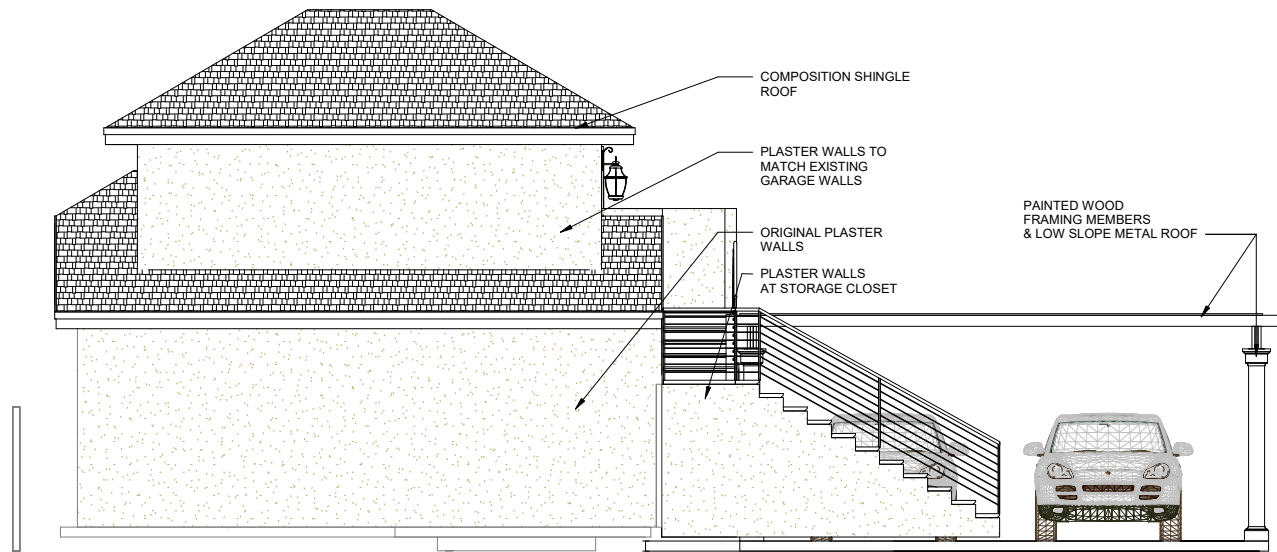
Project number 1020.00
Date 7/19/2019
Drawn by PJC
Checked by PJC

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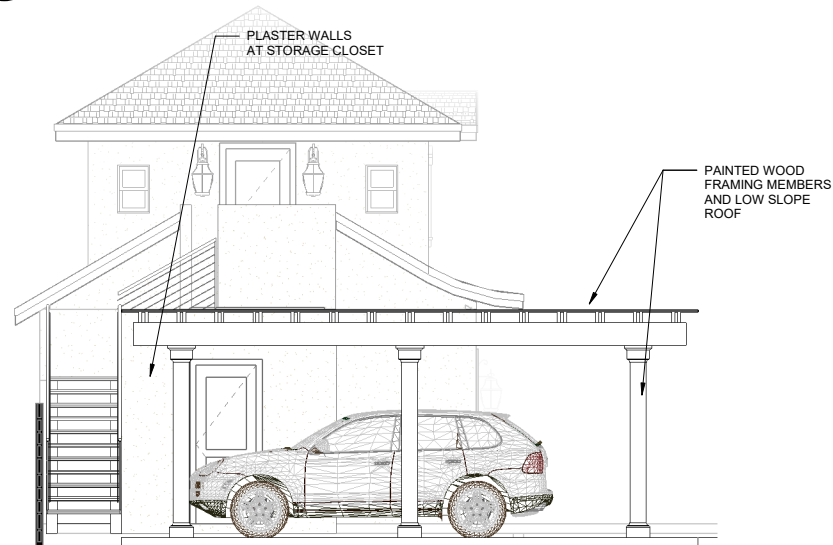
Scale 1/4" = 1'-0"



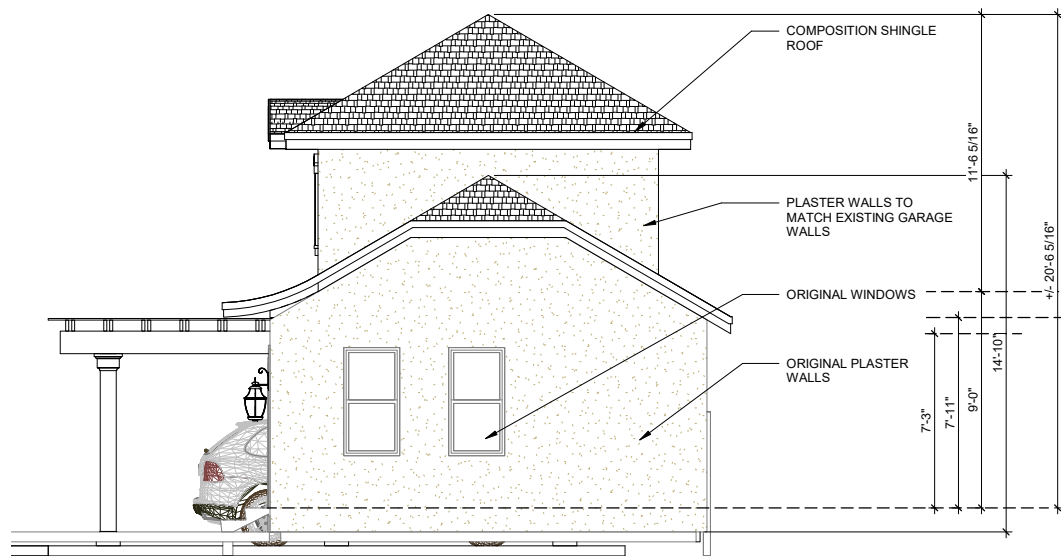
2 North - Proposed
1/4" = 1'-0"



3 South - Proposed
1/4" = 1'-0"



4 Carport East - Proposed
1/4" = 1'-0"



5 Guesthouse West - Proposed
1/4" = 1'-0"



1. Street View at West Property Line with Garage at the Back of the Drive



2. Street View at Drive with Garage at the Rear



3. Sidewalk View at Drive with Garage at the Back of the Drive



4. Street View at Existing Front Facade of Main Home



5. Street View East Side of the Main Home Facade looking South



6. Street View from the East Across the Street



7. View of the Front (North) Facade Existing Garage and Storage Room



8. View of the Gargage from the Driveway (North Facade)



SEVENTH GENERATION
DESIGN INCORPORATED

CAUTHORN RESIDENCE
314 WEST ELSMERE
SAN ANTONIO, TEXAS

28 JUNE 2019



9. View of the West Garage Facade from the Neighbor's Rear Yard



10. Alley View looking East at the West and South Garage Facades



11. Alley View looking West at the South Facade of the Garage



12. Alley View Looking East at the South Facade of the Garage



13. View from Across the street of the Main House and Garage



14. View from the East Side Yard looking back at the Main House and the Garage



15. View From Main House Rear Porch Looking at the Garage



16. View From the Main House Rear Porch Looking at the Garage



17. View From the Rear Yard Looking Northwest at the Main House



18. View From the Rear Yard Looking at the West Facade of the Garage