

# HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

**HDRC CASE NO:** 2019-520  
**ADDRESS:** 120 CALLAGHAN AVE  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT N 1/2 OF 5  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Frank Telles/FT Builder Services LLC  
**OWNER:** MENDIOLA MARIO J  
**TYPE OF WORK:** Construction of a 2-story rear addition, exterior modifications  
**APPLICATION RECEIVED:** August 30, 2019  
**60-DAY REVIEW:** October 29, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story rear addition. The addition will require modifications to the existing side and rear elevations and the primary roofline of the 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 facade of the original structure in terms of their scale and mass.
- ii. *Roof top 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 120 Callaghan St is a 1.5-story single family structure constructed circa 1915 in the Folk Victorian style. The home features a primary side-gable configuration, an asymmetrical front porch with turned columns, tall rectangular wood windows with a 2 over 2 configuration, and a primary front gable with decorative wood shingles. The structure is contributing to the Lavaca Historic District. A fire damaged the interior of the structure, along with a portion of the exterior roof and the rear façade, in March 2019. The applicant is requesting approval to remove fire damaged portions and construct a second story addition. The addition will require roof and elevation modifications to the primary structure.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on July 9, 2019. The DRC feedback included providing accurate existing and proposed elevations; treating the addition as a separate entity versus altering the existing primary structure; retaining the east-facing side gable and as much of the existing elevations as possible; and referencing the existing fenestration pattern on the historic structure to inform new windows on the addition. The applicant met again with the Design Review Committee on August 14, 2019, for a site visit to the property. The DRC again stressed the importance of fully accurate elevation drawings and suggested providing documentation that shows the addition's impact to the view from the public right-of-way, including a line of sight study and a street elevation that showed the proposal in context with existing historic structures on the block. The DRC emphasized aligning the roofline from the front elevation and simplifying rooflines to maintain the street configuration and minimize the visual impact from the public right-of-way.
- c. MASSING AND SCALE – According to the Historic Design Guidelines for Additions, guideline 1.B.v stipulates

that the height of new additions should be consistent with the height of the existing structure, and the maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. The guidelines also stipulate that the height of an addition should never be so contrasting as to overwhelm or distract from the existing structure. The existing small 1.5 story gable on the primary roofline facing Callaghan is not original and was a later alteration. Generally, staff finds the concept of a second story rear addition to be acceptable given the existing alterations and the limitations of the lot size, which prevent an extension to the rear. However, staff finds that the modifications should be limited to the rear half of the primary structure only. Staff has also not received a line of sight study or street elevation in context with the existing structures on the block to determine the addition's visual impact from the public right-of-way.

- d. **ALTERATIONS TO PRIMARY STRUCTURE** – The construction of a 2-story addition will require modifications to the existing primary structure. The front façade, aside from the roofline, will remain unchanged, but the side and rear elevations will be modified. Per the submitted drawings, the left elevation will require the removal and reconfiguration of an east-facing side gable. This gable is part of the original cross-gable configuration of the structure and is a character defining feature of the Folk Victorian style. The right elevation will feature an extension to the elevation. Staff finds the modifications to the west elevation to be minimally impactful, but finds that the removal and reconfiguration of the east elevation's gable to be inconsistent with the Guidelines. Staff finds that the gable should be retained in the overall roof reconfiguration and rear addition proposal.
- e. **MATERIALS** – The applicant has proposed to utilize similar materials as the primary structure on the addition, including matching woodlap siding, wood windows, and a new standing seam metal roof. Staff finds the proposal generally appropriate.
- f. **WINDOWS AND OPENINGS** – The applicant has proposed various window openings on the rear addition that will closely match existing configurations. Staff finds the proposal appropriate.
- g. **ARCHITECTURAL DETAILS** – The applicant has proposed to include or retain several existing architectural details, including materials, roof configuration, and window detailing. Staff finds the proposal generally appropriate with the stipulations listed in the recommendation.

## **RECOMMENDATION:**

At this time, staff finds that the level of documentation provided does not qualify for final approval. Staff recommends conceptual approval based on findings a through g with the following stipulations:

- i. That the existing gable on the east elevation be retained as noted in finding d.
- ii. That the applicant submits an accurate line-of-sight study from the public right-of-way for final approval.
- iii. That the applicant submits accurate, comprehensive drawings for final approval, including an existing and proposed roof plan.
- iv. That the standing seam metal roof features 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. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
- v. That the applicant proposes a fully wood window product that meets the following stipulations: 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.
- vi. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable. Staff recommends that the applicant consult with all applicable departments prior to submitting for final approval.

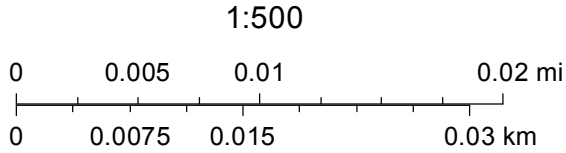


City of San Antonio One Stop

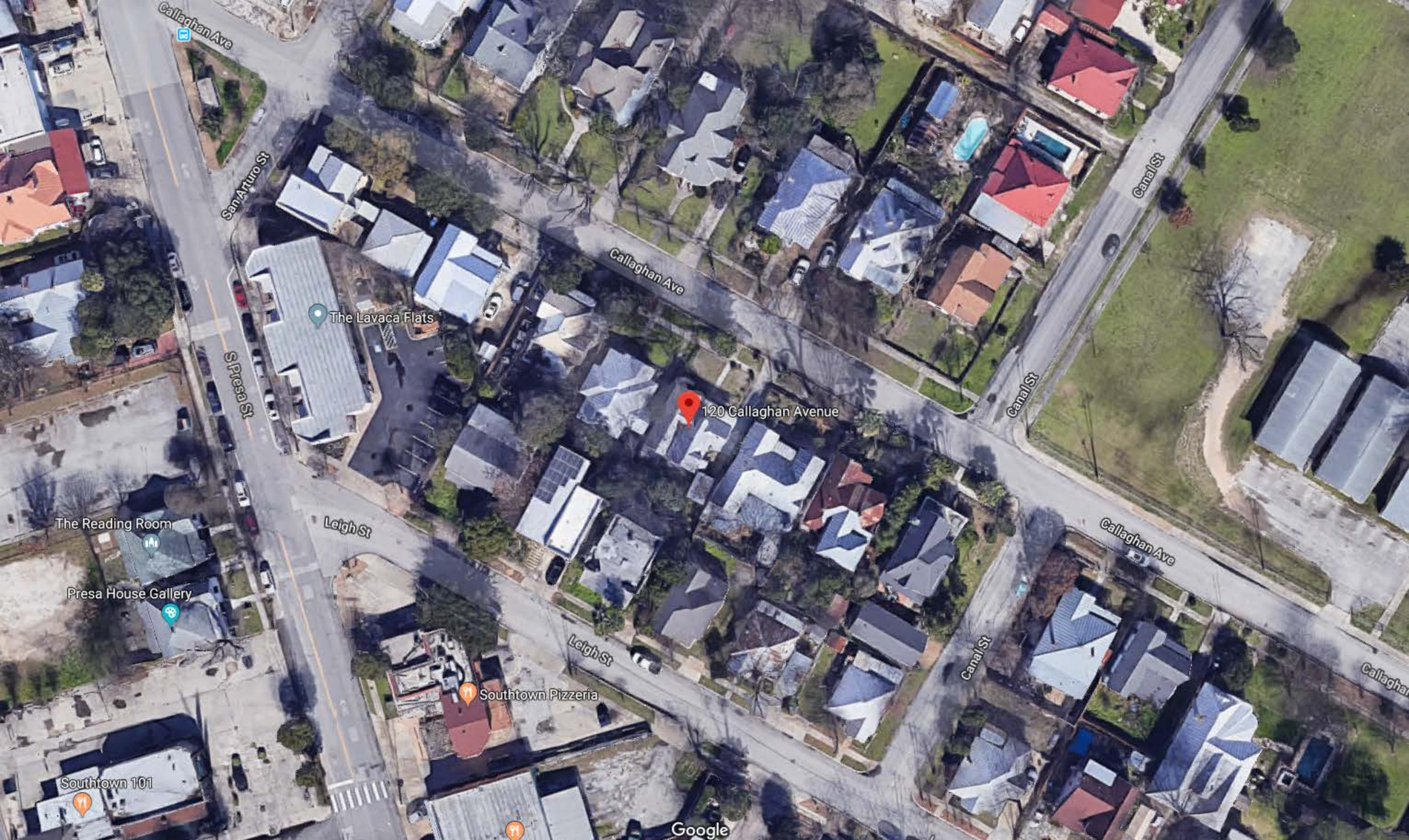


September 13, 2019

— User drawn lines







Callaghan Ave

San Arturo St

Spruce St

The Lavaca Flats

Callaghan Ave

120 Callaghan Avenue

Canal St

Canal St

The Reading Room

Presa House Gallery

Leigh St

Callaghan Ave

Leigh St

Southtown Pizzeria

Canal St

Callaghan

Southtown 101

Google







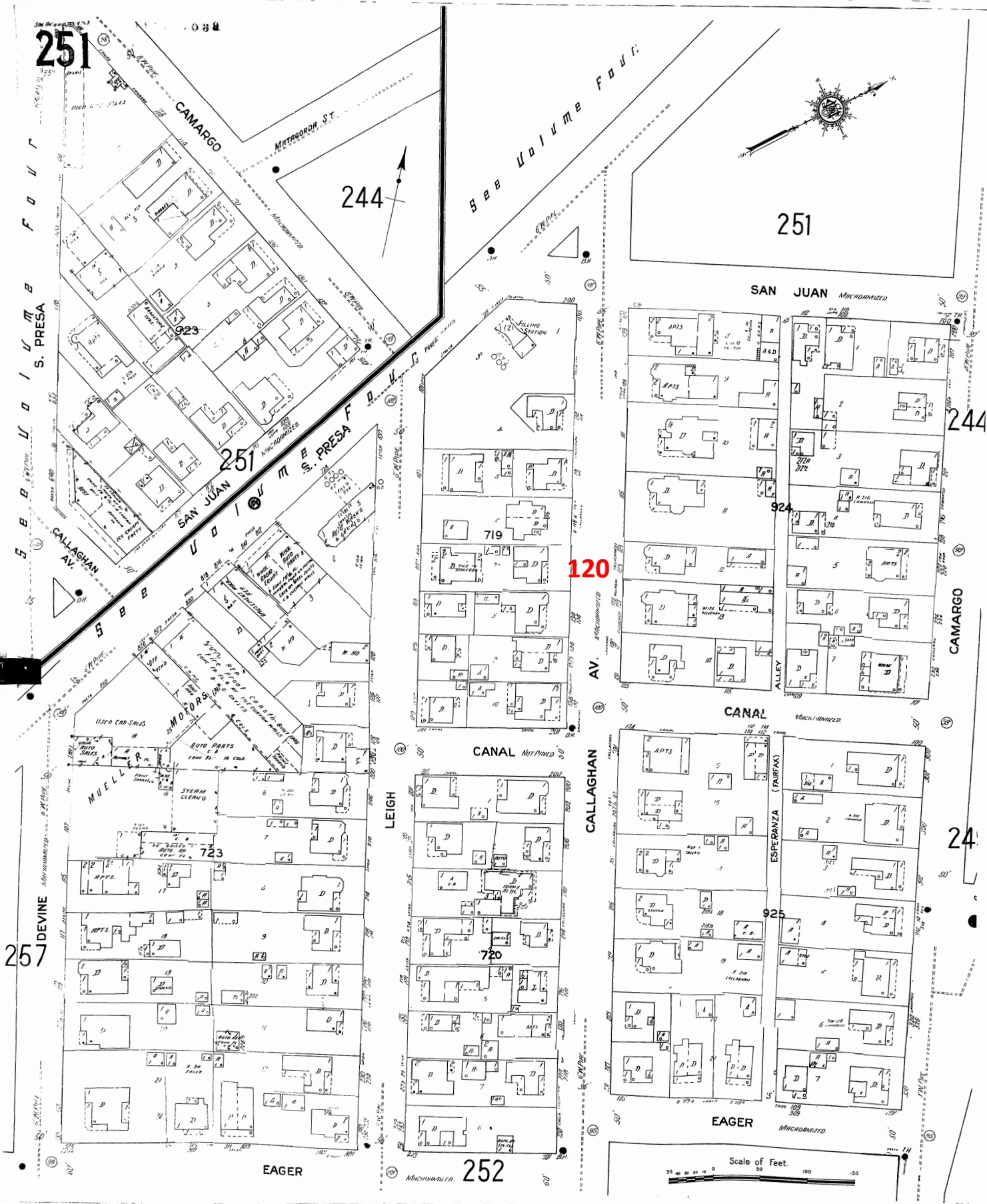








1911-1951 SANBORN MAP



















Property of  
City of San Antonio





Phone 210.400.5617  
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NOTES

MENDIOLA'S RESIDENCE  
120 CALLAGHAN AVE  
SAN ANTONIO, TX

PLAN NO.  
000  
08/28/19

EXTERIOR  
ELEVATION

SHEET

A-102.1



NEW  
FRONT ELEVATION

11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



NEW  
LEFT ELEVATION

11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



EXISTING  
FRONT ELEVATION

11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



EXISTING  
LEFT ELEVATION

11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"





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## NOTES

# MENDIOLA'S RESIDENCE

120 CALLAGHAN AVE  
SAN ANTONIO, TX

PLAN NO.  
000  
08/28/19

EXTERIOR  
ELEVATION

SHEET

A-102.2



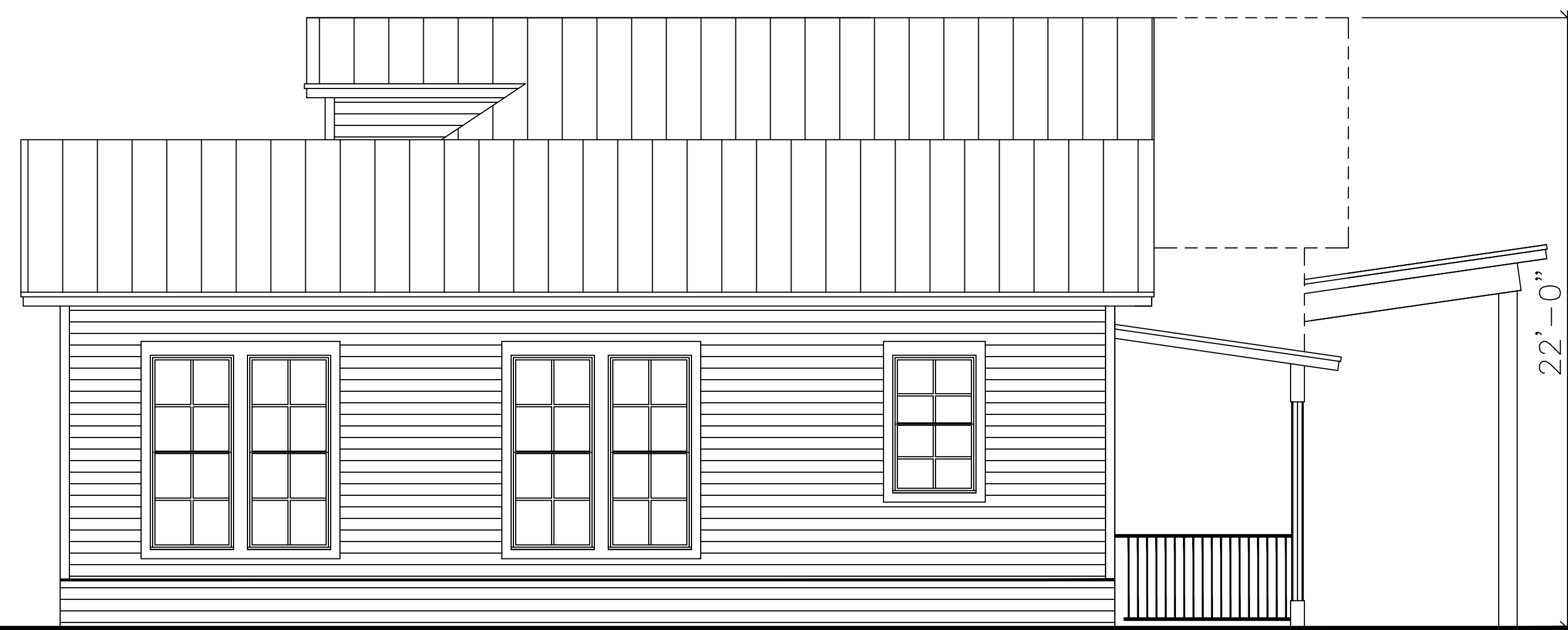
**NEW  
REAR ELEVATION**  
11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



**NEW  
RIGHT ELEVATION**  
11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



**EXISTING  
REAR ELEVATION**  
11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



**EXISTING  
RIGHT ELEVATION**  
11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"





EXISTING FRONT ELEVATION



EXISTING ROOF LINE



NEW  
FRONT ELEVATION  
11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"



EXISTING  
FRONT ELEVATION  
11" x 17" - SCALE 1/8" = 1'-0"  
24" x 36" - SCALE 1/4" = 1'-0"

**NOTES**

**MENDIOLA'S RESIDENCE**  
**120 CALLAGHAN AVE**  
**SAN ANTONIO, TX**

**PLAN NO.**  
**000**  
**08/28/19**

**EXTERIOR  
ELEVATION**

**SHEET**

**A-102.1**





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

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

DATE: JULY 9, 2019  
WEDNESDAY HDRC Case# \_\_\_\_\_

ADDRESS: 120 CALLAGHAN Meeting Location: 04P

APPLICANT: FRANK TELLES

DRC Members present: GRUBE, FETZER

Staff present: STEPHANIE PHILLIPS

Others present: JIM FERRELL, MARIO MENDIOLA

REQUEST: EXTERIOR MODIFICATIONS, 2-STORY  
REAR ADDITION

**COMMENTS/CONCERNS:** \_\_\_\_\_

AM: ONE DORMER VS. 3? PREFER TO NOT MAKE CHANGES  
TO THE FRONT.

JL: IDENTIFY EXISTING VS. PROPOSED HEIGHT IN  
DOCUMENTS.

AM: SEPARATE / DEFINE ADDITION.

JL: TOO HEAVY & OUT OF SCALE (2ND STORY)

AM: RECTANGULAR WINDOWS ARE NOT COMMON, AVOID  
CHANGES IN PENETRATION.

**COMMITTEE RECOMMENDATION:** APPROVE [ ] DISAPPROVE [ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

[Signature]  
Committee Chair Signature (or representative)

7/8/19  
Date



RECYCLE WINDOWS ~~AT~~ FROM REAR & ~~AT~~ ELSEWHERE.  
SHOW EXISTING CONDITIONS ON DRAWING

JF: SIDE PITCH IS COMPLETELY CHANGING.  
SIDE GABLE IS BEING ELIMINATED.

AM: MAINTAIN FRONT & SIDES AS MUCH AS  
POSSIBLE, AND MAINTAIN GABLE.

JF: USE EXISTING WINDOW PRECEDENTS / SIZES  
VS. HORIZONTAL WINDOWS.

POOF FORMS, SCALE, ETC. INTO NEW DESIGN.

SHOW RELATIONSHIP TO CONTEXT.