

# HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

**HDRC CASE NO:** 2019-760  
**ADDRESS:** 204 CITY ST  
**LEGAL DESCRIPTION:** NCB 2550 BLK 4 LOT 4&5  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Kemp, John - House  
**APPLICANT:** Paul Acovio  
**OWNER:** Jessica Medellin/MEDELLIN JESSICA R  
**TYPE OF WORK:** Exterior modifications, roof modifications, site modifications  
**APPLICATION RECEIVED:** December 22, 2019  
**60-DAY REVIEW:** February 20, 2020  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a new turret on the rear roofline of the house to provide egress.
2. Modify an existing enclosed rear porch, to include the addition of new openings and the removal of an existing side staircase.
3. Install a brick paver driveway.

## APPLICABLE CITATIONS:

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

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## *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 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.

#### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 1. Topography

##### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

#### 4. Residential Streetscapes

##### A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

##### B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

##### C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

#### 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.

#### B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

#### C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

### FINDINGS:

- a. The primary structure located at 204 City is a 1-story residential structure constructed circa 1920 in the Queen Anne style with Italianate influences. The home features a brick façade, wood windows with brick headers, a wraparound porch, and prominent turret element. The structure is contributing to the King William Historic District.
- b. 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. TURRET – The applicant has proposed to construct a small rooftop addition on the rear elevation, towards the northeast corner of the house. Based on the submitted elevations, the addition will mimic an existing turret element on the front façade of the historic house, with a modified window design to accommodate egress requirements. The proposed one over one sash windows feature a vertical rectangular proportion versus the square proportion of the existing turret. Due to the location of the house, this work will be partially visible from the San Antonio Riverwalk. The addition will have a metal roof and metal siding to match the existing turret. According to the Historic Design Guidelines, rooftop additions should be limited 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. Visibility should be determined through a line-of-sight study. Architectural details that are in keeping with the architectural style of the original structure should be incorporated, though 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. Contemporary interpretations of traditional designs and details are encouraged for additions. While staff finds that the concept of a rear rooftop addition of this scale may be consistent, staff finds that a line-of-sight study should be submitted to determine the visual impact from the public right-of-way. Staff also finds that the turret's design should be simplified or its material treatments differentiated to clearly delineate that the addition is new.
- d. REAR PORCH MODIFICATIONS – The applicant has proposed to modify an existing rear enclosed porch. The existing porch features a lattice siding enclosure. The applicant has proposed to enclose this area with wood, brick, or stone siding and add openings. As part of this request, an existing rear staircase will be removed. Staff generally finds the proposal to be consistent and finds that horizontal wood siding with a maximum reveal of 4 inches to be most appropriate. Staff finds that detailed specification information and final drawings for the proposed openings should be provided for final approval.
- e. DRIVEWAY – The applicant has proposed to install a brick paver driveway in the general location of an existing dirt driveway, which is located to the south of the primary structure. The applicant has not provided a proposed site plan to indicate the length, width, or exact location of the driveway. A material specification has not been submitted. While staff finds that the installation of an alternative driveway material may be appropriate, staff



requires final drawings and material specifications prior to a recommendation for final approval.

## **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through e with the following stipulations:

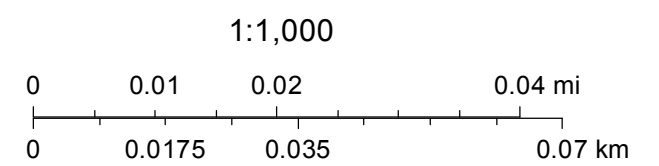
- i. That the applicant submits a line-of-sight study to determine the visual impact of the proposed rear rooftop addition from the public right-of-way as noted in finding c.
- ii. That the proposed rooftop addition's design be simplified or its material treatments differentiated to clearly delineate that the addition is new.
- iii. That any proposed new windows on the structure meet the following stipulations: windows must be fully wood or aluminum-clad wood windows. 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.
- iv. That the siding for the proposed rear porch modifications be wood with a maximum reveal of 4 inches and a traditional profile.
- v. That the applicant submits a detailed site plan and material specifications for the proposed brick driveway. Driveways must be no wider than 10 feet with a maximum apron width of 12 feet.



# City of San Antonio One Stop



January 8, 2020























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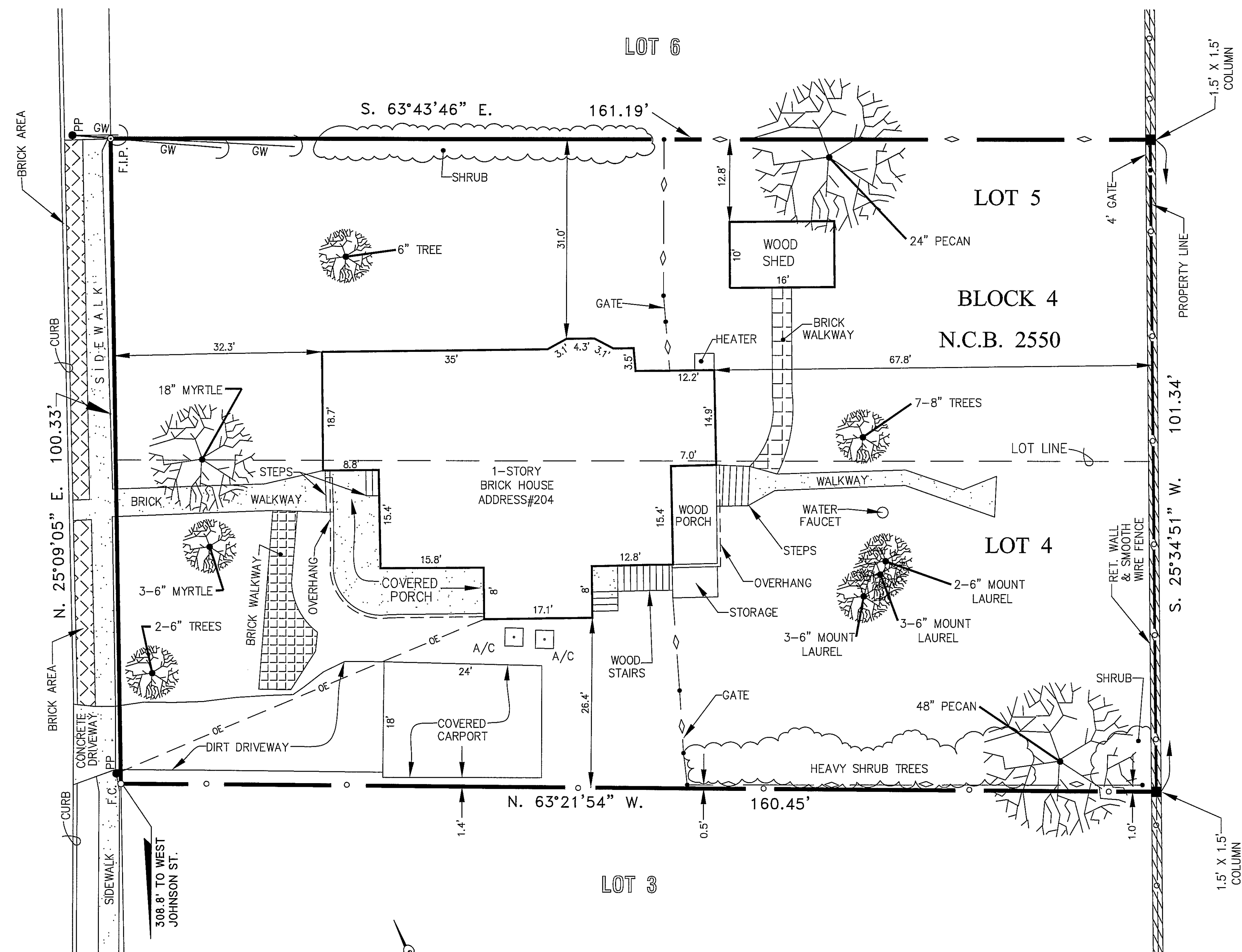




**LEGEND**

- A/C AIR CONDITION UNIT
- GW GUY WIRE
- OE OVERHEAD ELECTRIC
- PP POWER POLE
- CHAINLINK FENCE
- SMOOTH WIRE FENCE
- CONCRETE CURB
- F.I.P. FOUND 1/2" DIAMETER IRON PIN WITH NO CAP
- F.C. CEDAR FENCE POST
- CONCRETE AREA
- TREE

CITY STREET  
(50' R.O.W.)



SAN ANTONIO RIVER  
VARIABLE WIDTH R.O.W.

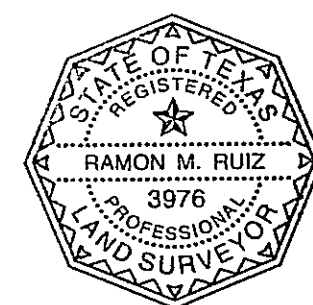
SCALE: 1" = 10'

NOTE: Bearings are based on the Texas State Plane Coordinates, South Central Zone 4204, N.A.D. 83, by the use of GPS method.

STATE OF TEXAS  
COUNTY OF BEXAR:  
I HEREBY CERTIFY THAT THE ABOVE  
PLAT IS TRUE AND CORRECT ACCORDING  
TO AN ACTUAL SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 2ND. DAY OF  
JULY, 2019 A.D.

Ramon M. Ruiz, RPLS #3976



DATE	REVISIONS	JOB NUMBER: 2019-059
		DATE: 7/2/19
		DRAWN BY: J.S.
		APPROVED BY: R.M.R.



**RUIZ & ASSOCIATES SURVEYING, INC.**  
4414 CENTERVIEW, SUITE 211  
SAN ANTONIO, TEXAS 78228  
PHONE: (210) 735 - 8514 Fax: (210) 738-2835  
Email: ruizandassociates@sbcglobal.net  
Web: www.ruizassociatesurveying.com  
REGISTRATION FIRM NUMBER: 100297-00

PLAT SHOWING  
BEING LOT(S) 4 AND 5, BLOCK 4, N.C.B. 2550,  
DEED RECORDS, BEXAR COUNTY, TEXAS.

Sheet  
1  
of 1



1

FRONT ELEVATION

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



2

SIDE ELEVATION

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



3

REAR ELEVATION

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



4

SIDE ELEVATION

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



19006

MEDELLIN RESIDENCE

Master Suite

204 City

San Antonio Texas

PROJECT

PHASE

ADDRESS

LOCATION

consultante

sheet title

## DESIGN DEVELOPMENT

- Proposed Elevations

revisions

MARK | DATE | DESCRIPTION

date

2016.11.07

sheet

A201



1

### FRONT ELEVATION

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



2

### SIDE ELEVATION

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



3

### REAR ELEVATION

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



4

### SIDE ELEVATION

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







































