HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO:	**2020-101**
ADDRESS:	251 ISABEL ST
LEGAL DESCRIPTION:	NCB 3978 BLK 4 LOT 31
ZONING:	R-6, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Guadalupe Moreno
OWNER:	Guadalupe Moreno
TYPE OF WORK:	Construction of a rear addition
APPLICATION RECEIVED:	February 26, 2020
60-DAY REVIEW:	April 26, 2020
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 632 square foot rear two-story rear addition.

APPLICABLE CITATIONS:

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.

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.

Standard Specification for Windows for New Construction
Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

FINDINGS:

a. The primary historic structure at 251 Isabel was constructed circa 1940 and first appears on the 1951 Sanborn map. The structure was originally constructed as a Spanish Revival duplex with tile roof with a symmetrical footprint and contributes to the Mission Historic District. The structure currently features gabled roofs with composition shingles, brick masonry siding, a two-story rear addition and an attached side carport extending beyond the front façade.
b. COMPLIANCE – The applicant had begun constructing another rear addition attached to the existing rear addition and was stopped by Code Compliance. The applicant submitted a complete application on September 19, 2019, to be heard at the next available Historic and Design Review Commission hearing. The applicant has been cooperative to submit additional drawings as requested. However, staff finds there are inconsistencies between the final submitted drawings and the actual construction.
c. DESIGN REVIEW COMMITTEE - The request was referred to the Design Review Committee (DRC) at the October 16, 2019, Historic and Design Review Commission (HDRC) hearing. The applicant met with the DRC on

October 22, 2019, at the subject property. The DRC commented that the addition must adhere to the UDC regarding side setbacks and that the new addition windows must adhere to the Guidelines. The DRC also suggested incorporating a transitional roof form from the existing structure. The applicant has updated their design and drawings that generally adheres to the DRC comments regarding the roof form and side setbacks.

d. EXISTING ADDITIONS – The original structure is a one-story, symmetrical duplex featuring approximately 1088 square feet. A two-story rear addition featuring 680 square feet was constructed circa 1985 and an attached side carport was installed by 2002. The two-story rear addition features a gabled roof, and a variety of aluminum windows.
e. CONTEXT –The applicant has proposed to construct a 632 square foot two-story addition connecting from the existing rear addition to an existing rear accessory structure, effectively converting the detached rear accessory structure into a third addition. Staff finds the proposed plan is generally inconsistent with the Guidelines for Additions 1.A.i. minimize visual impact and 1.A.ii. historic context.
f. ROOF FORM – The applicant has proposed to utilize a shed roof form to connect the lofted portion of the addition to the primary structure, which then steps down as a subordinate shed roof toward the rear portion. Per the Guidelines for Additions 1.A.iii., 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. Staff finds the use of a shed roof form is generally appropriate if the shed roof slope matches that of the primary roof it is attaching to.
g. TRANSITION – Per the Guidelines for Additions 1.A.iv., a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition should be utilized to provide a clear visual distinction between old and new building forms. Staff finds that a setback condition from the existing side wall planes and a vertical trim piece should be used to distinguish between the phases of additions. Per the submitted site plan, the applicant has included a setback condition from the side wall planes.
h. FOOTPRINT –The applicant has proposed to construct a 632 square foot two-story addition connecting from the existing rear addition to an existing rear accessory structure, effectively converting the detached rear accessory structure into a third addition. Per the Guidelines for Additions 1.B.i., 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, and residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds that the existing addition has already doubled the size of the original building foot and adding a second and third addition should be avoided.
i. HEIGHT – The applicant has proposed to construct an addition featuring an approximate height of 18’ – 8”. Per the Guidelines for Additions 1.B.ii., 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, and an addition’s height should never be so contrasting as to overwhelm or distract from the existing structure. Staff finds the proposed height is subordinate to the existing two-story addition but exceeds the height of the one-story original structure.
j. MATERIALS – The applicant has proposed to utilize a composition shingle roofing material, vertical Hardie siding, and aluminum windows. Per the Guidelines for Additions 3.A.i., materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used 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. Staff finds that the proposed materials generally relate to those of the primary structure. The structure features a variety of vinyl and aluminum sash windows.
k. ARCHITECTURAL DETAILS – The applicant has proposed to construct a rear addition featuring four horizontal sliding and picture windows, and a side-facing door. Per the Guidelines for New Construction 4.A.i., new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the fenestration pattern does not relate to the primary historic structure and should be revised. All new windows should adhere to the Standard Specifications for Windows in New Construction; an aluminum or aluminum-clad one-over-one sash window is not required but most easily achieves this material requirement.

RECOMMENDATION:

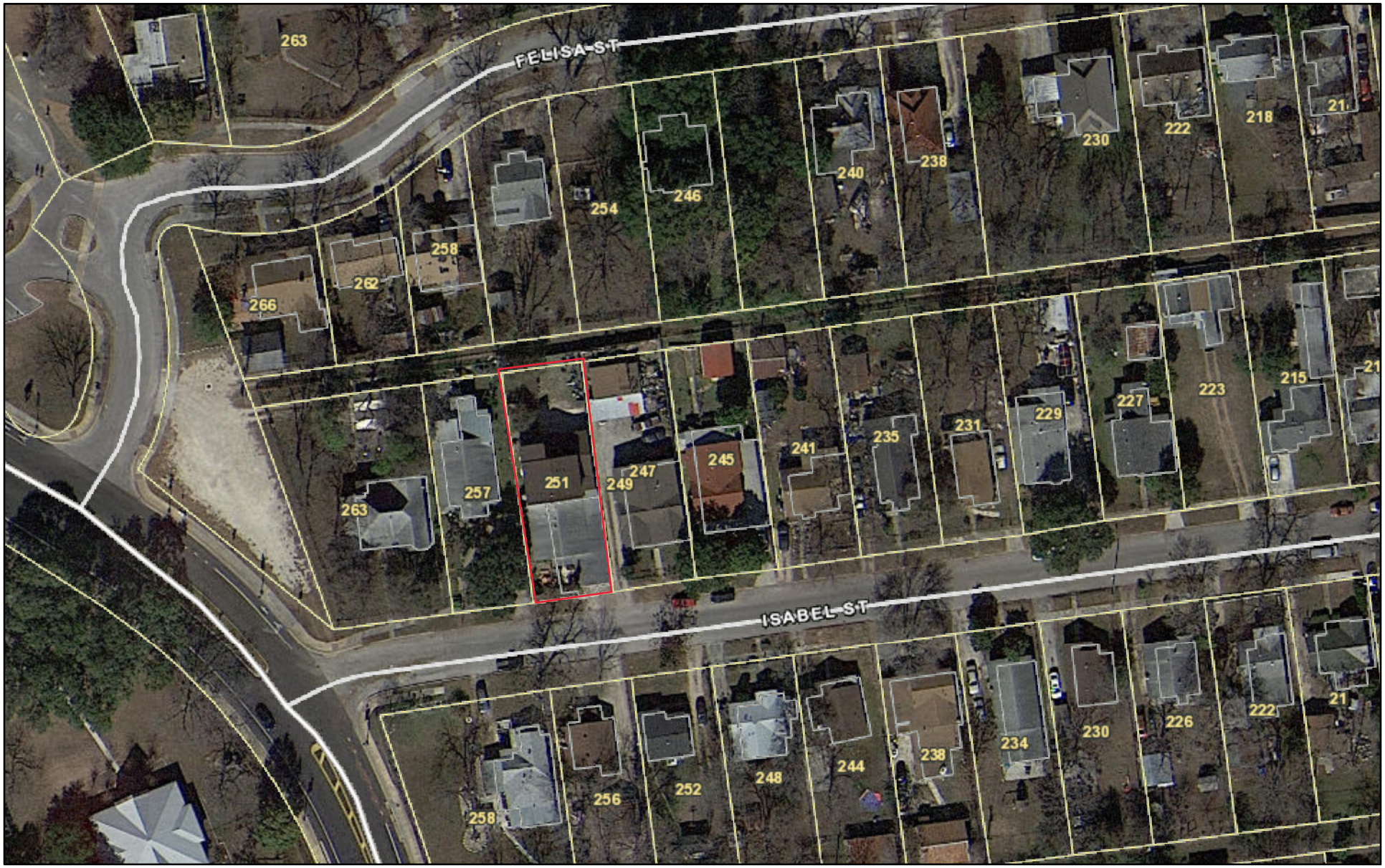
Staff recommends approval based on findings with the following stipulations:

i. That the addition shed roofs match the slope of the existing rear shed roof.

ii. That a setback condition from the existing side wall planes and a vertical trim piece is be used to distinguish between the phases of additions. The applicant must comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

iii. That all new windows should adhere to the *Standard Specifications for Windows in New Construction*; an aluminum or aluminum-clad one-over-one sash window is not required but most easily achieves this material requirement.

251 Isabel



August 27, 2019

1:1,000

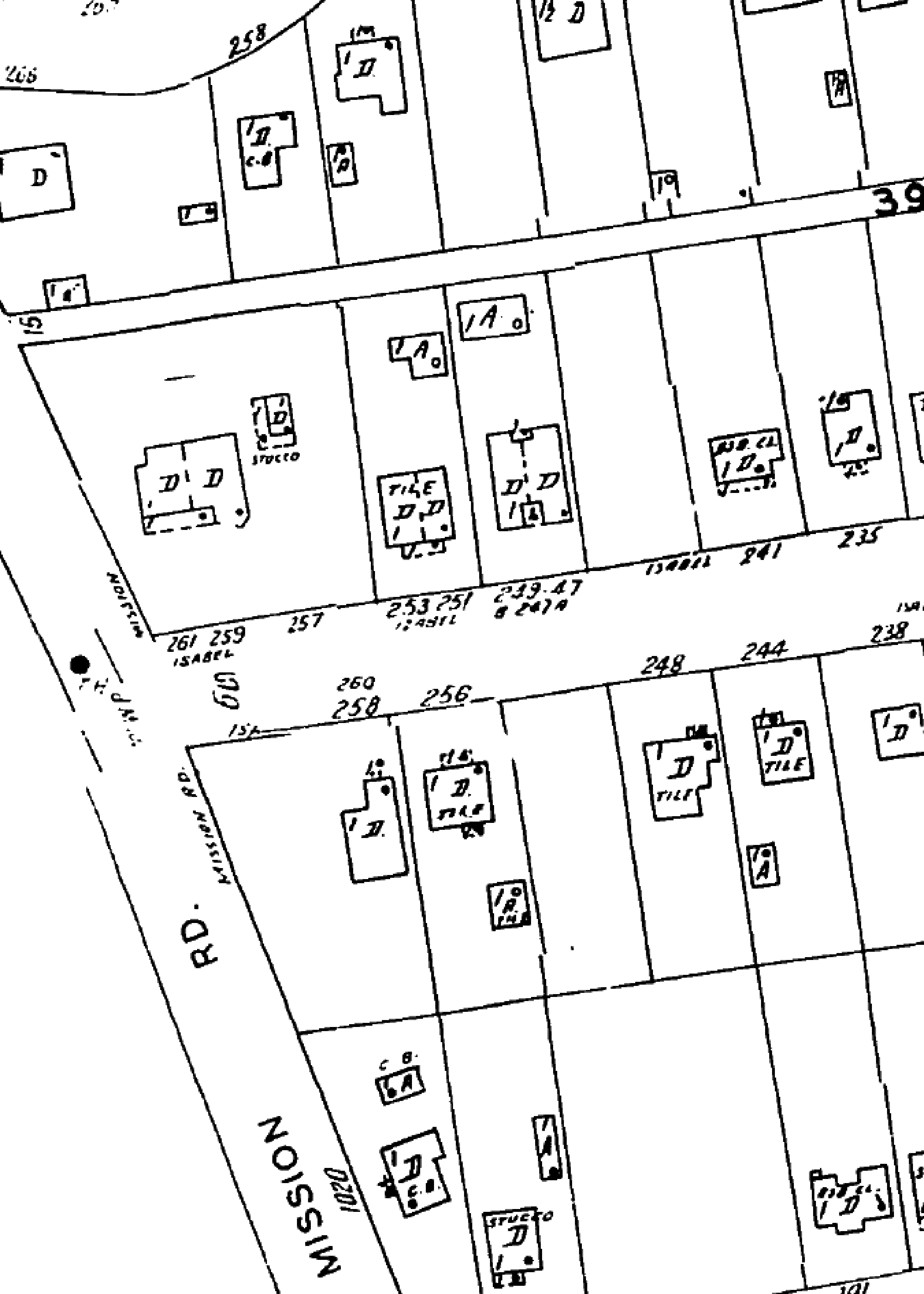
0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km


251 Isabel Street
Isabel St
Isabel St
Isabel St
Isabel St
Map
Google


251 Isabel Street
Google
Map


251 Isabel St
San Antonio, Texas
Google
Street View - Apr 2019
251 Isabe
St P J's Children's Home
Google



258
39
19
15
STUCCO
TILE
ISABEL
261 259
257
253 251
241
235
238
244
248
260
258
256
60
MISSION RD.
RD.
MISSION
1020
C.B.
STUCCO

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10/22/2019 HDRC Case# 2019-478

ADDRESS: 251 ISABEL Meeting Location: on-site

APPLICANT: Guadelupe Moreno

DRC Members present: GRUBE, FETZER

Staff present: HUY PHAM

Others present:

REQUEST: CONSTRUCTION OF A REAR ADDITION

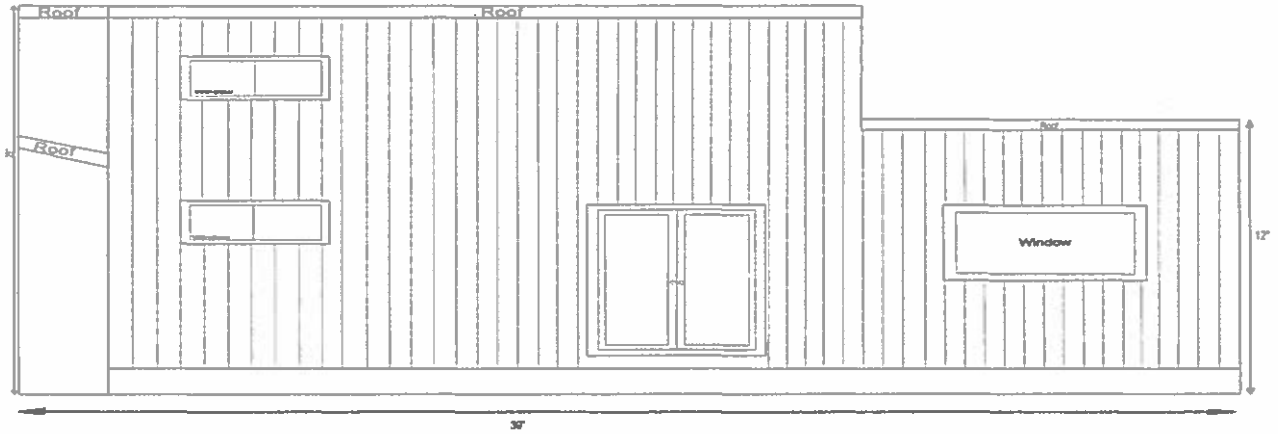
COMMENTS/CONCERNS:

Members concerned with
- side setbacks
- how roof meets existing roof
- no concern on height
- window details

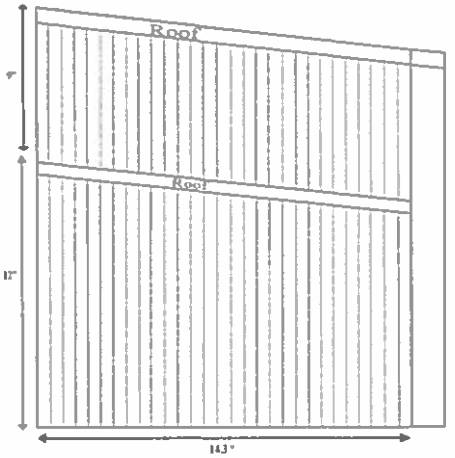
COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 10/22/19 Date

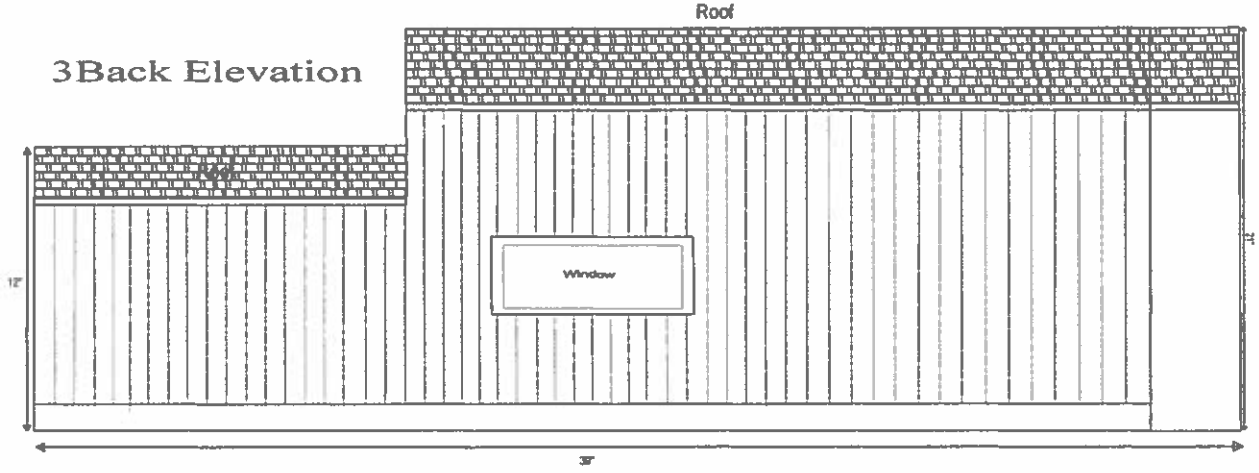
2 Front Elevation



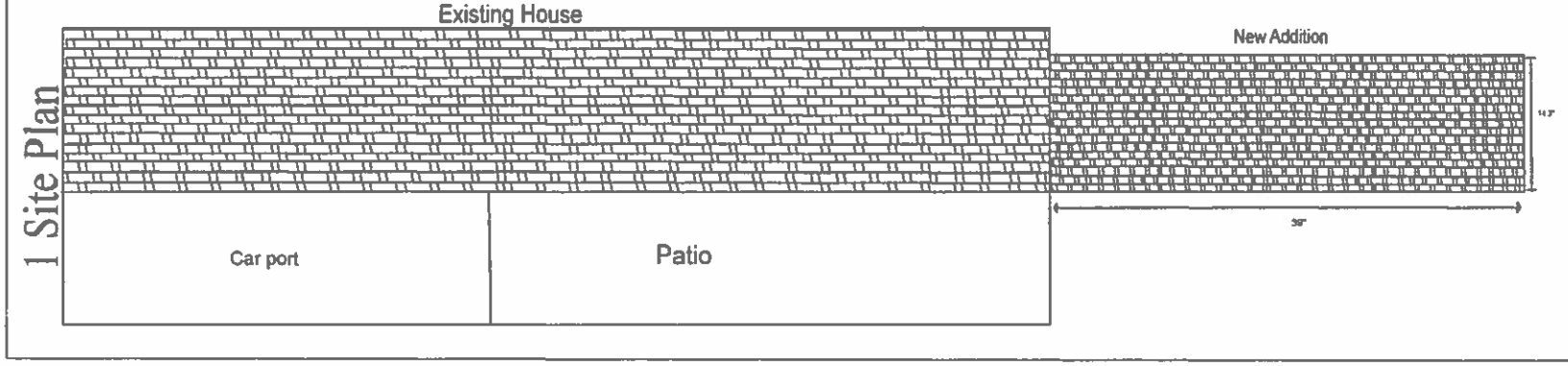
4Back Elevation



3Back Elevation



1 Site Plan



DESIGNER
FLOMEGA ARTS
2102544858
flomega001@GMAIL.COM

New Addition
RESIDENCE
San Antonio Tx. 70210

Drawn By
F.J.L.

Date
02 /24/2020

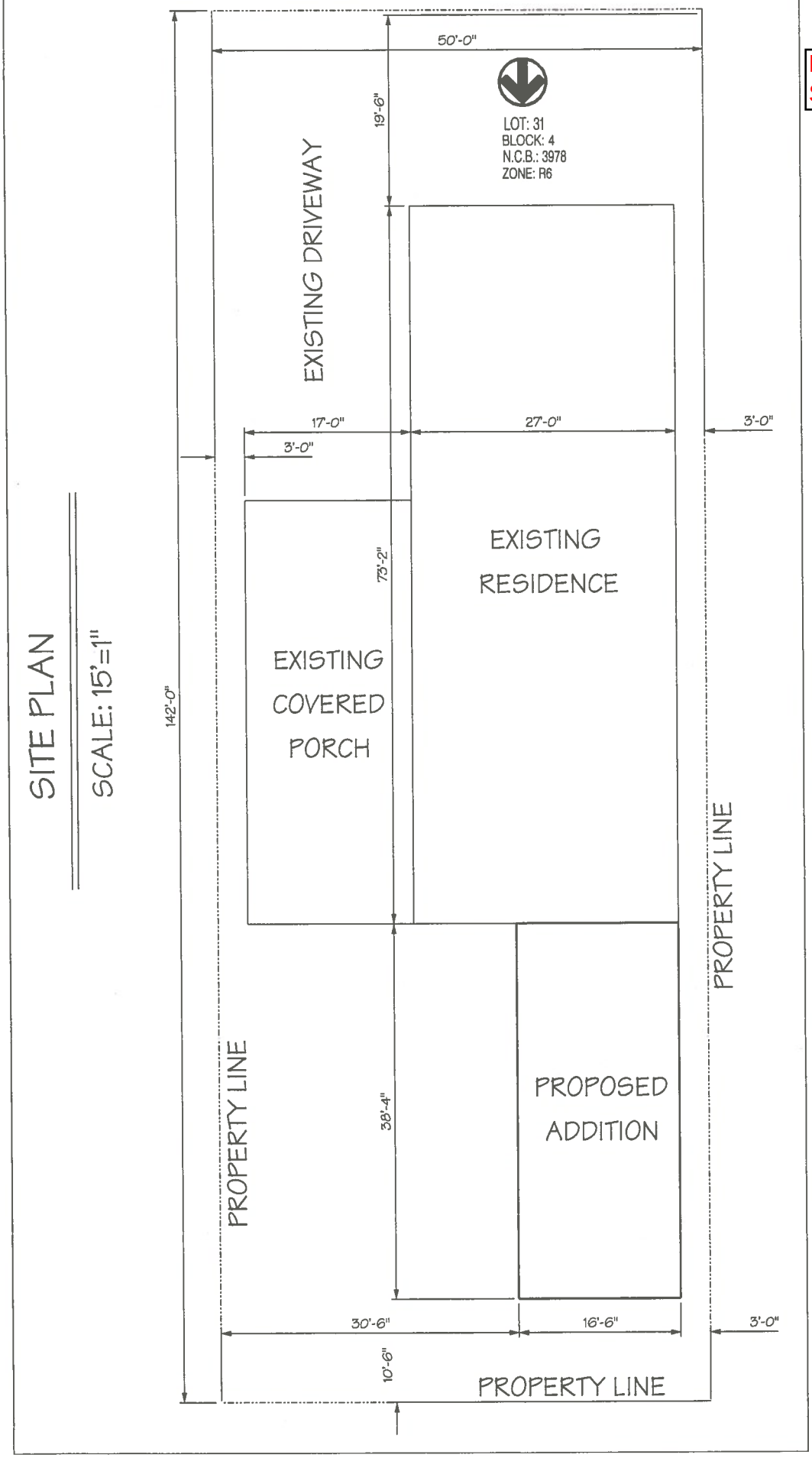
LOT:31

Address
251 Isabel
San Antonio Texas 78210

Revisions

Sheet

251 ISABEL ST

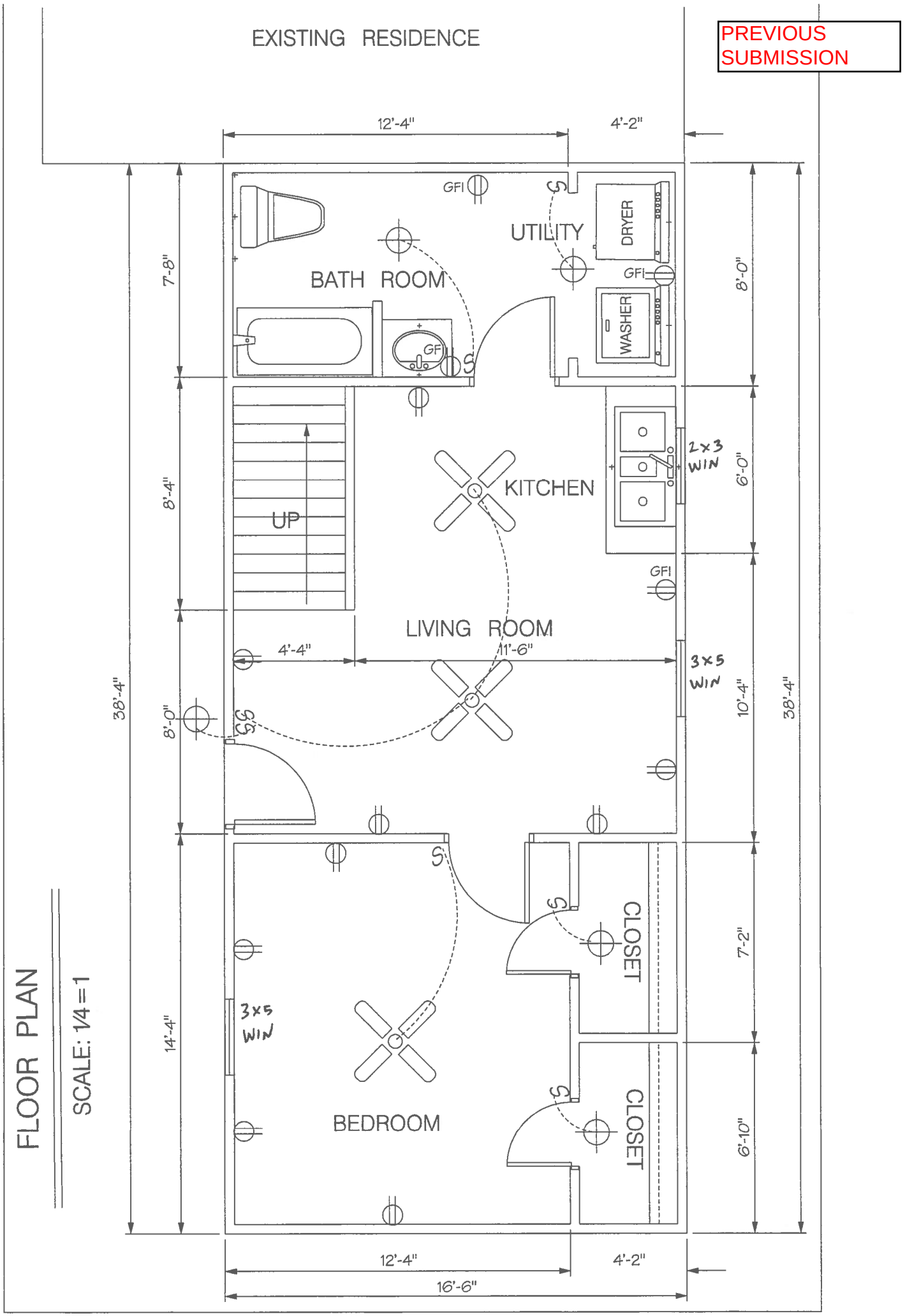


SITE PLAN

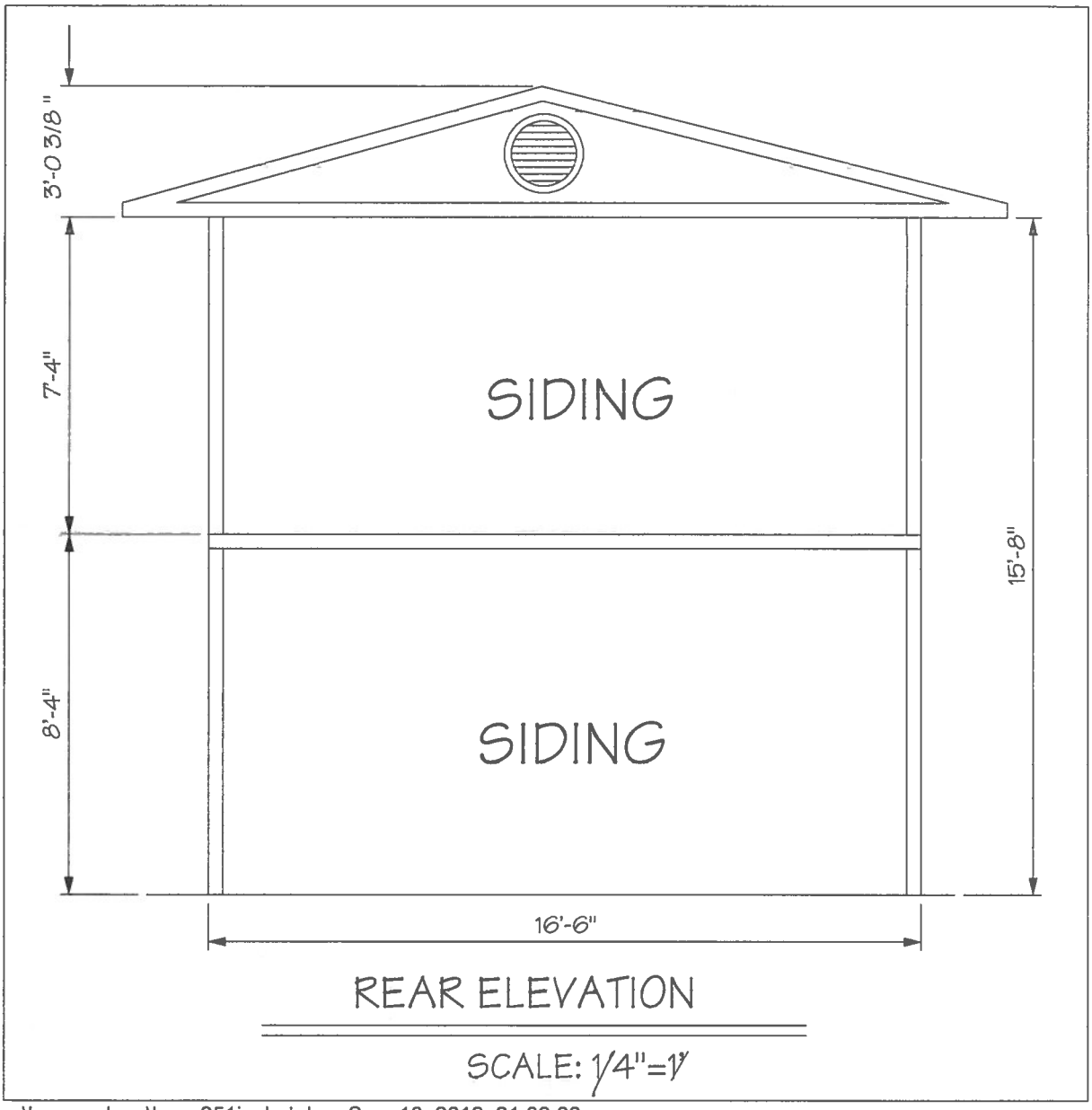
SCALE: 15'=1"

PREVIOUS SUBMISSION

RECEIVED
SEP 19 2019


EXISTING RESIDENCE
PREVIOUS SUBMISSION
12'-4"
4'-2"
GFI
UTILITY
DRYER
BATH ROOM
GFI
WASHER
GF
7'-8"
8'-0"
8'-4"
KITCHEN
2x3 WIN
6'-0"
UP
GFI
LIVING ROOM
4'-4"
11'-6"
3x5 WIN
38'-4"
8'-0"
10'-4"
38'-4"
CLOSET
7'-2"
3x5 WIN
14'-4"
BEDROOM
CLOSET
6'-10"
12'-4"
4'-2"
16'-6"
FLOOR PLAN
SCALE: 1/4 = 1

PREVIOUS
SUBMISSION

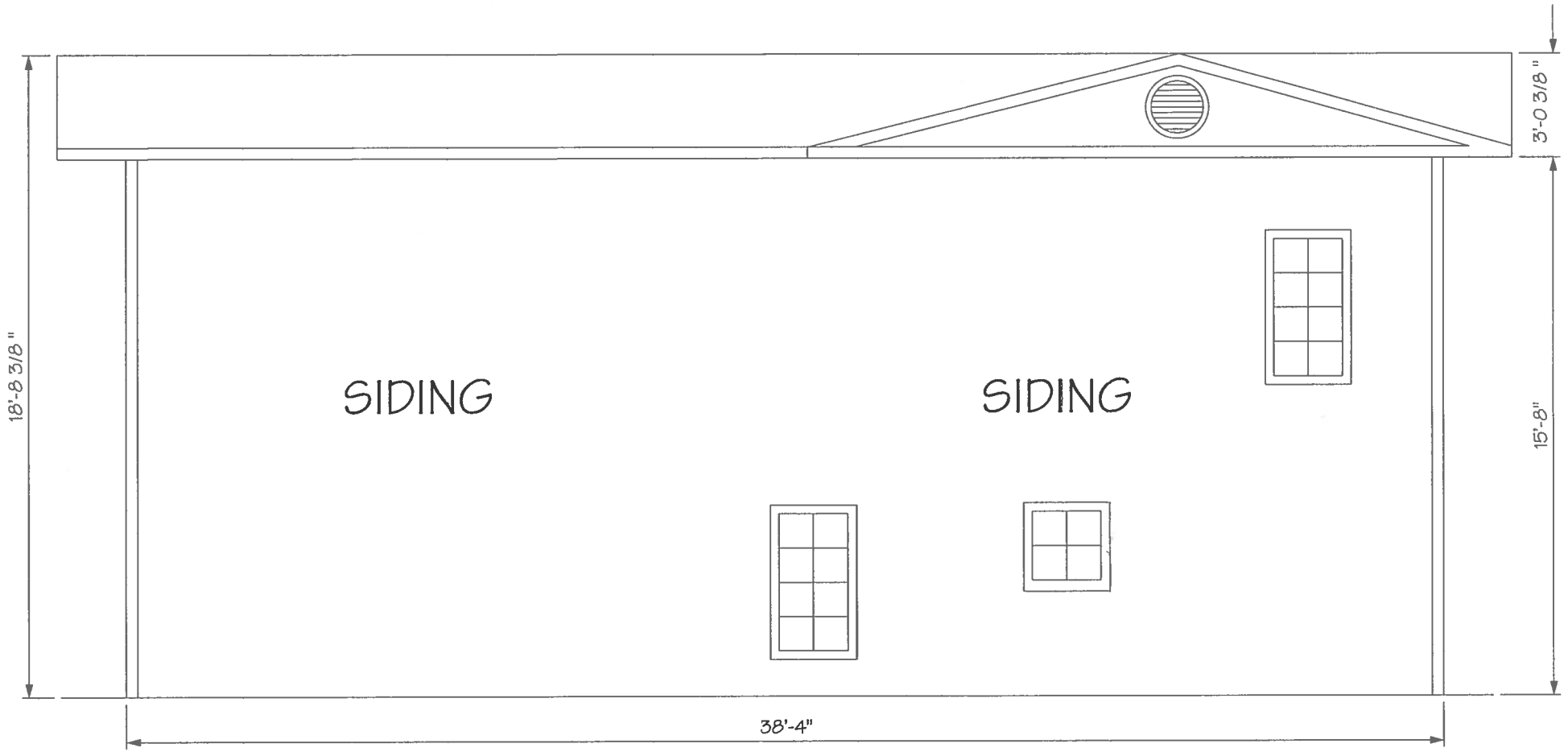


REAR ELEVATION

SCALE: 1/4"=1'

...\house plans\lupe-251isabel.dgn Sep. 18, 2019 21:33:00

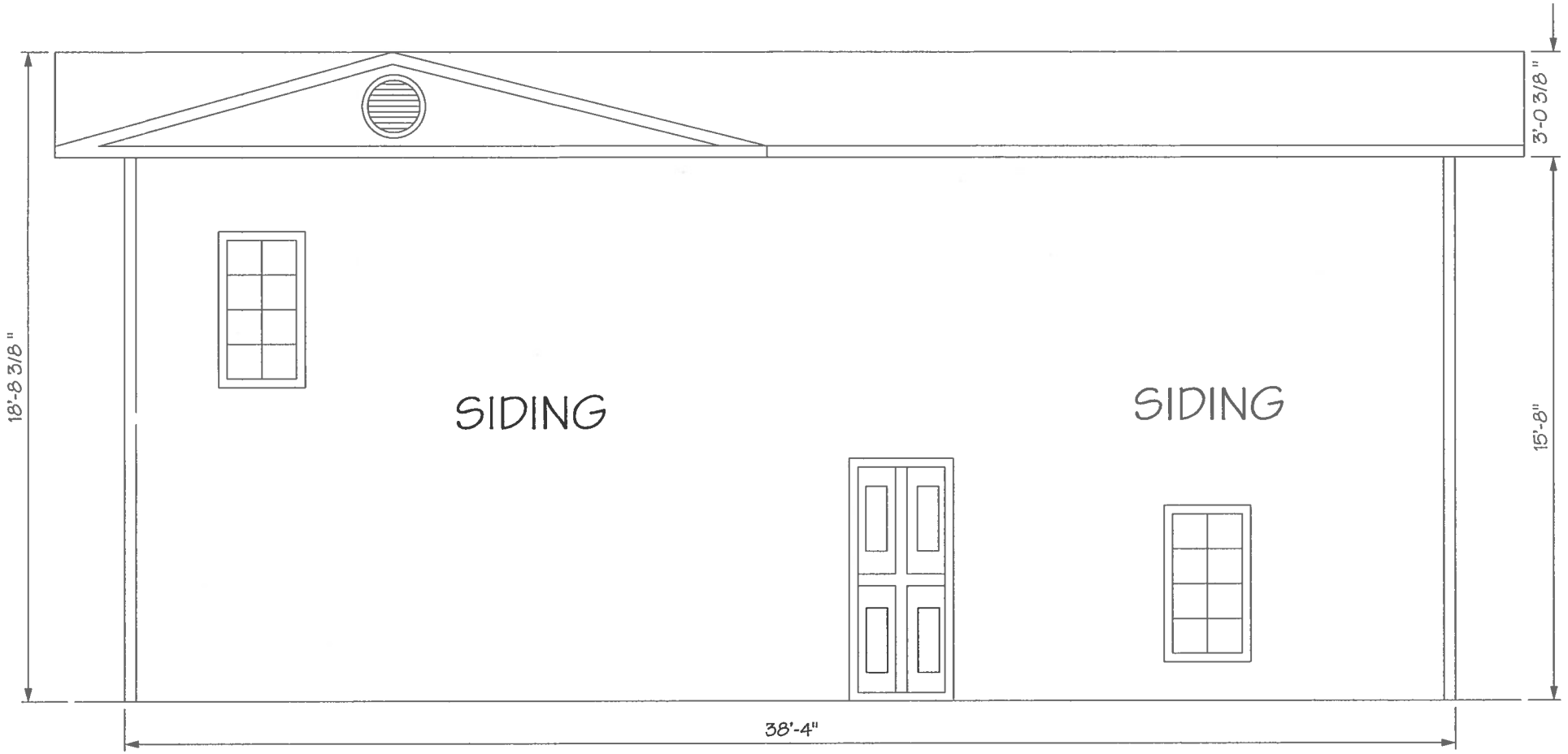
PREVIOUS SUBMISSION



WESTSIDE ELEVATION

SCALE: 1/4 = 1

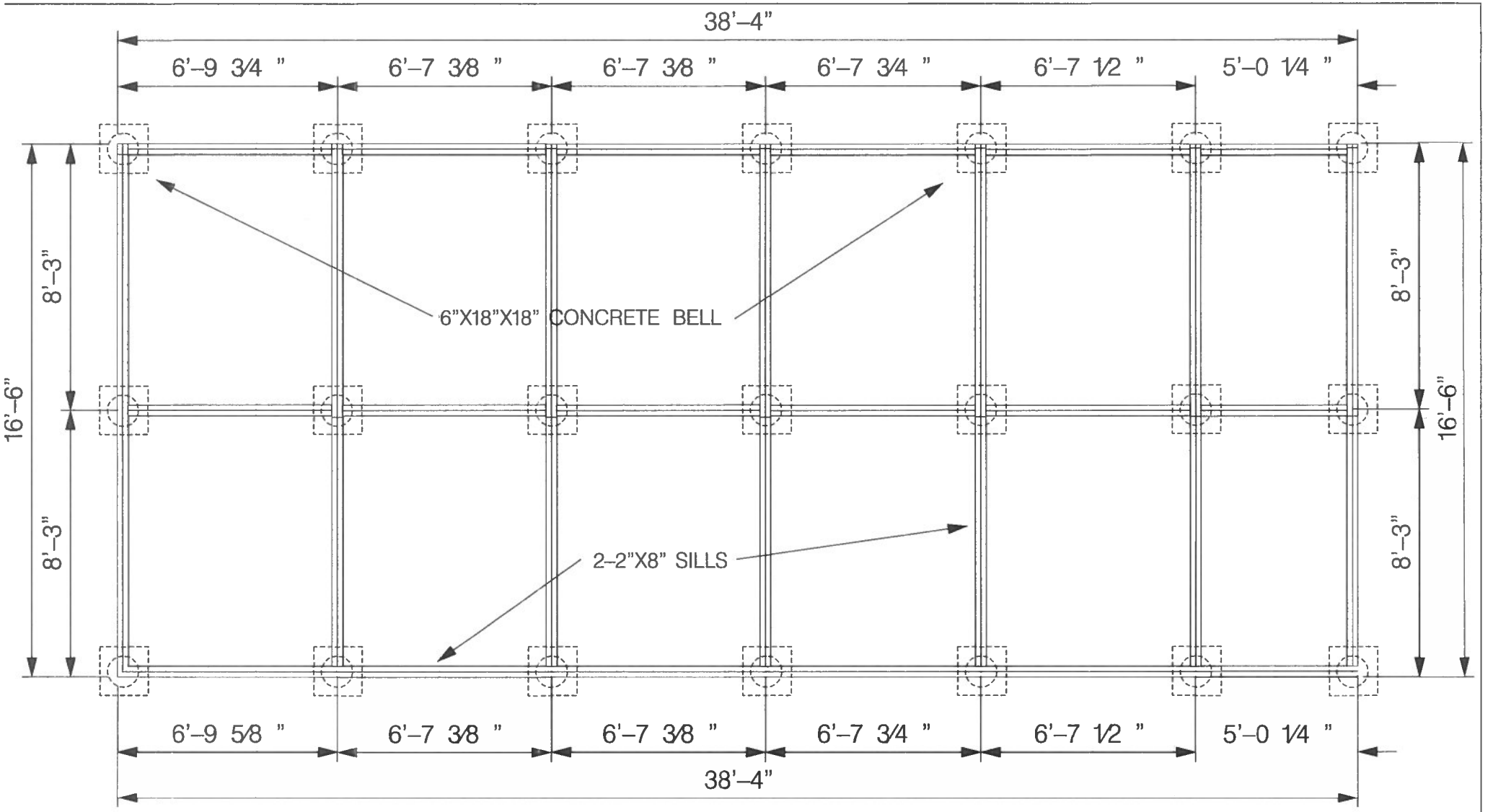
PREVIOUS SUBMISSION



EASTSIDE ELEVATION

SCALE: 1/4=1

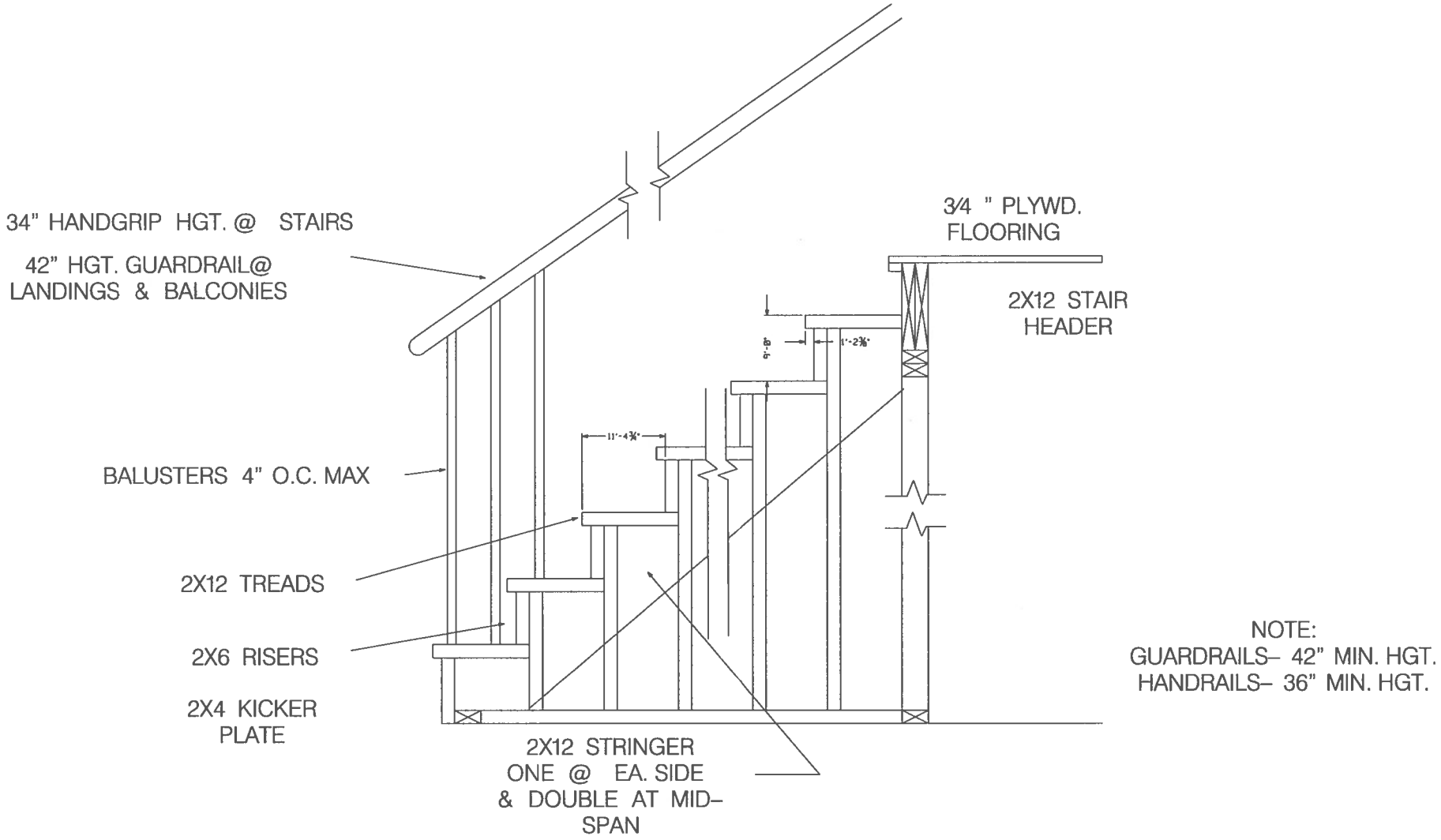
PREVIOUS SUBMISSION



FOUNDATION PLAN

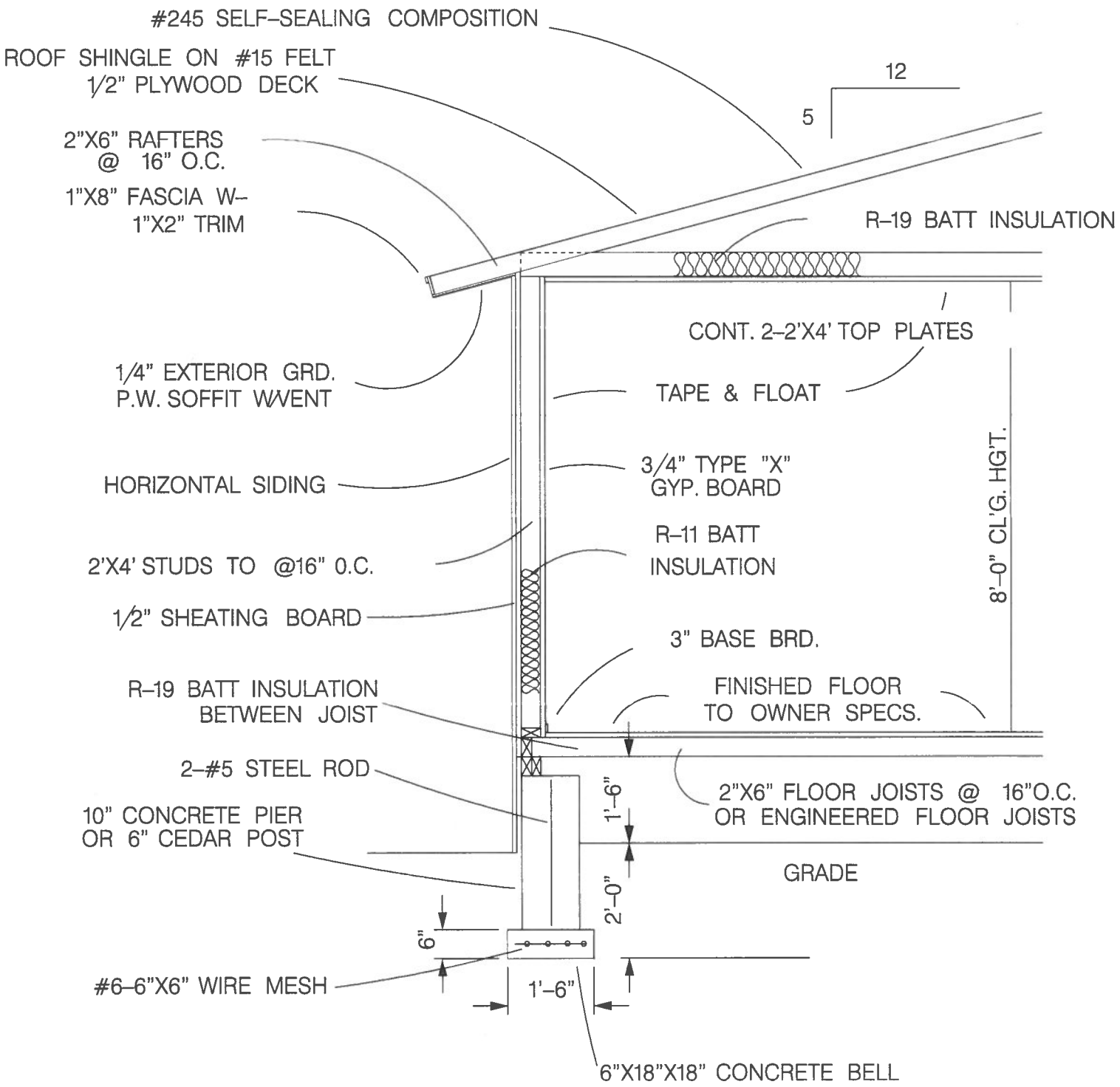
SCALE: 1/4 = 1"

PREVIOUS SUBMISSION



STAIR DETAIL

PREVIOUS SUBMUSSION

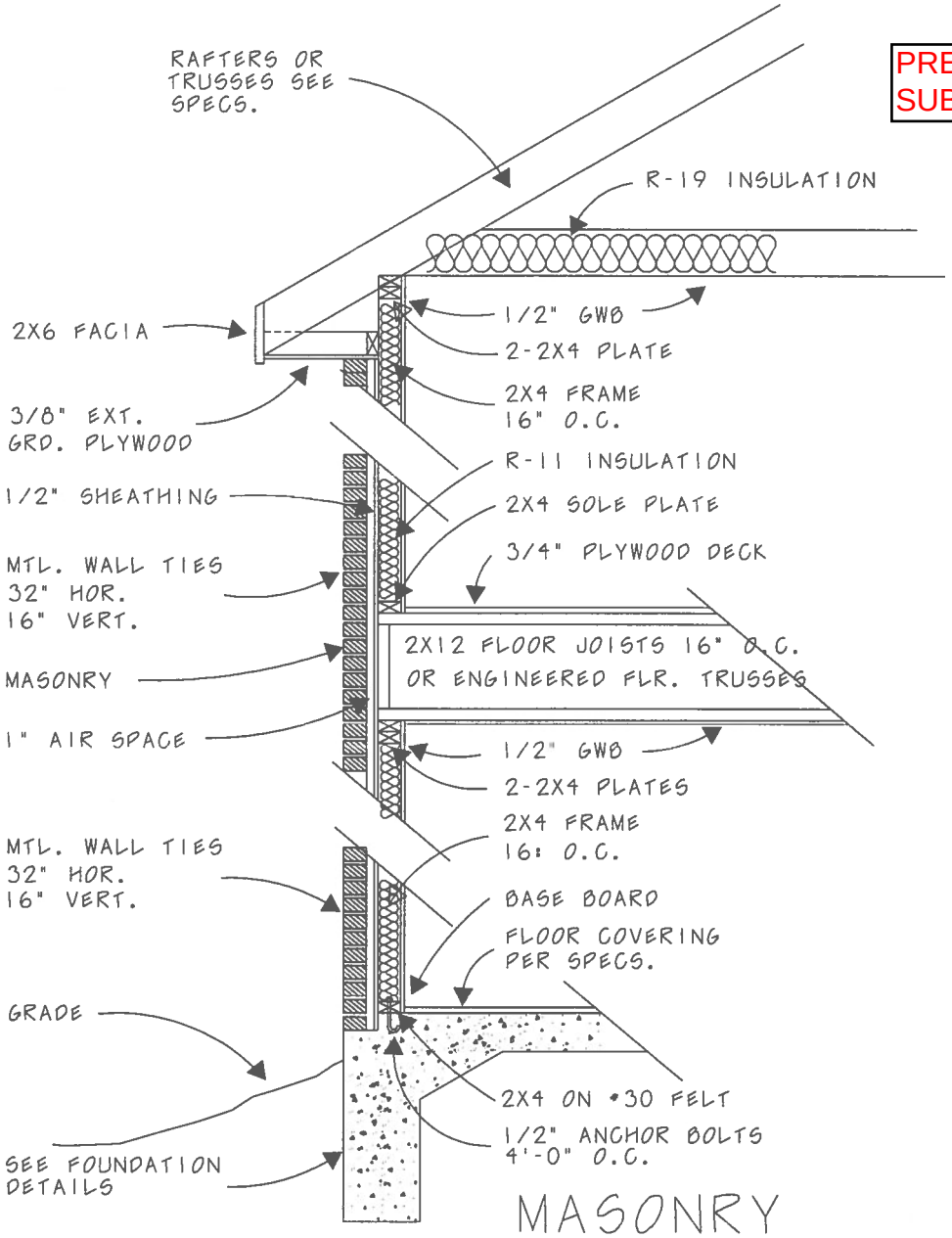


TYPICAL WALL SECTION

SCALE: NTS

..\dgn\house plans\reyes-2.dgn Sep. 14, 2019 05:25:50

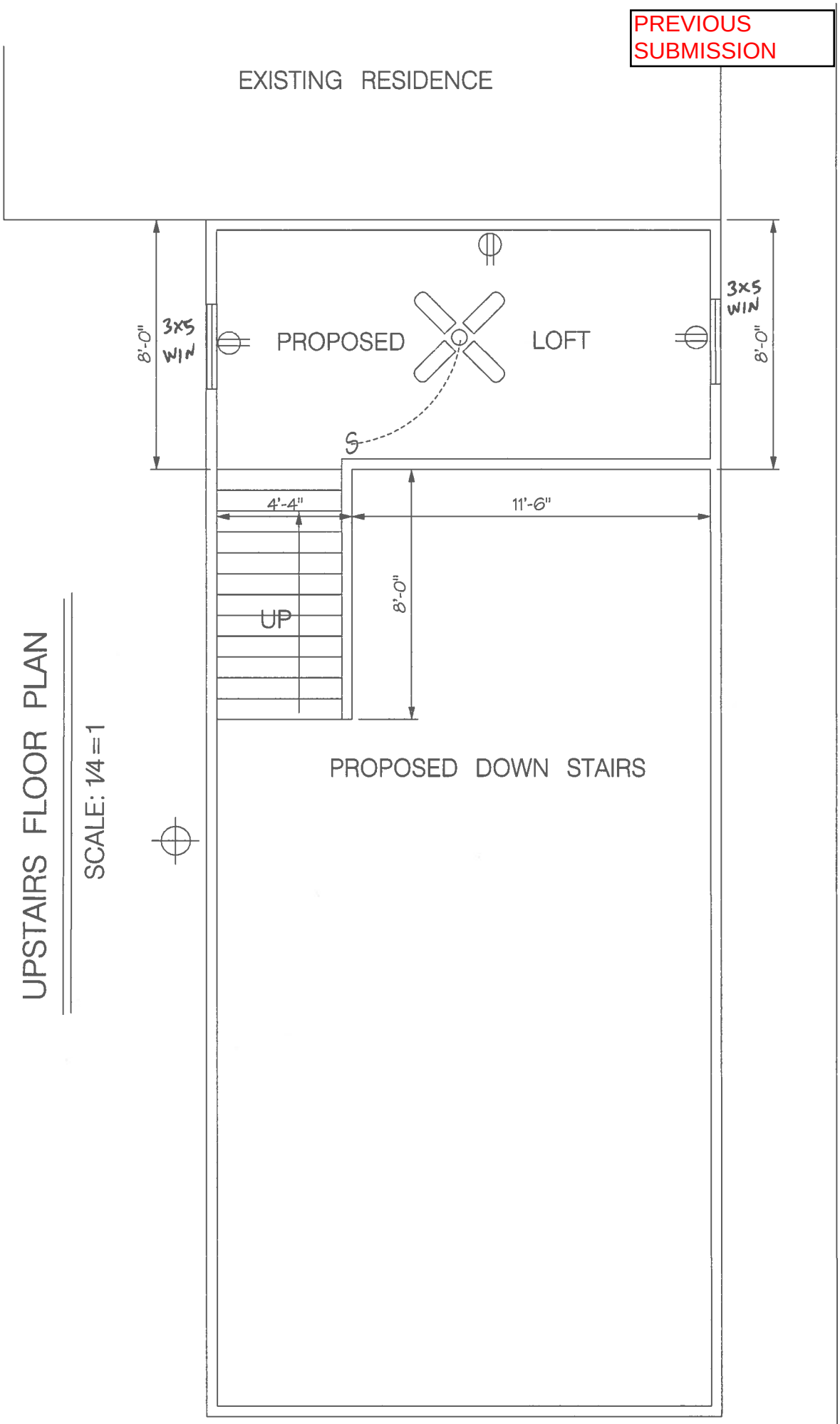
PREVIOUS SUBMISSION



TYPICAL WALL SECTION

SCALE: NTS.

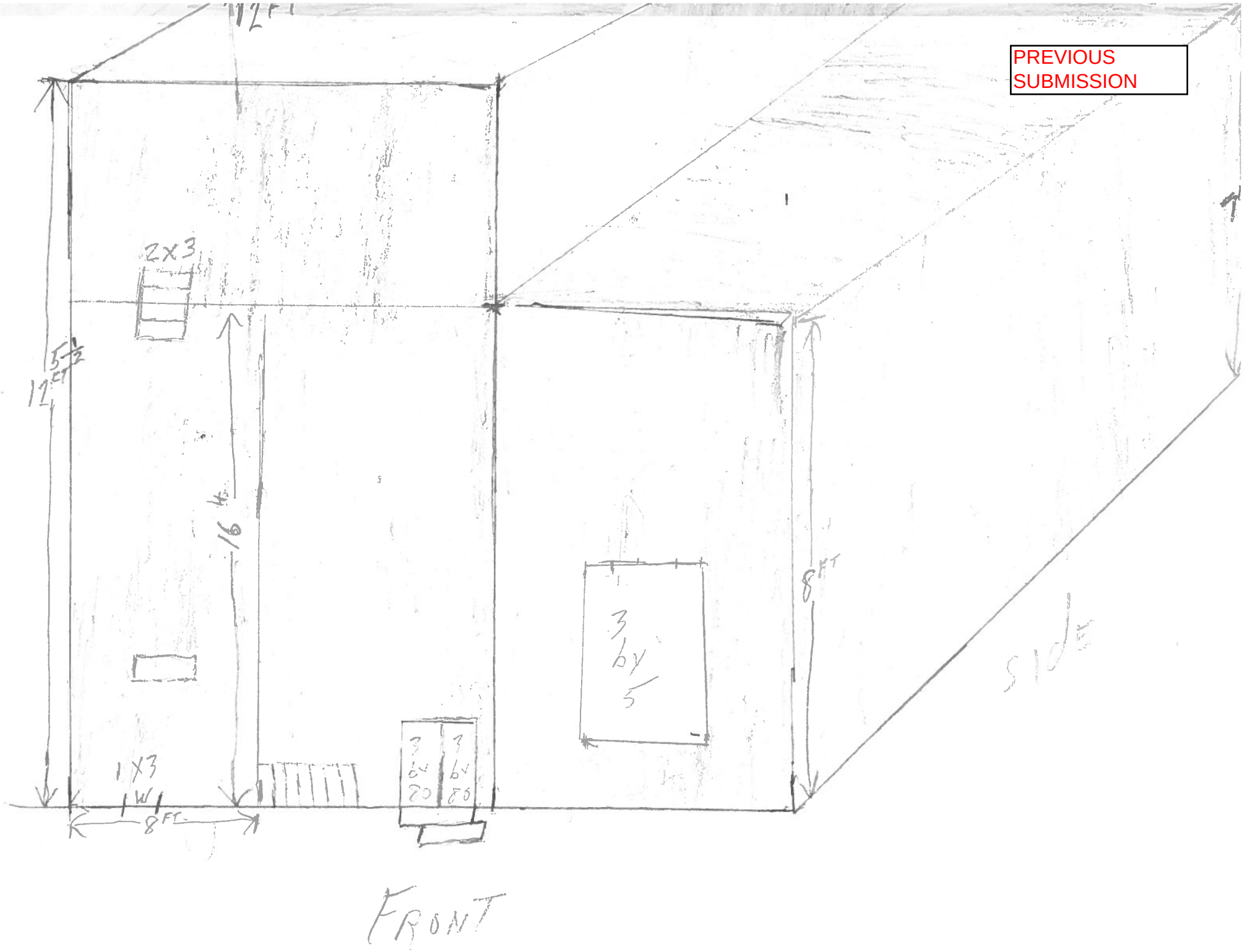
PREVIOUS SUBMISSION



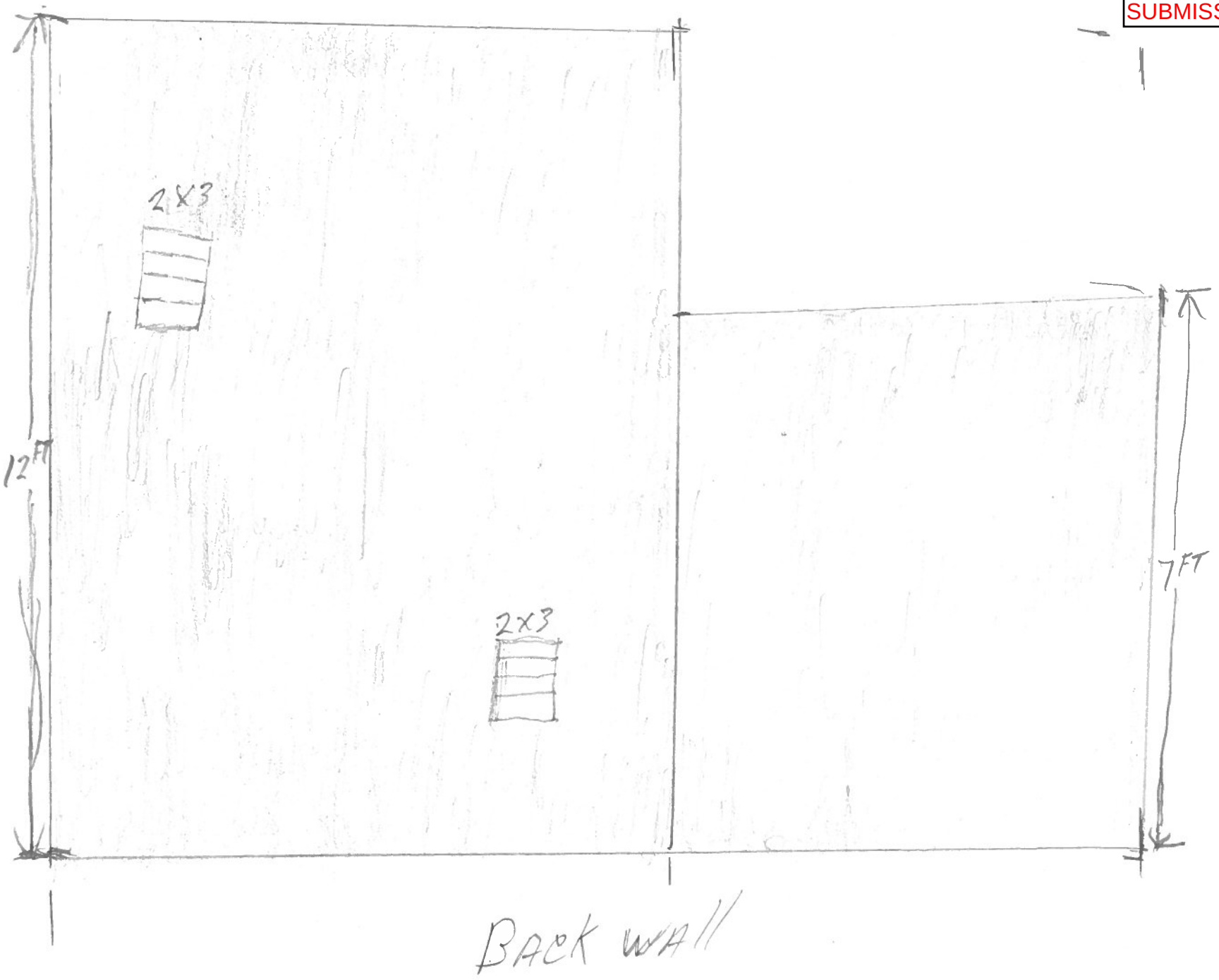
UPSTAIRS FLOOR PLAN

SCALE: 1/4 = 1

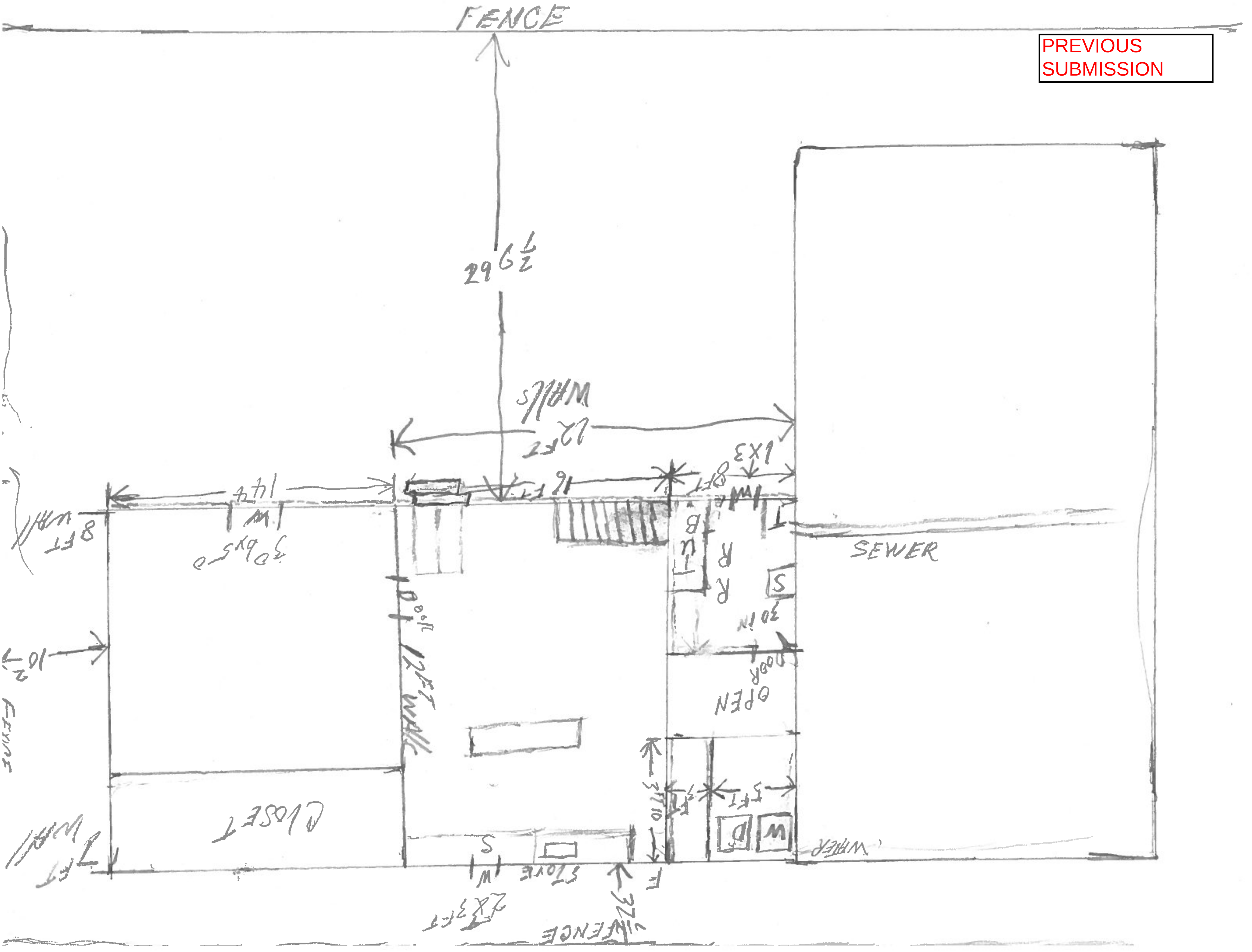
PREVIOUS SUBMISSION



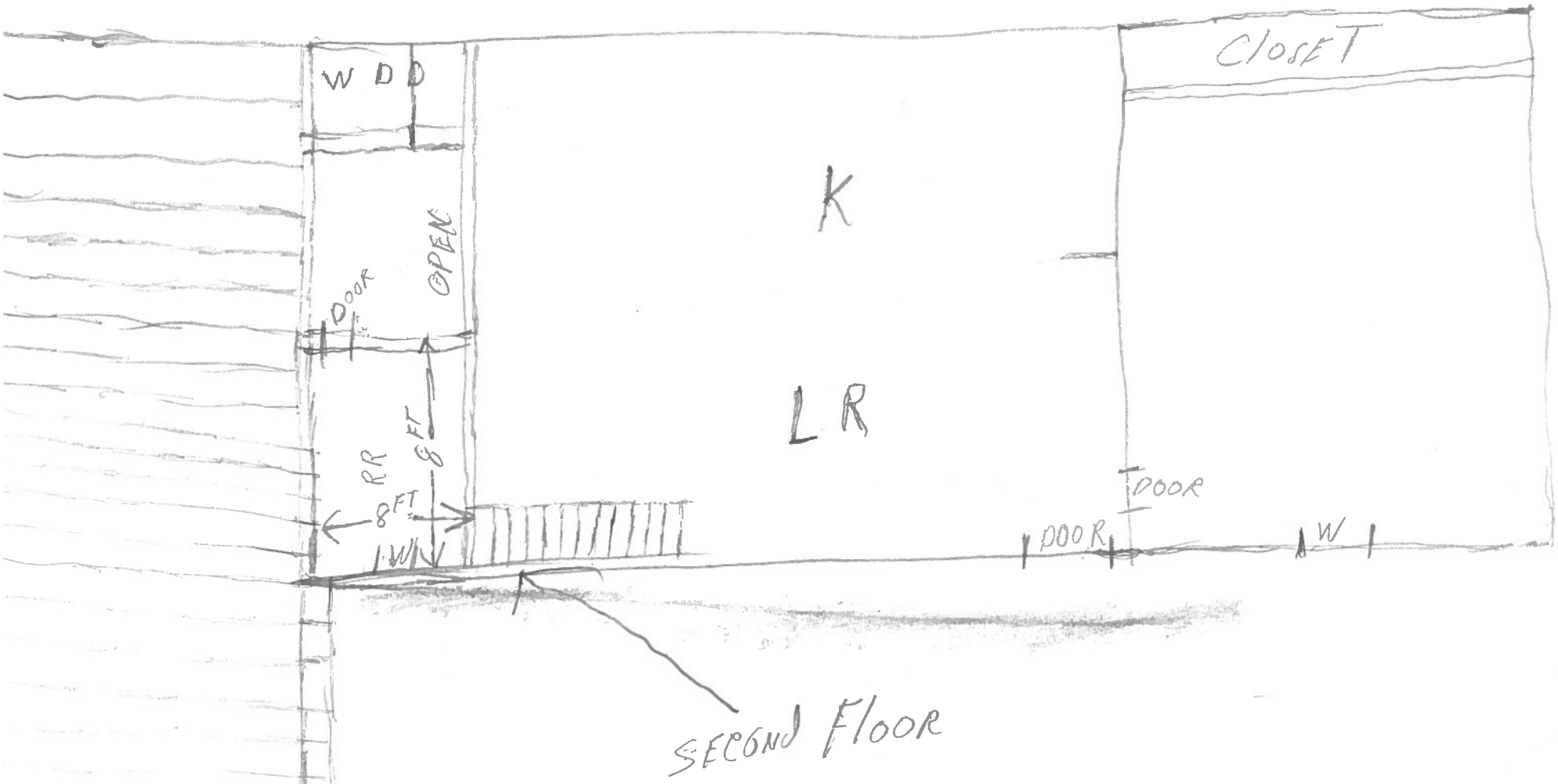
PREVIOUS SUBMISSION



PREVIOUS SUBMISSION

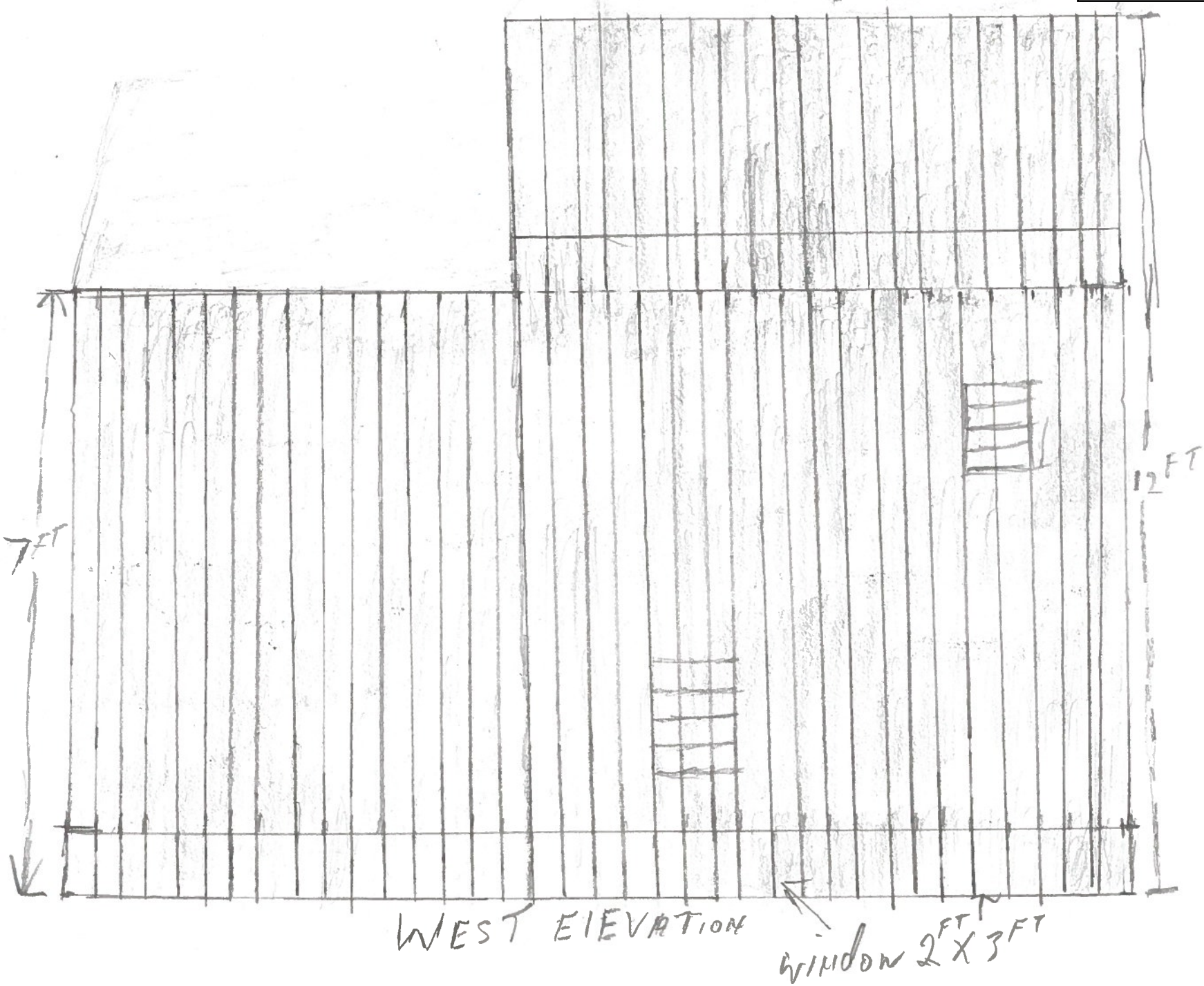


PREVIOUS SUBMISSION

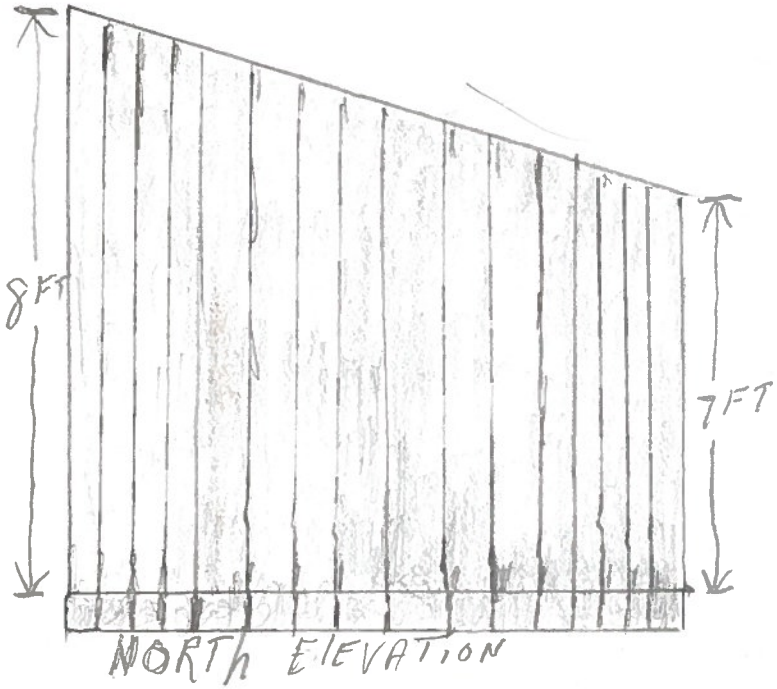


251 Isabel

PREVIOUS SUBMISSION



PREVIOUS SUBMISSION



251 label