

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-219
ADDRESS: 126 E AGARITA AVE
LEGAL DESCRIPTION: NCB 1701 BLK 4 LOT 7 & W 25 FT OF 8
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: catherine nored/nored architecture
OWNER: galeana younger/YOUNGER GALEANA & YOUNGER JOHN F JR
TYPE OF WORK: Construction of a 1-story side addition with a partial second story
APPLICATION RECEIVED: May 14, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a conceptual approval to construct a 1,338 square foot side and rear addition with a partial second floor.

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. *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.

FINDINGS:

- a. The primary structure located at 126 E Agarita is a 2-story single family residence constructed circa 1925 in the Spanish Eclectic style. The home features wood windows, a stucco façade, and a distinctive castellated roofline. The structure is contributing to the Monte Vista Historic District.
- 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. **EXISTING REAR STRUCTURE** – Based on the submitted site plan, the applicant has proposed to construct a side addition to connect to both the primary structure and the rear accessory structure. Staff finds that the applicant should provide clear, labeled photos and existing elevation drawings for this structure for final approval to ensure all modifications to existing buildings on the site are accounted for.
- d. **DEVELOPMENT CONTEXT** – The lot features a 2-story single family structure and a rear garage. Adjacent properties on the block are primarily 2 to 2.5-story single family residential structures with heights that eclipse 126 E Agarita. The property also features a slightly greater setback than most on the block face and includes several heritage trees in the front yard, which will not be affected by the proposal. The garage is accessed by an unnamed rear alley. Based on the proposed lot coverage, setback, limited visibility from the public right-of-way, proposed scale and massing, location, siting, and the transparent nature of the connecting element of the addition, staff finds the addition to be appropriate.
- e. **FOOTPRINT** – The applicant has proposed to construct a new 1-story addition to the primary structure with a partial second floor. The addition will be located to the side of the historic structure and will connect to the existing historic accessory structure. The existing courtyard will remain and the existing alley and surface parking will remain the same. The Historic Design Guidelines for New Construction stipulate that new additions should not double the size of the existing structure. Staff finds the proposal appropriate given the site-specific considerations of the property as noted in finding d.
- f. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the addition towards the street. The addition will be significantly set back from the front façade of the primary historic structure. The Guidelines for Additions state that new additions should be located to the rear whenever possible. While the addition is located to the side of the structure, it is subordinate in height, scale, and location. The rear setback is also consistent with historic precedents in the Monte Vista Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- g. **SCALE & MASS** – The applicant has proposed a 1-story addition with a partial second story towards the rear of the lot. The addition will connect to an existing rear accessory structure based on the submitted site plan and floor plan. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structure. The scale of the proposed structure does not impact or visually compete with primary structure on the lot, and will visually match the height of a rear accessory structure on a neighboring property three houses to the east. Staff finds the proposal generally consistent with the Guidelines based on site specific considerations, but also finds that additional information should be submitted for final approval as noted in finding c.
- h. **ROOF** – Per the applicant, the transition to the addition will be roofed with clay tiles to match clay tile details from the existing house. The rear portion of the addition will feature a low parapet. Staff finds the proposal consistent with the Guidelines, but has not seen a material specification for the roof tiles.

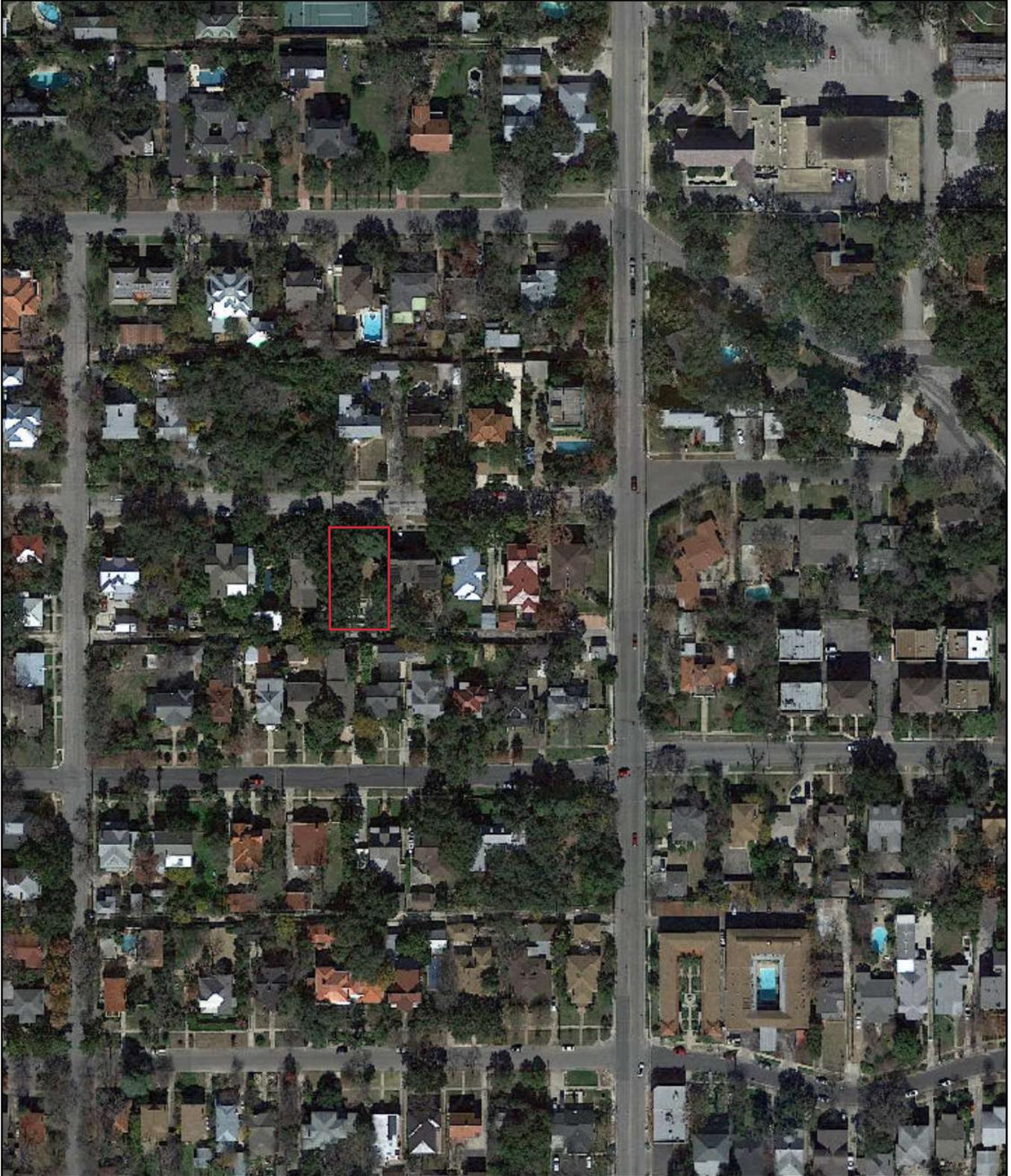
- i. WINDOW AND DOOR OPENINGS – The applicant has proposed several window proportions, rhythms, and configurations that are consistent with the Guidelines and appropriate for the historic structure and district. The applicant has also proposed that the connecting element of the addition feature floor-to-ceiling glass doors and windows, resulting a design that distinguishes the addition as new. However, staff finds that additional fenestration should be added to the west elevation to maintain a consistent solid-to-void ratio.
- j. MATERIALS – Guideline 3.A.i for New Construction states that materials should complement the type, color, and texture of those found in the historic district. Staff generally finds the proposal consistent with the Guidelines with the stipulations listed in the recommendation.
- k. ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

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

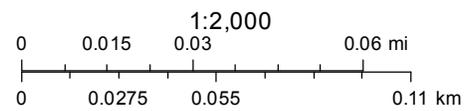
- i. That the applicant provides elevation and site plan documents that clearly illustrate how the rear accessory structure will be affected by the proposal as noted in the findings. The applicant should submit existing elevations and labeled site photographs in addition to the proposed elevations.
- ii. That the applicant adds additional fenestration to the west elevation as noted in finding i.
- iii. That the applicant submits final fully wood window and door specifications for final approval. 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 applicant employs a stucco texture that differentiates from the stucco on the existing primary and accessory structure to clearly distinguish the addition as new.
- v. That the applicant submits all material specifications for final approval.
- vi. That the applicant complies with all zoning and setback requirements and obtains a variance from the Board of Adjustment, if applicable.

City of San Antonio One Stop



May 28, 2020

 User drawn lines













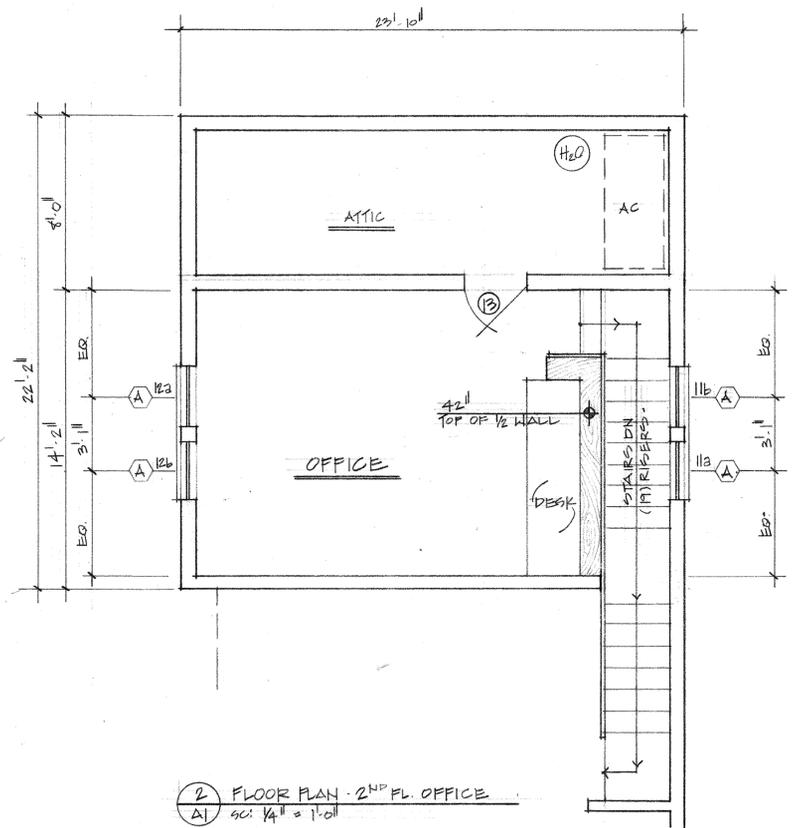




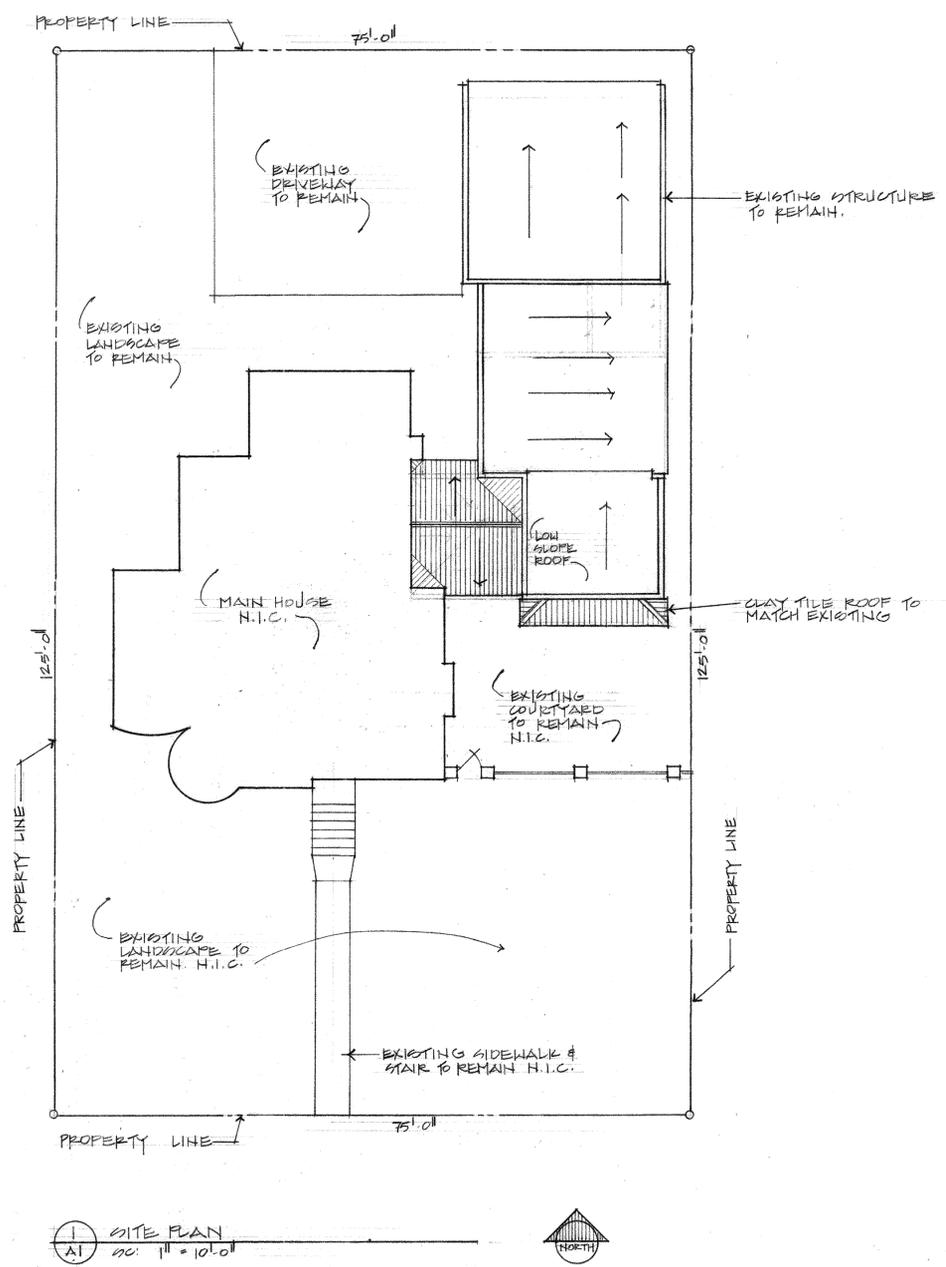






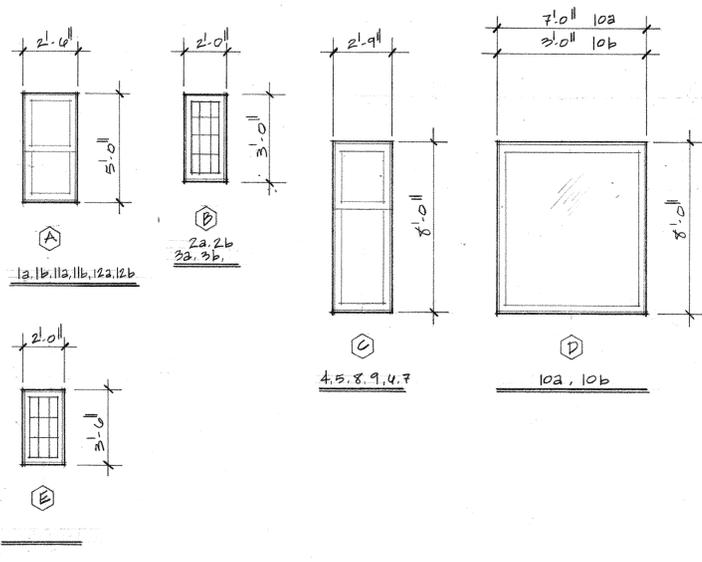


2 FLOOR PLAN - 2ND FL. OFFICE
 SC: 1/4" = 1'-0"

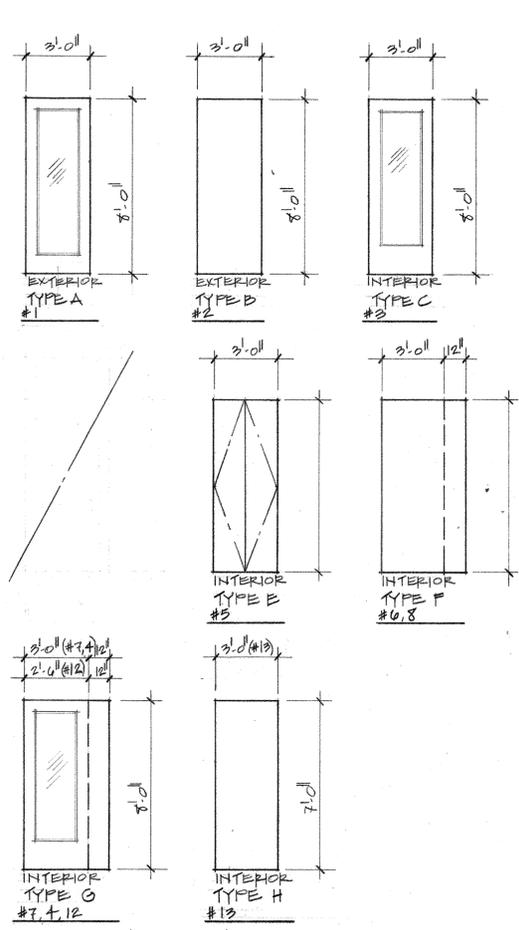


1 SITE PLAN
 SC: 1" = 10'-0"

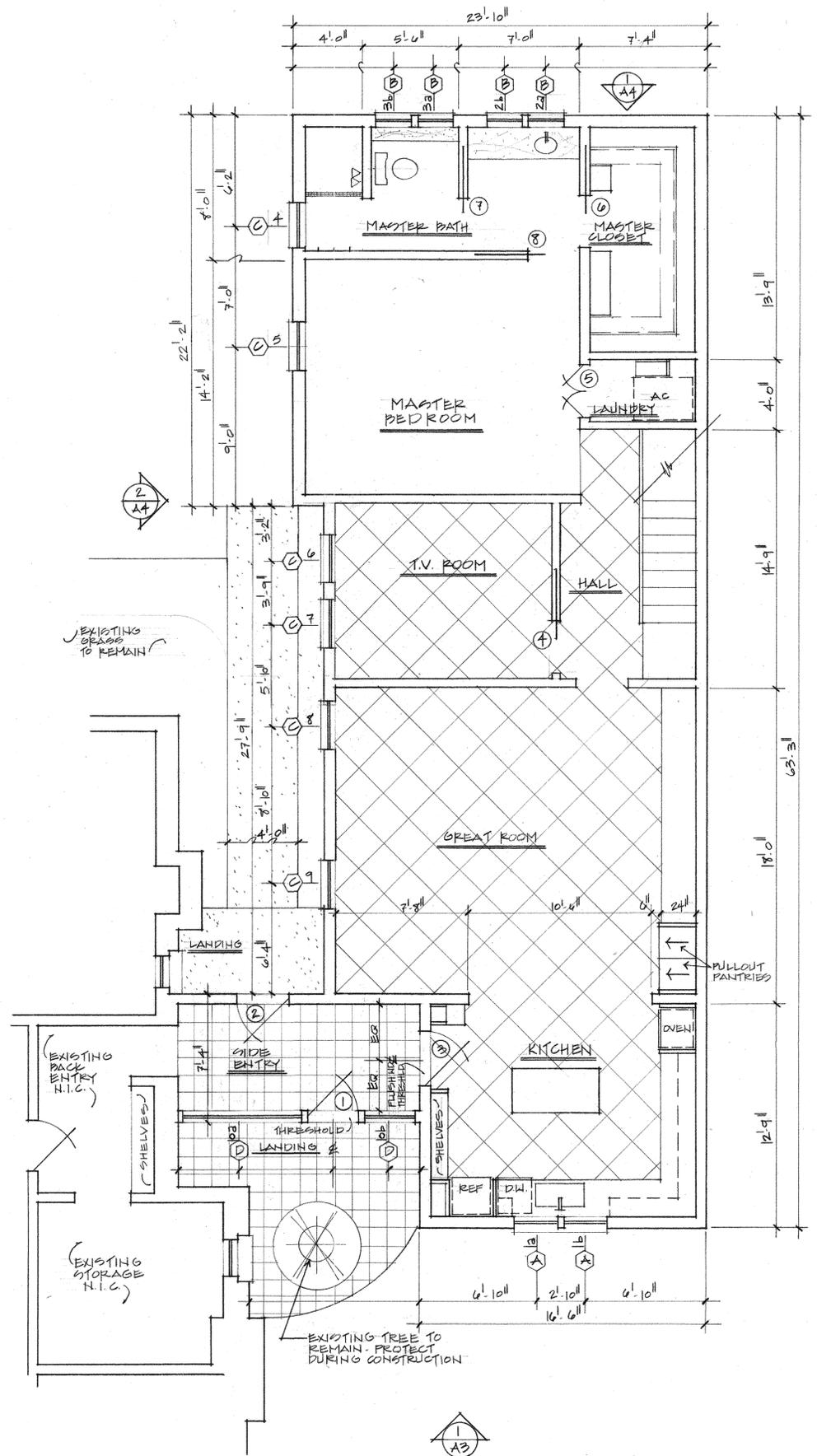
WINDOW SCHEDULE - sc 1/4"



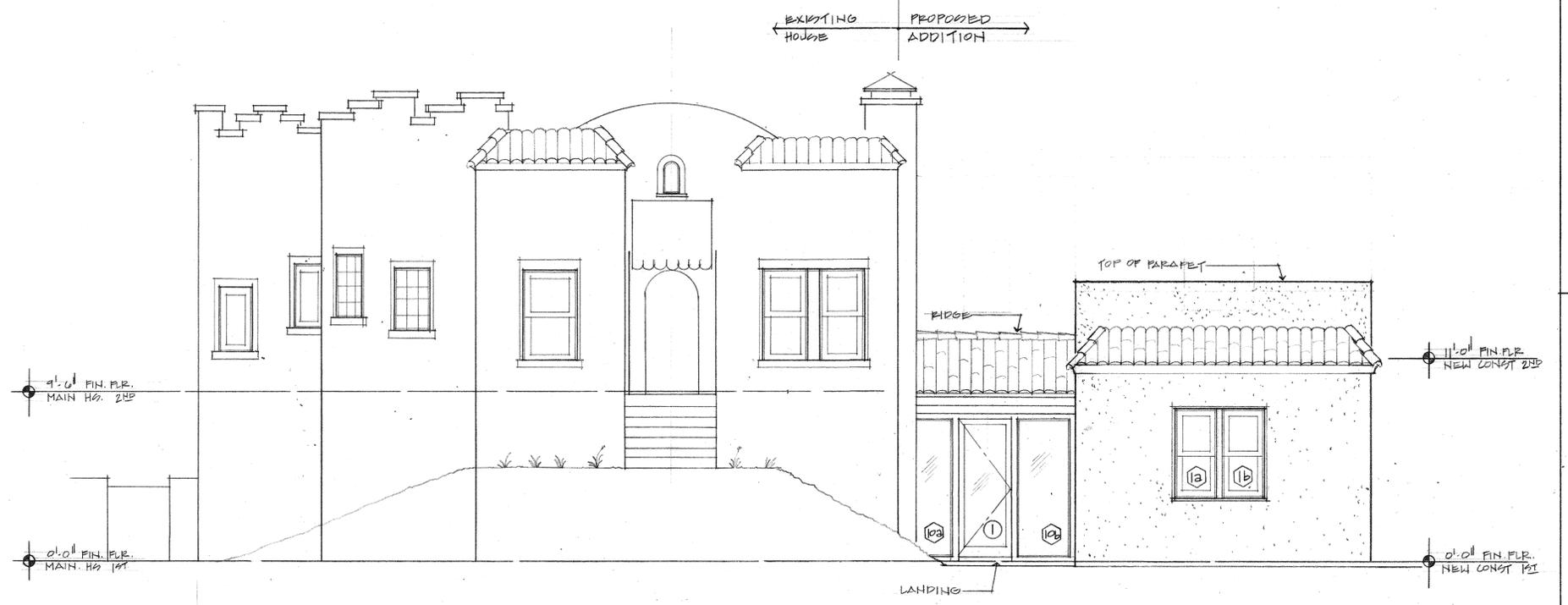
DOOR SCHEDULE - sc 1/4"



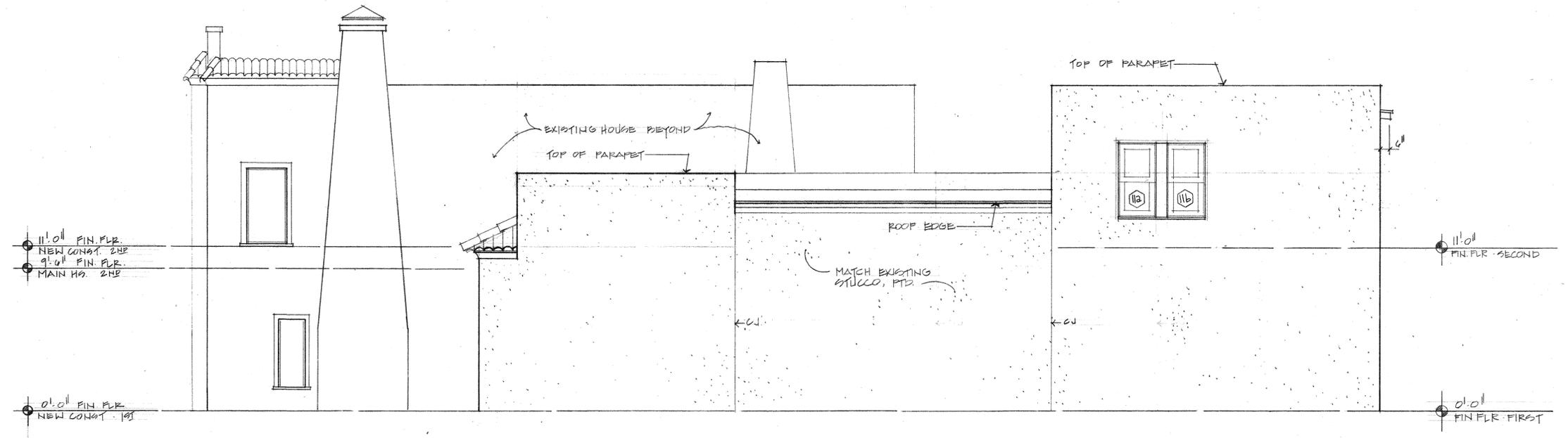
#	TYPE	SIZE	HAND	COMMENTS
1	A	3'-0" x 8'-0"	LH	GLASS DOOR
2	B	3'-0" x 8'-0"	LH	
3	C	3'-0" x 8'-0"	RH	W/OPAQUE GLASS
4	G	3'-0" x 8'-0"	PCKT	" " " "
5	E	3'-0" x 8'-0"	DBL	WOOD, PTD.
6	F	3'-0" x 8'-0"	PCKT	" " " "
7	G	3'-0" x 8'-0"	PCKT	W/OPAQUE GLASS
8	G	3'-0" x 8'-0"	PCKT	WOOD, PTD.
9	H	3'-0" x 7'-0"	RH	WOOD PTD.
10	H	2'-0" x 7'-0"	LH	" " " "
11	H	3'-0" x 7'-0"	LH	" " " "
12	G	2'-0" x 7'-0"		W/OPAQUE GLASS
13	H	3'-0" x 7'-0"	LH	WOOD, PTD.



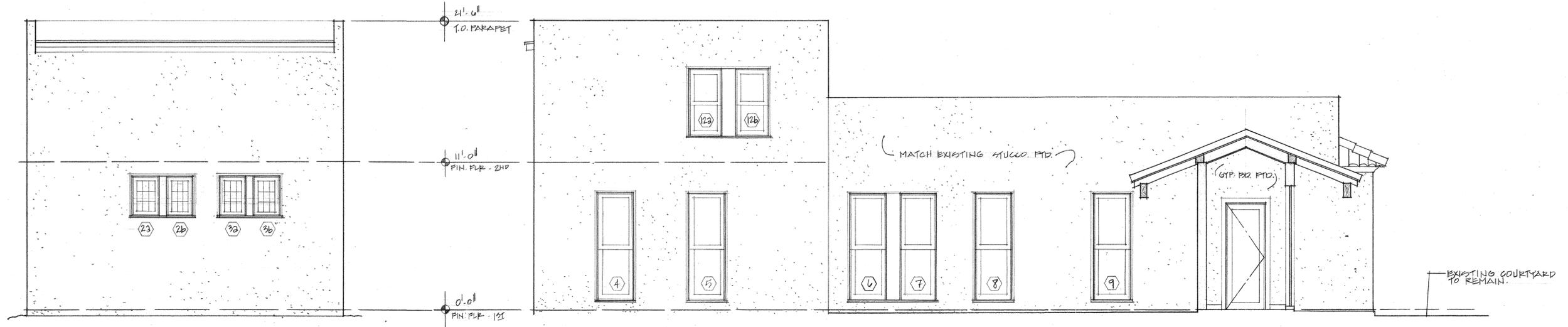
1 FLOOR PLAN - FIRST FLOOR
A2 sc: 1/4"



1 EXTERIOR ELEVATION
 A3 GC: 1/4"



2 EXTERIOR ELEVATION
 A3 GC: 1/4"



1 EXTERIOR ELEVATION
A4 1/4"

2 EXTERIOR ELEVATION & PARTIAL SECTION
A4 1/4"

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EXTERIOR ELEVATION

A4