

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2020

HDRC CASE NO: 2020-221
ADDRESS: 505 E PARK AVE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 8 & E 36.71 FT OF 7
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Adam Gates/Bowman Architects
OWNER: Sunil Sukumaran/SUNIL THANKAM SUKUMARAN & LISA KATHERINE
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: May 15, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 2-story rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *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.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings 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.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

- a. The primary structure located at 505 E Park St is a 2.5-story residential structure constructed circa 1920 in the Neoclassical style. The home features a primary hipped roof with a front gable over a 2-story porch, a prominent brick chimney, woodlap siding, and ganged wood windows, several with multi-lite top sashes. The structure is contributing to the Tobin Hill Historic District.
- b. **NON-CONTRIBUTING DETERMINATION** – The applicant has submitted a non-contributing determination for the existing 1-story rear accessory structure. Staff has determined the eligible for a non-contributing determination and a demolition permit is eligible for administrative approval.
- c. **FOOTPRINT** – The applicant has proposed to construct a new 2-story accessory structure in the rear of the lot. The structure will be located in the location of the non-contributing 1-story rear structure in the same general footprint. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal appropriate given the prior configuration of the lot.
- d. **ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure towards the street. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setback is also consistent with historic precedents in the Tobin Hill 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.
- e. **SCALE & MASS** – The applicant has proposed a 2-story structure with a hipped roof. The structure will measure approximately 20 feet in height. 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 consistent with the Guidelines.
- f. **WINDOWS AND OPENINGS** – The applicant has proposed window and door opening proportions, placement, rhythms, and configurations that are consistent with the Guidelines, but staff finds that window openings should be incorporated on the east elevation due to the structure's visibility from neighboring properties. A final window specification is required. Staff finds a wood or aluminum clad wood window most appropriate that meets the stipulations listed in the recommendation.
- g. **ROOF** – The applicant has proposed a hipped roof form for the carport. The roof will be constructed of metal to closely match the materiality of the primary structure. Staff finds the proposal consistent with the Guidelines, but has not seen a material specification.
- h. **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 finds the proposal consistent with the Guidelines.
- i. **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.

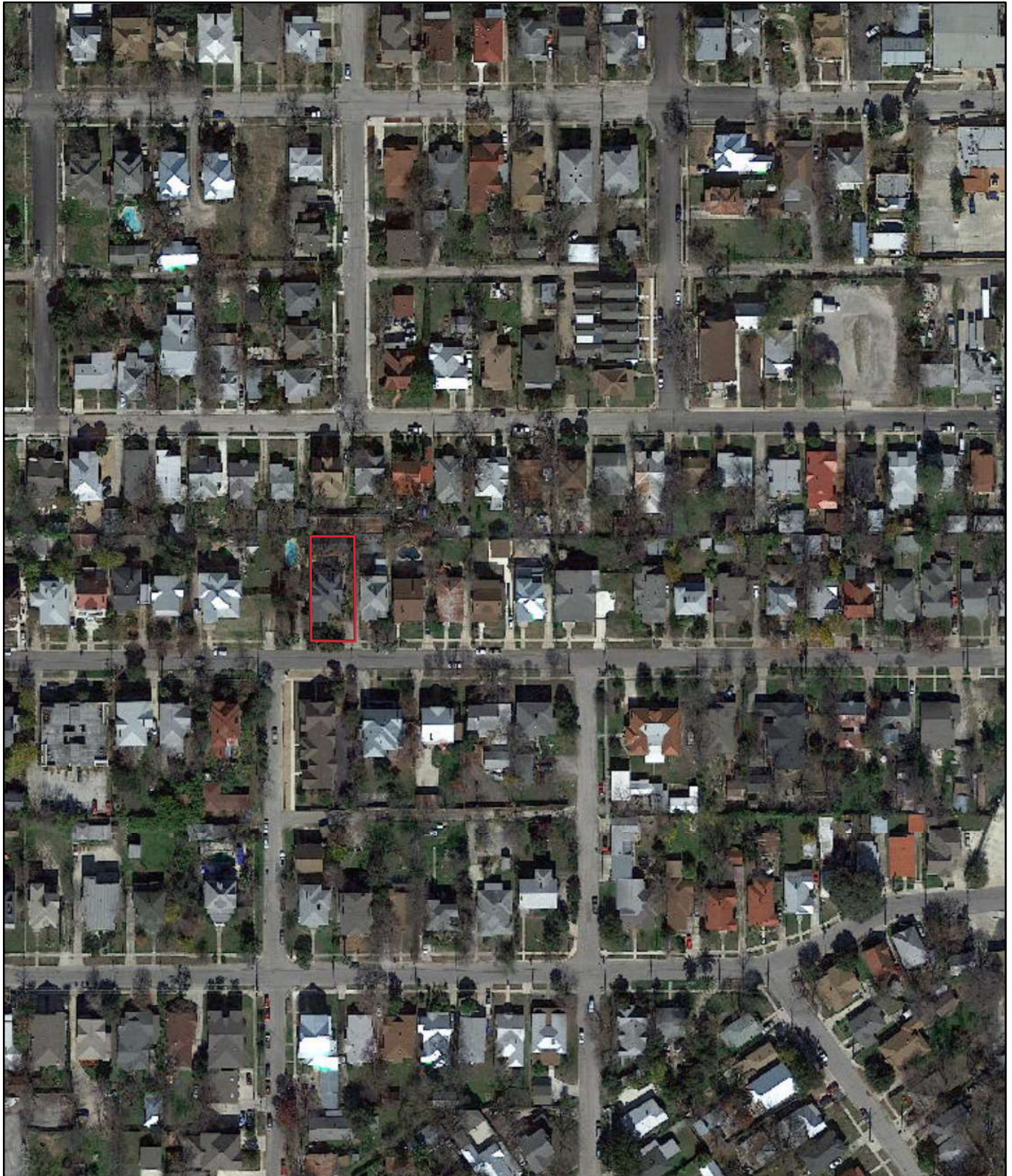
RECOMMENDATION:

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

- i. That the columns be a maximum width of 6 inches with a proportionate base and capital.

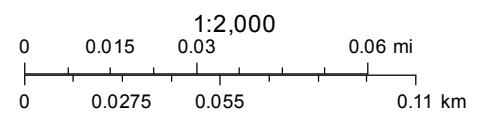
- ii. That the applicant incorporates fenestration on the east elevation as noted in finding f, and that all paired windows feature a true ganged condition with appropriate trim and sill detailing. The applicant is required to provide final permit-level drawings, including elevations and a site plan with dimensions, to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits final wood or aluminum clad wood window and door specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. 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 submits final material specifications for all façade elements to staff for review and approval.
- v. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

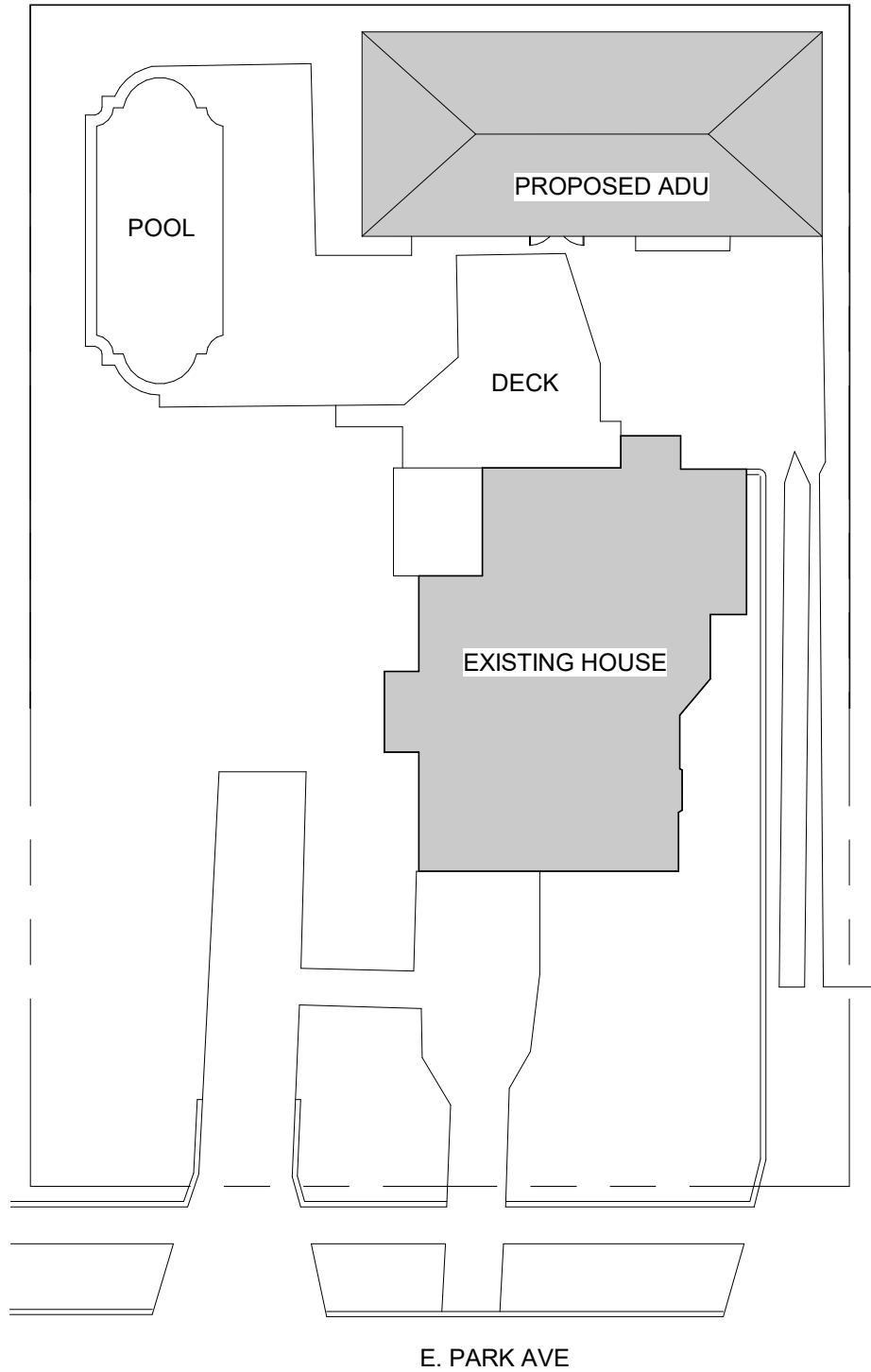
City of San Antonio One Stop



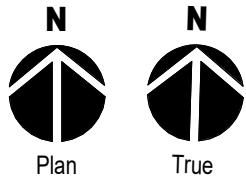
May 28, 2020

— User drawn lines





1 Floor 01 Plan
1" = 20'-0"



Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Site Plan		
Project number	19-016 awg	SP - 100
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1" = 20'-0"



ADAM WORD GATES
ARCHITECT

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Exsiting Photos		
Project number	19-016 awg	A0.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale



ADAM WORD GATES
ARCHITECT

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Existing Photos		
Project number	19-016 awg	A0.2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale



Existing View - Myrtle and Gillespie



Proposed View - Myrtle and Gillespie

PROPOSED NEW STRUCTURE VISIBLE
BETWEEN EXISTING HOMES

ADAM WORD GATES
ARCHITECT

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Visual Impact Study		
Project number	19-016 awg	A0.3
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale



ADAM WORD GATES
ARCHITECT

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Rendering		
Project number	19-016 awg	A1.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

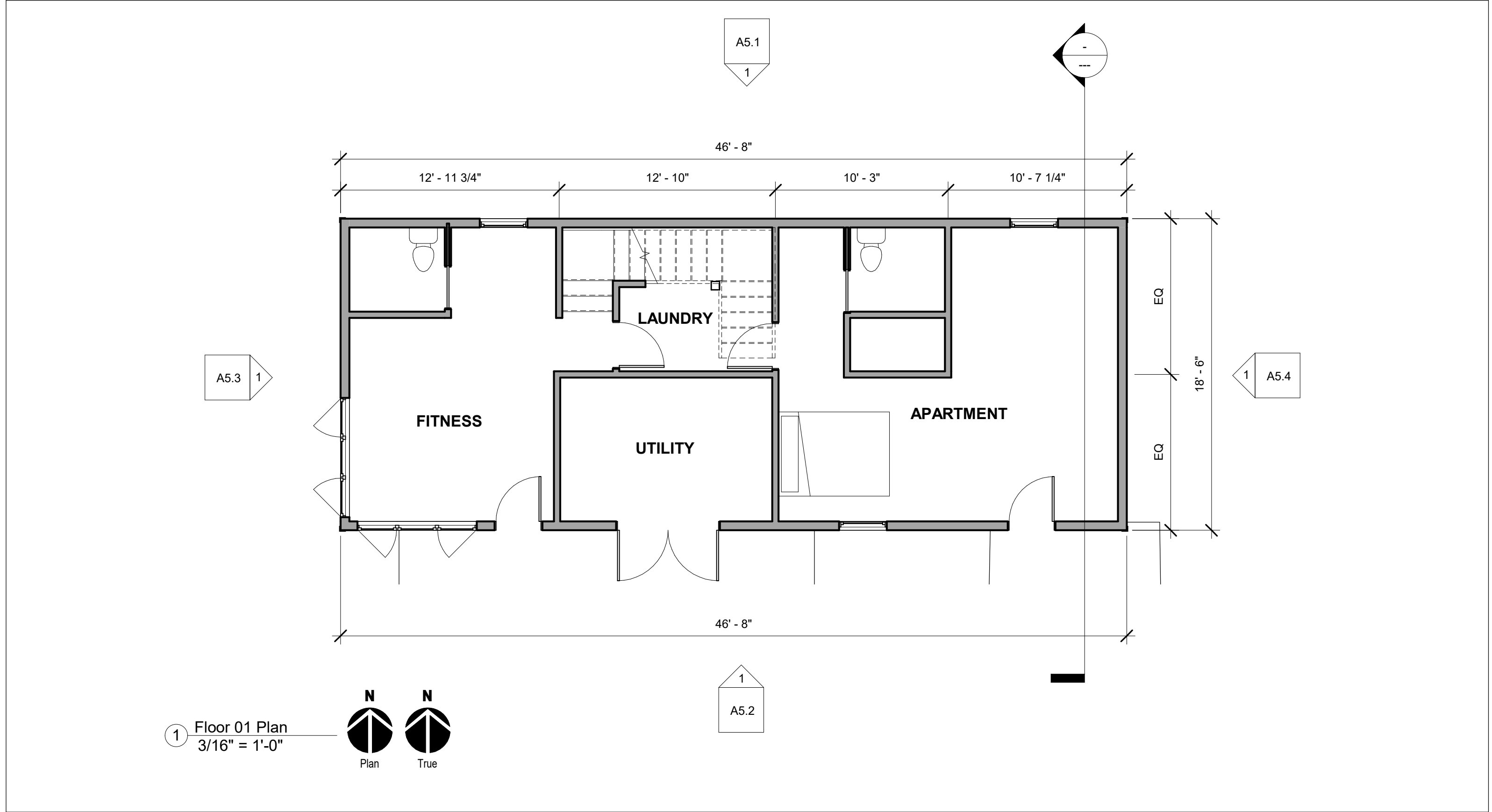


ADAM WORD GATES
ARCHITECT

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Rendering		
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Date	Issue Date	
Drawn by	Author	
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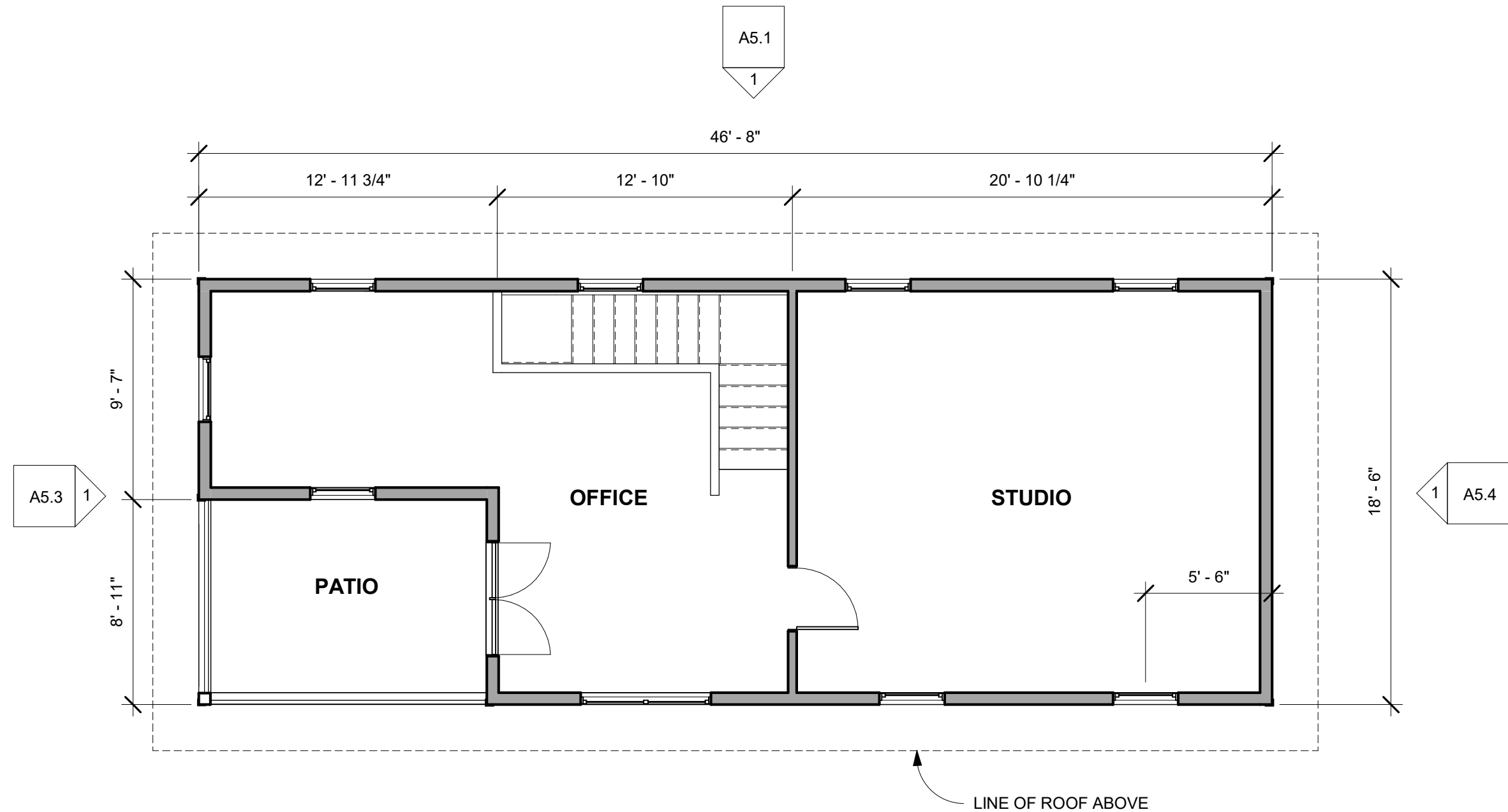


BOWMAN architects

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

Floor 01 Plan		
Project number	19-016 awg	A2.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



1 Floor 02
3/16" = 1'-0"

N
Plan

N
True



Sunil T. Sukumaran

505 E. Park Ave.

No.	Description	Date

Floor 02 Plan		
Project number	19-016 awg	A2.2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"

SHINGLE ROOF TO COMPLEMENT
EXISTING HOUSE

T.O. Ridge
22' - 8 3/4"

T.O. Plate
18' - 0"

WOOD TRIM TO MATCH
EXISTING HOUSE

SINGLE HUNG WINDOW TO
COMPLEMENT EXISTING HOUSE

WOOD SIDING TO MATCH
EXISTING HOUSE

Floor 02
10' - 0"

WOOD FENCE BEYOND

WOOD FENCE AT
PROPERTY LINE

Floor 01
0' - 0"

1 North Elevation
3/16" = 1'-0"

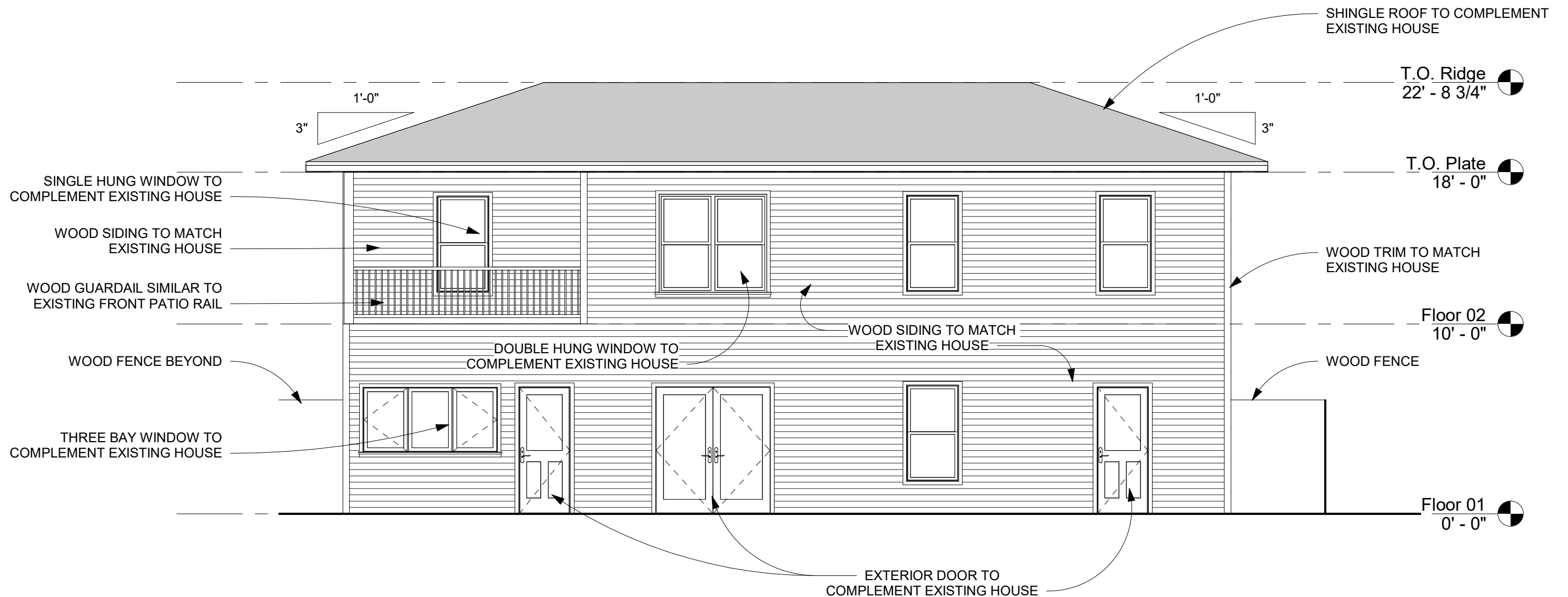


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505 E. Park Ave.

No.	Description	Date

North Elevation		
Project number	19-016 awg	A5.1
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



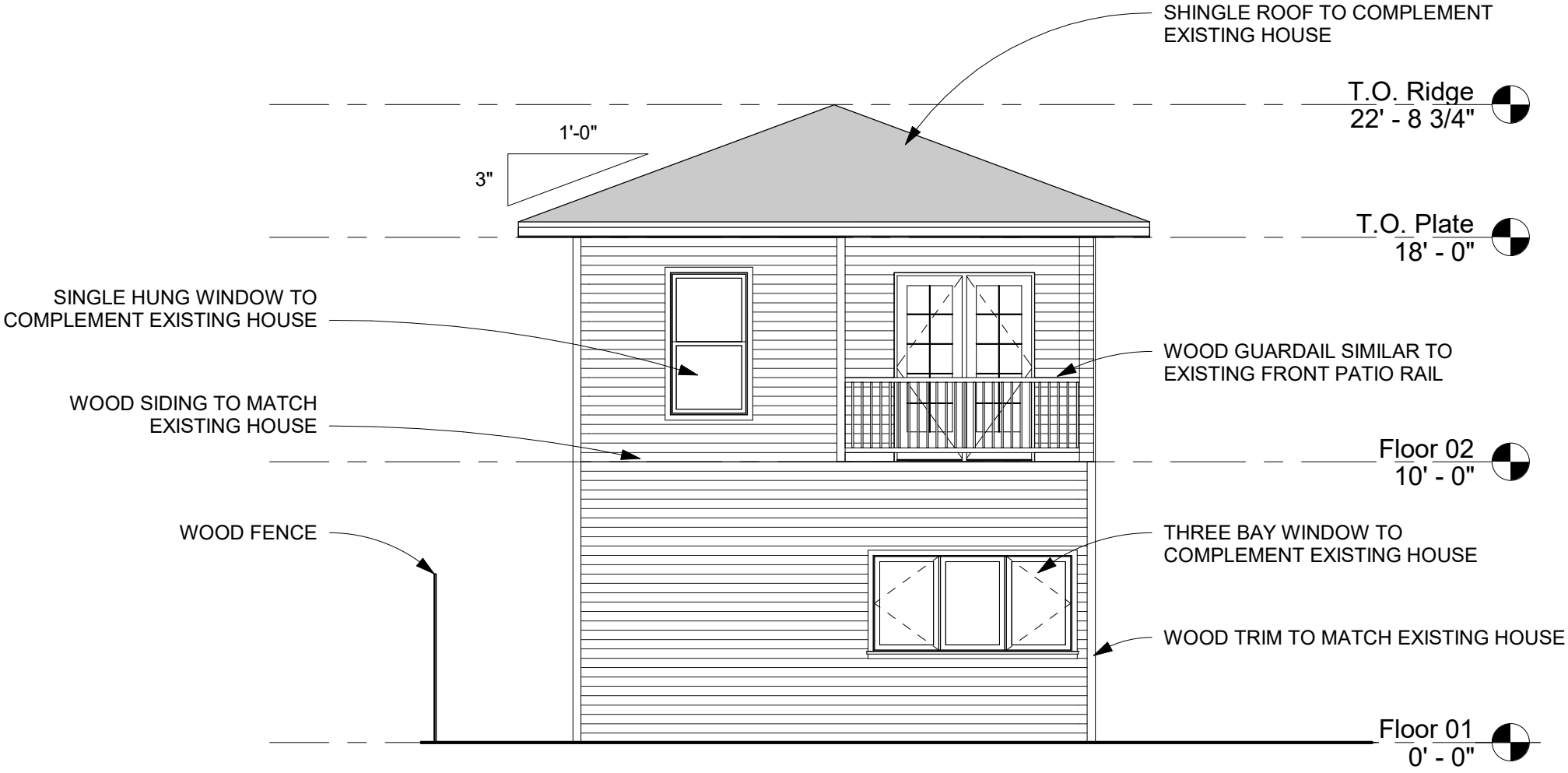
1 South Elevation
3/16" = 1'-0"



Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

South Elevation		
Project number	19-016 awg	A5.2
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



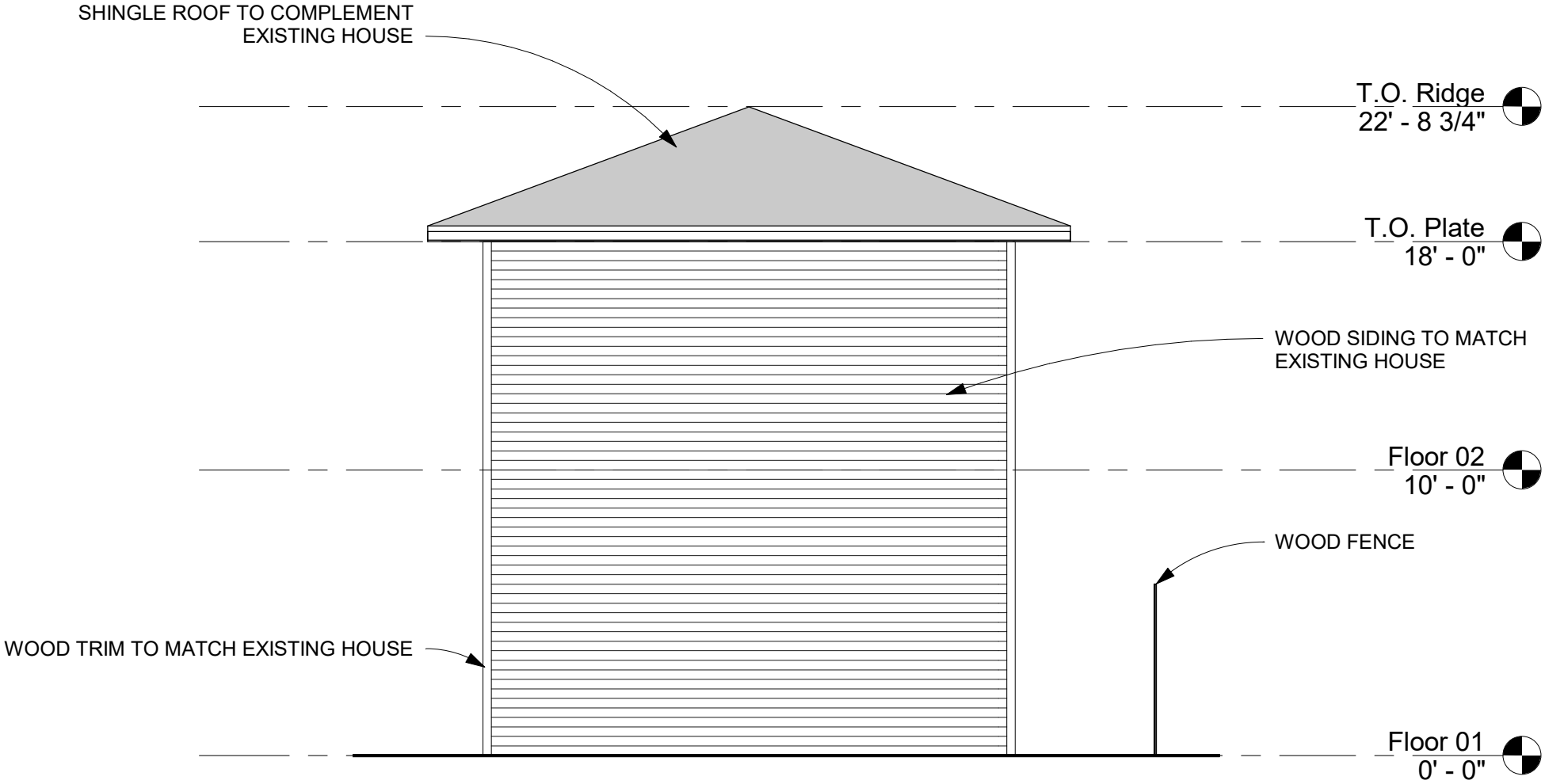
① West Elevation
3/16" = 1'-0"



Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

West Elevation		
Project number	19-016 awg	A5.3
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 3/16" = 1'-0"



① East Elevation
3/16" = 1'-0"



BOWMAN architects

Sunil T. Sukumaran
505 E. Park Ave.

No.	Description	Date

East Elevation		
Project number	19-016 awg	A5.4
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		3/16" = 1'-0"