

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

HDRC CASE NO: 2020-237
ADDRESS: 1438 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2763 BLK 68 LOT 3
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Erasmo Castillo/Castillo's Complete Construction
OWNER: AEBB PROPERTIES LLC
TYPE OF WORK: Rear addition, enclosure, porch
APPLICATION RECEIVED: June 26, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a rear addition on the East elevation to feature an inset covered porch
2. Install a rear addition on the West elevation to square out the original footprint
3. Removal and infill of full height picture windows on the East elevation

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations
6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

3. Guidelines for 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.

FINDINGS:

- a. The structure at 1438 W Rosewood was constructed circa 1925 with Tudor influences, first appears on the 1951 Sanborn map, and contributes to the Keystone Park Historic District. The one-story structure features a steep front-facing gable and brick chimney flanking the primary turned gable roof, with an original porte-cochere with a subtle arch over the driveway, asbestos tile, composition shingle roofing, and a combination of original and replacement windows.
- b. COMPLIANCE – On a site visit conducted on April 27, 2020, staff found the property at 1438 W Rosewood subject to construction of a rear addition prior to approval and issued a Stop Work Order. The applicant continued to complete the work by infilling a wall plane despite receiving an incomplete notice for the initial application materials. Additional photos of the completed work were last submitted on June 26, 2020, to be reviewed at the next available commission hearing.
- c. EAST REAR ADDITION – The applicant has proposed to construct a rear addition on the rear of the east elevation featuring a 6’-6” deep by 8’ wide enclosed room with a 6’ deep rear-facing covered porch. The proposed addition features the reuse of existing windows, wood lap siding with a 6’ exposure, and a subordinate shed roof with vertical trim pieces between old and new wall planes. Staff finds the addition generally consistent with the Guidelines for Additions.
- d. WEST REAR ADDITION – The applicant has proposed to construct a rear addition on the rear of the west elevation to square off the inset corner of the existing building footprint. The proposed addition features approximately 5’ in depth and width, wood lap siding with a 6” exposure, a subordinate shed roof, and vertical trim pieces between old and new wall planes. Staff finds the addition generally consistent with the Guidelines

for Additions. Staff finds that any historic wood windows should be kept on site and that replacement vinyl or aluminum windows should be verified with staff prior to discarding.

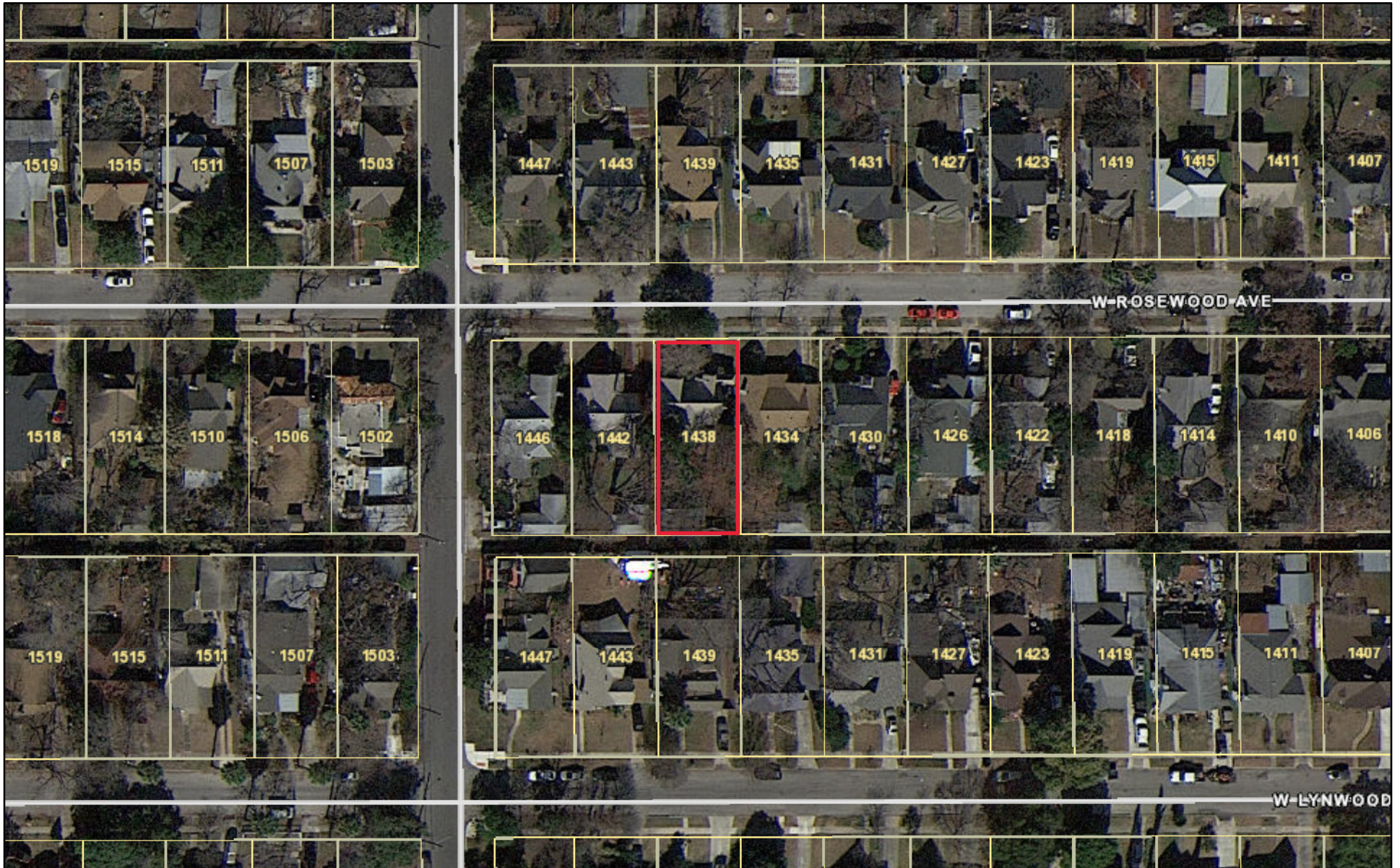
- e. WINDOW REMOVAL – The applicant has proposed to remove and infill a set of full height picture windows on rear east elevation adjacent to the driveway. Per the Guidelines for Exterior Alterations and Maintenance 6.A.i., applicant should preserve existing window and door openings, avoid enlarging or diminishing to fit stock sizes or air conditioning units, and avoid filling in historic door or window openings. While staff finds that the windows may not be original to the structure, staff finds infilling the wall plane with new wood lap siding as proposed creates an elevation that lacks fenestration and an inappropriate contrast between asbestos shingle and wood lap siding on the historic portion of the structure. Staff finds that appropriately-sized fenestration be installed in the opening and that infill siding either match existing or original siding in appearance.

RECOMMENDATION:

Staff recommends approval of item 1 and 2, the rear additions based on findings c and d with the stipulation that any historic wood windows should be reused or kept on site and that new windows products if used should be verified with staff prior to installation; no new window products are approved at this time.

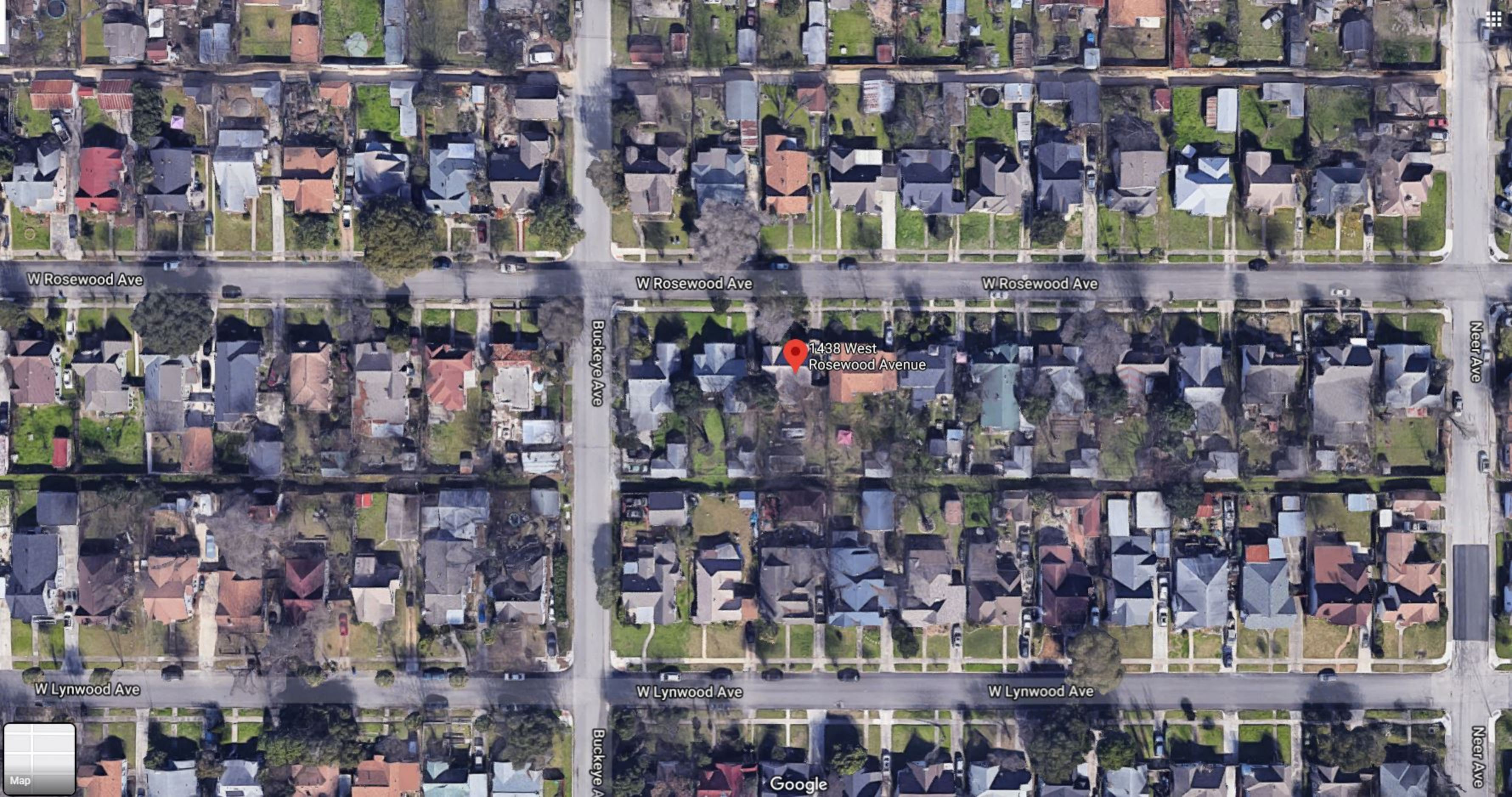
Staff does not recommend approval of item 3, window removal and infill based on finding e. Staff recommends that appropriately-sized fenestration be installed in the opening and that infill siding either match existing or original siding in appearance.

1438 W Rosewood



May 25, 2020





W Rosewood Ave

W Rosewood Ave

W Rosewood Ave

Neer Ave

Buckeye Ave

1438 West
Rosewood Avenue

W Lynwood Ave

W Lynwood Ave

W Lynwood Ave

Neer Ave

Buckeye A

Google





1438 West
Rosewood Avenue

W Rosewood Ave

W Rosewood Ave

W Rosewood Ave

Google





1438 West
Rosewood Avenue

W Rosewood Ave

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Google



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1435 W Rosewood Ave
San Antonio, Texas

Google

Street View



W Lullwood Ave

1438 W Rosewood Ave

W Lynwood

Stmark Credit Union

Fulton Ave

Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and directional arrows.

1438 W Rosewood Ave
San Antonio, Texas

Google

Street View



W Lullwood Ave

1438 W Rosewood Ave

W Lynwood

mark Credit Union

Fulton Ave

Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons for street view movement.

PLOT PLAN
FOR BUILDING PERMITS

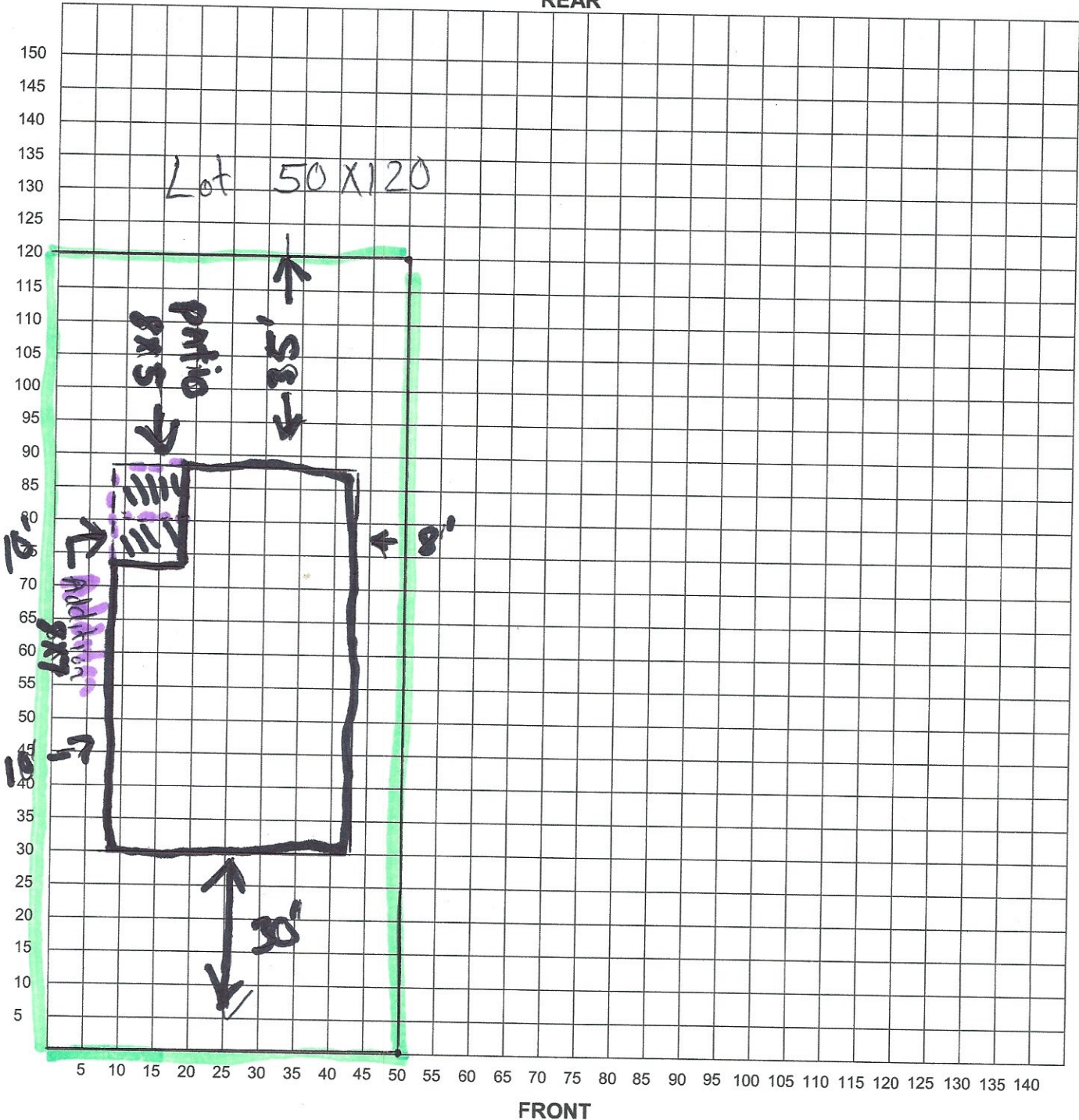
Address: 1438 W. Rosewood Ave

Lot: 3

Block: 68

NCB: 2763

REAR

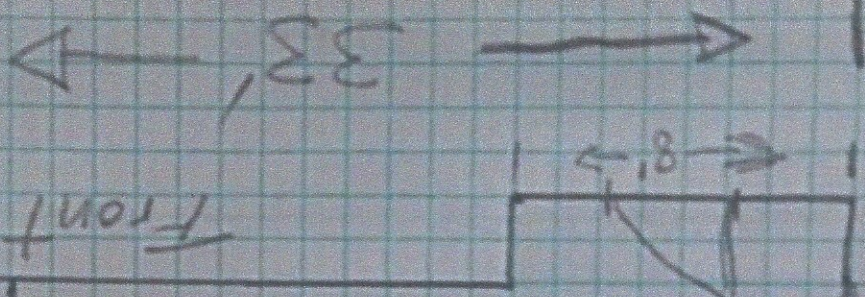


I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 04-23-2020

Signature of Applicant: [Signature]

1438 W Rosewood



Living Room
19'6" X 27'3"

Kitchen

Island

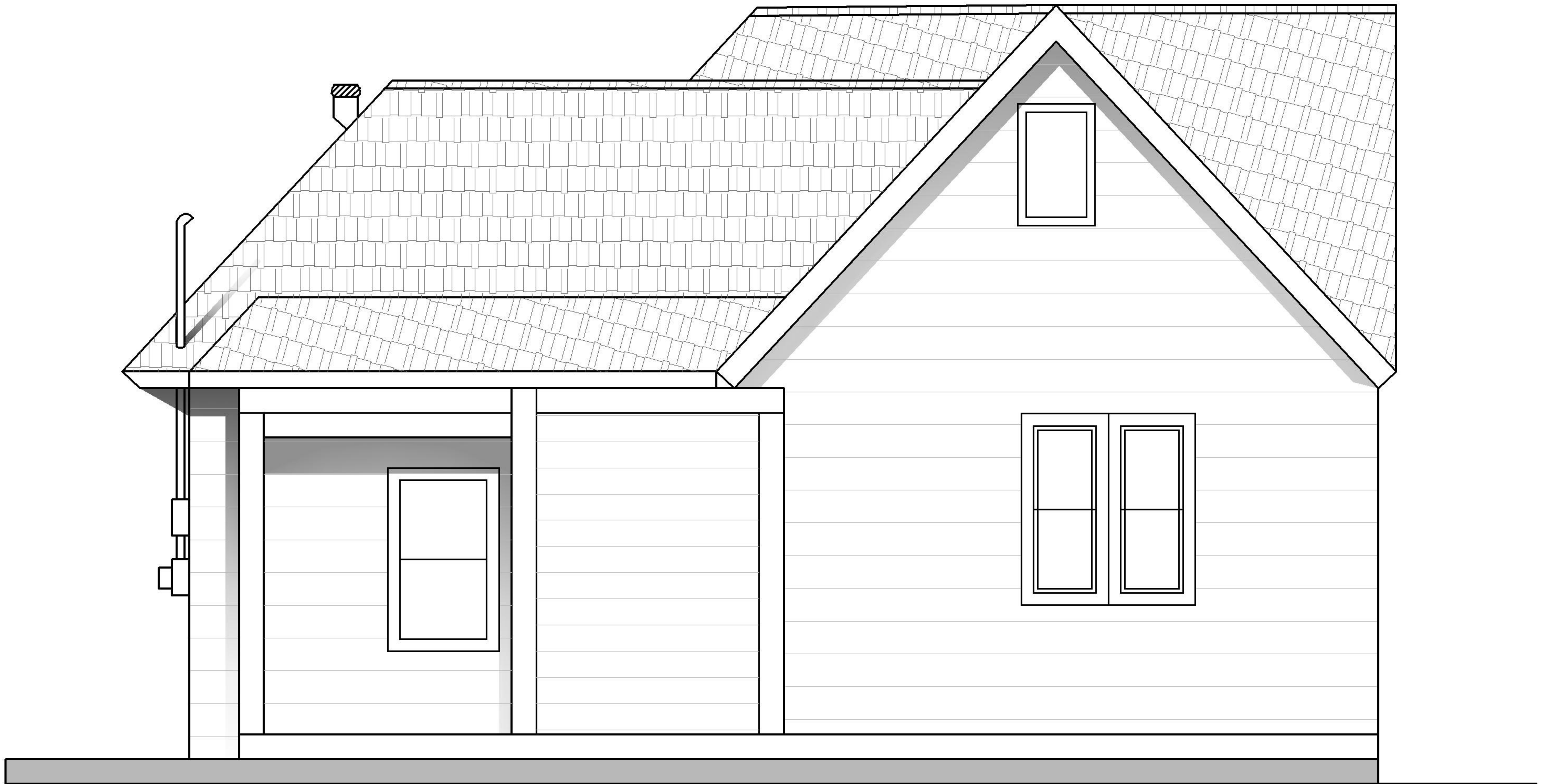
Stove Fridge

11' X 12'6"

Porche

NEW ↑

NEW ↑



SIDE ELEVATION

NOT TO SCALE





Today
9:02 AM

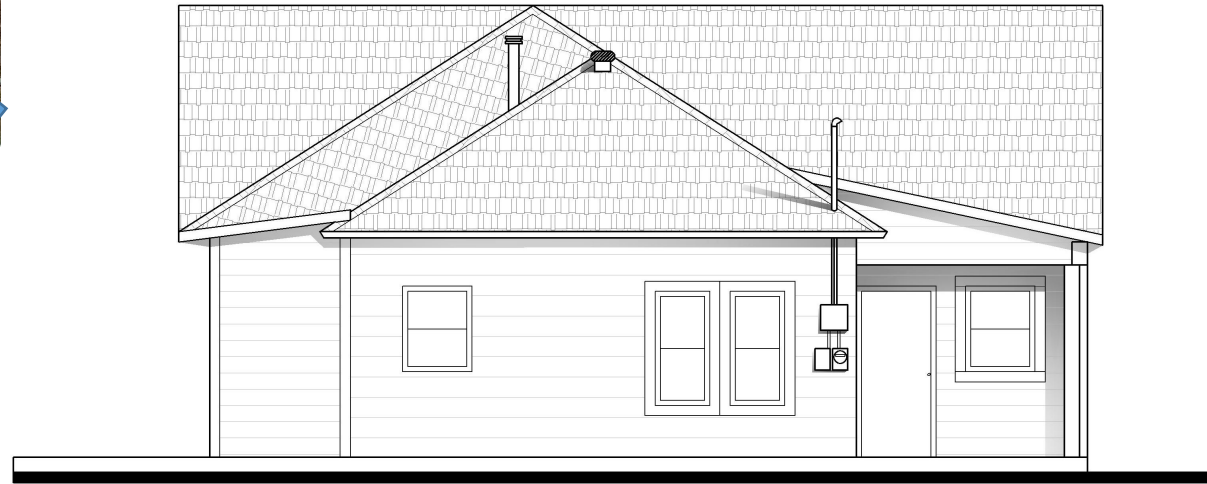
Edit





SIDE ELEVATION 1

NOT TO SCALE



SIDE ELEVATION 2
NOT TO SCALE



SIDE ELEVATION 3

NOT TO ESACLE











Submerge Bath
60" L x 30" W x 14" H
Unique Floating Design
Bold aesthetic for your bathroom
Lumber support
Gentle support for comfortable soaking
Glossy Finish
High-gloss clear cleaning ease

Hauteur de trempage
Épaisseur de bain de 14"
Conception unique de flotaison
Belle esthétique pour votre salle de bain
Support en bois
Support doux pour un trempage confortable
Finition brillante
Nettoyage facile

Gran Espesor
Diseño único de flotación
Adecuada estética para su cuarto de baño
Soporte de madera
Ligero soporte para un cómodo remojo
Acabado lustrado
El diseño muy lustrado facilita la limpieza

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Investigation Report

Property

Address	1438 W Rosewood
District/Overlay	Keystone Park
Owner Information	AEBB Properties LLC

Site Visit

Date	04/27/2020
Time	09:53 AM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Castillos Construction
Types of Work Observed	Additions
Amount of Work Completed	75%
Description of work	Installation of a rear addition. Other work initiated included carport column repair and window trim scraping.
Description of interaction	Staff called the company number and the contractor Erasmo Castillo committed to submitting and COA application.

Action Taken

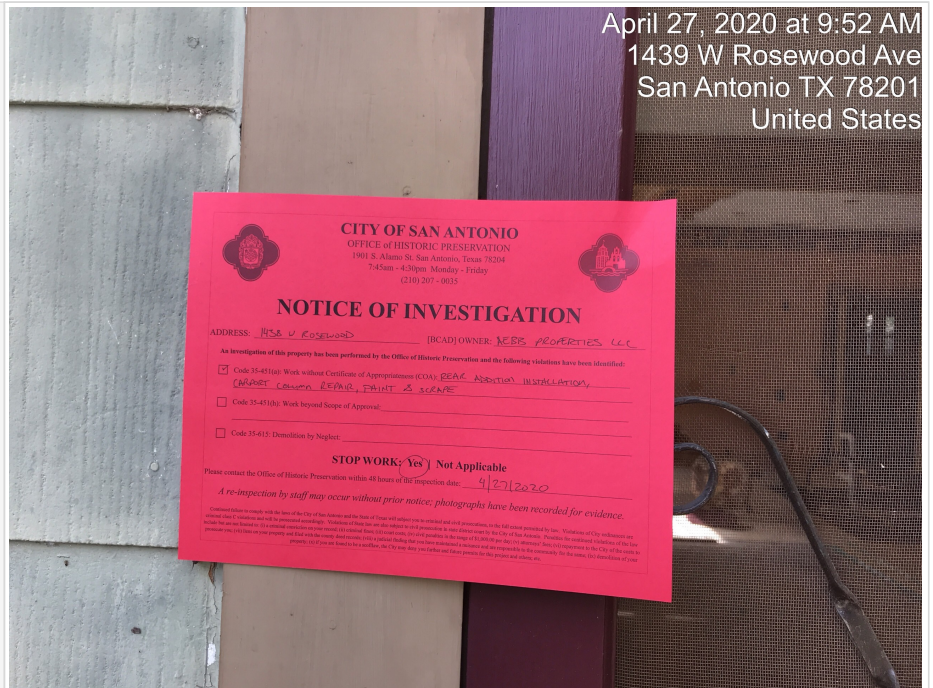
Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted "Notice of Investigation"
Will post-work application fee apply?	To be determined

Documentation



Investigation Report

Photographs





Investigation Report





Investigation Report





Investigation Report





Investigation Report



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