

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2020

HDRC CASE NO: 2020-439
ADDRESS: 314 E HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6120 BLK LOT 4B
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Kristen Weber/Don B McDonald, Architect
OWNER: HEARD SUSAN OLIVER
TYPE OF WORK: Construction of an addition
APPLICATION RECEIVED: October 02, 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 new 1-story addition to measure approximately 530 square feet.

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. *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.

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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 314 E Hollywood Ave is a 1-story residential structure constructed circa 1961 in the Mid Century Modern style. The home features a brick façade with a prominent chimney and a front-loading garage with vertical board and batten siding. The pedestrian entrance to the home fronts the alley along an existing driveway. The structure is contributing to the Monte Vista Historic District.
- b. FOOTPRINT – The applicant has proposed to construct an addition to the existing garage. The addition will extend towards E Hollywood and will measure approximately 530 square feet. According to the Guidelines, additions should not double the size of the existing structure. The footprint of the addition is consistent with the Guidelines.
- c. ORIENTATION AND SETBACK – The addition will be located at the front of the structure and will be oriented towards the street. The proposed orientation is consistent with the existing conditions. The proposed setback from E Hollywood is 3'-0" and the proposed setback from the alley is 8'-11", the latter measured from a new brick wall. According to the Guidelines, setbacks should be consistent with the existing pattern established along the block or street frontage. E Hollywood between McCullough Ave and Shook Ave primarily functions as a rear alley with very few primary structures fronting the street. The street is primarily characterized by covered parking canopies, rear privacy fences, or rear elevations of primary and accessory structures with overhead garage doors. The setbacks of these existing conditions are also commonly shallow, featuring setbacks on or a few feet behind the property lines. The proposed setback is generally consistent with the established pattern on the block.

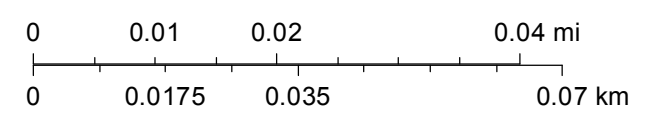
- d. SCALE – The proposed addition is 1-story in overall height with a side-sloping roof element that brings the height to a visual 1.5 stories. The overall height is approximately 18 feet. According to the Guidelines, new additions should be limited to the height of the overall structure where feasible. The adjacent home is 2 stories in height, with this block of E Hollywood featuring building heights of 1 to 2 stories. Staff generally finds the scale appropriate given the existing site and block conditions.
- e. ROOF – The applicant has proposed a side sloping roof form. The roof reaches its tallest point at the western elevation and slopes down to 1 story in height towards the east. The roof will be standing seam metal and will extend to cover an interior porch and courtyard area. According to the Guidelines, new roof forms should be similar to the primary structure or architecturally appropriate for the style of the home. Though the form differs from the primary structure, the overall design is characteristic of Mid Century Modern rooflines and helps distinguish the addition as new. Staff finds the proposal appropriate.
- f. FENESTRATION – The applicant has proposed to incorporate a new garage door, a single pane of fixed glass, and clerestory windows on the façade facing E Hollywood. The façade facing the alley will be solid brick with clerestory windows on the elevated roofline. The addition also features a trio of French glass doors
- g. MATERIALS – The applicant has proposed to use brick, vertical wood board and batten siding, and fixed and metal windows. According to the Guidelines, 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. Staff generally finds the proposed materials appropriate.
- h. ARCHITECTURAL DETAILS – According to the Guidelines, architectural details that are in keeping with the architectural style of the original structure should be incorporated. Details should be simple in design and compliment the character of the original structure. Staff generally finds the proposal consistent.
- i. ADMINISTRATIVE APPROVAL - The submitted documents include minor landscaping and hardscaping modifications, which are eligible for administrative approval.

RECOMMENDATION:

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

- i. That the applicant submits final permit-level drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness, including the garage door, windows, and all façade elements.

1:1,000





314 E. HOLLYWOOD AVE. - EXISTING NORTH ELEVATION
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd.- 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



314 E. HOLLYWOOD AVE. - EXISTING EAST ELEVATION
HDRC SUBMISSION FOR FINIAL APPROVAL

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DON B. McDONALD

ARCHITECT AIA LTD.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

2 October 2020

City of San Antonio - Office of Historic Preservation
1901 South Alamo
San Antonio, Texas 78204

Heard Residence – Scope of Work
314 E. Hollywood Ave.

New Addition:

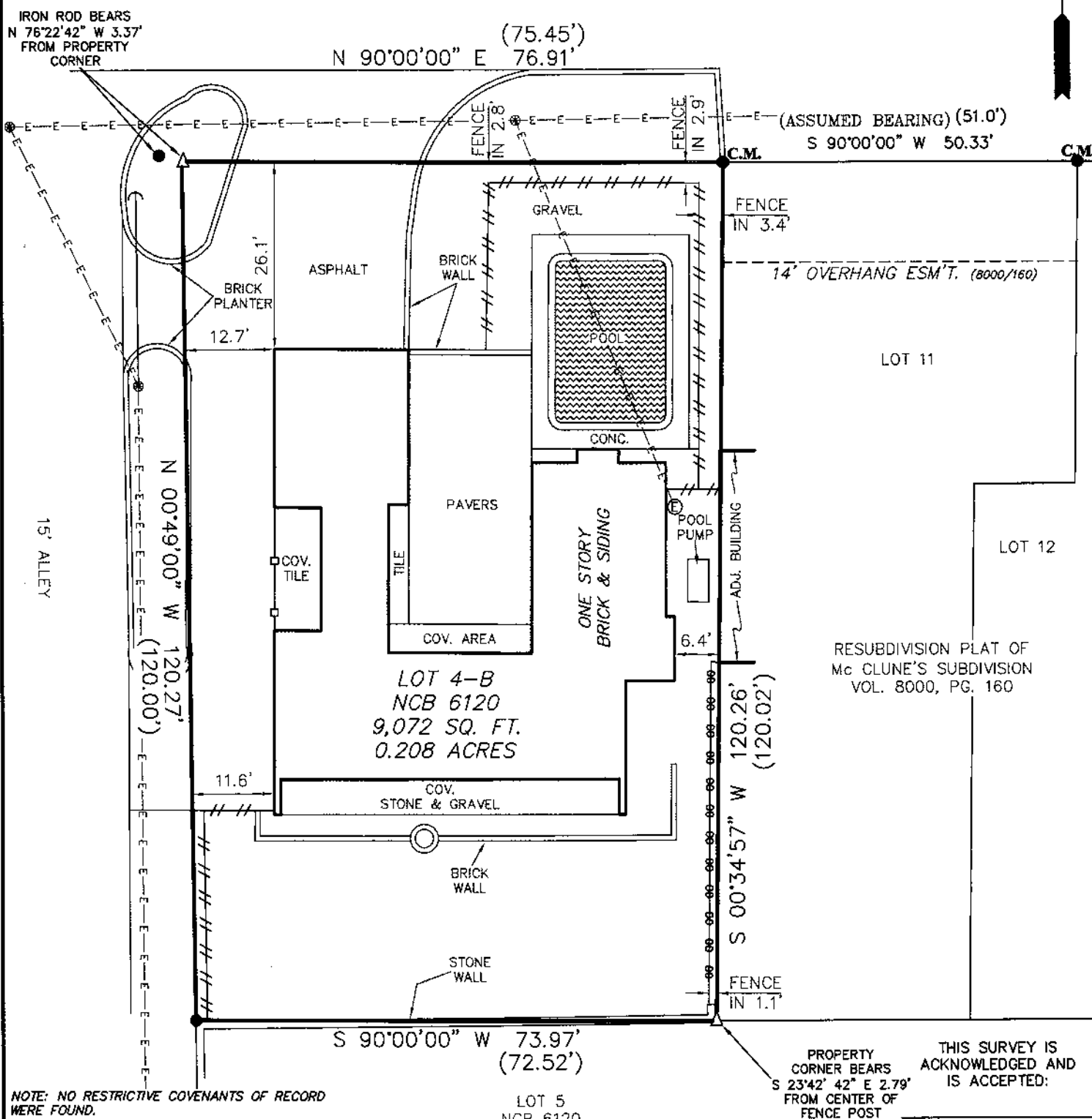
Please review our submission for a new Garage addition at the Heard Residence. The approximately 23' x 23' new structure will have a new 16' garage door and concrete flooring. The new garage addition is rendered in wood siding to match existing. Brick exterior to match existing and standing seam metal roofing paint grip galvalume, along with a new concrete driveway on the North exterior. The garage addition will open to an existing studio on the South Interior with new fixed and operable glass doors to match existing that lead to an existing covered courtyard. The courtyard will receive new stone pavers with jasmine plantings between each paver. It will also accommodate a new 10' porch on the East Wall that steps down into the existing lawn. On the West exterior, new walls will match the existing planter wall as they connect with the new garage addition.

NOTE: THIS PROPERTY MAY BE SUBJECT TO A SEWER EASEMENT RECORDED IN VOLUME 1349, PAGE 251, DEED RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"=20'

HOLLYWOOD AVENUE

(40' R.O.W.)



NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480290, Panel No. 0405G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

Property Address:

314 E. HOLLYWOOD AVE

Property Description:

LOT 4-B, NEW CITY BLOCK 6120, McCLUNE'S SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3377, PAGE 275, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:

SUSAN O. HEARD

FIRM REGISTRATION NO.
10111700

Westar Alamo

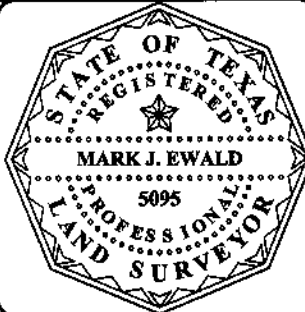
LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FND 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = POWER POLE
- = GUY WIRE
- ⊕ = ELECTRIC METER
- = WOOD FENCE
- = CHAIN LINK FENCE

DRAWN BY: JT



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

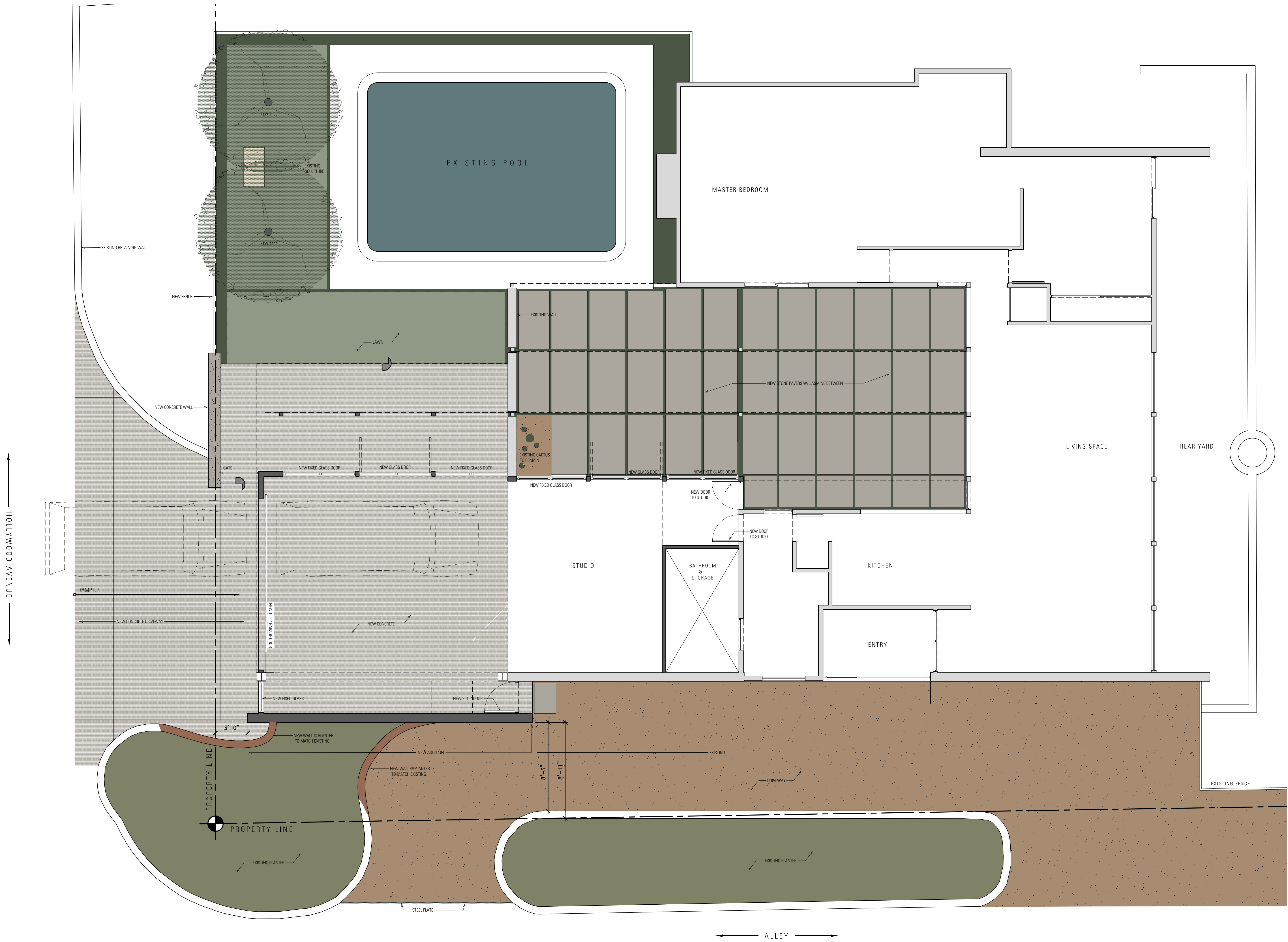
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. 1000MB

JOB NO. 70266

TITLE COMPANY: TRINITY TITLE

DATE: 05/03/2016

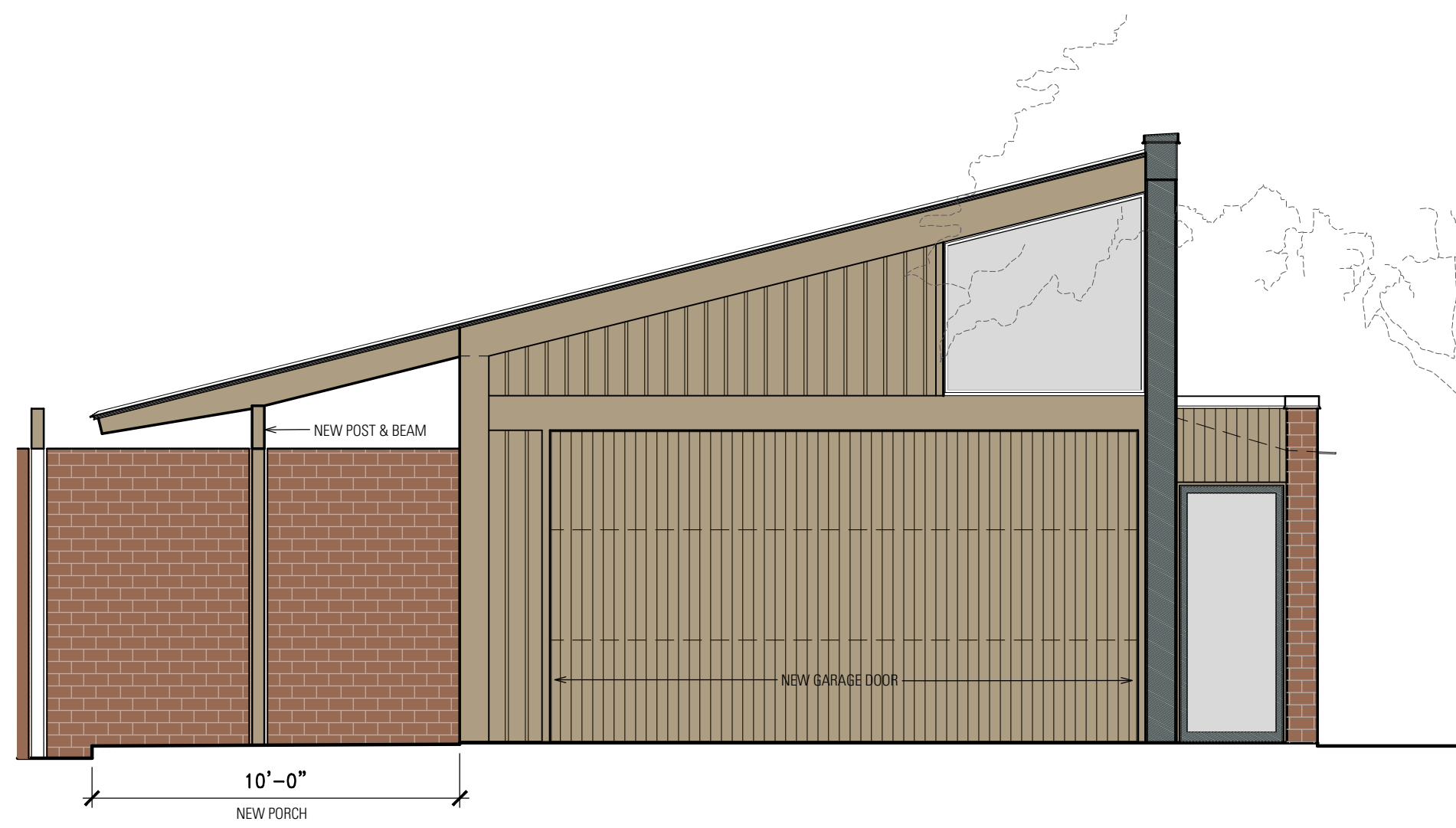


1 Floor & Site Plan
Scale: 1/4"=1'-0"

Don McDonald, Architect AIA Ltd. 2121 North Main Ave. San Antonio, Texas 78212 (210) 735-9722	FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION	Heard Residence 314 E Hollywood San Antonio, Texas	09/14/2020 A1.1 KW
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1 West Elevation
Scale: 1/4"=1'-0"



2 North Elevation
Scale: 1/4"=1'-0"



3 East Elevation
Scale: 1/4"=1'-0"

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San Antonio, Texas 78212
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EXTERIOR ELEVATIONS
FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Heard Residence
314 E Hollywood
San Antonio, Texas

09/14/2020

A3.1

KW